

DAYLIGHT, SUNLIGHT & OVERSHADOWING ASSESSMENT

YLCAN Crouch End

Produced by XCO2 for YMCA London City and North

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EXECUTIVE SUMMARY

The daylight, sunlight and overshadowing analysis indicates that the proposed development at YLCAN Crouch End is unlikely to cause any significant impacts on the neighbouring properties assessed. The onsite assessment indicates that most habitable rooms of the proposed development will achieve good levels of daylight and sunlight.

Daylight and Sunlight analysis was carried out for the proposed development at YLCAN Crouch End, located within the London Borough of Haringey. This report outlines the results of the analysis for the planning application, assessing the daylight and sunlight impacts on surrounding developments, as well as evaluating daylight and sunlight levels within residential units of the proposed scheme.

The methodology set out in this report is in accordance with BRE's "Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice" by PJ Littlefair et al. (2022) which is accepted as good practice by Planning Authorities.

ASSESSMENT OF NEIGHBOURING BUILDINGS

The following assessments were carried out:

- Daylight: 25 Degree Line
- Daylight: Vertical Sky Component (VSC)
- Daylight: No Sky Line (NSL)
- Sunlight: Sunlight Access
- Sunlight: Sunlight Overshadowing

Computer modelling software was used to carry out the assessments. The model used was based on drawings and a 3D model provided by the design team together with desktop research on neighbouring properties.

DAYLIGHT ASSESSMENT

A total of 230 windows from buildings surrounding the site were highlighted as being in close proximity to and facing the proposed development.

Daylighting levels for potentially affected windows of surrounding developments by the proposed development were found to be acceptable, with around 85% of all windows assessed meeting the BRE targets.

In summary,

- 195 windows fully meet BRE recommendations by passing the 25-degree line test, achieving a VSC 27%, or maintaining a VSC ratio of at least 0.8, alongside passing the NSL criteria;
- 21 windows achieve a VSC 27% or maintain a VSC ratio 0.8, but fall short of the NSL test;
- 8 windows achieve VSCs above 20% (retaining 0.78 of their existing values) which represents a good level of daylight for a dense urban context;
- 2 windows achieve VSCs above 15% (retaining 0.74 of their former values) which remains an acceptable level for inner city locations; and,
- 4 windows retain at least 68% of their existing VSC. These windows sit beneath inset balconies with low baseline values (below 7% VSC), however, all serve rooms that pass the NSL test, suggesting that the internal spaces retain good sky visibility despite the recessed design.

Overall, the development is not anticipated to have any notable impact on the daylight received by neighbouring properties.

SUNLIGHT ASSESSMENT

A total of 51 windows from buildings surrounding the site were assessed for sunlight access. In summary:

- 14 windows passed the 25-degree line test.

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- 37 windows satisfied the BRE criteria for annual probable sunlight hours (APSH) and winter probable sunlight hours (WPSH).

Overall, the proposed development at YLCAN Crouch End is not considered to have any notable impact on sunlight access to windows of surrounding developments.

OVERSHADOWING ASSESSMENT

13 amenity areas were identified to be in close proximity to the proposed development. 10 (77%) spaces achieve full compliance on 21 March, receiving

at least 2 hours of direct sunlight across 50% of their area.

While 3 spaces fall slightly short on the March equinox due to low early spring solar angles, supplementary analysis confirms that all 3 achieve full BRE compliance by 19 April. Therefore, the localised overshadowing is strictly transient and limited to early spring. All surrounding amenities are expected to receive good sunlight levels throughout the key spring, summer, and autumn months when they are expected to be most frequently used.

Table 1: Daylight results summary for neighbouring buildings

Number of windows tested	230
Number of windows passing the 25°/45° initial test	74
Number of windows with a VSC higher than 27%, and passing the NSL where tested	95
Number of windows with a VSC of at least 0.8 of existing value, and passing the NSL where tested	26
Number of windows with a VSC higher than 27% or 0.8 of existing value, not passing the NSL	21
Number of windows with a VSC greater than 20% (good urban daylight levels)	8
Number of windows with a VSC greater than 15% (acceptable urban daylight levels)	2
Number of windows with a VSC of at least 0.68 of existing value and passing NSL (set beneath inset balconies)	4
Number of windows that do not meet any of the above criteria	0

Table 2: Sunlight results summary for neighbouring buildings

Total number of windows facing within 90° of south	51
Number of south facing windows passing the 25°/45° initial test	14
Number of south facing windows with APSH greater than 25% and WPSH greater than 5%, or of at least 0.8 of their former existing value	37
Number of windows that do not meet any of the above criteria	0

ASSESSMENT OF THE PROPOSED SCHEME

The following assessments were carried out for all bedrooms and kitchens within the proposed scheme:

- Daylight: Spatial Daylight Autonomy
- Sunlight: Sunlight Exposure
- Sunlight: Sunlight Overshadowing

DAYLIGHT ASSESSMENT

The rooms evaluated in the internal daylight assessment include 37 kitchens and 174 bedrooms within the proposed development.

191 out of the 211 habitable rooms assessed meet the BRE recommendations (90%).

Of the 20 rooms falling short:

- 7 rooms achieve at least 40% sDA, demonstrating that a significant portion of the space achieves the lux targets.
- 4 kitchens, when tested with enhanced reflectances against the lower living room threshold of 150 lux, achieve an sDA greater than 50%, indicating most area remains suitable for general daytime living activities.
- 9 rooms fall short of which 3 concern internal kitchens that rely on indirect light via a lightwell; 4 are deep layouts repeated from the ground to fourth floors; and 2 rooms on the ground and first floors are subject to lower daylight ingress due to external obstructions.

Overall, the proposed development as a whole is anticipated to achieve good levels of daylighting to all dwellings and habitable spaces and is therefore considered to provide good quality of accommodation to the future occupants in terms of daylight.

SUNLIGHT ASSESSMENT

Of the 111 south-facing bedrooms assessed, 105 (95%) achieve 1.5 hours of sunlight on 21 March. The 6 bedrooms with minor shortfalls have access to same-floor communal kitchens receiving 4 hours of direct sunlight, fully satisfying the BRE criteria.

Overall, it can be concluded that the proposed scheme offers excellent accessibility to sunlight for all future occupants.

OVERSHADOWING ASSESSMENT

An assessment of the ground-floor open space indicates that while the amenity falls short of BRE targets on 21 March due to early-spring overshadowing, sunlight coverage recovers to over 50% by 22 April and reaches 83% throughout peak summer months.

INTRODUCTION

The site is located in an urban environment and the interpretation of the results requires careful consideration of the BRE guidance.

This report assesses the daylight, sunlight and overshadowing impacts the proposed new build residential development may have on the existing properties and open spaces surrounding the site, as well as evaluating daylight and sunlight levels within residential units of the proposed scheme.

The approach is based on the BRE's "*Site Layout Planning for daylight and sunlight, a Guide to good practice*" PJ Littlefair et al. 2022, which is generally accepted as good practice by Town and Country Planning authorities.

It should be noted that although the numerical values stated by the BRE provide useful guidance to designers, consultants and planning officials, these are purely advisory and may vary depending on context. Dense urban areas, for example, may often experience greater site constraints when compared to low-rise suburban areas, and thus a high degree of obstruction is often unavoidable. Appendix F of the BRE document is dedicated to the use of alternative values and it also demonstrates the manner in which the criteria for skylight was determined for the summary given above, i.e. the need for 27% vertical sky component for adequate daylighting.

This figure of 27% was achieved using the following methodology: a theoretical road was created with two storey terraced houses upon either side, approximately twelve metres apart. The houses have windows at ground and first floor level, and a pitched roof with a central ridge. Thereafter, a reference point was taken at the centre of a ground floor window of one of the properties and a line was drawn from this point to the central ridge of the property on the other side of the road.

The angle of this line equated to 25 degrees (the 25 degrees referred to in the summaries given with reference to the criteria for skylight). This 25-degree line obstructs 13% of the totally unobstructed sky available, leaving a resultant figure of 27% which is

deemed to give adequate daylighting. This figure of 27% is the recommended criteria referred to in this report. It will be readily appreciated that in an urban area, this kind of urban form and setting is unlikely and impractical.

Furthermore, the BRE guidance also focuses on 'relative change' which is likely to be exaggerated given the low rise nature of the existing structures on site. Where there is more than a 20% reduction in VSC, this does not mean that the level of daylight will be unacceptable but, rather, that there may be a noticeable change in daylight levels to the occupants.

It should be noted that the BRE guidelines are intended to be applied flexibly; for a dense urban context, it is widely accepted that VSC values in excess of 20% can represent reasonably good daylight levels, and that VSC in the mid-teens can be considered acceptable (GLA Representation Hearing Report D&P/3067/03). The same report acknowledges that while the BRE guidelines suggest a 20% reduction as the threshold for a 'materially noticeable' change, this is often unrealistic in developing urban areas. The independent review set out in that report suggests that the percentage reduction could be increased to 30%, with an upper threshold of 40%.

Therefore, given the urban location of the proposed development, it is important to take into account that, although the 27% VSC target is the standard criterion, it may not be fully applicable to the development and that a lower VSC target can be acceptable.

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SITE

The proposed development is a hostel facility within the London Borough of Haringey. The proposed development comprises the demolition of the existing building and erection of a new, improved hostel facility with ancillary office, training and communal facilities within a part four to part six storey building.

The proposed accommodation includes 174 bedrooms, 37 kitchens, and other communal rooms.

Site analysis was carried out to identify any potential daylight and sunlight impacts on the surrounding

development. Relevant properties tested in this report and near the proposed development are annotated in the figure below. The following neighbouring buildings were tested in detail for the impact assessment:

- 157 Tottenham Lane
- 159 Tottenham Lane
- 161 Tottenham Lane
- 163 Tottenham Lane
- 32-38 Broadway Parade
- 42-52 (even) Elmfield Avenue
- 44-48 (even) Rosebery Gardens
- 49-55 (odd) Rosebery Gardens
- 55 Topsfield Parade.



Figure 1: Site location and neighbouring buildings assessed

SECTION 1: ASSESSMENT OF NEIGHBOURING BUILDINGS

METHODOLOGY

The impact assessment is based on guidelines set out in the BRE “Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice” (2022).

DAYLIGHT

DAYLIGHT TO SURROUNDING WINDOWS

A plane is drawn at 25 degrees from the horizontal, at the centre of an existing window. If the new development intersects with this plane, the internal daylight levels of the surrounding windows may be reduced. When an obstruction of the 25-degree plane occurs, a more detailed assessment involving the Vertical Sky Component of the affected window would need to be carried out.

ABSOLUTE VERTICAL SKY COMPONENT (VSC)

The Vertical Sky Component is the ratio of the direct sky illuminance falling on the vertical wall at a reference point, to the simultaneous horizontal illuminance under an unobstructed sky. To maintain good levels of daylight, the Vertical Sky Component of a window needs to be 27% or greater. If the VSC is less than 27%, then a comparison of existing and proposed levels of VSC level would need to be calculated.

RELATIVE VERTICAL SKY COMPONENT

Good levels of daylighting can still be achieved if VSC levels are within 0.8 of their former value.

% OF ROOM WITH VIEW OF THE SKY (NSL)

Rooms connected to the windows assessed will not experience a noticeable loss in daylight if the percentage (%) of the room's working plane with view of the sky is over 0.8 of its former value. The former value could refer either to the existing development in place or the mirror image buildings for properties with windows close to site boundaries.

SUNLIGHT

ACCESS TO SUNLIGHT (APSH)

The BRE test relates mainly to existing living room windows, although care should be taken to ensure that kitchens and bedrooms receive reasonable amounts of sunlight. Annual Probable Sunlight Hour (APSH) assessment is carried out when there is an obstruction within the 25-degree line and the window is facing within 90 degrees due south. The APSH assessment states that the existing living room window should receive at least:

- 25% of annual probable sunlight hours (APSH) throughout the year;
- 5% of annual probable sunlight hours during the winter months;
- not less than 80% of its former sunlight hours during either period;
- not more than a 4% reduction in sunlight received over the whole year (APSH).

The term ‘annual probable sunlight hours’ refers to the long-term average of the total of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account). The ‘winter probable sunlight hours’ is used to mean the same but only for the winter period (21 September – 21 March).

OVERSHADOWING

SUNLIGHT TO AMENITY SPACES

Open spaces should retain a reasonable amount of sunlight throughout the year. The BRE states that for an amenity space to “appear adequately sunlit throughout the year, at least half of the area should receive at least 2 hours of sunlight on 21 March”. Where this is not achieved, the difference between the area achieving 2 hours of sun on 21 March should be no less than 0.8 times its former value.

DAYLIGHT ASSESSMENT

The analysis indicates that the proposed development is unlikely to have a significant impact on neighbouring windows in terms of daylight. The following subsections detail the findings for each neighbouring building individually.

157 TOTTENHAM LANE

This building is located east of the proposed development. Figure 2 shows the assessed windows. Since there was publicly available information on the building's internal layout, the rooms were tested for NSL.

The analysis found that all 6 assessed windows passed the 25-degree line test (Figure 3). All windows also passed the NSL test, thus meeting the BRE recommendations.

The table below summarises the findings. Detailed results are presented in the Appendix.



Figure 2: 157 Tottenham Lane windows



Figure 3: 25-degree plane from assessed windows

Table 3: Daylight results summary for 157 Tottenham Lane

Number of windows tested	6
Number of windows passing the 25°/45° initial test	6
Number of windows that do not meet the above criteria	0

159 TOTTENHAM LANE

This building is located east of the proposed development. Figure 4 shows the assessed windows. Where information was available on the building’s internal layout (for all floors except the fourth floor), the rooms were tested for NSL, as per paragraph D3 of the BRE guide.

The analysis found that all 34 assessed windows passed the 25-degree line test (Figure 5). All 30 windows (with known layouts) also passed the NSL test, thus meeting the BRE recommendations.

The table below summarises the findings. Detailed results are presented in the Appendix.



Figure 4: 159 Tottenham Lane windows



Figure 5: 25-degree plane from assessed windows

Table 4: Daylight results summary for 159 Tottenham Lane

Number of windows tested	34
Number of windows passing the 25°/45° initial test	34
Number of windows that do not meet the above criteria	0

161 TOTTENHAM LANE

This building is located immediately to the southeast of the proposed development. Figure 6 shows the assessed windows.

Of the 9 windows tested, 5 windows achieve VSC higher than 27% and pass the NSL test, thereby meeting the BRE recommendations.

The remaining 4 windows are positioned beneath recessed (inset) balconies, resulting in inherent self-obstruction and low existing baselines (below 7% VSC). Due to these low baseline levels, minor absolute changes can result in disproportionate percentage reductions. However, all 4 windows retain at least 68% of their existing VSC values, which is considered an acceptable level of reduction for dense urban sites in London. Additionally, all 4 windows belong to rooms that pass the NSL test, suggesting that the internal rooms retain good sky visibility and would remain suitable for their intended use despite some localised loss of visible sky at the window face primarily caused by the recessed design.

The table below summarises the findings. Detailed results are presented in the Appendix.



Figure 6: 161 Tottenham Lane windows



Figure 7: 25-degree plane from assessed windows

Table 5: Daylight results summary for 161 Tottenham Lane

Number of windows tested	9
Number of windows passing the 25°/45° initial test	0
Number of windows with a VSC higher than 27%, and pass the NSL test	5
Number of windows with a VSC of at least 0.7 of existing value, and pass the NSL test	2
Number of windows with a VSC of at least 0.68 of existing value, and pass the NSL test	2
Number of windows that do not meet any of the above criteria	0

163 TOTTENHAM LANE

This building is located to the south of the proposed development. Figure 8 shows the assessed windows.

Because all windows directly face the proposed development, a degree of impact is anticipated. However, all assessed windows retain VSC levels above 15%, which, despite falling short of the standard BRE target thresholds, remains an acceptable level for dense urban contexts.

For the deeper room layouts observed (exceeding 6m and up to 10m in depth), maintaining daylight distribution is inherently challenging. In such deep rooms, even minor external obstructions can lead to noticeable reductions in No Sky Line, particularly on lower floors.

Specifically, of the 41 windows assessed:

- 3 windows achieve a VSC greater than 27% (2 serving rooms that pass the NSL test);
- 28 windows retain at least 0.8 of their existing VSC values (8 serving rooms that pass the NSL test);
- 8 windows achieve a VSC greater than 20%, a good level for urban locations (4 serving rooms that pass the NSL test);
- 1 window achieves a VSC greater than 19% (serving a room that passes the NSL test); and,

- 1 window achieves a VSC greater than 15%, which remains acceptable for urban locations.

The table below summarises the findings. Detailed results are presented in the Appendix.

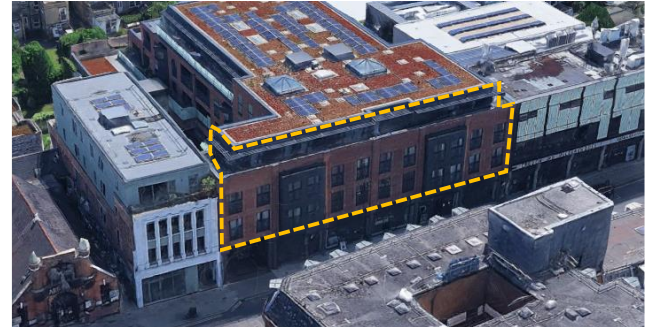


Figure 8: 163 Tottenham Lane windows

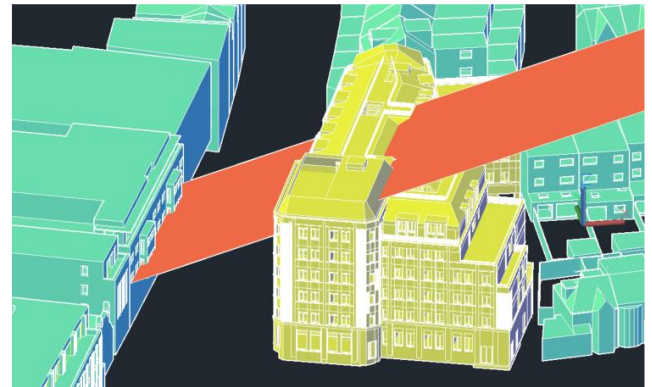


Figure 9: 25-degree plane from assessed windows

Table 6: Daylight results summary for 163 Tottenham Lane

Number of windows tested	41
Number of windows passing the 25°/45° initial test	0
Number of windows with a VSC higher than 27%, and pass the NSL test	2
Number of windows with a VSC higher than 27%, but do not pass the NSL test	1
Number of windows with a VSC of at least 0.8 of existing value, and pass the NSL test	8
Number of windows with a VSC of at least 0.8 of existing value, but do not pass the NSL test	20
Number of windows with a VSC higher than 20% (of at least 0.78 of existing value), and pass the NSL test	4
Number of windows with a VSC higher than 20% (of at least 0.78 of existing value), but do not pass the NSL test	4
Number of windows with a VSC higher than 19% (of at least 0.78 of existing value), and pass the NSL test	1
Number of windows with a VSC higher than 15% (of at least 0.74 of existing value), but do not pass the NSL test	1
Number of windows that do not meet any of the above criteria	0

32-38 BROADWAY PARADE

This building is located southwest of the proposed development. Figure 10 shows the assessed windows. Since no information was publicly available on the building’s internal layout, the rooms were not tested for NSL, as per paragraph D3 of the BRE guide.

The analysis found that all 34 assessed windows passed the 25-degree line test (Figure 11), thereby meeting the BRE recommendations.

The table below summarises the findings. Detailed results are presented in the Appendix.



Figure 10: 32-38 Broadway Parade windows

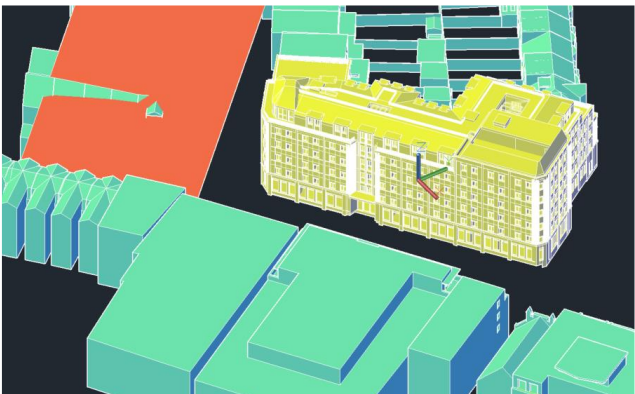


Figure 11: 25-degree plane from assessed windows

Table 7: Daylight results summary for 32-38 Broadway Parade

Number of windows tested	34
Number of windows passing the 25°/45° initial test	34
Number of windows that do not meet the above criteria	0

42-52 (EVEN) ELMFIELD AVENUE

This building is located north of the proposed development. Figure 12 shows the assessed windows.

Of the 35 windows assessed, 21 windows achieved a VSC greater than 27% and passed the NSL test, and 14 windows retained a VSC of at least 0.8 of their existing value and passed the NSL test. Therefore, all windows meet the BRE recommendations.

The table below summarises the findings. Detailed results are presented in the Appendix.



Figure 12: 42-52 (even) Elmfield Avenue windows



Figure 13: 25-degree plane from assessed windows

Table 8: Daylight results summary for 42-52 (even) Elmfield Avenue

Number of windows tested	35
Number of windows passing the 25°/45° initial test	0
Number of windows with a VSC higher than 27%, and pass the NSL test	21
Number of windows with a VSC of at least 0.8 of existing value, and pass the NSL test	14
Number of windows that do not meet any of the above criteria	0

44-48 (EVEN) ROSEBERY GARDENS

This building is located west of the proposed development. Figure 14 shows the assessed windows.

The analysis found that all 29 assessed windows passed the 25-degree line test (Figure 15). All windows also passed the NSL test, thus meeting the BRE recommendations

The table below summarises the findings. Detailed results are presented in the Appendix.



Figure 14: 44-48 (even) Rosebery Gardens



Figure 15: 25-degree plane from assessed windows

Table 9: Daylight results summary for 44-48 (even) Rosebery Gardens

Number of windows tested	29
Number of windows passing the 25°/45° initial test, and pass the NSL test	29
Number of windows that do not meet the above criteria	0

49-55 (ODD) ROSEBERY GARDENS

This building is located northwest of the proposed development. Figure 16 shows the assessed windows.

Of the 30 windows assessed, 28 windows achieved a VSC greater than 27% and passed the NSL test, and 2 windows retained a VSC of at least 0.8 of their existing value and passed the NSL test. Therefore, all windows meet the BRE recommendations.

The table below summarises the findings. Detailed results are presented in the Appendix.



Figure 16: 49-55 (odd) Rosebery Gardens windows



Figure 17: 25-degree plane from assessed windows

Table 10: Daylight results summary for 49-55 (odd) Rosebery Gardens

Number of windows tested	30
Number of windows passing the 25°/45° initial test	0
Number of windows with a VSC higher than 27%, and pass the NSL test	28
Number of windows with a VSC of at least 0.8 of existing value, and pass the NSL test	2
Number of windows that do not meet any of the above criteria	0

55 TOPSFIELD PARADE

This building is located to the southwest of the proposed development. Figure 18 shows the assessed windows.

