



Daylight and Lighting Consultancy

6A Denmark Terrace

London

N2 9HG

Daylight and Sunlight Assessment

Report

May 2026

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1. Executive Summary

- 1.1. Daylight and Lighting Consultancy has carried out a detailed technical assessment in relation to the impact of the proposed redevelopment of No. 6A Denmark Terrace, London, N2 9HG, on the current daylight and sunlight levels within the neighbouring properties and overshadowing to the neighbouring amenity spaces, as well as anticipated daylight and sunlight levels within the proposed development itself and its proposed amenity spaces.
- 1.2. For the purposes of the assessment, a three-dimensional computer model has been constructed. The model is based on a photogrammetric survey of the site and surroundings, site observations and planning records. The assessment has been carried out in accordance with the latest 3rd edition of the BRE guide, issued in 2022.
- 1.3. The technical assessment has quantified the potential loss of daylight and sunlight to the neighbouring properties at Nos. 5, 6 and 7 Denmark Terrace as well as at No. 1 Woodside Cottages. With regards to the overshadowing assessment, the rear gardens of four properties have been considered: Nos. 5 and 6 Denmark Terrace and Nos. 2 and 3 Woodside Cottages.
- 1.4. The results of the technical assessment have shown that **c. 91%** of the windows and **c. 82%** of the rooms of the neighbouring properties tested will fully comply with the Vertical Sky Component and Daylight Distribution/No-sky Line BRE daylight tests respectively. Only two rooms at No. 7 Denmark Terrace, located above the ground-level restaurant and assumed to be residential in use, will fall below the BRE criteria; however, the retained light levels are considered acceptable in the context of their layouts and small windows sizes. Furthermore, in terms of the sunlight effects, all but one south-orientated window will fully comply with both the annual and winter sunlight criteria in accordance with the BRE guide. For overshadowing, the proposed development will not cause an adverse impact on the current levels of direct sunlight to all the tested amenity spaces.
- 1.5. With regards to the proposed development itself, all **(100%)** of the rooms tested fully comply with the climate-based illuminance methodology, including both the habitable rooms and proposed office unit on the ground floor. Furthermore, the sunlight results have shown that all **(100%)** of the south-orientated rooms tested fully comply with the sunlight exposure criteria. Finally, the proposed front and rear ground-level and upper-level amenity spaces will be receiving direct sunlight throughout the year, while the basement patio will be receiving direct sunlight in the summer months when it is expected to be mostly enjoyed by the future residents.

- 1.6. Therefore, it is concluded that the proposed development is fully acceptable in daylight and sunlight terms, in the context of the site and its urban location, the latest edition of the BRE guidance and relevant planning policy.

2. Introduction

2.1. Daylight and Lighting Consultancy has been instructed by Graham Sandford to carry out a detailed technical assessment of the potential daylight, sunlight and overshadowing impacts of the proposed redevelopment of the property at No. 6A Denmark Terrace, London, N2 9HG ('proposed development'), on the neighbouring residential properties and amenity spaces, as well as the anticipated daylight and sunlight levels within the proposed development itself.

2.2. The assessment has been undertaken in accordance with the guidelines set out in the latest edition of Building Research Establishment (BRE) report "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" (3rd Edition, June 2022) ('the BRE guide'). The BRE guide is based on a suburban (two-storey) type of development and should be treated with flexibility within urban locations in London. The document states in its introduction:

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

2.3. The need for a flexible approach to the BRE guide is now clearly recognised within the adopted national and regional planning policies; and it is particularly emphasised in the context of ensuring an efficient use of available brownfield lands such as the development site. As a result, a more holistic context-based approach is now required from the Local Authorities in determining planning applications, especially in more constrained urban locations.

2.4. The assessment has been prepared using the following information:

- Planning application drawings, produced by Archplan Architects and issued on 25.03.26;
- Photogrammetric 3D model of the site and surroundings;
- Photographic survey of the site and surroundings, carried out during the site visit on 18.01.26;
- Various planning application drawings available on Haringey Council's planning portal in relation to No. 6 Denmark Terrace (planning ref. HGY.2005.0873), No. 2 Woodside

Cottages (planning ref. HGY.2017.1543) and No. 3 Woodside Cottages (planning ref. HGY.2012.2236).

- Room layouts received on estate agents' portals in relation to No. 5 Denmark Terrace and No. 2 Woodside Cottages, as well as on HM Land Registry's portal in relation to No. 7 Denmark Terrace;
- Tax band searches on the Valuation Office Agency's portal;
- Aerial photography of the site and surrounding context; and
- Detailed site observations.

2.5. It needs to be emphasised here that the proposed scheme is a result of an iterative design development process, carried out in close collaboration with Archplan Architects. The process has been informed by the daylight and sunlight considerations in relation to the proposed development in order to achieve the highest possible compliance ratio with the BRE guidance, and especially in relation to the proposed basement accommodation. At the same time, it has been ensured that the rear massing does not cause adverse impacts on the existing amenity levels of all the neighbouring properties and including their extensions and rear gardens.

2.6. The report is supported by a series of appendices which contain images of the assessment model (existing and proposed condition), daylight distribution contour drawings for the neighbouring properties, illuminance contour drawings for the proposed development and overshadowing diagrams. The information is contained at Appendices 1-9.

3. Planning Policy and Guidance Context

- 3.1. This section of the report outlines the relevant national and regional planning policy relating to the impact of new developments on the levels of amenity within neighbouring buildings as well as anticipated natural light levels within new developments.

National Planning Policy

National Planning Policy Framework (NPPF) (December 2024)

- 3.2. The latest National Planning Policy Framework of December 2024 stresses the need to promote an efficient use of land through relevant planning policies. Specifically, it states in paragraph 130c 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).”

- 3.3. Furthermore, paragraph 135 states that *“planning policies and decisions should ensure that developments ... create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users”*.
- 3.4. The revised NPPF, therefore, recognises that the Local Authorities need to apply a flexible approach to the BRE guidance in determining planning applications in order to make an efficient use of available land and deliver much-needed housing across the country.

Regional Planning Policy

The London Plan 2021 (March 2021)

- 3.5. The new London Plan came into force in March 2021. It sets out a framework for Greater London’s development over the next 20-25 years and the Mayor’s vision for growth. It forms part of the statutory development plan and, therefore, informs determination of planning applications across the capital. All London Boroughs must be *“in general conformity”* with the London Plan, in order to ensure that *“the planning system for London operates in a joined-up way and reflects the overall strategy for how London can develop sustainably”*.
- 3.6. Policy D6 (‘Housing quality and standards’) of the London Plan states that residential developments should be designed to high quality; with adequately-sized, functional and well-lit

rooms. It further stresses that *“the design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space”*.

- 3.7. Therefore, the new London Plan puts an emphasis on the need to look at *“wider qualitative aspects of ... developments”* and a context-based approach to daylight and sunlight.

London Housing SPG (March 2016)

- 3.8. The London Housing SPG also emphasises the need for a flexible approach to the BRE guidance when determining planning application and the need to maximise an efficient use of available land. The document recommends in paragraph 1.3.45 under section ‘Standards for privacy, daylight and sunlight’ in Chapter 1 (‘Supply’) that:

“... an appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. this should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time”; and

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

- 3.9. The London Housing SPG, therefore, recognises that large sites in accessible locations require a flexible context-based approach to the BRE guidance.

London Borough of Haringey

- 3.10. Haringey’s Local Plan consists of Strategic Policies, Development Management DPD, Site Allocations DPD as well as other plans and supplementary planning documents.

Haringey's Local Plan: Strategic Policies 2013-2026 (2013, consolidated in 2017)

- 3.11. The current Strategic Policies document emphasises in its 'Spatial Strategy' section that the Council needs to make the best use of the Borough's limited land and resources, while seeking to *"protect the amenity of occupiers and neighbours and meet other planning objectives"*.

Development Management DPD (2017)

- 3.12. The Development Management DPD states in Policy DM1 ('Delivering High Quality Design') that design and layout of buildings *"must enable sufficient sunlight and daylight to penetrate into and between buildings"* and that *"development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours"*. The policy further states that the Council will support proposals that *"provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land"*.
- 3.13. Policy DM18 ('Residential Basement Development and Light Wells') relates specifically to residential basement developments and lightwells, and it states that these types of developments will be permitted if, amongst various other aspects, it can be demonstrated that they will not harm amenity of neighbours. The Policy also states that the Council acknowledges that basement developments have increasingly become a way to create additional living space.

New Local Plan

- 3.14. Haringey Council completed public consultation on a Draft Local Plan in December 2025. The New Local Plan sets out the Council's vision for new buildings and development for the next 15 years. The Council is currently collating and analysing feedback and comments received during consultation, and it plans to submit a Proposed Submission Local Plan (Regulation 19) in the second half of 2026.
- 3.15. Proposed Policy D2 ('Design-led Approach and delivering Design Quality') states that proposals *"should provide a clear design vision and establish appropriate site-based design parameters to implement it"*, having regard to *"providing appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land, limiting overshadowing"*.
- 3.16. The New Local Plan emphasises that proposals should also not cause *"unreasonable sense of enclosure"* and *"loss of privacy and outlook due to the proximity and design of developments"*.
- 3.17. The document refers to the latest edition of the BRE guidance (2022), and British Standard BS EN 17037 'Daylight in buildings'.

BRE Guidance

- 3.18. As noted above, the assessment has been undertaken in accordance with the guidelines contained within the Building Research Establishment (BRE) report 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' (BR 209), 3rd Edition, June 2022¹.
- 3.19. The BRE guide provides advice, various testing methodologies and numerical target values in relation to site layout planning to achieve good daylight and sunlight levels within buildings and at open spaces such as amenity areas, as well as for assessing impact on existing daylight and sunlight levels within neighbouring buildings and their amenity spaces. However, the guide is based on a suburban (two-storey) type of development and, therefore, it needs to be treated with flexibility in higher density urban locations. Its rigid application when determining planning applications in urban locations often results in departures from the guidelines, which may inhibit otherwise acceptable development.
- 3.20. As noted above, Haringey Council relies on the BRE guidance for determining planning applications in daylight and sunlight terms.

¹ The new BRE guide is intended to be used in conjunction with the interior daylight recommendations contained in BS EN 17037 *Daylight in buildings* and in the CIBSE publication *LG10 Daylighting – a guide for designers*.

4. Site, Surroundings and Proposed Development

- 4.1. The proposed development is located at No. 6A Denmark Terrace, London, N2 9HG. The property lies within the Fortis Green Ward of the London Borough of Haringey.
- 4.2. The existing buildings comprise a two-storey brick building with a one-storey side extension, forming Denmark Terrace of Fortis Green. The property is currently occupied by 'GMS Joinery', containing a workshop and a showroom. There are also smaller one-storey outbuildings/container structures at the rear of the site.
- 4.3. To the east, the development is abutted by No. 6 Denmark Terrace consisting of two storeys. A part-two/part-three-storey building at No. 7 Denmark Terrace and containing a restaurant and ancillary as well as residential uses on upper floors is located beyond a narrow passageway to the west. To the north are the rear gardens of the properties at Nos. 1-3 Woodside Cottages, accessed via the aforementioned passageway; while the rear gardens of Nos. 6 and 5 Denmark Terrace are to the north-east. Finally, to the south are the properties located on the other side of Fortis Green and referred to as Nos. 1-4 Field Cottages.
- 4.4. The proposed development comprises a full redevelopment, including demolition of the existing buildings and structures and erection of a new building comprising a basement level and three upper storeys. The proposals entail a commercial use on part of the ground floor, facing Fortis Green, while the residential accommodation will consist of three high-quality units located on the basement, ground (rear of the building behind the office) and first/second floors. All the units contain private amenity spaces.
- 4.5. The proposed development blends with the neighbouring buildings in terms of the roof profiles fronting Fortis Green and overall massing at the rear, while the location of windows and careful placement of fences and privacy screens has ensured that any adverse impact in terms of potential overlooking and loss of privacy is minimised.
- 4.6. The area is characterised predominantly by a mixture of terraced residential properties, apartment buildings and commercial properties. The site is well connected, with East Finchley train station within a walking distance.
- 4.7. Plan and 3D views of our computer model showing the existing site condition and proposed development are contained in Appendix 1, with selected views shown below.

