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Jermaine Browne,
Reshape Living,
1 Blandford St,
Marylebone,
London,
W1U 3DA.

02 November 2026

Dear Jermaine,

Re: Daylight and Sunlight impacts to future development of Hale Road.

Introduction

Eb7 have been instructed to provide a daylight and sunlight assessment considering the Proposed Development of the Ashley Road Site onto a reasonable hypothetical development on the current site of 1-21 Hale Road terrace properties to demonstrate how the proposals have been considered in line with Policy DM55 of the Adopted Local Plan (2017).

A notional apartment building has been modelled in place of the existing houses and façade-level daylight testing has been carried out between the two sites. The assessment has considered three scenarios of assessment, the existing scenario, the Proposed Development Scenario and the previously consented schemes on the Site. These consented schemes comprise of two extant permissions of the Ashley Road South Masterplan (Ref. HGY/2016/4165 and Ref: HGY/2018/2353) and the Ashley Park permission (Ref. HGY/2019/0108 / APP/Y5420/W/19/3232707).

The exercise is intended to establish whether the Proposed Development would unreasonably constrain or prejudice the future redevelopment potential of the neighbouring site rather than determine compliance for any future detailed scheme.

As noted within the Design and Access Statement Addendum, a design-led and contextual review of the Site and the surrounding context was undertaken to establish a working rationale for the scale of further development along the Hale Road terraces. This 5-storey massing has therefore been included in our assessments as a proxy development form, allowing daylight and sunlight availability across the façades to be compared under the Existing, Consented and Proposed Development scenarios.

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Methodology

As window positions for any future scheme are not yet fixed, a daylight and sunlight façade assessment considering potential VSC and APSH levels have been used to illustrate the Proposed Development's impact on any potential future development.

By assessing the consented scenario, this allows for a comparison with the impacts of the Proposed Development and is line with the intentions of the BRE Guidelines which notes in Appendix F that alternative targets may be considered.

> *"F2 Sometimes there may be an extant planning permission for a site but the developer wants to change the design. In assessing the loss of light to existing windows nearby, a local authority may allow the vertical sky component (VSC) and annual probable sunlight hours (APSH) for the permitted scheme to be used as alternative benchmarks. However, since the permitted scheme only exists on paper, it would be inappropriate for it to be treated in the same way as an existing building, and for the developer to set 0.80 times the values for the permitted scheme as benchmarks".*

Local Planning Policy

London Borough of Haringey – Draft Local Plan (2025)

Whilst the draft local plan is in for submission, the policies contained are a useful indicator for what future policy is likely to be implemented. Relevant policies have been extracted below.

> *Policy D11: High-Quality Housing*
>
> *(2) ensure good orientation, and daylight and sunlight access and meet or exceed the aspect, orientation, daylight and sunlight standards for private internal space as set out in the London Plan and associated guidance;*
>
> *Aspect, orientation, daylight and sunlight*
>
> *L. The design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings whilst also ensuring that adjoining land or properties are protected from unacceptable overshadowing. Proposals should be consistent with BRE guidance and with British Standard BS EN 17037 'Daylight in buildings.*
>
> *Policy D10: Tall and Mid-Rise Buildings*
>
> *(E) Mitigating microclimate impacts Proposals for tall and mid-rise buildings should avoid negative impacts on neighbouring sites and areas. Proposals should be designed to:*
>
> *(1) minimise overshadowing of existing buildings and amenity spaces and avoid significant negative impact on existing renewable energy installations on adjacent sites;*
>
> *2) avoid negative microclimate impacts on nearby sites and public realm including wind tunnels, overheating, daylight access, 601 | Design | Haringey Draft Local Plan : Part 3 glare, pollution and overshadowing;*

The Haringey Local Plan (2017)

> *SP0: Presumption in Favour of Sustainable Development*

"The Council will promote the most efficient use of land in Haringey and buildings while also seeking to improve the quality of our environment protect the amenity of occupiers and neighbours and meet other planning objectives."

SP1: Managing Growth

"The Council will expect development in the growth areas to maximise site opportunities and the opportunities and benefits for the borough and the local area within the context of the full range of Haringey's planning policies and objectives, including those relating to amenity, sustainability, heritage/ built environment, open space, community safety and sustainable transport.

SP2: Housing

"Good quality housing design can improve social well-being and quality of life by reducing crime, improving public health, easing transport problems and increasing property values."

"Haringey will ensure that CABE's Building for Life criteria are used to evaluate the quality of new housing developments across the borough and that all new affordable housing funded through the Affordable Housing Programme meets or exceeds the minimum standards set by the Mayor."

"The Council will expect good quality housing design to be contextually sensitive so that it positively contributes to the local and historic character of an area/neighbourhood."

Development Management DPD (2017)

Policy DM55 Regeneration/Masterplanning

A. *Where development forms part of an allocated site, the Council will require a masterplan be prepared to accompany the development proposal for the wider site and beyond, if appropriate, that demonstrates to the Council's satisfaction, that the proposal will not prejudice the future development of other parts of the site, adjoining land, or frustrate the delivery of the site allocation or wider area outcomes sought.*

Tottenham Area Action Plan (2017)

The Site of the Proposed Development is included within the Allocated Site TH5: Station Square North that is earmarked for development. The OS map extract of Station Square North has been provided below from the Tottenham AAP.

