



REPORT

on

**DAYLIGHT & SUNLIGHT WITHIN
THE
PROPOSED DWELLINGS**

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

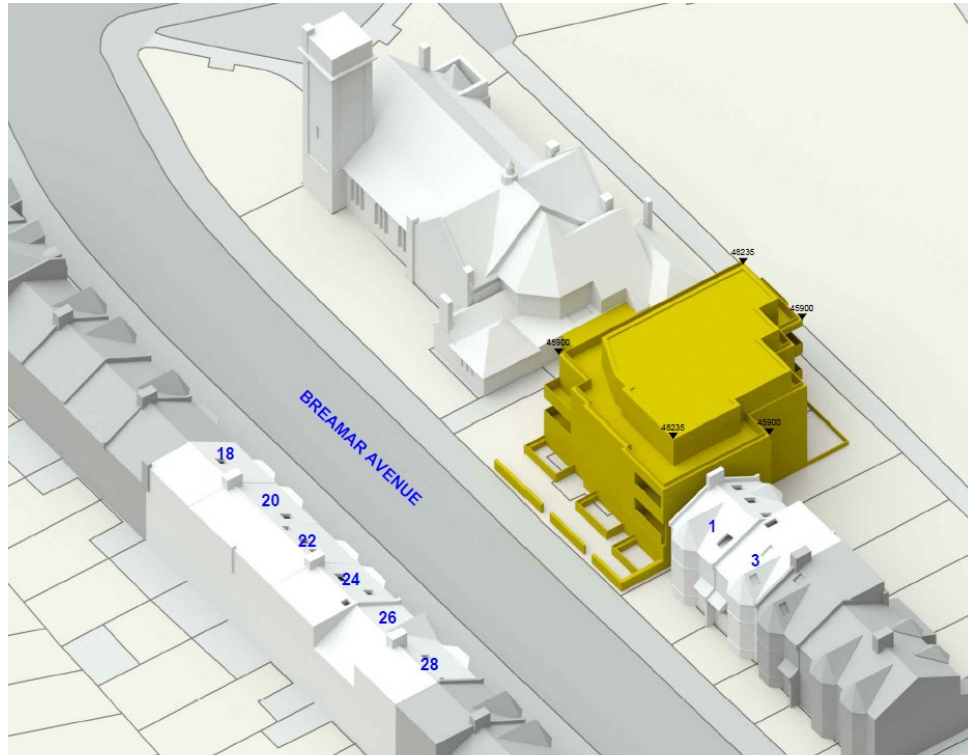


Figure 2: 3D view of computer model looking east

1. INTRODUCTION

- 1.1 Braemar Avenue Ltd is proposing a development at Braemar Avenue Baptist Chapel, Braemar Avenue, London N22 7BY. The site, which is shown in Figure 1 at page ii, is located 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.
- 1.2 The proposed development has been designed by spacelab and comprises the demolition of the exiting ancillary building and the construction of a four storey building (basement to third floors) comprising of 14 dwellings.
- 1.3 Anstey Horne has been commissioned to undertake a formal technical assessment of the daylight and sunlight levels within the proposed accommodation. We have used 3D computer modelling and our specialist computer software to calculate the levels of daylight and sunlight that will be available in the proposed habitable rooms. Our 3D model of the proposed scheme is illustrated in Figure 2 at page ii and in our drawings at Appendix A.
- 1.4 There are no mandatory standards for daylight or sunlight to dwellings, but the following publications offer guidance:
- BS EN 17037:2018 Daylight in Buildings (2018)
 - BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022)
 - CIBSE Lighting Guide 10, *Daylighting - A Guide for Designers: Lighting for the Built Environment* (SLL LG10, 2014)
- 1.5 The assessments have been undertaken based on BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022) which supersedes the second edition of the guide. The 2022 BRE Guidelines introduces more sophisticated tested methodologies that take into account external reflectance and climate-based daylight modelling (CBDM) whereby an assessment can be based on weather data for various locations across the United Kingdom.
- 1.6 The BRE Guidelines give advice on minimum recommended Target Illuminance (TI) and Daylight Factor (DF) in habitable rooms in dwellings. They also make recommendations for minimum levels of sunlight availability to interiors, based on hours of direct sunlight. The previously used Average Daylight Factor (ADF) and Annual Probable Sunlight Hours (APSH) methodology is no longer recommended for testing the proposed levels of light within new developments.

