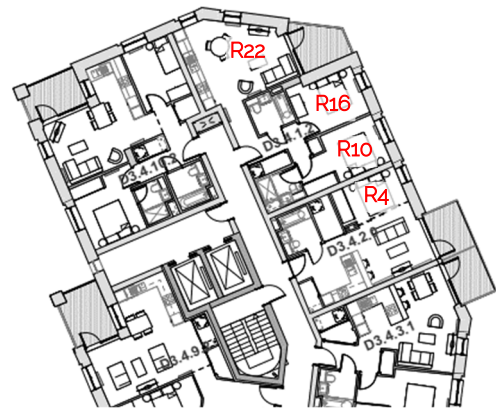
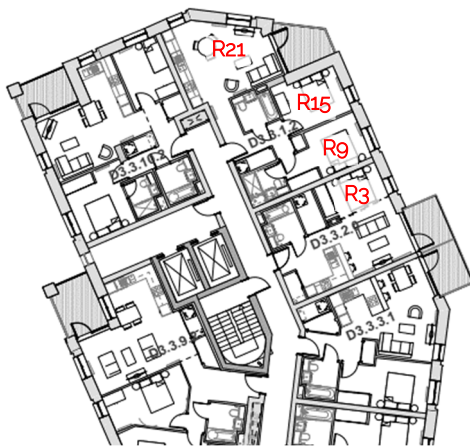
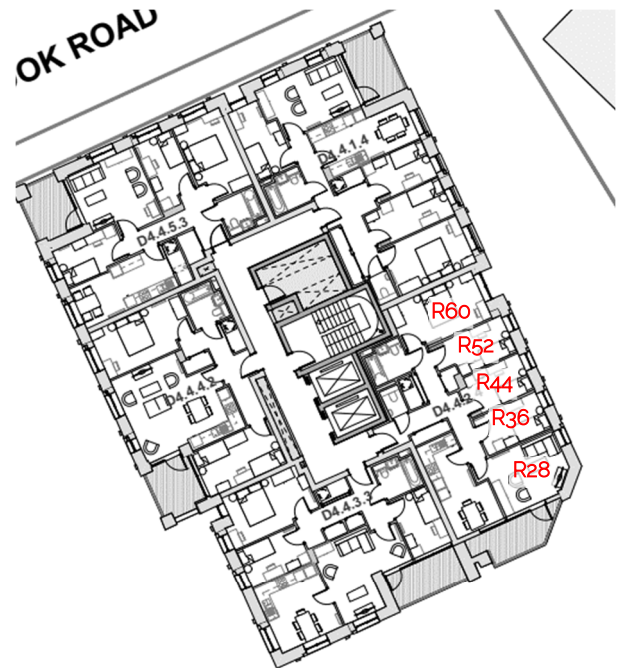


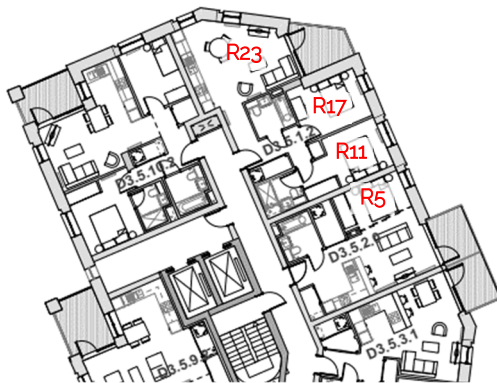
## 8.0 Daylight Impact Results – NSL Test



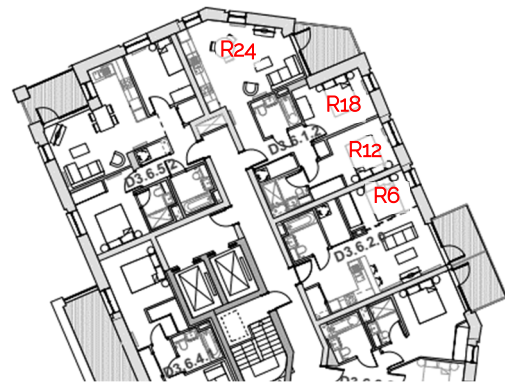
Gasworks Site – Level 3 as  
Consented (Extract)

Gasworks Site – Level 4 as  
Consented (Extract)

## 8.0 Daylight Impact Results – NSL Test



Gasworks Site – Level 5 as  
Consented (Extract)



Gasworks Site – Level 6 as  
Consented (Extract)