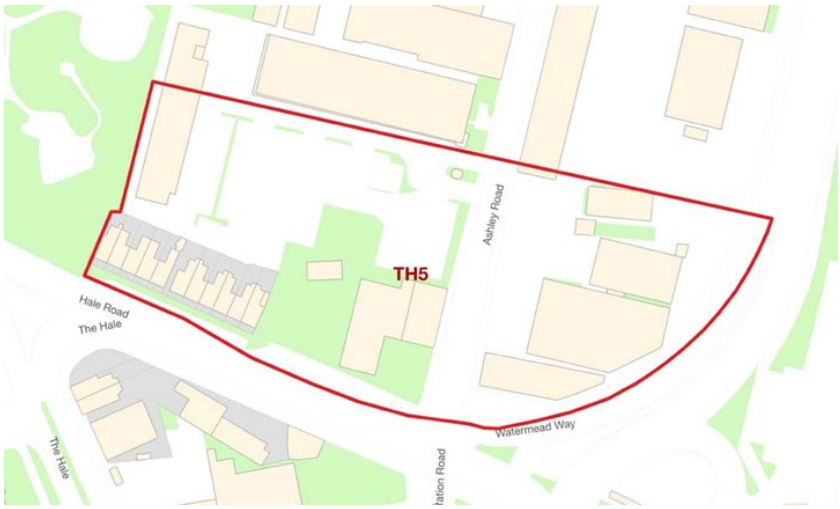


Image 1 - Image 1: OS Map extra of TH5: Station Square North Site allocation – extracted from Tottenham AAP.

As shown in the image above, the Hale Road terraces are included within the wider site allocation and are identified as potential redevelopment sites. To ensure consistency with the requirements of Policy DM55, the assessment has therefore considered a reasonable future redevelopment scenario for these properties.

The Site and the Proposals

The Site is located to the west of Ashley Road and currently comprises vacant brownfield land, with the previous existing buildings having been demolished in August 2023. The Proposals involve a complete redevelopment of the site to provide a mixed-use development comprising residential accommodation (Class C3) and shared living accommodation (Sui Generis) alongside commercial/community floorspace (Class E/F2) and public realm, blue-badge and cycle parking, open space, hard and soft landscaping and all other associated works.



Image 2 - 3D view of the existing scenario

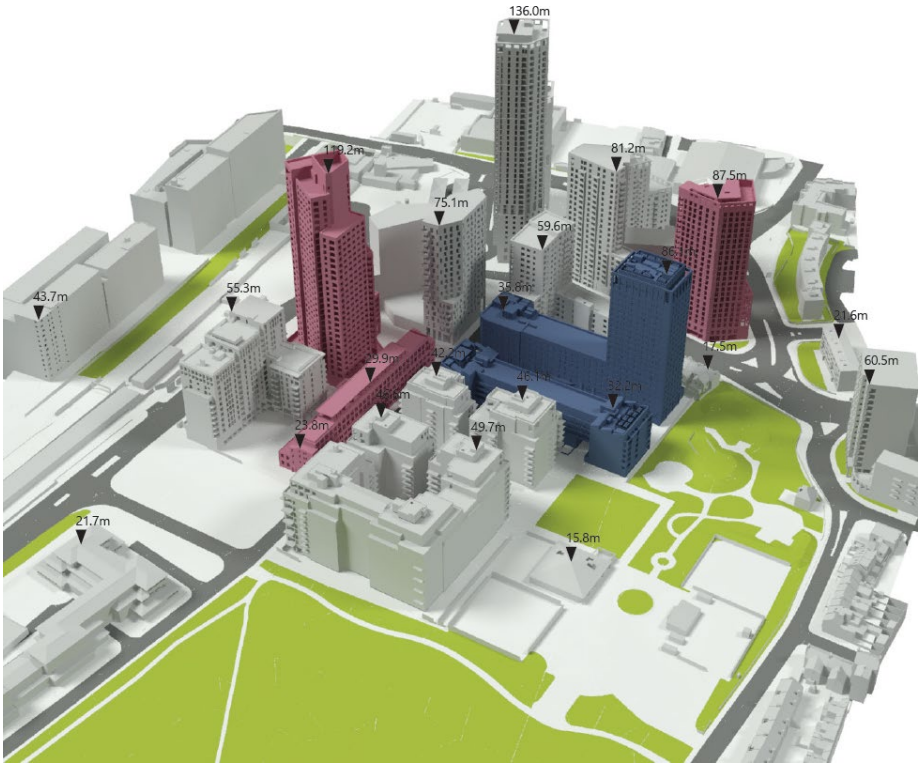


Image 3 - 3D view of the Proposed Development with neighbouring Cumulative Schemes

Façade assessments to the potential future Hale Road development

As no planning application or detailed redevelopment proposals have been submitted for the Hale Road site, there is currently no confirmed building envelope. As mentioned above, following a design-led contextual review of potential redevelopment of the site, this resulted in a five-storey building, which has been modelled to test the relationship between the Proposed Development and this hypothetical redevelopment scenario.

Given the hypothetical nature of the future development, the results should be considered at a strategic level. Any future planning application would retain flexibility in respect of detailed design, including building massing, internal layouts, façade articulation, window positioning and unit configuration, all of which would influence eventual daylight and sunlight performance.

The results of the daylight assessment for both the Site facing elevation (north) and south facing elevation are found within Appendix 1 and have been produced below.

