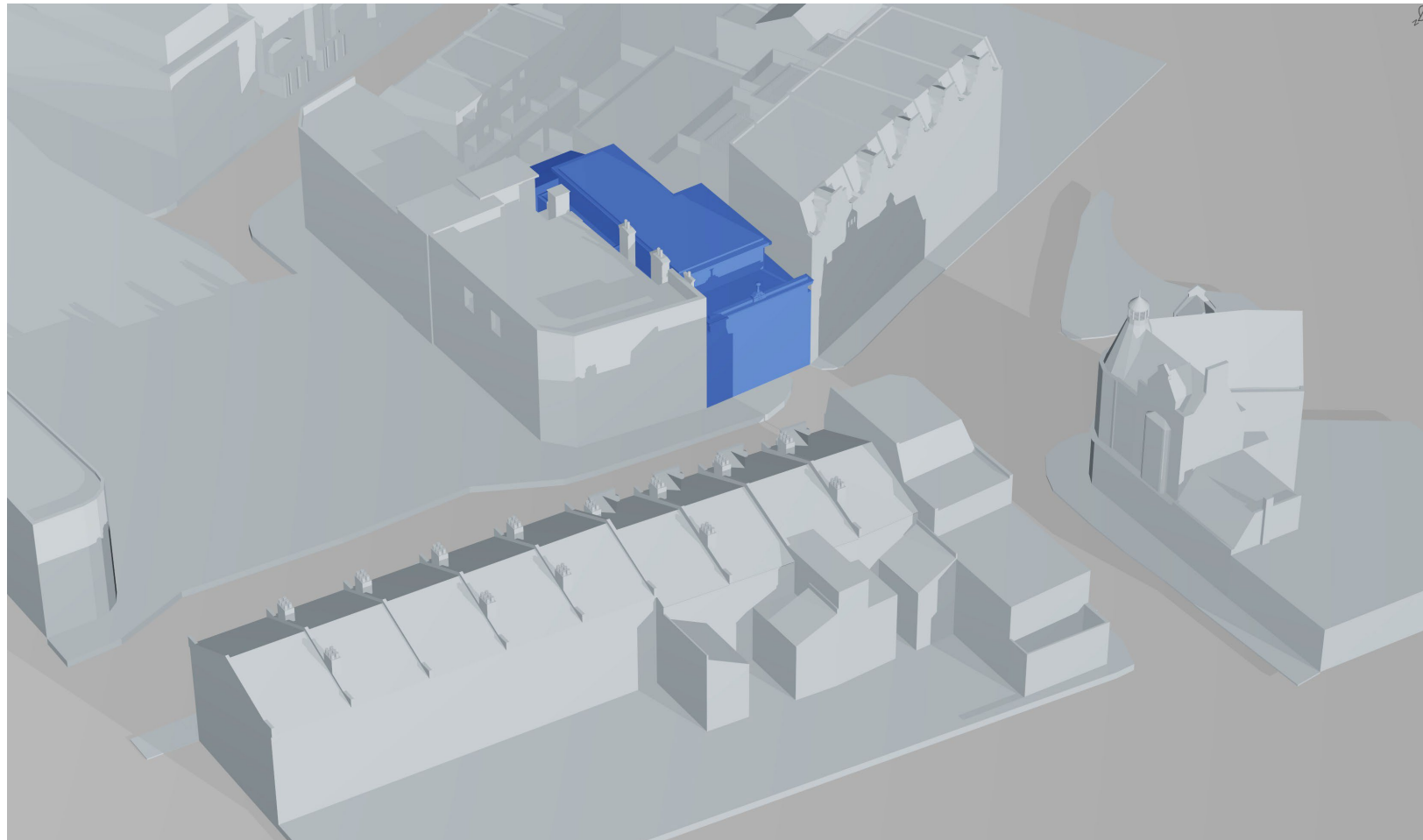

Dunns Bakery: 6 The Broadway, London N8 9SN – Vertical Extension

Daylight and Sunlight Report

May 2026





Revision Schedule

Daylight and Sunlight Report
March 2026

Rev	Date	Details	Prepared by	Reviewed by	Approved by
01	Mar 2026	Final	P Giesberg	S. Bamford	P Giesberg
02	May 2026	Design Change	P Giesberg	S Bamford	P Giesberg

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1 Executive Summary

This revised report has been prepared in support of a full planning application for a vertical extension at Dunns Bakery, 6 The Broadway, London N8, within the London Borough of Haringey. The proposal comprises a set-back upper-level addition to an existing commercial building, designed to provide additional operational space for a long-established local business. Following the original assessment, the design has been amended to incorporate a greater setback to the upper-level extension in response to neighbouring daylight considerations.

The site lies within a dense town centre environment in Crouch End and is located within a conservation area characterised by closely spaced Victorian and Edwardian buildings with mixed commercial and residential uses.

The purpose of the assessment is to evaluate the potential effects of the amended proposed development on daylight, sunlight and overshadowing experienced by neighbouring properties. The assessment focuses solely on impacts to surrounding buildings and amenity spaces; internal daylight within the proposed development has not been assessed. The analysis has been undertaken in accordance with established industry practice, primarily drawing on BRE BR209 (2022) guidance, which provides a widely accepted framework for evaluating daylight and sunlight effects while allowing for professional judgement in dense urban contexts.

The planning policy context reflects a consistent approach across national, regional and emerging local policy. The National Planning Policy Framework (2024) requires developments to secure a high standard of amenity for existing and future occupants, while also emphasising proportionality and flexibility in applying technical standards. The London Plan (2021) and its supporting Housing Design Guidance reinforce that BRE guidance should be used diagnostically rather than prescriptively, particularly in established urban areas. Haringey's draft Local Plan similarly promotes good levels of daylight and sunlight while recognising the need for a context-led approach that balances optimisation of natural light with the realities of dense urban form.

A detailed three-dimensional model of the site and surrounding buildings was constructed using architectural drawings and available planning data. Daylight and sunlight calculations were undertaken using industry-standard software employing validated methods, including Vertical Sky Component (VSC), No Sky Line (NSL), and Annual Probable Sunlight Hours (APSH). These metrics assess, respectively, the amount of visible sky at windows, the distribution of daylight within rooms, and the availability of direct sunlight to relevant façades. Amenity space sunlight was also assessed against BRE criteria.

The results indicate that the amended proposed development gives rise to very limited impacts on neighbouring properties. In relation to daylight, VSC testing was undertaken for 35 windows serving surrounding residential rooms. Following the design amendments, all neighbouring habitable-room windows meet the relevant BRE guideline

criteria. The previously affected first-floor bedroom window at 2–4 The Broadway now retains 0.81 of its former VSC value, which is above the BRE retained-value guideline of 0.80.

One remaining VSC reduction relates to a window serving a non-habitable room and is therefore not material in BRE terms. No habitable rooms are materially affected by reductions in VSC.

Assessment of daylight distribution within rooms, using the NSL metric, confirms full compliance across all 35 rooms tested. This demonstrates that the overall distribution of daylight within neighbouring rooms remains adequate and consistent with BRE expectations.

Sunlight impacts were assessed for 44 windows with orientations capable of receiving direct sunlight. All assessed windows meet BRE sunlight criteria, with no reductions sufficient to trigger adverse impacts under APSH testing. This demonstrates that the proposal does not materially affect sunlight availability to neighbouring habitable rooms.

Sunlight access to neighbouring amenity areas was also evaluated. All assessed spaces continue to meet BRE recommendations, including the requirement for a sufficient proportion of the area to receive at least two hours of sunlight on 21 March. No material reductions in amenity sunlight are identified.

Overall, the assessment concludes that the amended proposed extension would not result in material adverse daylight or sunlight effects to neighbouring properties. There are no adverse impacts in respect of daylight distribution, sunlight to windows, or sunlight to external amenity areas. Following the design amendments, all neighbouring habitable-room windows meet the relevant VSC criteria.

In interpreting these findings, it is important to recognise the site's context within a dense urban environment, where close building relationships and mutual light obstruction are characteristic. BRE guidance explicitly acknowledges that strict numerical compliance may not always be achievable in such settings and should be applied flexibly, with outcomes considered in the round. In this case, the amended scheme achieves compliance with the relevant BRE criteria for neighbouring habitable-room windows.

Taking all factors into account, the amended proposed development is considered to accord with BRE guidance and relevant planning policy. The scheme is therefore judged to maintain an appropriate standard of neighbouring amenity while supporting the continued use and enhancement of an established local business.

2 Introduction

This revised report has been prepared in support of a full planning application for the extension of the existing building at Dunns Bakery, 6 The Broadway, London N8 9SN, within the London Borough of Haringey. It updates the previous daylight and sunlight assessment to reflect design amendments to the proposed upper-level extension, including a revised setback to address neighbouring daylight considerations.

The proposal comprises the addition of a new upper-level extension above the existing bakery building, to provide additional operational space for the continued use of the premises by Dunns Bakery, a long-established local business. The amended design incorporates a greater setback from the original proposal in response to daylight considerations relating to the neighbouring property at 2–4 The Broadway. The development is contained within the existing site and does not involve a change of use.

The purpose of this assessment is to consider the daylight and sunlight impacts of the proposed development on neighbouring properties only. The assessment reviews the relationship between the proposed extension and the surrounding built form and evaluates the potential effects on adjoining residential and commercial receptors, in accordance with relevant BRE guidance. Internal daylight conditions within the proposed development are not assessed as part of this report.

The site is located within a dense urban environment in the heart of Crouch End town centre, characterised by a continuous terrace of predominantly Victorian and Edwardian buildings with commercial uses at ground floor and residential accommodation above. The surrounding urban grain is tight, with buildings typically arranged in close proximity along The Broadway and adjoining streets including Hatherley Gardens and Crouch End Hill.

The application site forms part of an established high street frontage and sits within the Crouch End Conservation Area, with neighbouring properties in close proximity to the rear and flanks. As such, careful consideration has been given to the potential for impacts on neighbouring amenity, particularly in relation to daylight and sunlight.

The proposed extension has been designed as a set-back and subordinate addition, responding to the constraints of the site and its sensitive context. The assessment contained within this report should be read alongside the submitted architectural drawings and supporting planning documentation.



Figure 1. Site location

3 Planning Policy

3.1 National Planning Policy Framework (2024 revision)

The National Planning Policy Framework (NPPF, 2024) sets out the Government's planning policies for England. Paragraph 135 requires planning decisions to ensure that developments provide a high standard of amenity for existing and future users. Daylight, sunlight and overshadowing are therefore relevant considerations when assessing residential amenity.

Paragraph 130 confirms that planning policies and technical guidance should be applied in a proportionate manner, recognising that standards should not be applied so rigidly as to prevent the efficient use of land.

The NPPF does not prescribe quantitative standards for daylight or sunlight. In practice, technical guidance is typically drawn from BRE BR 209 (2022) Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, which provides an established framework for assessing daylight and sunlight impacts arising from development.

3.2 Regional Policy – The London Plan (2021)

Policy D6 (Housing Quality and Standards) of the London Plan requires residential development to provide adequate daylight, sunlight, outlook and privacy for occupants.

The Housing Design Standards London Plan Guidance (2023) confirms that BRE guidance should be applied as a diagnostic tool rather than a rigid standard. Daylight and sunlight outcomes should therefore be interpreted with regard to:

- the design and layout of the accommodation;
- building orientation and façade treatment;
- the surrounding urban context and pattern of development.

The Guidance recognises that in established urban areas, strict numerical compliance may not always be achievable, and that assessments should therefore be informed by professional judgement.

3.3 Local Policy – Haringey Draft Local Plan : Part 3 – Borough Wide Policies

Haringey's draft Local Plan proposes that development should provide good levels of daylight and sunlight for new homes while safeguarding neighbouring properties from unacceptable impacts. It indicates that proposals would be expected to optimise natural light through design, layout and orientation, and to minimise overshadowing and enclosure. Impacts on neighbouring amenity should be reduced where possible. The draft also signals that assessments would follow BRE guidance and relevant standards, with a flexible, context-led approach to achieving an appropriate standard of residential amenity for existing and future occupants.

4 Methodology and Assessment Criteria

4.1 Input data

Architectural drawings of the proposed development and neighbouring properties were provided by the project architect. Three-dimensional data for surrounding buildings and window locations in neighbouring properties were derived from previously submitted planning applications and other publicly available information.

The three-dimensional model has been constructed using the best available information for the site and surrounding buildings at the time of the assessment, including architectural drawings and publicly available data sources. Where precise geometric information was unavailable, reasonable assumptions have been made consistent with typical practice in daylight and sunlight assessment.

Drawings of the proposed development are shown in Appendix 1 and the resulting model in Appendix 2.

Daylight and sunlight calculations have been undertaken using specialist daylight modelling software integrated within AutoCAD and developed by MBS Software. The software applies validated analytical methods including Waldram diagram techniques for daylight assessment and climate-based daylight modelling using the Radiance calculation engine. The modelling approach follows established ray-tracing techniques and has been configured using standard assumptions for glazing transmittance, surface reflectance and sky conditions as recommended in BRE guidance. These methods are widely used in professional daylight and sunlight analysis and are consistent with the principles set out in BRE BR 209 (2022).

