HODKINSON

Daylight & Sunlight Report

Drapers' Almshouse Charity

Edmansons Close

Final

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ABOUT HODKINSON CONSULTANCY

Our team of technical specialists offer advanced levels of expertise and experience to our clients. We have a wide experience of the construction and development industry and tailor teams to suit each individual project.

We are able to advise at all stages of projects from planning applications to handover.

Our emphasis is to provide innovative and cost-effective solutions that respond to increasing demands for quality and construction efficiency.

Executive Summary

This report presents the findings of a daylight and sunlight assessment for the proposed development at Edmansons Close by Drapers' Almshouse Charity in the London Borough of Haringey.

The assessment includes the impact of the proposed development upon daylight and sunlight received by existing neighbouring dwellings adjacent to the site, as well as the predicted internal daylight and sunlight levels within the proposed dwellings.

Proposed Development

Daylight: The illuminance method has been used to assess spatial daylight autonomy. 85 out of the 138 assessed habitable rooms (62%) meet the BRE recommended criteria.

Sunlight: 101 out of the 138 assessed habitable rooms (73%) meet the BRE recommended criteria for sunlight exposure.

Overall, the proposed development will experience good internal daylight and sunlight levels within habitable rooms. Those rooms which do not meet the recommended criteria are predominantly north facing living rooms or living/kitchen/dining rooms within the existing almshouses. These existing buildings are Listed, hence there is limited opportunity to make changes due to their heritage status. It should also be noted that the new BRE Guide *Site layout planning for daylight and sunlight* (2022) has been used for the assessment. Under the 2011 version of this Guide using average daylight factor (ADF) metrics, 92% of rooms met the BRE recommended criteria demonstrating a good level of internal daylight within the proposed development.

Existing Buildings

A detailed daylight and sunlight analysis has been carried out for the four closest dwellings which are most likely to be impacted by the development proposals. These are 51-57 Elsden Road.

Daylight: The VSC metric has been used to assess windows (25) and rooms (17) within the neighbouring properties. All assessed windows and rooms (100%) achieve the BRE recommended criteria. Additionally, the daylight distribution metric has been used to assess rooms within the neighbouring buildings and all (100%) rooms also meet the BRE recommended criteria for daylight distribution.

Sunlight: 12 out of the 15 assessed rooms (80%) achieve the BRE recommended guidelines for both annual and winter probable sunlight hours. 80% of rooms achieve the criteria for the annual period, and all assessed rooms (100%) meet the criteria during the winter period.

In conclusion, the proposed development will not significantly impact the levels of daylight or sunlight within the existing neighbouring buildings.

CONTENTS

1. INTRODUCTION

1.1 This document has been prepared by Hodkinson Consultancy, a specialist energy and environmental consultancy for planning and development, to present the daylight and sunlight assessment for the proposed development at Edmansons Close by Drapers' Almhouse Charity in the London Borough of Haringey.

Site Location

1.2 The proposed development site at Edmansons Close is located on Bruce Grove, Tottenham in the London Borough of Haringey, as shown in Figure 1 below.

1.3 Bruce Grove (A10) runs from the northwest to the southeast of the site. The surrounding area consists predominantly of residential buildings.

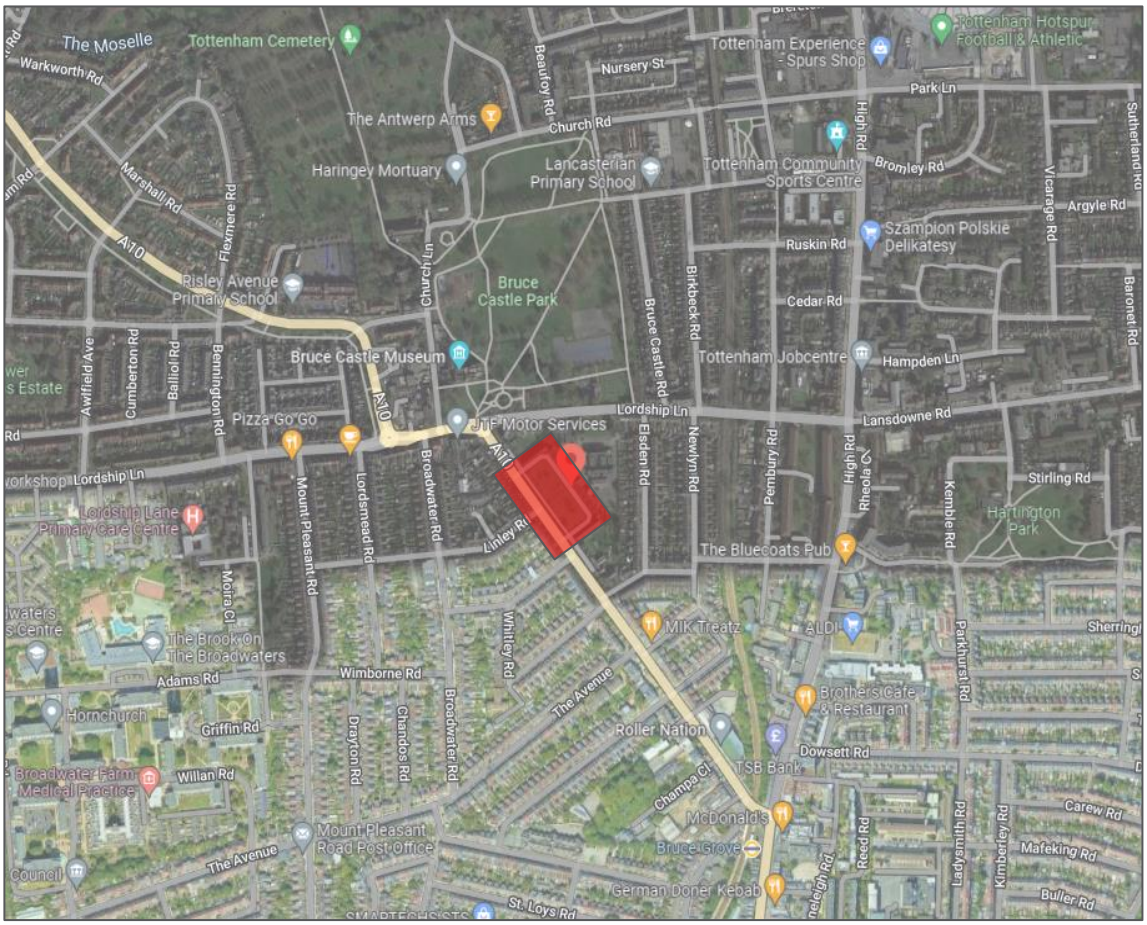


Figure 1: Site Location Google maps © 2022

Proposed Development

1.4 This analysis focuses on the new proposed dwellings within the development. The redevelopment is described as follows:

'Demolition of existing laundry building and 1970s infill building; alterations and extensions to 44 existing almshouses to create 8 x 1 bed, 12 x 2 bed and 6 x 3 bed units; alterations to existing Gatehouse to provide 1 x 2 bed unit; construction of 1 x new build 3 bed almshouse to replace 1970s infill building; construction of a new apartment building comprising 7 x studio units and 9 x 1 bed units; construction of 4 x new build 2 bed units within two new pavilions (2 units in each pavilion, 4 units in total); with landscaping; improvements to access; car parking; and ancillary development thereto.'

1.5 Figure 2 indicates the proposed site plan.

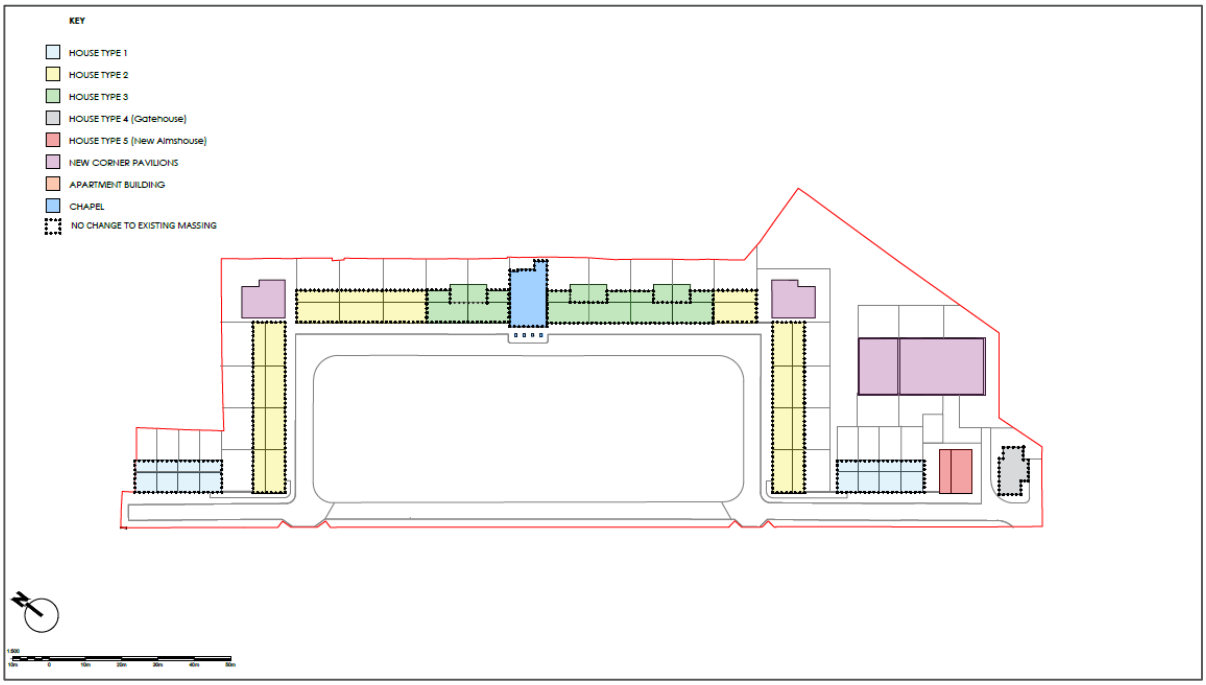


Figure 2: Proposed Site Layout – d+b studios (2022)

1.6 A 3D view of the proposed development and the surrounding properties taken from the daylight simulation model is illustrated in Figure 3.

Figure 3: 3D view of the site including the proposal (in blue) and the surrounding properties (in grey)

2. RELEVANT PLANNING POLICY

2.1 The following policies are considered relevant to this report:

National Planning Policy Framework (NPPF)

2.2 The recently revised National Planning Policy Framework (NPPF) republished in July 2021, sets out the Government's planning policies for England.

2.3 **Paragraph 1.25 (c)** states that 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 Policy: The London Plan

2.4 The following policy from the London Plan (2021) is considered relevant to the proposed development and this assessment:

2.5 **Policy D6 – Housing Quality and Standards**: 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.

Local Policy: London Borough of Haringey

2.6 The London Borough of Haringey's Local Plan was adopted in 2013. There are no policies specifically relating to daylight within the Local Plan, although **Policy SP11- Design** requires all new development to enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.

2.7 Haringey's Development Management DPD gives effect to Haringey's spatial strategy and the key objectives of the Strategic Policies Local Plan by supporting proposals that contribute to the delivery of sustainable development in accordance with the strategy.

2.8 **Policy DM1- Delivering high quality design** indicates that all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. Development proposals should have regard to heights, form, and other building characteristics. Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole. Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. In particular, proposals

should provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land.

3. BRE METHODOLOGY

3.1 The BRE has set out in their handbook *Site Layout Planning for Daylight and Sunlight a Guide to Good Practice* (2022) guidelines and methodology for the measurement and assessment of daylighting amenity around and within dwellings. The new guidance is a comprehensive revision of the 2011 edition.

3.2 This document states that it is also intended to be used in conjunction with the interior daylight recommendations found within the British Standard *Daylight in buildings* BS EN 17037.

3.3 The guidance states that it should not be seen as instrument of planning policy and therefore, any failure to achieve the recommended numerical factors does not necessarily mean that the development is unsuitable.

3.4 In addition, design features such as deep recesses, balconies or open internal layout configurations may reduce internal daylighting levels, but on the other hand can be beneficial to other aspects of health and well-being of the occupants, e.g., provision of private amenity space, overheating mitigation, modern lifestyle and architectural functionality.

Daylight

Proposed Development

3.5 To ensure that future residents will benefit from adequately lit rooms, an assessment of daylight into residential rooms within the proposed development should be carried out in accordance with BS EN 17037:

> **Daylight Factor** - The target daylight factor should be exceeded for at least 50% of the reference plane.

Or

> **Spatial Daylight Autonomy (SDA) -** The SDA or Illuminance Method involves using climatic data for the location of the site. The target illuminance should be achieved across at least 50% of the reference plane for at least half of the daylight hours.

3.6 The illuminance (SDA) method has been used within this assessment, as opposed to the daylight factor method. Target illuminances for habitable rooms are shown in Table 1.

Table 1: Target illuminances from daylight over at least half of the daylight hours

Room	Target illuminance (lx) for 50% of reference plane
Bedroom	100
Living Room	150
Kitchen	200

Existing Buildings

3.7 BRE suggests a set of recommendations to safeguard the daylight to main rooms (living rooms, kitchens and bedrooms) of nearby buildings when a new development or extension is proposed. The guidance provides a decision chart (Appendix A) with sequential tests to be used to determine the impact upon daylight availability of the existing dwellings before and after the new development. The assessment metrics and the methodology are as follows:

> **Distance** - If the distance of each part of the new development is three or more times its height above the centre of the lowest existing window, daylighting is unlikely to be significantly affected and loss of light to these windows need not be analysed.

> **25° Obstruction Angle -** If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. If the profile of the building subtends an angle greater than 25° then the VSC test is to be applied in order to investigate the level of harm further.

> **Vertical Sky Component (VSC) -** Any reduction in the total amount of skylight can be calculated by finding the VSC at the centre of each main window. The BRE guidance advises that a pass rate of 27% is required to demonstrate that daylighting levels are acceptable; if the VSC is less than 27% but greater than 0.8 times its former value (80% rule), occupants of the existing building will be unlikely to notice the reduction in the amount of skylight.

> **No Sky Line (NSL) - Daylight Distribution Line (DDL)/No-sky view -** Where rooms layouts are known, the sky line in each of the main rooms can be calculated. If the area of the working plane in a room which can receive direct daylight is reduced to less than 0.8 times its former value, then the room will appear poorly lit.

3.8 It should be noted that this assessment does not consider 'Right of Light' which is not a material planning consideration.

Sunlight

Proposed Development

3.9 The BRE provides guidance in respect of sunlight quality for new development stating the greater importance of adequate sunlight throughout the day in living rooms rather than in bedrooms and kitchens where people value its presence during early morning hours. For interiors the sunlight access can be quantified based on the below criteria:

> **Deviation from South -** At least one main window wall faces within 90° of due south.

> **Sunlight Exposure** – A habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March.

3.10 Site layout design for a development of dwellings should aim to maximise the number of dwellings with a main living room that meets the above recommendations.

Existing Buildings

3.11 The BRE guidance states that obstruction to sunlight may become an issue if a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window.

> **Annual and Winter Probable Sunlight Hours (APSH/WPSH)** – Sunlight may be adversely affected if the centre of the window receives less than 25% of annual probable sunlight hours and less than 0.8 times its former annual value; or less than 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.8 times its former value during that period; and also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

4. MODELLING APPROACH

Model Inputs

Sources of Data

4.1 The following sources of data have been used to set-up the site, the existing and the proposed 3D models:

> A 3D model of the surrounding properties and terrain is based on a photogrammetric, aerial survey model;

> The detailed 3D model of the proposed development was constructed based on existing survey elevations for the almshouses combined with a 2D dataset of plans and elevations for the internal layouts and new proposed blocks as received by d + b Studios (July 2022). The baseline massing exists of an aerial based, photogrammetric survey model.

Software

4.2 Specialist 3D modelling and daylighting software has been used to predict internal daylight and sunlight levels for the proposed scheme against the BRE metrics recommended by the planning authorities.

4.3 The spaces were initially tested against the daylight and sunlight metrics following the BRE calculation methodology using reflectance values within the range specified by BS EN 17037.

4.4 Modelling and calculations have been undertaken by our approved subcontractor, MBS Ltd.

Simulation Inputs for SDA Calculations

4.5 Light coloured finishing for the internal and external surfaces were used are shown in Table 2.

4.6 Reflectance values for the calculations are based on BS EN 17037 and glass light transmittance values based on the BRE guide.

Table 2: Surface Reflectances and Light Transmittance Values

Material	Average Reflectance
Surrounding Ground (Earth dry/paving)	0.2
Surrounding Neighbouring Buildings (typical London brickwork)	0.2
External Walls (typical London brickwork)	0.2
Internal Walls (BRE Guide)	5.0
Internal Ceiling (BRE Guide)	7.0
Internal Floor (BRE Guide)	2.0
Glazing - all windows	**Glass Transmittance**
	0.68
Maintenance Factor (residential in urban area)	8%

Assessment Selection

Proposed Development

4.7 All habitable rooms of the proposed typical buildings for each floor type were assessed for internal daylight and sunlight availability.

4.8 The assessed buildings within the scheme and relative typical floors are as follows:

> Almshouse Block 1 House Type 1 : Ground and 1st floors

> Almshouse Block 2 House Type 2 : Ground and 1st floors

> Almshouse Block 3 House Type 2 & 3 : Ground and 1st floors

> Almshouse Block 4 House Type 2 : Ground and 1st floors

> Almshouse Block 5 House Type 1 : Ground and 1st floors

> Corner Pavilions Block 1 & 2 : Ground and 1st floors

> New almshouse House Type 5 : Ground and 1st floors

> Gatehouse House Type 4 : Ground and 1st floors

> Apartment Building : Ground, 1st and 2nd floors

4.9 A total of 138 habitable rooms have been assessed. All rooms were modelled in accordance with the floor layouts and elevation drawings as provided by d + b Studios (July 2022).

Existing Buildings

4.10 All habitable rooms of four neighbouring properties on Elsden Road (51-57 Elsden Road) have been assessed. These are the only existing properties which may be adversely affected by the development proposals.

5. SUMMARY OF RESULTS

Daylight

Proposed Development

5.1 A summary of the internal daylight results for the proposed development is provided in Table 3, following the illuminance method for spatial daylight autonomy (SDA).

5.2 Overall, 85 out of the 138 assessed habitable rooms (62%) meet the BRE recommended criteria. Those rooms which do not meet the recommended criteria are predominantly north facing living rooms or living/kitchen/dining rooms within the existing almshouses.

5.3 The full set of results is provided within Appendix B.

Table 3: SDA results for proposed development

Property	Number of rooms tested	Rooms satisfying SDA criteria	
Almshouse - House Type 1 - Block 1	8	4	50%
Almshouse - House Type 2 - Block 2	16	8	50%
Corner Pavilions - Block 1	6	6	100%
Almshouse - House Type 2 - Block 3	16	14	88%
Almshouse - House Type 3 - Block 3	30	23	77%
Corner Pavilions - Block 2	6	6	100%
Almshouse - House Type 2 - Block 4	16	8	50%
Almshouse - House Type 1 - Block 5	8	4	50%
New Almshouses - House Type 5	4	2	50%
House Type 4 - Gatehouse	3	1	33%
Apartment Building	25	9	36%
Total	**138**	**85**	**62%**

Existing Buildings

5.4 Four neighbouring properties on Elsden Road (51-57 Elsden Road) have been assessed, to determine the impact on internal daylight of the proposed development. A floorplan was found for No. 51 which was then applied to the other properties, assuming a similar internal layout. The vertical sky component (VSC) and daylight distribution metrics have been used and a summary of the results is provided in Tables 4 and 5.

5.5 All assessed rooms meet the BRE recommended criteria, therefore it is unlikely that any loss of daylight will be perceived.

5.6 The full set of results is provided within Appendix C.

Table 4: VSC results for existing neighbouring properties

Property	Number of rooms tested	Rooms satisfying VSC criteria	
51 Elsden Road	4	4	100%
53 Elsden Road	4	4	100%
55 Elsden Road	4	4	100%
57 Elsden Road	5	5	100%
Total	**17**	**17**	**100%**

Table 5: Daylight distribution results for existing neighbouring properties

Property	Number of rooms tested	Rooms satisfying DD criteria	
51 Elsden Road	4	4	100%
53 Elsden Road	4	4	100%
55 Elsden Road	4	4	100%
57 Elsden Road	5	5	100%
Total	**17**	**17**	**100%**

Sunlight

Proposed Development

5.7 A summary of the internal sunlight exposure results for the proposed development is provided in Table 6.

5.8 Overall, 101 out of the 138 assessed habitable rooms (73%) meet the BRE recommended criteria. Those rooms which do not meet the recommended criteria are predominantly north facing living rooms or living/kitchen/dining rooms within the existing almshouses.