- 1.7 This report summarises the relevant planning policy, the basic principles of daylighting, the methods used to assess the potential levels that will be achieved in the new accommodation, the information used in compiling our 3D computer model and the results of our technical assessment. Drawings and full tables of results of our 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, recently published the BRE guidelines 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (third edition, 2022) by PJ Littlefair in June 2022. 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

Mayor's London Plan

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' states the following:

"... 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 Housing Supplementary Planning Guidance.

2.7 Part 1 of the SPG covers housing supply and sets out the Plan’s approach to optimising housing output. In relation to daylight and sunlight within new housing developments it advises:

“An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight ... within new developments. 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 daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity.”

2.8 Part 2 of the SPG covers quality and design of housing developments. It contains standards that set out the minimum level of quality and design that new homes should meet. The standards and corresponding guidance that relate to daylight and sunlight in new housing are as follows:

Home as a place of retreat

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

Dual aspect

“Standard 29 - Developments should minimise the number of single aspect dwellings. Single aspect dwellings that are north facing, or exposed to noise levels above which significant adverse effects on health and quality of life occur, or which contain three or more bedrooms should be avoided.”

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

“The design of single aspect flats will need to demonstrate that all habitable rooms and the kitchen are provided with adequate ventilation, privacy and daylight and the orientation enhances amenity, including views. North facing single aspect dwellings should be avoided wherever possible. However, in applying this standard consideration should also be given to other planning and design objectives for a site, for example the aim to maximise active frontages and minimise inactive frontages.”

“Good single aspect one and two bedroom homes are possible where limited numbers of rooms are required, the frontage is generous, the plan is shallow, the orientation and or outlook is favourable, and care is taken to mitigate the potential for overheating without the need for mechanical cooling. Single aspect dwellings may also be appropriate when being used to wrap podium level car parks or large retail units with active frontages.”

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

Daylight and sunlight

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

“Daylight enhances residents’ enjoyment of an interior and reduces the energy needed to provide light for everyday activities, while controlled sunlight can help to meet part of the winter heating requirement. Sunlight is particularly desirable in living areas and kitchen

dining spaces. The risk of overheating should be taken into account when designing for sunlight alongside the need to ensure appropriate levels of privacy. In addition to the above standards, BRE good practice guidelines and methodology can be used to assess the levels of daylight and sunlight achieved within new developments, taking into account guidance below and in Section 1.3.”

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

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

Local Planning Policy and Guidance

2.9 The development site is located within London Borough of Haringey.

Haringey Development Plan Document (DPD)

2.10 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 ..."

2.11 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)."

3. METHOD OF ASSESSMENT AND NUMERICAL GUIDELINES

Daylight within new development

- 3.1 Section 2.1 of the BRE guide makes recommendations concerning daylight in new buildings. At the site layout stage of the design process, when window positions and sizes are unknown, the potential for daylight may be checked at a series of reference points on each main face of the building. At each of these reference points the amount of available skylight falling on the vertical wall can be quantified as the vertical sky component (VSC).
- 3.2 Where window positions and sizes are known, it is more informative to calculate the interior daylighting inside the building. The guidelines recommend two methodologies and state that either of these can be used to check daylight provision in new rooms within a development. The two methodologies are as follows:

Illuminance Method

- 3.3 The illuminance method involves using climatic data for the location of the site to calculate the illuminance from daylight at each point on an assessment grid on the reference plane at a minimum hourly interval for a typical year.
- 3.4 The UK National Annex provides minimum illuminance recommendations for daylight provision within UK dwellings as follows:
- Bedrooms: 100 lux
 - Living rooms: 150 lux
 - Kitchens: 200 lux
- 3.5 The above recommendations are based upon the median illuminances that should be achieved over at least 50% of the assessment grid for at least 50% of the daylight hours over the course of the calendar year.
- 3.6 The BRE Guidelines note that *“Where a room has a shared use, the highest target should apply. For example, in a bed sitting room in student accommodation, the value for a living room should be used if students would often spend time in their rooms during the day. Local authorities could use discretion here. For example, the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design”*.

