

Daylight and Sunlight Report

Harcourt House,
16-17 Haringey Park
London, N8 9JB

17th September, 2024

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1.0 Executive Summary

1.1 CHP Surveyors Limited have been instructed by Upspace Construction Services Limited to consider the impact the proposed scheme will have on the neighbouring residential properties' enjoyment of daylight and sunlight. The assessment has also considered the level of sunlight the amenity spaces to the neighbouring properties will enjoy.

1.2 This report accompanies a planning application submitted by Upspace Construction Services Limited for the proposed scheme.

1.3 From our online research including information on the local authority's planning portal, review of the Valuation Office Agency (VOA), we have identified the neighbouring properties that have windows overlooking the site and therefore need to be considered as part of this assessment, are:

- 5-21 Primezone Mews
- 2 Sandringham Gardens

1.4 To ensure that this assessment has correctly considered the daylight and sunlight enjoyed by the neighbouring residential properties, it has been undertaken in accordance with the Building Research Establishment's 2022 publication "*Site layout planning for daylight and sunlight. A guide to good practice.*" (BRE guidelines). Consideration has also been given to national, regional, and local planning policies and guidance.

1.5 The technical analysis has been undertaken using the standards and tests recommended within the BRE guidelines. A summary of the recommendations made by the BRE are set out in the Principles of Daylight and Sunlight, attached at Appendix A of this report.

1.6 As part of the daylight assessment, a Vertical Sky Component (VSC) analysis has been undertaken. The VSC assessment has considered 35 windows that serve 31 rooms within the neighbouring properties. The results of the analysis show that all of the windows assessed (100%) will comply with the BRE criteria and the neighbouring properties will retain a good level of daylight.

- 1.7 A daylight distribution analysis has also been undertaken of the 31 rooms within the neighbouring properties. The results of the analysis demonstrate that 31 (100%) will achieve the numerical targets within the BRE guidelines.
- 1.8 Taking into account the orientation of the neighbouring properties, the sunlight assessment has considered 30 rooms within these properties. The results demonstrate that all of the rooms analysed will achieve the recommendations within the BRE guidelines and will continue to enjoy good levels of sunlight.
- 1.9 An assessment has been undertaken to establish whether the neighbours amenity spaces will enjoy adequate levels of sunlight following the implementation of the proposals. The results demonstrate that all of these will retain appropriate access to sunlight.
- 1.10 The analysis therefore demonstrates that the proposed scheme would not affect the level of daylight and sunlight enjoyed by the neighbouring properties and achieves the BRE guidelines.

2.0 Policies and Guidance

- 2.1 When reviewing the results of the analysis, to ensure that the proposed scheme is appropriate from a daylight and sunlight perspective, the following documents have been considered.
- National Planning Policy Framework (NPPF) – December 2023
 - Ministry of Housing, Communities & Local Government Guidance “Effective Use of Land” (July 2019)
 - GLA “The London Plan” – March 2021
 - The Mayor of London’s Housing Supplementary Planning Guidance (SPG) – March 2016
 - London Borough of Haringey – Development Management DPD (adopted July 2017)
 - Building Research Establishment – Site layout planning for daylight and sunlight. A guide to good practice (2022)

2.2 National Planning Policy Framework – December 2023

- 2.2.1 Set out within the National Planning Policy Framework (December 2023), under paragraph 129 (c) it states with regard to daylight and sunlight, that consideration should be given as to whether efficient use of the land is being made:

"...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 adequate living standards."

2.3 Ministry of Housing, Communities & Local Government Guidance "Effective use of Land" (July 2019)

- 2.3.1 Set out within this policy, it states:

"All developments should maintain acceptable living standards.

What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design.

For example, in areas of high-density historical buildings, or city centre locations where tall modern buildings predominate, lower daylight and daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings."

2.4 GLA "The London Plan" – March 2021

2.4.1 Set out under Policy D6 – "Housing quality and standards", it states:

"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."

2.5 Mayor of London – Housing Supplementary Planning Guidance (SPG) – March 2016

2.5.1 The Mayor of London's Housing SPG acknowledges that the BRE guidelines should be applied sensitively and makes reference to the use of alternative targets, as set out in the BRE guidelines. It states under paragraph 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 recognize that fully optimising housing potential on larger sites may necessitate standards which depart from those presently experienced, but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.

Paragraph 2.3.47 of the Housing SPG relates to the necessity for more living and working space and thus greater density. It states:

BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognizing the London Plan's strategic approach to optimize housing output (Policy 3.4) and the need to accommodate additional housing supply in locations with good accessibility suitable for high 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.

2.6 London Borough of Haringey

- 2.6.1 Set out in Policy DM1: Delivering High Quality Design within the London Borough of Haringey's Development Management DPD, it states:

Design Standards – Privacy and Amenity

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;

b Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and

c Address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

2.7 Building Research Establishment (BRE guidelines)

- 2.7.1 The analysis undertaken by this Practice makes reference to guidelines published by the Building Research Establishment (BRE). The BRE guidelines are considered as a recognised methodology used by local authorities when assessing daylight and sunlight. However, when considering the results of the analysis, the site-specific constraints have been taken into account.

- 2.7.2 In 2022, the Building Research Establishment published a comprehensive revision to the 2011 edition of their guidance on daylight and sunlight within the built environment, titled "Site layout planning for daylight and sunlight. A guide to good practice".

2.7.3 The BRE guidelines acknowledge that their purpose is not to provide strict criteria to which a development must adhere to, but to provide guidance. This is affirmed within the introduction of the BRE guidelines, where it states under paragraph 1.6:

The guide is intended for building designers and their clients, consultants and planning officials. 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 many factors in site layout design.

2.7.4 The guidelines contain methodology on how to calculate the impact a proposed development will have on the neighbouring residential properties and also how to assess amenity within the proposed units.

2.7.5 It is suggested within the BRE guidelines that residential properties should have the greatest need for good daylight and sunlight and that key habitable rooms should be considered, with these being bedrooms, living rooms and kitchens. For the purpose of our assessment, it is considered that commercial properties do not have a reasonable expectation to daylight and sunlight as they generally rely on artificial light.

