

Fortis Green Tennis Club 31 Southern Road London N2 9LH

Daylight & Sunlight Amenity Study (Neighbouring) Report
prepared on behalf of Fortis Green LLP
Date: March 2024
Our Ref: 23-01796



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1 EXECUTIVE SUMMARY

- 1.1 We have been instructed to compile a BRE Daylight & Sunlight (Neighbouring) Amenity Study regarding the proposed development at Fortis Green Tennis Club, 31 Southern Road, London N2 9LH for the *'Redevelopment of the site to provide a detached three storey block containing a new clubhouse with apartments above and a terrace of houses, one new tennis court, refurbishment of two of the existing tennis courts, creation of a vehicular access off Cherry Tree Road, with associated landscaping, car parking, cycle storage, and refuse storage. We undertook a site inspection and have been provided a 3D model by DFA (the project Architect) showing the proposal in context, allowing us to understand the interrelationship between the various buildings better.'*
- 1.2 We have reviewed the Local Authority's Planning Policy regarding Daylight and Sunlight.
- 1.3 Based on the above, we set about analysing per Building Research Establishment's Report 209, "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" (2022 3rd Edition). This guidance is regarded as industry standard, and we regularly prepare such studies for local authorities throughout the UK.
- 1.4 We identified 10 neighbouring residential properties within reasonable proximity to the development and warranting inclusion within the study.
- 1.5 The analysis has involved utilising specialist software applied to an AutoCAD model.
- 1.6 The results confirm a high level of compliance to neighbouring properties Daylight and Sunlight levels. Summary tables have been provided below:

Vertical Sky Component			Daylight Distribution		
No. Windows	Pass No.	% Pass	No. Rooms	Pass No.	% Pass
150	148	99	49	49	100

1.7

Annual Probable Sunlight Hours			Winter Probable Sunlight Hours		
No. Windows	Pass No.	% Pass	No. Windows	Pass No.	% Pass
94	94	100	94	94	100

- 1.8 10 amenity areas have been assessed, and all meet the recommendations.
- 1.9 The results from the analysis confirm that there are two isolated windows which deviate from the BRE recommendations for Vertical Sky Component (VSC) guidelines; however the room itself meets Room VSC test. Furthermore all rooms meet Daylight Distribution (DD). All windows satisfy the Annual Probable Sunlight Hours test (ASPH) and all amenity spaces satisfy the two hour amenity test (Overshadowing to Gardens and Open Spaces).
- 1.10 The BRE guide explains that the numerical guidelines should be interpreted flexibly, since natural lighting is only one of many factors in site layout design. Combining this with The National Planning Policy Framework published recommendations for taking a flexible approach.
- 1.11 It is in our opinion the proposal has been designed very well to be sympathetic towards the neighbouring residential receptors. The majority of the properties will retain 100% of the current Daylight and Sunlight levels in the proposed condition and therefore should be looked on positively by the Local Planning Authority and neighbouring occupiers.
- 1.12 The proposed Development is completely acceptable in terms of Daylight and Sunlight safeguarding, meeting the guidance provided in the BRE.

2 PROJECT IDENTIFICATION

2.1 Below is the source data we have used to compile this report:

RELEASE 01 - *Redevelopment of the site to provide a detached three storey block containing a new clubhouse with apartments above and a terrace of houses, one new tennis court, refurbishment of two of the existing tennis courts, creation of a vehicular access off Cherry Tree Road, with associated landscaping, car parking, cycle storage, and refuse storage.*

PROJECT DATA

Client	Fortis Green LLP
Architect	DFA Ltd
Project Address	Fortis Green Tennis Club, 31 Southern Road, London N2 9LH
Project Number	23-01796
Type	DLSL

SOURCES OF INFORMATION

EXISTING SITE

Site Photos	Rapleys – August 2023
2D Drawings	N.A
3D Model	AccuCities – August 2023

PROPOSED SCHEME

2D Drawings	DFA – September 2023
3D Model	DFA – September 2023
Architect Placed	No

TESTING ENVIRONMENT

Site Photos	Rapleys – August 2023
Contextual Model	AccuCities – August 2023
Research	Rapleys – August 2023

3 INTRODUCTION

INSTRUCTIONS

- 3.1 We received instructions from Fortis Green LLP to prepare a BRE Daylight & Sunlight Amenity (Neighbouring) Report in respect of the proposed development at Fortis Green Tennis Club, 31 Southern Road, London N2 9LH.

We confirm copies of our Terms of Engagement are held on file.

CONFLICT OF INTEREST

- 3.2 We confirm that, as far as we are aware, no conflict of interest exists either personally or with Rapleys, in connection with Fortis Green LLP. We would further confirm that Professional Indemnity Insurance on a per claim basis is available in respect of this report.

DISCLOSURE

- 3.3 This report is specifically for the addressee stated above.

QUALITY ASSURANCE

- 3.4 This report has been prepared within the quality system operated at Rapleys LLP according to British Standard ISO 9001:2015.
- 3.5 We confirm that the undersigned is an appropriately qualified Chartered Surveyor experienced in the commercial property sector.

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4 BASIS OF ASSESSMENT

DETAILS OF THE PROPOSALS

4.1 The proposals is for the:

'Redevelopment of the site to provide a detached three storey block containing a new clubhouse with apartments above and a terrace of houses, one new tennis court, refurbishment of two of the existing tennis courts, creation of a vehicular access off Cherry Tree Road, with associated landscaping, car parking, cycle storage, and refuse storage.'

4.2 The proposals which we have analysed are those which were provided electronically by the project architect DFA in both 2D and 3D format received, September 2023 (referred to as Release 01).

4.3 Rapleys have taken the information supplied upon which this report is based, in good faith, as being sufficiently accurate for these purposes. In the event inaccuracies become apparent, Rapleys would be willing to re visit the analysis subject to further instructions.

SITE INSPECTION

4.4 The site and surrounding properties were inspected externally on 3rd August 2023 by Felix Carter. During the inspection the surveyor was unaccompanied.

4.5 Where possible high level vantage points were used to view the neighbouring properties externally. The purpose of the inspection was to review the site in context, to identify the surrounding properties considered to be within a reasonable distance and which should be included within the scope of a 3D analysis.

RELEVANT NEIGHBOURING PROPERTIES

4.6 10 neighbouring properties have been identified as being potentially sensitive receptors these are tabled and diagrammed below:

REFERENCE	ADDRESS	DESCRIPTION
1	24 Shakespeare Gardens	Three storey end of terraced house.
2	23 Shakespeare Gardens	Three storey terraced house.
3	22 Shakespeare Gardens	Three storey terraced house.
4	21 Shakespeare Gardens	Three storey terraced house.
5	20 Shakespeare Gardens	Two storey terraced house.
6	19 Shakespeare Gardens	Three storey terraced house.
7	18 Shakespeare Gardens	Three storey detached house.
8	42 Cherry Tree Road	Three storey end of terraced house.
9	31 Cherry Tree Road	Two storey end of terraced house.
10	32 Summerlee Gardens	Three storey end of terraced house.

4.7 In total, 10 properties, 150 windows, 49 rooms and 10 amenity areas have been assessed as part of this assessment.

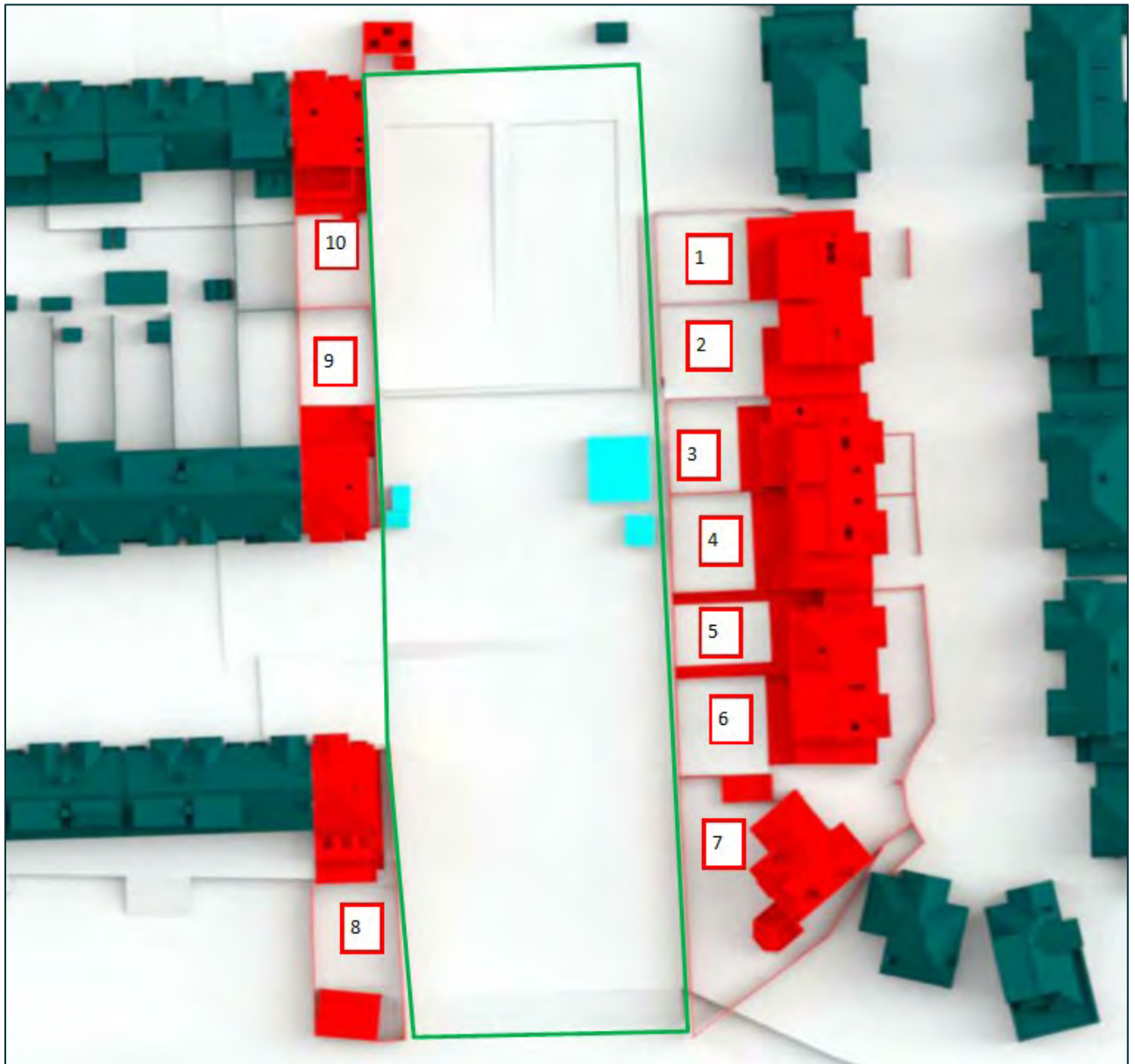


Figure 1 - Proposed Site (Green Outline), Existing Massing (Cyan), Analysed Properties (Red), Non-Analysed Massing (Teal)

BACKGROUND TO THE ANALYSIS

- 4.8 In order to undertake the analysis a 3D computer model was drawn in AutoCAD for the development site and the surrounding properties. This was based upon site and drawing information provided by the client and their architect, supplemented by information gathered from the photographs of the subject area taken during our site visit.
- 4.9 We have completed a thorough review of the Local Authority Planning archives and where readily available drawing information has been used when modelling neighbouring properties (including: 42,31, Cherry Tree Road, 32 Summerlee Gardens and 24,23,22,21 Shakespeare Gardens) and their rooms. In the absence of this information, reasonable assumptions have been made based on our Design Analyst's experience, which is in accordance with recognised practice.
- 4.10 Details of the proposals forwarded by the design team were incorporated into a 3D AutoCAD model.
- 4.11 Thereafter, industry standard Daylight and Sunlight analysis software was applied to the model. This produced the results which have been presented and commented upon within this report.
- 4.12 Images taken from the 3D model showing the development site as existing and as proposed, together with the relevant surrounding properties are within Appendix 1.

NATIONAL PLANNING GUIDANCE

NATIONAL PLANNING POLICY FRAMEWORK ('NPPF') 2021

5.1 Pg 37 states:

'Where there is an existing or anticipate shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. In these circumstances: ...

c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to Daylight and Sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)'

REGIONAL PLANNING GUIDANCE

THE LONDON PLAN ('LPG') 2021

5.2 Pg 128, 3.3.8 states:

'Buildings should be of high quality and enhance, activate and appropriately frame the public realm. Their massing, scale and layout should help make public spaces coherent and should complement the existing streetscape and surrounding area. Particular attention should be paid to the design of the parts of a building or public realm that people most frequently see or interact with in terms of its legibility, use, detailing, materials and location of entrances. Creating a comfortable pedestrian environment with regard to levels of Sunlight, shade, wind, and shelter from precipitation is important.'

5.3 Pg 140, Policy D6 – Housing quality and standards, states:

'C 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 considered a more appropriate design solution to meet the requirements of Part B in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, Daylight and privacy, and avoid overheating.'

'D The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.'

5.4 Pg 143 – 144, 3.6.3 states:

'To address the impacts of the urban heat island effect and the fact that the majority of housing developments in London are made up of flats, a minimum ceiling height of 2.5m for at least 75 per cent of the gross internal area is required so that new housing is of adequate quality, especially in terms of daylight penetration, ventilation and cooling, and sense of space. The height of ceilings, doorways and other thresholds should support the creation of an inclusive environment and therefore be sufficiently high to not cause an obstruction. To allow for some essential equipment in the ceilings of kitchens and bathrooms, up to 25 per cent of the gross internal area of the dwelling can be lower than 2.5 m. However, any reduction in ceiling height below 2.5 m should be the minimum necessary for this equipment, and not cause an obstruction.'

5.5 Pg 144, 3.6.4 states:

'Dual aspect dwellings with opening windows on at least two sides have many inherent benefits. These include better Daylight, a greater chance of direct Sunlight for longer periods, natural cross-ventilation, a greater capacity to address overheating, pollution mitigation, a choice of views, access to a quiet side of the building, greater flexibility in the use of rooms, and more potential for future adaptability by altering the use of rooms'

5.6 Pg 144, 3.6.5 states:

'Single aspect dwellings are more difficult to ventilate naturally and are more likely to overheat, and therefore should normally be avoided. Single aspect dwellings that are north facing, contain

three or more bedrooms or are exposed to noise levels above which significant adverse effects on health and quality of life occur, should be avoided. The design of single aspect dwellings must demonstrate that all habitable rooms and the kitchen are provided with adequate passive ventilation, privacy and Daylight, and that the orientation enhances amenity, including views. It must also demonstrate how they will avoid overheating without reliance on energy intensive mechanical cooling systems.'

5.7 Pg 144, 3.6.6 states:

'A variety of approaches to housing typologies and layout of buildings should be explored to make the best use of land and create high quality, comfortable and attractive homes. For example, increasing ceiling heights and having bay windows can optimise Daylight and Sunlight and allow buildings to be closer together than can otherwise be achieved.'

5.8 Pg 145, Table 3.2 – Qualitative design aspects to be addressed in housing developments, states:

'iii The site layout, orientation and design of individual dwellings and, where applicable, common spaces should: ... provide privacy and adequate Daylight for residents'

5.9 Pg 146, 3.6.11 states:

'Other components of housing design are also important to improving the attractiveness of new homes as well as the Mayor's wider objectives to improve the quality of Londoners' environment. The Mayor intends to produce a single guidance document which clearly sets out the standards which need to be met in order to implement Policy D6 Housing quality and standards for all housing tenures, as well as wider qualitative aspects of housing developments. This will include guidance on daylight and sunlight standards. This will build on the guidance set out in the 2016 Housing SPG and the previous London Housing Design Guide.'

5.10 Pg 149, Policy D8 Public realm states:

'I ensure that appropriate shade, shelter, seating and, where possible, areas of direct sunlight are provided, with other microclimatic considerations, including temperature and wind, taken into account in order to encourage people to spend time in a place'

5.11 Pg 153- 154, Policy D9 Tall Building states:

'3)...a) wind, daylight, sunlight penetration and temperature conditions around the building(s) and neighbourhood must be carefully considered and not compromise comfort and the enjoyment of open spaces, including water spaces, around the building'

5.12 Pg 158, 3.9.7 states:

'The middle of a tall building has an important effect on how much sky is visible from surrounding streets and buildings, as well as on wind flow, privacy and the amount of Sunlight and shadowing there is in the public realm and by surrounding properties'

HOUSING SUPPLEMENTARY PLANNING GUIDANCE ('SPG') 2016 (AMENDED 2017)

5.13 Pg 52, Standards for Privacy, daylight and sunlight states:

'1.3.45 Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines¹⁰⁰ to assess the daylight and sunlight impacts of new Development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time...

'1.3.46 The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.'

5.14 Pg 70, Communal and Public Open space states:

'Standard 4 - Where communal open space is provided, development proposals should demonstrate that the space: ... is designed to take advantage of direct sunlight;'

5.15 Pg 84, Homes as a place of retreat states:

'2.3.35 Natural light is also vital to a sense of wellbeing in the home, and this may be restricted in densely developed parts of the city. The Mayor seeks to encourage the kind of housing that provides comfortable and enjoyable places of retreat and privacy. Factors to be considered include privacy, the importance of dual aspect development, noise mitigation, floor to ceiling heights, Daylight and Sunlight.'

5.16 Pg 85, Dual Aspect states:

'2.3.37 Dual aspect dwellings with opening windows on at least two sides have many inherent benefits. These include better Daylight, a greater chance of direct Sunlight for longer periods, natural cross ventilation and a greater capacity to address overheating, mitigating pollution, offering a choice of views, access to a quiet side of the building, greater flexibility in the use of rooms, and more potential for future adaptability by altering the use of rooms. Where possible the provision of dual aspect dwellings should be maximised in a development proposal...

2.3.39 Single aspect dwellings are more difficult to ventilate naturally and more likely to overheat (see Standard 29 and Policy 5.9). This is an increasing concern in London due to anticipated temperature increases related to climate change, coupled with the urban heat island effect that is experienced in high density areas of the city. The design of single aspect flats will need to demonstrate that all habitable rooms and the kitchen are provided with adequate ventilation, privacy and Daylight and the orientation enhances amenity, including views. North facing single aspect dwellings should be avoided wherever possible. However, in applying this standard consideration should also be given to other planning and design objectives for a site, for example the aim to maximise active frontages and minimise inactive frontages...

2.3.41 In single aspect dwellings with more than two bedrooms it is difficult to achieve adequate natural ventilation and Daylight to all rooms in an efficient plan layout which avoids long internal corridors. Single aspect dwellings containing three or more bedrooms should therefore be avoided. The design of single aspect ground floor dwellings will require particular consideration to maintain privacy and adequate levels of Daylight.'

5.17 Pg 87, Floor to ceiling heights states:

'2.3.44 Table 3.3 of the Minor Alterations recognises that ceiling heights are an important element in the design of a dwelling in the unique circumstances of London. They can help offset issues associated with its distinct higher densities and effects of climate change by positively impacting on how spacious, light and comfortable the dwelling is. High ceilings can improve the amount and quality of natural light and ventilation and provide flexibility in the use of a room. Therefore, a ceiling height of 2.5 meters is strongly encouraged in London'

5.18 Pg 87, Daylight and sunlight

'Standard 32 - All homes should provide for direct Sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct Sunlight...

2.3.45 Daylight enhances residents' enjoyment of an interior and reduces the energy needed to provide light for everyday activities, while controlled Sunlight can help to meet part of the winter heating requirement. Sunlight is particularly desirable in living areas and kitchen dining spaces. The risk of overheating should be taken into account when designing for Sunlight alongside the need to ensure appropriate levels of privacy. In addition to the above standards, BRE good practice guidelines and methodology¹⁴⁶ can be used to assess the levels of Daylight and Sunlight achieved within new developments, taking into account guidance below and in Section 1.3...

2.3.46 Where direct Sunlight cannot be achieved in line with Standard 32, developers should demonstrate how the daylight standards proposed within a scheme and individual units will achieve good amenity for residents. They should also demonstrate how the design has sought to optimise the amount of Daylight and amenity available to residents, for example, through the design, colour and landscaping of surrounding buildings and spaces within a development.

2.3.47 BRE guidelines¹⁴⁷ on assessing Daylight and Sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognising the London Plan's strategic approach to optimise housing output (Policy 3.4) and the need to accommodate additional housing supply in locations with good accessibility suitable for higher density development (Policy 3.3). Quantitative standards on Daylight and Sunlight should not be applied rigidly, without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London.'

Pg 149, Improving health outcomes states:

'6.3.3 The quality of new housing in all tenures plays a key role in influencing the health and well-being of future residents. Housing standards set out in Part 2 of this SPG are especially important to achieving the objectives of Policy 3.2 of the London Plan, in particular those on internal space provision; dual aspect; air quality; Daylight and Sunlight; private open space; ceiling heights; overheating; noise; privacy; accessibility and adaptability. Providing a range of affordable and suitably sized properties in a range of tenures is also important to address overcrowding in the existing housing stock. Well-designed public and communal open spaces, parks, play spaces and urban greening within new large developments can provide benefits in terms of quality of life, physical and mental health and wellbeing.'

LONDON PLAN GUIDANCE – HOUSING DESIGN STANDARDS 2023

- 5.19 Pg 7, Table A – Placemaking and the public realm states:
- 5.20 'A1.7 The most favourable orientation for each new building will be heavily influenced by the site-specific opportunities and constraints. Layouts should optimise the orientation of new buildings to maximise the quality of Daylight and thermal comfort for residents and minimise overheating as well as optimise thermal efficiency by utilising and controlling solar gains. [NB] ...
- 5.21 A1.8 Particular consideration should be given to the impact of new Development on the level of Daylight and Sunlight received by the existing residents in surrounding homes. [NB.]'
- 5.22 Pg 15, Table B – Shared Space and ancillary spaces states:
- 5.23 'B2.2 Internal corridors, particularly 'double-banked' corridors (those that serve flats on both sides), should be avoided or kept short and receive Daylight and natural ventilation. (This standard is not directly applicable to specialist older persons housing) [NB, CoU] ...
- 5.24 B9.5 Maximise the quality and availability of Daylight and Sunlight in communal outside spaces, particularly in winter. It is particularly important that spaces designed for frequent use (including sitting and play spaces) receive direct Sunlight through the day, particularly at times they are most likely to be used. [NB, CoU]'
- 5.25 Pg 19 – , Policy – Part C: Homes and private outside space, states:
- 5.26 Pg 19, 4.1.2 states:
- 5.27 '...Consideration should also be given to the internal layout of homes, including vertical stacking, to reduce noise impacts (for example between living rooms and bedrooms). These standards aim to complement the consideration of Daylight and Sunlight impacts using the BRE guidance (Site layout planning for Daylight and Sunlight: a guide to good practice). This process involves a two-stage approach: firstly, by applying the BRE guidance; and secondly, by considering the location and wider context when assessing any impacts. Extreme weather events are increasingly common due to climate change. Design must balance Daylight, passive solar gain and over-heating considerations. Summer heat can be reduced through orientation, shading, fenestration, insulation, high albedo materials, the provision of green infrastructure and other strategies. In areas with poorer air quality and/or high background noise levels, careful design will be needed to ensure passive ventilation is possible, in line with carbon reduction targets and the need to avoid additional waste heat and noise associated with mechanical ventilation.'
- 5.28 Pg 20, Table C – Homes and private outside space states:
- 5.29 'C2.3 A minimum ceiling height of 2.5m is required for at least 75% of the gross internal area to enhance the spatial quality, improve daylight penetration and ventilation and assist with cooling. Any reduction (from 2.5m) in floor-to ceiling heights should only be for essential equipment in the ceilings of kitchens and bathrooms. [NB, CoU] ...
- 5.30 C4.1 New homes should be dual aspect unless exceptional circumstances make this impractical or undesirable; for example, when one side of the dwelling would be subjected to excessive noise or outside air pollution. Where single aspect dwellings are proposed, by exception, they should be restricted to homes with one or two bedspaces, should not face north and must demonstrate that the units will have adequate passive ventilation, Daylight and privacy, and not overheat (particularly relevant for south or west facing single aspect units). [All] ...
- 5.31 C6.2 Daylight and overheating assessments should be analysed together to determine the optimal balance. South and west facing facades are most at risk to overheating, and the use of shading should be used to prevent direct Sunlight from entering the home during at risk periods. [All]'
- 5.32 LONDON PLAN GUIDANCE - OPTIMISING SITE CAPACITY: A DESIGN-LED APPROACH 2023

5.33 Pg 14, 2.7 Building Height, Layout and uses states:

'2.7.1 Next, a site analysis of the building heights, layout and land uses should be carried out. As part of this, the impact of potential future building heights should be considered on heritage assets, protected views and the Daylight and Sunlight of neighbouring properties. This includes the impact of overshadowing on existing properties, open green space and the internal spaces within the site itself. An analysis of nearby land uses should also be used to inform the mix and location of uses for any future development. In analysing the layout, it may be useful to establish 'desire lines' across the site and visually compare the size of the urban blocks within the site with those surrounding it. If the urban blocks on the existing site are particularly large, it may be beneficial to subdivide these. This should be closely informed by the characterisation assessment and historic street layout.'

5.34 Pg 23, 4.4 Public realm and street types states:

'4.4.1 The character, quality and potential usage of public space is influenced significantly by the way it is enclosed by buildings. Appropriate building height-to-street width ratios can encourage vitality while allowing good levels of Daylight and Sunlight to be reached in public realm and to dwellings along the street. As a result, boroughs, neighbourhood planning groups and applicants should define the street types that are appropriate for the site using the street types in the National Model Design Code. Where a site borders an existing street, the aim should be to provide a strong street frontage and clear fronts and backs. Using these street types and the subsequent enclosure ratios will also help reinstate existing streets that have become less desirable. In addition, these types can help inform the appropriate heights of buildings by defining the street height-to-street width ratio. For further guidance, please refer to Manual for Streets.'

LONDON PLAN GUIDANCE – SMALL SITE DESIGN CODES 2023

5.35 Pg 10, 2.5 Backland conditions states:

'2.5.1 Backland sites are sites that do not have a street frontage or where direct access to the street is limited. Among others, they include residential garages that are located behind development and estate infill in areas that are not street-facing. These sites offer the opportunity to provide additional housing and improved public realm. While developments in street-facing conditions are generally governed by a clearer set of rules established by the urban order of an existing streetscape, backland sites require more innovation and reinterpretation to enable Development. Consideration of access and servicing and the inter-relationship between overlooking, privacy and daylight/sunlight is paramount to the success and acceptability of new Development in backland locations.'

5.36 Pg 14, 4.1 Design code conduct states:

'4.1.7 Character types of semi-detached and detached houses may have more variation in their building line, allowing flexibility in the positioning of new Development in relation to the street. However, any design codes for these areas should ensure that the building line of new Development should not negatively impact the street scene or harm either the privacy or the Daylight and Sunlight enjoyed by occupiers of existing nearby dwellings. Nor should it create or exacerbate street canyons in areas of existing poor air quality. The code should identify whether incremental Development that bookend a street, or are located on a corner site, may have the opportunity to accommodate additional depth due to their potential to have multiple aspects and a prominent position. In these locations, a building line that steps out in relation to adjacent buildings could be considered appropriate, but care should be taken not to interfere with circulation and the public realm...

4.1.10 Building height is one of the key design coding elements. It can influence the character of a place, its identity and the environment for occupiers and users. Design codes may also be used to encourage increases in height particularly where this would optimise sites with good accessibility. For instance, new Development may seek to accommodate one or more additional storeys. To ensure that the character and scale of the buildings along a street is maintained, design codes can include requirements to set back the top floor or advocate that upward extensions be partially contained within the roof space. In all circumstances, it is critical to ensure that existing and surrounding properties continue to receive good levels of Daylight and Sunlight and that the streetscape is positively enhanced...

4.1.11 When setting design codes for buildings or extensions that extend beyond a rear building line, parameters should be set to ensure that there is no unreasonable impact on the amenity of neighbouring homes in relation to Daylight, Sunlight and privacy...

4.1.13 Design codes can also use rear projection lines to set parameters on the height of new developments or extensions. These can ensure that new Development is not overly dominant and access to Daylight and Sunlight of the habitable rooms of neighbouring homes is maintained.'

LOCAL PLANNING GUIDANCE

DEVELOPMENT MANAGEMENT DPD 2017

5.37 Pg 13, Policy DM1: Delivering High Quality Design

'D Development proposals must ensure a high standard of privacy and amenity for the Development's users and neighbours. The Council will support proposals that:

a Provide appropriate sunlight, Daylight and open aspects (including private amenity space where required) to all parts of the Development and adjacent buildings and land;'

5.38 Pg 13, 2.9 – 2.10 states:

'The Council recognises that amenity can be compromised in a number of ways through Development such as detrimental loss of Daylight and Sunlight to existing and adjacent occupiers; loss of privacy and outlook due to the proximity and design of developments; harmful noise, odour, vibration and air pollution from existing and proposed developments (typically commercial activities and other activities such as rail); developments with the potential to endanger highway safety; and cause detrimental micro-climate effects. Buildings should therefore be compatible with their local environment and conditions.