Daylight

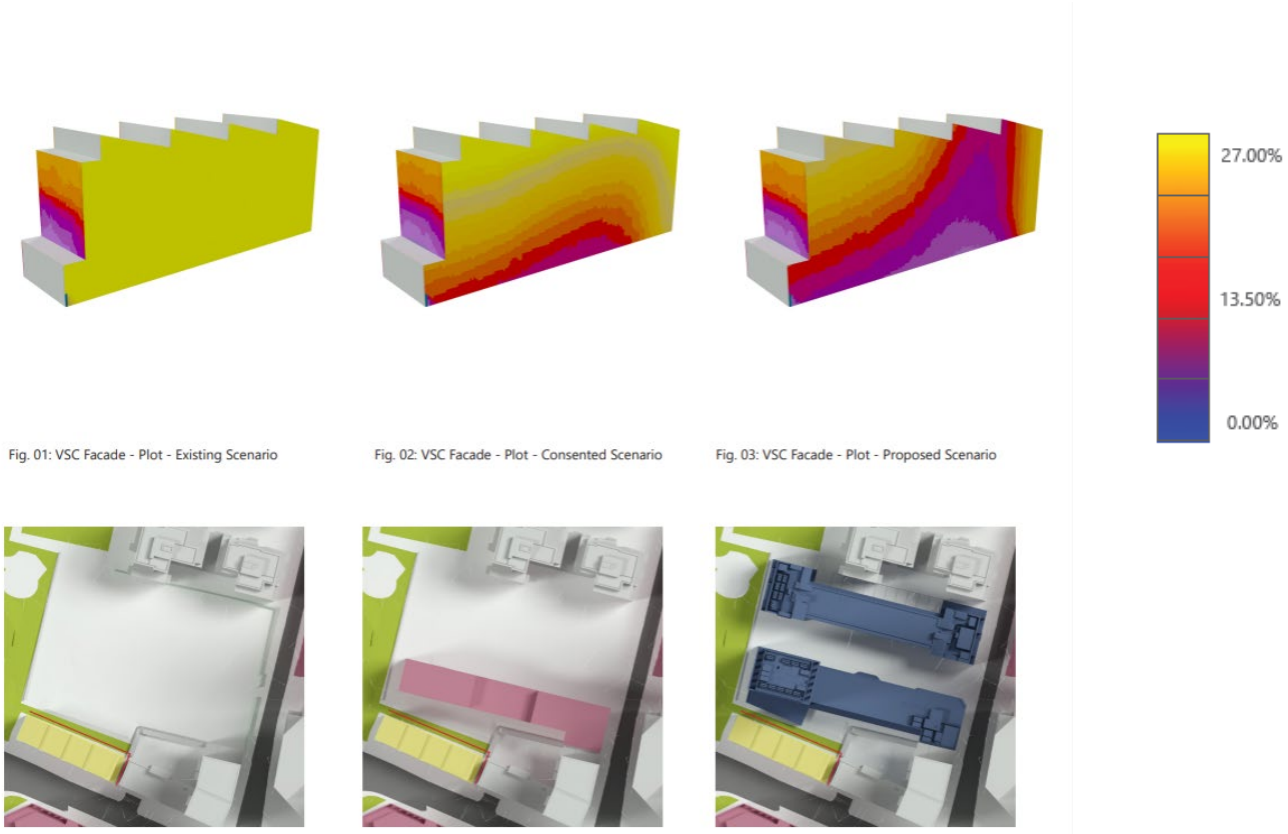


Image 4 - Hale Road Hypothetical Development Northern façade assessment (daylight)

The testing, above in image 4, identifies reductions in daylight availability across parts of the hypothetical building when compared with the Existing and Consented scenarios. However, the modelled apartment building comprises a representative perimeter-block form and therefore reflects a realistic urban redevelopment scenario rather than either an artificially optimised design or a deliberately onerous test case.

Importantly, the assessment demonstrates that the south-facing façade retains good levels of daylight availability, shown below in image 5, with VSC values generally remaining above 27% across the majority of the elevation. As such, combined with focused architectural design measures, including the arrangement of habitable rooms towards this better-performing southern elevation and optimised internal layouts plus window placements, this hypothetical development would still be able to accommodate a viable residential-led scheme.

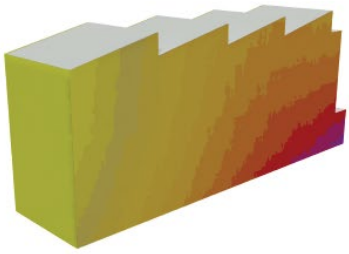


Fig. 04: VSC Facade - Plot - Existing Scenario

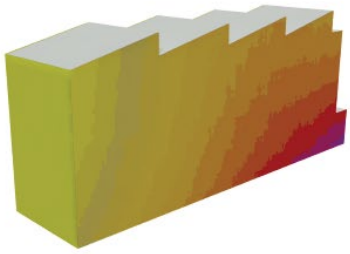


Fig. 05: VSC Facade - Plot - Consented Scenario

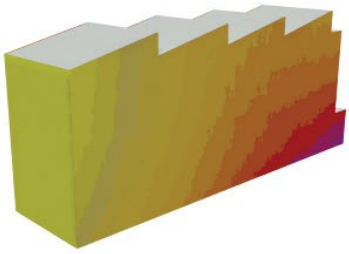


Fig. 06: VSC Facade - Plot - Proposed Scenario



Image 5 - Hale Road Hypothetical Development southern façade assessment (daylight)

The results do not suggest that the Proposed Development would materially prejudice the reasonable redevelopment potential of the Hale Road site. Whilst some façade areas would experience reduced daylight availability, the assessment demonstrates that meaningful opportunities remain to deliver a residential-led scheme through the application of normal design and layout considerations. Accordingly, the Proposed Development would not inhibit the site or undermine its future development prospects.