2.7.6 An extended account of the BRE guidelines is attached at Appendix A.

3.0 Information

3.1 During the process of undertaking the analysis and producing this report, reference has been made to the following information:

Cooke Fawcett Architects

Drawing Numbers CF-214-DR-0120-A, 0140-A, 0210-A, 0220-A, 0310-A, 0320-A, 0330-A, 0340-A, 1130-A, 1140-A, 1210-A, 1220-A, 1310-A, 1330-A, 1340-A

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Information on the internal configuration of the neighbouring properties has been sourced from a review of the London Borough of Haringey's online planning portal and other online sources such as Rightmove and estate agents' websites.

4.0 Site and Proposals

- 4.1 The site is located within the London Borough of Haringey. The existing building on the site comprises of floors, as indicated on drawing numbers 2834-001, 003 and 005 attached at Appendix B.
- 4.2 The proposals for the site are to construct an addition floor, as indicated on drawing numbers 2834-002, 004 and 006 attached at Appendix B.

5.0 Limitations

- 5.1 To undertake the detailed daylight and sunlight analysis required to produce this report a three-dimensional computer model has been produced using the information provided and sourced by us, as set out in paragraph 3.1.
- 5.2 Internal access to the surrounding properties was not sought by us. Research was undertaken by us using planning portals and other sources such as estate agent's websites, to try and establish the internal configuration of the surrounding properties and therefore increasing the accuracy of the analysis. Where information of the surrounding properties was unable to be sourced, reasonable assumptions have been made as to the probable room size, layout and use.
- 5.3 The daylight and sunlight analysis has been undertaken using a specialist software programme by MBS and from this the resultant data has been produced.

6.0 Methodology

- 6.1 Using the information provided and online research undertaken by us, a 3D computer model of the properties surrounding the site has been produced. The model includes the window locations and internal configuration (either actual or assumed) to the surrounding properties. We have not had access to the surrounding properties that form part of this study and therefore the internal configuration and establishing which windows serve habitable rooms has been based on either onsite observations or information we have been able to obtain online. A 3D computer model of the existing structures on the site as well as the proposals has been produced.
- 6.2 Using the specialist computer programme, we have undertaken an analysis in accordance with the criteria recommended within the BRE guidelines. We have run an analysis of the existing situation to establish a baseline figure and then a further analysis with the implementation of the proposals. There is no requirement to consider the implications during the development process as any impact will only be short term.
- 6.3 As stated in paragraph 1.6 of the BRE guidelines, the intention of the guide is to provide recommendations to assist with site layout design. The criteria should be applied flexibly in line with the context of the site and its environment.
- 6.4 Therefore, when assessing the results of the daylight and sunlight analysis undertaken, a degree of flexibility has been used that considers the location of the site and its surroundings when applying the BRE criteria.
- 6.5 The guidelines also advise instances when alternative target values may be used. The BRE guidelines are designed to be applied within a suburban environment, not a dense urban location. Section 2.2.3 of the BRE guidelines state:

...numerical values given here are purely advisory. Different criteria may be used, based on the requirements for daylighting in an area viewed against other site layout constraints.

6.6 Daylight

6.7 The numerical values contained in the BRE guidelines are used to establish whether the proposals will have a significant effect on the daylight enjoyed by the neighbouring properties and are based initially on a Vertical Sky Component (VSC) analysis. This analysis establishes the amount of available daylight received directly from the sky for each individual window. The reference point for this analysis is the centre point of the window.

6.8 It is recommended in the BRE guidelines that each window should achieve a VSC of 27% or 0.8 times the existing value. These values are intended for use in a suburban location.

6.9 The second method to assess daylight is to run a No Sky Line (NSL) or Daylight Distribution analysis. This assesses the change in position of the No Sky Line between the existing and proposed scenarios. It does not consider the number and size of windows serving a room. The BRE guidelines advise that a significant portion of each habitable room (>80%) or at least 0.8 times the existing area should lie in front of the No Sky Line (NSL).

6.10 Sunlight

6.11 Concerning sunlight, the BRE guidelines advise that all windows within 90° of due south should achieve 25% of the Annual Probable Sunlight Hours (APSH) with at least 5% being achieved during the winter months. Where this is not achieved and the difference between the existing and proposed APSH is more than 4%, the BRE guidelines state that the proposals will not have a noticeable effect on sunlight, provided the total APSH, as well as during the winter months, are within 0.8 times the existing.

6.12 It states under paragraph 3.1.2 that:

"In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day, but especially in the afternoon."

It continues to say; *"It is viewed as less important in bedrooms and in kitchens, where people prefer it in the morning rather than the afternoon."*

6.13 The guidelines do however acknowledge that sites within urban locations may have significant constraints with regard to their orientation or overshadowing.

6.14 Overshadowing to Neighbouring Amenity Space

6.15 When establishing what areas should be analysed, the BRE guidelines state under paragraph 3.3.3:

"The availability of sunlight should be checked for all open spaces where it will be required.

This would normally include:

- gardens, such as the main back garden of a house or communal gardens including courtyards and roof terraces*
- parks and playing fields*
- children's playgrounds*
- outdoor swimming pools and paddling pools and other areas of recreational water such as marinas and boating lakes (the daylight and sunlight effects on permanent residential moorings may be assessed using the methods in sections 2.2 and 3.2)*
- sitting out areas such as those between non-domestic buildings and in public squares*
- nature reserves (which may have special requirements for sunlight if rare plants are growing there).*

6.16 In terms of how to assess the level of sunlight enjoyed by such spaces, the BRE guidelines advise in paragraph 3.3.17:

"It is suggested that, for it to appear adequately sunlit throughout the year, at least half the garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area that can receive two hours of sun on 21 March is less than 0.80 times its former value, then the loss of sunlight is likely to be noticeable."

7.0 Surrounding Properties

- 7.1
- Within the BRE guidelines it is recommended that only residential properties that contain windows serving habitable rooms and therefore have a reasonable expectation of daylight and sunlight, need to be assessed.
- 7.2
- From a review of the site and its surroundings, it has been established that the following neighbouring properties appear to provide residential accommodation and have therefore been considered within our analysis.



