



FORTRESS ASSESSMENTS
DAYLIGHT & SUNLIGHT CONSULTANCY

DAYLIGHT & SUNLIGHT STUDY

174 Morley Avenue

174 Morley Avenue, Haringey, London N22 6NT

CLIENT	REPORT REF	REVISION	DATE	STAGE	LOCAL AUTHORITY
SAM Planning Services	DSL-0509	P01	September 2026	Householder planning application	London Borough of Haringey

Contents & Document Control

CONTENTS

1. Introduction	3
2. Planning policy and guidance	4
3. Acceptability of daylight/sunlight levels and impacts	6
4. Assessment methodology and numerical guidelines	6
5. Flexible application of the guidelines and alternative target values	7
6. Scope of the assessment	7
7. Information used in our technical study	8
8. Glossary of terms	8
9. Daylight — Analysis	9
10. Daylight — Model	10
11. Daylight — WalDRAM Diagrams	12
12. Daylight — VSC Results	14
13. Sunlight — Analysis	15
14. Sunlight — APSH Results	16
15. Sunlight — Shadow Study	17
16. Conclusion	20

DOCUMENT CONTROL

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Client	SAM Planning Services
Report reference	DSL-0509
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Date	September 2026
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Local planning authority	London Borough of Haringey
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Model	Proposed - phase New Construction

REVISION HISTORY

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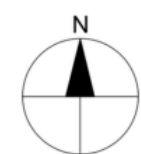
This study has been produced from project information supplied by the design team and the results of the 3D computer analysis described herein. It supports a planning application and has been checked and approved before issue by the persons named in the document control. The numerical BRE targets are guidance, applied flexibly in accordance with the National Planning Policy Framework's design policies.

1. Introduction

BRE Daylight & Sunlight Report

The proposed development of a single storey rear extension is located at 174 Morley Avenue, Haringey, London N22 6NT. The immediate neighbours are to the north-east of the site, 176 Morley Avenue, and to the south-west of the site, 172 Morley Avenue. The neighbouring residential properties have been tested for daylight and sunlight to check that they comply with the guidelines of the BRE publication "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" (BRE Report 209, third edition, 2022).

The assessment has been carried out directly from the project's three-dimensional model, using the New Construction phase, so the geometry tested is the geometry drawn. Elements that are demolished, or not yet built in that phase, are excluded.



Site location plan - the site boundary and the proposed building.

2. Planning policy and guidance

National planning policy and guidance

National Planning Policy Framework (August 2026)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how they are expected to be applied. The current Framework, 'Plan-making and national decision-making policies', was published in August 2026 and its policies apply from 17 August 2026, replacing the December 2024 Framework for the determination of applications. It separates plan-making policies from national decision-making policies; the latter bear directly on this application alongside the development plan.

Chapter 12, 'Making effective use of land', promotes the effective and efficient use of land in meeting the need for homes and other uses while ensuring safe and healthy living conditions. Policy L2 'Making effective use of land' gives substantial weight to the benefits of creating additional homes within settlements by using the airspace above existing residential and commercial premises - expressly including the addition of mansard roofs and proposals to fill gaps in the existing roof line - provided such proposals are consistent with the overall street scene and, in the words of paragraph 1(d)(ii) of the policy:

"Maintain safe access and egress for occupiers and users, and acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space."

Policy L3 'Achieving appropriate densities' requires development proposals to make efficient use of land and, within settlements, to contribute to an increase in the density of the area, taking the existing character into account without precluding development that makes the most of an area's potential; paragraph 4 of the policy states that proposals which do not make efficient use of land should be refused. The December 2024 Framework's express instruction to apply daylight and sunlight guidance flexibly where it would otherwise inhibit the efficient use of a site is not repeated in the 2026 text; the same balance is now struck by reading Policy L3 together with the living-conditions test in Policy P3.

Chapter 17, 'Pollution, public protection and security', contains Policy P3 'Living conditions and pollution', the national decision-making policy that governs daylight and sunlight. Development proposals should:

"a. Provide healthy living conditions for occupiers and users in terms of adequate access to light ... Where necessary suitable mitigation measures should be incorporated to secure acceptable living conditions; b. Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers ... Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree."

Policy DP3 'Key principles for well-designed places' adds that proposals should respond to their context and reflect the principle of liveability - supporting healthy communities that function well over the lifetime of the development. The BRE guide's numerical tests applied in

this study to the windows of the adjoining houses are the recognised means of demonstrating the 'adequate access to light' and 'acceptable living standards' that Policies P3 and L2 require.

BRE Report 209 — 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (3rd edition, 2022)

The leading publication providing national guidance on the provision of daylight and sunlight to new development, and the impacts of development on daylight and sunlight to neighbouring buildings and open spaces, is BRE Report 209, 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (third edition, 2022). It is referred to in the development plan documents or supplementary planning documents of most planning authorities.

The BRE guide states that it gives advice on site layout planning to achieve good daylighting and sunlighting within buildings and in the open spaces between them, and that its main aim is to help ensure good conditions in the local environment. The guide is intended for building designers and their clients, consultants and planning officials.

The advice given is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values.

Regional planning policy and guidance

The London Plan (March 2021)

The London Plan (2021) is the Spatial Development Strategy for Greater London. It sets out an integrated framework for how London will develop and the Mayor's vision for Good Growth. Its policies inform decisions on planning applications across the capital, including this one within London Borough of Haringey.

Policy GG2 'Making the best use of land' requires those involved in planning and development to create successful sustainable mixed-use places by prioritising sites that are well-connected by public transport and proactively exploring the potential to intensify the use of land through a design-led approach.

Policy D3 'Optimising site capacity through the design-led approach' requires all development to make the best use of land by following a design-led approach that optimises the capacity of sites, ensuring development is of the most appropriate form and land use for the site.

Policy D6 'Housing quality and standards' states that housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is a more appropriate design solution than a dual aspect dwelling, and where it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating. The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context.

Housing Design Standards LPG (adopted June 2023)

The Mayor's Housing Design Standards London Plan Guidance (adopted June 2023) superseded the 2016 Housing SPG and sets the detailed standards implementing Policy D6. Part C 'Homes and private outside space', section C4 'Aspect, orientation, daylight and sunlight', is directly relevant.

The LPG explains that the standards complement the consideration of daylight and sunlight impacts using the BRE guidance through a two-stage approach: firstly, by applying the BRE guidance; and secondly, by considering the location and wider context when assessing any impacts. This is the mechanism by which alternative (higher) development angles and lower target VSC values are accepted in denser urban locations.

The London Plan 2021 remains the adopted Spatial Development Strategy for Greater London. The Mayor published a draft new London Plan for public consultation on 16 July 2026, with the consultation closing on 15 October 2026 and an examination in public to follow before adoption, expected in 2028. As an early-stage emerging plan it carries limited weight and does not alter the policies against which this application falls to be determined.

C4 standard	Requirement (summary)
C4.1	New homes should be dual aspect unless exceptional circumstances make this impractical. Single aspect homes (by exception) should be limited to 1–2 bedspaces, should not face north, and must demonstrate adequate passive ventilation, daylight and privacy, and must not overheat.
C4.2	Main living/eating spaces and the main private outside space should be optimised for orientation and should receive direct sunlight (south-facing preferable, with appropriate shading).
C4.3	As a minimum, at least one habitable room should receive direct sunlight — preferably the living area and/or the kitchen and dining space.
C4.7	All habitable rooms (including kitchen/dining) should receive natural light and have at least one openable window providing a view out when seated.

Local planning policy

The site falls within the administrative area of London Borough of Haringey, the local planning authority. The adopted development plan comprises the London Plan (2021) and the Haringey Local Plan: Development Management DPD (adopted 24 July 2017). The policies of the local plan that bear on daylight, sunlight and residential amenity - against which the proposals are assessed, read together with the BRE guidance (BRE Report 209, 3rd edition, 2022) and BS EN 17037:2018 - are:

Policy	Requirement
DM1 D (a) - Delivering High Quality Design - privacy and amenity	Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that "provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land".

Policy	Requirement
DM1, para 2.10 - Supporting text - sunlight and daylight	"The design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings, and ensure that adjoining land or properties are protected from unacceptable overshadowing." The supporting text names the BRE guidance on site layout planning as the standard for this assessment.
DM12 A - Housing Design and Quality	"All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1)" and are required to meet or exceed the minimum internal and external space standards.
DM12, para 3.15 - Supporting text - rear extensions	"Depth of the rear extension should be such that the resulting footprint is subordinate to the main house and does not have a negative impact on the amenity of neighbouring properties, ensuring no overlooking or inappropriate loss of daylight and sunlight."

Haringey is preparing a new Local Plan. A draft plan was consulted on under Regulation 18 between 10 October and 19 December 2025, with the proposed submission version programmed for consultation in 2026 and adoption expected in 2027. It had not been adopted at the date of this report and its policies therefore carry limited weight. The adopted 2017 plan cites the 2011 edition of the BRE guide; the tests in this study apply the current third edition (2022), which supersedes it.

Where London Borough of Haringey has adopted a design guide or supplementary planning document dealing with residential amenity, extensions or new dwellings, the daylight and sunlight advice within it is founded on the same BRE tests applied in this study, so the results reported here transfer directly to the officer's assessment against local policy.

Balancing natural light

Providing good levels of natural light makes for a more pleasant internal environment, improving wellbeing as well as reducing the energy required for artificial lighting. However, an appropriate degree of flexibility is needed when using BRE guidelines to assess the daylight and sunlight impacts within proposed new homes, as well as the impact that proposed development would have on surrounding homes and open spaces.

The BRE guidelines apply nationwide and the default numerical targets provided are purely advisory. These are based on a uniform 25-degree development angle (vertical obstruction angle) typical of a low-rise suburban location, which corresponds to the Vertical Sky Component target of 27 per cent cited in the guidelines. Typical development angles in a city or central urban location are considerably higher — angles of 40 degrees or 50 degrees are common and can, if well planned, deliver successful schemes with lower retained VSC (of the order of 18 per cent and 13 per cent respectively). Such daylight levels have been accepted in many desirable urban areas for well over a century.

3. Acceptability of daylight/sunlight levels and impacts

The assessment of impact on daylight amenity is a two-part process: first, as a matter of calculation, whether there would be acceptable light conditions by reference to the BRE guidelines; and second, as a matter of judgment, whether those light conditions would be acceptable in the circumstances.

The first stage can be addressed by applying the BRE assessment methodology and numerical guidelines. The second stage brings into play much wider considerations, such as:

- Whether the neighbouring building stands unusually close to the site boundary, including the highway, taking more than its fair share of light, such that lower light levels may be unavoidable.
- Whether windows in buildings are self-obstructed by overhanging or inset balconies or other projections that make relatively lower light levels unavoidable.
- In areas designated by planning authorities for substantial growth, providing opportunities for change and sustainable regeneration, the sort of change that would be brought about by the introduction of denser development is to be expected, including reductions in daylight and sunlight, closer proximity and loss of outlook.
- In the case of repurposed buildings (change of use applications) whether the new configuration can be laid out to ensure good daylight provision by adopting the existing window configuration.

Where a higher degree of obstruction may be unavoidable, it is appropriate to consider the reasonableness of the retained levels of daylight within the proposed development in context, in line with Policies L3 and P3 of the NPPF (August 2026) - which require the efficient use of land while securing acceptable living conditions - and with the BRE guide's own advice on flexibility.

In historic centres, or in areas characterised by taller buildings, high density and close proximity, a higher degree of obstruction may be unavoidable if new buildings are to match the height and proportion of existing buildings. The BRE guide expressly recognises that in such circumstances alternative target values may be adopted, provided they are applied consistently and transparently.

The judgment for London Borough of Haringey is therefore not simply whether every figure in this study meets the default numerical target, but whether the retained daylight and sunlight conditions — read in the context of 174 Morley Avenue, Haringey, London N22 6NT and the prevailing pattern of development around it — would provide acceptable living standards while making efficient use of the site. The results and imagery in the sections that follow are presented so that exactly that judgment can be made.

4. Assessment methodology and numerical guidelines

The technical assessments that underpin this daylight and sunlight study have been carried out in accordance with the assessment methodology recommended in the BRE guide. The principal assessments and numerical criteria are summarised below.