Daylight Factor Method

- 3.7 As an alternative to the illuminance method, the BRE Guidelines 2022 recommend calculating daylight factors at each calculation point on the assessment grid. The daylight factor assessment uses an overcast sky model rather than climate-based data and does not take account of the potential for sunlight or the orientation of a particular room.
- 3.8 The BRE Guidelines provide equivalent daylight factor values to the lux values set out above for different locations. As the site is located in London, the equivalent target daylight factors for the nearest specified location (London Gatwick Airport) as follows:
- Bedrooms: 0.7%
 - Living rooms: 1.1%
 - Kitchens: 1.4%
- 3.9 The above recommendations are based upon the median daylight factors that should be achieved over at least 50% of the assessment grid for at least 50% of the daylight hours over the course of the calendar year.

Sunlight within new development

- 3.10 Section 3.1 of the BRE Guidelines make recommendations concerning sunlight in new buildings. It advises that “In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens, where people prefer it in the mornings rather than the afternoon.”
- 3.11 The BRE Guidelines advise that site layout can be used to affect the duration of sunlight in buildings. It notes that “A dwelling with no main window wall within 90° of due south is likely to be perceived as insufficiently sunlit. This is usually an issue only for flats. Sensitive layout design of flats will attempt to ensure that each individual dwelling has at least one main living room which can receive a reasonable amount of sunlight.”
- 3.12 The BRE Guidelines note that “The aim should be to minimise the number of dwellings whose living rooms face solely north, northeast or northwest, unless there is some corresponding factor such as an appealing view to the north.” It also acknowledges that “for larger developments of flats, especially those with constraints, it may not be possible to have every living room facing within 90° of due south”.
- 3.13 The BRE Guidelines recommend an approach to measuring sunlight exposure (SE) setting out that internal spaces should be able to receive a minimum of 1.5 hours of direct sunlight on a selected date between 1st February and 21st March with cloudless conditions. The

BRE recommend that the test date should be 21st March and that at least one habitable room, preferably a main living room, should achieve at least the minimum criterion. It further notes that the criterion applies to rooms of all orientations, although if a room faces significantly north of due east or west, it is unlikely to be met.

- 3.14 The presence of balconies to provide private amenity within new developments does create challenges in relation to maximising sunlight potential as it limits the sky visibility from the centre point of the window. A flexible approach is therefore needed (particularly on large-scale developments where building heights tend to be greater and separation distances smaller) to strike a balance between the provision of balconies and achieving adequate levels of sunlight.
- 3.15 Whilst the BRE Guidelines intend to give good access to sunlight in a range of situations, it is noted that in some circumstances “the designer or planning authority may wish to choose a different target value for hours of sunlight.”
- 3.16 In summary the BRE Guidelines state that a dwelling will appear reasonably sunlit provided “at least one main window wall faces within 90° of due south” and “a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March”. Where groups of dwellings are planned, “site layout design should aim to maximise the number of dwellings with a main living room that meets the above recommendations”.

APPLICATION OF THE BRE GUIDELINES

- 3.17 In its introduction BRE Report 209 states its *“main aim is ... to help ensure good conditions in the local environment considered broadly, with enough sunlight and daylight on or between the buildings for good interior and exterior conditions”*.
- 3.18 The guide notes that it *“is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design.”*
- 3.19 Clearly, the BRE guide is an advisory document, not a rigid set of rules. Care must therefore be taken when applying its recommendations.
- 3.20 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.”*
- 3.21 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.
- 3.22 Clearly, rigid application of the BRE Report’s standard numerical guidelines may be inappropriate in a built-up urban environment where higher density affordable development may be desirable and where there simply cannot be the same expectation of light as in a suburban or rural context.

4. INFORMATION USED IN THE TECHNICAL STUDY

4.1 We undertook our technical study using a 3D computer model of the proposed scheme and its surrounding buildings, which we built from the following information:

- Proposed scheme:
 - spacelab's drawings of the proposed scheme received 20 July 2022
- Surrounding buildings:
 - Anstey Horne's point cloud data of the site collected on 17 August 2022
 - Aerial photography from Google
 - Site visit, photographs and measurements

4.2 The computer model is illustrated on the drawings at Appendix A.

4.3 In calculating the daylight availability to the proposed habitable rooms, the following values were applied:

- Diffuse glass transmission: 0.68 for clear double glazing with a low emissivity coating;
- Maintenance factor for dirt on glass: 0.92 (i.e. 8% loss) for vertical glazing;
- Window aperture area: measured from 3D computer model multiplied by 0.6 for the frame correction factor;
- Surface reflectance's of each room based on the following surface finishes and reflectances:
 - Ceilings: white 0.80
 - Walls: pale cream 0.80
 - Floors: light wood flooring 0.4

