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DAYLIGHT & SUNLIGHT REPORT

relating to the

PROPOSED DEVELOPMENT

of

17 YORK WAY, LONDON, N7

on behalf of

MENDOZA LIMITED

Project Ref: 17 YW (Rev -)

Date: July 2023

17 York Way, London, N7 9QG

Author: Neil Cawood BSc (Hons), MSc, MAPM, MRICS

About CPMC Chartered Surveying Ltd

CPMC Chartered Surveying Ltd is a multi-disciplinary surveying practice, specialising in rights of light and BRE daylight and sunlight analysis for the planning process, the Party Wall etc Act 1996, access agreements, condition scheduling, crane oversail licences & Accurate Visual Representation (AVR) imagery.

We are an industry leading Chartered Surveying practice with considerable experience in relation to providing documentation to support the planning process and the resolution of 'neighbourly matters' issues in all parts of the UK. We have significant experience with regard to the provision of daylight and sunlight assessment criteria and regularly produce comprehensive assessments to aid planning authorities understand the impact of an applicant's site on its neighbours. We are also regularly asked to assess the likely light levels within a proposed developments, so that the likely light levels for future occupants can be better understood.

Our client base is broad, and we work with developers, authorities and private individuals in order to effectively manage their neighbourly matters concerns.

List of Contents

Section 1: Overview

There is no national planning policy relating to daylight and sunlight and overshadowing. However, general guidance is given on the need to protect existing amenity and provide adequate new accommodation, as set out in the National Planning Policy Framework.

The 2022 (3rd Edition) Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' (The BRE Guide) and BS EN 17037:2018 enable such assessments to be made.

When considering the BRE Guide's requirements, it is important to remember that the Guide is not a set of planning rules, which are either passed or failed. Numerical values are given and used, not as proscriptive or prescriptive values but as a way of comparing situations and arriving at a balanced judgement. The BRE Guide is conceived as an aid to planning officers and designers by giving objective means of making assessments. The target values in the BRE Guide may not be obtainable in dense urban areas where the grain of development is tight, while higher values might well be desirable in more open suburban or rural areas where the grain is contrastingly open. This is recognised by the BRE and made clear in the BRE Guide.

The need to apply daylight and sunlight advice flexibly was also reinforced in the recent National Planning Policy Framework (NPPF) revision (20th July 2021, at para 125 [c]) "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".

The need to apply the guidance flexibly was also reiterated in the NPPG 'Effective Use of Land' guidance (July 2019), and this is particularly relevant in London, where it is acknowledged in the Greater London Authority's Housing Supplementary Planning Guidance (SPG), March 2016 (para 1.3.46), which states:

"The degree of harm on adjacent properties and 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."

Context is therefore of key importance when applying the standards contained in the BRE Guide.

Section 2: Executive Summary

In urban locations such as Camden, site constraints, including the number, height and proximity of other neighbouring buildings mean that it is more difficult for windows, rooms and external amenity space to meet the criteria laid out in the BRE Guide.

The BRE Guide is clear that the target levels are by no means mandatory, should be used flexibly and that in certain environments, such as an inner-city location, a higher degree of obstruction is frequently unavoidable.

The importance of applying daylight and sunlight advice flexibly is increasingly recognised and is stated in the recently adopted National Planning Policy Framework (NPPF) and the NPPG 'Effective Use of Land' guidance.

In this case the neighbouring windows and rooms comfortably fulfil the planning guidance. This is regarded as demonstrating a very high level of compliance for a projected located in an urban environment such as this.

Section 3: Introduction

The purpose of this report is to assess the impact of the proposed redevelopment of 17 York Way on the daylight and sunlight of neighbouring properties.

This report considers the daylight and sunlight criteria set out in the following publications:

- Site Layout Planning for Daylight & Sunlight (SLPDS / BRE Guide), PJ Littlefair 2022 published by the BRE (Building Research Establishment). The tests prescribed by the BRE Guide are approved by the Department of the Environment and provide a clear methodology for comprehensive testing.

- BS EN 17037:2018 Daylight in buildings.

Compliance with the BRE Guide is not a planning criterion and the foreword to the Guide is careful to make this point. There are therefore no minimum mandatory requirements for daylight and sunlight in Building Regulations for England & Wales but the guidance set out in BRE Guide is widely accepted as the approved methodology when calculating sunlight & skylight.