2.10 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 Building Research Establishment

(BRE) provides guidance on site layout planning to achieve good sun-lighting and daylighting (BRE Site Layout Planning for Daylight and Sunlight: a guide to good practice).'

6 DAYLIGHT AND SUNLIGHT GUIDELINES

6.1 The BRE Report 209 – Site Layout Planning for Daylight and Sunlight, A guide to good practice, Third Edition (2022)[the BRE Report] provides guidance to designers, clients, consultants and planning officials on laying out proposed development sites to minimise impact on surrounding buildings and open spaces. This document is widely used in the construction industry.

6.2 The BRE Report states under paragraph 2.2.2:

The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestics building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices."

6.3 The BRE Report sets out criteria against which an assessment may be made of the levels of Daylight & Sunlight and the impact that development may cause.

6.4 An important point to note contained within the introduction of the BRE Report is:

"The advice given here 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 since natural lighting is only one of the main factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable..."

6.5 The basis of the BRE guide is suburban environments. It does not provide alternative targets specific to city centre or dense urban environments. The overarching recommendation to interpret the results flexibly, for any other environment besides suburban, is essential to any assessment.

VERTICAL SKY COMPONENT (VSC)

6.6 The VSC is a measure of the amount of light falling on a window; it is quantified as a ratio of the direct sky illuminance falling on the surface at a specific reference point against the horizontal illuminance under an unobstructed sky. The maximum possible ratio is just under 40% for a completely unobstructed vertical wall. The VSC values attained by windows of a building will not vary with the compass orientation of that building; therefore orientation does not give an appreciation of the interior daylighting.

6.7 The target value recommended is 27% but this is not to be strictly applied. This is because if the VSC for a window is less than 27% and is less than 0.8 times its former value, the BRE numerical guidelines will not be satisfied.

6.8 However, if the Vertical Sky Component is less than 27%, but more than 0.8 times its former value then daylight levels might still be adequate to the neighbouring property.

6.9 We find it useful to consider the Reduction Factor of 0.8, as a percentage equal to 80%, or put another way, a 20% reduction is recommended as the guideline figure within the BRE Report.

ANNUAL PROBABLE SUNLIGHT HOURS (APSH)

6.10 With regard to assessing Sunlight, the BRE Report gives recommendations for the assessment of the effect on sunlight enjoyed by individual windows. When considering sunlight, in the northern hemisphere, it is only those windows that face within 90 degrees of due south that will enjoy significant amounts of Sunlight. The BRE Report limits the extent of assessments required to only these windows. Sunlight Amenity is measured in terms of Annual Probable Sunlight Hours (APSH).

6.11 Any windows that face within 90 degrees of due north will be annotated as such within the analysis results.

6.12 The assessment analyses a point in each window which receives at least a quarter of Annual Probable Sunlight Hours (represented as 25% in the results tables). This includes at least 5% of Annual Probable Sunlight Hours during the winter months, between 21 September and 21 March. Again, a Reduction Factor of 0.8 is also applied to the results.

DAYLIGHT DISTRIBUTION (DD)

- 6.13 The Daylight Distribution is otherwise known as the 'no sky-line' (NSL) method and takes the VSC analysis a step further in looking at where in the room Daylight is received at the working plane (roughly desk or kitchen worktop height). After a development is complete, the area of a room with visible sky should, ideally be 0.8 times or more of the former area on the working plane prior to the development.

2HR SUNLIGHT TO AMENITY (OVERSHADOWING TO GARDENS AND OPEN SPACES)

- 6.14 The BRE Report also recommends a review of the surrounding external amenity spaces such as gardens, parks or playgrounds.
- 6.15 The analysis should confirm whether at least 50% of the area of each amenity space should receive at least two hours of sunlight on 21st March. Alternatively, if an existing garden or amenity space remains no less than 0.8 times its former value, then the loss of light to this space is unlikely to be noticeable. The availability of sunlight should be checked for all open spaces where sunlight is required.

7 FINDINGS OF THE ANALYSIS

RESULTS

7.1 The VSC, DD & APSH results are shown in the tables contained within Appendix 2. No Sky-Line contours are contained in Appendix 3. 2hr Sunlight to Amenity (Overshadowing to Gardens and Open spaces) results are contained within Appendix 4. Two Hour amenity drawings are contained within Appendix 5.

7.2 In the sections which follow is commentary on the results from the analysis.

VSC RESULTS

7.3 150 windows to 10 of the neighbouring properties have been assessed using the Vertical Sky Component. The results demonstrate that 148 windows meet the recommendation in the BRE. This equates to a 99% compliance rate.

7.4 The two windows that fall short of the BRE recommendations serve 42 Cherry Tree Road. These windows serve a room also served by an additional nine windows. In the first instance we have reviewed the room VSC which reviews the combined average VSC level. The results demonstrate a room VSC of 35.04, which is significantly higher than the BRE recommendations. We can therefore conclude that the loss of Daylight to these windows is unlikely to be noticeable to the occupier.

7.5 Furthermore we would recommend that the VSC figures are read in conjunction with DD results. This is because the VSC is a spot measurement taken from the centre point of the window. It does not consider the size or number of windows serving a room, which can allow for mitigating Daylight.

DD RESULTS

7.6 49 rooms have been assessed to 10 of the neighbouring properties using Daylight Distribution. The results demonstrate that all rooms meet the recommendations in the BRE. This equates to a 100% pass rate.

7.7 In addition the results demonstrate that all rooms will retain 100% of the existing Daylight levels in the proposed conditions.

APSH RESULTS

7.8 Sunlight has been assessed to 94 window using Annual Probable Sunlight Hours and Winter Probable Sunlight Hours.

7.9 The results demonstrate that in both conditions all 94 windows meet the recommendations in the BRE.

7.10 Overall the compliance rate is 100%.

2HR SUNLIGHT AMENITY (OVERSHADOWING TO GARDENS AND OPEN SPACES)

7.11 10 amenity areas have been assessed to the neighbouring properties. All meet the recommendations in the BRE, equating to a 100% compliance rate. It is noted that nine of these amenity areas will retain 100% of the existing Sunlight hours in the proposed conditions.

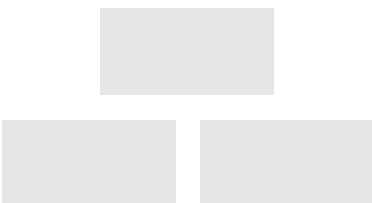
CONCLUSION

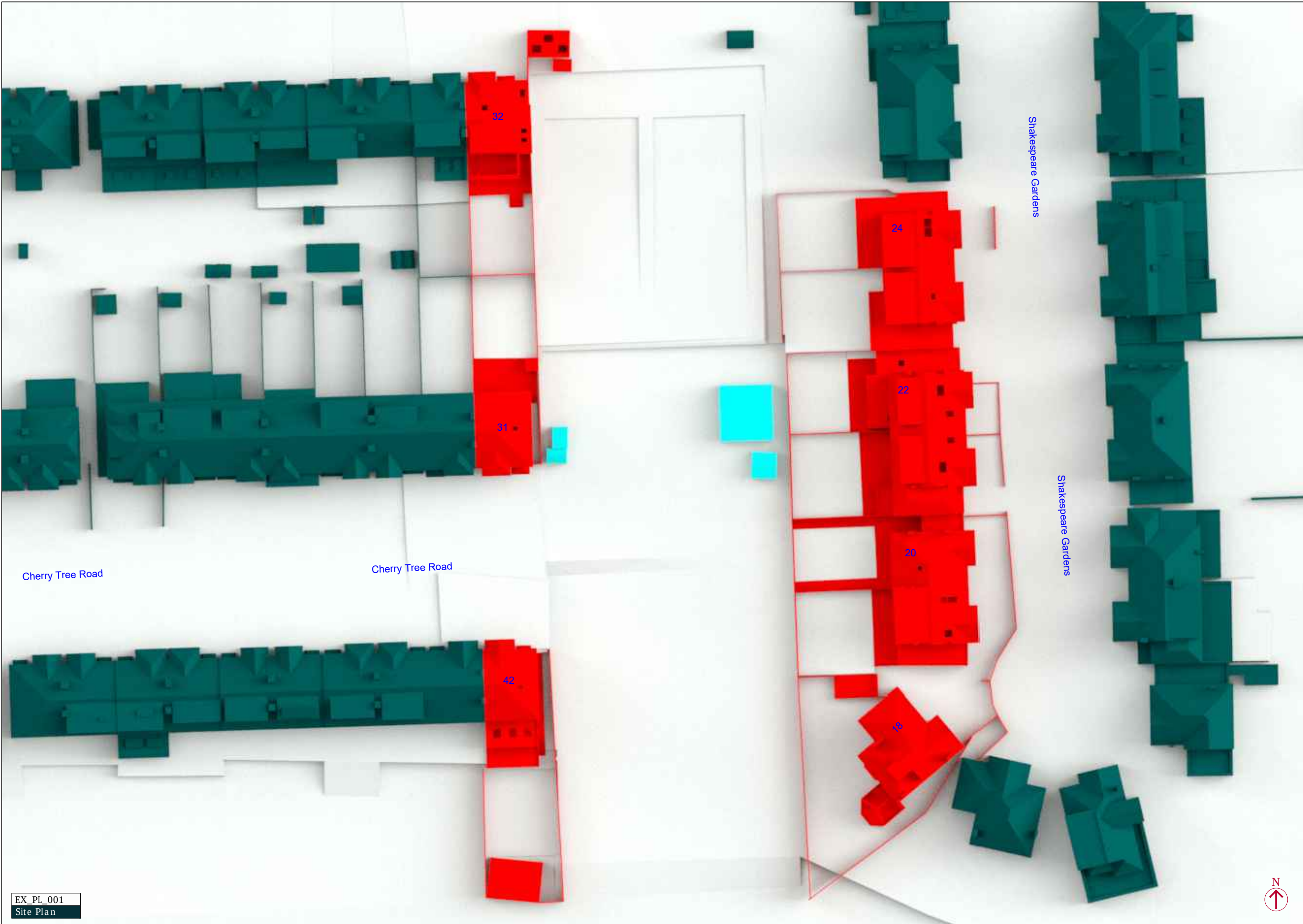
7.12 Overall the proposed Development will have a negligible effect on the neighbouring properties Daylight and Sunlight levels.

7.13 The proposed Development should be considered acceptable by the Local Planning Authority as it demonstrates a design that respects and is sympathetic to the neighbouring receptors.

7.14 DFA have ensured that the proposed Development satisfies the BRE recommendations, the scale and massing is sympathetic to the neighbouring receptors.

Identification Drawings





Source Data

Testing Environment:
Site Photographs - Rapleys - August 2023
Contextual Model - N2 9LH_Shakespeare Gardens,East
Finchley_HD_MASTER
OS Data - Downen Farmer Architects - September 2023

Existing Building:
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- Key
- Analysed Building
 - Demolish
 - Proposed
 - Surrounding

Notes

Project Identification

Client
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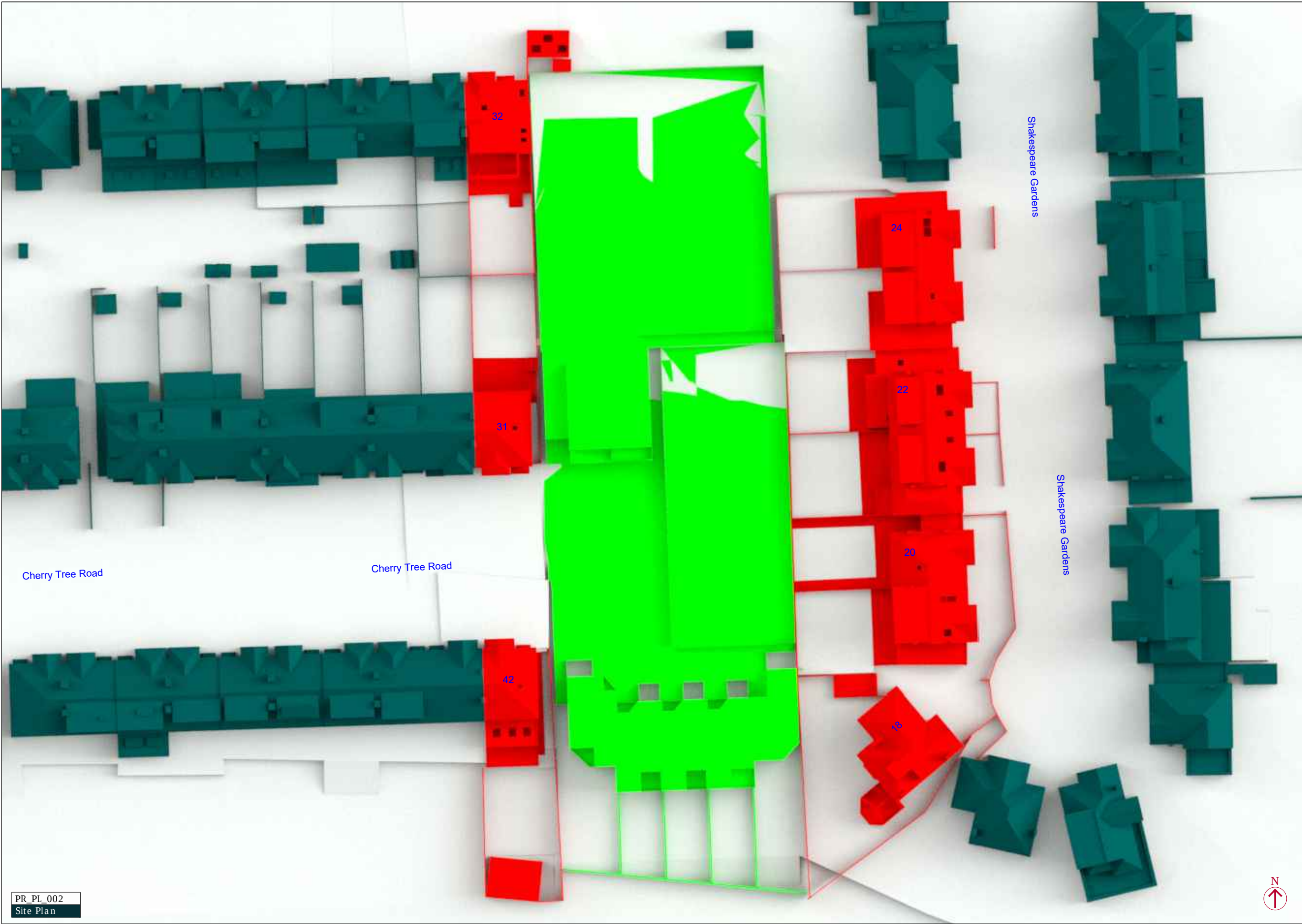
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Drawing Title
Existing Site Plan

Scale NTS Date Oct-23 Drawn MF

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PR_PL_002
Site Plan

Source Data

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OS Data - Downen Farmer
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Key

- Analysed Building
- Demolish
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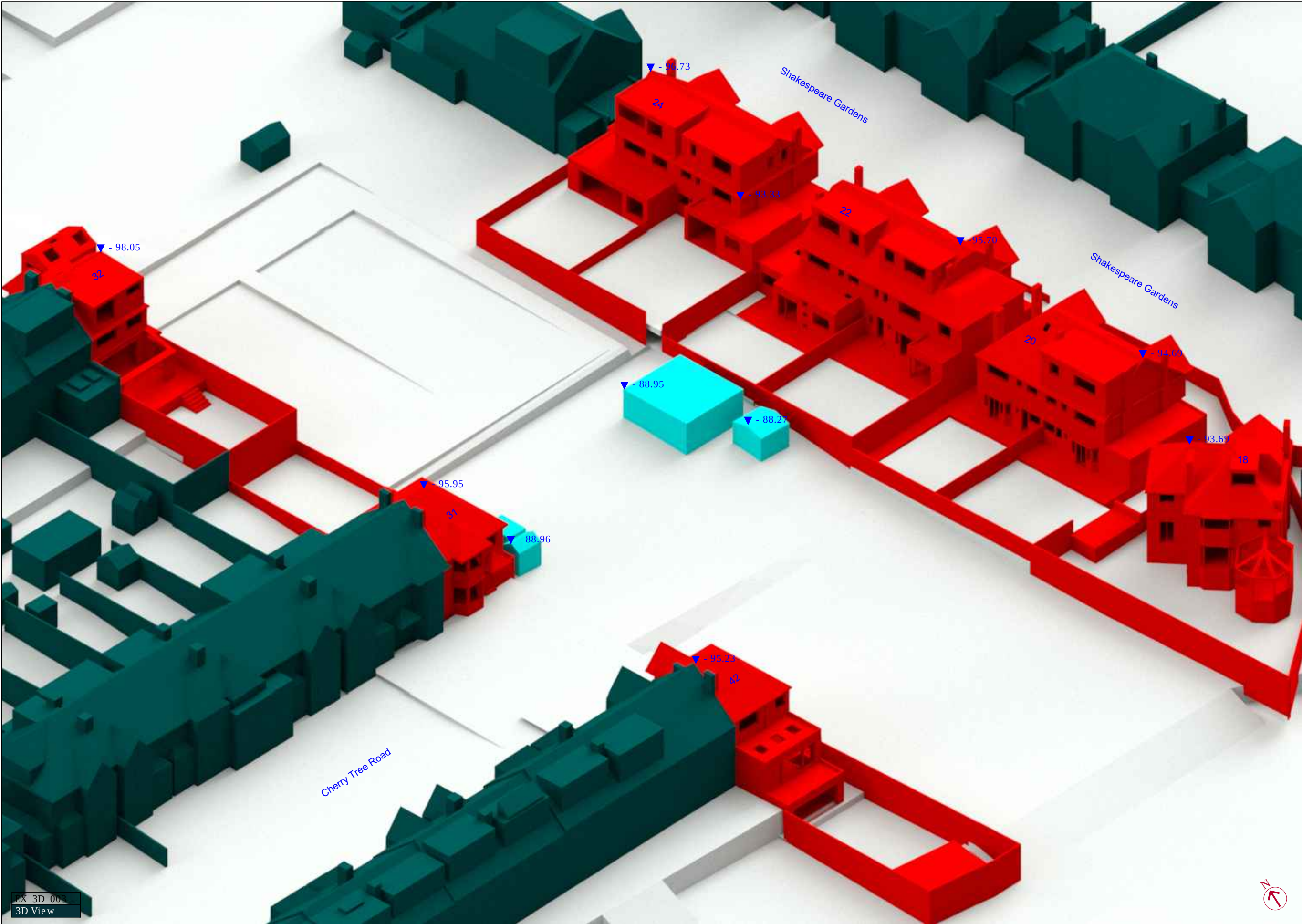
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Drawing Title
Proposed Site Plan

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EX_3D_003
3D View

Source Data

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Key

- Analysed Building
- Demolish
- Proposed
- Surrounding

▼ - Spot Heights

Notes

Project Identification

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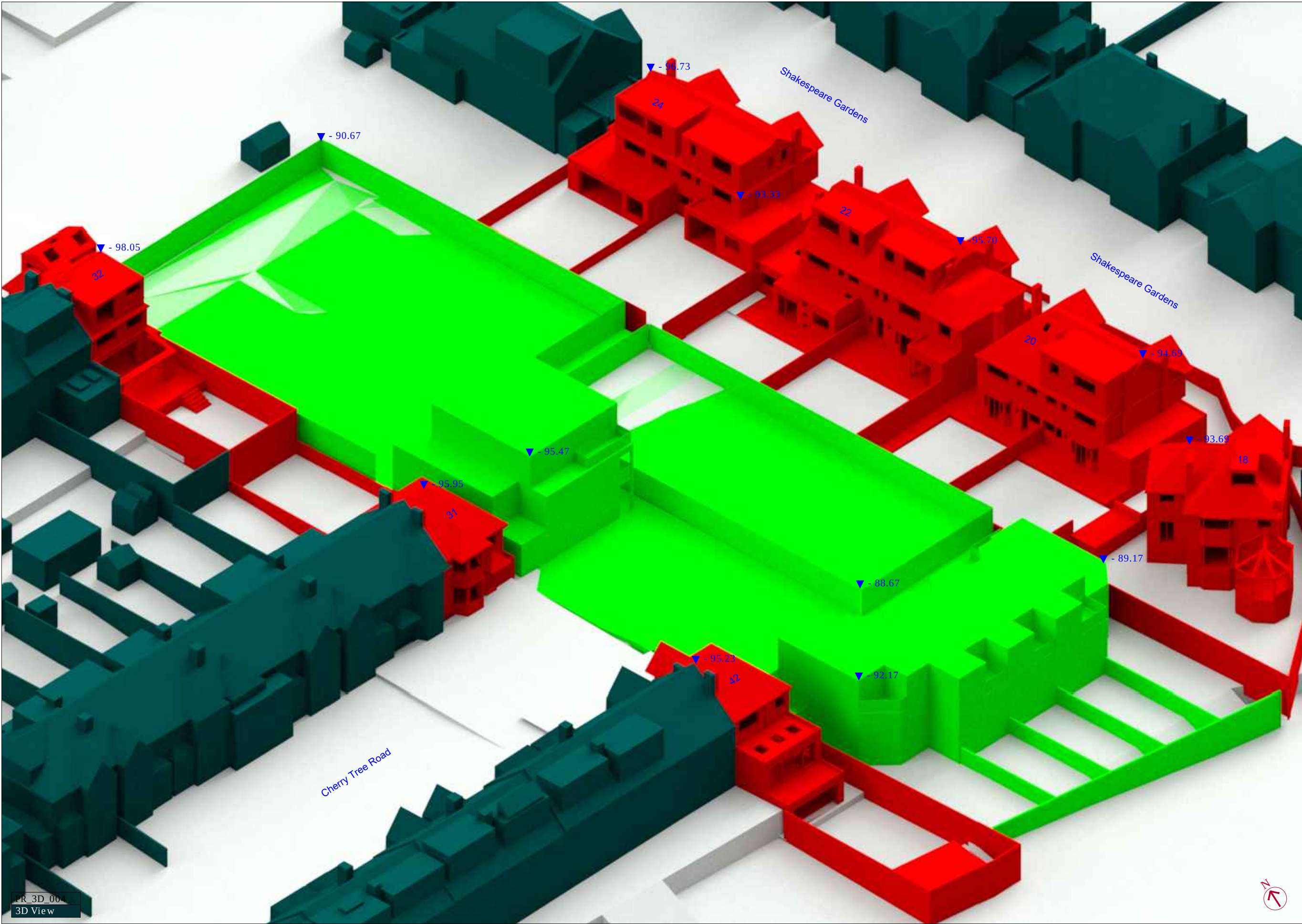
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Drawing Title
3D View - Existing

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PR_3D_004
3D View

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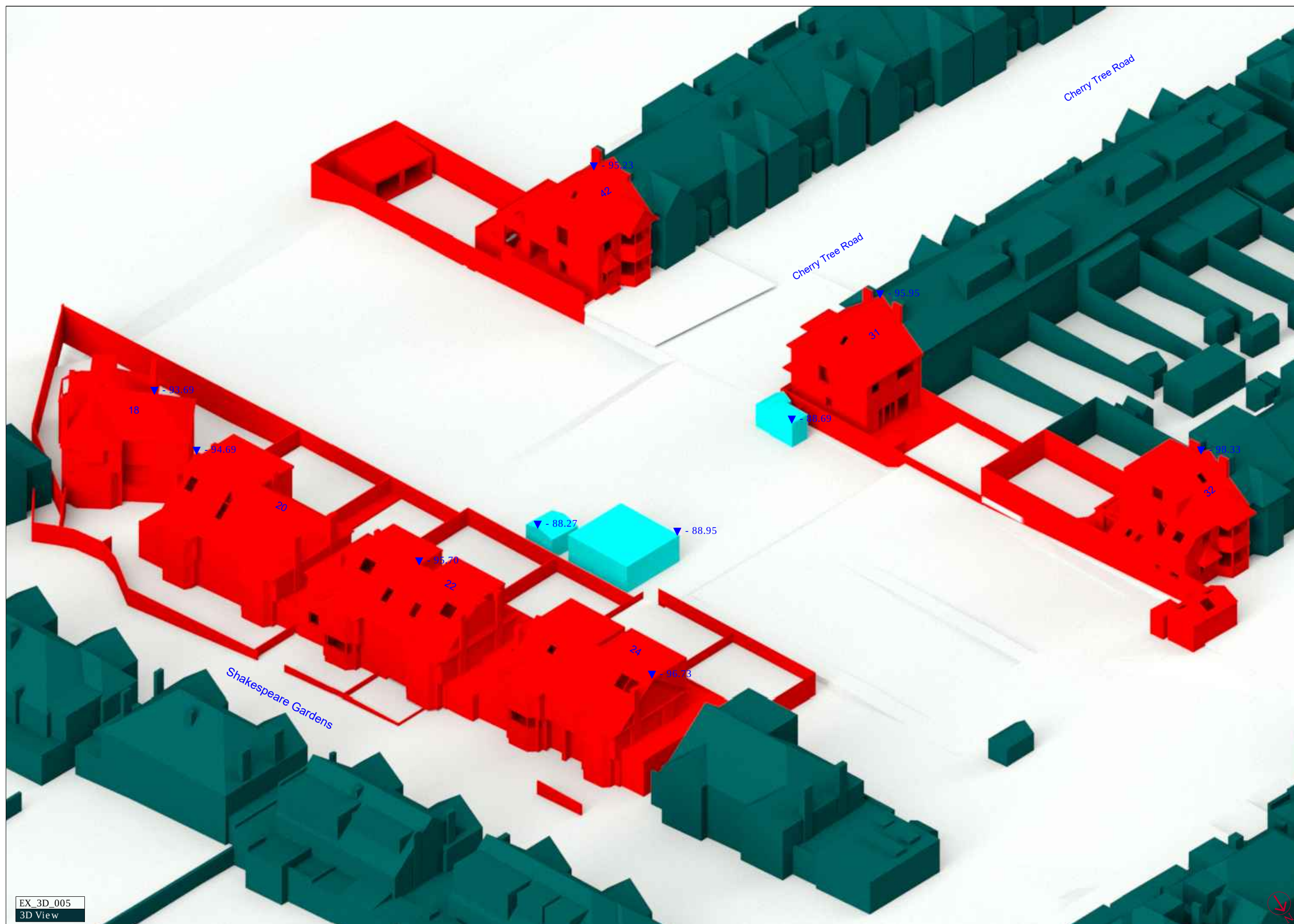
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■ - Proposed
■ - Surrounding

▼ - Spot Heights

Notes

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Drawing Title

3D View - Existing

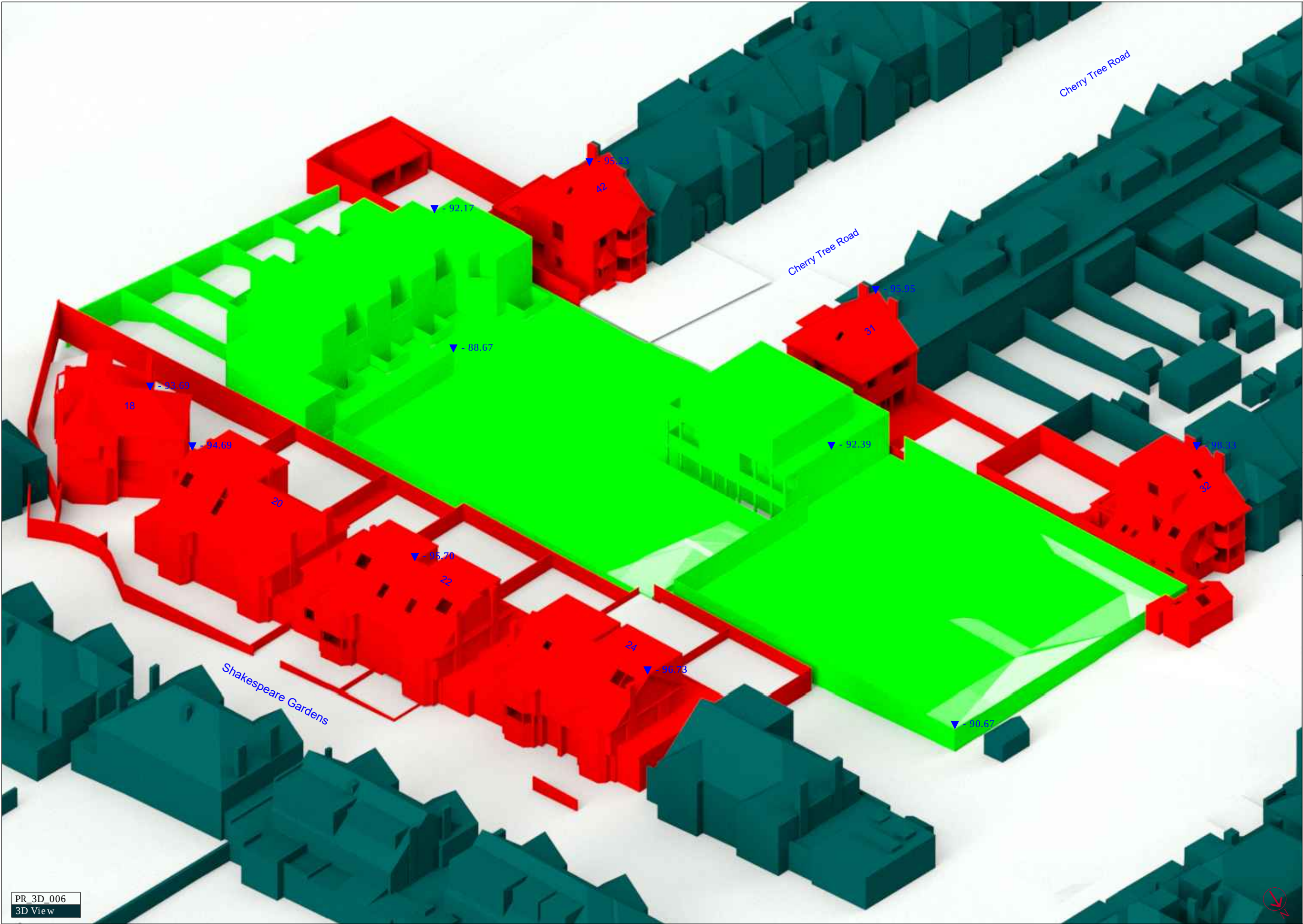
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PR_3D_006
3D View

