



DAYLIGHT & SUNLIGHT

REPORT

for

PROPOSED DEVELOPMENT

at

**BRAEMAR AVENUE BAPTIST
CHURCH**

WOOD GREEN

REF: MG/GI/ROL00920

REV: -

20 September 2022

expertise
applied

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Figure 1: Oblique aerial photograph of the site looking east
(Source: Google)

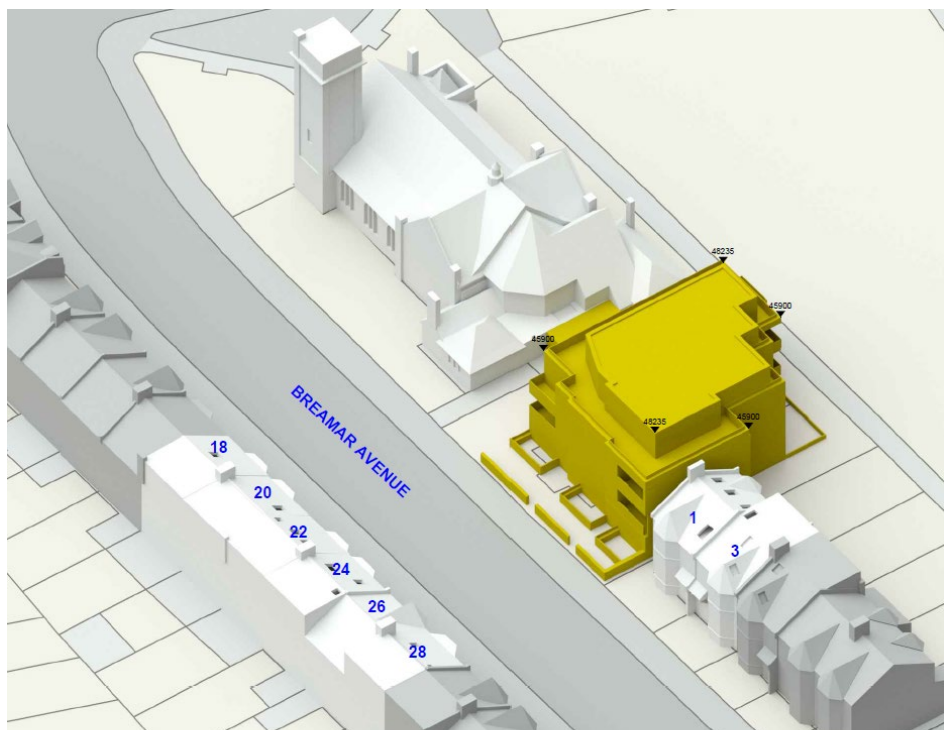


Figure 2: 3D view of computer model in the proposed condition

1. INTRODUCTION

- 1.1 Braemar Avenue Ltd is proposing a development at Braemar Avenue Baptist Chapel, Braemar Avenue, London N22 7BY.
- 1.2 The application site is situated to the north of Alexandra Palace station and is bounded by Braemar Avenue to the west, Bounds Green Road to the north and Nightingale Gardens to the east.
- 1.3 Braemar Avenue Ltd is conscious of the need to minimise impact on the light to neighbouring residential properties and therefore instructed Anstey Horne to work with the project architect, spacelab, so that the effects of the proposed development could be properly understood and, wherever possible, minimised.
- 1.4 Anstey Horne has been commissioned to undertake a formal technical assessment of the effect of the proposed development upon the existing surrounding properties, having regard to the recommendations in BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022). We have also been commissioned to undertake a study of the interior light levels within the proposed development, which is the subject of a separate report.
- 1.5 Our study has been carried out using 3D computer modelling and our specialist computer simulation software. Our 3D model is shown in Figure 2 on page 1.
- 1.6 This report summarises the relevant planning policy, the basic principles of daylighting and sunlighting, the methods used to assess the potential impact of the development, the information used in compiling our 3D computer model and the results of our technical assessment. Drawings and full tables of results of our technical assessment are attached in the appendices.

2. PLANNING POLICY AND GUIDANCE

National Planning Policy and Guidance

2.1 The Revised National Planning Policy Framework (July 2021) sets out the Government's planning policies and how these are expected to be applied. It provides a framework within which councils can produce their own local plans that reflect the needs and priorities of their communities.

2.2 Chapter 11 'Making effective use of land' states in paragraph 125 (c) that:

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

2.3 The Building Research Establishment, whose aims include achieving a higher quality built environment, publish BRE guidelines 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022) by PJ Littlefair. This guide gives advice on site layout planning to retain good daylighting and sunlighting in existing surrounding buildings and achieve to it in new buildings. The guide is intended for use by designers, consultants and planning officials and notes that:

"The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."

Regional Planning Policy and Guidance

London Plan March 2021

2.4 The Mayor of London's London Plan March 2021 sets out the spatial development strategy for London. It forms part of the development plan for Greater London, along with local plans of the London boroughs.

2.5 Policy D6 Housing quality and standards:

C. Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part B in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated

that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.

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

Mayor's Housing Supplementary Planning Guidance

- 2.6 The Mayor of London's 'Housing Supplementary Planning Guidance' (March 2016) provides guidance on how to implement the housing policies in the London Plan. It replaces the 2012 edition.
- 2.7 Part 1 of the SPG covers housing supply and sets out the Mayor's approach to optimising housing output. In relation to the effect on daylight and sunlight to surrounding properties it advises:

"Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines¹ to assess the daylight and sunlight impacts of new development on surrounding properties ... Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time."

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

¹ BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022).

Local Planning Policy and Guidance

- 2.8 The development site is located within the London Borough of Haringey.

Haringey Development Plan Document (DPD)

- 2.9 Haringey's DPD was adopted in July 2017. Policy DM1: Delivering high quality design states the following under '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 ..."

- 2.10 Paragraph 2.10 states the following:

"The design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings, and ensure that adjoining land or properties are protected from unacceptable overshadowing. The Building Research Establishment (BRE) provides guidance on site layout planning to achieve good sun-lighting and day-lighting (BRE Site Layout Planning for Daylight and Sunlight: a guide to good practice)."

- 2.11 We confirm that we have undertaken our daylight and sunlight study in accordance with BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022).

3. BRE METHOD OF ASSESSMENT AND NUMERICAL GUIDELINES

Daylight to existing surrounding buildings

- 3.1 Section 2.2 of the BRE Report makes recommendations concerning the impact on daylight to existing buildings. In summary, the BRE report states that:

“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. This will be the case if either:

- the VSC [vertical sky component] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value; [or]*
- the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.”*

- 3.2 So, where the angle to the horizontal subtended by the new development measured at the centre of the lowest window in an existing surrounding building (the angle of obstruction) is less than 25° (see Figure 3 below), the diffuse daylight to that building is unlikely to be significantly affected and need not be tested.

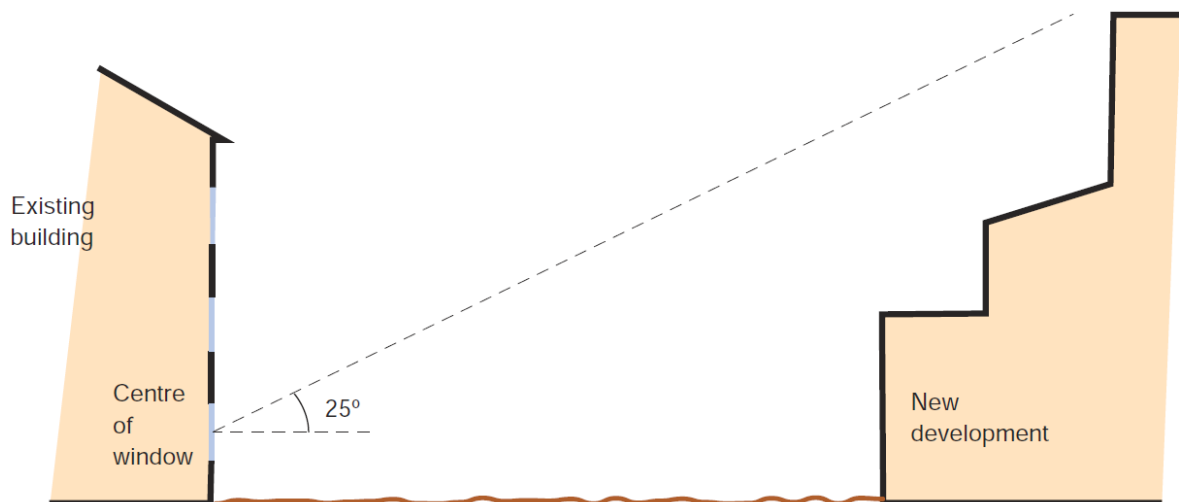


Figure 3 - Section perpendicular to a main window wall of an existing building showing a new development subtending an angle of less than 25° to the horizontal from the centre of the lowest window. (© BRE Report 209)

- 3.3 Where the obstruction angle is greater than 25°, both of the more detailed daylight tests should be undertaken, namely vertical sky component ('VSC') at the window and daylight distribution on the working plane. For each test the guidelines operate on the general principle that if the amount of daylight is reduced to less than 0.8 times its former value (i.e. there will be more than a 20% loss) the reduction will be noticeable to the building's occupants.
- 3.4 'Noticeable' does not necessarily equate to 'unacceptable' and the BRE's standard target values should not be considered as pass/fail criteria. Ultimately the local planning authority will need to make a judgement as to whether any impacts are acceptable when weighed against the many other planning considerations.
- 3.5 The VSC test measures the amount of skylight available at the centre of a window on the external plane of the window wall. It has a maximum value of almost 40% for a completely unobstructed vertical window wall. If a room has two or more windows of equal size, the mean of their VSCs may be taken. As the VSC calculation takes no account of the size of the window being tested, the size of the room it lights or multiple windows of unequal size, it does not measure light inside the room. It merely measures the potential conditions in the room. The VSC results can therefore be potentially misleading if considered in isolation and should be read in conjunction with those of the second test - daylight distribution.
- 3.6 The daylight distribution test calculates the area of the working plane inside a room that will have a direct view of the sky. This is done by plotting the no-sky line, i.e. the line on the working plane that divides those areas that receive direct skylight from those that do not, as shown in Figure 4 below.