5.9 The full set of results is provided within Appendix D.

Table 6: Sunlight exposure results for proposed development

Property	Number of rooms tested	Rooms satisfying SE criteria	
Almshouse - House Type 1 - Block 1	8	8	100%
Almshouse - House Type 2 - Block 2	16	16	100%
Corner Pavilions - Block 1	6	2	33%
Almshouse - House Type 2 - Block 3	16	16	100%
Almshouse - House Type 3 - Block 3	30	24	80%
Corner Pavilions - Block 2	6	2	33%
Almshouse - House Type 2 - Block 4	16	8	50%
Almshouse - House Type 1 - Block 5	8	8	100%
New Almshouses - House Type 5	4	3	75%
House Type 4 - Gatehouse	3	2	67%
Apartment Building	25	12	48%
Total	**138**	**101**	**73%**

Existing Buildings

5.10 Four neighbouring properties on Elsden Road (51-57 Elsden Road) have been assessed, to determine the impact on internal sunlight of the proposed development. A floorplan was found for No. 51 which was then applied to the other properties, assuming a similar internal layout. The annual and winter probable sunlight hours have been calculated and a summary of the results is provided in Table 7.

5.11 Overall, 12 out of the 15 assessed rooms (80%) achieve the BRE recommended guidelines for both annual and winter probable sunlight hours. 80% of rooms achieve the criteria for the annual period, and all assessed rooms (100%) meet the criteria during the winter period.

5.12 The full set of results is provided within Appendix E.

Table 7: APSH/WPSH results for existing neighbouring properties

Property	Number of rooms tested	Rooms satisfying APSH	Rooms satisfying WPSH
51 Elsden Road	4	100%	100%
53 Elsden Road	4	75%	100%
55 Elsden Road	4	75%	100%
57 Elsden Road	3	67%	100%
Total	**15**	**80%**	**100%**

6. CONCLUSION

6.1 This report presents the findings of a daylight and sunlight assessment for the proposed development at Edmansons Close by Drapers' Almshouse Charity in the London Borough of Haringey.

6.2 The assessment includes the impact of the proposed development upon daylight and sunlight received by existing neighbouring dwellings adjacent to the site, as well as the predicted internal daylight and sunlight levels within the proposed dwellings.

Proposed Development

6.3 **Daylight:** The illuminance method has been used to assess spatial daylight autonomy. 85 out of the 138 assessed habitable rooms (62%) meet the BRE recommended criteria.

6.4 **Sunlight:** 101 out of the 138 assessed habitable rooms (73%) meet the BRE recommended criteria for sunlight exposure.

6.5 Overall, the proposed development will experience good internal daylight and sunlight levels within habitable rooms. Those rooms which do not meet the recommended criteria are predominantly north facing living rooms or living/kitchen/dining rooms within the existing almshouses. These existing buildings are Listed, hence there is limited opportunity to make changes due to their heritage status.

6.6 It should also be noted that the new BRE Guide Site layout planning for daylight and sunlight (2022) has been used for the assessment. Under the 2011 version of this Guide using average daylight factor (ADF) metrics, 92% of rooms met the BRE recommended criteria demonstrating a good level of internal daylight within the proposed development.

Existing Buildings

6.7 A detailed daylight and sunlight analysis has been carried out for the four closest dwellings which are most likely to be impacted by the development proposals. These are 51-57 Elsden Road.

6.8 **Daylight:** The VSC metric has been used to assess windows (25) and rooms (17) within the neighbouring properties. All assessed windows and rooms (100%) achieve the BRE recommended criteria. Additionally, the daylight distribution metric has been used to assess rooms within the neighbouring buildings and all (100%) rooms also meet the BRE recommended criteria for daylight distribution.

6.9 **Sunlight:** 12 out of the 15 assessed rooms (80%) achieve the BRE recommended guidelines for both annual and winter probable sunlight hours. 80% of rooms achieve the criteria for the annual period, and all assessed rooms (100%) meet the criteria during the winter period.

6.10 In conclusion, the proposed development will not significantly impact the levels of daylight or sunlight within the existing neighbouring buildings.

GLOSSARY

The following terms are referenced throughout the report. They are described below as stated in the BRE guidance:

> **Illuminance:** A measure of the amount of light falling on a surface, usually measured in lux.

> **Target illuminance (E_T)**: Illuminance from daylight that should be achieved for at least half of annual daylight hours across a specified fraction of the reference plane in a daylit space.

> **Minimum target illuminance (E_{TM}):** Illuminance from daylight that should be achieved for at least half of annual daylight hours across 95% of the reference plane in spaces with vertical and/or inclined daylight apertures.

> **CIE standard overcast sky:** A completely overcast sky which is darkest at the horizon and brightest at the zenith (vertically overhead).

> **Daylight, natural light:** Combined skylight and sunlight.

> **No sky line:** The outline on the working plane of the area from which no sky can be seen.

> **Obstruction angle:** The angular altitude of the top of an obstruction above the horizontal, measured from a reference point in a vertical plane in a section perpendicular to the vertical plane.

> **Annual probable sunlight hours:** The long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account).

> **Vertical sky component (VSC):** This is a measure of the amount of light reaching a window. It is the ratio of that part of illuminance, at a point on a given vertical plane, that is received directly from a CIE standard overcast sky, to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. Usually the 'given vertical plane' is the outside of a window wall. The VSC does not include reflected light, either from the ground or from other buildings.

> **Reference plane or working plane:** Horizontal, vertical, or inclined plane in which a visual task lies. Normally the working plane may be taken to be horizontal, 0.85 m above the floor in houses and factories, 0.7 m above the floor in offices.

> **Assessment grid:** Grid of calculation points on the reference plane that is used to calculate daylight factor or illuminance from daylight. Also known as calculation grid.

> **(Solar) irradiance:** A measure of the amount of solar radiation (including infrared and ultraviolet radiation as well as daylight) falling on a surface. Usually measured in Watts per square metre.

APPENDICES

Appendix A
BRE Decision Chart

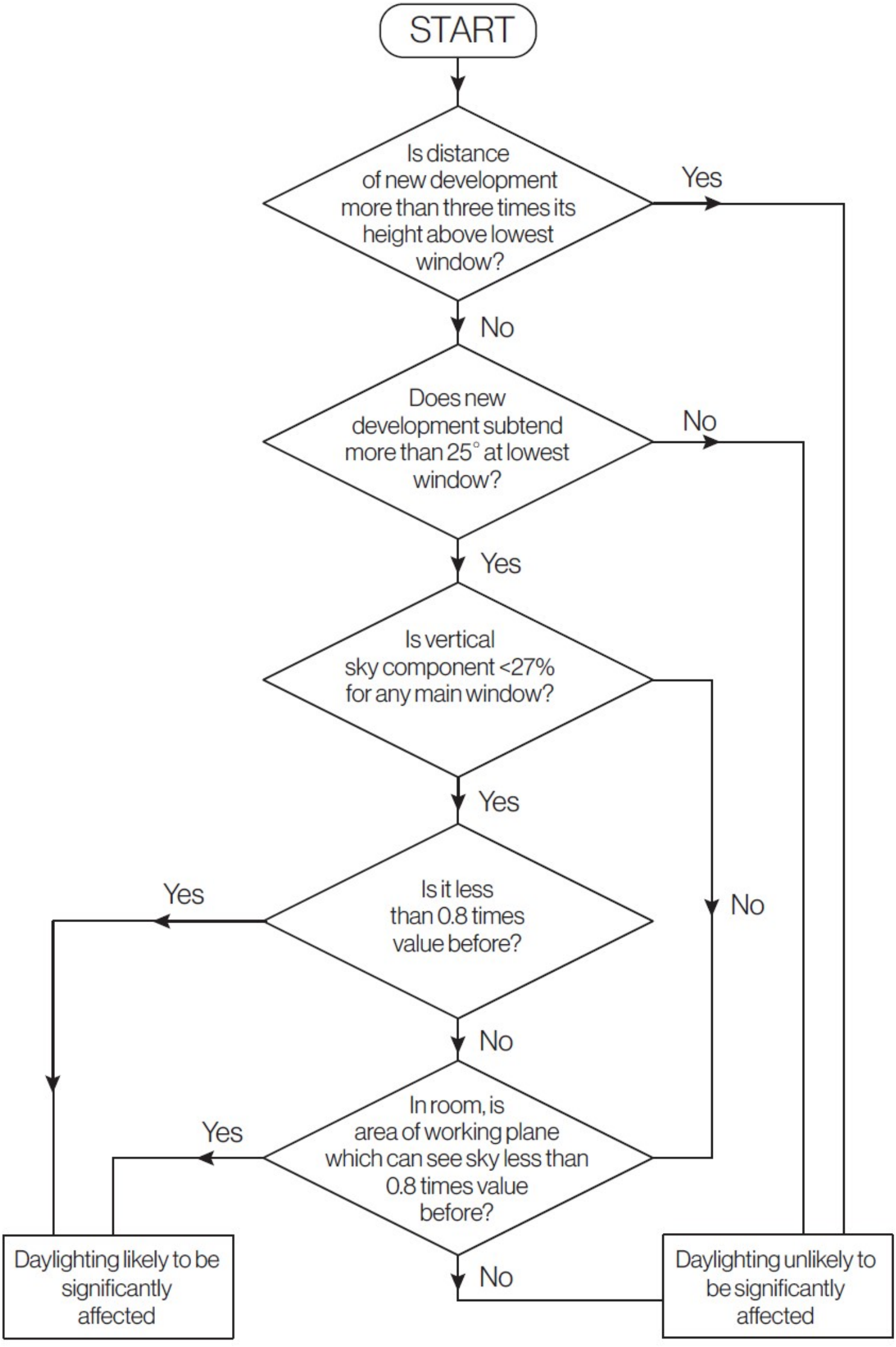
Appendix B
Daylight Results: Proposed Development

Appendix C
Sunlight Results: Proposed Development

Appendix D
Daylight & Sunlight Results: Existing Buildings

Appendix A

BRE Decision Chart


START
Is distance of new development more than three times its height above lowest window?
Yes
No
Does new development subtend more than 25° at lowest window?
No
Yes
Is vertical sky component <27% for any main window?
Yes
No
Is it less than 0.8 times value before?
Yes
No
In room, is area of working plane which can see sky less than 0.8 times value before?
Yes
No
Daylighting likely to be significantly affected
Daylighting unlikely to be significantly affected

Appendix B

Daylight Results: Proposed Development

SOURCES

Analysis

Produced using Waldram Tools
MBS Software Ltd (www.mbs-software.co.uk)

Surrounding Model

Accucities aerial based, photogrammetrical survey model.

Proposed

Produced from client supplied architects data
Received: 23.02.2022
Dwg Ref: PLANNING DRAWINGS 2022 r1.dwg
20220121 CONSULTANTS BRIEFING DOCUMENT.pdf

REV.	NOTES	DWN	DATE

Notes:

HODKINSON

DRAWN	MBS	Drapers' Almshouse Charity
CHECKED	JP	
		SCALE
		NTS (A3 Sheet)

Edmansons Close, Tottenham

Proposed Site Layout

Job No	Rev	Drawing Number
2114		2114-02-01

Date : 16th Aug 2022

SOURCES

Analysis

Produced using Waldram Tools
MBS Software Ltd (www.mbs-software.co.uk)

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DRAWN	MBS	Drapers' Almshouse Charity
CHECKED	JP	
		SCALE
		NTS (A3 Sheet)

Edmansons Close, Tottenham

3d Proposed View Looking North

Job No	Rev	Drawing Number
2114		2114-02-02

Date : 16th Aug 2022

SOURCES

Analysis

Produced using Waldram Tools
MBS Software Ltd (www.mbs-software.co.uk)

Surrounding Model

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DRAWN	MBS	Drapers' Almshouse Charity
CHECKED	JP	
		SCALE
		NTS (A3 Sheet)

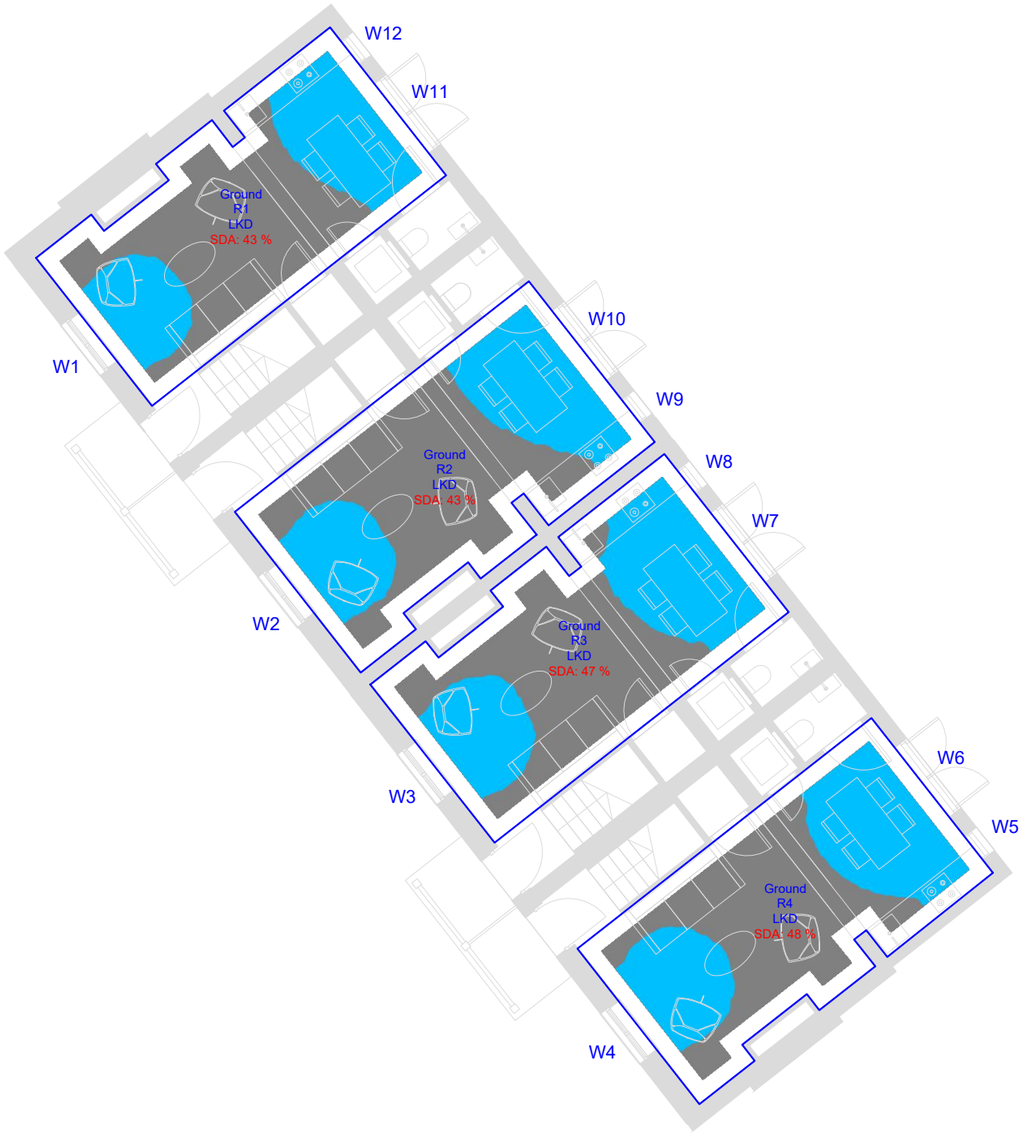
Edmansons Close, Tottenham

3d Proposed View Looking East

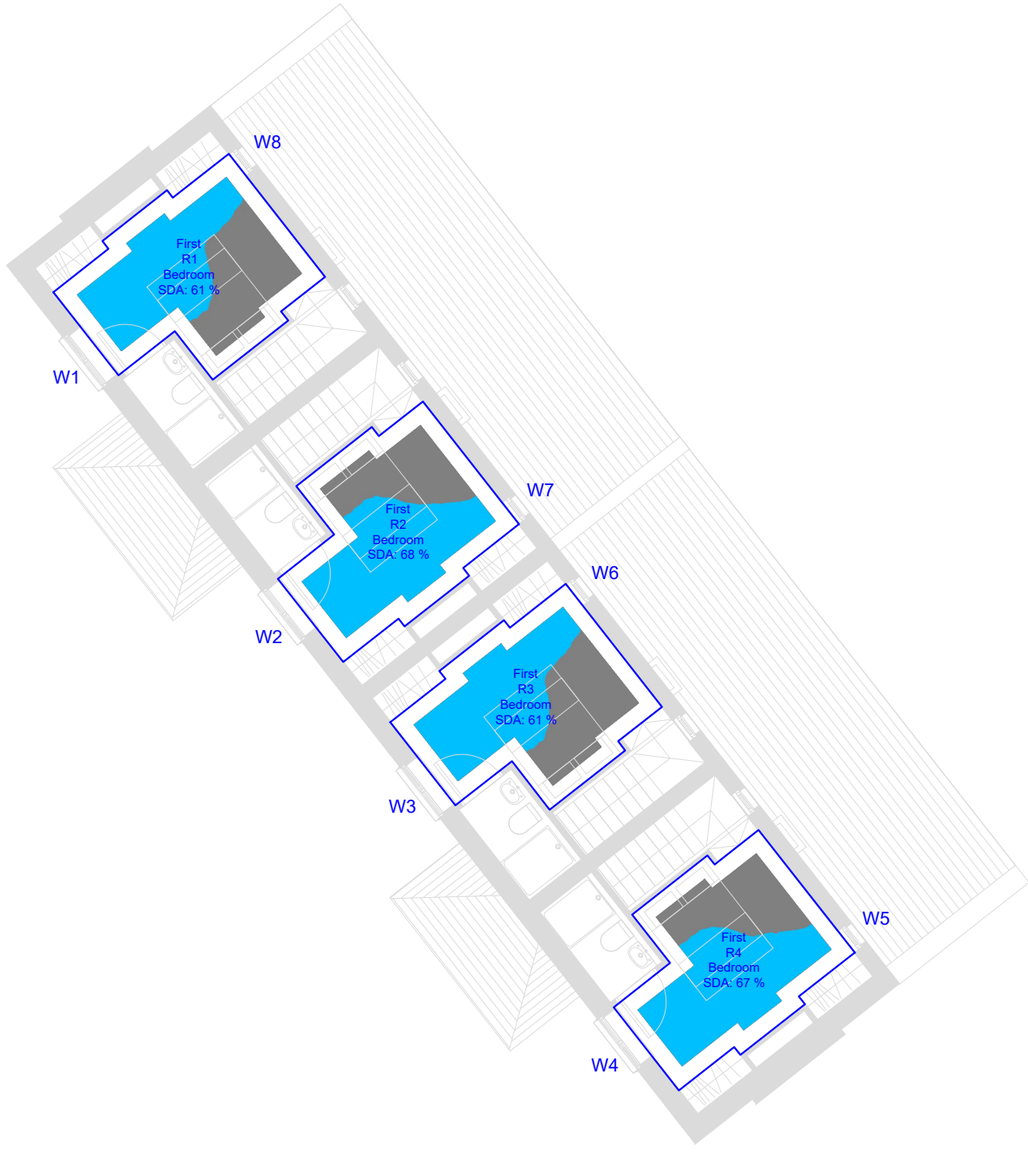
Job No	Rev	Drawing Number
2114		2114-02-03

Date : 16th Aug 2022

Ground Floor
Almshouse - House Type 1 - Block 1



First Floor
Almshouse - House Type 1 - Block 1



N

SOURCES

Analysis

Produced using Waldram Tools
MBS Software Ltd (www.mbs-software.co.uk)

Surrounding Model

Accucities aerial based, photogrammetrical survey model.