## 8.0 Daylight Impact Results – NSL Test

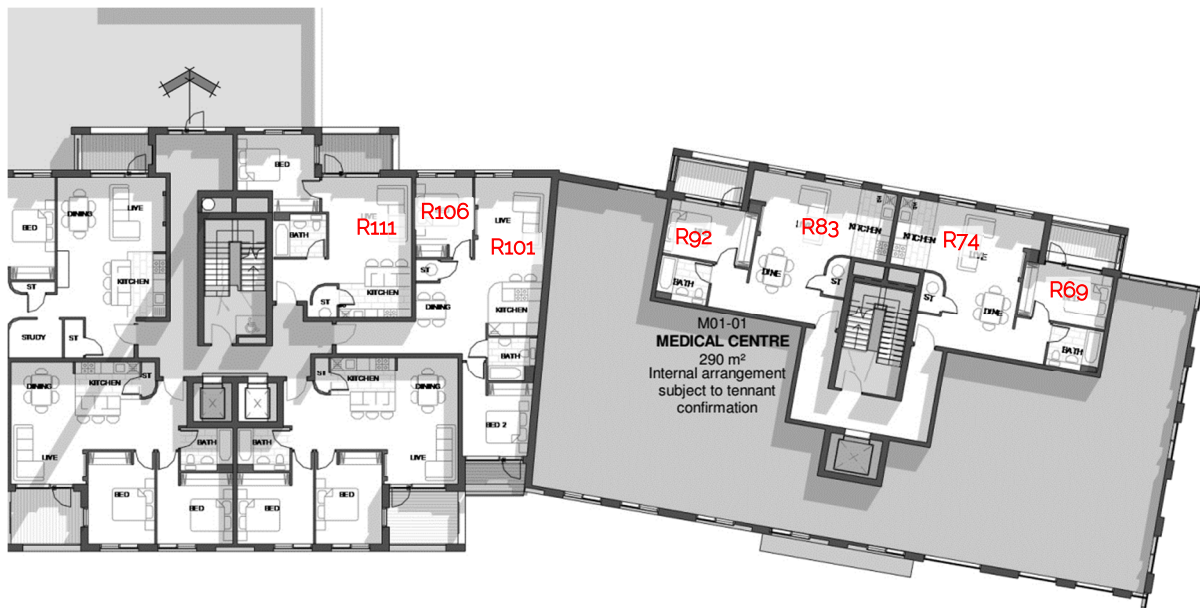


Gasworks Site – Level 7 as  
Consented (Extract)



Gasworks Site – Level 8 as  
Consented (Extract)

## 8.0 Daylight Impact Results – NSL Test



Brook Street (Iceland) Site – First Floor as Consented (Extract)



Brook Street (Iceland) Site – Second Floor as Consented (Extract)

## 8.0 Daylight Impact Results – NSL Test



Brook Street (Iceland) Site – Third Floor as Consented (Extract)



Brook Street (Iceland) Site – Fourth Floor as Consented (Extract)

## 8.0 Daylight Impact Results – NSL Test



Brook Street (Iceland) Site – Fifth Floor as  
Consented (Extract)

## 8.0 Daylight Impact Results – NSL Test

| No Sky Line |            |             |                  |                  |            |                     |
|-------------|------------|-------------|------------------|------------------|------------|---------------------|
| Room        | Window Ref | Room Served | Existing NSL (%) | Proposed NSL (%) | % Retained | Meets BRE Guidance? |
| 1           | 63         | Bedroom     | 98.37%           | 85.59%           | 87.01%     | Yes                 |
| 2           | 64         | Bedroom     | 99.86%           | 91.50%           | 91.63%     | Yes                 |
| 3           | 65         | Bedroom     | 100.00%          | 95.41%           | 95.41%     | Yes                 |
| 4           | 66         | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 5           | 67         | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 6           | 68         | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 7           | 69         | Bedroom     | 100.00%          | 93.30%           | 93.30%     | Yes                 |
| 8           | 70         | Bedroom     | 100.00%          | 94.92%           | 94.92%     | Yes                 |
| 9           | 71         | Bedroom     | 100.00%          | 97.28%           | 97.28%     | Yes                 |
| 10          | 72         | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 11          | 73         | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 12          | 74         | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 13          | 75         | Bedroom     | 90.60%           | 79.33%           | 87.56%     | Yes                 |
| 14          | 76         | Bedroom     | 100.00%          | 91.52%           | 91.52%     | Yes                 |
| 15          | 77         | Bedroom     | 100.00%          | 95.40%           | 95.40%     | Yes                 |
| 16          | 78         | Bedroom     | 90.59%           | 90.59%           | 100.00%    | Yes                 |
| 17          | 79         | Bedroom     | 90.59%           | 90.59%           | 100.00%    | Yes                 |
| 18          | 80         | Bedroom     | 90.60%           | 90.60%           | 100.00%    | Yes                 |
| 19          | 81         | K/L/D       | 100.00%          | 87.14%           | 87.14%     | Yes                 |
| 20          | 82         | K/L/D       | 100.00%          | 90.35%           | 90.35%     | Yes                 |
| 21          | 83         | K/L/D       | 100.00%          | 92.42%           | 92.42%     | Yes                 |
| 22          | 84         | K/L/D       | 100.00%          | 95.58%           | 95.58%     | Yes                 |
| 23          | 85         | K/L/D       | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 24          | 86         | K/L/D       | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 25          | 96 & 104   | K/L/D       | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 26          | 97 & 105   | K/L/D       | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 27          | 98 & 106   | K/L/D       | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 28          | 99 & 107   | K/L/D       | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 29          | 100 & 108  | K/L/D       | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 30          | 101 & 109  | K/L/D       | 100.00%          | 100.00%          | 100.00%    | Yes                 |