The BRE guide (third edition, 2022) is intended to be used in conjunction with the interior daylighting recommendations in BS EN 17037:2018 'Daylight in buildings' and the CIBSE publication LG10 'Daylighting — a guide for designers'. It is the leading publication providing national guidance and is referred to in the development plan documents of most planning authorities.

Daylight to neighbouring dwellings — Vertical Sky Component (VSC)

The Vertical Sky Component (VSC) is a measure of the amount of diffuse daylight from an overcast sky reaching the outside face of a window. It is the ratio of the sky illuminance at the centre of the window to the unobstructed horizontal sky illuminance, expressed as a percentage; the maximum value for a completely unobstructed vertical wall is just under 40 per cent.

A window retains the potential for good interior daylight where its VSC is 27 per cent or more. Where, following development, the VSC is both less than 27 per cent and less than 0.8 times (80 per cent of) its former value, the reduction in daylight will be noticeable and occupants may find the loss significant.

As an initial screen, the BRE guide's 25-degree test is applied: in a vertical section, a line is drawn at 25 degrees to the horizontal from the centre of the lowest window of the neighbouring building. If the whole of the new development sits below that line, a substantial effect on the diffuse skylight enjoyed by the existing building is unlikely and detailed calculation may be unnecessary; where any part of the development rises above it, the detailed VSC tests reported in this study are undertaken. A continuous obstruction subtending 25 degrees corresponds to a VSC of approximately 27 per cent, which is why that value is the default target.



The 25-degree screening test: where any part of the proposal rises above a line drawn at 25 degrees from the centre of the lowest neighbouring window, the detailed VSC tests are undertaken.

Daylight distribution — No Sky Line

The No Sky Line divides the points on the working plane inside a room that can receive direct skylight from those that cannot. Where the area of the working plane that can receive direct skylight is reduced to less than 0.8 times its former value following development, the loss of daylight distribution will be noticeable.

Sunlight to the proposed and neighbouring dwellings — APSH

In housing, sunlight should be assessed for living rooms and conservatories. Access to sunlight is quantified using Annual Probable Sunlight Hours (APSH) — the proportion of the hours of bright sunshine a location can probably expect in a year, and separately in winter, that actually reaches a given window. Sunlight need only be assessed for a window that faces within 90 degrees of due south.

A window has the potential for good sunlight where it receives at least 25 per cent of annual probable sunlight hours, including at least 5 per cent during the winter months (21 September to 21 March). Where, following development, a window receives less than these values and less than 0.8 times its former sunlight hours, with an annual reduction greater than 4 per cent, the loss of sunlight will be noticeable.

Sunlight to amenity areas — overshadowing

For gardens and open amenity spaces, good practice is that at least 50 per cent of the area should receive at least 2 hours of sunlight on 21 March (the spring equinox). Where, as a result of development, the area able to receive two hours of sun on 21 March is reduced to less than 0.8 times its former value, the loss of sunlight to the amenity area will be noticeable.

5. Flexible application of the guidelines and alternative target values

As noted above, the BRE guide states that its default numerical guidelines are not mandatory and must be interpreted flexibly because natural lighting is only one of many factors in site layout design.

In dense urban locations, town centres and areas designated for regeneration, it is appropriate to adopt alternative target VSC values reflecting the prevailing pattern of development: a

40-degree development angle corresponds to a VSC target of about 18 per cent, and 50 degrees to about 13 per cent. A development angle of 25 degrees has been adopted in determining offset distances for this study, consistent with the location and wider context of the site within London and with Policy L3 of the NPPF (August 2026).

Where any individual window or room falls short of a default target, the shortfall is reported transparently in the results tables and considered against these alternative targets, the degree of change from the existing condition (the 0.8-times retained-value tests) and the character of the surrounding area, before a conclusion is reached.

Ultimately, it is for London Borough of Haringey to judge whether acceptable levels of daylight amenity are retained at the neighbouring dwellings and their amenity spaces in their neighbourhood context, having regard to all relevant planning policies and guidance and balanced against the merits of the proposed development.

6. Scope of the assessment

This application is for a single storey rear extension to an existing house. It creates no new dwelling and no new habitable accommodation in a new building, so no internal daylight assessment of the applicant's own rooms is reported. This study assesses the effect of the proposal on the daylight and sunlight reaching the two adjoining properties.

Only the rear elevations have been assessed. The proposal is a single storey extension at the rear; the front elevations of both adjoining houses face Morley Avenue, are separated from the proposal by the full depth of the host building, and are unaffected by it.

The internal layouts of the adjoining houses have been taken to match the host property, which is of the same terrace type, and have not been surveyed. The room names in the results tables follow that assumption; they identify which windows serve a common room, and are not an internal assessment of those properties. For the same reason the daylight distribution (No Sky Line) test is not reported, and the vertical sky component is relied on as the measure of daylight to the neighbouring windows.

In respect of the external tests, the windows of 176 Morley Avenue; 172 Morley Avenue were tested for daylight (VSC) and, where they face within 90 degrees of due south, for sunlight (APSH). The results are presented in the sections that follow in the tabulated form recommended by the BRE guide.

The assessment reflects the proposal as modelled in the New Construction phase of the project's three-dimensional model and as shown on the architect's drawings listed in the planning application to London Borough of Haringey. Should the massing, window positions or site layout change materially, the calculations should be re-run before determination.

7. Information used in our technical study

We have undertaken our technical study directly from the project's three-dimensional model, exported to the Radiance lighting simulation system (Lawrence Berkeley National Laboratory), which runs the assessments recommended in the BRE guide: the sky-component and sunlight tests outside the building, and the climate-based illuminance calculation inside it.

The computer model comprises the following information:

- The architect's three-dimensional model of the site and the proposed development in the New Construction phase, with 218 modelled elements within 80 m of the assessed rooms tessellated into 19,372 surfaces; elements demolished or not yet built in that phase are excluded.
- Window apertures taken from the 76 openings cut in the walls (99 m² in all), rather than from the window families, because a family's frame geometry is largely opaque and its glazing sits behind it.
- The site context as modelled and imported into the three-dimensional model - the surrounding buildings, the site survey and the mapping - together with the architect's floor plans for the assessed levels.

For the external assessments of vertical sky component and annual probable sunlight hours we used the parameters stated in Table 1.

Table 1 — Parameters used in the vertical sky component and sunlight calculations

Parameter	Value
Sky	CIE standard overcast sky calibrated to 10,000 lux horizontal; VSC read at the centre of each opening on the outside face of the wall
Sun positions	Half-hourly through the whole year, each weighted by the Met Office long-term sunshine probability for its month (1991–2020)
Winter period	21 September to 21 March
Context included	Every modelled element within 80 m of the assessed rooms, in the New Construction phase; ground reflectance 0.20
Windows assessed	12 external windows, from 14 window and glazed-door instances in the model - adjoining panes in one wall (a door with its side-lights, a main pane with its side-lights, the panels of one curtain wall) are assessed as one window at the centre of the combined opening; 0 internal windows are not assessed
Former condition	The Existing phase of the same model - the building as it stands - exported and tested the same way. A window that already exists is compliant where it keeps 27% VSC or no less than 0.8 times its former value; a sunlight loss counts only where APSH falls below target, below 0.8 times its former value and by more than 4 percentage points. 11 of the 12 assessed windows already exist

Parameter	Value
Validation	Unobstructed vertical plane measured at 39.17% against the theoretical 39.6%

Limitations and assumptions

In compiling our 3D computer model for our technical study, we have sought to be as accurate as reasonably possible within the scope of our instruction, relying upon the information noted above. We have used proven and trusted simulation software (Radiance) to run the calculations recommended in the BRE guide, and its unobstructed sky component is checked against the theoretical 39.6 per cent in every study.

To the best of our knowledge, the information and advice contained in this report is accurate at the date of issue, based on the information provided to or procured by us prior to its production. This report addresses daylight and sunlight amenity for planning purposes only and should be read in conjunction with the architectural drawings and the planning application.

8. Glossary of terms

Term	Definition
Vertical Sky Component (VSC)	The amount of diffuse daylight from an overcast sky reaching the outside face of a window, as a percentage of the unobstructed value (maximum ≈ 39.6%). A VSC of 27% or more indicates good potential for daylight; a fall below 27% and below 0.8× the former value indicates a noticeable loss.
Annual Probable Sunlight Hours (APSH)	The proportion of the hours of bright sunshine a window can probably expect in a year (and in winter) that actually reach it. A window is well sunlit if it receives at least 25% of annual APSH, including at least 5% in winter (21 Sep – 21 Mar).
No Sky Line	The line on the working plane dividing areas that can see the sky from those that cannot. A reduction of the sky-visible area to less than 0.8× the former value indicates a noticeable worsening of daylight distribution.
Daylight Illuminance	A climate-based assessment (BS EN 17037) of the actual daylight level in a room, in lux, using local weather data. Daylight is adequate where a target illuminance (100/150/200 lux) is achieved over at least 50% of a reference plane 0.85 m above the floor for at least half of the daylight hours.
Waldram Diagram	A chart of the sky visible from the centre of a window: azimuth across, altitude up on a scale chosen so that equal areas represent equal sky factor. The obstructions are plotted on it (shaded) and the sun's hourly positions through the year are marked, so that the sky visible to the window and the sunlight it receives can be read directly; the VSC itself is computed digitally.

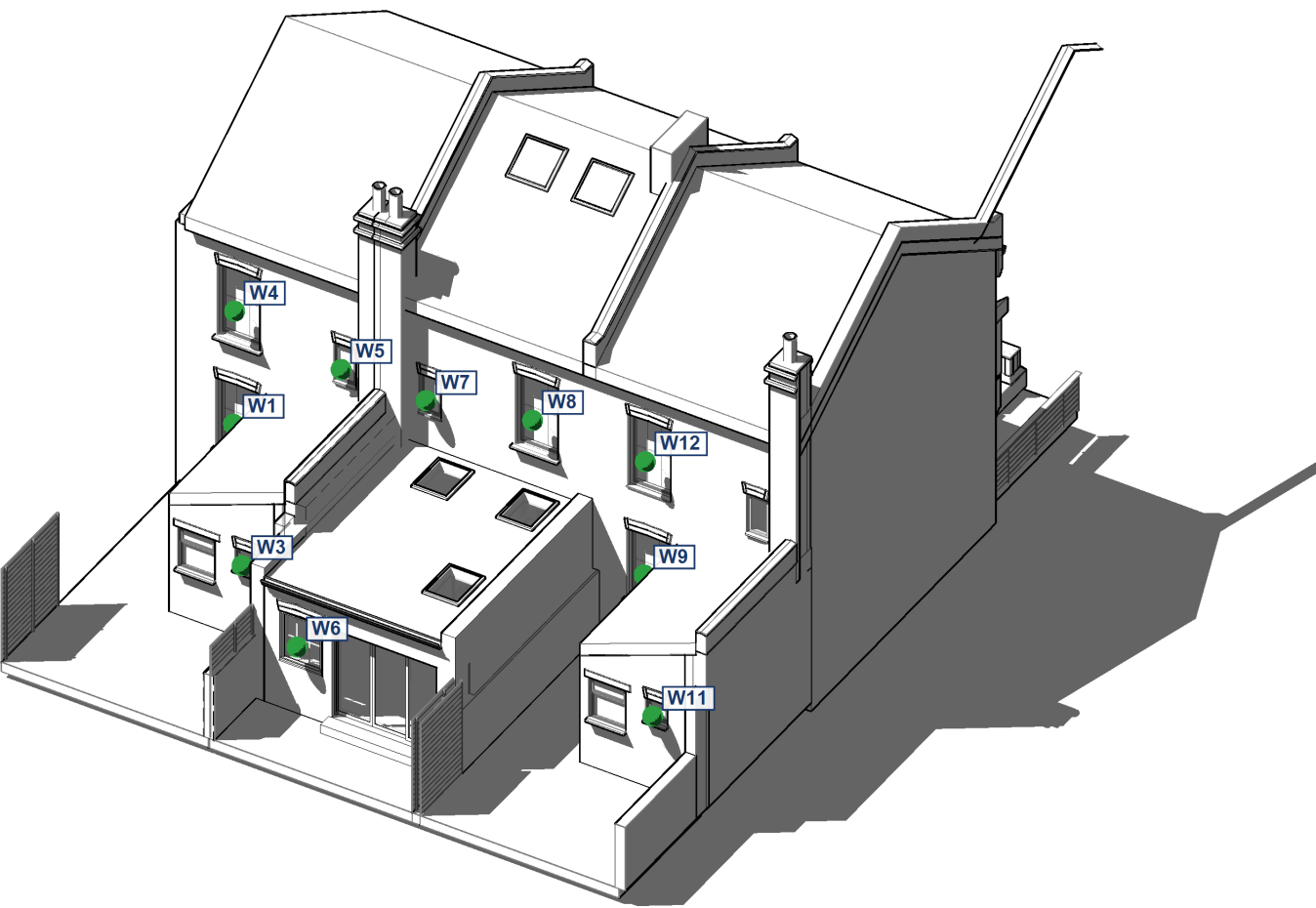
9. Daylight Analysis

The windows facing the development at 174 Morley Avenue, Haringey, London N22 6NT were tested to check that a minimum of 27% Vertical Sky Component (VSC) is available after the proposal is built. If the windows achieve a minimum value of 27% VSC, no further testing is required. If below 27%, further analysis is carried out to see whether the reduction in light is greater than 0.8 times the former value. If this test also fails, the Daylight Illuminance (DI) for the rooms is calculated to check compliance, and a No Sky Line test can also be carried out.