Source Data

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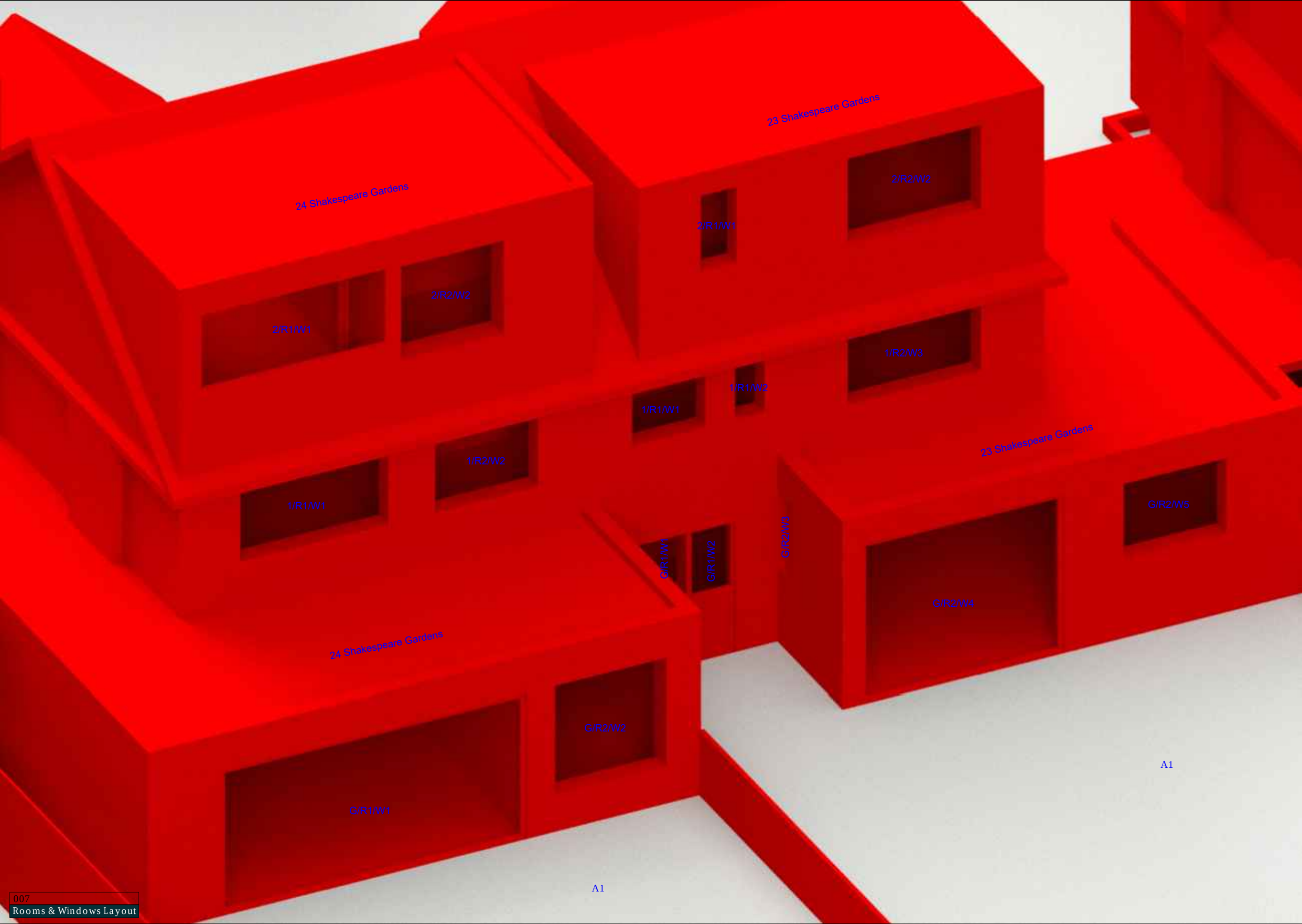
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A1 - Amenity 1

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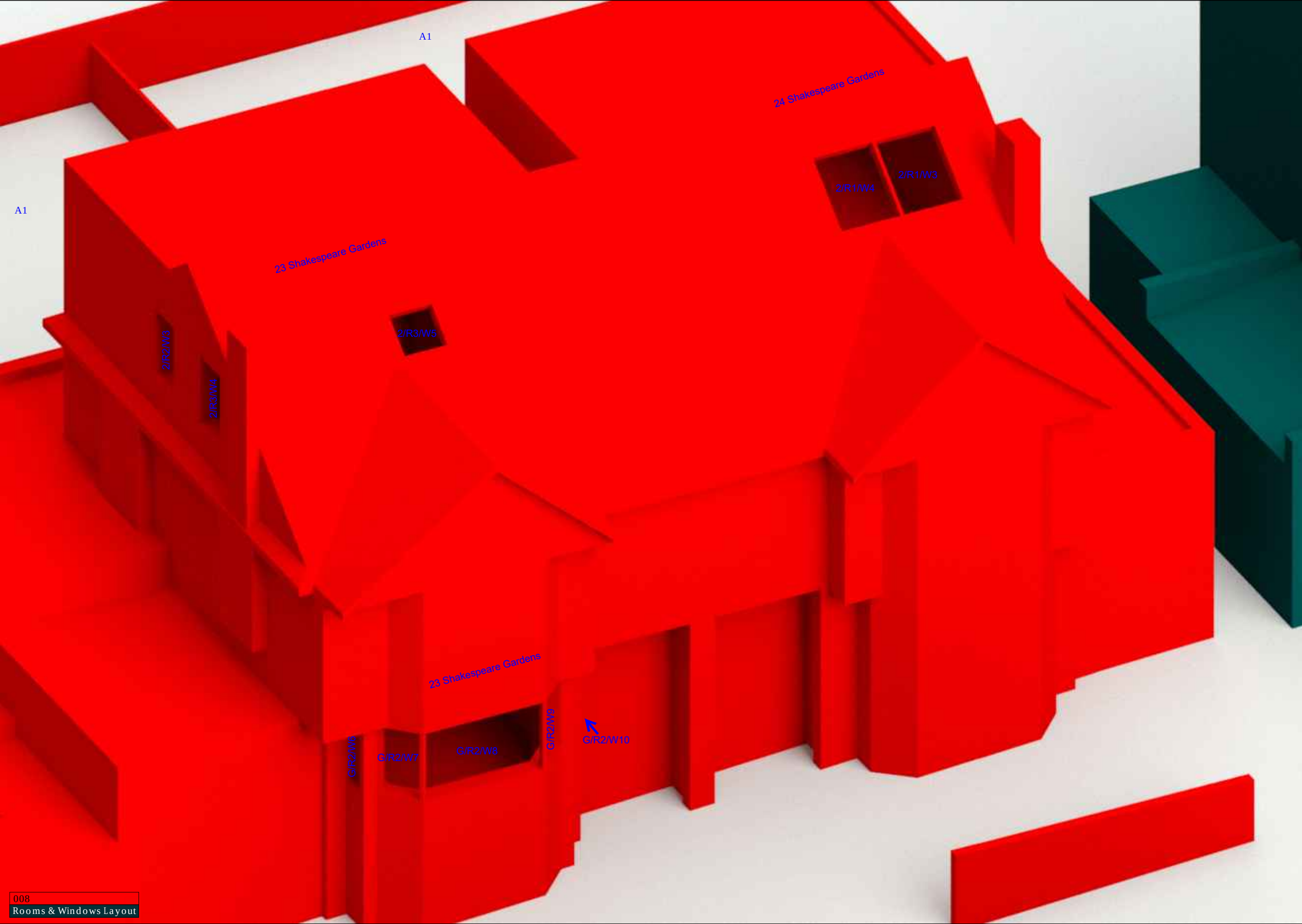
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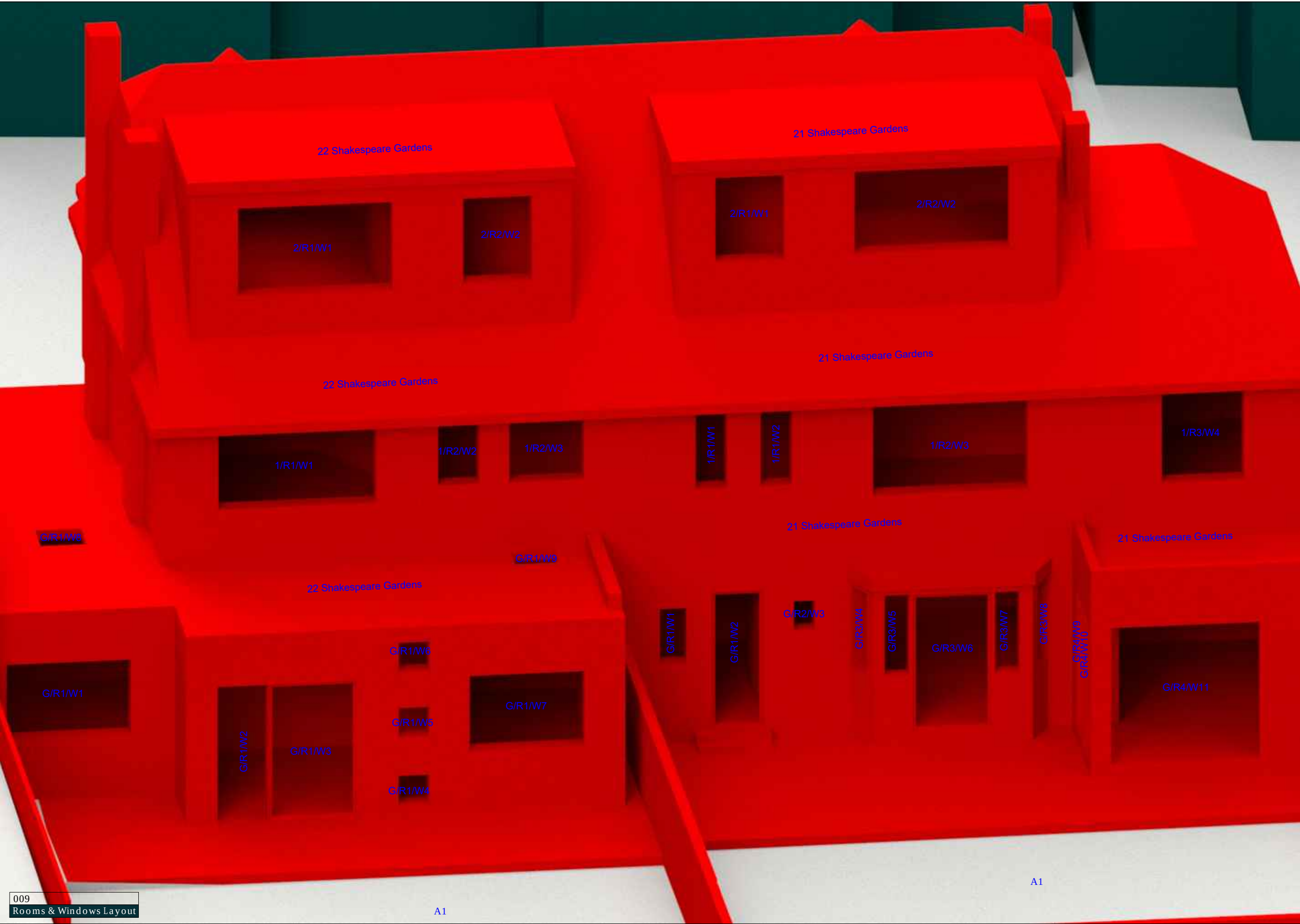
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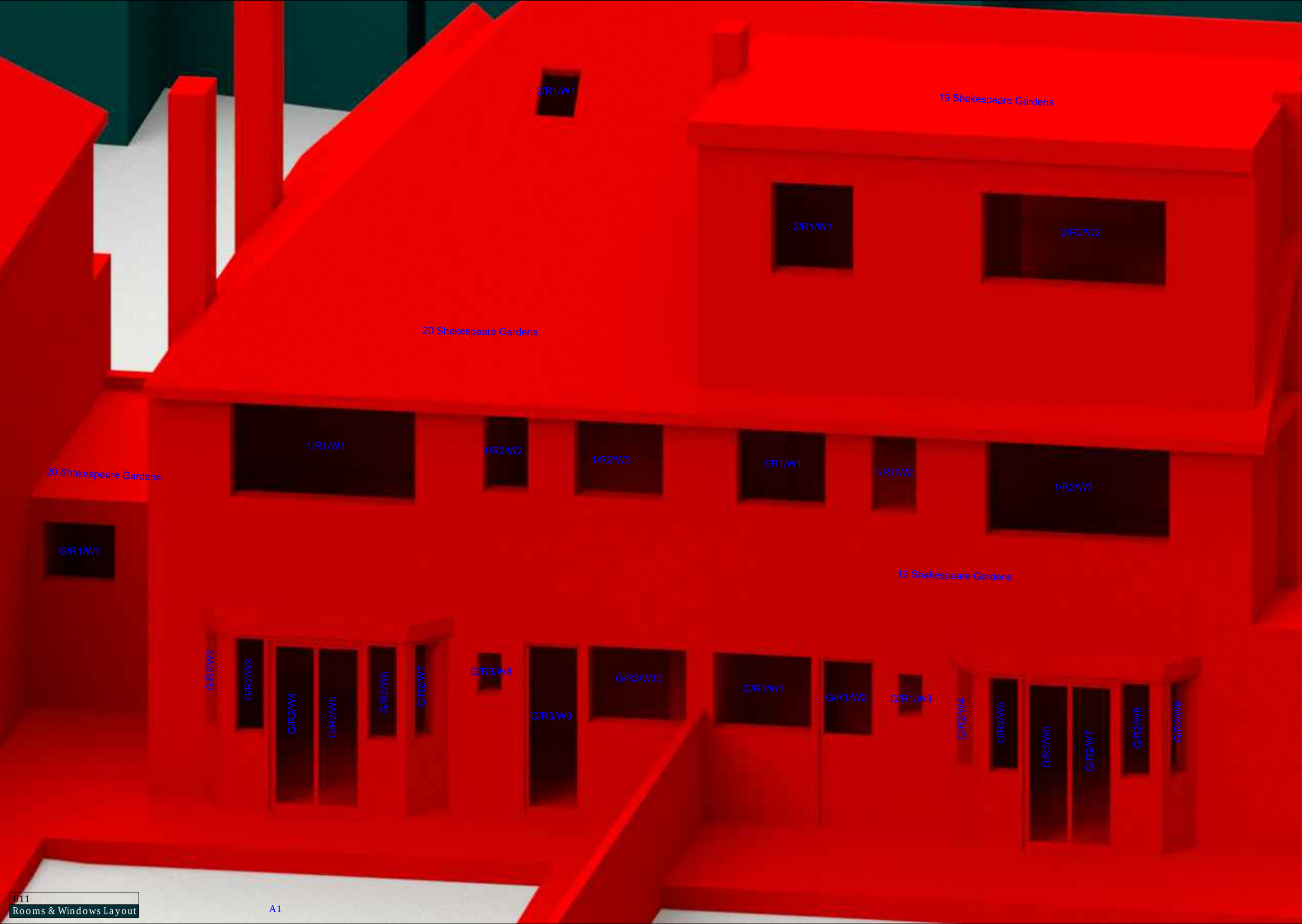
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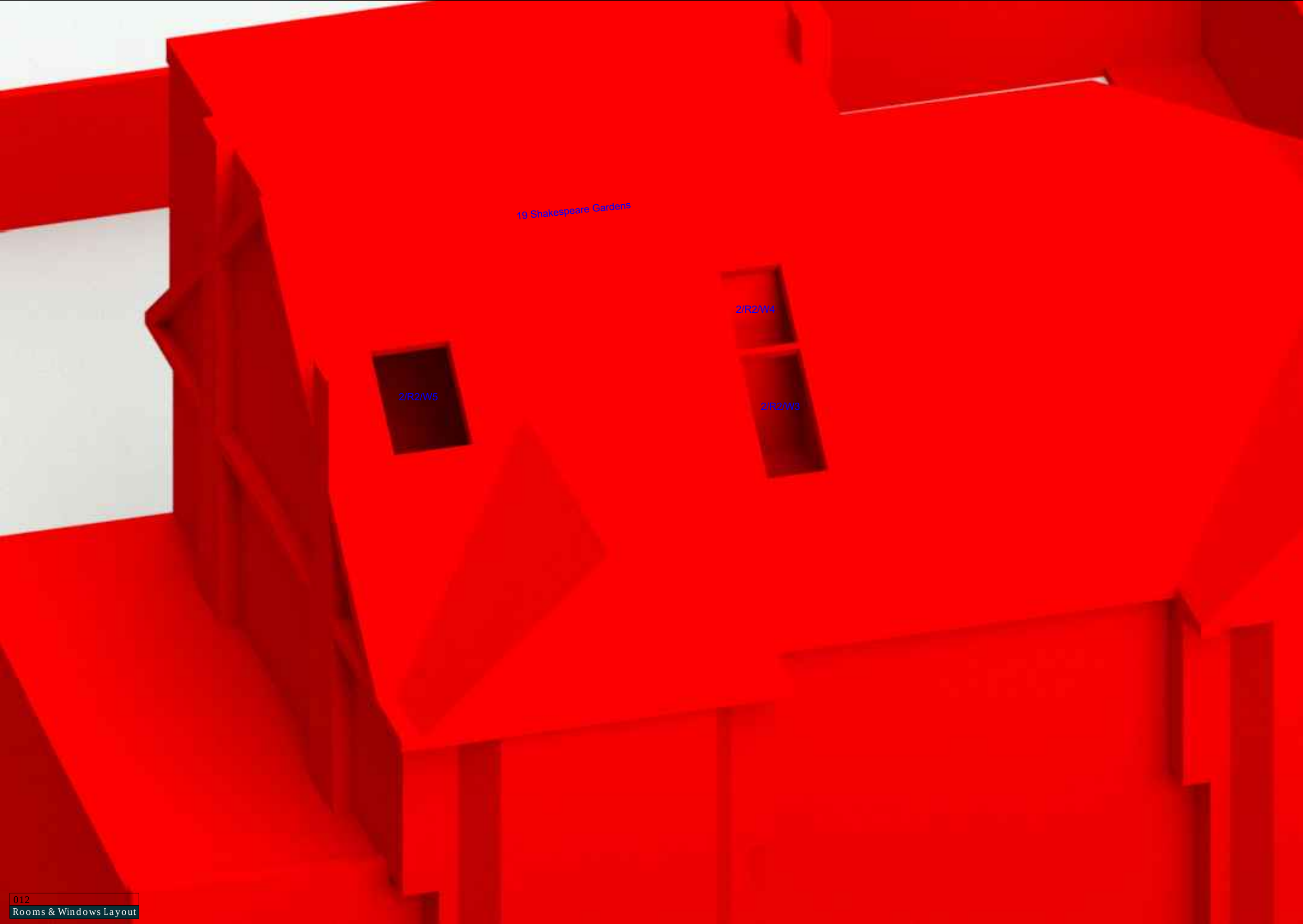
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GR1/W1 - Window Reference
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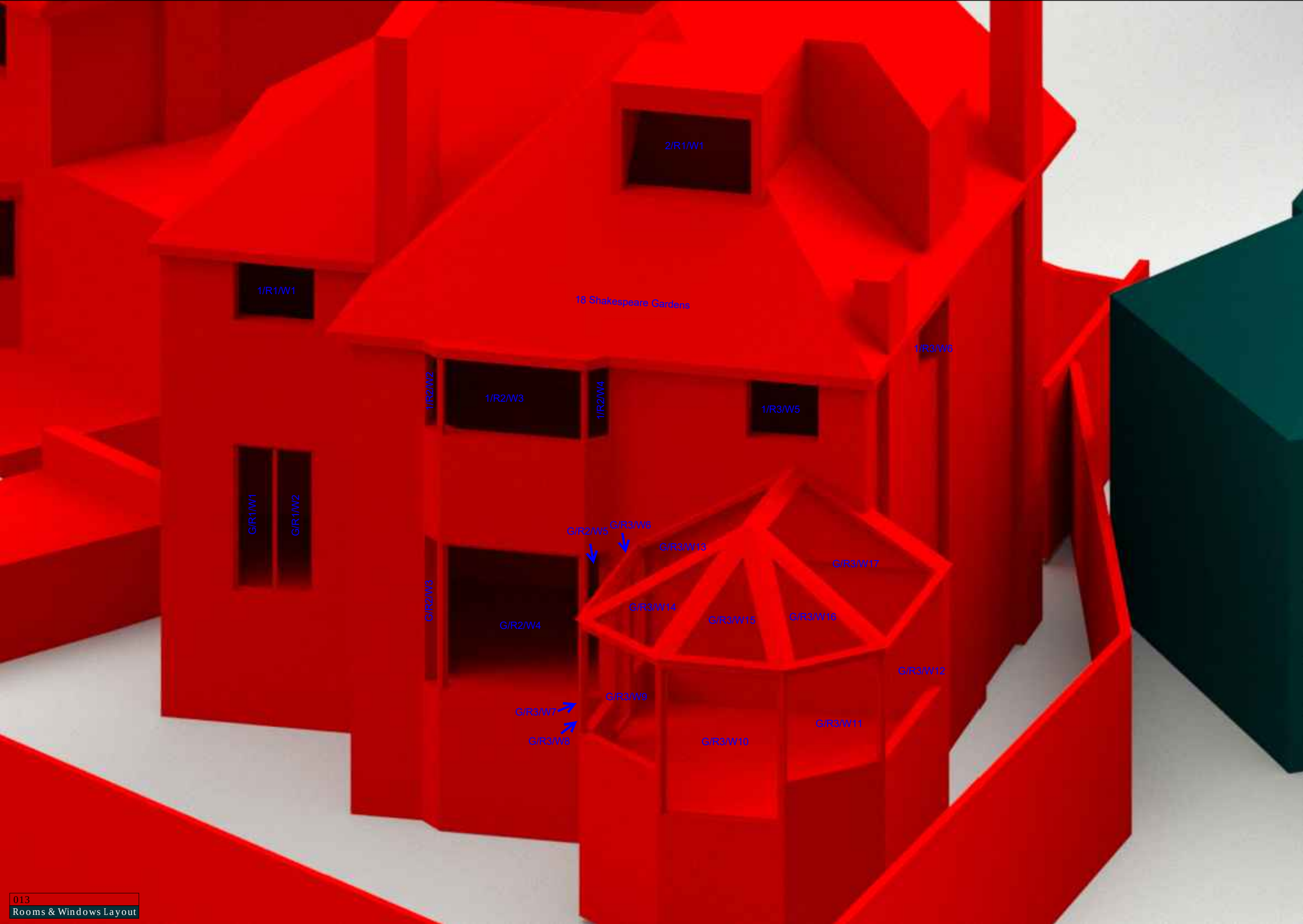
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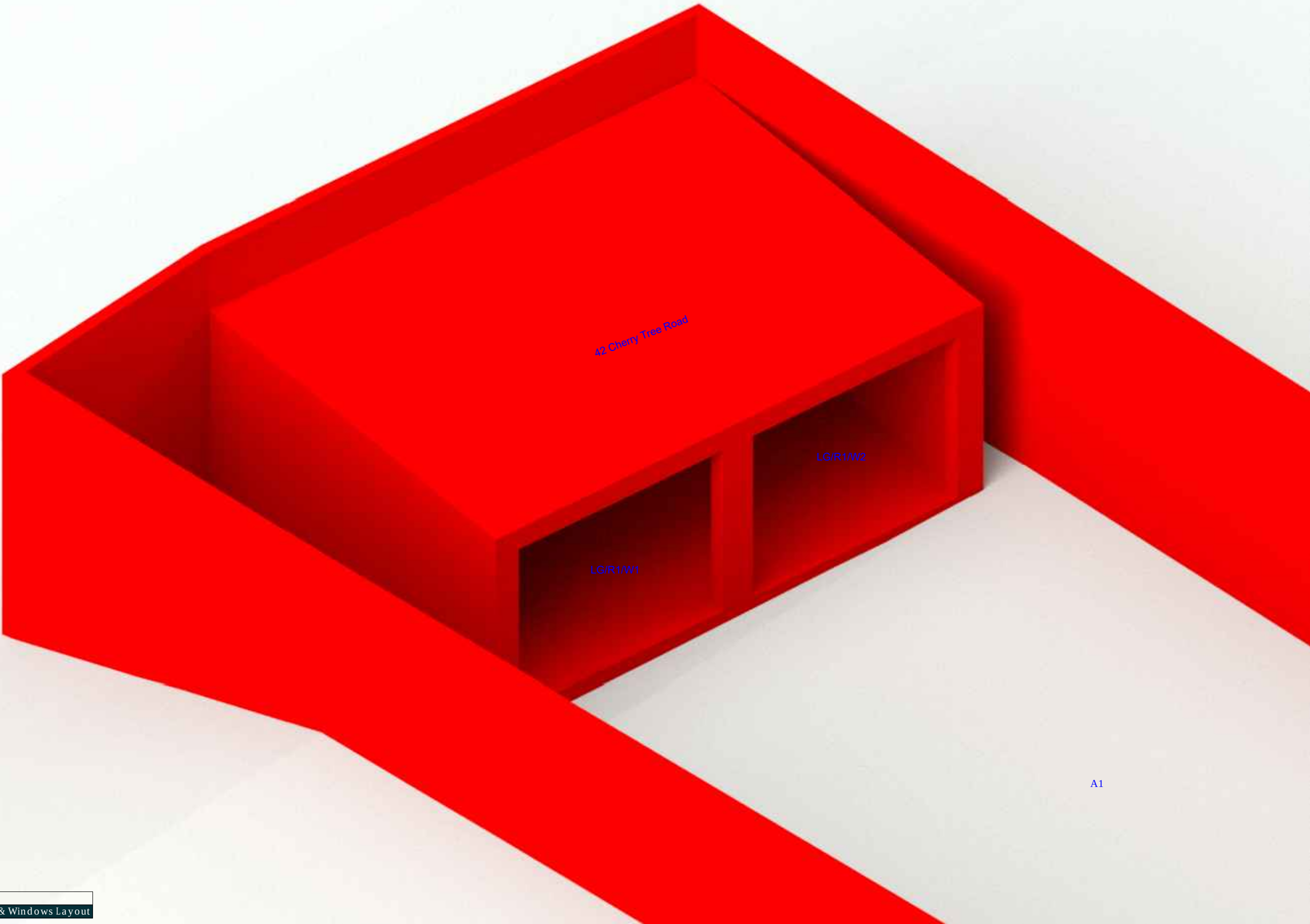
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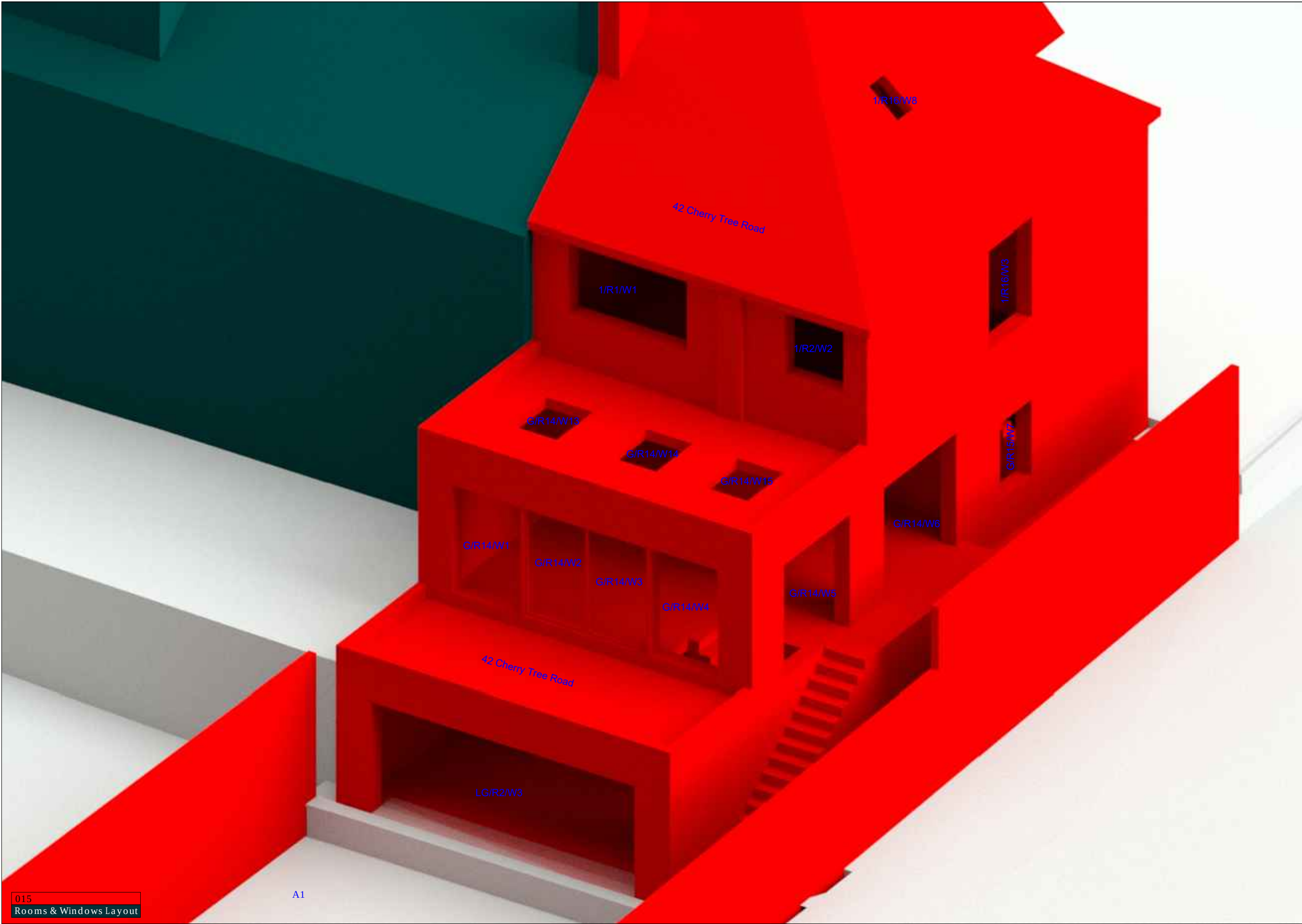
Job Title
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Drawing Title
Rooms & Windows Layout