A	5-21 Primezone Mews	B	2 Sandringham Gardens
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8.0 Daylight and Sunlight Assessment of Neighbouring Properties

8.1 Following our interrogation of the neighbouring properties, the context of the site and the application of the criteria within the BRE guidelines, we have identified the following residential properties are required to be assessed within the daylight analysis.

- 5-21 Primezone Mews
- 2 Sandringham Gardens

8.2 Regarding sunlight, the BRE guidelines state that a sunlight assessment should be undertaken of all surrounding properties to the site that have main rooms with windows facing within 90° of due south. From our review of the site and its surrounding properties, it has been established that the following properties should be assessed for sunlight.

- 5-21 Primezone Mews
- 2 Sandringham Gardens

8.3 5-21 Primezone Mews



8.3.1 These properties are located to the northwest of the site and consist of residential accommodation on the ground, first and second floors. In terms of the internal configuration of these properties this has been based on online historical estate agents' details.

8.3.2 The results of the VSC analysis are set out in the table attached at Appendix C of this report. They demonstrate that all windows assessed will achieve the numerical values within the BRE guidelines.

8.3.3 An assessment has been undertaken to establish the daylight distribution within these properties, with 27 rooms considered. The results are set out on the table attached at Appendix C of this report and demonstrate that all of the rooms will achieve the numerical targets within the BRE guidelines.

8.3.4 When considering the impact on daylight to 5-21 Primezone Mews, the results of the analysis demonstrate that the BRE guidelines are achieved, and these properties will retain good access to daylight.

8.3.5 A sunlight analysis has been undertaken of the rooms that have windows facing within 90° of due south. The assessment has considered 27 rooms with the results set out in the table attached at Appendix D of this report.

8.3.6 The results of the analysis demonstrate that all rooms will achieve the recommended APSH within the BRE guidelines and therefore the proposals will not have a significant effect on sunlight to 5-21 Primezone Mews.

8.4 2 Sandringham Gardens



- 8.4.1** This property is located to the south of the site and consists of residential accommodation on the ground, first and second floors. We have been unable to source any information that indicates the internal configuration of this property and have therefore based our analysis on assumed layouts.
- 8.4.2** The results of the VSC analysis are set out in the table attached at Appendix C of this report. They demonstrate that all windows assessed will achieve the numerical values within the BRE guidelines.
- 8.4.3** An assessment has been undertaken to establish the daylight distribution within this property. The analysis has considered four rooms within this property with the results set out on the table attached at Appendix C of this report. The results demonstrate that in all instances a significant portion of each room will lie in front of the NSL and will achieve the criteria within the BRE guidelines.
- 8.4.4** When considering the impact on daylight to 2 Sandringham Mews, the results of the analysis demonstrate that the BRE guidelines are achieved and will not have a significant effect on the daylight enjoyed.
- 8.4.5** A sunlight analysis has been undertaken of the rooms that have windows facing within 90° of due south. The assessment has considered three rooms with the results set out in the table attached at Appendix D of this report.
- 8.4.6** The results of the analysis demonstrate that all rooms will achieve the recommended APSH within the BRE guidelines and therefore the proposals will not have a significant effect on sunlight to 2 Sandringham Mews.

9.0 Overshadowing Analysis

- 9.1** An analysis has been undertaken of the neighbouring properties amenity spaces/gardens to establish the level of sunlight that will be enjoyed by these areas on 21 March, as recommended within the BRE guidelines.

9.2 The results of the analysis are illustrated on drawing numbers 2834-010 attached at Appendix E of this report. They show that all nine areas to 5-21 Primezone Mews will have at least 0.8 times the existing area that will enjoy at least two hours of direct sunlight on 21 March, and therefore will achieve the criteria within the BRE guidelines.

10.0 Conclusion

10.1 An assessment has been undertaken of the proposals for the site to establish whether there will be an impact on the daylight and sunlight enjoyed by the neighbouring properties. An assessment has also been undertaken of the proposed amenity spaces' access to sunlight.

10.2 The results of the analysis have considered with reference to the recommendations set out in the Building Research Establishment's publication "*Site layout planning for daylight and sunlight. A guide to good practice*." (2022) (BRE guidelines).

10.3 It has been considered that the following properties that surround the site provide residential accommodation and therefore have formed part of our assessment.

- 5-21 Primezone Mews
- 2 Sandringham Gardens

10.4 A daylight analysis has been undertaken and includes all the properties listed above. The results of the analysis demonstrate that all of the windows included in Vertical Sky Component (VSC) assessment will achieve suggested values within the BRE guidelines.

10.5 The Daylight Distribution analysis has assessed 31 rooms within the surrounding properties. The results show that all rooms will achieve the numerical targets within the BRE guidelines.

10.6 The analysis therefore demonstrates that the surrounding properties will retain a good level of daylight following the implementation of the proposals.

- 10.7 Consideration has been given to the orientation of the neighbouring properties and therefore a sunlight assessment has been undertaken of both 5-21 Primezone Mews and 2 Sandringham Gardens.
- 10.8 The results of the sunlight analysis demonstrate that all of the rooms considered will achieve the numerical targets within the BRE guidelines.
- 10.9 The final assessment that forms part of this report, is an analysis of the sunlight enjoyed by the neighbours gardens areas. The results demonstrate that all nine areas will achieve the numerical targets set out in the BRE guidelines.
- 10.10 The results of the analysis undertaken demonstrate that when applying the recommended methodologies set out in the BRE guidelines, the proposals will ensure that the neighbouring properties and their associated amenity spaces will retain good access to daylight and sunlight and that therefore the Building Research Establishment's publication "*Site layout planning for daylight and sunlight. A guide to good practice.*" (2022) are achieved.

Appendix A

Principles of Daylight and Sunlight

In 2022 the Building Research Establishment (BRE) published a revision to their 2011 handbook titled *"Site Layout Planning for Daylight and Sunlight. A guide to good practice."* The handbook provides advice on how to achieve good daylight and sunlight both within buildings and to open spaces during site layout planning.