Of the 12 windows assessed, 6 windows pass the 25-degree line test, 4 windows achieved a VSC greater than 27% and passed the NSL test, and 2 windows retained a VSC of at least 0.8 of their existing value and passed the NSL test. Therefore, all windows meet the BRE recommendations.

The table below summarises the findings. Detailed results are presented in the Appendix.

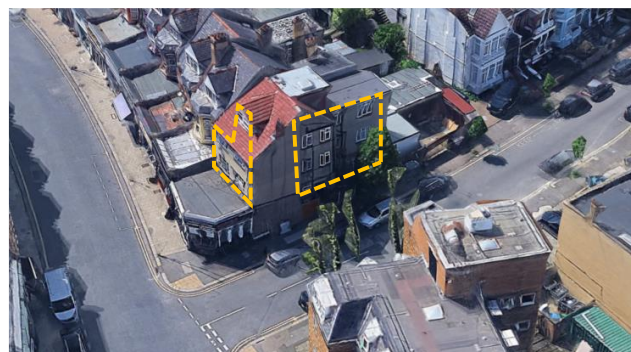


Figure 18: 55 Topsfield Parade windows

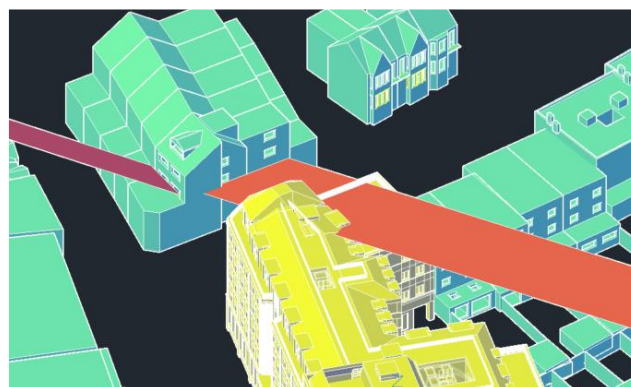


Figure 19: 25-degree plane from assessed windows

Table 11: Daylight results summary for 55 Topsfield Parade

Number of windows tested	12
Number of windows passing the 25°/45° initial test	6
Number of windows with a VSC higher than 27%, and pass the NSL test	4
Number of windows with a VSC of at least 0.8 of existing value, and pass the NSL test	2
Number of windows that do not meet any of the above criteria	0

SUNLIGHT ASSESSMENT

The analysis indicates that the proposed development is unlikely to have a significant impact on neighbouring south facing windows in terms of sunlight.

The BRE guide states that:

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

A total of 51 windows from buildings surrounding the site were highlighted as facing the development and within 90° of due south.

The analysis indicated that 14 windows passed the 25-degree line test, and 37 windows satisfied the BRE criteria for annual probable sunlight hours (APSH) and winter probable sunlight hours (WPSH).

Overall, the proposed development is not considered to have any notable impact on sunlight access to windows of surrounding developments.

The table below shows the results summary. The detailed results can be found in the Appendix.

Table 12: Sunlight results summary

Total number of windows facing within 90° of south	51
Number of south facing windows passing the 25°/45° initial test	14
Number of south facing windows with APSH greater than 25% and WPSH greater than 5%, or of at least 0.8 of their former existing value	37
Number of south facing windows with less than 4% reduction in annual sunlight	0
Number of windows that do not meet any of the above criteria	0

OVERSHADOWING ASSESSMENT

The analysis indicates that the proposed development is not expected to have a significant impact on the sunlight received by the neighbouring amenity spaces.

A review of the site plan identified 13 amenity or open spaces in close proximity to the proposed development, as shown in the figure below. A Solar Access Analysis was undertaken on these amenity areas for the 21 March as set out by the BRE.

The analysis demonstrates that 10 of the 13 assessed spaces (77%) satisfy the BRE recommendation under proposed conditions, with at least 50% of their area receiving at least 2 hours of direct sunlight on 21 March.

Due to the dense urban character of the surrounding context and the low solar altitude in early spring, localised overshadowing to neighbouring gardens is to be expected. While 3 of the 13 spaces fall slightly short of the BRE target on 21 March, supplementary analysis indicates that by 19 April, all 3 spaces fully achieve the target of receiving at least 2 hours of sunlight over more than 50% of their area.

This demonstrates that the minor non-compliance observed on the equinox is transient and limited to the early spring period. Throughout the key spring, summer, and early autumn months, all neighbouring amenities are expected to receive good levels of sunlight. Consequently, the proposed scheme is not considered to cause a significant impact on sunlight availability to nearby amenity spaces.

The results are illustrated in the following figures and summarised in the table below.



Figure 20: Overshadowing results for existing amenity areas in close proximity to the development site (21 March – BRE criteria)



Figure 21: Overshadowing results for existing amenity areas in close proximity to the development site (19 April)

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Table 13: Overshadowing results for the neighbouring properties in close proximity to the development site (21 March)

Amenity Ref	Amenity Area (m2)	Lit Area Existing (m2)	Lit Area Proposed (m2)	Lit Area Proposed (%)	Pr/Ex	Comments
A1	65.9	46.0	46.0	70%	1.00	Meets BRE recommendations
A2	90.7	69.3	69.3	76%	1.00	Meets BRE recommendations
A3	86.7	65.3	65.1	75%	1.00	Meets BRE recommendations
A4	83.5	59.5	58.3	70%	0.98	Meets BRE recommendations
A5	83.1	58.9	57.8	70%	0.98	Meets BRE recommendations
A6	74.1	43.1	44.6	60%	1.04	Meets BRE recommendations
A7	94.6	66.2	60.0	63%	0.91	Meets BRE recommendations
A8	76.1	48.1	32.9	43%	0.68	Falls short of BRE recommendations
A9	71.8	45.6	16.4	23%	0.36	Falls short of BRE recommendations
A10	83.4	49.7	1.2	1%	0.02	Falls short of BRE recommendations
A11	236.4	210.2	210.2	89%	1.00	Meets BRE recommendations
A12	357.6	346.4	346.4	97%	1.00	Meets BRE recommendations
A13	866.6	866.6	866.6	100%	1.00	Meets BRE recommendations

SECTION 2: ASSESSMENT OF PROPOSED SCHEME

METHODOLOGY

The assessment is based on guidelines set out in the BRE “Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice” (2022).

The methodology is based on the British Research Establishment’s (BRE) publication “Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice,” by PJ Littlefair et al. (2022).

The BRE publication Site Layout Planning for Daylight and Sunlight gives advice on site layout planning to achieve good daylighting in buildings. It is important to note that the advice given in the BRE guide is “*not mandatory*” and “*its aim is to help rather than constrain the designer*”.

DAYLIGHT

The BRE guidelines refer to the British Standard BS EN 17037 *Daylight in Buildings* recommendations. This stipulates the calculation of the amount of daylight in a space using one of two methods: prediction of illuminance levels using hourly data, or the use of the daylight factor. For this assessment, the method predicting illuminance levels using hourly data is used. For daylight levels in dwellings, BS EN 17037 refers to the UK National Annex which outlines the illuminance level needed in a room according to its occupancy. These are as follows:

- 100 lux for bedrooms
- 150 lux for living rooms and
- 200 lux for kitchens, or rooms with kitchens

The calculation is carried out taking into consideration the relative illuminance values, the amount of daylight hours, and the area of the room. For a room to be compliant with the BRE guidance it must reach the required illuminance levels for at least 50% of the daylight hours across 50% of the room area.

This is measured by the Spatial Daylight Autonomy (sDA) metric. sDA is defined as the percentage area of the analysed space that is above a certain lux level for a certain percentage of time.

In addition to the amount of light hitting the working plane, this assessment takes into consideration surface materials and in particular their reflectance.

These calculations are carried out using Radiance based software approved by the BRE.

SUNLIGHT

Sunlight is valued within a space, and according to the BRE guidance access to sunlight can be quantified. BS EN 17037 recommends that a space should receive a minimum of 1.5 hours of direct sunlight on the 21st of March – the equinox. The guidance rates the amount of access to daylight as below:

- 1.5 hours as the minimum
- 3 hours as a medium level
- 4 hours as a high level

The BRE guidance states that “*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.*”

The guidance states at least one habitable room is required to meet the criteria per dwelling.

OVERSHADOWING

Open spaces should retain a reasonable amount of sunlight throughout the year. The BRE states that for an amenity space to “*appear adequately sunlit throughout the year, at least half of the area should receive at least two hours of sunlight on 21 March*”.

DAYLIGHT ASSESSMENT

The analysis indicates that the habitable spaces of the proposed development will receive good levels of daylighting.

A total of 211 rooms located from the ground to fifth floors of the development have been included in the assessment. The habitable rooms concerned comprise 37 communal kitchens and 174 bedrooms.

The references of the evaluated dwellings and the corresponding habitable rooms can be found in the Appendix. The tables below show the illuminance on grid results for all the assessed rooms.

For the calculations, the following assumptions have been made, based on the BRE default reflectance values:

- 50% interior wall reflectance
- 70% interior ceiling reflectance
- 20% interior floor reflectance
- 20% exterior surface reflectance
- 68% light transmission for vertical glazing

The results show that 173 of the 174 bedrooms meet the BRE criteria, illustrating excellent daylight levels overall. The remaining bedroom achieves 41% sDA, marginally below the 50% BRE target, which is attributable to its location facing a corner of the proposed massing. However, when assessed using enhanced surface reflectance values (representing white paint on walls at 70% reflectance and light grey floors at 40% reflectance), the increased daylight bounce raises the sDA to 57%, satisfying the BRE target.

18 out of 37 kitchens meet the BRE recommendations. It is typical for kitchens to present compliance challenges, as the BRE applies its most stringent target illuminance threshold (200 lux) to these spaces.

Of the remaining 19 kitchens:

- 6 rooms achieve at least 40% sDA under standard reflectance, demonstrating that a significant portion of the space receives 200 lux. When tested with enhanced reflectances (70% walls / 40% floors), 5 of these achieve an sDA above 50%, while the remaining room falls just short at 49% sDA.
- 4 additional rooms, when tested with enhanced reflectances against the lower living room threshold of 150 lux, achieve an sDA greater than 50%. This indicates that most of the floor area remains suitable for general daytime living activities.
- 9 rooms do not meet any of the above criteria. Of these, 3 internal kitchens rely on indirect light via a lightwell, which is unavoidable in deep building footprints; 4 rooms are deep layouts (approximately 8m) repeated from the ground to fourth floors; and 2 rooms on the ground and first floors overlook adjacent structures or the proposed north wing, subjecting them to lower daylight ingress due to external obstructions.

The design team have also made amendments to the design, by adjusting window specifications and dimensions, balancing daylight receipt against overheating risks, and expanded the lightwell area as far as feasible.

Overall, 91% of all assessed rooms meet the BRE recommendations, demonstrating good daylight provision for an urban scheme.

The table below summarises the findings. Detailed results can be found within the Appendix.

DAYLIGHT, SUNLIGHT & OVERSHADOWING ASSESSMENT

Table 14: Daylight results summary

Number of habitable rooms tested	211
Number of kitchens	37
Number of kitchens meeting the BRE recommendations	18
Number of kitchens meeting within 80% or above of the BRE recommendations (sDA of at least 40%)	6
Number of kitchens meeting the living room target (150 lux) with enhanced reflectances	4
Number of kitchens not meeting any of the above criteria	9
Number of bedrooms	174
Number of bedrooms meeting the BRE recommendations	173
Number of bedrooms meeting within 80% or above of the BRE recommendations (sDA of at least 40%)	1
Number of bedrooms not meeting any of the above criteria	0

SUNLIGHT ASSESSMENT

The analysis indicates that the south facing bedrooms and kitchens of the proposed development will receive good levels of sunlighting.

The BRE guide assessing sunlight access for main living areas that have at least one window facing within 90° of due south to maximise sunlight access.

As the proposed development does not feature traditional single use living rooms, the bedrooms and communal kitchens were assessed against the BRE target of 1.5 hours of direct sunlight on 21 March.

Out of the 111 south facing bedrooms assessed, 105 achieve a minimum of 1.5 hours of direct sunlight on 21 March. For the 6 bedrooms that fall marginally short, occupants have access to communal kitchens on the same floor that receive at least 4 hours of direct sunlight on 21 March, substantially exceeding the BRE recommendation.

Overall, it can be concluded that the proposed scheme offers excellent accessibility to sunlight for all future occupants.

The references of the evaluated rooms can be found in the Appendix.

Table 15. Sunlight Results for YLCAN Crouch End

Number of bedrooms tested	111
Number of habitable rooms with more than 1.5 hours of sunlight access	105
Number of habitable rooms that have access to another habitable room (kitchen) meeting the sunlight recommendations	6
Number of habitable rooms that do not meet the above criteria	0

OVERSHADOWING ASSESSMENT

The analysis indicates that the open space of the proposed development will receive adequate sunlight during the summer period.

A review of the site plan showed that one communal amenity or open space is proposed as part of the development, as shown in the figure below.

A BRE-compliant Solar Access Analysis was undertaken for this area across the whole day on 21 March. Due to the dense urban character of the site and its surroundings, only a small portion receives more than 1.5 hours of sunlight on 21 March due to the low sun angle. However, by 22 April, over 50% of the

space receives 1.5 hours of direct sunlight. During the summer months, when the amenity is most heavily used, 83% of the area receives 1.5 hours or more of sunlight, demonstrating a well-sunlit open space.

The table below summarises the findings.

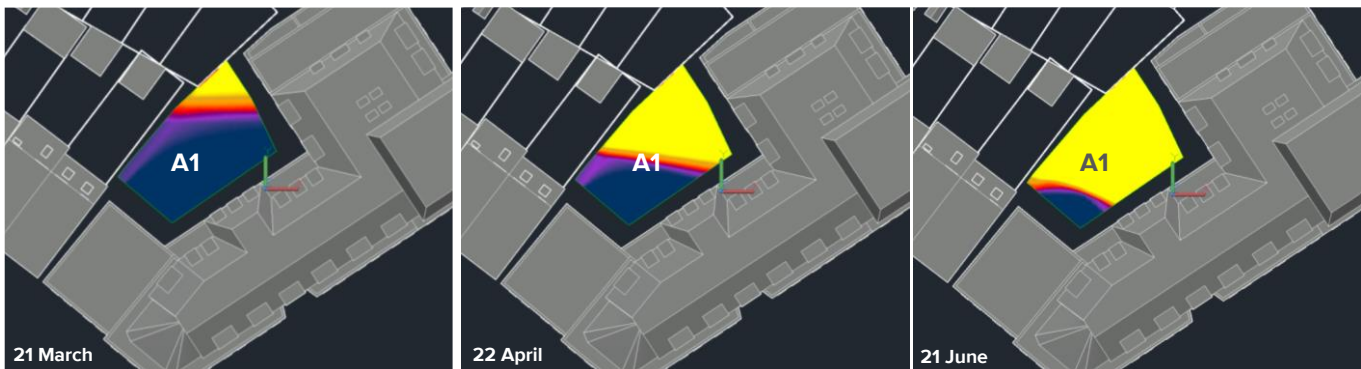


Figure 22: Overshadowing results for proposed amenity space

Table 16: Overshadowing results summary for existing and proposed scenarios

Assessment Period	Amenity Reference	Amenity Area (m²)	Lit Area Proposed (m²)	Proposed Lit Area (%)	Meets BRE Criteria
21 March – BRE recommendation	A1	223.2	14.1	6%	Falls short of BRE recommendation
22 April	A1	223.2	113.1	51%	Meets BRE recommendation
21 June	A1	223.2	185.4	83%	Meets BRE recommendation

CONCLUSION

The daylight, sunlight and overshadowing analysis indicates that the proposed development at YLCAN Crouch End is unlikely to cause any significant impacts on the neighbouring properties assessed. The onsite assessment indicates that most habitable rooms of the proposed development will achieve good levels of daylight and sunlight.

ASSESSMENT OF NEIGHBOURING BUILDINGS

DAYLIGHT ASSESSMENT

A total of 230 windows from buildings surrounding the site were assessed:

- 195 windows (85%) meet standard BRE targets;
- 21 windows achieve a VSC 27% or maintain a VSC ratio 0.8, but fall short of the NSL test;
- 10 windows retain acceptable urban daylight levels with VSCs above 15% or 20%; and,
- 4 windows set beneath inset balconies retain 68% of their baseline VSC and serve rooms that pass the NSL test, confirming internal rooms retain good sky visibility despite self-obstruction.

Overall, the development is not anticipated to have any notable impact on the daylight received by neighbouring properties.

SUNLIGHT ASSESSMENT

All 51 south-facing windows assessed (100%) meet BRE recommendations. 14 windows pass the initial 25-degree line test, and 37 windows meet both APSH and WPSH criteria.

Therefore, the proposed development is not considered to have any notable impact on sunlight access to windows of surrounding developments.

OVERSHADOWING ASSESSMENT

10 of 13 assessed amenity spaces (77%) achieve full BRE compliance on 21 March. While 3 spaces fall

slightly short on the equinox due to low early-spring solar angles, all 3 achieve full BRE compliance by 19 April. Overall, the proposed development is therefore not considered to have any significant impact on sunlight access to the amenity spaces surrounding the site.

ASSESSMENT OF PROPOSED SCHEME

DAYLIGHT ASSESSMENT

The rooms evaluated in the internal daylight assessment include 37 kitchens and 174 bedrooms. 191 of the 211 habitable rooms (90%) fully meet BRE target illuminance recommendations. Of the 20 rooms falling short:

- 7 rooms achieve an sDA over 40%, falling only marginally below the BRE target;
- 4 kitchens meet targets when assessed against the 150 lux threshold using enhanced reflectance values; and,
- 9 rooms experience minor shortfalls due to deep room layouts, internal kitchens relying on lightwells, or localised external obstructions.

Overall, the proposed development as a whole is anticipated to achieve good daylighting levels across the vast majority of habitable spaces, providing future occupants with a high quality of accommodation.

SUNLIGHT ASSESSMENT

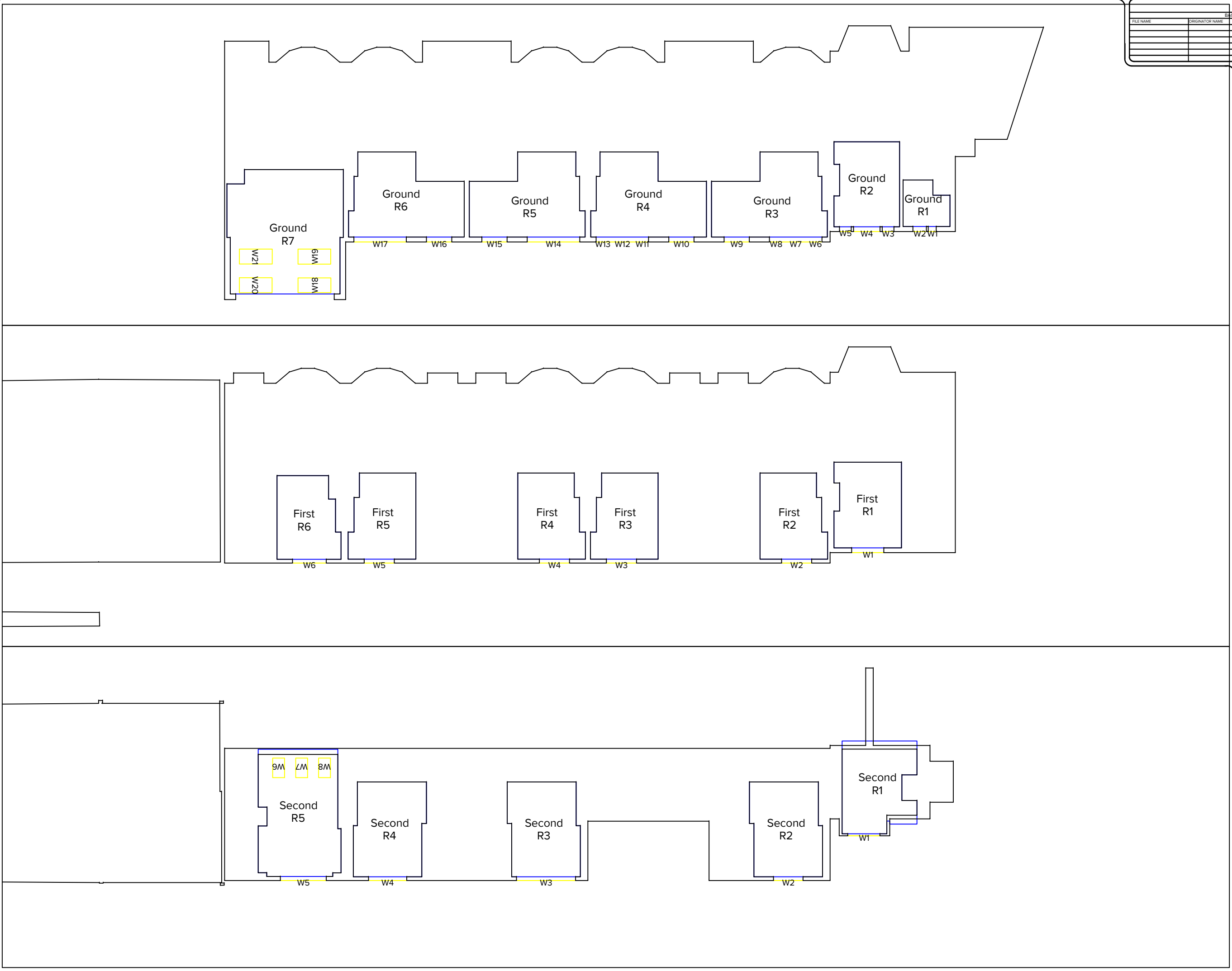
Of the 111 south-facing bedrooms assessed, 105 (95%) achieve 1.5 hours of sunlight on 21 March. The 6 bedrooms with minor shortfalls have access to same-floor communal kitchens receiving 4 hours of direct sunlight, fully satisfying the BRE criteria.

Overall, it can be concluded that the proposed scheme offers excellent accessibility to sunlight for all future occupants.

OVERSHADOWING ASSESSMENT

An assessment of the ground-floor open space indicates that while the amenity falls short of BRE targets on 21 March due to early-spring overshadowing, sunlight coverage recovers to over 50% by 22 April and reaches 83% throughout peak summer months.