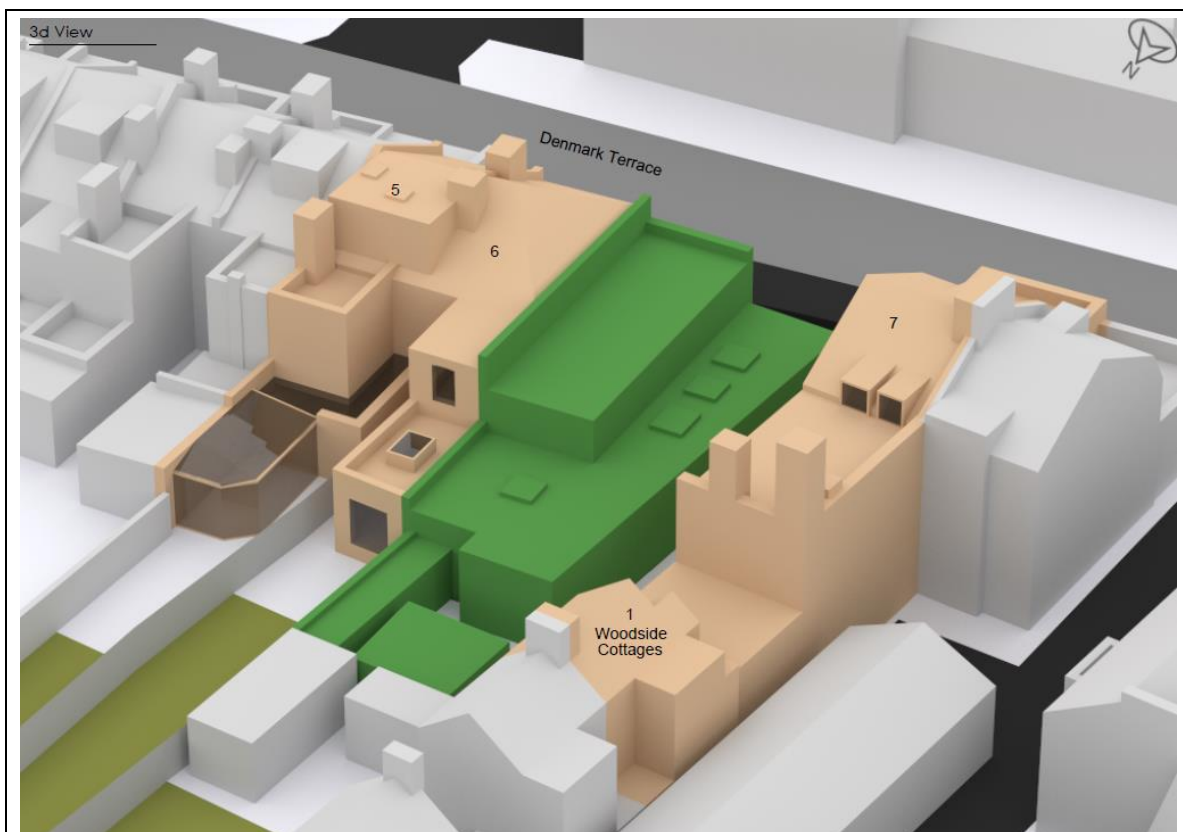


Figure 1: 6A Denmark Terrace – existing site condition

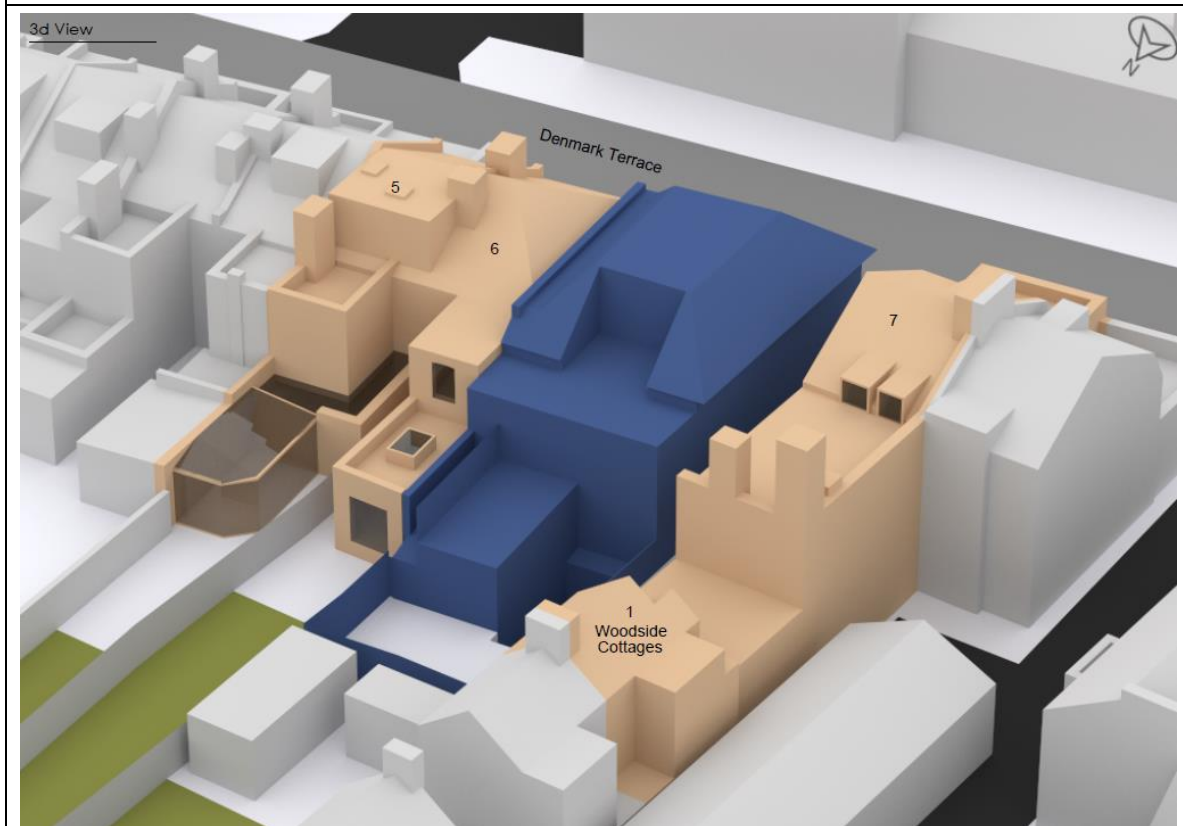


Figure 2: 6A Denmark Terrace – proposed site condition

5. Scope of Assessment

- 5.1. In terms of the neighbouring properties tested, the immediate surrounding area is characterised primarily by two/three-storey terraced and semi-detached properties, some including roofscape accommodation.
- 5.2. Overall, the following properties have been considered for the daylight and sunlight assessment, and only the site-facing windows/rooms have been tested:
- No. 5 Denmark terrace – 7 windows/2 rooms;
 - No. 6 Denmark Terrace – 3 window/2 room;
 - No. 7 Denmark Terrace – 8 windows/5 rooms;
 - No. 1 Woodside Cottages – 5 windows/2 rooms;
- 5.3. Overall, the assessment has considered the effects of the proposed development on 23 windows serving 11 habitable rooms of the existing neighbouring residential properties. Of the 27 windows tested, only 5 are orientated within 90° of due south and they have been also tested in terms of the impact on the current levels of direct sunlight.
- 5.4. It should be noted that only habitable rooms within residential properties are required to be tested for daylight and sunlight as per the BRE guidance. Windows/rooms serving non-habitable uses (i.e. toilets, bathrooms, stairwells) need not be tested. Therefore, for example, several windows/rooms at No. 7 Denmark Terrace and in close proximity to the boundary have not been tested as it is understood they serve the above-mentioned restaurant and non-habitable uses (e.g. bathrooms, hallways).
- 5.5. The aforementioned properties are the only existing neighbouring properties relevant for the assessment. They are labelled on the plan and 3D views contained in Appendix 1, and the 3D views at Figs 1 and 2 above. Other properties are located a sufficient distance away from the site to be unaffected by the development in daylight and sunlight terms (i.e. Nos. 2 and 3 Woodside Cottages and Nos. 1-4 Field Cottages).
- 5.6. With regards to the neighbouring amenity spaces, the back gardens of the properties at Nos. 5 and 6 Denmark Terrace, but also the rear gardens of the aforementioned Nos. 2 and 3 Woodside Cottages have been tested for potential overshadowing effects caused by the development.
- 5.7. With regards to the proposed accommodation of the development itself, we have tested all the habitable rooms of the three flat; as well as the office space has been tested for completeness.

Furthermore, the basement as well as front and rear ground-level proposed amenity spaces have been tested for future sunlight levels.

- 5.8. Overall, we have tested 11 habitable rooms and 1 office unit on the proposed three residential floors. Of the rooms tested, 6 have at least one window which is orientated within 90° of due south. Notwithstanding this, all the rooms have been also considered for access to sunlight.
- 5.9. Finally, the aforementioned proposed amenity spaces have been tested for future sun/shadow levels on 21st March (spring equinox) and also on 21st June (summer solstice).

Assessment Scenario

- 5.10. Overall, we have carried out the daylight, sunlight and overshadowing assessment as per the following scenario:
- Existing site condition with the surrounding urban context vs. proposed development

6. Methodology

Daylight to Dwellings – Neighbours

- 6.1. The impact of the proposed development on the neighbouring properties has been measured via two tests, in accordance with the 3rd Edition of the BRE guide: Vertical Sky Component (VSC) and Daylight Distribution (DD) which is also referred to as No-Sky Line (NSL). The daylight assessment has been carried out using Waldram Tools daylight and sunlight software (MBS Software Ltd).
- 6.2. The VSC test calculates, in terms of the distance/height ratio, all physical obstructions to light paths with reference to a subject position. These obstructions are then plotted against the light distribution from a CIE Standard Overcast Sky² as defined by the Commission Internationale de l'Eclairage (CIE).
- 6.3. The BRE guide sets a target of 27% of VSC for existing and new developments, and if a window is less than 27% and less than 0.8 times its former (pre-development) value with the development in place, it is considered that the window is adversely affected and the change in the level of light reaching the window will be noticeable. However, the BRE guide also recognises that VSC is a simplistic method of daylight assessment which only measures the level of obstruction to light from the sky on the face of a window (based on a reference point being in the centre of the subject window).
- 6.4. The DD test is a more sophisticated daylight test as it considers the distribution of light within a room served by a window(s) tested. As mentioned above, it is also referred to as No-Sky Line test as it measures the area of the room which can receive unobstructed view of sky, calculated at the working plane level (850mm). The BRE DD target values for existing and new developments is 80% of the room area receiving unobstructed view of sky, and, again, the BRE guide allows for a 20% reduction if this level of DD is not achieved by a neighbouring room with a new development in place.
- 6.5. The DD calculations take into account the size of the room (and the size and number of its windows) and, therefore, the internal layout information is required to carry out the analysis. This is, as a result, considered to be a more comprehensive daylight test by the BRE guide.

² This is a completely overcast sky, the mathematical definition of which is given in the BRE guide.

Sunlight to Dwelling – Neighbours

- 6.6. The calculation of access to sunlight is based on the sunlight protractor method and sunlight availability indicator for 51.50 N as set out in Appendix A of the BRE guide. As with the daylight calculations, the sunlight assessment has been carried out using Waldram Tools daylight and sunlight software (MBS Software Ltd). This method considers sunlight at a reference point of the window tested. On looking out from the reference point, the angular size of an obstructing building is assessed by reference to its ratio of distance/height relative to the reference point. The composite obstruction profile is plotted using this ratio. The resultant plot of obstructions for any given reference point is then overlaid on the BRE's sunlight availability indicator for 51.5 degrees north.
- 6.7. The concept of available sunlight takes into account the probability of cloud obscuring the sun from a given reference point in addition to the change of sunrise and sunset times. Very approximately at 51.5 degrees north, BRE anticipate an average of 4 hours and 4 minutes of sunlight per day throughout the year on the basis only of cloud as an obstruction. The sunlight indicator takes into account the lower sun angles of the winter months.
- 6.8. The resultant assessment provides a percentage of annual probable sunlight hours at a given point. This assessment is for sunlight on the outside face of a building.
- 6.9. As with the daylight assessment, the BRE guide sets discretionary target values of 25% of annual probable sunlight hours, with at least 5% to be received during the winter months (between 21st September and 21st March), and it, again, allows for a 20% reduction to the existing sunlight values within the neighbouring buildings if they fall below the targets with the development place. Furthermore, the BRE guide states that if the reduction of annual loss as a result of new development is less than 4%, the impact is still considered acceptable.
- 6.10. The BRE guide also states:
- "To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings and conservatories, should be checked if they have a window facing 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. Normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms that also comprise a living space, for example a bed sitting room in an old people's home. In non-domestic buildings any spaces that are deemed to have a special requirement for sunlight should be checked; they will normally face within 90° of due south anyway."*
- 6.11. Furthermore, the windows which face within 90° of due south *"will, in general, receive most sunlight"* whereas the north-orientated windows *"will only receive it on a handful of occasions"*

(early morning and late evening in summer)”. Therefore, usually the south-orientated windows or rooms with at least one south-orientated window need to be considered for the assessment as those windows/rooms would have an expectation to be reasonably sunlit. Therefore, there is no requirement to assess north-facing windows.

Sun/Shadow to Amenity Spaces – Neighbours

- 6.12. The sun/shadow test is quite simple as it is determined only by the presence or absence of physical obstruction to sunlight (i.e. the concept of annual probable hours is not used). An assessment is usually made of direct sunlight reaching the subject amenity space at the equinox date of 21st March.
- 6.13. The test measuring the levels of direct sunlight reaching an amenity space is also referred to as 2-hour sun-on-ground test. This relates to the principle of the test where the BRE guidance suggests that for an amenity to appear adequately sunlit throughout the year, at least 50% of its area should receive at least 2 hours of sunlight on 21st March. As with the daylight and sunlight tests to windows/rooms, the BRE guide allows for a 20% reduction to a neighbouring amenity space as a result of a new development, if the amenity falls below 50% of direct sunlight with the development in place. The date of 21st March is a preferred date for the overshadowing assessment, in accordance with the BRE guide, as it represents average levels of sunlight throughout the year. However, the test is also usually carried out on 21st June in higher density areas, as it indicates if good levels of sunlight are achieved at least during the warmer summer months, when the sun is at a higher angle, as people tend to spend more of their free time outdoors in the summer.
- 6.14. Finally, in terms of the amenity spaces which are to be tested, these would normally include gardens, courtyards, playgrounds, parks or sitting out areas. Balconies are not usually tested; however, large terraces or communal rooftop terraces are usually included.

Daylight to Dwellings – Proposed Development

- 6.15. The anticipated light levels within the proposed development can be measured via two separate tests: Illuminance (E) (also referred to as Spatial Daylight Autonomy; SDA) and Daylight Factor (D). The daylight assessment has been carried out using ‘Waldram Tools’ daylight and sunlight software (MBS Software Ltd).
- 6.16. The illuminance method is based on target illuminance from daylight to be achieved over a specified area of the room for at least half the daylight hours in a typical year (i.e. 50% of 4380 hours). This method uses climatic data for the location of the site, via a weather file embedded

within the software, to calculate illuminance at each point of an assessment grid on a reference plane³ within a room.

6.17. The National Annex A of BS EN 17037 ('UK National Annex'), which forms part of the new edition of the BRE guide, gives specific minimum recommendations for habitable rooms in dwellings in the UK. They are intended for *"hard to light"* dwellings, for example in *"basements, or with significant external obstructions or with tall trees outside, or for existing buildings being refurbished or converted into dwellings"*. These are, therefore, *"minimum recommendations for daylight provision in all UK dwellings"*:

- 100 lux in bedrooms
- 150 lux in living rooms
- 200 lux in kitchens

6.18. The above targets are median illuminances which are to be exceeded over at least 50% of the room over 50% of the daylight hours in a typical year.

6.19. Internal and exterior surfaces and obstructions need to be modelled including relevant surface reflectances. Furthermore, glazing transmission factors need to be also taken into account, which include framing⁴, diffuse transmittance⁵ and dirt on glass⁶. Finally, if trees would impact the daylight, they should be also included within the calculations, and specific transparency and reflectance factors are applied depending on a type of tree.

6.20. In terms of presentation of the results of the new interior daylight methodologies, the new edition of the BRE guide states that *"for each room, the median illuminance or median daylight factor (exceeded over 50% of the reference plane) should be tested"* (Emphasis added). Furthermore, the guide states that *"contour plots showing illuminances or daylight factors throughout the room may also be presented"* (Emphasis added). We, have, therefore, followed the guidelines and the results of the most comprehensive climate-based Illuminance test are presented in the report.

Sunlight to Dwellings – Proposed Development

6.21. The calculation of access to sunlight is based on the sunlight protractor method and sunlight availability indicator for 51.50 N as set out in Appendix A of the BRE guide. As with the daylight

³ Normally, the reference plane is taken at the height of 850 mm above floor level.

⁴ Recommended default framing factors are 0.5 for windows with small panes, 0.6 for normal windows and 0.7 for patio doors. The factor of 0.9 has been applied for fully glazed openings.

⁵ A standard value of 0.68 has been applied to glazing. Also, light internal finishes have been assumed.

⁶ A factor of 0.92 is typical for vertical windows in an urban setting. For horizontal rooflights, a factor of 0.76 is applied.

calculations, the sunlight assessment has been carried out using Waldram Tools daylight and sunlight software (MBS Software Ltd).

- 6.22. The new edition of the BRE guide has incorporated the interior sunlight methodology as specified in BS EN 17037. The method is called Sunlight Exposure (SE) and it recommends that a room should receive at least a minimum of 1.5 hours of direct sunlight on 21st March. The medium-level recommendation is three hours, while the high-level recommendation is four hours. The BRE guide states that at least one room, and preferably a living room, should meet at least the minimum target for sunlight exposure.
- 6.23. The above recommendation can be applied to all rooms, regardless of orientation; however, the guide also states that if a room faces “*significantly north or due east or west it is unlikely to be met*”.
- 6.24. The BRE guide also states:

“In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens, where people prefer it in the morning rather than the afternoon.”

Sun/Shadow to Amenity Spaces – Proposed Development

- 6.25. The sun/shadow test is quite simple as it is determined only by the presence or absence of physical obstruction to sunlight. An assessment is usually made of direct sunlight reaching the subject amenity space at the equinox date of 21st March.
- 6.26. The test measuring the levels of direct sunlight reaching an amenity space is also referred to as 2-hour sun-on-ground test. This relates to the principle of the test where the BRE guidance suggests that for an amenity to appear adequately sunlit throughout the year, at least 50% of its area should receive at least 2 hours of sunlight on 21st March. The date of 21st March is a preferred date for the overshadowing assessment, in accordance with the BRE guide, as it represents average levels of sunlight throughout the year. Again, as with the neighbouring amenity spaces, a supplementary test is usually carried out on 21st June in higher density urban areas in order to show the levels of direct sunlight reaching the amenity during the warmer summer months.
- 6.27. Finally, in terms of the amenity spaces which are to be tested, these would normally include gardens, courtyards, playgrounds or sitting out areas. Balconies are not usually tested; however, large terraces or communal rooftop terraces are usually included.