The BRE guidelines are used by most local planning authorities when considering the impact on daylight and sunlight. The guidelines are purely advisory and should be applied flexibly to the individual circumstances of each site. The guidelines are more suited to low density suburban development sites where there is greater flexibility for site layout planning. Where sites are located in dense urban locations, there are often constraints from adjacent buildings and in these instances, the guidelines state that the criteria should be applied more flexibly. In paragraph 1.6 of the introduction of the BRE guidelines, it states:

The guide is intended for building designers and their clients, consultants and planning officials. 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 many 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 if new developments are to match the height and proportions of existing buildings.

Assessment of Daylight to Neighbours

Set out in the BRE guidelines is the methodology for assessing daylight within existing buildings. It states that it is important for a new development or extension to *'safeguard the daylight to nearby buildings'*.

The guidelines advise that daylight should be assessed to habitable rooms within adjoining dwellings. It states that daylight is required to living rooms, kitchens and bedrooms.

The first assessment that should be undertaken is to establish whether the proposals will subtend an angle of 25° from the centre of the window. The guidelines state that if the angle is less than 25°, then the development is not likely to affect the daylight to this window. If however the angle is greater than 25°, the guidelines advise:

If, for any part of the new development, this angle is more than 25°, a more detailed check is needed to find the loss of skylight to the existing development.

This assessment is more appropriate for well-spaced, low density or low rise, uniform proposed developments. It is not an appropriate assessment for dense urban environments where the existing building on the development site already subtends at an angle greater than 25° to the horizontal from the subject window. It is for this reason that the 25° assessment is generally dispensed with and the more detailed analysis outlined below is undertaken.

The BRE guidelines advise on two methodologies for calculating daylight. These are a Vertical Sky Component (VSC) and a No Sky Line (NSL) analysis.

Vertical Sky Component

A Vertical Sky Component (VSC) analysis establishes the amount of available daylight received directly from the sky for each individual window. The reference point for the analysis is the centre of the window, on the plane of the outer window wall.

The VSC is the amount of direct sky a window enjoys expressed as a percentage of the amount of direct sky a horizontal, unobstructed rooflight would receive.

The maximum percentage of direct skylight a vertical window can receive is 40%. The BRE have determined that where a VSC of 27% is achieved, then daylight should reach the window of an existing building. Where a VSC of less than 27% is achieved either before or after the implementation of the proposals, then the BRE guidelines state that provided the new value is greater than 0.8 times the existing value, daylight will not be significantly affected.

No Sky Line

A No Sky Line (NSL) analysis is undertaken to establish the daylight distribution within a room. The assessment is undertaken at working plane level with this set at 0.85m above the floor level of a dwelling.

The BRE guidelines recommend that provided a significant area of the room, which is considered to be 80%, is in front of the NSL (the point behind which at desk top level no sky is visible) or at least 0.8 times the existing area, then the room will enjoy good daylight distribution.

If, in the existing situation this is not the case, the BRE guidelines advise that provided the area following the implementation of the proposals is at least 0.8 times the existing area, there will not be a significant affect.

The BRE guidelines advise that there are scenarios when daylight calculations maybe impacted by the design of an existing building. This may be due to balconies located above existing windows or the neighbouring property is located tight against the site boundary and therefore is taking more than its fair share of light.

Assessment of Sunlight to Neighbours

When assessing the impact of sunlight to a neighbouring residential property, the BRE guidelines advise that all living rooms within 90° of due south should be analysed. It states that kitchens and bedrooms are considered to be less important, but sunlight to these rooms should not be obstructed too much. Paragraph 3.2.3 of the BRE guidelines states:

To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun.

Normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms that also comprise a living space, for example a bed sitting room in an old people's home.

Within commercial or non-domestic buildings, the use of the building will determine whether a sunlight assessment is required. Within paragraph 3.2.3 of the BRE guidelines it advises:

In non-domestic buildings any spaces that are deemed to have a special requirement for sunlight should be checked; they will normally face within 90° of due south anyway.

A sunlight analysis is undertaken using a similar method to a VSC assessment. In relation to neighbouring residential buildings, if a window is facing within 90° of due south and overlooking any part of the proposals that subtend an angle of more than 25° to the horizontal, measured from the centre of the window in a vertical section perpendicular to the window, then the sunlight of the existing dwelling may be affected.

To assess the level of impact on sunlight to neighbouring properties, an Annual Probable Sunlight Hours (APSH) analysis should be undertaken. The BRE guidelines advise that an assessment should be carried out to all windows within 90° of due south. These windows should achieve 25% APSH with at least 5% being achieved during the winter months.

Where this is not achieved, if the difference between the existing and proposed APSH is more than 4%, then the BRE guidelines state that the proposals will not have a noticeable effect on sunlight, provided the total APSH, as well as during the winter months, are within 0.8 times the existing.

If the main living room to a dwelling has a main window facing within 90° of due north, but a secondary window facing within 90° of due south, sunlight to the secondary window should be checked.

Appendix B



CAD SOURCES

REV	DESCRIPTION	DATE	INIT	CHKD

N

Legend

Surrounding Buildings

Existing Building

Project

Harcourt House, 16-17 Haringey Park, London N8 9JB

Title

Existing Site Plan

Scale

NTS

Date

04.09.2024

Drawn By

CO

Checked By

JC

Project No:

2834

Drawing No:

001

Revision

2-6 Boundary Row London SE1 8HP

020 3714 4090 enquiries@chpsurveyors.com

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CAD SOURCES

REV	DESCRIPTION	DATE	INIT	CHKD

N

Legend

Surrounding Buildings

Proposal

Project

Harcourt House, 16-17 Haringey Park, London N8 9JB

Title

Proposed Site Plan

Scale

NTS

Date

04.09.2024

Drawn By

CO

Checked By

JC

Project No:

2834

Drawing No:

002

Revision

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CAD SOURCES

REV	DESCRIPTION	DATE	INIT	CHKD

Legend

Surrounding Buildings

Existing Building

Project

Harcourt House, 16-17 Haringey Park, London N8 9JB

Title

Existing 3D View from Northeast

Scale

NTS

Date

04.09.2024

Drawn By

CO

Checked By

JC

Project No:

2834

Drawing No:

003

Revision

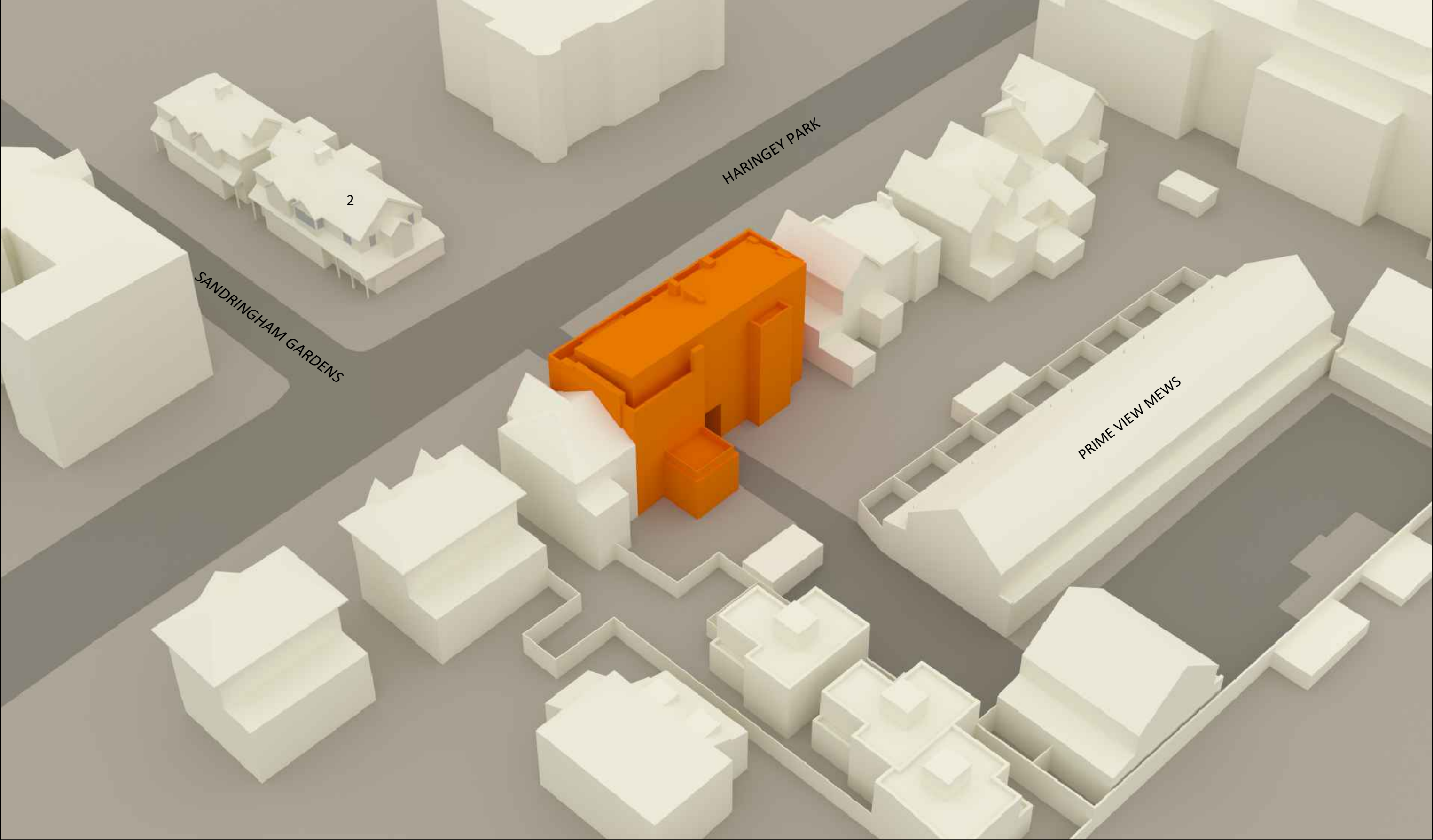
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CAD SOURCES

REV	DESCRIPTION	DATE	INIT	CHKD

Legend

Surrounding Buildings

Proposal

Project

Harcourt House, 16-17 Haringey Park, London N8 9JB

Title

Proposed 3D View from Northeast

Scale

NTS

Date

04.09.2024

Drawn By

CO

Checked By

JC

Project No:

2834

Drawing No:

004

Revision

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CAD SOURCES

REV	DESCRIPTION	DATE	INIT	CHKD

Legend

- Surrounding Buildings
- Proposal

Project
Harcourt House, 16-17 Haringey Park, London N8 9JB

Title
Proposed 3D View from Southeast

Scale
NTS

Date
04.09.2024

Drawn By
CO

Checked By
JC

Project No:
2834

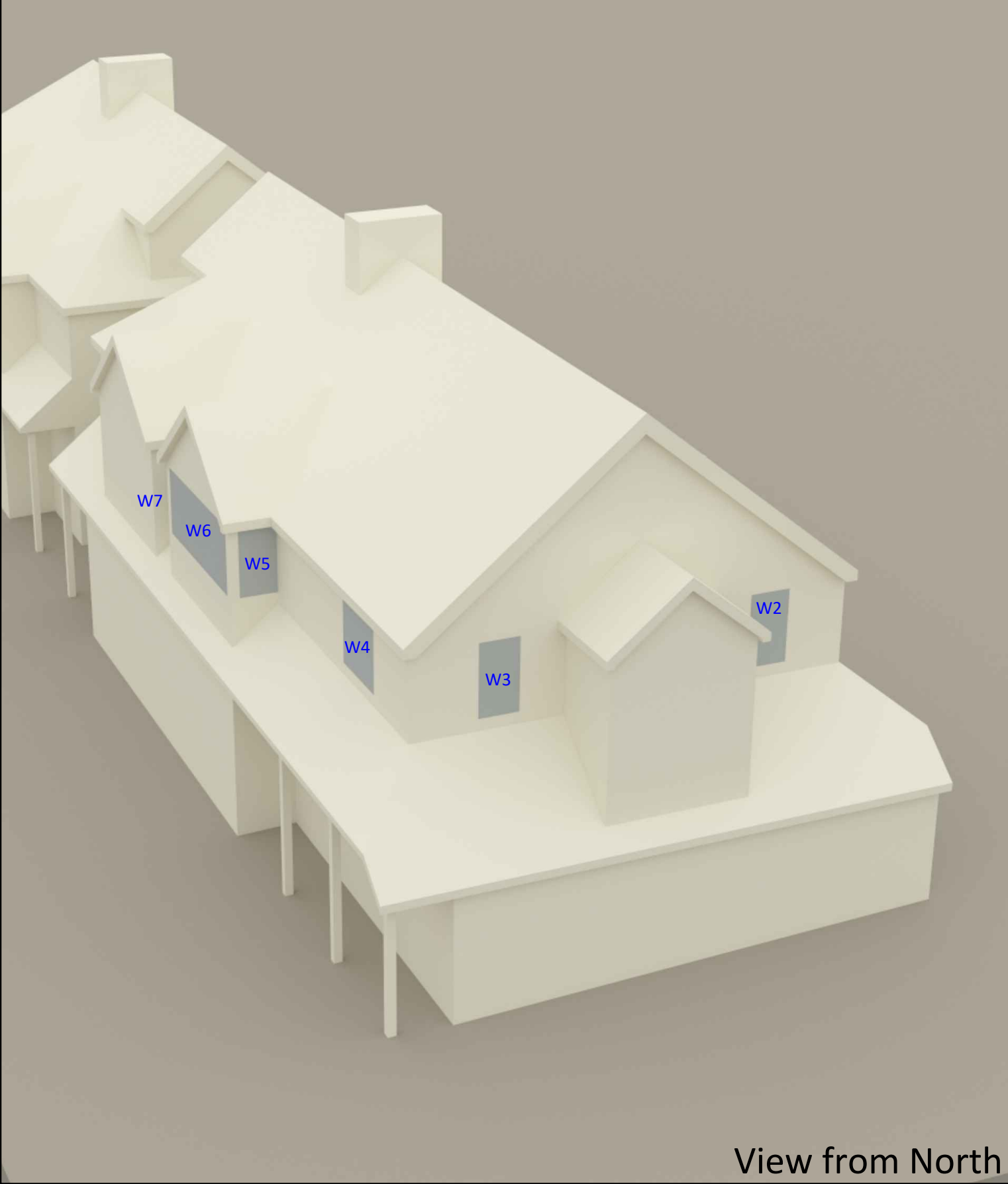
Drawing No:
006

Revision

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View from North



View from Northwest

CAD SOURCES

REV	DESCRIPTION	DATE	INIT	CHKD

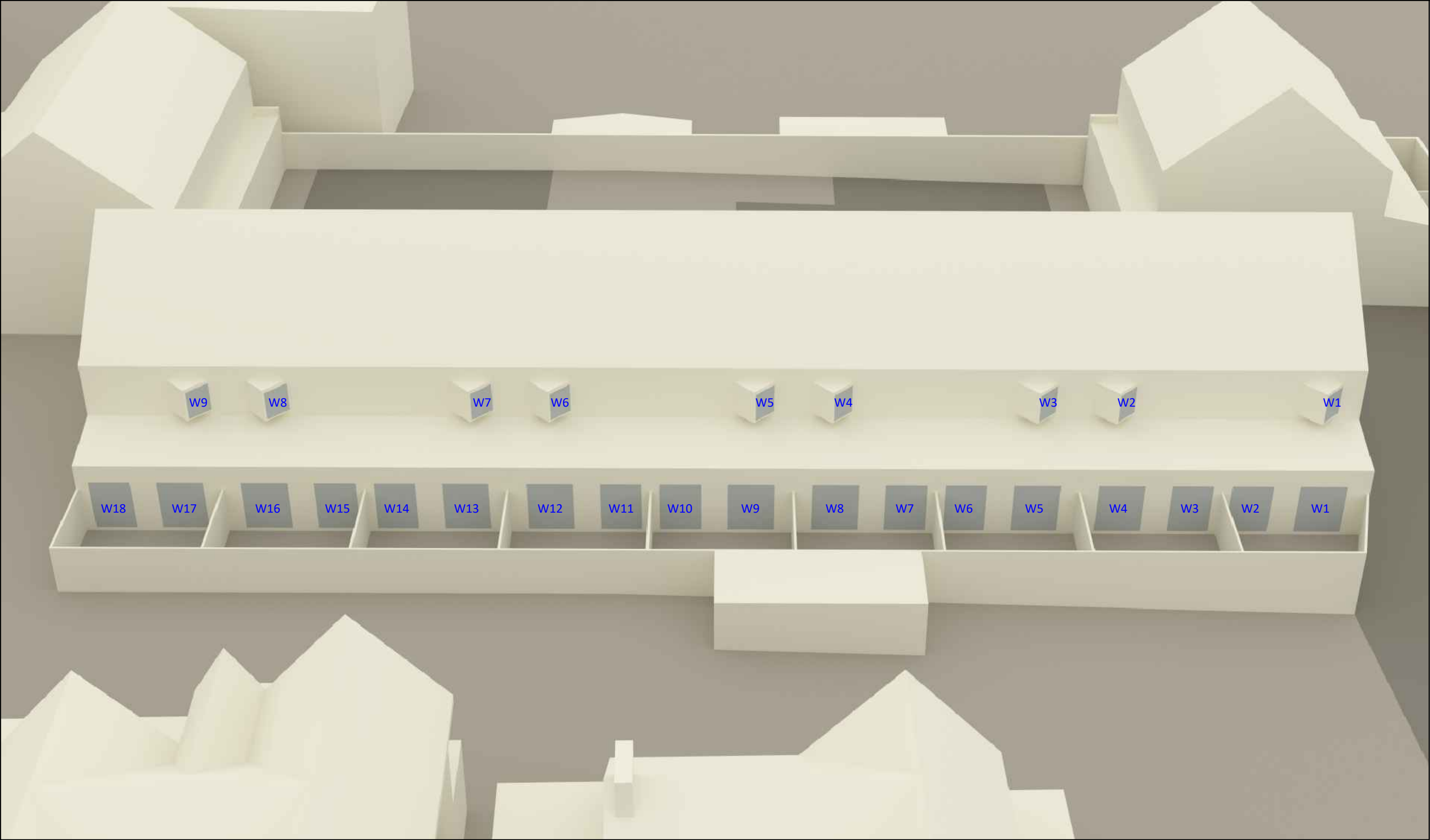
Legend

Surrounding Buildings

Project
Harcourt House, 16-17 Haringey Park, London N8 9JB
Title
Window Map - 2 Sandringham Gardens
Scale
NTS
Date
04.09.2024
Drawn By
CO
Checked By
JC
Project No:
2834
Drawing No:
007
Revision
2-6 Boundary Row London SE1 8HP
020 3714 4090 enquiries@chpsurveyors.com
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CAD SOURCES

