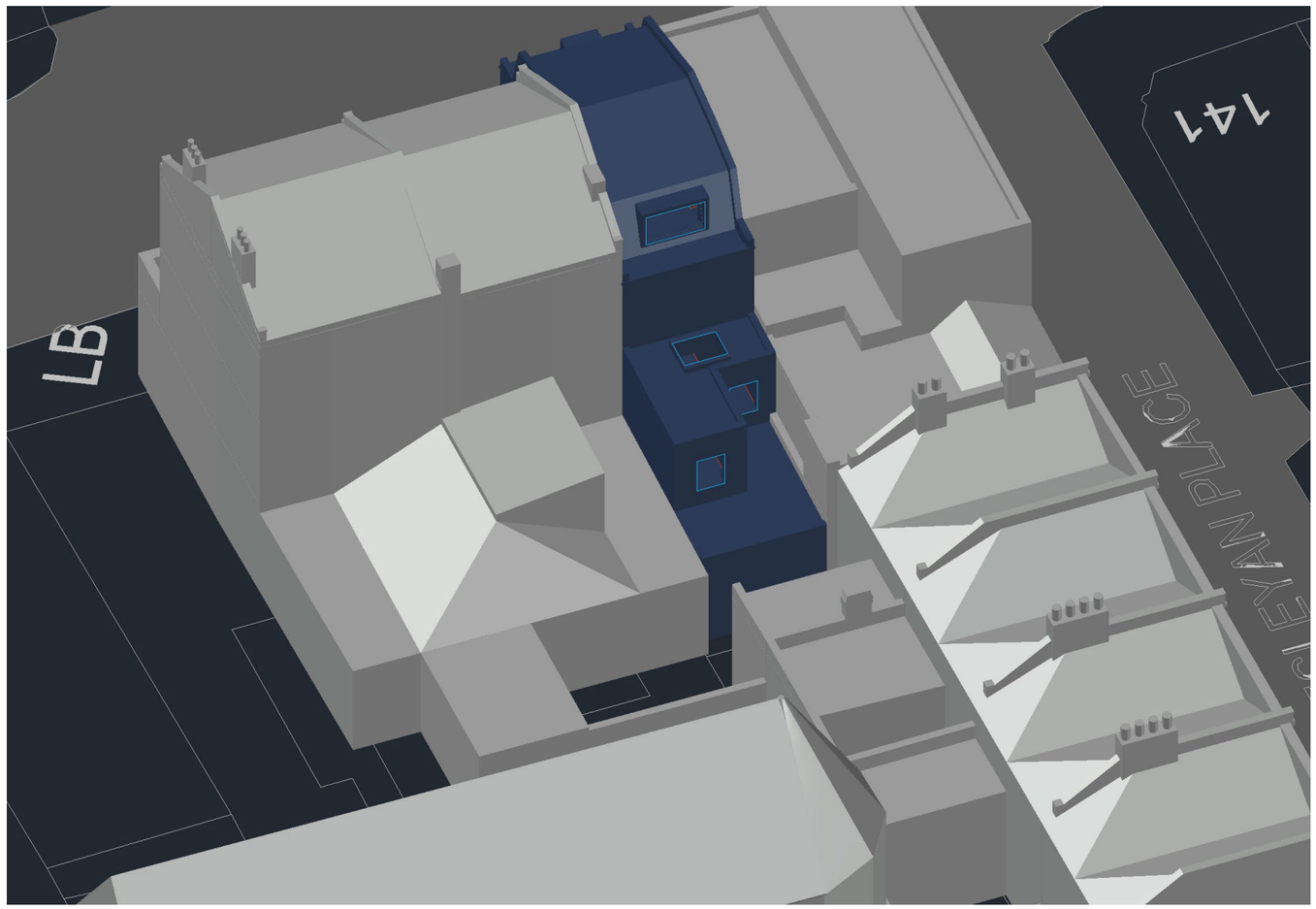
147 Highgate Road, London, NW5 1LJ

Extension

Daylight and Sunlight Report
May 2025



Revision Schedule

Daylight and Sunlight Report
May 2025

Rev	Date	Details	Prepared by	Reviewed by	Approved by
01	May 2025	Interim	P Giesberg	S. Bamford	P Giesberg
02	May 2025	Final	P Giesberg	S. Bamford	P. Giesberg

Table of Contents

1 Introduction

It is proposed to carry out a vertical extension and remodel an existing building to provide for additional residential space above a retail function on the ground floor. This report was prepared to support the determination of the application for prior approval for the proposed development.

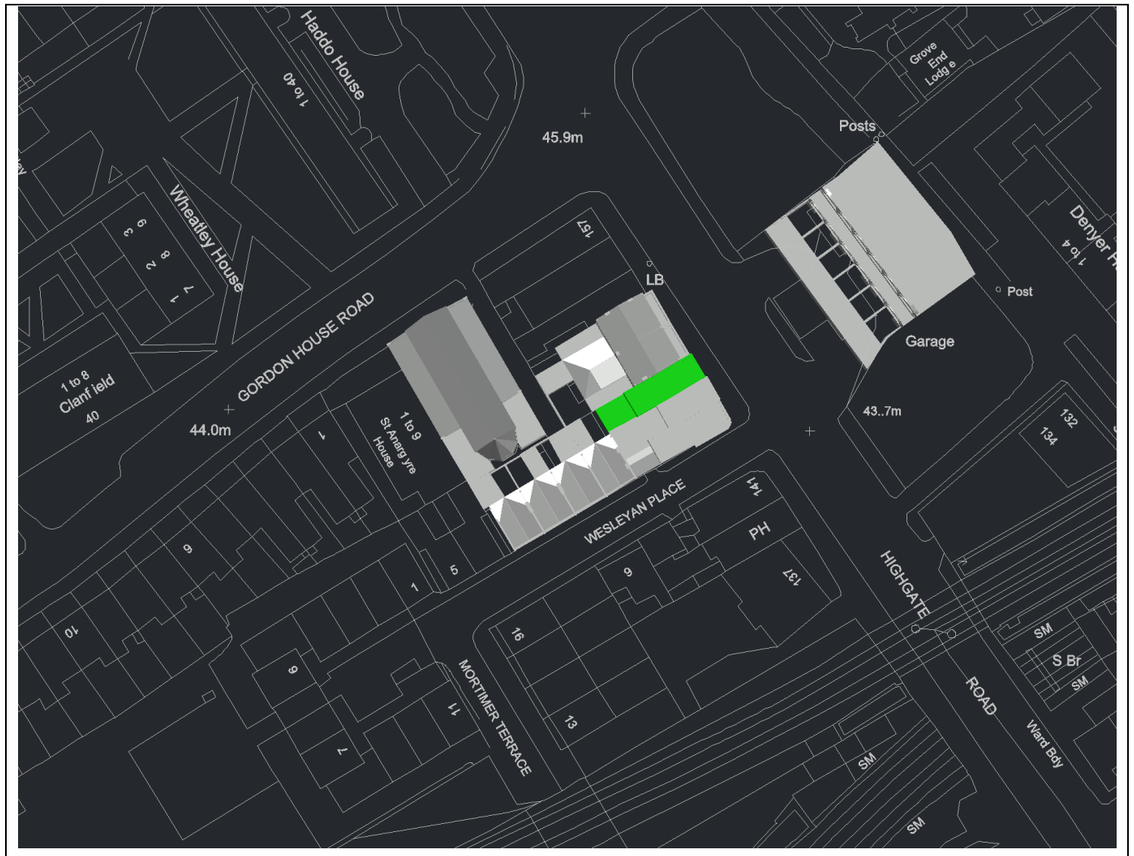


Figure 1. Site overview

Site and development

The proposed development is situated on the land of the properties at 147 Highgate Road in London (Fig. 1). The application site is in a densely built-up urban area. Adjacent to the proposed development are a number of buildings that have residential use. All buildings are very closely situated as is typical for this kind of urban layout. This means that access to daylight is restricted for most spaces.

The proposed site has seen development in recent years, where a second floor was constructed on top of the first floor in accordance with the previously approved planning applications. The current proposal adds a further floor to this and reduces depth of the second floor and provides for a partial rear extension to the first floor.

2 Methodology and Assessment Criteria

2.1 Input data

Drawings of the proposed development and the neighbouring properties were made available by the architect. 3D data for surrounding buildings and window locations in neighbouring properties were identified through the examination of previous planning applications that were publicly available on the council's planning portal and other publicly available sources.

Drawings of the proposed development are shown in Appendix 1 and the resulting model in Appendix 2. The window numbering is shown in Appendix 3.

2.2 Effects on existing buildings

The effects of the proposed buildings on the availability of daylight on the existing buildings have been considered. The appraisal has been carried out using the methodology set out by Paul Littlefair and co-authors in BR209 "*Site layout planning for daylight and sunlight: a guide to good practice*" (2022) (BRE Trust)

Diffuse light from the sky

It is important to safeguard the daylight that is available for nearby buildings in living rooms, kitchens and bedrooms. The Vertical Sky Component (VSC) is a measure of available daylight on a particular surface or window. The guidelines in the BRE209 document state that where a window has a VSC of 27 % or more daylighting is unlikely to be affected. In cases where the VSC is less than 27%, it is unlikely that a change in daylighting will be noticeable if a reduction in VSC is not less than 0.8 times the original value. Where a room is served by multiple windows and one the main window fails the VSC test, it is appropriate to use a weighted average of VSC of all the windows to that room. Where information about internal layout is available a further test is the reduction in the area with a view of the sky is not more than 20%. Where a room has more than 1 window the average weighted VSC should be used.

Sunlight Availability

If a living room of an existing dwelling has a window facing with 90 degrees of due south and any part of a new development subtends an angle of more than 25 degrees to the horizontal measured from the centre of the window

in a vertical section perpendicular to the window, then the sun lighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window meets all of the following three criteria:

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

Sunlight and Gardens and open space

The BRE guidance recommends 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. If as a result of new development an existing garden or amenity area does not meet the above and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then loss of sunlight is likely to be noticeable.

The effects of Trees on Daylight and Sunlight

The BRE guidance does suggest that trees should not be included in the assessment.

"*Normally trees and shrubs need not be included, partly because their shapes are almost impossible to predicts and partly because the dappled shade of a tree is more pleasant than the deep shadow of a building (this applies especially to deciduous trees*)"

The guidelines also say that in the instance a dense belt of evergreen is provided as a windbreak or for privacy reasons, the shading effect can be considered.

Impact Assessment

In urban areas, with a high-density build-form, it is not always possible to avoid all windows to be below the target values in the guidelines and depending on the particular circumstances some impact may be acceptable. We therefore developed a semantic scale of impacts based on the considerations provided in the BRE guidelines. In developing the semantic impact scale both the extent of the reduction and the final value would be taken into account. The BRE guidance on impact on neighbouring properties has a standard VSC threshold of 27%. When considering new development projects more nuance is applied as shown in the table below.

The resulting severity ratings are shown in table 1.

Table 1 Impact Severy rating

Severity rating	VSC	Relative value after development
Negligible	27% or more	0.8 or more
Minor	15% or more but less than 27%	0.7 or more but less than 0.8
Moderate	10% or more but less than 15%	0.5 or more but less than 0.7
Major	below 10%	less than 0.5

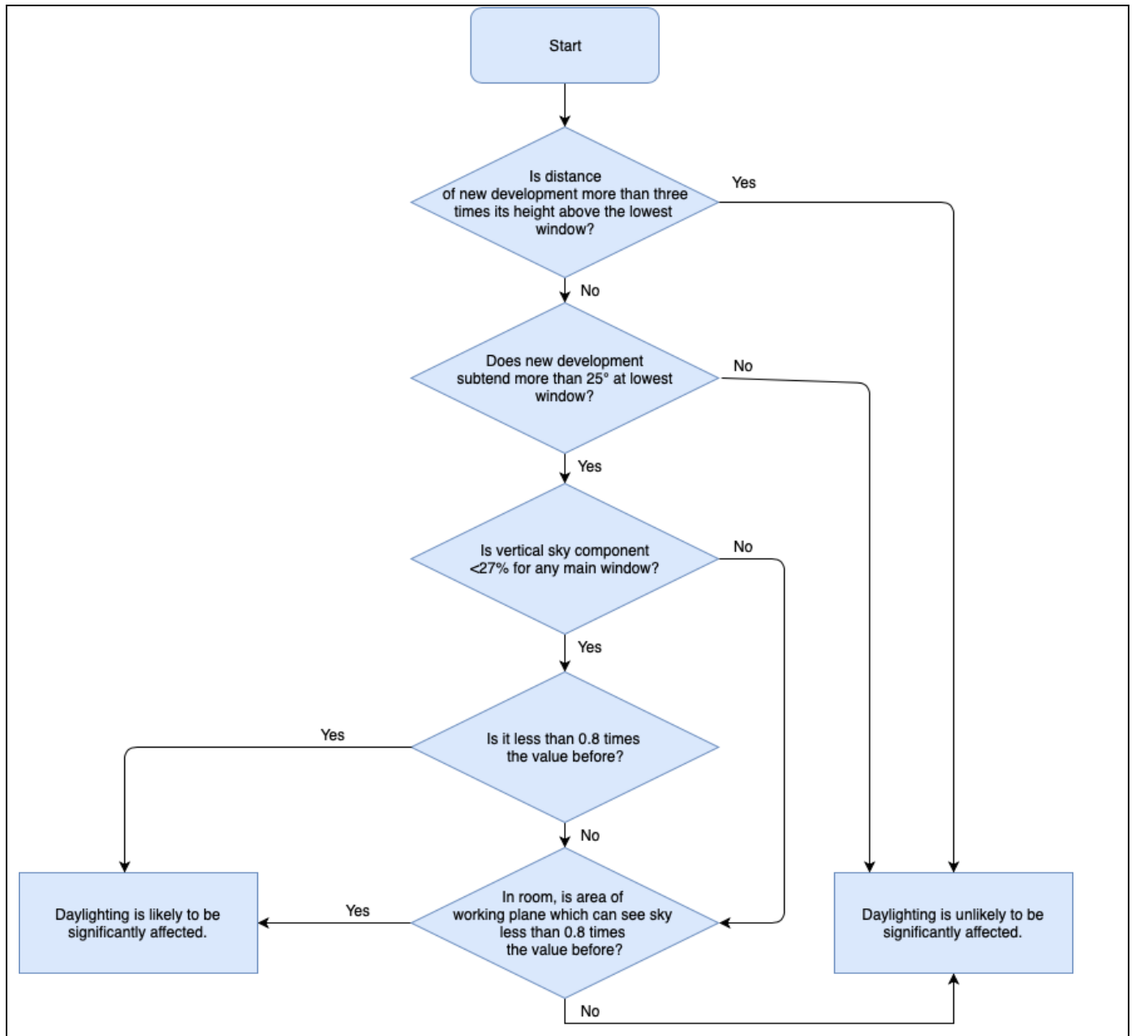


Figure 2. Decision chart daylight in existing buildings.

Alternative targets

The BRE guidance document recognises that if the numerical values provided are not always appropriate different targets may be used based on special requirements of the proposed development or its location. There are a number of examples provided where deviations of the numeral values are appropriate and suggestions to determine alternatives are described.

