



REPORT

on

**OVERSHADOWING
AND
DAYLIGHT & SUNLIGHT WITHIN
THE PROPOSED DWELLINGS**

at

**120 ARCHWAY ROAD,
LONDON N6 5BH**

REF: MH/CB/ROL01293
June 2024

expertise
applied

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Figure 1: Oblique aerial photograph of the site looking north-east (existing)



Figure 2: 3D view of computer model looking north-east (proposed)

1. INTRODUCTION

- 1.1 120 Archway Road (“the Site”/“the Proposed Development”) is the subject of a planning application for the redevelopment of the existing three-story building to provide a five-storey building comprising of five one-bed apartments.
- 1.2 Anstey Horne has been commissioned to undertake a formal technical assessment of the potential overshadowing to the neighbouring garden at 122 Archway Road and of the daylight and sunlight levels within the proposed scheme. 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.
- 1.3 There are no mandatory standards for overshadowing, daylight or sunlight to dwellings, but the following publications offer guidance (“BRE Guidelines”):
 - BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022)
 - BS EN 17037:2018 Daylight in Buildings (2018)
- 1.4 The assessments have been undertaken based on the BRE Guidelines. The BRE Guidelines introduces more sophisticated tested methodologies for assessing daylight and sunlight 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.
- 1.5 The BRE Guidelines give advice on minimum recommended targets for overshadowing, and advice on 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.
- 1.6 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 National Planning Policy Framework (updated 5 September 2023) 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, 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:

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 the London Borough of Haringey.

Haringey Development Management Plan (2017)

2.10 The development management plan states that:

“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)” (paragraph 2.10).

2.11 Policy DM1: Delivering High Quality Design section D states the following:

“Development proposals must ensure a high standard of privacy and amenity for the development’s users and neighbours. The Council will support proposals that.....provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land” (paragraph a).

3. METHOD OF ASSESSMENT AND NUMERICAL GUIDELINES

- 3.1 In this section, we set out the method of assessment for overshadowing, daylight and sunlight in accordance with the BRE Guidelines.

Overshadowing to gardens and open spaces

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

Daylight within new development

- 3.4 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 methodology adopted in our analysis is the daylight factor.

Daylight Factor Method

- 3.5 The BRE Guidelines 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.
- 3.6 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%
- 3.7 The above recommendations are based upon the median daylight factors that should be achieved over at least 50% of the assessment grid.

Sunlight within new development

- 3.8 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.”*
- 3.9 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.”*
- 3.10 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”*.
- 3.11 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.
- 3.12 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.
- 3.13 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.”*

- 3.14 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”*.

4. APPLICATION OF THE BRE GUIDELINES

- 4.1 In its introduction, BRE Guidelines state 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”*.
- 4.2 The BRE Guidelines 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.”*
- 4.3 Clearly, the BRE Guidelines is an advisory document, not a rigid set of rules. Care must therefore be taken when applying its recommendations.
- 4.4 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.”*
- 4.5 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.
- 4.6 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.

5. INFORMATION USED IN THE TECHNICAL STUDY

5.1 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 Developemnt
 - Spacelab proposed scheme received 7^h May 2024
- Surrounding buildings:
 - AccuCities 2024 3D model.

5.2 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);
- Window aperture area: measured from 2D CAD drawings;
- 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

6. RESULTS OF TECHNICAL STUDY

- 6.1 We tested the outdoor amenity space to 122 Archway Road for overshadowing. The area tested is illustrated on drawings ROL01293_R02_V01_301-01 and 02 at Appendix A.
- 6.2 We also tested all proposed habitable rooms within the Proposed Development.

Overshadowing to 122 Archway Road

- 6.3 In the existing condition, 16.8% of the garden's area will receive two-hours or more of direct sunlight on the 21st March. Based upon the advice in the BRE Guidelines, the garden will already be inadequate sunlit throughout the year (paragraph 3.3.17). In the proposed condition, this will be reduced to 0.28%. This exceeds the recommended guidance target of achieving 0.8 factor of former value, however, the existing results already suggest the space will be inadequate lit throughout the year, the actual impact would not change the current conclusion.
- 6.4 Furthermore, there is also a dense belt of trees that will block direct sun reaching the garden and it is anticipated they will shroud the effects of the Proposed Development. Alas, the BRE Guidelines states that trees are not normally included in calculations (paragraph G4).

