

Our Ref: 283-25-0623-Ryley

23rd June 2025

A Ryley Esq,
Gracechurch Town Planning Ltd
5th Floor, 167-169 Great Portland Street,
London, W1W 5PF

Dear Andrew,

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

Further to the letter from EB7 dated 20th May 2025, we note that they have identified three points that they are of the opinion we should have considered within our report dated 6th September 2024, these being:

- The implications the proposals will have on the two community amenity spaces of Harcourt House access to sunlight;
- The implications the proposals will have on the amenity space of 18 Haringey Park access to sunlight;
- The implications the proposals will have on the daylight and sunlight enjoyed by 21 Haringey Park as well as its amenity spaces access to sunlight.

In addition to the above, they have questioned whether our analysis model correctly reflects the proposed roof profile and have commented on the results of the analysis for the amenity space to 1 Pinehurst Mews.

Having considered the above points, we would respond as set out below:

1. Communal Amenity Space to Harcourt House

There are two communal areas to the rear of the property, both of which have significant vegetation in the form of hedges and trees that will have a considerable impact on these areas access to sunlight. Our analysis has however not taken these into account.

The analysis demonstrates that the communal areas of Harcourt house, with the implementation of the proposals will achieve the BRE guidelines, with 32% of their area enjoying 2 hours of direct sunlight on the 21st March and this being reduced to only 31% with the implementation of the proposals, as set out in the attached table and indicated on drawing number 2834-10A.

The analysis therefore demonstrates that the proposals will have minimal impact and the BRE guidelines are achieved.

2. Amenity Space to 18 Haringey Park

As set out in the table attached and demonstrated on drawing number 2834-010A attached, the proposals will have no effect on the area that enjoys at least 2 hours of direct sunlight on the 21st March as in the existing situation, none of this area will achieve this.

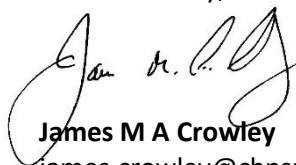
3. Analysis of 21 Haringey Park

Based on our assumptions as to the internal configuration of this property, due to the distance it is from the proposals and the open aspect across the communal amenity spaces of Harcourt House, the proposals will not have a significant effect on the daylight and sunlight enjoyed by the property or its amenity spaces' access to sunlight, demonstrated by the attached table and drawing number 2834-010A. The BRE guidelines are therefore achieved.

With regards to our 3D computer model, this has been reviewed and we would confirm it correctly reflected the roof profile shown on the architect's drawings as set out in our report. We have however revised the analysis model to reflect the revisions shown on drawing number CF-214-DR-1130C, 1140D, 1190B, 1210D, 1220C, 1230D, 1310C, 1320D, 1330C and 133C before running the above analysis. We have also rerun the analysis for the properties as set out in our report and attach the revised results, which demonstrate that there will be no or very little increase in the levels of daylight and sunlight enjoyed by the neighbouring properties. As a result there is no change to the conclusions set out within our report dated 17th September 2024.

Finally, concerning 1 Pinehurst Mews, our report dated 17th September 2024, has considered this in detail and it is not considered any further comments are required, taking into account the flexibility with which the numerical targets set out in the BRE guidelines need to be applied.

Yours sincerely,



James M A Crowley

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LEVEL	WINDOW	ROOM	VSC		LOSS	% LOSS	NOSKY	
			EXISTING	PROPOSED			EXISTING	PROPOSED
<u>21 Haringey Park</u>								
Ground	W1	R1	15.9	15.6	0.3	2.0	79%	79%
	W2		22.2	21.8	0.4	1.7		
	W3		25.0	24.8	0.2	0.7		
	W4		26.4	26.4	0.0	0.0		
First	W1		33.2	32.7	0.5	1.5	94%	94%

LEVEL	ROOM	EXISTING			PROPOSED			% LOSS	
		SUMMER	WINTER	TOTAL	SUMMER	WINTER	TOTAL	WINTER	TOTAL
<u>21 Haringey Park</u>									
Ground	R1	64%	14%	78%	64%	14%	78%	0.00	0.00
First	R1	40%	15%	55%	40%	14%	54%	6.67	1.82