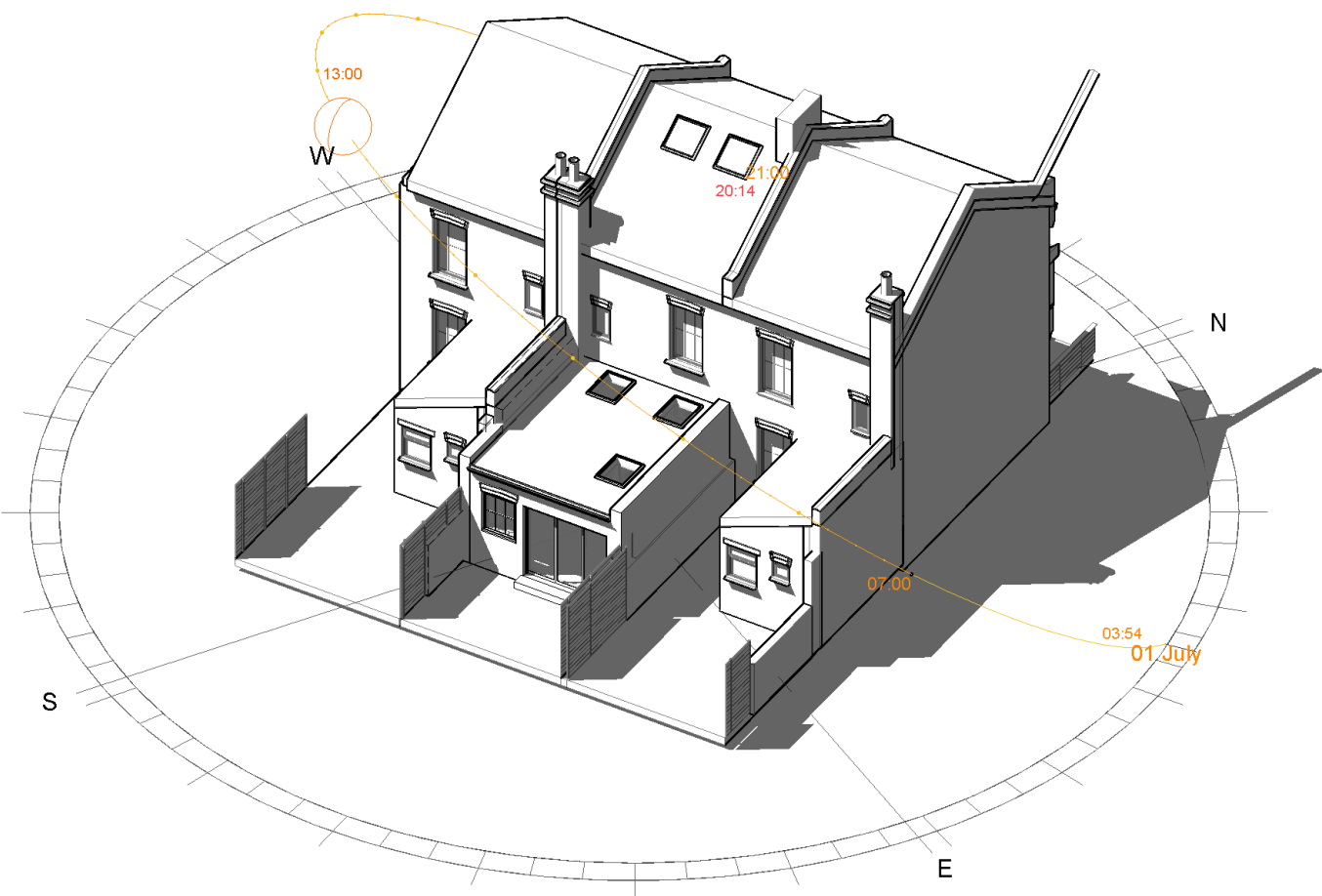
A 3D model of the surrounding buildings and the proposed development was taken directly from the project's architectural model for detailed analysis of the VSC, in the New Construction phase. The Radiance lighting simulation system was used to calculate the proposed VSC at the centre of every window, and the Waldram diagrams are drawn from the same model.

A simple traffic-light system also gives a quick visual guide to compliance with the BRE recommendations: on the model views each window carries a marker - green for a pass, red for a fail - and the label beside it is the Window Id used in the VSC and APSH tables, so every tabulated result can be found on the building.

From the three-dimensional model:



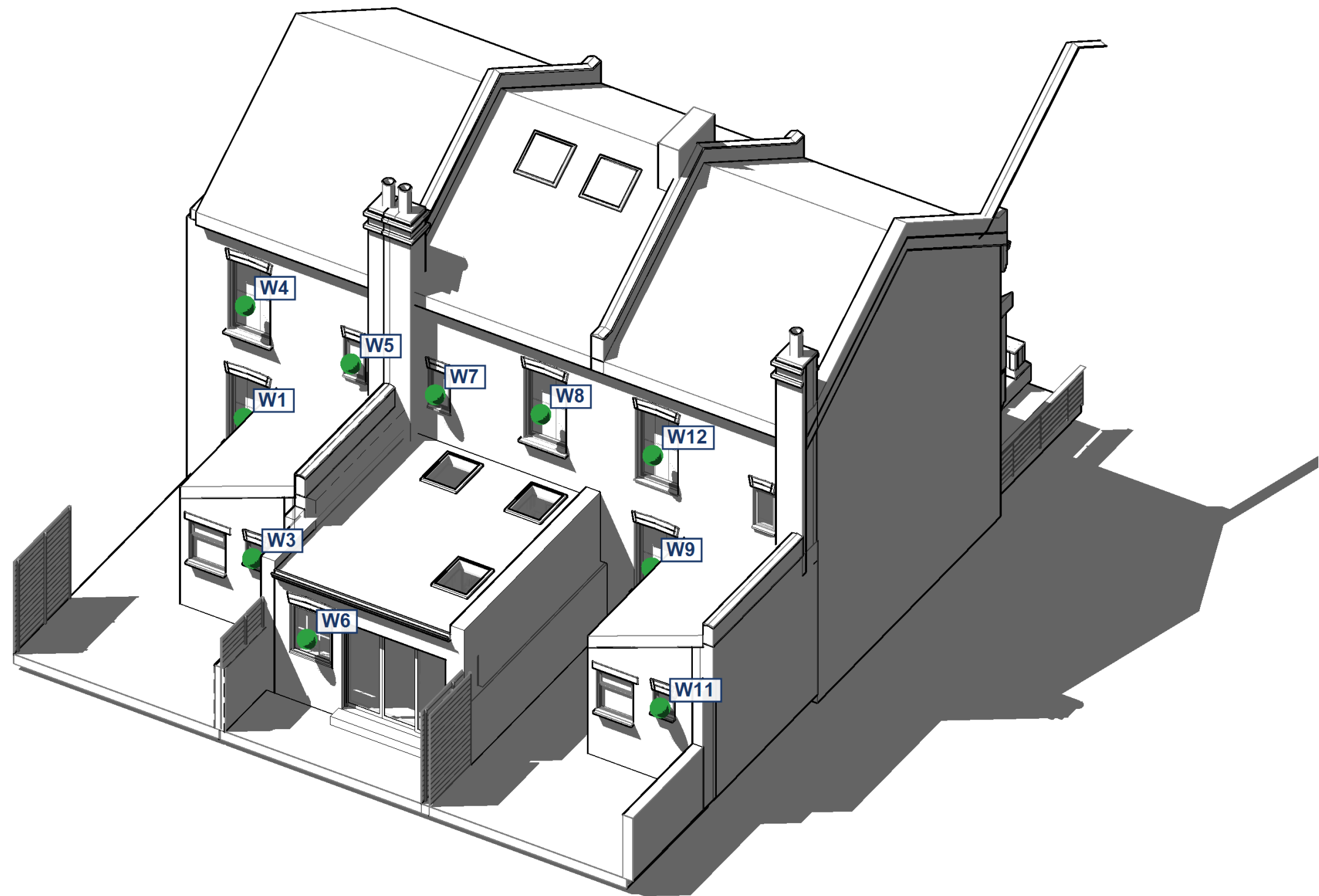
3D model view



Sun-path view

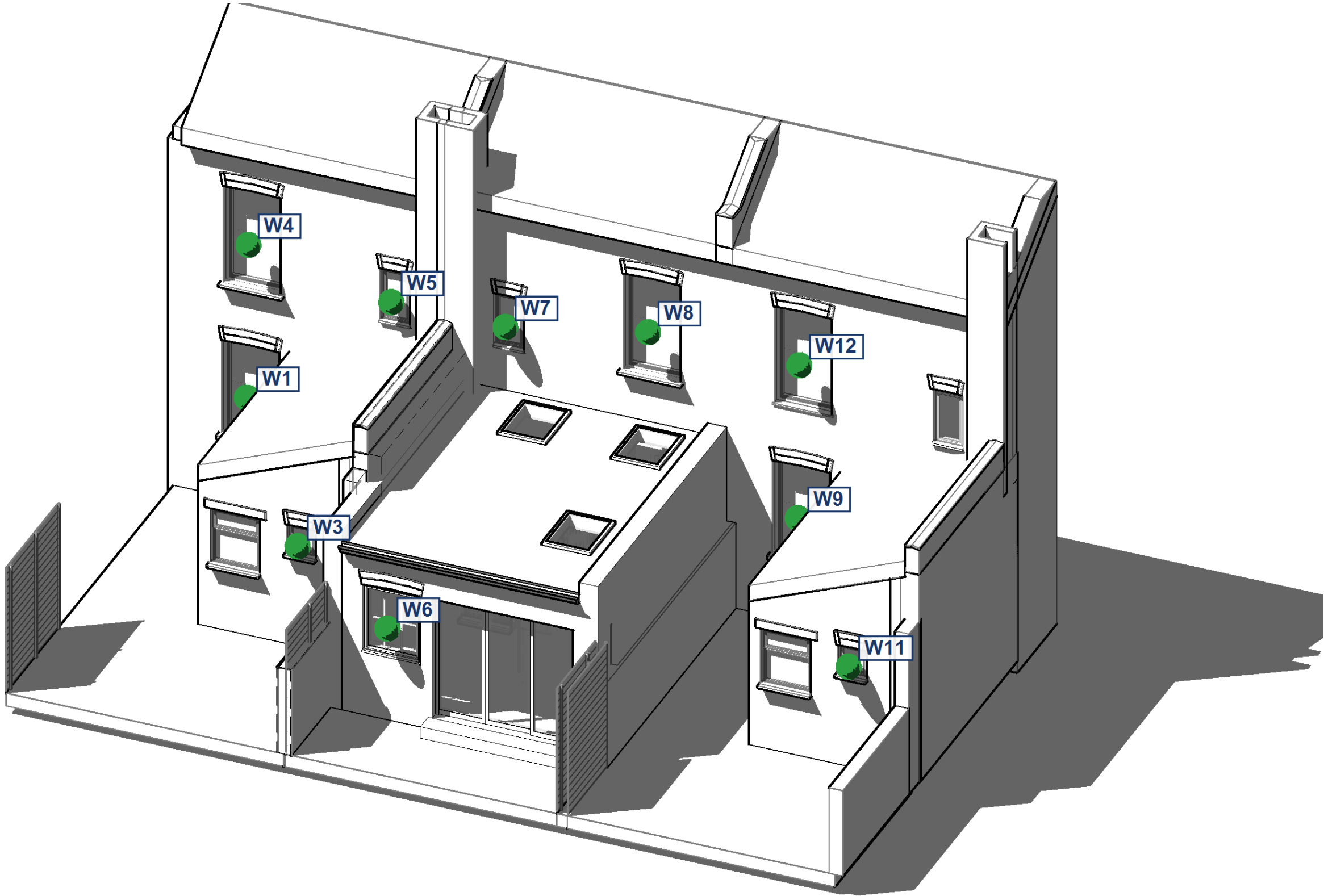
10. Daylight Model

The proposed building and its windows, from the project's three-dimensional model. The marker at each window is its traffic light - green where the window meets the BRE criteria, red where it does not, grey for an internal window that is not assessed - and the label beside it is the Window Id (W1, W2 ...), the one identifier used for that window in the VSC, APSH and illuminance results, on the key plans and on the Waldram diagrams.