The daylight relationships identified are characteristic of those commonly experienced within established and emerging higher-density urban locations, where neighbouring developments necessarily influence one another's daylight environment. The assessment therefore demonstrates the compatibility of the Proposed Development with a realistic future redevelopment scenario and supports the conclusion that both sites could be successfully developed without giving rise to an unreasonable planning constraint.

Sunlight

As expected, the APSH results are largely driven by façade orientation. The north-facing elevation has very limited potential to receive direct sunlight due to its orientation and would therefore be expected to experience low levels of sunlight regardless of the surrounding development.

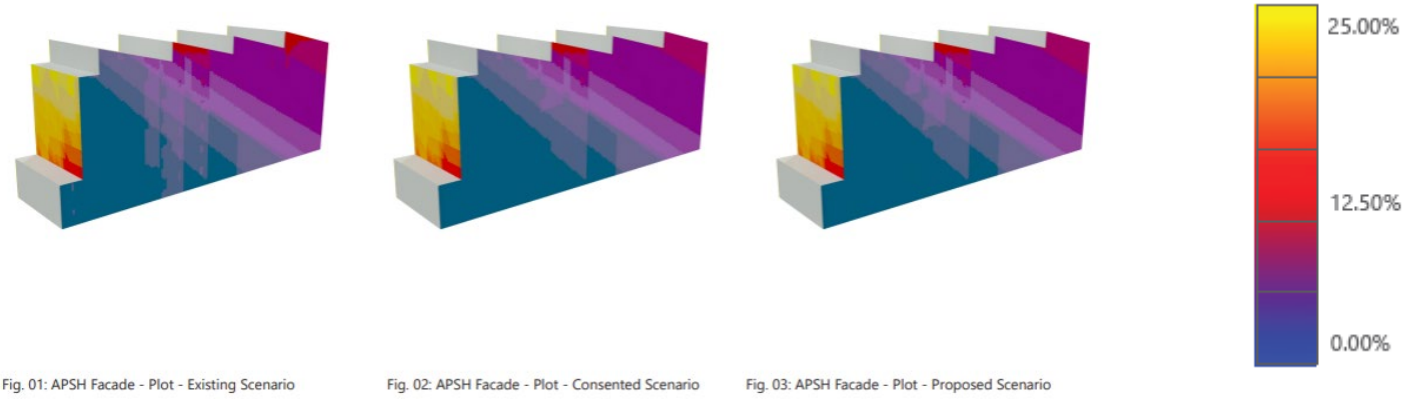


Fig. 01: APSH Facade - Plot - Existing Scenario

Fig. 02: APSH Facade - Plot - Consented Scenario

Fig. 03: APSH Facade - Plot - Proposed Scenario



Image 6 - Hypothetical Development northern façade assessment (sunlight)

The south-facing façade retains excellent levels of sunlight under the Existing, Consented and Proposed scenarios. The APSH façade plots show compliant levels of annual sunlight across almost the entire elevation, with very little change between the Consented and Proposed scenarios. This indicates that the Proposed Development would not materially affect sunlight access to the façade best placed to receive direct sunlight.

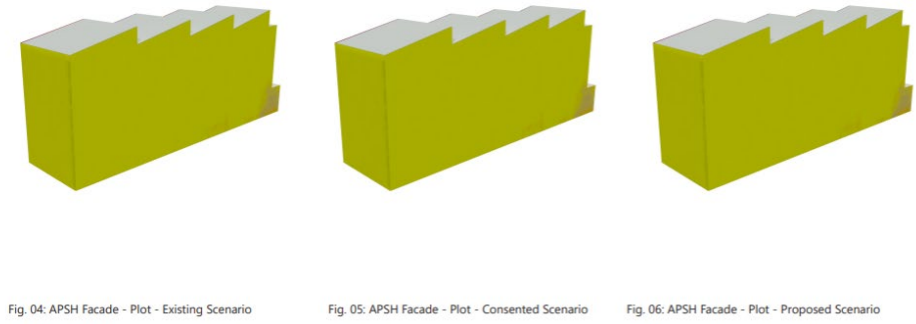


Fig. 04: APSH Facade - Plot - Existing Scenario

Fig. 05: APSH Facade - Plot - Consented Scenario

Fig. 06: APSH Facade - Plot - Proposed Scenario



Image 7 - Hale Road Hypothetical Development southern façade assessment (sunlight)

The Proposed Development's effect on the future development plot is therefore considered to be non-significant in respect of sunlight.

Precedent

Within the immediate local context, there is precedent to show that the relationship between neighbouring buildings is already consistent with that of the potential future context between the Proposed Development and the future hypothetical development at the Hale Road Site.