One of these examples relates to cases where an existing building has windows that are unusually close to the site boundary and taking more than their fair share of light. In these cases, it is suggested that a target is set by using a “mirror-image” of the building of the same height and size, an equal distance away on the other side of the boundary. Another example relates to new buildings in densely built-up inner-city areas such as mews. In these instances, the guidelines suggest that a VSC that is typical for these mews should be used to set the benchmark.

2.3 Proposed new building

Internal Daylight

BS EN 17037:2018+A1:2021 recognises two methods to assess daylight provision to the interior. Both should be determine using specific software.

Method 1: Calculation method using daylight factors on the reference plane
Method 2 Calculation method of illuminance levels on the reference plane using climatic data for the given site and an adequate time step.

The central requirement of the standard is set out in table 1 below.

Table 1: Recommendations of daylight provision by daylight openings in vertical and inclined surface.

Level of recommendation for vertical and inclined daylight opening	Target illuminance E_T lx	Fraction of space for target level $F_{plane,\%}$	Minimum target illuminance E_{TM} lx	Fraction of space for minimum target level $F_{plane,\%}$	Fraction of daylight hours $F_{time,\%}$
Minimum	300	50 %	100	95 %	50 %
Medium	500	50 %	300	95 %	50 %
High	750	50 %	500	95 %	50 %
NOTE Table A.3 gives target daylight factor (D_T) and minimum target daylight factor (D_{TM}) corresponding to target illuminance level and minimum target illuminance, respectively, for the CEN capital cities.					

Using method 2 will directly provide these values. The daylight factor is a measure of the amount of daylight relative to the external daylight available. When using method 1, the requirement for the daylight factor will vary with the geographical location of the development site. So for instance to achieve a target of 300 Lux in Athens a Daylight Factor of 1.5% is required, whereas the same 300 Lux target would require a Daylight Factor of 2.6 in Reykjavik, Iceland.

There are some specific recommendations for dwellings in the UK. These are set out in the UK National Annex to the standard. The UK committee on BS EN 17037: 2018 believes that the recommendations as stated in the table 1 are not always achievable in all rooms of a dwelling. This could be the case for instance for rooms in basements, dwellings in dense urban areas or where existing buildings are being converted into dwellings.

The UK National Annex gives guidance on minimum daylight provision in all UK dwellings. The recommendations are 100 lux for bedrooms, 150 lux for living rooms and 200 lux for kitchens to be achieved in 50% of the time that daylight is available for 50 % of the assessment grid. The recommendations for 95% of the assessment grid do not apply for to dwellings in the UK. Although the individual rooms are designate bedrooms they are he only private spaces for the residents that are available. We therefore have assessed these rooms to the higher standard for living rooms. Only rooms that are for use of the residents have been assessed. Daylight in workspaces are not subject of planning considerations.

Sunlight availability

People appreciate having sunlight in their homes. In housing the main requirement for sunlight is in living rooms. Site layout is the most important factor affecting the duration of sunlight in buildings and is divided into two main issues: orientation and overshadowing.

With overshading again, the BRE guidelines suggest a sensible approach to minimise the level of overshadowing of south, south-east and south-west facing windows. Each unit should have at least one window to a habitable room, preferably a living room, that receives at least 1.5 hours of sunlight on 21 March

Building parameters

The analysis that is described in this report was carried out using the Radiance engine, which is widely used internationally to analyse daylight in buildings. For this study the Annual Dynamic Illuminance analysis was used, which is a Climate Based Daylight Modelling approach.

The daylight in a room is determined by a wide range of factors. These factors can be external, such as nearby objects that provide both blocking of daylight and reflections. Other factors are internal and include size and shape of rooms as well as the light reflecting characteristics of walls, ceilings and floors. Finally, the light transmittance of the glazing is a determinant of the daylight levels in a building.

BRE209 provides guidance on the transmittance values of glazing as well as the light reflectance of internal and external surfaces.

For the light reflectance of the internal surfaces, values consistent with modern light finishes of the interior were used: interior walls, 0.8, ceilings, 0.8, floors 0.4. External surfaces were assumed to have a reflectance value of 0.2 for the external shell of the building. The diffuse light transmittance value for the glazing has been set at 0.68. The maintenance factors reducing the light transmittance for urban areas have been taken into account (8, 16 and 24% reductions for vertical glazing, vertical and horizontal roof lights respectively).

The available daylight hours were considered over the year over each full day.

As recommended in the BRE209 guidance document, an “Area of Interest” was defined as the internal room space offset by 30 cm from the inside of the walls. The working plane was set at 0.85 m and the distance between points in the assessment grid was 0.25 m.

3 Results

3.1 Impact on neighbouring properties

The number of windows to the rear that serve a habitable room is limited. Only windows W1, W3, W5, W8 and W9 serve habitable rooms. The remaining windows serve Bathrooms and WC spaces.

The impact of the proposed development compared to the pre-existing situation on the vertical sky component and sunlight availability of the neighbouring windows is shown in appendix 4 and 5. The effect on the daylight distribution is shown in appendix 6.

The results show that the effect on the habitable rooms of the neighbouring properties is within the standard criteria set out in the BRE guidelines.

3.2 Daylight and sunlight quality in proposed development

Appendix 6 and 7 show the results and distribution of daylight availability within the new bedrooms.

All spaces are meeting the target of 50% of the room area achieving the required level of light for its proposed use (200 lux for kitchen living and dining rooms and 100 lux for bedrooms) for 50% of the available daylight hours.

New residential units should have at least one habitable room with good exposure to direct sunlight, expressed as 1.5 hours on 21 March. Ideally this room is a main living room, but where this is not feasible then at least one habitable room should achieve this level of direct sunlight.

The proposed development has its rear elevation within 90 degrees due south. This means that the well-sunlit windows are to the rear of the proposed property. The table in Appendix 8 shows that the living area on the first floor flat does receive ample sunlight on 21 March and therefore complies with the preferred scenario. The second flat, on floors 2 and 3, has the living room located to the front of the building. Consequently this room does not receive the level of sunlight on 21 March to be considered adequately sun-lit. The rear of the second floor is used for non-habitable rooms. The third floor has space is used as bedroom and has windows in both the rear and front façade. In addition two rooflight are facing within 90 degrees of due south. This habitable room does receive sufficient direct sunlight to be considered adequately sun-lit.

4 Discussion and conclusion

Impact on neighbouring properties

A daylight and sunlight assessment into the impacts on neighbouring properties was carried out. A previous planning application allowed for a second floor extension and this has been implemented. This is used as the baseline. The current proposal is for three changes to the current building as it has been implemented:

- Reduction of the depth of the second floor
- Addition of a third floor in mansard roof
- Partial rear extension to the first floor

None of the windows would undergo a noticeable reduction in daylight or sunlight and none of the rooms would see a noticeable reduction in daylight distribution under this scenario.

If the existing situation would be set as the one before the implementation of the previous planning consent, there is a small impact (to 0.78) on window 1 which serves the bedroom at 145 Highgate Road. The daylight distribution would remain within the BRE limits. The small reduction in excess of the target should be considered acceptable, especially in the context of the location of this window, which sits on the boundary with the proposed development site. One of the alternative approaches described in the guidelines involves considering whether the affected building itself would be a good neighbour. Under this principle a much lower value in VSC on this bedroom window on the boundary would be supported. In addition to this the daylight distribution in this bedroom remains within the compliant range. The sunlight exposure to all the windows remains within the BRE guideline values. The results of the impact in reference to the historic baseline are shown in Appendices 10 to 12.

Internal daylight levels in new bedroom

The parameters described in (BRE) guide ‘Site Layout Planning for Daylight and Sunlight: a guide to good practice” (BRE209) Third edition 2022, were used to determine the level of daylight available in the proposed new habitable rooms available for use by the future residents. The results show that the habitable room in both flats meet the required daylight and sunlight levels..

Conclusion

It is therefore concluded that the proposed development does meet the criteria for daylight and sunlight quality in new residential units set out in the BRE guide ‘Site Layout Planning for Daylight and Sunlight: a guide to good practice” (BRE209) Third edition 2022 for internal daylight and therefore complies with the planning requirements on daylight and sunlight quality for new residential units.

Appendix 1. Plans and Elevations

NOTES

DO NOT SCALE FROM THIS DRAWING

PLANNING
NOTE:

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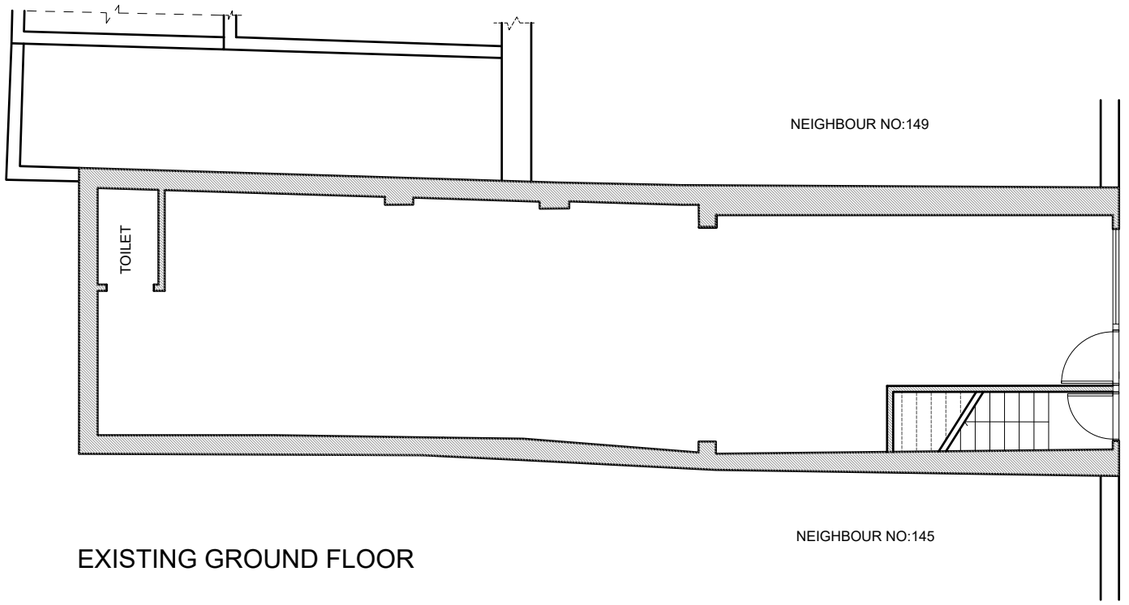
All plans, sections & elevations are based on measured readings and any scaled dimension should not be relied upon to give an accurate measurement.



HIGHGATE ROAD

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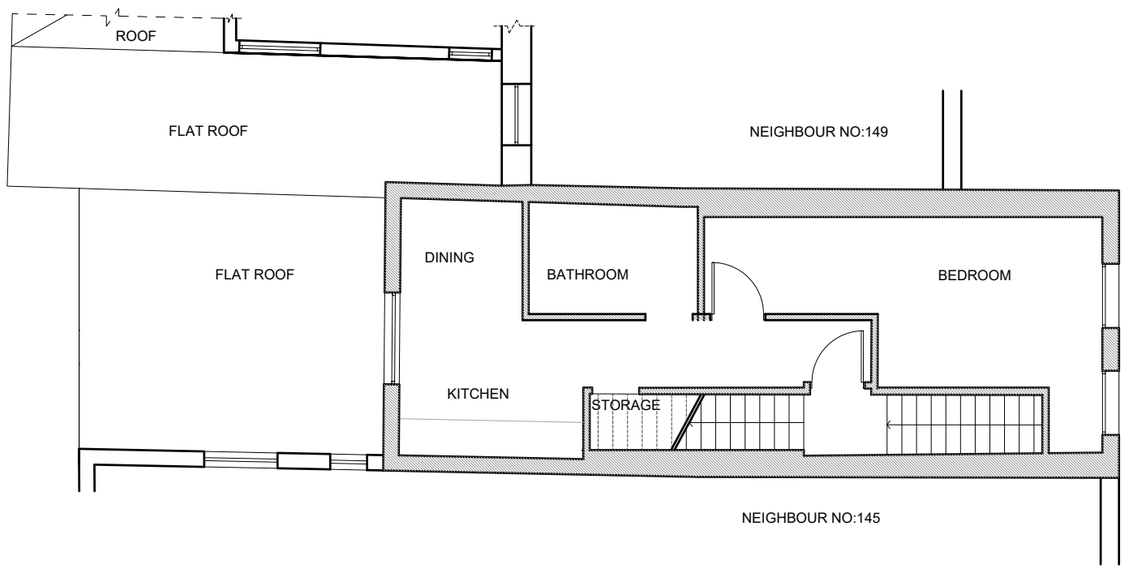

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JOB
147 Highgate Road
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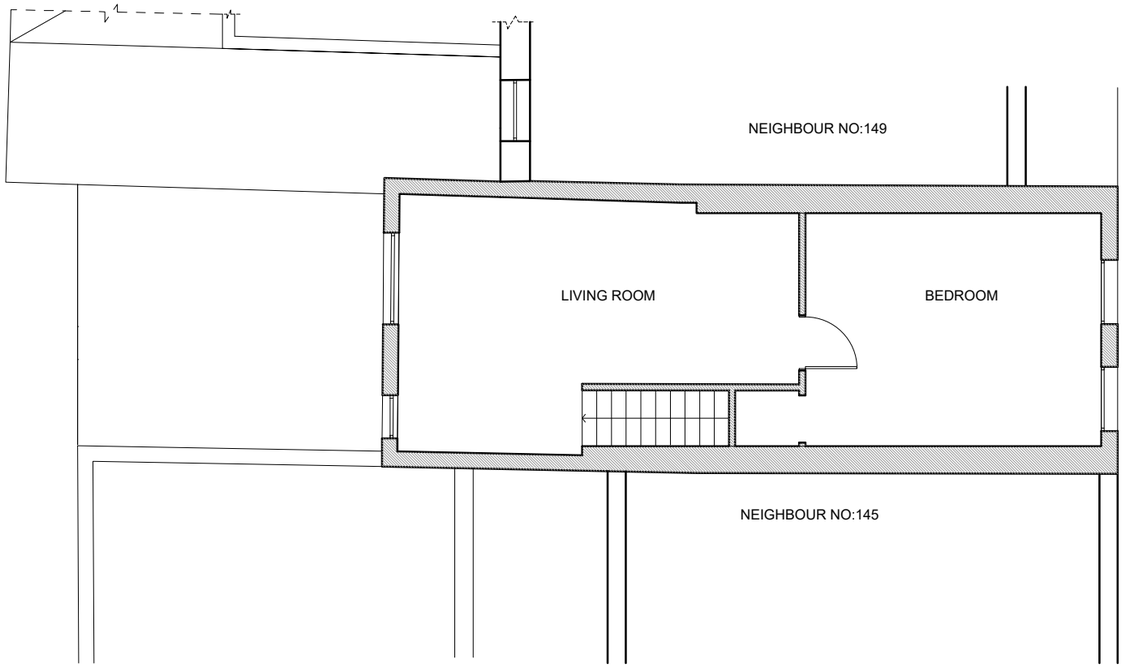