4.2 Effects on existing buildings

The effects of the proposed buildings on the availability of daylight on the existing buildings have been considered. The appraisal has been carried out using the methodology set out by Paul Littlefair and co-authors in BR209 (2022) “*Site layout planning for daylight and sunlight: a guide to good practice*” (BRE Trust). The BRE guidance provides a framework for assessing daylight and sunlight effects and is intended to inform professional judgement rather than operate as a set of prescriptive standards.

Diffuse Light from the Sky

It is important to safeguard the daylight available to neighbouring habitable rooms, including living rooms, kitchens and bedrooms. In accordance with BRE BR209 (2022), two principal tests are used to assess diffuse daylight to existing buildings: the Vertical Sky Component (VSC) and the No Sky Line (NSL) test.

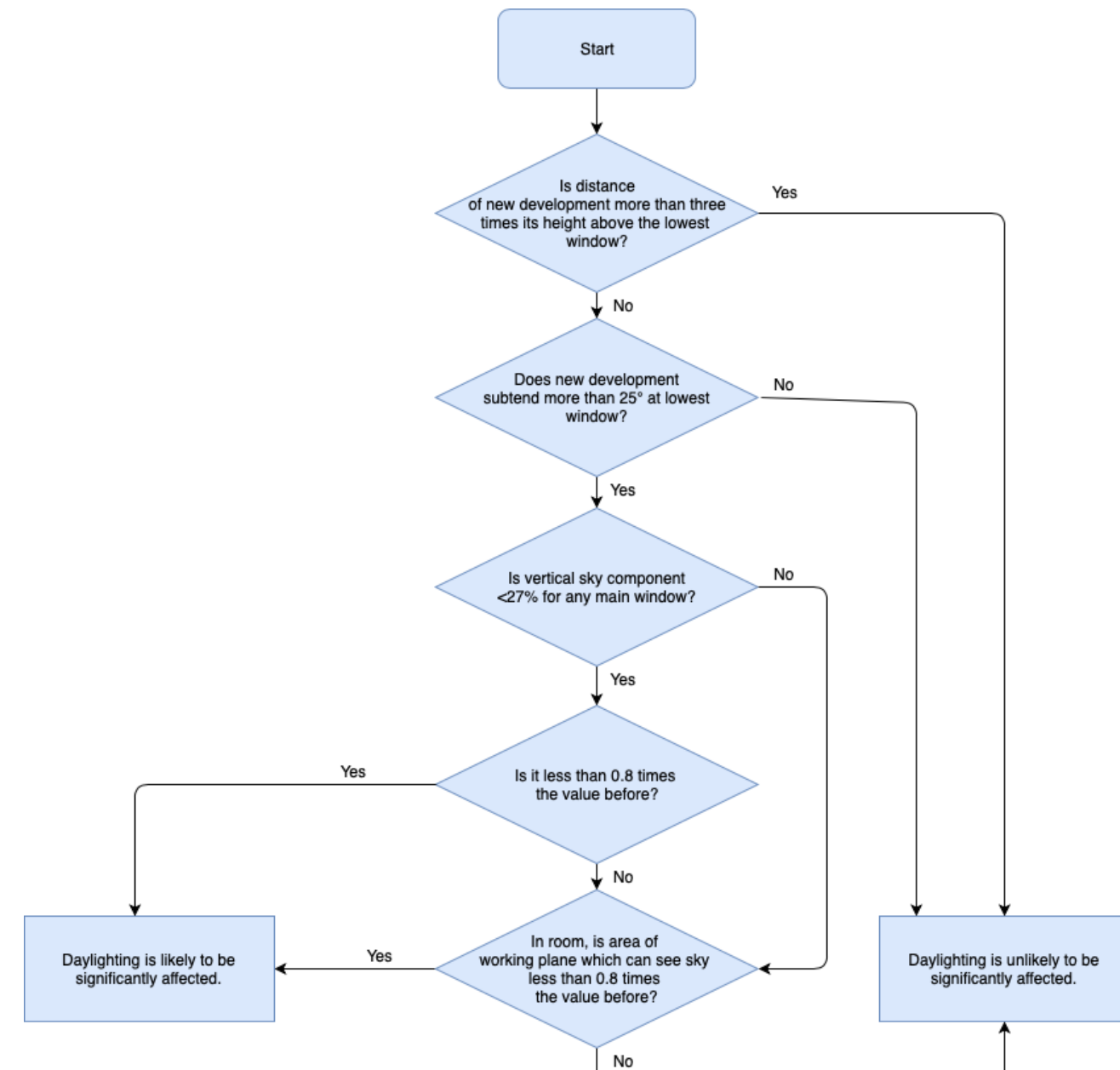


Figure 2. Decision chart daylight in existing buildings.

25-Degree Rule (Daylight Screening Test)

As an initial geometric check, BRE guidance advises that if a proposed development subtends an angle of more than 25 degrees to the horizontal, measured from the centre of the lowest window in a vertical section perpendicular to that window, there may be potential for daylight impact. Where this occurs, further assessment using VSC is appropriate.

Vertical Sky Component (VSC)

The VSC measures the amount of visible sky available at the centre of a window. BRE guidance states that:

- Where the VSC is 27% or more, daylighting is unlikely to be adversely affected.
- Where the VSC is below 27%, a change is unlikely to be noticeable if the post-development value is not less than 0.8 times the former value.

Where a room is served by more than one window and the main window fails the VSC test, a weighted average VSC for all windows serving that room may be used.

Daylight Distribution Within Rooms (NSL Test)

Where internal layout information is available, the No Sky Line (NSL) test may be applied. BRE guidance advises that the area of a room receiving direct skylight should not be reduced to less than 0.8 times its former value. Where a room has more than one window, the assessment should consider the room as a whole.

Sunlight Availability to Windows

Sunlight assessment applies to windows serving living rooms that face within 90 degrees of due south, in accordance with BRE BR209 (2022).

25-Degree Rule (Sunlight Screening Test)

As an initial geometric check, if any part of the proposed development subtends an angle of more than 25 degrees to the horizontal, measured from the centre of the window in a vertical section perpendicular to that window, there may be potential for adverse sunlight effects. Where this occurs, a detailed assessment using Annual Probable Sunlight Hours (APSH) is undertaken.

Annual Probable Sunlight Hours (APSH)

Sunlight to a window may be adversely affected where all of the following criteria are met:

- The window receives less than 25% of annual probable sunlight hours (APSH), or less than 5% of APSH during the winter period (21 September to 21 March);

- The post-development value is less than 0.8 times its former value for either the whole year or the winter period; and
- The reduction in annual APSH is greater than 4%.

Where these conditions are satisfied, the loss of sunlight is likely to be noticeable.

Sunlight to Gardens and Amenity Spaces

BRE guidance advises that for a garden or amenity area to appear adequately sunlit throughout the year, at least 50% of its area should receive a minimum of two hours of sunlight on 21 March.

If, as a result of new development:

- Less than 50% of the garden or amenity area receives two hours of sunlight on 21 March; and
- The area receiving two hours of sunlight is reduced to less than 0.8 times its former value,

then the loss of sunlight is likely to be noticeable.

Assessment is undertaken by modelling the extent of sunlit area at 21 March and comparing existing and proposed conditions.

Treatment of Trees

In accordance with BRE guidance, trees and vegetation are generally excluded from daylight and sunlight assessment due to their seasonal variability and the permeable nature of tree canopies.

Where mature and permanent vegetation materially influences light availability, its shading effect may be considered within the assessment.

Alternative Approaches

BRE BR209 recognises that the numerical guidelines may not be appropriate in all circumstances. In particular, alternative benchmarks may be considered where:

- Existing windows are unusually close to site boundaries;
- The urban context is characterised by dense built form;
- Site-specific constraints influence baseline light levels.

In such cases, comparative or contextual assessment methods may be applied in accordance with the principles set out in the guidance.

Impact Severity Rating

For the purposes of reporting, changes in Vertical Sky Component (VSC) have been described using broad qualitative categories to assist interpretation. These reflect common industry practice:

- Minor adverse: reductions in the order of 20–30%
- Moderate adverse: reductions in the order of 30–40%
- Major adverse: reductions greater than 40%

These categories are indicative only and are used to support professional judgement. In accordance with BRE BR209, the significance of effects is determined having regard to context, room use, and the overall distribution of results.

4.3 Effects within proposed development

Daylight Provision Calculations

BS EN 17037:2018+A1:2021 recognises two methods for assessing daylight provision to the interior, both of which require calculation using appropriate software:

- Method 1: Daylight factor method, based on calculation of daylight factors on a reference plane.
- Method 2: Climate-based daylight modelling, based on calculation of illuminance levels on a reference plane using site-specific climatic data and an appropriate time step.

The principal performance requirements of the standard are set out in Table 1. Method 2 provides illuminance values directly. Where Method 1 is used, required daylight factor targets vary according to geographical location in order to achieve equivalent illuminance levels.

Table 1: Recommendations of daylight provision by daylight openings in vertical and inclined surfaces.

Level of recommendation for vertical and inclined daylight opening	Target illuminance E_T lx	Fraction of space for target level $F_{plane, \%}$	Minimum target illuminance E_{TM} lx	Fraction of space for minimum target level $F_{plane, \%}$	Fraction of daylight hours $F_{time, \%}$
Minimum	300	50 %	100	95 %	50 %
Medium	500	50 %	300	95 %	50 %
High	750	50 %	500	95 %	50 %
NOTE Table A.3 gives target daylight factor (D_T) and minimum target daylight factor (D_{TM}) corresponding to target illuminance level and minimum target illuminance, respectively, for the CEN capital cities.					

For residential development in the UK, specific recommendations are set out in the UK National Annex to BS EN 17037. The National Annex recognises that the standard’s general recommendations may not always be achievable in all rooms, particularly in basements, dense urban environments, or conversions of existing buildings.

The UK National Annex establishes minimum daylight provision for dwellings as follows:

- Bedrooms: 100 lux
- Living rooms: 150 lux
- Kitchens: 200 lux

These values are to be achieved over at least 50% of the assessment area for at least 50% of the daylight hours. The 95% area criterion included in the main standard does not apply to dwellings in the UK.

For the purposes of this assessment, daylight provision has been considered for habitable rooms only, including bedrooms, living rooms, dining rooms and kitchens. Ancillary spaces such as circulation areas, bathrooms, storage and the basement exercise room fall outside the scope of BS EN 17037 for dwellings and are not assessed.

4.4 Building parameters

Daylight modelling requires assumptions relating to glazing performance, internal surface reflectances and external surface characteristics. The parameters adopted in this assessment reflect typical residential construction and are consistent with BRE BR209 and BS EN 17037 guidance.

Glazing Transmittance

Glazing has been modelled using a visible light transmittance representative of modern double-glazed residential units. A Normal Incidence Light Transmission (NILT) value of 0.81 has been adopted, consistent with a specification such as 4 mm low-emissivity coated glass / 16 mm argon-filled cavity / 4 mm clear float glass.

A maintenance factor of 0.96 has been applied to account for typical suburban conditions without significant overhangs or persistent obstruction. This approach is consistent with BRE BR209 guidance for residential daylight modelling.

Internal Surface Reflectance

Internal reflectance values have been selected to represent light contemporary finishes:

- Walls: 0.8 (light/white finish)
- Ceilings: 0.8 (white finish)
- Floors: 0.4 (light timber or similar finish)

These values are consistent with contemporary finishes in new residential accommodation and reflect the anticipated specification of the proposed dwelling.

External Surface Reflectance

Surface reflectances are intended to represent actual material conditions. Where measured or specified values are not available, the default values set out in BRE BR209 Table C4 have been adopted:

- Exterior walls and obstructions: 0.2
- Exterior ground: 0.2

These values represent the BRE recommended defaults where material reflectance has not been measured or specified. For the walls enclosing the proposed patio area, a reflectance value of 0.4 has been applied. This reflects the intended use of a lighter finished surface in this location and provides a more accurate representation of anticipated built form than the default value of 0.2.

Assessment Grid and Working Plane

Internal daylight has been assessed on a horizontal working plane set at 0.85m above finished floor level, consistent with BS EN 17037 guidance.

A grid spacing of 0.25m has been adopted to ensure adequate spatial resolution across the assessment area in accordance with good practice for climate-based daylight modelling.

The “Area of Interest” excludes a 0.3m perimeter from internal walls, in accordance with BRE methodology, to avoid edge effects and ensure that the assessment reflects usable floor area.

Where room layouts include small variations or shallow alcoves along a wall’s length, the inner or dominant wall line has been used as the basis for the 0.3m offset. Fixed floor-to-ceiling cupboards and wardrobes may be excluded from the room area; however, kitchen units incorporating worktops are included within the assessment area.

Areas within bay windows may be included within the assessment grid unless they form winter gardens separated from the main room by a fixed partition.

Where a room includes a corridor or annexed entrance, the corridor area may be excluded from the assessment grid unless it forms part of the usable room space, typically where it exceeds 1.5m in width. Notwithstanding this, the full room geometry and surface finishes, including corridors, are included within the calculation model to ensure accurate simulation of light distribution.

Daylight hours have been calculated across the full year using climatic data appropriate to the site location.

4.5 Interpretation of Results

In accordance with BRE BR209, London Plan Guidance and paragraph 130(c) of the NPPF, the assessment is undertaken using a two-stage process. The BRE Guide recognises that its numerical guidelines may not always be achievable in dense urban environments and that results should therefore be interpreted having regard to the surrounding built form and site constraints.