APPENDIX A - WINDOW REFERENCE FOR NEIGHBOURING BUILDINGS



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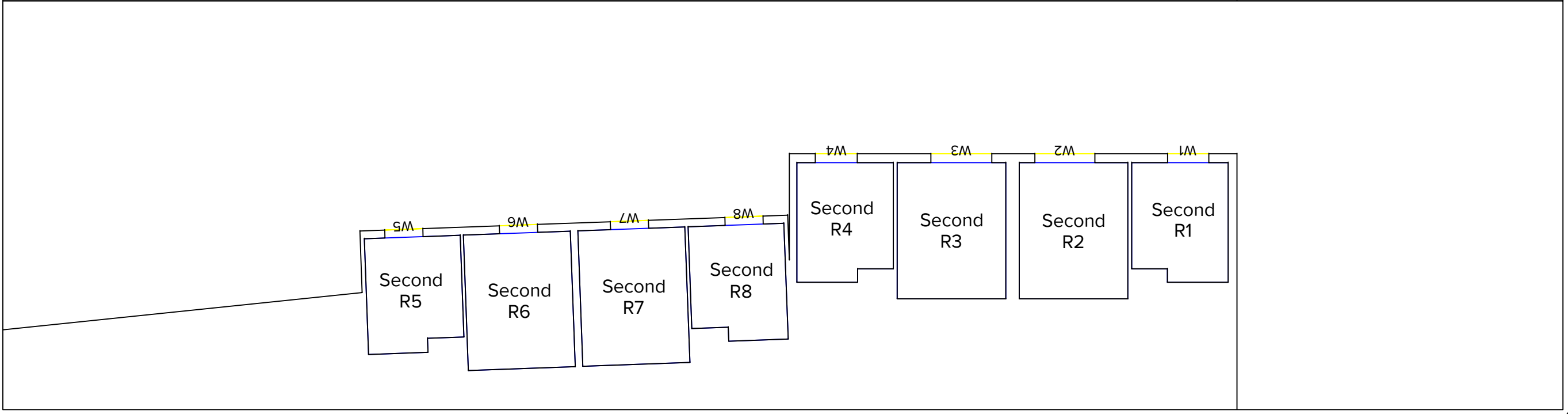
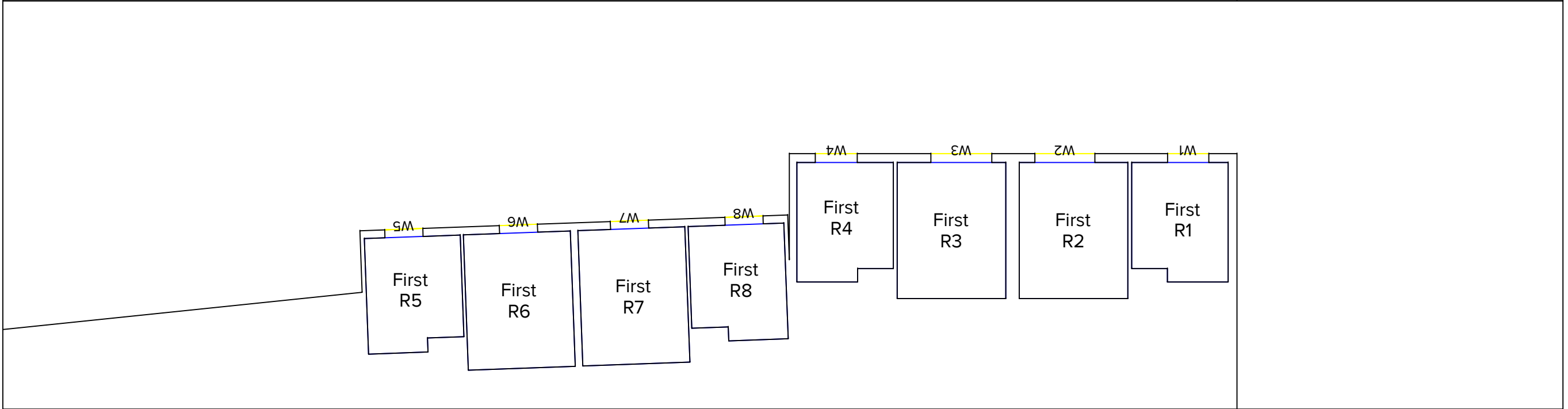
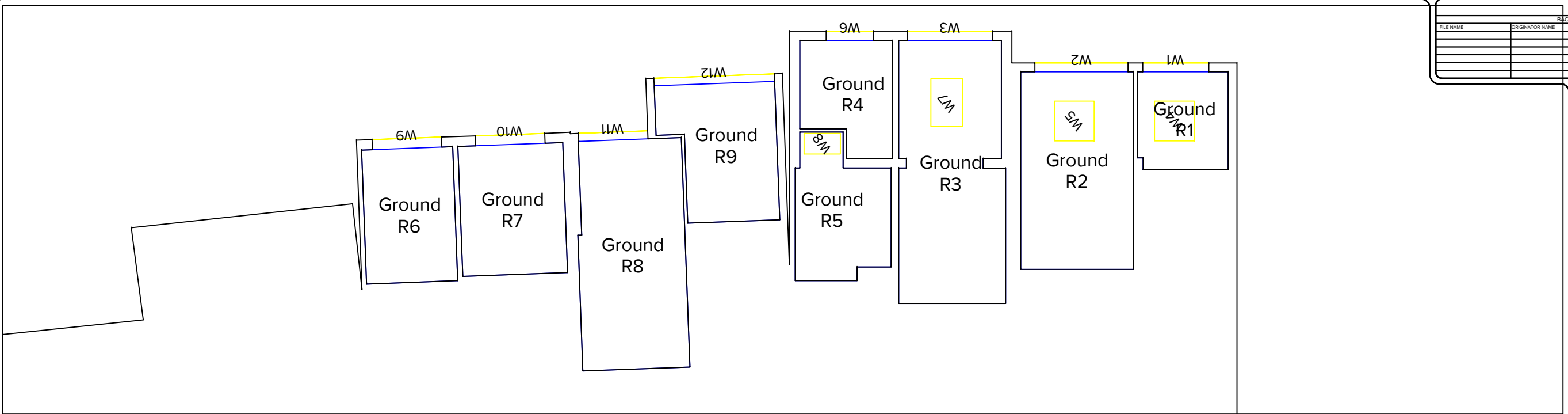
Architect
Levitt Bernstein

Project
YLCAN Crouch End

Title
Room and Window Reference
42-52 (even) Elmfield Avenue
Ground to Second Floor

Scale: A3	Drawn	Checked	Date
N.T.S	YC	EC	27.07.2026

Drawing Number	Revision
10183-DSO-001	A



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Architect
Levitt Bernstein

Project
YLCAN Crouch End

Title
Room and Window Reference
49-55 (odd) Rosebery Gardens
Ground to Second Floor

Scale	Drawn	Checked	Date
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Drawing Number
10183-DSO-002

Revision
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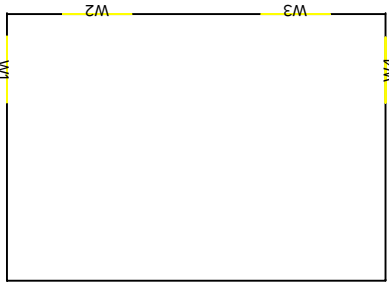
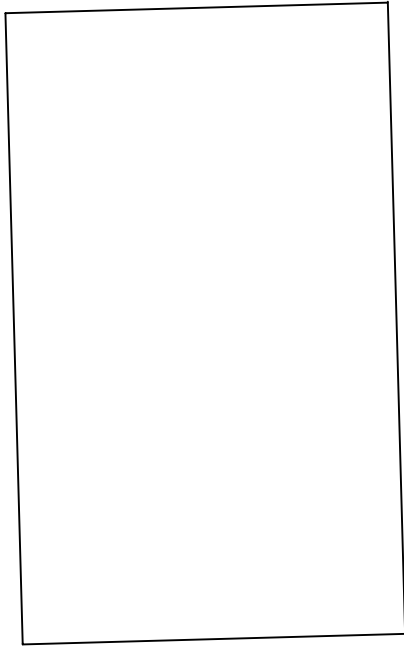
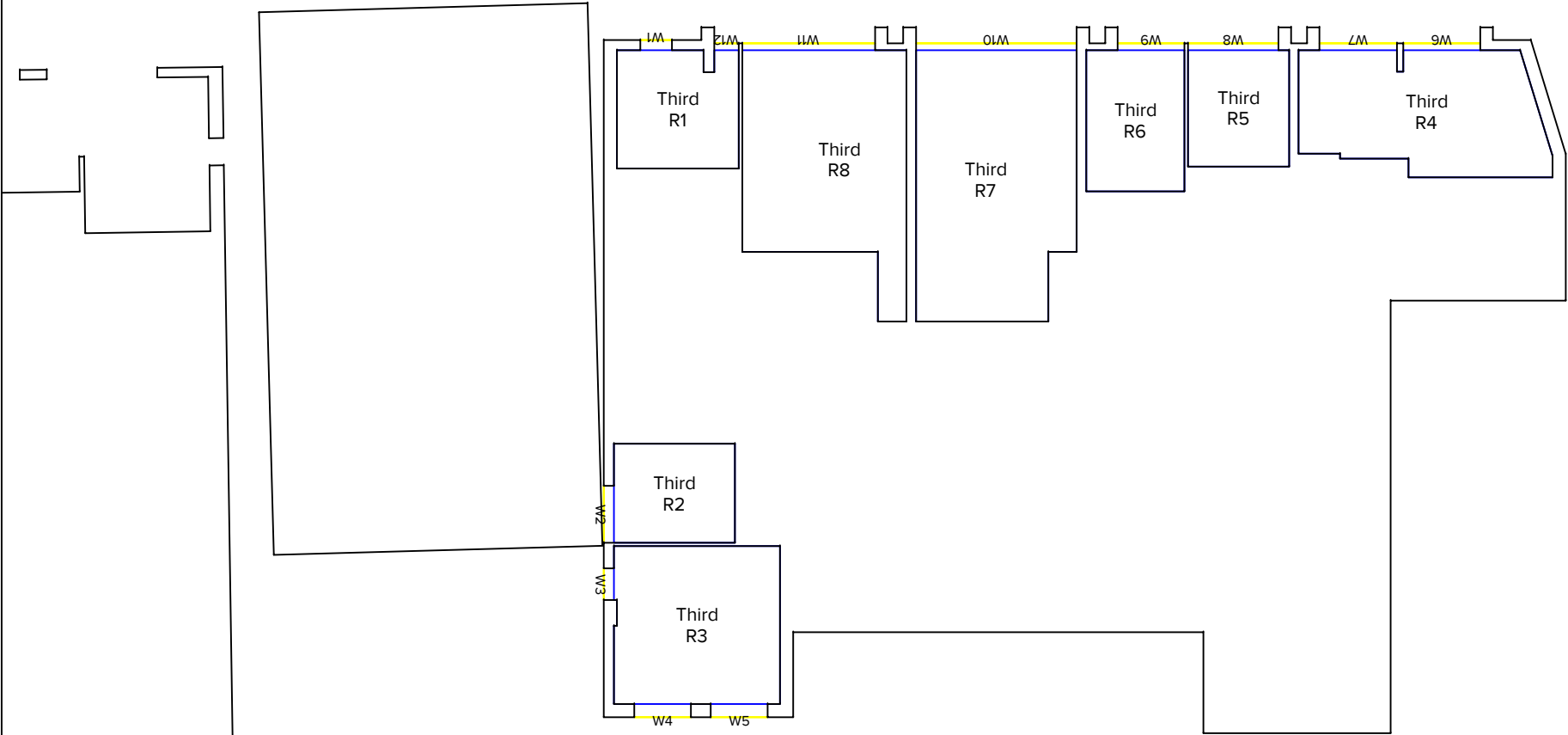
Project
YLCAN Crouch End

Title
Room and Window Reference
157 & 159 Tottenham Lane
First to Second Floor

Scale: A3	Drawn	Checked	Date
N.T.S	YC	EC	27.07.2026

Drawing Number	Revision
10183-DSO-003	A

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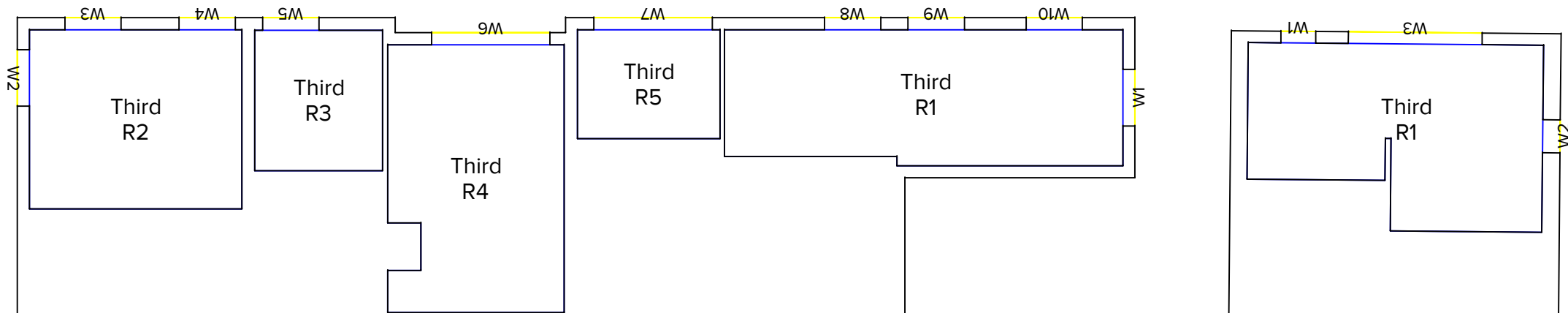
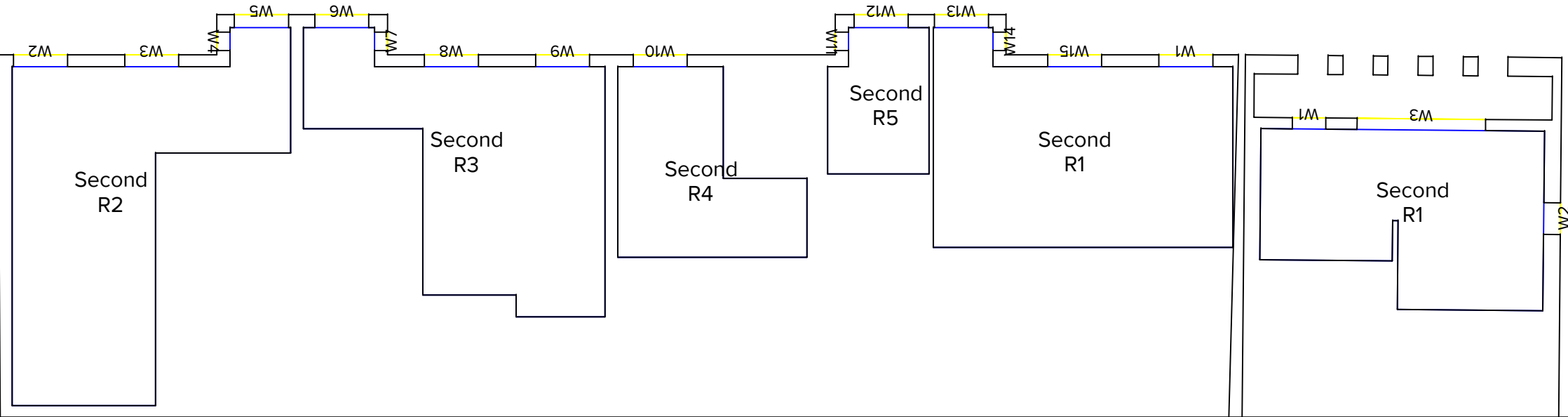
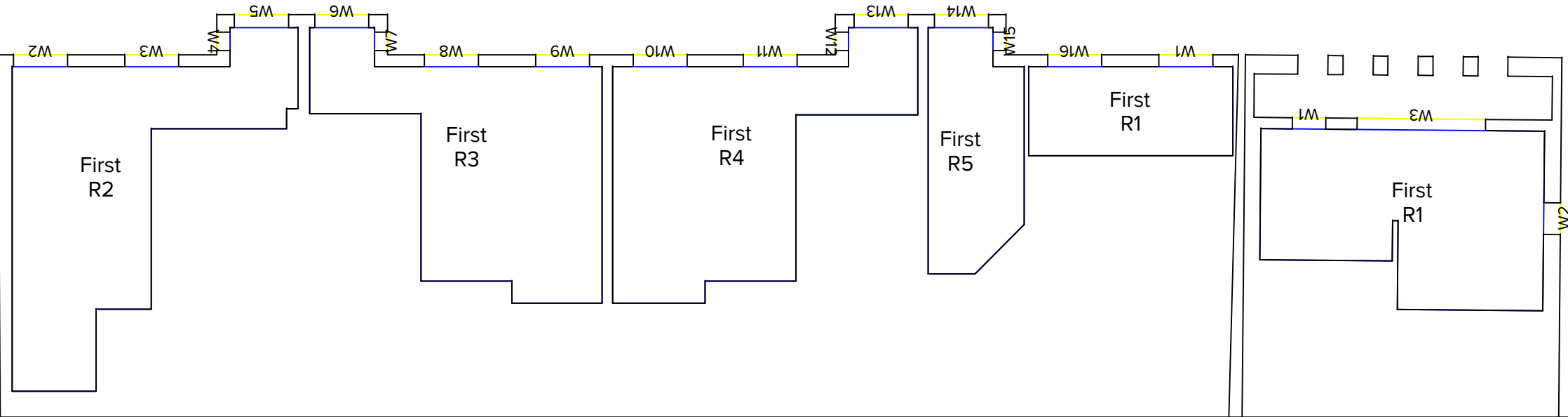
Project
YLCAN Crouch End

Title
Room and Window Reference
159 Tottenham Lane
Third to Fourth Floor

Scale: A3	Drawn	Checked	Date
N.T.S	YC	EC	27.07.2026

Drawing Number	Revision
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Architect
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Project
YLCAN Crouch End

Title
Room and Window Reference
161 & 163 Tottenham Lane
First to Third Floor

Scale: A3	Drawn	Checked	Date
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Drawing Number	Revision
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Architect
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Project
YLCAN Crouch End