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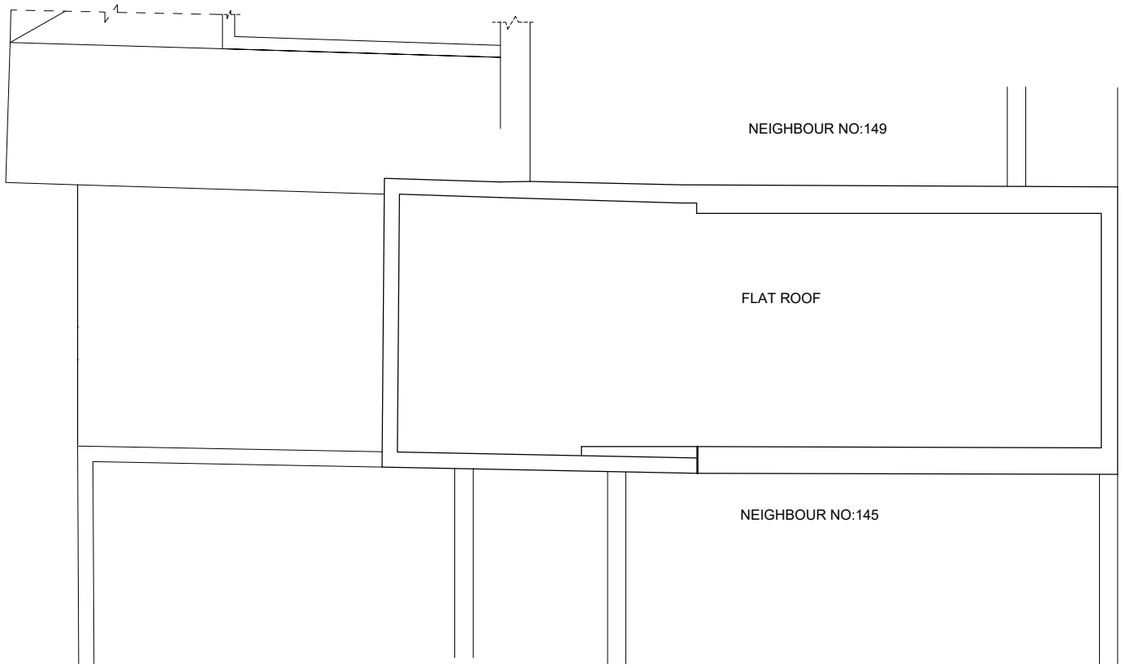

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NOTES

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TITLE
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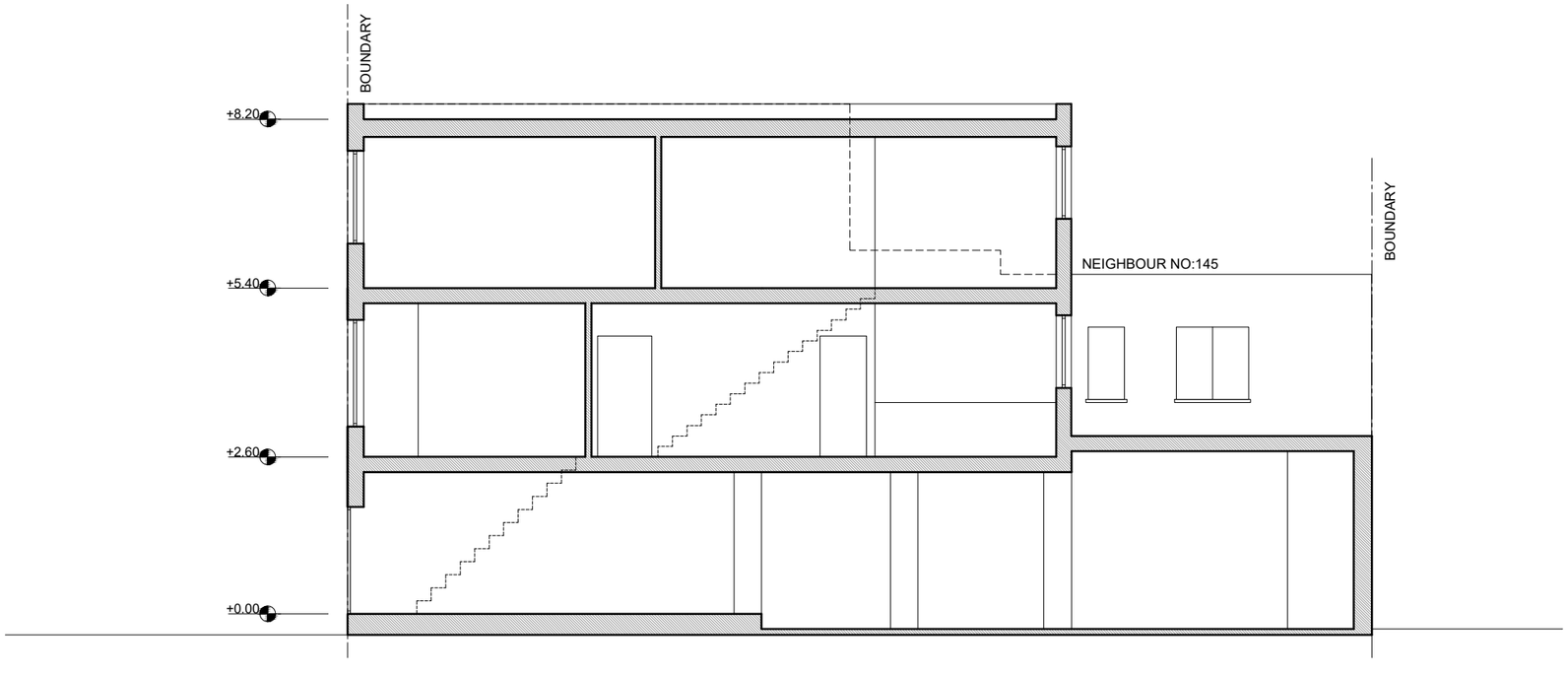

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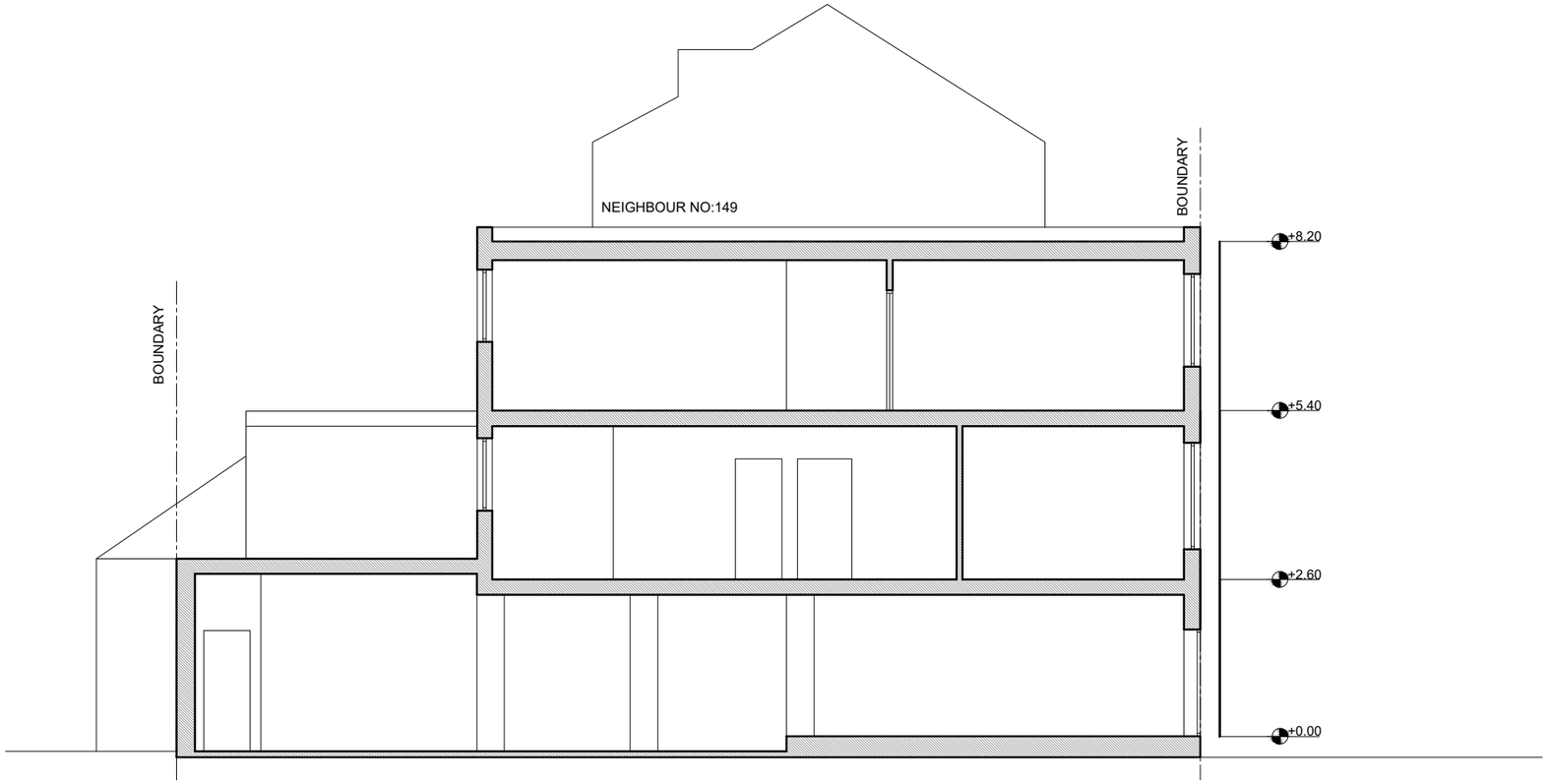

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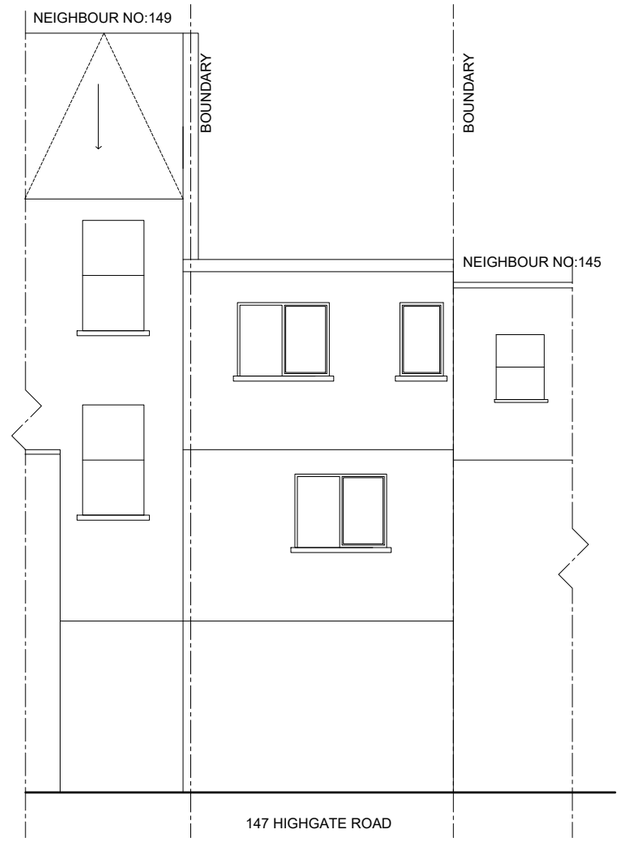

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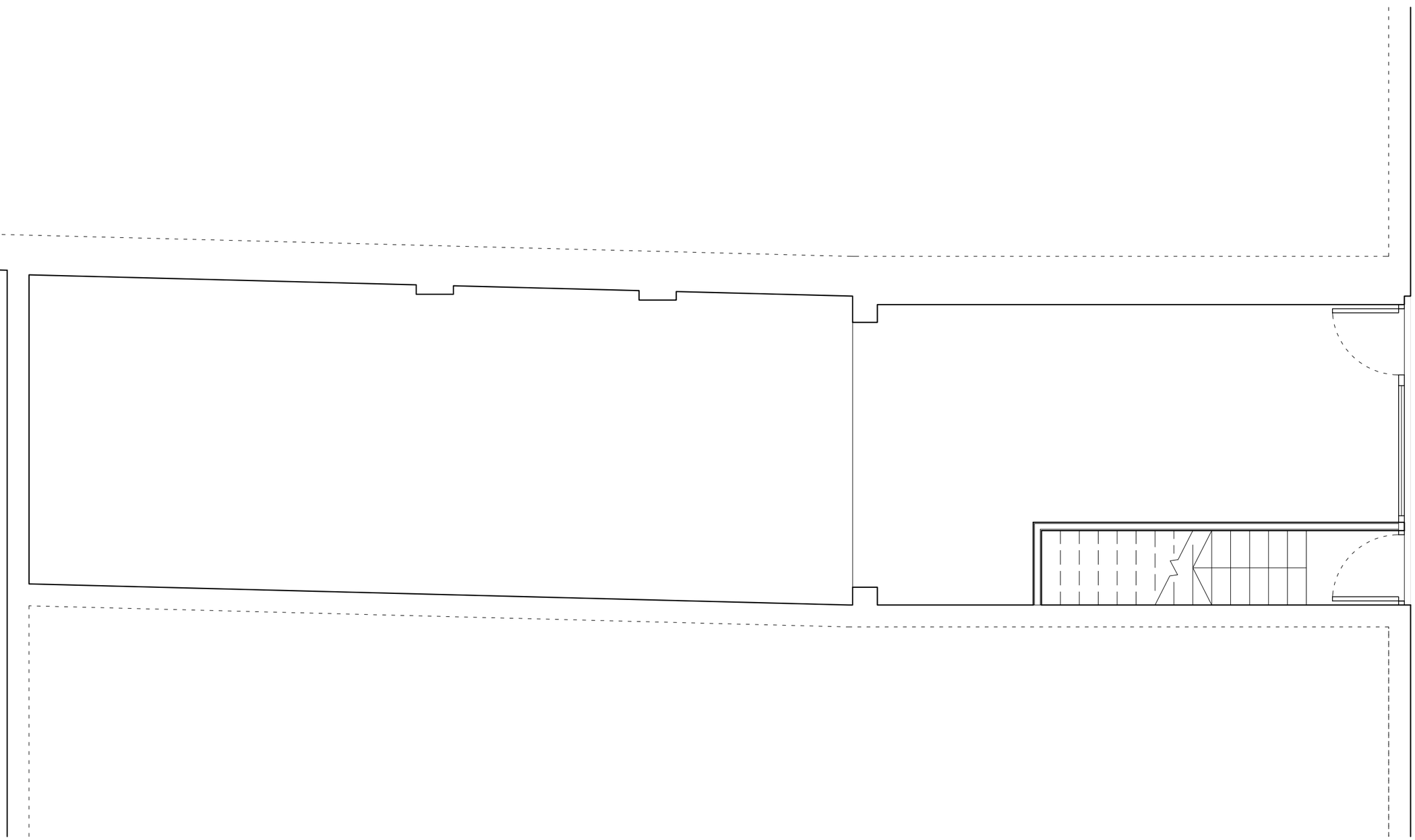