<u>Scale</u>	<u>Date</u>	<u>Drawn</u>
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Scale Date Drawn
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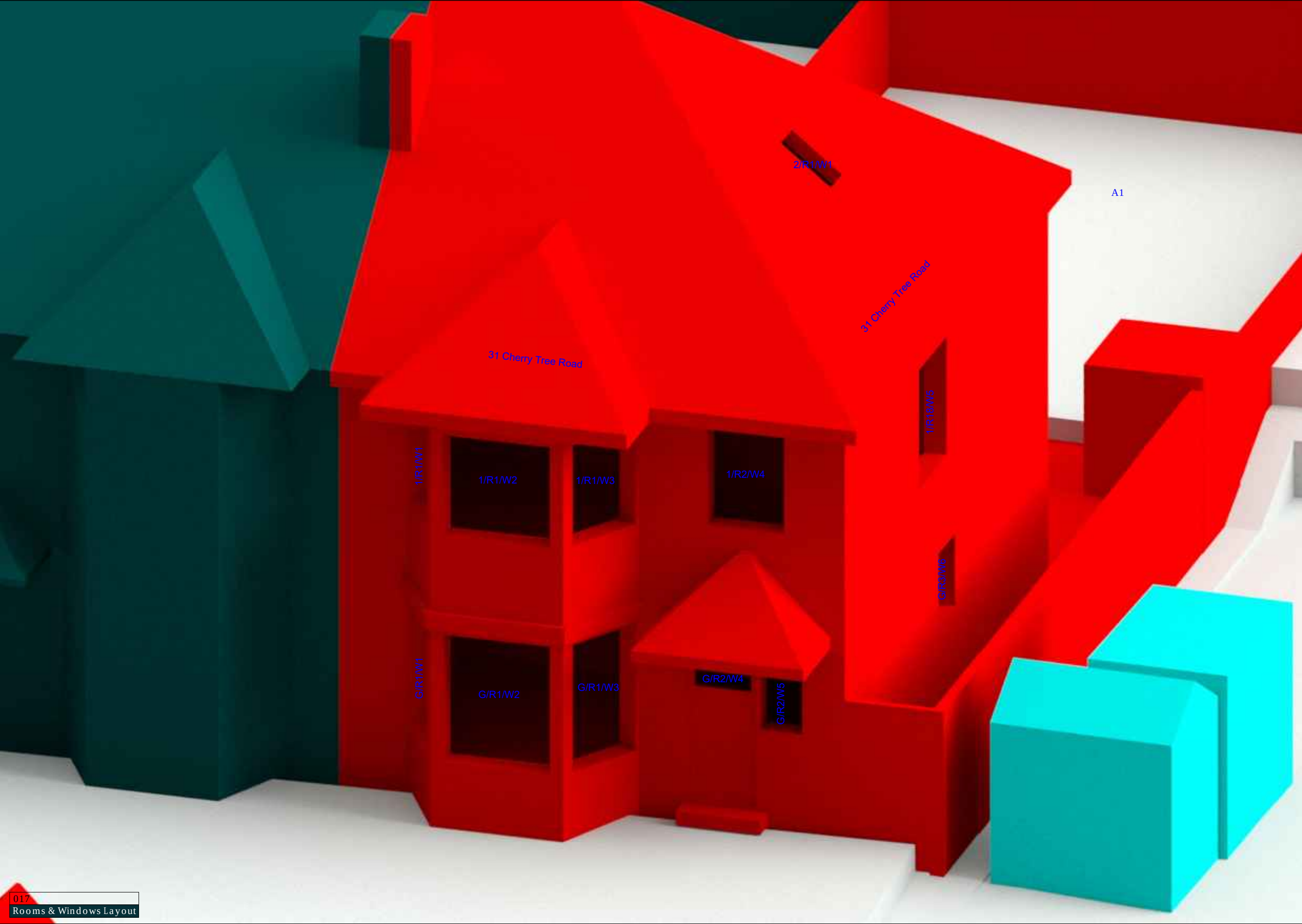
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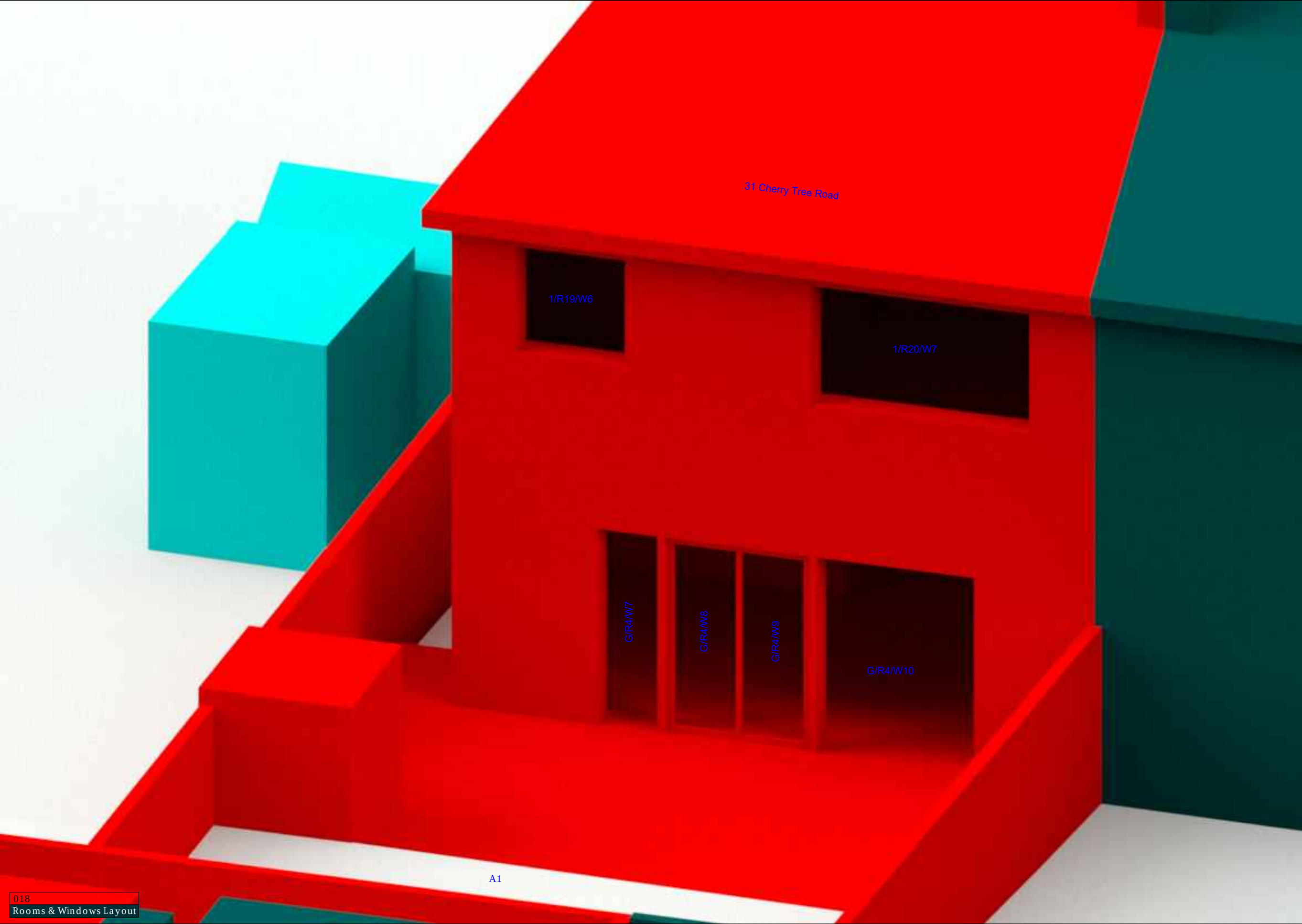
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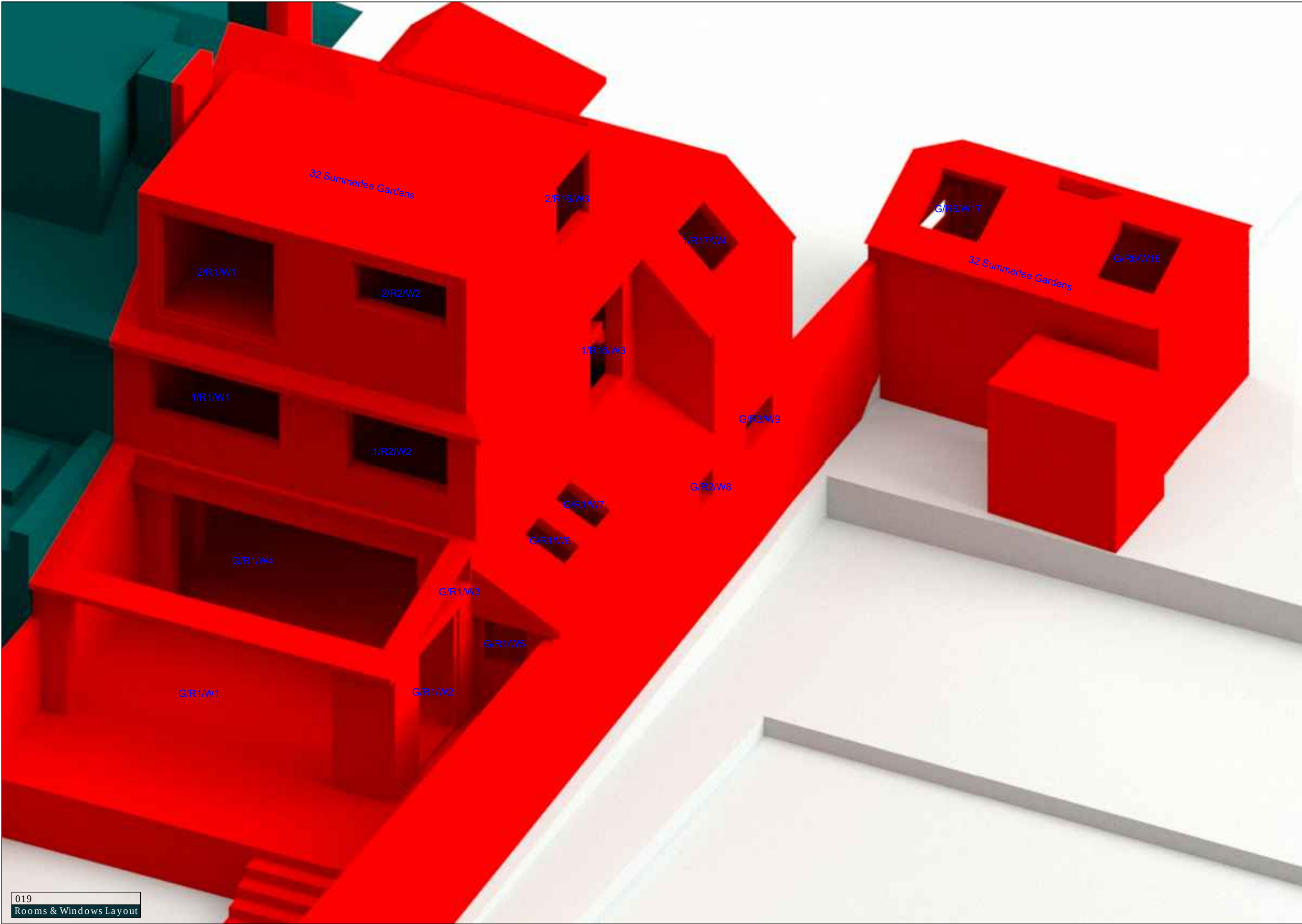
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OS Data - Downen Farmer Architects - September 2023

Existing Building:
2D Drawings - Downen Farmer Architects - September 2023

Proposed Scheme:
2D Drawings - Downen Farmer Architects - September 2023
3D Model - 1143-DFA-GR_00_M3_A_0001_lucyT8XA4 - 3D View - {3D - lucyT8XA4}

Key

G/R1/W1 - Window Reference

A1 - Amenity 1

Notes

Project Identification

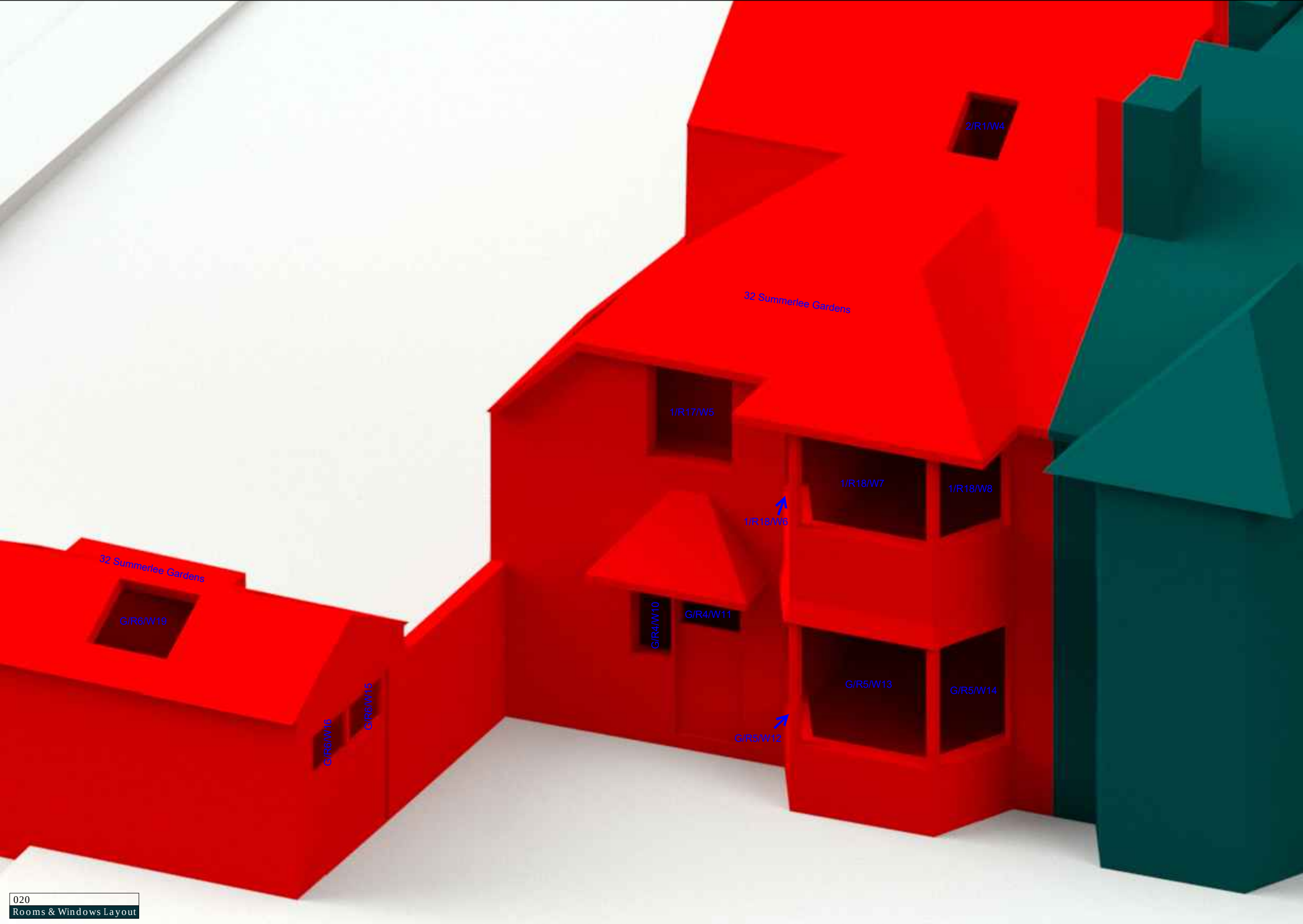
Client
Fortis Green LLP

Job Title
23-01796 - Fortis Green tennis club, London N2 9LJ

Drawing Title
Rooms & Windows Layout

RAPLEYS

66 St James's Street,
St James's, London SW1A 1NE
Tel: 0370 777 6292 www.rapleys.com



Source Data

Testing Environment:
Site Photographs - Rapleys - August 2023
Contextual Model - N2 9LH_Shakespeare Gardens,East
Finchley_HD_MASTER
OS Data - Dowen Farmer Architects - September 2023

Existing Building:
2D Drawings - Dowen Farmer Architects - September 2023

Proposed Scheme:
2D Drawings - Dowen Farmer Architects - September 2023
3D Model - 1143-DFA-GR_00_M3_A_0001_lucyT8XA4 - 3D View - {3D - lucyT8XA4}

Key

G/R1/W1 - Window Reference
A1 - Amenity 1

Notes

Project Identification

Client
Fortis Green LLP

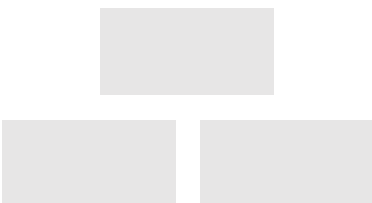
Job Title
23-01796 - Fortis Green tennis club, London N2 9LJ

Drawing Title
Rooms & Windows Layout

Scale Date Drawn
NTS Oct-23 MF

RAPLEYS
66 St James's Street,
St James's, London SW1A 1NE
Tel: 0370 777 6292 www.rapleys.com

Daylight & Sunlight (VSC, DD & APSH) Results



Project Name: Fortis Green Tennis Club, 31 Southern Road, London N2 9LH Project No.: 23-01796 Report Title: Vertical Sky Component (VSC) Results Date of Analysis: October 2023																		
Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria				
24 Shakespeare Gardens																		
Ground	R1	Residential	KD	W1	Existing 36.53 Proposed 35.64	0.98	YES	268°	42.00 41.00	0.98	YES	14.00 13.00	0.93	YES				
	R2	Residential	Office	W2	Existing 36.99 Proposed 36.17	0.98	YES	268°	38.00 37.00	0.97	YES	10.00 9.00	0.90	YES				
First	R1	Residential	Bedroom	W1	Existing 34.54 Proposed 34.33	0.99	YES	268°	30.00 30.00	1.00	YES	10.00 10.00	1.00	YES				
Second	R1	Residential	Bedroom	W1	Existing 18.63 Proposed 18.60	1.00	YES	268°	18.00 18.00	1.00	YES	5.00 5.00	1.00	YES				
				W3	Existing 80.85 Proposed 80.85	1.00	YES	88°N Inc	51.00 51.00	*North	*North	9.00 9.00	*North	*North				
				W4	Existing 83.38 Proposed 83.38	1.00	YES	88°N Inc	51.00 51.00	*North	*North	9.00 9.00	*North	*North				
23 Shakespeare Gardens																		
Ground	R2	Residential	Reception/Kitchen	W3	Existing 14.84 Proposed 14.84	1.00	YES	358°N	0.00 0.00	*North	*North	0.00 0.00	*North	*North				
				W4	Existing 36.83 Proposed 35.78	0.97	YES	268°	39.00 39.00	1.00	YES	11.00 11.00	1.00	YES				
				W5	Existing 37.49 Proposed 36.66	0.98	YES	268°	37.00 36.00	0.97	YES	10.00 9.00	0.90	YES				
				W6	Existing 11.68 Proposed 11.68	1.00	YES	178°	6.00 6.00	1.00	YES	6.00 6.00	1.00	YES				
				W7	Existing 29.58 Proposed 29.58	1.00	YES	133°	40.00 40.00	1.00	YES	11.00 11.00	1.00	YES				
				W8	Existing 32.86 Proposed 32.86	1.00	YES	88°N	36.00 36.00	*North	*North	10.00 10.00	*North	*North				
				W9	Existing 28.00 Proposed 28.00	1.00	YES	43°N	14.00 14.00	*North	*North	2.00 2.00	*North	*North				
				W10	Existing 12.92 Proposed 12.92	1.00	YES	358°N	0.00 0.00	*North	*North	0.00 0.00	*North	*North				
				First	R2	Residential	Bedroom	W3	Existing 34.47 Proposed 34.18	0.99	YES	268°	29.00 29.00	1.00	YES	9.00 9.00	1.00	YES
				Second	R2	Residential	Bedroom	W2	Existing 39.04 Proposed 39.01	1.00	YES	268°	38.00 38.00	1.00	YES	11.00 11.00	1.00	YES
W3	Existing 38.47 Proposed 38.45	1.00	YES					178°	52.00 52.00	1.00	YES	23.00 23.00	1.00	YES				
R3	Residential	Bedroom	W4		Existing 38.12 Proposed 38.11	1.00	YES	178°	52.00 52.00	1.00	YES	23.00 23.00	1.00	YES				
			W5		Existing 83.77 Proposed 83.77	1.00	YES	88°N Inc	42.00 42.00	*North	*North	6.00 6.00	*North	*North				
			22 Shakespeare Gardens															
Ground	R1	Residential	tchen/Dining/Utili	W1	Existing 28.99 Proposed 27.72	0.96	YES	268°	30.00 29.00	0.97	YES	4.00 3.00	0.75	YES				
				W2	Existing 35.06 Proposed 33.19	0.95	YES	268°	28.00 27.00	0.96	YES	4.00 4.00	1.00	YES				
				W3	Existing 35.31 Proposed 33.53	0.95	YES	268°	33.00 31.00	0.94	YES	6.00 7.00	1.17	YES				
				W4	Existing 33.45 Proposed 31.90	0.95	YES	268°	13.00 11.00	0.85	YES	1.00 1.00	1.00	YES				
				W5	Existing 36.64 Proposed 34.84	0.95	YES	268°	15.00 13.00	0.87	YES	2.00 2.00	1.00	YES				
				W6	Existing 37.26 Proposed 35.72	0.96	YES	268°	15.00 14.00	0.93	YES	2.00 2.00	1.00	YES				
				W7	Existing 36.82 Proposed 35.03	0.95	YES	268°	37.00 35.00	0.95	YES	10.00 10.00	1.00	YES				
				W8	Existing 55.57 Proposed 55.47	1.00	YES	88° Hz	37.00 37.00	1.00	YES	1.00 1.00	1.00	YES				
				W9	Existing 48.60 Proposed 48.49	1.00	YES	88° Hz	30.00 30.00	1.00	YES	5.00 5.00	1.00	YES				
				First	R1	Residential	Bedroom	W1	Existing 31.64 Proposed 30.89	0.98	YES	268°	28.00 28.00	1.00	YES	9.00 9.00	1.00	YES
Second	R1	Residential	Bedroom	W1	Existing 38.66 Proposed 38.47	1.00	YES	268°	39.00 39.00	1.00	YES	12.00 12.00	1.00	YES				
				W3	Existing 81.60 Proposed 81.60	1.00	YES	88°N Inc	55.00 55.00	*North	*North	12.00 12.00	*North	*North				
				W4	Existing 82.06 Proposed 82.06	1.00	YES	88°N Inc	43.00 43.00	*North	*North	6.00 6.00	*North	*North				

Project Name: Fortis Green Tennis Club, 31 Southern Road, London N2 9LH Project No.: 23-01796 Report Title: Vertical Sky Component (VSC) Results Date of Analysis: October 2023															
Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
21 Shakespeare Gardens															
Ground	R3	Residential	Hinge/Dining/Kitchen	W4	Existing 23.22 Proposed 22.52	0.97	YES	328°N	3.00 3.00	*North	*North	0.00 0.00	*North	*North	
				W5	Existing 35.08 Proposed 33.67	0.96	YES	268°	18.00 16.00	0.89	YES	2.00 2.00	1.00	YES	
				W6	Existing 32.34 Proposed 31.06	0.96	YES	268°	27.00 25.00	0.93	YES	4.00 3.00	0.75	YES	
				W7	Existing 29.54 Proposed 28.58	0.97	YES	268°	17.00 16.00	0.94	YES	2.00 2.00	1.00	YES	
				W8	Existing 6.29 Proposed 6.08	0.97	YES	208°	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES	
				W13	Existing 30.03 Proposed 30.03	1.00	YES	88°N	28.00 28.00	*North	*North	4.00 4.00	*North	*North	
				W14	Existing 16.94 Proposed 16.94	1.00	YES	178°	13.00 13.00	1.00	YES	10.00 10.00	1.00	YES	
				W15	Existing 29.84 Proposed 29.84	1.00	YES	138° Inc	35.00 35.00	1.00	YES	12.00 12.00	1.00	YES	
				W16	Existing 31.81 Proposed 31.81	1.00	YES	88°N	33.00 33.00	*North	*North	9.00 9.00	*North	*North	
				W17	Existing 26.56 Proposed 26.56	1.00	YES	37°N Inc	13.00 13.00	*North	*North	1.00 1.00	*North	*North	
				W18	Existing 12.99 Proposed 12.99	1.00	YES	358°N	0.00 0.00	*North	*North	0.00 0.00	*North	*North	
				R4	Residential	Family Room	W9	Existing 18.90 Proposed 18.55	0.98	YES	358°N	0.00 0.00	*North	*North	0.00 0.00
	W10	Existing 21.49 Proposed 21.12	0.98				YES	358°N	3.00 3.00	*North	*North	0.00 0.00	*North	*North	
	W11	Existing 36.21 Proposed 34.94	0.96				YES	268°	39.00 36.00	0.92	YES	11.00 10.00	0.91	YES	
	First	R2	Residential	Bedroom	W3	Existing 33.22 Proposed 32.55	0.98	YES	268°	30.00 30.00	1.00	YES	10.00 10.00	1.00	YES
		R3	Residential	Bedroom	W4	Existing 33.33 Proposed 32.70	0.98	YES	268°	28.00 28.00	1.00	YES	8.00 8.00	1.00	YES
	Second	R2	Residential	Bedroom	W2	Existing 38.75 Proposed 38.65	1.00	YES	268°	39.00 39.00	1.00	YES	12.00 12.00	1.00	YES
					W3	Existing 82.47 Proposed 82.47	1.00	YES	88°N Inc	54.00 54.00	*North	*North	11.00 11.00	*North	*North
W4					Existing 82.05 Proposed 82.05	1.00	YES	88°N Inc	44.00 44.00	*North	*North	6.00 6.00	*North	*North	
20 Shakespeare Gardens															
Ground	R2	Residential	Dining Room	W2	Existing 22.45 Proposed 21.69	0.97	YES	325°N	3.00 2.00	*North	*North	0.00 0.00	*North	*North	
				W3	Existing 35.85 Proposed 33.65	0.94	YES	268°	17.00 16.00	0.94	YES	1.00 1.00	1.00	YES	
				W4	Existing 34.69 Proposed 32.50	0.94	YES	268°	28.00 25.00	0.89	YES	6.00 4.00	0.67	YES	
				W5	Existing 34.96 Proposed 32.72	0.94	YES	268°	22.00 19.00	0.86	YES	2.00 1.00	0.50	YES	
				W6	Existing 36.59 Proposed 34.24	0.94	YES	268°	19.00 18.00	0.95	YES	2.00 2.00	1.00	YES	
				W7	Existing 30.51 Proposed 28.45	0.93	YES	219°	33.00 31.00	0.94	YES	13.00 11.00	0.85	YES	
	R3	Residential	Kitchen	W8	Existing 35.19 Proposed 33.04	0.94	YES	268°	13.00 13.00	1.00	YES	1.00 1.00	1.00	YES	
				W9	Existing 34.61 Proposed 32.73	0.95	YES	268°	25.00 24.00	0.96	YES	3.00 3.00	1.00	YES	
				W10	Existing 36.73 Proposed 34.47	0.94	YES	268°	31.00 29.00	0.94	YES	8.00 7.00	0.88	YES	
First	R1	Residential	Bedroom	W1	Existing 31.78 Proposed 30.91	0.97	YES	268°	28.00 27.00	0.96	YES	9.00 9.00	1.00	YES	
	R2	Residential	Bathroom	W2	Existing 29.81 Proposed 28.98	0.97	YES	268°	20.00 19.00	0.95	YES	5.00 5.00	1.00	YES	
				W3	Existing 29.84 Proposed 29.00	0.97	YES	268°	22.00 22.00	1.00	YES	7.00 7.00	1.00	YES	
19 Shakespeare Gardens															
Ground	R1	Residential	Kitchen	W1	Existing 36.76 Proposed 34.46	0.94	YES	268°	32.00 29.00	0.91	YES	9.00 7.00	0.78	YES	
				W2	Existing 36.38 Proposed 34.04	0.94	YES	268°	27.00 24.00	0.89	YES	5.00 3.00	0.60	YES	
				W3	Existing 35.29 Proposed 32.99	0.93	YES	268°	14.00 13.00	0.93	YES	2.00 1.00	0.50	YES	