## 8.0 Daylight Impact Results – NSL Test

| No Sky Line |            |             |                  |                  |            |                     |
|-------------|------------|-------------|------------------|------------------|------------|---------------------|
| Room        | Window Ref | Room Served | Existing NSL (%) | Proposed NSL (%) | % Retained | Meets BRE Guidance? |
| 31          | 102 & 110  | K/L/D       | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 32          | 103 & 111  | K/L/D       | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 33          | 112        | Bedroom     | 100.00%          | 85.13%           | 85.13%     | Yes                 |
| 34          | 113        | Bedroom     | 100.00%          | 88.94%           | 88.94%     | Yes                 |
| 35          | 114        | Bedroom     | 100.00%          | 95.81%           | 95.81%     | Yes                 |
| 36          | 115        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 37          | 116        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 38          | 117        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 39          | 118        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 40          | 119        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 41          | 120        | Bedroom     | 98.94%           | 95.56%           | 96.59%     | Yes                 |
| 42          | 121        | Bedroom     | 100.00%          | 99.67%           | 99.67%     | Yes                 |
| 43          | 122        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 44          | 123        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 45          | 124        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 46          | 125        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 47          | 126        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 48          | 127        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 49          | 128        | Bedroom     | 91.60%           | 91.40%           | 99.79%     | Yes                 |
| 50          | 129        | Bedroom     | 94.28%           | 94.07%           | 99.78%     | Yes                 |
| 51          | 130        | Bedroom     | 98.18%           | 97.97%           | 99.78%     | Yes                 |
| 52          | 131        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 53          | 132        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 54          | 133        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 55          | 134        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 56          | 135        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 57          | 136        | Bedroom     | 82.33%           | 82.13%           | 99.76%     | Yes                 |
| 58          | 137        | Bedroom     | 85.73%           | 85.54%           | 99.77%     | Yes                 |
| 59          | 138        | Bedroom     | 91.91%           | 91.78%           | 99.85%     | Yes                 |

## 8.0 Daylight Impact Results – NSL Test

| No Sky Line |            |             |                  |                  |            |                     |
|-------------|------------|-------------|------------------|------------------|------------|---------------------|
| Room        | Window Ref | Room Served | Existing NSL (%) | Proposed NSL (%) | % Retained | Meets BRE Guidance? |
| 60          | 139        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 61          | 140        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 62          | 141        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 63          | 142        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 64          | 143        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 65          | 144        | K/L/D       | 100.00%          | 99.74%           | 99.74%     | Yes                 |
| 66          | 145        | K/L/D       | 100.00%          | 99.75%           | 99.75%     | Yes                 |
| 67          | 146        | K/L/D       | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 68          | 147        | K/L/D       | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 69          | 148        | Bedroom     | 99.52%           | 92.58%           | 93.03%     | Yes                 |
| 70          | 149        | K/L/D       | 99.52%           | 93.88%           | 94.34%     | Yes                 |
| 71          | 150        | K/L/D       | 99.52%           | 97.61%           | 98.08%     | Yes                 |
| 72          | 151        | K/L/D       | 99.53%           | 99.35%           | 99.82%     | Yes                 |
| 73          | 152        | K/L/D       | 99.99%           | 99.99%           | 100.00%    | Yes                 |
| 74          | 153 & 160  | K/L/D       | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 75          | 154        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 76          | 155        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 77          | 156 & 158  | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 78          | 157 & 159  | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 79          | 161        | Bedroom     | 100.00%          | 99.78%           | 99.78%     | Yes                 |
| 80          | 162        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 81          | 163        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 82          | 164        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 83          | 165 & 172  | K/L/D       | 100.00%          | 81.81%           | 81.81%     | Yes                 |
| 84          | 166        | Bedroom     | 100.00%          | 96.65%           | 96.65%     | Yes                 |
| 85          | 167        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 86          | 168        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 87          | 169        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 88          | 173        | Bedroom     | 100.00%          | 95.41%           | 95.41%     | Yes                 |

## 8.0 Daylight Impact Results – NSL Test

| No Sky Line |            |             |                  |                  |            |                     |
|-------------|------------|-------------|------------------|------------------|------------|---------------------|
| Room        | Window Ref | Room Served | Existing NSL (%) | Proposed NSL (%) | % Retained | Meets BRE Guidance? |
| 89          | 174        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 90          | 170 & 175  | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 91          | 171 & 176  | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 92          | 177        | Bedroom     | 99.38%           | 30.69%           | 30.88%     | No                  |
| 93          | 178        | K/L/D       | 99.38%           | 53.19%           | 53.52%     | No                  |
| 94          | 179        | K/L/D       | 99.38%           | 81.52%           | 82.02%     | Yes                 |
| 95          | 180        | K/L/D       | 99.42%           | 99.42%           | 100.00%    | Yes                 |
| 96          | 181        | K/L/D       | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 97          | 182        | K/L/D       | 96.88%           | 73.45%           | 75.82%     | No                  |
| 98          | 183        | K/L/D       | 96.90%           | 96.90%           | 100.00%    | Yes                 |
| 99          | 184        | K/L/D       | 96.88%           | 96.88%           | 100.00%    | Yes                 |
| 100         | 185        | K/L/D       | 99.82%           | 99.82%           | 100.00%    | Yes                 |
| 101         | 186        | K/L/D       | 99.77%           | 57.46%           | 57.59%     | No                  |
| 102         | 187        | K/L/D       | 99.78%           | 70.66%           | 70.82%     | No                  |
| 103         | 188        | K/L/D       | 99.78%           | 99.78%           | 100.00%    | Yes                 |
| 104         | 189        | K/L/D       | 99.78%           | 99.78%           | 100.00%    | Yes                 |
| 105         | 190 & 191  | K/L/D       | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 106         | 192        | Bedroom     | 100.00%          | 98.66%           | 98.66%     | Yes                 |
| 107         | 193        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 108         | 194        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 109         | 195        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 110         | 196        | Bedroom     | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 111         | 197        | K/L/D       | 99.69%           | 98.73%           | 99.04%     | Yes                 |
| 112         | 198        | K/L/D       | 99.86%           | 99.72%           | 99.86%     | Yes                 |
| 113         | 199        | K/L/D       | 99.97%           | 99.94%           | 99.97%     | Yes                 |
| 114         | 200        | K/L/D       | 100.00%          | 100.00%          | 100.00%    | Yes                 |
| 115         | 201        | K/L/D       | 100.00%          | 100.00%          | 100.00%    | Yes                 |