Stage 1 – Quantitative Assessment

Numerical results are compared against the relevant BRE and BS EN 17037 performance criteria.

Stage 2 – Contextual Interpretation

Where results are close to or marginally below guideline values, outcomes are interpreted having regard to:

- The established urban context;
- Existing baseline light conditions;
- Room function and layout;
- The scale and siting of the proposed development.

The BRE guidelines are advisory and are intended to inform professional judgement rather than operate as absolute thresholds.

5 Results and Conclusion

5.1 Impact on neighbours

The potential impact of the proposed development on neighbouring residential properties has been assessed in accordance with the methodology set out in *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* (BRE, 2022). The assessment considers daylight to neighbouring windows (Vertical Sky Component and Daylight Distribution), sunlight to south-facing windows (Annual Probable Sunlight Hours), and sunlight to neighbouring amenity areas.

Vertical Sky Component (VSC)

VSC analysis was undertaken for the windows serving 35 rooms serving habitable rooms within surrounding residential properties (Appendix 4). Of these, 34 rooms (97%) meet the BRE guideline criteria. One window experiences a reduction outside the standard retained-value criterion; however, this relates to a non-habitable room and is therefore not material in BRE terms. No habitable rooms are materially affected by reductions in VSC.

No habitable rooms are materially affected by reductions in the VSC.

Daylight Distribution (No Sky Line)

Daylight Distribution (NSL) analysis was undertaken for 35 rooms within neighbouring properties (Appendix 5). All assessed rooms (100%) retain compliance with the BRE guideline criteria, indicating that adequate daylight distribution is maintained. No adverse impacts are identified.

Annual Probable Sunlight Hours (APSH)

APSH analysis was undertaken for 44 windows within 90° of due south (Appendix 6). All assessed windows (100%) continue to meet the BRE sunlight criteria, with no windows experiencing reductions that would give rise to adverse impacts.

Amenity areas

Sunlight to neighbouring amenity areas has been assessed in accordance with BRE guidance (Appendix 7). The results confirm that all assessed amenity areas meet the recommended BRE criteria, with no material reductions in sunlight.

5.2 Conclusion

A daylight and sunlight assessment has been undertaken to evaluate the potential effects of the proposed development at Dunns Bakery, 6 The Broadway, London N8, in accordance with the methodology set out in *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* (BRE BR209, 2022).

Following design amendments, the assessment confirms that the proposed development would not give rise to material adverse daylight or sunlight effects to neighbouring properties. The amended proposal has been tested on the basis of a 1000mm setback from the original design, which improves the retained VSC value to the affected first-floor bedroom window at 2–4 The Broadway to 0.81 of its former value. This is above the BRE retained-value guideline of 0.80 and therefore meets the relevant VSC criterion.

All neighbouring habitable-room windows now meet the relevant BRE guideline criteria for VSC. Where reductions are identified, these are either within BRE parameters or relate to non-habitable accommodation and are therefore not material in BRE terms.

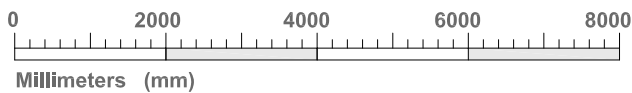
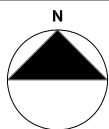
No adverse impacts are identified in respect of daylight distribution (NSL), sunlight to neighbouring windows (APSH), or sunlight to neighbouring amenity areas, all of which remain fully compliant with BRE guidance.

The amended scheme therefore resolves the previously identified marginal VSC issue while retaining the wider findings of the original assessment. The results demonstrate that adequate daylight and sunlight conditions would be maintained to neighbouring residential properties.

Taking the results together, the assessment indicates that the amended proposed development would not result in unacceptable impacts to neighbouring residential amenity. The development therefore accords with BRE guidance when assessed in the round.



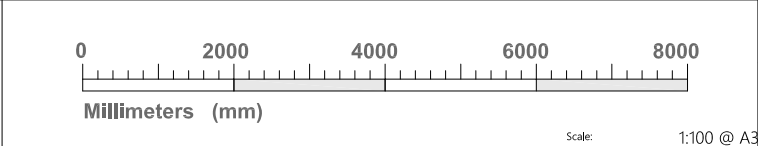
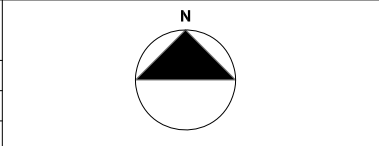
Appendix 1. Plans and Elevations



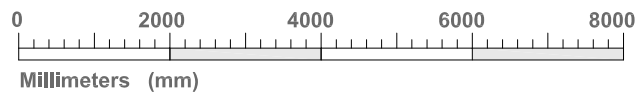
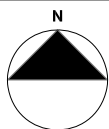
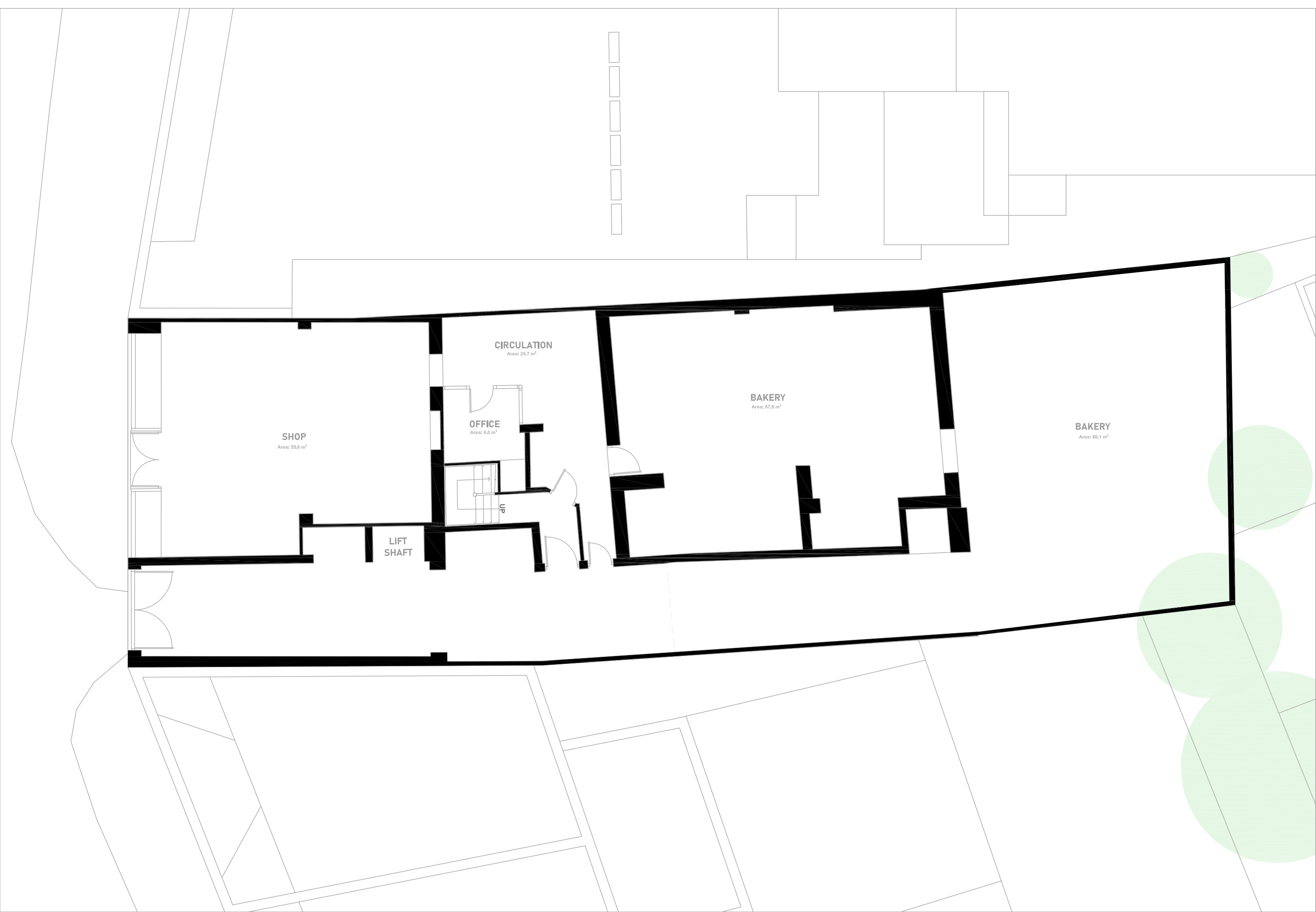


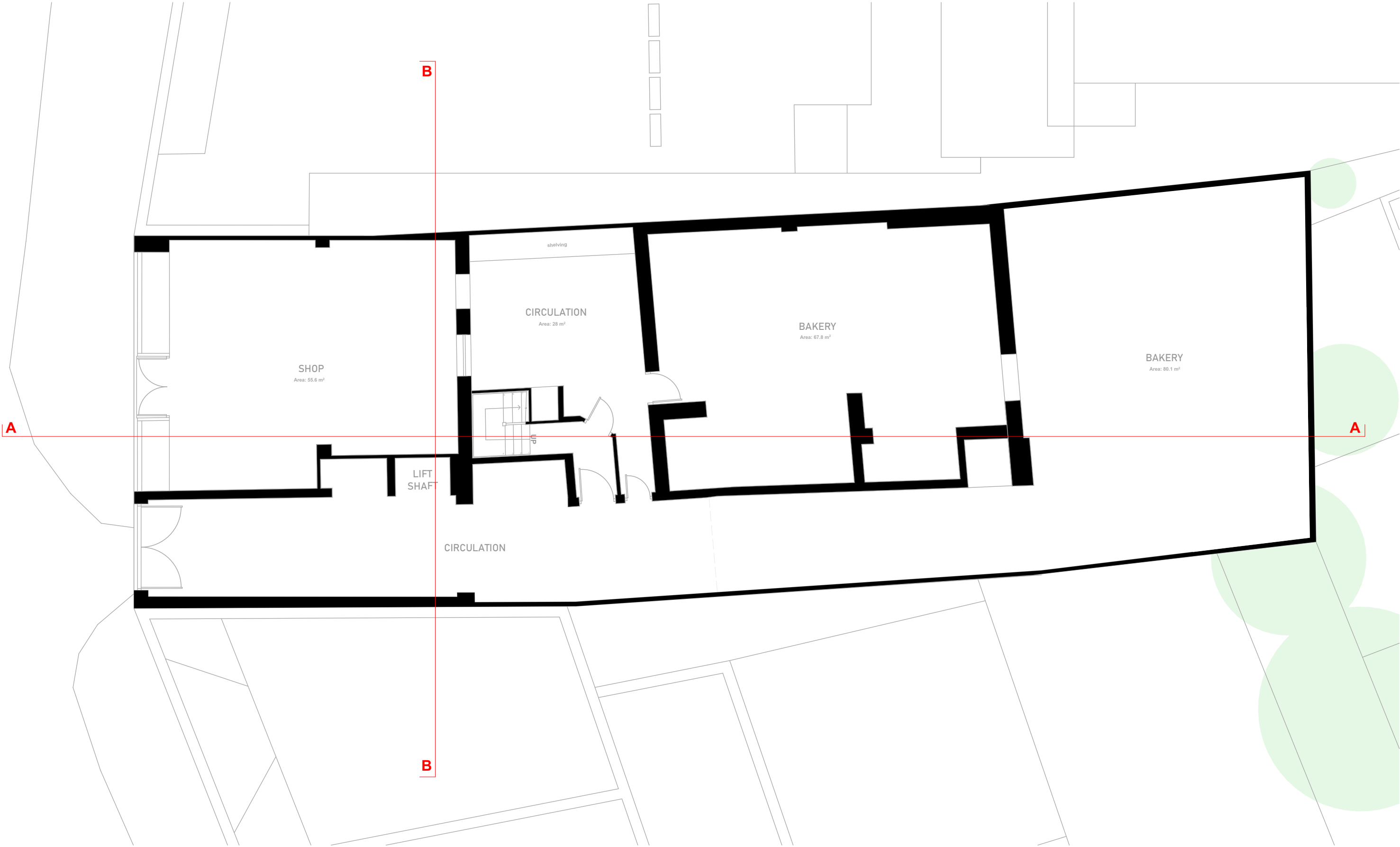
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First Floor Plan (Existing)			
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CLIENT:	Lewis Freeman	DRAWING ID:	A.03.13
DRAWN:	AGS	CHECKED:	AC
REVISION:		DATE:	04/03/2026

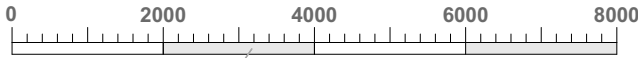


NOTE:
Report all errors and discrepancies promptly to architects before proceeding with the works.
Figured dimensions to be worked to in all cases.
The contractor is responsible for checking dimensions, tolerances and references.
All structural information to be taken from the structural engineer's drawings.