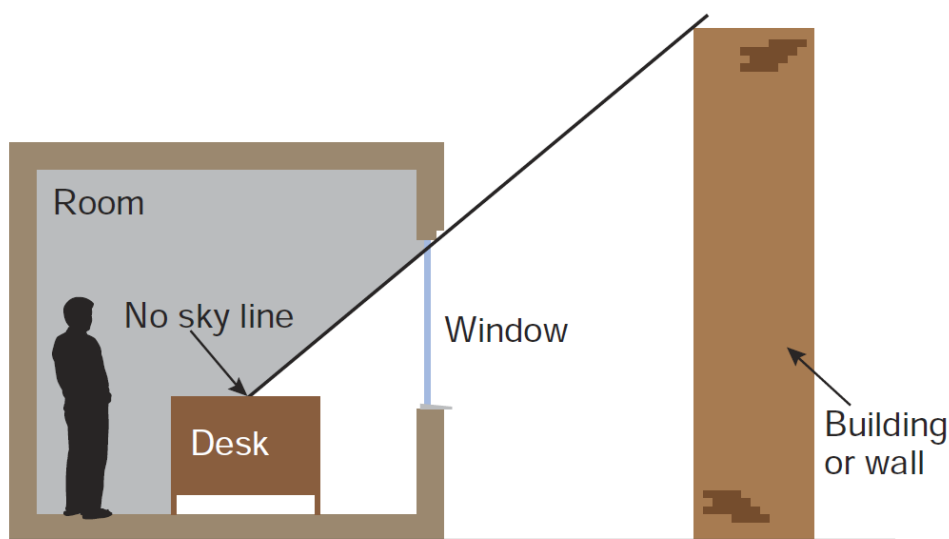


Figure 4 - The no-sky line divides areas of the working plan which can and cannot receive direct skylight.
(© BRE Report 209)

- 3.7 One benefit of the daylight distribution test is that the resulting contour plans show where the light falls within a room, both in the existing and proposed conditions, and a judgement may be made as to whether the room will retain light to a reasonable depth.
- 3.8 The BRE guidelines are intended for use for rooms in adjoining dwellings. They may also be applied to any existing non-domestic buildings where the occupants have a reasonable expectation of daylight, which could include schools, hospitals, hotels and offices. For dwellings it states that living rooms, dining rooms and kitchens should be assessed. Bedrooms should also be checked, although it states that they are less important. Other rooms, such as bathrooms, toilets, storerooms, circulation areas and garages need not be assessed.

Sunlight to existing surrounding buildings

- 3.9 Section 3.2 of the BRE Report makes recommendations concerning the impact on sunlight to existing dwellings or non-domestic buildings where there is a particular requirement for sunlight. The guide notes at paragraph 3.2.1 that:

“obstruction to sunlight may become an issue if:

- *some part of a new development is situated within 90° of due south of a main window wall of an existing building; and*
- *in the section drawn perpendicular to the existing window wall, the new development subtends an angle greater than 25° to the horizontal measured from the centre of the lowest window to a main living room.”*

- 3.10 If these angle criteria are not met, the guide recommends a more detailed check to calculate the impact of the proposed development on the available sunlight.
- 3.11 The guide suggests:

“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. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within 90° of due south anyway.” (BRE paragraph 3.2.3)

- 3.12 The available sunlight is measured in terms of the percentage of annual probable sunlight hours ('APSH') at the centre point of the window. 'Probable sunlight hours' is defined as:

“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).”

3.13 Paragraph 3.2.11 of the BRE Report summarises its sunlight guidance as follows:

“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, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

- *receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and*
- *receives less than 0.8 times its former sunlight hours during either period and*
- *has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours”.*

Computer simulation

3.14 Appendix A of the BRE guide describes a method for calculating VSC and APSH using various indicator templates and Appendix D shows how the no-sky line may be plotted inside a room. Where the obstructions on the skyline are complex these manual methods can be difficult to apply and the results can be crude. We therefore prefer to use computer simulation and our specialist software, which is based on the more accurate Waldram method, which is described in Appendix B of the BRE guide.

3.15 The information upon which our computer model was based is explained in the section 5 of this report.

4. APPLICATION OF BRE GUIDELINES

Flexible application of the guidelines

4.1 In its introduction the BRE Report 209 (third edition, 2022) states:

- *(Its) "main aim is ... to help to ensure good conditions in the local environment, considered broadly, with enough sunlight and daylight on or between buildings for good interior and exterior conditions."* (BRE paragraph 1.5)
- *"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."* (BRE paragraph 1.6)
- *"Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."* (BRE paragraph 1.6)

4.2 Clearly, the BRE guide is an advisory document, not a rigid set of rules. Care must therefore be taken to apply its recommendations in a manner fitting to the location of the proposed development.

Alternative target values

4.3 In theory the BRE report's numerical guidelines may be applied to any setting, whether that is a city centre, suburban area or rural village. However, it notes:

"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... The calculation methods ... are entirely flexible in this respect." (BRE paragraph 1.6)

4.4 At paragraph 2.2.3 the guide states:

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

- 4.5 Appendix F of the BRE Guide gives advice on setting alternative target values for skylight access. At page 62 it states:

“different targets may be used, based on the special requirements of the proposed development or its location”.

- 4.6 Furthermore, as noted at paragraph 2.7 above, the Mayor of London’s *Housing Supplementary Planning Guidance* emphasises that fully optimising housing potential on large sites may necessitate departure from conventional guidelines and the adoption of alternative target values.
- 4.7 Clearly, rigid application of the numerical guidelines could well give rise to an inappropriate answer and form of development for city centre sites, in which case it may be appropriate to adopt lower target values that are more appropriate to the location concerned.

Proximity of neighbouring building to the boundary

- 4.8 The BRE guide permits the reasonableness or otherwise of the distance of the neighbouring building from the boundary to be taken into account. At paragraph 2.2.3 it states:

“Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light”.

Interpretation of relative impacts

- 4.9 Except where the BRE guide’s specified minimum values will be retained in the proposed condition (see paragraphs 3.1 and **Error! Reference source not found.** above), the guide advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value. (We refer to this as the ‘BRE 0.8 guideline’.) Care must be taken when interpreting the ‘relative impact’ figures (in the columns marked “factor of former value” in the tables of results), because where an existing value is low even a small reduction in real terms can manifest itself as a large relative impact. For example a reduction from 6% VSC to 3% VSC will appear as a reduction to 0.5 times its former value, and is therefore a transgression of the guidelines in theory, but in reality a loss of 3% VSC is very small and would be barely perceptible.
- 4.10 When the BRE launched the second edition of their guidelines in 2011, they cited the above logic as the reason for introducing the third tier to their sunlight criteria, as referred to in paragraph 3.13 above, namely that sunlight will be adversely affected where it is reduced below 25% APSH annually or 5% APSH in winter and to less than 0.8 times its former value and where the reduction annually is greater than 4% APSH.

Balconies, projecting wings and other self-obstructing projections

- 4.11 The BRE guide acknowledges that balconies and projecting wings to existing neighbouring buildings artificially limit the available daylight and sunlight and, as a consequence, larger relative reductions in light may be unavoidable. More specifically it states:

“Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light.” (BRE paragraph 2.2.11)

“A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above.” (BRE paragraph 2.2.12)

“Balconies and overhangs above an existing window tend to block sunlight, especially in summer. Even a modest obstruction opposite may result in a large relative impact on the sunlight received. One way to demonstrate this would be to carry out an additional calculation of the APSH, for both the existing and proposed situations, without the balcony in place. For example, if the proposed APSH with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of sunlight.” (BRE paragraph 3.2.9)

- 4.12 Clearly, where windows are inset or self-obstructed by balconies or other projections they will be unusually sensitive to changes in massing opposite and transgressions of the BRE’s default numerical guidelines are more likely to arise. In such circumstances flexible application of the guidelines is very important.

Deep rooms

- 4.13 The BRE guide advises that light penetration into deep rooms lit from one side only may be unavoidably affected. At paragraph 2.2.10 it states

“The guidelines ... need to be applied sensibly and flexibly. There is little point in designing tiny gaps in the roof lines of new development in order to safeguard no sky lines in existing

buildings. If an existing building contains rooms lit from one side only and greater than 5 m deep, then a greater movement of the no sky line may be unavoidable.”

5. INFORMATION USED IN THE TECHNICAL STUDY

- 5.1 In order to carry out the tests recommended in the BRE Report, we commenced by building a 3D computer model of the existing buildings on the site, the existing surrounding buildings to be studied, other relevant background massing and the proposed scheme. The computer model is illustrated on the drawings at Appendix A and is based on the information listed below.

Proposed scheme:

- spacelab's drawings of the proposed scheme received 20 July 2022

Existing building on the site and existing surrounding buildings:

- Anstey Horne's point cloud data of the site collected on 17 August 2022
- Aerial photography from Google
- Site photographs

Internal arrangements within existing surrounding buildings:

<u>Property</u>	<u>Drawings with planning application ref.</u>
22 Braemar Avenue	HGY/2014/1109

- 5.2 Where plans of the existing surrounding buildings were not available we estimated the internal arrangements and room uses based on an external inspection. Where we have had to estimate internal arrangements and room uses, this has no bearing upon the tests for VSC or APSH because the reference point is at the centre of the window. It is relevant to the daylight distribution assessment, but in the absence of suitable plans, estimation is a conventional approach.

6. SCOPE OF TECHNICAL STUDY

- 6.1 In our experience local planning authorities are usually only concerned with the impact on dwellings and, perhaps, schools, hospitals and nursing homes. This is the basis on which we have scoped our technical study.
- 6.2 Having regard to the preliminary 25°-line test and orientation test recommended in the BRE Report, as explained above in paragraphs 3.1 to 0 and 3.9, we have calculated the impact of the proposed development on the daylight and sunlight levels to relevant rooms in the following existing surrounding buildings:

Table 1 - Scope of assessments

Properties	Daylight	Sunlight
18 Braemar Avenue	Yes	Yes
20 Braemar Avenue	Yes	Yes
22 Braemar Avenue	Yes	Yes
24 Braemar Avenue	Yes	Yes
26 Braemar Avenue	Yes	Yes
28 Braemar Avenue	Yes	Yes
1 Braemar Avenue	Yes	Yes
3 Braemar Avenue	Yes	Yes

- 6.3 We have only tested the impact on the main rooms in each property, as advised in the BRE guidelines. It is not necessary to test staircases, hallways, bathrooms, toilets etc.
- 6.4 Each of the existing surrounding buildings tested is shown labelled on the plan views of the computer model on our drawings at Appendix A of this report.
- 6.5 The daylight distribution contour plans at Appendix E show the window positions and room layouts that have been tested in each of the buildings concerned.

7. IMPACT UPON SURROUNDING PROPERTIES

- 7.1 In this section of the report, we set out our analysis of the results of our impact study under the headings of daylight and sunlight. For each element we will provide commentary on the results taking each property, or groups of properties, in turn.
- 7.2 To re-cap briefly on the assessment criteria explained in section 5, each of the tests is run in the existing and proposed condition so that the daylight and sunlight levels before and after development are quantified and the relative change is determined. Except where the BRE guide's specified minimum values will be retained in the proposed condition, it advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value (the "BRE 0.8 guideline").

Daylight and sunlight to existing surrounding buildings

- 7.3 The numerical results of the vertical sky component ('VSC') test are tabulated at Appendix B. For the daylight distribution test, numerical results are tabulated at Appendix C and no-sky contour plans are shown on our drawings at Appendix E. On the plans, the area of the room with a view of sky in the proposed condition is enclosed by the red contour and in the existing condition by the green contour. Where there will be no effect on the no-sky contour the red contour sits on top of the green one and only the red contour is visible. Where there will be a change, the areas of the room that will either lose or gain a view of sky are cross-hatched black.
- 7.4 The numerical results of the percentage of annual probable sunlight hours ('APSH') test are tabulated at Appendix D. Only those buildings identified by application of the BRE guide's preliminary 25° line test and orientation test, as explained above, have been tested.