Proposed

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20220121 CONSULTANTS BRIEFING DOCUMENT.pdf

KEY

- Room Area
- Area Meeting Target Lux
- Area Below Target Lux

REV.	NOTES	DWN	DATE

Notes:

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DRAWN	MBS	Drapers' Almshouse Charity
CHECKED	JP	
		SCALE
		NTS (A3 Sheet)

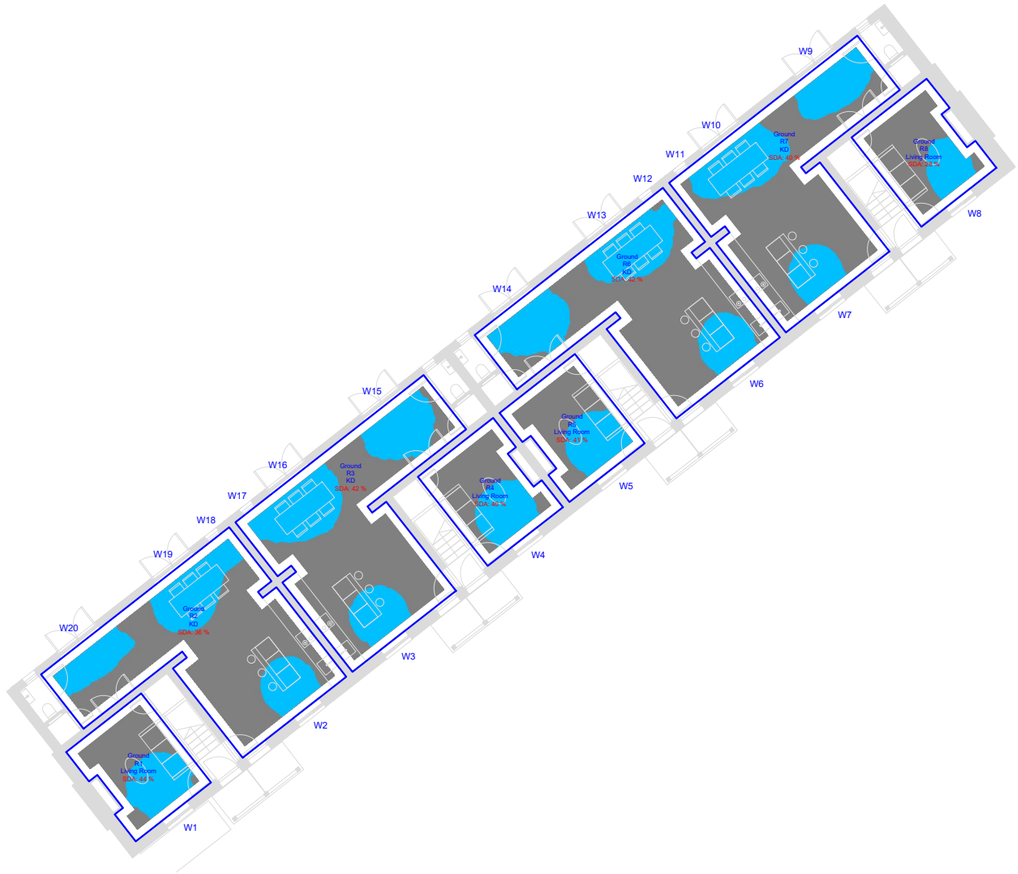
Edmansons Close, Tottenham

Daylight Provision - Illuminance Method

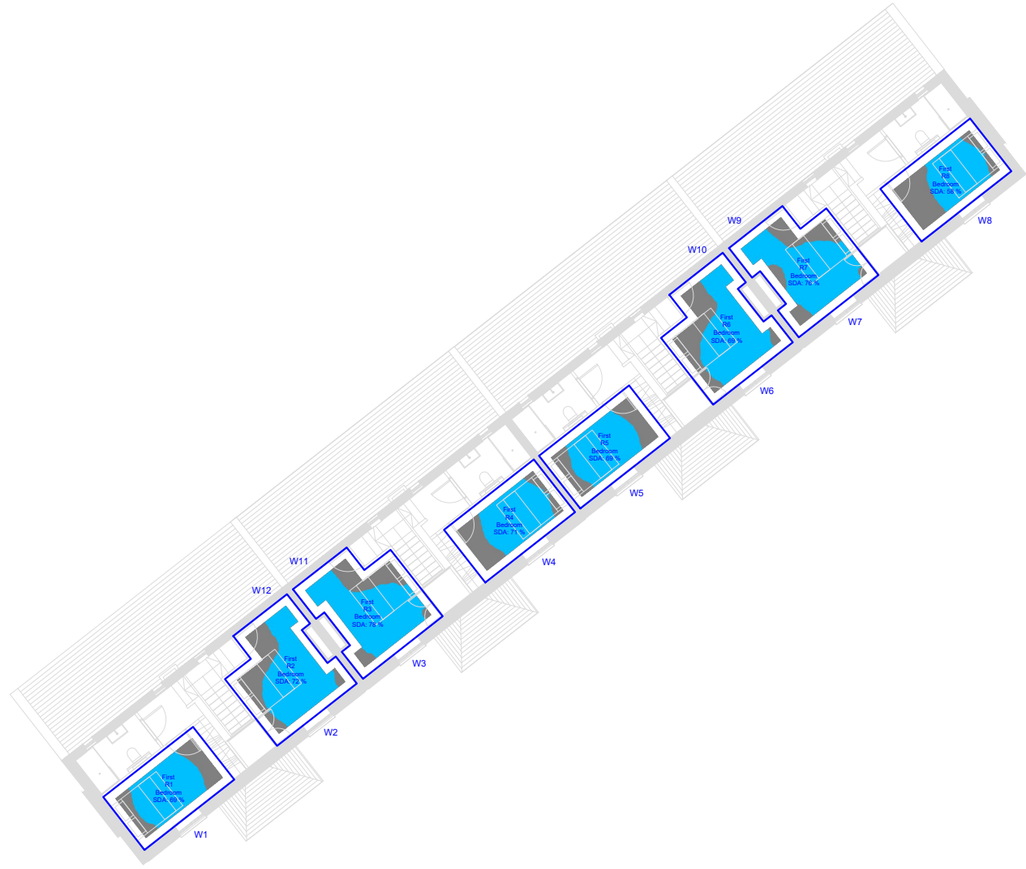
Job No	Rev	Drawing Number
2114		2114-02-04

Date : 16th Aug 2022

Ground Floor
Almshouse - House Type 2 - Block 2



First Floor
Almshouse - House Type 2 - Block 2



SOURCES

Analysis

Produced using Waldram Tools
MBS Software Ltd (www.mbs-software.co.uk)

Surrounding Model

Accucities aerial based, photogrammetrical survey model.

Proposed

Produced from client supplied architects data
Received: 23.02.2022
Dwg Ref: PLANNING DRAWINGS 2022 r1.dwg
20220121 CONSULTANTS BRIEFING DOCUMENT.pdf

KEY

- Room Area
- Area Meeting Target Lux
- Area Below Target Lux

REV.	NOTES	DWN	DATE

Notes:

HODKINSON

DRAWN	MBS	Drapers' Almshouse Charity
CHECKED	JP	
		SCALE
		NTS (A3 Sheet)

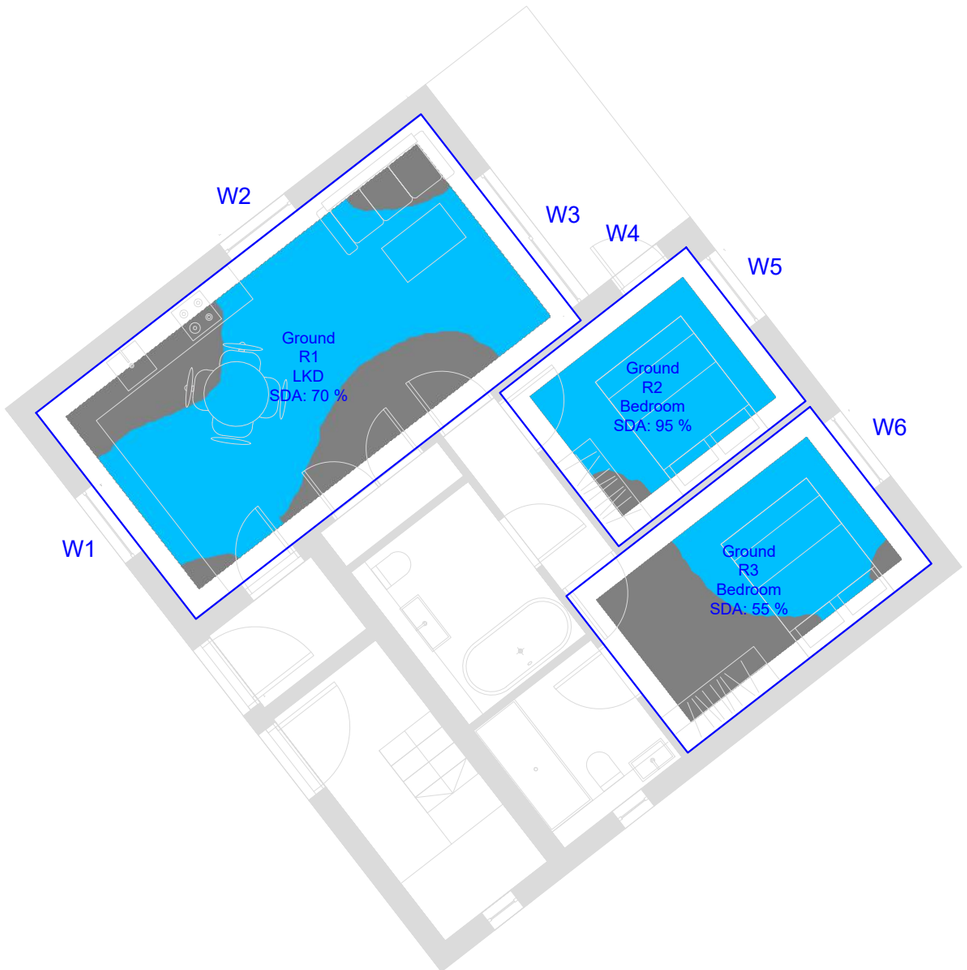
Edmansons Close, Tottenham

Daylight Provision - Illuminance Method

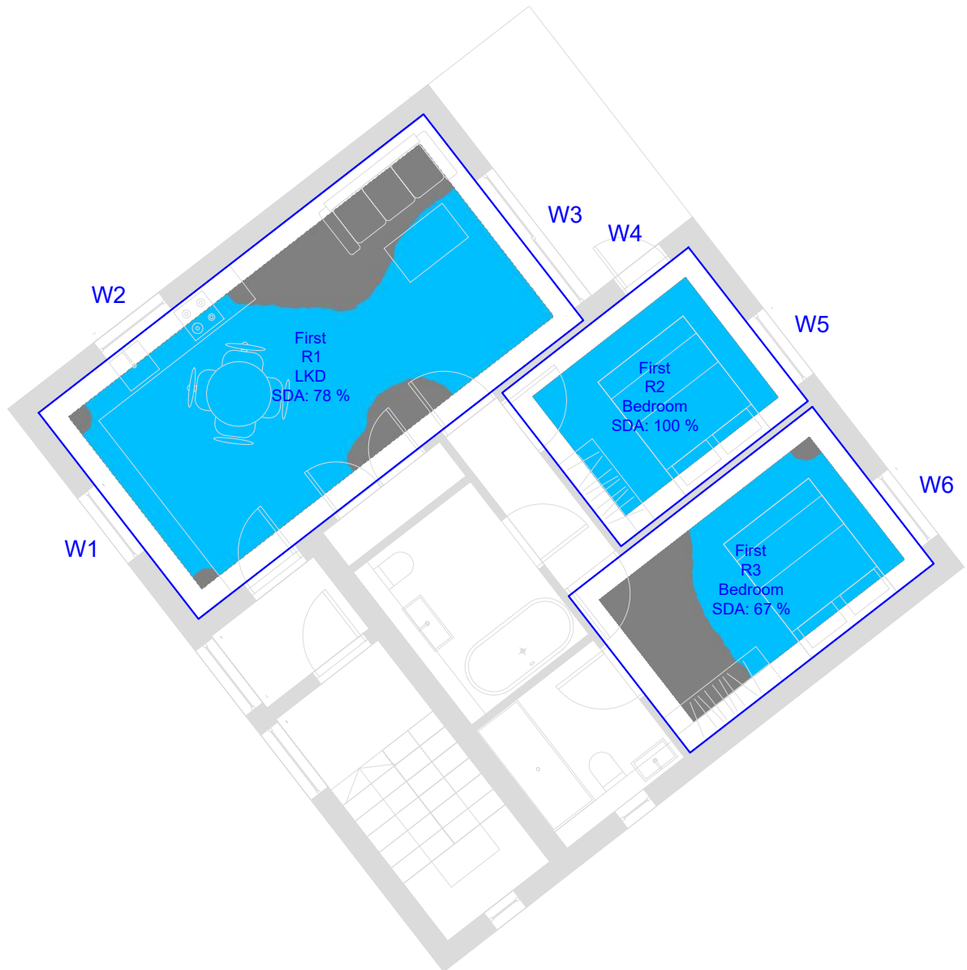
Job No	Rev	Drawing Number
2114		2114-02-05

Date : 16th Aug 2022

Ground Floor
Corner Pavilions - Block 1



First Floor
Corner Pavilions - Block 1



SOURCES

Analysis

Produced using Waldram Tools
MBS Software Ltd (www.mbs-software.co.uk)

Surrounding Model

Accucities aerial based, photogrammetrical survey model.

Proposed

Produced from client supplied architects data
Received: 23.02.2022
Dwg Ref: PLANNING DRAWINGS 2022 r1.dwg
20220121 CONSULTANTS BRIEFING DOCUMENT.pdf

KEY

- Room Area
- Area Meeting Target Lux
- Area Below Target Lux

REV.	NOTES	DWN	DATE

Notes:

HODKINSON

DRAWN	MBS	Drapers' Almshouse Charity
CHECKED	JP	
		SCALE
		NTS (A3 Sheet)

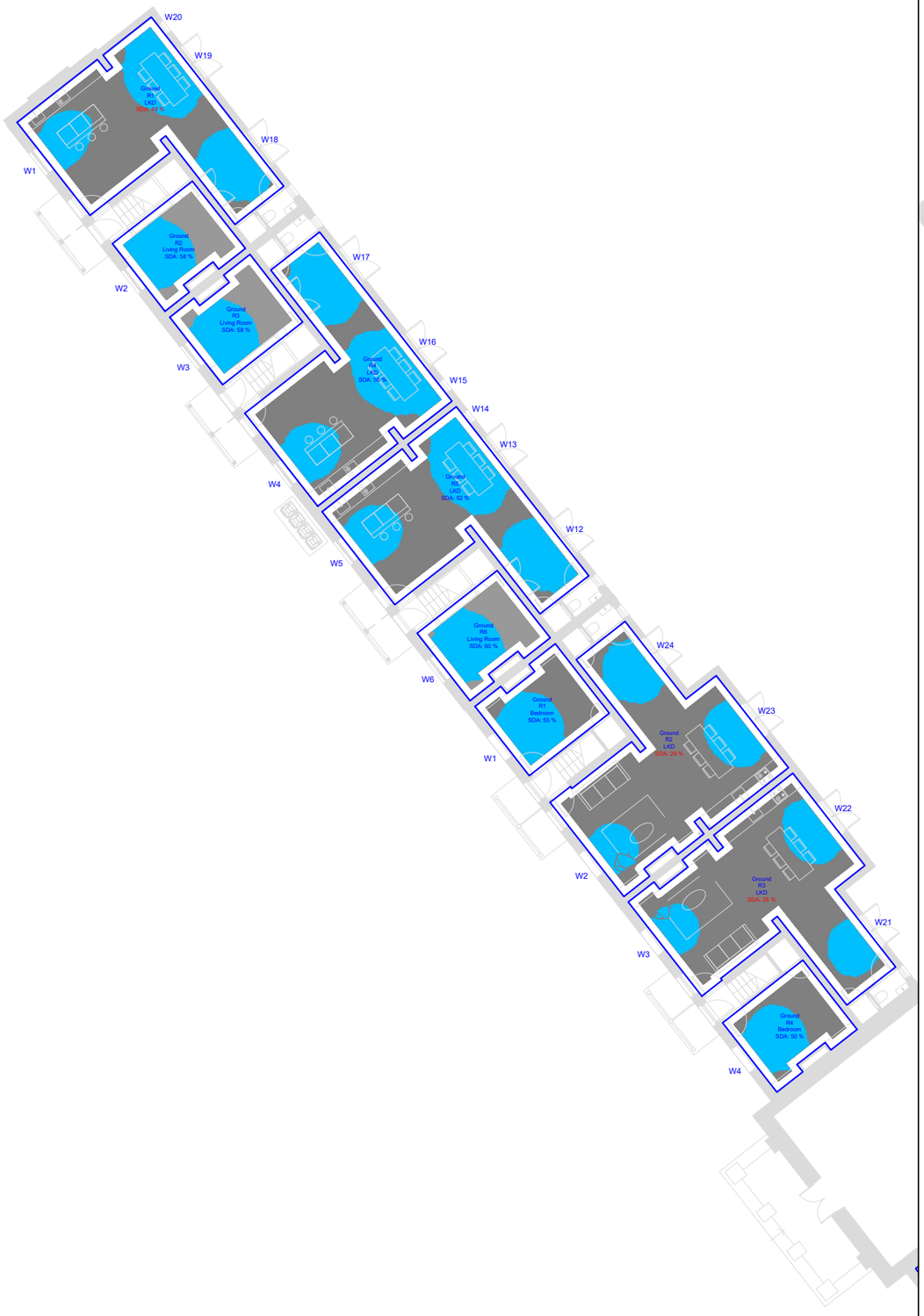
Edmansons Close, Tottenham

Daylight Provision - Illuminance Method

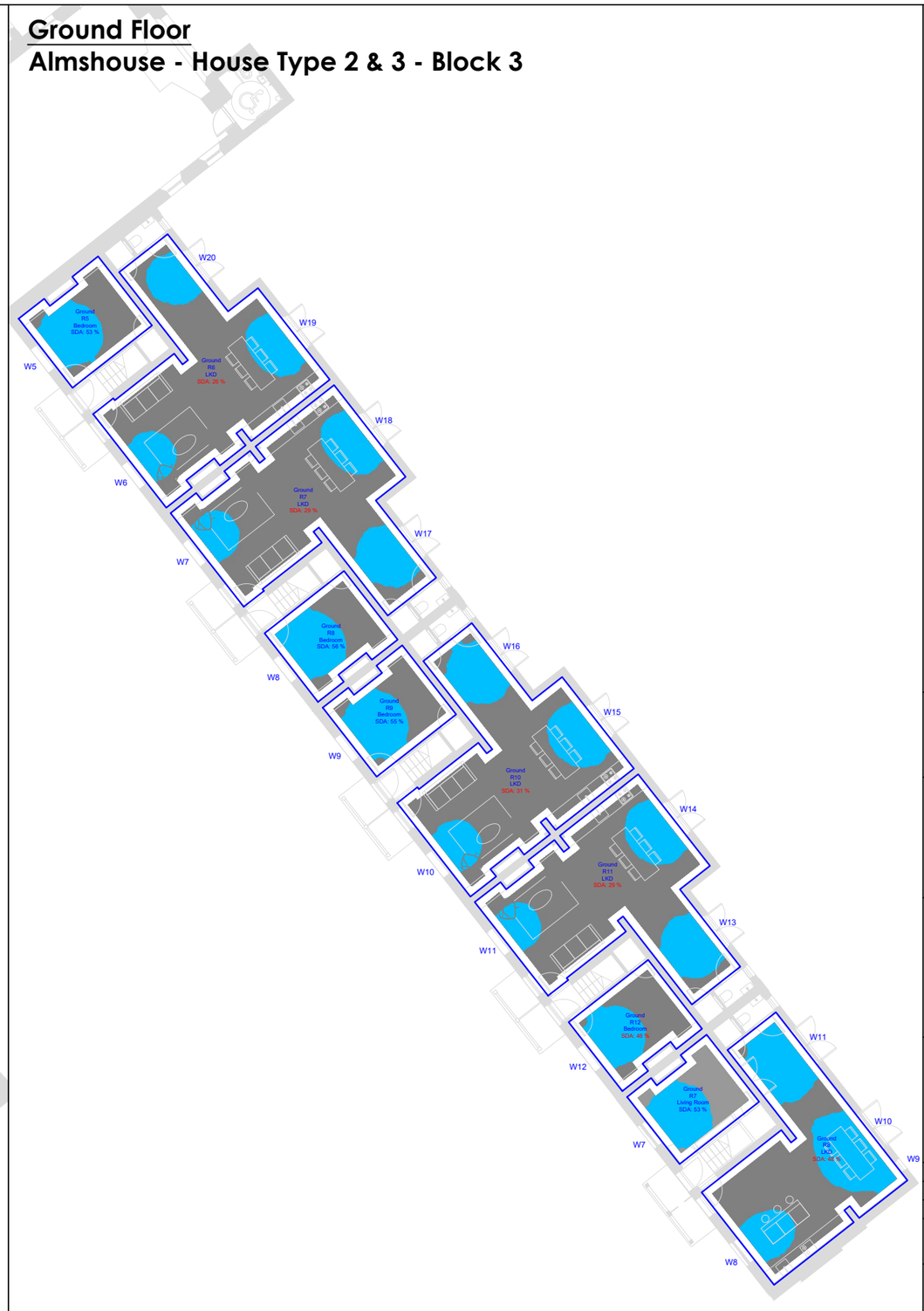
Job No	Rev	Drawing Number
2114		2114-02-06

Date : 16th Aug 2022

Ground Floor
Almshouse - House Type 2 & 3 - Block 3



Ground Floor
Almshouse - House Type 2 & 3 - Block 3



SOURCES

Analysis

Produced using Waldram Tools
MBS Software Ltd (www.mbs-software.co.uk)

Surrounding Model

Accucities aerial based, photogrammetrical survey model.