7. Daylight to Neighbouring Properties

- 7.1. The proposed development has been designed with the aim to minimise adverse effects on the current levels of natural light received at all the existing neighbouring properties.



Figure 3: View towards Denmark Terrace



Figure 4: Rear view towards north-west



Figure 5: Rear view towards north-east

- 7.2. The following table provides a summary of the daylight results (VSC and DD/NSL) obtained for the neighbouring properties tested. The results are set out in full in Appendices 3 and 4. Also a full set of daylight distribution contour drawings is contained in Appendix 2. On the drawings, parts of the rooms tested which receive unobstructed view of sky in the existing condition are enclosed by the contour coloured green while parts of the rooms which continue to receive unobstructed view of sky with the proposed development in place are enclosed by the contour coloured red. In most cases, the red contour is shown closer to the window(s) serving the room than the green contour because one would need to move closer to the window(s) to see the

sky after the implementation of the development. However, a development could also cause an improvement to the neighbouring properties, which would be shown by having the red contour further back from the window(s) than the green contour. The area of loss (or gain) of the view of sky from within the rooms as a result of a development is shaded yellow.

Table 7-1: Summary of Daylight Results for Neighbouring Properties

Vertical Sky Component (VSC)					
Neighbouring Property	No. Windows Assessed	No./% Above BRE Guide		No./% Below BRE Guide	
1 Woodside Cottages	5 windows	5	100%	0	0%
7 Denmark Terrace	8 windows	6	75%	25	0%
6 Denmark Terrace	3 windows	3	100%	0	0%
5 Denmark Terrace	7 windows	7	100%	0	0%
<i>Total</i>	<i>23 windows</i>	<i>21</i>	<i>c. 91%</i>	<i>2</i>	<i>c. 9%</i>
Daylight Distribution/No-sky Line (DD/NSL)					
Neighbouring Property	No. Rooms Assessed	No./% Above BRE Guide		No./% Below BRE Guide	
1 Woodside Cottages	2 rooms	2	100%	0	0%
7 Denmark Terrace	5 rooms	3	60%	2	4%
6 Denmark Terrace	2 rooms	2	100%	0	0%
5 Denmark Terrace	2 rooms	2	100%	0	0%
<i>Total</i>	<i>11 rooms</i>	<i>9</i>	<i>c. 82%</i>	<i>2</i>	<i>c. 18%</i>

7.3. Overall, the results of the daylight assessment demonstrate that out of the 23 windows serving the neighbouring properties, 21 windows (**c. 91%**) will fully comply with the BRE guide levels for VSC after the construction of the proposed development. The two remaining window on the first floor of No. 7 Denmark Terrace will have reduced sky visibility as a result their proximity and outlook directly towards the site; however, their retained VSC levels will be well above 15% and, therefore, considered fully acceptable in the context of the site. It is also worth noting here

that three windows at No. 1 Woodside Cottages will actually experience improved levels of sky visibility due to reduced massing at the far rear of the development site. This is a very good overall compliance ratio for a development in an urban area.

- 7.4. As outlined in the Methodology section, the VSC test is a simplistic method of calculating daylight levels to dwellings as it only measures the level of obstruction on the face of a window. In contrast, the interior daylight calculations of DD/NSL are more sophisticated as they are based on the internal layout information. DD/NSL takes into account the size/shape of the room and size/positioning of the window(s) serving it.
- 7.5. In this context, the interior daylight results demonstrate that 9 of the 11 rooms tested (**c. 82%**) will fully comply with the BRE targets for DD/NSL after the implementation of the proposed development. The two remaining rooms are also the aforementioned habitable rooms at No. 7 Denmark Terrace. However, while one room will have retained DD/NSL levels well above 50% and, therefore, fully acceptable; the other room has an unusual layout with a narrow area by the window and a small window size. This internal configuration would normally result in disproportionately large light losses as a result of any moderate increase in massing opposite. Overall, this is also considered an acceptable level of impact in the context of the site and the neighbouring property.
- 7.6. Therefore, it can be concluded that the proposed development will overall not cause an unduly adverse effect on the current daylight availability within the neighbouring habitable rooms tested.
- 7.7. Overall, the daylight results for the neighbouring properties are considered overall fully acceptable in the context of the site, BRE guidance and relevant planning policy.

8. Sunlight to Neighbouring Properties

8.1. The following table provides a summary of the sunlight results (APSH, WPSH) obtained for the neighbouring properties. As states in Section 5, only windows which face within 90° of due south are to be considered for the sunlight assessment. The results are set out in Appendix 3.

Table 8-1: Summary of Sunlight Results for Neighbouring Properties

Annual Sunlight (APSH)					
Neighbouring Property	No. Windows Assessed	No./% Above BRE Guide		No./% Below BRE Guide	
7 Denmark Terrace	1 window	1	100%	0	0%
6 Denmark Terrace	1 window	1	100%	0	0%
5 Denmark Terrace	3 windows	3	100%	0	0%
<i>Total</i>	<i>5 windows</i>	<i>5</i>	<i>100%</i>	<i>0</i>	<i>0%</i>
Winter Sunlight (WPSH)					
Neighbouring Property	No. Windows Assessed	No./% Above BRE Guide		No./% Below BRE Guide	
7 Denmark Terrace	1 window	1	100%	0	0%
6 Denmark Terrace	1 window	0	0%	1	100%
5 Denmark Terrace	3 windows	3	100%	0	0%
<i>Total</i>	<i>5 windows</i>	<i>4</i>	<i>80%</i>	<i>1</i>	<i>20%</i>

8.2. The sunlight results demonstrate that only 5 neighbouring windows tested face within 90° of due south. The analysis has shown that 5 of the 5 south-orientated windows (**100%**) will fully comply with the annual sunlight criteria. For winter sunlight, 4 of the 5 windows (**80%**) will fully meet the criteria with the proposed development in place. The one remaining window is the rear rooflight at No. 6 Denmark Terrace, which currently heavily relies on sunlight in the winter months over the lower massing of the development site. This is, therefore, considered an expected impact as a result of any form of redevelopment on site. Furthermore, as noted above, the rooflight will continue to receive good levels of daylight after the implementation of the development throughout the year.

- 8.3. Therefore, it can be concluded that the proposed development will overall not cause an undue adverse effect on the current sunlight availability within the neighbouring habitable rooms tested.
- 8.4. Overall, the sunlight results for the neighbouring properties are considered fully acceptable in the context of the site, BRE guidance and relevant planning policy.

9. Overshadowing to Neighbouring Amenity Spaces

- 9.1. As mentioned in Section 5, we have tested the neighbouring private amenity areas, comprising back gardens at Nos. 5 and 6 Denmark Terrace as well as the amenities of Nos. 2 and 3 Woodside Cottages, in terms of the impact of the proposed development on their current direct sunlight/shadow levels.
- 9.2. The following tables summarise the overshadowing results. The 2-hour sunlight contour plans showing the extent of the area receiving at least 2 hours of direct sunlight on 21st March in the existing baseline and proposed condition are contained in Appendix 5. As mentioned in Section 6, the results for 21st March represent average levels of direct sunlight received throughout the year.

Table 9-1: Summary of Overshadowing Results for Neighbouring Amenity Spaces – 21st March

Amenity	Floor/ Ref.		Amenity Area	Existing Lit Area	Proposed Lit Area	Ratio of Change	Meets BRE Guide
3 Woodside Cottages	Ground/ A1	Area	62.65	57.06	57.06	1.00	Yes
		Percentage		91%	91%		
2 Woodside Cottages	Ground/ A1	Area	13.80	0.00	0.23	Gain	Yes
		Percentage		0%	2%		
6 Denmark Terrace	Ground/ A1	Area	141.62	121.45	120.01	0.99	Yes
		Percentage		86%	85%		
7 Denmark Terrace	Ground/ A1	Area	95.96	82.54	82.46	1.00	Yes
		Percentage		86%	86%		

- 9.3. The overshadowing results show that the proposed development will not cause an adverse effect on the current levels of direct sunlight reaching the neighbouring amenity spaces. In fact, all four amenities will experience virtually no change in the levels of overshadowing on 21st March and, therefore, all year-round. It is also worth noting that the amenity at No. 2 Woodside Cottages will experience a small gain, and it is currently receiving no direct sunlight on 21st March.
- 9.4. Therefore, it can be concluded that the proposed development will overall not cause an adverse effect on the current sunlight availability at the neighbouring amenity spaces.

- 9.5. Overall, the overshadowing results for the neighbouring private gardens are considered fully acceptable in the context of the site, BRE guidance and relevant planning policy.

10. Daylight to Proposed Dwellings

- 10.1. As outlined in Section 5, the assessment has considered the anticipated daylight levels to all the habitable rooms of the proposed three flats forming the proposed development. Furthermore, the assessment has considered future light levels to the proposed office space located on the ground floor. This has been carried out for completeness and to indicate good overall design of the proposed development.
- 10.2. We have worked closely with Archplan Architects on maximising daylight levels throughout the development and especially in relation to the basement rooms. In this context, windows have been maximised while small conservatories have been created at the rear and front of the proposed building on the basement level. Furthermore, a large skylight has been added to the rear LKD of the basement flat. Finally, obscured glass has been added to the top section of the boundary fence facing No. 7 Denmark Terrace, in order to maximise daylight reaching the basement room and patio garden.



Figure 6: Top view of the proposed development and neighbouring buildings

- 10.3. As mentioned in the Methodology section, we have focused on the most comprehensive climate-based illuminance (also referred to as spatial daylight autonomy, SDA) methodology.
- 10.4. The following table provides a summary of the anticipated daylight results obtained for the rooms tested. The results are set out in full at Appendix 7. Also, a set of illuminance contour drawings is contained at Appendix 6. The contour drawings show bands of blue gradience which relates to the lux levels (i.e. the brighter the shade the higher the lux level).

Table 10-1: Summary of Daylight Results for Proposed Development

Illuminance (E)	No. Rooms Assesses	No./% Above BRE Guide		No./% Below BRE Guide	
		No.	%	No.	%
Basement, Ground, 1 st and 2 nd Floor	12 rooms	12	100%	0	0%

- 10.5. The results of the daylight assessment show that all 12 of the 12 habitable rooms tested (**100%**), comprising 4 LKDs, 7 bedrooms and 1 office unit fully comply with the BRE criteria for the climate-based illuminance test. This is a very good levels of compliance with the interior daylight criteria. It is especially important to highlight that all the proposed habitable rooms on the basement level fully comply with the daylight criteria, and especially the large LKD.
- 10.6. Overall, we consider the interior daylight results to be fully acceptable in the context of the site, BRE guidance and relevant planning policy. The proposed units will offer good levels of amenity to its future occupiers across the entire development.

11. Sunlight to Proposed Dwellings

- 11.1. The following table provides a summary of the sunlight results (Sunlight Exposure) obtained for all the habitable rooms across the development, which are orientated within 90° of due south. The results are set out in full at Appendix 8.
- 11.2. As noted in the Methodology section, the BRE guide states that *“the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon”* and that sunlight is *“less important in bedrooms and in kitchens”*. Therefore, we have applied here the most comprehensive scenario and tested all the habitable rooms of the development.

Table 11-1: Summary of Sunlight Results for Proposed Development

Habitable Rooms	No. Rooms Assessed	No./% Above BRE Guide		No./% Below BRE Guide		Sunlight Exposure Rating
Basement, Ground, 1 st and 2 nd Floor	6 rooms	6	100%	0	0%	■ High – 6 rooms

- 11.3. The sunlight results demonstrate that all the proposed south-orientated habitable rooms (**100%**) fully meet the sunlight exposure criteria, as well as the office unit. In fact, all the rooms are in the ‘high’ category, which means that they receive at least four hours of direct sunlight on 21st March. Therefore, it is recommended that internal curtains or blinds/shutters are used by the residents to control not only privacy but also increased solar radiation in the summer.
- 11.4. It is also worth noting here that, as stated earlier, we have tested access to sunlight to all the rooms; and the basement LKD will be also receiving some direct sunlight through its large skylight, despite being north-orientated.
- 11.5. Overall, the sunlight results are considered fully acceptable in the context of the site, latest edition of the BRE guidance and relevant planning policy.

12. Sun/Shadow Levels to Proposed Amenity Spaces

12.1. The following table provides a summary of the future sun/shadow levels to the proposed amenity spaces.

12.2. The sunlight contour plans indicating the area of the amenity receiving at least two hours of direct sunlight on the tested dates of 21st March and 21st June are contained in Appendix 9. For the assessment, we have focused on the most sensitive amenities located on the basement and ground level.

Table 12-1: Sun/Shadow Levels to Proposed Amenity Space - 21st March

Amenity	Floor/ Ref.		Amenity Area	Proposed Lit Area	Meets BRE Guide
Rear patio	Ground/ A1	Area	30.55	0.00	No
		Percentage		0%	
Front garden	Basement/ A2	Area	11.28	0.00	No
		Percentage		0%	
Rear garden	Ground/ A1	Area	35.42	19.82	Yes
		Percentage		56%	

Table 12-2: Sun/Shadow Levels to Proposed Amenity Space - 21st June

Amenity	Floor/ Ref.		Amenity Area	Proposed Lit Area	Meets BRE Guide
Rear patio	Basement/ A1	Area	12.67	1.88	No
		Percentage		15%	
Front garden	Basement/ A2	Area	11.28	8.29	Yes
		Percentage		73%	
Rear garden	Ground/ A1	Area	35.42	33.04	Yes
		Percentage		93%	

- 12.3. The sun/shadow results for the three proposed amenity spaces tested show that the rear garden of the ground level will receive at least 2 hours of sunlight on 21st March to 56% of its area. This is a good level of compliance, and it also indicates that the smaller terraces on the first and second floors would also comply with the criteria. On the other hand, the basement patio garden at the front and patio terrace at the rear do not comply with the criteria on 21st March due to their compromised location. However, the front garden fully complies when tested on 21st June which represents summer months, while the rear patio will be receiving direct sunlight to its section in front of the LKD. Therefore, these spaces will be pleasant in the summer months when they are expected to be mostly enjoyed.
- 12.4. Overall, the sun/shadow results are considered fully acceptable in the context of the site and BRE guidance.

13. Summary and Conclusions

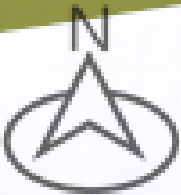
- 13.1. The assessment has considered the effects of the proposed redevelopment of No. 6A Denmark Terrace, London, N2 9HG, on the current daylight and sunlight levels within the neighbouring properties and overshadowing to the neighbouring amenity spaces.
- 13.2. The assessment has also considered future daylight and sunlight levels within all the proposed rooms of the development itself, as well as sun/shadow levels to the proposed amenity spaces.
- 13.3. The assessment is based on a photogrammetric model of the site and surroundings, and it has been carried out in accordance with the latest (third) edition of the BRE guide issued in 2022.
- 13.4. Overall, the assessment has considered the impact of the proposed development on the daylight levels to 23 windows serving 11 habitable rooms within the neighbouring properties. Of the windows tested, 5 are orientated within 90° of due south and have also been considered in terms of the impact on the sunlight availability.
- 13.5. With regards to the overshadowing effects, four gardens serving the neighbouring properties have been considered.
- 13.6. In summary, the daylight results have shown that **c. 91%** of the windows and **c. 82%** of rooms of the neighbouring rooms tested will fully comply with the Vertical Sky Component and Daylight Distribution/No-sky Line BRE daylight tests respectively. These are very good level of overall compliance in an urban area in London.
- 13.7. For sunlight, the results of the assessment have demonstrated that **100%** of the south-orientated neighbouring windows will fully comply with the annual sunlight criteria while 80% of the windows will fully comply with the winter sunlight criteria in accordance with the BRE guide. Therefore, the proposed development will not cause an unduly adverse impact on the current levels of sunlight availability within the neighbouring properties.
- 13.8. For overshadowing to neighbouring amenity spaces, the results of the assessment have shown that all the neighbouring amenity spaces will fully comply with the BRE guide levels on 21st March, which is the representative date for access to sunlight all year-round.
- 13.9. Therefore, the proposed development will not cause an adverse impact on the current levels of overshadowing to the neighbouring amenity spaces.
- 13.10. In conclusion, the results of the daylight, sunlight and overshadowing assessment in relation to the impact on the neighbouring properties demonstrate that the proposed redevelopment at No. 6A Denmark Terrace is fully acceptable in the context of the site, BRE guidance and relevant planning policy.