Daylight within new development

- 6.5 In all we tested 14 rooms, of which five were Living Kitchen Diners (LKD), five were bedrooms and four were studies.
- 6.6 The rooms tested are shown outlined on our drawings ROL01293_R02_V01A_501-01 to 06 at Appendix B. The drawings give the use of each room and the room and window references used in our detailed tables of results.
- 6.7 The daylight availability within the proposed habitable rooms have been calculated in accordance with the daylight illuminance method. The assessment has been undertaken with the existing dense trees within the model both in full foliage and bare branch. The results for the proposed habitable rooms tested are shown in the table and on the room layout drawings at Appendix B.
- 6.8 When assessed with full foliage, the results confirm that all south facing rooms (one bedroom and four LKDs) will exceed the recommend guidelines.
- 6.9 All four north facing bedrooms on the first to fourth floors and two of the four north facing studies will exceed the recommend guidelines. Of the remaining three rooms

(a ground floor LKD and a first and second floor study), one, the second floor study, will be just below the 50% target (40%).

- 6.10 We have undertaken the Daylight Factor assessment with the leaves removed from the trees in order to understand the effect that they have upon the north facing rooms that do not meet the criteria.
- 6.11 The first and second floor studies will far exceed the recommend guidelines (90% and 97%). The remaining ground floor north facing LKD will also meet the recommend Guidelines.
- 6.12 With the leaves removed, all proposed rooms meet the BRE Guidelines. The BRE Guidelines advises that if rooms meet the criteria with leaves removed, then daylight provision is likely to be adequate year round (paragraph G2.8)

Sunlight within new development

- 6.13 The BRE Guidelines recommend that at least one habitable room should meet at least the minimum criterion (paragraph 3.1.10). All apartments within the Proposed Development will have at least one habitable room that meets the sunlight criterion.

7. SUMMARY AND CONCLUSION

- 7.1 There are no mandatory standards for overshadowing, daylight or sunlight provision within dwellings. Haringey planning policy seeks to provide good living conditions for residents of new housing developments, including the provision of adequate daylight
- 7.2 The results of our overshadowing assessment of the rear garden of 122 Archway Road shows that in both the existing and proposed condition, the garden will be inadequate sunlit throughout the year. There is a dense belt of trees that will block direct sun reaching the garden and it is anticipated they will shroud the effects of the Proposed Development.
- 7.3 When reviewing daylight availability within the Proposed Development, the results confirm that the south facing bedroom and LKDs will exceed the recommended guideline values for Daylight Factor. Of the north facing rooms, 6 of the 9 rooms will meet the recommended guideline values for Daylight Factor. The remaining three rooms will meet the recommended guideline values for Daylight Factor when assessed with no leaves. This shows that the presence of the dense trees and foliage to the north and rear of the property is the key factor in daylight performance for the Proposed Development. This will also be the case for the neighbouring properties along Archway Road adjacent and to the north which will experience a similar level of daylight as the Proposed Development.
- 7.4 All rooms meet the BRE Guidelines with the lease removed from the trees, confirming daylight availability is likely to be adequate all year round.
- 7.5 All apartments will have a least one room that meets the minimum criterion for sunlight exposure for that room use and therefore conforms with the default BRE Guidelines.
- 7.6 Overall, it is considered the Proposed Development can be considered acceptable in planning terms in relation to daylight and sunlight.

.....
ANSTEY HORNE

06 June 2024

APPENDIX A

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TWO-HOUR SUNLIGHT TEST RESULTS



- Area receiving ≥ 2 hr unlight on 21st March
- Area receiving < 2 hr Sunlight on 21st March
- Percentage of Amenity Space receiving ≥ 2 hr Sunlight on 21st March

SPACELAB
Received on 06/03/24



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

PROJECT No: RELEASE No: VERSION No:	DRAWING No:
ROL01293_R01_V01_	301-01

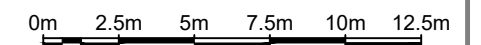
2Hr Sun-On-Ground

SITE PLAN VIEW



- Area receiving ≥ 2 hr unlight on 21st March
- Area receiving < 2 hr Sunlight on 21st March
- Percentage of Amenity Space receiving ≥ 2 hr Sunlight on 21st March

SPACELAB
Received on 06/03/24



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DRAWING TWO-HOUR SUNLIGHT TEST
TITLE: PROPOSED SCHEME
21st MARCH GMT