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	R2	Residential	Dining Room	W4	Existing 29.48 Proposed 28.33	0.96	YES	317°N	9.00 8.00	*North	*North	2.00 1.00	*North	*North	
				W5	Existing 36.87 Proposed 34.29	0.93	YES	268°	18.00 17.00	0.94	YES	2.00 1.00	0.50	YES	
				W6	Existing 36.10 Proposed 33.27	0.92	YES	268°	29.00 26.00	0.90	YES	7.00 5.00	0.71	YES	
				W7	Existing 36.11 Proposed 33.28	0.92	YES	268°	22.00 19.00	0.86	YES	3.00 1.00	0.33	YES	
				W8	Existing 36.69 Proposed 34.09	0.93	YES	268°	19.00 17.00	0.89	YES	2.00 0.00	0.00	YES	
				W9	Existing 27.55 Proposed 25.57	0.93	YES	211°	29.00 28.00	0.97	YES	8.00 7.00	0.88	YES	
				First	R1	Residential	Bathroom	W1	Existing 29.85 Proposed 29.01	0.97	YES	268°	22.00 22.00	1.00	YES
W2	Existing 29.84 Proposed 28.99	0.97	YES					268°	20.00 20.00	1.00	YES	5.00 5.00	1.00	YES	
R2	Residential	Bedroom	W3		Existing 31.75 Proposed 30.85	0.97	YES	268°	28.00 28.00	1.00	YES	9.00 9.00	1.00	YES	
Second	R2	Residential	Bedroom		W2	Existing 38.48 Proposed 38.44	1.00	YES	267°	39.00 39.00	1.00	YES	12.00 12.00	1.00	YES
					W3	Existing 82.16 Proposed 82.16	1.00	YES	88°N Inc	43.00 43.00	*North	*North	6.00 6.00	*North	*North
					W4	Existing 82.85 Proposed 82.85	1.00	YES	88°N Inc	43.00 43.00	*North	*North	6.00 6.00	*North	*North
				W5	Existing 79.67 Proposed 79.67	1.00	YES	88°N Inc	41.00 41.00	*North	*North	4.00 4.00	*North	*North	
18 Shakespeare Gardens															
Ground	R1	Residential	Unknown	W1	Existing 31.01 Proposed 27.64	0.89	YES	230°	32.00 30.00	0.94	YES	10.00 8.00	0.80	YES	
				W2	Existing 28.69 Proposed 25.56	0.89	YES	230°	32.00 29.00	0.91	YES	9.00 7.00	0.78	YES	
	R2	Residential	Unknown	W3	Existing 33.84 Proposed 30.16	0.89	YES	275°N	33.00 28.00	*North	*North	10.00 10.00	*North	*North	
				W4	Existing 34.29 Proposed 32.53	0.95	YES	230°	52.00 47.00	0.90	YES	14.00 14.00	1.00	YES	
				W5	Existing 11.63 Proposed 11.57	0.99	YES	185°	20.00 19.00	0.95	YES	2.00 2.00	1.00	YES	
				R3	Residential	Conservatory	W6	Existing 18.80 Proposed 17.04	0.91	YES	320°N	15.00 12.00	*North	*North	3.00 3.00
	W7	Existing 23.82 Proposed 21.59	0.91				YES	320°N	17.00 13.00	*North	*North	3.00 3.00	*North	*North	
	W8	Existing 29.31 Proposed 27.07	0.92				YES	320°N	14.00 10.00	*North	*North	1.00 1.00	*North	*North	
	W9	Existing 37.76 Proposed 35.57	0.94				YES	270°N	41.00 38.00	*North	*North	13.00 13.00	*North	*North	
	W10	Existing 38.68 Proposed 37.90	0.98				YES	230°	61.00 59.00	0.97	YES	23.00 23.00	1.00	YES	
	W11	Existing 39.22 Proposed 39.22	1.00				YES	182°	79.00 79.00	1.00	YES	29.00 29.00	1.00	YES	
	W12	Existing 36.17 Proposed 36.17	1.00				YES	140°	65.00 65.00	1.00	YES	25.00 25.00	1.00	YES	
	W13	Existing 69.46 Proposed 68.76	0.99				YES	320°N Inc	59.00 57.00	*North	*North	9.00 9.00	*North	*North	
	W14	Existing 85.56 Proposed 84.65	0.99				YES	270°N Inc	53.00 52.00	*North	*North	11.00 11.00	*North	*North	
	W15	Existing 87.67 Proposed 87.26	1.00				YES	230° Inc	64.00 64.00	1.00	YES	19.00 19.00	1.00	YES	
	W16	Existing 88.21 Proposed 88.20	1.00				YES	182° Inc	76.00 76.00	1.00	YES	24.00 24.00	1.00	YES	
	W17	Existing 83.18 Proposed 83.18	1.00				YES	140° Inc	87.00 87.00	1.00	YES	27.00 27.00	1.00	YES	
	First	R1	Residential				Unknown	W1	Existing 32.20 Proposed 31.41	0.98	YES	230°	35.00 35.00	1.00	YES
		R2	Residential	Unknown	W2	Existing 33.32 Proposed 32.39	0.97	YES	275°N	37.00 37.00	*North	*North	14.00 14.00	*North	*North
W3					Existing 38.70 Proposed 38.24	0.99	YES	230°	53.00 53.00	1.00	YES	21.00 21.00	1.00	YES	
W4					Existing 33.81 Proposed 33.79	1.00	YES	185°	42.00 42.00	1.00	YES	18.00 18.00	1.00	YES	
R3		Residential	Unknown	W5	Existing 36.32 Proposed 36.14	1.00	YES	230°	38.00 38.00	1.00	YES	16.00 16.00	1.00	YES	
				W6	Existing 34.01 Proposed 34.01	1.00	YES	140°	37.00 37.00	1.00	YES	17.00 17.00	1.00	YES	

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Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	
Second	R1	Residential	Unknown	W1	Existing Proposed	39.50 39.50	1.00	YES	230°	56.00 56.00	1.00	YES	21.00 21.00	1.00	YES	
42 Cherry Tree Road																
Ground	R14	Residential	KD	W1	Existing Proposed	39.50 39.12	0.99	YES	178°	69.00 69.00	1.00	YES	28.00 28.00	1.00	YES	
				W2	Existing Proposed	39.25 38.75	0.99	YES	178°	68.00 66.00	0.97	YES	26.00 26.00	1.00	YES	
				W3	Existing Proposed	39.28 38.62	0.98	YES	178°	69.00 69.00	1.00	YES	28.00 28.00	1.00	YES	
				W4	Existing Proposed	39.49 38.54	0.98	YES	178°	69.00 67.00	0.97	YES	28.00 26.00	0.93	YES	
				W5	Existing Proposed	37.00 16.71	0.45	NO	88°N	38.00 19.00	*North	*North	9.00 6.00	*North	*North	
				W6	Existing Proposed	36.57 15.81	0.43	NO	88°N	39.00 14.00	*North	*North	10.00 5.00	*North	*North	
				W13	Existing Proposed	78.37 77.75	0.99	YES	90° Hz	87.00 87.00	1.00	YES	23.00 23.00	1.00	YES	
				W14	Existing Proposed	79.15 77.83	0.98	YES	90° Hz	87.00 87.00	1.00	YES	23.00 23.00	1.00	YES	
				W15	Existing Proposed	81.49 78.63	0.96	YES	90° Hz	87.00 87.00	1.00	YES	23.00 23.00	1.00	YES	
	R17	Residential	Reception Room	W10	Existing Proposed	27.12 25.95	0.96	YES	60°N		*North	*North		*North	*North	
				W11	Existing Proposed	32.53 31.23	0.96	YES	358°N		*North	*North		*North	*North	
				W12	Existing Proposed	15.52 15.46	1.00	YES	296°N		*North	*North		*North	*North	
	First	R1	Residential	Bedroom	W1	Existing Proposed	38.34 38.04	0.99	YES	178°	67.00 67.00	1.00	YES	30.00 30.00	1.00	YES
		R2	Residential	Bedroom	W2	Existing Proposed	38.19 37.29	0.98	YES	178°	54.00 53.00	0.98	YES	26.00 25.00	0.96	YES
R18		Residential	Bedroom	W5	Existing Proposed	25.94 25.35	0.98	YES	60°N		*North	*North		*North	*North	
			W6	Existing Proposed	35.26 34.61	0.98	YES	358°N		*North	*North		*North	*North		
			W7	Existing Proposed	17.17 17.14	1.00	YES	296°N		*North	*North		*North	*North		
31 Cherry Tree Road																
Ground	R1	Residential	Living Room	W1	Existing Proposed	21.73 21.66	1.00	YES	238°	39.00 39.00	1.00	YES	14.00 14.00	1.00	YES	
				W2	Existing Proposed	34.98 34.09	0.97	YES	178°	66.00 66.00	1.00	YES	24.00 24.00	1.00	YES	
				W3	Existing Proposed	20.95 19.80	0.95	YES	118°	30.00 30.00	1.00	YES	14.00 14.00	1.00	YES	
	R4	Residential	KD	W7	Existing Proposed	31.89 26.88	0.84	YES	358°N		*North	*North		*North	*North	
				W8	Existing Proposed	31.90 28.02	0.88	YES	358°N		*North	*North		*North	*North	
				W9	Existing Proposed	31.91 28.63	0.90	YES	358°N		*North	*North		*North	*North	
				W10	Existing Proposed	31.51 29.18	0.93	YES	358°N		*North	*North		*North	*North	
	First	R1	Residential	Bedroom	W1	Existing Proposed	19.69 19.67	1.00	YES	238°	27.00 27.00	1.00	YES	16.00 16.00	1.00	YES
					W2	Existing Proposed	36.40 36.20	0.99	YES	178°	66.00 66.00	1.00	YES	28.00 28.00	1.00	YES
					W3	Existing Proposed	24.80 24.40	0.98	YES	118°	33.00 33.00	1.00	YES	15.00 15.00	1.00	YES
R2	Residential	Bedroom	W4	Existing Proposed	31.19 30.98	0.99	YES	178°	40.00 40.00	1.00	YES	24.00 24.00	1.00	YES		
			R20	Residential	Bedroom	W7	Existing Proposed	33.34 32.93	0.99	YES	358°N		*North	*North		*North
Second	R1	Residential	Unknown	W1	Existing Proposed	83.87 81.37	0.97	YES	88°N Inc		*North	*North		*North	*North	

Project Name: Fortis Green Tennis Club, 31 Southern Road, London N2 9LH
Project No.: 23-01796
Report Title: Vertical Sky Component (VSC) Results
Date of Analysis: October 2023

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
32 Summerlee Gardens														
Ground	R1	Residential	KD	W1	Existing 35.03 Proposed 34.32	0.98	YES	178°	78.00 78.00 26.00	1.00	YES	27.00 27.00 4.00	1.00	YES
				W2	Existing 23.62 Proposed 23.57	1.00	YES	88°N	26.00 11.00 4.00	*North	*North	4.00 3.00 3.00	*North	*North
				W3	Existing 37.23 Proposed 37.01	0.99	YES	88°N	11.00 11.00 3.00	*North	*North	3.00 28.00 28.00	*North	*North
				W4	Existing 74.39 Proposed 74.22	1.00	YES	178° Inc	91.00 91.00 21.00	1.00	YES	28.00 28.00 14.00	1.00	YES
				W5	Existing 19.29 Proposed 19.12	0.99	YES	178°	21.00 21.00 35.00	1.00	YES	14.00 14.00 1.00	1.00	YES
				W6	Existing 69.83 Proposed 69.71	1.00	YES	88°N Inc	35.00 35.00 35.00	*North	*North	1.00 1.00 2.00	*North	*North
				W7	Existing 67.98 Proposed 67.88	1.00	YES	88°N Inc	35.00 35.00 2.00	*North	*North	2.00 2.00 2.00	*North	*North
	R5	Residential	Living Room	W12	Existing 22.23 Proposed 22.23	1.00	YES	62°N		*North	*North		*North	*North
				W13	Existing 32.10 Proposed 32.10	1.00	YES	358°N		*North	*North		*North	*North
				W14	Existing 19.56 Proposed 19.56	1.00	YES	294°N		*North	*North		*North	*North
First	R1	Residential	Bedroom	W1	Existing 37.23 Proposed 37.01	0.99	YES	178°	55.00 55.00	1.00	YES	30.00 30.00	1.00	YES
	R2	Residential	Bedroom	W2	Existing 37.30 Proposed 37.06	0.99	YES	178°	52.00 52.00	1.00	YES	29.00 29.00	1.00	YES
	R18	Residential	Bedroom	W6	Existing 24.15 Proposed 24.15	1.00	YES	62°N		*North	*North		*North	*North
				W7	Existing 33.99 Proposed 33.99	1.00	YES	358°N		*North	*North		*North	*North
				W8	Existing 18.85 Proposed 18.85	1.00	YES	294°N		*North	*North		*North	*North
Second	R1	Residential	Bedroom	W1	Existing 39.36 Proposed 39.36	1.00	YES	178°	75.00 75.00 0.00	1.00	YES	29.00 29.00 0.00	1.00	YES
				W4	Existing 83.54 Proposed 83.54	1.00	YES	358°N Inc	0.00 0.00 0.00	*North	*North	0.00 0.00 0.00	*North	*North

Project Name: Fortis Green Tennis Club, 31 Southern Road, London N2 9LH
Project No.: 23-01796
Report Title: Daylight Distribution (DD) Results
Date of Analysis: October 2023

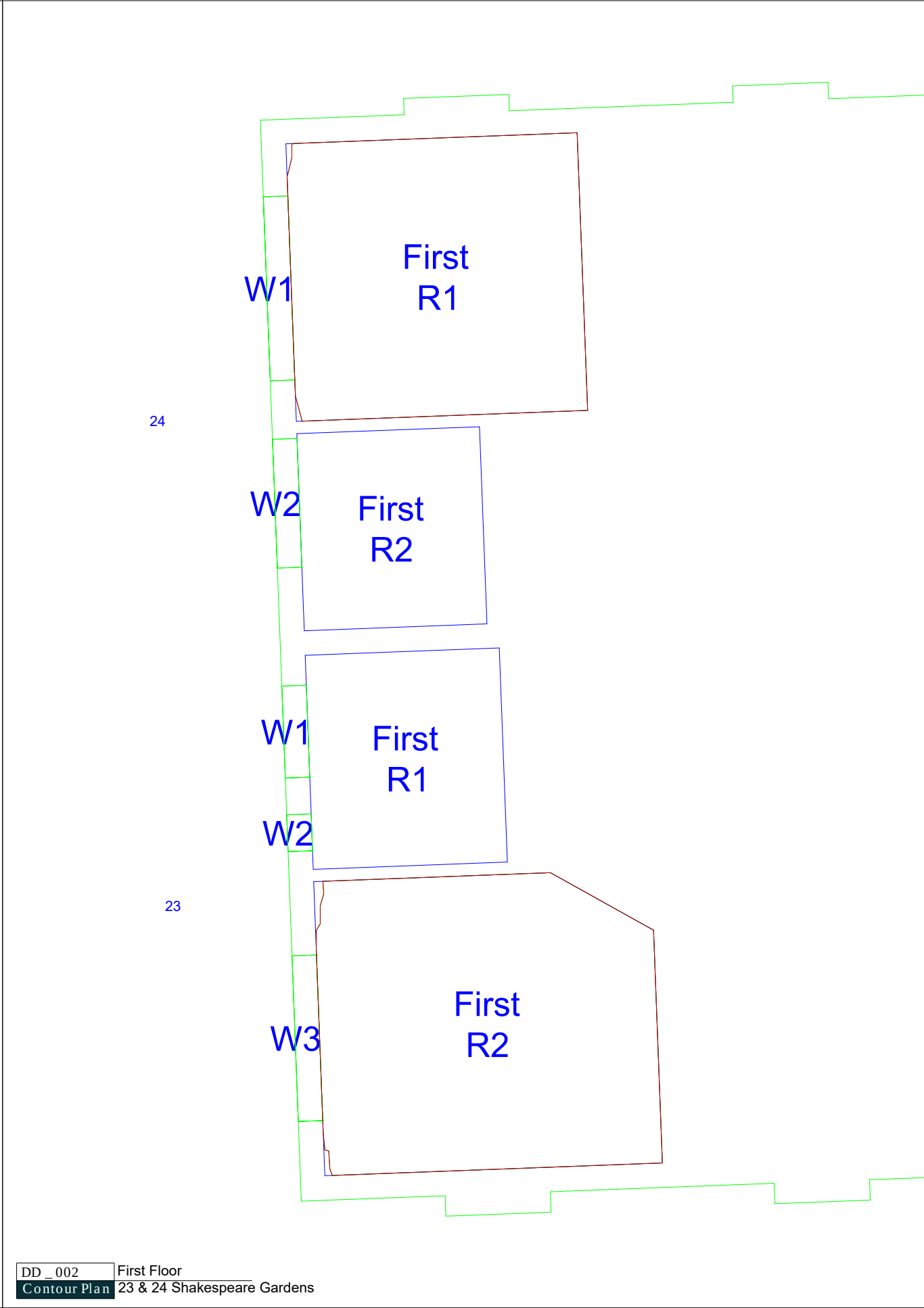
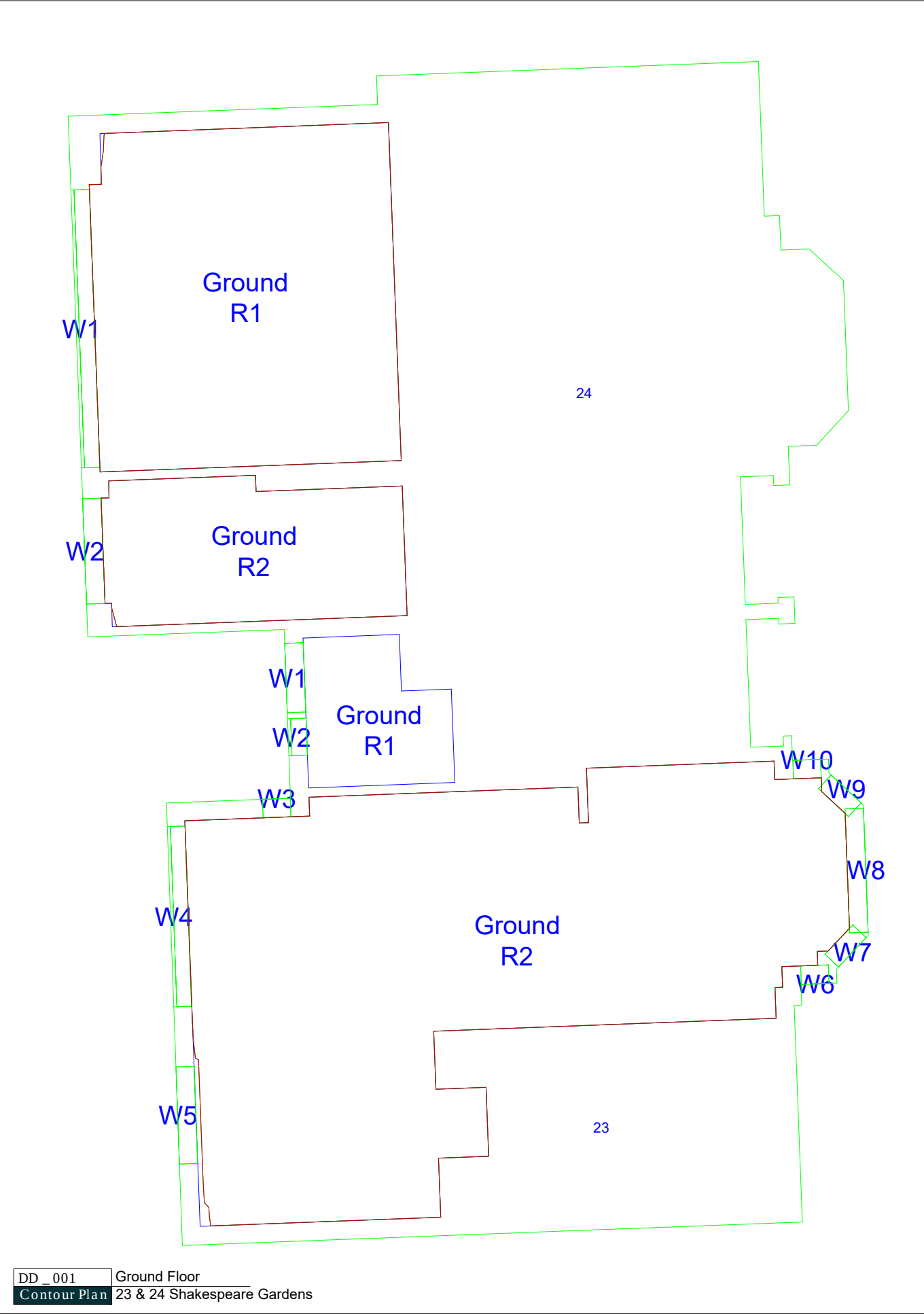
Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
24 Shakespeare Gardens									
Ground	R1	Residential	KD	Area m2 % of room	26.66	26.64 99.91%	26.64 99.91%	1.00	YES
	R2	Residential	Office	Area m2 % of room	10.87	10.86 99.90%	10.86 99.90%	1.00	YES
First	R1	Residential	Bedroom	Area m2 % of room	12.10	12.07 99.74%	12.07 99.74%	1.00	YES
Second	R1	Residential	Bedroom	Area m2 % of room	12.89	12.89 100.00%	12.89 100.00%	1.00	YES
23 Shakespeare Gardens									
Ground	R2	Residential	Reception/Kitcher	Area m2 % of room	53.04	52.80 99.55%	52.80 99.55%	1.00	YES
First	R2	Residential	Bedroom	Area m2 % of room	14.39	14.32 99.51%	14.32 99.51%	1.00	YES
Second	R2	Residential	Bedroom	Area m2 % of room	13.20	13.18 99.82%	13.18 99.82%	1.00	YES
	R3	Residential	Bedroom	Area m2 % of room	8.23	8.00 97.16%	8.00 97.16%	1.00	YES
22 Shakespeare Gardens									
Ground	R1	Residential	tchen/Dining/Utili	Area m2 % of room	38.07	34.99 91.91%	34.82 91.47%	1.00	YES
First	R1	Residential	Bedroom	Area m2 % of room	14.92	14.73 98.73%	14.73 98.73%	1.00	YES
Second	R1	Residential	Bedroom	Area m2 % of room	22.55	21.78 96.59%	21.78 96.59%	1.00	YES
21 Shakespeare Gardens									
Ground	R3	Residential	unge/Dining/Kitc	Area m2 % of room	49.61	49.14 99.05%	49.13 99.03%	1.00	YES
	R4	Residential	Family Room	Area m2 % of room	14.10	14.07 99.77%	14.07 99.77%	1.00	YES
First	R2	Residential	Bedroom	Area m2 % of room	10.29	10.11 98.28%	10.11 98.28%	1.00	YES
	R3	Residential	Bedroom	Area m2 % of room	12.00	11.86 98.84%	11.86 98.84%	1.00	YES
Second	R2	Residential	Bedroom	Area m2 % of room	27.50	27.11 98.58%	27.11 98.58%	1.00	YES
20 Shakespeare Gardens									
Ground	R2	Residential	Dining Room	Area m2 % of room	15.97	15.94 99.81%	15.93 99.80%	1.00	YES
	R3	Residential	Kitchen	Area m2 % of room	8.63	8.07 93.61%	8.06 93.42%	1.00	YES
First	R1	Residential	Bedroom	Area m2 % of room	15.49	15.30 98.74%	15.30 98.74%	1.00	YES
	R2	Residential	Bathroom	Area m2 % of room	6.43	5.89 91.55%	5.89 91.55%	1.00	YES
19 Shakespeare Gardens									
Ground	R1	Residential	Kitchen	Area m2 % of room	8.45	7.92 93.70%	7.90 93.45%	1.00	YES
	R2	Residential	Dining Room	Area m2 % of room	16.16	16.13 99.83%	16.13 99.82%	1.00	YES
First	R1	Residential	Bathroom	Area m2 % of room	6.32	5.91 93.61%	5.91 93.61%	1.00	YES
	R2	Residential	Bedroom	Area m2 % of room	15.69	15.48 98.69%	15.48 98.69%	1.00	YES
Second	R2	Residential	Bedroom	Area m2 % of room	29.62	28.38 95.79%	28.38 95.79%	1.00	YES

Project Name: Fortis Green Tennis Club, 31 Southern Road, London N2 9LH
Project No.: 23-01796
Report Title: Daylight Distribution (DD) Results
Date of Analysis: October 2023

Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
18 Shakespeare Gardens									
Ground	R1	Residential	Unknown	Area m2	8.31	7.86	7.86	1.00	YES
				% of room		94.60%	94.59%		
	R2	Residential	Unknown	Area m2	15.16	14.97	14.97		
				% of room		98.73%	98.73%	1.00	YES
	R3	Residential	Conservatory	Area m2	15.20	15.20	15.20	1.00	YES
				% of room		100.00%	100.00%		
First	R1	Residential	Unknown	Area m2	8.31	7.96	7.96	1.00	YES
				% of room		95.79%	95.79%		
	R2	Residential	Unknown	Area m2	15.16	15.11	15.11		
				% of room		99.64%	99.64%	1.00	YES
	R3	Residential	Unknown	Area m2	9.46	9.39	9.39	1.00	YES
				% of room		99.28%	99.28%		
Second	R1	Residential	Unknown	Area m2	6.22	5.98	5.98		
				% of room		96.11%	96.11%	1.00	YES
42 Cherry Tree Road									
Ground	R14	Residential	KD	Area m2	36.74	36.55	36.50	1.00	YES
				% of room		99.49%	99.36%		
	R17	Residential	Reception Room	Area m2	15.29	15.23	15.23	1.00	YES
				% of room		99.61%	99.61%		
First	R1	Residential	Bedroom	Area m2	12.16	12.10	12.10	1.00	YES
				% of room		99.50%	99.50%		
	R2	Residential	Bedroom	Area m2	7.04	6.80	6.80		
				% of room		96.58%	96.57%	1.00	YES
	R18	Residential	Bedroom	Area m2	14.48	14.45	14.45	1.00	YES
				% of room		99.81%	99.81%		
31 Cherry Tree Road									
Ground	R1	Residential	Living Room	Area m2	15.92	15.82	15.82	1.00	YES
				% of room		99.34%	99.34%		
	R4	Residential	KD	Area m2	24.33	23.95	23.88	1.00	YES
				% of room		98.44%	98.18%		
First	R1	Residential	Bedroom	Area m2	15.25	15.18	15.18	1.00	YES
				% of room		99.56%	99.56%		
	R2	Residential	Bedroom	Area m2	4.73	4.59	4.59		
				% of room		96.97%	96.97%	1.00	YES
	R20	Residential	Bedroom	Area m2	15.20	15.10	15.09	1.00	YES
				% of room		99.29%	99.28%		
Second	R1	Residential	Unknown	Area m2	16.00	12.72	12.72	1.00	YES
				% of room		79.50%	79.50%		
32 Summerlee Gardens									
Ground	R1	Residential	KD	Area m2	43.02	43.02	43.02	1.00	YES
				% of room		100.00%	100.00%		
	R5	Residential	Living Room	Area m2	15.82	15.76	15.76	1.00	YES
				% of room		99.66%	99.66%		
First	R1	Residential	Bedroom	Area m2	12.93	12.71	12.71	1.00	YES
				% of room		98.30%	98.30%		
	R2	Residential	Bedroom	Area m2	6.71	6.51	6.51		
				% of room		96.93%	96.93%	1.00	YES
	R18	Residential	Bedroom	Area m2	13.35	13.31	13.31	1.00	YES
				% of room		99.70%	99.70%		
Second	R1	Residential	Bedroom	Area m2	17.03	16.96	16.96	1.00	YES
				% of room		99.62%	99.62%		