Proposed

Produced from client supplied architects data
Received: 23.02.2022
Dwg Ref: PLANNING DRAWINGS 2022 r1.dwg
20220121 CONSULTANTS BRIEFING DOCUMENT.pdf

KEY

- Room Area
- Area Meeting Target Lux
- Area Below Target Lux

REV.	NOTES	DWN	DATE

Notes:

HODKINSON

DRAWN	MBS	Drapers' Almshouse Charity
CHECKED	JP	
		SCALE
		NTS (A3 Sheet)

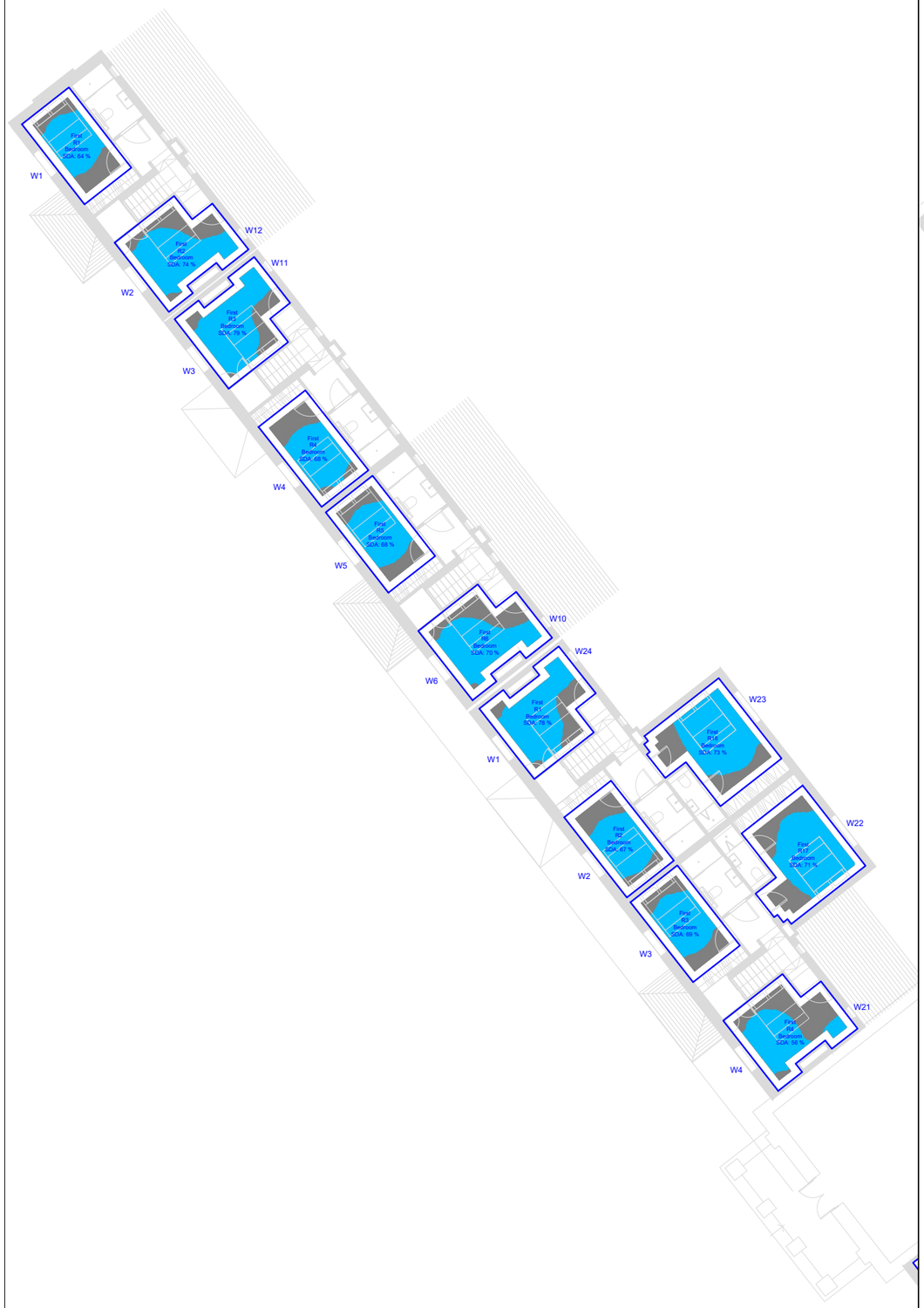
Edmansons Close, Tottenham

Daylight Provision - Illuminance Method

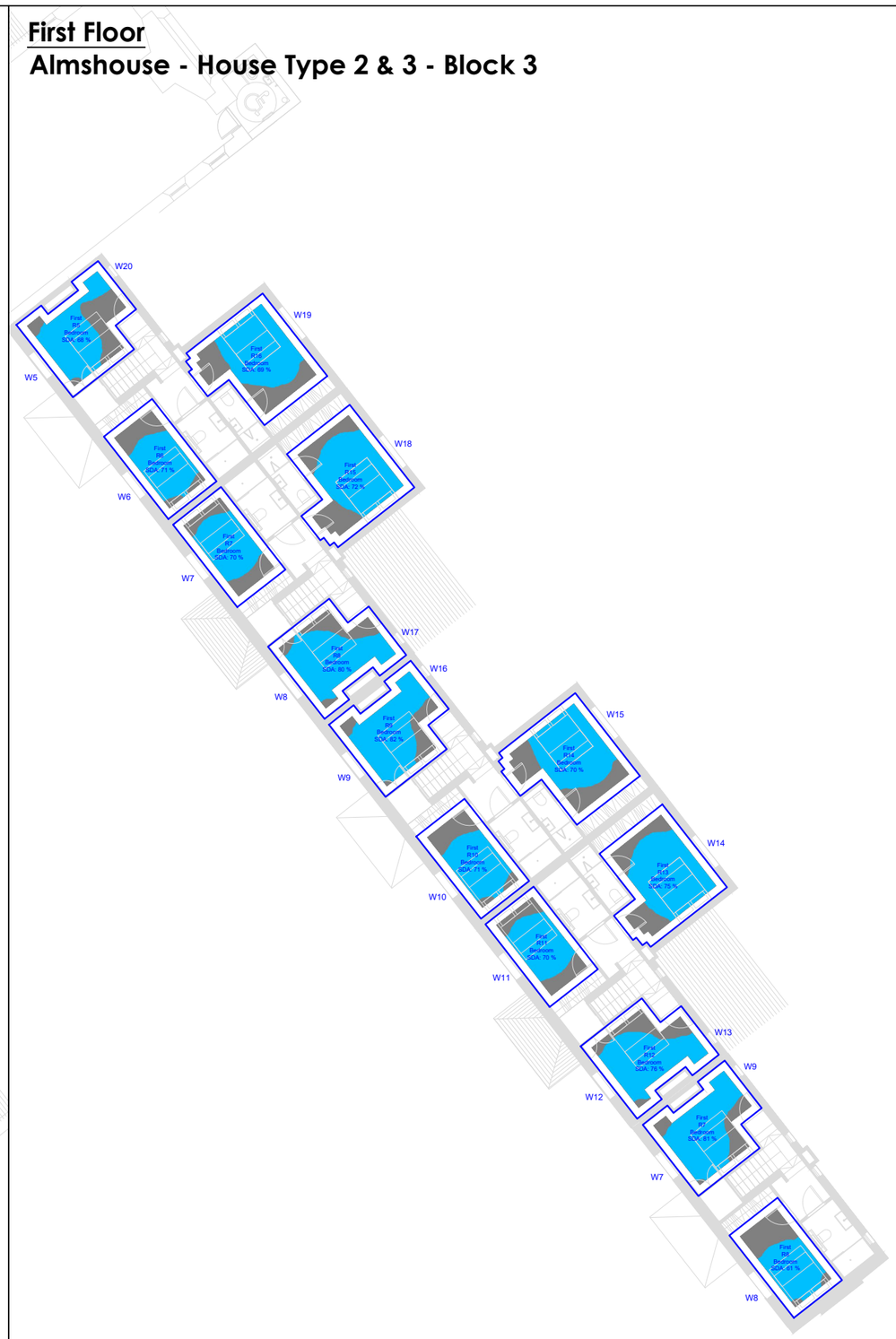
Job No	Rev	Drawing Number
2114		2114-02-07

Date : 16th Aug 2022

First Floor
Almshouse - House Type 2 & 3 - Block 3



First Floor
Almshouse - House Type 2 & 3 - Block 3



SOURCES

Analysis

Produced using Waldram Tools
MBS Software Ltd (www.mbs-software.co.uk)

Surrounding Model

Accucities aerial based, photogrammetrical survey model.

Proposed

Produced from client supplied architects data
Received: 23.02.2022
Dwg Ref: PLANNING DRAWINGS 2022 r1.dwg
20220121 CONSULTANTS BRIEFING DOCUMENT.pdf

KEY

- Room Area
- Area Meeting Target Lux
- Area Below Target Lux

REV.	NOTES	DWN	DATE

Notes:

HODKINSON

DRAWN	MBS	Drapers' Almshouse Charity
CHECKED	JP	
		SCALE
		NTS (A3 Sheet)

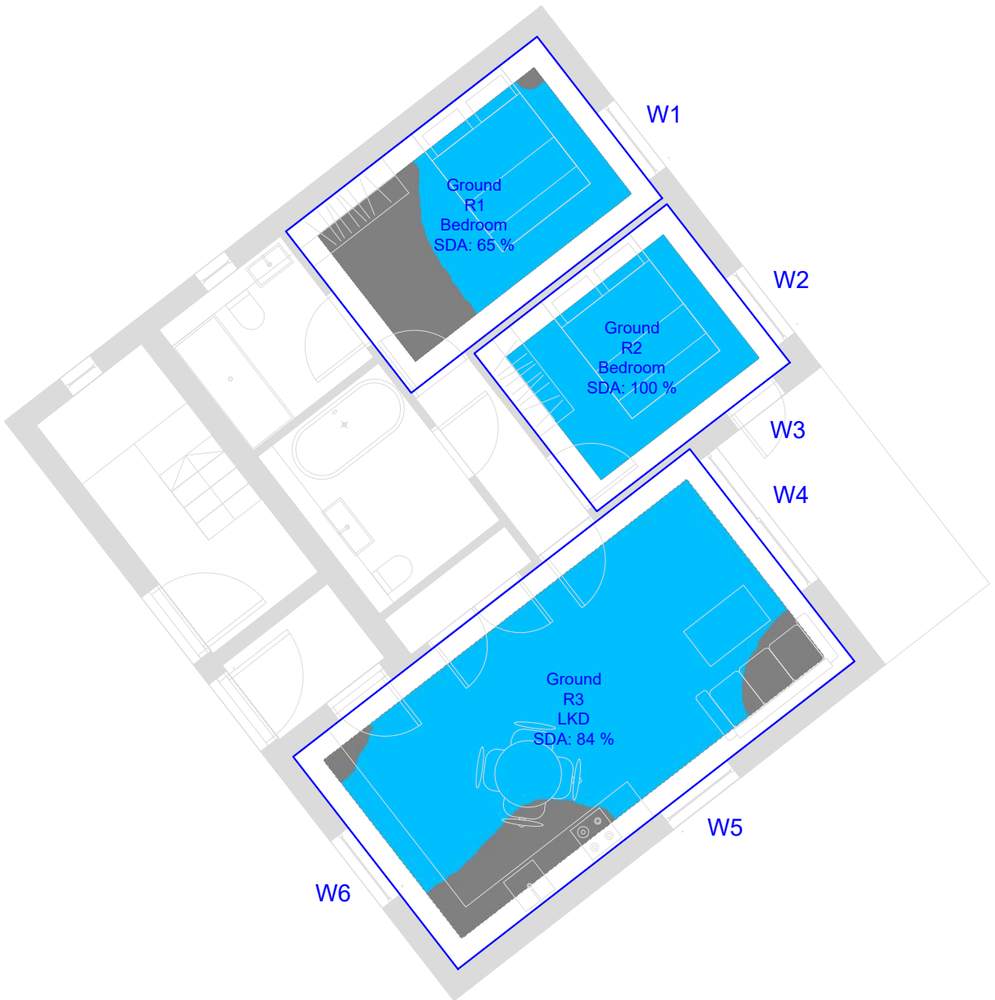
Edmansons Close, Tottenham

Daylight Provision - Illuminance Method

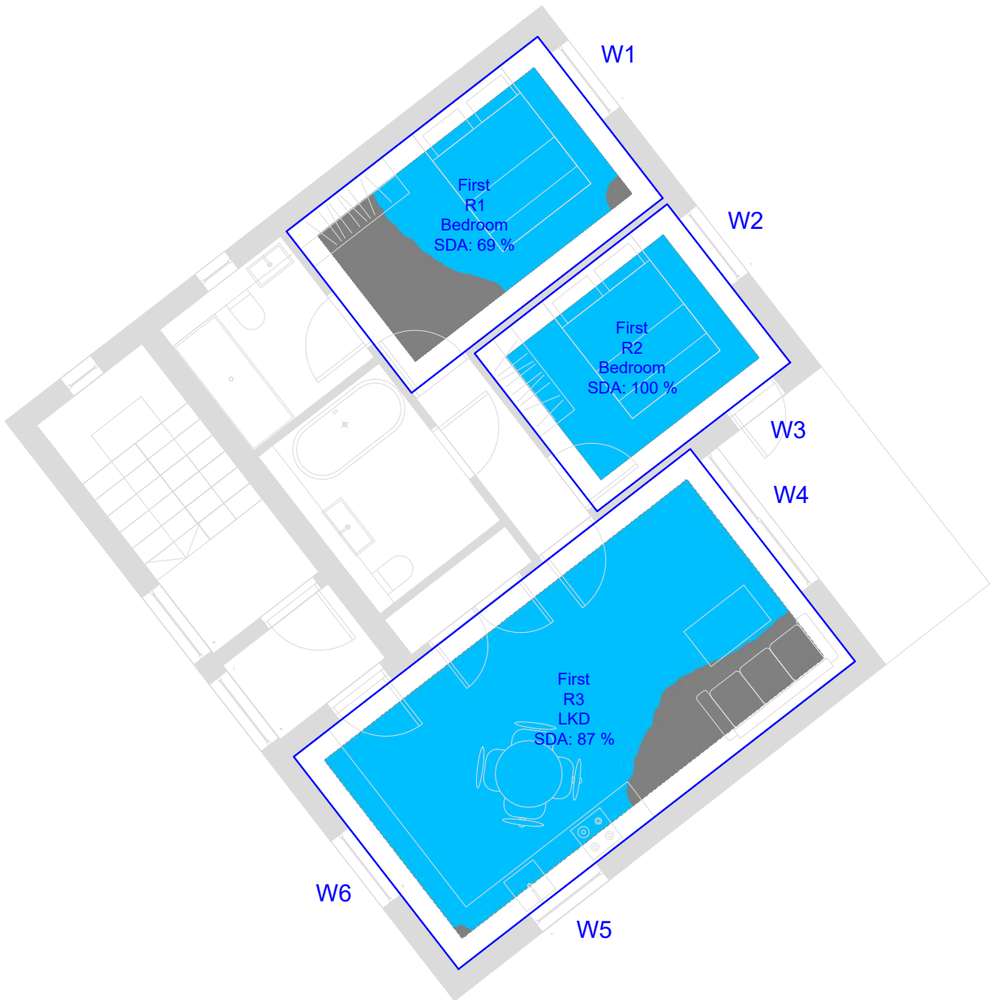
Job No	Rev	Drawing Number
2114		2114-02-08

Date : 16th Aug 2022

Ground Floor
Corner Pavilions - Block 2



First Floor
Corner Pavilions - Block 2



SOURCES

Analysis

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MBS Software Ltd (www.mbs-software.co.uk)

Surrounding Model

Accucities aerial based, photogrammetrical survey model.

Proposed

Produced from client supplied architects data
Received: 23.02.2022
Dwg Ref: PLANNING DRAWINGS 2022 r1.dwg
20220121 CONSULTANTS BRIEFING DOCUMENT.pdf

KEY

- Room Area
- Area Meeting Target Lux
- Area Below Target Lux

REV.	NOTES	DWN	DATE

Notes:

HODKINSON

DRAWN	MBS	Drapers' Almshouse Charity
CHECKED	JP	
		SCALE
		NTS (A3 Sheet)

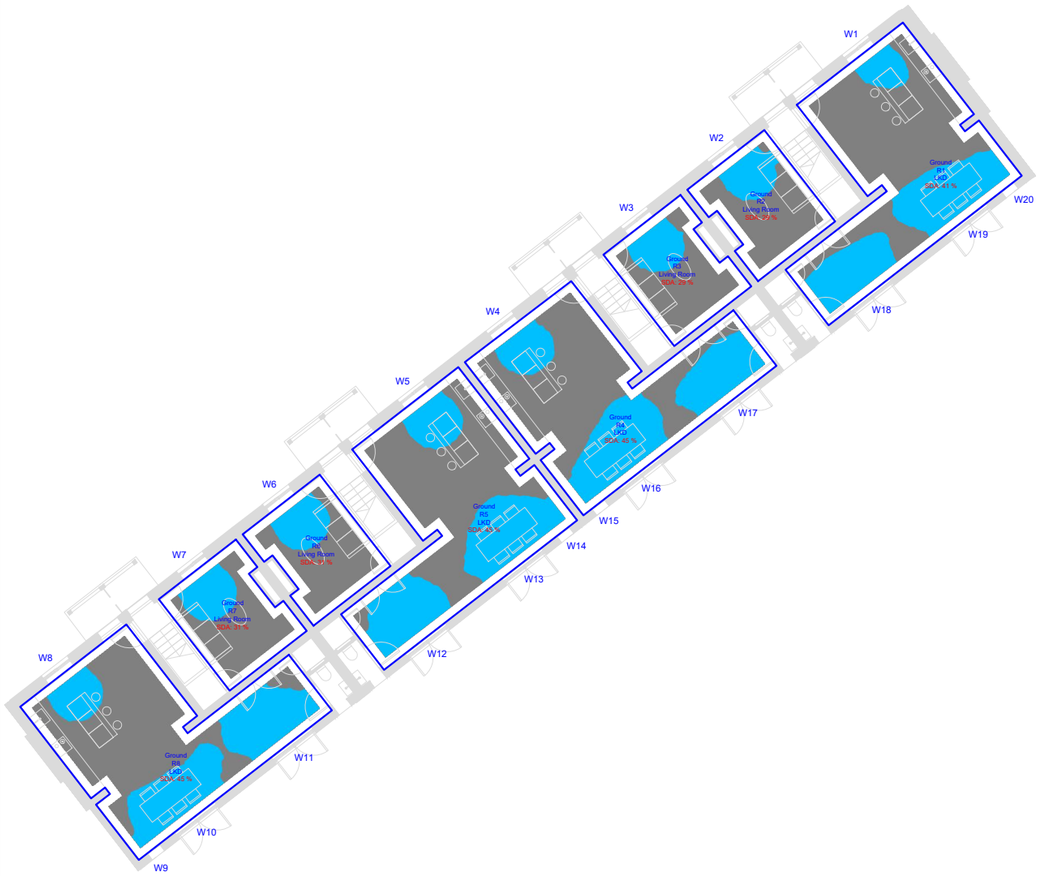
Edmansons Close, Tottenham

Daylight Provision - Illuminance Method

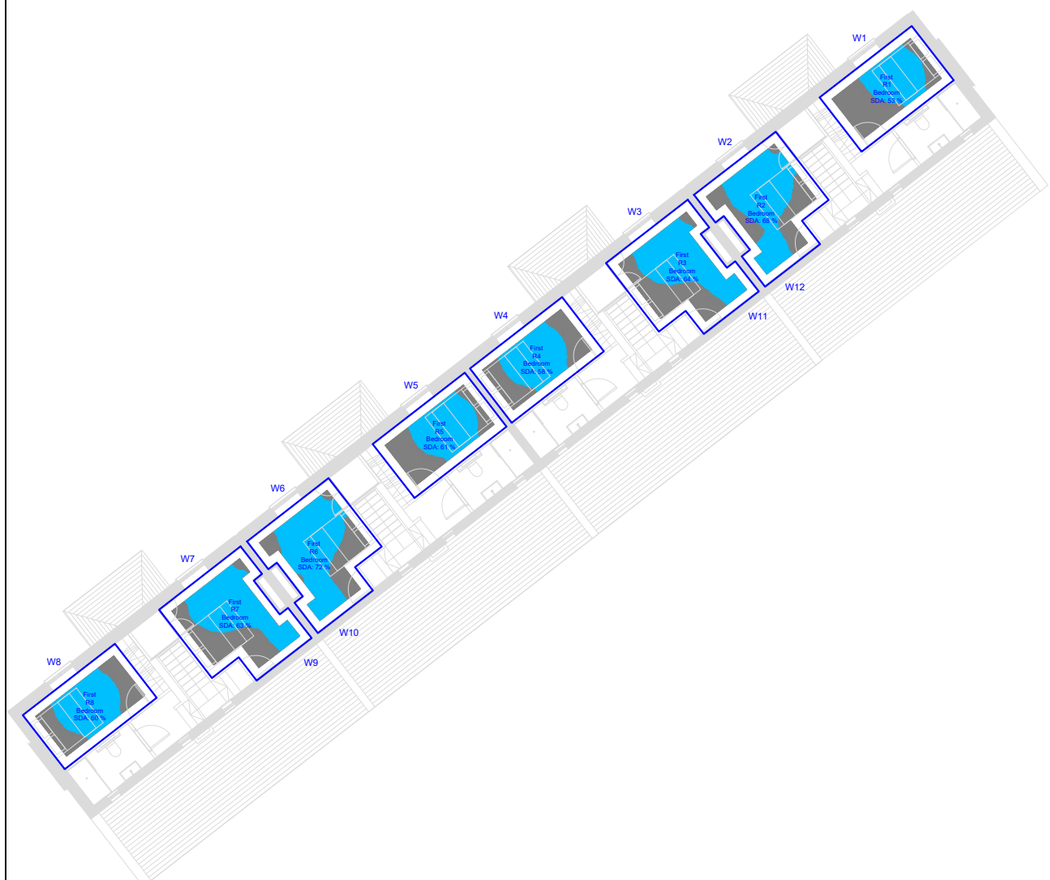
Job No	Rev	Drawing Number
2114		2114-02-09

Date : 16th Aug 2022

Ground Floor
Almshouse - House Type 2 - Block 4



First Floor
Almshouse - House Type 2 - Block 4



SOURCES

Analysis

Produced using Waldram Tools
MBS Software Ltd (www.mbs-software.co.uk)

Surrounding Model

Accucities aerial based, photogrammetrical survey model.