MODELLED BY:/ DRAWN BY: AH	DATE: 08/03/24	SCALE: 1:250	A3
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PROJECT No: RELEASE No: VERSION No:	DRAWING No:
ROL01293_R01_V01_	301-02

2Hr Sun-On-Ground

SITE PLAN VIEW

TABLE P4
TWO HOUR SUNLIGHT TEST
SURROUNDING AREAS



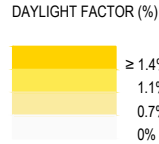
Floor Ref.	Amenity Ref.	Amenity Area	Lit Area Existing	Lit Area Proposed	Difference	Meets BRE Criteria
122 ARCHWAY ROAD						
Gnd Floor	A1	Area m2 Percentage	75.49 12.70 16.82%	0.21 0.28%	0.02	NO

APPENDIX B

-

DAYLIGHT ILLUMINANCE RESULTS

LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
ACCUCITIES
Received on 06/03/24

Site and aerial photos.

PROPOSED BUILDINGS
SPACELAB
Received on 07/05/24

GROUND

1ST FLOOR



PROJECT INFORMATION

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CLIENT: LUKE CABELL

PROJECT TITLE: 120 ARCHWAY ROAD
N6 5BH

SCHEME REF: SCHEME RECEIVED: 07/05/24

DRAWING TITLE: DAYLIGHT FACTOR
INTERNAL FLOOR LAYOUTS
BARE BRANCH

MODELLER BY: / DRAWN BY: AH	DATE: 28/05/24	SCALE: 1:100	A3
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PROJECT No: ROL01293_R02_V01A	RELEASE No:	VERSION No:	DRAWING No: 501-04
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Daylight & Sunlight

LEGEND:

DAYLIGHT FACTOR (%)



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ACCUCITIES
Received on 06/03/24

Site and aerial photos.

PROPOSED BUILDINGS

SPACELAB
Received on 07/05/24



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CLIENT: LUKE CABELL

PROJECT 120 ARCHWAY ROAD
TITLE: N6 5BH

SCHEME REF: SCHEME RECEIVED: 07/05/24

DRAWING DAYLIGHT FACTOR
TITLE: INTERNAL FLOOR LAYOUTS
BARE BRANCH

MODELLLED BY: / DRAWN BY: AH DATE: 28/05/24 SCALE: 1:100 A3

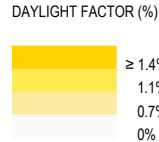
PROJECT No: RELEASE No: VERSION No: DRAWING No:
ROL01293_R02_V01A_ 501-05

Daylight & Sunlight

2ND FLOOR

3RD FLOOR

LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ACCUCITIES
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Site and aerial photos.

PROPOSED BUILDINGS

SPACELAB
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CLIENT: LUKE CAMBELL

PROJECT 120 ARCHWAY ROAD
TITLE: N6 5BH

SCHEME REF: SCHEME RECEIVED: 07/05/24

DRAWING DAYLIGHT FACTOR
TITLE: INTERNAL FLOOR LAYOUTS
BARE BRANCH

MODELLED BY: / DRAWN BY: AH	DATE: 28/05/24	SCALE: 1:100	A3
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01293_R02_V01A			501-06

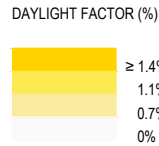
Daylight & Sunlight

4TH FLOOR



Project Name: ROL01293 - R02 - V01A - Bare Branch													
Project No.: 120 Archway Road, N6 5BH													
Report Title: Daylight Factor Analysis - Proposed Scheme													
Date of Analysis: 28/05/2024													
Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Median DF	Area Meeting Req DF	% of Area Meeting Req DF	Criteria			Meets Criteria
										Req DF	Req % of Effective Area	Median Diffuse Horizontal Illuminance	
120 ARCHWAY ROAD													
F00	R1	Residential	Bedroom		8.35	5.11	1.30%	4.89	96%	0.70%	50%	14100	YES
	R2	Residential	LKD		20.61	15.47	1.40%	7.97	51%	1.40%	50%	14100	YES
F01	R1	Residential	LKD		23.84	17.09	1.50%	9.73	57%	1.40%	50%	14100	YES
	R2	Residential	Study		4.08	2.01	1.40%	1.81	90%	1.10%	50%	14100	YES
	R3	Residential	Bedroom		8.35	5.24	2.50%	5.24	100%	0.70%	50%	14100	YES
F02	R1	Residential	LKD		25.92	19.18	1.30%	9.68	50%	1.40%	50%	14100	YES
	R2	Residential	Study		5.07	2.69	1.70%	2.61	97%	1.10%	50%	14100	YES
	R3	Residential	Bedroom		8.35	5.24	2.80%	5.24	100%	0.70%	50%	14100	YES
F03	R1	Residential	LKD		25.92	19.18	1.30%	10.09	53%	1.40%	50%	14100	YES
	R2	Residential	Study		5.07	2.69	1.90%	2.69	100%	1.10%	50%	14100	YES
	R3	Residential	Bedroom		8.35	5.24	3.10%	5.24	100%	0.70%	50%	14100	YES
F04	R1	Residential	LKD		25.92	19.18	1.40%	11.58	60%	1.40%	50%	14100	YES
	R2	Residential	Study		5.07	2.69	1.80%	2.69	100%	1.10%	50%	14100	YES
	R3	Residential	Bedroom		8.35	5.24	3.50%	5.24	100%	0.70%	50%	14100	YES

LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ACCUCITIES
Received on 06/03/24

Site and aerial photos.

PROPOSED BUILDINGS

SPACELAB
Received on 07/05/24



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CLIENT: LUKE CAMBELL

PROJECT 120 ARCHWAY ROAD
TITLE: N6 5BH

SCHEME REF: SCHEME RECEIVED: 07/05/24

DRAWING DAYLIGHT FACTOR
TITLE: INTERNAL FLOOR LAYOUTS
FULL LEAF

MODELLER BY: / DRAWN BY: AH DATE: 28/05/24 SCALE: 1:100 A3

PROJECT No: RELEASE No: VERSION No: DRAWING No:
ROL01293_R02_V01A_ 501-01

Daylight & Sunlight

GROUND

1ST FLOOR

LEGEND:

DAYLIGHT FACTOR (%)



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ACCUCITIES
Received on 06/03/24

Site and aerial photos.

PROPOSED BUILDINGS

SPACELAB
Received on 07/05/24



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TITLE: N6 5BH

SCHEME REF: SCHEME RECEIVED: 07/05/24

DRAWING DAYLIGHT FACTOR
TITLE: INTERNAL FLOOR LAYOUTS
FULL LEAF

MODELLLED BY: / DRAWN BY: AH DATE: 28/05/24 SCALE: 1:100 A3

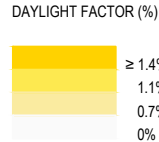
PROJECT No: RELEASE No: VERSION No: DRAWING No:
ROL01293_R02_V01A_501-02

Daylight & Sunlight

2ND FLOOR

3RD FLOOR

LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
ACCUCITIES
Received on 06/03/24

Site and aerial photos.

PROPOSED BUILDINGS
SPACELAB
Received on 07/05/24



4TH FLOOR

PROJECT INFORMATION

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CLIENT: LUKE CAMBELL

PROJECT 120 ARCHWAY ROAD
TITLE: N6 5BH

SCHEME REF: SCHEME RECEIVED: 07/05/24

DRAWING DAYLIGHT FACTOR
TITLE: INTERNAL FLOOR LAYOUTS
FULL LEAF

MODELLED BY: / DRAWN BY: AH	DATE: 28/05/24	SCALE: 1:100	A3
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01293_R02_V01A			501-03

Daylight & Sunlight

Project Name: ROL01293 - R02 - V01A - Full Leaf													
Project No.: 120 Archway Road													
Report Title: Daylight Factor Analysis - Proposed Scheme													
Date of Analysis: 28/05/2024													
Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Median DF	Area Meeting Req DF	% of Area Meeting Req DF	Criteria			Meets Criteria
										Req DF	Req % of Effective Area	Median Diffuse Horizontal Illuminance	
120 ARCHWAY ROAD													
Gnd Floor	R1		Residential	Bedroom	8.35	5.11	1.30%	4.96	97%	0.70%	50%	14100	YES
	R2		Residential	LKD	20.61	15.47	0.70%	2.68	17%	1.40%	50%	14100	NO
1st Floor	R1		Residential	LKD	23.84	17.09	1.50%	10.06	59%	1.40%	50%	14100	YES
	R2		Residential	Study	4.08	2.01	0.70%	0.00	0%	1.10%	50%	14100	NO
	R3		Residential	Bedroom	8.35	5.24	1.20%	5.24	100%	0.70%	50%	14100	YES
2nd Floor	R1		Residential	LKD	25.92	19.18	1.30%	10.01	52%	1.40%	50%	14100	YES
	R2		Residential	Study	5.07	2.69	0.90%	1.08	40%	1.10%	50%	14100	NO
	R3		Residential	Bedroom	8.35	5.24	1.50%	5.24	100%	0.70%	50%	14100	YES
3rd Floor	R1		Residential	LKD	25.92	19.18	1.30%	10.26	53%	1.40%	50%	14100	YES
	R2		Residential	Study	5.07	2.69	1.30%	1.92	71%	1.10%	50%	14100	YES
	R3		Residential	Bedroom	8.35	5.24	2.10%	5.24	100%	0.70%	50%	14100	YES
4th Floor	R1		Residential	LKD	25.92	19.18	1.50%	12.80	67%	1.40%	50%	14100	YES
	R2		Residential	Study	5.07	2.69	1.70%	2.69	100%	1.10%	50%	14100	YES
	R3		Residential	Bedroom	8.35	5.24	3.20%	5.24	100%	0.70%	50%	14100	YES