- 13.11. When it comes to the development itself, the assessment has considered all the proposed habitable rooms and office unit within the scheme. This constitutes 12 rooms. For sunlight, all the habitable rooms have been considered. Furthermore, the proposed basement- and ground-level amenity spaces have been tested in terms of future sun/shadow levels.
- 13.12. In summary, the daylight results have shown that all 11 habitable rooms and office unit (**100%**) fully comply with the new BRE criteria for the climate-based illuminance test. This is a very good level of overall compliance with the interior daylight criteria.
- 13.13. For sunlight, the results of the assessment have demonstrated that all 5 south-orientated habitable rooms and office unit tested (**100%**) fully meet the sunlight exposure criteria. This is also a very good level of sunlight compliance for south-facing rooms in an urban area.
- 13.14. Finally, the proposed ground-level amenity space (and upper terraces) fully meets the BRE criteria on 21st March; while the basement-level amenities do not fully meet the criteria in winter, due to their location and surrounding context; however, they will be receiving direct sunlight in the summer when they are expected to be mostly enjoyed by the future residents.
- 13.15. Overall, the daylight and sunlight results for the proposed habitable rooms are considered fully acceptable in the context of the site, BRE guidance and relevant planning policy.
- 13.16. In conclusion, the results of the daylight, sunlight and overshadowing assessment demonstrate that the proposed redevelopment at 6A Denmark Terrace is fully acceptable in the context of the site and its urban location, BRE guidance and relevant planning policy. The development will have an overall fully acceptable impact on the neighbouring properties, and it offers well-designed habitable units and office space with overall very good levels of natural light as well as overall well sunlit external amenity spaces for its occupiers.

Appendix 1

Plan and 3D Views of Assessment Model –
Existing Condition and Proposed Development

Plan View



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Analysis
Produced using MBS Daylight for AutoCAD

Surrounding Model
AccuCities file.
Ref: 004969_6a Denmark
Terrace,Haringey_HD_MASTER.dwg

Room & window information is from
plans/elevations as detailed below or
assumed.

- Ref:
1. 7 Denmark Terrace
Floorplans.png
6a Denmark Terrace Fortis Green London N2
9HG-Sheet - A112 - ELEVATION 9-Elevation -
EXTERIOR ELEVATION 9.dwg
 2. 1 Woodside Cottage
6a Denmark Terrace Fortis Green London N2
9HG-Sheet - A113 - ELEVATION 10-Elevation -
EXTERIOR ELEVATION 10.dwg
 3. 6 Denmark Terrace
6a Denmark Terrace Fortis Green London N2
9HG-Sheet - A111 - ELEVATION 8-Elevation -
EXTERIOR ELEVATION 8.dwg
Drawing_120505_1.pdf

Supplemented with Google Maps.

Existing & Proposed Model
Received: 26.03.2026
Ref: 6A Denmark Terrace AS PROPOSED
DRAWINGS.pdf

- Existing Site Massing
- Proposed Site Massing
- Neighbours Analysed
- Neighbours Baseline

Client:
Graham Sandford

Project:
6a Denmark Terrace, London N2 9HG

Drawing Title:
Existing Plan View

Scale: NTS Date: April 2026 Drawn: MBS

Drawing Number:
25-2399-01-01

Denmark Terrace

Plan View



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Drawing Title:
Proposed Plan View

Scale: NTS	Date: April 2026	Drawn: MBS
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Drawing Number:
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3d View



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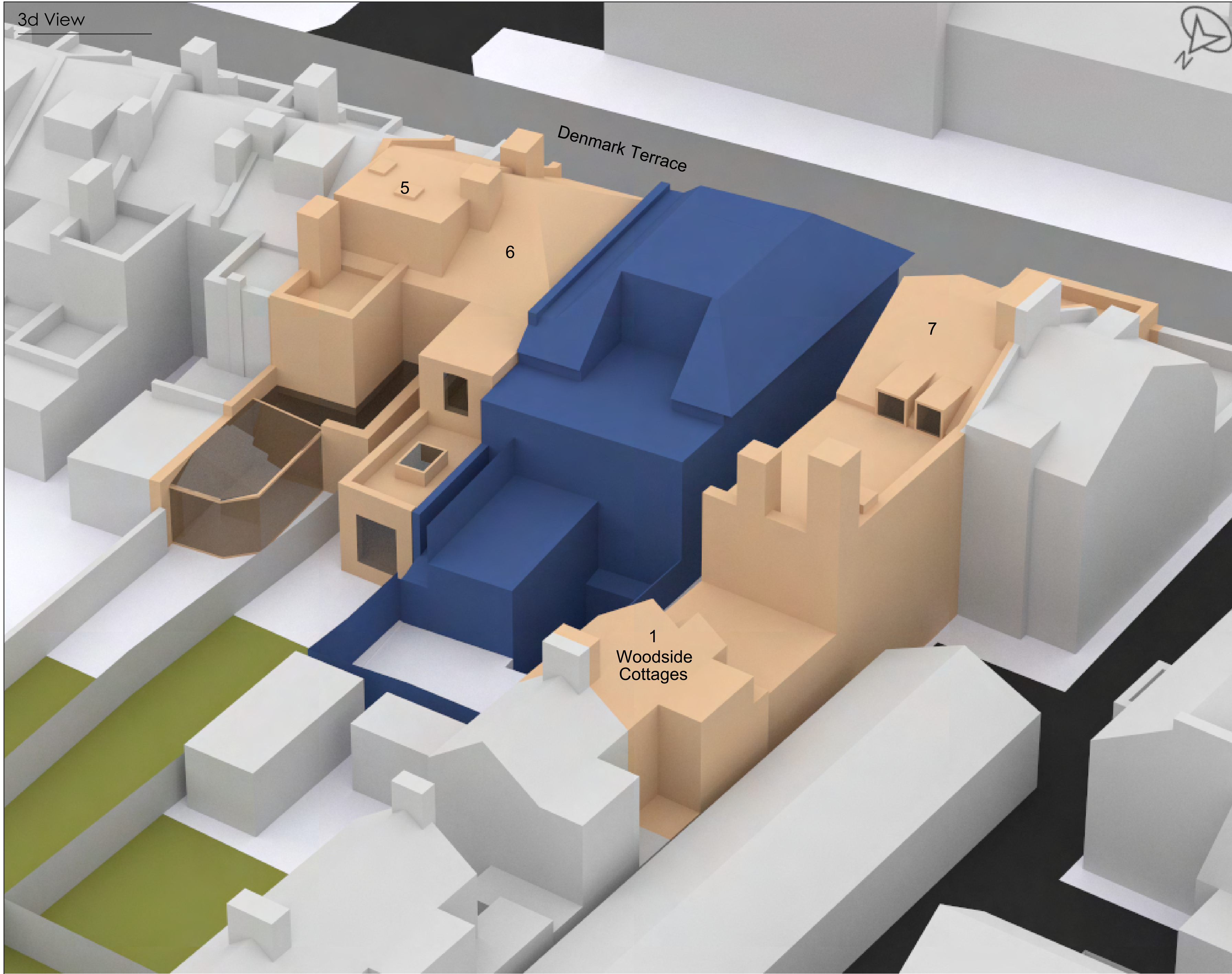
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Scale: NTS Date: April 2026 Drawn: MBS

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25-2399-01-03

3d View



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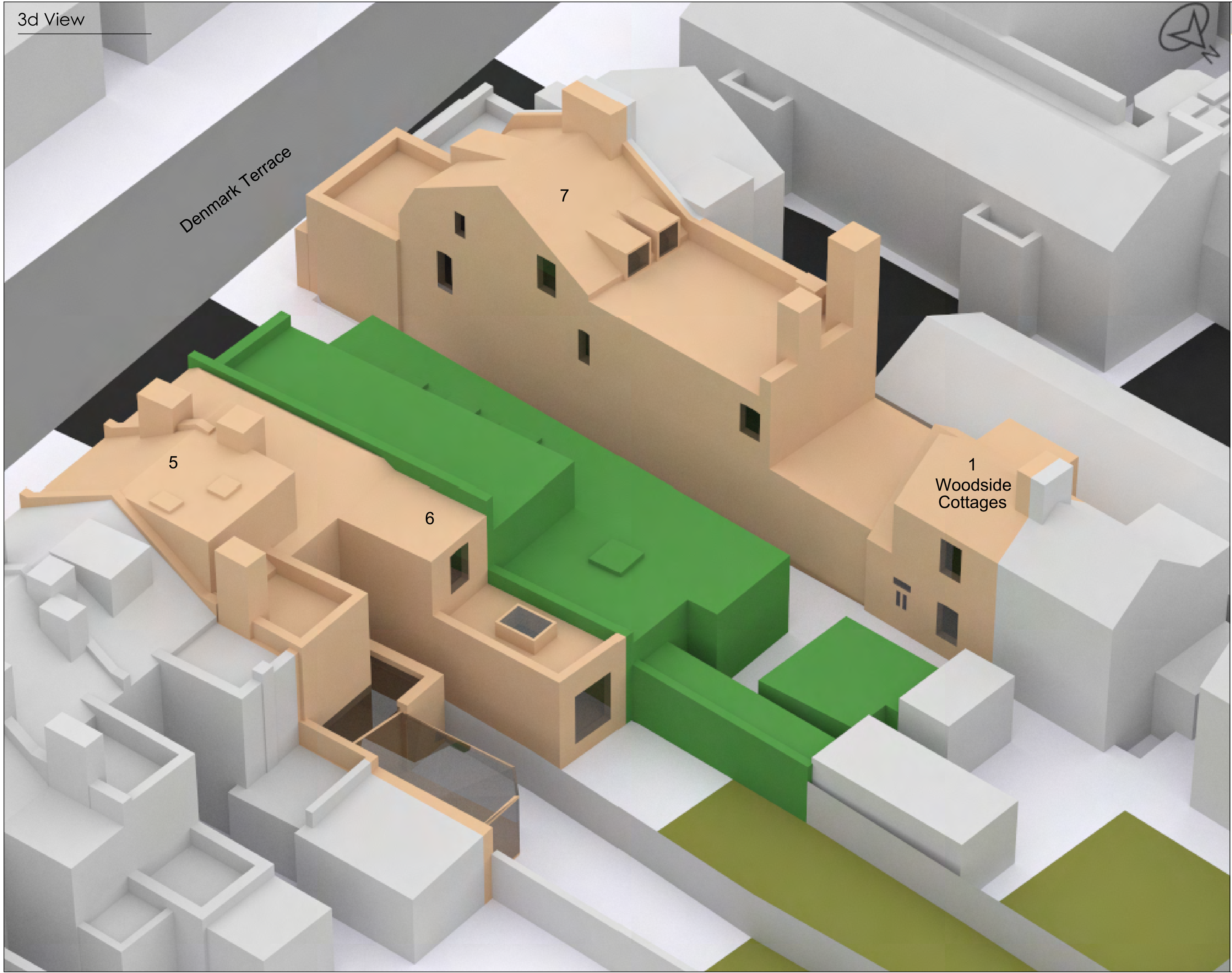
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Drawing Title:
Proposed 3d View

Scale: NTS Date: April 2026 Drawn: MBS

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3d View



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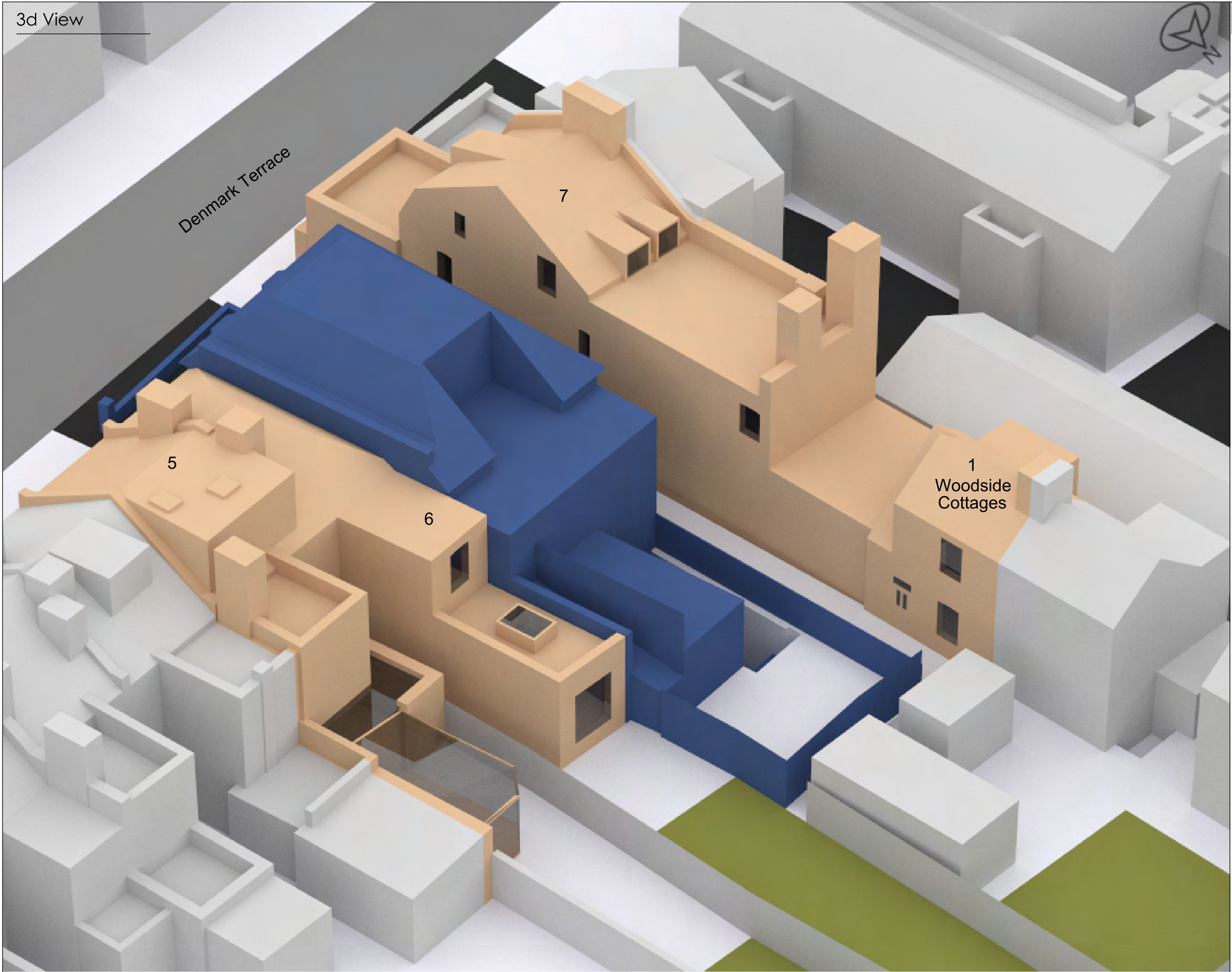
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- Proposed Site Massing
- Neighbours Analysed
- Neighbours Baseline