Proposed

Produced from client supplied architects data
Received: 23.02.2022
Dwg Ref: PLANNING DRAWINGS 2022 r1.dwg
20220121 CONSULTANTS BRIEFING DOCUMENT.pdf

KEY

- Room Area
- Area Meeting Target Lux
- Area Below Target Lux

REV.	NOTES	DWN	DATE

Notes:

HODKINSON

DRAWN	MBS	Drapers' Almshouse Charity
CHECKED	JP	
		SCALE
		NTS (A3 Sheet)

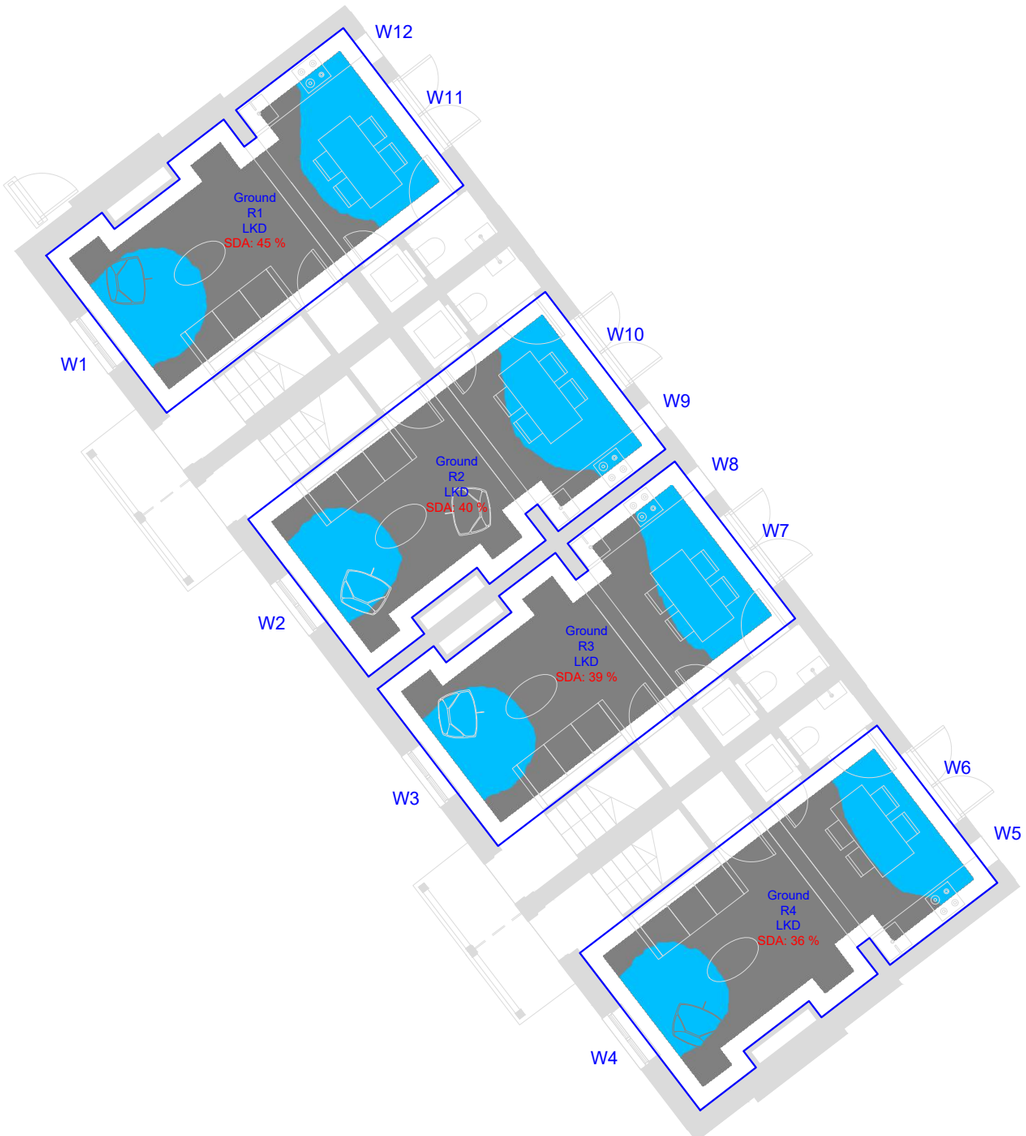
Edmansons Close, Tottenham

Daylight Provision - Illuminance Method

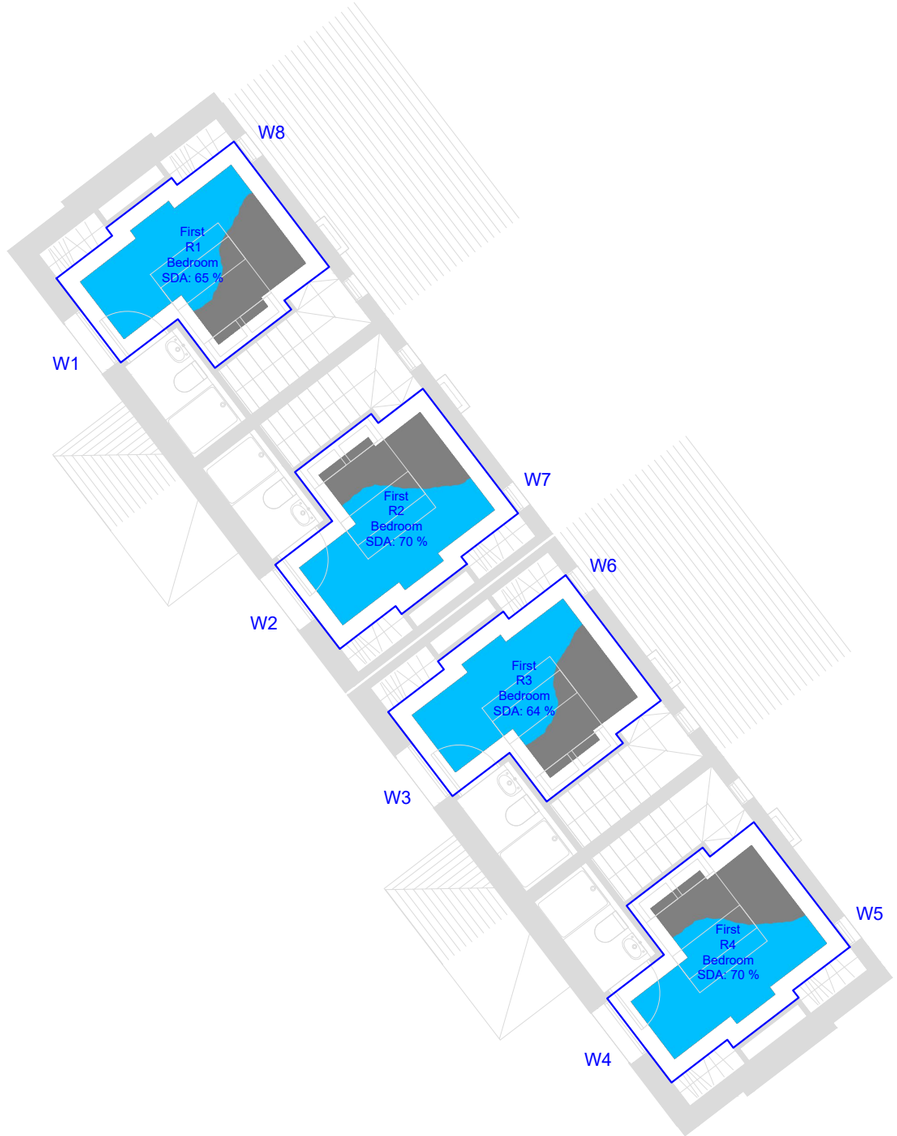
Job No	Rev	Drawing Number
2114		2114-02-10

Date : 16th Aug 2022

Ground Floor
Almshouse - House Type 1 - Block 5



First Floor
Almshouse - House Type 1 - Block 5



SOURCES

Analysis

Produced using Waldram Tools
MBS Software Ltd (www.mbs-software.co.uk)

Surrounding Model

Accucities aerial based, photogrammetrical survey model.

Proposed

Produced from client supplied architects data
Received: 23.02.2022
Dwg Ref: PLANNING DRAWINGS 2022 r1.dwg
20220121 CONSULTANTS BRIEFING DOCUMENT.pdf

KEY

- Room Area
- Area Meeting Target Lux
- Area Below Target Lux

REV.	NOTES	DWN	DATE

Notes:

HODKINSON

DRAWN	MBS	Drapers' Almshouse Charity
CHECKED	JP	
		SCALE
		NTS (A3 Sheet)

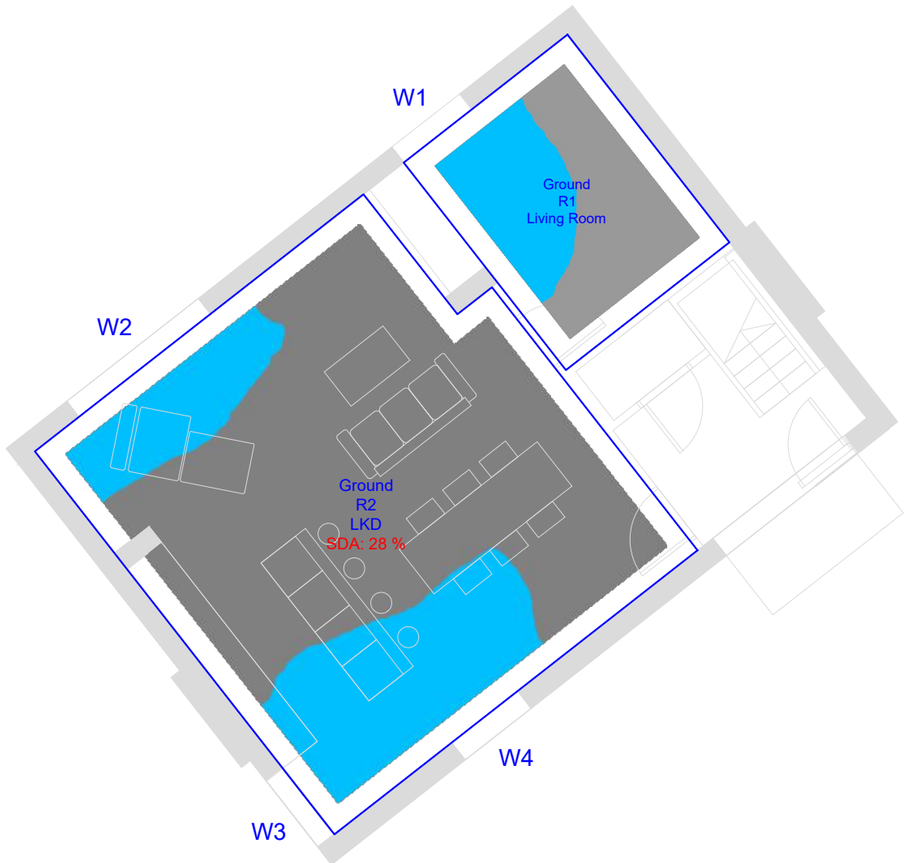
Edmansons Close, Tottenham

Daylight Provision - Illuminance Method

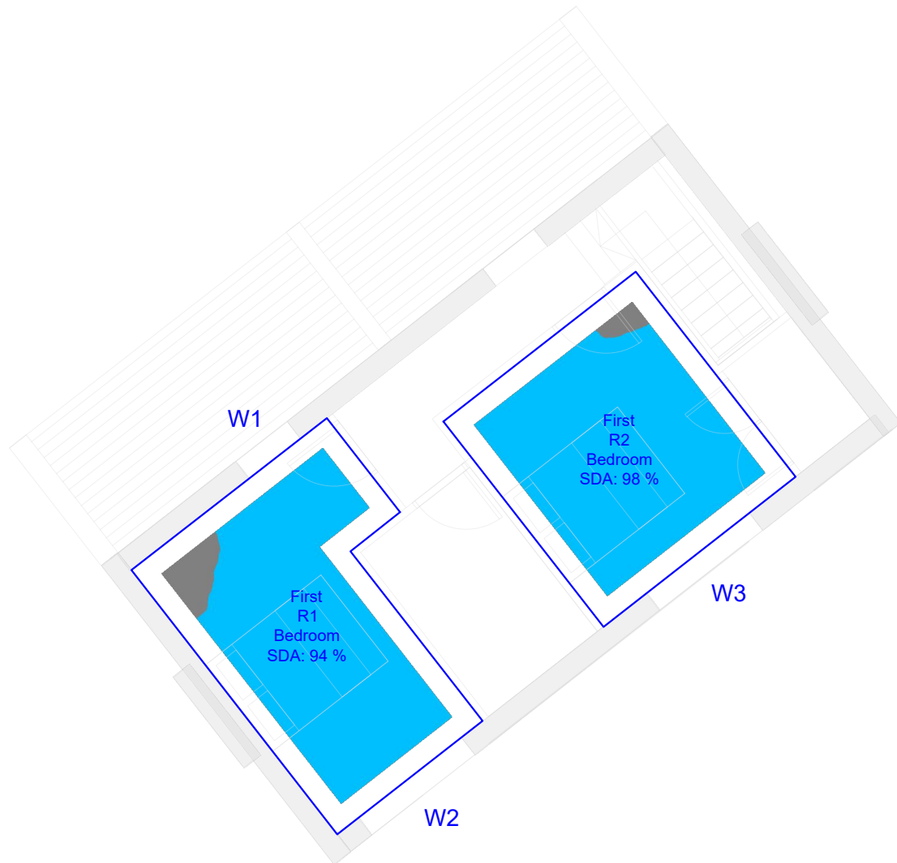
Job No	Rev	Drawing Number
2114		2114-02-11

Date : 16th Aug 2022

Ground Floor
New Almshouse - House Type 5



First Floor
Almshouse - House Type 1



SOURCES

Analysis

Produced using Waldram Tools
MBS Software Ltd (www.mbs-software.co.uk)

Surrounding Model

Accucities aerial based, photogrammetrical survey model.

Proposed

Produced from client supplied architects data
Received: 23.02.2022
Dwg Ref: PLANNING DRAWINGS 2022 r1.dwg
20220121 CONSULTANTS BRIEFING DOCUMENT.pdf

KEY

- Room Area
- Area Meeting Target Lux
- Area Below Target Lux

REV.	NOTES	DWN	DATE

Notes:

HODKINSON

DRAWN	MBS	Drapers' Almshouse Charity
CHECKED	JP	
		SCALE
		NTS (A3 Sheet)

Edmansons Close, Tottenham

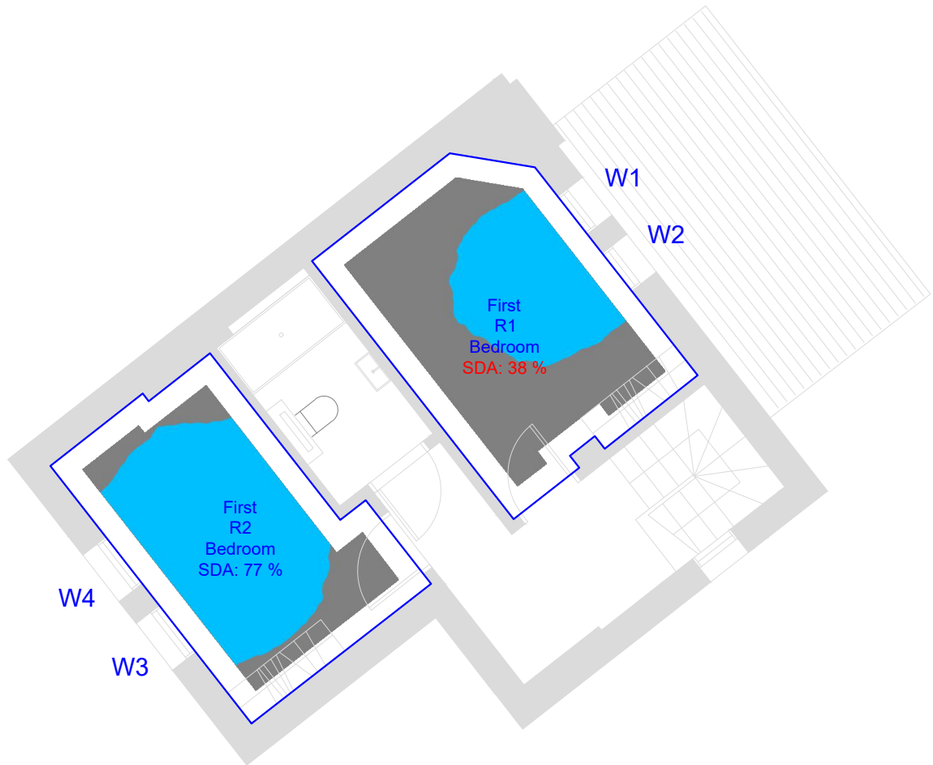
Daylight Provision - Illuminance Method

Job No	Rev	Drawing Number
2114		2114-02-12

Date : 16th Aug 2022

Ground Floor
Almshouse - Gatehouse - House Type 4

First Floor
Almshouse - Gatehouse - House Type 4



SOURCES

Analysis

Produced using Waldram Tools
MBS Software Ltd (www.mbs-software.co.uk)

Surrounding Model

Accucities aerial based, photogrammetrical survey model.