## 9.0 Sunlight Impact Results

- 9.1 BRE guidance states that only windows which face within 90° of due south need be assessed for sunlight provision. In this instance, 85 windows fall into this category
- 9.2 The Annual Probable Sunlight Hours has been calculated for these windows for both the existing and proposed conditions using the methodology described previously, both over the whole year, and through the "winter months" (September 21st until March 21st)
- 9.3 The BRE guidance states that the sun lighting may be adversely affected if the centre of the window:
- Receives less than 25% of annual hours or less than 5% of winter hours and
  - Receives less than 80% of its current sunlight hours during either period and
  - Has a reduction in sunlight over the whole year greater than 4% of annual probable sunlight hours
- 9.4 It is clear from the wording of the above that all three clauses need to be met to qualify as an adverse impact. Thus, if the window does not meet any one of these criteria, the impact is acceptable.
- 9.5 The results below show that all of the assessed windows retain 25% of their existing annual hours and 5% of winter hours, or where this is not the case, 80% of existing sunlight hours, both annually and over the winter months.
- 9.6 The scheme is therefore compliant with BRE guidance in relation to sunlight impacts to windows.

## 9.0 Sunlight Impact Results

| Window | Annual Sunlight Hours |                    |            | Winter Sunlight Hours |                    |            | Meets Guidance? |
|--------|-----------------------|--------------------|------------|-----------------------|--------------------|------------|-----------------|
|        | Ex. Hrs Received (%)  | Prop. Hrs Received | % Retained | Ex. Hrs Received      | Prop. Hrs Received | % Retained |                 |
| 5      | 58.766                | 53.985             | N/A        | 10.949                | 10.464             | N/A        | Yes             |
| 6      | 45.461                | 41.927             | N/A        | 2.218                 | 1.824              | 82.25%     | Yes             |
| 7      | 31.324                | 31.324             | N/A        | 0.000                 | 0.000              | 100.00%    | Yes             |
| 8      | 61.954                | 59.945             | N/A        | 13.721                | 13.375             | N/A        | Yes             |
| 17     | 29.799                | 28.067             | N/A        | 0.000                 | 0.000              | 100.00%    | Yes             |
| 18     | 57.658                | 55.440             | N/A        | 9.979                 | 9.979              | N/A        | Yes             |
| 29     | 40.055                | 37.145             | N/A        | 0.624                 | 0.624              | 100.00%    | Yes             |
| 30     | 16.909                | 14.207             | 84.02%     | 0.000                 | 0.000              | 100.00%    | Yes             |
| 31     | 49.688                | 47.609             | N/A        | 5.128                 | 5.128              | N/A        | Yes             |
| 42     | 43.174                | 43.174             | N/A        | 0.832                 | 0.832              | 100.00%    | Yes             |
| 87     | 14.553                | 14.345             | 98.57%     | 14.068                | 13.860             | N/A        | Yes             |
| 88     | 14.553                | 14.345             | 98.57%     | 14.068                | 13.860             | N/A        | Yes             |
| 89     | 14.622                | 14.414             | 98.58%     | 14.137                | 13.929             | N/A        | Yes             |
| 90     | 15.177                | 14.969             | 98.63%     | 14.692                | 14.484             | N/A        | Yes             |
| 91     | 20.236                | 20.028             | 98.97%     | 19.681                | 19.473             | N/A        | Yes             |
| 92     | 20.236                | 20.236             | 100.00%    | 19.681                | 19.681             | N/A        | Yes             |
| 93     | 20.236                | 20.236             | 100.00%    | 19.681                | 19.681             | N/A        | Yes             |
| 94     | 20.236                | 20.236             | 100.00%    | 19.681                | 19.681             | N/A        | Yes             |
| 95     | 24.532                | 24.532             | 100.00%    | 20.998                | 20.998             | N/A        | Yes             |
| 96     | 24.186                | 19.640             | 81.20%     | 15.385                | 13.028             | N/A        | Yes             |
| 97     | 24.324                | 19.858             | 81.64%     | 15.523                | 13.167             | N/A        | Yes             |
| 98     | 25.295                | 20.805             | 82.25%     | 16.493                | 14.137             | N/A        | Yes             |
| 99     | 27.235                | 22.308             | 81.91%     | 18.434                | 16.078             | N/A        | Yes             |
| 100    | 28.898                | 23.631             | 81.77%     | 19.958                | 17.810             | N/A        | Yes             |
| 101    | 28.898                | 28.482             | N/A        | 19.958                | 19.543             | N/A        | Yes             |
| 102    | 28.898                | 28.898             | N/A        | 19.958                | 19.958             | N/A        | Yes             |
| 103    | 28.898                | 28.898             | N/A        | 19.958                | 19.958             | N/A        | Yes             |
| 144    | 31.046                | 25.202             | N/A        | 19.681                | 5.544              | N/A        | Yes             |

