

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

Addendum to Daylight and Sunlight Report

Further to our report dated 17th September 2024, we have been advised that planning consent was granted for three houses to the northwest of the site to the rear of 19 Haringey Park, now known as Pinehurst Mews, and it is required that the implications the proposals will have on the daylight and sunlight enjoy by these properties is also considered.

In view of the above, we have revised our 3D computer model to incorporate the three houses and run an analysis in accordance with the BRE guidelines.

From our review of the information associated with planning application reference HGY/2019/2829, it is noted that no analysis with regard to the proposed accommodation was provided.

With regard to daylight, our analysis has considered 12 windows that serve eight rooms, as set out on the table attached. This demonstrates that all windows and all rooms will achieve the numerical targets set out in the BRE guidelines.

The sunlight analysis has considered eight rooms with windows facing within 90° of due south and demonstrates that all will achieve the numerical targets within the BRE guidelines, as set out in the table attached.

We have also considered the area of the private amenity spaces (gardens) that will enjoy at least 2 hours of direct sunlight on 21st March. This analysis demonstrates that in the existing situation, the garden to House 1 only has 32% of its area that achieves the above, whilst none of the area of the garden to House 2 will achieve this. These results would suggest that the gardens' access to direct sunlight was not considered important.

As indicated on drawing number 2834-012 attached, with the implementation of the proposals, there will be no change in relation to the garden for House 2. Concerning the garden to House 1 whilst this will see a reduction to 0.75 times the existing area, it is only 0.3 sqm away from achieving the 0.8 times recommended within the BRE guidelines. We consider that the difference would not be noticeable and that taking into account its limited access was considered appropriate in the existing situation, this area will retain appropriate access to direct sunlight and achieve the aims of the BRE guidelines.

Conclusion

Our analysis demonstrates that the proposals will not have a significant effect on the daylight and sunlight to the three properties in Pinehurst Mews and will, taking into account the limited access to sunlight the gardens currently have, result in these retaining appropriate access to sunlight.