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Millimeters (mm)



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Ground Floor Plan

SCALE:

1:100 @ A3

REV:

PROJECT: 6 The Broadway

CLIENT: Lewis Freeman

DRAWING NO.: #Project Code/A.01.2.2

STATUS: Planning

DRAWN: AGS

CHECKED: AC

DATE: 19 May 2026

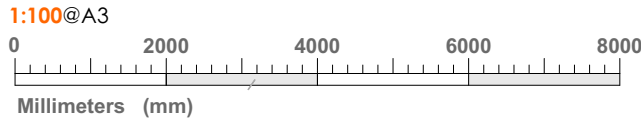
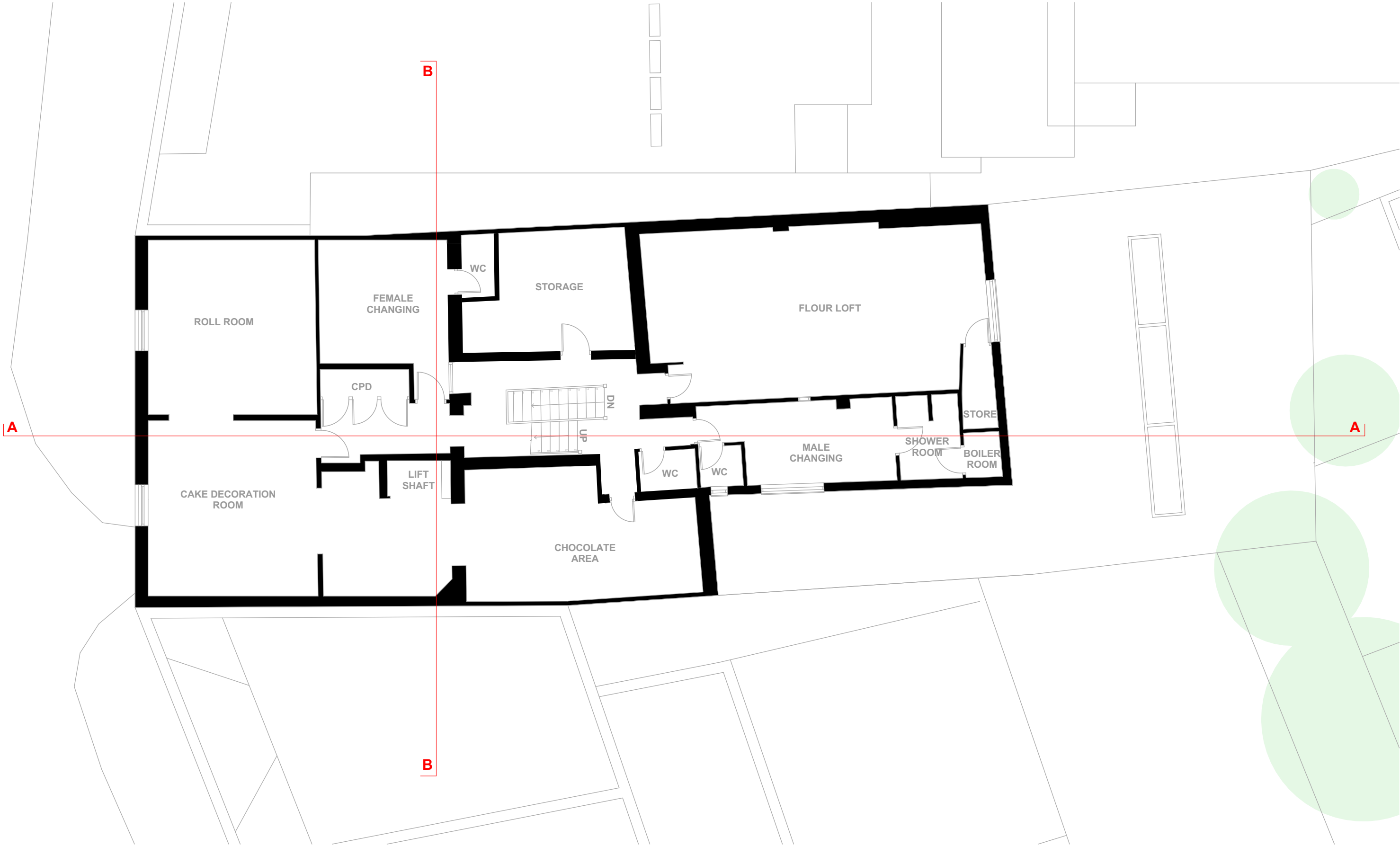
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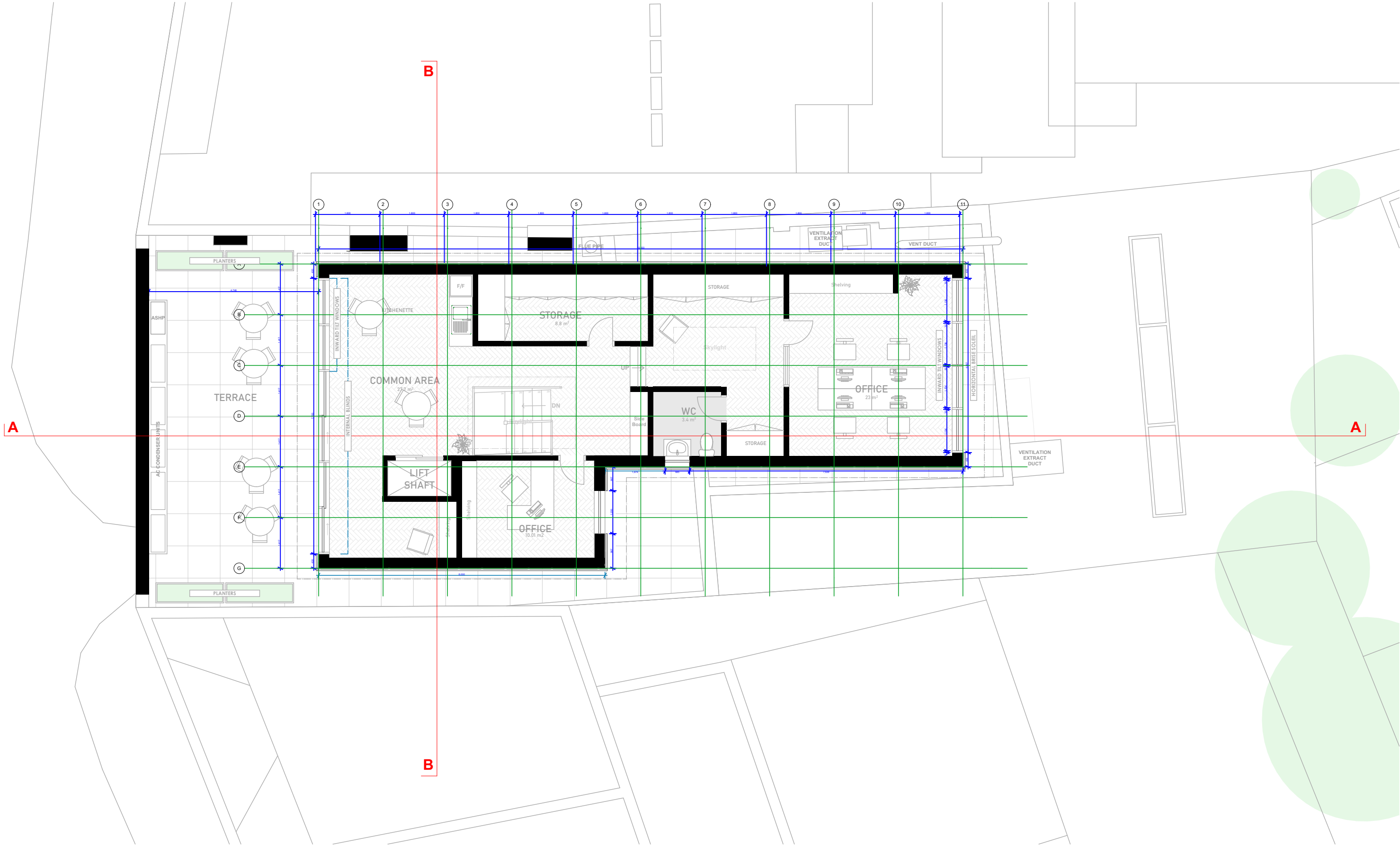
Report all errors or discrepancies to architect before proceeding with works. Boundary lines are based on input from Party Wall Surveyor and Client.

Do not scale from drawing. Figured dimensions to be worked to in all cases. We are not to be held responsible if this is deemed to be incorrect or changes are required at a later date as a result of inaccuracies with what is shown.

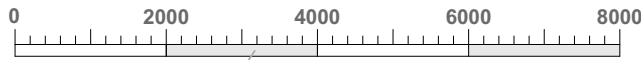
All structural information to be taken from the structural engineer's drawings. Drawings produced as instructed.



 Architecture & Interior Design a. 1a Muswell Hill London, N10 3TH t. 0208 444 2070 w. crawfordpartnership.co.uk	First Floor Plan		SCALE:	1:100 @ A3	REV:
	PROJECT:	6 The Broadway	CLIENT:	Lewis Freeman	
	DRAWING NO.:	#Project Code/A.01.2.3	STATUS:	Planning	
	DRAWN:	AGS	CHECKED:	AC	DATE:
					19 May 2026
			Updated:	NOTES: Report all errors or discrepancies to architect before proceeding with works. Boundary lines are based on input from Party Wall Surveyor and Client. Do not scale from drawing. Figured dimensions to be worked to in all cases. We are not to be held responsible if this is deemed to be incorrect or changes are required at a later date as a result of inaccuracies with what is shown. The contractor is responsible for checking dimensions, tolerances and references. All structural information to be taken from the structural engineer's drawings. Drawings produced as instructed.	



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Millimeters (mm)



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Second Floor Plan

SCALE:

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REV:

PROJECT: 6 The Broadway

CLIENT: Lewis Freeman

DRAWING NO.: #Project Code/A.01.2.4

STATUS: Planning

DRAWN: AGS

CHECKED: AC

DATE: 19 May 2026

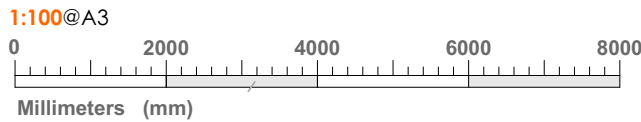
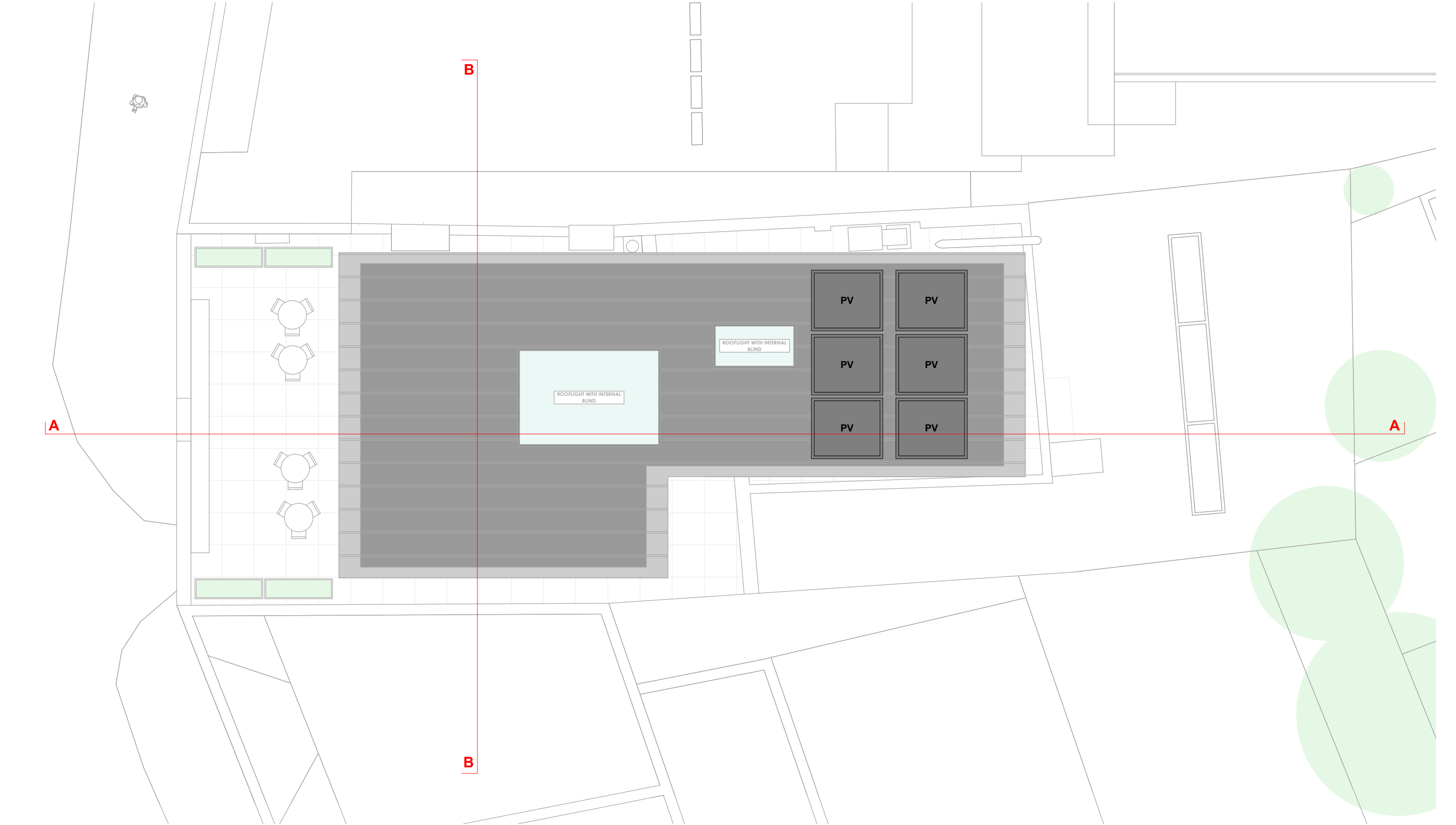
Updated:

NOTES:

Report all errors or discrepancies to architect before proceeding with works. Boundary lines are based on input from Party Wall Surveyor and Client.