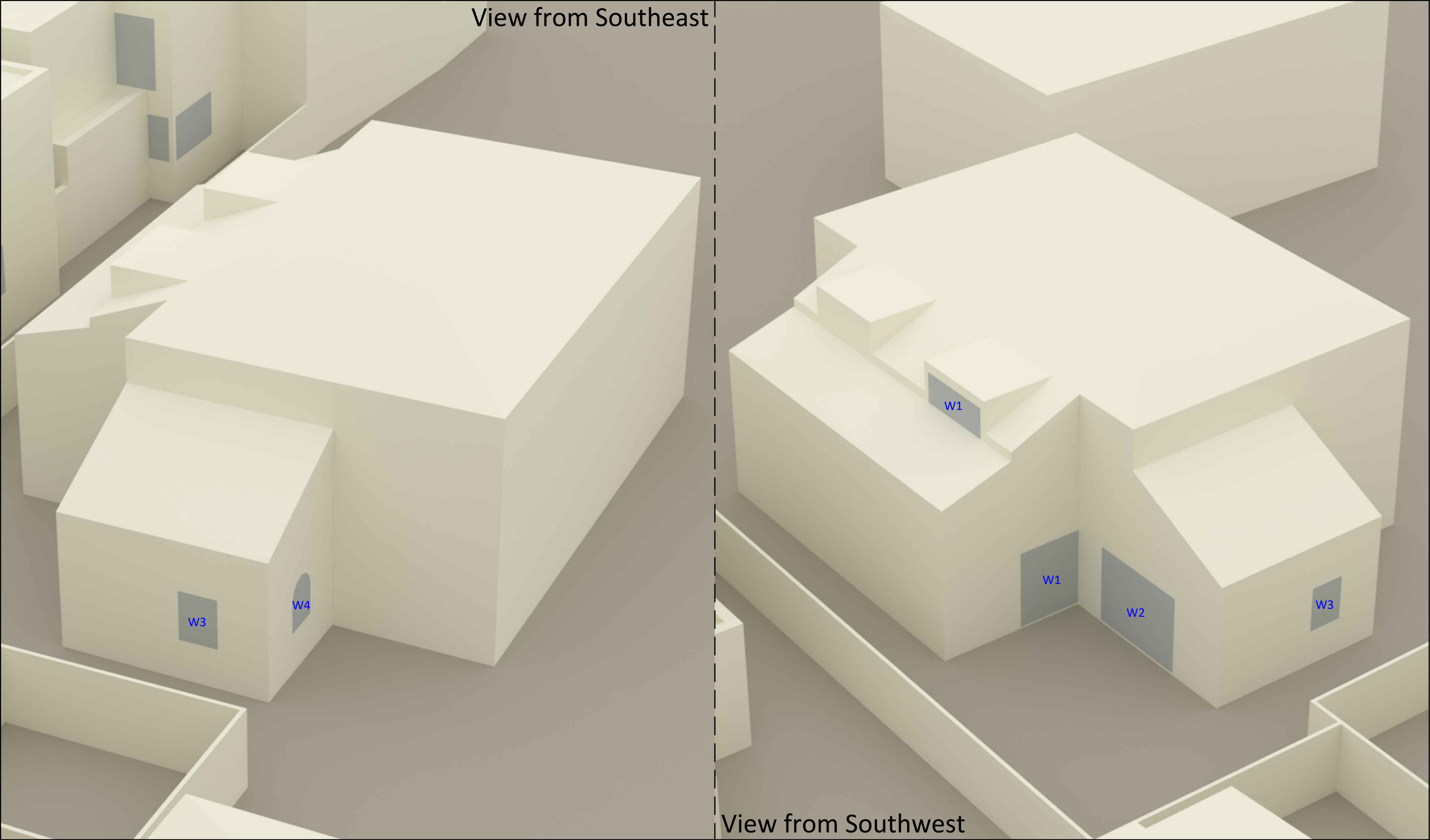
PROPERTY	AREA REF	EXISTING AREA (%)	PROPOSED AREA (%)
<u>21 Haringey Park</u> Ground	A12	73%	71%
<u>18 Haringey Park</u> Ground	A13	0%	0%
<u>Harcourt House</u> Ground	A14	8%	3%
	A15	41%	40%
	Combined	32%	31%

LEVEL	ROOM	EXISTING			PROPOSED			% LOSS	
		SUMMER	WINTER	TOTAL	SUMMER	WINTER	TOTAL	WINTER	TOTAL
2 Sandringham Gardens									
Ground	R1	34%	15%	49%	34%	15%	49%	0.00	0.00
First	R1	35%	16%	51%	35%	16%	51%	0.00	0.00
	R3	24%	6%	30%	24%	6%	30%	0.00	0.00
5-21 Primezone Mews									
Ground	R1	50%	15%	65%	50%	12%	62%	20.00	4.62
	R2	54%	10%	64%	54%	7%	61%	30.00	4.69
	R3	47%	15%	62%	47%	13%	60%	13.33	3.23
	R4	56%	14%	70%	55%	12%	67%	14.29	4.29
	R5	50%	17%	67%	50%	16%	66%	5.88	1.49
	R6	53%	13%	66%	53%	12%	65%	7.69	1.52
	R7	47%	17%	64%	47%	16%	63%	5.88	1.56
	R8	55%	14%	69%	55%	13%	68%	7.14	1.45
	R9	50%	17%	67%	50%	17%	67%	0.00	0.00
	R10	54%	14%	68%	52%	14%	66%	0.00	2.94
	R11	47%	16%	63%	47%	16%	63%	0.00	0.00
	R12	55%	15%	70%	55%	15%	70%	0.00	0.00
	R13	50%	16%	66%	50%	16%	66%	0.00	0.00
	R14	54%	13%	67%	53%	13%	66%	0.00	1.49
	R15	47%	14%	61%	47%	14%	61%	0.00	0.00
	R16	55%	13%	68%	54%	13%	67%	0.00	1.47
	R17	48%	13%	61%	48%	13%	61%	0.00	0.00
	First	R18	54%	13%	67%	54%	13%	67%	0.00
R1		42%	18%	60%	42%	16%	58%	11.11	3.33
R2		42%	18%	60%	42%	16%	58%	11.11	3.33
R3		42%	19%	61%	41%	17%	58%	10.53	4.92
R4		42%	19%	61%	42%	18%	60%	5.26	1.64
R5		42%	19%	61%	42%	18%	60%	5.26	1.64
R6		42%	19%	61%	42%	18%	60%	5.26	1.64
R7		42%	18%	60%	42%	17%	59%	5.56	1.67
R8		42%	18%	60%	42%	18%	60%	0.00	0.00
R9	42%	19%	61%	42%	19%	61%	0.00	0.00	