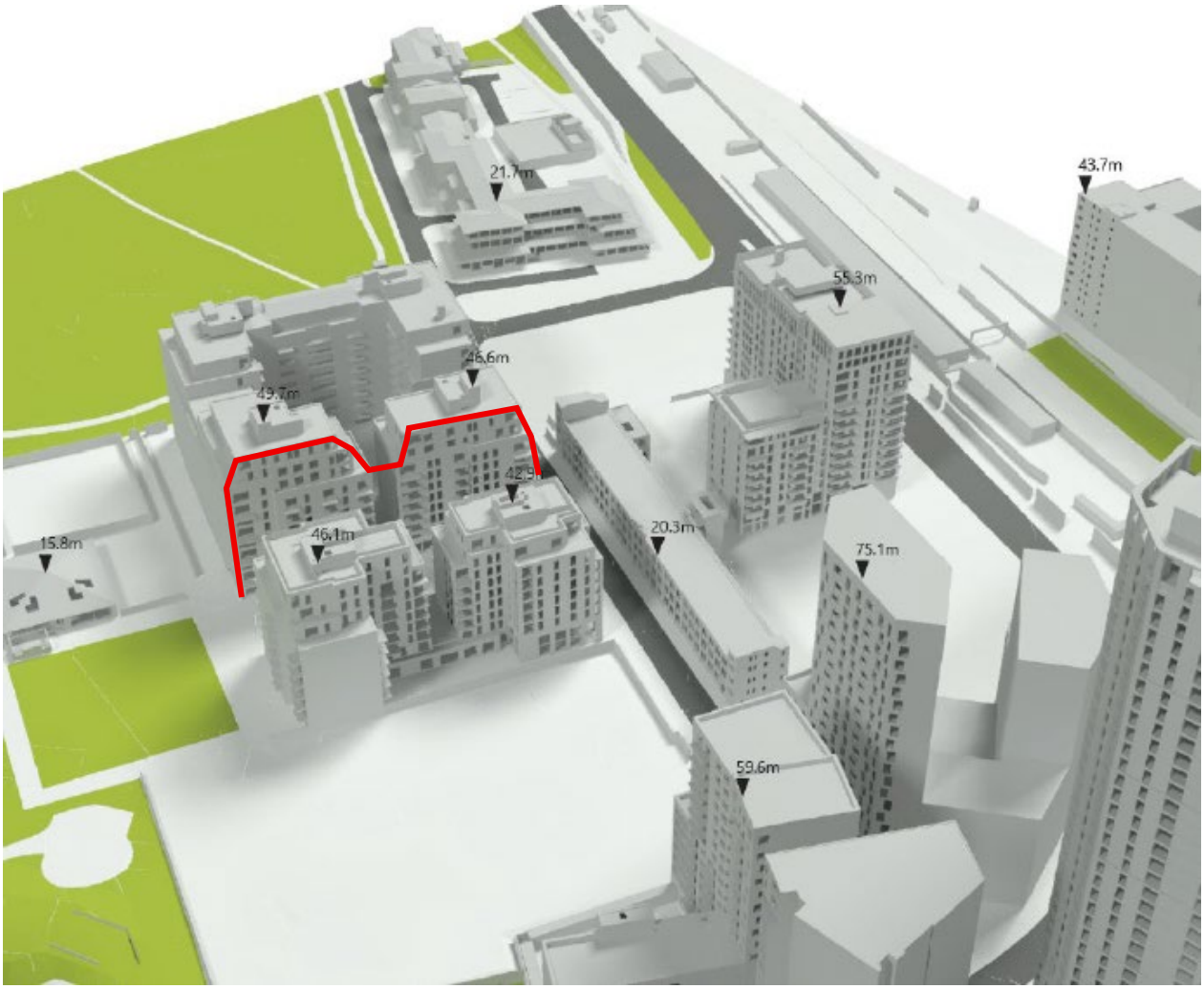


Image 8 - 3D 3D View of the Proposed Development Scenario – Sessile Apartments in red

At Sessile Apartments, above in image 8, the relationship between the massing of the southern elevation and the northern elevation of Rosa Luxembourg Apartments is similar to the proposed orientation the façade study shown above. Across the entire property, 142 windows currently achieve lower than 15% in the existing scenario, demonstrating similar levels of daylight as compared with the hypothetical Hale Road Site, showing that this level of daylight is not unexpected of an allocated site in a wider masterplan.

This is not just true for Sessile Apartments, at Ferry Island Building 1 to the north, whilst it represents a taller massing, this receptor too has 167 windows that demonstrate below 15% VSC in both the existing and proposed scenario which remain BRE compliant.



Image 9 - 3D View of the Proposed Development Scenario – Ferry Building 1 in red

A further 59 windows in the receptor directly adjacent to the east, East Apartments also show this type of relationship with neighbouring massing and as such demonstrate that this level of daylight that is being shown on the northern façade of the hypothetical development, are not unique for an urban location. Further demonstrating that the levels at the hypothetical Hale Road Site are not uncommon for an urban location such as this, as well as surrounding allocated sites within wider master plans.