Client:
Graham Sandford

Project:
6a Denmark Terrace, London N2 9HG

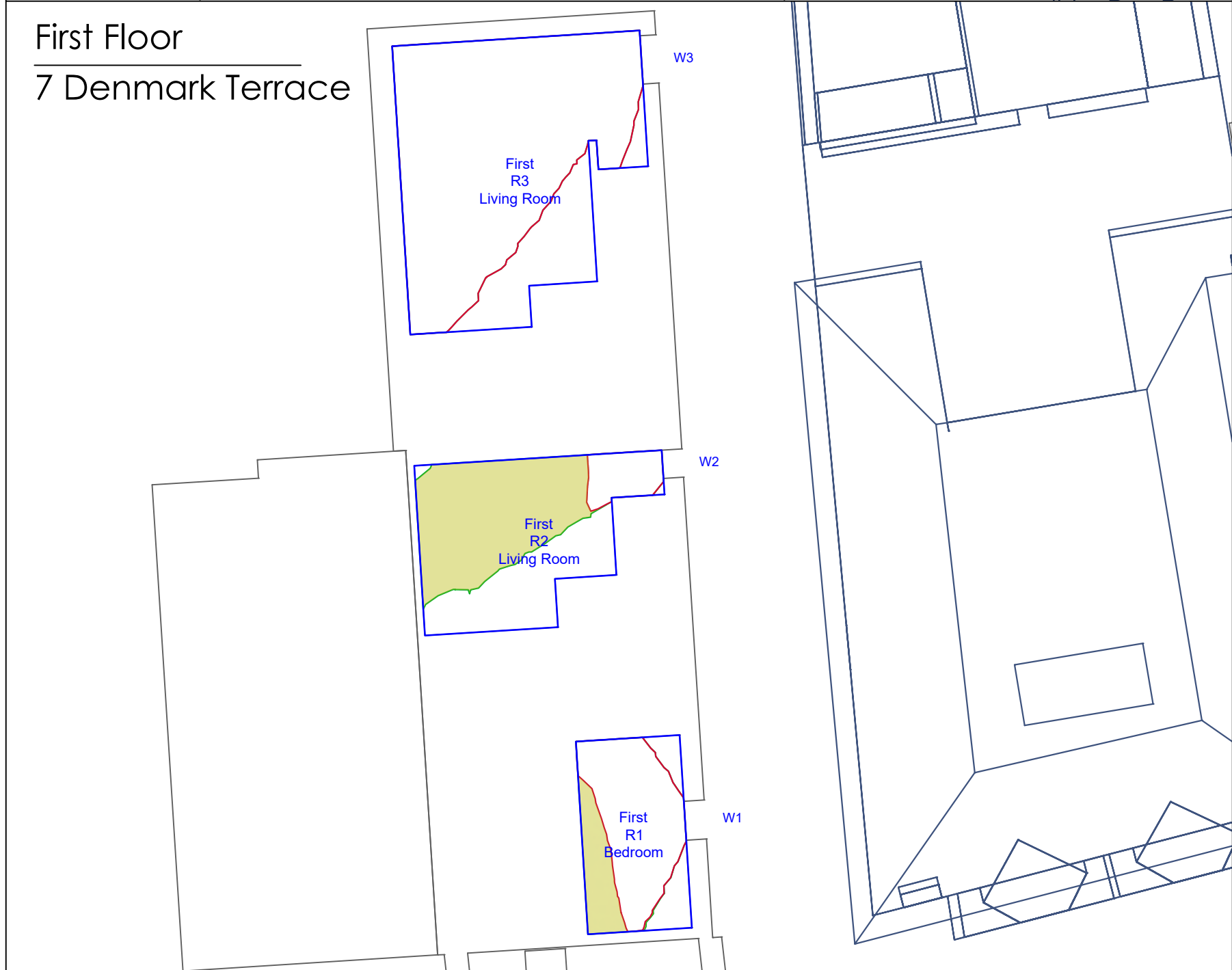
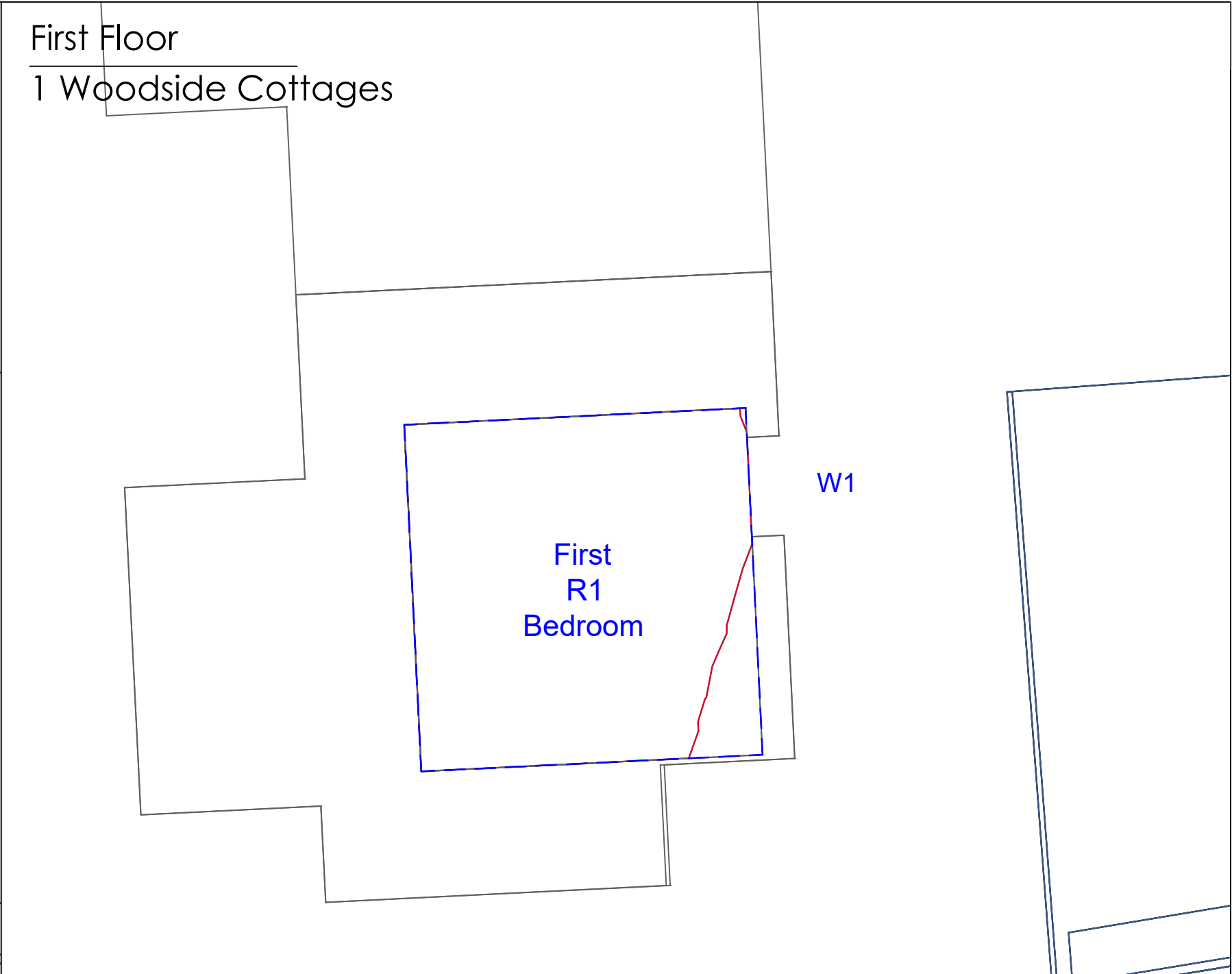
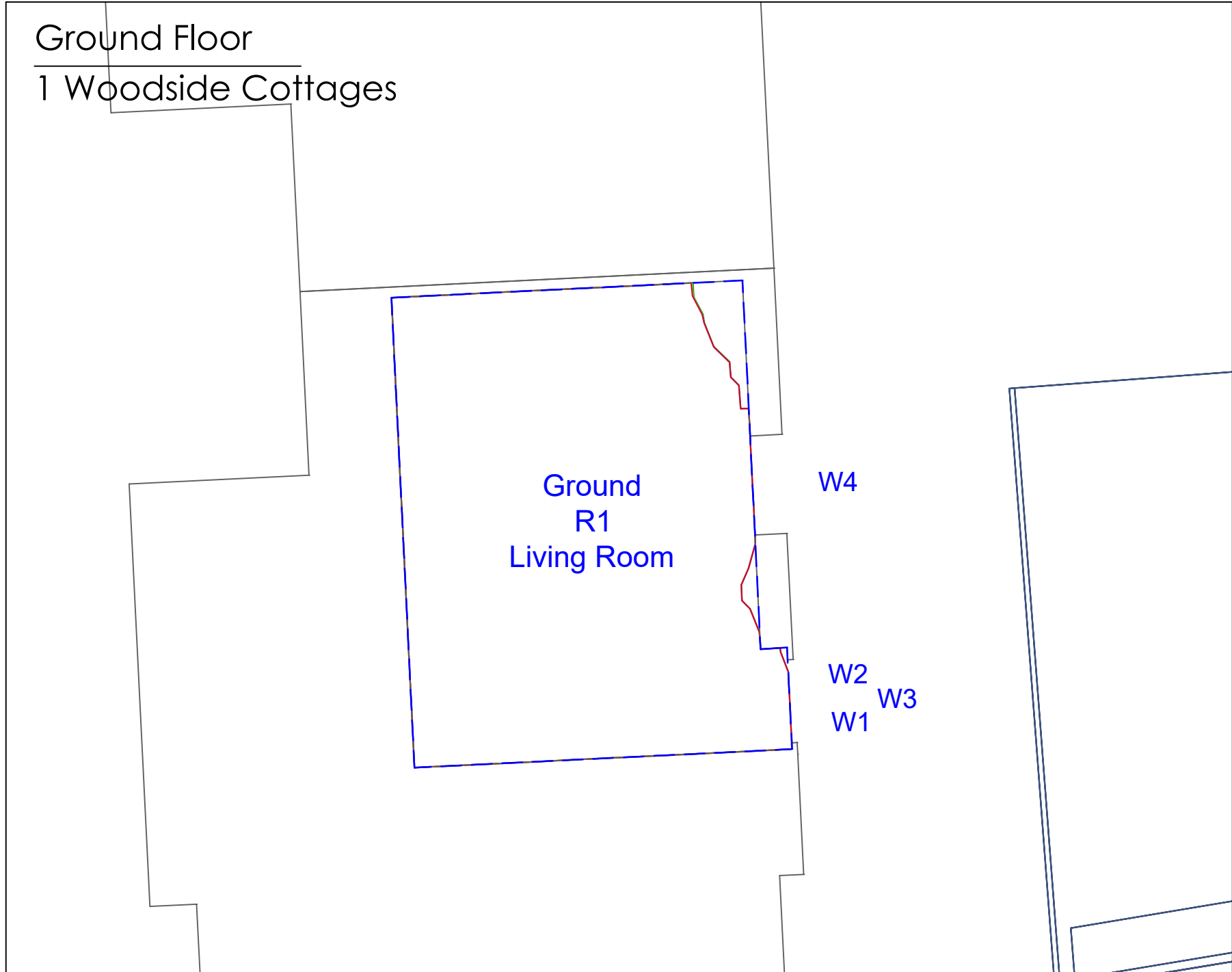
Drawing Title:
Proposed 3d View

Scale: NTS Date: April 2026 Drawn: MBS

Drawing Number:
25-2399-01-06

Appendix 2

Daylight Distribution Contour Drawings for Neighbouring Properties



Daylight and Lighting Consultancy
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WC2H 9JQ
dom@daylightandlighting.co.uk

mbs
SOFTWARE

Chequers Yard, High St
Steyning
BN44 3RE
01903 879323
www.mbs-software.co.uk

Analysis
Produced using MBS Daylight for AutoCAD

Surrounding Model
AccuCities file.
Ref: 004969_6a Denmark Terrace,Haringey_HD_MASTER.dwg

Room & window information is from plans/elevations as detailed below or assumed.

Ref:

1. 7 Denmark Terrace
Floorplans.png
6a Denmark Terrace Fortis Green London N2
9HG-Sheet - A112 - ELEVATION 9-Elevation - EXTERIOR ELEVATION 9.dwg
2. 1 Woodside Cottage
6a Denmark Terrace Fortis Green London N2
9HG-Sheet - A113 - ELEVATION 10-Elevation - EXTERIOR ELEVATION 10.dwg
3. 6 Denmark Terrace
6a Denmark Terrace Fortis Green London N2
9HG-Sheet - A111 - ELEVATION 8-Elevation - EXTERIOR ELEVATION 8.dwg
Drawing_120505_1.pdf

Supplemented with Google Maps.

Existing & Proposed Model
Received: 26.03.2026
Ref: 6A Denmark Terrace AS PROPOSED DRAWINGS.pdf

EY

- Room Area Measured Layout
- Room Area Assumed Layout
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

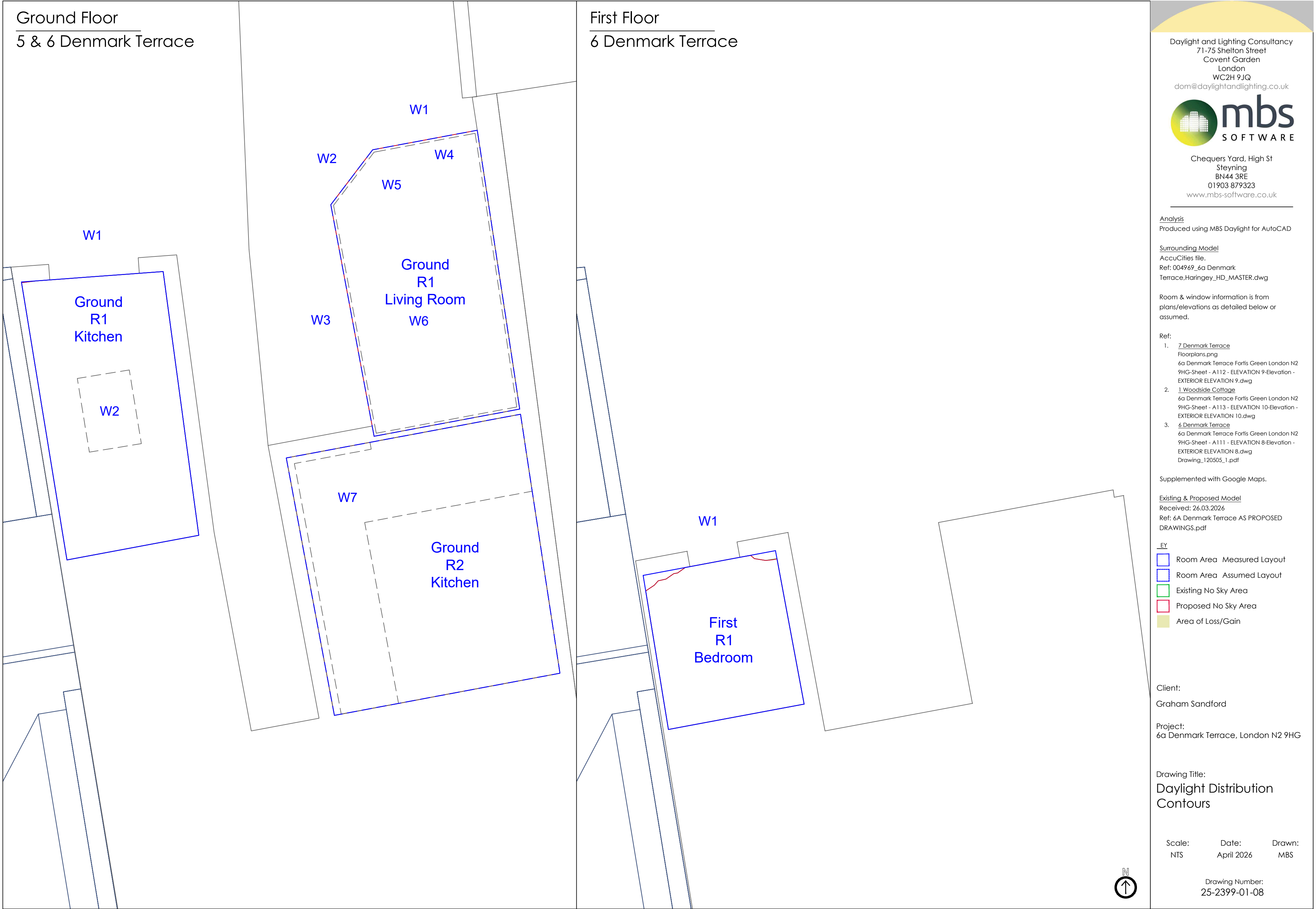
Client:
Graham Sandford

Project:
6a Denmark Terrace, London N2 9HG

Drawing Title:
Daylight Distribution Contours

Scale: NTS Date: April 2026 Drawn: MBS

Drawing Number:
25-2399-01-07



Daylight and Lighting Consultancy
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www.mbs-software.co.uk

Analysis

Produced using MBS Daylight for AutoCAD

Surrounding Model

AccuCities file.
Ref: 004969_6a Denmark
Terrace,Haringey_HD_MASTER.dwg

Room & window information is from
plans/elevations as detailed below or
assumed.