174 Morley Avenue, Haringey, London N22 6NT

10. Daylight Model

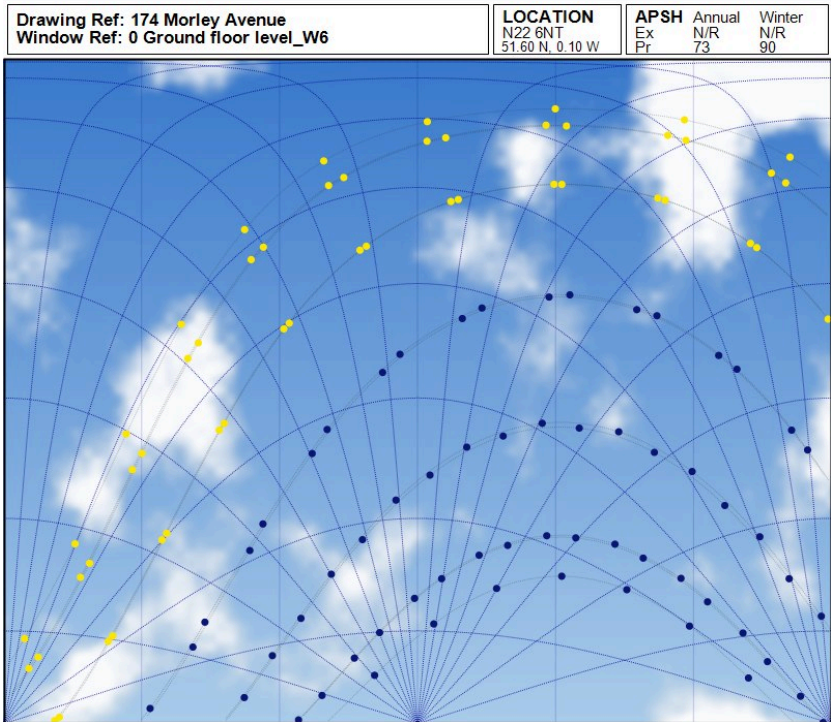
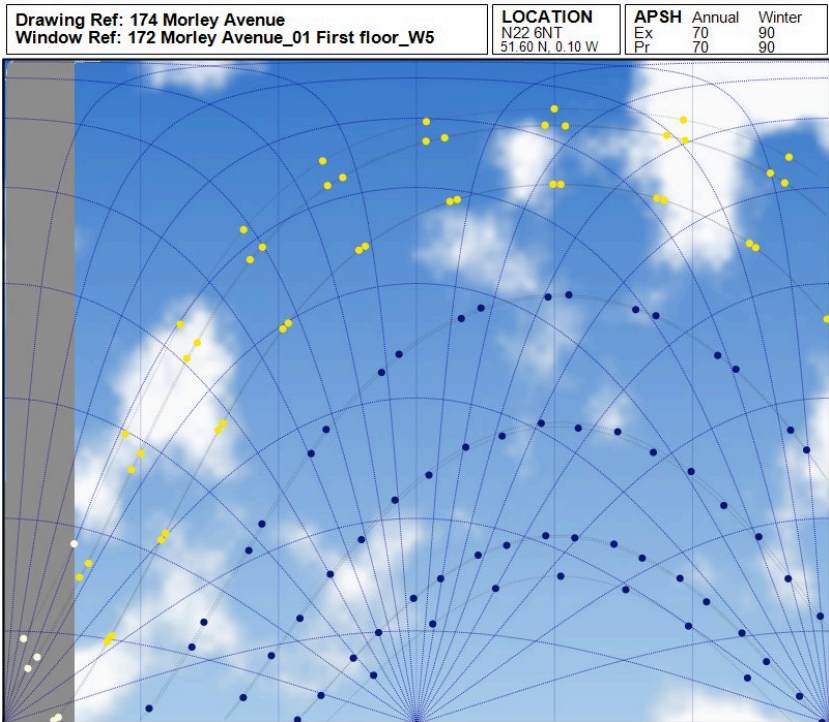
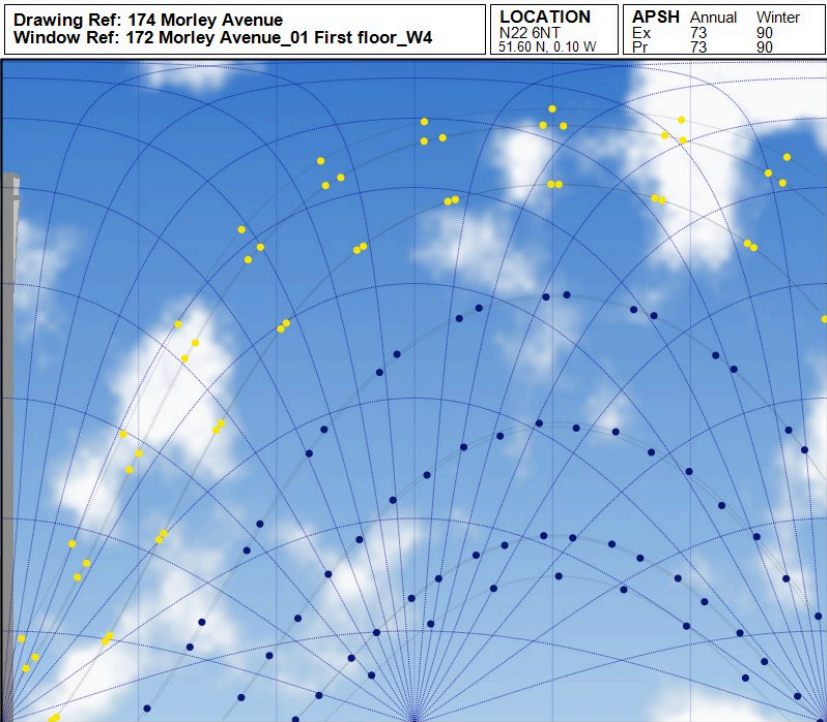
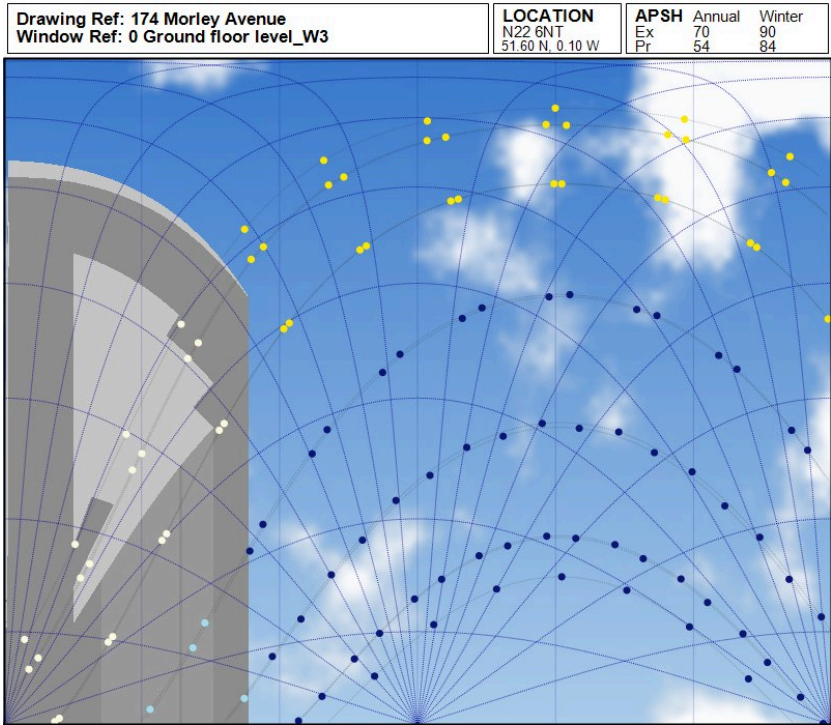
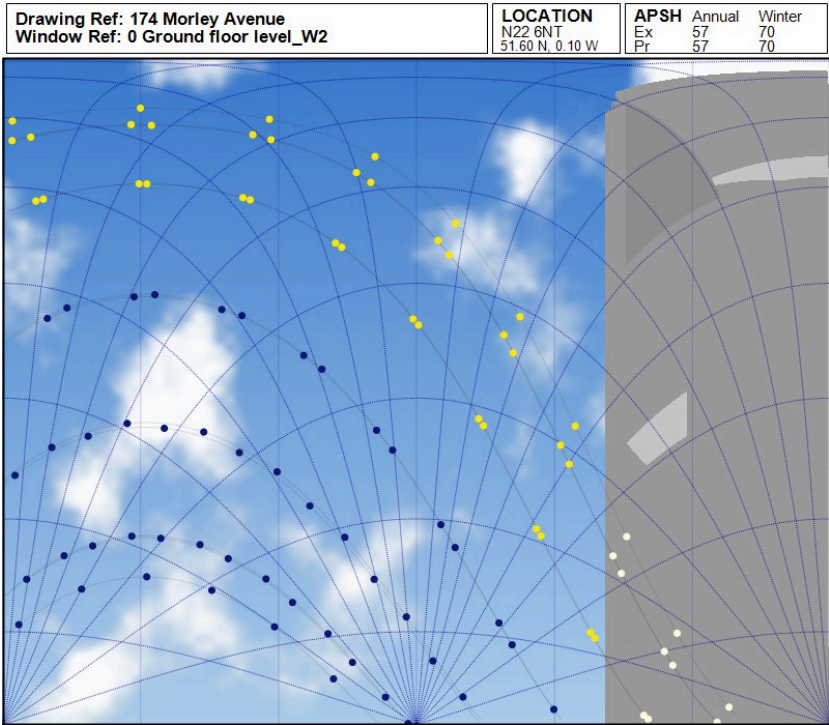
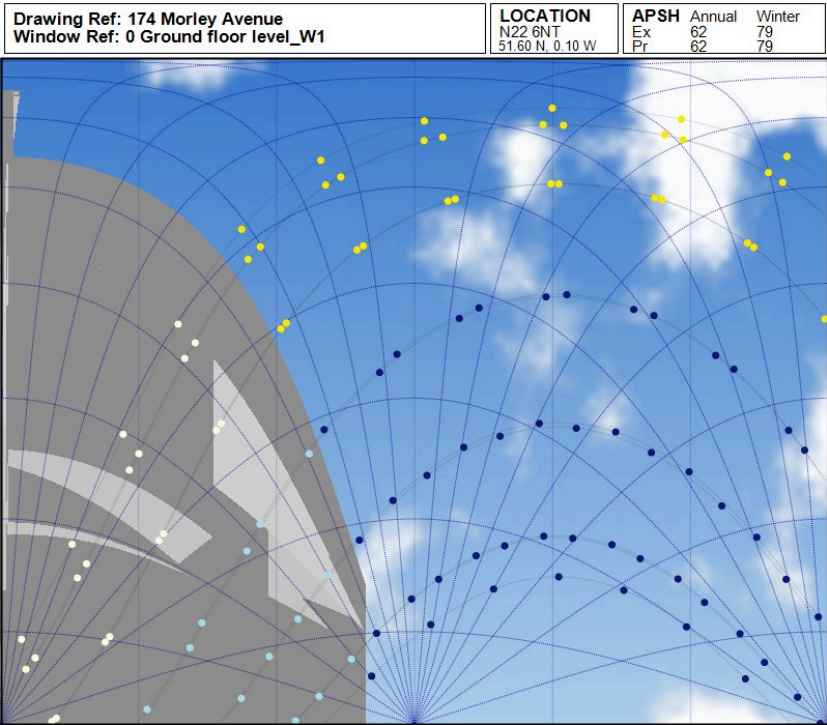