Title
Room and Window Reference
55 Topsfield Parade
First to Third Floor

ScalesA3
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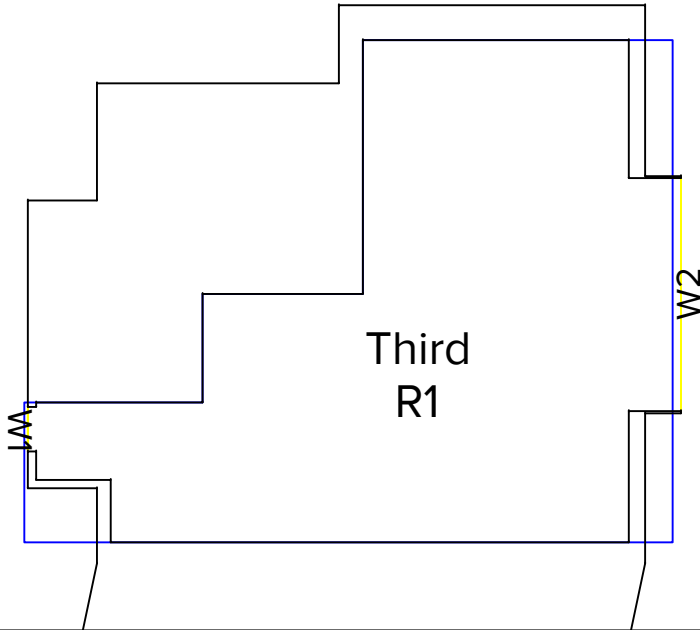
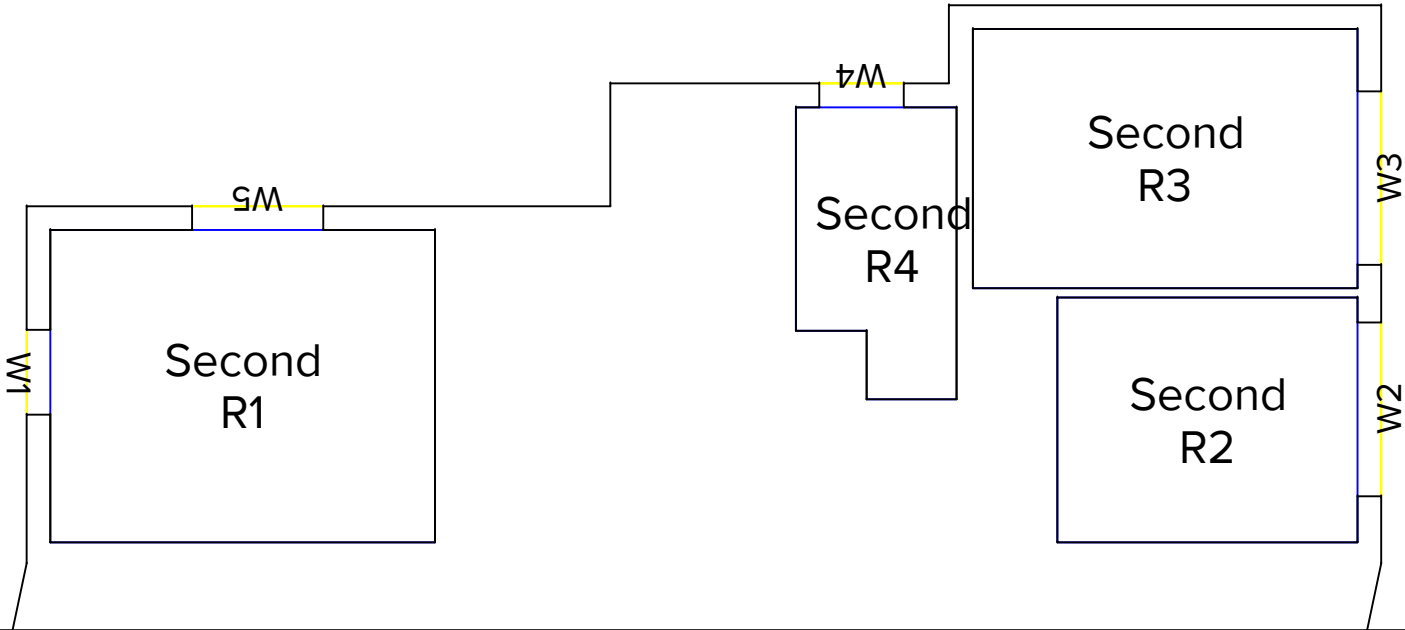
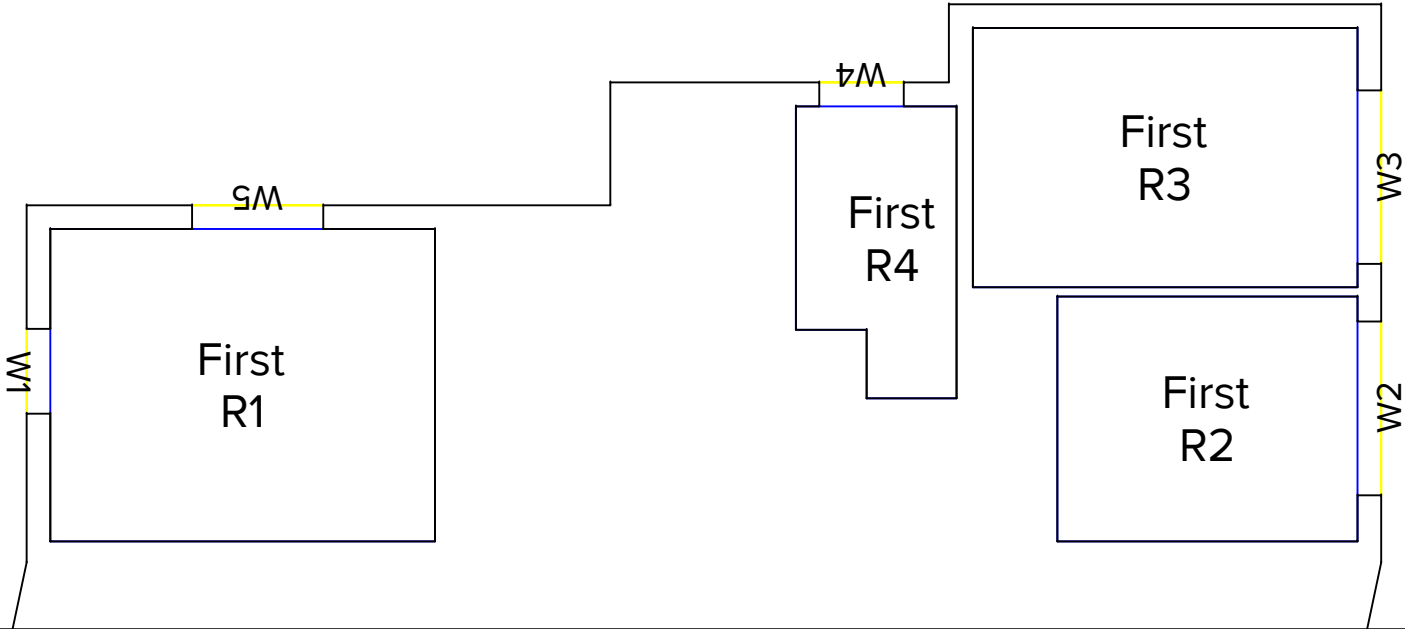
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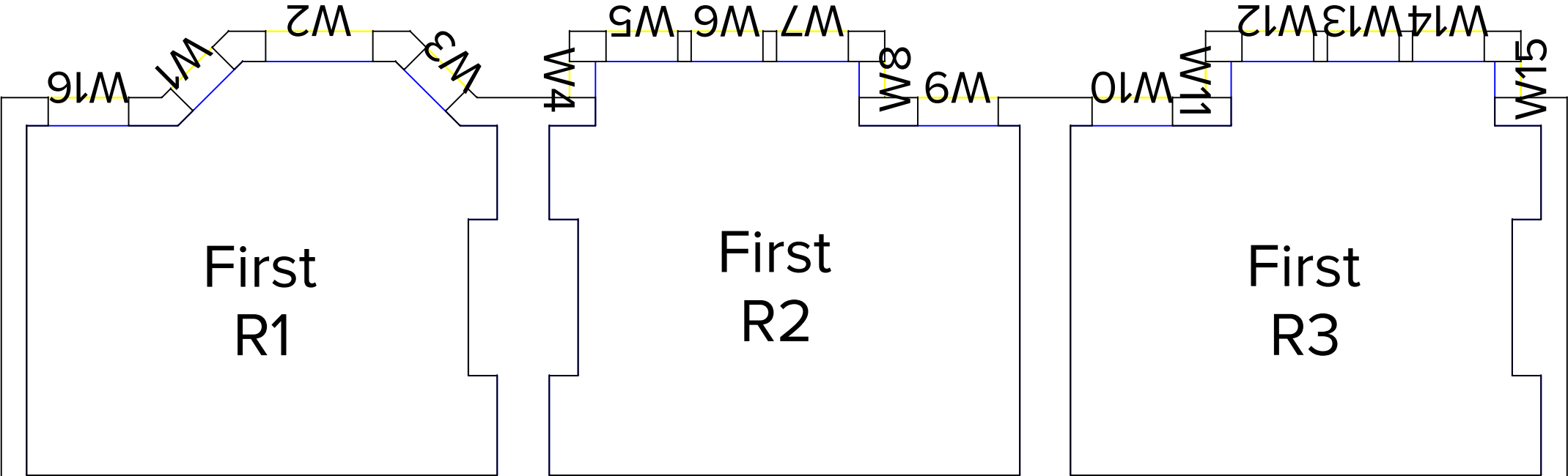
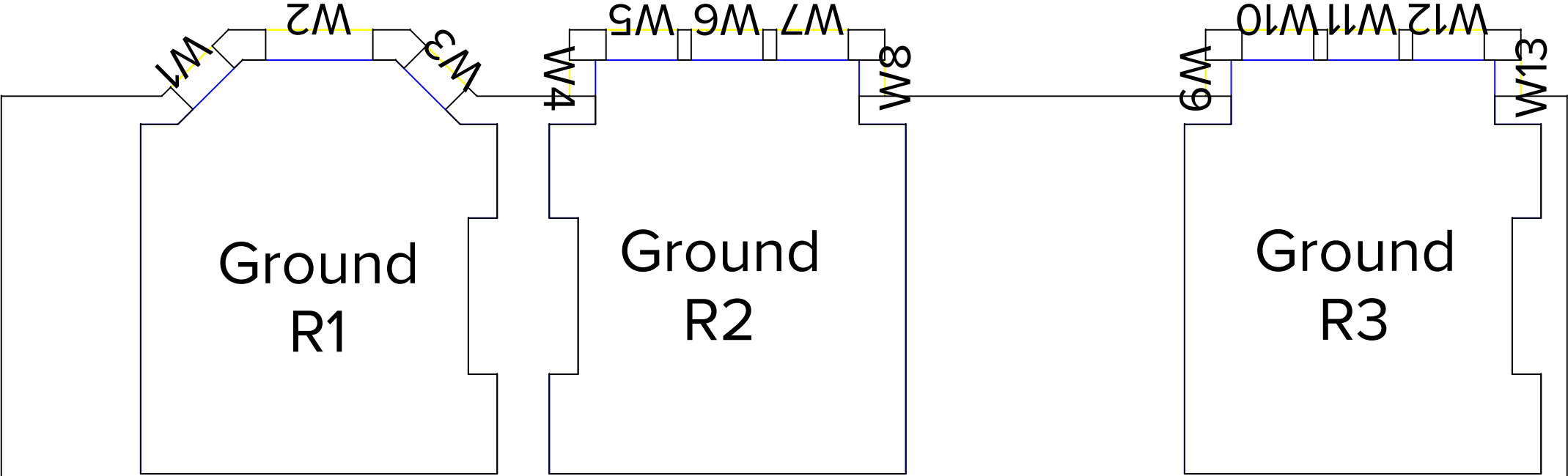
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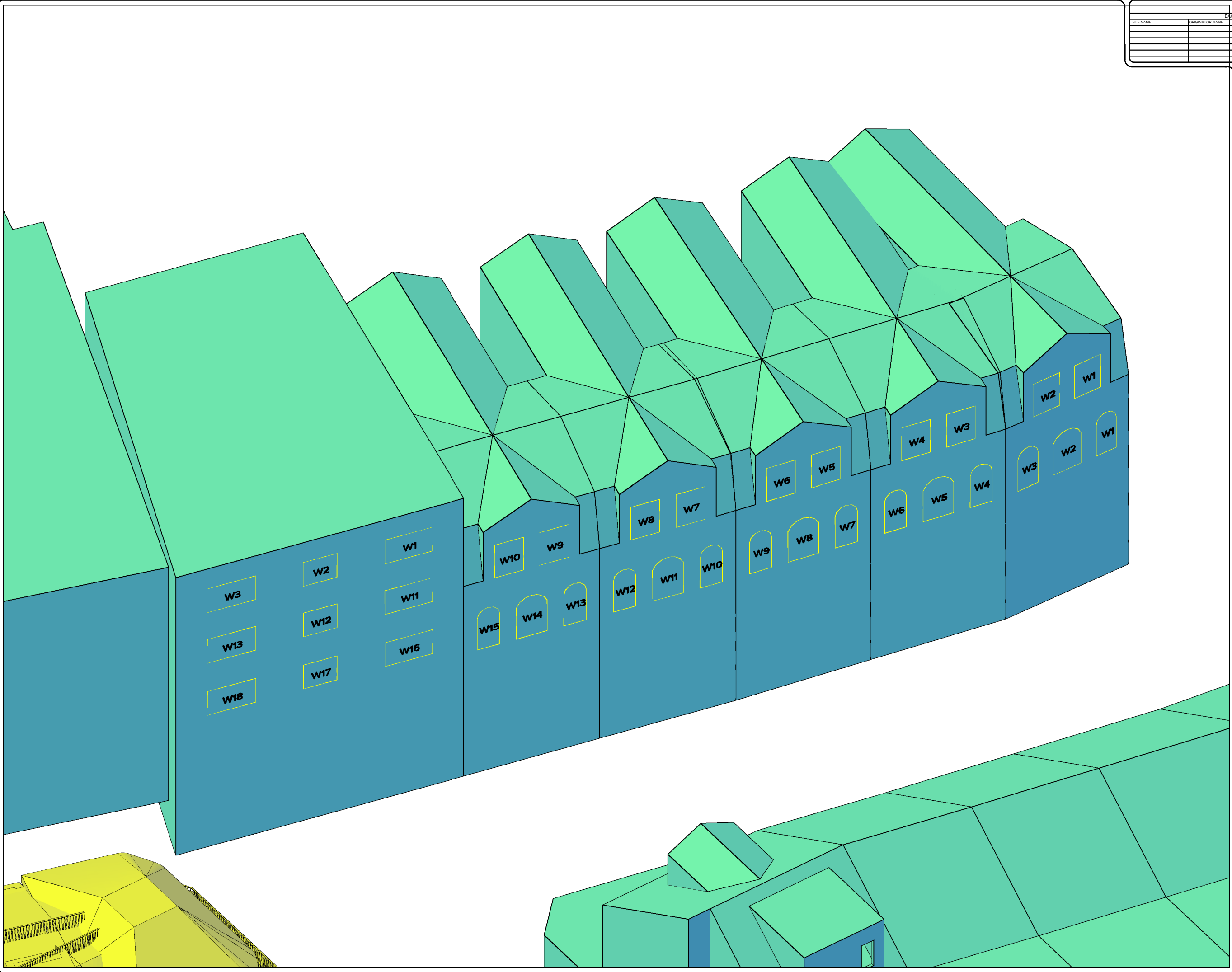
Architect
Levitt Bernstein

Project
YLCAN Crouch End

Title
Room and Window Reference
44-48 (even) Rosebery Gardens
Ground to First Floor

Scale: A3	Drawn	Checked	Date
N.T.S	YC	EC	27.07.2026

Drawing Number	Revision
10183-DSO-007	A



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Architect
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Project
YLCAN Crouch End

Title
Room and Window Reference
32-38 Broadway Parade
First to Third Floor

Scale: A3	Drawn	Checked	Date
N.T.S	YC	EC	27.07.2026

Drawing Number
10183-DSO-008

Revision
A

APPENDIX B - DETAILED DAYLIGHT RESULTS FOR NEIGHBOURING BUILDINGS

Project Name: YLCAN Crouch End
Project No.: 10.183
Report Title: Daylight Analysis for Neighbouring Buildings
Date of Analysis: 14/07/2026



Building	Floor	Room no.	Window no.	25 degree plane test	VSC tests			NSL tests			Comments
					Proposed VSC 27% ?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?	
42-52 (even) Elmfield Avenue	Ground	R1	W1	Further testing required	21.8%	20.4%	1.06	93.0%	87.6%	1.06	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R1	W2	Further testing required	21.7%	20.7%	1.05	93.0%	87.6%	1.06	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R2	W3	Further testing required	23.4%	23.9%	0.98	96.9%	98.3%	0.99	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R2	W4	Further testing required	21.9%	22.7%	0.96	96.9%	98.3%	0.99	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R2	W5	Further testing required	19.8%	21.3%	0.93	96.9%	98.3%	0.99	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R3	W6	Further testing required	25.0%	25.6%	0.98	98.8%	99.7%	0.99	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R3	W7	Further testing required	26.0%	27.8%	0.94	98.8%	99.7%	0.99	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R3	W8	Further testing required	26.9%	29.1%	0.93	98.8%	99.7%	0.99	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R3	W9	Further testing required	26.2%	28.5%	0.92	98.8%	99.7%	0.99	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R4	W10	Further testing required	29.1%	31.0%	0.94	99.7%	99.7%	1.00	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R4	W11	Further testing required	28.6%	30.7%	0.93	99.7%	99.7%	1.00	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R4	W12	Further testing required	25.3%	27.3%	0.92	99.7%	99.7%	1.00	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R4	W13	Further testing required	21.2%	23.2%	0.91	99.7%	99.7%	1.00	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R5	W14	Further testing required	29.2%	29.5%	0.99	99.6%	99.7%	1.00	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R5	W15	Further testing required	28.0%	29.6%	0.95	99.6%	99.7%	1.00	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R6	W16	Further testing required	31.1%	31.7%	0.98	99.7%	99.7%	1.00	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R6	W17	Further testing required	26.8%	28.0%	0.96	99.7%	99.7%	1.00	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R7	W18	Further testing required	66.5%	67.8%	0.98	100.0%	100.0%	1.00	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R7	W19	Further testing required	54.3%	55.6%	0.98	100.0%	100.0%	1.00	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R7	W20	Further testing required	67.4%	67.5%	1.00	100.0%	100.0%	1.00	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R7	W21	Further testing required	55.7%	55.8%	1.00	100.0%	100.0%	1.00	Meets BRE recommendations
42-52 (even) Elmfield Avenue	First	R1	W1	Further testing required	26.9%	30.2%	0.89	84.6%	95.2%	0.89	Meets BRE recommendations
42-52 (even) Elmfield Avenue	First	R2	W2	Further testing required	29.8%	32.7%	0.91	96.6%	99.2%	0.97	Meets BRE recommendations
42-52 (even) Elmfield Avenue	First	R3	W3	Further testing required	32.6%	34.8%	0.94	99.3%	99.3%	1.00	Meets BRE recommendations
42-52 (even) Elmfield Avenue	First	R4	W4	Further testing required	33.2%	35.1%	0.95	99.2%	99.3%	1.00	Meets BRE recommendations
42-52 (even) Elmfield Avenue	First	R5	W5	Further testing required	34.5%	35.7%	0.97	99.3%	99.3%	1.00	Meets BRE recommendations
42-52 (even) Elmfield Avenue	First	R6	W6	Further testing required	34.9%	35.8%	0.97	99.6%	99.6%	1.00	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Second	R1	W1	Further testing required	26.7%	31.1%	0.86	88.0%	89.8%	0.98	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Second	R2	W2	Further testing required	32.2%	35.5%	0.91	99.0%	99.2%	1.00	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Second	R3	W3	Further testing required	35.1%	36.8%	0.95	99.9%	99.9%	1.00	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Second	R4	W4	Further testing required	36.3%	37.4%	0.97	99.0%	99.0%	1.00	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Second	R5	W5	Further testing required	36.4%	37.3%	0.98	100.0%	100.0%	1.00	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Second	R5	W6	Further testing required	84.8%	84.8%	1.00	100.0%	100.0%	1.00	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Second	R5	W7	Further testing required	86.3%	86.4%	1.00	100.0%	100.0%	1.00	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Second	R5	W8	Further testing required	86.9%	87.0%	1.00	100.0%	100.0%	1.00	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	Ground	R1	W1	Further testing required	27.1%	29.3%	0.92	99.6%	99.6%	1.00	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	Ground	R1	W4	Further testing required	50.7%	61.5%	0.82	99.6%	99.6%	1.00	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	Ground	R2	W2	Further testing required	27.4%	29.2%	0.94	99.9%	100.0%	1.00	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	Ground	R2	W5	Further testing required	54.3%	60.0%	0.90	99.9%	100.0%	1.00	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	Ground	R3	W3	Further testing required	28.9%	30.2%	0.96	97.8%	97.7%	1.00	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	Ground	R3	W7	Further testing required	62.1%	65.8%	0.94	97.8%	97.7%	1.00	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	Ground	R4	W6	Further testing required	30.2%	31.6%	0.96	98.5%	98.9%	1.00	Meets BRE recommendations

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Building	Floor	Room no.	Window no.	25 degree plane test	VSC tests			NSL tests			Comments
					Proposed VSC 27% ?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?	
49-55 (odd) Rosebery Gardens	Ground	R5	W8	Further testing required	55.3%	57.2%	0.97	65.0%	65.0%	1.00	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	Ground	R6	W9	Further testing required	30.3%	30.9%	0.98	99.5%	99.5%	1.00	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	Ground	R7	W10	Further testing required	31.8%	32.5%	0.98	98.8%	98.8%	1.00	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	Ground	R8	W11	Further testing required	27.5%	27.5%	1.00	80.1%	80.1%	1.00	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	Ground	R9	W12	Further testing required	30.0%	30.7%	0.98	100.0%	100.0%	1.00	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	Ground	R10	W13	Further testing required	17.3%	18.2%	0.95	54.5%	55.2%	0.99	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	Ground	R10	W14	Further testing required	17.4%	18.5%	0.94	54.5%	55.2%	0.99	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	First	R1	W1	Further testing required	29.6%	33.3%	0.89	87.7%	98.3%	0.89	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	First	R2	W2	Further testing required	31.7%	34.1%	0.93	99.2%	99.4%	1.00	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	First	R3	W3	Further testing required	32.6%	34.6%	0.94	98.4%	99.4%	0.99	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	First	R4	W4	Further testing required	33.5%	35.0%	0.96	98.5%	98.6%	1.00	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	First	R5	W5	Further testing required	34.9%	35.6%	0.98	98.4%	98.4%	1.00	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	First	R6	W6	Further testing required	34.7%	35.4%	0.98	98.3%	98.4%	1.00	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	First	R7	W7	Further testing required	34.0%	34.8%	0.98	98.0%	98.0%	1.00	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	First	R8	W8	Further testing required	29.5%	29.7%	0.99	93.2%	93.2%	1.00	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	Second	R1	W1	Further testing required	31.7%	35.9%	0.88	93.5%	98.4%	0.95	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	Second	R2	W2	Further testing required	33.9%	36.5%	0.93	99.2%	99.4%	1.00	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	Second	R3	W3	Further testing required	34.9%	36.8%	0.95	99.0%	99.4%	1.00	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	Second	R4	W4	Further testing required	35.7%	37.2%	0.96	98.6%	98.6%	1.00	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	Second	R5	W5	Further testing required	36.7%	37.4%	0.98	98.4%	98.4%	1.00	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	Second	R6	W6	Further testing required	36.5%	37.3%	0.98	98.5%	98.5%	1.00	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	Second	R7	W7	Further testing required	36.2%	36.9%	0.98	98.4%	98.4%	1.00	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	Second	R8	W8	Further testing required	32.3%	32.5%	0.99	95.4%	95.4%	1.00	Meets BRE recommendations
157 Tottenham Lane	First	R1	W1	Further testing required	35.8%	36.2%	0.99	98.3%	98.3%	1.00	Meets BRE recommendations
157 Tottenham Lane	First	R1	W2	Pass	37.1%	37.5%	0.99	98.3%	98.3%	1.00	Meets BRE recommendations
157 Tottenham Lane	First	R2	W3	Pass	37.3%	37.7%	0.99	97.6%	97.6%	1.00	Meets BRE recommendations
157 Tottenham Lane	Second	R1	W1	Pass	37.5%	37.8%	0.99	98.5%	98.5%	1.00	Meets BRE recommendations
157 Tottenham Lane	Second	R1	W2	Pass	38.2%	38.6%	0.99	98.5%	98.5%	1.00	Meets BRE recommendations
157 Tottenham Lane	Second	R2	W3	Pass	38.3%	38.7%	0.99	98.0%	98.0%	1.00	Meets BRE recommendations
159 Tottenham Lane	First	R1	W1	Pass	21.4%	22.8%	0.94	90.5%	94.1%	0.96	Meets BRE recommendations
159 Tottenham Lane	First	R1	W9	Pass	2.6%	2.6%	1.00	90.5%	94.1%	0.96	Meets BRE recommendations
159 Tottenham Lane	First	R2	W2	Pass	36.9%	37.4%	0.99	99.7%	99.7%	1.00	Meets BRE recommendations
159 Tottenham Lane	First	R3	W3	Pass	36.8%	37.4%	0.98	98.5%	98.5%	1.00	Meets BRE recommendations
159 Tottenham Lane	First	R4	W4	Pass	36.6%	37.3%	0.98	99.1%	99.1%	1.00	Meets BRE recommendations
159 Tottenham Lane	First	R5	W5	Pass	2.2%	2.2%	1.00	100.0%	100.0%	1.00	Meets BRE recommendations
159 Tottenham Lane	First	R6	W6	Pass	3.4%	3.5%	0.97	100.0%	100.0%	1.00	Meets BRE recommendations
159 Tottenham Lane	First	R7	W7	Pass	2.4%	2.4%	1.00	99.6%	99.6%	1.00	Meets BRE recommendations
159 Tottenham Lane	First	R8	W8	Pass	4.6%	4.7%	0.98	100.0%	100.0%	1.00	Meets BRE recommendations
159 Tottenham Lane	Second	R1	W1	Pass	24.0%	25.5%	0.94	93.4%	97.1%	0.96	Meets BRE recommendations
159 Tottenham Lane	Second	R1	W9	Pass	2.8%	2.8%	1.00	93.4%	97.1%	0.96	Meets BRE recommendations
159 Tottenham Lane	Second	R2	W2	Pass	37.9%	38.4%	0.99	99.7%	99.7%	1.00	Meets BRE recommendations
159 Tottenham Lane	Second	R3	W3	Pass	37.8%	38.4%	0.98	98.4%	98.4%	1.00	Meets BRE recommendations