18-28 (evens) Braemar Avenue:

- 7.5 These residential properties are located to the west of the development site, on the far side of Braemar Avenue. The internal layouts of 22 Braemar Avenue have been based on plans obtained from the planning portal whilst the internal layouts of the remaining properties have been based on reasoned assumptions.
- 7.6 The results demonstrate that all 50 (100%) of the windows assessed would meet or exceed the BRE's guideline values for VSC. These windows experience small reductions in VSC value which are well within the BRE's 0.8 guideline. In terms of daylight distribution, all 23 (100%) of the rooms assessed would meet or exceed the BRE's guideline values, with the vast majority of rooms experiencing no reduction in lit area as a result of the proposed development.

- 7.7 In terms of sunlight availability, all 23 (100%) of the rooms assessed exceed the guideline values on both an annual and winter basis. These rooms are shown to achieve annual APSH values of between 42% and 83% against the BRE guideline of 25%. In terms of winter sunlight, these rooms achieve between 9% and 24% against the 5% suggested by the BRE.

1-3 (odds) Braemar Avenue:

- 7.8 These residential properties are located to the south of the development site and the internal layouts have been based on reasoned assumptions.
- 7.9 The results demonstrate that 19 (79%) of the 24 windows assessed would meet or exceed the BRE's guideline values for VSC. The 5 windows which fall short of the guideline values are located in 1 Braemar Avenue. It is worth noting that all of these windows serve rooms that are also served by at least one other window which exceeds the guideline values. In terms of daylight distribution, all 8 (100%) of the rooms assessed would meet or exceed the BRE's guideline values. It is worth noting that the BRE guidelines suggest that the results of the two daylight tests are considered in tandem. Where windows fall short of the guidelines for VSC, all of these windows serve rooms which adhere to the guidelines for daylight distribution.
- 7.10 In terms of sunlight availability, all 8 (100%) of the rooms assessed exceed the guideline values on both an annual and winter basis. These rooms are shown to achieve annual APSH values of between 34% and 100% against the BRE guideline of 25%. In terms of winter sunlight, these rooms achieve between 5% and 30% against the 5% suggested by the BRE.

8. SUMMARY AND CONCLUSION

- 8.1 Haringey's planning policy seeks to safeguard daylight and sunlight to existing buildings and points to the guidance published in BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice*.
- 8.2 We have undertaken a study of the impact of the proposed development on the relevant rooms in the surrounding dwellings. The tests were undertaken in accordance with the BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022). The BRE guide gives useful advice and recommends various numerical guidelines by which to assess the impact of development on daylight and sunlight to existing surrounding properties.
- 8.3 The assessment confirms that the majority of the windows and rooms assessed within the neighbouring properties meet the BRE guidelines for daylight and sunlight. Where windows have been identified as falling short of the guidelines, this is isolated to the neighbouring property at 1 Braemar Avenue. In terms of daylight, the BRE guidelines recommend that the results of the two daylight tests are considered in tandem and where windows fall short of the guidelines for VSC, all of these windows serve rooms which adhere to the guidelines for daylight distribution.
- 8.4 In terms of sunlight availability, all of the rooms assessed are shown to exceed the guideline values on both an annual and winter basis.
- 8.5 In conclusion, the layout of the proposed development follows the BRE guidelines and will not significantly reduce daylight or sunlight to the existing surrounding properties. In our opinion Haringey's planning policy on daylight and sunlight to neighbouring will be satisfied.



ANSTEY HORNE

20th September 2022

APPENDIX A

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PLAN AND 3D VIEWS OF THE COMPUTER MODEL

DRAWING NOS. ROL00920_R01_001 TO 006



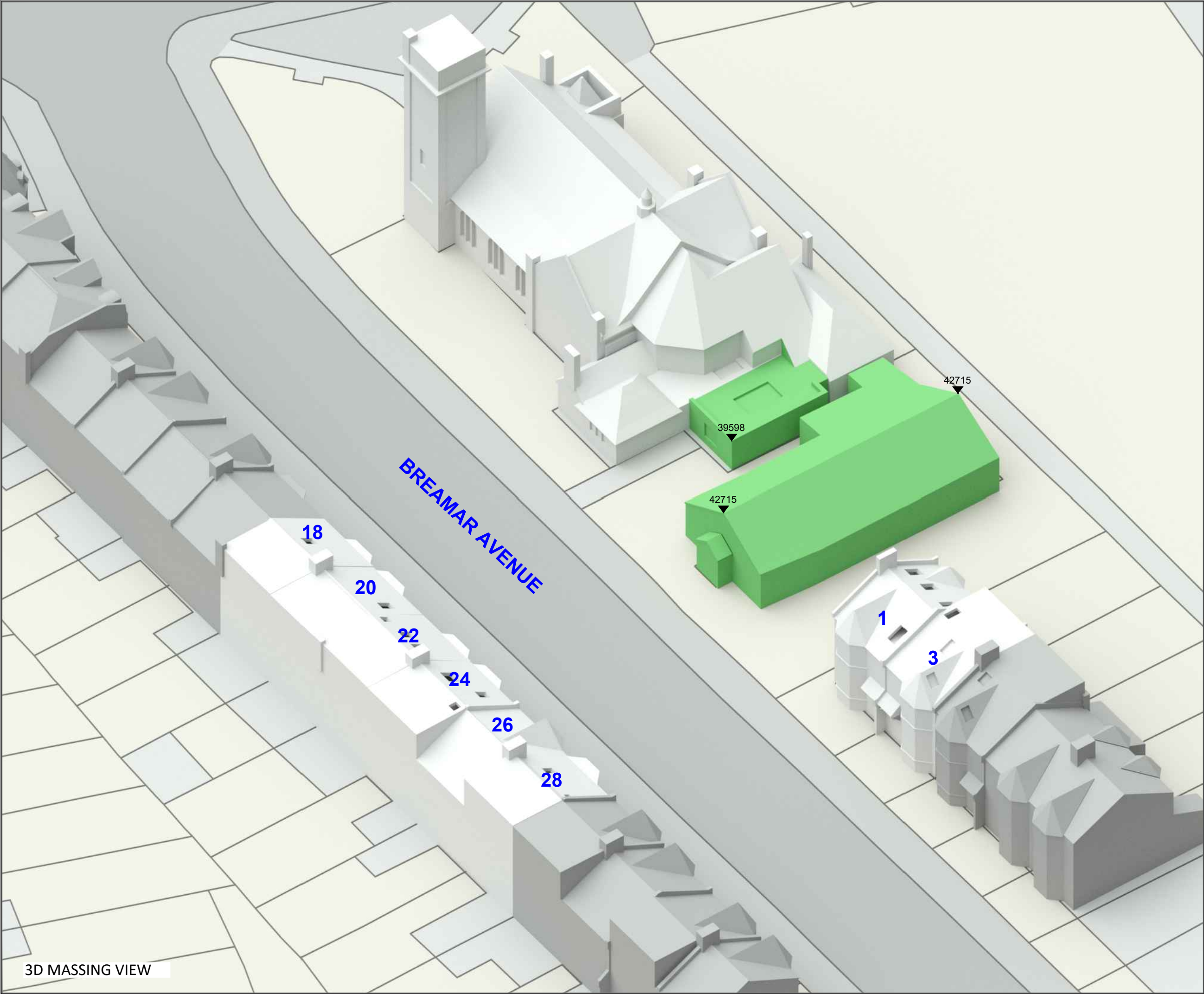
 Existing
 Consented

 Proposed
 Cutback

Received on 20/07/22



REV	DESCRIPTION	DATE	
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CLIENT: BRAEMAR AVENUE LTD			
PROJECT TITLE: BRAEMAR AVENUE BAPTIST CHAPEL BRAEMAR AVENUE LONDON N22 7BY			
SCHEME REF: SCHEME RECEIVED: 20/07/22			
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TITLE LINE 4			
MODELLED BY: / DRAWN BY AK/BS	DATE: 15/09/22	SCALE: 1:250	A3
PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00920_R01_V01_			001
Site Plan			



3D MASSING VIEW

LEGEND:

- Existing
- Proposed
- Consented
- Cutback
- AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

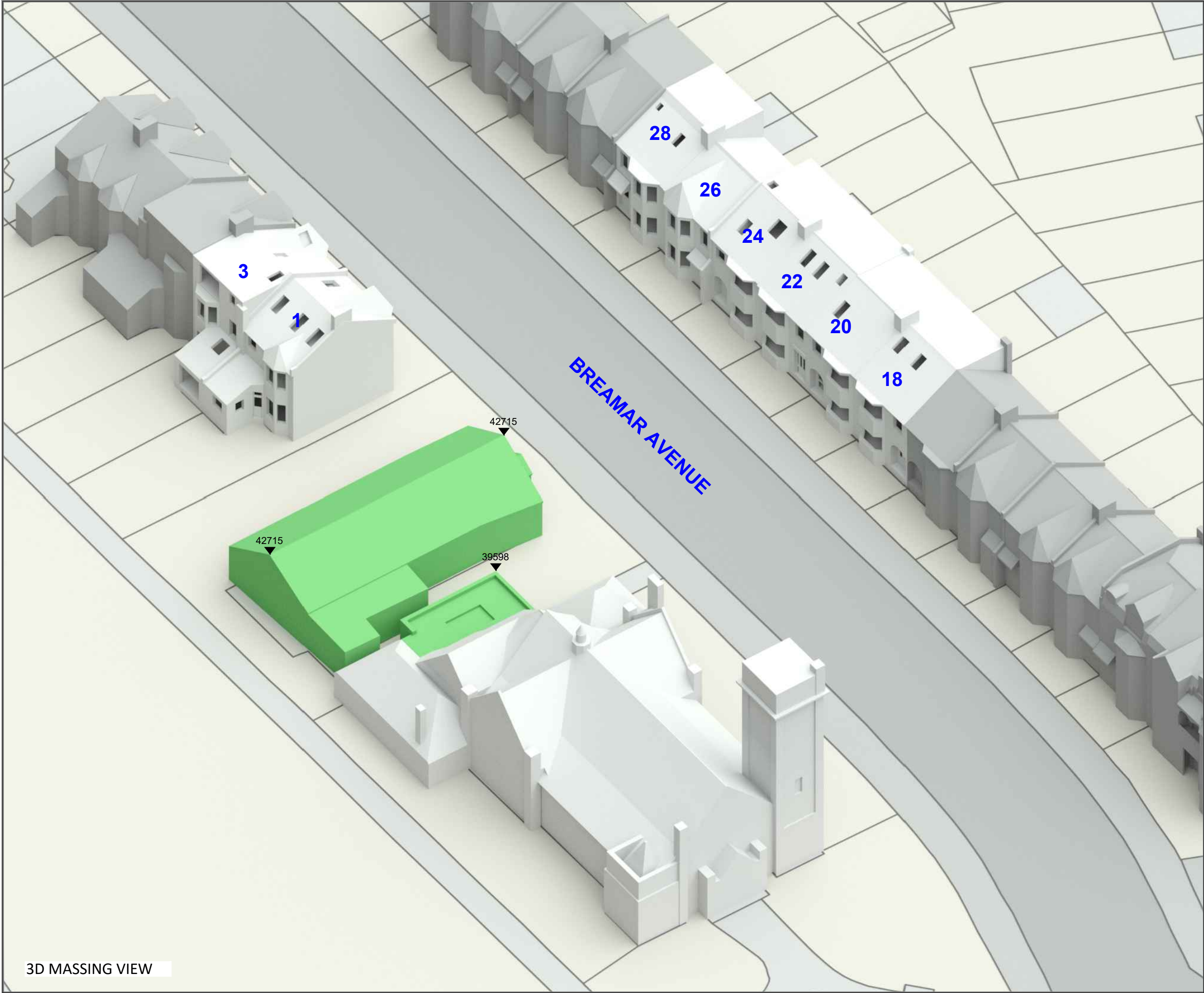
ANSTEY HORNE
Received on 17/08/22

Site and aerial photos.