## 9.0 Sunlight Impact Results

| Window | Annual Sunlight Hours |                    |            | Winter Sunlight Hours |                    |            | Meets Guidance? |
|--------|-----------------------|--------------------|------------|-----------------------|--------------------|------------|-----------------|
|        | Ex. Hrs Received (%)  | Prop. Hrs Received | % Retained | Ex. Hrs Received      | Prop. Hrs Received | % Retained |                 |
| 145    | 31.046                | 25.340             | N/A        | 19.681                | 8.801              | N/A        | Yes             |
| 146    | 31.046                | 27.251             | N/A        | 19.681                | 14.137             | N/A        | Yes             |
| 147    | 33.264                | 32.918             | N/A        | 19.681                | 19.543             | N/A        | Yes             |
| 148    | 34.026                | 25.225             | N/A        | 17.464                | 5.116              | N/A        | Yes             |
| 149    | 34.026                | 25.376             | N/A        | 17.464                | 6.376              | N/A        | Yes             |
| 150    | 34.026                | 26.017             | N/A        | 17.464                | 9.148              | N/A        | Yes             |
| 151    | 34.026                | 29.245             | N/A        | 17.464                | 13.028             | N/A        | Yes             |
| 152    | 34.026                | 34.026             | N/A        | 17.464                | 17.464             | N/A        | Yes             |
| 153    | 70.062                | 38.392             | N/A        | 25.087                | 8.801              | N/A        | Yes             |
| 154    | 70.755                | 48.094             | N/A        | 25.780                | 12.128             | N/A        | Yes             |
| 155    | 71.171                | 57.519             | N/A        | 26.195                | 16.771             | N/A        | Yes             |
| 156    | 66.459                | 61.677             | N/A        | 24.116                | 20.721             | N/A        | Yes             |
| 157    | 66.459                | 66.459             | N/A        | 24.116                | 24.116             | N/A        | Yes             |
| 158    | 66.459                | 62.647             | N/A        | 24.116                | 22.037             | N/A        | Yes             |
| 159    | 66.459                | 66.459             | N/A        | 24.116                | 24.116             | N/A        | Yes             |
| 160    | 70.270                | 35.897             | N/A        | 25.295                | 7.623              | N/A        | Yes             |
| 161    | 71.171                | 46.639             | N/A        | 26.195                | 10.672             | N/A        | Yes             |
| 162    | 71.379                | 57.450             | N/A        | 26.403                | 16.979             | N/A        | Yes             |
| 163    | 66.459                | 63.825             | N/A        | 24.116                | 22.315             | N/A        | Yes             |
| 164    | 66.459                | 66.459             | N/A        | 24.116                | 24.116             | N/A        | Yes             |
| 165    | 70.755                | 36.244             | N/A        | 25.780                | 6.098              | N/A        | Yes             |
| 166    | 71.448                | 45.461             | N/A        | 26.473                | 9.494              | N/A        | Yes             |
| 167    | 71.448                | 56.133             | N/A        | 26.473                | 15.385             | N/A        | Yes             |
| 168    | 66.459                | 62.509             | N/A        | 24.116                | 21.067             | N/A        | Yes             |
| 169    | 66.459                | 66.320             | N/A        | 24.116                | 24.116             | N/A        | Yes             |
| 170    | 66.459                | 61.954             | N/A        | 24.116                | 20.721             | N/A        | Yes             |
| 171    | 66.459                | 66.320             | N/A        | 24.116                | 24.116             | N/A        | Yes             |
| 172    | 71.102                | 36.244             | N/A        | 26.126                | 5.475              | N/A        | Yes             |