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11. Waldram Diagrams

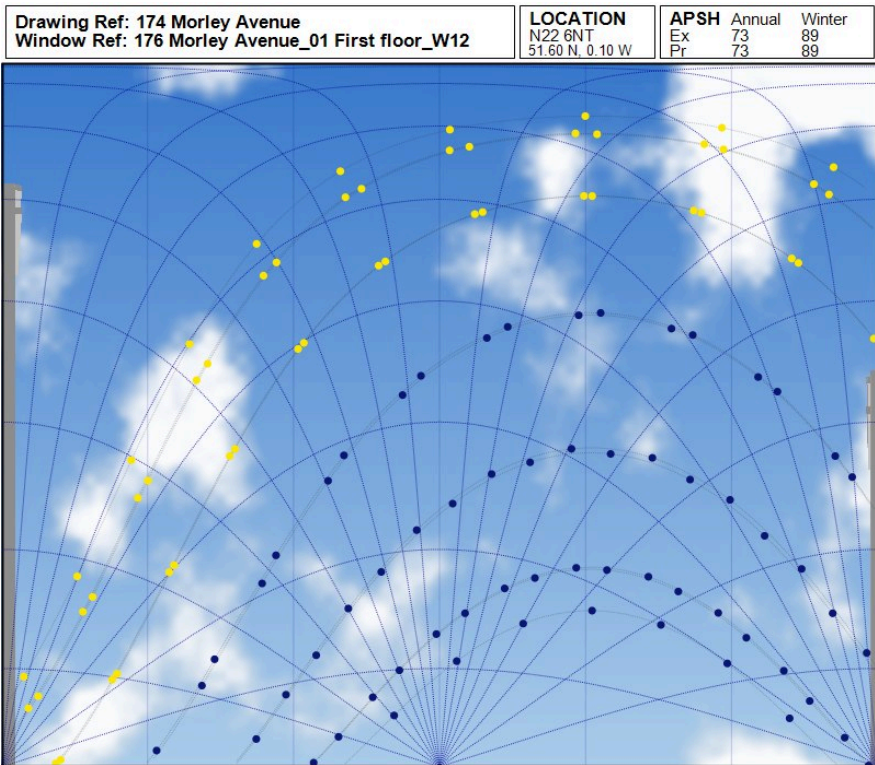
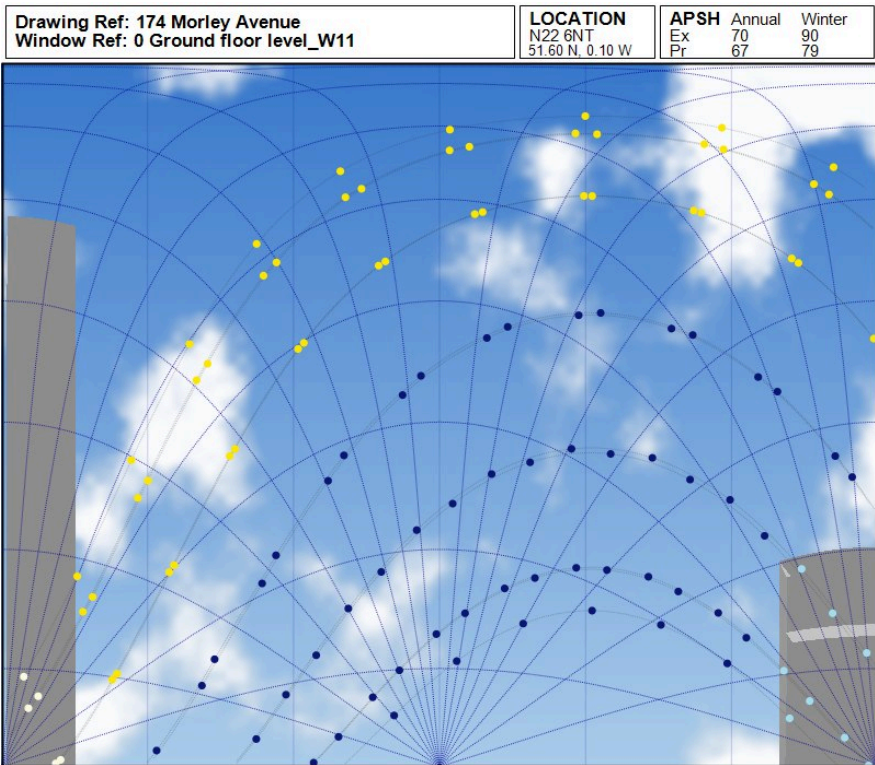
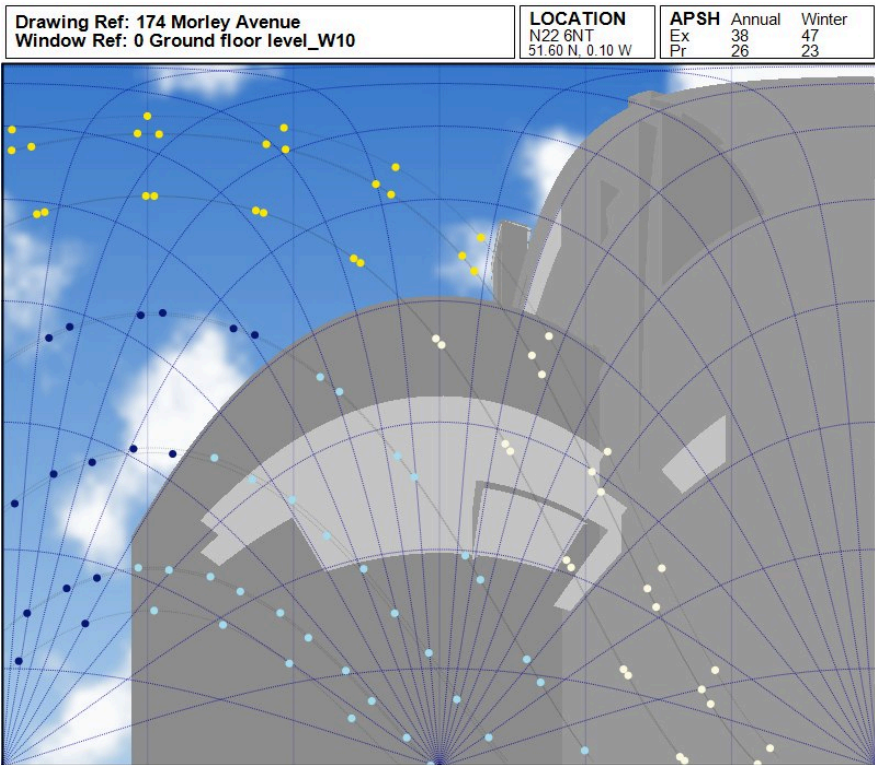
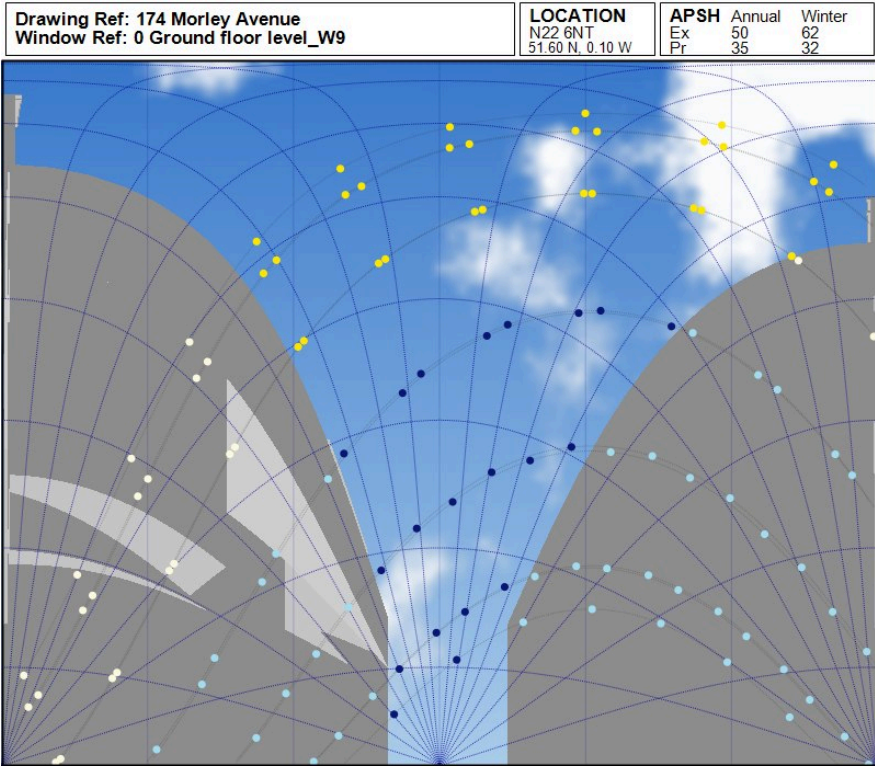
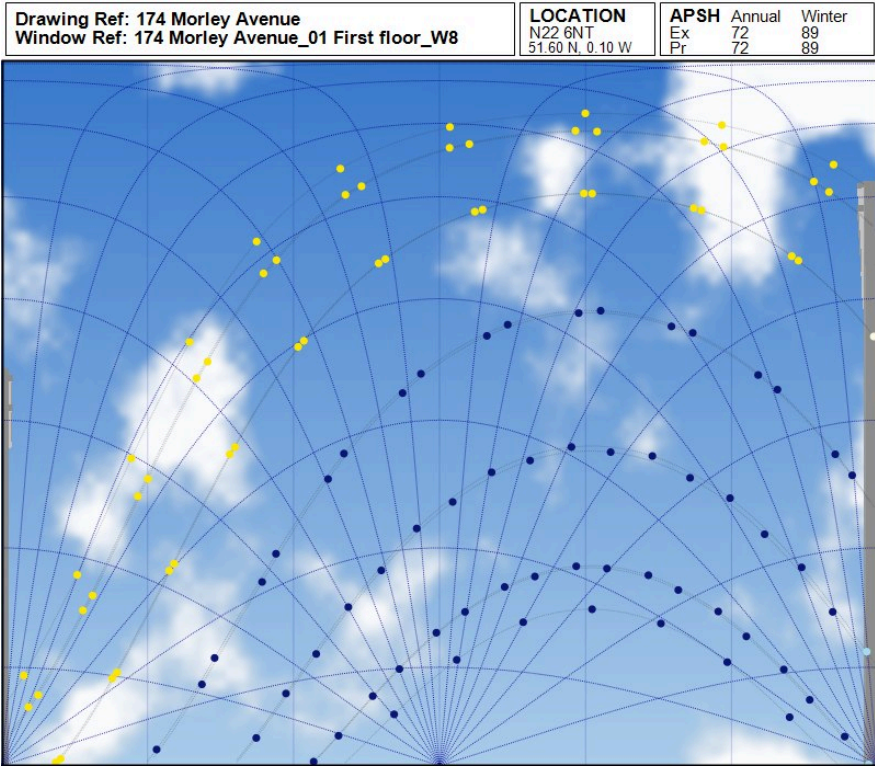
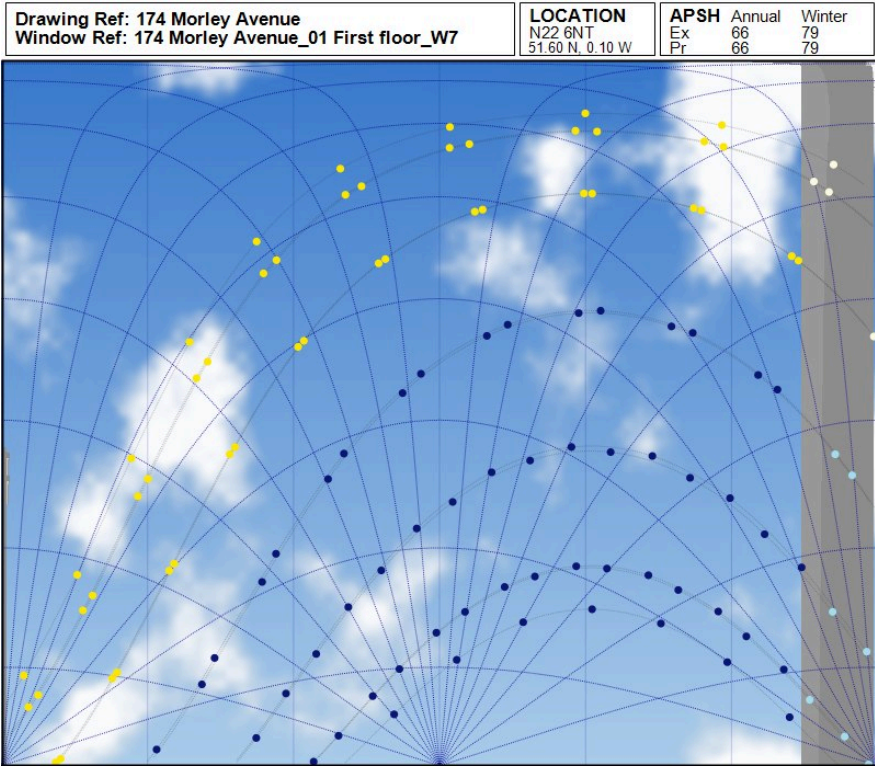
174 Morley Avenue