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Building	Floor	Room no.	Window no.	25 degree plane test	VSC tests			NSL tests			Comments
					Proposed VSC 27% ?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?	
159 Tottenham Lane	Second	R4	W4	Pass	37.6%	38.3%	0.98	99.0%	99.0%	1.00	Meets BRE recommendations
159 Tottenham Lane	Second	R5	W5	Pass	2.3%	2.3%	1.00	100.0%	100.0%	1.00	Meets BRE recommendations
159 Tottenham Lane	Second	R6	W6	Pass	3.7%	3.9%	0.95	100.0%	100.0%	1.00	Meets BRE recommendations
159 Tottenham Lane	Second	R7	W7	Pass	2.7%	2.7%	1.00	99.6%	99.6%	1.00	Meets BRE recommendations
159 Tottenham Lane	Second	R8	W8	Pass	4.9%	5.1%	0.97	100.0%	100.0%	1.00	Meets BRE recommendations
159 Tottenham Lane	Third	R1	W1	Pass	36.1%	37.6%	0.96	98.1%	98.1%	1.00	Meets BRE recommendations
159 Tottenham Lane	Third	R1	W12	Pass	31.1%	31.5%	0.99	98.1%	98.1%	1.00	Meets BRE recommendations
159 Tottenham Lane	Third	R2	W2	Pass	34.4%	35.0%	0.98	98.9%	98.9%	1.00	Meets BRE recommendations
159 Tottenham Lane	Third	R3	W3	Pass	34.7%	35.2%	0.99	99.9%	99.9%	1.00	Meets BRE recommendations
159 Tottenham Lane	Third	R3	W4	Pass	39.4%	39.4%	1.00	99.9%	99.9%	1.00	Meets BRE recommendations
159 Tottenham Lane	Third	R3	W5	Pass	39.4%	39.4%	1.00	99.9%	99.9%	1.00	Meets BRE recommendations
159 Tottenham Lane	Third	R4	W6	Pass	37.0%	37.5%	0.99	99.6%	99.6%	1.00	Meets BRE recommendations
159 Tottenham Lane	Third	R4	W7	Pass	37.2%	37.7%	0.99	99.6%	99.6%	1.00	Meets BRE recommendations
159 Tottenham Lane	Third	R5	W8	Pass	37.2%	37.9%	0.98	100.0%	100.0%	1.00	Meets BRE recommendations
159 Tottenham Lane	Third	R6	W9	Pass	36.5%	37.1%	0.98	99.8%	99.8%	1.00	Meets BRE recommendations
159 Tottenham Lane	Third	R7	W10	Pass	37.3%	38.2%	0.98	100.0%	100.0%	1.00	Meets BRE recommendations
159 Tottenham Lane	Third	R8	W11	Pass	36.7%	37.9%	0.97	99.7%	99.7%	1.00	Meets BRE recommendations
159 Tottenham Lane	Fourth	No Room	W1	Pass	37.8%	38.7%	0.98	-	-	-	Meets BRE recommendations
159 Tottenham Lane	Fourth	No Room	W2	Pass	28.2%	29.1%	0.97	-	-	-	Meets BRE recommendations
159 Tottenham Lane	Fourth	No Room	W3	Pass	28.5%	29.2%	0.98	-	-	-	Meets BRE recommendations
159 Tottenham Lane	Fourth	No Room	W4	Pass	39.6%	39.6%	1.00	-	-	-	Meets BRE recommendations
161 Tottenham Lane	First	R1	W1	Further testing required	3.5%	4.7%	0.75	91.8%	92.7%	0.99	Pass NSL but not VSC
161 Tottenham Lane	First	R1	W2	Further testing required	27.3%	27.3%	1.00	91.8%	92.7%	0.99	Meets BRE recommendations
161 Tottenham Lane	First	R1	W3	Further testing required	4.7%	6.4%	0.73	91.8%	92.7%	0.99	Pass NSL but not VSC
161 Tottenham Lane	Second	R1	W1	Further testing required	1.8%	2.7%	0.68	91.3%	93.0%	0.98	Pass NSL but not VSC
161 Tottenham Lane	Second	R1	W2	Further testing required	34.4%	34.4%	1.00	91.3%	93.0%	0.98	Meets BRE recommendations
161 Tottenham Lane	Second	R1	W3	Further testing required	2.5%	3.6%	0.68	91.3%	93.0%	0.98	Pass NSL but not VSC
161 Tottenham Lane	Third	R1	W1	Further testing required	31.5%	35.1%	0.90	97.5%	99.7%	0.98	Meets BRE recommendations
161 Tottenham Lane	Third	R1	W2	Further testing required	38.3%	38.3%	1.00	97.5%	99.7%	0.98	Meets BRE recommendations
161 Tottenham Lane	Third	R1	W3	Further testing required	33.1%	36.5%	0.91	97.5%	99.7%	0.98	Meets BRE recommendations
163 Tottenham Lane	First	R1	W1	Further testing required	26.7%	31.0%	0.86	93.4%	97.8%	0.95	Meets BRE recommendations
163 Tottenham Lane	First	R1	W16	Further testing required	23.7%	28.3%	0.84	93.4%	97.8%	0.95	Meets BRE recommendations
163 Tottenham Lane	First	R2	W2	Further testing required	24.1%	29.9%	0.80	44.4%	62.3%	0.71	Pass VSC but not NSL
163 Tottenham Lane	First	R2	W3	Further testing required	21.4%	27.3%	0.78	44.4%	62.3%	0.71	VSC higher than 20%
163 Tottenham Lane	First	R2	W4	Further testing required	17.2%	18.4%	0.93	44.4%	62.3%	0.71	Pass VSC but not NSL
163 Tottenham Lane	First	R2	W5	Further testing required	23.0%	29.3%	0.79	44.4%	62.3%	0.71	VSC higher than 20%
163 Tottenham Lane	First	R3	W6	Further testing required	23.0%	29.2%	0.79	48.2%	72.2%	0.67	VSC higher than 20%
163 Tottenham Lane	First	R3	W7	Further testing required	16.3%	17.5%	0.93	48.2%	72.2%	0.67	Pass VSC but not NSL
163 Tottenham Lane	First	R3	W8	Further testing required	21.1%	27.0%	0.78	48.2%	72.2%	0.67	VSC higher than 20%
163 Tottenham Lane	First	R3	W9	Further testing required	23.5%	29.1%	0.81	48.2%	72.2%	0.67	Pass VSC but not NSL
163 Tottenham Lane	First	R4	W10	Further testing required	23.6%	29.1%	0.81	59.9%	75.8%	0.79	Pass VSC but not NSL
163 Tottenham Lane	First	R4	W11	Further testing required	21.6%	26.9%	0.80	59.9%	75.8%	0.79	Pass VSC but not NSL

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Building	Floor	Room no.	Window no.	25 degree plane test	VSC tests			NSL tests			Comments
					Proposed VSC 27% ?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?	
163 Tottenham Lane	First	R4	W12	Further testing required	15.4%	17.2%	0.89	59.9%	75.8%	0.79	Pass VSC but not NSL
163 Tottenham Lane	First	R4	W13	Further testing required	23.9%	29.2%	0.82	59.9%	75.8%	0.79	Pass VSC but not NSL
163 Tottenham Lane	First	R5	W14	Further testing required	24.3%	29.5%	0.82	25.6%	38.0%	0.67	Pass VSC but not NSL
163 Tottenham Lane	First	R5	W15	Further testing required	19.3%	19.7%	0.98	25.6%	38.0%	0.67	Pass VSC but not NSL
163 Tottenham Lane	Second	R1	W1	Further testing required	29.1%	33.8%	0.86	88.7%	98.2%	0.90	Meets BRE recommendations
163 Tottenham Lane	Second	R1	W13	Further testing required	27.0%	32.6%	0.83	88.7%	98.2%	0.90	Meets BRE recommendations
163 Tottenham Lane	Second	R1	W14	Further testing required	20.5%	21.0%	0.97	88.7%	98.2%	0.90	Meets BRE recommendations
163 Tottenham Lane	Second	R1	W15	Further testing required	27.2%	32.2%	0.84	88.7%	98.2%	0.90	Meets BRE recommendations
163 Tottenham Lane	Second	R2	W2	Further testing required	27.5%	33.7%	0.82	45.8%	86.5%	0.53	Pass VSC but not NSL
163 Tottenham Lane	Second	R2	W3	Further testing required	25.7%	32.0%	0.80	45.8%	86.5%	0.53	Pass VSC but not NSL
163 Tottenham Lane	Second	R2	W4	Further testing required	18.8%	20.2%	0.93	45.8%	86.5%	0.53	Pass VSC but not NSL
163 Tottenham Lane	Second	R2	W5	Further testing required	26.4%	33.0%	0.80	45.8%	86.5%	0.53	Pass VSC but not NSL
163 Tottenham Lane	Second	R3	W6	Further testing required	26.3%	32.9%	0.80	53.5%	98.3%	0.54	Pass VSC but not NSL
163 Tottenham Lane	Second	R3	W7	Further testing required	18.0%	19.4%	0.93	53.5%	98.3%	0.54	Pass VSC but not NSL
163 Tottenham Lane	Second	R3	W8	Further testing required	25.4%	31.5%	0.81	53.5%	98.3%	0.54	Pass VSC but not NSL
163 Tottenham Lane	Second	R3	W9	Further testing required	26.8%	32.8%	0.82	53.5%	98.3%	0.54	Pass VSC but not NSL
163 Tottenham Lane	Second	R4	W10	Further testing required	26.9%	32.7%	0.82	38.0%	72.8%	0.52	Pass VSC but not NSL
163 Tottenham Lane	Second	R5	W11	Further testing required	17.6%	19.4%	0.90	57.4%	95.4%	0.60	Pass VSC but not NSL
163 Tottenham Lane	Second	R5	W12	Further testing required	26.6%	32.5%	0.82	57.4%	95.4%	0.60	Pass VSC but not NSL
163 Tottenham Lane	Third	R1	W1	Further testing required	15.7%	15.8%	0.99	97.7%	97.7%	1.00	Meets BRE recommendations
163 Tottenham Lane	Third	R1	W8	Further testing required	20.0%	25.3%	0.79	97.7%	97.7%	1.00	VSC higher than 20% & Pass NSL
163 Tottenham Lane	Third	R1	W9	Further testing required	20.2%	25.4%	0.80	97.7%	97.7%	1.00	Meets BRE recommendations
163 Tottenham Lane	Third	R1	W10	Further testing required	20.8%	25.7%	0.81	97.7%	97.7%	1.00	Meets BRE recommendations
163 Tottenham Lane	Third	R2	W2	Further testing required	19.6%	20.4%	0.96	97.2%	99.9%	0.97	Meets BRE recommendations
163 Tottenham Lane	Third	R2	W3	Further testing required	20.4%	26.2%	0.78	97.2%	99.9%	0.97	VSC higher than 20% & Pass NSL
163 Tottenham Lane	Third	R2	W4	Further testing required	20.1%	25.8%	0.78	97.2%	99.9%	0.97	VSC higher than 20% & Pass NSL
163 Tottenham Lane	Third	R3	W5	Further testing required	20.0%	25.7%	0.78	97.4%	97.4%	1.00	VSC higher than 20% & Pass NSL
163 Tottenham Lane	Third	R4	W6	Further testing required	15.6%	21.1%	0.74	59.7%	97.3%	0.61	VSC higher than 15%
163 Tottenham Lane	Third	R5	W7	Further testing required	19.8%	25.3%	0.78	99.9%	99.9%	1.00	VSC higher than 15% & Pass NSL
55 Topsfield Parade	First	R1	W1	Further testing required	36.9%	36.9%	1.00	98.3%	99.3%	0.99	Meets BRE recommendations
55 Topsfield Parade	First	R1	W5	Further testing required	30.3%	33.5%	0.90	98.3%	99.3%	0.99	Meets BRE recommendations
55 Topsfield Parade	First	R2	W2	Pass	31.4%	31.4%	1.00	98.5%	98.5%	1.00	Meets BRE recommendations
55 Topsfield Parade	First	R3	W3	Pass	31.4%	31.5%	1.00	98.4%	98.4%	1.00	Meets BRE recommendations
55 Topsfield Parade	First	R4	W4	Further testing required	24.1%	27.8%	0.87	90.6%	97.0%	0.93	Meets BRE recommendations
55 Topsfield Parade	Second	R1	W1	Further testing required	39.0%	39.0%	1.00	98.5%	99.5%	0.99	Meets BRE recommendations
55 Topsfield Parade	Second	R1	W5	Further testing required	33.4%	36.3%	0.92	98.5%	99.5%	0.99	Meets BRE recommendations
55 Topsfield Parade	Second	R2	W2	Pass	35.0%	35.1%	1.00	98.5%	98.5%	1.00	Meets BRE recommendations
55 Topsfield Parade	Second	R3	W3	Pass	35.0%	35.1%	1.00	98.5%	98.5%	1.00	Meets BRE recommendations
55 Topsfield Parade	Second	R4	W4	Further testing required	27.0%	30.6%	0.88	97.4%	98.3%	0.99	Meets BRE recommendations
55 Topsfield Parade	Third	R1	W1	Pass	39.5%	39.6%	1.00	91.9%	91.9%	1.00	Meets BRE recommendations
55 Topsfield Parade	Third	R1	W2	Pass	38.0%	38.1%	1.00	91.9%	91.9%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	Ground	R1	W1	Pass	27.1%	27.1%	1.00	99.6%	99.6%	1.00	Meets BRE recommendations

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					Proposed VSC 27% ?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?	
44-48 (even) Rosebery Gardens	Ground	R1	W2	Pass	31.8%	32.2%	0.99	99.6%	99.6%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	Ground	R1	W3	Pass	22.8%	23.6%	0.97	99.6%	99.6%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	Ground	R2	W4	Pass	12.6%	12.6%	1.00	99.4%	99.4%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	Ground	R2	W5	Pass	31.7%	32.2%	0.98	99.4%	99.4%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	Ground	R2	W6	Pass	31.7%	32.2%	0.98	99.4%	99.4%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	Ground	R2	W7	Pass	31.7%	32.2%	0.98	99.4%	99.4%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	Ground	R2	W8	Pass	10.1%	10.8%	0.94	99.4%	99.4%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	Ground	R3	W9	Pass	12.0%	12.0%	1.00	99.5%	99.5%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	Ground	R3	W10	Pass	31.5%	32.2%	0.98	99.5%	99.5%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	Ground	R3	W11	Pass	31.5%	32.2%	0.98	99.5%	99.5%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	Ground	R3	W12	Pass	31.4%	32.2%	0.98	99.5%	99.5%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	Ground	R3	W13	Pass	18.8%	19.6%	0.96	99.5%	99.5%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	First	R1	W1	Pass	33.8%	33.8%	1.00	99.8%	99.8%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	First	R1	W2	Pass	35.1%	35.6%	0.99	99.8%	99.8%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	First	R1	W3	Pass	26.2%	27.0%	0.97	99.8%	99.8%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	First	R1	W16	Pass	33.4%	33.8%	0.99	99.8%	99.8%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	First	R2	W4	Pass	15.4%	15.4%	1.00	99.7%	99.7%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	First	R2	W5	Pass	35.1%	35.6%	0.98	99.7%	99.7%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	First	R2	W6	Pass	35.1%	35.6%	0.98	99.7%	99.7%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	First	R2	W7	Pass	35.0%	35.6%	0.98	99.7%	99.7%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	First	R2	W8	Pass	16.4%	17.1%	0.96	99.7%	99.7%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	First	R2	W9	Pass	29.6%	30.2%	0.98	99.7%	99.7%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	First	R3	W10	Pass	30.5%	30.9%	0.99	99.7%	99.7%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	First	R3	W11	Pass	18.1%	18.1%	1.00	99.7%	99.7%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	First	R3	W12	Pass	34.9%	35.6%	0.98	99.7%	99.7%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	First	R3	W13	Pass	34.9%	35.6%	0.98	99.7%	99.7%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	First	R3	W14	Pass	34.8%	35.6%	0.98	99.7%	99.7%	1.00	Meets BRE recommendations
44-48 (even) Rosebery Gardens	First	R3	W15	Pass	21.7%	22.5%	0.97	99.7%	99.7%	1.00	Meets BRE recommendations
32-38 Broadway Parade	First	No Room	W1	Further testing required	35.9%	36.1%	1.00	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	First	No Room	W2	Further testing required	35.6%	35.7%	1.00	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	First	No Room	W3	Further testing required	35.2%	35.4%	0.99	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	First	No Room	W4	Further testing required	34.1%	34.4%	0.99	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	First	No Room	W5	Further testing required	33.7%	34.0%	0.99	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	First	No Room	W6	Further testing required	33.3%	33.7%	0.99	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	First	No Room	W7	Further testing required	32.9%	33.4%	0.98	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	First	No Room	W8	Further testing required	32.6%	33.2%	0.98	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	First	No Room	W9	Further testing required	32.4%	33.1%	0.98	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	First	No Room	W10	Further testing required	32.1%	33.0%	0.97	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	First	No Room	W11	Further testing required	32.0%	33.0%	0.97	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	First	No Room	W12	Further testing required	31.9%	33.0%	0.97	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	First	No Room	W13	Further testing required	31.9%	33.0%	0.97	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	First	No Room	W14	Further testing required	31.9%	33.1%	0.96	-	-	-	Meets BRE recommendations

Project Name: YLCAN Crouch End
Project No.: 10.183
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Date of Analysis: 14/07/2026



Building	Floor	Room no.	Window no.	25 degree plane test	VSC tests			NSL tests			Comments
					Proposed VSC 27% ?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?	
32-38 Broadway Parade	First	No Room	W15	Further testing required	31.8%	33.2%	0.96	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	First	No Room	W16	Further testing required	31.8%	33.4%	0.95	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	First	No Room	W17	Further testing required	31.7%	33.6%	0.94	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	First	No Room	W18	Further testing required	31.3%	33.6%	0.93	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	Second	No Room	W1	Further testing required	37.6%	37.8%	1.00	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	Second	No Room	W2	Further testing required	37.4%	37.6%	1.00	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	Second	No Room	W3	Further testing required	36.6%	36.9%	0.99	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	Second	No Room	W4	Further testing required	36.3%	36.8%	0.99	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	Second	No Room	W5	Further testing required	35.9%	36.5%	0.98	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	Second	No Room	W6	Further testing required	35.8%	36.4%	0.98	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	Second	No Room	W7	Further testing required	35.5%	36.3%	0.98	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	Second	No Room	W8	Further testing required	35.4%	36.3%	0.97	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	Second	No Room	W9	Further testing required	35.2%	36.4%	0.97	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	Second	No Room	W10	Further testing required	35.2%	36.4%	0.97	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	Second	No Room	W11	Further testing required	34.4%	36.0%	0.96	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	Second	No Room	W12	Further testing required	34.1%	36.0%	0.95	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	Second	No Room	W13	Further testing required	33.6%	35.9%	0.93	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	Third	No Room	W1	Further testing required	36.6%	38.1%	0.96	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	Third	No Room	W2	Further testing required	36.1%	38.0%	0.95	-	-	-	Meets BRE recommendations
32-38 Broadway Parade	Third	No Room	W3	Further testing required	35.6%	37.9%	0.94	-	-	-	Meets BRE recommendations

APPENDIX C - DETAILED SUNLIGHT RESULTS FOR NEIGHBOURING BUILDINGS

Project Name: YLCAN Crouch End
Project No.: 10.183
Report Title: Sunlight Analysis for Neighbouring Buildings
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Building	Floor	Room no.	Window no.	Orientation	25 degree plane test	APSH test			WPSH test			Total reduction <4%?	Comments
						Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?		
42-52 (even) Elmfield Avenue	Ground	R1	W1	South	Further testing required	35.0%	36.0%	0.97	6.0%	5.0%	1.20	1.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R1	W2	South	Further testing required	37.0%	37.0%	1.00	6.0%	6.0%	1.00	0.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R2	W3	South	Further testing required	41.0%	45.0%	0.91	7.0%	6.0%	1.17	4.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R2	W4	South	Further testing required	38.0%	41.0%	0.93	7.0%	5.0%	1.40	3.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R2	W5	South	Further testing required	37.0%	43.0%	0.86	8.0%	8.0%	1.00	6.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R3	W6	South	Further testing required	47.0%	48.0%	0.98	7.0%	8.0%	0.88	1.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R3	W7	South	Further testing required	48.0%	57.0%	0.84	9.0%	11.0%	0.82	9.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R3	W8	South	Further testing required	53.0%	61.0%	0.87	10.0%	12.0%	0.83	8.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R3	W9	South	Further testing required	53.0%	59.0%	0.90	10.0%	13.0%	0.77	6.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R4	W10	South	Further testing required	62.0%	68.0%	0.91	14.0%	17.0%	0.82	6.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R4	W11	South	Further testing required	61.0%	66.0%	0.92	14.0%	17.0%	0.82	5.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R4	W12	South	Further testing required	53.0%	58.0%	0.91	13.0%	16.0%	0.81	5.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R4	W13	South	Further testing required	45.0%	50.0%	0.90	11.0%	14.0%	0.79	5.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R5	W14	South	Further testing required	61.0%	62.0%	0.98	14.0%	14.0%	1.00	1.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R5	W15	South	Further testing required	60.0%	66.0%	0.91	16.0%	21.0%	0.76	6.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R6	W16	South	Further testing required	69.0%	70.0%	0.99	18.0%	19.0%	0.95	1.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R6	W17	South	Further testing required	58.0%	63.0%	0.92	17.0%	22.0%	0.77	5.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R7	W18	South	Further testing required	74.0%	78.0%	0.95	20.0%	24.0%	0.83	4.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R7	W19	South	Further testing required	71.0%	75.0%	0.95	20.0%	24.0%	0.83	4.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Ground	R7	W20	North	n/a	-	-	-	-	-	-	-	
42-52 (even) Elmfield Avenue	Ground	R7	W21	North	n/a	-	-	-	-	-	-	-	
42-52 (even) Elmfield Avenue	First	R1	W1	South	Further testing required	48.0%	62.0%	0.77	10.0%	13.0%	0.77	14.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	First	R2	W2	South	Further testing required	60.0%	71.0%	0.85	12.0%	18.0%	0.67	11.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	First	R3	W3	South	Further testing required	69.0%	76.0%	0.91	17.0%	23.0%	0.74	7.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	First	R4	W4	South	Further testing required	72.0%	77.0%	0.94	19.0%	24.0%	0.79	5.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	First	R5	W5	South	Further testing required	74.0%	78.0%	0.95	21.0%	25.0%	0.84	4.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	First	R6	W6	South	Further testing required	76.0%	79.0%	0.96	23.0%	26.0%	0.88	3.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Second	R1	W1	South	Further testing required	49.0%	63.0%	0.78	11.0%	21.0%	0.52	14.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Second	R2	W2	South	Further testing required	67.0%	77.0%	0.87	16.0%	24.0%	0.67	10.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Second	R3	W3	South	Further testing required	75.0%	80.0%	0.94	22.0%	27.0%	0.81	5.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Second	R4	W4	South	Further testing required	80.0%	80.0%	1.00	27.0%	27.0%	1.00	0.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Second	R5	W5	South	Further testing required	79.0%	79.0%	1.00	27.0%	27.0%	1.00	0.0%	Meets BRE recommendations
42-52 (even) Elmfield Avenue	Second	R5	W6	North	n/a	-	-	-	-	-	-	-	
42-52 (even) Elmfield Avenue	Second	R5	W7	North	n/a	-	-	-	-	-	-	-	
42-52 (even) Elmfield Avenue	Second	R5	W8	North	n/a	-	-	-	-	-	-	-	
49-55 (odd) Rosebery Gardens	Ground	R1	W1	North	n/a	-	-	-	-	-	-	-	
49-55 (odd) Rosebery Gardens	Ground	R1	W4	North	n/a	-	-	-	-	-	-	23.0%	
49-55 (odd) Rosebery Gardens	Ground	R2	W2	North	n/a	-	-	-	-	-	-	-	
49-55 (odd) Rosebery Gardens	Ground	R2	W5	North	n/a	-	-	-	-	-	-	17.0%	
49-55 (odd) Rosebery Gardens	Ground	R3	W3	North	n/a	-	-	-	-	-	-	-	
49-55 (odd) Rosebery Gardens	Ground	R3	W7	North	n/a	-	-	-	-	-	-	10.0%	
49-55 (odd) Rosebery Gardens	Ground	R4	W6	North	n/a	-	-	-	-	-	-	-	
49-55 (odd) Rosebery Gardens	Ground	R5	W8	North	n/a	-	-	-	-	-	-	7.0%	
49-55 (odd) Rosebery Gardens	Ground	R6	W9	North	n/a	-	-	-	-	-	-	-	
49-55 (odd) Rosebery Gardens	Ground	R7	W10	North	n/a	-	-	-	-	-	-	-	
49-55 (odd) Rosebery Gardens	Ground	R8	W11	North	n/a	-	-	-	-	-	-	-	
49-55 (odd) Rosebery Gardens	Ground	R9	W12	North	n/a	-	-	-	-	-	-	-	
49-55 (odd) Rosebery Gardens	Ground	R10	W13	South	Further testing required	39.0%	42.0%	0.93	7.0%	10.0%	0.70	3.0%	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	Ground	R10	W14	South	Further testing required	42.0%	44.0%	0.95	6.0%	8.0%	0.75	2.0%	Meets BRE recommendations
49-55 (odd) Rosebery Gardens	First	R1	W1	North	n/a	-	-	-	-	-	-	-	
49-55 (odd) Rosebery Gardens	First	R2	W2	North	n/a	-	-	-	-	-	-	-	