REV	DESCRIPTION	DATE	INIT	CHKD

Legend

Surrounding Buildings

Project

Harcourt House, 16-17 Haringey Park, London N8 9JB

Title

Window Map - Prime View Mews (View from Southeast)

Scale

NTS

Date

04.09.2024

Drawn By

CO

Checked By

JC

Project No:

2834

Drawing No:

008

Revision

2-6 Boundary Row London SE1 8HP

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Appendix C

Daylight Results

LEVEL	WINDOW	ROOM	VSC		LOSS	% LOSS	NOSKY	
			EXISTING	PROPOSED			EXISTING	PROPOSED
2 Sandringham Gardens								
Ground	W1	R1	29.1	29.1	0.0	0.0	>80%	>80%
First	W1	R1	31.2	31.1	0.0	0.1	>80%	>80%
	W2		30.6	30.0	0.6	1.8		
	W3	R2	31.2	30.6	0.5	1.7	>80%	>80%
	W4		30.6	30.6	0.0	0.0		
	W5	R3	21.0	21.0	0.1	0.4	>80%	>80%
	W6		29.5	29.5	0.0	0.0		
	W7		12.1	12.1	0.0	0.0		
5-21 Primezone Mews								
Ground	W1	R1	26.3	24.5	1.9	7.2	60%	50%
	W2	R2	25.6	23.8	1.8	7.1	71%	63%
	W3	R3	26.0	24.4	1.6	6.2	68%	59%
	W4	R4	27.3	25.8	1.5	5.6	77%	73%
	W5	R5	27.6	26.4	1.2	4.5	>80%	>80%
	W6	R6	26.6	25.5	1.1	4.2	>80%	>80%
	W7	R7	26.8	26.2	0.6	2.3	>80%	>80%
	W8	R8	28.0	27.2	0.8	2.9	>80%	>80%
	W9	R9	27.9	27.5	0.5	1.7	>80%	>80%
	W10	R10	27.1	26.6	0.5	2.0	>80%	>80%
	W11	R11	27.0	26.9	0.0	0.1	>80%	>80%
	W12	R12	28.1	27.7	0.4	1.3	>80%	>80%
	W13	R13	27.6	27.6	0.1	0.3	>80%	>80%
	W14	R14	26.6	26.4	0.2	0.9	>80%	>80%
	W15	R15	25.8	25.8	0.0	0.0	>80%	>80%
	W16	R16	27.8	27.6	0.2	0.6	73%	73%
	W17	R17	26.7	26.7	0.0	0.0	77%	77%
	W18	R18	27.3	27.2	0.1	0.4	>80%	>80%
First	W1	R1	32.7	31.3	1.4	4.3	>80%	>80%
	W2	R2	31.5	30.0	1.4	4.5	>80%	76%
	W3	R3	30.8	29.4	1.3	4.3	>80%	>80%
	W4	R4	31.8	30.8	1.0	3.2	>80%	>80%
	W5	R5	31.0	30.1	0.9	2.9	>80%	>80%
	W6	R6	31.8	31.2	0.6	1.9	>80%	>80%
	W7	R7	31.1	30.6	0.5	1.6	>80%	>80%
	W8	R8	31.8	31.5	0.3	1.0	>80%	>80%
	W9	R9	31.1	30.8	0.3	0.9	>80%	>80%