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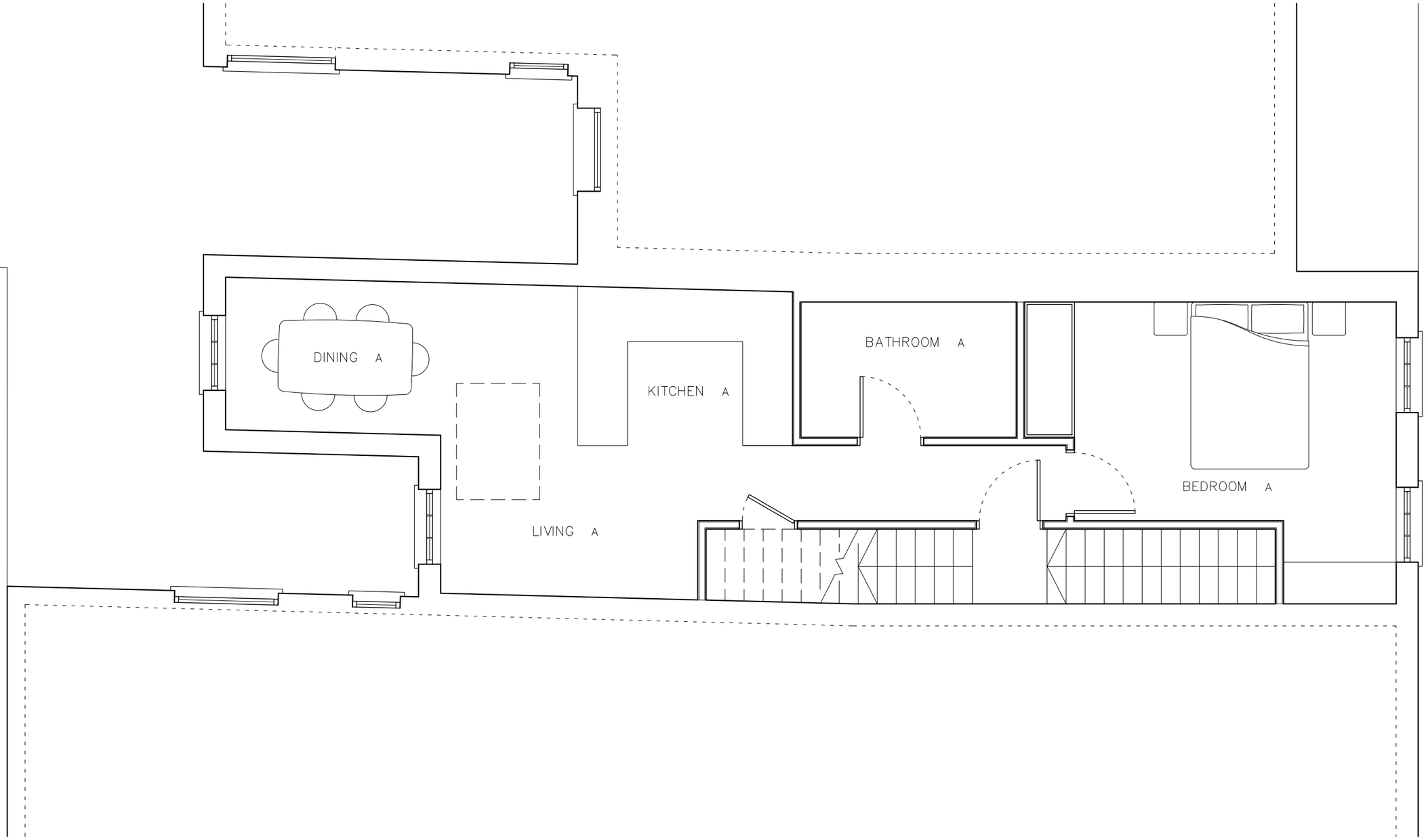

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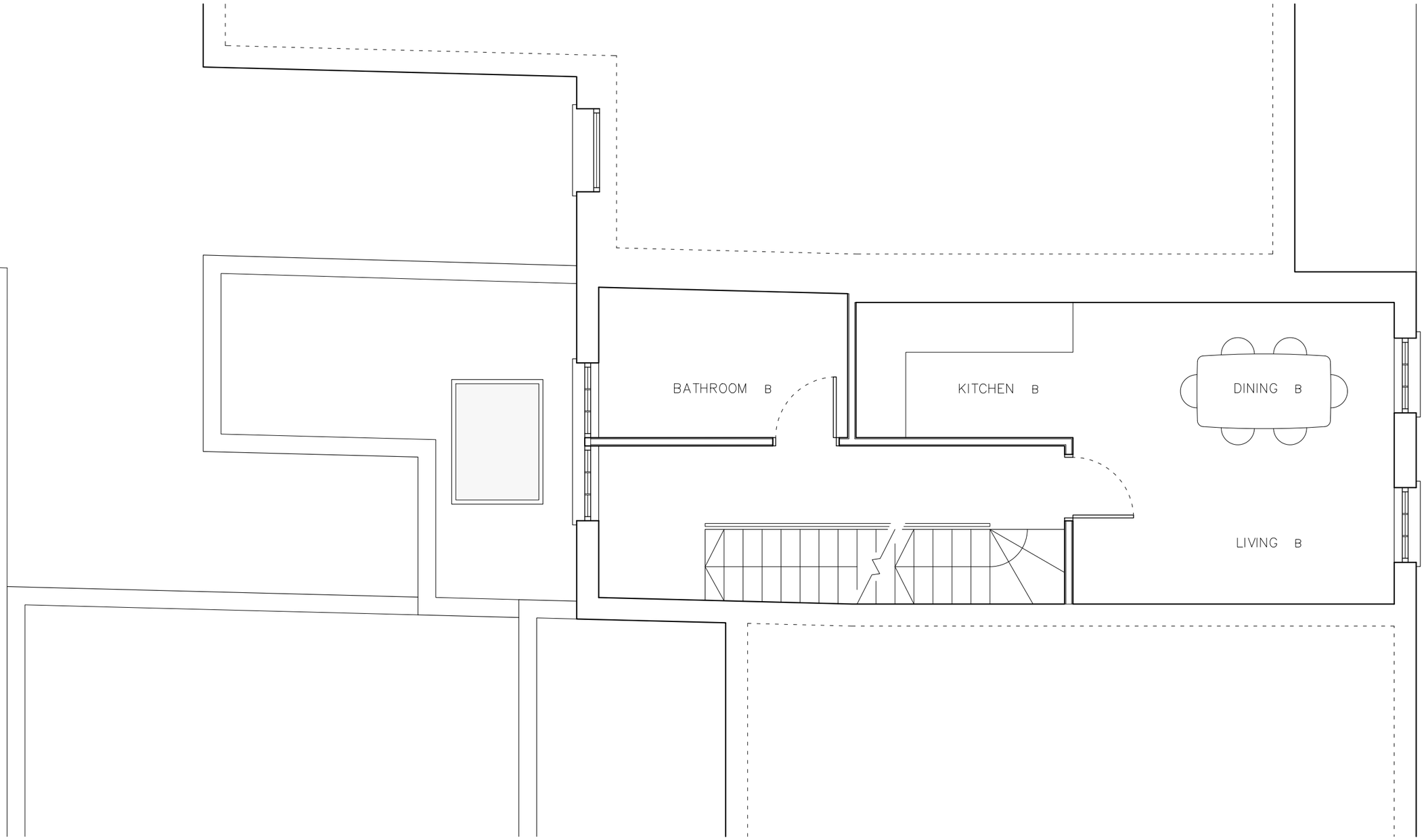

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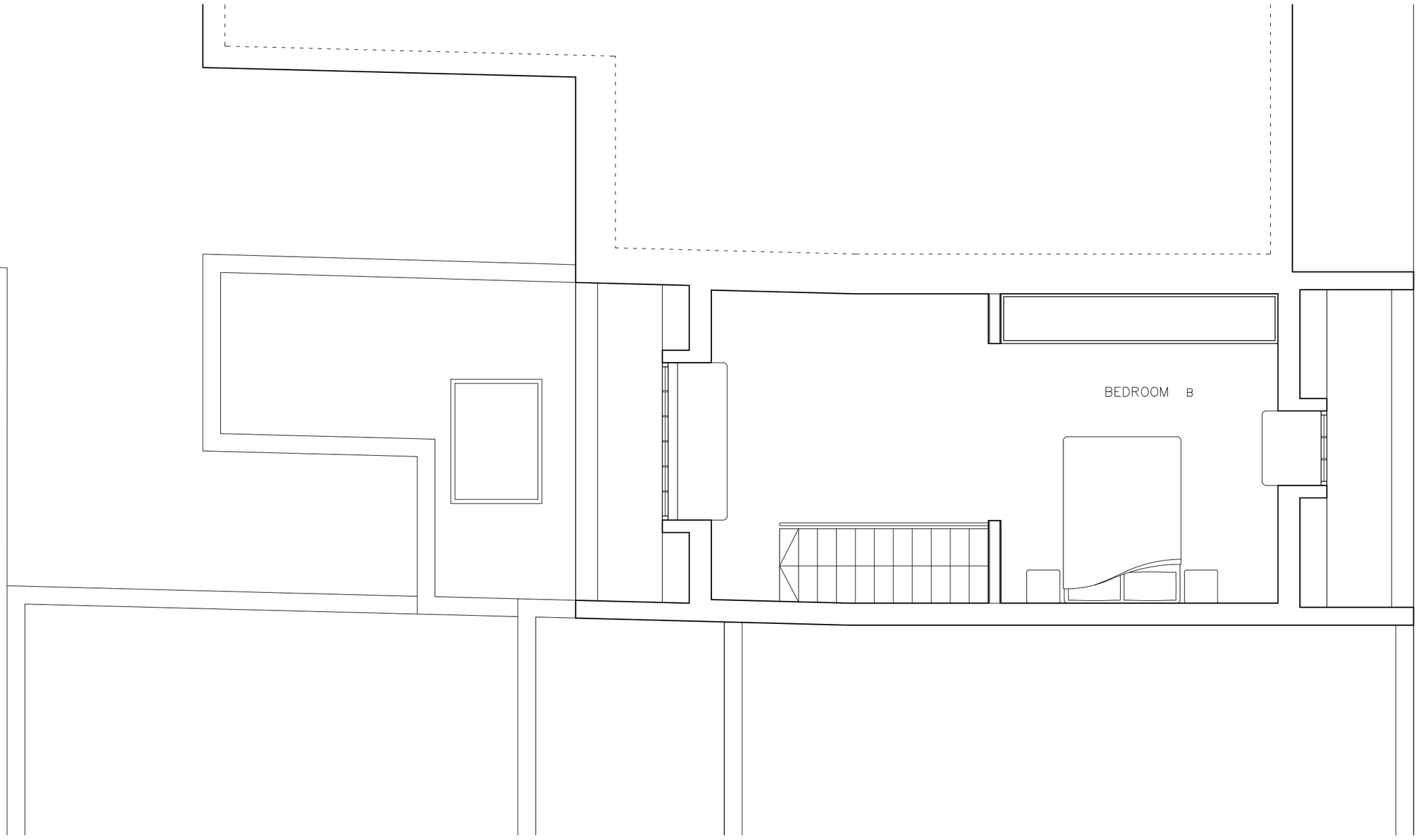

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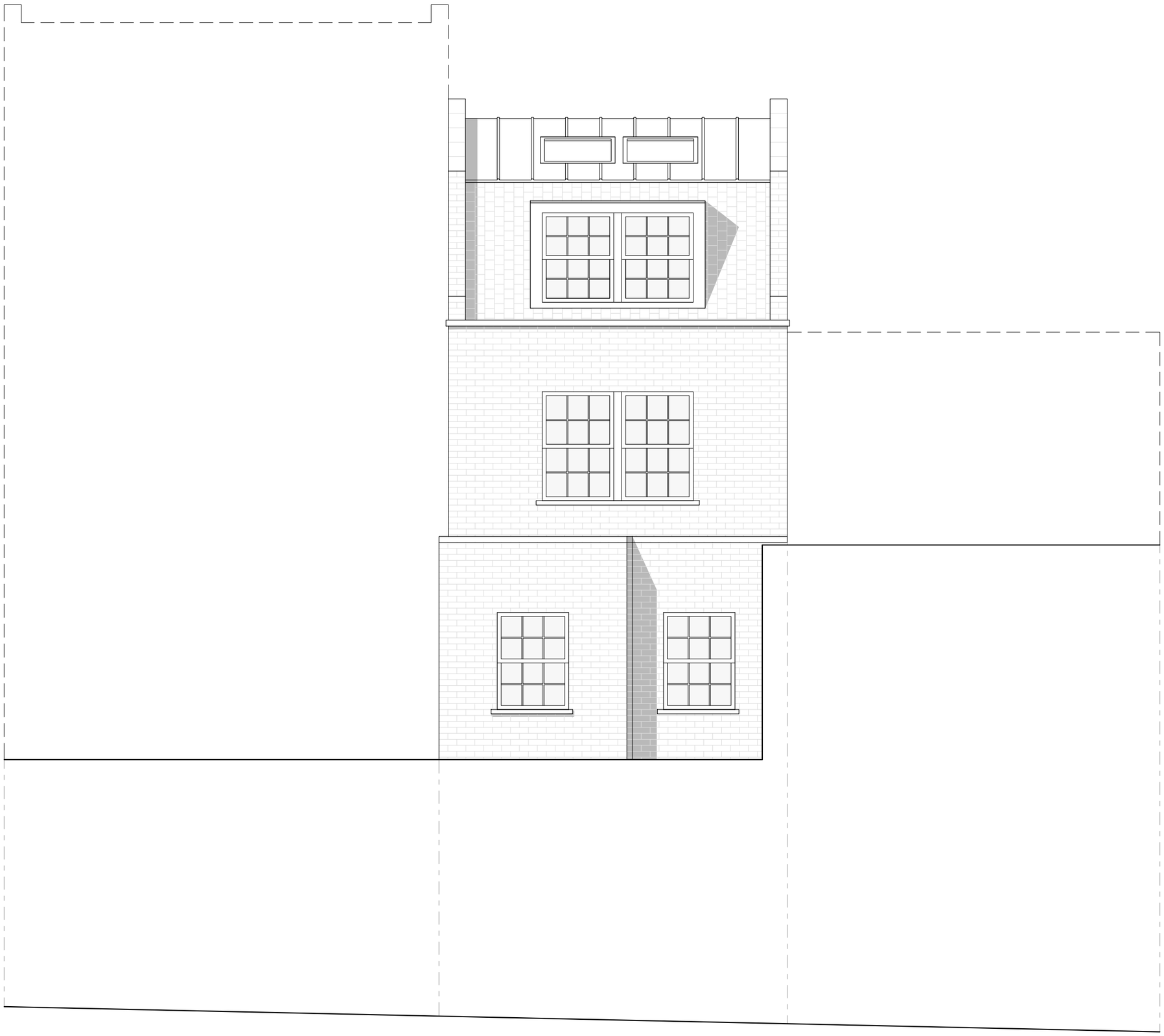