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Building	Floor	Room no.	Window no.	Orientation	25 degree plane test	APSH test			WPSH test			Total reduction <4%?	Comments
						Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?		
49-55 (odd) Rosebery Gardens	First	R3	W3	North	n/a	-	-	-	-	-	-	-	
49-55 (odd) Rosebery Gardens	First	R4	W4	North	n/a	-	-	-	-	-	-	-	
49-55 (odd) Rosebery Gardens	First	R5	W5	North	n/a	-	-	-	-	-	-	-	
49-55 (odd) Rosebery Gardens	First	R6	W6	North	n/a	-	-	-	-	-	-	-	
49-55 (odd) Rosebery Gardens	First	R7	W7	North	n/a	-	-	-	-	-	-	-	
49-55 (odd) Rosebery Gardens	First	R8	W8	North	n/a	-	-	-	-	-	-	-	
49-55 (odd) Rosebery Gardens	Second	R1	W1	North	n/a	-	-	-	-	-	-	-	
49-55 (odd) Rosebery Gardens	Second	R2	W2	North	n/a	-	-	-	-	-	-	-	
49-55 (odd) Rosebery Gardens	Second	R3	W3	North	n/a	-	-	-	-	-	-	-	
49-55 (odd) Rosebery Gardens	Second	R4	W4	North	n/a	-	-	-	-	-	-	-	
49-55 (odd) Rosebery Gardens	Second	R5	W5	North	n/a	-	-	-	-	-	-	-	
49-55 (odd) Rosebery Gardens	Second	R6	W6	North	n/a	-	-	-	-	-	-	-	
49-55 (odd) Rosebery Gardens	Second	R7	W7	North	n/a	-	-	-	-	-	-	-	
49-55 (odd) Rosebery Gardens	Second	R8	W8	North	n/a	-	-	-	-	-	-	-	
157 Tottenham Lane	First	R1	W1	North	n/a	-	-	-	-	-	-	-	
157 Tottenham Lane	First	R1	W2	North	n/a	-	-	-	-	-	-	-	
157 Tottenham Lane	First	R2	W3	North	n/a	-	-	-	-	-	-	-	
157 Tottenham Lane	Second	R1	W1	North	n/a	-	-	-	-	-	-	-	
157 Tottenham Lane	Second	R1	W2	North	n/a	-	-	-	-	-	-	-	
157 Tottenham Lane	Second	R2	W3	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	First	R1	W1	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	First	R1	W9	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	First	R2	W2	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	First	R3	W3	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	First	R4	W4	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	First	R5	W5	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	First	R6	W6	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	First	R7	W7	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	First	R8	W8	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	Second	R1	W1	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	Second	R1	W9	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	Second	R2	W2	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	Second	R3	W3	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	Second	R4	W4	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	Second	R5	W5	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	Second	R6	W6	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	Second	R7	W7	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	Second	R8	W8	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	Third	R1	W1	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	Third	R1	W12	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	Third	R2	W2	South	Pass	61.0%	62.0%	0.98	21.0%	21.0%	1.00	1.0%	Meets BRE recommendations
159 Tottenham Lane	Third	R3	W3	South	Pass	61.0%	62.0%	0.98	21.0%	21.0%	1.00	1.0%	Meets BRE recommendations
159 Tottenham Lane	Third	R3	W4	South	Pass	81.0%	81.0%	1.00	27.0%	27.0%	1.00	0.0%	Meets BRE recommendations
159 Tottenham Lane	Third	R3	W5	South	Pass	81.0%	81.0%	1.00	27.0%	27.0%	1.00	0.0%	Meets BRE recommendations
159 Tottenham Lane	Third	R4	W6	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	Third	R4	W7	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	Third	R5	W8	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	Third	R6	W9	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	Third	R7	W10	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	Third	R8	W11	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	Fourth	No Room	W1	South	Pass	65.0%	66.0%	0.98	24.0%	24.0%	1.00	1.0%	Meets BRE recommendations

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Building	Floor	Room no.	Window no.	Orientation	25 degree plane test	APSH test			WPSH test			Total reduction <4%?	Comments
						Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?		
159 Tottenham Lane	Fourth	No Room	W2	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	Fourth	No Room	W3	North	n/a	-	-	-	-	-	-	-	
159 Tottenham Lane	Fourth	No Room	W4	North	n/a	-	-	-	-	-	-	-	
161 Tottenham Lane	First	R1	W1	North	n/a	-	-	-	-	-	-	-	
161 Tottenham Lane	First	R1	W2	North	n/a	-	-	-	-	-	-	-	
161 Tottenham Lane	First	R1	W3	North	n/a	-	-	-	-	-	-	-	
161 Tottenham Lane	Second	R1	W1	North	n/a	-	-	-	-	-	-	-	
161 Tottenham Lane	Second	R1	W2	North	n/a	-	-	-	-	-	-	-	
161 Tottenham Lane	Second	R1	W3	North	n/a	-	-	-	-	-	-	-	
161 Tottenham Lane	Third	R1	W1	North	n/a	-	-	-	-	-	-	-	
161 Tottenham Lane	Third	R1	W2	North	n/a	-	-	-	-	-	-	-	
161 Tottenham Lane	Third	R1	W3	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	First	R1	W1	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	First	R1	W16	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	First	R2	W2	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	First	R2	W3	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	First	R2	W4	South	Further testing required	15.0%	16.0%	0.94	2.0%	2.0%	1.00	1.0%	Meets BRE recommendations
163 Tottenham Lane	First	R2	W5	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	First	R3	W6	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	First	R3	W7	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	First	R3	W8	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	First	R3	W9	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	First	R4	W10	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	First	R4	W11	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	First	R4	W12	South	Further testing required	12.0%	15.0%	0.80	2.0%	2.0%	1.00	3.0%	Meets BRE recommendations
163 Tottenham Lane	First	R4	W13	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	First	R5	W14	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	First	R5	W15	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	Second	R1	W1	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	Second	R1	W13	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	Second	R1	W14	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	Second	R1	W15	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	Second	R2	W2	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	Second	R2	W3	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	Second	R2	W4	South	Further testing required	18.0%	19.0%	0.95	2.0%	2.0%	1.00	1.0%	Meets BRE recommendations
163 Tottenham Lane	Second	R2	W5	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	Second	R3	W6	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	Second	R3	W7	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	Second	R3	W8	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	Second	R3	W9	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	Second	R4	W10	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	Second	R5	W11	South	Further testing required	15.0%	18.0%	0.83	2.0%	2.0%	1.00	3.0%	Meets BRE recommendations
163 Tottenham Lane	Second	R5	W12	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	Third	R1	W1	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	Third	R1	W8	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	Third	R1	W9	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	Third	R1	W10	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	Third	R2	W2	South	Further testing required	39.0%	40.0%	0.98	12.0%	12.0%	1.00	1.0%	Meets BRE recommendations
163 Tottenham Lane	Third	R2	W3	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	Third	R2	W4	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	Third	R3	W5	North	n/a	-	-	-	-	-	-	-	

Project Name: YLCAN Crouch End
Project No.: 10.183
Report Title: Sunlight Analysis for Neighbouring Buildings
Date of Analysis: 14/07/2026



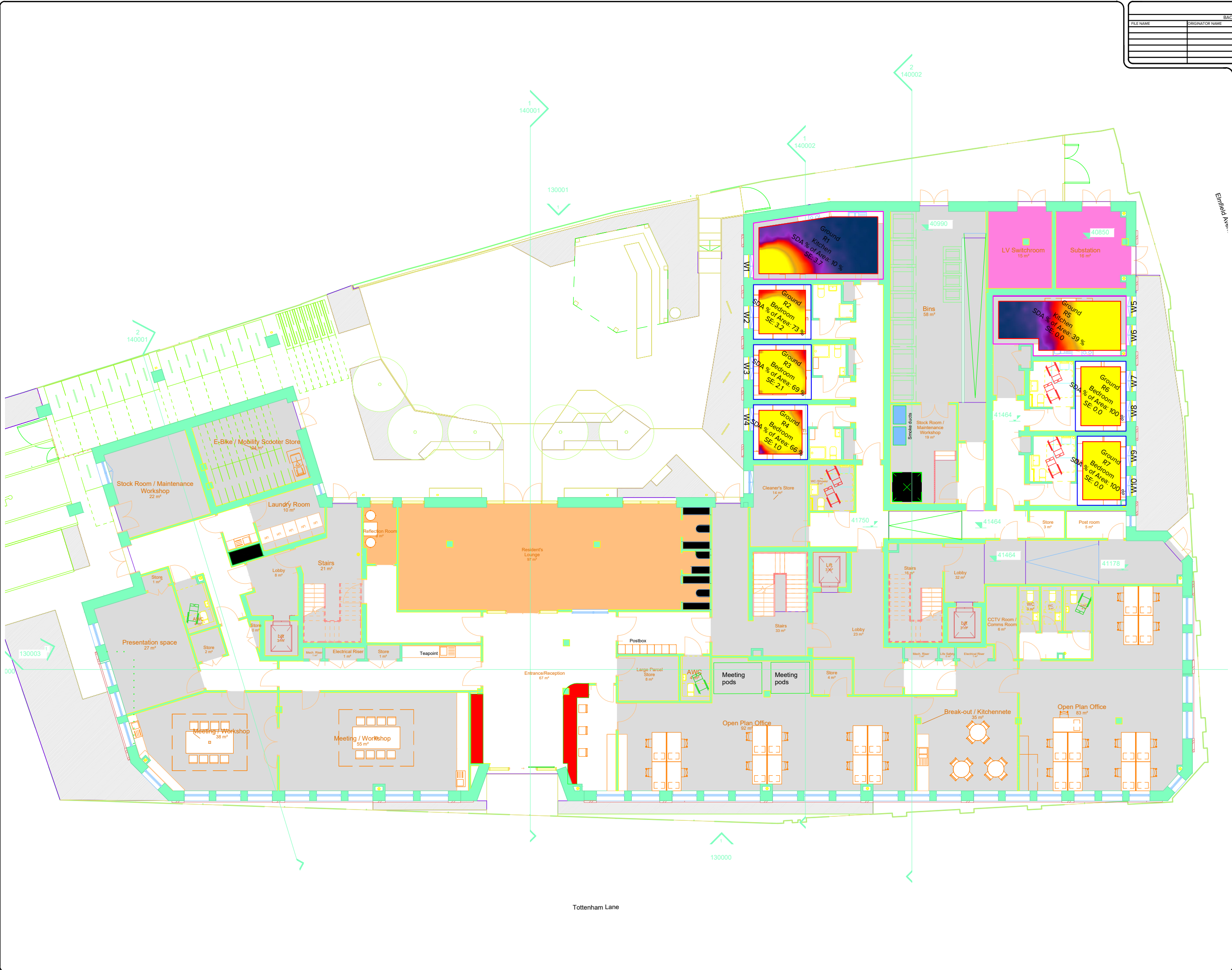
Building	Floor	Room no.	Window no.	Orientation	25 degree plane test	APSH test			WPSH test			Total reduction <4%?	Comments
						Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?		
163 Tottenham Lane	Third	R4	W6	North	n/a	-	-	-	-	-	-	-	
163 Tottenham Lane	Third	R5	W7	North	n/a	-	-	-	-	-	-	-	
55 Topsfield Parade	First	R1	W1	North	n/a	-	-	-	-	-	-	-	
55 Topsfield Parade	First	R1	W5	North	n/a	-	-	-	-	-	-	-	
55 Topsfield Parade	First	R2	W2	South	Pass	64.0%	64.0%	1.00	19.0%	19.0%	1.00	0.0%	Meets BRE recommendations
55 Topsfield Parade	First	R3	W3	South	Pass	65.0%	65.0%	1.00	19.0%	19.0%	1.00	0.0%	Meets BRE recommendations
55 Topsfield Parade	First	R4	W4	North	n/a	-	-	-	-	-	-	-	
55 Topsfield Parade	Second	R1	W1	North	n/a	-	-	-	-	-	-	-	
55 Topsfield Parade	Second	R1	W5	North	n/a	-	-	-	-	-	-	-	
55 Topsfield Parade	Second	R2	W2	South	Pass	68.0%	68.0%	1.00	22.0%	22.0%	1.00	0.0%	Meets BRE recommendations
55 Topsfield Parade	Second	R3	W3	South	Pass	68.0%	68.0%	1.00	22.0%	22.0%	1.00	0.0%	Meets BRE recommendations
55 Topsfield Parade	Second	R4	W4	North	n/a	-	-	-	-	-	-	-	
55 Topsfield Parade	Third	R1	W1	North	n/a	-	-	-	-	-	-	-	
55 Topsfield Parade	Third	R1	W2	South	Pass	70.0%	70.0%	1.00	24.0%	24.0%	1.00	0.0%	Meets BRE recommendations
44-48 (even) Rosebery Gardens	Ground	R1	W1	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	Ground	R1	W2	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	Ground	R1	W3	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	Ground	R2	W4	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	Ground	R2	W5	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	Ground	R2	W6	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	Ground	R2	W7	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	Ground	R2	W8	South	Pass	8.0%	11.0%	0.73	0.0%	0.0%	-	3.0%	Meets BRE recommendations
44-48 (even) Rosebery Gardens	Ground	R3	W9	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	Ground	R3	W10	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	Ground	R3	W11	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	Ground	R3	W12	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	Ground	R3	W13	South	Pass	21.0%	23.0%	0.91	0.0%	0.0%	-	2.0%	Meets BRE recommendations
44-48 (even) Rosebery Gardens	First	R1	W1	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	First	R1	W2	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	First	R1	W3	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	First	R1	W16	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	First	R2	W4	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	First	R2	W5	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	First	R2	W6	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	First	R2	W7	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	First	R2	W8	South	Pass	14.0%	16.0%	0.88	0.0%	0.0%	-	2.0%	Meets BRE recommendations
44-48 (even) Rosebery Gardens	First	R2	W9	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	First	R3	W10	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	First	R3	W11	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	First	R3	W12	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	First	R3	W13	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	First	R3	W14	North	n/a	-	-	-	-	-	-	-	
44-48 (even) Rosebery Gardens	First	R3	W15	South	Pass	25.0%	28.0%	0.89	3.0%	3.0%	1.00	3.0%	Meets BRE recommendations
32-38 Broadway Parade	First	No Room	W1	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	First	No Room	W2	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	First	No Room	W3	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	First	No Room	W4	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	First	No Room	W5	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	First	No Room	W6	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	First	No Room	W7	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	First	No Room	W8	North	n/a	-	-	-	-	-	-	-	

Project Name: YLCAN Crouch End
Project No.: 10.183
Report Title: Sunlight Analysis for Neighbouring Buildings
Date of Analysis: 14/07/2026



Building	Floor	Room no.	Window no.	Orientation	25 degree plane test	APSH test			WPSH test			Total reduction <4%?	Comments
						Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?		
32-38 Broadway Parade	First	No Room	W9	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	First	No Room	W10	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	First	No Room	W11	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	First	No Room	W12	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	First	No Room	W13	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	First	No Room	W14	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	First	No Room	W15	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	First	No Room	W16	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	First	No Room	W17	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	First	No Room	W18	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	Second	No Room	W1	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	Second	No Room	W2	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	Second	No Room	W3	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	Second	No Room	W4	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	Second	No Room	W5	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	Second	No Room	W6	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	Second	No Room	W7	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	Second	No Room	W8	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	Second	No Room	W9	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	Second	No Room	W10	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	Second	No Room	W11	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	Second	No Room	W12	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	Second	No Room	W13	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	Third	No Room	W1	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	Third	No Room	W2	North	n/a	-	-	-	-	-	-	-	
32-38 Broadway Parade	Third	No Room	W3	North	n/a	-	-	-	-	-	-	-	

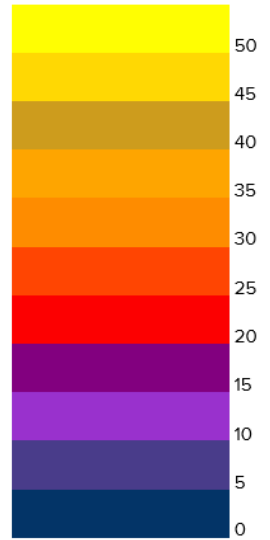
APPENDIX D - PROPOSED SCHEME WINDOW AND ROOM REFERENCE



DO NOT SCALE				
BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE REC'D



sDA % of hours > req. lux



sDA target lux:
Bedroom: 100 lux
Kitchens: 200 lux

Surface reflectance:
Interior wall: 50%
Interior ceiling: 70%
Interior floor: 20%
Exterior surface: 20%

XX	00.00.16	XX	XX	XX
Rev	Date	Description	Chkd	Appr

ISSUE TYPE

The Gymnasium,
56 Kingsway Place,
Surrey, London
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+44 (0) 20 7700 1000
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www.xco2.com

Client
YMCA London City and North

Architect
Levitt Bernstein

Project
YLCAN Crouch End

Title
Room and Window Reference
Proposed Building
Ground Floor

Scale: A3	Drawn	Checked	Date
N.T.S	YC	EC	27.07.2026

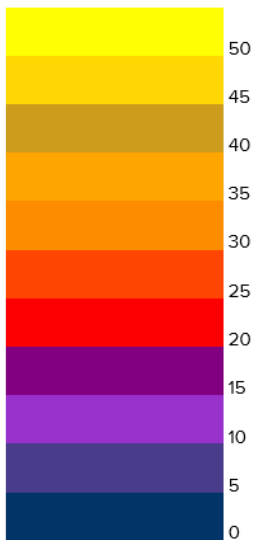
Drawing Number	Revision
10183-IDL-001	A

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Notes



sDA % of hours > req. lux



sDA target lux:
Bedroom: 100 lux
Kitchens: 200 lux

Surface reflectance:
Interior wall: 50%
Interior ceiling: 70%
Interior floor: 20%
Exterior surface: 20%

XX	00.00.16	XX		XX	XX
Rev	Date	Description		Chk'd	Appr

ISSUE TYPE

XCO₂

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Architect
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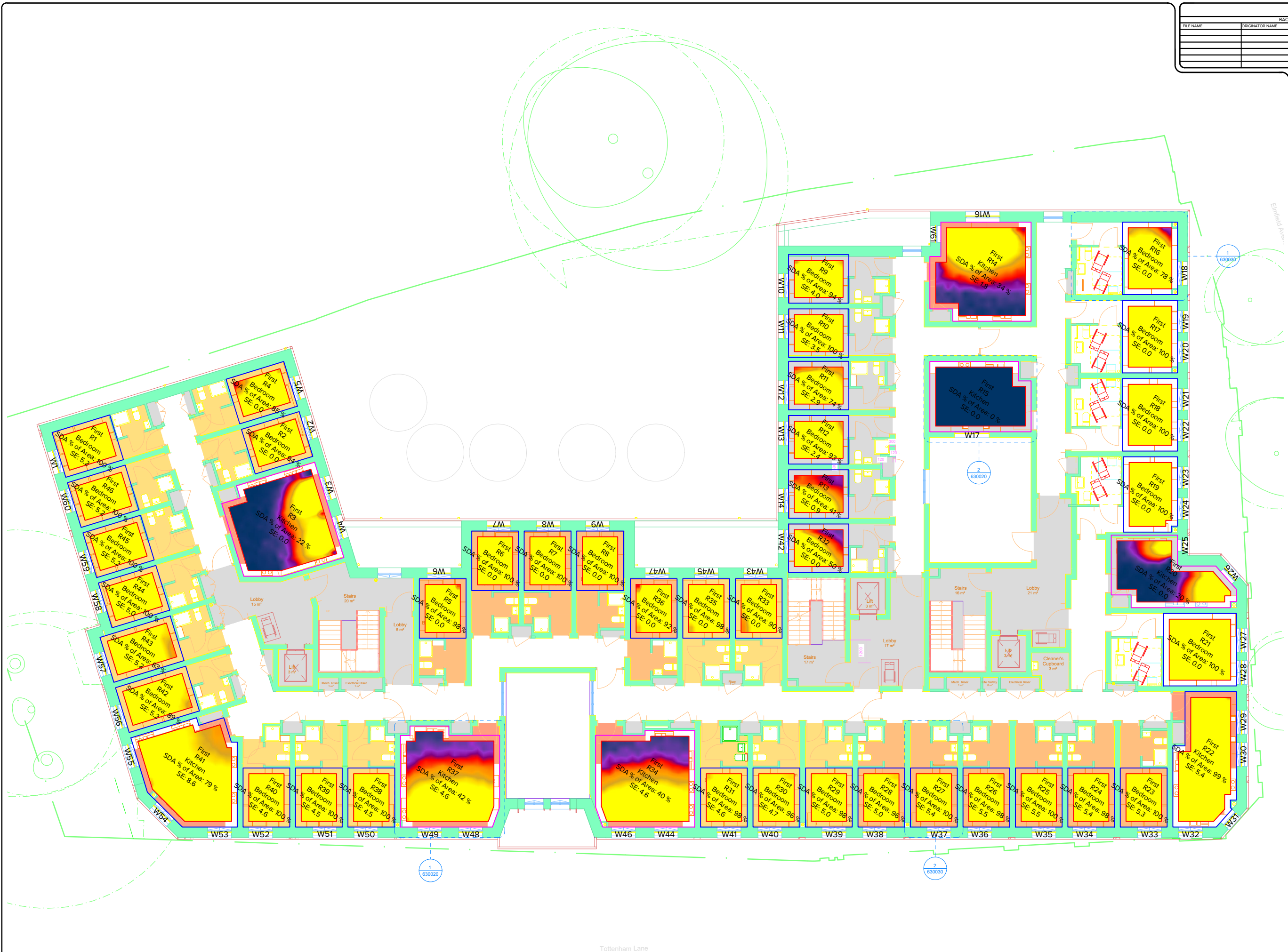
Project
YLCAN Crouch End