5. RESULTS OF TECHNICAL STUDY

- 5.1 We have tested all habitable rooms in the proposed development.
- 5.2 In all we tested 42 rooms, of which 15 are living rooms, dining rooms and kitchens (or a combination thereof) and 27 are bedrooms. Where windows are set back beneath balconies serving the floor above, we have included the obstructing effect of the balcony within our model.
- 5.3 The rooms tested are shown outlined on our drawing nos. ROL00920_R01_402-01 to 402-05 at Appendix D. The drawings give the use of each room and the room and window references used in our detailed tables of results.

Daylight within new development

- 5.4 The daylight availability within the proposed habitable rooms has been calculated in accordance with the illuminance method. The results for the proposed habitable rooms tested are shown in the table at Appendix B (along with the relevant target for the room use concerned) and on the room layout drawings at Appendix D.
- 5.5 The target illuminance (TI) results show that 35 (83%) of the 42 rooms tested would achieve illuminance levels that meet or exceed the minimum suggested guidelines as set out by the BRE. The 7 rooms which fall short of the guidelines include the kitchen/diner at first floor level and 6 bedrooms at basement level. It is worth bearing in mind that all 6 of these bedrooms are located within apartments which have main living rooms which exceed the guideline values.

Sunlight within new development

- 5.6 The focus of the BRE sunlight guidelines is on main living rooms, rather than bedrooms and kitchens, which the guide views as less important. The guide recommends that *“Sensitive layout design of flats will attempt to ensure that each individual dwelling has at least one main living room which can receive a reasonable amount of sunlight ... Where possible, living rooms should face the southern or western parts of the sky and kitchens towards the north or east.”*
- 5.7 The guidelines acknowledge that *“if a room faces significantly north of due east or west [the sunlight criterion] is unlikely to be met”*. Despite this tested all the rooms in our model regardless of orientation.
- 5.8 We tested a total of 15 main living rooms (including rooms containing the main living area, such as a living/kitchen/dining room) and 27 bedrooms. Although we have tested various types of habitable room, the guidelines focus on main living rooms and conservatories and the results should be considered in this context.
- 5.9 The sunlight results for the rooms tested are given in the table at Appendix C. As advised by the BRE Guidelines, these are room-based aggregate figures taking account of sunlight available to all windows, where they are served by more than one.
- 5.10 The sunlight exposure (SE) results demonstrate that 30 (71%) of the 42 rooms assessed would meet or exceed the minimum guideline values. All of the rooms which fall short of the guideline value are bedrooms which the BRE suggest are less important than main habitable rooms in terms of sunlight. Of the rooms which do meet the guideline value, 9 meet the BRE’s high levels and 7 meet the BRE’s medium levels.
- 5.11 If we were to consider the results for the main living rooms only, as suggested by the BRE, all 15 (100%) of the main living rooms are shown to meet or exceed the minimum guideline values. Of these rooms, 5 meet the BRE’s high levels and 3 meet the BRE’s medium levels.

6. SUMMARY AND CONCLUSION

- 6.1 There are no mandatory standards for daylight or sunlight provision within dwellings. Haringey's planning policy seeks to provide good living conditions for residents of new housing developments, including the provision of adequate daylight and sunlight within dwellings.
- 6.2 BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022) provides useful guidance on the subject.
- 6.3 We assessed daylight and sunlight to all of the habitable rooms from basement to third floor levels in the proposed development. The tests were undertaken in accordance with the BRE methodology.
- 6.4 The daylight results indicate that 83% of the rooms assessed achieve the guideline values for TI. It is worth noting that all bar one of the main living rooms within the development achieve or exceed the guideline values for daylight. The sunlight assessment shows that 71% of the rooms achieve the guideline values for SE. It is worth noting that all of the main living rooms achieve or exceed the guideline values for sunlight.
- 6.5 Although the BRE guide gives numerical guidelines, these are intended to be applied flexibly since natural lighting is only one of many factors in site layout design. Where higher density development is desirable there simply cannot be the same expectation of light as in a suburban or rural context. Furthermore, the Mayor of London's *Draft Interim Housing Supplementary Planning Guidance* emphasises that fully optimising housing potential may necessitate departure from conventional guidelines whilst still achieving satisfactory levels of residential amenity.
- 6.6 In conclusion, the layout of the proposed development follows the BRE guidelines and will provide good daylight and sunlight conditions within the proposed accommodation. In our opinion Haringey's planning policy on daylight and sunlight to new dwellings will be satisfied.