## 9.0 Sunlight Impact Results

| Window | Annual Sunlight Hours |                    |            | Winter Sunlight Hours |                    |            | Meets Guidance? |
|--------|-----------------------|--------------------|------------|-----------------------|--------------------|------------|-----------------|
|        | Ex. Hrs Received (%)  | Prop. Hrs Received | % Retained | Ex. Hrs Received      | Prop. Hrs Received | % Retained |                 |
| 173    | 71.448                | 45.392             | N/A        | 26.473                | 7.970              | N/A        | Yes             |
| 174    | 71.448                | 57.380             | N/A        | 26.473                | 14.622             | N/A        | Yes             |
| 175    | 66.459                | 62.370             | N/A        | 24.116                | 20.929             | N/A        | Yes             |
| 176    | 66.459                | 65.974             | N/A        | 24.116                | 24.116             | N/A        | Yes             |
| 177    | 34.026                | 25.255             | N/A        | 17.464                | 5.247              | N/A        | Yes             |
| 178    | 34.026                | 26.800             | N/A        | 17.464                | 6.495              | N/A        | Yes             |
| 179    | 34.026                | 27.116             | N/A        | 17.464                | 8.385              | N/A        | Yes             |
| 180    | 34.026                | 30.839             | N/A        | 17.464                | 14.761             | N/A        | Yes             |
| 181    | 34.026                | 33.125             | N/A        | 17.464                | 17.464             | N/A        | Yes             |
| 182    | 21.691                | 18.058             | 83.25%     | 12.959                | 6.871              | N/A        | Yes             |
| 183    | 21.691                | 19.484             | 89.83%     | 12.959                | 5.752              | N/A        | Yes             |
| 184    | 21.691                | 20.028             | 92.33%     | 12.959                | 11.296             | N/A        | Yes             |
| 185    | 22.938                | 22.523             | 98.19%     | 14.207                | 14.207             | N/A        | Yes             |
| 186    | 62.717                | 41.857             | N/A        | 23.562                | 5.217              | N/A        | Yes             |
| 187    | 63.271                | 48.371             | N/A        | 23.562                | 9.563              | N/A        | Yes             |
| 188    | 65.142                | 58.212             | N/A        | 23.562                | 17.602             | N/A        | Yes             |
| 189    | 66.251                | 63.548             | N/A        | 23.909                | 22.800             | N/A        | Yes             |
| 190    | 62.717                | 62.647             | N/A        | 23.562                | 23.562             | N/A        | Yes             |
| 191    | 62.717                | 62.717             | N/A        | 23.562                | 23.562             | N/A        | Yes             |
| 192    | 66.389                | 48.164             | N/A        | 24.116                | 6.168              | N/A        | Yes             |
| 193    | 66.459                | 52.737             | N/A        | 24.116                | 10.949             | N/A        | Yes             |
| 194    | 66.459                | 61.331             | N/A        | 24.116                | 20.236             | N/A        | Yes             |
| 195    | 66.459                | 64.518             | N/A        | 24.116                | 23.423             | N/A        | Yes             |
| 196    | 62.717                | 62.717             | N/A        | 23.562                | 23.562             | N/A        | Yes             |
| 197    | 31.393                | 25.158             | N/A        | 15.385                | 5.128              | N/A        | Yes             |
| 198    | 31.393                | 27.029             | N/A        | 15.385                | 7.900              | N/A        | Yes             |
| 199    | 31.393                | 27.651             | N/A        | 15.385                | 12.405             | N/A        | Yes             |
| 200    | 31.393                | 30.908             | N/A        | 15.385                | 15.246             | N/A        | Yes             |
| 201    | 31.393                | 31.393             | N/A        | 15.385                | 15.385             | N/A        | Yes             |

## 10.0 Sunlight to Neighbouring Open Spaces

- 9.1 Residential gardens are generally assessed using the sunlight hours test, but only on March 21st. The guidance describes a well-lit space as being one which receives at least 2 hours of direct sunlight on this date over 50% of its area.
- 9.2 BRE guidance also uses the "80%" rule for this test, whereby the effects are considered acceptable if the remaining sunlight is in excess of 80% of the existing level. This clause applies if the space is reduced to less than 50% of the area well sunlit.
- 9.3 The gardens of the nearest neighbouring properties to the site were assessed using this methodology.
- 9.4 As can be seen, the neighbouring gardens retain over 80% of their existing values
- 9.5 The scheme is therefore compliant with BRE guidance in relation to sunlight impacts to gardens for the existing houses on Hornsey Park Road.



Site Location

## 10.0 Sunlight to Neighbouring Open Spaces

| Amenity Sunlight Hours |                                 |                                 |            |                     |
|------------------------|---------------------------------|---------------------------------|------------|---------------------|
| Garden                 | Existing Area Receiving 2 Hours | Proposed Area Receiving 2 Hours | % Retained | Meets BRE Guidance? |
| G1                     | 58.40%                          | 58.40%                          | 100.00%    | Yes                 |
| G2                     | 55.97%                          | 55.97%                          | 100.00%    | Yes                 |
| G3                     | 53.15%                          | 52.59%                          | 98.95%     | Yes                 |
| G4                     | 44.45%                          | 43.08%                          | 96.92%     | Yes                 |
| G5                     | 58.27%                          | 58.14%                          | 99.78%     | Yes                 |
| G6                     | 62.37%                          | 62.11%                          | 99.58%     | Yes                 |
| G7                     | 69.36%                          | 69.16%                          | 99.71%     | Yes                 |
| G8                     | 57.88%                          | 57.88%                          | 100.00%    | Yes                 |
| G9                     | 52.72%                          | 52.72%                          | 100.00%    | Yes                 |

## 11.0 Daylight within the Proposal

- 11.1 The BRE and BS EN 17037 guidance allows for two alternative methods to assess daylight within new dwellings. This report uses the following method:

### Target Daylight Factor ( $DF_T$ )

- 11.2 The  $DF_T$  method is a complex and representative calculation to determine natural internal luminance.
- 11.3 It takes into account such factors as window size, number of windows available to the room, room size and layout, room surface reflectance, and the angle of visible sky reaching the window.
- 11.4 Due to the complexity of the daylight entering the proposed rooms, the Target Daylight Factor approach is the most suitable calculation to give a realistic indication of the internal illuminance that will be experienced.
- 11.5 The calculations have assumed a white ceiling, cream walls and mid-grey carpet or wooden floor using reflectance values taken from the BS EN 170437 Guidance.
- 11.6 The benchmark values for all habitable rooms which are recommended by the BRE guidance and BS:EN 17037:2018 are:

**Table C2 – Target daylight factors (D) for London**

| Level of recommendation | Target daylight factor D for half of assessment grid | Target daylight factor D for 95% of assessment grid |
|-------------------------|------------------------------------------------------|-----------------------------------------------------|
| Minimum                 | 2.1%                                                 | 0.7%                                                |
| Medium                  | 3.5%                                                 | 2.1%                                                |
| High                    | 5.3%                                                 | 3.5%                                                |

- 11.7 It is deemed by the guidance that if the minimum DF criteria are met, then the occupiers of the dwelling will have sufficient daylight. As can be seen from the results below that all assessed habitable rooms meet and exceed the minimum levels of internal daylight.