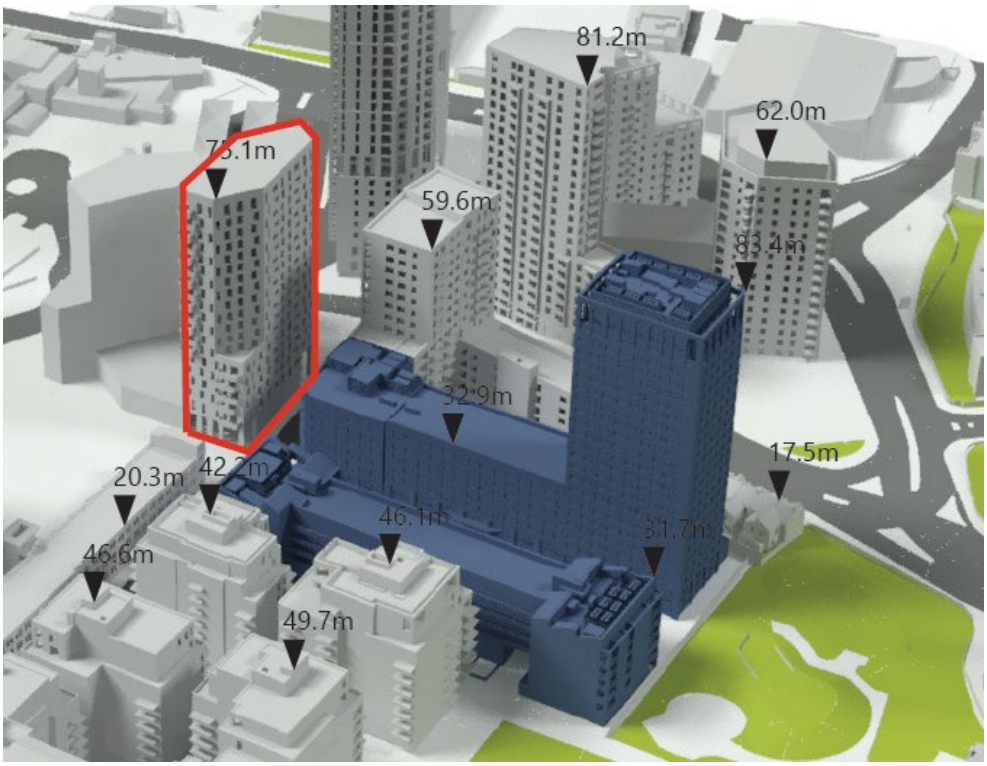


Image 10 - 3D View of the Proposed Development Scenario – East Apartments in red

Conclusion

Overall, the assessment demonstrates that the Proposed Development would not materially prejudice the reasonable redevelopment potential of the Hale Road site. Whilst some reductions in daylight availability would arise compared to the Existing and Consented scenarios, the site would retain the ability to accommodate a viable residential-led redevelopment benefiting from good levels of daylight and excellent levels of sunlight to the south-facing façade.

The daylight levels identified across parts of the hypothetical development are not uncommon within the immediate local context. Existing neighbouring residential developments, including Sessile Apartments, Ferry Island Buildings and East Apartments, already contain numerous BRE-compliant windows with VSC levels comparable to the notional Hale Road scheme, demonstrating that the living conditions that will be experienced by potential future residents will be similar to those currently experienced within the surrounding urban environment.

The Proposed Development would therefore not inhibit the neighbouring site from coming forward or unduly constrain its future redevelopment potential and is considered to accord with the objectives of Policy DM55.

I trust the above provides the information you need at this time.

Yours sincerely

For and on behalf of eb7 Limited

Thomas Crundwell
Surveyor

Appendix 1

Daylight (VSC) facade study for hypothetical Hale Road Site

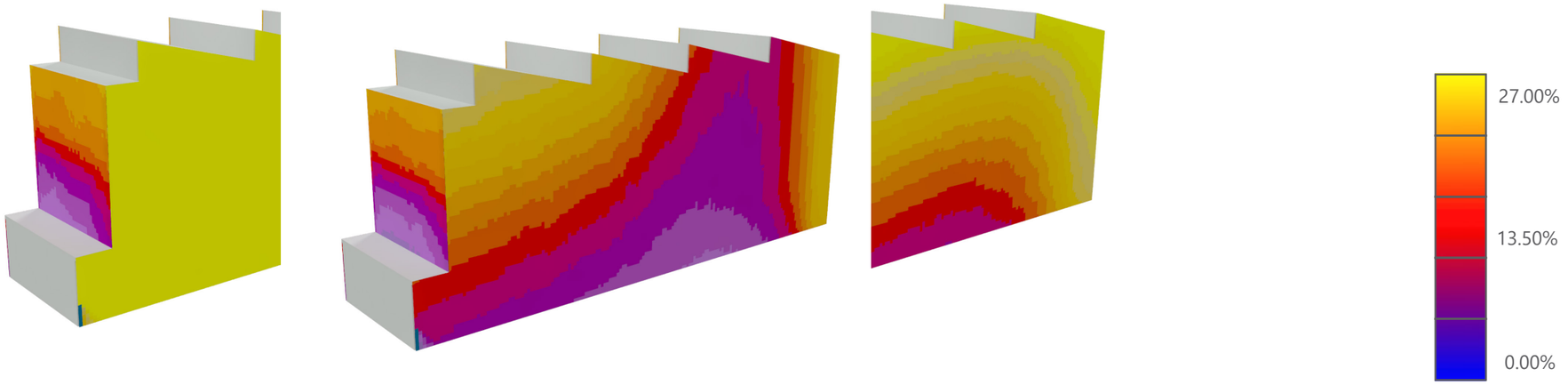


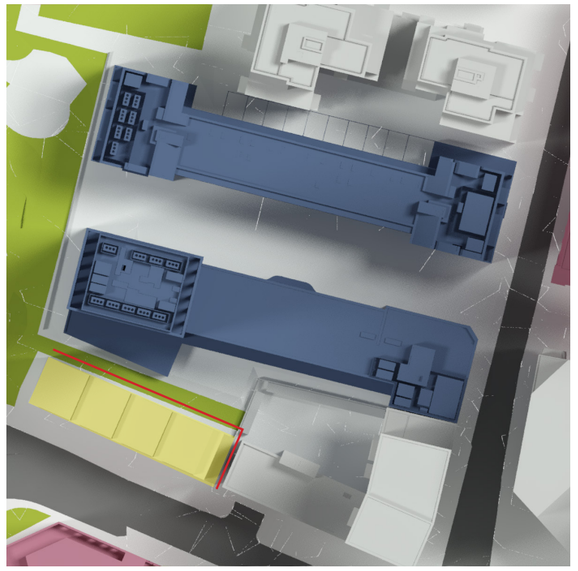
Fig. 01: VSC Facade - Plot - Existing Scenario