Ref:
1. 7 Denmark Terrace
Floorplans.png
6a Denmark Terrace Fortis Green London N2
9HG-Sheet - A112 - ELEVATION 9-Elevation -
EXTERIOR ELEVATION 9.dwg
2. 1 Woodside Cottage
6a Denmark Terrace Fortis Green London N2
9HG-Sheet - A113 - ELEVATION 10-Elevation -
EXTERIOR ELEVATION 10.dwg
3. 6 Denmark Terrace
6a Denmark Terrace Fortis Green London N2
9HG-Sheet - A111 - ELEVATION 8-Elevation -
EXTERIOR ELEVATION 8.dwg
Drawing_120505_1.pdf

Supplemented with Google Maps.

Existing & Proposed Model
Received: 26.03.2026
Ref: 6A Denmark Terrace AS PROPOSED
DRAWINGS.pdf

EY

Room Area - Measured Layout

Room Area - Assumed Layout

Existing No Sky Area

Proposed No Sky Area

Area of Loss/Gain

Client:

Graham Sandford

Project:

6a Denmark Terrace, London N2 9HG

Drawing Title:

Daylight Distribution
Contours

Scale:

NTS

Date:

April 2026

Drawn:

MBS

Drawing Number:

25-2399-01-08

Appendix 3

Vertical Sky Component and Sunlight Results for Neighbouring Properties

Project Name: 6a Denmark Terrace
Project No.: 26-2399-01b
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: April 2026

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria		
1 Woodside Cottages																										
Ground	R1	Residential	Living Room	W1	Existing	29.50	1.07	YES	87°N	30.43 31.56	1.04	YES		*North	*North	*North	*North			*North	*North		*North	*North		
Ground	R1	Residential	Living Room	W2	Proposed	29.37	1.08	YES	87°N																	
Ground	R1	Residential	Living Room	W3	Existing	34.35	0.98	YES	87°N																	
Ground	R1	Residential	Living Room	W4	Proposed	33.60																				
					Existing	29.92	1.04	YES	87°N					*North	*North		*North	*North								
First	R1	Residential	Bedroom	W1	Existing	37.02	0.99	YES	87°N	37.02 36.63	0.99	YES		*North	*North	*North	*North			*North	*North		*North	*North		
					Proposed	36.63																				
7 Denmark Terrace																										
First	R1	Residential	Bedroom	W1	Existing	34.21	0.58	NO	86°N	34.21 19.68	0.58	NO		*North	*North	*North	*North			*North	*North		*North	*North		
					Proposed	19.68																				
First	R2	Residential	Living Room	W2	Existing	33.77	0.53	NO	86°N																	
					Proposed	17.75																				
First	R3	Residential	Living Room	W3	Existing	36.60	0.95	YES	86°N	36.60 34.86	0.95	YES		*North	*North	*North	*North			*North	*North		*North	*North		
					Proposed	34.86																				
Second	R1	Residential	Bedroom	W1	Existing	38.31	1.00	YES	176°	38.12 36.18	0.95	YES	87.00 87.00 48.00 42.00	1.00	YES	30.00 30.00 14.00 13.00	1.00	YES	91.00 87.00	0.96	YES	30.00 30.00	1.00	YES		
Second	R1	Residential	Bedroom	W2	Existing	38.31	0.81	YES	86°N																	
					Proposed	37.62																				
Second	R2	Residential	Living Room	W3	Existing	37.45	0.76	YES	86°N																	
					Proposed	28.32																				
Second	R2	Residential	Living Room	W4	Existing	36.31	1.00	YES	356°N	36.55 33.02	0.90	YES		*North	*North	*North	*North			*North	*North		*North	*North		
Second	R2	Residential	Living Room	W5	Existing	36.22	1.00	YES	356°N																	
					Proposed	35.68																				
Second	R2	Residential	Living Room	W5	Existing	35.68	1.00	YES	356°N					*North	*North		*North	*North								
6 Denmark Terrace																										
Ground	R1	Residential	Kitchen	W1	Existing	35.03	0.99	YES	356°N	51.47 50.76	0.99	YES	8.00 5.00 70.00 63.00	*North	*North	0.00 0.00 5.00 0.00	*North	*North			70.00 63.00	0.90	YES	5.00 0.00	0.00	NO
Ground	R1	Residential	Kitchen	W2	Existing	34.61	0.98	YES	90° Hz																	
					Proposed	91.39																				
					Proposed	89.97																				
First	R1	Residential	Bedroom	W1	Existing	37.81	0.98	YES	349°N	37.81 36.91	0.98	YES		*North	*North	*North	*North			*North	*North		*North	*North		
					Proposed	36.91																				

Project Name: 6a Denmark Terrace
Project No.: 26-2399-01b
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: April 2026

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria			
5 Denmark Terrace																											
Ground	R1	Residential	Living Room	W1	Existing	30.75	1.00	YES	349°N	55.32 55.27	1.00	YES	6.00	*North	*North	0.00	*North	*North	81.00 81.00	1.00	YES	13.00 13.00	1.00	YES			
Ground	R1	Residential	Living Room	W2	Proposed	30.74	0.99	YES	307°N				6.00			0.00									0.00		
Ground	R1	Residential	Living Room	W3	Existing	31.96	1.00	YES	259°				17.00	*North	*North	0.00	*North	*North									
					Proposed	31.71							17.00			0.00											
Ground	R1	Residential	Living Room	W4	Existing	19.00	1.00	YES	349°N Inc				18.00	1.06	YES	0.00	1.00	YES									
					Proposed	19.03							19.00			0.00											
Ground	R1	Residential	Living Room	W5	Existing	93.00	1.00	YES	307°N Inc				74.00	*North	*North	12.00	*North	*North									
					Proposed	92.97							74.00			12.00											
Ground	R1	Residential	Living Room	W6	Existing	94.91	1.00	YES	259° Inc				77.00	*North	*North	10.00	*North	*North									
					Proposed	94.81							77.00			10.00											
Ground	R1	Residential	Living Room	W7	Existing	88.14	1.00	YES	90° Hz				60.00	0.98	YES	3.00	0.67	YES									
					Proposed	88.05							59.00			2.00											
Ground	R2	Residential	Kitchen	W8	Existing	0.00	1.00	YES	90° Hz	0.00	1.00	YES	0.00	1.00	YES	0.00	1.00	YES									
					Proposed	0.00				0.00			0.00			0.00											
										0.00	1.00	YES							0.00	1.00	YES	0.00	1.00	YES			
										0.00									0.00			0.00					

Appendix 4

Daylight Distribution Results for Neighbouring Properties

Project Name: 6a Denmark Terrace
Project No.: 26-2399-01b
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: April 2026

Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
1 Woodside Cottages									
Ground	R1	Residential	Living Room	Area m2 % of room	14.81	14.41 97.31%	14.40 97.27%	1.00	YES
First	R1	Residential	Bedroom	Area m2 % of room	10.40	9.69 93.14%	9.69 93.14%	1.00	YES
7 Denmark Terrace									
First	R1	Residential	Bedroom	Area m2 % of room	7.27	6.13 84.25%	4.65 64.00%	0.76	NO
	R2	Residential	Living Room	Area m2 % of room	11.79	7.71 65.42%	1.26 10.70%	0.16	NO
	R3	Residential	Living Room	Area m2 % of room	21.63	17.56 81.17%	17.56 81.17%	1.00	YES
Second	R1	Residential	Bedroom	Area m2 % of room	15.20	14.56 95.75%	14.25 93.75%	0.98	YES
	R2	Residential	Living Room	Area m2 % of room	15.46	15.28 98.80%	15.22 98.41%	1.00	YES
6 Denmark Terrace									
Ground	R1	Residential	Kitchen	Area m2 % of room	13.94	13.94 99.99%	13.94 99.99%	1.00	YES
First	R1	Residential	Bedroom	Area m2 % of room	7.86	7.68 97.74%	7.68 97.73%	1.00	YES
5 Denmark Terrace									
Ground	R1	Residential	Living Room	Area m2 % of room	15.48	15.48 100.00%	15.48 100.00%	1.00	YES
	R2	Residential	Kitchen	Area m2 % of room	22.61	22.61 100.00%	22.61 100.00%	1.00	YES

Appendix 5
2-hr Sunlight Contours
For Neighbouring Amenity Spaces (21st March)



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Steyning
BN44 3RE
01903 879323
www.mbs-software.co.uk

Analysis
Produced using MBS Daylight for AutoCAD

Surrounding Model
AccuCities file.
Ref: 004969_6a Denmark
Terrace,Haringey_HD_MASTER.dwg

Room & window information is from
plans/elevations as detailed below or
assumed.

Ref:

1. 7 Denmark Terrace
Floorplans.png
6a Denmark Terrace Fortis Green London N2
9HG-Sheet - A112 - ELEVATION 9-Elevation -
EXTERIOR ELEVATION 9.dwg
2. 1 Woodside Cottage
6a Denmark Terrace Fortis Green London N2
9HG-Sheet - A113 - ELEVATION 10-Elevation -
EXTERIOR ELEVATION 10.dwg
3. 6 Denmark Terrace
6a Denmark Terrace Fortis Green London N2
9HG-Sheet - A111 - ELEVATION 8-Elevation -
EXTERIOR ELEVATION 8.dwg
Drawing_120505_1.pdf

Supplemented with Google Maps.

Existing & Proposed Model
Received: 26.03.2026
Ref: 6A Denmark Terrace AS PROPOSED
DRAWINGS.pdf

Amenity - Minutes

Yellow	120
Orange	90
Cyan	60
Blue	30
Purple	0

Client:
Graham Sandford

Project:
6a Denmark Terrace, London N2 9HG

Drawing Title:
2hr Sunlight to Amenity

Scale:
NTS

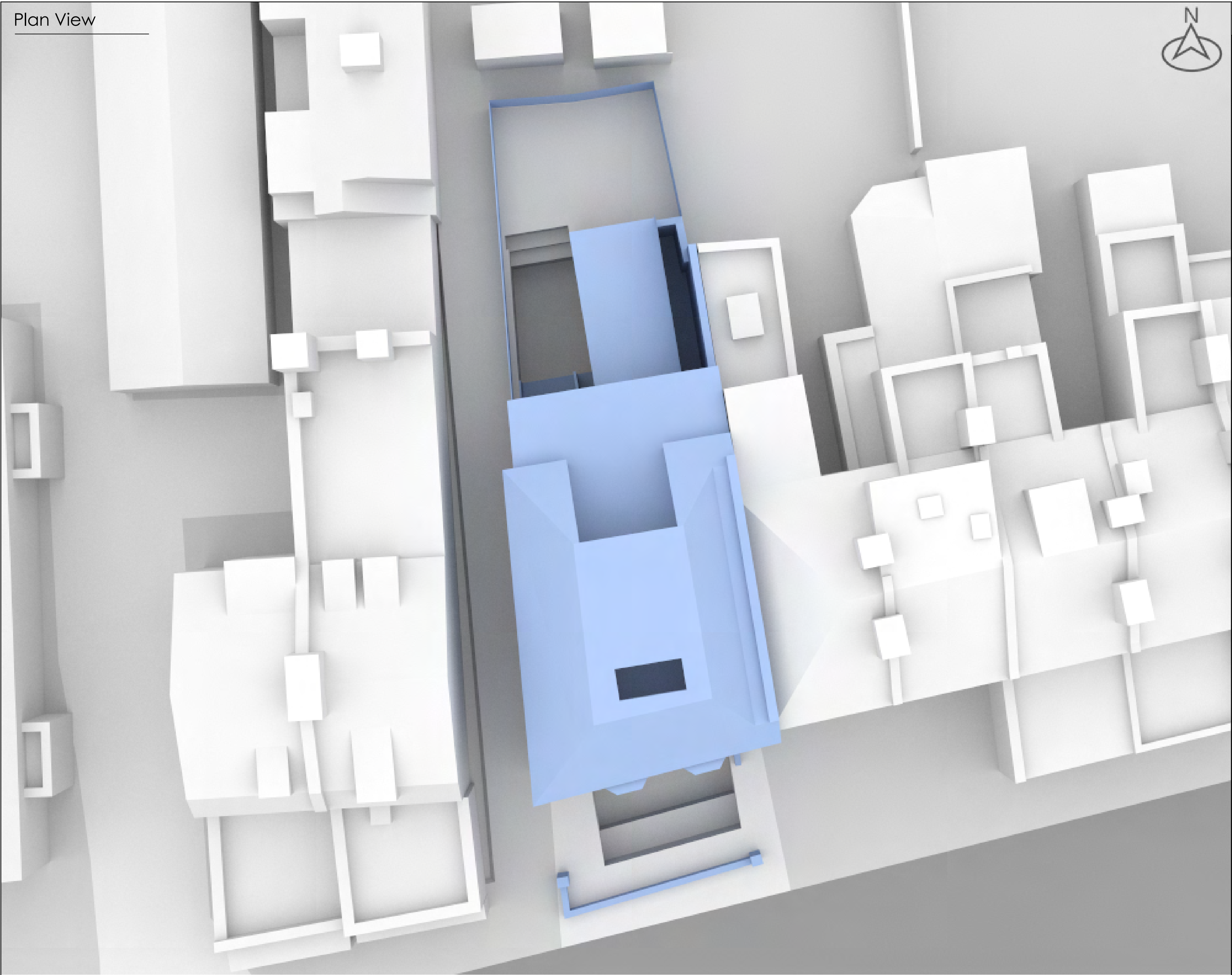
Date:
April 2026

Drawn:
MBS

Drawing Number:
25-2399-01-09

Appendix 6
Illuminance Contour Drawings
for Proposed Development

Plan View



Daylight and Lighting Consultancy
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Steyning
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www.mbs-software.co.uk