Waldram diagrams have been generated for each assessed window at 174 Morley Avenue, Haringey, London N22 6NT. Each diagram plots the sky seen from the reference point at the centre of the window on the Waldram grid - azimuth from the window across, altitude up on the Waldram scale, so that equal areas of the diagram represent equal sky factor - with the built form that obstructs the window shaded grey. The sun's position at every hour of the 21st of each month is plotted over the diagram, from which the Annual Probable Sunlight Hours (APSH) are counted for each window: yellow where the sun reaches the window, navy during the winter months (21 September to 21 March) and grey where it is blocked - against the BRE targets of 25% annual and 5% winter sunlight.



11. Waldram Diagrams

174 Morley Avenue



12. VSC Results

Tabulated Vertical Sky Components

Tabulated Vertical Sky Component results for the assessed windows. A window is compliant where the proposed VSC is at least 27% or no less than 0.8 times its former value. Its former value is the same window in the Existing phase of the model - the building as it stands; a new window has no former value and must meet 27%.

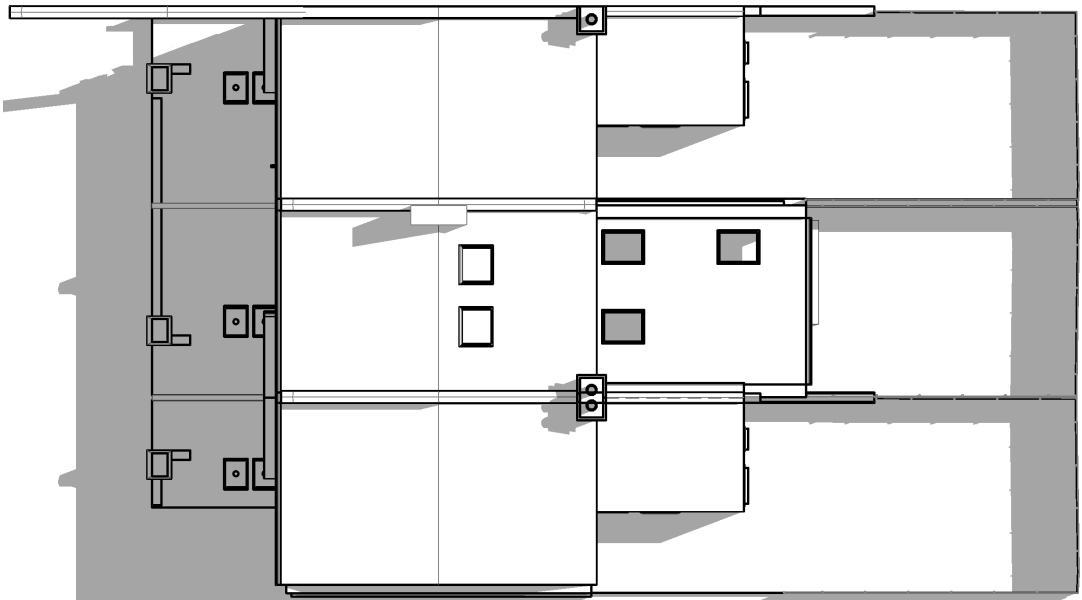
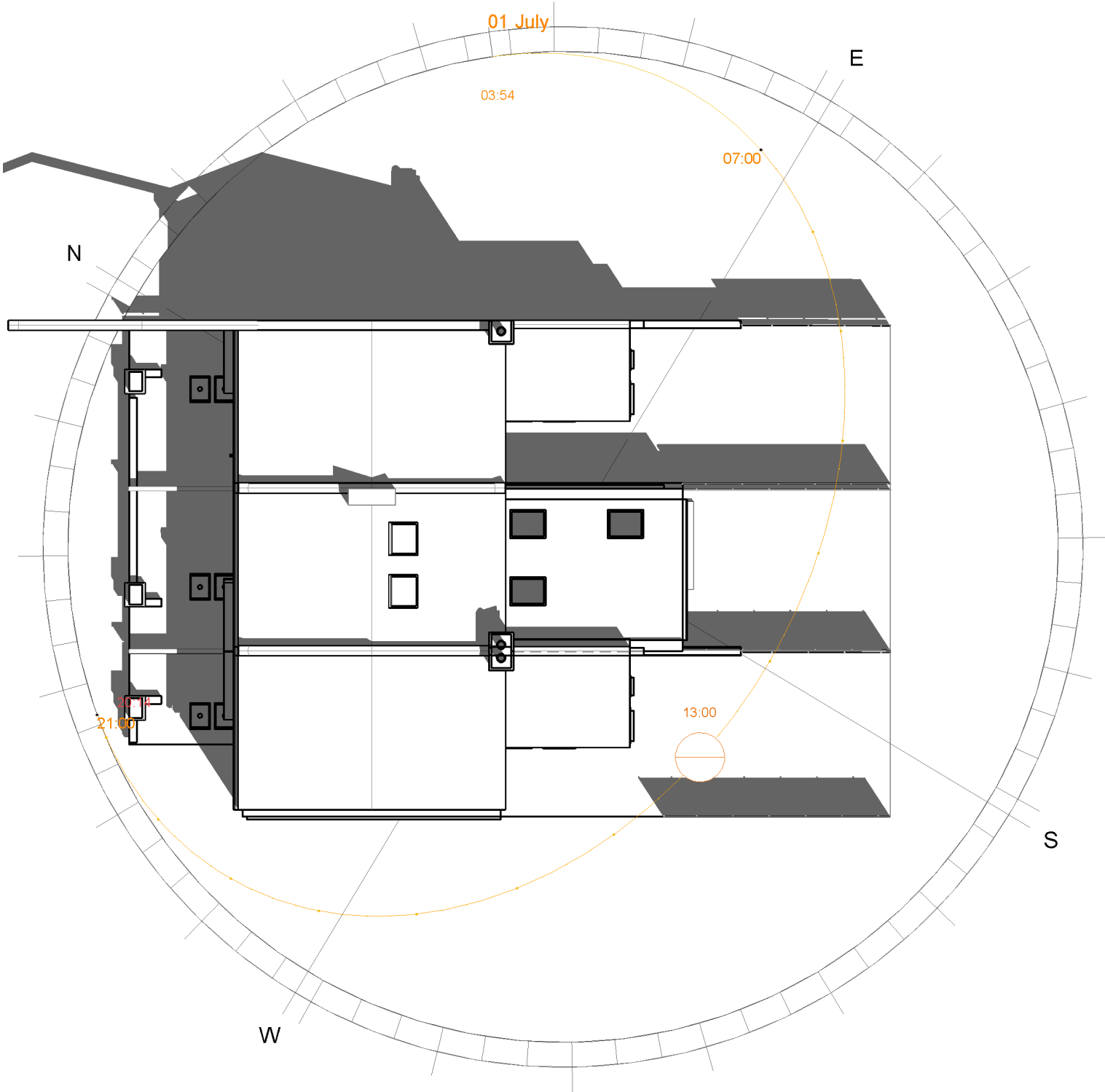
Window Id	Room served	BRE target	VSC former	VSC proposed	Retained	Meets BRE criteria	Orientation
Building: 172 Morley Avenue Floor: 0 Ground floor level							
W1	Living / Dining room 67	≥ 27%	29.45%	29.78%	1.01	YES	149°
W2	Kitchen 68	≥ 27%	32.81%	32.92%	1.00	YES	239°
W3	Bathroom 69	≥ 27%	38.44%	33.26%	0.87	YES	149°
Building: 172 Morley Avenue Floor: 01 First floor							
W4	Bedroom 70	≥ 27%	38.91%	39.00%	1.00	YES	149°
W5	Landing 71	≥ 27%	37.97%	38.44%	1.01	YES	149°
Building: 174 Morley Avenue Floor: 0 Ground floor level							
W6	Kitchen/Dining 58	≥ 27%	—	39.14%	—	YES	149°
Building: 174 Morley Avenue Floor: 01 First floor							
W7	—	≥ 27%	37.94%	38.45%	1.01	YES	149°
W8	Bedroom 56	≥ 27%	39.02%	39.34%	1.01	YES	149°
Building: 176 Morley Avenue Floor: 0 Ground floor level							
W9	—	≥ 27%	29.08%	23.54%	0.81	YES	149°
W10	Kitchen 62	≥ 27%	21.11%	12.10%	0.57	NO	239°
W11	Kitchen 62	≥ 27%	38.52%	38.32%	0.99	YES	149°
Building: 176 Morley Avenue Floor: 01 First floor							
W12	Bedroom 64	≥ 27%	39.12%	38.93%	1.00	YES	149°

A window meets the BRE criterion where the proposed VSC is >= 27% or >= 0.8 x its former value (Retained = proposed / former). An unobstructed vertical plane gives 39.6%. Internal windows are excluded. W10: the side window of the rear kitchen at No. 176, which faces the flank wall of the extension about two metres away across that property's own side return. The same room is also served by the window in its rear wall, which is unaffected, so the room as a whole retains its daylight. This window already fell below the guideline before the proposal, because it looks across an enclosed side return rather than open garden.