ANSTEY HORNE

20th September 2022

APPENDIX A

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PLAN AND 3D VIEWS OF THE COMPUTER MODEL

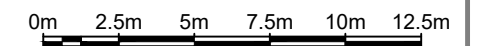
DRAWING NOS. ROL00920_R01_004 TO 006



 Existing
 Consented

 Proposed
 Cutback

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: 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:
ROL00920_R01_V01_		004	
Site Plan			



 Existing
 Consented

 Proposed
 Cutback

12120
 ▼ AOD Height (mm)

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CLIENT: BRAEMAR AVENUE LTD

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

SCHEME REF: SCHEME RECEIVED: 20/07/22

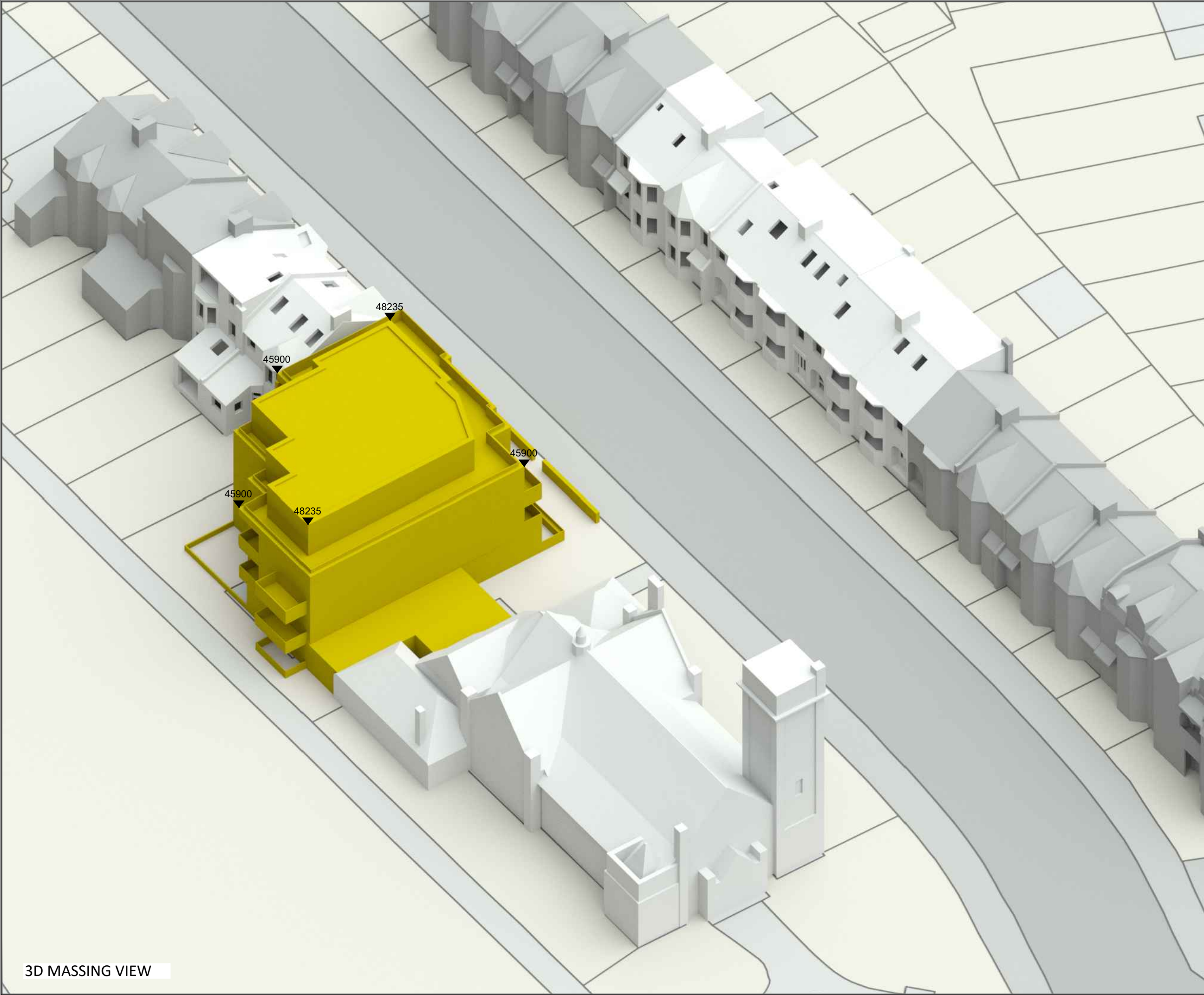
DRAWING TITLE: SITE PLAN VIEW
PROPOSED SCHEME