Analysis
Produced using MBS Daylight for AutoCAD

Surrounding Model
AccuCities file.
Ref: 004969_6a Denmark
Terrace,Haringey_HD_MASTER.dwg

Proposed Model
Received: 12.03.2026
Ref: 6A Denmark Terrace AS PROPOSED
DRAWINGS.pdf

■ Proposed Massing
■ Neighbouring Massing

Client:
Graham Sandford

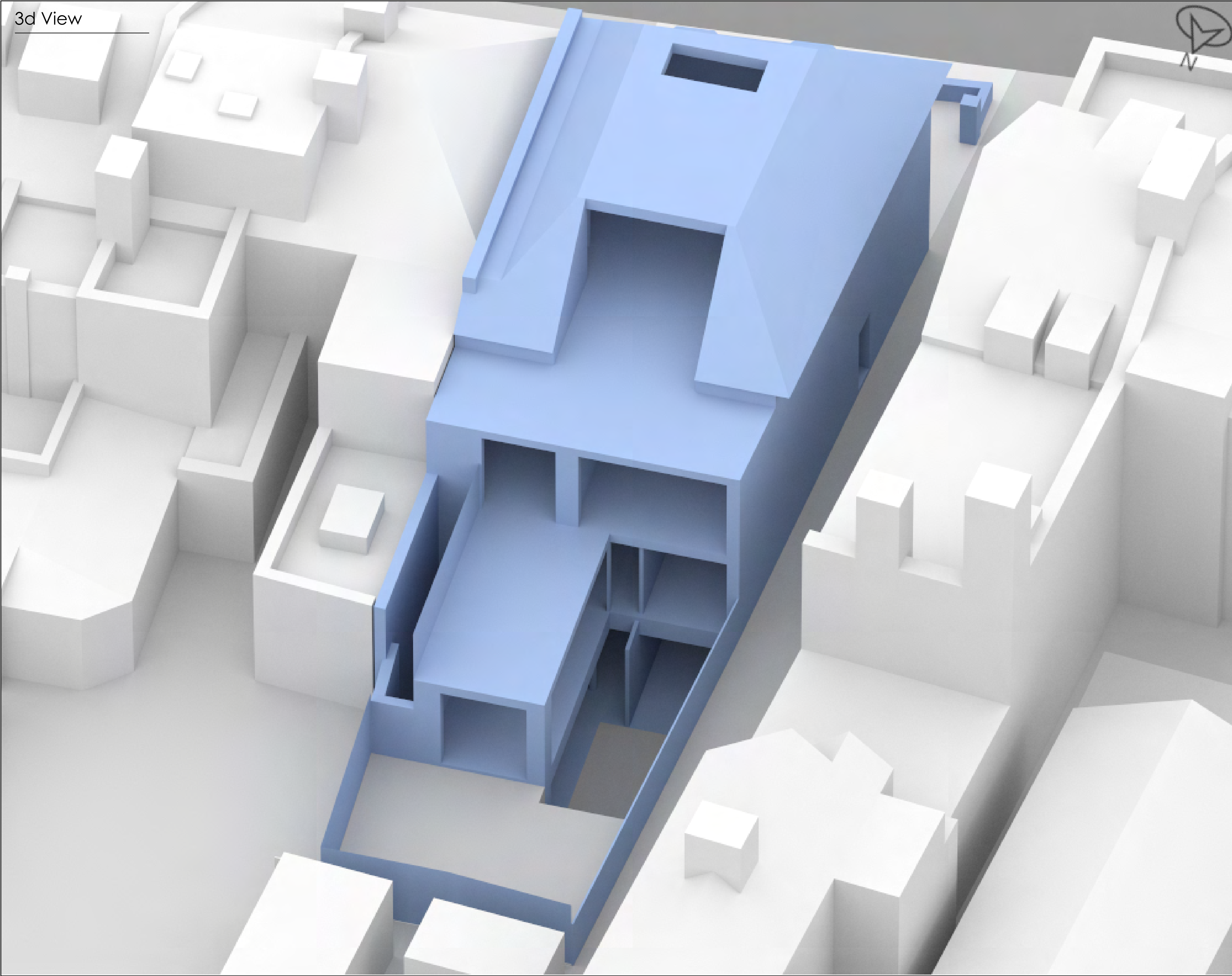
Project:
6a Denmark Terrace, London

Drawing Title:
Proposed Plan View

Scale: NTS Date: April 26 Drawn: MBS

Drawing Number:
25-2399-01-01

3d View



Daylight and Lighting Consultancy
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Covent Garden
London
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Chequers Yard, High St
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01903 879323
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Analysis
Produced using MBS Daylight for AutoCAD

Surrounding Model
AccuCities file.
Ref: 004969_6a Denmark
Terrace,Haringey_HD_MASTER.dwg

Proposed Model
Received: 12.03.2026
Ref: 6A Denmark Terrace AS PROPOSED
DRAWINGS.pdf

■ Proposed Massing
■ Neighbouring Massing

Client:
Graham Sandford

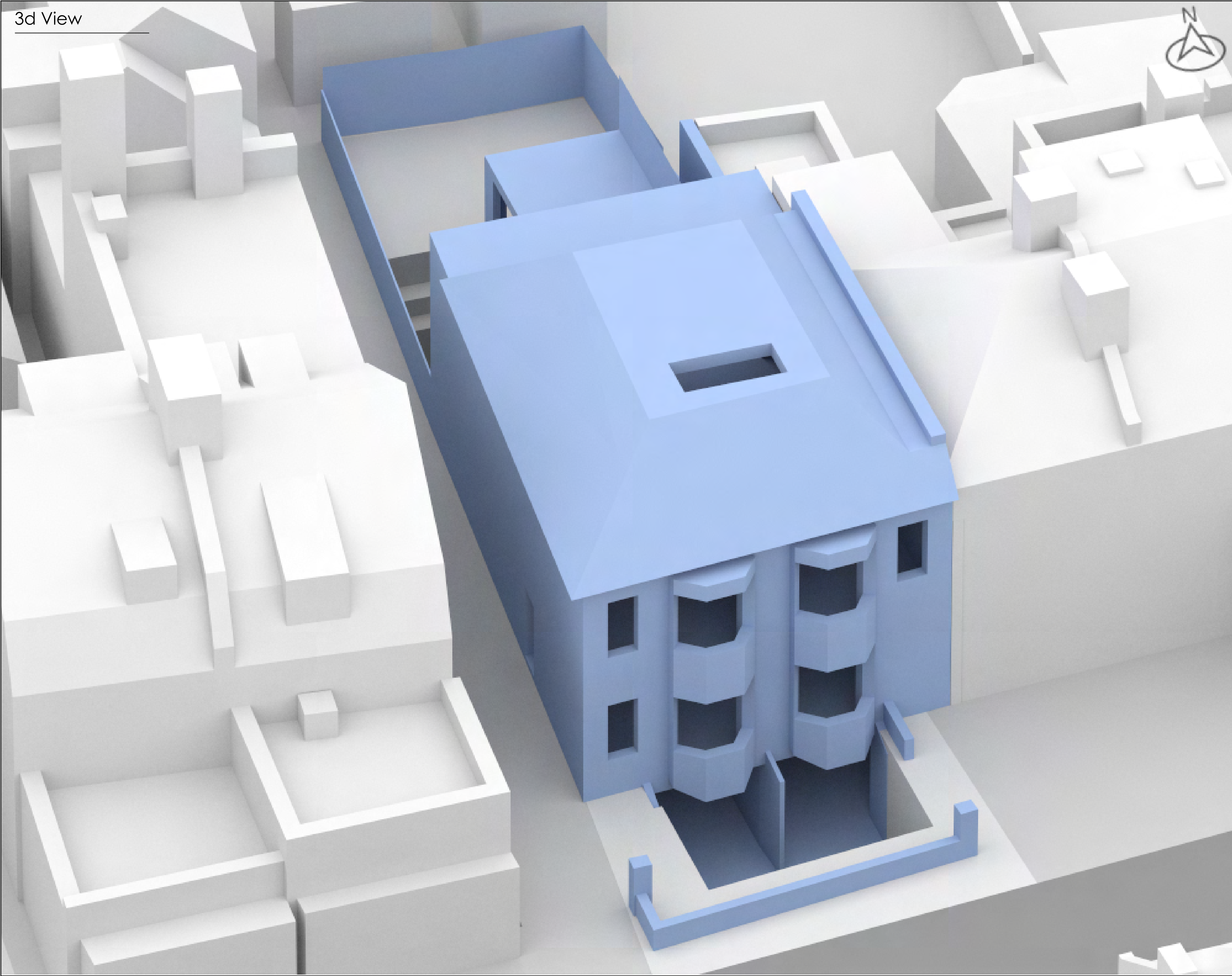
Project:
6a Denmark Terrace, London

Drawing Title:
Proposed 3d View

Scale: NTS Date: April 26 Drawn: MBS

Drawing Number:
25-2399-01-02

3d View



Daylight and Lighting Consultancy
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Analysis
Produced using MBS Daylight for AutoCAD

Surrounding Model
AccuCities file.
Ref: 004969_6a Denmark
Terrace,Haringey_HD_MASTER.dwg

Proposed Model
Received: 12.03.2026
Ref: 6A Denmark Terrace AS PROPOSED
DRAWINGS.pdf

- Proposed Massing
- Neighbouring Massing

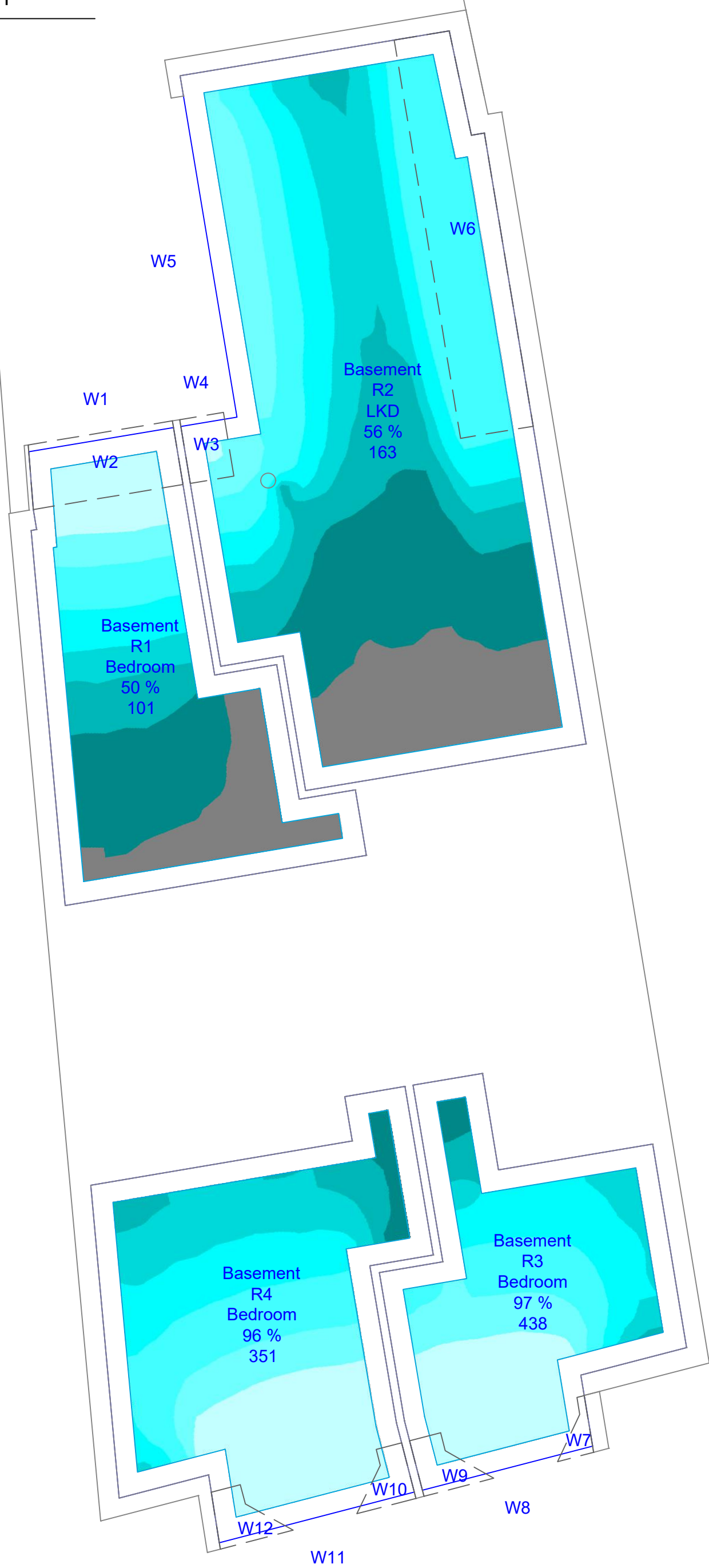
Client:
Graham Sandford

Project:
6a Denmark Terrace, London

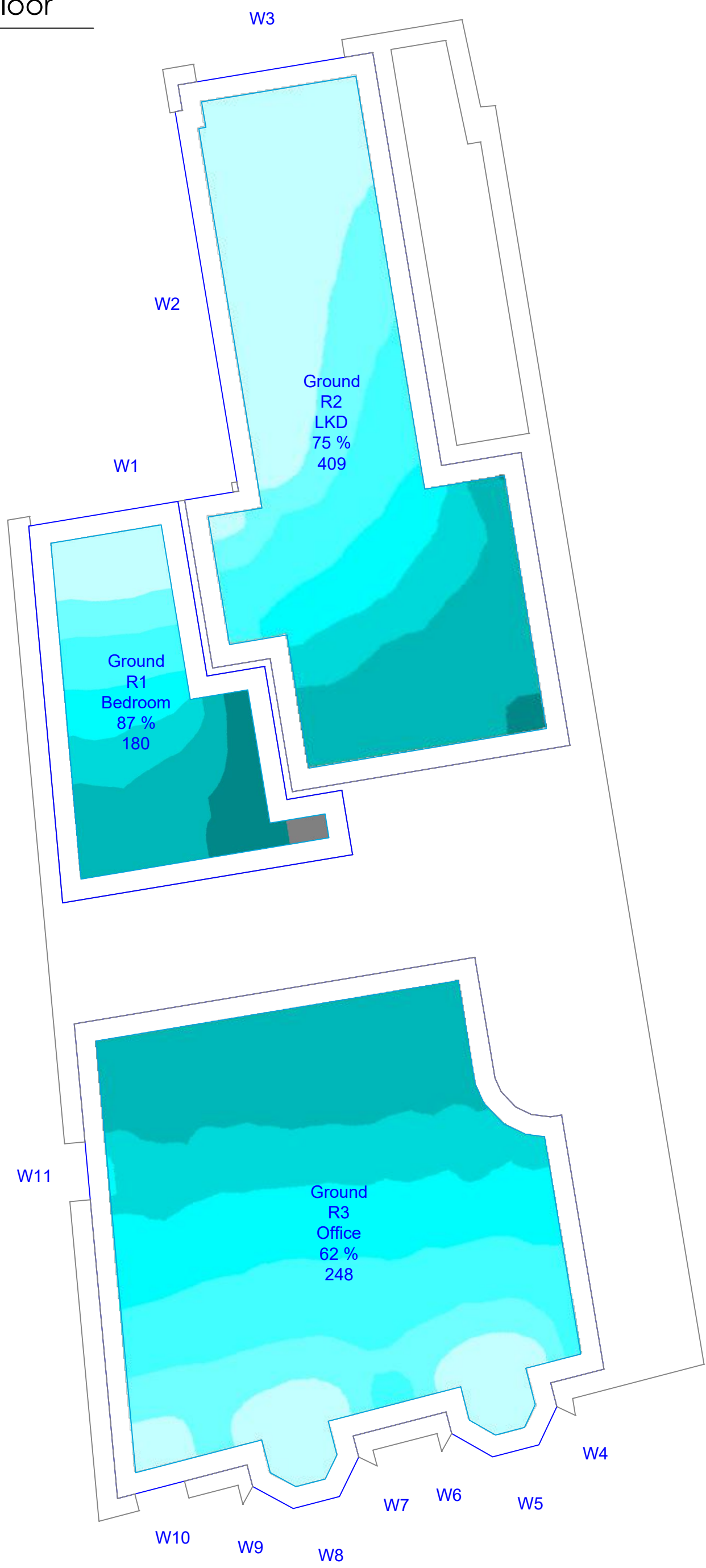
Drawing Title:
Proposed 3d View

Scale: NTS	Date: April 26	Drawn: MBS
Drawing Number: 25-2399-01-03		

Basement



Ground Floor



Daylight and Lighting Consultancy
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www.mbs-software.co.uk