Daylight Distribution Contour drawings





Source Data

Testing Environment:
Site Photographs - Rapleys - August 2023
Contextual Model - N2 9LH_Shakespeare Gardens,East
Finchley_HD_MASTER
OS Data - Downen Farmer Architects - September 2023

Existing Building:
2D Drawings - Downen Farmer Architects - September 2023

Proposed Scheme:
2D Drawings - Downen Farmer Architects - September 2023
3D Model - 1143-DFA-GR_00_M3_A_0001_lucyT8XA4 - 3D View - {3D - lucyT8XA4}

- Existing Lit Area

- Proposed Lit Area

- Area of Loss/Gain

- Room Area

Notes

Project Identification

Client

Fortis Green LLP

Job Title

23-01796 - Fortis Green tennis club, London N2 9LJ

Drawing Title

Daylight Distribution Contours

Scale

NTS

Date

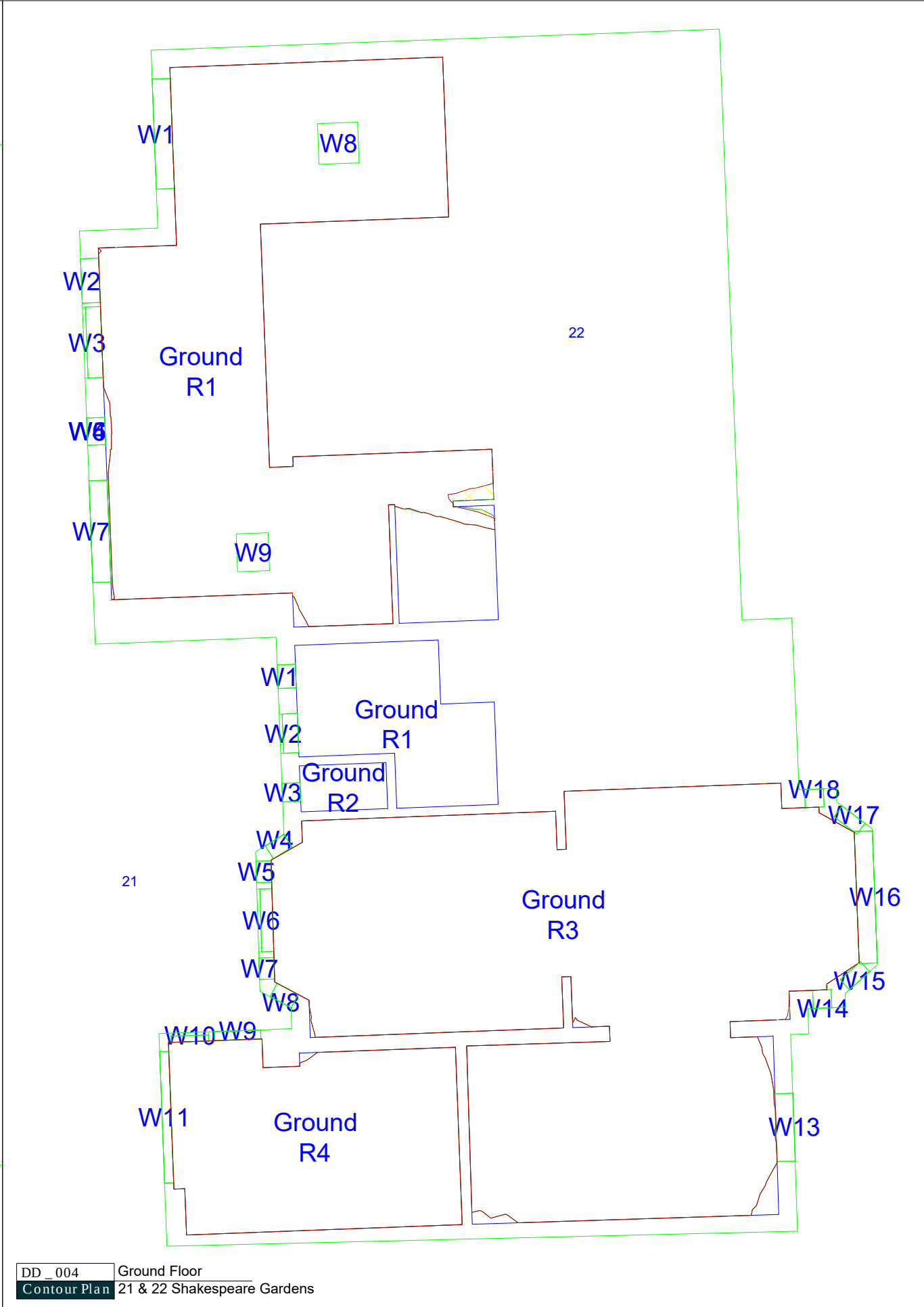
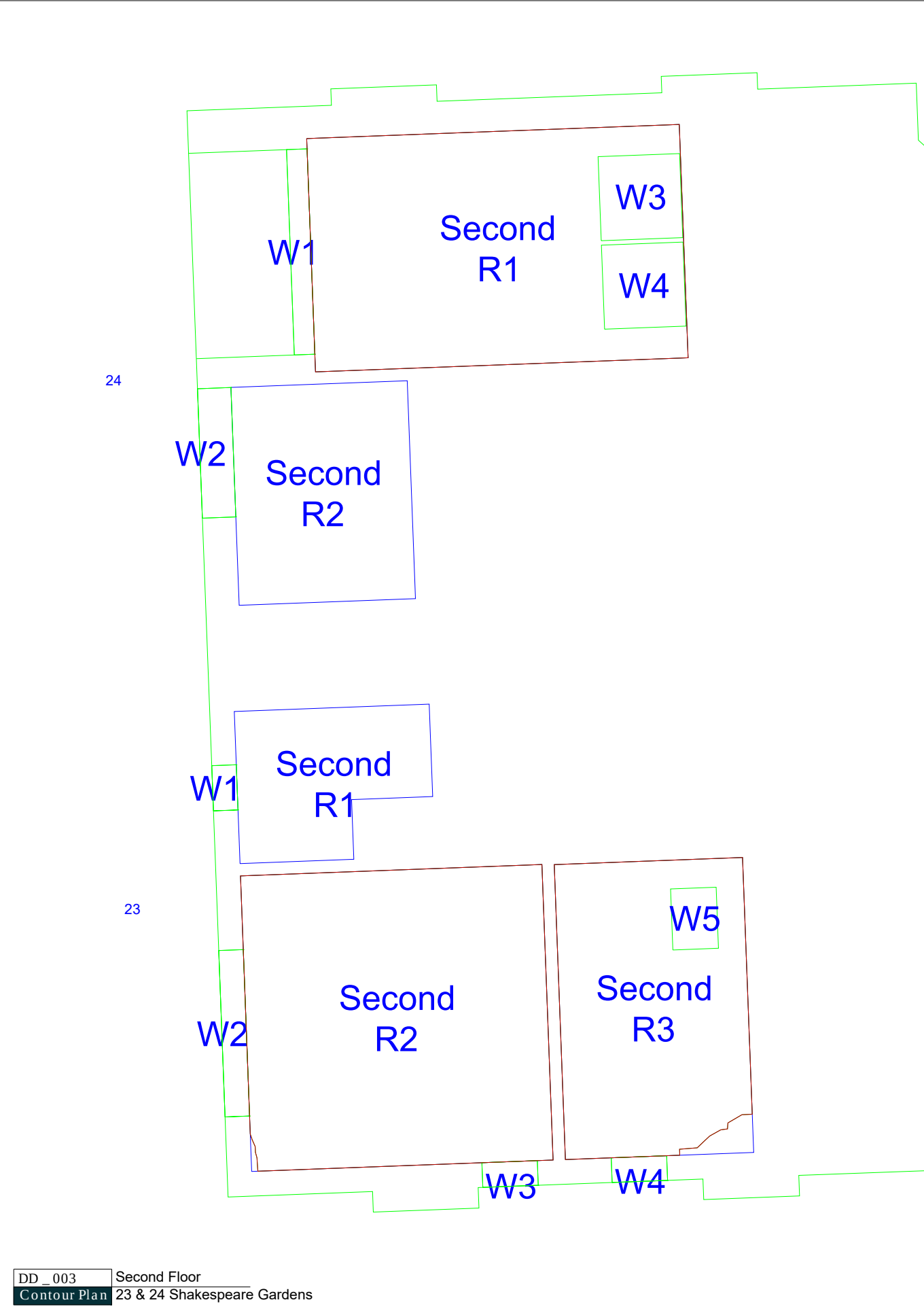
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Source Data

Testing Environment:
Site Photographs - Rapleys - August 2023
Contextual Model - N2 9LH_Shakespeare Gardens,East
Finchley_HD_MASTER
OS Data - Downen Farmer Architects - September 2023

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Fortis Green LLP

Job Title
23-01796 - Fortis Green tennis club, London N2 9LJ

Drawing Title
Daylight Distribution Contours

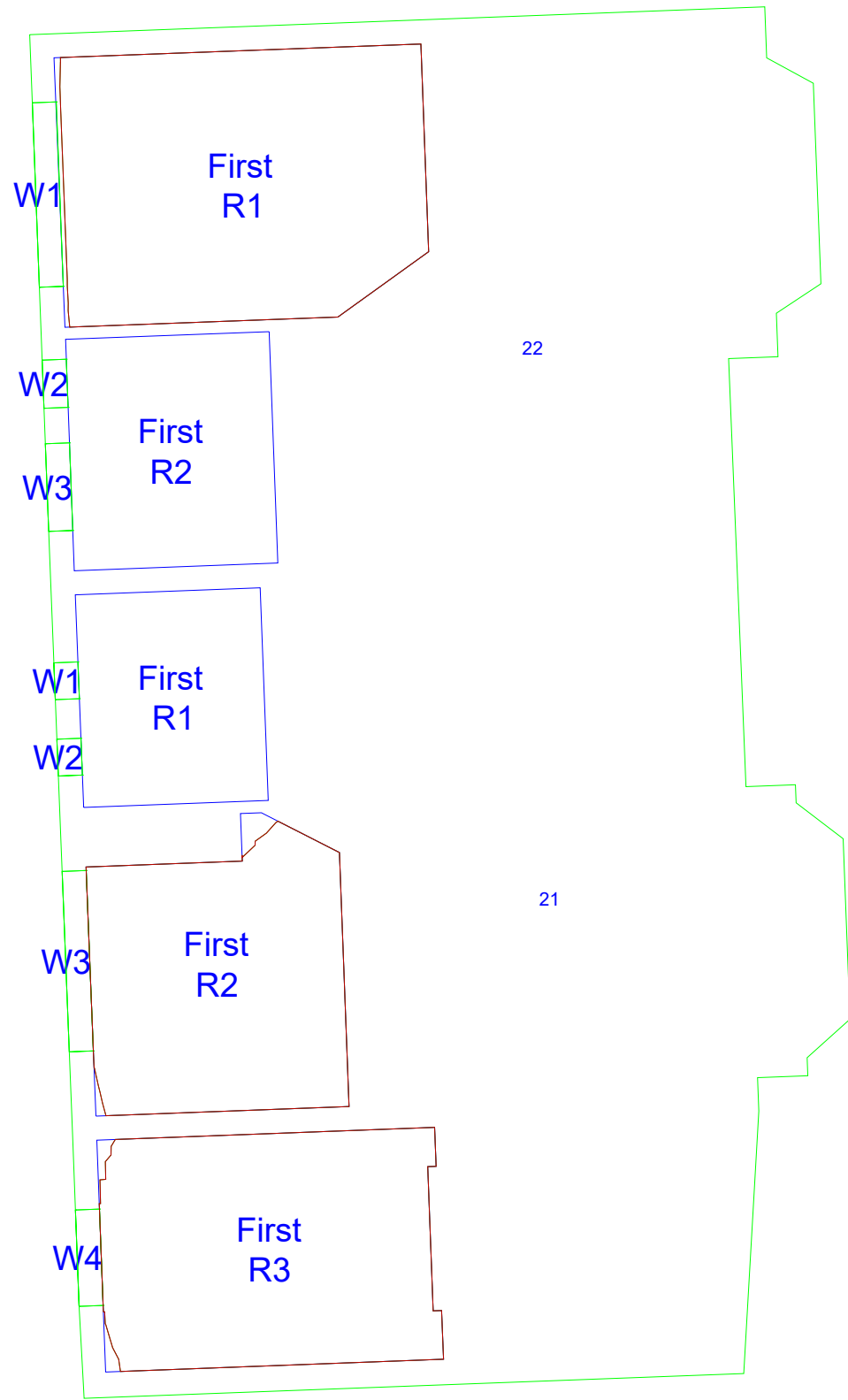
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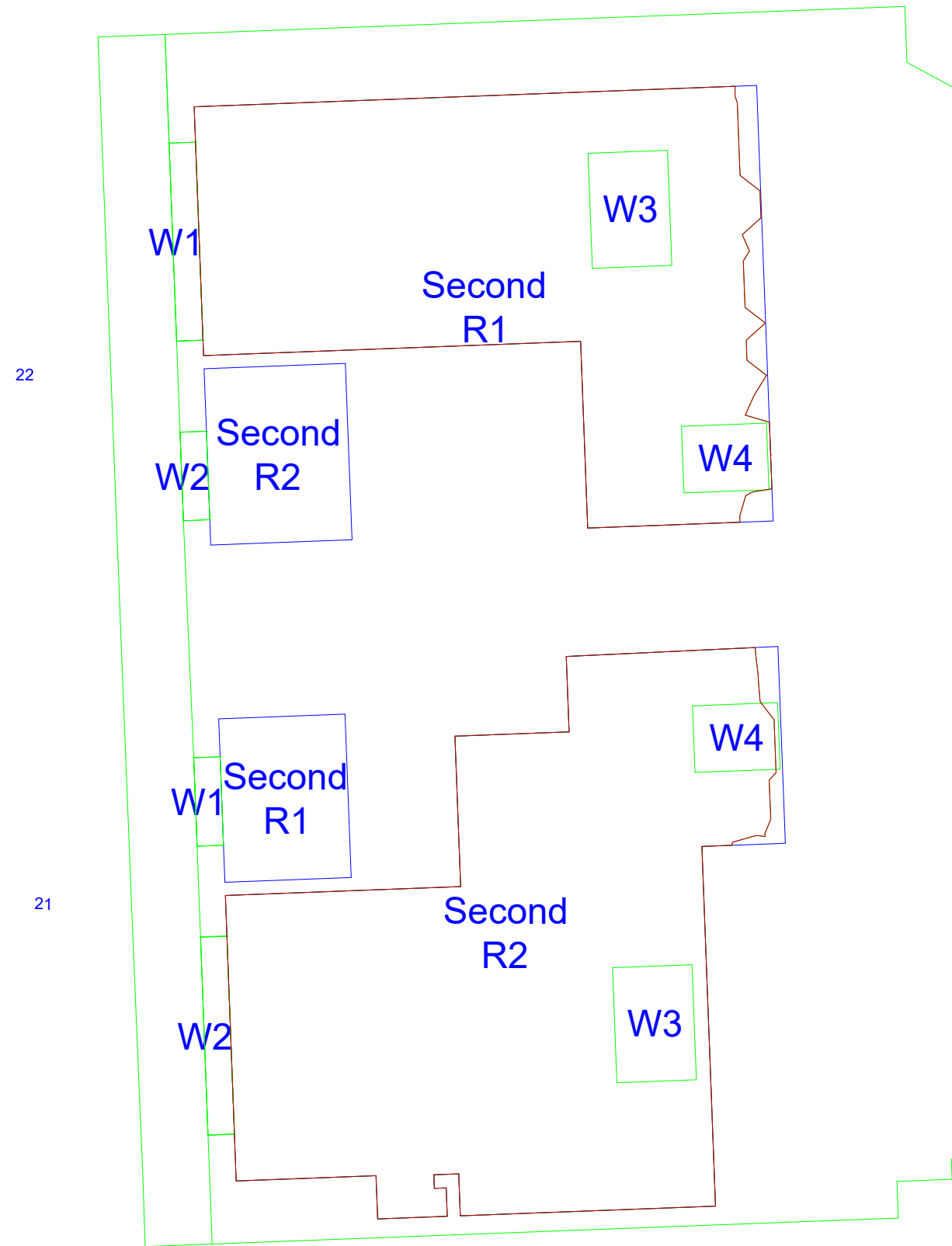
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DD_005 First Floor
Contour Plan 21 & 22 Shakespeare Gardens



DD_006 Second Floor
Contour Plan 21 & 22 Shakespeare Gardens

Source Data

Testing Environment:
Site Photographs - Rapleys - August 2023
Contextual Model - N2 9LH_Shakespeare Gardens,East
Finchley_HD_MASTER
OS Data - Downen Farmer Architects - September 2023

Existing Building:
2D Drawings - Downen Farmer Architects - September 2023

Proposed Scheme:
2D Drawings - Downen Farmer Architects - September 2023
3D Model - 1143-DFA-GR_00_M3_A_0001_lucyT8XA4 - 3D View - {3D - lucyT8XA4}

- Existing Lit Area

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Notes

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Job Title
23-01796 - Fortis Green tennis club, London N2 9LJ

Drawing Title
Daylight Distribution Contours

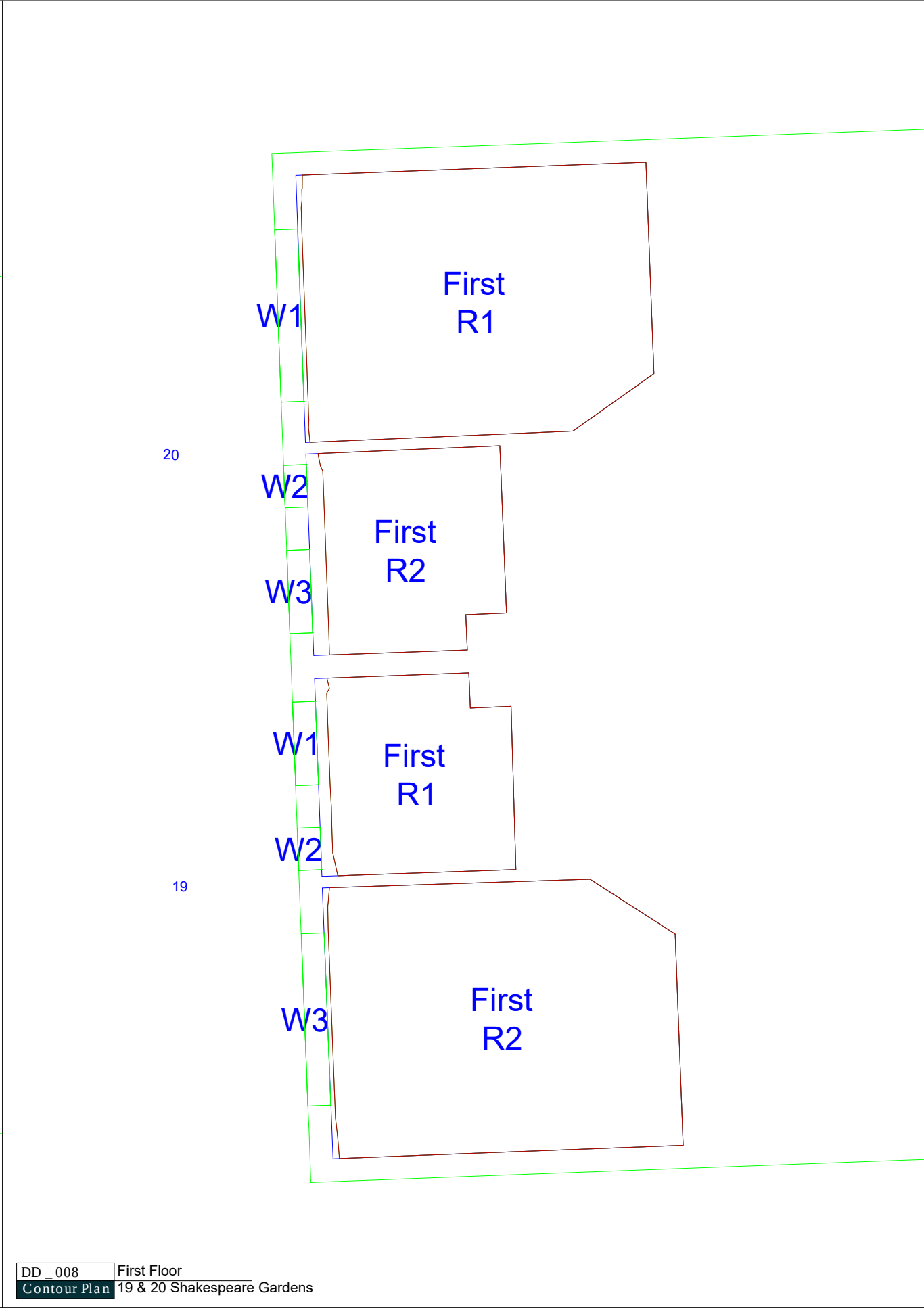
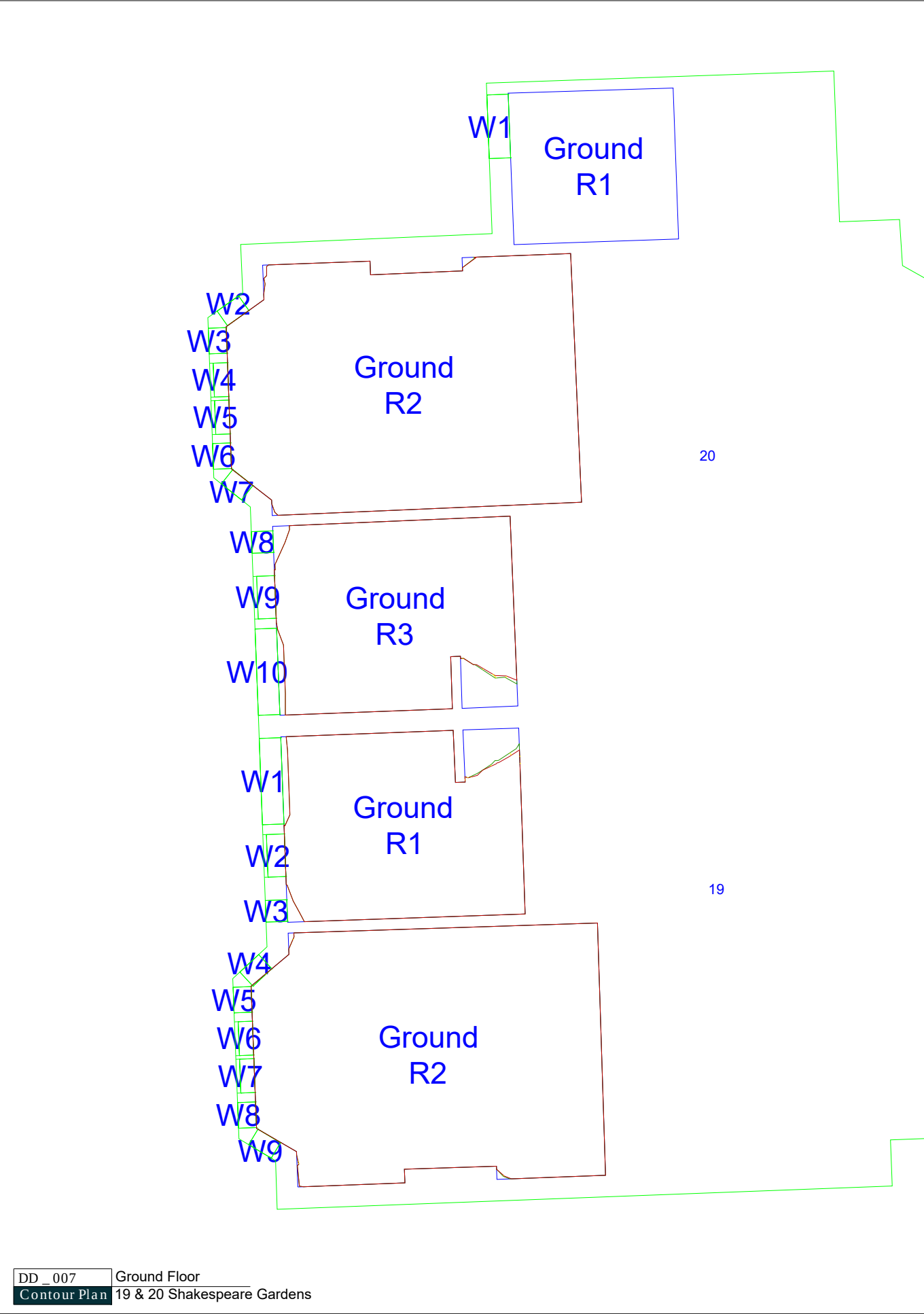
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Source Data

Testing Environment:
Site Photographs - Rapleys - August 2023
Contextual Model - N2 9LH_Shakespeare Gardens,East
Finchley_HD_MASTER
OS Data - Dowen Farmer Architects - September 2023

Existing Building:
2D Drawings - Dowen Farmer Architects - September 2023

Proposed Scheme:
2D Drawings - Dowen Farmer Architects - September 2023
3D Model - 1143-DFA-GR_00_M3_A_0001_lucyT8XA4 - 3D View - {3D - lucyT8XA4}