MODELLED BY: / DRAWN BY AK/BS	DATE: 15/09/22	SCALE: N.T.S.	A3
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00920_R01_V01_			005

Site Plan

3D MASSING VIEW



3D MASSING VIEW

A

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London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362

www.ansteyhorne.co.uk

LEGEND:

Existing

Proposed

12120

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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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	DATE:	SCALE:	A3
AK/BS	15/09/22	N.T.S.	

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

Site Plan

APPENDIX B

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DAYLIGHT ILLUMINANCE TABLE

Project Name: ROL00920 - REL01 - V01
Project No.: Braemar Avenue Baptist Chapel
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 15/09/2022

Floor Ref	Room Ref	Property Type	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux
Breamar Avenue								
Lower Ground	R1	Residential	Bedroom	12.22	7.65	36	2.46	32%
	R2	Residential	Bedroom	9.54	5.48	40	1.05	19%
	R3	Residential	Bedroom	12.69	8.19	34	1.94	24%
	R4	Residential	Bedroom	11.76	7.88	64	2.97	38%
	R5	Residential	Bedroom	11.33	5.92	7	0.88	15%
	R6	Residential	Bedroom	12.67	8.17	59	3.20	39%
	R7	Residential	Bedroom	8.44	4.71	222	4.11	87%
	R8	Residential	Bedroom	7.94	4.49	131	2.84	63%
Ground	R1	Residential	LKD	28.06	22.06	335	20.92	95%
	R2	Residential	LKD	27.85	19.52	206	10.96	56%
	R3	Residential	LKD	29.58	22.88	241	12.74	56%
	R4	Residential	Bedroom	12.05	7.47	585	7.47	100%
	R5	Residential	LKD	36.16	26.53	479	25.98	98%
	R6	Residential	Bedroom	13.24	9.09	344	9.09	100%
	R7	Residential	LKD	23.80	17.83	216	9.61	54%
First	R1	Residential	LKD	28.77	21.81	366	21.81	100%
	R2	Residential	Bedroom	8.03	4.84	457	4.84	100%
	R3	Residential	Bedroom	8.00	4.81	437	4.81	100%
	R4	Residential	Bedroom	12.33	8.02	516	8.02	100%
	R5	Residential	Living Room	11.70	7.95	220	7.95	100%
	R6	Residential	KD	15.51	10.60	187	4.30	41%
	R7	Residential	LKD	26.97	20.77	577	20.77	100%
	R8	Residential	Bedroom	13.30	8.73	455	8.73	100%
	R9	Residential	LKD	22.50	16.23	748	16.23	100%
	R10	Residential	Bedroom	11.94	8.07	237	8.07	100%
	R11	Residential	Bedroom	11.96	8.17	231	8.17	100%
Second	R1	Residential	Bedroom	8.07	4.87	493	4.87	100%
	R2	Residential	Bedroom	8.02	4.83	464	4.83	100%
	R3	Residential	Bedroom	12.33	8.01	580	8.01	100%
	R4	Residential	LKD	29.63	22.63	281	20.51	91%
	R5	Residential	LKD	26.93	20.74	609	20.74	100%
	R6	Residential	Bedroom	13.30	8.73	464	8.73	100%
	R7	Residential	LKD	22.52	16.25	908	16.25	100%
	R8	Residential	Bedroom	11.94	8.07	284	8.07	100%
	R9	Residential	Bedroom	11.96	8.17	281	8.17	100%
	R10	Residential	LKD	28.77	21.81	550	21.81	100%
Third	R1	Residential	LKD	28.16	21.17	1237	21.17	100%
	R2	Residential	Bedroom	8.25	4.86	595	4.86	100%
	R3	Residential	Bedroom	12.02	7.99	777	7.99	100%
	R4	Residential	Bedroom	12.63	8.25	540	8.25	100%
	R5	Residential	Bedroom	12.81	8.76	964	8.76	100%
	R6	Residential	LKD	27.93	20.06	872	20.06	100%