Section 4: Description of the Development

The scheme comprises of the redevelopment of an existing public house to provide commercial space and residential accommodation.

The property is located at a crossroad and on the corner of York Way and Agar Grove in London N7.

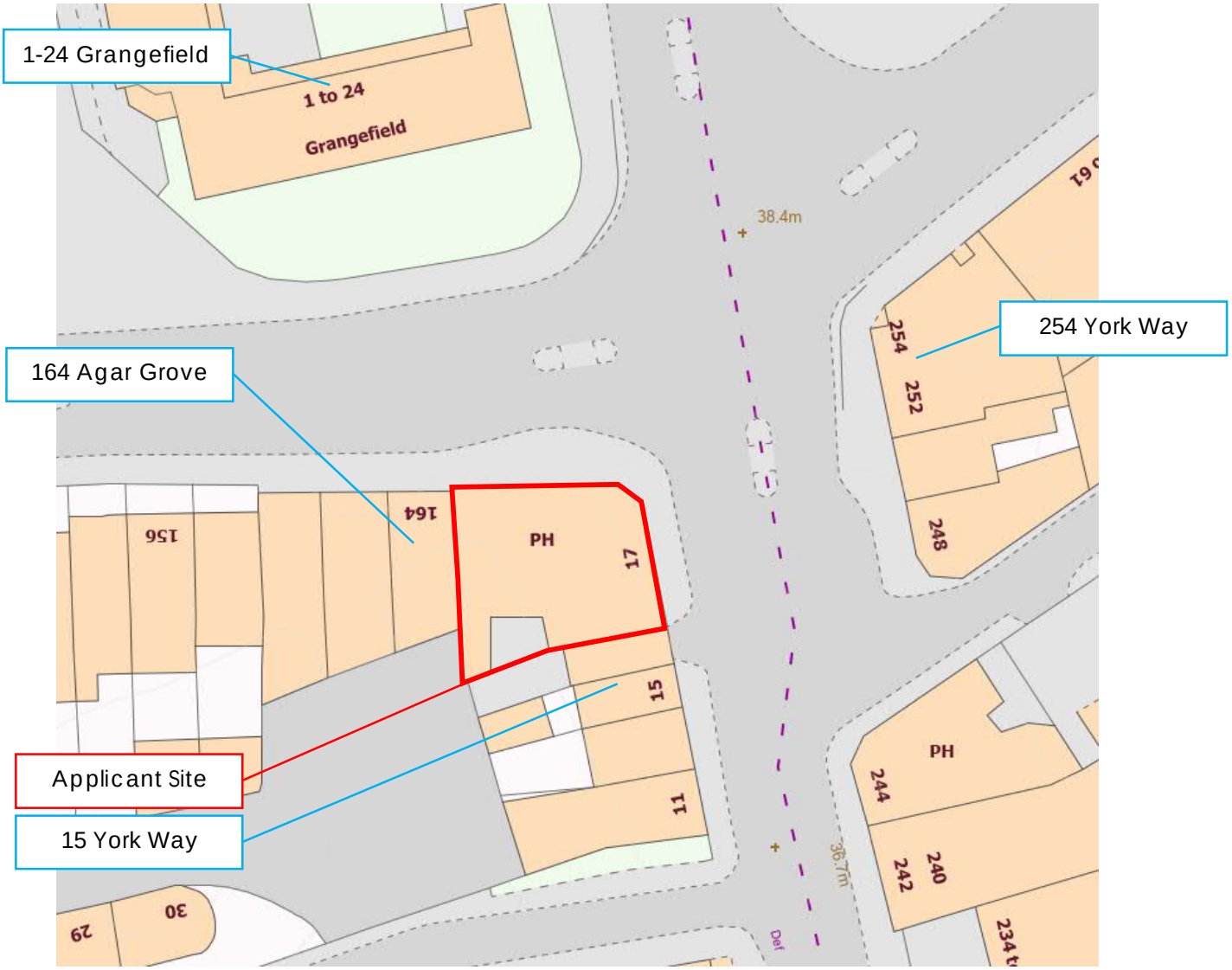


Fig. 1 – Applicant site & assessed neighbouring properties

Fig. 2 – Image of the existing site model

Fig. 3 – Image of the proposed site model

Section 5: Assessment Process

The effect on neighbouring properties:

The BRE Guide describes three parameters to be assessed in order to measure the impact of the proposed new building on Daylight/Sunlight availability to the key adjacent properties. The three parameters to be assessed are as follows:

1) Daylight:

Vertical Sky Component (VSC)

Daylight Distribution (DD)[1]

2) Sunlight:

Annual Probable Sunlight Hours (APSH)

3) Overshadowing (Amenity Space)

Sun on the ground on the 21st March received by external amenity spaces

The guidance states that rooms to be assessed should be living rooms, kitchens and bedrooms in residential properties. In non-domestic buildings rooms where occupants 'have a reasonable expectation of daylight' should be assessed. Although these spaces are not defined, examples are given of the type of non-domestic buildings that would normally fall into this category. Such spaces might include schools, hospitals, hotels and hostels, small workshops and some offices.

As it is often difficult to be certain of the specific use of some neighbouring spaces we have taken a view on the relevance of the properties adjacent to the proposed development.

It is important to note that the numerical values in the guidance are advisory and different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints and local context.

The neighbouring properties we have assessed are as follows:

- 15 York Way
- 164 Agar Grove
- 254 York Way
- 1-24 Grangefield

The assessment is based on the following drawings, provided by TS2 Architecture:

- 116_AP 3D
- 116_PL1_GA_00 Rev G
- 116_PL1_GA_-01 Rev A
- 116_PL1_GA_01 Rev E

[1] Also known as the 'no-sky-line' test.

- 116_PL1_GA_02 Rev E
- 116_PL1_GA_03 Rev E
- 116_PL1_GA_04 Rev E
- 116_PL1_GA_05 Rev B

Section 6: Daylight

Vertical Sky Component:

Daylight is the light received from the sun which is diffused through the sky's clouds. Even on a cloudy day when the sun is not visible a room will continue to be lit with light from the sky. This is also known as 'diffuse light'. Any reduction in the total amount of daylight can be calculated by finding the 'Vertical Sky Component'.

The Vertical Sky Component (VSC) is the ratio of the direct skylight illuminance falling on a vertical face at a reference point (usually the centre of a window), to the simultaneous horizontal illuminance under an unobstructed sky.

The Guide recommends that where the VSC value as proposed is below 27 percent, then the amount by which it is reduced (if any) should be checked and if the reduction is greater than 20 percent or one fifth of its former value, then the reduction is likely to be "noticeable" to the average occupant.

If the VSC is more than 27 percent then enough light would still reach the window of the neighbouring building. However if the VSC is less than 27 percent as well as less than 0.8 times (one fifth) its former value the occupants will notice the reduction in the amount of skylight. It is important to note that light levels in urban areas are frequently significantly below 27 percent, and therefore the site context is a key consideration.

If there would be a significant loss of light to the main window but the room also has one or more smaller windows, an overall VSC may be derived by weighting each VSC element in accordance with the proportion of the total glazing area represented by its window.

For sloping or horizontal rooflights a similar approach can be used, with a horizontal or sloping sky component. If the value with the new development in place is less than 0.80 times the value before, there would be a noticeable reduction in the light entering the rooflight.

VSC Results

Our assessment was undertaken in accordance with the guidance and methodology contained in the 2022 BRE Guide, and detailed results can be found in Appendix A of this report.

- 15 York Way – all tested windows pass.
- 164 Agar Grove – all tested windows pass.
- 254 York Way – all tested windows pass.
- 1-24 Grangefield – all tested windows pass.

Daylight Distribution:

Where room layouts are known (or estimated) the impact on daylighting distribution can be found by plotting what is known as the 'no-sky-line' in each of the main rooms. The rooms we have tested correspond with the windows tested as part of the above VSC test.

The no-sky-line effectively divides the points on the working plane (0.85m high for residential properties and 0.7m high for other uses) that cannot see the sky. Therefore areas beyond the no sky line will receive no direct daylight but will instead be lit from reflected light.

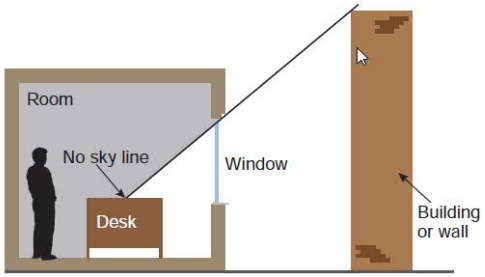


Fig. 4 – Excerpt taken from the BRE 209 Guide

Following the construction of a new development, if the no sky line moves so that the area of the existing room, which does not receive direct skylight, is reduced to less than 0.8 times its former value, this will be noticeable to the average occupant.