- Existing Lit Area

- Proposed Lit Area

- Area of Loss/Gain

- Room Area

Notes

Project Identification

Client
Fortis Green LLP

Job Title
23-01796 - Fortis Green tennis club, London N2 9LJ

Drawing Title
Daylight Distribution Contours

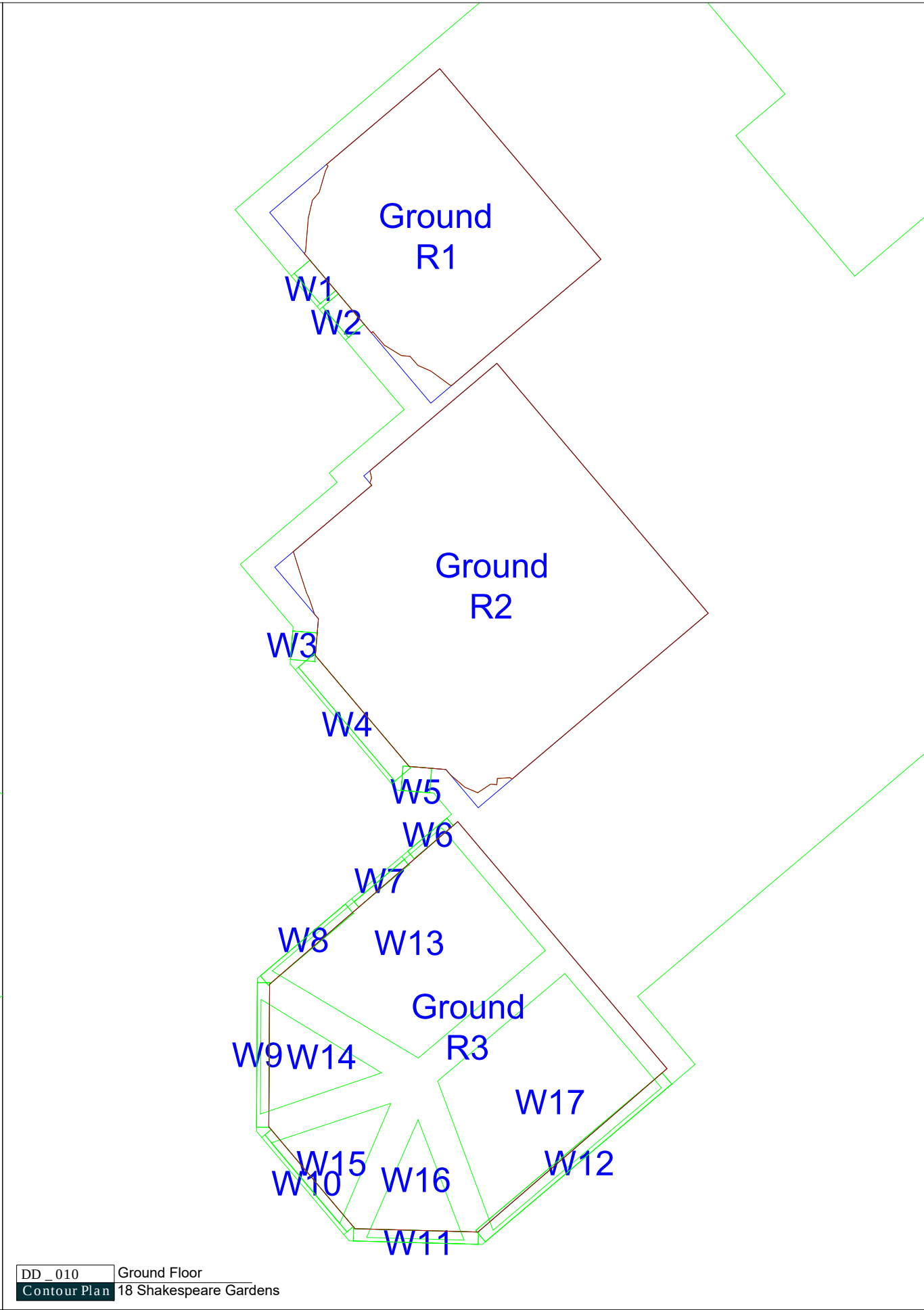
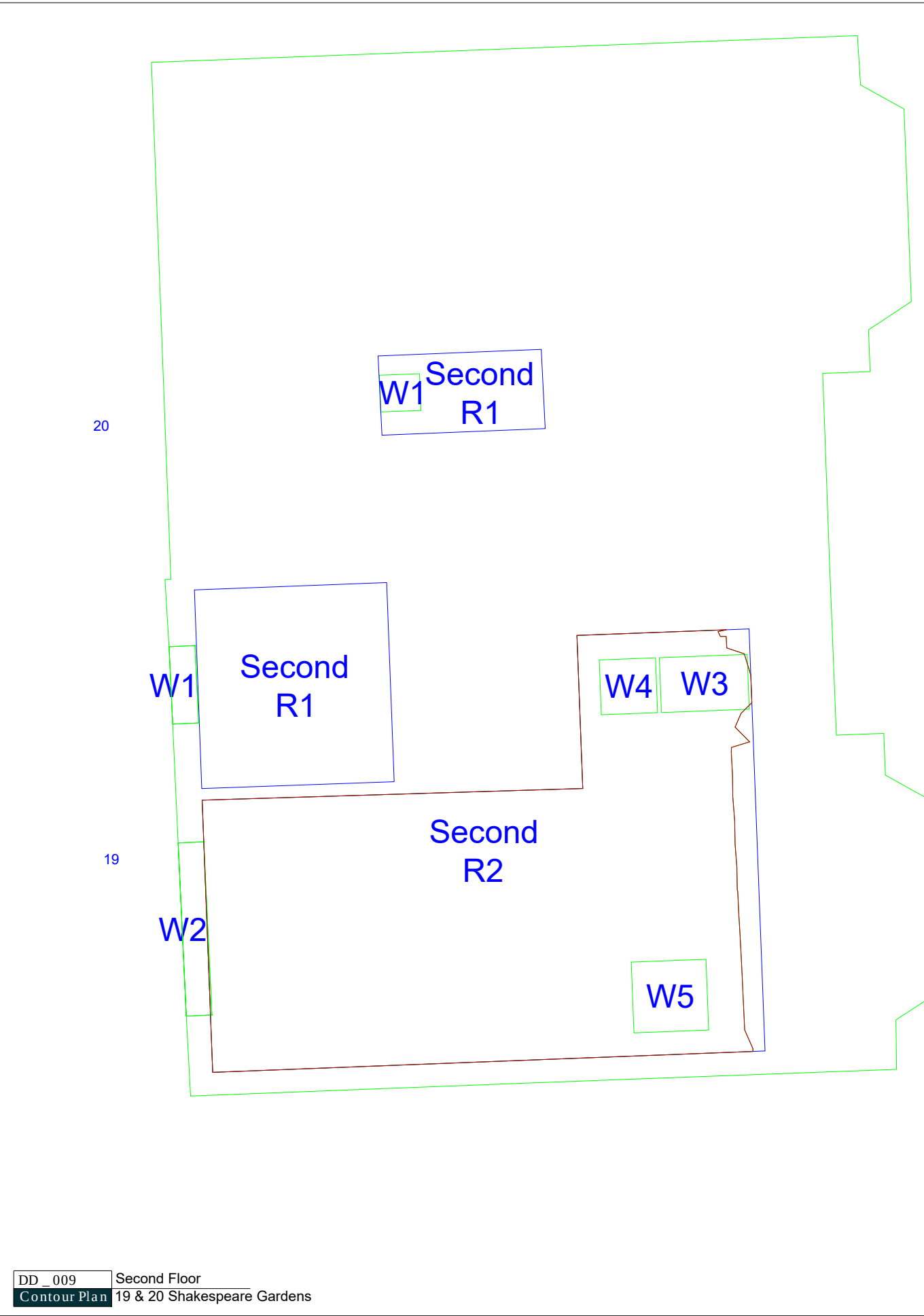
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Source Data

Testing Environment:
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OS Data - Downen Farmer Architects - September 2023

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3D Model - 1143-DFA-GR_00_M3_A_0001_lucyT8XA4 - 3D View - {3D - lucyT8XA4}

- Existing Lit Area

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- Room Area

Notes

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Fortis Green LLP

Job Title
23-01796 - Fortis Green tennis club, London N2 9LJ

Drawing Title
Daylight Distribution Contours

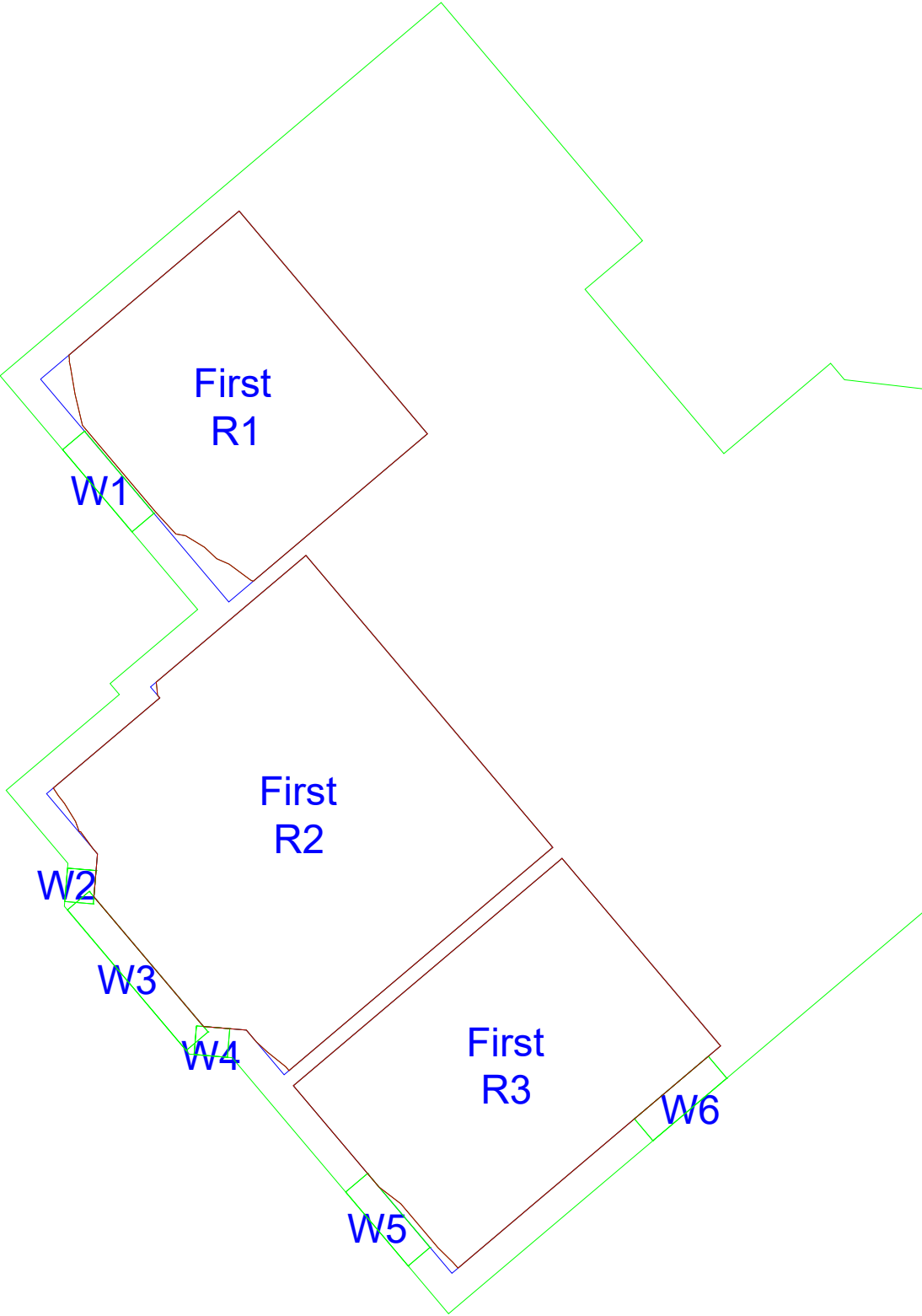
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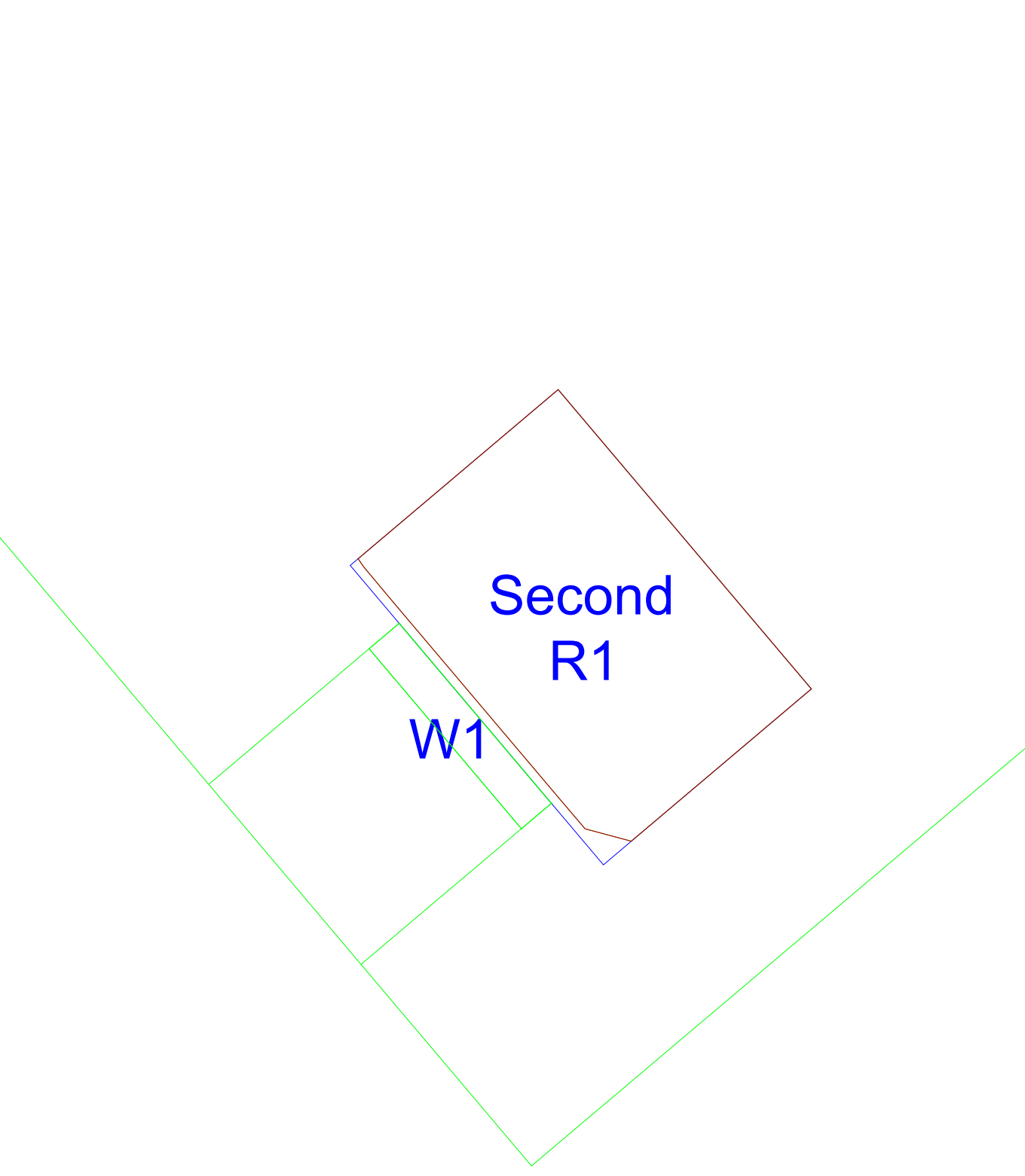
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DD_011 First Floor
Contour Plan 18 Shakespeare Gardens



DD_012 Second Floor
Contour Plan 18 Shakespeare Gardens

Source Data

Testing Environment:
Site Photographs - Rapleys - August 2023
Contextual Model - N2 9LH_Shakespeare Gardens,East
Finchley_HD_MASTER
OS Data - Downen Farmer Architects - September 2023

Existing Building:
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Proposed Scheme:
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3D Model - 1143-DFA-GR_00_M3_A_0001_lucyT8XA4 - 3D View - {3D - lucyT8XA4}

- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain
- Room Area

Notes

Project Identification

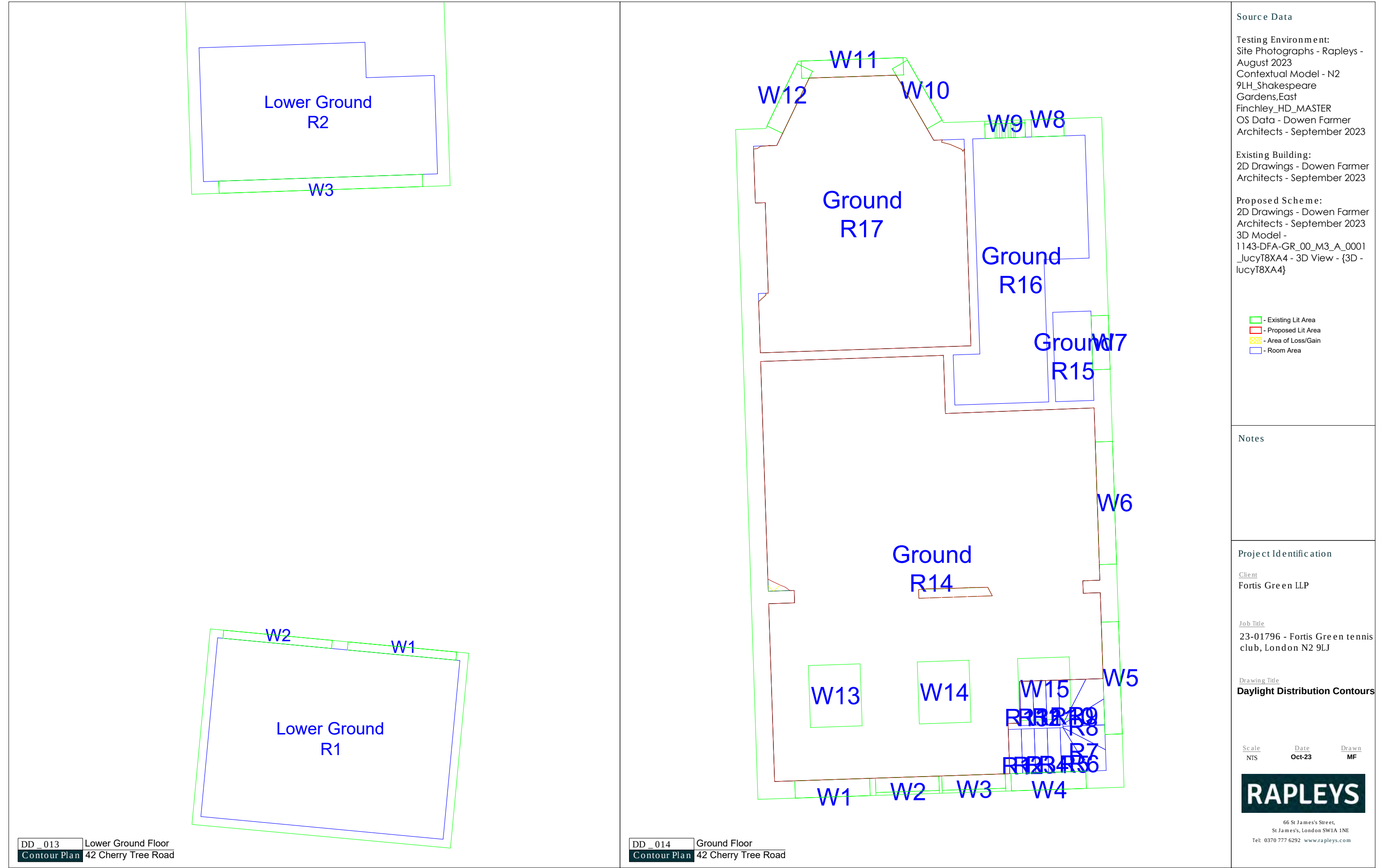
Client
Fortis Green LLP

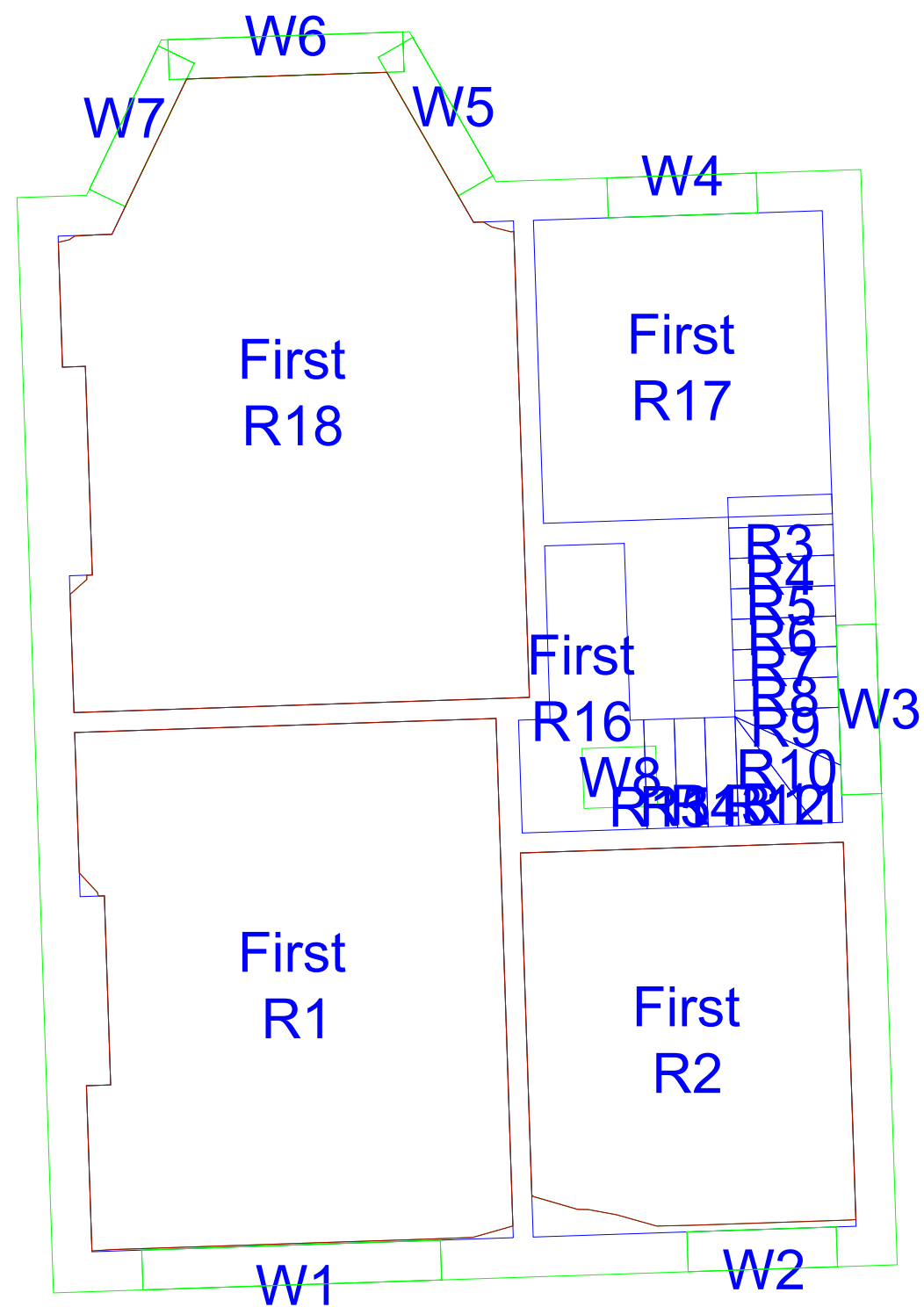
Job Title
23-01796 - Fortis Green tennis club, London N2 9LJ

Drawing Title
Daylight Distribution Contours

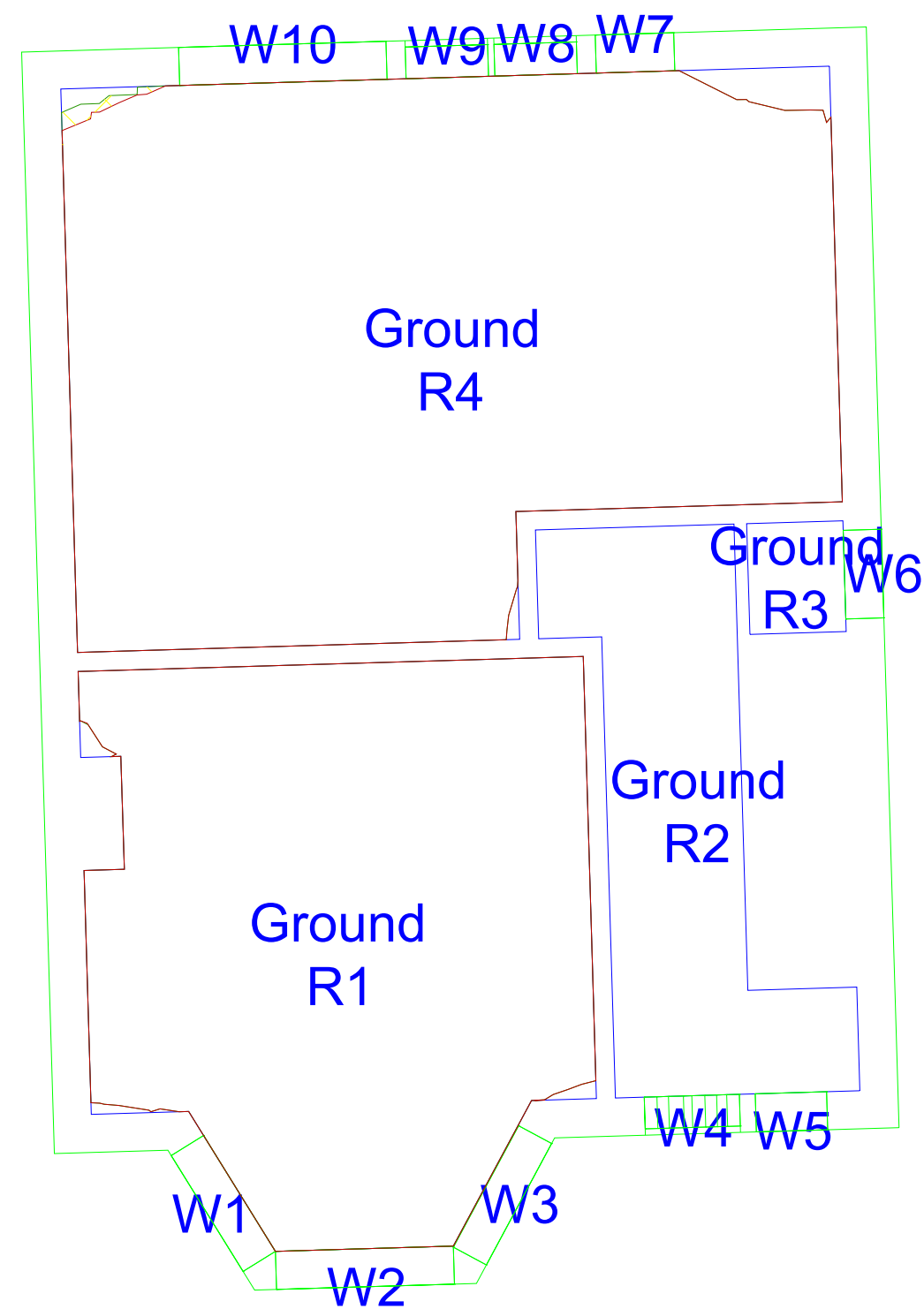
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DD_015	First Floor
Contour Plan	42 Cherry Tree Road



DD_016	Ground Floor
Contour Plan	31 Cherry Tree Road

Source Data

Testing Environment:
Site Photographs - Rapleys -
August 2023
Contextual Model - N2
9LH_Shakespeare
Gardens,East
Finchley_HD_MASTER
OS Data - Dowen Farmer
Architects - September 2023

Existing Building:
2D Drawings - Downen Farmer
Architects - September 2023

Proposed Scheme:
2D Drawings - Downen Farmer
Architects - September 2023
3D Model -
1143-DFA-GR_00_M3_A_0001
_lucyT8XA4 - 3D View - {3D -
lucyT8XA4}