Fig. 02: VSC Facade - Plot - Consented Scenario

Fig. 03: VSC Facade - Plot - Proposed Scenario







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DLA
03 Ashley House - Design Freeze_ selected_2026-07-30_12-06-41pm
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Project	Ashley Road Tottenham Hale		
Title	VSC Facade Study		
Drawn	TR	Checked	--
Date	28/10/2026	Project	10106
Rel no.	08	Prefix	FS01
Page no.	01		

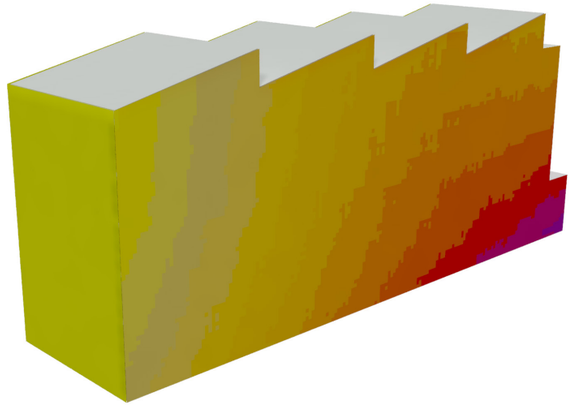


Fig. 04: VSC Facade - Plot - Existing Scenario

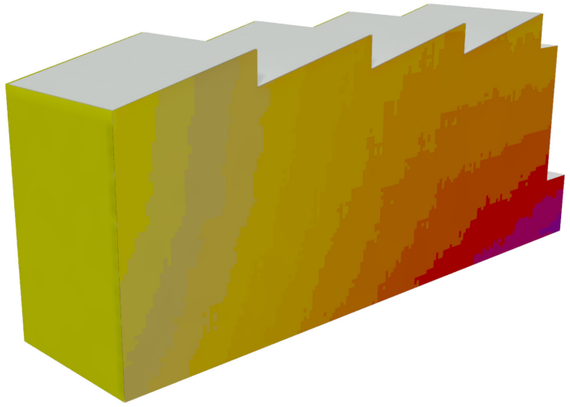


Fig. 05: VSC Facade - Plot - Consented Scenario

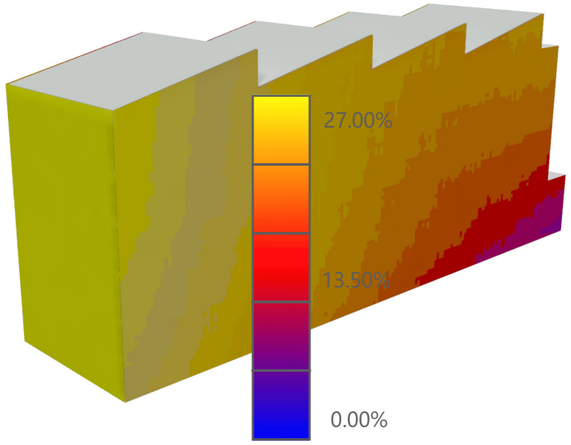
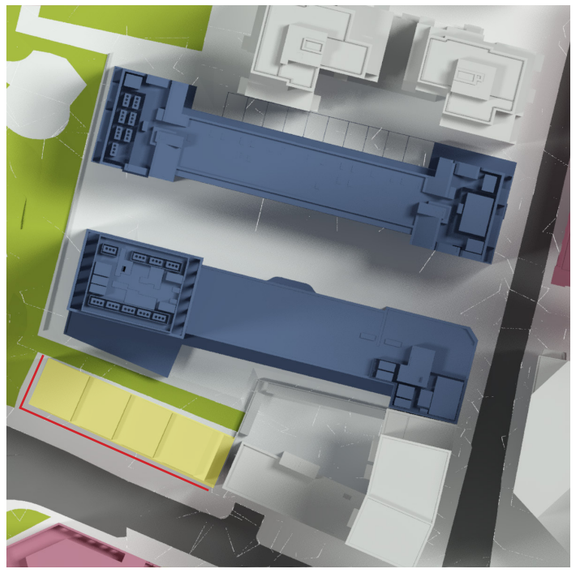