Do not scale from drawing. Figured dimensions to be worked to in all cases. We are not to be held responsible if this is deemed to be incorrect or changes are required at a later date as a result of inaccuracies with what is shown.

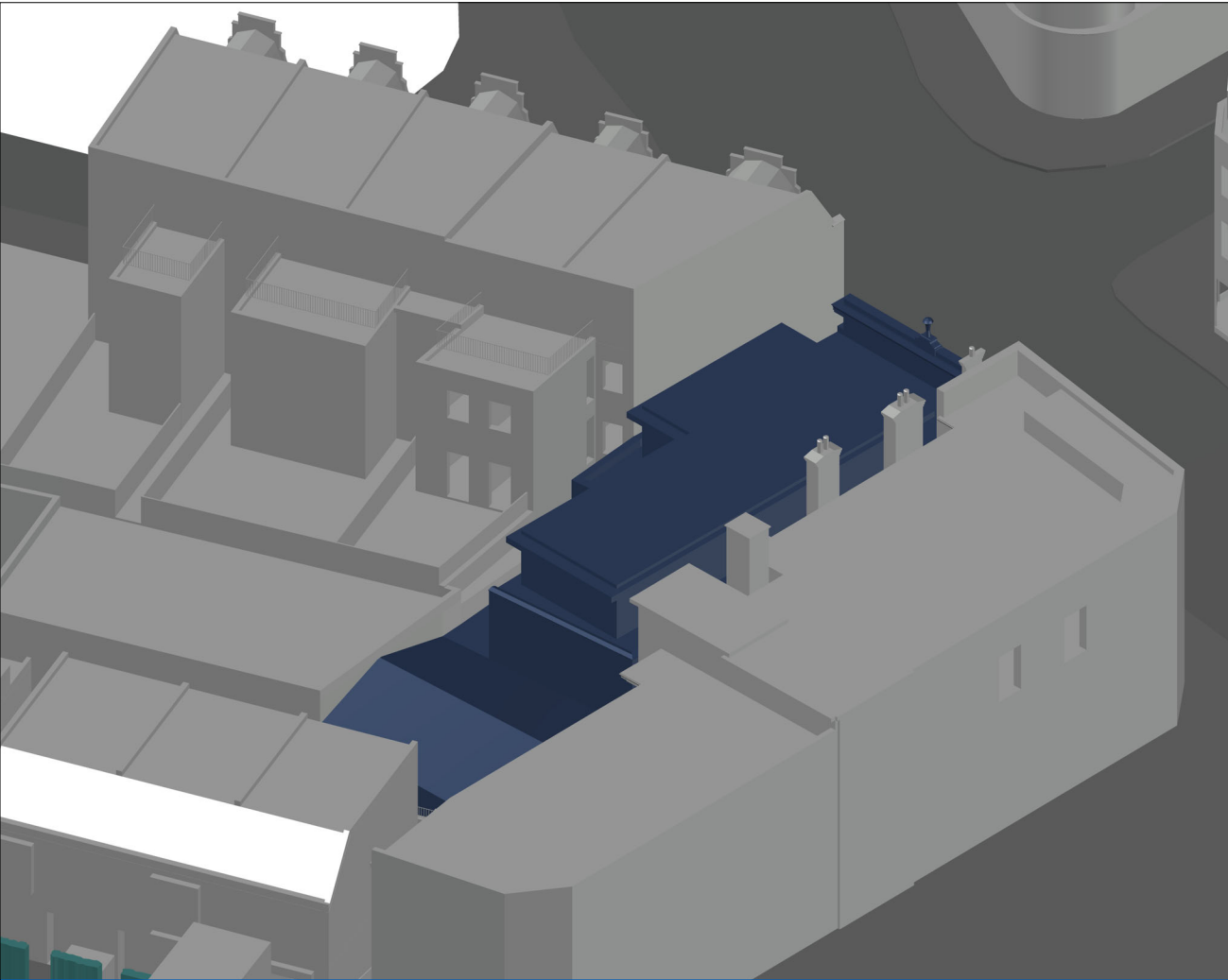
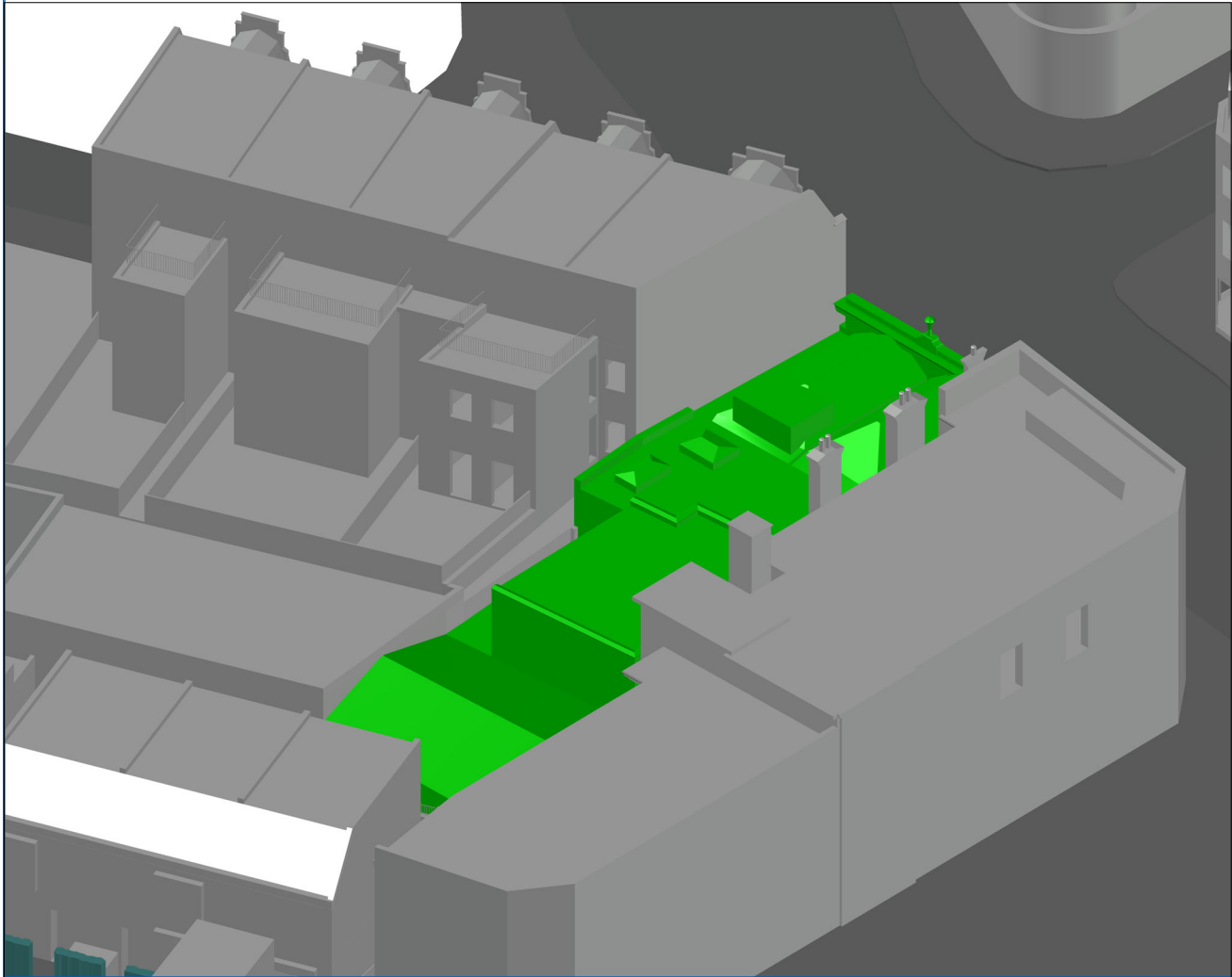
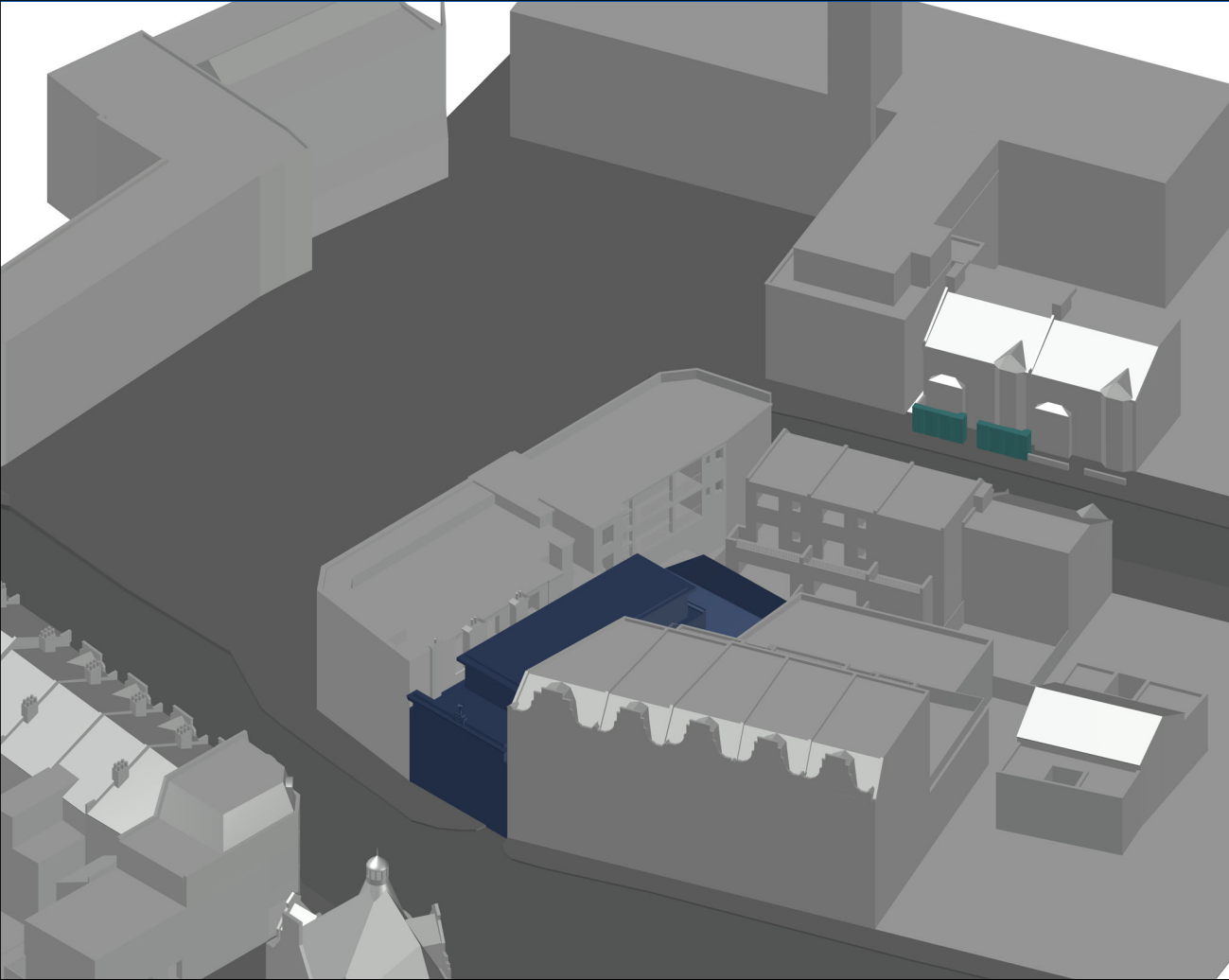
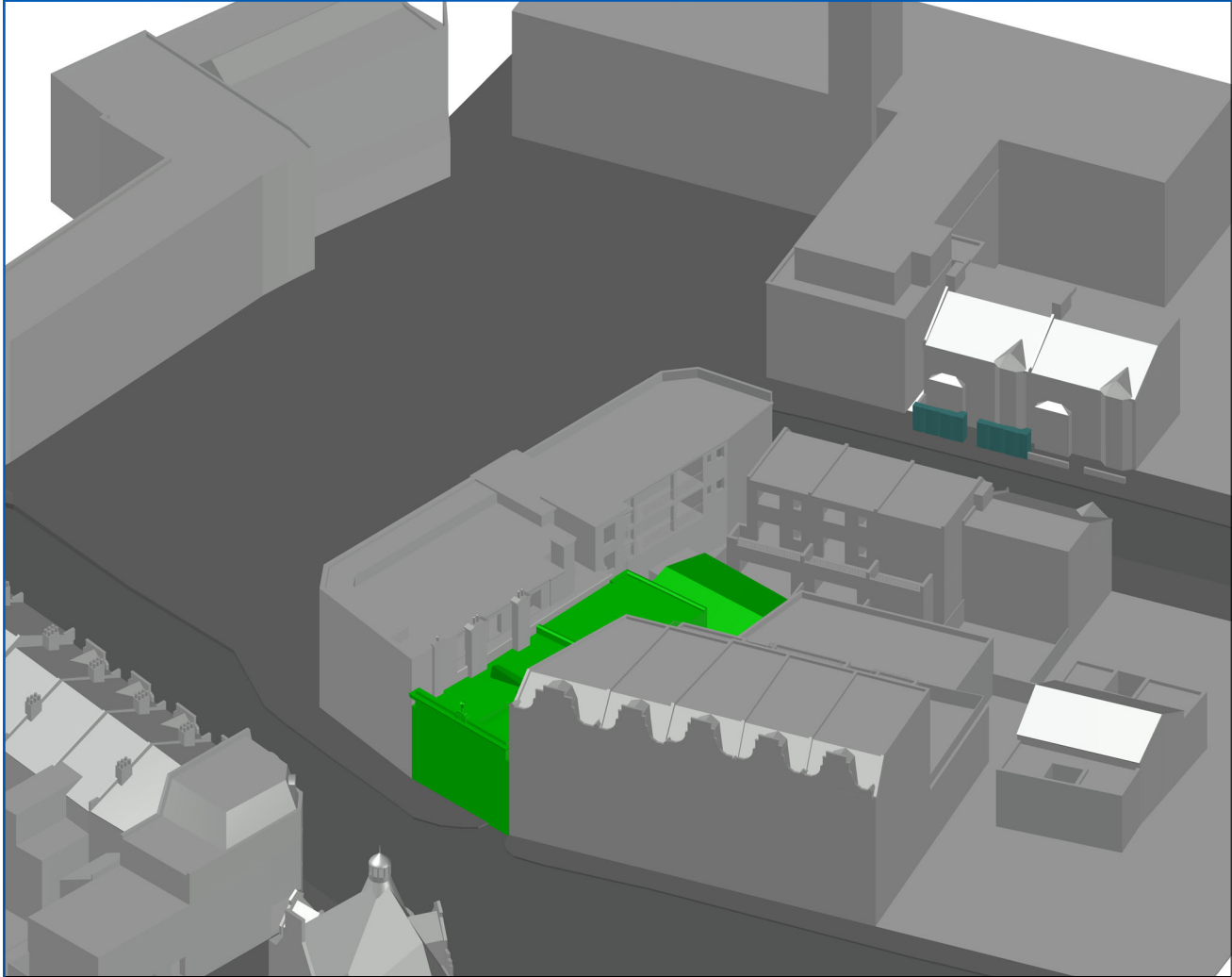
All structural information to be taken from the structural engineer's drawings. Drawings produced as instructed.