APPENDIX C

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SUNLIGHT EXPOSURE TABLE

Project Name: ROL00920 - REL01 - V01
Project No.: Braemar Avenue Baptist Chapel
Report Title: Sunlight Exposure Analysis - Neighbour
Date: 15/09/2022

Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)
Breamar Avenue						
Lower Ground	R1	Residential	Bedroom	W1	279°N	0
						0
Lower Ground	R2	Residential	Bedroom	W2	279°N	0
				W3	9°N	0
						0
Lower Ground	R3	Residential	Bedroom	W4	189°	0.8
				W5	279°N	0
						0.8
Lower Ground	R4	Residential	Bedroom	W6	279°N	0
						0
Lower Ground	R5	Residential	Bedroom	W7	189°	0
						0
Lower Ground	R6	Residential	Bedroom	W8	280°N	0
						0
Lower Ground	R7	Residential	Bedroom	W9	99°	0
						0
Lower Ground	R8	Residential	Bedroom	W10	189°	0
						0
Ground	R1	Residential	LKD	W1	279°N	2.3
				W2	279°N	2.3
				W3	279°N	2
						2.3
Ground	R2	Residential	LKD	W4	279°N	2.2
				W5	279°N	0.8
						2.2
Ground	R3	Residential	LKD	W6	279°N	2
				W7	279°N	2.2
				W8	279°N	2.1
						2.2
Ground	R4	Residential	Bedroom	W9	99°	3.5
				W10	99°	3.4
						3.5
Ground	R5	Residential	LKD	W11	99°	3.5
				W12	99°	3.5
				W13	189°	3.7
				W14	100°	3.6
						5.6
Ground	R6	Residential	Bedroom	W15	99°	3.7
						3.7
Ground	R7	Residential	LKD	W16	99°	3.6
				W17	99°	2.2
						3.6
First	R1	Residential	LKD	W20	9°N	0
				W21	279°N	1.7
				W22	279°N	0
				W23	279°N	2.2
						2.2
First	R2	Residential	Bedroom	W1	279°N	2.4
						2.4
First	R3	Residential	Bedroom	W2	279°N	2.5
						2.5
First	R4	Residential	Bedroom	W3	279°N	1.1
				W4	279°N	2.8
						2.8
First	R5	Residential	Living Room	W5	279°N	1.9
				W6	279°N	0
						1.9
First	R6	Residential	KD	W7	99°	0.9
				W8	99°	2.3
						2.3
First	R7	Residential	LKD	W9	189°	5.8
				W10	99°	3.5
				W11	99°	3.5
						7.7
First	R8	Residential	Bedroom	W12	99°	3.7
				W13	99°	2.8
						3.7
First	R9	Residential	LKD	W14	99°	3.6
				W15	99°	3.6
				W16	99°	2.1
				W17	9°N	0
						3.6
First	R10	Residential	Bedroom	W18	9°N	0
						0
First	R11	Residential	Bedroom	W19	9°N	0
						0
Second	R1	Residential	Bedroom	W1	279°N	2.5

Project Name: ROL00920 - REL01 - V01
 Project No.: Braemar Avenue Baptist Chapel
 Report Title: Sunlight Exposure Analysis - Neighbour
 Date: 15/09/2022

Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)
Second	R2	Residential	Bedroom	W2	279°N	2.5
						2.5
						2.5
Second	R3	Residential	Bedroom	W3	279°N	1.1
				W4	279°N	2.8
						2.8
Second	R4	Residential	LKD	W5	279°N	1.9
				W6	279°N	0
				W7	99°	0.9
				W8	99°	3
						4.9
Second	R5	Residential	LKD	W9	189°	5.9
				W10	99°	3.4
				W11	99°	3.5
						7.8
Second	R6	Residential	Bedroom	W12	99°	3.6
				W13	99°	3.7
						3.7
Second	R7	Residential	LKD	W14	99°	3.6
				W15	99°	3.6
				W16	99°	3.5
				W17	9°N	0
						3.6
Second	R8	Residential	Bedroom	W18	9°N	0
Second	R9	Residential	Bedroom	W19	9°N	0
						0
						0
Second	R10	Residential	LKD	W20	9°N	0
				W21	279°N	2.5
				W22	279°N	0
				W23	279°N	2.2
						2.5
Third	R1	Residential	LKD	W1	279°N	1.3
				W2	279°N	2.5
				W3	279°N	2.5
				W4	279°N	3.4
				W5	189°	8.5
Third	R2	Residential	Bedroom	W6	189°	6.8
						6.8
						6.8
Third	R3	Residential	Bedroom	W7	99°	4.3
Third	R4	Residential	Bedroom	W8	99°	4.3
						4.4
						4.4
Third	R5	Residential	Bedroom	W9	99°	4.3
				W10	9°N	0
						4.3
Third	R6	Residential	LKD	W11	9°N	0
				W12	9°N	0
				W13	301°N	2.1
						2.1