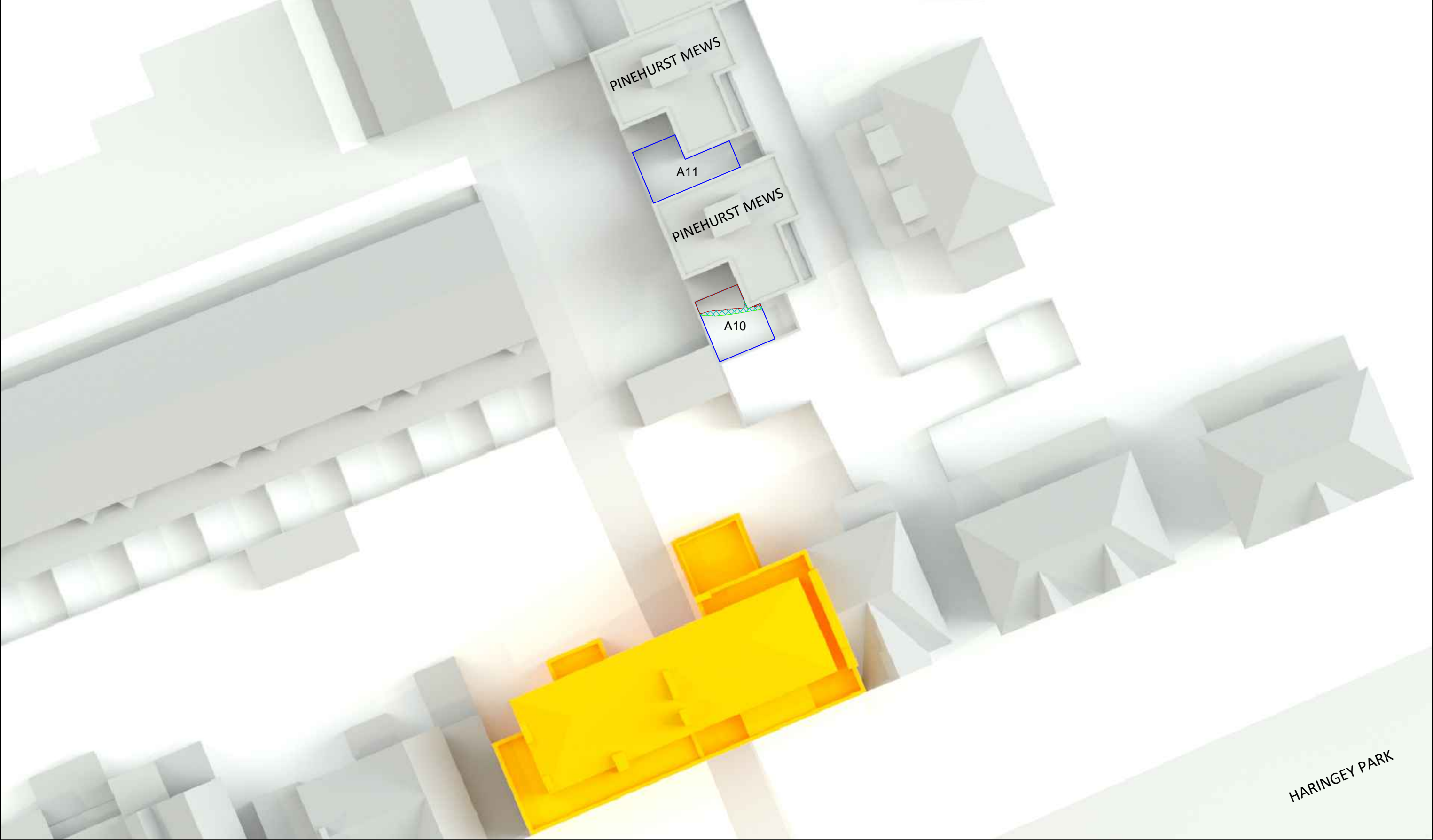
16/04/2025

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The proposals will therefore achieve the aims of the BRE guidelines in relation to the three properties in Pinehurst Mews.

LEVEL	WINDOW	ROOM	VSC		LOSS	% LOSS	NOSKY	
			EXISTING	PROPOSED			EXISTING	PROPOSED
<u>Pinehurst Mews</u>								
Ground	W1	R1	16.7	16.1	0.6	3.6	53%	52%
	W2		17.8	17.8	0.0	0.0		
	W3		26.4	26.4	0.0	0.0		
	W4	R2	11.1	10.9	0.2	1.4	>80%	>80%
	W5		17.3	17.3	0.0	0.0		
	W6		31.3	31.3	0.0	0.0		
First	W1	R1	23.4	22.3	1.1	4.8	>80%	>80%
	W2	R2	27.1	26.5	0.6	2.3	>80%	>80%
	W3	R3	21.0	21.0	0.0	0.0	>80%	>80%
	W4	R4	22.8	22.5	0.3	1.3	>80%	>80%
	W5	R5	25.2	25.2	0.0	0.0	>80%	>80%
	W6	R6	21.3	21.3	0.0	0.0	>80%	>80%

LEVEL	ROOM	EXISTING			PROPOSED			% LOSS	
		SUMMER	WINTER	TOTAL	SUMMER	WINTER	TOTAL	WINTER	TOTAL
Pinehurst Mews									
Ground	R1	42%	7%	49%	42%	6%	48%	14.29	2.04
	R2	48%	12%	60%	48%	12%	60%	0.00	0.00
First	R1	39%	15%	54%	39%	13%	52%	13.33	3.70
	R2	35%	11%	46%	35%	8%	43%	27.27	6.52
	R3	34%	8%	42%	34%	8%	42%	0.00	0.00
	R4	39%	14%	53%	39%	13%	52%	7.14	1.89
	R5	35%	5%	40%	35%	5%	40%	0.00	0.00
	R6	34%	8%	42%	34%	8%	42%	0.00	0.00



CAD SOURCES

REV	DESCRIPTION	DATE	INIT	CHKD

N

Legend

Surrounding Buildings

Amenity Area

Amenity Existing Lit Area

Amenity Proposed Lit Area

Amenity Contour

Project

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

Title

Surrounding Amenity Contours - Pinehurst Mews

Scale

NTS

Date

04.09.2024

Drawn By

CO

Checked By

JC

Project No:

2834

Drawing No:

012

Revision

2-6 Boundary Row London SE1 8HP

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