Title
Room and Window Reference
Proposed Building
First Floor

Scale@A3	Drawn	Checked	Date
N.T.S	YC	EC	27.07.2026

Drawing Number
10183-IDL-002

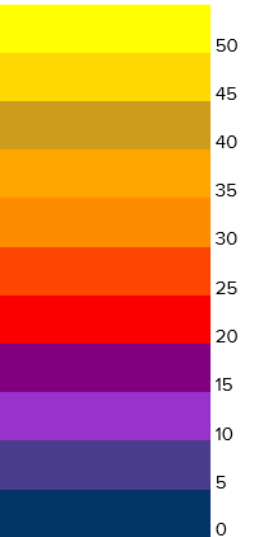
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DO NOT SCALE					
BACKGROUND DRAWING INFORMATION					
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE REC'D	



sDA % of hours > req. lux



sDA target lux:
Bedroom: 100 lux
Kitchens: 200 lux

Surface reflectance:
Interior wall: 50%
Interior ceiling: 70%
Interior floor: 20%
Exterior surface: 20%

XX	00.00.16	XX	XX	XX
Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

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Client
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Architect
Levitt Bernstein

Project
YLCAN Crouch End

Title
Room and Window Reference
Proposed Building
Second Floor

Scale: A3	Drawn	Checked	Date
N.T.S.	YC	EC	27.07.2026

Drawing Number
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Revision
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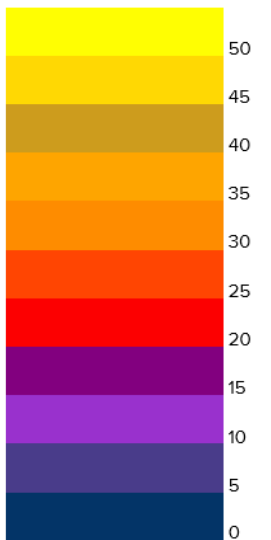


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Notes



sDA % of hours > req. lux



sDA target lux:
Bedroom: 100 lux
Kitchens: 200 lux

Surface reflectance:
Interior wall: 50%
Interior ceiling: 70%
Interior floor: 20%
Exterior surface: 20%

XX	00.00.16	XX	XX	XX
Rev	Date	Description	Chk'd	Appr

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Client
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Architect
Levitt Bernstein

Project
YLCAN Crouch End

Title
Room and Window Reference
Proposed Building
Third Floor

Scale@A3	Drawn	Checked	Date
N.T.S	YC	EC	27.07.2026

Drawing Number
10183-IDL-004

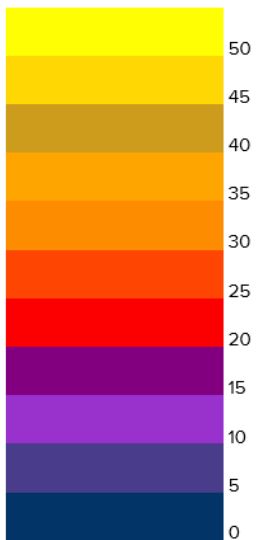
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Notes



sDA % of hours > req. lux



sDA target lux:
Bedroom: 100 lux
Kitchens: 200 lux

Surface reflectance:
Interior wall: 50%
Interior ceiling: 70%
Interior floor: 20%
Exterior surface: 20%

XX	00.00.16	XX	XX	XX
Rev	Date	Description	Chk'd	Appr

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Client
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Architect
Levitt Bernstein

Project
YLCAN Crouch End

Title
Room and Window Reference
Proposed Building
Fourth Floor

Scale@A3	Drawn	Checked	Date
N.T.S	YC	EC	27.07.2026

Drawing Number

10183-IDL-005

Revision

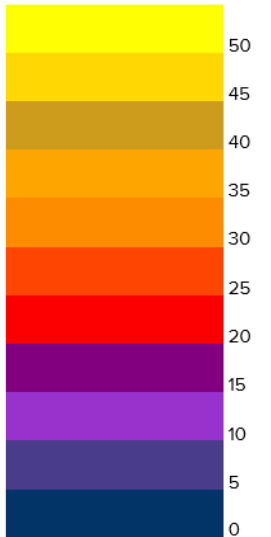
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Notes



sDA % of hours > req. lux



sDA target lux:
Bedroom: 100 lux
Kitchens: 200 lux

Surface reflectance:
Interior wall: 50%
Interior ceiling: 70%
Interior floor: 20%
Exterior surface: 20%

XX	00.00.16	XX	XX	XX
Rev	Date	Description	Chk'd	Appr

ISSUE TYPE



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www.xco2.com

Client
YMCA London City and North

Architect
Levitt Bernstein

Project
YLCAN Crouch End

Title
Room and Window Reference
Proposed Building
Fifth Floor

Scale@A3 N.T.S	Drawn YC	Checked EC	Date 27.07.2026
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Drawing Number
10183-IDL-006

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APPENDIX E – DETAILED DAYLIGHT RESULTS FOR PROPOSED SCHEME

Project Name: YLCAN Crouch End
Project No.: 10.183
Report Title: SDA BS EN17037 Analysis - Proposed Scheme
Date of Analysis: 23/07/2026



Table of Analysis: 25/07/2020								Criteria				Meets Criteria
Floor Ref	Room Ref	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	
Proposed												
Ground	R1	Kitchen	24.96	19.00	23	1.84	10%	200	50%	50%	4380	NO
	R2	Bedroom	9.42	6.09	173	4.48	73%	100	50%	50%	4380	YES
	R3	Bedroom	9.45	6.12	141	4.25	69%	100	50%	50%	4380	YES
	R4	Bedroom	8.85	5.64	128	3.70	66%	100	50%	50%	4380	YES
	R5	Kitchen	22.48	16.51	140	6.37	39%	200	50%	50%	4380	No. However, when assessed using enhanced surface reflectance values (70% wall, 40% floor) against the lower living room threshold of 150 lux, sDA achieves 60%
	R6	Bedroom	10.58	6.98	382	6.98	100%	100	50%	50%	4380	YES
	R7	Bedroom	10.10	6.58	387	6.58	100%	100	50%	50%	4380	YES
First	R1	Bedroom	7.74	4.74	304	4.74	100%	100	50%	50%	4380	YES
	R2	Bedroom	7.74	4.74	210	4.47	94%	100	50%	50%	4380	YES
	R3	Kitchen	26.50	20.68	90	4.55	22%	200	50%	50%	4380	NO
	R4	Bedroom	7.74	4.74	181	4.03	85%	100	50%	50%	4380	YES
	R5	Bedroom	7.63	4.65	207	4.56	98%	100	50%	50%	4380	YES
	R6	Bedroom	7.63	4.65	280	4.65	100%	100	50%	50%	4380	YES
	R7	Bedroom	7.63	4.65	288	4.65	100%	100	50%	50%	4380	YES
	R8	Bedroom	7.63	4.65	281	4.65	100%	100	50%	50%	4380	YES
	R9	Bedroom	8.02	4.96	231	4.69	94%	100	50%	50%	4380	YES
	R10	Bedroom	8.02	4.96	242	4.96	100%	100	50%	50%	4380	YES
	R11	Bedroom	8.02	4.96	154	3.68	74%	100	50%	50%	4380	YES
	R12	Bedroom	8.02	4.96	209	4.59	93%	100	50%	50%	4380	YES
	R13	Bedroom	8.02	4.96	79	2.02	41%	100	50%	50%	4380	No. However, when assessed using enhanced surface reflectance values (70% wall, 40% floor), sDA achieves 57%
	R14	Kitchen	25.74	19.80	129	6.75	34%	200	50%	50%	4380	No. However, when assessed using enhanced surface reflectance values (70% wall, 40% floor) against the lower living room threshold of 150 lux, sDA achieves 60%
	R15	Kitchen	18.85	13.82	0	0.00	0%	200	50%	50%	4380	NO
	R16	Bedroom	10.96	7.31	215	5.73	78%	100	50%	50%	4380	YES
	R17	Bedroom	10.96	7.31	394	7.31	100%	100	50%	50%	4380	YES
	R18	Bedroom	10.96	7.31	389	7.31	100%	100	50%	50%	4380	YES
	R19	Bedroom	11.09	7.38	409	7.38	100%	100	50%	50%	4380	YES
	R20	Kitchen	18.49	12.82	84	2.62	20%	200	50%	50%	4380	NO
	R21	Bedroom	14.53	10.31	314	10.31	100%	100	50%	50%	4380	YES
	R22	Kitchen	21.11	15.32	495	15.23	99%	200	50%	50%	4380	YES
	R23	Bedroom	7.60	4.63	281	4.63	100%	100	50%	50%	4380	YES
	R24	Bedroom	7.60	4.63	271	4.53	98%	100	50%	50%	4380	YES
	R25	Bedroom	7.60	4.63	269	4.63	100%	100	50%	50%	4380	YES
	R26	Bedroom	7.60	4.63	259	4.53	98%	100	50%	50%	4380	YES
	R27	Bedroom	7.60	4.63	256	4.63	100%	100	50%	50%	4380	YES
	R28	Bedroom	7.60	4.63	248	4.43	96%	100	50%	50%	4380	YES
	R29	Bedroom	7.60	4.63	245	4.53	98%	100	50%	50%	4380	YES
	R30	Bedroom	7.60	4.63	247	4.43	96%	100	50%	50%	4380	YES
R31	Bedroom	7.60	4.63	252	4.53	98%	100	50%	50%	4380	YES	
R32	Bedroom	8.02	4.96	99	2.48	50%	100	50%	50%	4380	YES	
R33	Bedroom	7.63	4.65	180	4.17	90%	100	50%	50%	4380	YES	

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								Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	
	R34	Kitchen	25.46	19.75	144	7.90	40%	200	50%	50%	4380	No. However, when assessed using enhanced surface reflectance values (70% wall, 40% floor), sDA is only marginally short of the criteria at 49%
	R35	Bedroom	7.63	4.65	213	4.56	98%	100	50%	50%	4380	YES
	R36	Bedroom	7.63	4.65	188	4.27	92%	100	50%	50%	4380	YES
	R37	Kitchen	25.81	19.95	158	8.33	42%	200	50%	50%	4380	No. However, when assessed using enhanced surface reflectance values (70% wall, 40% floor), sDA achieves 52%
	R38	Bedroom	7.60	4.63	268	4.63	100%	100	50%	50%	4380	YES
	R39	Bedroom	7.60	4.63	270	4.63	100%	100	50%	50%	4380	YES
	R40	Bedroom	7.60	4.63	278	4.63	100%	100	50%	50%	4380	YES
	R41	Kitchen	24.75	19.12	373	15.15	79%	200	50%	50%	4380	YES
	R42	Bedroom	9.45	6.03	241	5.39	89%	100	50%	50%	4380	YES
	R43	Bedroom	9.45	6.03	240	5.02	83%	100	50%	50%	4380	YES
	R44	Bedroom	7.74	4.74	305	4.74	100%	100	50%	50%	4380	YES
	R45	Bedroom	7.74	4.74	296	4.74	100%	100	50%	50%	4380	YES
	R46	Bedroom	7.74	4.74	328	4.74	100%	100	50%	50%	4380	YES
Second	R1	Bedroom	7.74	4.74	345	4.74	100%	100	50%	50%	4380	YES
	R2	Bedroom	7.74	4.74	226	4.65	98%	100	50%	50%	4380	YES
	R3	Kitchen	26.50	20.68	114	5.19	25%	200	50%	50%	4380	No. However, when assessed using enhanced surface reflectance values (70% wall, 40% floor) against the lower living room threshold of 150 lux, sDA achieves 50%
	R4	Bedroom	7.74	4.74	208	4.56	96%	100	50%	50%	4380	YES
	R5	Bedroom	7.63	4.65	226	4.65	100%	100	50%	50%	4380	YES
	R6	Bedroom	7.63	4.65	293	4.65	100%	100	50%	50%	4380	YES
	R7	Bedroom	7.63	4.65	308	4.65	100%	100	50%	50%	4380	YES
	R8	Bedroom	7.63	4.65	291	4.65	100%	100	50%	50%	4380	YES
	R9	Bedroom	8.02	4.96	271	4.96	100%	100	50%	50%	4380	YES
	R10	Bedroom	8.02	4.96	266	4.96	100%	100	50%	50%	4380	YES
	R11	Bedroom	8.02	4.96	199	4.32	87%	100	50%	50%	4380	YES
	R12	Bedroom	8.02	4.96	240	4.96	100%	100	50%	50%	4380	YES
	R13	Bedroom	8.02	4.96	105	2.57	52%	100	50%	50%	4380	YES
	R14	Kitchen	25.74	19.80	190	9.36	47%	200	50%	50%	4380	No. However, when assessed using enhanced surface reflectance values (70% wall, 40% floor), sDA achieves 71%
	R15	Kitchen	18.85	13.82	1	0.00	0%	200	50%	50%	4380	NO
	R16	Bedroom	10.96	7.31	222	5.89	81%	100	50%	50%	4380	YES
	R17	Bedroom	10.96	7.31	412	7.31	100%	100	50%	50%	4380	YES
	R18	Bedroom	10.96	7.31	404	7.31	100%	100	50%	50%	4380	YES
	R19	Bedroom	10.67	7.05	418	7.05	100%	100	50%	50%	4380	YES
	R20	Kitchen	18.49	12.82	86	2.62	20%	200	50%	50%	4380	NO
	R21	Bedroom	14.53	10.31	328	10.31	100%	100	50%	50%	4380	YES
	R22	Kitchen	21.11	15.32	550	15.23	99%	200	50%	50%	4380	YES
	R23	Bedroom	7.60	4.63	327	4.63	100%	100	50%	50%	4380	YES
	R24	Bedroom	7.60	4.63	334	4.63	100%	100	50%	50%	4380	YES
	R25	Bedroom	7.60	4.63	323	4.63	100%	100	50%	50%	4380	YES
	R26	Bedroom	7.60	4.63	325	4.63	100%	100	50%	50%	4380	YES
	R27	Bedroom	7.60	4.63	315	4.63	100%	100	50%	50%	4380	YES
	R28	Bedroom	7.60	4.63	317	4.63	100%	100	50%	50%	4380	YES

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								Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	
	R29	Bedroom	7.60	4.63	317	4.63	100%	100	50%	50%	4380	YES
	R30	Bedroom	7.60	4.63	319	4.63	100%	100	50%	50%	4380	YES
	R31	Bedroom	7.60	4.63	312	4.63	100%	100	50%	50%	4380	YES
	R32	Bedroom	8.02	4.96	125	3.12	63%	100	50%	50%	4380	YES
	R33	Bedroom	7.63	4.65	193	4.46	96%	100	50%	50%	4380	YES
	R34	Bedroom	7.60	4.63	310	4.63	100%	100	50%	50%	4380	YES
	R35	Bedroom	7.63	4.65	235	4.65	100%	100	50%	50%	4380	YES
	R36	Kitchen	21.08	15.49	168	6.35	41%	200	50%	50%	4380	No. However, when assessed using enhanced surface reflectance values (70% wall, 40% floor), sDA achieves 70%
	R37	Bedroom	7.63	4.65	207	4.56	98%	100	50%	50%	4380	YES
	R38	Kitchen	21.21	15.65	176	6.59	42%	200	50%	50%	4380	No. However, when assessed using enhanced surface reflectance values (70% wall, 40% floor), sDA achieves 74%
	R39	Bedroom	7.60	4.63	316	4.63	100%	100	50%	50%	4380	YES
	R40	Bedroom	7.60	4.63	334	4.63	100%	100	50%	50%	4380	YES
	R41	Bedroom	7.60	4.63	324	4.63	100%	100	50%	50%	4380	YES
	R42	Bedroom	7.60	4.63	343	4.63	100%	100	50%	50%	4380	YES
	R43	Kitchen	24.75	19.12	468	18.29	96%	200	50%	50%	4380	YES
	R44	Bedroom	9.45	6.03	279	6.03	100%	100	50%	50%	4380	YES
	R45	Bedroom	9.45	6.03	298	6.03	100%	100	50%	50%	4380	YES
	R46	Bedroom	7.74	4.74	337	4.74	100%	100	50%	50%	4380	YES
	R47	Bedroom	7.74	4.74	335	4.74	100%	100	50%	50%	4380	YES
	R48	Bedroom	7.74	4.74	365	4.74	100%	100	50%	50%	4380	YES
Third	R1	Bedroom	7.74	4.74	371	4.74	100%	100	50%	50%	4380	YES
	R2	Bedroom	7.74	4.74	242	4.74	100%	100	50%	50%	4380	YES
	R3	Kitchen	26.50	20.68	135	6.47	31%	200	50%	50%	4380	No. However, when assessed using enhanced surface reflectance values (70% wall, 40% floor) against the lower living room threshold of 150 lux, sDA achieves 60%
	R4	Bedroom	7.74	4.74	233	4.74	100%	100	50%	50%	4380	YES
	R5	Bedroom	7.63	4.65	245	4.65	100%	100	50%	50%	4380	YES
	R6	Bedroom	7.63	4.65	307	4.65	100%	100	50%	50%	4380	YES
	R7	Bedroom	7.63	4.65	316	4.65	100%	100	50%	50%	4380	YES
	R8	Bedroom	7.63	4.65	306	4.65	100%	100	50%	50%	4380	YES
	R9	Bedroom	8.02	4.96	306	4.96	100%	100	50%	50%	4380	YES
	R10	Bedroom	8.02	4.96	294	4.96	100%	100	50%	50%	4380	YES
	R11	Bedroom	8.02	4.96	241	4.96	100%	100	50%	50%	4380	YES
	R12	Bedroom	8.02	4.96	258	4.96	100%	100	50%	50%	4380	YES
	R13	Bedroom	8.02	4.96	129	3.22	65%	100	50%	50%	4380	YES
	R14	Kitchen	24.05	17.75	256	14.44	81%	200	50%	50%	4380	YES
	R15	Kitchen	18.85	13.82	1	0.00	0%	200	50%	50%	4380	NO
	R16	Bedroom	24.91	18.25	330	18.25	100%	100	50%	50%	4380	YES
	R17	Bedroom	10.96	7.31	417	7.31	100%	100	50%	50%	4380	YES
	R18	Bedroom	10.67	7.05	433	7.05	100%	100	50%	50%	4380	YES
	R19	Kitchen	18.49	12.82	87	2.79	22%	200	50%	50%	4380	NO
	R20	Bedroom	14.53	10.31	334	10.31	100%	100	50%	50%	4380	YES
	R21	Kitchen	21.11	15.32	587	15.32	100%	200	50%	50%	4380	YES
	R22	Bedroom	7.60	4.63	351	4.63	100%	100	50%	50%	4380	YES
	R23	Bedroom	7.60	4.63	370	4.63	100%	100	50%	50%	4380	YES
	R24	Bedroom	7.60	4.63	355	4.63	100%	100	50%	50%	4380	YES

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								Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	
	R25	Bedroom	7.60	4.63	358	4.63	100%	100	50%	50%	4380	YES
	R26	Bedroom	7.60	4.63	348	4.63	100%	100	50%	50%	4380	YES
	R27	Bedroom	7.60	4.63	368	4.63	100%	100	50%	50%	4380	YES
	R28	Bedroom	7.60	4.63	354	4.63	100%	100	50%	50%	4380	YES
	R29	Bedroom	7.60	4.63	352	4.63	100%	100	50%	50%	4380	YES
	R30	Bedroom	7.60	4.63	348	4.63	100%	100	50%	50%	4380	YES
	R31	Bedroom	8.02	4.96	149	3.68	74%	100	50%	50%	4380	YES
	R32	Bedroom	7.63	4.65	206	4.56	98%	100	50%	50%	4380	YES
	R33	Bedroom	7.60	4.63	373	4.63	100%	100	50%	50%	4380	YES
	R34	Bedroom	7.63	4.65	239	4.65	100%	100	50%	50%	4380	YES
	R35	Kitchen	21.08	15.49	211	7.92	51%	200	50%	50%	4380	YES
	R36	Bedroom	7.63	4.65	216	4.65	100%	100	50%	50%	4380	YES
	R37	Kitchen	21.21	15.65	212	8.70	56%	200	50%	50%	4380	YES
	R38	Bedroom	7.60	4.63	341	4.63	100%	100	50%	50%	4380	YES
	R39	Bedroom	7.60	4.63	376	4.63	100%	100	50%	50%	4380	YES
	R40	Bedroom	7.60	4.63	355	4.63	100%	100	50%	50%	4380	YES
	R41	Bedroom	7.60	4.63	383	4.63	100%	100	50%	50%	4380	YES
	R42	Kitchen	24.75	19.12	544	19.12	100%	200	50%	50%	4380	YES
	R43	Bedroom	9.45	6.03	310	6.03	100%	100	50%	50%	4380	YES
	R44	Bedroom	9.45	6.03	337	6.03	100%	100	50%	50%	4380	YES
	R45	Bedroom	7.74	4.74	354	4.74	100%	100	50%	50%	4380	YES
	R46	Bedroom	7.74	4.74	366	4.74	100%	100	50%	50%	4380	YES
	R47	Bedroom	7.74	4.74	387	4.74	100%	100	50%	50%	4380	YES
Fourth	R1	Bedroom	7.63	4.65	263	4.65	100%	100	50%	50%	4380	YES
	R2	Bedroom	7.63	4.65	320	4.65	100%	100	50%	50%	4380	YES
	R3	Bedroom	7.63	4.65	328	4.65	100%	100	50%	50%	4380	YES
	R4	Bedroom	7.63	4.65	317	4.65	100%	100	50%	50%	4380	YES
	R5	Bedroom	8.65	5.47	240	5.39	98%	100	50%	50%	4380	YES
	R6	Bedroom	8.02	4.96	309	4.96	100%	100	50%	50%	4380	YES
	R7	Bedroom	8.02	4.96	164	3.77	76%	100	50%	50%	4380	YES
	R8	Kitchen	20.42	15.18	215	8.78	58%	200	50%	50%	4380	YES
	R9	Bedroom	20.43	14.39	241	13.60	95%	100	50%	50%	4380	YES
	R10	Bedroom	10.67	7.05	437	7.05	100%	100	50%	50%	4380	YES
	R11	Kitchen	23.50	16.87	61	2.64	16%	200	50%	50%	4380	NO
	R12	Bedroom	14.53	10.31	337	10.31	100%	100	50%	50%	4380	YES
	R13	Kitchen	21.11	15.32	590	15.32	100%	200	50%	50%	4380	YES
	R14	Bedroom	7.60	4.63	361	4.63	100%	100	50%	50%	4380	YES
	R15	Bedroom	7.60	4.63	382	4.63	100%	100	50%	50%	4380	YES
	R16	Bedroom	7.60	4.63	365	4.63	100%	100	50%	50%	4380	YES
	R17	Bedroom	7.60	4.63	374	4.63	100%	100	50%	50%	4380	YES
	R18	Bedroom	7.60	4.63	367	4.63	100%	100	50%	50%	4380	YES
	R19	Bedroom	7.60	4.63	378	4.63	100%	100	50%	50%	4380	YES
	R20	Bedroom	7.60	4.63	365	4.63	100%	100	50%	50%	4380	YES
	R21	Bedroom	7.60	4.63	379	4.63	100%	100	50%	50%	4380	YES
	R22	Bedroom	7.60	4.63	373	4.63	100%	100	50%	50%	4380	YES
	R23	Bedroom	8.43	5.30	182	4.54	86%	100	50%	50%	4380	YES
	R24	Bedroom	7.63	4.65	223	4.65	100%	100	50%	50%	4380	YES
	R25	Bedroom	7.60	4.63	390	4.63	100%	100	50%	50%	4380	YES
	R26	Bedroom	7.63	4.65	279	4.65	100%	100	50%	50%	4380	YES
	R27	Kitchen	21.08	15.49	230	10.44	67%	200	50%	50%	4380	YES
	R28	Bedroom	7.63	4.65	236	4.65	100%	100	50%	50%	4380	YES