 - Existing Lit Area
 - Proposed Lit Area
 - Area of Loss/Gain
 - Room Area

Notes

Project Identification

Client
Fortis Green LLP

Job Title

23-01796 - Fortis Green tennis club, London N2 9LJ

Drawing Title

Daylight Distribution Contours

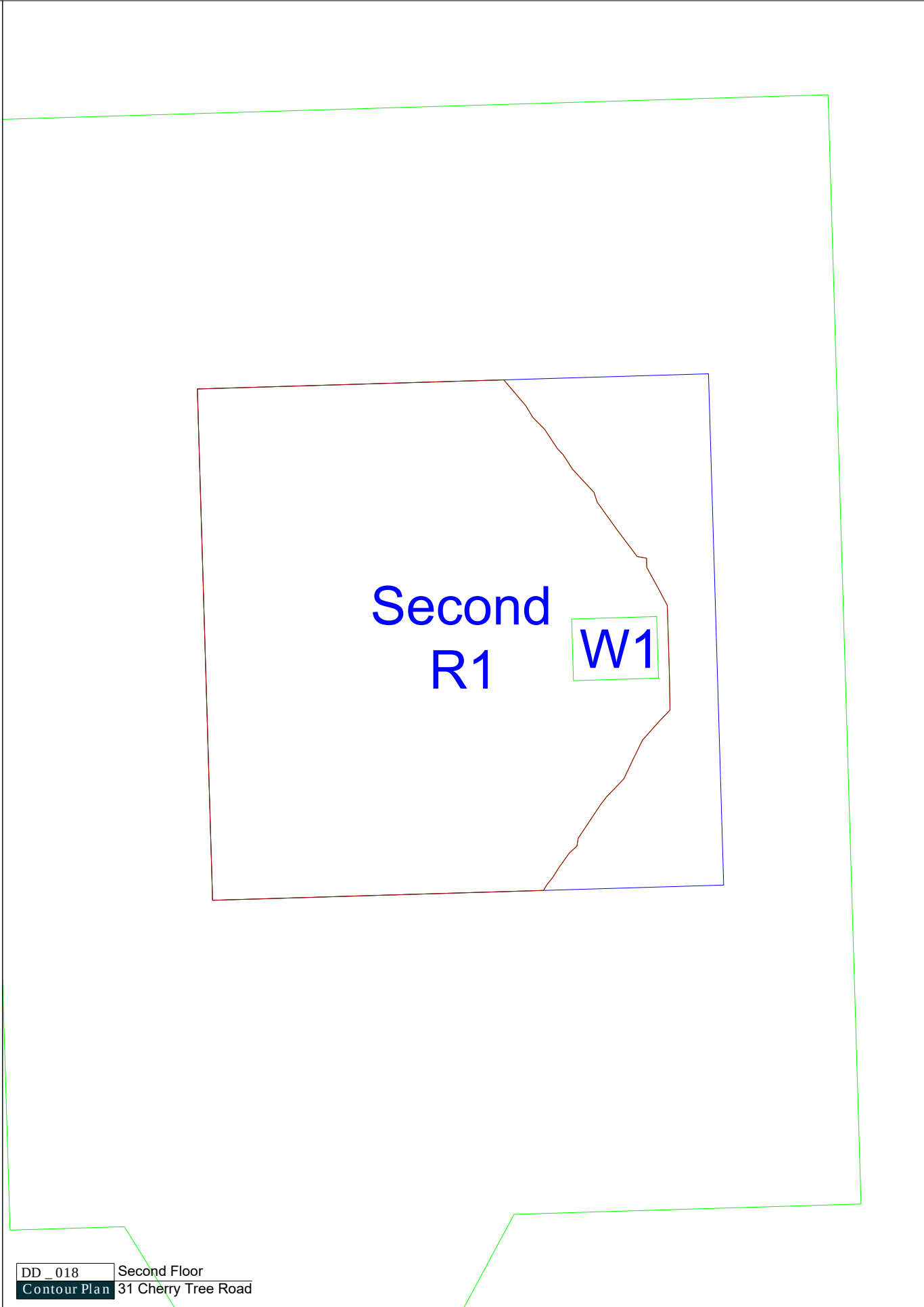
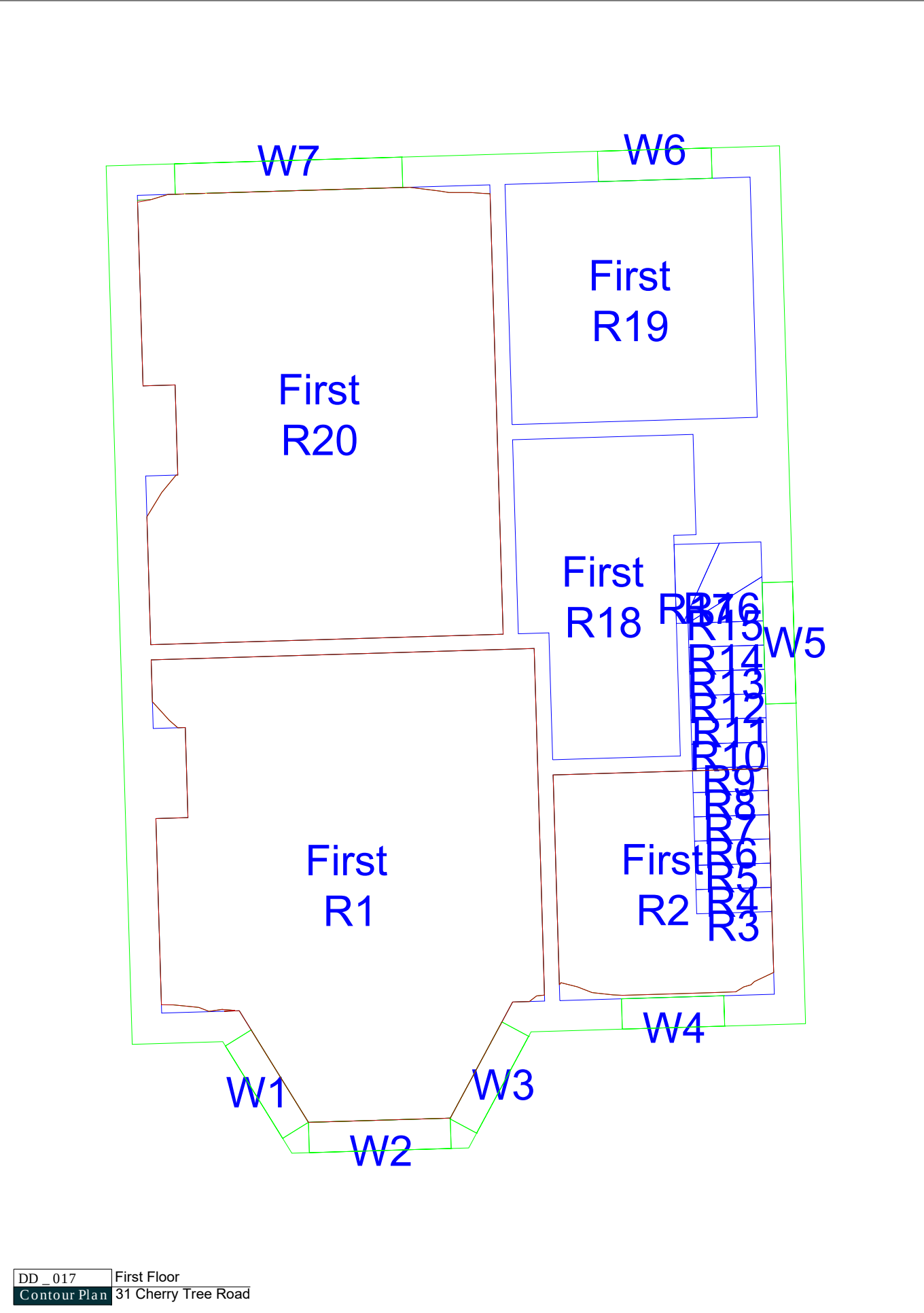
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Source Data

Testing Environment:
Site Photographs - Rapleys - August 2023
Contextual Model - N2 9LH_Shakespeare Gardens, East
Finchley_HD_MASTER
OS Data - Downen Farmer Architects - September 2023

Existing Building:
2D Drawings - Downen Farmer Architects - September 2023

Proposed Scheme:
2D Drawings - Downen Farmer Architects - September 2023
3D Model - 1143-DFA-GR_00_M3_A_0001_lucyT8XA4 - 3D View - {3D - lucyT8XA4}

- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain
- Room Area

Notes

Project Identification

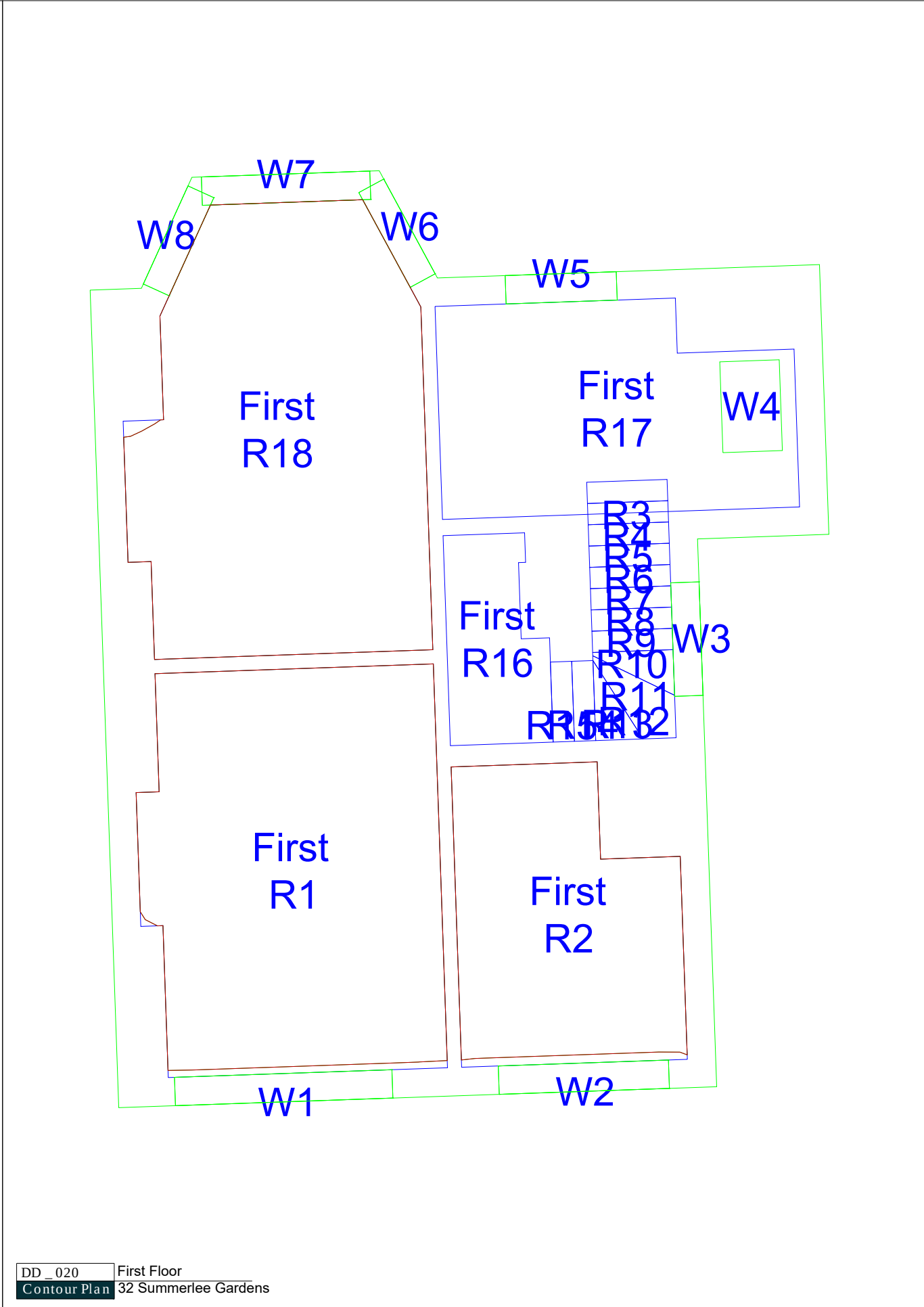
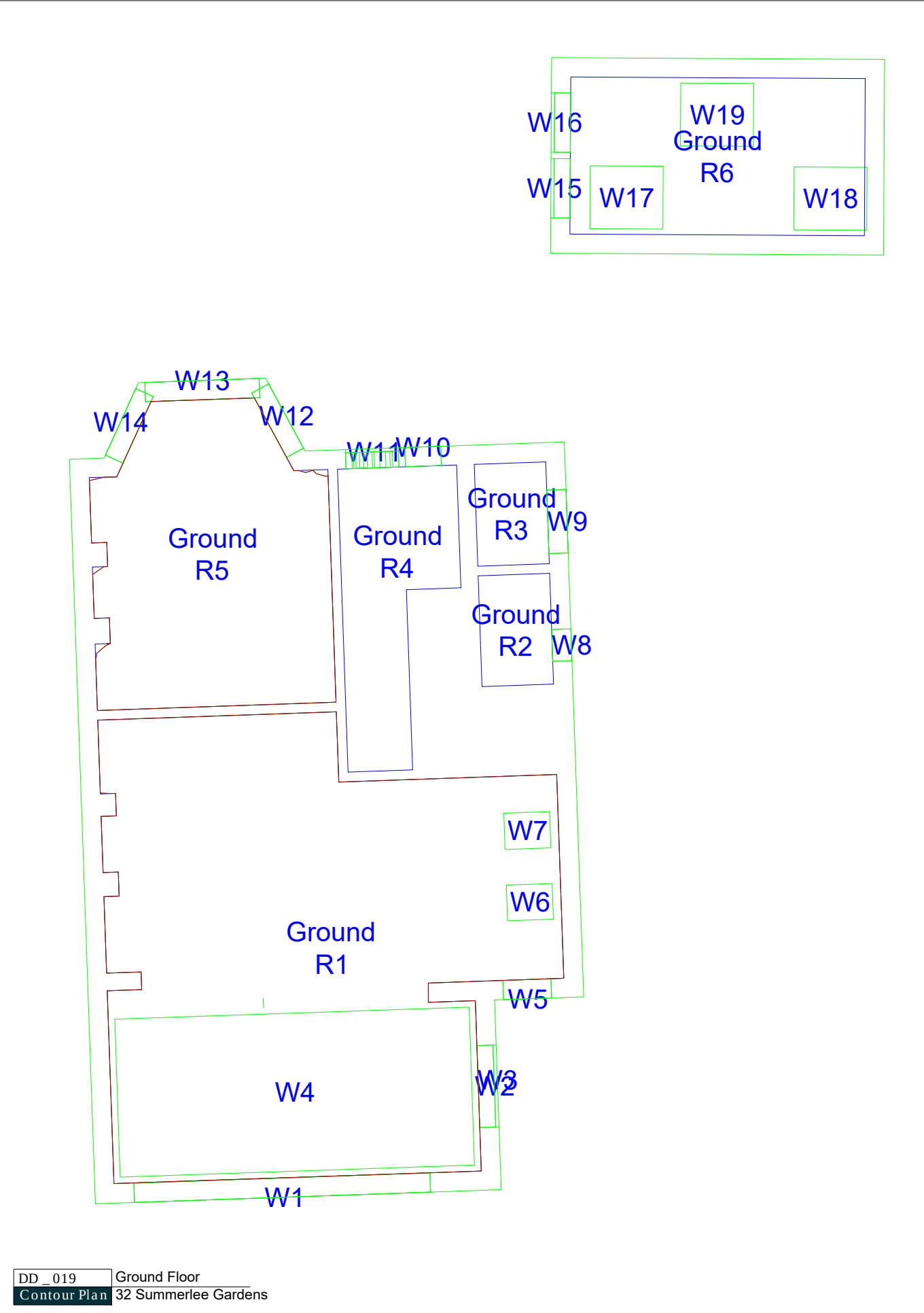
Client
Fortis Green LLP

Job Title
23-01796 - Fortis Green tennis club, London N2 9LJ

Drawing Title
Daylight Distribution Contours

Scale NTS Date Oct-23 Drawn MF

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Source Data

Testing Environment:
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Finchley_HD_MASTER
OS Data - Downen Farmer Architects - September 2023

Existing Building:
2D Drawings - Downen Farmer Architects - September 2023

Proposed Scheme:
2D Drawings - Downen Farmer Architects - September 2023
3D Model - 1143-DFA-GR_00_M3_A_0001_lucyT8XA4 - 3D View - {3D - lucyT8XA4}

Legend:
- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain
- Room Area

Notes

Project Identification

Client
Fortis Green LLP

Job Title
23-01796 - Fortis Green tennis club, London N2 9LJ

Drawing Title
Daylight Distribution Contours

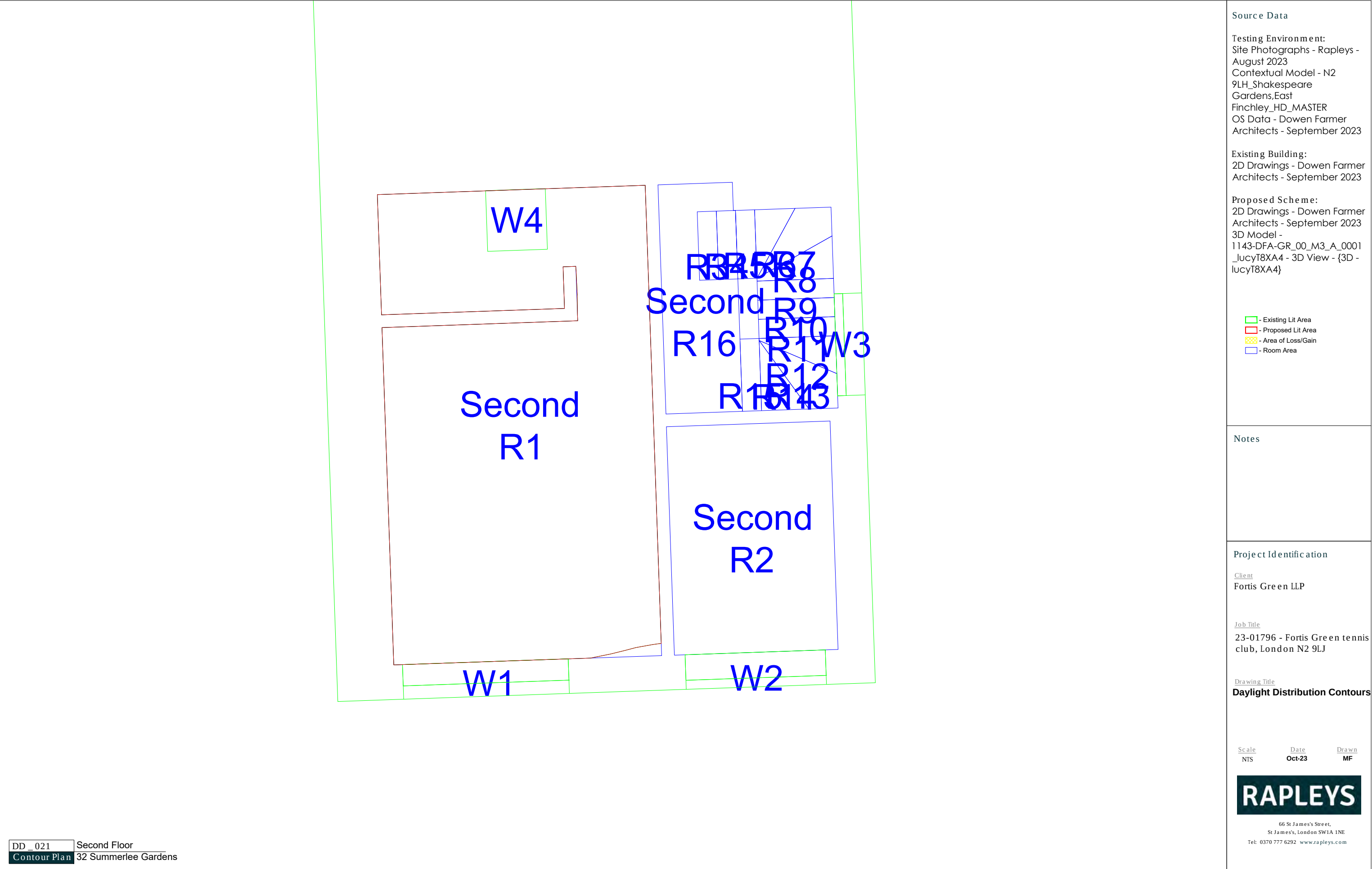
Scale
NTS

Date
Oct-23

Drawn
MF

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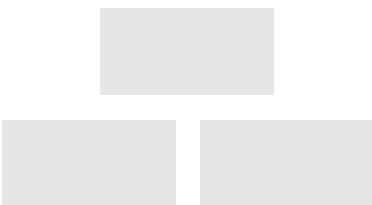
2hr Sunlight to Amenity Results (Overshaddowing to Gardens & Open Spaces)

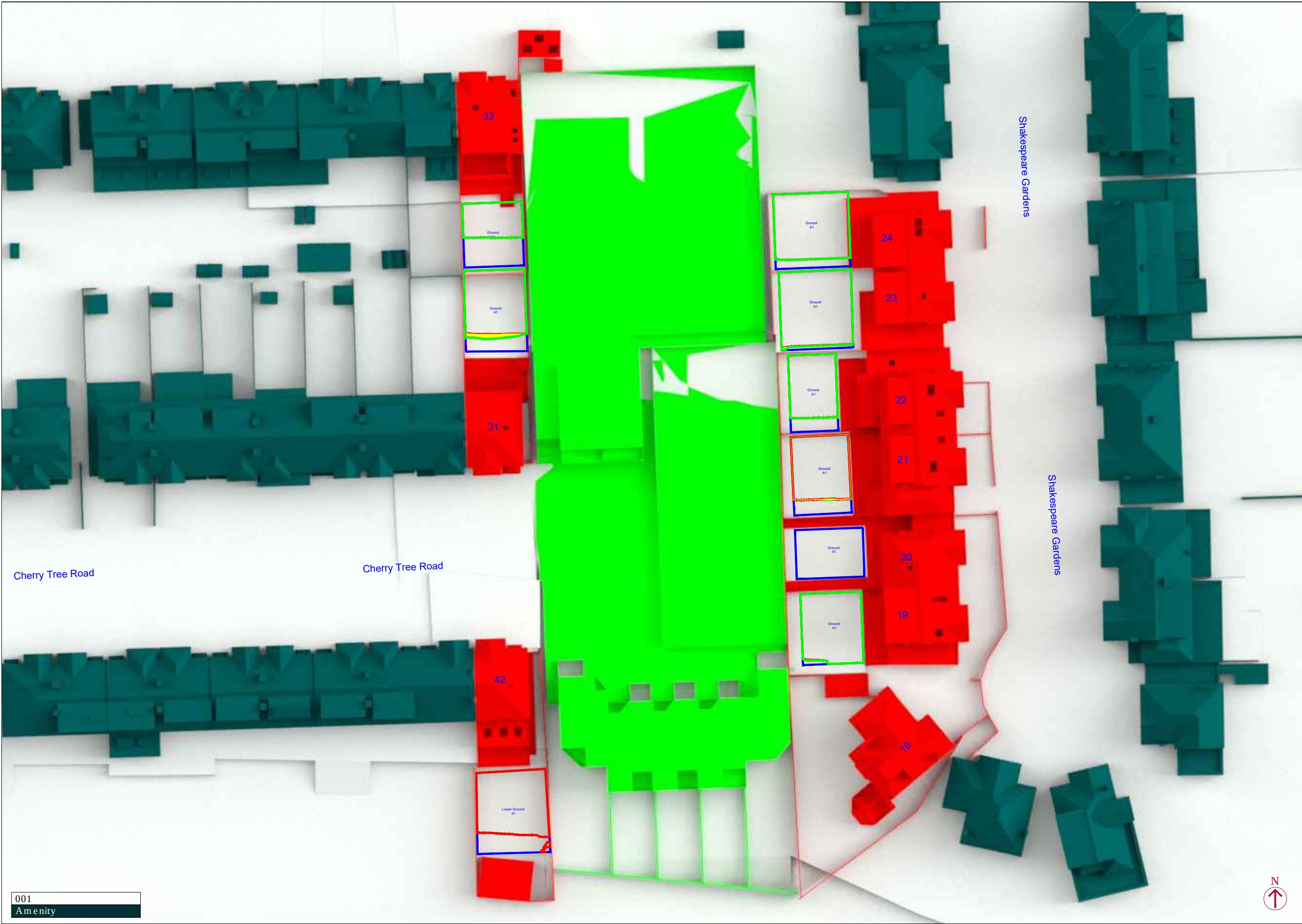


Project Name: Fortis Green Tennis Club, 31 Southern Road, London N2 9LH
Project No.: 23-01796
Report Title: 2 Hr Amenity Results
Date of Analysis: October 2023

Floor Ref	Amenity Ref	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
24 Shakespeare Gardens						
Ground	A1	Area m2 79.72 Percentage	70.52 88%	70.48 88%	1.00	YES
Second	A1	Area m2 2.32 Percentage	0.00 0%	0.00 0%	1.00	YES
23 Shakespeare Gardens						
Ground	A1	Area m2 80.00 Percentage	77.15 96%	76.66 96%	0.99	YES
22 Shakespeare Gardens						
Ground	A1	Area m2 51.90 Percentage	42.79 82%	42.70 82%	1.00	YES
21 Shakespeare Gardens						
Ground	A1	Area m2 64.07 Percentage	52.36 82%	52.10 81%	1.00	YES
20 Shakespeare Gardens						
Ground	A1	Area m2 47.26 Percentage	0.00 0%	0.00 0%	1.00	YES
19 Shakespeare Gardens						
Ground	A1	Area m2 61.46 Percentage	60.00 98%	59.85 97%	1.00	YES
42 Cherry Tree Road						
Lower Ground	A1	Area m2 82.96 Percentage	64.19 77%	64.19 77%	1.00	YES
31 Cherry Tree Road						
Ground	A1	Area m2 71.00 Percentage	58.84 83%	55.79 79%	0.95	YES
32 Summerlee Gardens						
Ground	A1	Area m2 54.18 Percentage	29.67 55%	29.67 55%	1.00	YES

2hr Sunlight to Amenity Drawings





Source Data

Testing Environment:
Site Photographs - Rapleys - August 2023
Contextual Model - N2 9LH_Shakespeare Gardens,East
Finchley_HD_MASTER
OS Data - Downen Farmer Architects - September 2023

Existing Building:
2D Drawings - Downen Farmer Architects - September 2023

Proposed Scheme:
2D Drawings - Downen Farmer Architects - September 2023
3D Model - 1143-DFA-GR_00_M3_A_0001_lucyT8XA4 - 3D View - {3D - lucyT8XA4}

- Key
- Amenity Area
 - Loss/Gain LitArea
 - Existing area of ≥ 2 hrs of direct sunlight on 21st March
 - Proposed area of ≥ 2 hrs of direct sunlight on 21st March
 - A1 - Amenity 1

Notes

Project Identification

Client
Fortis Green LLP

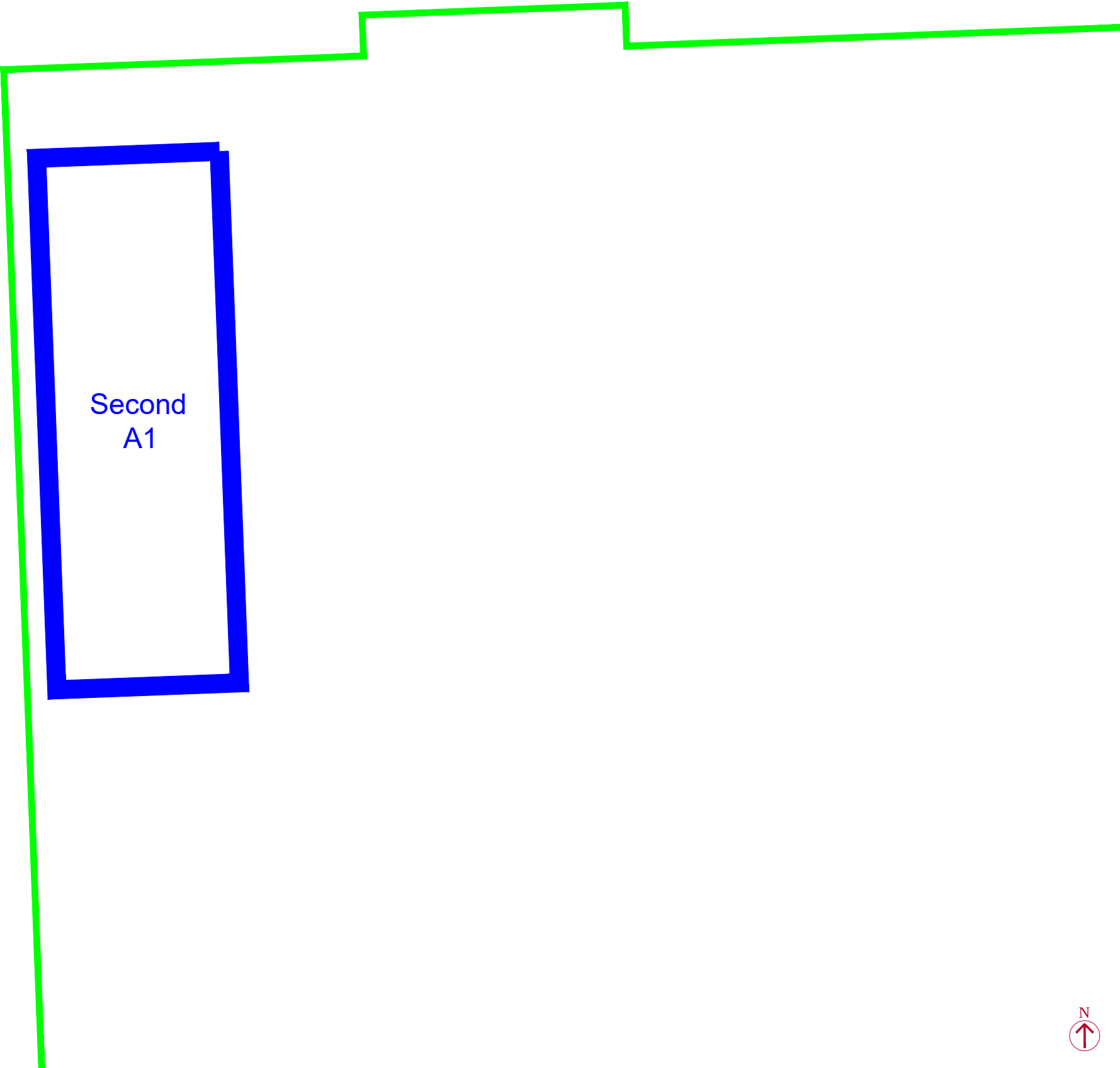
Job Title
23-01796 - Fortis Green tennis club, London N2 9LJ

Drawing Title
2hr Sunlight to Amenity

Scale Date Drawn
NTS Oct-23 MF

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Source Data

Testing Environment:
Site Photographs - Rapleys -
August 2023
Contextual Model - N2
9LH_Shakespeare
Gardens,East
Finchley_HD_MASTER
OS Data - Dowen Farmer
Architects - September 2023

Existing Building:
2D Drawings - Dowen Farmer
Architects - September 2023

Proposed Scheme:
2D Drawings - Dowen Farmer
Architects - September 2023
3D Model -
1143-DFA-GR_00_M3_A_0001
_lucyT8XA4 - 3D View - {3D -
lucyT8XA4}

Key

- Amenity Area
- Loss/Gain LitArea
- Existing area of ≥ 2hrs of
direct sunlight on 21st March
- Proposed area of ≥ 2hrs of
direct sunlight on 21st March
- A1 - Amenity 1

Notes

Project Identification

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Job Title
23-01796 - Fortis Green tennis
club, London N2 9LJ

Drawing Title
2hr Sunlight to Amenity

Scale Date Drawn
NTS Oct-23 MF

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