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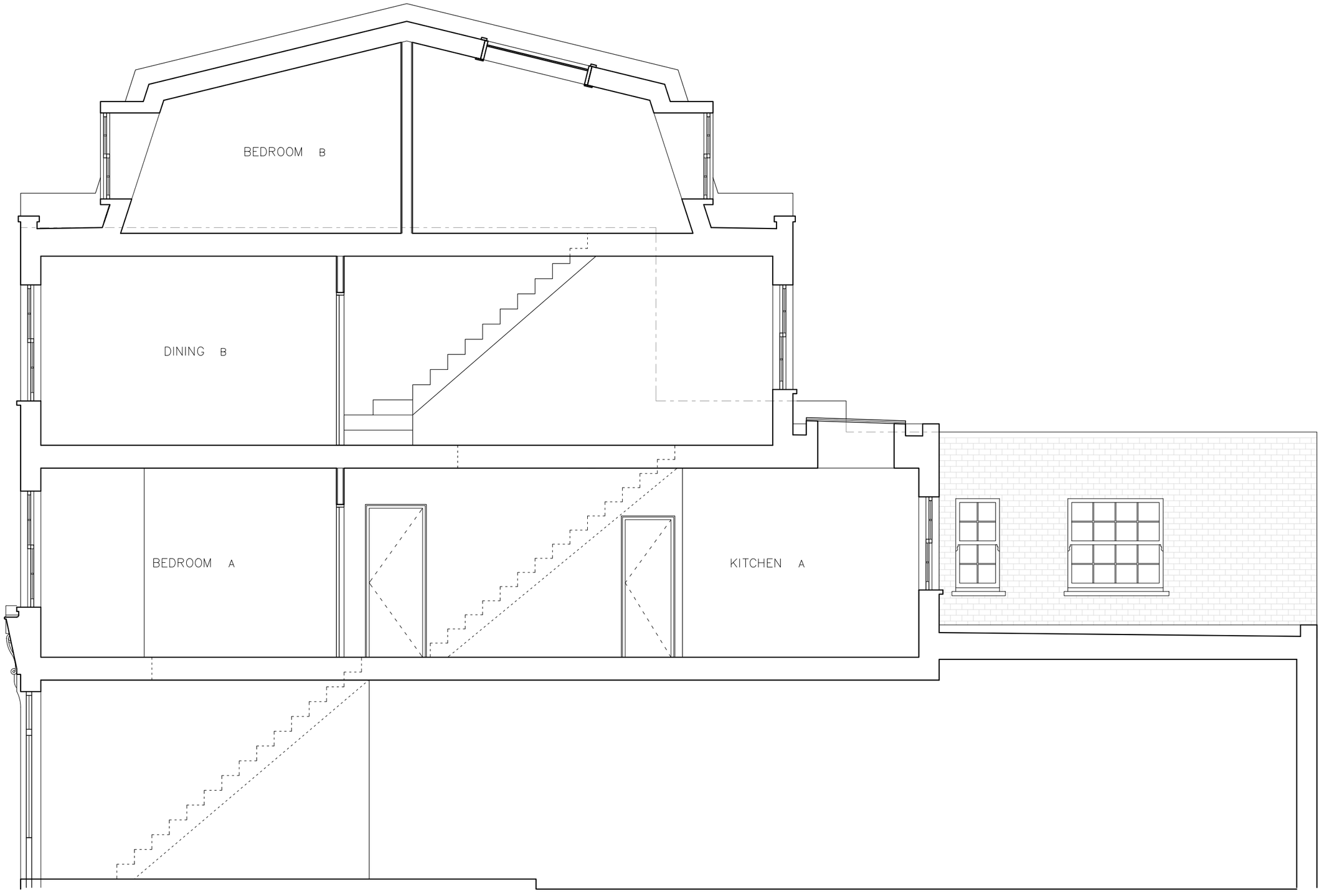

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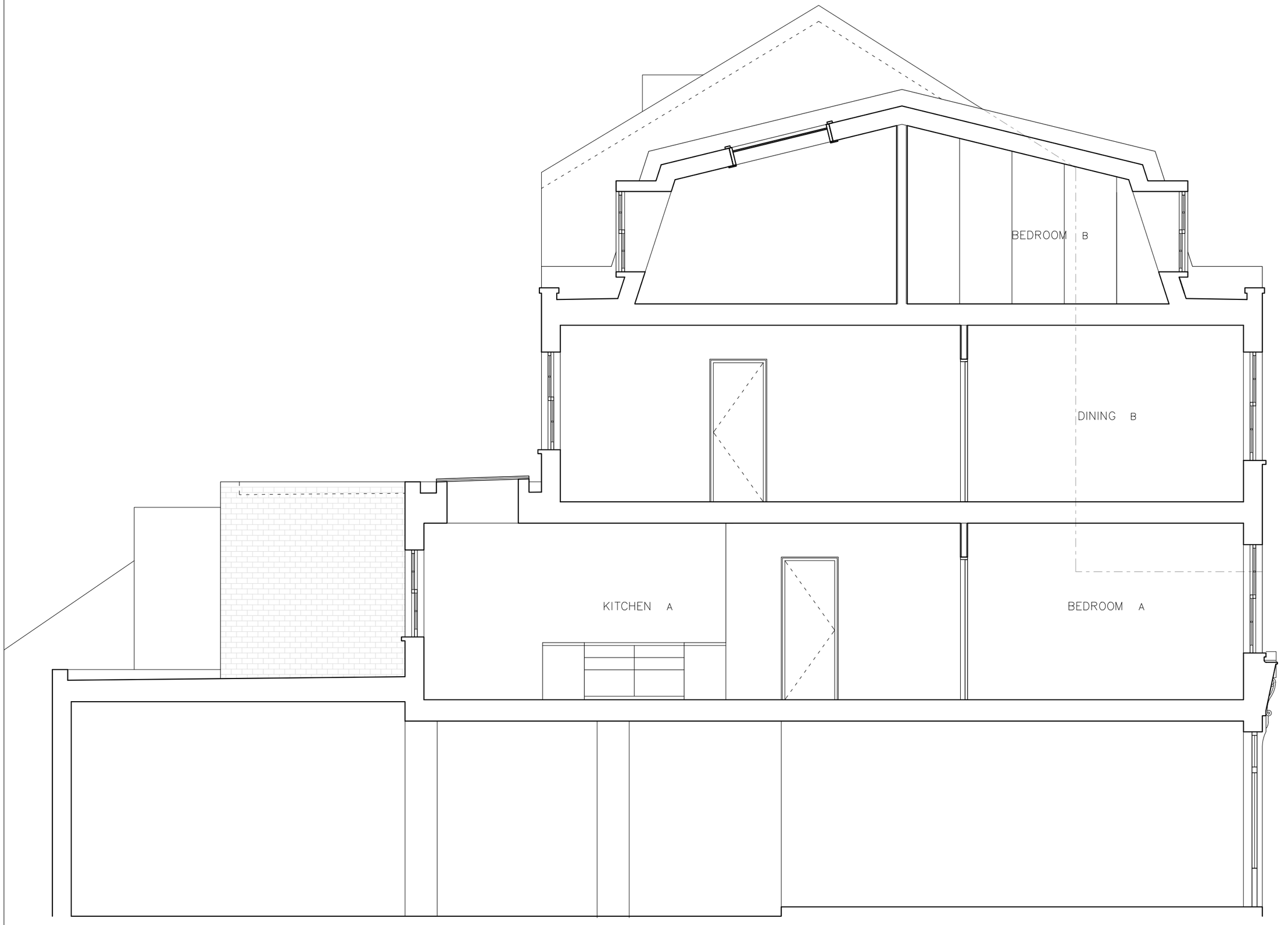

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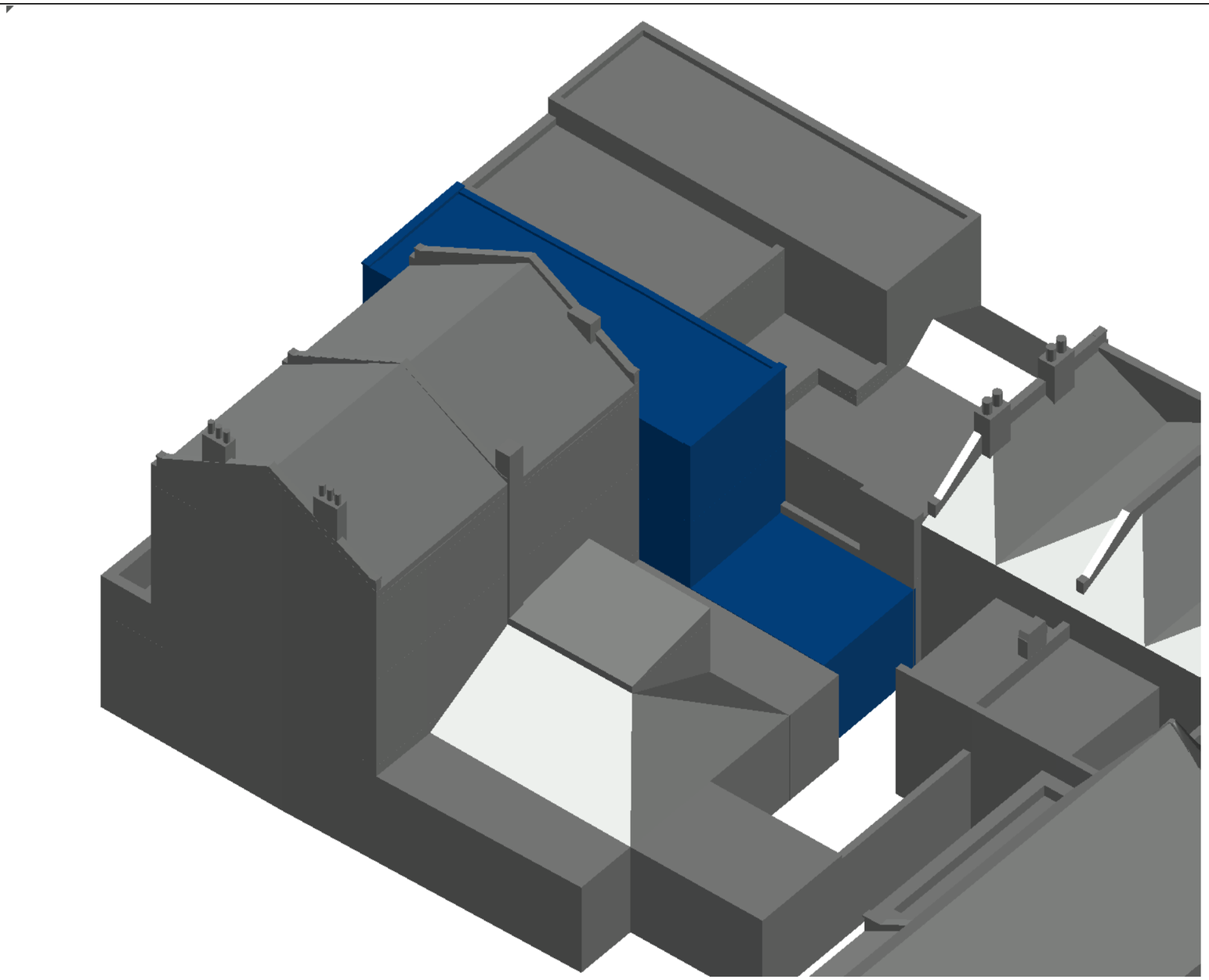
Appendix 2 – Model Overview



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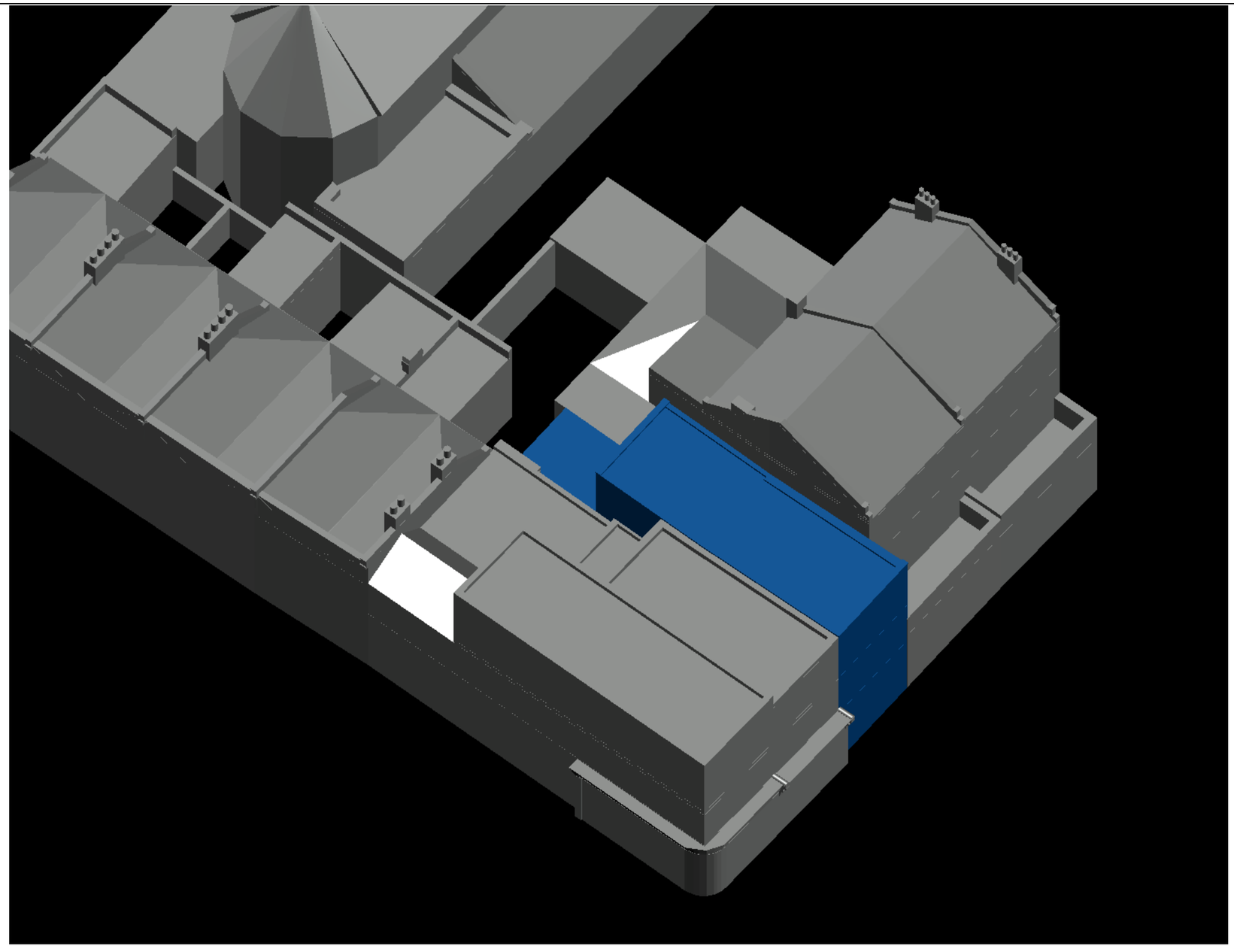