## 11.0 Daylight within the Proposal



Ground Floor as Proposed



First Floor as Proposed

## 11.0 Daylight within the Proposal



Second Floor as Proposed



Third Floor as Proposed

## 11.0 Daylight within the Proposal



Fourth Floor as Proposed



Fifth Floor as Proposed

## 11.0 Daylight within the Proposal

| Minimum Target Daylight Factor |       |                     |                        |                     |                        |                  |
|--------------------------------|-------|---------------------|------------------------|---------------------|------------------------|------------------|
| Unit                           | Room  | 0.7% DF Target Area | Area Receiving 0.7% DF | 2.1% DF Target Area | Area Receiving 2.1% DF | Meets Standards? |
| A.0.1                          | K/L/D | 95%                 | 100.0%                 | 50%                 | 91.5%                  | Yes              |
| A.0.1                          | Bed 1 | 95%                 | 100.0%                 | 50%                 | 91.6%                  | Yes              |
| A.0.1                          | Bed 2 | 95%                 | 100.0%                 | 50%                 | 75.4%                  | Yes              |
| A.0.1                          | Bed 3 | 95%                 | 100.0%                 | 50%                 | 69.8%                  | Yes              |
| A.0.2                          | K/L/D | 95%                 | 100.0%                 | 50%                 | 82.7%                  | Yes              |
| A.0.2                          | Bed 1 | 95%                 | 100.0%                 | 50%                 | 92.8%                  | Yes              |
| A.0.2                          | Bed 2 | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.0.3                          | K/L/D | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.0.3                          | Bed 1 | 95%                 | 100.0%                 | 50%                 | 86.7%                  | Yes              |
| A.1.4                          | K/L/D | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.1.4                          | Bed 1 | 95%                 | 100.0%                 | 50%                 | 88.5%                  | Yes              |
| A.1.5                          | K/L/D | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.1.5                          | Bed 1 | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.1.6                          | K/L/D | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.1.6                          | Bed 1 | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.1.6                          | Bed 2 | 95%                 | 100.0%                 | 50%                 | 84.3%                  | Yes              |
| A.1.7                          | K/L/D | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.1.7                          | Bed 1 | 95%                 | 100.0%                 | 50%                 | 88.4%                  | Yes              |
| B.1.1                          | K/L/D | 95%                 | 100.0%                 | 50%                 | 76.7%                  | Yes              |
| B.1.1                          | Bed 1 | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| B.1.1                          | Bed 2 | 95%                 | 100.0%                 | 50%                 | 83.1%                  | Yes              |
| B.1.2                          | K/L/D | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| B.1.2                          | Bed 1 | 95%                 | 100.0%                 | 50%                 | 82.0%                  | Yes              |
| B.1.3                          | K/L/D | 95%                 | 100.0%                 | 50%                 | 70.6%                  | Yes              |
| B.1.3                          | Bed 1 | 95%                 | 100.0%                 | 50%                 | 82.9%                  | Yes              |
| B.1.3                          | Bed 2 | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| B.1.3                          | Bed 3 | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |

## 11.0 Daylight within the Proposal

| Minimum Target Daylight Factor |       |                     |                        |                     |                        |                  |
|--------------------------------|-------|---------------------|------------------------|---------------------|------------------------|------------------|
| Unit                           | Room  | 0.7% DF Target Area | Area Receiving 0.7% DF | 2.1% DF Target Area | Area Receiving 2.1% DF | Meets Standards? |
| A.2.8                          | K/L/D | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.2.8                          | Bed 1 | 95%                 | 100.0%                 | 50%                 | 94.0%                  | Yes              |
| A.2.9                          | K/L/D | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.2.9                          | Bed 1 | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.2.10                         | K/L/D | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.2.10                         | Bed 1 | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.2.10                         | Bed 2 | 95%                 | 100.0%                 | 50%                 | 86.7%                  | Yes              |
| A.2.11                         | K/L/D | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.2.11                         | Bed 1 | 95%                 | 100.0%                 | 50%                 | 93.1%                  | Yes              |
| A.2.11                         | Bed 2 | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| B.2.4                          | K/L/D | 95%                 | 100.0%                 | 50%                 | 79.2%                  | Yes              |
| B.2.4                          | Bed 1 | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| B.2.4                          | Bed 2 | 95%                 | 100.0%                 | 50%                 | 85.6%                  | Yes              |
| B.2.5                          | K/L/D | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| B.2.5                          | Bed 1 | 95%                 | 100.0%                 | 50%                 | 84.4%                  | Yes              |
| B.2.6                          | K/L/D | 95%                 | 100.0%                 | 50%                 | 73.8%                  | Yes              |
| B.2.6                          | Bed 1 | 95%                 | 100.0%                 | 50%                 | 85.2%                  | Yes              |
| B.2.6                          | Bed 2 | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| B.2.6                          | Bed 3 | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.3.12                         | K/L/D | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.3.12                         | Bed 1 | 95%                 | 100.0%                 | 50%                 | 95.7%                  | Yes              |
| A.3.13                         | K/L/D | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.3.13                         | Bed 1 | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.3.14                         | K/L/D | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.3.14                         | Bed 1 | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.3.14                         | Bed 2 | 95%                 | 100.0%                 | 50%                 | 88.9%                  | Yes              |
| A.3.15                         | K/L/D | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.3.15                         | Bed 1 | 95%                 | 100.0%                 | 50%                 | 96.0%                  | Yes              |
| A.3.15                         | Bed 2 | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |

## 11.0 Daylight within the Proposal

| Minimum Target Daylight Factor |       |                     |                        |                     |                        |                  |
|--------------------------------|-------|---------------------|------------------------|---------------------|------------------------|------------------|
| Unit                           | Room  | 0.7% DF Target Area | Area Receiving 0.7% DF | 2.1% DF Target Area | Area Receiving 2.1% DF | Meets Standards? |
| B.3.7                          | K/L/D | 95%                 | 100.0%                 | 50%                 | 82.5%                  | Yes              |
| B.3.7                          | Bed 1 | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| B.3.7                          | Bed 2 | 95%                 | 100.0%                 | 50%                 | 88.1%                  | Yes              |
| B.3.8                          | K/L/D | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| B.3.8                          | Bed 1 | 95%                 | 100.0%                 | 50%                 | 87.3%                  | Yes              |
| B.3.9                          | K/L/D | 95%                 | 100.0%                 | 50%                 | 76.6%                  | Yes              |
| B.3.9                          | Bed 1 | 95%                 | 100.0%                 | 50%                 | 88.0%                  | Yes              |
| B.3.9                          | Bed 2 | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| B.3.9                          | Bed 3 | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.4.16                         | K/L/D | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.4.16                         | Bed 1 | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.4.17                         | K/L/D | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.4.17                         | Bed 1 | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.4.17                         | Bed 2 | 95%                 | 100.0%                 | 50%                 | 91.3%                  | Yes              |
| A.4.18                         | K/L/D | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.4.18                         | Bed 1 | 95%                 | 100.0%                 | 50%                 | 97.5%                  | Yes              |
| A.4.18                         | Bed 2 | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| B.4.10                         | K/L/D | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| B.4.10                         | Bed 1 | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| B.4.10                         | Bed 2 | 95%                 | 100.0%                 | 50%                 | 91.6%                  | Yes              |
| B.4.11                         | K/L/D | 95%                 | 100.0%                 | 50%                 | 86.5%                  | Yes              |
| B.4.11                         | Bed 1 | 95%                 | 100.0%                 | 50%                 | 88.9%                  | Yes              |
| A.5.19                         | K/L/D | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.5.19                         | Bed 1 | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.5.20                         | K/L/D | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.5.20                         | Bed 1 | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.5.20                         | Bed 2 | 95%                 | 100.0%                 | 50%                 | 93.9%                  | Yes              |
| A.5.21                         | K/L/D | 95%                 | 100.0%                 | 50%                 | 100.0%                 | Yes              |
| A.5.21                         | Bed 1 | 95%                 | 100.0%                 | 50%                 | 92.6%                  | Yes              |



## 13.0 Conclusions

- 13.1 Using industry standard methodology, we have made numerical analyses to ascertain the effects of the proposed development to the rear of 157-159 Hornsey Park Road, and the levels of change in daylight and sunlight for the windows and gardens of the neighbouring properties.
- 13.2 The main criteria used in this analysis to show compliance are the Vertical Sky Component and No Sky Line tests for daylight impacts and Annual and Winter Probable Sunlight Hours for sunlight impacts
- 13.3 The majority of assessed windows meet the VSC test. Those which do not are on the as yet unbuilt sites to the west and north of the site. All existing dwellings on Hornsey Park Road fully meet the BRE guidance.
- 13.4 Over 82% of assessed windows meet the stringent BRE guidance VSC test.
- 13.5 When the rooms are assessed using the more detailed NSL test, the level of compliance with the BRE guidance rises to almost 95%. Discussion of the reasons for the results are given within the report.
- 13.6 In view of the urban context of the site, the flexibility intrinsic to the BRE guidance, and the position of the windows on the neighbouring sites, it is considered this represents a very high level of compliance for an urban location.
- 13.7 In terms of sunlight, all of the assessed windows retain 25% of their existing annual hours and 5% of winter hours, or where this is not the case, 80% of existing sunlight hours, both annually and over the winter months in full compliance with the BRE guidance.
- 13.8 The neighbouring gardens retain over 80% of their existing area which receives 2 hours or more of sunlight on March 21<sup>st</sup>.
- 13.9 The scheme is therefore compliant with BRE guidance in relation to sunlight impacts.
- 13.10 The new residential dwellings will benefit from daylight levels in excess of the requirements of BS EN 17037:2018 recommendations and the proposed amenity space for residents will be sufficiently sunlit.
- 13.11 From a planning perspective therefore, it is the conclusion of this report that the proposed development will cause limited adverse impact on neighbouring dwellings and shows an acceptable level of reduction in the context of its urban location.



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