Proposed

Produced from client supplied architects data
Received: 23.02.2022
Dwg Ref: PLANNING DRAWINGS 2022 r1.dwg
20220121 CONSULTANTS BRIEFING DOCUMENT.pdf

KEY

- Room Area
- Area Meeting Target Lux
- Area Below Target Lux

REV.	NOTES	DWN	DATE

Notes:

HODKINSON

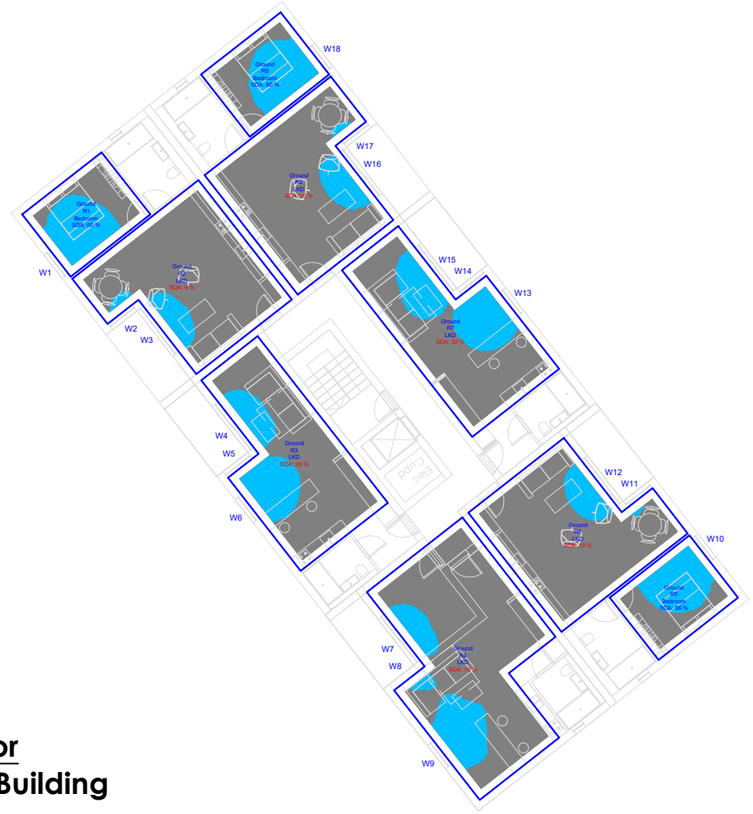
DRAWN	MBS	Drapers' Almshouse Charity
CHECKED	JP	
		SCALE
		NTS (A3 Sheet)

Edmansons Close, Tottenham

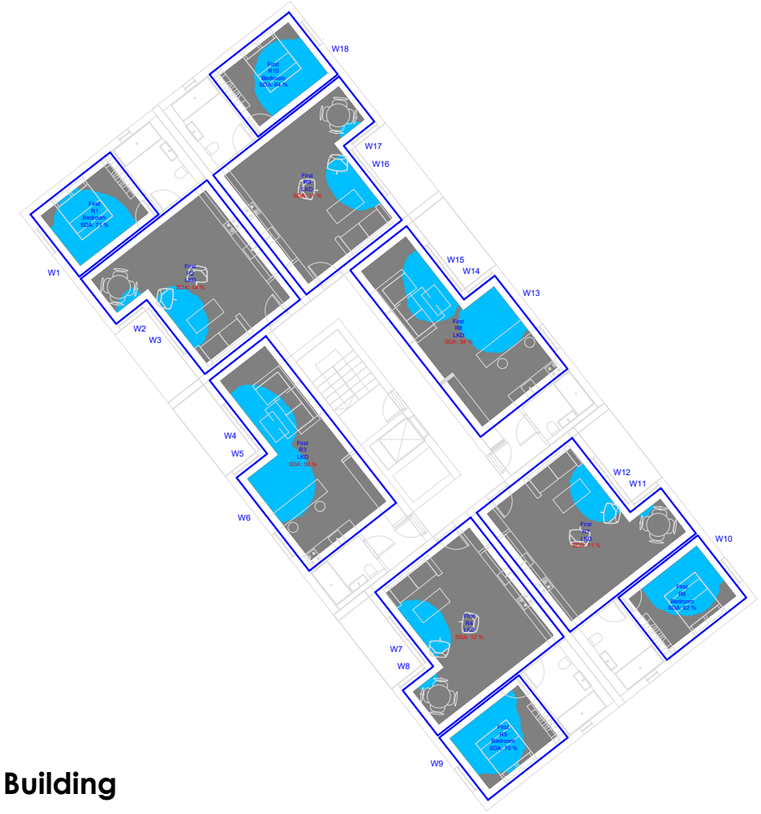
Daylight Provision - Illuminance Method

Job No	Rev	Drawing Number
2114		2114-02-13

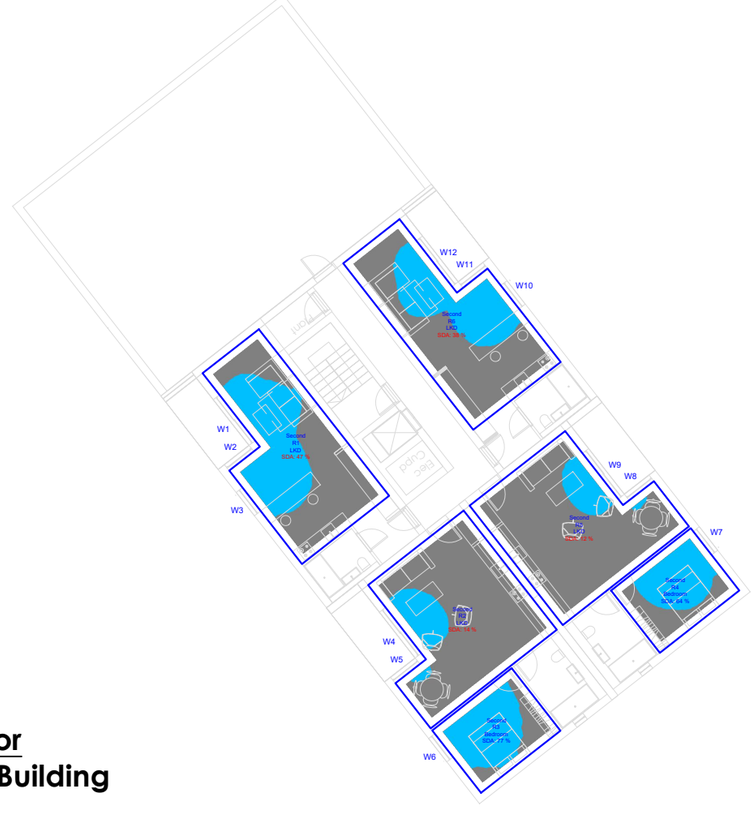
Date : 16th Aug 2022



Ground Floor
Apartment Building



First Floor
Apartment Building



Second Floor
Apartment Building

SOURCES

Analysis

Produced using Waldram Tools
MBS Software Ltd (www.mbs-software.co.uk)

Surrounding Model

Accucities aerial based, photogrammetrical survey model.

Proposed

Produced from client supplied architects data
Received: 23.02.2022
Dwg Ref: PLANNING DRAWINGS 2022 r1.dwg
20220121 CONSULTANTS BRIEFING DOCUMENT.pdf

KEY

- Room Area
- Area Meeting Target Lux
- Area Below Target Lux

REV.	NOTES	DWN	DATE

Notes:

HODKINSON

DRAWN	MBS	Drapers' Almshouse Charity
CHECKED	JP	
		SCALE
		NTS (A3 Sheet)

Edmansons Close, Tottenham

Daylight Provision - Illuminance Method

Job No	Rev	Drawing Number
2114		2114-02-14

Date : 16th Aug 2022

Project Name: Edmansons Close Tottenham
Project No.: 22-2114-02
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 16/08/2022

								Criteria				
Floor Ref	Room Ref	Property Type	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
Almshouse - House Type 1 - Block 1												
Ground	R1	Residential	LKD	21.14	14.98	6.42	43%	200	50%	50%	4380	NO
	R2	Residential	LKD	23.02	16.62	7.12	43%	200	50%	50%	4380	NO
	R3	Residential	LKD	22.67	16.33	7.74	47%	200	50%	50%	4380	NO
	R4	Residential	LKD	22.27	16.01	7.68	48%	200	50%	50%	4380	NO
First	R1	Residential	Bedroom	10.32	6.44	3.94	61%	100	50%	50%	4380	YES
	R2	Residential	Bedroom	10.31	6.43	4.35	68%	100	50%	50%	4380	YES
	R3	Residential	Bedroom	10.32	6.44	3.94	61%	100	50%	50%	4380	YES
	R4	Residential	Bedroom	10.31	6.43	4.28	67%	100	50%	50%	4380	YES
Almshouse - House Type 2 - Block 2												
Ground	R1	Residential	Living Room	12.49	8.28	3.69	44%	150	50%	50%	4380	NO
	R2	Residential	KD	38.67	29.37	10.54	36%	200	50%	50%	4380	NO
	R3	Residential	KD	38.67	29.37	12.30	42%	200	50%	50%	4380	NO
	R4	Residential	Living Room	12.49	8.28	3.32	40%	150	50%	50%	4380	NO
	R5	Residential	Living Room	12.49	8.28	3.37	41%	150	50%	50%	4380	NO
	R6	Residential	KD	38.67	29.37	12.22	42%	200	50%	50%	4380	NO
	R7	Residential	KD	38.67	29.37	11.69	40%	200	50%	50%	4380	NO
	R8	Residential	Living Room	12.49	8.28	2.34	28%	150	50%	50%	4380	NO
First	R1	Residential	Bedroom	9.20	5.79	4.02	69%	100	50%	50%	4380	YES
	R2	Residential	Bedroom	12.16	7.83	5.63	72%	100	50%	50%	4380	YES
	R3	Residential	Bedroom	12.16	7.84	6.15	78%	100	50%	50%	4380	YES
	R4	Residential	Bedroom	9.20	5.79	4.10	71%	100	50%	50%	4380	YES
	R5	Residential	Bedroom	9.20	5.79	4.02	69%	100	50%	50%	4380	YES
	R6	Residential	Bedroom	12.16	7.83	5.39	69%	100	50%	50%	4380	YES
	R7	Residential	Bedroom	12.16	7.84	5.95	76%	100	50%	50%	4380	YES
	R8	Residential	Bedroom	9.20	5.79	3.38	58%	100	50%	50%	4380	YES
Corner Pavilions - Block 1												
Ground	R1	Residential	LKD	24.56	18.69	13.11	70%	200	50%	50%	4380	YES
	R2	Residential	Bedroom	8.88	5.65	5.38	95%	100	50%	50%	4380	YES
	R3	Residential	Bedroom	11.81	7.94	4.35	55%	100	50%	50%	4380	YES
First	R1	Residential	LKD	24.56	18.69	14.64	78%	200	50%	50%	4380	YES
	R2	Residential	Bedroom	8.88	5.65	5.65	100%	100	50%	50%	4380	YES
	R3	Residential	Bedroom	11.81	7.94	5.35	67%	100	50%	50%	4380	YES
Almshouse - House Type 2 - Block 3												
Ground	R1	Residential	LKD	38.67	29.37	14.41	49%	200	50%	50%	4380	NO
	R2	Residential	Living Room	12.50	8.30	4.81	58%	150	50%	50%	4380	YES
	R3	Residential	Living Room	12.50	8.30	4.81	58%	150	50%	50%	4380	YES
	R4	Residential	LKD	38.67	29.37	16.37	56%	200	50%	50%	4380	YES
	R5	Residential	LKD	38.67	29.37	15.31	52%	200	50%	50%	4380	YES
	R6	Residential	Living Room	12.50	8.30	4.94	60%	150	50%	50%	4380	YES
	R7	Residential	Living Room	12.48	8.28	4.39	53%	150	50%	50%	4380	YES
	R8	Residential	LKD	38.67	29.37	14.15	48%	200	50%	50%	4380	NO
First	R1	Residential	Bedroom	9.18	5.78	3.69	64%	100	50%	50%	4380	YES
	R2	Residential	Bedroom	11.81	7.54	5.59	74%	100	50%	50%	4380	YES
	R3	Residential	Bedroom	11.81	7.54	5.94	79%	100	50%	50%	4380	YES
	R4	Residential	Bedroom	9.16	5.76	3.92	68%	100	50%	50%	4380	YES
	R5	Residential	Bedroom	9.16	5.76	3.92	68%	100	50%	50%	4380	YES
	R6	Residential	Bedroom	11.81	7.54	5.31	70%	100	50%	50%	4380	YES
	R7	Residential	Bedroom	11.81	7.54	6.09	81%	100	50%	50%	4380	YES
	R8	Residential	Bedroom	9.18	5.78	3.53	61%	100	50%	50%	4380	YES
Almshouse - House Type 3 - Block 3												
Ground	R1	Residential	Bedroom	12.88	8.63	4.77	55%	100	50%	50%	4380	YES
	R2	Residential	LKD	44.93	34.49	10.06	29%	200	50%	50%	4380	NO
	R3	Residential	LKD	44.93	34.49	8.75	25%	200	50%	50%	4380	NO
	R4	Residential	Bedroom	12.87	8.61	4.32	50%	100	50%	50%	4380	YES
	R5	Residential	Bedroom	12.87	8.61	4.53	53%	100	50%	50%	4380	YES
	R6	Residential	LKD	44.93	34.49	8.84	26%	200	50%	50%	4380	NO
	R7	Residential	LKD	44.93	34.49	9.98	29%	200	50%	50%	4380	NO
	R8	Residential	Bedroom	12.83	8.59	4.82	56%	100	50%	50%	4380	YES
	R9	Residential	Bedroom	12.87	8.61	4.76	55%	100	50%	50%	4380	YES
	R10	Residential	LKD	44.93	34.49	10.60	31%	200	50%	50%	4380	NO
	R11	Residential	LKD	44.93	34.49	10.15	29%	200	50%	50%	4380	NO
	R12	Residential	Bedroom	12.86	8.61	3.94	46%	100	50%	50%	4380	NO
First	R1	Residential	Bedroom	11.92	7.59	5.94	78%	100	50%	50%	4380	YES
	R2	Residential	Bedroom	9.19	5.78	3.85	67%	100	50%	50%	4380	YES
	R3	Residential	Bedroom	9.19	5.78	3.98	69%	100	50%	50%	4380	YES
	R4	Residential	Bedroom	11.92	7.59	4.27	56%	100	50%	50%	4380	YES
	R5	Residential	Bedroom	11.92	7.59	5.14	68%	100	50%	50%	4380	YES
	R6	Residential	Bedroom	9.18	5.78	4.09	71%	100	50%	50%	4380	YES
	R7	Residential	Bedroom	9.16	5.76	4.00	70%	100	50%	50%	4380	YES
	R8	Residential	Bedroom	11.92	7.59	6.07	80%	100	50%	50%	4380	YES
	R9	Residential	Bedroom	11.92	7.59	6.26	82%	100	50%	50%	4380	YES
	R10	Residential	Bedroom	9.16	5.76	4.08	71%	100	50%	50%	4380	YES
	R11	Residential	Bedroom	9.16	5.76	4.00	70%	100	50%	50%	4380	YES
	R12	Residential	Bedroom	11.92	7.59	5.75	76%	100	50%	50%	4380	YES
	R13	Residential	Bedroom	13.66	9.22	6.90	75%	100	50%	50%	4380	YES
	R14	Residential	Bedroom	13.66	9.22	6.42	70%	100	50%	50%	4380	YES
	R15	Residential	Bedroom	13.66	9.22	6.65	72%	100	50%	50%	4380	YES
	R16	Residential	Bedroom	13.66	9.22	6.34	69%	100	50%	50%	4380	YES
	R17	Residential	Bedroom	13.66	9.22	6.57	71%	100	50%	50%	4380	YES
	R18	Residential	Bedroom	13.66	9.21	6.73	73%	100	50%	50%	4380	YES
Corner Pavilions - Block 2												
Ground	R1	Residential	Bedroom	11.81	7.94	5.19	65%	100	50%	50%	4380	YES
	R2	Residential	Bedroom	8.88	5.65	5.65	100%	100	50%	50%	4380	YES
	R3	Residential	LKD	24.56	18.69	15.69	84%	200	50%	50%	4380	YES
First	R1	Residential	Bedroom	11.81	7.94	5.50	69%	100	50%	50%	4380	YES
	R2	Residential	Bedroom	8.88	5.65	5.65	100%	100	50%	50%	4380	YES
	R3	Residential	LKD	24.56	18.69	16.26	87%	200	50%	50%	4380	YES

Project Name: Edmansons Close Tottenham
Project No.: 22-2114-02
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 16/08/2022

								Criteria				
Floor Ref	Room Ref	Property Type	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
Almshouse - House Type 2 - Block 4												
Ground	R1	Residential	LKD	38.67	29.37	12.06	41%	200	50%	50%	4380	NO
	R2	Residential	Living Room	12.48	8.28	2.38	29%	150	50%	50%	4380	NO
	R3	Residential	Living Room	12.49	8.28	2.37	29%	150	50%	50%	4380	NO
	R4	Residential	LKD	38.53	29.25	13.29	45%	200	50%	50%	4380	NO
	R5	Residential	LKD	38.67	29.37	13.18	45%	200	50%	50%	4380	NO
	R6	Residential	Living Room	12.48	8.28	2.56	31%	150	50%	50%	4380	NO
	R7	Residential	Living Room	12.49	8.28	2.57	31%	150	50%	50%	4380	NO
	R8	Residential	LKD	38.67	29.37	13.27	45%	200	50%	50%	4380	NO
First	R1	Residential	Bedroom	9.20	5.79	3.06	53%	100	50%	50%	4380	YES
	R2	Residential	Bedroom	12.16	7.83	5.35	68%	100	50%	50%	4380	YES
	R3	Residential	Bedroom	12.16	7.83	4.98	64%	100	50%	50%	4380	YES
	R4	Residential	Bedroom	9.20	5.79	3.38	58%	100	50%	50%	4380	YES
	R5	Residential	Bedroom	9.20	5.79	3.54	61%	100	50%	50%	4380	YES
	R6	Residential	Bedroom	12.16	7.83	5.67	72%	100	50%	50%	4380	YES
	R7	Residential	Bedroom	12.16	7.83	4.90	63%	100	50%	50%	4380	YES
	R8	Residential	Bedroom	9.20	5.79	3.46	60%	100	50%	50%	4380	YES
Almshouse - House Type 1 - Block 5												
Ground	R1	Residential	LKD	22.30	16.03	7.18	45%	200	50%	50%	4380	NO
	R2	Residential	LKD	22.29	16.03	6.40	40%	200	50%	50%	4380	NO
	R3	Residential	LKD	22.30	16.03	6.23	39%	200	50%	50%	4380	NO
	R4	Residential	LKD	22.29	16.03	5.71	36%	200	50%	50%	4380	NO
First	R1	Residential	Bedroom	10.34	6.46	4.19	65%	100	50%	50%	4380	YES
	R2	Residential	Bedroom	10.35	6.47	4.50	70%	100	50%	50%	4380	YES
	R3	Residential	Bedroom	10.34	6.46	4.15	64%	100	50%	50%	4380	YES
	R4	Residential	Bedroom	10.34	6.46	4.50	70%	100	50%	50%	4380	YES
New Alsmhouse - House Type 5												
Ground	R1	Residential	Living Room	10.28	6.77	2.92	43%	150	50%	50%	4380	NO
	R2	Residential	LKD	40.92	33.49	9.52	28%	200	50%	50%	4380	NO
First	R1	Residential	Bedroom	13.03	8.60	8.12	94%	100	50%	50%	4380	YES
	R2	Residential	Bedroom	11.94	8.15	7.99	98%	100	50%	50%	4380	YES
House Type 4 - Gatehouse												
Ground	R1	Residential	LKD	39.56	29.95	12.39	41%	200	50%	50%	4380	NO
First	R1	Residential	Bedroom	12.33	8.35	3.18	38%	100	50%	50%	4380	NO
	R2	Residential	Bedroom	11.06	7.13	5.50	77%	100	50%	50%	4380	YES
Apartment Building												
Ground	R1	Residential	Bedroom	11.89	8.08	4.82	60%	100	50%	50%	4380	YES
	R2	Residential	LKD	30.68	23.83	2.23	9%	200	50%	50%	4380	NO
	R3	Residential	LKD	29.41	22.31	6.37	29%	200	50%	50%	4380	NO
	R4	Residential	LKD	42.98	34.23	6.61	19%	200	50%	50%	4380	NO
	R5	Residential	Bedroom	11.89	8.08	4.49	56%	100	50%	50%	4380	YES
	R6	Residential	LKD	30.68	23.82	2.32	10%	200	50%	50%	4380	NO
	R7	Residential	LKD	29.43	22.33	7.04	32%	200	50%	50%	4380	NO
	R8	Residential	LKD	30.67	23.82	2.37	10%	200	50%	50%	4380	NO
	R9	Residential	Bedroom	11.89	8.08	4.82	60%	100	50%	50%	4380	YES
First	R1	Residential	Bedroom	11.89	8.08	5.72	71%	100	50%	50%	4380	YES
	R2	Residential	LKD	30.68	23.83	3.26	14%	200	50%	50%	4380	NO
	R3	Residential	LKD	29.41	22.31	8.54	38%	200	50%	50%	4380	NO
	R4	Residential	LKD	30.67	23.82	2.78	12%	200	50%	50%	4380	NO
	R5	Residential	Bedroom	11.92	8.10	5.65	70%	100	50%	50%	4380	YES
	R6	Residential	Bedroom	11.89	8.08	4.98	62%	100	50%	50%	4380	YES
	R7	Residential	LKD	30.68	23.82	2.57	11%	200	50%	50%	4380	NO
	R8	Residential	LKD	29.43	22.33	7.61	34%	200	50%	50%	4380	NO
	R9	Residential	LKD	30.67	23.82	2.62	11%	200	50%	50%	4380	NO
	R10	Residential	Bedroom	11.89	8.08	5.14	64%	100	50%	50%	4380	YES
Second	R1	Residential	LKD	29.41	22.31	10.56	47%	200	50%	50%	4380	NO
	R2	Residential	LKD	30.67	23.82	3.38	14%	200	50%	50%	4380	NO
	R3	Residential	Bedroom	11.92	8.10	6.22	77%	100	50%	50%	4380	YES
	R4	Residential	Bedroom	11.89	8.08	5.14	64%	100	50%	50%	4380	YES
	R5	Residential	LKD	30.68	23.82	2.78	12%	200	50%	50%	4380	NO
	R6	Residential	LKD	29.43	22.33	8.39	38%	200	50%	50%	4380	NO