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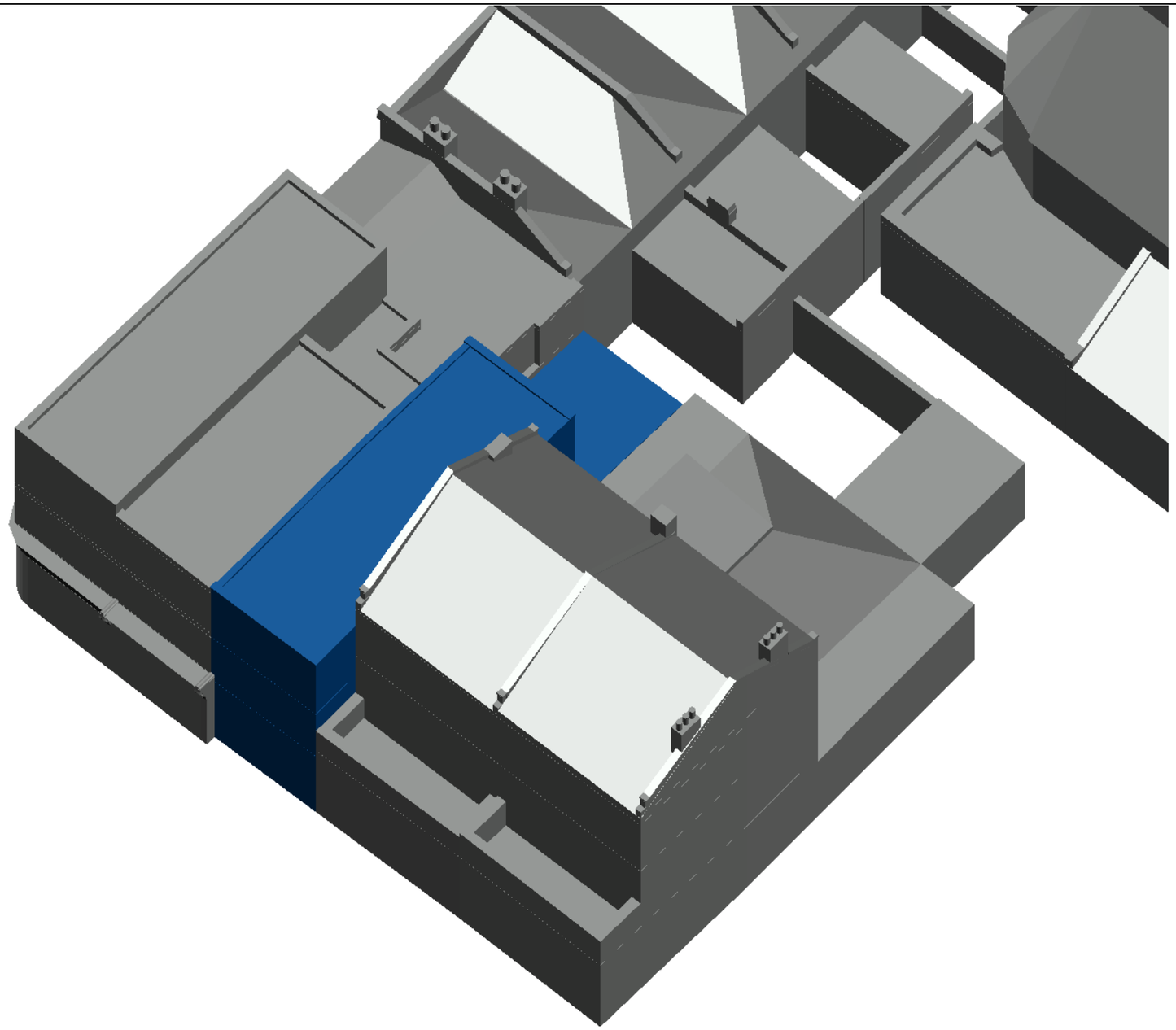
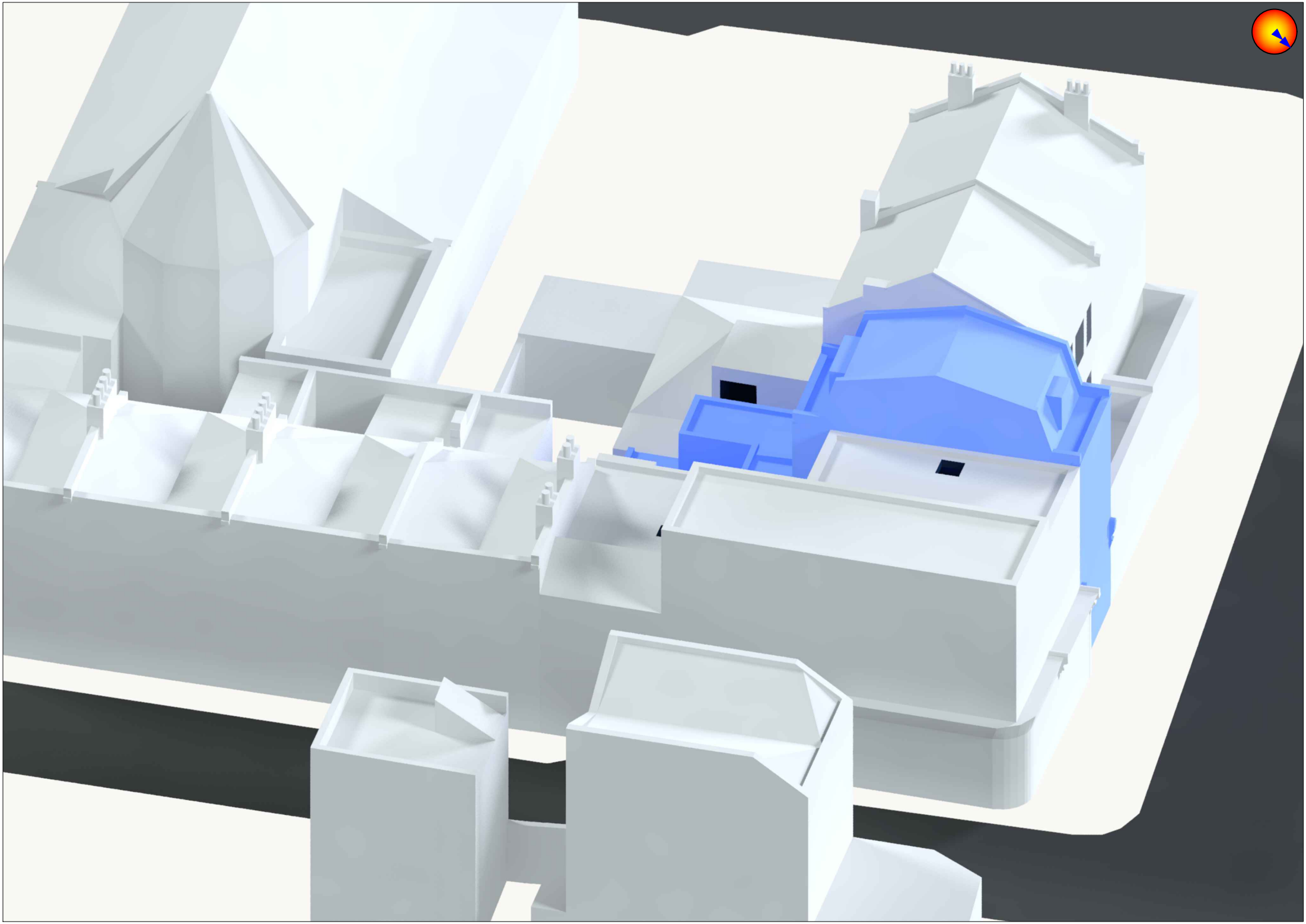
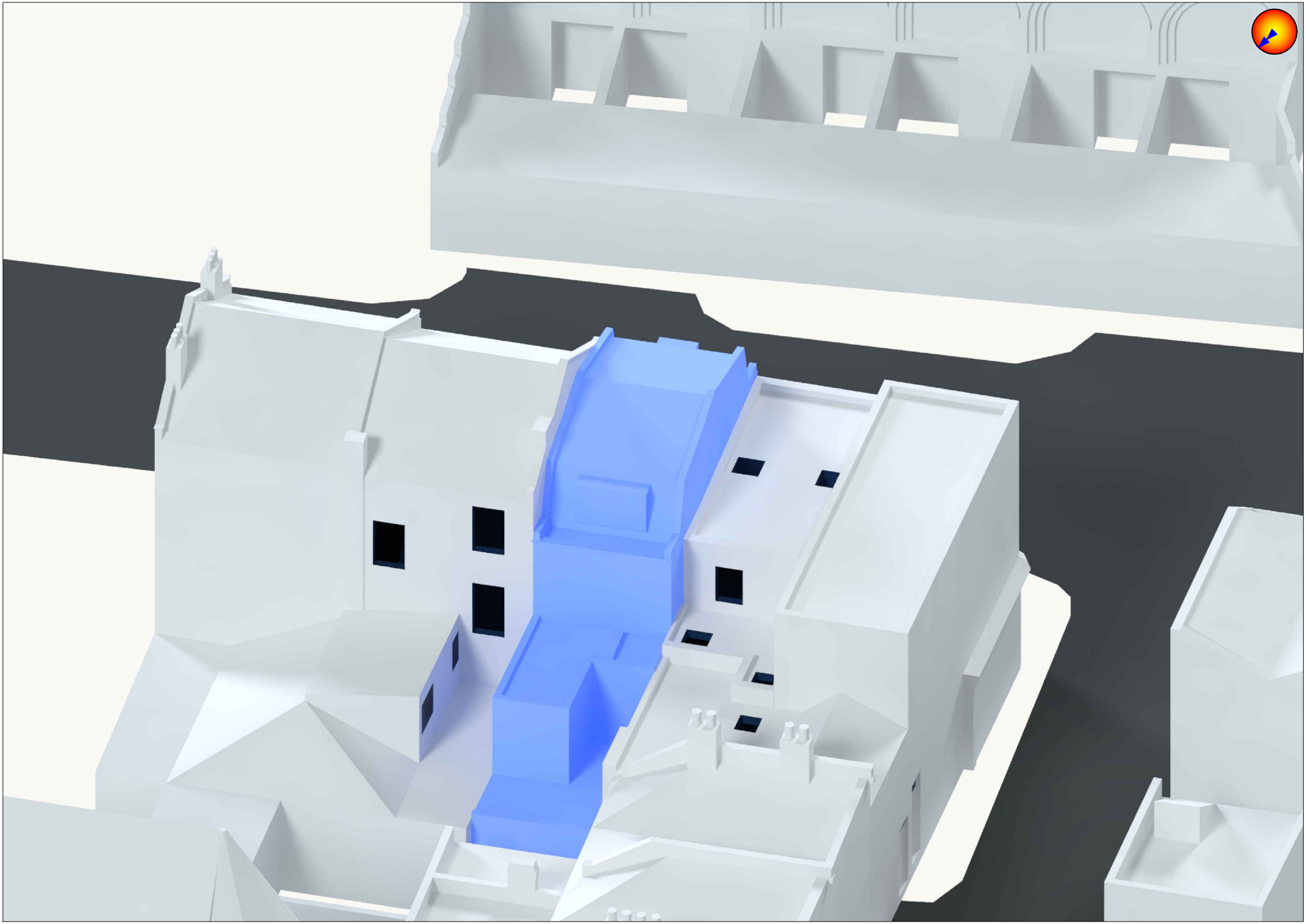
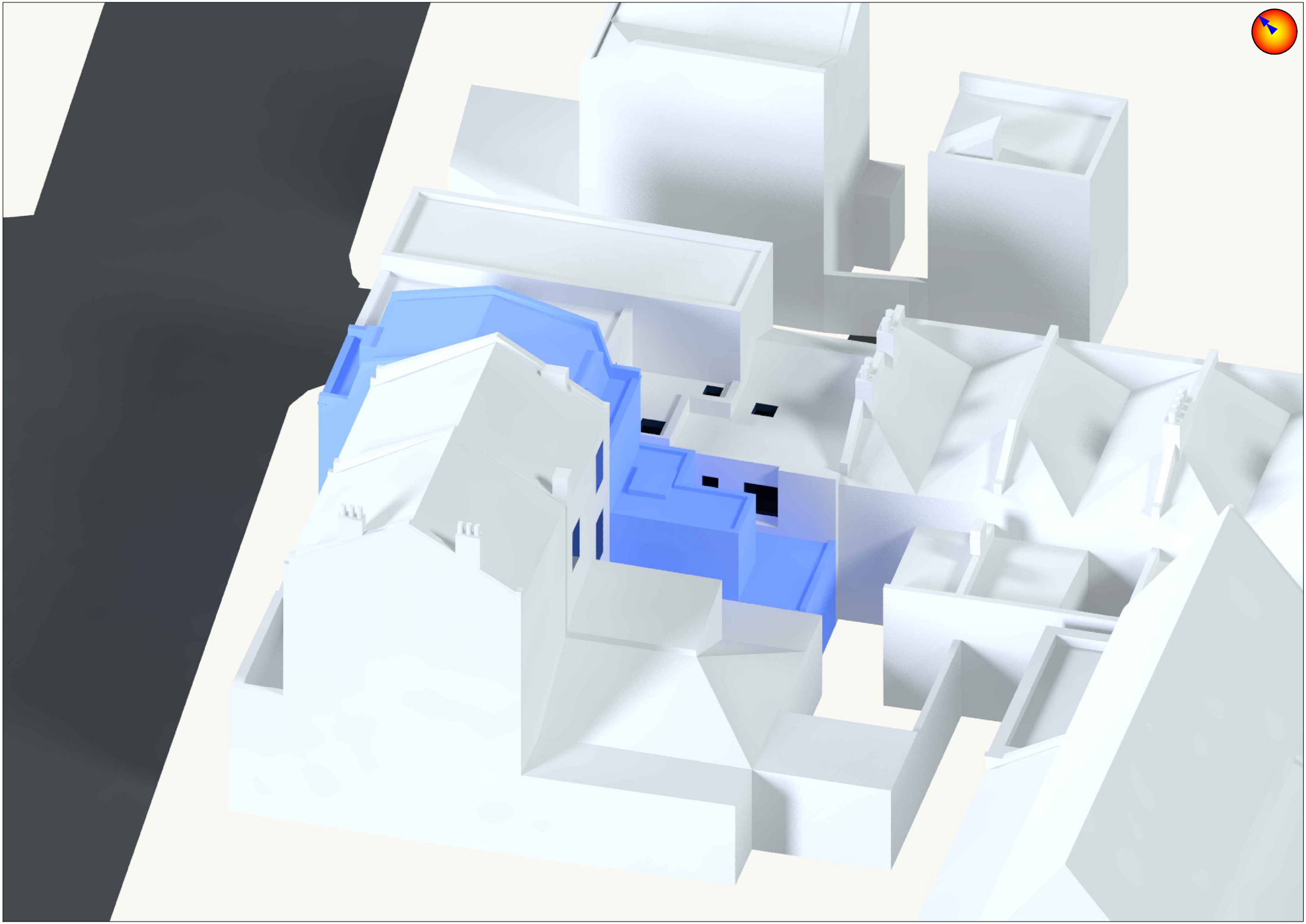
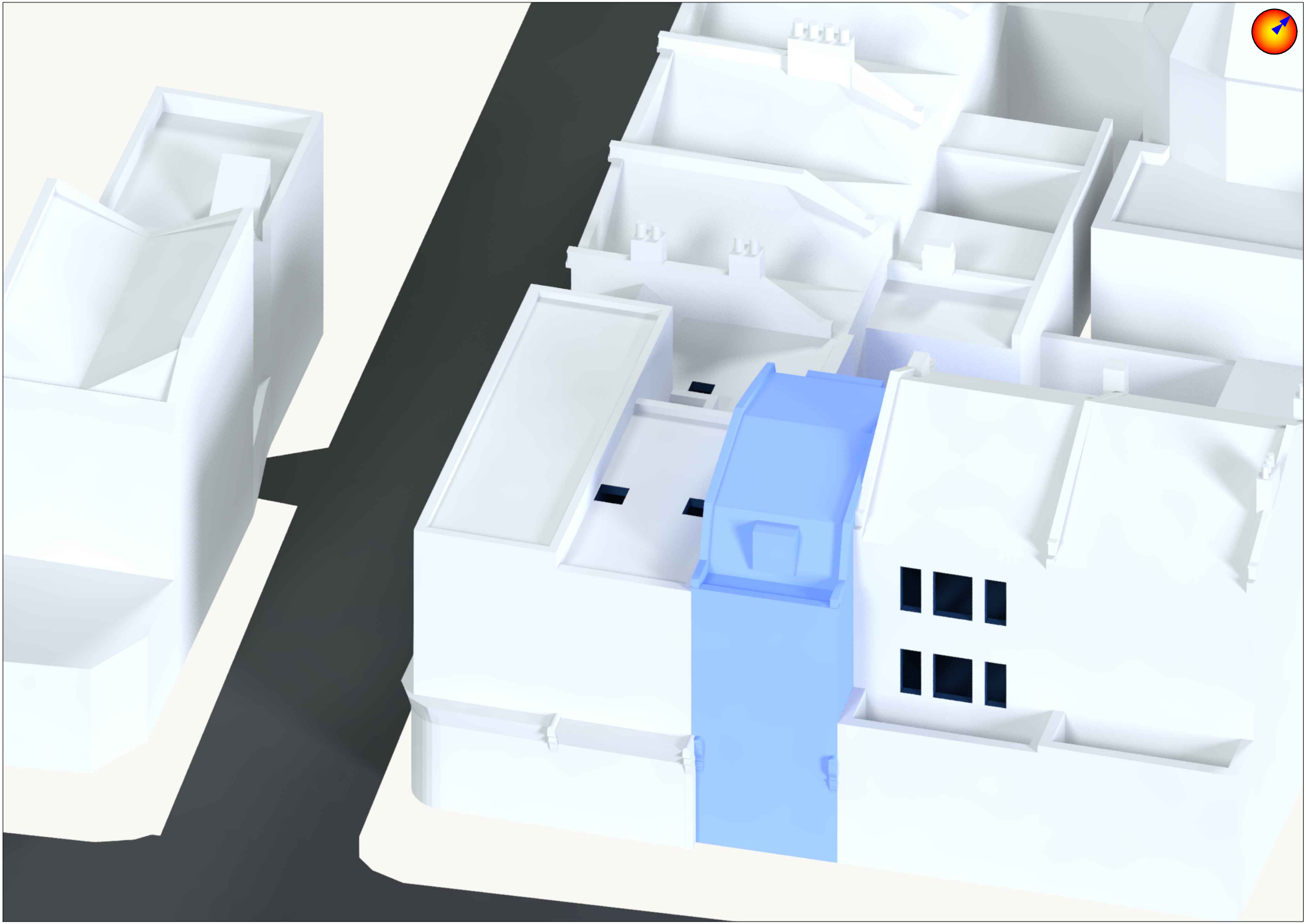