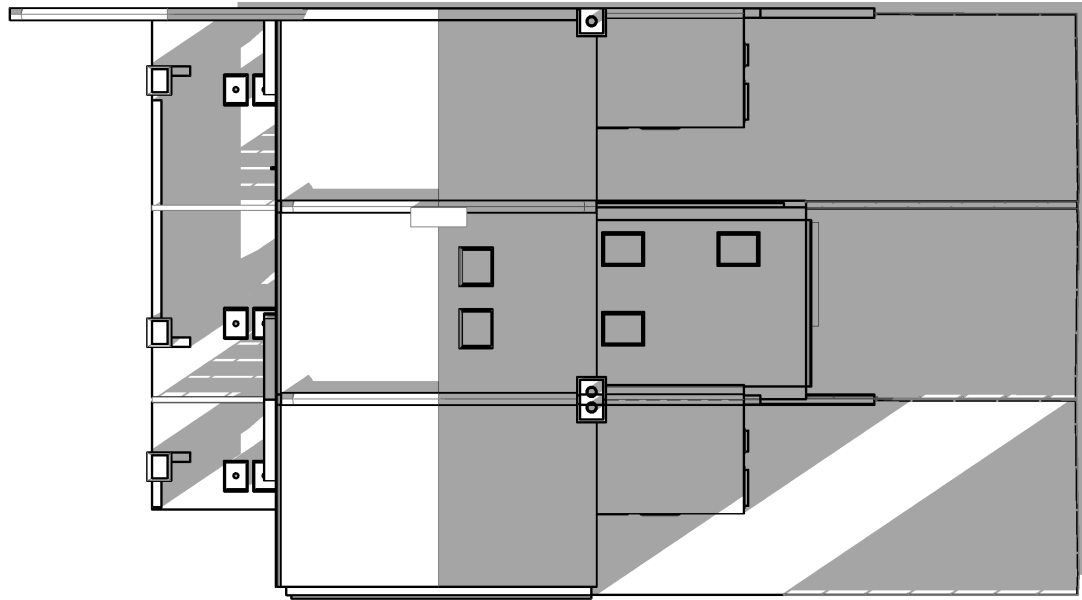
13. Sunlight Analysis

The sun path over the site on 1 July has been taken from the model's own solar geometry at 51.60°N, and the sun's position through the whole year has been tested against every assessed window. Given the nature of the proposal, the transient views show how the shadow of the proposed building moves across the site through the day.

The guidance in the BRE publication "Site Layout Planning for Daylight and Sunlight" is primarily concerned, firstly, with residential properties and, secondly, with living rooms. Kitchens, bedrooms and circulation spaces are of less or no importance and do not need to be analysed. Sunlight is assessed for windows facing within 90 degrees of due south: all 12 such windows receive at least 25% of the Annual Probable Sunlight Hours (APSH), with 5% in the winter between the 21st September and the 21st March, as tabulated overleaf.



Morning



Evening

14. APSH Results

Annual Probable Sunlight Hours

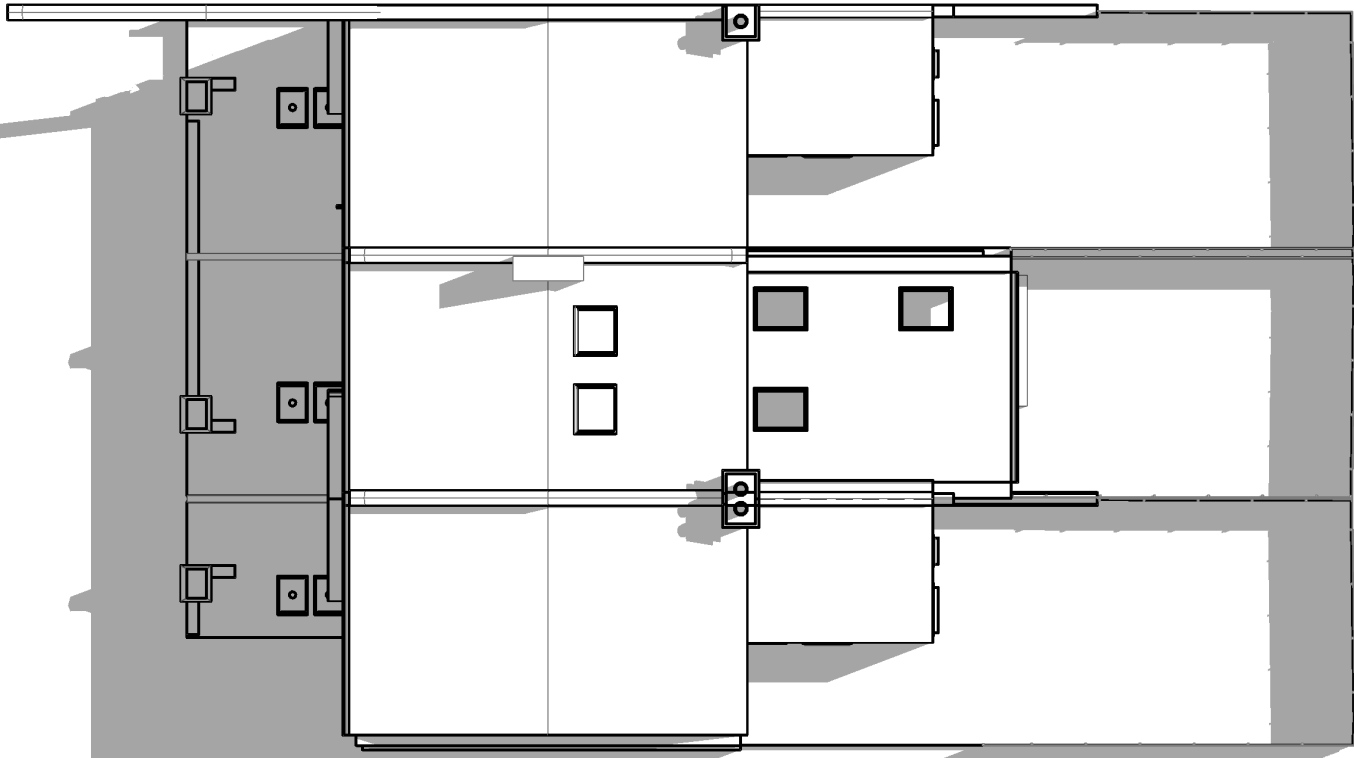
Tabulated annual and winter probable sunlight hours for the windows facing within 90 degrees of due south. The former values are the same windows in the Existing phase of the model.

Window Id	Room served	BRE target (annual / winter)	Former (annual / winter)	Annual %	Winter %	Meets BRE criteria	Orientation
Building: 172 Morley Avenue Floor: 0 Ground floor level							
W1	Living / Dining room 67	≥ 25% / ≥ 5%	61.7% / 78.5%	61.7%	78.5%	YES	149°
W2	Kitchen 68	≥ 25% / ≥ 5%	57.0% / 70.2%	57.0%	70.2%	YES	239°
W3	Bathroom 69	≥ 25% / ≥ 5%	69.7% / 89.7%	54.3%	84.4%	YES	149°
Building: 172 Morley Avenue Floor: 01 First floor							
W4	Bedroom 70	≥ 25% / ≥ 5%	72.9% / 89.7%	72.9%	89.7%	YES	149°
W5	Landing 71	≥ 25% / ≥ 5%	69.5% / 89.7%	69.5%	89.7%	YES	149°
Building: 174 Morley Avenue Floor: 0 Ground floor level							
W6	Kitchen/Dining 58	≥ 25% / ≥ 5%	—	73.3%	89.7%	YES	149°
Building: 174 Morley Avenue Floor: 01 First floor							
W7	—	≥ 25% / ≥ 5%	66.3% / 79.4%	66.3%	79.4%	YES	149°
W8	Bedroom 56	≥ 25% / ≥ 5%	72.0% / 88.7%	72.0%	88.7%	YES	149°
Building: 176 Morley Avenue Floor: 0 Ground floor level							
W9	—	≥ 25% / ≥ 5%	50.2% / 62.3%	34.6%	32.3%	YES	149°
W10	Kitchen 62	≥ 25% / ≥ 5%	38.3% / 46.7%	26.0%	23.0%	YES	239°
W11	Kitchen 62	≥ 25% / ≥ 5%	69.7% / 89.5%	66.7%	79.3%	YES	149°
Building: 176 Morley Avenue Floor: 01 First floor							
W12	Bedroom 64	≥ 25% / ≥ 5%	72.8% / 89.3%	72.8%	89.3%	YES	149°

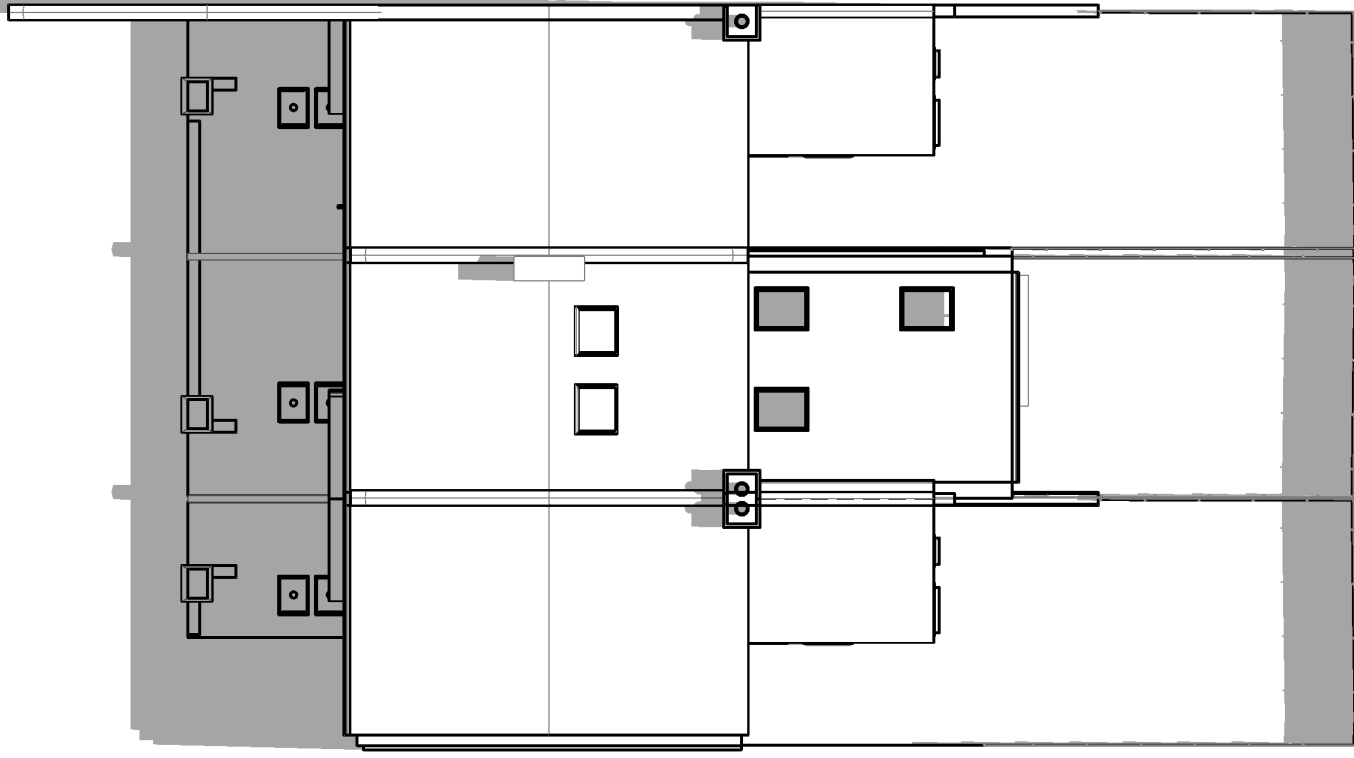
A window is compliant where it receives at least 25% of annual probable sunlight hours, including at least 5% in the winter months (21 September to 21 March), or, for a window that already exists, where it retains at least 0.8 times its former value or loses no more than 4 percentage points. The test applies to windows facing within 90 degrees of due south. 1500 probable sunlight hours at this site (442 in winter).

15. Sunlight Shadow Study

Transient overshadowing plots through the day (GMT) showing the shadow cast by the proposed development across the site and neighbouring amenity spaces, on 1 July.