 Architecture & Interior Design a. 1a Muswell Hill London, N10 3TH t. 0208 444 2070 w. crawfordpartnership.co.uk	Roof Plan		SCALE: 1:100 @ A3	REV:
	PROJECT: 6 The Broadway	CLIENT: Lewis Freeman	Updated:	
	DRAWING NO.: #Project Code/A.01.2.5	STATUS: Planning		
	DRAWN: AGS	CHECKED: AC		
		DATE: 19 May 2026		
NOTES: Report all errors or discrepancies to architect before proceeding with works. Boundary lines are based on input from Party Wall Surveyor and Client. Do not scale from drawing. Figured dimensions to be worked to in all cases. We are not to be held responsible if this is deemed to be incorrect or changes are required at a later date as a result of inaccuracies with what is shown. The contractor is responsible for checking dimensions, tolerances and references. All structural information to be taken from the structural engineer's drawings. Drawings produced as instructed.				



Appendix 2 Model Overview



Notes:

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REV:	DESCRIPTION:	BY:	DATE:
STATUS:		Planning Application	



PLANNING FOR SUSTAINABILITY

207 112 7590
www.planningforsustainability.uk

CLIENT:

Dunns Bakery
6 The Broadway
Haringey, London
N8 9SN

ARCHITECT:

The Crawford Partnership
1a Muswell Hill
London
N10 3TH

SITE:

Dunns Bakery

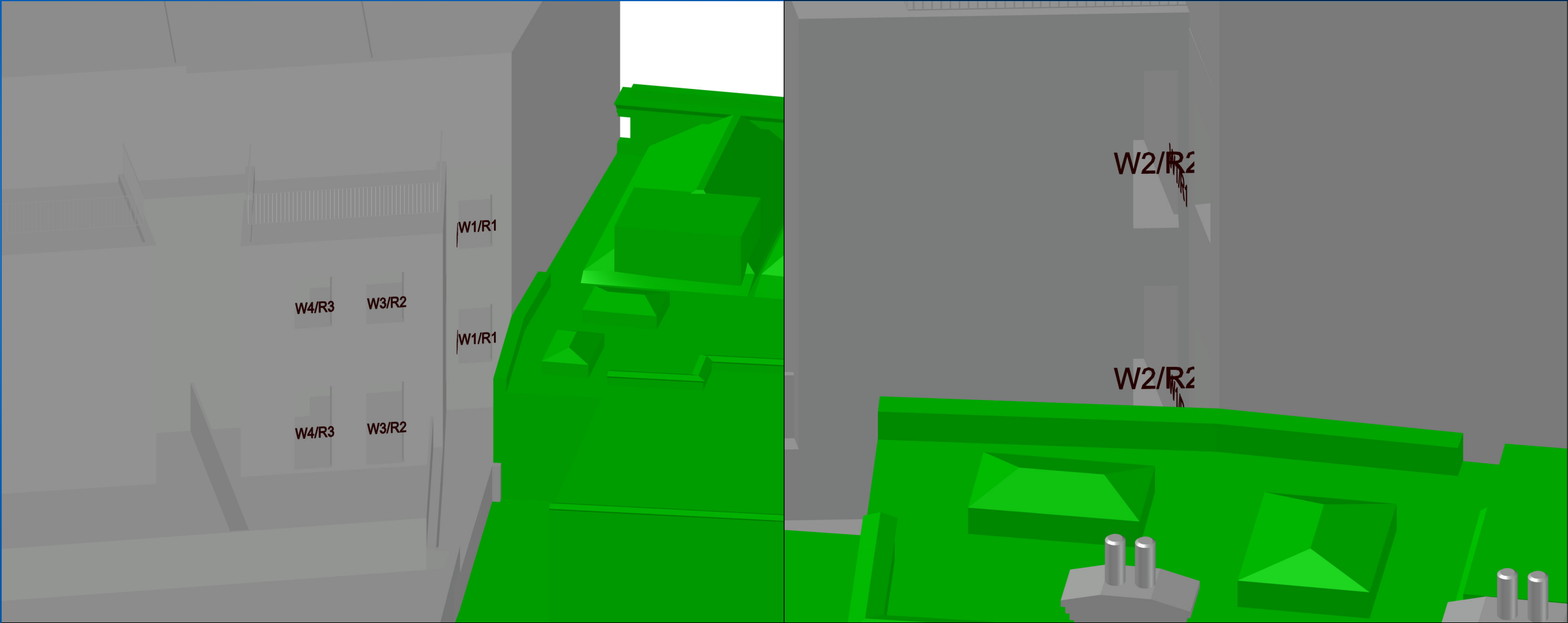
TITLE:

Daylight and Sunlight
Model Overview

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	19 May '26	PG	SJB
PROJECT NO:	DRAWING NO:	REVISION:	
Planning		A	



Appendix 3. Window Numbering



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REV:	DESCRIPTION:	BY:	DATE:
STATUS: Planning Application			



PLANNING FOR SUSTAINABILITY

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CLIENT:

Dunns Bakery
6 The Broadway
Haringey, London
N8 9SN

ARCHITECT:

The Crawford Partnership
1a Muswell Hill
London
N10 3TH

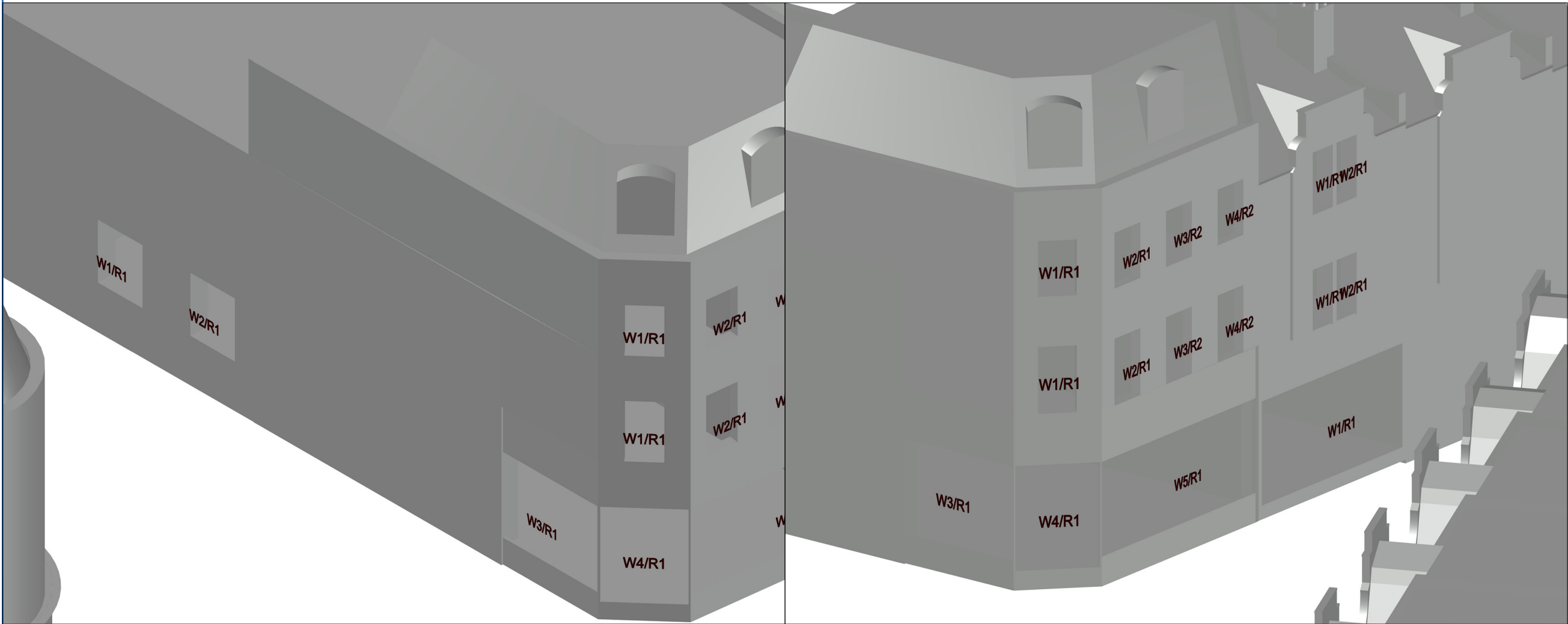
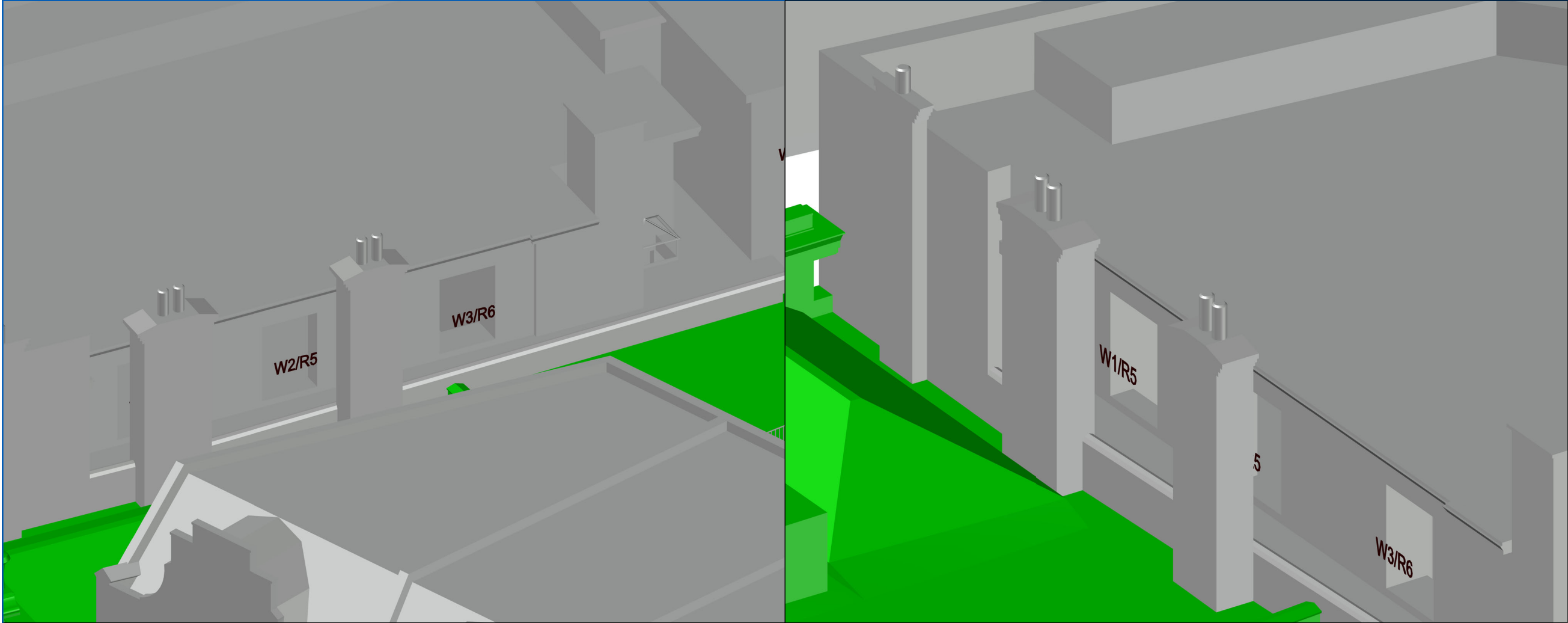
SITE:

Newton Industrial Estate

TITLE:

Daylight and Sunlight
Window numbering

SCALE AT A3: NTS	DATE: 19 Mar '26	DRAWN: PG	CHECKED: SJB
PROJECT NO: Planning	DRAWING NO:		REVISION: A



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REV:	DESCRIPTION:	BY:	DATE:
STATUS: Planning Application			



PLANNING FOR SUSTAINABILITY

0207 112 7590
www.planningforsustainability.uk

CLIENT:		Dunns Bakery 6 The Broadway Haringey, London N8 9SN	
ARCHITECT:		The Crawford Partnership 1a Muswell Hill London N10 3TH	
SITE:		Newton Industrial Estate	
TITLE:		Daylight and Sunlight Window numbering	
SCALE AT A3: NTS	DATE: 19 Mar '26	DRAWN: PG	CHECKED: SJB
PROJECT NO: Planning	DRAWING NO:		REVISION: A

Appendix 4 Vertical Sky Component

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria
2-4 The Broadway													
First	R1	Flat 01	Residential	Bedroom	W1	Flat 1 Existing Proposed	20.65 16.66	0.81	Yes	68°N	20.65 16.66	0.81	Yes
First	R2	Flat 01	Residential	Kitchen	W2	Flat 1 Existing Proposed	21.13 10.14	0.55	NO	349°N			
First	R2	Flat 01	Residential	Kitchen	W3	Flat 1 Existing Proposed	35.00 32.69	0.93	YES	69°N	30.20 25.43	0.84	YES
First	R3	Flat 01	Residential	Living Room	W4	Flat 1 Existing Proposed	35.34 34.22	0.97	YES	69°N	35.34 34.22	0.97	YES
Second	R1	Flat 06	Residential	Bedroom	W1	Flat 6 Existing Proposed	27.90 27.90	1.00	YES	68°N	27.90 27.90	1.00	YES
Second	R2	Flat 06	Residential	Kitchen	W2	Flat 6 Existing Proposed	25.73 25.73	1.00	YES	349°N			
Second	R2	Flat 06	Residential	Kitchen	W3	Flat 6 Existing Proposed	38.54 38.54	1.00	YES	69°N	32.60 32.60	1.00	YES
Second	R3	Flat 06	Residential	Living Room	W4	Flat 6 Existing Proposed	38.63 38.63	1.00	YES	69°N	38.63 38.63	1.00	YES
8 The Broadway													
First	R1	Flat2	Residential	Bathroom	W12	Flat2 Existing Proposed	2.76 2.76	1.00	YES	179°			
First	R1	Flat2	Residential	Bathroom	W13	Flat2 Existing Proposed	3.73 3.73	1.00	YES	179°			

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria
First	R2	Flat2	Residential	Kitchen	W14	Flat2	Existing Proposed	6.35 6.35	1.00	YES	179°	3.17 3.17	1.00	YES
First	R2	Flat2	Residential	Kitchen	W15	Flat2	Existing Proposed	3.78 3.78	1.00	YES	179°			
First	R3	Flat1	Residential	WC	W10	Flat1	Existing Proposed	22.42 22.33	1.00	YES	179°	5.55 5.55	1.00	YES
First	R4	Flat1	Residential	Bathroom	W11	Flat1	Existing Proposed	17.86 17.77	0.99	YES	179°	22.42 22.33	1.00	YES
First	R5	Commercial	Commercial	Office-Open Plan	W1	Office	Existing Proposed	13.27 10.02	0.76	NO	179°	17.86 17.77	0.99	YES
First	R5	Commercial	Commercial	Office-Open Plan	W2	Office	Existing Proposed	18.66 14.94	0.80	YES	179°			
First	R5	Commercial	Commercial	Office-Open Plan	W6	Office	Existing Proposed	37.54 37.54	1.00	YES	359°N			
First	R5	Commercial	Commercial	Office-Open Plan	W7	Office	Existing Proposed	37.52 37.52	1.00	YES	359°N			
First	R6	Commercial	Commercial	Stairwell	W3	Office	Existing Proposed	29.33 20.71	0.71	NO	179°	27.85 26.29	0.94	YES
First	R7	Commercial	Commercial	Stairwell	W4	Office	Existing Proposed	14.69 14.60	0.99	YES	89°N	29.33 20.71	0.71	NO
First	R8	Commercial	Commercial	Stairwell	W5	Office	Existing Proposed	33.75 27.63	0.82	YES	179°	14.69 14.60	0.99	YES
Second	R1	Flat4	Residential	Bathroom	W7	Flat4	Existing Proposed	4.80 4.80	1.00	YES	179°	33.75 27.63	0.82	YES
Second	R1	Flat4	Residential	Bathroom	W8	Flat4	Existing Proposed	3.67 3.67	1.00	YES	179°			

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria
Second	R2	Flat4	Residential	Kitchen	W5	Flat4	Existing Proposed	5.90 5.90	1.00	YES	179°	4.14 4.14	1.00	YES
Second	R2	Flat4	Residential	Kitchen	W6	Flat4	Existing Proposed	8.61 8.61	1.00	YES	179°	7.76 7.76	1.00	YES
Second	R3	Flat3	Residential	WC	W4	Flat3	Existing Proposed	33.60 33.58	1.00	YES	179°	33.60 33.58	1.00	YES
Second	R4	Flat3	Residential	Bathroom	W3	Flat3	Existing Proposed	32.16 32.14	1.00	YES	179°	32.16 32.14	1.00	YES
11 Hatherley Garden														
Ground	R1		Residential	LKD	W1		Existing Proposed	18.06 18.06	1.00	YES	249°	17.82 17.82	1.00	YES
Ground	R1		Residential	LKD	W2		Existing Proposed	4.77 4.77	1.00	YES	339°N			
Ground	R1		Residential	LKD	W3		Existing Proposed	27.93 27.93	1.00	YES	69°N			
First	R1		Residential	Bedroom	W2		Existing Proposed	28.62 27.75	0.97	YES	249°	28.92 28.05	0.97	YES
First	R1		Residential	Bathroom	W1		Existing Proposed	30.63 29.76	0.97	YES	249°			
Second	R1		Residential	Bedroom	W2		Existing Proposed	33.78 33.42	0.99	YES	249°	33.78 33.42	0.99	YES
Second	R2		Residential	Bathroom	W1		Existing Proposed	34.50 34.20	0.99	YES	249°	34.50 34.20	0.99	YES
9 Hatherley Garden														

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria
Ground	R1		Residential	LKD	W1	Existing Proposed	20.75 20.11	0.97	YES	249°	20.75 20.11	0.97	YES
First	R1		Residential	Bathroom	W1	Existing Proposed	31.91 31.27	0.98	YES	249°	31.91 31.27	0.98	YES
First	R2		Residential	Bedroom	W2	Existing Proposed	30.65 29.86	0.97	YES	249°	30.65 29.86	0.97	YES
Second	R1		Residential	Bedroom	W2	Existing Proposed	34.65 34.39	0.99	YES	249°	34.65 34.39	0.99	YES
Second	R2		Residential	Bathroom	W1	Existing Proposed	35.05 34.90	1.00	YES	249°	35.05 34.90	1.00	YES
1 The Broadway													
Ground	R1		Commercial	Commercial-Shop	W1	Existing Proposed	26.67 26.67	1.00	YES	180°	28.54 28.54	1.00	YES
Ground	R1		Commercial	Commercial-Shop	W2	Existing Proposed	25.99 25.99	1.00	YES	180°			
Ground	R1		Commercial	Commercial-Shop	W3	Existing Proposed	29.95 29.95	1.00	YES	180°			
Ground	R1		Commercial	Commercial-Shop	W4	Existing Proposed	30.33 30.33	1.00	YES	138°			
Ground	R1		Commercial	Commercial-Shop	W5	Existing Proposed	27.88 27.88	1.00	YES	97°			
First	R1		Commercial	Office	W1	Existing Proposed	33.46 33.41	1.00	YES	138°			

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria
First	R1		Commercial	Office	W2	Existing Proposed	32.30 32.24	1.00	YES	97°	32.88 32.82	1.00	YES
First	R2		Commercial	Office	W3	Existing Proposed	32.29 32.24	1.00	YES	97°			
First	R2		Commercial	Office	W4	Existing Proposed	32.33 32.28	1.00	YES	97°	32.31 32.26	1.00	YES
Second	R1		Commercial	Office	W1	Existing Proposed	35.94 35.83	1.00	YES	138°			
Second	R1		Commercial	Office	W2	Existing Proposed	35.81 35.61	0.99	YES	97°	35.87 35.72	1.00	YES
Second	R2		Commercial	Office	W3	Existing Proposed	35.88 35.67	0.99	YES	97°			
Second	R2		Commercial	Office	W4	Existing Proposed	35.95 35.74	0.99	YES	97°	35.92 35.71	0.99	YES
3 The Broadway													
Ground	R1		Commercial	Commercial-Shop	W1	Existing Proposed	27.62 27.61	1.00	YES	97° Inc	27.62 27.61	1.00	YES
First	R1		Commercial	Office	W1	Existing Proposed	31.10 31.06	1.00	YES	97° Inc			
First	R1		Commercial	Office	W2	Existing Proposed	31.11 31.07	1.00	YES	97° Inc	31.11 31.07	1.00	YES
Second	R1		Commercial	Office	W1	Existing Proposed	34.91 34.74	1.00	YES	97° Inc			
Second	R1		Commercial	Office	W2	Existing Proposed	34.90 34.75	1.00	YES	97° Inc	34.91 34.75	1.00	YES

Appendix 5 No Sky Line

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
2-4 The Broadway										
First	R1	Flat 01	Residential	Bedroom	Area m2	14.83	13.31	12.67	0.95	YES
					% of room		89.70%	85.41%		
	R2	Flat 01	Residential	Kitchen	Area m2	9.64	9.52	9.52	1.00	YES
					% of room		98.72%	98.72%		
	R3	Flat 01	Residential	Living Room	Area m2	8.66	8.48	8.48	1.00	YES
					% of room		97.99%	97.98%		
Second	R1	Flat 06	Residential	Bedroom	Area m2	14.83	14.20	14.20	1.00	YES
					% of room		95.74%	95.74%		
	R2	Flat 06	Residential	Kitchen	Area m2	9.64	9.51	9.51	1.00	YES
					% of room		98.63%	98.63%		
	R3	Flat 06	Residential	Living Room	Area m2	8.66	8.47	8.47	1.00	YES
					% of room		97.83%	97.83%		
8 The Broadway										
First	R1	Flat2	Residential	Bathroom	Area m2	4.73	0.68	0.68	1.00	YES
					% of room		14.33%	14.33%		
	R2	Flat2	Residential	Kitchen	Area m2	11.63	5.63	5.55	0.98	YES
					% of room		48.43%	47.67%		
	R3	Flat1	Residential	WC	Area m2	1.17	1.07	1.07	1.00	YES
					% of room		91.63%	91.63%		
	R4	Flat1	Residential	Bathroom	Area m2	4.24	3.11	3.11	1.00	YES
					% of room		73.40%	73.40%		
	R5	Commercial	Commercial	Office-Open Plan	Area m2	90.10	88.07	88.05	1.00	YES
					% of room		97.75%	97.72%		
	R6	Commercial	Commercial	Stairwell	Area m2	8.70	7.26	7.26	1.00	YES
					% of room		83.45%	83.45%		
	R7	Commercial	Commercial	Stairwell	Area m2	7.70	1.93	1.93	1.00	YES
					% of room		25.02%	25.02%		
	R8	Commercial	Commercial	Stairwell	Area m2	2.91	2.76	2.76	1.00	YES
					% of room		94.82%	94.82%		
Second	R1	Flat4	Residential	Bathroom	Area m2	5.12	1.34	1.34	1.00	YES
					% of room		26.25%	26.25%		
	R2	Flat4	Residential	Kitchen	Area m2	11.63	7.85	7.85	1.00	YES
					% of room		67.48%	67.48%		