Analysis
Produced using MBS Daylight for AutoCAD

Surrounding Model
AccuCities file.
Ref: 004969_6a Denmark
Terrace,Haringey_HD_MASTER.dwg

Proposed Model
Received: 12.03.2026
Ref: 6A Denmark Terrace AS PROPOSED
DRAWINGS.pdf

KEY

- >750 lux
- 500 - 750 lux
- 300 - 500 lux
- 200 - 300 lux
- 150 - 200 lux
- 100 - 150 lux
- 50 - 100 lux
- 0 - 50 lux

Client:
Graham Sandford

Project:
6a Denmark Terrace, London

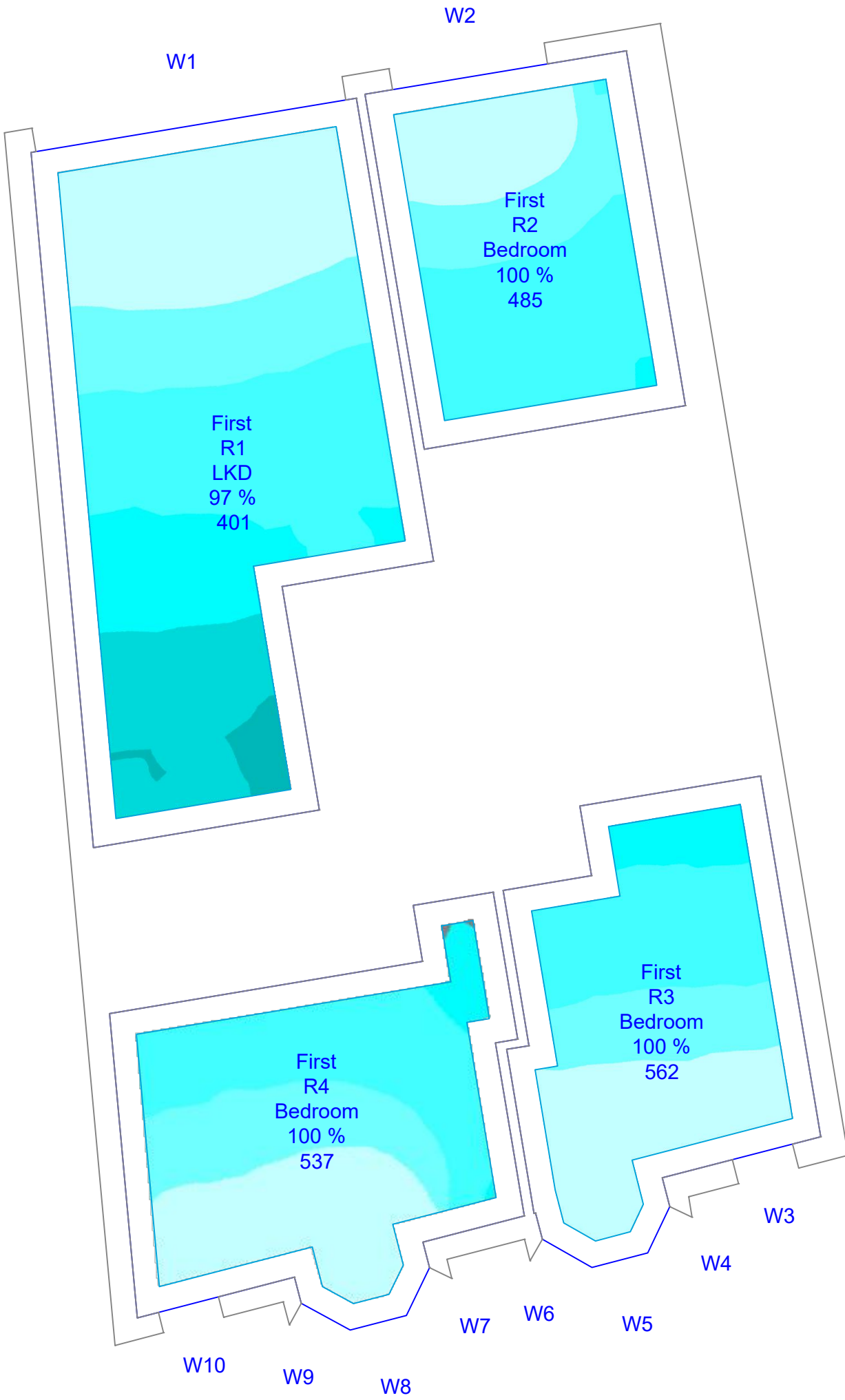
Drawing Title:
Illuminance Method

Scale: NTS Date: April 26 Drawn: MBS

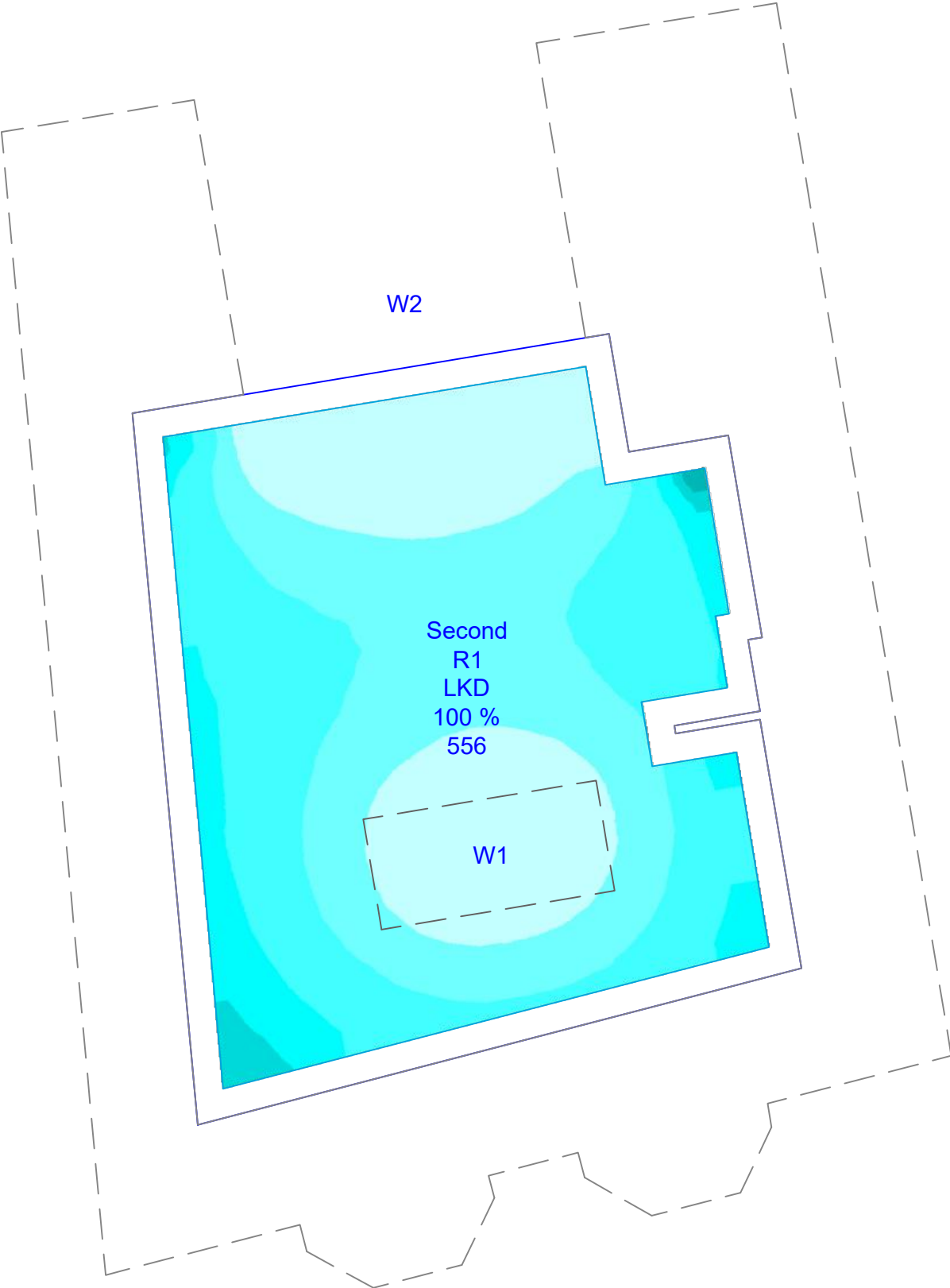
Drawing Number:
25-2399-01-04



First Floor



Second Floor



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Analysis
Produced using MBS Daylight for AutoCAD

Surrounding Model
AccuCities file.
Ref: 004969_6a Denmark
Terrace,Haringey_HD_MASTER.dwg

Proposed Model
Received: 12.03.2026
Ref: 6A Denmark Terrace AS PROPOSED
DRAWINGS.pdf

KEY

>750 lux
500 - 750 lux
300 - 500 lux
200 - 300 lux
150 - 200 lux
100 - 150 lux
50 - 100 lux
0 - 50 lux

Client:
Graham Sandford

Project:
6a Denmark Terrace, London

Drawing Title:
Illuminance Method

Scale: NTS	Date: April 26	Drawn: MBS
---------------	-------------------	---------------

Drawing Number:
25-2399-01-05

N
↑

Appendix 7
Illuminance Results
for Proposed Development

Project Name: 6a Denmark Terrace, Haringey
Project No.: MBS26_2399
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: April 2026

									Criteria				
Floor Ref	Room Ref	Property Type	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
6a Denmark Terrace													
Basement	R1	Residential	Bedroom	19.62	13.51	101	6.75	50%	100	50%	50%	4380	YES
	R2	Residential	LKD	47.10	38.11	163	21.36	56%	150	50%	50%	4380	YES
	R3	Residential	Bedroom	16.57	11.01	438	10.67	97%	100	50%	50%	4380	YES
	R4	Residential	Bedroom	22.60	16.35	351	15.73	96%	100	50%	50%	4380	YES
Ground	R1	Residential	Bedroom	16.67	11.25	180	9.77	87%	100	50%	50%	4380	YES
	R2	Residential	LKD	38.38	29.46	409	22.23	75%	150	50%	50%	4380	YES
	R3	Commercial	Office	46.87	38.41	248	23.73	62%	200	50%	50%	4380	YES
First	R1	Residential	LKD	31.15	23.87	401	23.06	97%	150	50%	50%	4380	YES
	R2	Residential	Bedroom	13.93	9.76	485	9.76	100%	100	50%	50%	4380	YES
	R3	Residential	Bedroom	15.80	10.89	562	10.89	100%	100	50%	50%	4380	YES
	R4	Residential	Bedroom	18.22	12.76	537	12.76	100%	100	50%	50%	4380	YES
Second	R1	Residential	LKD	43.84	35.51	556	35.42	100%	150	50%	50%	4380	YES

Appendix 8
Sunlight Exposure Results
for Proposed Development

Project Name: 6a Denmark Terrace, Haringey
Project No.: MBS26_2399
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: April 2026

Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
6a Denmark Terrace							
Basement	R1	Residential	Bedroom	W1	351°N	0.0	Failed
				W2	351°N Inc	0.0	
						0.0	
Basement	R2	Residential	LKD	W3	351°N Inc	0.0	Failed
				W4	351°N	0.0	
				W5	261°	0.0	
				W6	351°N Inc	1.1	
Basement	R3	Residential	Bedroom	W7	165° Inc	4.1	High
				W8	165°	5.4	
				W9	165° Inc	7.9	
Basement	R4	Residential	Bedroom	W10	165° Inc	7.7	High
				W11	165°	5.1	
				W12	165° Inc	7.3	
Ground	R1	Residential	Bedroom	W1	351°N	0.0	Failed
						0.0	
						0.0	
Ground	R2	Residential	LKD	W2	261°	0.1	Failed
				W3	351°N	0.0	
						0.1	
Ground	R3	Commercial	Office	W4	115°	6.1	High
				W5	165°	8.9	
				W6	210°	7.2	
				W7	116°	6.1	
				W8	165°	8.2	
				W9	209°	6.9	
				W10	165°	6.0	
				W11	265°	0.0	
First	R1	Residential	LKD	W1	351°N	0.0	Failed
						0.0	
						0.0	
First	R2	Residential	Bedroom	W2	351°N	0.0	Failed
						0.0	
						0.0	
First	R3	Residential	Bedroom	W3	165°	6.0	High
				W4	115°	6.1	
				W5	165°	8.9	
				W6	210°	7.2	
First	R4	Residential	Bedroom	W7	116°	6.1	High
				W8	165°	9.5	
				W9	209°	8.4	
				W10	165°	6.0	
Second	R1	Residential	LKD	W1	81° Hz	9.4	High
				W2	351°N	0.0	
						9.4	

Appendix 9
2-hr Sunlight Contours
for Proposed Amenity Spaces
(21st March and 21st June)



Daylight and Lighting Consultancy
71-75 Shelton Street
Covent Garden
London
WC2H 9JQ
dom@daylightandlighting.co.uk



Chequers Yard, High St
Steyning
BN44 3RE
01903 879323
www.mbs-software.co.uk

Analysis
Produced using MBS Daylight for AutoCAD

Surrounding Model
AccuCities file.
Ref: 004969_6a Denmark
Terrace,Haringey_HD_MASTER.dwg

Proposed Model
Received: 12.03.2026
Ref: 6A Denmark Terrace AS PROPOSED
DRAWINGS.pdf

Amenity - Minutes

120

90

60

30

0

Client:
Graham Sandford

Project:
6a Denmark Terrace, London

Drawing Title:
2hr Sunlight to Amenity

Scale:
NTS

Date:
April 26

Drawn:
MBS

Drawing Number:
25-2399-01-06





Daylight and Lighting Consultancy
71-75 Shelton Street
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London
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mbs
SOFTWARE

Chequers Yard, High St
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Analysis
Produced using MBS Daylight for AutoCAD

Surrounding Model
AccuCities file.
Ref: 004969_6a Denmark
Terrace,Haringey_HD_MASTER.dwg

Proposed Model
Received: 12.03.2026
Ref: 6A Denmark Terrace AS PROPOSED
DRAWINGS.pdf

Amenity - Minutes

120

90

60

30

0

Client:
Graham Sandford

Project:
6a Denmark Terrace, London

Drawing Title:
2hr Sunlight to Amenity
21st June

Scale:
NTS

Date:
April 26

Drawn:
MBS

Drawing Number:
25-2399-01-07