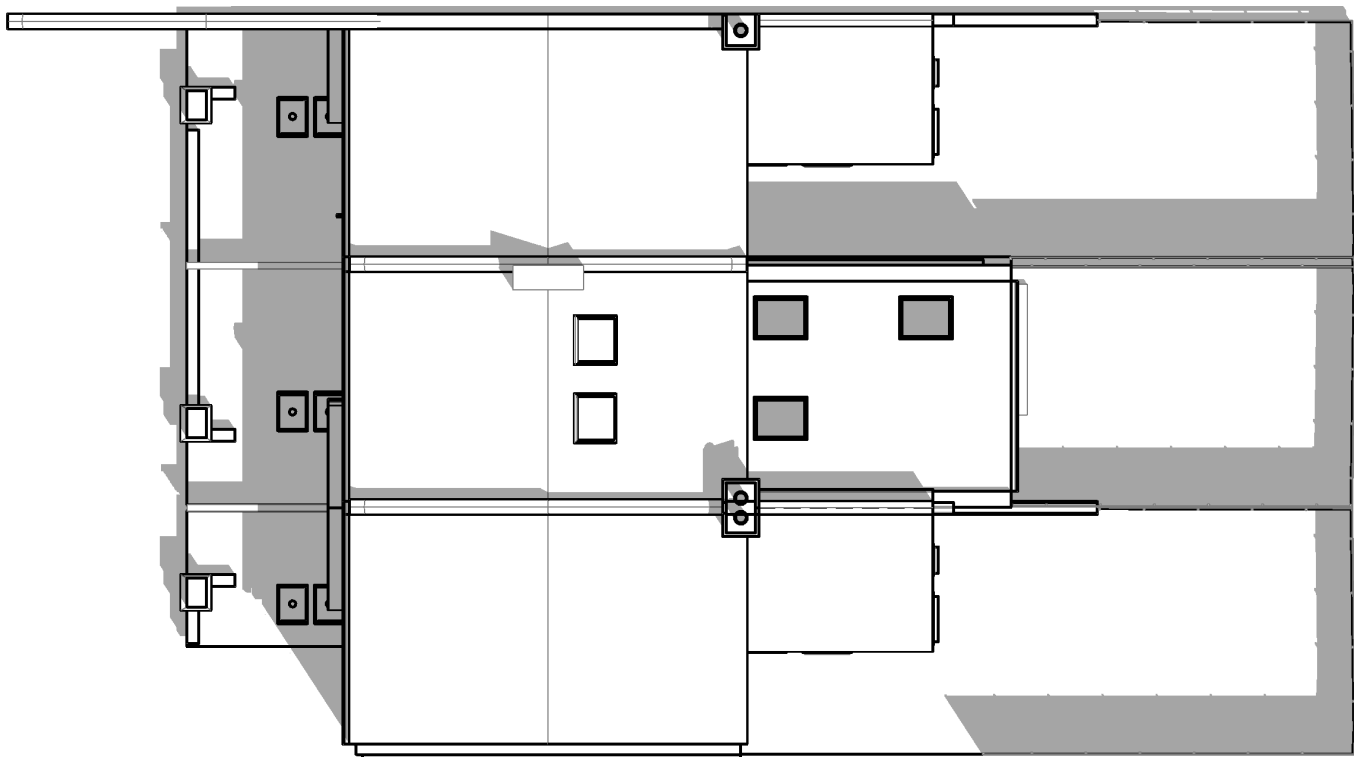


09:00 GMT — sun altitude 53°



10:00 GMT — sun altitude 59°

15. Sunlight Shadow Study

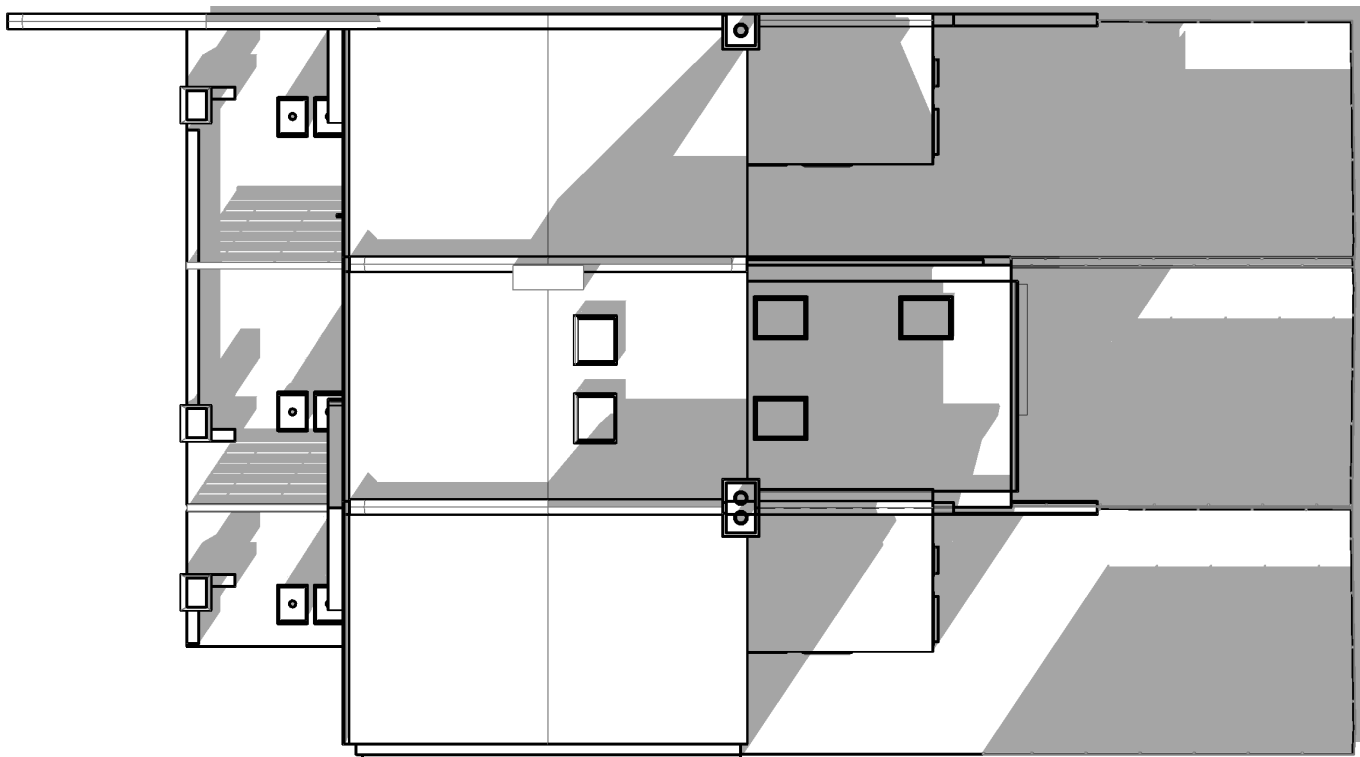


12:00 GMT — sun altitude 60°

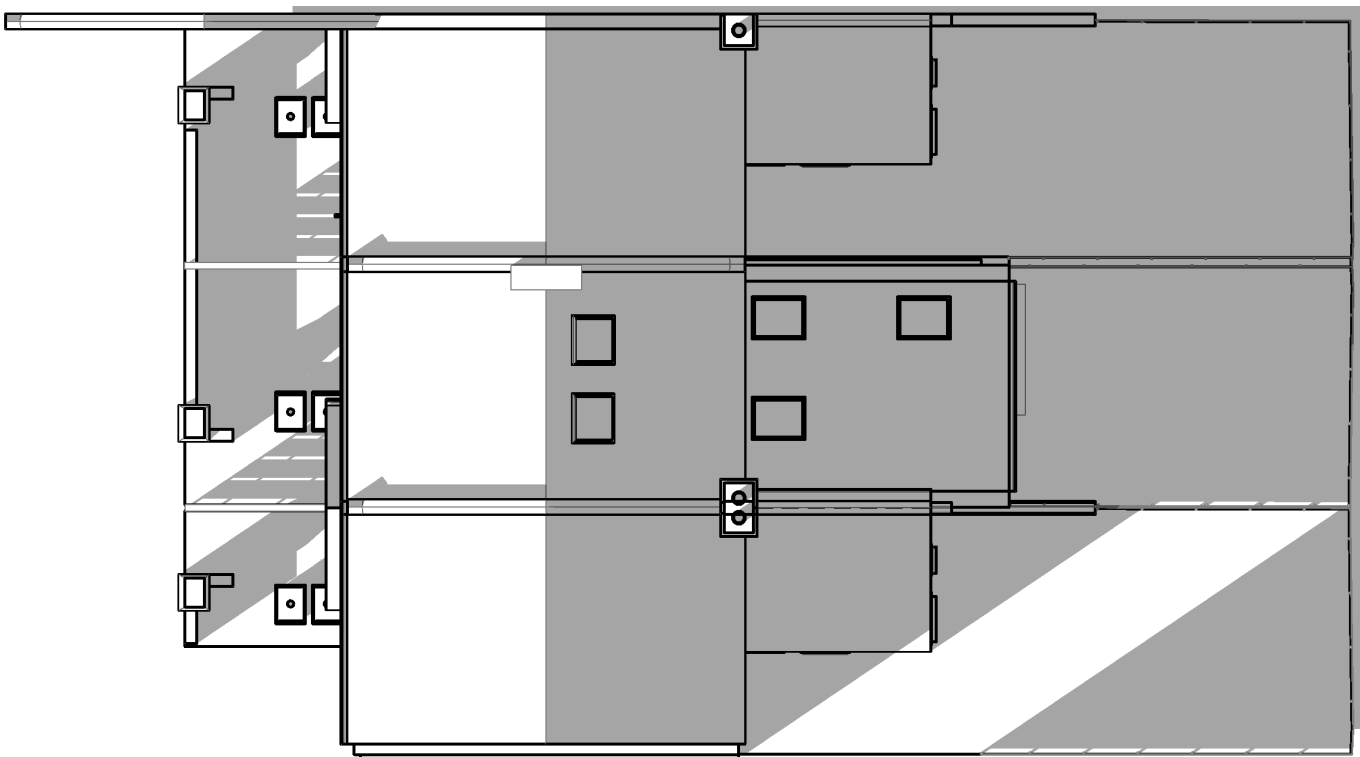


14:00 GMT — sun altitude 46°

15. Sunlight Shadow Study



16:00 GMT — sun altitude 28°



18:00 GMT — sun altitude 10°

16. Conclusion

Daylight & Sunlight

This Daylight and Sunlight Study has assessed a single storey rear extension at 174 Morley Avenue, Haringey, London N22 6NT following the methodology of BRE Report 209, "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" (third edition, 2022), read together with BS EN 17037:2018, for consideration by London Borough of Haringey. The immediate neighbours are to the north-east of the site, 176 Morley Avenue, and to the south-west of the site, 172 Morley Avenue; the project's three-dimensional model of the site, the proposal and the surrounding buildings, in its New Construction phase, was used to run each of the tests recommended by the BRE guide.

In respect of daylight to the dwellings, 11 of the 12 assessed windows achieve the 27% Vertical Sky Component (VSC) recommended by the BRE guidelines or retain at least 0.8 times their former value, and one falls below it; that window is identified in the tabulated VSC results and on the Waldram diagrams, and the reason it falls short is given beneath that table. The retained daylight to the rooms behind them is to be read in the context of the site and the prevailing pattern of development, as the BRE guide and Policy P3 of the NPPF (August 2026) require.

In respect of sunlight, the 12 windows facing within 90 degrees of due south will receive at least 25% of the Annual Probable Sunlight Hours, including at least 5% during the winter months between 21 September and 21 March, in accordance with the BRE recommendations. The transient shadow studies show the shadow moving across the site through the day. No overshadowing test of the neighbouring amenity areas has been carried out, so the plots are presented as the record of how the shadow moves rather than as a test of those areas.

In policy terms, the scheme accords with the daylight, sunlight and residential-amenity expectations of the London Plan (2021), with the relevant policies of the Haringey Local Plan: Development Management DPD (adopted 24 July 2017) (Policy DM1 D (a), Policy DM1, para 2.10, Policy DM12 A, Policy DM12, para 3.15), and with Policies L2, L3 and P3 of the NPPF (August 2026), which ask for the efficient use of land while maintaining acceptable living standards in terms of access to daylight and sunlight. Where individual results fall below the default BRE targets, the shortfalls are set out transparently in this study for London Borough of Haringey to weigh in the context of the site.

In conclusion, the proposed single storey rear extension meets the numerical daylight guidelines of the BRE guide at eleven of the twelve assessed windows, and the sunlight guidelines at all twelve. The one window that falls below the daylight guideline serves a room at 176 Morley Avenue that is also lit by a second window in its rear wall, which is unaffected by the proposal, so that room retains its daylight. On the measured figures the proposal would not cause an unacceptable loss of daylight or sunlight to either adjoining property.



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