In this case we have assumed the neighbouring layouts to assess the Daylight Distribution in rooms adjacent to the development. Whilst there may be some variation if the actual layouts were used it is not anticipated that the impact would change the conclusions contained herein. This is because the impact to the window VSC and the current assumed (4m deep) rooms is minor/negligible, which means even significant variations are unlikely to change the conclusions of this technical study.

Daylight Distribution Results

Our assessment was undertaken in accordance with the guidance and methodology contained in the 2022 BRE Guide, and detailed results can be found in Appendix A of this report:

- 15 York Way – all tested rooms pass.
- 164 Agar Grove – all tested rooms pass.
- 254 York Way – all tested rooms pass.
- 1-24 Grangefield – all tested rooms pass.

Section 7: Sunlight

Available Sunlight Hours

Sunlight guidance values can be found in Section 3 of Site Layout Planning for Daylight and Sunlight (SLPDS).

Habitable rooms in domestic buildings that face within 90 degrees of due south are tested, as are rooms in non-domestic buildings that have a particular requirement for sunlight. The analysis is known as the Annual Probable Sunlight Hours (APSH) analysis.

The recommendations are that applicable windows should receive a minimum of 25 percent of the total annual probable sunshine hours, to include a minimum of 5 percent of that which is available during the winter months between 21st September to the 21st March (the approximate dates of the autumn and spring equinoxes).

However if this is not possible (or the amount of sunlight is already reduced because of the effect of existing obstructions) then a further reduction in sunlight availability will be noticeable to an occupier if the total number of sunlight hours is below the target 25 percent of the total annual probable sunshine hours, to include a minimum of 5 percent of that which is available during the winter months, and is less than 0.8 times its former value prior to the development. For a transgression to occur, there is also a requirement for the reduction in sunlight over the whole year to be greater than 4 percent of annual probable sunlight hours.

There is no requirement for windows that face within 90 degrees of due north to be tested so windows that fall into this category have not been considered within our sunlight calculations.

Available Sunlight Hours Results

Our assessment was undertaken in accordance with the guidance and methodology contained in the 2022 BRE Guide, and detailed results can be found in Appendix A of this report:

- 15 York Way – all tested windows pass.
- 164 Agar Grove – all tested windows pass.
- 254 York Way – all tested windows pass or are orientated north.
- 1-24 Grangefield – all tested windows pass.

Appendix A

Results:

Vertical Sky Component (VSC)

Annual Probable Sunlight Hours (APSH)