PROPOSED BUILDINGS

spacelab
Received on 20/07/22

REV	DESCRIPTION	DATE
1	© Copyright Anstey Horne & Co. Ltd This drawing is the property of Anstey Horne & Co. Ltd. All rights reserved. This drawing should not be reproduced without permission. Do not scale from this drawing.	
CLIENT:	BRAEMAR AVENUE LTD	
PROJECT TITLE:	BRAEMAR AVENUE BAPTIST CHAPEL BRAEMAR AVENUE LONDON N22 7BY	
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MODELLED BY: / DRAWN BY	DATE:	SCALE:
AK/BS	15/09/22	N.T.S.
PROJECT No:	RELEASE No:	VERSION No:
ROL00920_R01_V01_		002
Site Plan		



3D MASSING VIEW

LEGEND:

- Existing
- Proposed
- Consented
- Cutback
- AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
Received on 17/08/22

Site and aerial photos.

PROPOSED BUILDINGS

spacelab
Received on 20/07/22

REV	DESCRIPTION	DATE
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2	CLIENT: BRAEMAR AVENUE LTD	
3	PROJECT TITLE: BRAEMAR AVENUE BAPTIST CHAPEL LONDON N22 7BY	
4	SCHEME REF: SCHEME RECEIVED: 20/07/22	
5	DRAWING TITLE: SITE PLAN VIEW EXISTING CONDITION	
6	MODELLER BY: / DRAWN BY: AK/BS DATE: 15/09/22 SCALE: N.T.S.	A3
7	PROJECT No: ROL00920_R01_V01_	DRAWING No: 003
8	Site Plan	



SITE PLAN VIEW

LEGEND:

- Existing
- Proposed
- Consented
- Cutback
- AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
ANSTEY HORNE
Received on 17/08/22
Site and aerial photos.
PROPOSED BUILDINGS
spacelab
Received on 20/07/22



0m 2.5m 5m 7.5m 10m 12.5m

REV	DESCRIPTION	DATE

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CLIENT: BRAEMAR AVENUE LTD

PROJECT TITLE: BRAEMAR AVENUE BAPTIST CHAPEL
BRAEMAR AVENUE
LONDON N22 7BY

SCHEME REF: SCHEME RECEIVED: 20/07/22

DRAWING TITLE: SITE PLAN VIEW
PROPOSED SCHEME

MODELLED BY: / DRAWN BY: AK/BS DATE: 15/09/22 SCALE: 1:250 A3

PROJECT No: RELEASE No: VERSION No: DRAWING No:

ROL00920_R01_V01_ 004



 Existing
 Consented

 Proposed
 Cutback

12120
 AOD Height (mm)

Received on 20/07/22

Site Plan



 Existing
 Consented

 Proposed
 Cutback

12120
 ▼
 AOD Height (mm)

Received on 20/07/22

REV	DESCRIPTION			DATE	
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CLIENT:	BRAEMAR AVENUE LTD				
PROJECT TITLE:	BRAEMAR AVENUE BAPTIST CHAPEL BRAEMAR AVENUE LONDON N22 7BY				
SCHEME REF:	SCHEME RECEIVED: 20/07/22				
DRAWING TITLE:	SITE PLAN VIEW PROPOSED SCHEME				
MODELL BY: / DRAWN BY		DATE:	SCALE:	N.T.S.	A3
AK/BS		15/09/22			

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00920_R01_V01_			006

3D MASSING VIEW

APPENDIX B

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VERTICAL SKY COMPONENT ('VSC') TABLE

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
18 Braemar Avenue							
Gnd Floor							
R2	RESIDENTIAL		LIVING ROOM	W3	29.42	28.86	N/A
R2	RESIDENTIAL		LIVING ROOM	W4	34.96	33.10	N/A
R2	RESIDENTIAL		LIVING ROOM	W5	28.38	26.42	0.93
1st Floor							
R1	RESIDENTIAL		BEDROOM	W1	34.75	33.41	N/A
R2	RESIDENTIAL		BEDROOM	W2	31.26	30.78	N/A
R2	RESIDENTIAL		BEDROOM	W3	36.17	34.62	N/A
R2	RESIDENTIAL		BEDROOM	W4	30.44	28.83	N/A
2nd Floor							
R1	RESIDENTIAL		BEDROOM	W1	85.57	85.20	N/A
R1	RESIDENTIAL		BEDROOM	W2	88.40	88.05	N/A
20 Braemar Avenue							
Gnd Floor							
R1	RESIDENTIAL		LIVING ROOM	W1	28.94	28.04	N/A
R1	RESIDENTIAL		LIVING ROOM	W2	35.06	32.82	N/A
R1	RESIDENTIAL		LIVING ROOM	W3	30.18	28.06	N/A
1st Floor							
R1	RESIDENTIAL		BEDROOM	W1	30.93	30.19	N/A
R1	RESIDENTIAL		BEDROOM	W2	36.81	35.02	N/A
R1	RESIDENTIAL		BEDROOM	W3	32.75	31.07	N/A
R2	RESIDENTIAL		BEDROOM	W4	35.13	33.26	N/A
2nd Floor							
R1	RESIDENTIAL		BEDROOM	W1	88.74	88.19	N/A
22 Braemar Avenue							
Gnd Floor							
R2	RESIDENTIAL		LIVING ROOM	W10	31.40	29.50	N/A
R2	RESIDENTIAL		LIVING ROOM	W11	35.20	32.26	N/A
R2	RESIDENTIAL		LIVING ROOM	W12	29.09	26.73	0.92
1st Floor							
R1	RESIDENTIAL		STUDY	W1	34.91	32.86	N/A
R2	RESIDENTIAL		BEDROOM	W2	33.13	31.61	N/A
R2	RESIDENTIAL		BEDROOM	W3	36.09	33.79	N/A
R2	RESIDENTIAL		BEDROOM	W4	30.72	28.92	N/A
2nd Floor							
R1	RESIDENTIAL		BEDROOM	W1	87.03	86.54	N/A
R1	RESIDENTIAL		BEDROOM	W3	88.23	87.75	N/A
24 Braemar Avenue							
Gnd Floor							
R1	RESIDENTIAL	ASSUMED	LIVING ROOM	W1	28.62	26.64	0.93
R1	RESIDENTIAL	ASSUMED	LIVING ROOM	W2	35.20	32.04	N/A
R1	RESIDENTIAL	ASSUMED	LIVING ROOM	W3	29.30	27.12	N/A
1st Floor							

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R1	RESIDENTIAL	ASSUMED	BEDROOM	W1	30.26	28.68	N/A
R1	RESIDENTIAL	ASSUMED	BEDROOM	W2	36.51	34.10	N/A
R1	RESIDENTIAL	ASSUMED	BEDROOM	W3	32.55	30.95	N/A
R2	RESIDENTIAL	ASSUMED	BEDROOM	W4	35.85	33.60	N/A
2nd Floor							
R1	RESIDENTIAL	ASSUMED	BEDROOM	W1	88.42	87.72	N/A
R1	RESIDENTIAL	ASSUMED	BEDROOM	W3	87.91	87.41	N/A
26 Braemar Avenue							
Gnd Floor							
R2	RESIDENTIAL	ASSUMED	LIVING ROOM	W7	26.68	24.33	0.91
R2	RESIDENTIAL	ASSUMED	LIVING ROOM	W8	35.12	32.40	N/A
R2	RESIDENTIAL	ASSUMED	LIVING ROOM	W9	28.77	27.38	N/A
1st Floor							
R1	RESIDENTIAL	ASSUMED	BEDROOM	W1	35.93	33.79	N/A
R2	RESIDENTIAL	ASSUMED	BEDROOM	W2	33.93	32.15	N/A
R2	RESIDENTIAL	ASSUMED	BEDROOM	W3	37.23	35.20	N/A
R2	RESIDENTIAL	ASSUMED	BEDROOM	W4	32.05	31.04	N/A
28 Braemar Avenue							
Gnd Floor							
R1	RESIDENTIAL	ASSUMED	LIVING ROOM	W1	27.37	25.20	0.92
R1	RESIDENTIAL	ASSUMED	LIVING ROOM	W2	34.76	32.49	N/A
R1	RESIDENTIAL	ASSUMED	LIVING ROOM	W3	26.64	25.71	0.97
1st Floor							
R1	RESIDENTIAL	ASSUMED	BEDROOM	W1	30.61	28.96	N/A
R1	RESIDENTIAL	ASSUMED	BEDROOM	W2	36.89	35.19	N/A
R1	RESIDENTIAL	ASSUMED	BEDROOM	W3	33.26	32.57	N/A
R2	RESIDENTIAL	ASSUMED	BEDROOM	W4	35.45	34.04	N/A
2nd Floor							
R2	RESIDENTIAL	ASSUMED	BEDROOM	W2	88.62	88.22	N/A
1 Braemar Avenue							
Gnd Floor							
R1	RESIDENTIAL	ASSUMED	DINING ROOM	W1	33.92	18.19	0.54
R1	RESIDENTIAL	ASSUMED	DINING ROOM	W2	31.17	26.22	0.84
R2	RESIDENTIAL	ASSUMED	KITCHEN	W3	28.51	18.48	0.65
R2	RESIDENTIAL	ASSUMED	KITCHEN	W4	25.32	15.64	0.62
R2	RESIDENTIAL	ASSUMED	KITCHEN	W5	27.63	12.32	0.45
R2	RESIDENTIAL	ASSUMED	KITCHEN	W6	39.13	37.81	N/A
1st Floor							
R1	RESIDENTIAL	ASSUMED	BEDROOM	W1	36.48	20.46	0.56
R1	RESIDENTIAL	ASSUMED	BEDROOM	W2	39.19	34.73	N/A
R1	RESIDENTIAL	ASSUMED	BEDROOM	W3	34.92	34.88	N/A
2nd Floor							
R1	RESIDENTIAL	ASSUMED	BEDROOM	W1	78.34	76.52	N/A
R1	RESIDENTIAL	ASSUMED	BEDROOM	W2	89.20	85.72	N/A
R1	RESIDENTIAL	ASSUMED	BEDROOM	W3	87.27	81.89	N/A
R1	RESIDENTIAL	ASSUMED	BEDROOM	W4	86.81	86.72	N/A
3 Braemar Avenue							
Gnd Floor							