Existing building

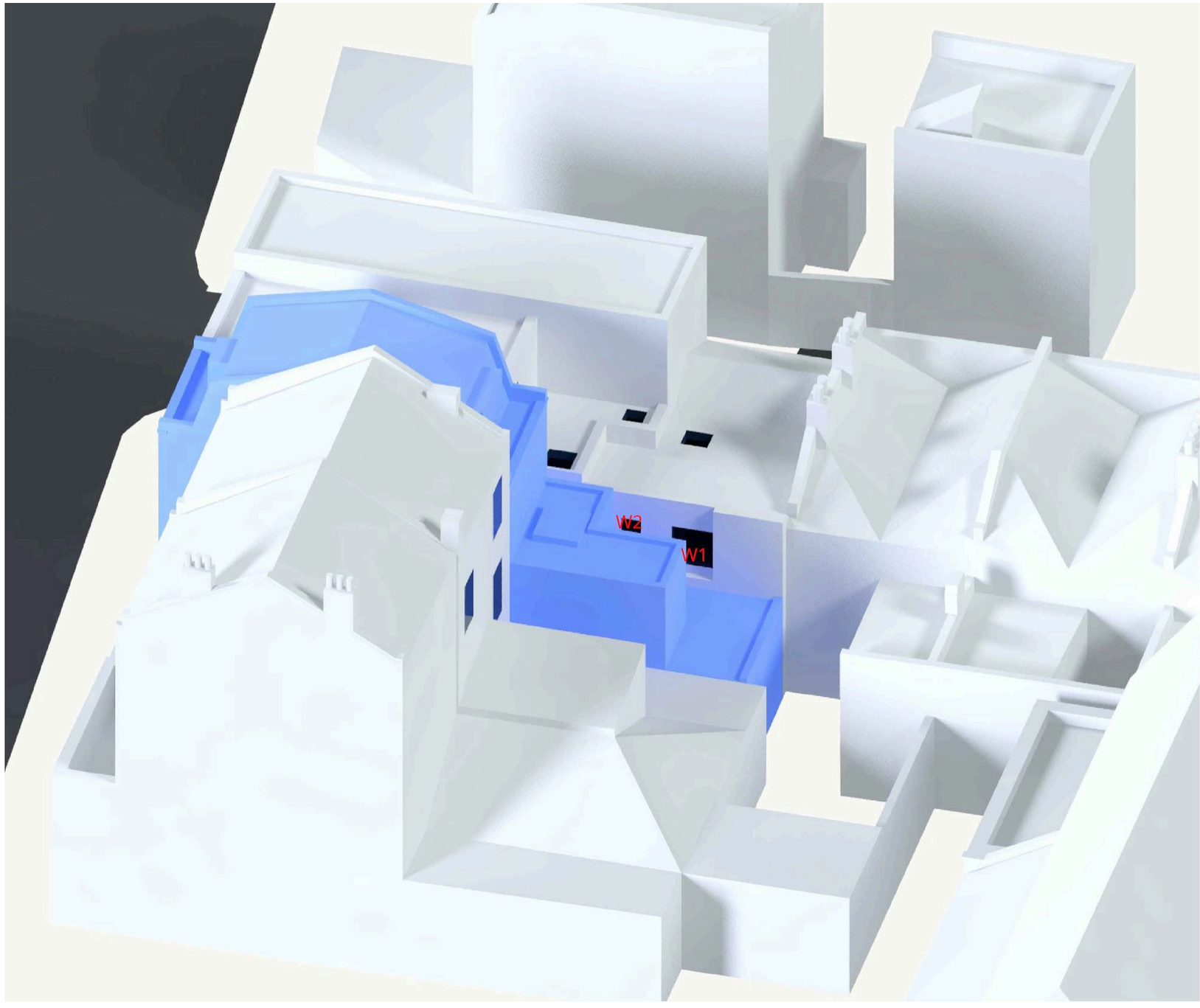


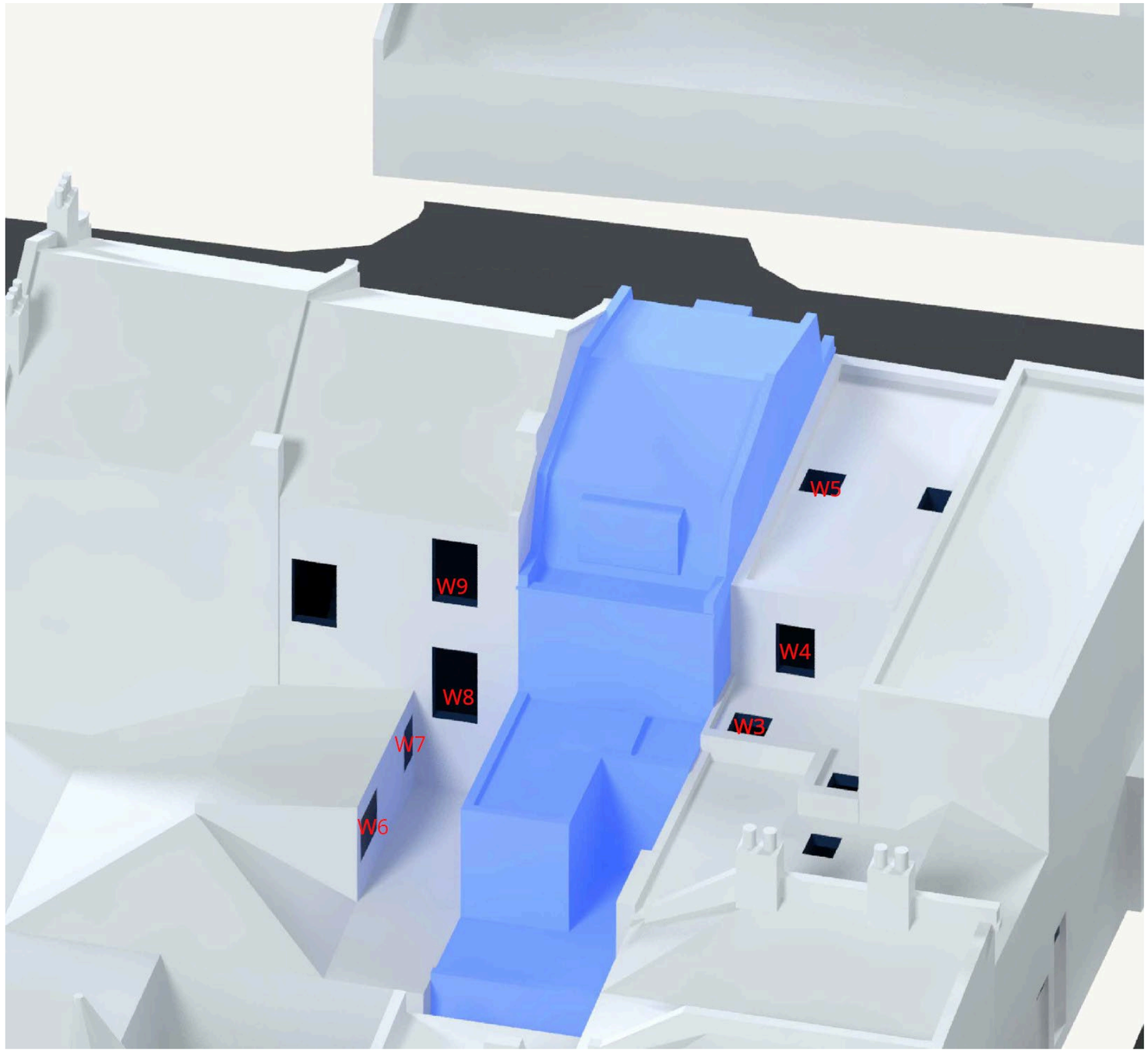






Appendix 3 Window Numbering


W2
W1


W5
W9
W4
W8
W3
W7
W6

Appendix 4 Vertical Sky Component

Project Name: Highgate Road - Impact on Neighbouring Properties
Project No.: 1
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 13/05/2025

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria
145 Highgate Road														
First	R1		Residential	Bedroom	W01		Existing	24.08	0.85	YES	331°N			
							Proposed	20.53				24.08 20.53	0.85	YES
First	R2		Residential	Bathroom	W02		Existing	18.49	0.68	NO	331°N			
							Proposed	12.58				18.49 12.58	0.68	NO
First	R3		Residential	Bedroom	W03		Existing	48.00	1.27	YES	90° Hz			
							Proposed	60.98				48.00 60.98	1.27	YES
Second	R1		Residential	Bedroom	W04		Existing	26.77	1.06	YES	240°			
							Proposed	28.47				26.77 28.47	1.06	YES
Second	R2		Residential	Bathroom	W05		Existing	94.55	0.70	YES	90° Hz			
							Proposed	66.26				94.55 66.26	0.70	YES

149 Highgate Road													
First	R1	Residential	Bathroom	W06	Existing Proposed	23.32 22.11	0.95	YES	151°	23.32 22.11	0.95	YES
First	R2	Residential	WC	W07	Existing Proposed	9.51 13.25	1.39	YES	151°	9.51 13.25	1.39	YES
First	R3	Residential	Kitchen	W08	Existing Proposed	28.24 34.84	1.23	YES	239°	28.24 34.84	1.23	YES
Second	R1	Residential	Bedroom	W09	Existing Proposed	37.84 37.84	1.00	YES	239°	37.84 37.84	1.00	YES

Appendix 5 Probable Sunlight Hours

Project Name: Highgate Road - Impact on Neighbouring Properties
Project No.: 1
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 13/05/2025

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
145 Highgate Road																	
First	R1	Residential	Bedroom	W1	Existing		*North	*North		*North	*North						
					Proposed								*North	*North		*North	*North
First	R2	Residential	Bathroom	W2	Existing		*North	*North		*North	*North						
					Proposed								*North	*North		*North	*North
First	R3	Residential	Bedroom	W3	Existing	63.00	1.16	YES	19.00	1.00	YES						
					Proposed	73.00			19.00								
												63.00			19.00		
												73.00	1.16	YES	19.00	1.00	YES
Second	R1	Residential	Bedroom	W4	Existing	43.00	1.09	YES	9.00	1.00	YES						
					Proposed	47.00			9.00								
												43.00			9.00		
												47.00	1.09	YES	9.00	1.00	YES
Second	R2	Residential	Bathroom	W5	Existing	100.00	0.85	YES	30.00	0.93	YES						
					Proposed	85.00			28.00								
												100.00			30.00		
												85.00	0.85	YES	28.00	0.93	YES

149 Highgate Road																	
First	R1	Residential	Bathroom	W6	Existing	55.00	0.98	YES	21.00	0.76	YES						
					Proposed	54.00			16.00								
												55.00			21.00		
												54.00	0.98	YES	16.00	0.76	YES
First	R2	Residential	WC	W7	Existing	33.00	1.18	YES	12.00	0.83	YES						
					Proposed	39.00			10.00								
												33.00			12.00		
												39.00	1.18	YES	10.00	0.83	YES
First	R3	Residential	Kitchen	W8	Existing	34.00	1.74	YES	7.00	2.71	YES						
					Proposed	59.00			19.00								
												34.00			7.00		
												59.00	1.74	YES	19.00	2.71	YES
Second	R1	Residential	Bedroom	W9	Existing	65.00	1.00	YES	23.00	1.00	YES						
					Proposed	65.00			23.00								
												65.00			23.00		
												65.00	1.00	YES	23.00	1.00	YES

Appendix 6 Daylight Distribution Analysis – Neighbours

Project Name: Highgate Road - Impact on Neighbouring Properties
Project No.: 1
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 13/05/2025