Project Name: 17 York Way

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
15 York Way															
First	R1	Residential	Unknown	W1	Existing	32.27	0.89	YES	260°	51.00	1.00	YES	17.00	1.00	YES
					Proposed	28.68				51.00			17.00		
Second	R1	Residential	Unknown	W1	Existing	33.71	0.89	YES	260°	52.00	1.00	YES	18.00	1.00	YES
					Proposed	30.12				52.00			18.00		
Third	R1	Residential	Unknown	W1	Existing	36.43	0.88	YES	260°	53.00	0.98	YES	18.00	1.00	YES
					Proposed	32.17				52.00			18.00		
164 Agar Grove															
First	R1	Residential	Unknown	W1	Existing	36.00	0.98	YES	180°	78.00	0.92	YES	27.00	1.00	YES
					Proposed	35.23				72.00			27.00		
Second	R1	Residential	Unknown	W1	Existing	37.82	0.98	YES	180°	83.00	0.93	YES	27.00	1.00	YES
					Proposed	36.93				77.00			27.00		
Third	R1	Residential	Unknown	W1	Existing	39.38	0.98	YES	180°	88.00	0.95	YES	30.00	0.93	YES
					Proposed	38.76				84.00			28.00		
254 York Way															
First	R1	Residential	Unknown	W1	Existing	17.03	1.00	YES	321°N		*North	*North		*North	*North
					Proposed	17.03									
				W2	Existing	34.81	0.99	YES	259°	49.00	1.00	YES	14.00	1.00	YES
					Proposed	34.49				49.00			14.00		
	R2	Residential	Unknown	W3	Existing	18.55	0.98	YES	259°	25.00	1.00	YES	5.00	1.00	YES
					Proposed	18.19				25.00			5.00		
Second	R1	Residential	Unknown	W1	Existing	17.70	1.00	YES	321°N		*North	*North		*North	*North
					Proposed	17.70									
				W2	Existing	36.81	0.99	YES	259°	51.00	1.00	YES	16.00	1.00	YES
					Proposed	36.41				51.00			16.00		
	R2	Residential	Unknown	W3	Existing	20.70	0.98	YES	259°	28.00	0.96	YES	7.00	0.86	YES
					Proposed	20.26				27.00			6.00		
Third	R1	Residential	Unknown	W1	Existing	18.23	1.00	YES	321°N		*North	*North		*North	*North
					Proposed	18.23									
				W2	Existing	38.51	0.99	YES	259°	54.00	0.98	YES	18.00	0.94	YES
					Proposed	38.12				53.00			17.00		
	R2	Residential	Unknown	W3	Existing	22.50	0.98	YES	259°	30.00	0.97	YES	9.00	0.89	YES
					Proposed	22.08				29.00			8.00		
Fourth	R1	Residential	Unknown	W1	Existing	28.90	1.00	YES	259°	37.00	1.00	YES	13.00	1.00	YES
					Proposed	28.82				37.00			13.00		
				W4	Existing	25.09	1.00	YES	322°N		*North	*North		*North	*North
					Proposed	25.09									
				W5	Existing	25.80	1.00	YES	322°N		*North	*North		*North	*North
					Proposed	25.80									
	R2	Residential	Unknown	W2	Existing	29.04	1.00	YES	259°	38.00	1.00	YES	14.00	1.00	YES
					Proposed	28.96				38.00			14.00		
				W3	Existing	29.56	1.00	YES	259°	42.00	1.00	YES	18.00	1.00	YES
					Proposed	29.47				42.00			18.00		
1-24 Grangefield															
Ground	R1	Residential	Unknown	W1	Existing	35.18	0.98	YES	169°	84.00	0.98	YES	26.00	0.92	YES
					Proposed	34.31				82.00			24.00		
	R2	Residential	Unknown	W2	Existing	35.13	0.98	YES	169°	82.00	0.99	YES	24.00	0.96	YES
					Proposed	34.27				81.00			23.00		
	R3	Residential	Unknown	W3	Existing	35.05	0.98	YES	169°	82.00	1.00	YES	25.00	1.00	YES
					Proposed	34.25				82.00			25.00		
First	R1	Residential	Unknown	W1	Existing	36.47	0.98	YES	169°	87.00	1.00	YES	29.00	1.00	YES
					Proposed	35.77				87.00			29.00		
	R2	Residential	Unknown	W2	Existing	36.42	0.98	YES	169°	86.00	1.00	YES	28.00	1.00	YES
					Proposed	35.71				86.00			28.00		
	R3	Residential	Unknown	W3	Existing	36.36	0.98	YES	169°	86.00	1.00	YES	28.00	1.00	YES
					Proposed	35.71				86.00			28.00		
Second	R1	Residential	Unknown	W1	Existing	37.42	0.99	YES	169°	86.00	1.00	YES	29.00	1.00	YES
					Proposed	36.90				86.00			29.00		
	R2	Residential	Unknown	W2	Existing	37.34	0.99	YES	169°	86.00	1.00	YES	29.00	1.00	YES
					Proposed	36.83				86.00			29.00		
	R3	Residential	Unknown	W3	Existing	37.30	0.99	YES	169°	85.00	1.00	YES	28.00	1.00	YES
					Proposed	36.81				85.00			28.00		
Third	R1	Residential	Unknown	W1	Existing	31.67	0.99	YES	169°	70.00	1.00	YES	30.00	1.00	YES
					Proposed	31.38				70.00			30.00		
	R2	Residential	Unknown	W2	Existing	31.59	0.99	YES	169°	70.00	1.00	YES	30.00	1.00	YES
					Proposed	31.29				70.00			30.00		
	R3	Residential	Unknown	W3	Existing	31.19	0.99	YES	169°	69.00	1.00	YES	30.00	1.00	YES
					Proposed	30.89				69.00			30.00		

Daylight Distribution (DD)