Appendix C

Sunlight Results: Proposed Development

Project Name: Edmansons Close Tottenham
Project No.: 22-2114-02
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 16/08/2022

Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure	Rating
Almshouse - House Type 1 - Block 1							
Ground	R1	Residential	LKD	W1	232°	3.8	
				W11	52°N	1.5	
				W12	52°N	0	
						5.3	High
Ground	R2	Residential	LKD	W2	232°	4.9	
				W9	52°N	0	
				W10	52°N	1.6	
						6.4	High
Ground	R3	Residential	LKD	W3	232°	3.7	
				W7	52°N	1.1	
				W8	52°N	0	
						4.8	High
Ground	R4	Residential	LKD	W4	232°	4.9	
				W5	52°N	0	
				W6	52°N	0.2	
						5.1	High
First	R1	Residential	Bedroom	W1	232°	5	
				W8	52°N	0	
						5	High
First	R2	Residential	Bedroom	W2	232°	5.1	
				W7	52°N	0	
						5.1	High
First	R3	Residential	Bedroom	W3	232°	5	
				W6	52°N	0	
						5	High
First	R4	Residential	Bedroom	W4	232°	5.1	
				W5	52°N	0	
						5.1	High
Almshouse - House Type 2 - Block 2							
Ground	R1	Residential	Living Room	W1	142°	5.7	
						5.7	High
Ground	R2	Residential	KD	W2	142°	4.6	
				W18	322°N	0	
				W19	322°N	0.5	
				W20	322°N	0.5	
						5.1	High
Ground	R3	Residential	KD	W3	142°	5.7	
				W15	322°N	0.5	
				W16	322°N	0.5	
				W17	322°N	0	
						6.2	High
Ground	R4	Residential	Living Room	W4	142°	4.5	
						4.5	High
Ground	R5	Residential	Living Room	W5	142°	5.7	
						5.7	High
Ground	R6	Residential	KD	W6	142°	4.5	
				W12	322°N	0	
				W13	322°N	0	
				W14	322°N	0.1	
						4.6	High
Ground	R7	Residential	KD	W7	142°	5.1	
				W9	322°N	0.5	
				W10	322°N	0.4	
				W11	322°N	0	
						5.6	High
Ground	R8	Residential	Living Room	W8	142°	3	
						3	Medium
First	R1	Residential	Bedroom	W1	142°	5.7	
						5.7	High
First	R2	Residential	Bedroom	W2	142°	5.7	
				W12	322°N	0	
						5.7	High
First	R3	Residential	Bedroom	W3	142°	5.7	
				W11	322°N	0	
						5.7	High
First	R4	Residential	Bedroom	W4	142°	5.7	
						5.7	High
First	R5	Residential	Bedroom	W5	142°	5.7	
						5.7	High
First	R6	Residential	Bedroom	W6	142°	5.7	
				W10	322°N	0	
						5.7	High
First	R7	Residential	Bedroom	W7	142°	5.3	
				W9	322°N	0	
						5.3	High
First	R8	Residential	Bedroom	W8	142°	4.7	
						4.7	High
Corner Pavilions - Block 1							
Ground	R1	Residential	LKD	W1	232°	1.8	
				W2	322°N	0	

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Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure	Rating
				W3	52°N	0	
						1.8	Minimum
Ground	R2	Residential	Bedroom	W4	322°N	0	
				W5	52°N	0.8	
						0.8	Failed
Ground	R3	Residential	Bedroom	W6	52°N	0.8	
						0.8	Failed
First	R1	Residential	LKD	W1	232°	5	
				W2	322°N	0	
				W3	52°N	0	
						5	High
First	R2	Residential	Bedroom	W4	322°N	0	
				W5	52°N	0.8	
						0.8	Failed
First	R3	Residential	Bedroom	W6	52°N	0.8	
						0.8	Failed
Almshouse - House Type 2 - Block 3							
Ground	R1	Residential	LKD	W1	232°	3.5	
				W18	52°N	1.6	
				W19	52°N	1.6	
				W20	52°N	0	
						5	High
Ground	R2	Residential	Living Room	W2	232°	4.9	
						4.9	High
Ground	R3	Residential	Living Room	W3	232°	4	
						4	Medium
Ground	R4	Residential	LKD	W4	232°	5	
				W15	52°N	0	
				W16	52°N	1.6	
				W17	52°N	1.6	
						6.6	High
Ground	R5	Residential	LKD	W5	232°	4	
				W12	52°N	1.3	
				W13	52°N	1.2	
				W14	52°N	0	
						5.5	High
Ground	R6	Residential	Living Room	W6	232°	5	
						5	High
Ground	R7	Residential	Living Room	W7	232°	3.9	
						3.9	Medium
Ground	R8	Residential	LKD	W8	232°	5	
				W9	52°N	0	
				W10	52°N	0.5	
				W11	52°N	1.3	
						6.3	High
First	R1	Residential	Bedroom	W1	232°	4.7	
						4.7	High
First	R2	Residential	Bedroom	W2	232°	5	
				W12	52°N	0	
						5	High
First	R3	Residential	Bedroom	W3	232°	5	
				W11	52°N	0	
						5	High
First	R4	Residential	Bedroom	W4	232°	5	
						5	High
First	R5	Residential	Bedroom	W5	232°	5	
						5	High
First	R6	Residential	Bedroom	W6	232°	5	
				W10	52°N	0	
						5	High
First	R7	Residential	Bedroom	W7	232°	5	
				W9	52°N	0	
						5	High
First	R8	Residential	Bedroom	W8	232°	5	
						5	High
Almshouse - House Type 3 - Block 3							
Ground	R1	Residential	Bedroom	W1	232°	4.1	
						4.1	High
Ground	R2	Residential	LKD	W2	232°	5	
				W23	52°N	1.4	
				W24	52°N	0	
						6.4	High

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Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure	Rating
Ground	R3	Residential	LKD	W3	232°	4.1	
				W21	52°N	0	
				W22	52°N	1.1	
						5.1	High
Ground	R4	Residential	Bedroom	W4	232°	4.9	
						4.9	High
Ground	R5	Residential	Bedroom	W5	232°	3.9	
						3.9	Medium
Ground	R6	Residential	LKD	W6	232°	5	
				W19	52°N	1.4	
				W20	52°N	0	
						6.4	High
Ground	R7	Residential	LKD	W7	232°	4	
				W17	52°N	1.4	
				W18	52°N	1.4	
						5.4	High
Ground	R8	Residential	Bedroom	W8	232°	5	
						5	High
Ground	R9	Residential	Bedroom	W9	232°	4	
						4	Medium
Ground	R10	Residential	LKD	W10	232°	5	
				W15	52°N	1.4	
				W16	52°N	0	
						6.4	High
Ground	R11	Residential	LKD	W11	232°	4.5	
				W13	52°N	1.4	
				W14	52°N	1.4	
						6	High
Ground	R12	Residential	Bedroom	W12	232°	5	
						5	High
First	R1	Residential	Bedroom	W1	232°	5	
				W24	52°N	0	
						5	High
First	R2	Residential	Bedroom	W2	232°	5	
						5	High
First	R3	Residential	Bedroom	W3	232°	5	
						5	High
First	R4	Residential	Bedroom	W4	232°	5	
				W21	52°N	0	
						5	High
First	R5	Residential	Bedroom	W5	232°	5	
				W20	52°N	0	
						5	High
First	R6	Residential	Bedroom	W6	232°	5	
						5	High
First	R7	Residential	Bedroom	W7	232°	5	
						5	High
First	R8	Residential	Bedroom	W8	232°	5	
				W17	52°N	0	
						5	High
First	R9	Residential	Bedroom	W9	232°	5	
				W16	52°N	0	
						5	High
First	R10	Residential	Bedroom	W10	232°	5	
						5	High
First	R11	Residential	Bedroom	W11	232°	5	
						5	High
First	R12	Residential	Bedroom	W12	232°	5	
				W13	52°N	0	
						5	High
First	R13	Residential	Bedroom	W14	52°N	1.4	
						1.4	Failed
First	R14	Residential	Bedroom	W15	52°N	1.3	
						1.3	Failed
First	R15	Residential	Bedroom	W18	52°N	1.3	
						1.3	Failed
First	R16	Residential	Bedroom	W19	52°N	1.4	
						1.4	Failed
First	R17	Residential	Bedroom	W22	52°N	1.1	
						1.1	Failed
First	R18	Residential	Bedroom	W23	52°N	1.4	
						1.4	Failed
Corner Pavilions - Block 2							
Ground	R1	Residential	Bedroom	W1	52°N	0.8	
						0.8	Failed
Ground	R2	Residential	Bedroom	W2	52°N	0.8	
				W3	142°	1.4	
						1.4	Failed

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Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure	Rating
Ground	R3	Residential	LKD	W4	52°N	1.3	
				W5	142°	6.1	
				W6	232°	4.2	
						8.5	High
First	R1	Residential	Bedroom	W1	52°N	0.8	
						0.8	Failed
First	R2	Residential	Bedroom	W2	52°N	0.8	
				W3	142°	1.4	
						1.4	Failed
First	R3	Residential	LKD	W4	52°N	1.3	
				W5	142°	6.1	
				W6	232°	5	
						9.2	High
Almshouse - House Type 2 - Block 4							
Ground	R1	Residential	LKD	W1	322°N	0	
				W18	142°	6.3	
				W19	142°	6.3	
				W20	142°	4.3	
						6.3	High
Ground	R2	Residential	Living Room	W2	322°N	0	
						0	Failed
Ground	R3	Residential	Living Room	W3	322°N	0	
						0	Failed
Ground	R4	Residential	LKD	W4	322°N	0	
				W15	142°	3.6	
				W16	142°	5.1	
				W17	142°	5.2	
						5.4	High
Ground	R5	Residential	LKD	W5	322°N	0	
				W12	142°	5.6	
				W13	142°	5.2	
				W14	142°	3.7	
						5.6	High
Ground	R6	Residential	Living Room	W6	322°N	0	
						0	Failed
Ground	R7	Residential	Living Room	W7	322°N	0	
						0	Failed
Ground	R8	Residential	LKD	W8	322°N	0	
				W9	142°	2.6	
				W10	142°	4.6	
				W11	142°	5.3	
						6.1	High
First	R1	Residential	Bedroom	W1	322°N	0	
						0	Failed
First	R2	Residential	Bedroom	W2	322°N	0	
				W12	142°	5.1	
						5.1	High
First	R3	Residential	Bedroom	W3	322°N	0	
				W11	142°	5.1	
						5.1	High
First	R4	Residential	Bedroom	W4	322°N	0	
						0	Failed
First	R5	Residential	Bedroom	W5	322°N	0	
						0	Failed
First	R6	Residential	Bedroom	W6	322°N	0	
				W10	142°	5.1	
						5.1	High
First	R7	Residential	Bedroom	W7	322°N	0	
				W9	142°	5.1	
						5.1	High
First	R8	Residential	Bedroom	W8	322°N	0	
						0	Failed
Almshouse - House Type 1 - Block 5							
Ground	R1	Residential	LKD	W1	233°	4.1	
				W11	53°N	1.1	
				W12	53°N	0	
						5.2	High
Ground	R2	Residential	LKD	W2	233°	4.8	
				W9	53°N	0	
				W10	53°N	1.1	
						5.8	High
Ground	R3	Residential	LKD	W3	233°	4.3	
				W7	53°N	1.4	
				W8	53°N	0	
						5.6	High
Ground	R4	Residential	LKD	W4	233°	5	
				W5	53°N	0	
				W6	53°N	1.2	
						6.2	High

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Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure	Rating
First	R1	Residential	Bedroom	W1	233°	5	
				W8	53°N	0	
						5	High
First	R2	Residential	Bedroom	W2	233°	5	
				W7	53°N	0	
						5	High
First	R3	Residential	Bedroom	W3	233°	5	
				W6	53°N	0	
						5	High
First	R4	Residential	Bedroom	W4	233°	5	
				W5	53°N	0	
						5	High
New Alsmhouse - House Type 5							
Ground	R1	Residential	Living Room	W1	322°N	0	
						0	Failed
Ground	R2	Residential	LKD	W2	322°N	0	
				W3	232°	5.1	
				W4	142°	2.8	
						5.9	High
First	R1	Residential	Bedroom	W1	322°N	0	
				W2	142°	5.5	
						5.5	High
First	R2	Residential	Bedroom	W3	142°	6.6	
						6.6	High
House Type 4 - Gatehouse							
Ground	R1	Residential	LKD	W1	52°N	0	
				W2	52°N	0	
				W3	52°N	0	
				W4	142°	0.6	
				W5	142°	2.1	
				W6	232°	4.1	
				W7	232°	4.2	
				W8	322°N	0	
						6.3	High
First	R1	Residential	Bedroom	W1	52°N	0	
				W2	52°N	0	
						0	Failed
First	R2	Residential	Bedroom	W3	232°	4.4	
				W4	232°	4.4	
						4.4	High
Apartment Building							
Ground	R1	Residential	Bedroom	W1	232°	4.9	
						4.9	High
Ground	R2	Residential	LKD	W2	142°	1.3	
				W3	232°	2.2	
						3.6	Medium
Ground	R3	Residential	LKD	W4	232°	2	
				W5	322°N	0	
				W6	232°	4.7	
						4.8	High
Ground	R4	Residential	LKD	W7	232°	1.7	
				W8	322°N	0	
				W9	232°	4	
						4.8	High
Ground	R5	Residential	Bedroom	W10	52°N	0.8	
						0.8	Failed
Ground	R6	Residential	LKD	W11	322°N	0	
				W12	52°N	0	
						0	Failed
Ground	R7	Residential	LKD	W13	52°N	0.8	
				W14	322°N	0	
				W15	52°N	0	
						0.8	Failed
Ground	R8	Residential	LKD	W16	52°N	0	
				W17	142°	1.4	
						1.4	Failed
Ground	R9	Residential	Bedroom	W18	52°N	0.8	
						0.8	Failed
First	R1	Residential	Bedroom	W1	232°	5.2	
						5.2	High
First	R2	Residential	LKD	W2	142°	1.3	
				W3	232°	2.7	
						4	Medium
First	R3	Residential	LKD	W4	232°	2.7	
				W5	322°N	0	
				W6	232°	5.3	
						5.3	High
First	R4	Residential	LKD	W7	232°	2.7	
				W8	322°N	0	
						2.7	Minimum

Project Name: Edmansons Close Tottenham
Project No.: 22-2114-02
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 16/08/2022

Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure	Rating
First	R5	Residential	Bedroom	W9	232°	4.8	
						4.8	High
First	R6	Residential	Bedroom	W10	52°N	0.8	
						0.8	Failed
First	R7	Residential	LKD	W11	322°N	0	
				W12	52°N	0	
						0	Failed
First	R8	Residential	LKD	W13	52°N	0.8	
				W14	322°N	0	
				W15	52°N	0	
						0.8	Failed
First	R9	Residential	LKD	W16	52°N	0	
				W17	142°	1.4	
						1.4	Failed
First	R10	Residential	Bedroom	W18	52°N	0.8	
						0.8	Failed
Second	R1	Residential	LKD	W1	232°	2.7	
				W2	322°N	0	
				W3	232°	5.3	
						5.3	High
Second	R2	Residential	LKD	W4	232°	2.7	
				W5	322°N	0	
						2.7	Minimum
Second	R3	Residential	Bedroom	W6	232°	5.3	
						5.3	High
Second	R4	Residential	Bedroom	W7	52°N	0.8	
						0.8	Failed
Second	R5	Residential	LKD	W8	322°N	0	
				W9	52°N	0	
						0	Failed
Second	R6	Residential	LKD	W10	52°N	0.8	
				W11	322°N	0	
				W12	52°N	0	
						0.8	Failed

Appendix D

Daylight & Sunlight Results: Existing Buildings

SOURCES

Analysis

Produced using Waldram Tools
MBS Software Ltd (www.mbs-software.co.uk)

Surrounding Model

Accucities aerial based, photogrammetrical survey model.

Proposed

Produced from client supplied architects data
Received: 23.02.2022
Dwg Ref: PLANNING DRAWINGS 2022 r1.dwg
20220121 CONSULTANTS BRIEFING DOCUMENT.pdf

REV.	NOTES	DWN	DATE

Notes:

mbs SOFTWARE

DRAWN	MBS	Drapers' Almshouse Charity
CHECKED	JP	
		SCALE
		NTS (A3 Sheet)

Edmansons Close, Tottenham

Existing Site Layout

Job No	Rev	Drawing Number
2114		2114-02A-01

Date : 18th Aug 2022

SOURCES

Analysis

Produced using Waldram Tools
MBS Software Ltd (www.mbs-software.co.uk)

Surrounding Model

Accucities aerial based, photogrammetrical survey model.