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R1	RESIDENTIAL	ASSUMED	KITCHEN	W1	39.28	38.62	N/A
R1	RESIDENTIAL	ASSUMED	KITCHEN	W2	23.55	23.55	1.00
1st Floor							
R1	RESIDENTIAL	ASSUMED	KITCHEN	W1	69.51	67.40	N/A
Gnd Floor							
R2	RESIDENTIAL	ASSUMED	DINING ROOM	W3	25.69	25.69	1.00
R2	RESIDENTIAL	ASSUMED	DINING ROOM	W4	29.04	29.04	N/A
1st Floor							
R2	RESIDENTIAL	ASSUMED	BEDROOM	W3	39.55	38.87	N/A
R2	RESIDENTIAL	ASSUMED	BEDROOM	W4	34.26	31.34	N/A
R2	RESIDENTIAL	ASSUMED	BEDROOM	W5	33.22	33.22	N/A
2nd Floor							
R1	RESIDENTIAL	ASSUMED	BEDROOM	W1	98.96	98.57	N/A
R1	RESIDENTIAL	ASSUMED	BEDROOM	W2	39.30	38.79	N/A
R1	RESIDENTIAL	ASSUMED	BEDROOM	W3	39.57	39.10	N/A

APPENDIX C

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DAYLIGHT DISTRIBUTION TABLE

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Flat no.	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
18 Braemar Avenue							
Gnd Floor R2	RESIDENTIAL		LIVING ROOM	15.49	15.38	15.38	1.00
1st Floor R1	RESIDENTIAL		BEDROOM	5.32	5.17	5.17	1.00
R2	RESIDENTIAL		BEDROOM	15.03	14.94	14.94	1.00
2nd Floor R1	RESIDENTIAL		BEDROOM	12.91	12.89	12.89	1.00
20 Braemar Avenue							
Gnd Floor R1	RESIDENTIAL		LIVING ROOM	15.61	15.50	15.23	0.98
1st Floor R1	RESIDENTIAL		BEDROOM	14.95	14.86	14.86	1.00
R2	RESIDENTIAL		BEDROOM	5.32	5.24	5.24	1.00
2nd Floor R1	RESIDENTIAL		BEDROOM	18.01	10.50	10.50	1.00
22 Braemar Avenue							
Gnd Floor R2	RESIDENTIAL		LIVING ROOM	14.62	14.55	14.30	0.98
1st Floor R1	RESIDENTIAL		STUDY	3.54	3.52	3.52	1.00
R2	RESIDENTIAL		BEDROOM	14.73	14.66	14.66	1.00
2nd Floor R1	RESIDENTIAL		BEDROOM	12.31	12.26	12.26	1.00
24 Braemar Avenue							
Gnd Floor R1	RESIDENTIAL	ASSUMED	LIVING ROOM	15.40	15.29	15.00	0.98
1st Floor R1	RESIDENTIAL	ASSUMED	BEDROOM	14.65	14.56	14.56	1.00
R2	RESIDENTIAL	ASSUMED	BEDROOM	5.32	5.23	5.23	1.00
2nd Floor R1	RESIDENTIAL	ASSUMED	BEDROOM	14.15	12.90	12.90	1.00
26 Braemar Avenue							
Gnd Floor R2	RESIDENTIAL	ASSUMED	LIVING ROOM	16.07	16.00	16.00	1.00
1st Floor R1	RESIDENTIAL	ASSUMED	BEDROOM	5.01	4.94	4.94	1.00
R2	RESIDENTIAL	ASSUMED	BEDROOM	15.10	15.05	15.05	1.00

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Flat no.	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
28 Braemar Avenue							
Gnd Floor R1	RESIDENTIAL	ASSUMED	LIVING ROOM	16.53	16.42	16.42	1.00
1st Floor R1	RESIDENTIAL	ASSUMED	BEDROOM	15.57	15.49	15.49	1.00
R2	RESIDENTIAL	ASSUMED	BEDROOM	5.01	4.95	4.95	1.00
2nd Floor R2	RESIDENTIAL	ASSUMED	BEDROOM	13.92	9.68	9.68	1.00
1 Braemar Avenue							
Gnd Floor R1	RESIDENTIAL	ASSUMED	DINING ROOM	13.14	12.95	12.85	0.99
R2	RESIDENTIAL	ASSUMED	KITCHEN	10.32	10.29	10.04	0.98
1st Floor R1	RESIDENTIAL	ASSUMED	BEDROOM	14.00	13.91	13.72	0.99
2nd Floor R1	RESIDENTIAL	ASSUMED	BEDROOM	19.46	18.62	18.54	1.00
3 Braemar Avenue							
Gnd Floor R1	RESIDENTIAL	ASSUMED	KITCHEN	11.85	9.86	9.86	1.00
R2	RESIDENTIAL	ASSUMED	DINING ROOM	13.30	12.94	12.94	1.00
1st Floor R2	RESIDENTIAL	ASSUMED	BEDROOM	14.15	14.07	14.07	1.00
2nd Floor R1	RESIDENTIAL	ASSUMED	BEDROOM	20.98	20.98	20.98	1.00

APPENDIX D

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ANNUAL PROBABLE SUNLIGHT HOURS ('APSH') TABLE

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
18 Braemar Avenue																
Gnd Floor																
R2	RESIDENTIAL		W3	LIVING ROOM	28	26	N/A	4	2	0.50						
R2	RESIDENTIAL		W4	LIVING ROOM	53	51	N/A	17	15	N/A						
R2	RESIDENTIAL		W5	LIVING ROOM	47	45	N/A	14	12	N/A	53	51	N/A	17	15	N/A
1st Floor																
R1	RESIDENTIAL		W1	BEDROOM	45	44	N/A	12	11	N/A	45	44	N/A	12	11	N/A
R2	RESIDENTIAL		W2	BEDROOM	30	28	N/A	5	3	0.60						
R2	RESIDENTIAL		W3	BEDROOM	51	49	N/A	17	15	N/A						
R2	RESIDENTIAL		W4	BEDROOM	53	51	N/A	15	13	N/A	55	53	N/A	17	15	N/A
2nd Floor																
R1	RESIDENTIAL		W1	BEDROOM	68	67	N/A	23	22	N/A						
R1	RESIDENTIAL		W2	BEDROOM	80	79	N/A	22	21	N/A	82	81	N/A	24	23	N/A
20 Braemar Avenue																
Gnd Floor																
R1	RESIDENTIAL		W1	LIVING ROOM	29	27	N/A	5	3	0.60						
R1	RESIDENTIAL		W2	LIVING ROOM	54	50	N/A	18	15	N/A						
R1	RESIDENTIAL		W3	LIVING ROOM	54	51	N/A	15	13	N/A	57	54	N/A	18	15	N/A
1st Floor																
R1	RESIDENTIAL		W1	BEDROOM	31	29	N/A	6	4	0.67						
R1	RESIDENTIAL		W2	BEDROOM	53	51	N/A	18	16	N/A						
R1	RESIDENTIAL		W3	BEDROOM	59	57	N/A	18	16	N/A	59	57	N/A	18	16	N/A
R2	RESIDENTIAL		W4	BEDROOM	48	46	N/A	15	13	N/A	48	46	N/A	15	13	N/A
2nd Floor																
R1	RESIDENTIAL		W1	BEDROOM	81	80	N/A	23	22	N/A	81	80	N/A	23	22	N/A
22 Braemar Avenue																
Gnd Floor																
R2	RESIDENTIAL		W10	LIVING ROOM	32	28	N/A	5	3	0.60						
R2	RESIDENTIAL		W11	LIVING ROOM	53	49	N/A	17	15	N/A						
R2	RESIDENTIAL		W12	LIVING ROOM	48	44	N/A	14	12	N/A	53	49	N/A	17	15	N/A
1st Floor																
R1	RESIDENTIAL		W1	STUDY	45	43	N/A	12	10	N/A	45	43	N/A	12	10	N/A
R2	RESIDENTIAL		W2	BEDROOM	32	31	N/A	5	4	0.80						
R2	RESIDENTIAL		W3	BEDROOM	50	49	N/A	16	15	N/A						

*NOTES: 'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight. An APSH > 25%/5% satisfies BRE criteria and ratio is N/A. Total annual sunlight (100% APSH) in London is 1486 hours.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS



PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R2	RESIDENTIAL		W4	BEDROOM	52	51	N/A	14	13	N/A	54	53	N/A	16	15	N/A
2nd Floor																
R1	RESIDENTIAL		W1	BEDROOM	69	69	N/A	21	21	N/A						
R1	RESIDENTIAL		W3	BEDROOM	80	80	N/A	22	22	N/A	81	81	N/A	23	23	N/A
24 Braemar Avenue																
Gnd Floor																
R1	RESIDENTIAL	ASSUMED	W1	LIVING ROOM	29	24	0.83	4	2	0.50						
R1	RESIDENTIAL	ASSUMED	W2	LIVING ROOM	52	47	N/A	15	13	N/A						
R1	RESIDENTIAL	ASSUMED	W3	LIVING ROOM	50	46	N/A	12	11	N/A	53	48	N/A	15	13	N/A
1st Floor																
R1	RESIDENTIAL	ASSUMED	W1	BEDROOM	29	28	N/A	4	3	0.75						
R1	RESIDENTIAL	ASSUMED	W2	BEDROOM	51	50	N/A	17	16	N/A						
R1	RESIDENTIAL	ASSUMED	W3	BEDROOM	57	56	N/A	16	15	N/A	58	57	N/A	17	16	N/A
R2	RESIDENTIAL	ASSUMED	W4	BEDROOM	47	47	N/A	14	14	N/A	47	47	N/A	14	14	N/A
2nd Floor																
R1	RESIDENTIAL	ASSUMED	W1	BEDROOM	79	79	N/A	21	21	N/A						
R1	RESIDENTIAL	ASSUMED	W3	BEDROOM	83	83	N/A	24	24	N/A	83	83	N/A	24	24	N/A
26 Braemar Avenue																
Gnd Floor																
R2	RESIDENTIAL	ASSUMED	W7	LIVING ROOM	29	26	N/A	4	4	1.00						
R2	RESIDENTIAL	ASSUMED	W8	LIVING ROOM	53	50	N/A	16	16	N/A						
R2	RESIDENTIAL	ASSUMED	W9	LIVING ROOM	47	44	N/A	13	13	N/A	53	50	N/A	16	16	N/A
1st Floor																
R1	RESIDENTIAL	ASSUMED	W1	BEDROOM	43	42	N/A	9	9	N/A	43	42	N/A	9	9	N/A
R2	RESIDENTIAL	ASSUMED	W2	BEDROOM	30	29	N/A	5	5	N/A						
R2	RESIDENTIAL	ASSUMED	W3	BEDROOM	54	53	N/A	17	17	N/A						
R2	RESIDENTIAL	ASSUMED	W4	BEDROOM	57	56	N/A	14	14	N/A	60	59	N/A	17	17	N/A
28 Braemar Avenue																
Gnd Floor																
R1	RESIDENTIAL	ASSUMED	W1	LIVING ROOM	29	26	N/A	4	4	1.00						
R1	RESIDENTIAL	ASSUMED	W2	LIVING ROOM	52	49	N/A	15	15	N/A						
R1	RESIDENTIAL	ASSUMED	W3	LIVING ROOM	44	41	N/A	12	12	N/A	52	49	N/A	15	15	N/A
1st Floor																
R1	RESIDENTIAL	ASSUMED	W1	BEDROOM	31	30	N/A	5	5	N/A						
R1	RESIDENTIAL	ASSUMED	W2	BEDROOM	54	53	N/A	17	17	N/A						