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								Criteria				Meets Criteria
Floor Ref	Room Ref	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	
	R29	Kitchen	21.21	15.65	232	10.37	66%	200	50%	50%	4380	YES
	R30	Bedroom	7.60	4.63	365	4.63	100%	100	50%	50%	4380	YES
	R31	Bedroom	7.60	4.63	395	4.63	100%	100	50%	50%	4380	YES
	R32	Bedroom	7.60	4.63	370	4.63	100%	100	50%	50%	4380	YES
	R33	Bedroom	7.60	4.63	403	4.63	100%	100	50%	50%	4380	YES
	R34	Kitchen	24.75	19.12	555	19.12	100%	200	50%	50%	4380	YES
	R35	Bedroom	9.45	6.03	320	6.03	100%	100	50%	50%	4380	YES
	R36	Bedroom	9.45	6.03	340	6.03	100%	100	50%	50%	4380	YES
Fifth	R1	Bedroom	7.63	4.65	199	4.56	98%	100	50%	50%	4380	YES
	R2	Bedroom	7.63	4.65	217	4.65	100%	100	50%	50%	4380	YES
	R3	Bedroom	7.63	4.65	235	4.65	100%	100	50%	50%	4380	YES
	R4	Bedroom	7.63	4.65	218	4.65	100%	100	50%	50%	4380	YES
	R5	Bedroom	8.02	4.96	176	4.69	94%	100	50%	50%	4380	YES
	R6	Bedroom	8.02	4.96	194	4.78	96%	100	50%	50%	4380	YES
	R7	Bedroom	8.02	4.96	152	4.41	89%	100	50%	50%	4380	YES
	R8	Bedroom	8.02	4.96	168	4.69	94%	100	50%	50%	4380	YES
	R9	Kitchen	18.91	13.87	229	8.29	60%	200	50%	50%	4380	YES
	R10	Bedroom	11.66	7.71	309	7.06	92%	100	50%	50%	4380	YES
	R11	Bedroom	9.40	6.00	357	6.00	100%	100	50%	50%	4380	YES
	R12	Kitchen	20.97	14.34	136	6.05	42%	200	50%	50%	4380	No. However, when assessed using enhanced surface reflectance values (70% wall, 40% floor), sDA achieves 50%
	R13	Bedroom	14.53	10.31	327	10.31	100%	100	50%	50%	4380	
	R14	Kitchen	21.11	15.32	583	15.32	100%	200	50%	50%	4380	
	R15	Bedroom	7.60	4.63	354	4.63	100%	100	50%	50%	4380	
	R16	Bedroom	7.60	4.63	376	4.63	100%	100	50%	50%	4380	
	R17	Bedroom	7.60	4.63	360	4.63	100%	100	50%	50%	4380	
	R18	Bedroom	7.60	4.63	367	4.63	100%	100	50%	50%	4380	
	R19	Bedroom	7.60	4.63	358	4.63	100%	100	50%	50%	4380	
	R20	Bedroom	14.59	9.54	256	9.18	96%	100	50%	50%	4380	
	R21	Bedroom	14.59	9.54	281	9.35	98%	100	50%	50%	4380	
	R22	Bedroom	7.63	4.65	181	4.56	98%	100	50%	50%	4380	
	R23	Kitchen	22.28	16.46	202	8.32	51%	200	50%	50%	4380	
	R24	Bedroom	7.63	4.65	217	4.65	100%	100	50%	50%	4380	
	R25	Bedroom	7.63	4.65	189	4.65	100%	100	50%	50%	4380	
	R26	Kitchen	23.52	17.79	283	15.07	85%	200	50%	50%	4380	
	R27	Bedroom	14.59	9.54	192	8.68	91%	100	50%	50%	4380	

APPENDIX F – DETAILED SUNLIGHT RESULTS FOR PROPOSED SCHEME

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Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)		Rating
Proposed							
Ground	R1	Kitchen	W1	237°	3.7		
					3.7		Medium
Ground	R2	Bedroom	W2	237°	3.2		
					3.2		Medium
Ground	R3	Bedroom	W3	237°	2.1		
					2.1		Minimum
Ground	R4	Bedroom	W4	237°	1		
					1		Falls short of criteria but have access to another habitable room (kitchen) that meets the criteria
Ground	R5	Kitchen	W5	57°N	0		
			W6	57°N	0		
					0		
					0		North facing window
Ground	R6	Bedroom	W7	57°N	0		
			W8	57°N	0		
					0		
					0		North facing window
Ground	R7	Bedroom	W9	57°N	0		
			W10	57°N	0		
					0		
					0		North facing window
First	R1	Bedroom	W1	219°	5.2		
					5.2		High
First	R2	Bedroom	W2	39°N	0		
					0		North facing window
First	R3	Kitchen	W3	39°N	0		
			W4	39°N	0		
					0		
					0		North facing window
First	R4	Bedroom	W5	39°N	0		
					0		North facing window
First	R5	Bedroom	W6	327°N	0		
					0		North facing window
First	R6	Bedroom	W7	327°N	0		
					0		North facing window
First	R7	Bedroom	W8	327°N	0		
					0		North facing window

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Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)		Rating
First	R8	Bedroom	W9	327°N	0		
					0		North facing window
First	R9	Bedroom	W10	237°	4		
					4		Medium
First	R10	Bedroom	W11	237°	3.5		
					3.5		Medium
First	R11	Bedroom	W12	237°	2.9		
					2.9		Minimum
First	R12	Bedroom	W13	237°	2.4		
					2.4		Minimum
First	R13	Bedroom	W14	237°	0.9		
					0.9		Falls short of criteria but have access to another habitable room (kitchen) that meets the criteria
First	R14	Kitchen	W16	327°N	0		
			W61	237°	1.8		
					1.8		Minimum
First	R15	Kitchen	W17	147°	0		
					0		Failed
First	R16	Bedroom	W18	57°N	0		
					0		North facing window
First	R17	Bedroom	W19	57°N	0		
			W20	57°N	0		
					0		North facing window
First	R18	Bedroom	W21	57°N	0		
			W22	57°N	0		
					0		North facing window
First	R19	Bedroom	W23	57°N	0		
			W24	57°N	0		
					0		North facing window
First	R20	Kitchen	W25	57°N	0		
			W26	15°N	0		
					0		North facing window
First	R21	Bedroom	W27	57°N	0		
			W28	57°N	0		
					0		North facing window
First	R22	Kitchen	W29	57°N	0		

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Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
			W30	57°N	0	
			W31	98°	2.3	
			W32	147°	5.3	
First	R23	Bedroom	W33	147°	5.4	High
					5.3	
					5.3	High
First	R24	Bedroom	W34	147°	5.4	High
					5.4	
					5.5	
First	R25	Bedroom	W35	147°	5.5	High
					5.5	
					5.5	
First	R26	Bedroom	W36	147°	5.5	High
					5.5	
					5.4	
First	R27	Bedroom	W37	147°	5.4	High
					5.4	
					5	
First	R28	Bedroom	W38	147°	5	High
					5	
					5	
First	R29	Bedroom	W39	147°	5	High
					5	
					4.7	
First	R30	Bedroom	W40	147°	4.7	High
					4.6	
					4.6	
First	R31	Bedroom	W41	147°	4.6	High
					0	
					0	
First	R32	Bedroom	W42	237°	0	Falls short of criteria but have access to another habitable room (kitchen) that meets the criteria
					0	
					0	
First	R33	Bedroom	W43	327°N	0	North facing window
					0	
					4.6	
First	R34	Kitchen	W44	147°	4.6	High
			W46	147°	4.6	
					4.6	
First	R35	Bedroom	W45	327°N	0	North facing window
					0	
					0	
First	R36	Bedroom	W47	327°N	0	North facing window
					0	
					0	
First	R37	Kitchen	W48	147°	4.6	
			W49	147°	4.5	

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Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
First	R38	Bedroom	W50	147°	4.6	High
					4.5	
					4.5	High
First	R39	Bedroom	W51	147°	4.5	
					4.5	High
First	R40	Bedroom	W52	147°	4.6	
					4.6	High
First	R41	Kitchen	W53	147°	4.7	
			W54	192°	5.4	
			W55	219°	5	
					8.6	High
First	R42	Bedroom	W56	219°	5.2	
					5.2	High
First	R43	Bedroom	W57	219°	5.2	
					5.2	High
First	R44	Bedroom	W58	219°	5	
					5	High
First	R45	Bedroom	W59	219°	5.2	
					5.2	High
First	R46	Bedroom	W60	219°	5.2	
					5.2	High
Second	R1	Bedroom	W1	219°	5.2	
					5.2	High
Second	R2	Bedroom	W2	39°N	0	
					0	North facing window
Second	R3	Kitchen	W3	39°N	0	
			W4	39°N	0	
					0	North facing window
Second	R4	Bedroom	W5	39°N	0	
					0	North facing window
Second	R5	Bedroom	W6	327°N	0	
					0	North facing window
Second	R6	Bedroom	W7	327°N	0	
					0	North facing window
Second	R7	Bedroom	W8	327°N	0	
					0	North facing window
Second	R8	Bedroom	W9	327°N	0	

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Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Second	R9	Bedroom	W10	237°	0	North facing window
					4.3	
					4.3	High
Second	R10	Bedroom	W11	237°	4.2	
					4.2	High
Second	R11	Bedroom	W12	237°	3	
					3	Medium
Second	R12	Bedroom	W13	237°	2.5	
					2.5	Minimum
Second	R13	Bedroom	W14	237°	1.7	
					1.7	Minimum
Second	R14	Kitchen	W16	327°N	0	
			W63	237°	1.8	
					1.8	Minimum
Second	R15	Kitchen	W17	147°	0	
					0	Failed
Second	R16	Bedroom	W18	57°N	0	
					0	North facing window
Second	R17	Bedroom	W19	57°N	0	
			W20	57°N	0	
					0	North facing window
Second	R18	Bedroom	W21	57°N	0	
			W22	57°N	0	
					0	North facing window
Second	R19	Bedroom	W23	57°N	0	
			W24	57°N	0	
					0	North facing window
Second	R20	Kitchen	W25	57°N	0	
			W26	15°N	0	
					0	North facing window
Second	R21	Bedroom	W27	57°N	0	
			W28	57°N	0	
					0	North facing window
Second	R22	Kitchen	W29	57°N	0	
			W30	57°N	0	
			W31	98°	2.4	
			W32	147°	5.5	

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Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)		Rating
Second	R23	Bedroom	W33	147°	5.5		High
					5.5		
					5.5		High
Second	R24	Bedroom	W34	147°	5.5		
					5.5		High
Second	R25	Bedroom	W35	147°	5.5		
					5.5		High
Second	R26	Bedroom	W36	147°	5.5		
					5.5		High
Second	R27	Bedroom	W37	147°	5.5		
					5.5		High
Second	R28	Bedroom	W38	147°	5.5		
					5.5		High
Second	R29	Bedroom	W39	147°	5.5		
					5.5		High
Second	R30	Bedroom	W40	147°	5.5		
					5.5		High
Second	R31	Bedroom	W41	147°	5.5		
					5.5		High
Second	R32	Bedroom	W42	237°	0.8		
					0.8	Falls short of criteria but have access to another habitable room (kitchen) that meets the criteria	
Second	R33	Bedroom	W43	327°N	0		
					0	North facing window	
Second	R34	Bedroom	W44	147°	5.5		
					5.5		High
Second	R35	Bedroom	W45	327°N	0		
					0	North facing window	
Second	R36	Kitchen	W46	147°	5.5		
			W48	147°	5.3		
					5.5		High
Second	R37	Bedroom	W47	327°N	0		
					0	North facing window	
Second	R38	Kitchen	W49	147°	5.2		
			W50	147°	5.5		
					5.5		High

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Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)		Rating
Second	R39	Bedroom	W51	147°	5.5		
					5.5		High
Second	R40	Bedroom	W52	147°	5.5		
					5.5		High
Second	R41	Bedroom	W53	147°	5.5		
					5.5		High
Second	R42	Bedroom	W54	147°	5.5		
					5.5		High
Second	R43	Kitchen	W55	147°	5.5		
			W56	192°	5.4		
			W57	219°	5.2		
					9.5		High
Second	R44	Bedroom	W58	219°	5.2		
					5.2		High
Second	R45	Bedroom	W59	219°	5.2		
					5.2		High
Second	R46	Bedroom	W60	219°	5		
					5		High
Second	R47	Bedroom	W61	219°	5.2		
					5.2		High
Second	R48	Bedroom	W62	219°	5.2		
					5.2		High
Third	R1	Bedroom	W1	219°	5.2		
					5.2		High
Third	R2	Bedroom	W2	39°N	0		
					0		North facing window
Third	R3	Kitchen	W3	39°N	0		
			W4	39°N	0		
					0		North facing window
Third	R4	Bedroom	W5	39°N	0		
					0		North facing window
Third	R5	Bedroom	W6	327°N	0		
					0		North facing window
Third	R6	Bedroom	W7	327°N	0		
					0		North facing window
Third	R7	Bedroom	W8	327°N	0		
					0		North facing window

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Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Third	R8	Bedroom	W9	327°N	0	
					0	North facing window
Third	R9	Bedroom	W10	237°	4.3	
					4.3	High
Third	R10	Bedroom	W11	237°	4.3	
					4.3	High
Third	R11	Bedroom	W12	237°	4.3	
					4.3	High
Third	R12	Bedroom	W13	237°	3.3	
					3.3	Medium
Third	R13	Bedroom	W14	237°	1.7	
					1.7	Minimum
Third	R14	Kitchen	W15	327°N	0	
			W16	327°N	0	
					0	North facing window
Third	R15	Kitchen	W17	147°	0	
					0	Failed
Third	R16	Bedroom	W18	57°N	0	
			W19	57°N	0	
			W20	57°N	0	
					0	North facing window
Third	R17	Bedroom	W21	57°N	0	
			W22	57°N	0	
					0	North facing window
Third	R18	Bedroom	W23	57°N	0	
			W24	57°N	0	
					0	North facing window
Third	R19	Kitchen	W25	57°N	0	
			W26	15°N	0	
					0	North facing window
Third	R20	Bedroom	W27	57°N	0	
			W28	57°N	0	
					0	North facing window
Third	R21	Kitchen	W29	57°N	0	
			W30	57°N	0	
			W31	98°	2.4	
			W32	147°	5.5	

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Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)		Rating
Third	R22	Bedroom	W33	147°	5.5		High
					5.5		
					5.5		High
Third	R23	Bedroom	W34	147°	5.5		
					5.5		High
Third	R24	Bedroom	W35	147°	5.5		
					5.5		High
Third	R25	Bedroom	W36	147°	5.5		
					5.5		High
Third	R26	Bedroom	W37	147°	5.5		
					5.5		High
Third	R27	Bedroom	W38	147°	5.5		
					5.5		High
Third	R28	Bedroom	W39	147°	5.5		
					5.5		High
Third	R29	Bedroom	W40	147°	5.5		
					5.5		High
Third	R30	Bedroom	W41	147°	5.5		
					5.5		High
Third	R31	Bedroom	W42	237°	0.9		
					0.9	Falls short of criteria but have access to another habitable room (kitchen) that meets the criteria	
Third	R32	Bedroom	W43	327°N	0		
					0	North facing window	
Third	R33	Bedroom	W44	147°	5.5		
					5.5		High
Third	R34	Bedroom	W45	327°N	0		
					0	North facing window	
Third	R35	Kitchen	W46	147°	5.5		
			W48	147°	5.3		
					5.5		High
Third	R36	Bedroom	W47	327°N	0		
					0	North facing window	
Third	R37	Kitchen	W49	147°	5.2		
			W50	147°	5.5		
					5.5		High

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Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Third	R38	Bedroom	W51	147°	5.5	
					5.5	High
Third	R39	Bedroom	W52	147°	5.5	
					5.5	High
Third	R40	Bedroom	W53	147°	5.5	
					5.5	High
Third	R41	Bedroom	W54	147°	5.5	
					5.5	High
Third	R42	Kitchen	W55	147°	5.5	
			W56	192°	5.4	
			W57	219°	5.2	
					9.5	High
Third	R43	Bedroom	W58	219°	5.2	
					5.2	High
Third	R44	Bedroom	W59	219°	5.2	
					5.2	High
Third	R45	Bedroom	W60	219°	5	
					5	High
Third	R46	Bedroom	W61	219°	5.2	
					5.2	High
Third	R47	Bedroom	W62	219°	5.2	
					5.2	High
Fourth	R1	Bedroom	W1	327°N	0	
					0	North facing window
Fourth	R2	Bedroom	W2	327°N	0	
					0	North facing window
Fourth	R3	Bedroom	W3	327°N	0	
					0	North facing window
Fourth	R4	Bedroom	W4	327°N	0	
					0	North facing window
Fourth	R5	Bedroom	W5	237°	4.3	
					4.3	High
Fourth	R6	Bedroom	W6	237°	4.3	
					4.3	High
Fourth	R7	Bedroom	W7	237°	3.4	
					3.4	Medium
Fourth	R8	Kitchen	W8	327°N	0	

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Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)		Rating
			W9	147°	0		Failed
					0		
Fourth	R9	Bedroom	W10	57°N	0		
			W11	57°N	0		
					0		North facing window
					0		
Fourth	R10	Bedroom	W12	57°N	0		
			W13	57°N	0		
					0		North facing window
					0		
Fourth	R11	Kitchen	W14	57°N	0		
			W15	15°N	0		
					0		North facing window
					0		
Fourth	R12	Bedroom	W16	57°N	0		
			W17	57°N	0		
					0		North facing window
					0		
Fourth	R13	Kitchen	W18	57°N	0		
			W19	57°N	0		
			W20	98°	2.4		
			W21	147°	5.5		
					5.5		High
					5.5		
Fourth	R14	Bedroom	W22	147°	5.5		
					5.5		High
					5.5		
Fourth	R15	Bedroom	W23	147°	5.5		
					5.5		High
					5.5		
Fourth	R16	Bedroom	W24	147°	5.5		
					5.5		High
					5.5		
Fourth	R17	Bedroom	W25	147°	5.5		
					5.5		High
					5.5		
Fourth	R18	Bedroom	W26	147°	5.5		
					5.5		High
					5.5		
Fourth	R19	Bedroom	W27	147°	5.5		
					5.5		High
					5.5		
Fourth	R20	Bedroom	W28	147°	5.5		
					5.5		High
					5.5		
Fourth	R21	Bedroom	W29	147°	5.5		
					5.5		High
					5.5		
Fourth	R22	Bedroom	W30	147°	5.5		
					5.5		High
					5.5		

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Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)		Rating
Fourth	R23	Bedroom	W31	237°	1		
					1	Falls short of criteria but have access to another habitable room (kitchen) that meets the criteria	
Fourth	R24	Bedroom	W32	327°N	0		
					0	North facing window	
Fourth	R25	Bedroom	W33	147°	5.5		
					5.5	High	
Fourth	R26	Bedroom	W34	327°N	0		
					0	North facing window	
Fourth	R27	Kitchen	W35	147°	5.5		
			W37	147°	5.3		
Fourth	R28	Bedroom	W36	327°N	5.5	High	
					0		
Fourth	R29	Kitchen	W38	147°	0	North facing window	
			W39	147°	5.2		
Fourth	R30	Bedroom	W40	147°	5.5		
					5.5	High	
Fourth	R31	Bedroom	W41	147°	5.5		
					5.5	High	
Fourth	R32	Bedroom	W42	147°	5.5		
					5.5	High	
Fourth	R33	Bedroom	W43	147°	5.5		
					5.5	High	
Fourth	R34	Kitchen	W44	147°	5.5		
			W45	192°	5.4		
Fourth	R35	Bedroom	W47	219°	5.2		
					9.5	High	
Fourth	R36	Bedroom	W48	219°	5.2		
					5.2	High	
Fifth	R1	Bedroom	W1	327°N	5.2		
					5.2	High	
Fifth	R2	Bedroom	W2	327°N	0		
					0	North facing window	

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Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Fifth	R3	Bedroom	W3	327°N	0	North facing window
					0	
					0	North facing window
Fifth	R4	Bedroom	W4	327°N	0	
					0	North facing window
Fifth	R5	Bedroom	W5	237°	4	
					4	Medium
Fifth	R6	Bedroom	W6	237°	4	
					4	Medium
Fifth	R7	Bedroom	W7	237°	4	
					4	Medium
Fifth	R8	Bedroom	W8	237°	4	
					4	Medium
Fifth	R9	Kitchen	W9	327°N	0	
					0.7	
			W10	147°	0.7	Failed
Fifth	R10	Bedroom	W11	57°N	0	
					0	
			W12	57°N	0	North facing window
Fifth	R11	Bedroom	W13	57°N	0	
					0	
			W14	57°N	0	North facing window
Fifth	R12	Kitchen	W15	327°N	0	
					0	
			W16	15°N	0	North facing window
Fifth	R13	Bedroom	W17	57°N	0	
					0	
			W18	57°N	0	North facing window
Fifth	R14	Kitchen	W19	57°N	0	
					0	
			W20	57°N	0	
			W21	98°	2.4	
			W22	147°	5.5	
Fifth	R15	Bedroom	W23	147°	5.5	High
					5.5	
					5.5	High
Fifth	R16	Bedroom	W24	147°	5.5	
					5.5	High

Project Name: YLCAN Crouch End
 Project No.: 10.183
 Report Title: Sunlight Exposure Analysis for Proposed Building
 Date: 23/07/2026



Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)		Rating
Fifth	R17	Bedroom	W25	147°	5.5		
					5.5		High
Fifth	R18	Bedroom	W26	147°	5.5		
					5.5		High
Fifth	R19	Bedroom	W27	147°	5.5		
					5.5		High
Fifth	R20	Bedroom	W28	147°	5.3		
			W29	147°	5.3		
					5.3		High
Fifth	R21	Bedroom	W30	147°	5.3		
			W31	147°	5.3		
					5.3		High
Fifth	R22	Bedroom	W32	327°N	0		
					0		North facing window
Fifth	R23	Kitchen	W33	147°	5.3		
			W34	147°	5.3		
					5.3		High
Fifth	R24	Bedroom	W35	327°N	0		
					0		North facing window
Fifth	R25	Bedroom	W36	327°N	0		
					0		North facing window
Fifth	R26	Kitchen	W37	147°	5.3		
			W38	147°	5.3		
			W39	147°	5.3		
					5.3		High
Fifth	R27	Bedroom	W40	147°	5.3		
			W41	147°	5.3		
					5.3		High

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