Proposed

Produced from client supplied architects data
Received: 23.02.2022
Dwg Ref: PLANNING DRAWINGS 2022 r1.dwg
20220121 CONSULTANTS BRIEFING DOCUMENT.pdf

REV.	NOTES	DWN	DATE

Notes:

mbs SOFTWARE

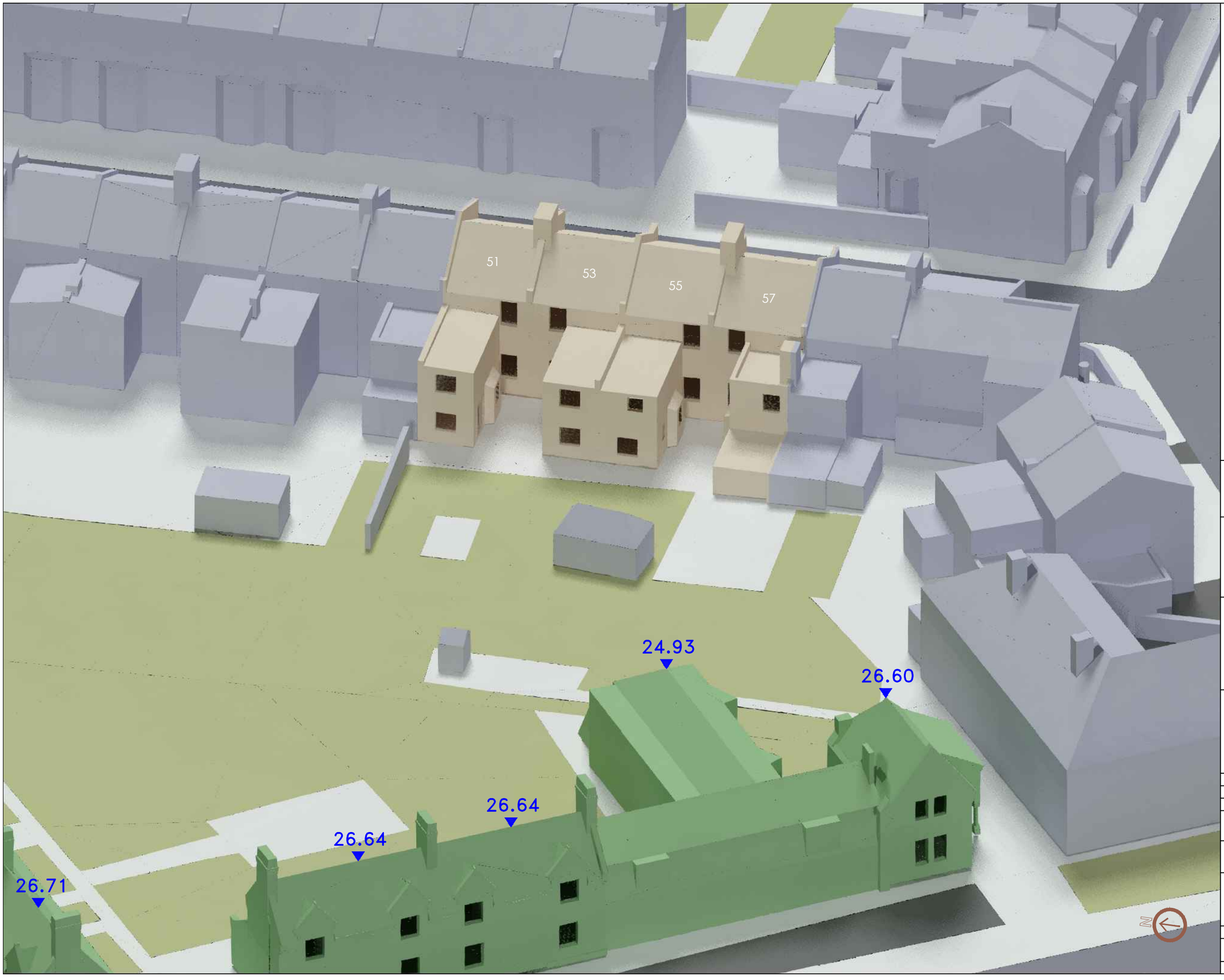
DRAWN	MBS	Drapers' Almshouse Charity
CHECKED	JP	
		SCALE
		NTS (A3 Sheet)

Edmansons Close, Tottenham

Proposed Site Layout

Job No	Rev	Drawing Number
2114		2114-02A-02

Date : 18th Aug 2022



SOURCES

Analysis

Produced using Waldram Tools
MBS Software Ltd (www.mbs-software.co.uk)

Surrounding Model

Accucities aerial based, photogrammetrical survey model.

Proposed

Produced from client supplied architects data
Received: 23.02.2022
Dwg Ref: PLANNING DRAWINGS 2022 r1.dwg
20220121 CONSULTANTS BRIEFING DOCUMENT.pdf

REV.	NOTES	DWN	DATE

Notes:

DRAWN	MBS	Drapers' Almshouse Charity
CHECKED	JP	
		SCALE
		NTS (A3 Sheet)

Edmansons Close, Tottenham

3d Proposed View Looking East

Job No	Rev	Drawing Number
2114		2114-02A-03

Date : 18th Aug 2022

SOURCES

Analysis

Produced using Waldram Tools
MBS Software Ltd (www.mbs-software.co.uk)

Surrounding Model

Accucities aerial based, photogrammetrical survey model.

Proposed

Produced from client supplied architects data
Received: 23.02.2022
Dwg Ref: PLANNING DRAWINGS 2022 r1.dwg
20220121 CONSULTANTS BRIEFING DOCUMENT.pdf

REV.	NOTES	DWN	DATE

Notes:

DRAWN	MBS	Drapers' Almshouse Charity
CHECKED	JP	
		SCALE
		NTS (A3 Sheet)

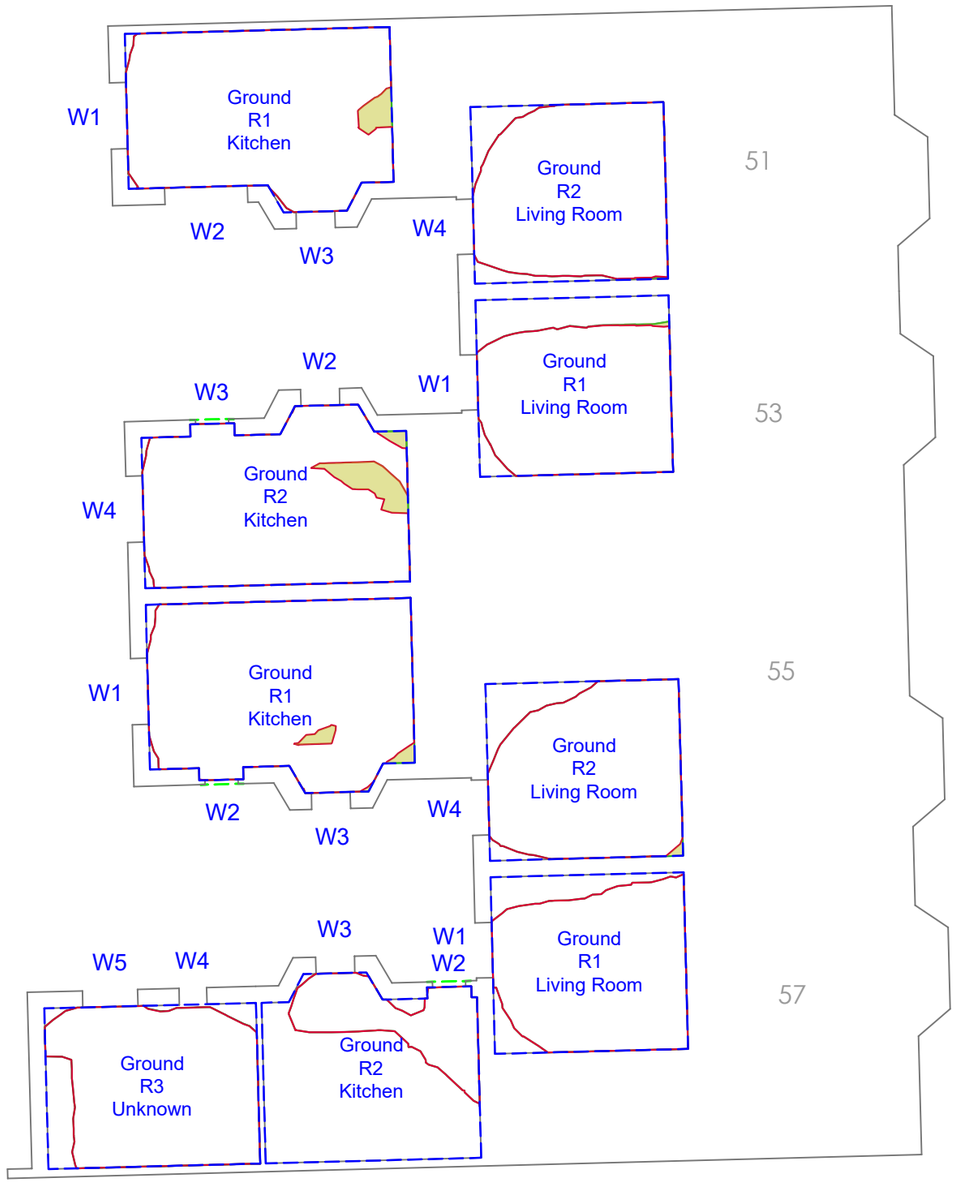
Edmansons Close, Tottenham

3d Proposed View Looking East

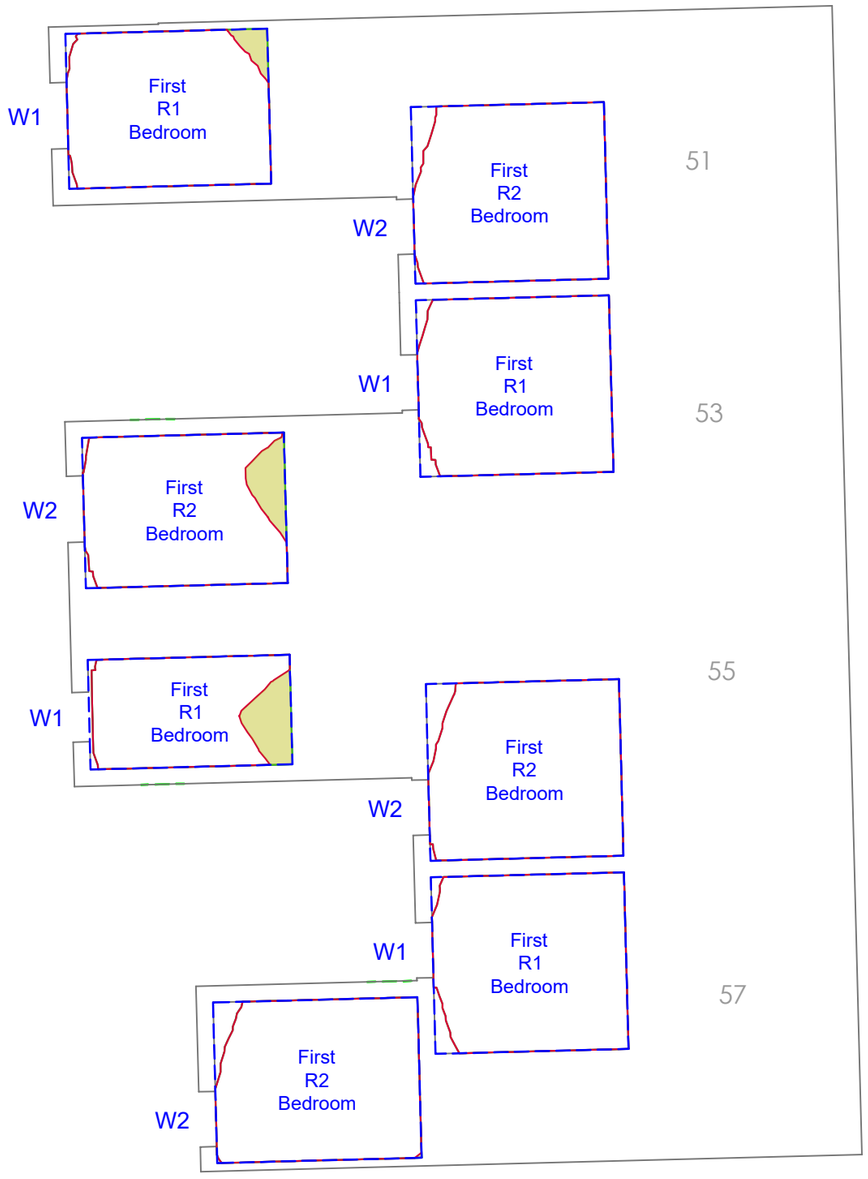
Job No	Rev	Drawing Number
2114		2114-02A-04

Date : 18th Aug 2022

Ground Floor
51 to 57 Elsden Road



First Floor
51 to 57 Elsden Road



N

SOURCES

Analysis

Produced using Waldram Tools
MBS Software Ltd (www.mbs-software.co.uk)

Surrounding Model

Accucities aerial based, photogrammetrical survey model.

Proposed

Produced from client supplied architects data
Received: 23.02.2022
Dwg Ref: PLANNING DRAWINGS 2022 r1.dwg
20220121 CONSULTANTS BRIEFING DOCUMENT.pdf

KEY

- Room Area
- Existing Daylight Distribution
- Proposed Daylight Distribution
- Lit Area

REV.	NOTES	DWN	DATE

Notes:

mbs SOFTWARE

DRAWN	MBS	Drapers' Almshouse Charity
CHECKED	JP	
		SCALE
		NTS (A3 Sheet)

Edmansons Close, Tottenham

Daylight Distribution Contours

Job No	Rev	Drawing Number
2114		2114-02A-05
Date : 18th Aug 2022		

Project Name: Edmansons Close Tottenham
Project No.: 2114-02a
Report Title: Daylight Distribution - Neighbour Analysis
Date of Analysis: 18/08/2022

Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
51 Elsden Road									
Ground	R1	Residential	Kitchen	Area m2	14.18	14.06	13.71		
				% of room		99.11%	96.68%	0.98	YES
	R2	Residential	Living Room	Area m2	11.20	10.11	10.10		
				% of room		90.24%	90.14%	1.00	YES
First	R1	Residential	Bedroom	Area m2	10.27	10.15	9.80		
				% of room		98.76%	95.39%	0.97	YES
	R2	Residential	Bedroom	Area m2	11.20	10.76	10.76		
				% of room		96.07%	96.07%	1.00	YES
53 Elsden Road									
Ground	R1	Residential	Living Room	Area m2	11.20	8.91	8.88		
				% of room		79.57%	79.29%	1.00	YES
	R2	Residential	Kitchen	Area m2	13.98	13.87	13.03		
				% of room		99.25%	93.24%	0.94	YES
First	R1	Residential	Bedroom	Area m2	11.20	10.87	10.87		
				% of room		97.05%	97.05%	1.00	YES
	R2	Residential	Bedroom	Area m2	9.98	9.86	9.03		
				% of room		98.81%	90.52%	0.92	YES
55 Elsden Road									
Ground	R1	Residential	Kitchen	Area m2	15.21	15.05	14.80		
				% of room		98.94%	97.29%	0.98	YES
	R2	Residential	Living Room	Area m2	11.20	9.85	9.81		
				% of room		87.95%	87.57%	1.00	YES
First	R1	Residential	Bedroom	Area m2	7.26	7.11	6.05		
				% of room		97.93%	83.32%	0.85	YES
	R2	Residential	Bedroom	Area m2	11.20	10.73	10.73		
				% of room		95.80%	95.80%	1.00	YES
57 Elsden Road									
Ground	R1	Residential	Living Room	Area m2	11.20	9.52	9.52		
				% of room		84.96%	84.96%	1.00	YES
	R2	Residential	Kitchen	Area m2	12.24	3.63	3.63		
				% of room		29.69%	29.68%	1.00	YES
	R3	Residential	Unknown	Area m2	11.17	9.82	9.81		
				% of room		87.89%	87.87%	1.00	YES
First	R1	Residential	Bedroom	Area m2	11.20	10.84	10.84		
				% of room		96.83%	96.83%	1.00	YES
	R2	Residential	Bedroom	Area m2	10.78	10.40	10.39		
				% of room		96.44%	96.39%	1.00	YES

Project Name: 22-2114 Edmansons Close Tottenham
Project No.: 2114-02a
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 18/08/2022

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
51 Elsden Road																								
Ground	R1	Residential	Kitchen	W1	Existing	34.96	0.87	YES	269°				33.00	0.85	YES	7.00	0.86	YES						
					Proposed	30.29							28.00			6.00								
				W2	Existing	18.98	0.95	YES	179°				39.00	0.97	YES	6.00	1.00	YES						
					Proposed	18.01							38.00			6.00								
				W3	Existing	13.67	0.95	YES	179°				21.00	1.00	YES	1.00	1.00	YES						
					Proposed	12.96							21.00			1.00								
										22.39	0.91	YES							53.00			8.00		
										20.48									48.00	0.91	YES	7.00	0.88	YES
	R2	Residential	Living Room	W4	Existing	15.48	0.86	YES	269°				18.00	0.89	YES	1.00	0.00	YES						
					Proposed	13.37							16.00			0.00								
										15.48	0.86	YES							18.00			1.00		
										13.37									16.00	0.89	YES	0.00	0.00	YES
First	R1	Residential	Bedroom	W1	Existing	36.87	0.91	YES	269°				35.00	0.89	YES	8.00	0.88	YES						
					Proposed	33.43							31.00			7.00								
										36.87	0.91	YES							35.00			8.00		
										33.43									31.00	0.89	YES	7.00	0.88	YES
	R2	Residential	Bedroom	W2	Existing	37.52	0.95	YES	269°				32.00	0.91	YES	7.00	0.71	YES						
					Proposed	35.79							29.00			5.00								
										37.52	0.95	YES							32.00			7.00		
										35.79									29.00	0.91	YES	5.00	0.71	YES
53 Elsden Road																								
Ground	R1	Residential	Living Room	W1	Existing	15.49	0.92	YES	269°				7.00	0.71	YES	0.00	1.00	YES						
					Proposed	14.27							5.00			0.00								
										15.49	0.92	YES							7.00			0.00		
										14.27									5.00	0.71	YES	0.00	1.00	YES
	R2	Residential	Kitchen	W2	Existing	13.32	0.98	YES	359°N				0.00	*North	*North	0.00	*North	*North						
					Proposed	13.07							0.00			0.00								
				W3	Existing	20.57	0.98	YES	359°N				0.00	*North	*North	0.00	*North	*North						
					Proposed	20.23							0.00			0.00								
				W4	Existing	35.00	0.85	YES	269°				33.00	0.70	NO	6.00	0.83	YES						
					Proposed	29.92							23.00			5.00								
										25.71	0.89	YES							33.00			6.00		
										23.00									23.00	0.70	NO	5.00	0.83	YES
First	R1	Residential	Bedroom	W1	Existing	37.50	0.95	YES	269°				32.00	0.94	YES	7.00	0.86	YES						
					Proposed	35.70							30.00			6.00								
										37.50	0.95	YES							32.00			7.00		
										35.70									30.00	0.94	YES	6.00	0.86	YES
	R2	Residential	Bedroom	W2	Existing	36.78	0.89	YES	269°				35.00	0.80	YES	8.00	0.75	YES						
					Proposed	32.86							28.00			6.00								
										36.78	0.89	YES							35.00			8.00		
										32.86									28.00	0.80	YES	6.00	0.75	YES
55 Elsden Road																								
Ground	R1	Residential	Kitchen	W1	Existing	34.46	0.86	YES	269°				32.00	0.75	NO	6.00	1.00	YES						
					Proposed	29.70							24.00			6.00								
				W2	Existing	23.35	0.99	YES	179°				27.00	1.00	YES	9.00	1.00	YES						
					Proposed	23.19							27.00			9.00								
				W3	Existing	15.21	0.99	YES	179°				25.00	1.00	YES	5.00	1.00	YES						
					Proposed	15.10							25.00			5.00								
										26.55	0.91	YES							56.00			12.00		
										24.08									48.00	0.86	YES	12.00	1.00	YES
	R2	Residential	Living Room	W4	Existing	15.82	0.94	YES	269°				18.00	1.00	YES	1.00	1.00	YES						
					Proposed	14.84							18.00			1.00								
										15.82	0.94	YES							18.00			1.00		
										14.84									18.00	1.00	YES	1.00	1.00	YES
First	R1	Residential	Bedroom	W1	Existing	36.76	0.90	YES	269°				29.00	0.79	NO	6.00	0.83	YES						
					Proposed	32.95							23.00			5.00								

Project Name: 22-2114 Edmansons Close Tottenham
Project No.: 2114-02a
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 18/08/2022

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
										36.76	0.90	YES							29.00			6.00		
										32.95									23.00	0.79	NO	5.00	0.83	YES
	R2	Residential	Bedroom	W2	Existing	37.06	0.95	YES	269°				32.00	0.94	YES	7.00	1.00	YES						
					Proposed	35.25							30.00			7.00								
										37.06	0.95	YES							32.00			7.00		
										35.25									30.00	0.94	YES	7.00	1.00	YES
57 Elsden Road																								
Ground	R1	Residential	Living Room	W1	Existing	15.06	0.86	YES	269°				7.00	0.29	NO	0.00	1.00	YES						
					Proposed	12.95							2.00			0.00								
										15.06	0.86	YES							7.00			0.00		
										12.95									2.00	0.29	NO	0.00	1.00	YES
	R2	Residential	Kitchen	W2	Existing	9.96	0.97	YES	359°N					*North	*North		*North	*North						
					Proposed	9.67																		
				W3	Existing	12.93	0.94	YES	359°N					*North	*North		*North	*North						
					Proposed	12.19																		
										11.73	0.95	YES												
										11.17										*North	*North		*North	*North
	R3	Residential	Unknown	W4	Existing	21.94	0.95	YES	359°N					*North	*North		*North	*North						
					Proposed	20.92																		
				W5	Existing	26.43	0.96	YES	359°N					*North	*North		*North	*North						
					Proposed	25.28																		
										25.27	0.96	YES												
										24.15										*North	*North		*North	*North
First	R1	Residential	Bedroom	W1	Existing	35.99	0.95	YES	269°				29.00	0.90	YES	4.00	1.00	YES						
					Proposed	34.25							26.00			4.00								
										35.99	0.95	YES							29.00			4.00		
										34.25									26.00	0.90	YES	4.00	1.00	YES
	R2	Residential	Bedroom	W2	Existing	36.21	0.93	YES	269°				31.00	0.87	YES	6.00	1.00	YES						
					Proposed	33.56							27.00			6.00								
										36.21	0.93	YES							31.00			6.00		
										33.56									27.00	0.87	YES	6.00	1.00	YES