Daylight Results

LEVEL	WINDOW	ROOM	VSC		LOSS	% LOSS	NOSKY	
			EXISTING	PROPOSED			EXISTING	PROPOSED
<u>2 Sandringham Gardens</u>								
Ground	W1	R1	29.1	29.1	0.0	0.0	>80%	>80%
First	W1	R1	31.2	31.1	0.0	0.1	>80%	>80%
	W2		30.6	30.0	0.6	1.8		
	W3	R2	31.2	30.6	0.5	1.7	>80%	>80%
	W4		30.6	30.6	0.0	0.0		
	W5	R3	21.0	21.0	0.1	0.4	>80%	>80%
	W6		29.5	29.5	0.0	0.0		
	W7		12.1	12.1	0.0	0.0		
<u>5-21 Primezone Mews</u>								
Ground	W1	R1	26.3	24.5	1.9	7.2	60%	50%
	W2	R2	25.6	23.8	1.8	7.1	71%	63%
	W3	R3	26.0	24.5	1.5	5.9	68%	59%
	W4	R4	27.3	25.8	1.5	5.6	77%	73%
	W5	R5	27.6	26.5	1.1	4.1	>80%	>80%
	W6	R6	26.6	25.5	1.1	4.2	>80%	>80%
	W7	R7	26.8	26.3	0.5	1.8	>80%	>80%
	W8	R8	28.0	27.3	0.8	2.8	>80%	>80%
	W9	R9	27.9	27.7	0.3	0.9	>80%	>80%
	W10	R10	27.1	26.7	0.5	1.7	>80%	>80%
	W11	R11	27.0	26.9	0.0	0.1	>80%	>80%
	W12	R12	28.1	28.0	0.0	0.1	>80%	>80%
	W13	R13	27.6	27.6	0.1	0.3	>80%	>80%
	W14	R14	26.6	26.4	0.2	0.9	>80%	>80%
	W15	R15	25.8	25.8	0.0	0.0	>80%	>80%
	W16	R16	27.8	27.6	0.2	0.6	73%	73%
	W17	R17	26.7	26.7	0.0	0.0	77%	77%
	First	W18	R18	27.3	27.2	0.1	0.4	>80%
W1		R1	32.7	31.3	1.4	4.3	>80%	>80%
W2		R2	31.5	30.1	1.4	4.4	>80%	76%
W3		R3	30.8	29.5	1.3	4.2	>80%	>80%
W4		R4	31.8	30.8	1.0	3.2	>80%	>80%
W5		R5	31.0	30.1	0.9	2.9	>80%	>80%
W6		R6	31.8	31.2	0.6	1.9	>80%	>80%
W7		R7	31.1	30.6	0.5	1.6	>80%	>80%
W8		R8	31.8	31.5	0.3	1.0	>80%	>80%
	W9	R9	31.1	30.8	0.3	0.9	>80%	>80%

PROPERTY	AREA REF	EXISTING AREA (%)	PROPOSED AREA (%)
<u>5-21 Primezone Mews</u> Ground	A1	39%	36%
	A2	38%	36%
	A3	38%	36%
	A4	38%	37%
	A5	38%	38%
	A6	38%	38%
	A7	38%	38%
	A8	37%	37%
	A9	37%	37%



CAD SOURCES

REV	DESCRIPTION	DATE	INIT	CHKD

Legend

Surrounding Buildings

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

Title
Window Map - 21 Haringey Park

Scale
NTS

Date
04.09.2024

Drawn By
CO

Checked By
JC

Project No:
2834 - 009

Revision

2-6 Boundary Row London SE1 8HP
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CAD SOURCES

A	Inclusion of amenities to 18 & 21 Haringey Park, Pinehurst Mews and Harcourt House.	19.06.2025	CO	JC
REV	DESCRIPTION	DATE	INIT	CHKD

N

Legend

Surrounding Buildings

Amenity Area

Amenity Existing Lit Area

Amenity Proposed Lit Area

Amenity Contour

Project

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

Title

Surrounding Amenity Contours

Scale

NTS

Date

04.09.2024

Drawn By

CO

Checked By

JC

Project No:

2834

Drawing No:

010

Revision

A

2-6 Boundary Row London SE1 8HP

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