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS



PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R1	RESIDENTIAL	ASSUMED	W3	BEDROOM	59	57	N/A	16	16	N/A	60	59	N/A	17	17	N/A
R2	RESIDENTIAL	ASSUMED	W4	BEDROOM	47	45	N/A	12	12	N/A	47	45	N/A	12	12	N/A
2nd Floor																
R2	RESIDENTIAL	ASSUMED	W2	BEDROOM	82	82	N/A	24	24	N/A	82	82	N/A	24	24	N/A
1 Braemar Avenue																
Gnd Floor																
R1	RESIDENTIAL	ASSUMED	W1	DINING ROOM	32	31	N/A	5	5	N/A						
R1	RESIDENTIAL	ASSUMED	W2	DINING ROOM	31	30	N/A	2	2	1.00	35	34	N/A	5	5	N/A
R2	RESIDENTIAL	ASSUMED	W3	KITCHEN	11	11	1.00	0	0	-						
R2	RESIDENTIAL	ASSUMED	W4	KITCHEN	14	14	1.00	0	0	-						
R2	RESIDENTIAL	ASSUMED	W5	KITCHEN	9	9	1.00	0	0	-						
R2	RESIDENTIAL	ASSUMED	W6	KITCHEN	55	55	N/A	16	16	N/A	55	55	N/A	16	16	N/A
1st Floor																
R1	RESIDENTIAL	ASSUMED	W1	BEDROOM	33	32	N/A	6	6	N/A						
R1	RESIDENTIAL	ASSUMED	W2	BEDROOM	57	56	N/A	18	18	N/A						
R1	RESIDENTIAL	ASSUMED	W3	BEDROOM	59	59	N/A	18	18	N/A	59	59	N/A	18	18	N/A
2nd Floor																
R1	RESIDENTIAL	ASSUMED	W1	BEDROOM	48	48	N/A	1	1	1.00						
R1	RESIDENTIAL	ASSUMED	W2	BEDROOM	83	82	N/A	21	21	N/A						
R1	RESIDENTIAL	ASSUMED	W3	BEDROOM	87	86	N/A	25	25	N/A						
R1	RESIDENTIAL	ASSUMED	W4	BEDROOM	69	69	N/A	11	11	N/A	99	99	N/A	29	29	N/A
3 Braemar Avenue																
Gnd Floor																
R1	RESIDENTIAL	ASSUMED	W1	KITCHEN	57	57	N/A	18	18	N/A						
R1	RESIDENTIAL	ASSUMED	W2	KITCHEN	53	53	N/A	19	19	N/A						
R1	RESIDENTIAL	ASSUMED	W1	KITCHEN	59	59	N/A	18	18	N/A	62	62	N/A	19	19	N/A
R2	RESIDENTIAL	ASSUMED	W3	DINING ROOM	50	50	N/A	16	16	N/A						
R2	RESIDENTIAL	ASSUMED	W4	DINING ROOM	46	46	N/A	12	12	N/A	54	54	N/A	16	16	N/A
1st Floor																
R2	RESIDENTIAL	ASSUMED	W3	BEDROOM	57	57	N/A	18	18	N/A						
R2	RESIDENTIAL	ASSUMED	W4	BEDROOM	32	32	N/A	6	6	N/A						
R2	RESIDENTIAL	ASSUMED	W5	BEDROOM	55	55	N/A	15	15	N/A	58	58	N/A	18	18	N/A
2nd Floor																
R1	RESIDENTIAL	ASSUMED	W1	BEDROOM	100	100	N/A	30	30	N/A						
R1	RESIDENTIAL	ASSUMED	W2	BEDROOM	56	56	N/A	18	18	N/A						
R1	RESIDENTIAL	ASSUMED	W3	BEDROOM	56	56	N/A	18	18	N/A	100	100	N/A	30	30	N/A

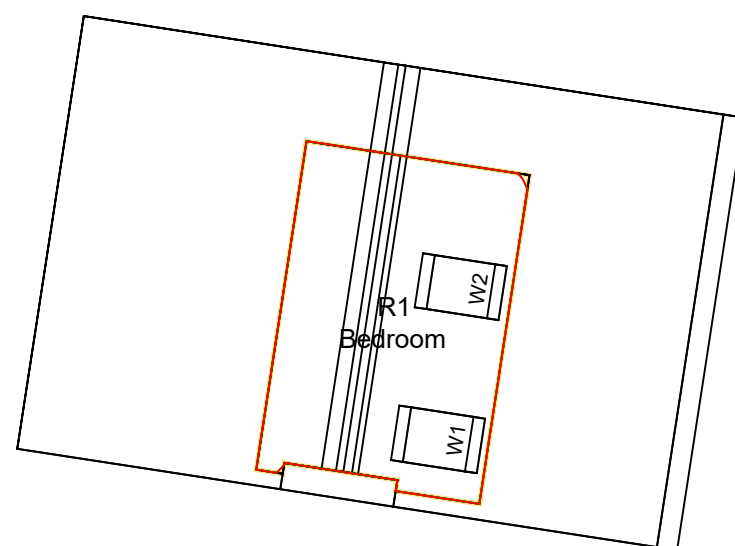
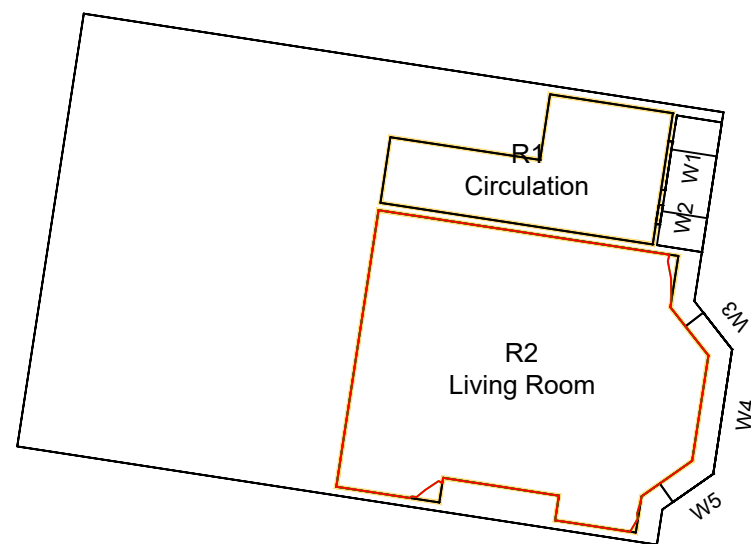
*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

APPENDIX E

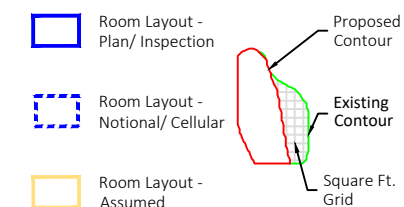
-

DAYLIGHT DISTRIBUTION CONTOUR PLANS

DRAWING NOS. ROL00920_R01_101-01 TO 108-01



LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
Received on 17/08/22

Site and aerial photos.

PROPOSED BUILDINGS

spacelab
Received on 20/07/22



A horizontal number line with tick marks at 0m, 1m, 2m, 3m, 4m, and 5m.

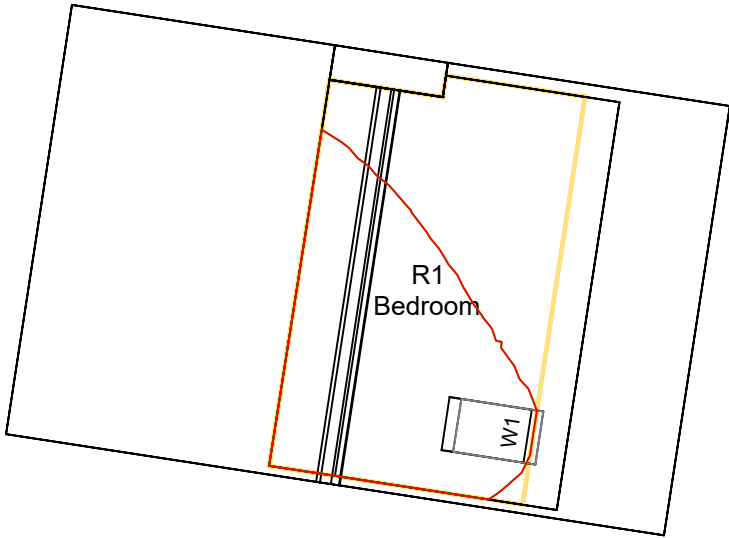
REV	DESCRIPTION	DATE	
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CLIENT: BRAEMAR AVENUE LTD			
PROJECT TITLE: BRAEMAR AVENUE BAPTIST CHAPEL BRAEMAR AVENUE LONDON N22 7BY			
SCHEME REF: SCHEME RECEIVED: 20/07/22			
DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 18 BREAMAR AVENUE			
MODELLED BY: / DRAWN BY: AK/BS		DATE: 15/09/22	SCALE: 1:100
			A3
PROJECT No:		RELEASE No:	VERSION No:
ROL00920_R01_V01			101-01
Daylight & Sunlight			



GROUND



1ST FLOOR



2ND FLOOR

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE

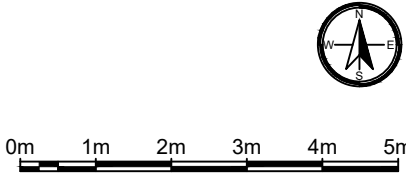
Received on 17/08/22

Site and aerial photos.

PROPOSED BUILDINGS

spacelab

Received on 20/07/22



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PROJECT TITLE:	BRAEMAR AVENUE BAPTIST CHAPEL BRAEMAR AVENUE LONDON N22 7BY	
SCHEME REF:	SCHEME RECEIVED: 20/07/22	
DRAWING TITLE:	DAYLIGHT DISTRIBUTION CONTOURS 20 BREAMAR AVENUE	
MODELLED BY: / DRAWN BY:	DATE:	SCALE:
AK/BS	15/09/22	1:100
PROJECT No:	RELEASE No:	VERSION No: / DRAWING No:
ROL00920_R01_V01_102-01		
Daylight & Sunlight		

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

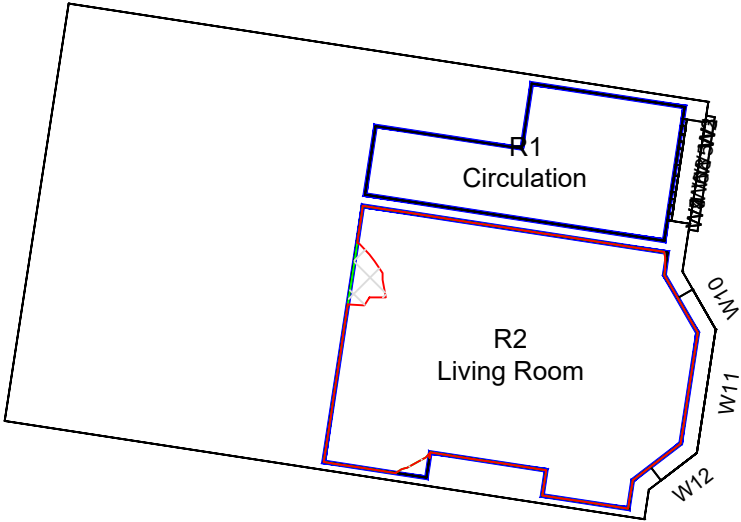
ANSTEY HORNE
Received on 17/08/22

Site and aerial photos.