Project Name: 17 York Way

Test: Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
15 York Way								
First	R1	Residential	Unknown	Area m2	13.03	12.56		
				% of room	95.79%	92.35%	0.96	YES
Second	R1	Residential	Unknown	Area m2	12.95	12.79		
				% of room	95.24%	94.02%	0.99	YES
Third	R1	Residential	Unknown	Area m2	13.17	12.70		
				% of room	96.85%	93.35%	0.96	YES
164 Agar Grove								
First	R1	Residential	Unknown	Area m2	15.51	15.31		
				% of room	96.09%	94.89%	0.99	YES
Second	R1	Residential	Unknown	Area m2	15.57	15.49		
				% of room	96.51%	96.01%	0.99	YES
Third	R1	Residential	Unknown	Area m2	15.57	15.55		
				% of room	96.46%	96.35%	1.00	YES
254 York Way								
First	R1	Residential	Unknown	Area m2	15.85	15.85		
				% of room	98.23%	98.19%	1.00	YES
	R2	Residential	Unknown	Area m2	16.65	16.65		
				% of room	98.88%	98.86%	1.00	YES
Second	R1	Residential	Unknown	Area m2	16.04	16.04		
				% of room	99.38%	99.38%	1.00	YES
	R2	Residential	Unknown	Area m2	16.68	16.68		
				% of room	99.01%	99.00%	1.00	YES
Third	R1	Residential	Unknown	Area m2	16.05	16.05		
				% of room	99.43%	99.43%	1.00	YES
	R2	Residential	Unknown	Area m2	16.68	16.68		
				% of room	99.02%	99.02%	1.00	YES
Fourth	R1	Residential	Unknown	Area m2	18.71	18.71		
				% of room	99.95%	99.95%	1.00	YES
	R2	Residential	Unknown	Area m2	15.58	15.58		
				% of room	99.35%	99.35%	1.00	YES
1-24 Grangefield								
Ground	R1	Residential	Unknown	Area m2	15.72	15.72		
				% of room	98.23%	98.23%	1.00	YES
	R2	Residential	Unknown	Area m2	9.46	9.45		
				% of room	98.26%	98.11%	1.00	YES
	R3	Residential	Unknown	Area m2	15.82	15.82		
				% of room	98.90%	98.89%	1.00	YES
First	R1	Residential	Unknown	Area m2	15.72	15.72		
				% of room	98.23%	98.23%	1.00	YES
	R2	Residential	Unknown	Area m2	9.47	9.46		
				% of room	98.29%	98.27%	1.00	YES
	R3	Residential	Unknown	Area m2	15.82	15.82		
				% of room	98.90%	98.90%	1.00	YES
Second	R1	Residential	Unknown	Area m2	15.72	15.72		
				% of room	98.23%	98.23%	1.00	YES
	R2	Residential	Unknown	Area m2	9.48	9.48		
				% of room	98.43%	98.42%	1.00	YES
	R3	Residential	Unknown	Area m2	15.82	15.82		
				% of room	98.90%	98.90%	1.00	YES
Third	R1	Residential	Unknown	Area m2	15.69	15.69		
				% of room	98.06%	98.06%	1.00	YES
	R2	Residential	Unknown	Area m2	9.47	9.47		
				% of room	98.35%	98.35%	1.00	YES
	R3	Residential	Unknown	Area m2	15.81	15.81		
				% of room	98.80%	98.80%	1.00	YES

Appendix B

Model views, window, and room references

Notes:

LEGEND:

SOURCES OF INFORMATION:

Proposed Building File:

Date:

AOD Confirmation:

Date:

REV:	DESCRIPTION:	BY:	DATE:

STATUS:

CPMC CHARTERED SURVEYING

104C St John Street
EC1M 4EH London
020 7078 7673

CPMC Chartered Surveying
www.cpmcsurveying.co.uk

CLIENT: Mendoza Ltd

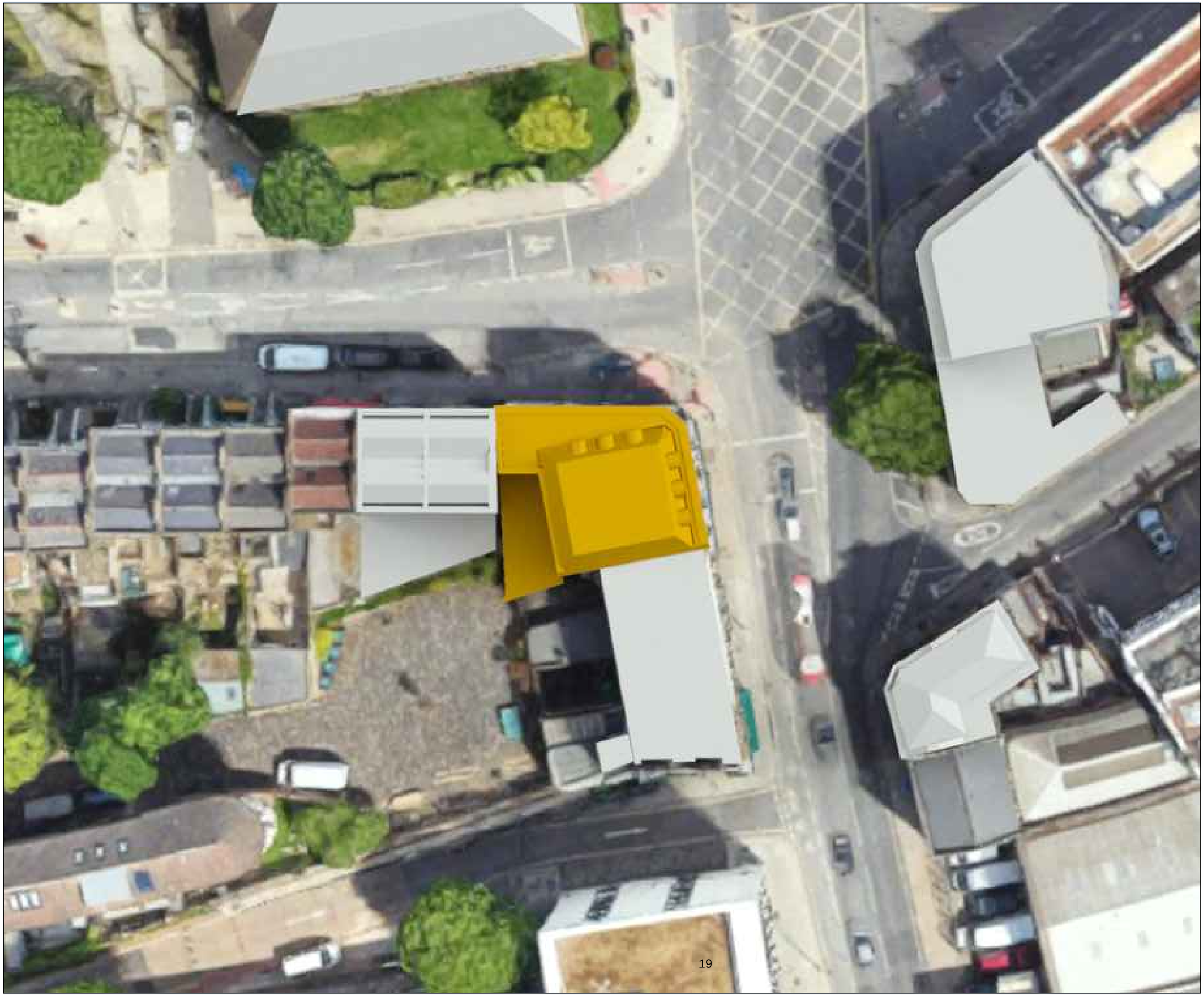
PROJECT: 17 York Way

ADDRESS: London, N7 9QG

TITLE: EXISTING PLAN VIEW

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	Aug 2021	HP	NC

PROJECT NO:	DRAWING NO:	REVISION:
	01	A



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TITLE: PROPOSED PLAN VIEW

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	Aug 2021	HP	NC

PROJECT NO:	DRAWING NO:	REVISION:
	02	A

Notes:

Do not scale from this drawing.

LEGEND:

SOURCES OF INFORMATION:

Proposed Building File:

Date:

AOD Confirmation:

Date:

REV:	DESCRIPTION:	BY:	DATE:

STATUS:

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www.cpmcsurveying.co.uk

CLIENT: Mendoza Ltd

PROJECT: 17 York Way

ADDRESS: London, N7 9QG

TITLE: EXISTING 3D VIEW

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	Aug 2021	HP	NC

PROJECT NO:	DRAWING NO:	REVISION:
	03	A

Notes:

LEGEND:

SOURCES OF INFORMATION:

Proposed Building File:

Date:

AOD Confirmation:

Date:

REV:	DESCRIPTION:	BY:	DATE:

STATUS:

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CLIENT: Mendoza Ltd

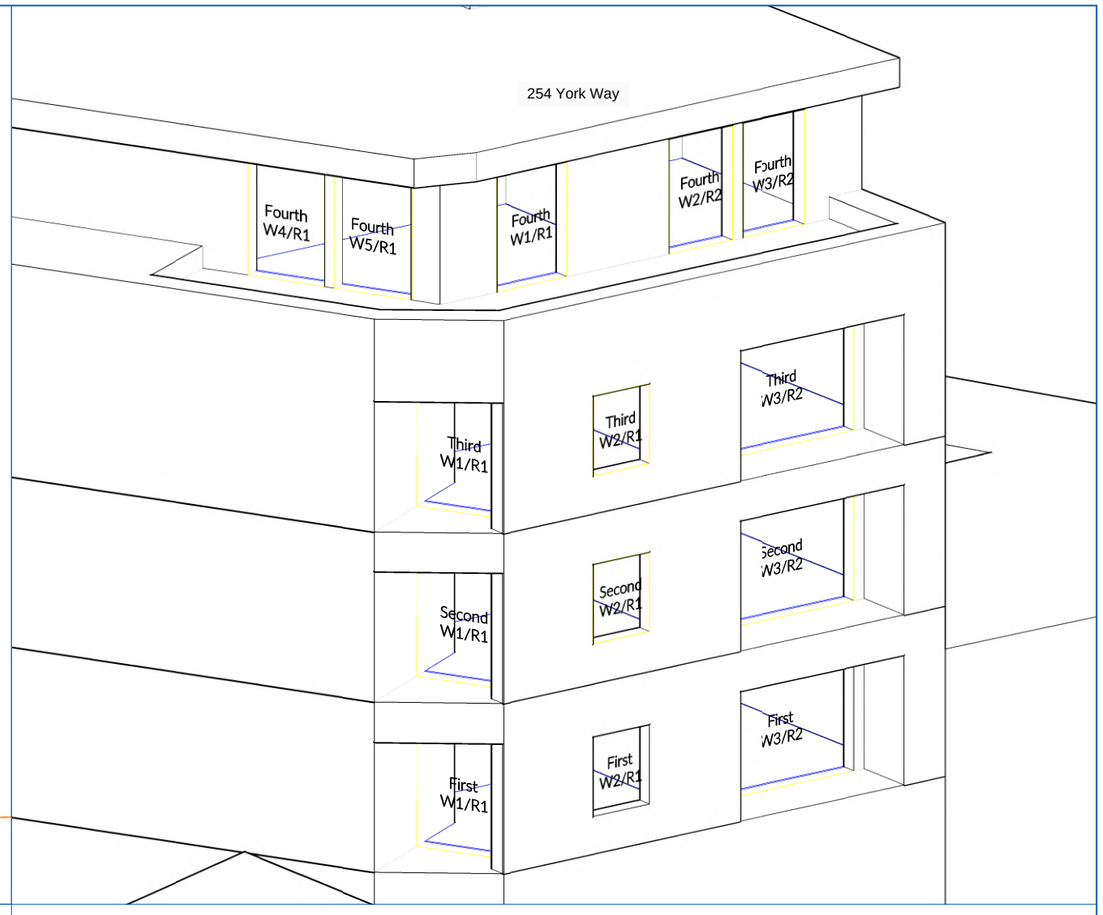
PROJECT: 17 York Way

ADDRESS: London, N7 9QG

TITLE: PROPOSED 3D VIEW

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	Aug 2021	HP	NC

PROJECT NO:	DRAWING NO:	REVISION:
	04	A



LEGEND:

SOURCES OF INFORMATION:

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Date:

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Date:

REV:	DESCRIPTION:	BY:	DATE:

STATUS:

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www.cpmcsurveying.co.uk

CLIENT: Mendoza Ltd

PROJECT: 17 York Way

ADDRESS: London, N7 9QG

TITLE: WINDOW & ROOM REF.

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	Aug 2021	HP	NC

PROJECT NO:	DRAWING NO:	REVISION:
	05	A

Notes

Where access was not available we have made reasonable estimations of internal layouts, floor areas, window sizes and positions etc.

Our calculations model has been built from a combination of architect's plans, partial site survey, site and aerial photographs.

We are not aware of any conflicts of interest between ourselves and any neighbouring owners or their consultants concerning this project.

This report has been prepared for the sole use of the Client. No representation or warranty (expressed or implied) is given to any other parties.