	R3	Flat3	Residential	WC	Area m2 % of room	1.17 87.91%	1.02 87.91%	1.02 87.91%	1.00	YES
	R4	Flat3	Residential	Bathroom	Area m2 % of room	4.24 91.91%	3.90 91.91%	3.90 91.91%	1.00	YES
11 Hatherleys Garden										
Ground	R1		Residential	LKD	Area m2 % of room	47.32 86.29%	40.83 79.95%	37.83 79.95%	0.93	YES
First	R1		Residential	Bedroom	Area m2 % of room	10.88 98.55%	10.72 98.55%	10.72 98.55%	1.00	YES
	R1		Residential	Bathroom	Area m2 % of room	4.74 94.47%	4.48 94.47%	4.48 94.47%	1.00	YES
Second	R1		Residential	Bedroom	Area m2 % of room	13.29 99.57%	13.23 99.57%	13.23 99.57%	1.00	YES
	R2		Residential	Bathroom	Area m2 % of room	4.74 94.67%	4.49 94.67%	4.49 94.67%	1.00	YES
9 Hatherley Garden										
Ground	R1		Residential	LKD	Area m2 % of room	43.26 53.94%	23.33 51.14%	22.12 51.14%	0.95	YES
First	R1		Residential	Bathroom	Area m2 % of room	4.74 94.80%	4.50 94.80%	4.50 94.80%	1.00	YES
	R2		Residential	Bedroom	Area m2 % of room	10.88 97.58%	10.62 97.58%	10.62 97.58%	1.00	YES
Second	R1		Residential	Bedroom	Area m2 % of room	13.29 99.56%	13.23 99.56%	13.23 99.56%	1.00	YES
	R2		Residential	Bathroom	Area m2 % of room	4.74 95.02%	4.51 95.02%	4.51 95.02%	1.00	YES
1 The Broadway										
Ground	R1		Commercial	Commercial-Shop	Area m2 % of room	108.74 89.54%	97.36 89.54%	97.36 89.54%	1.00	YES
First	R1		Commercial	Office	Area m2 % of room	12.04 99.75%	12.01 99.75%	12.01 99.75%	1.00	YES
	R2		Commercial	Office	Area m2 % of room	15.48 99.30%	15.38 99.30%	15.38 99.30%	1.00	YES
Second	R1		Commercial	Office	Area m2 % of room	12.04 99.75%	12.01 99.75%	12.01 99.75%	1.00	YES
	R2		Commercial	Office	Area m2 % of room	15.48 99.30%	15.38 99.30%	15.38 99.30%	1.00	YES



3 The Broadway									
Ground	R1	Commercial	Commercial-Shop	Area m2	55.14	37.58	37.43	1.00	YES
				% of room		68.15%	67.89%		
First	R1	Commercial	Office	Area m2	20.73	18.47	18.47	1.00	YES
				% of room		89.10%	89.10%		
Second	R1	Commercial	Office	Area m2	20.73	18.41	18.41	1.00	YES
				% of room		88.80%	88.80%		



Appendix 6 Probable Sunlight Hours

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute	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
2-4 The Broadway																		
First	R1	Flat 01	Residential	Bedroom	W1	Flat 1		*North	*North		*North	*North		*North	*North		*North	*North
First	R2	Flat 01	Residential	Kitchen	W2	Flat 1		*North	*North		*North	*North						
First	R2	Flat 01	Residential	Kitchen	W3	Flat 1		*North	*North		*North	*North						
First	R3	Flat 01	Residential	Living Room	W4	Flat 1		*North	*North		*North	*North		*North	*North		*North	*North
														*North	*North		*North	*North
Second	R1	Flat 06	Residential	Bedroom	W1	Flat 6		*North	*North		*North	*North		*North	*North		*North	*North
Second	R2	Flat 06	Residential	Kitchen	W2	Flat 6		*North	*North		*North	*North						
Second	R2	Flat 06	Residential	Kitchen	W3	Flat 6		*North	*North		*North	*North						
Second	R3	Flat 06	Residential	Living Room	W4	Flat 6		*North	*North		*North	*North		*North	*North		*North	*North
														*North	*North		*North	*North
8 The Broadway																		
First	R1	Flat2	Residential	Bathroom	W12	Flat2	0.00	1.00	YES	0.00	1.00	YES						
							0.00			0.00								
First	R1	Flat2	Residential	Bathroom	W13	Flat2	4.00	1.00	YES	4.00	1.00	YES						



							4.00			4.00										
													4.00			4.00				
First	R2	Flat2	Residential	Kitchen	W14	Flat2	9.00	1.00	YES	9.00	1.00	YES	4.00	1.00	YES	4.00	1.00	YES		
							9.00			9.00										
First	R2	Flat2	Residential	Kitchen	W15	Flat2	4.00	1.00	YES	4.00	1.00	YES								
							4.00			4.00										
													9.00			9.00				
First	R3	Flat1	Residential	WC	W10	Flat1	60.00	0.98	YES	12.00	0.92	YES	9.00	1.00	YES	9.00	1.00	YES		
							59.00			11.00			9.00			9.00				
First	R4	Flat1	Residential	Bathroom	W11	Flat1	49.00	0.98	YES	7.00	0.86	YES	60.00	0.98	YES	12.00	0.92	YES		
							48.00			6.00			59.00			11.00				
First	R5	Commercial	Commercial	Office-Open Plan	W1	Office	34.00	0.85	YES	7.00	0.29	NO	49.00	0.98	YES	7.00	0.86	YES		
							29.00			2.00			48.00			6.00				
First	R5	Commercial	Commercial	Office-Open Plan	W2	Office	49.00	0.86	YES	12.00	0.42	YES								
							42.00			5.00										
First	R5	Commercial	Commercial	Office-Open Plan	W6	Office	11.00	*North	*North	0.00	*North	*North								
							11.00			0.00										
First	R5	Commercial	Commercial	Office-Open Plan	W7	Office	11.00	*North	*North	0.00	*North	*North								
							11.00			0.00										
													72.00			16.00				
First	R6	Commercial	Commercial	Stairwell	W3	Office	69.00	0.81	YES	20.00	0.35	YES	62.00	0.86	YES	6.00	0.38	YES		
							56.00			7.00										
													69.00			20.00				
First	R7	Commercial	Commercial	Stairwell	W4	Office							56.00	0.81	YES	7.00	0.35	YES		
								*North	*North		*North	*North								
First	R8	Commercial	Commercial	Stairwell	W5	Office	80.00	0.88	YES	23.00	0.57	YES		*North	*North		*North	*North		
							70.00			13.00										
													80.00			23.00				
													70.00	0.88	YES	13.00	0.57	YES		
Second	R1	Flat4	Residential	Bathroom	W7	Flat4	6.00	1.00	YES	6.00	1.00	YES								
							6.00			6.00										
Second	R1	Flat4	Residential	Bathroom	W8	Flat4	1.00	1.00	YES	1.00	1.00	YES								
							1.00			1.00										
													6.00			6.00				
													6.00	1.00	YES	6.00	1.00	YES		



Second	R2	Flat4	Residential	Kitchen	W5	Flat4	6.00	1.00	YES	6.00	1.00	YES	13.00	13.00	1.00	YES	13.00	1.00	YES
Second	R2	Flat4	Residential	Kitchen	W6	Flat4	13.00	1.00	YES	13.00	1.00	YES							
							13.00			13.00									
Second	R3	Flat3	Residential	WC	W4	Flat3	81.00	1.00	YES	27.00	1.00	YES	81.00	27.00	1.00	YES	27.00	1.00	YES
							81.00			27.00									
Second	R4	Flat3	Residential	Bathroom	W3	Flat3	81.00	1.00	YES	25.00	1.00	YES	81.00	25.00	1.00	YES	25.00	1.00	YES
							81.00			25.00									
11 Hatherleys Garden																			
Ground	R1		Residential	LKD	W1		36.00	1.00	YES	10.00	1.00	YES	69.00	18.00	1.00	YES	18.00	1.00	YES
							36.00			10.00									
Ground	R1		Residential	LKD	W2		2.00	*North	*North	0.00	*North	*North							
							2.00			0.00									
Ground	R1		Residential	LKD	W3		33.00	*North	*North	8.00	*North	*North	69.00	1.00	YES	18.00	1.00	YES	
							33.00			8.00									
First	R1		Residential	Bedroom	W2		48.00	1.00	YES	16.00	1.00	YES	48.00	16.00	1.00	YES	16.00	1.00	YES
							48.00			16.00									
First	R1		Residential	Bathroom	W1		52.00	0.98	YES	16.00	1.00	YES							
							51.00			16.00									
Second	R1		Residential	Bedroom	W2		54.00	1.00	YES	17.00	1.00	YES	54.00	17.00	1.00	YES	17.00	1.00	YES
							54.00			17.00									
Second	R2		Residential	Bathroom	W1		55.00	1.00	YES	17.00	1.00	YES	55.00	17.00	1.00	YES	17.00	1.00	YES
							55.00			17.00									
9 Hatherley Garden																			
Ground	R1		Residential	LKD	W1		32.00	1.00	YES	7.00	1.00	YES	32.00	7.00					
							32.00			7.00									



											32.00	1.00	YES	7.00	1.00	YES
First	R1	Residential	Bathroom	W1	54.00 51.00	0.94	YES	17.00 17.00	1.00	YES						
First	R2	Residential	Bedroom	W2	52.00 51.00	0.98	YES	16.00 16.00	1.00	YES	54.00 51.00	0.94	YES	17.00 17.00	1.00	YES
Second	R1	Residential	Bedroom	W2	55.00 55.00	1.00	YES	17.00 17.00	1.00	YES	52.00 51.00	0.98	YES	16.00 16.00	1.00	YES
Second	R2	Residential	Bathroom	W1	56.00 56.00	1.00	YES	18.00 18.00	1.00	YES	55.00 55.00	1.00	YES	17.00 17.00	1.00	YES
1 The Broadway																
Ground	R1	Commercial	Commercial-Shop	W1	70.00 70.00	1.00	YES	14.00 14.00	1.00	YES						
Ground	R1	Commercial	Commercial-Shop	W2	65.00 65.00	1.00	YES	11.00 11.00	1.00	YES						
Ground	R1	Commercial	Commercial-Shop	W3	71.00 71.00	1.00	YES	17.00 17.00	1.00	YES						
Ground	R1	Commercial	Commercial-Shop	W4	58.00 58.00	1.00	YES	17.00 17.00	1.00	YES						
Ground	R1	Commercial	Commercial-Shop	W5	40.00 40.00	1.00	YES	13.00 13.00	1.00	YES	84.00 84.00	1.00	YES	26.00 26.00	1.00	YES
First	R1	Commercial	Office	W1	64.00 64.00	1.00	YES	17.00 17.00	1.00	YES						
First	R1	Commercial	Office	W2	46.00 46.00	1.00	YES	13.00 13.00	1.00	YES	65.00 65.00	1.00	YES	17.00 17.00	1.00	YES
First	R2	Commercial	Office	W3	45.00 45.00	1.00	YES	13.00 13.00	1.00	YES						
First	R2	Commercial	Office	W4	46.00 46.00	1.00	YES	13.00 13.00	1.00	YES	46.00 46.00	1.00	YES	13.00 13.00	1.00	YES
Second	R1	Commercial	Office	W1	70.00	1.00	YES	21.00	1.00	YES						



Second	R1	Commercial	Office	W2	70.00	1.00	YES	21.00	1.00	YES						
					48.00			13.00								
					48.00			13.00								
Second	R2	Commercial	Office	W3	49.00	1.00	YES	13.00	1.00	YES	70.00	1.00	YES	21.00	1.00	YES
					49.00			13.00			70.00			21.00		
					50.00			14.00			50.00			14.00		
Second	R2	Commercial	Office	W4	50.00	1.00	YES	14.00	1.00	YES	50.00	1.00	YES	14.00	1.00	YES
					50.00			14.00			50.00			14.00		
					50.00			14.00			50.00			14.00		
3 The Broadway																
Ground	R1	Commercial	Commercial-Shop	W1	36.00	1.00	YES	10.00	1.00	YES						
					36.00			10.00								
					36.00			10.00								
First	R1	Commercial	Office	W1	44.00	1.00	YES	12.00	1.00	YES	36.00	1.00	YES	10.00	1.00	YES
					44.00			12.00			36.00			10.00		
					43.00			12.00			44.00			12.00		
First	R1	Commercial	Office	W2	43.00	1.00	YES	12.00	1.00	YES	44.00	1.00	YES	12.00	1.00	YES
					43.00			12.00			44.00			12.00		
					44.00			12.00			44.00			12.00		
Second	R1	Commercial	Office	W1	48.00	1.00	YES	13.00	1.00	YES	48.00	1.00	YES	13.00	1.00	YES
					48.00			13.00			48.00			13.00		
					48.00			13.00			48.00			13.00		
Second	R1	Commercial	Office	W2	48.00	1.00	YES	13.00	1.00	YES	48.00	1.00	YES	13.00	1.00	YES
					48.00			13.00			48.00			13.00		
					48.00			13.00			48.00			13.00		



Appendix 7 Amenity Impact

Floor Ref	Amenity Ref		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
2-4 The Broadway							
Ground	A1	Area m ² Percentage	37.28	20.31 54%	20.31 54%	1.00	YES
11 Hatherleys Garden							
Ground	A2	Area m ² Percentage	20.81	7.62 37%	7.62 37%	1.00	YES
9 Hatherley Garden							
Ground	A3	Area m ² Percentage	25.52	8.58 34%	8.58 34%	1.00	YES