Fig. 06: VSC Facade - Plot - Proposed Scenario







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Appendix 2

Sunlight (APSH) facade study for hypothetical Hale Road Site

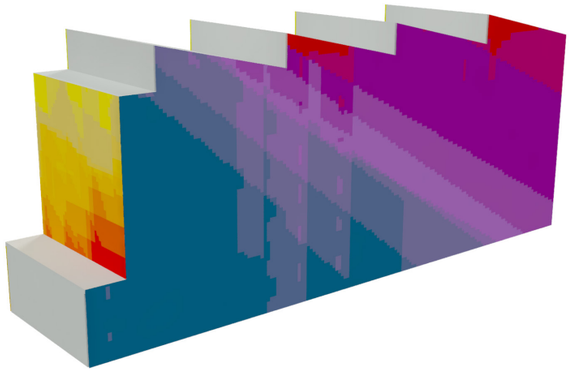


Fig. 01: APSH Facade - Plot - Existing Scenario

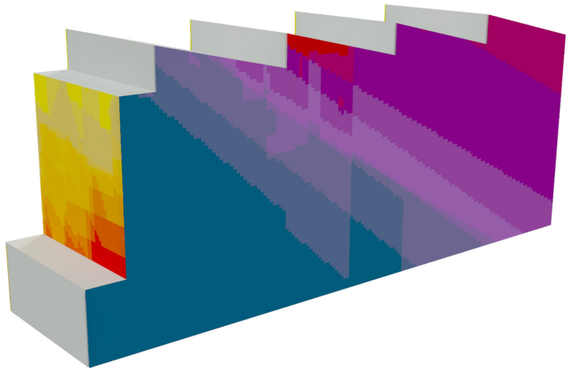


Fig. 02: APSH Facade - Plot - Consented Scenario

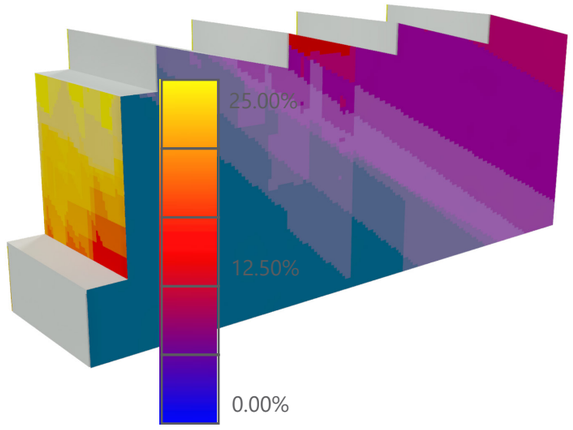
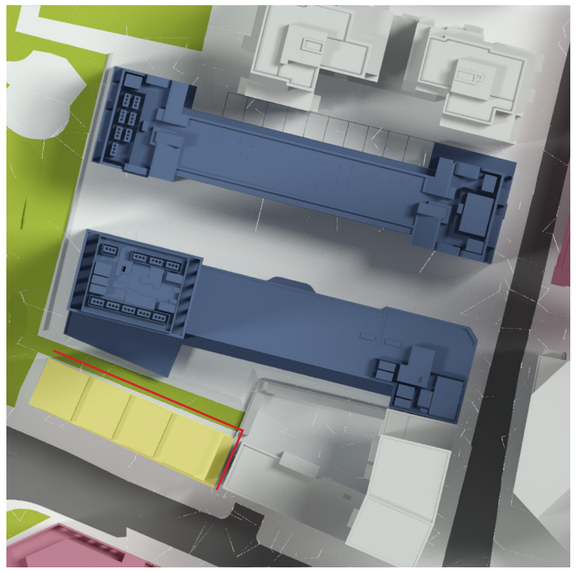


Fig. 03: APSH Facade - Plot - Proposed Scenario







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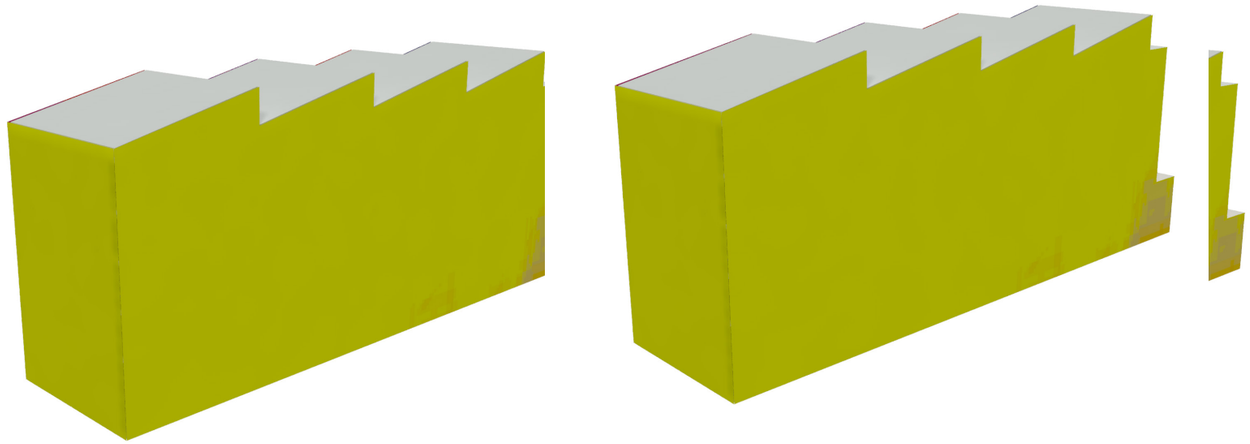


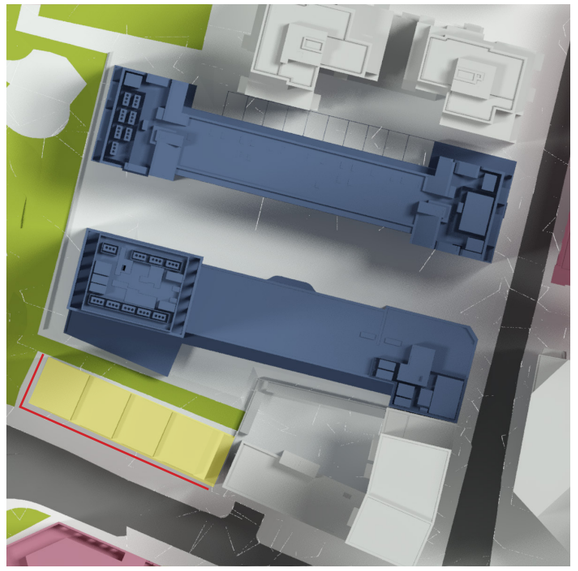
Fig. 04: APSH Facade - Plot - Existing Scenario

Fig. 05: APSH Facade - Plot - Consented Scenario

Fig. 06: APSH Facade - Plot - Proposed Scenario







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