PROPOSED BUILDINGS

spacelab
Received on 20/07/22

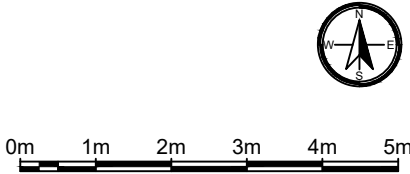
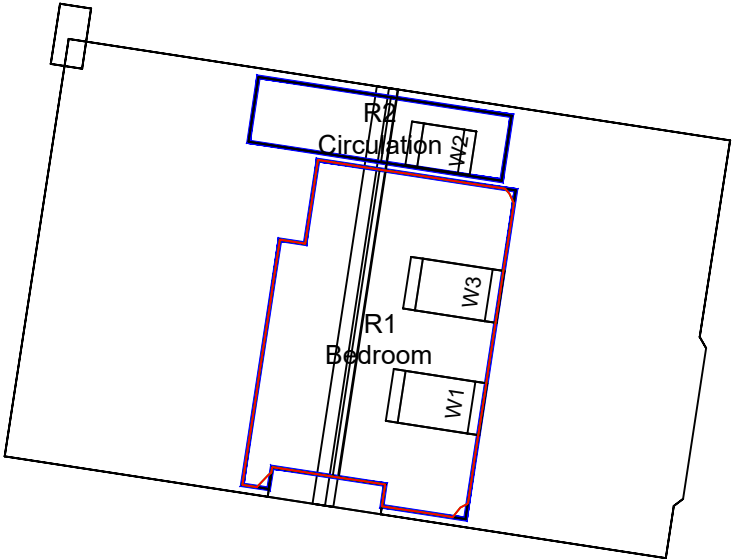
GROUND



1ST FLOOR

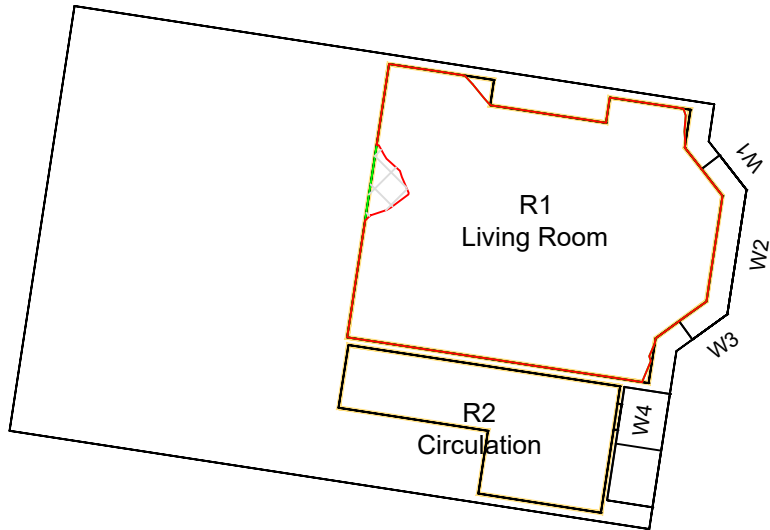


2ND FLOOR

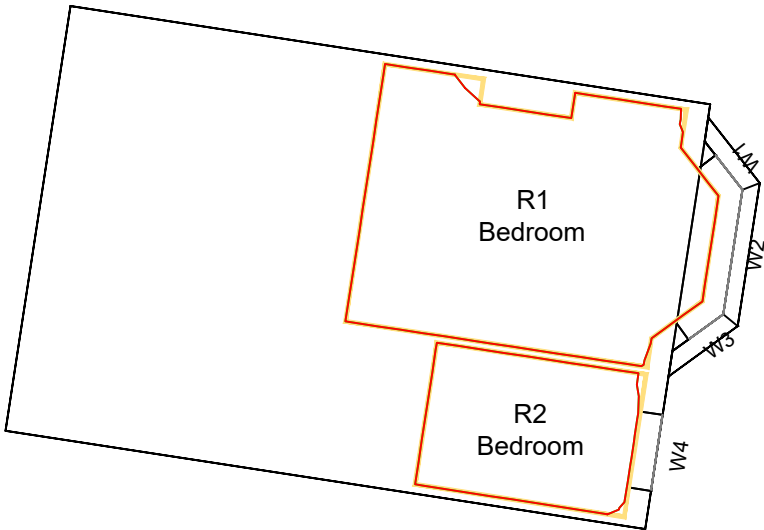


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CLIENT:	BRAEMAR AVENUE LTD	
PROJECT TITLE:	BRAEMAR AVENUE BAPTIST CHAPEL BRAEMAR AVENUE LONDON N22 7BY	
SCHEME REF:	SCHEME RECEIVED: 20/07/22	
DRAWING TITLE:	DAYLIGHT DISTRIBUTION CONTOURS 22 BREAMAR AVENUE	
MODELLED BY: / DRAWN BY	DATE:	SCALE:
AK/BS	15/09/22	1:100
PROJECT No:	RELEASE No:	VERSION No:
ROL00920_R01_V01_103-01		
Daylight & Sunlight		

GROUND



1ST FLOOR



2ND FLOOR



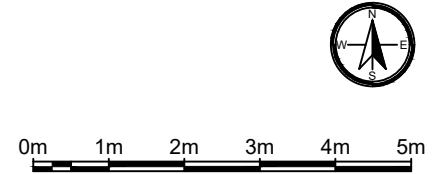
LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

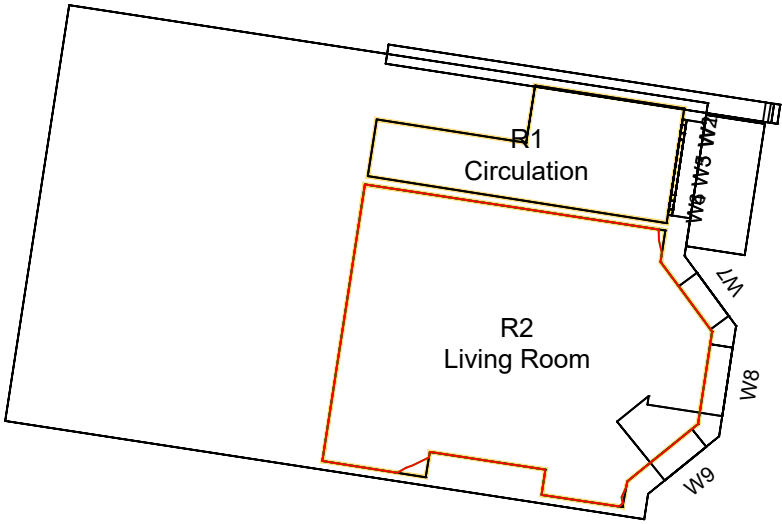
EXISTING, SURROUNDING & ANALYSED BUILDINGS
ANSTEY HORNE
Received on 17/08/22
Site and aerial photos.

PROPOSED BUILDINGS
spacelab
Received on 20/07/22

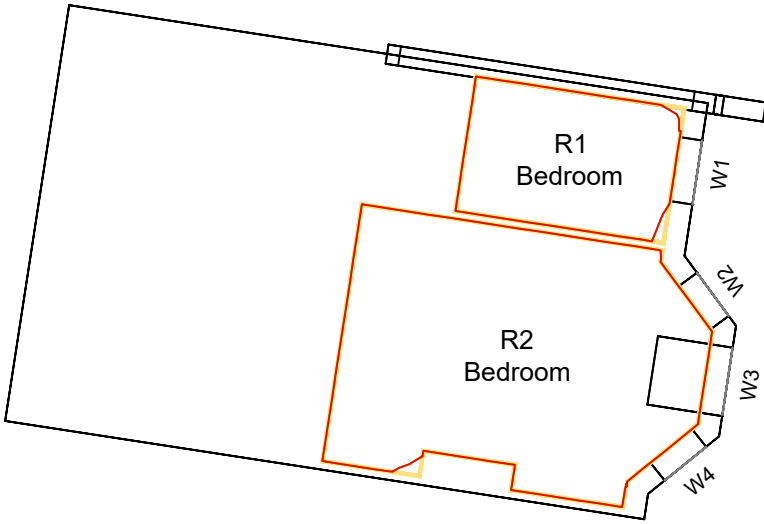


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CLIENT:	BRAEMAR AVENUE LTD	
PROJECT TITLE:	BRAEMAR AVENUE BAPTIST CHAPEL BRAEMAR AVENUE LONDON N22 7BY	
SCHEME REF:	SCHEME RECEIVED: 20/07/22	
DRAWING TITLE:	DAYLIGHT DISTRIBUTION CONTOURS 24 BRAEMAR AVENUE	
MODELLED BY/ DRAWN BY:	DATE:	SCALE:
AK/BS	15/09/22	1:100
PROJECT No:	RELEASE No:	VERSION No:
ROL00920_R01_V01		104-01
Daylight & Sunlight		

GROUND



1ST FLOOR



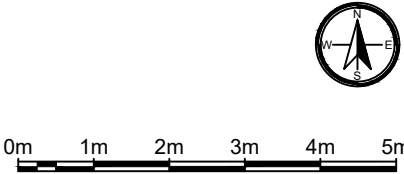
LEGEND:

- Room Layout - Plan/ Inspection (Blue outline)
- Room Layout - Notional/ Cellular (Dashed blue outline)
- Room Layout - Assumed (Orange outline)
- Proposed Contour (Red line)
- Existing Contour (Green line)
- Square Ft. Grid (Grid pattern)

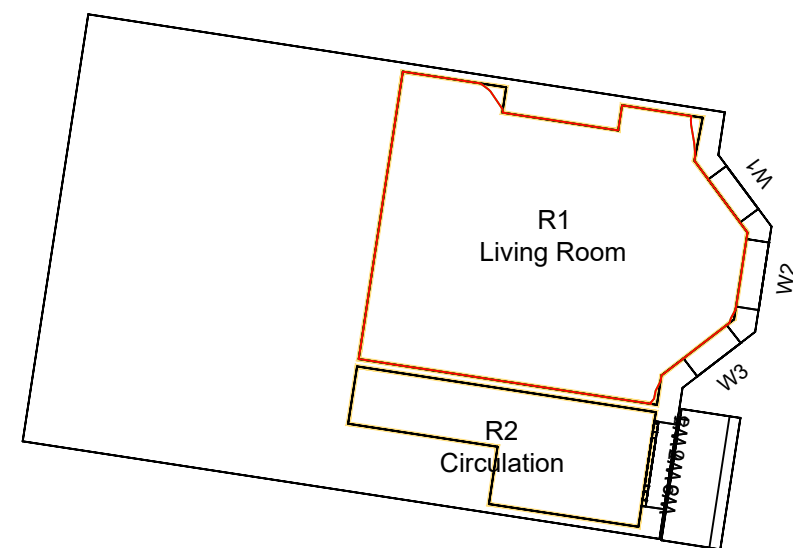
SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
ANSTEY HORNE
Received on 17/08/22
Site and aerial photos.