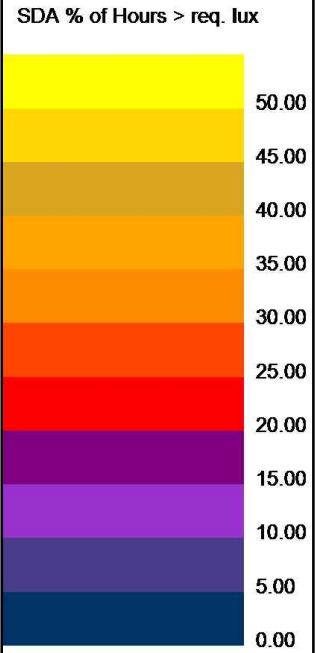
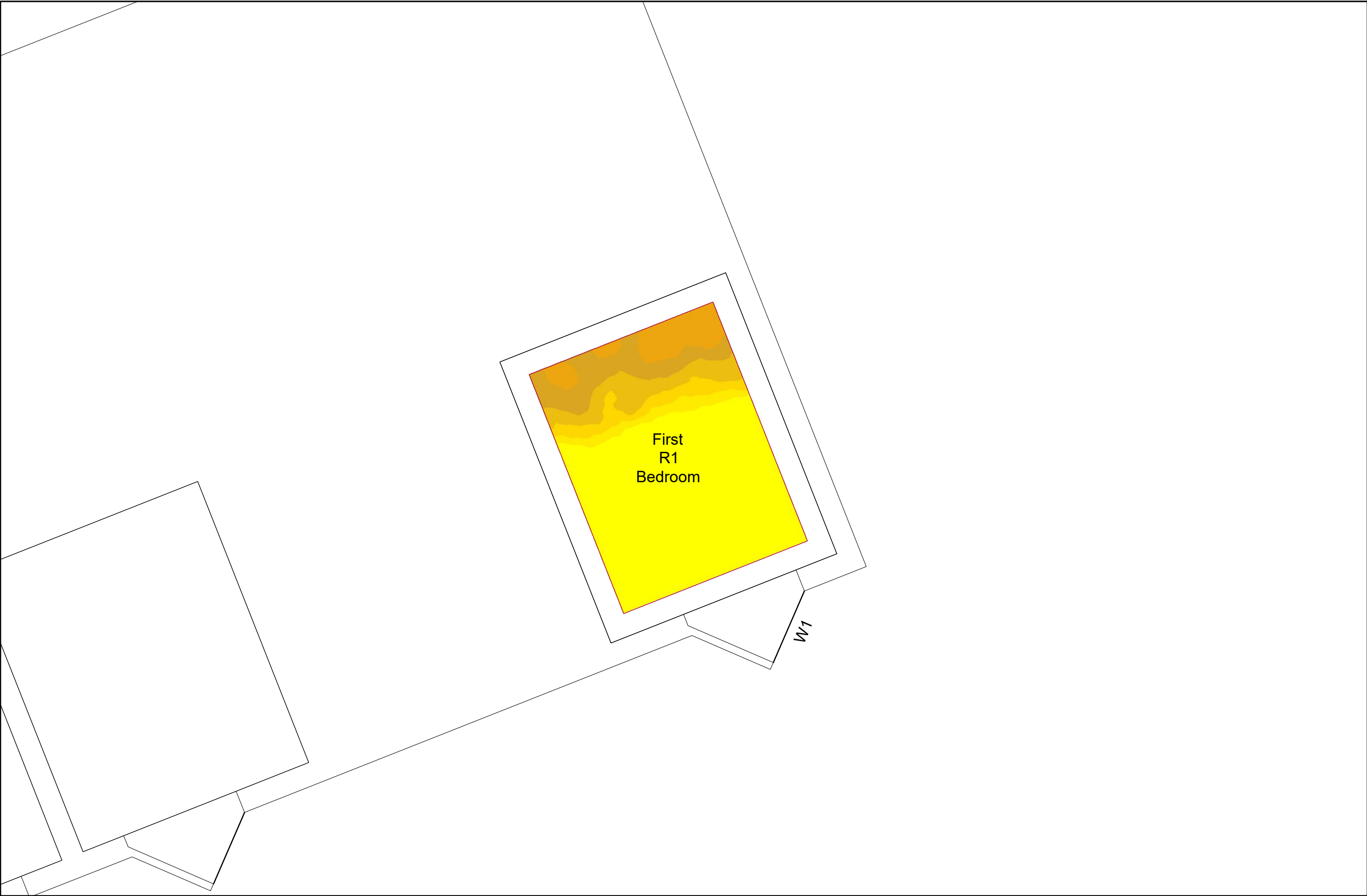
Appendix D

Sunlight Results

LEVEL	ROOM	EXISTING			PROPOSED			% LOSS	
		SUMMER	WINTER	TOTAL	SUMMER	WINTER	TOTAL	WINTER	TOTAL
2 Sandringham Gardens									
Ground	R1	34%	15%	49%	34%	15%	49%	0.00	0.00
First	R1	35%	16%	51%	35%	16%	51%	0.00	0.00
	R3	24%	6%	30%	24%	6%	30%	0.00	0.00
5-21 Primezone Mews									
Ground	R1	50%	15%	65%	50%	12%	62%	20.00	4.62
	R2	54%	10%	64%	54%	7%	61%	30.00	4.69
	R3	47%	15%	62%	47%	13%	60%	13.33	3.23
	R4	56%	14%	70%	55%	12%	67%	14.29	4.29
	R5	50%	17%	67%	50%	16%	66%	5.88	1.49
	R6	53%	13%	66%	53%	12%	65%	7.69	1.52
	R7	47%	17%	64%	47%	16%	63%	5.88	1.56
	R8	55%	14%	69%	55%	13%	68%	7.14	1.45
	R9	50%	17%	67%	50%	17%	67%	0.00	0.00
	R10	54%	14%	68%	52%	14%	66%	0.00	2.94
	R11	47%	16%	63%	47%	16%	63%	0.00	0.00
	R12	55%	15%	70%	55%	15%	70%	0.00	0.00
	R13	50%	16%	66%	50%	16%	66%	0.00	0.00
	R14	54%	13%	67%	53%	13%	66%	0.00	1.49
	R15	47%	14%	61%	47%	14%	61%	0.00	0.00
	R16	55%	13%	68%	54%	13%	67%	0.00	1.47
	R17	48%	13%	61%	48%	13%	61%	0.00	0.00
	R18	54%	13%	67%	54%	13%	67%	0.00	0.00
First	R1	42%	18%	60%	42%	16%	58%	11.11	3.33
	R2	42%	18%	60%	42%	16%	58%	11.11	3.33
	R3	42%	19%	61%	42%	16%	58%	15.79	4.92
	R4	42%	19%	61%	42%	18%	60%	5.26	1.64
	R5	42%	19%	61%	42%	18%	60%	5.26	1.64
	R6	42%	19%	61%	42%	18%	60%	5.26	1.64
	R7	42%	18%	60%	42%	17%	59%	5.56	1.67
	R8	42%	18%	60%	42%	18%	60%	0.00	0.00
	R9	42%	19%	61%	42%	19%	61%	0.00	0.00

Appendix E

PROPERTY	AREA REF	EXISTING AREA (%)	PROPOSED AREA (%)
<u>5-21 Primezone Mews</u> Ground	A1	39%	36%
	A2	38%	36%
	A3	38%	36%
	A4	38%	37%
	A5	38%	38%
	A6	38%	38%
	A7	38%	38%
	A8	37%	37%
	A9	37%	37%



CAD SOURCES

REV	DESCRIPTION	DATE	INIT	CHKD

N

Project
Harcourt House, 16-17 Haringey Park, London N8 9JB

Title
Proposed SDA (Illuminance) Contours - Prime Zone Mews First Floor

Scale
1:50

Date
04.09.2024

Drawn By

Checked By

Project No:
2834

Drawing No:
011

Revision

2-6 Boundary Row London SE1 8HP

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