APPENDIX C

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SUNLIGHT EXPOSURE TABLE

Project Name: ROL01293 - R02 - V01 - Full Leaf
Project No.: 120 Archway Road
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 10/05/2024

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
120 ARCHWAY ROAD								
Gnd Floor	R1	Residential	Bedroom	W1 W2	238° 238°		2.8	Medium
							3.3	
							3.4	
Gnd Floor	R2	Residential	LKD	W3	58°N		0	Failed
1st Floor	R1	Residential	LKD	W1 W2	238° 238°		2.4	High
							4	
							4.3	
1st Floor	R2	Residential	Study	W3	58°N		0	Failed
1st Floor	R3	Residential	Bedroom	W4 W5	148° 58°N		0	Failed
							0	
							0	
4th Floor	R1	Residential	LKD	W1 W2	238° 238°		3.8	High
							4.6	
							4.6	
4th Floor	R2	Residential	Study	W3	58°N		0	Failed
							0	
							0	
4th Floor	R3	Residential	Bedroom	W4 W5	148° 58°N		0.4	Failed
							0	
							0.4	
2nd Floor	R1	Residential	LKD	W1 W2	238° 238°		2.6	High
							4.5	
							4.5	
2nd Floor	R2	Residential	Study	W3	58°N		0	Failed
							0	
							0	
2nd Floor	R3	Residential	Bedroom	W4 W5	148° 58°N		0	Failed
							0	
							0	
3rd Floor	R1	Residential	LKD	W1 W2	238° 238°		2.7	High
							4.6	
							4.6	
3rd Floor	R2	Residential	Study	W3	58°N		0	Failed
							0	
							0	
3rd Floor	R3	Residential	Bedroom	W4 W5	148° 58°N		0.1	Failed
							0	
							0.1	

Project Name: ROL01293 - R01 - V01 - Bare Branch
Project No.: 120 Archway Road, N6 5BH
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 19/03/2024

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (hrs/day)	Rating
120 ARCHWAY ROAD								
Gnd Floor	R1		Residential	Bedroom	W1	238°	2.8	
							3.3	
							3.4	Medium
Gnd Floor	R2		Residential	LKD	W3	58°N	0	
							0	Failed
1st Floor	R1		Residential	LKD	W1	238°	2.5	
							4.1	
							4.3	High
1st Floor	R2		Residential	Study	W3	58°N	0	
							0	Failed
1st Floor	R3		Residential	Bedroom	W4	148°	0.4	
							0	
							0.4	Failed
2nd Floor	R1		Residential	LKD	W1	238°	2.6	
							4.5	
							4.5	High
2nd Floor	R2		Residential	Study	W3	58°N	0	
							0	Failed
2nd Floor	R3		Residential	Bedroom	W4	148°	0.5	
							0.1	
							0.5	Failed
3rd Floor	R1		Residential	LKD	W1	238°	2.7	
							4.6	
							4.6	High
3rd Floor	R2		Residential	Study	W3	58°N	0.1	
							0.1	Failed
3rd Floor	R3		Residential	Bedroom	W4	148°	0.7	
							0.1	
							0.7	Failed
4th Floor	R1		Residential	LKD	W1	238°	3.8	
							4.6	
							4.6	High
4th Floor	R2		Residential	Study	W3	58°N	0.1	
							0.1	Failed
4th Floor	R3		Residential	Bedroom	W4	148°	1.3	
							0.2	
							1.3	Failed



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