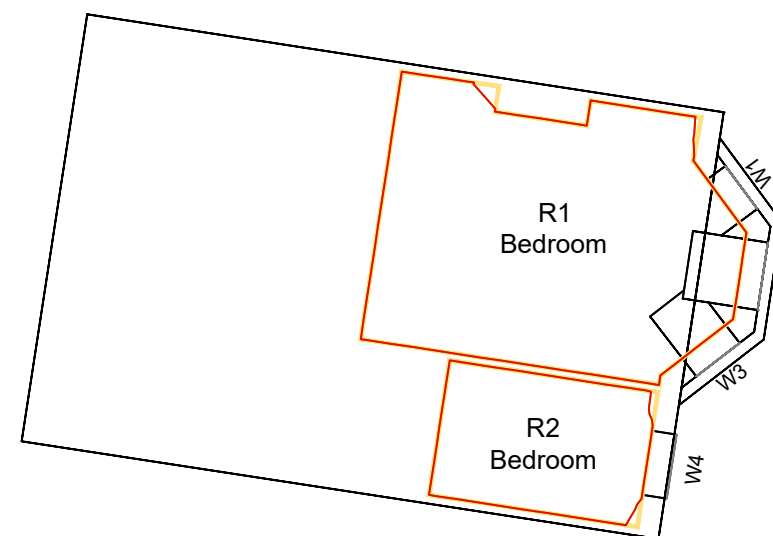
PROPOSED BUILDINGS
spacelab
Received on 20/07/22



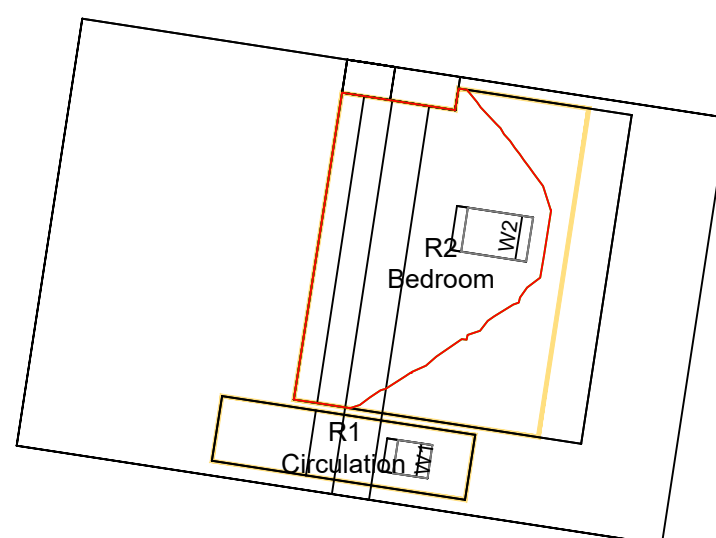
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CLIENT:	BRAEMAR AVENUE LTD	
PROJECT TITLE:	BRAEMAR AVENUE BAPTIST CHAPEL BRAEMAR AVENUE LONDON N22 7BY	
SCHEME REF:	SCHEME RECEIVED: 20/07/22	
DRAWING TITLE:	DAYLIGHT DISTRIBUTION CONTOURS 26 BREAMAR AVENUE	
MODELLED BY: / DRAWN BY	DATE:	SCALE:
AK/BS	15/09/22	1:100
PROJECT No:	RELEASE No:	VERSION No:
ROL00920_R01_V01		105-01
Daylight & Sunlight		



GROUND

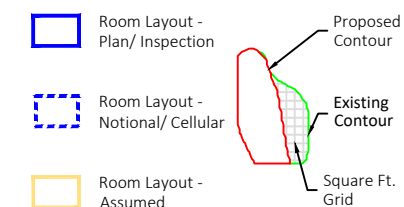


1ST FLOOR



2ND FLOOR

LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
Received on 17/08/22

Site and aerial photos.

PROPOSED BUILDINGS

spacelab
Received on 20/07/22



A horizontal number line with tick marks at 0m, 1m, 2m, 3m, 4m, and 5m.

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CLIENT:	BRAEMAR AVENUE LTD		
PROJECT TITLE:	BRAEMAR AVENUE BAPTIST CHAPEL BRAEMAR AVENUE LONDON N22 7BY		
SCHEME REF:	SCHEME RECEIVED: 20/07/22		
DRAWING TITLE:	DAYLIGHT DISTRIBUTION CONTOURS 28 BREAMAR AVENUE		
MODELLED BY: / DRAWN BY	DATE:	SCALE:	A3
AK/BS	15/09/22	1:100	
PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00920_R01_V01			106-01
Daylight & Sunlight			

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

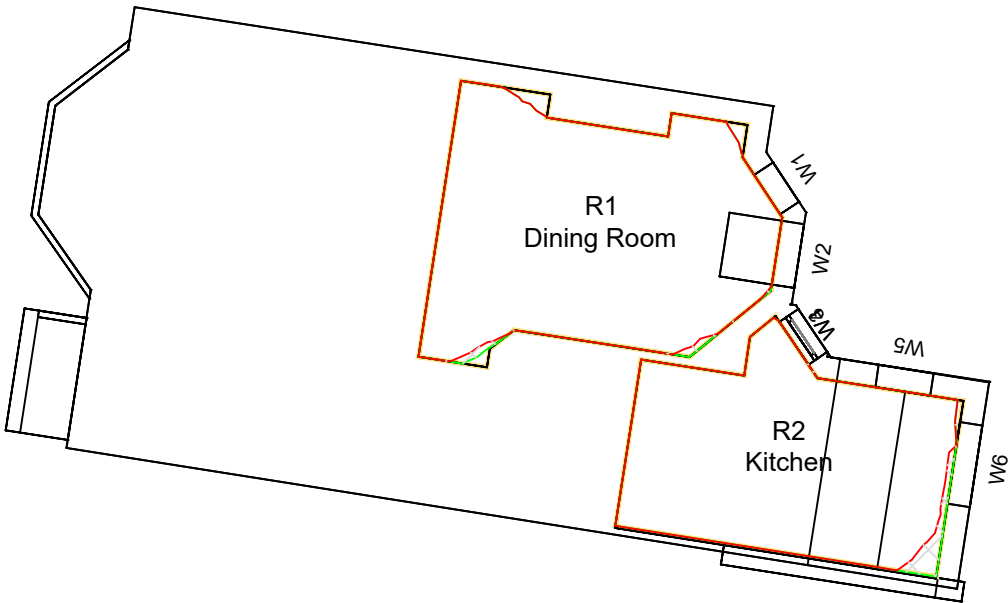
Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
ANSTEY HORNE
Received on 17/08/22
Site and aerial photos.
PROPOSED BUILDINGS
spacelab
Received on 20/07/22



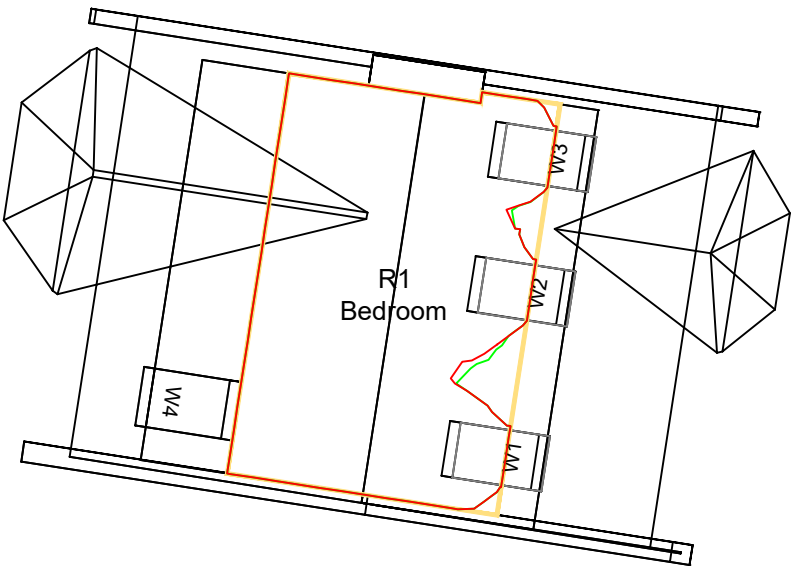
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CLIENT: BRAEMAR AVENUE LTD		
PROJECT TITLE: BRAEMAR AVENUE BAPTIST CHAPEL BRAEMAR AVENUE LONDON N22 7BY		
SCHEME REF: SCHEME RECEIVED: 20/07/22		
DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 1 BREAMAR AVENUE		
MODELLED BY: / DRAWN BY: AK/BS	DATE: 15/09/22	SCALE: 1:100
PROJECT No:	RELEASE No:	VERSION No:
ROL00920_R01_V01_107-01		
Daylight & Sunlight		



GROUND



1ST FLOOR



2ND FLOOR

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
ANSTEY HORNE
Received on 17/08/22
Site and aerial photos.

PROPOSED BUILDINGS
spacelab
Received on 20/07/22



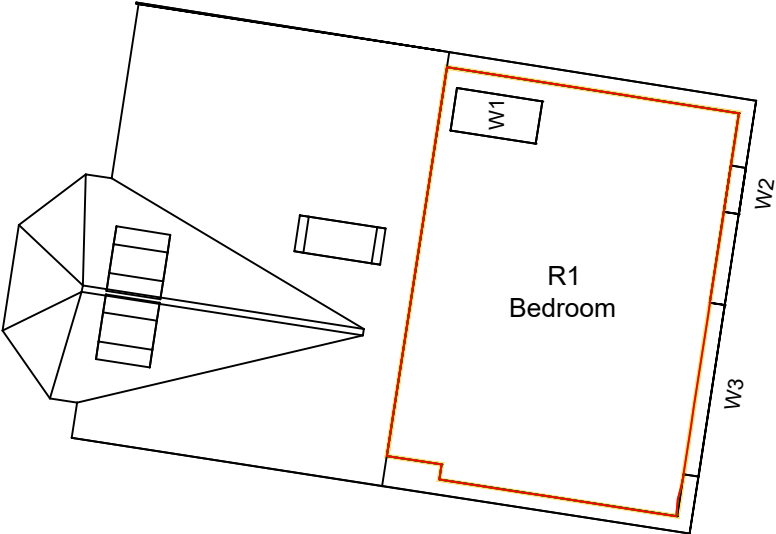
REV	DESCRIPTION	DATE
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CLIENT:	BRAEMAR AVENUE LTD	
PROJECT TITLE:	BRAEMAR AVENUE BAPTIST CHAPEL BRAEMAR AVENUE LONDON N22 7BY	
SCHEME REF:	SCHEME RECEIVED: 20/07/22	
DRAWING TITLE:	DAYLIGHT DISTRIBUTION CONTOURS 3 BREAMAR AVENUE	
MODELLED BY: / DRAWN BY:	DATE:	SCALE:
AK/BS	15/09/22	1:100
PROJECT No:	RELEASE No:	VERSION No:
ROL00920_R01_V01_108-01		
Daylight & Sunlight		



GROUND



1ST FLOOR



2ND FLOOR



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Regulated by RICS

Chartered Surveyors

Rights of Light | Party Walls | Building Consultancy | Fire Consultancy

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