APPENDIX D

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LAYOUT PLANS WITH DAYLIGHT ILLUMINANCE RESULTS

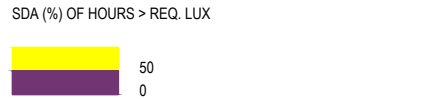
DRAWING NOS. ROL00920_R01_402-01 TO 402-05

LOWER GROUND



GROUND

LEGEND:

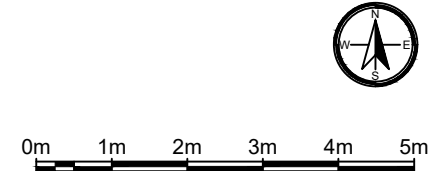


SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
ANSTEY HORNE
Received on 17/08/22

Site and aerial photos.

PROPOSED BUILDINGS
spacelab
Received on 20/07/22



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:	SPATIAL DAYLIGHT AUTONOMY INTERNAL FLOOR LAYOUTS	
MODELLED BY: / DRAWN BY	DATE:	SCALE:
AK/BS	15/09/22	1:100
PROJECT No:		RELEASE No:
ROL00920_R01_V01_402-02		VERSION No:
DRAWING No:		A3
Daylight & Sunlight		



LEGEND:

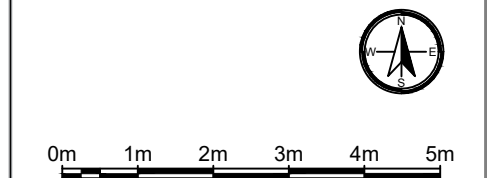
SDA (%) OF HOURS > REQ. LUX

50
0

SOURCES OF INFORMATION:

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SCHEME REF:	SCHEME RECEIVED: 20/07/22	
DRAWING TITLE:	SPATIAL DAYLIGHT AUTONOMY INTERNAL FLOOR LAYOUTS	
MODELLED BY: / DRAWN BY	DATE:	SCALE:
AK/BS	15/09/22	1:100
PROJECT No:	RELEASE No:	VERSION No:
ROL00920_R01_V01_402-03		
Daylight & Sunlight		





LEGEND:

SDA (%) OF HOURS > REQ. LUX



SOURCES OF INFORMATION:

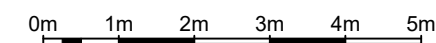
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BRAEMAR AVENUE
LONDON N22 7BY

SCHEME REF: SCHEME RECEIVED: 20/07/22

DRAWING TITLE: SPATIAL DAYLIGHT AUTONOMY
INTERNAL FLOOR LAYOUTS

MODELLED BY: / DRAWN BY: AK/BS DATE: 15/09/22 SCALE: 1:100 A3

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

ROL00920_R01_V01_402-04

Daylight & Sunlight



SOURCES OF INFORMATION:

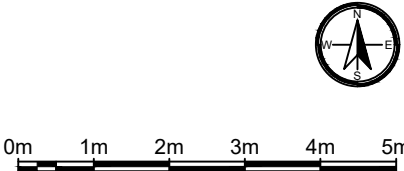
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SCHEME REF:	SCHEME RECEIVED: 20/07/22	
DRAWING TITLE:	SPATIAL DAYLIGHT AUTONOMY INTERNAL FLOOR LAYOUTS	
MODELLED BY: / DRAWN BY	DATE:	SCALE:
AK/BS	15/09/22	1:100
PROJECT No:	RELEASE No:	VERSION No:
ROL00920_R01_V01_402-05		
Daylight & Sunlight		



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