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
145 Highgate Road										
First	R1		Residential	Bedroom	Area m2	9.13	6.33	6.32	1.00	YES
					% of room		69.25%	69.21%		
	R2		Residential	Bathroom	Area m2	4.78	4.12	3.82	0.93	YES
					% of room		86.08%	79.86%		
	R3		Residential	Bedroom	Area m2	5.45	5.44	5.44	1.00	YES
					% of room		99.83%	99.90%		
Second	R1		Residential	Bedroom	Area m2	10.01	8.31	8.23	0.99	YES
					% of room		82.99%	82.22%		
	R2		Residential	Bathroom	Area m2	3.00	3.00	3.00	1.00	YES
					% of room		100.00%	99.91%		
149 Highgate Road										
First	R1		Residential	Bathroom	Area m2	8.15	5.24	5.24	1.00	YES
					% of room		64.36%	64.32%		
	R2		Residential	WC	Area m2	1.74	0.75	0.96	1.27	YES
					% of room		43.39%	55.03%		
	R3		Residential	Kitchen	Area m2	10.75	9.54	10.08	1.06	YES
					% of room		88.78%	93.80%		
Second	R1		Residential	Bedroom	Area m2	10.75	10.20	10.20	1.00	YES
					% of room		94.89%	94.90%		

Appendix 7 Daylight within new habitable room

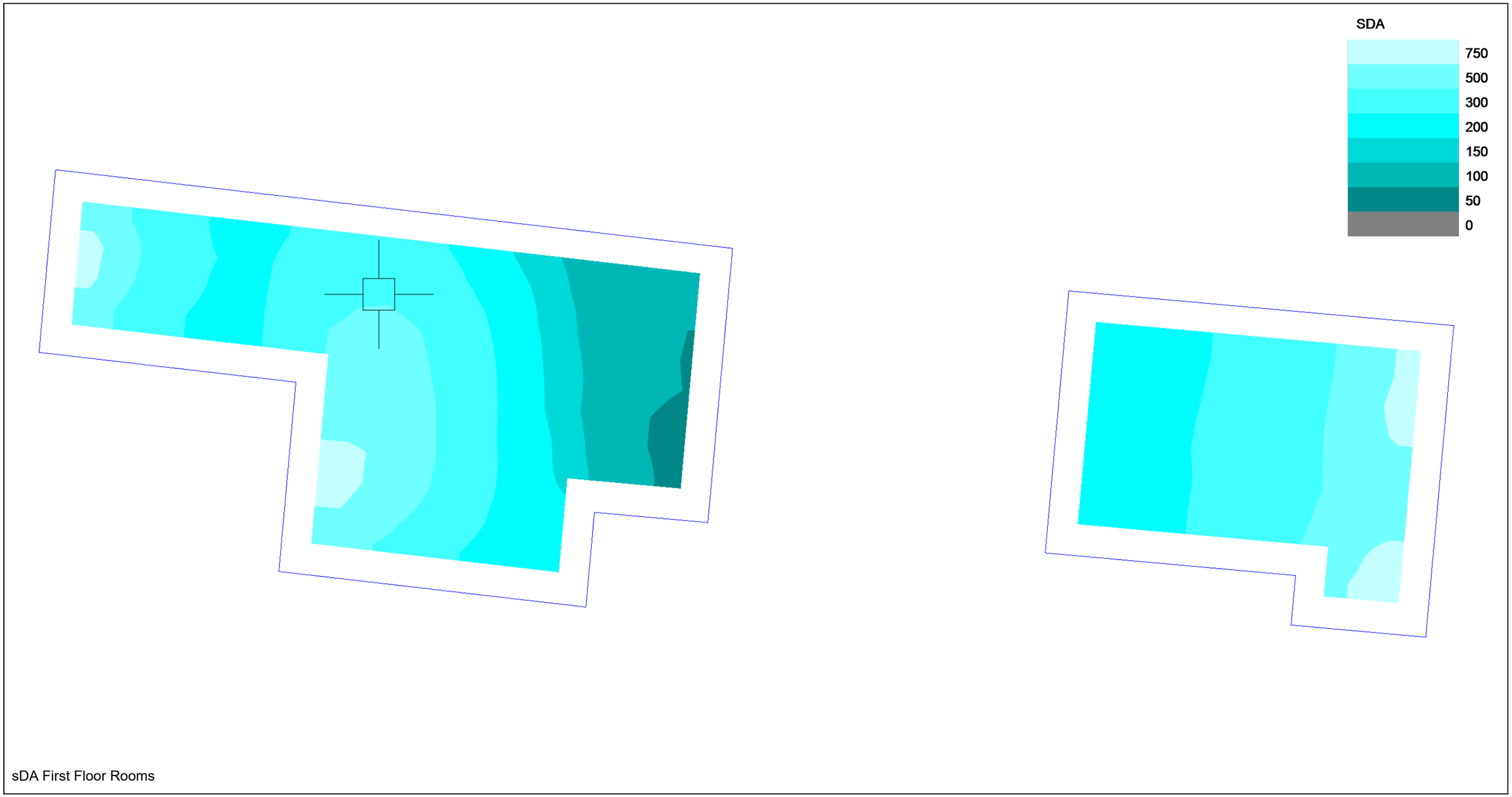
Project Name: 147 Highgate Road - Internal Daylight
Project No.: 1

Report Title: SDA BS En17037 Analysis - Proposed Scheme

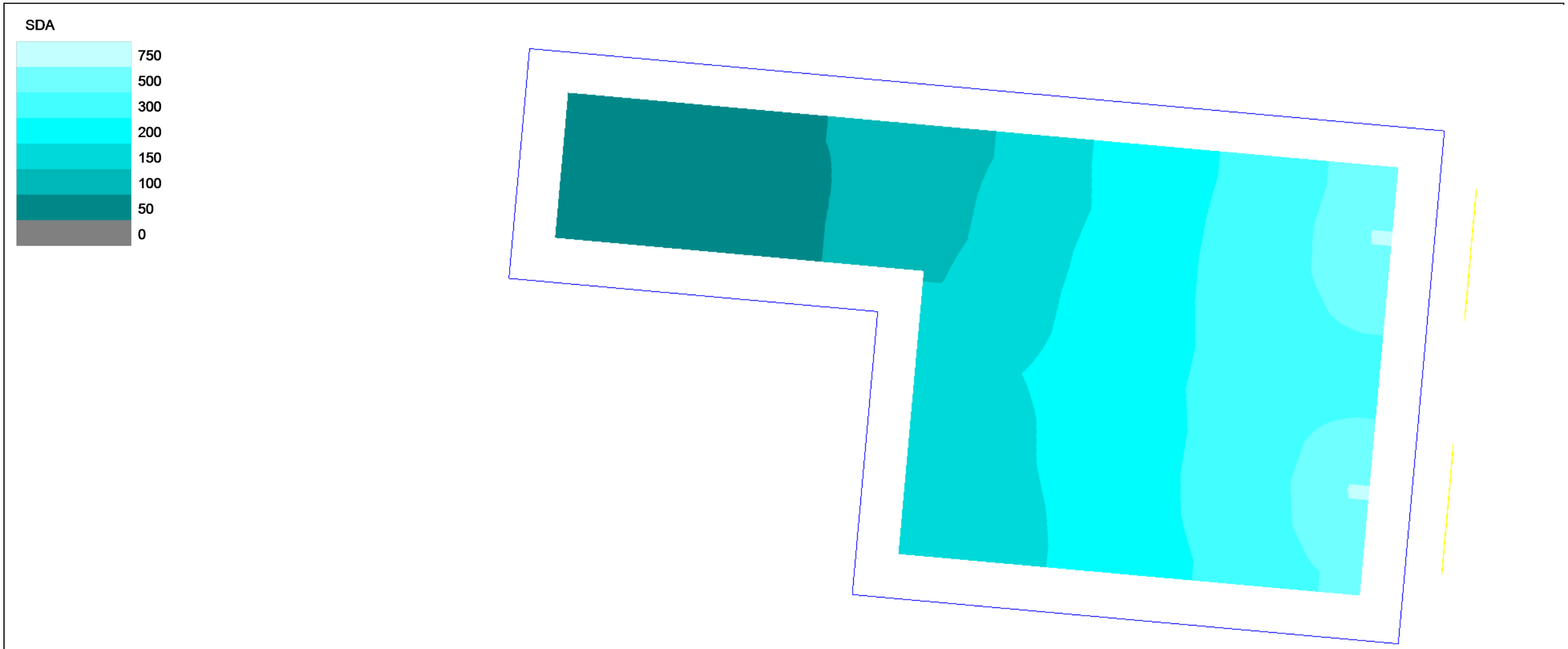
Date of Analysis: 13/05/2025

										Criteria				
Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
147 Highgate Road														
First	R1	Flat1	Residential	LKD	22.45	14.50	277	9.40	65%	200	50%	50%	4380	YES
First	R2	Flat1	Residential	Bedroom	10.86	7.02	364	7.02	100%	100	50%	50%	4380	YES
Second	R1	Flat2	Residential	LKD	18.32	12.61	228	7.36	58%	200	50%	50%	4380	YES
Third	R1	Flat2	Residential	Bedroom	22.33	15.19	759	15.19	100%	100	50%	50%	4380	YES

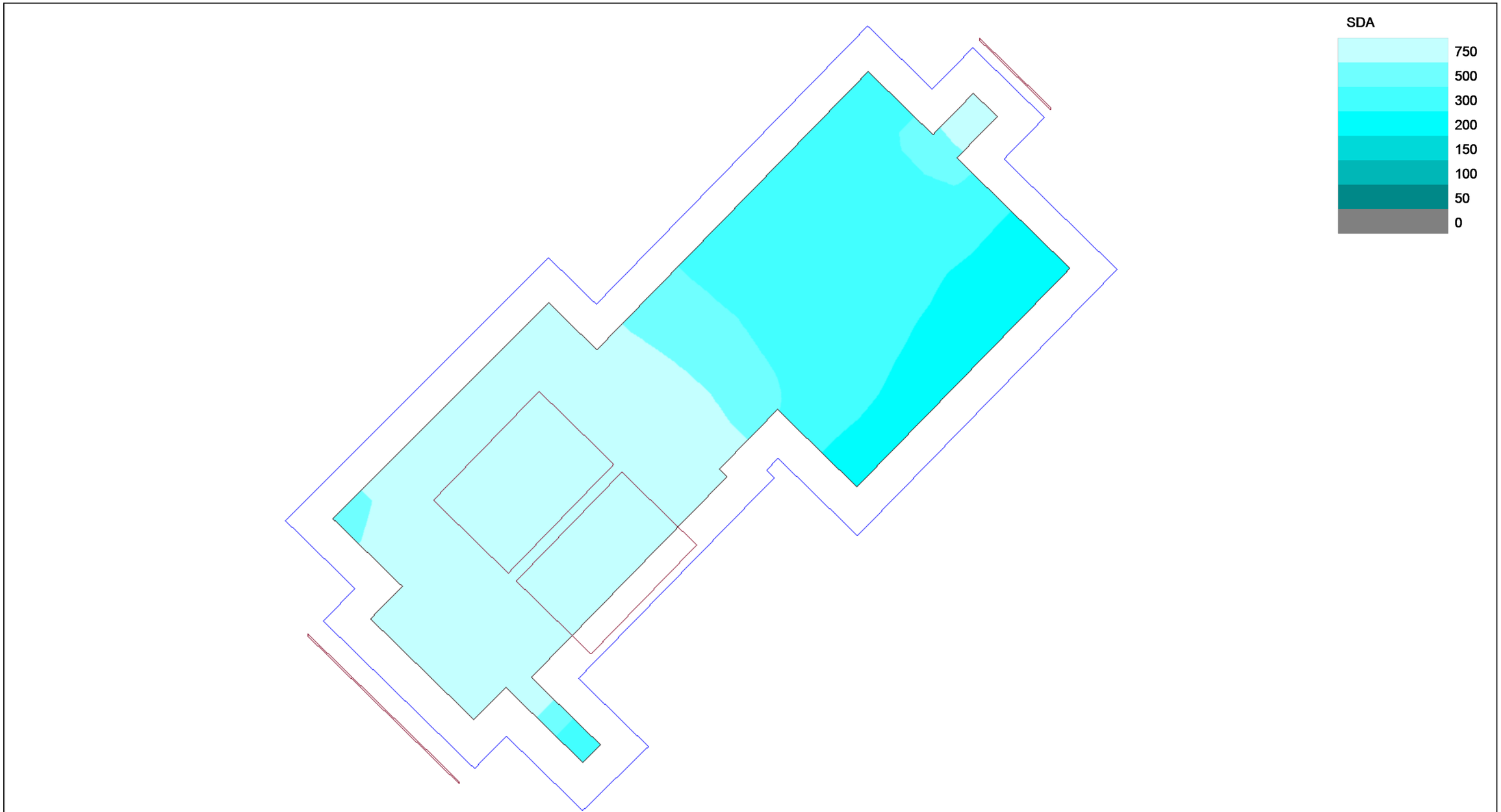
Appendix 8. Illumination



sDA First Floor Rooms



sDA Second Floor Rooms



sDA Third Floor Rooms

Appendix 9 Sunlight Exposure

Project Name: 147 Highgate Road
Project No.: 1
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date:

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
			147 Highgate Road					
First	R1	Flat1	Residential	LKD	W1	239°	4.1	
					W2	239°	2.5	
					W3	239° Inc	4	
							7.3	High
First	R2	Flat1	Residential	Bedroom	W4	59°N	0.9	
					W5	59°N	0.9	
							0.9	Failed
Second	R1	Flat12	Residential	LKD	W1	59°N	0.9	
					W2	59°N	0.9	
							0.9	Failed
Third	R1	Flat2	Residential	Bedroom	W1	239°	4.3	
					W2	239° Inc	4.4	
					W3	239° Inc	4.4	
					W4	59°N	0.9	
							7.6	High

Appendix 10 Vertical Sky Component – historic baseline

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria
145 Highgate Road														
First	R1		Residential	Bedroom	W1		Existing	26.22	0.78	NO	331°N			
							Proposed	20.53				26.22	0.78	NO
												20.53		
First	R2		Residential	Bathroom	W2		Existing	21.86	0.58	NO	331°N			
							Proposed	12.58				21.86	0.58	NO
												12.58		
First	R3		Residential	Bedroom	W3		Existing	69.77	0.87	YES	90° Hz			
							Proposed	60.98				69.77	0.87	YES
												60.98		
Second	R1		Residential	Bedroom	W4		Existing	32.26	0.88	YES	240°			
							Proposed	28.47				32.26	0.88	YES
												28.47		
Second	R2		Residential	Bathroom	W5		Existing	94.55	0.70	YES	90° Hz			
							Proposed	66.26				94.55	0.70	YES
												66.26		

149 Highgate Road												
First	R1	Residential	Bathroom	W6	Existing Proposed	28.08 22.11	0.79	NO	151°	28.08 22.11	0.79	NO
First	R2	Residential	WC	W7	Existing Proposed	16.80 13.25	0.79	NO	151°	16.80 13.25	0.79	NO
First	R3	Residential	Kitchen	W8	Existing Proposed	34.86 34.84	1.00	YES	239°	34.86 34.84	1.00	YES
Second	R1	Residential	Bedroom	W9	Existing Proposed	37.84 37.84	1.00	YES	239°	37.84 37.84	1.00	YES

Appendix 11 Probable Sunlight Hours – Historic Baseline

Project Name: V02
Project No.: 1
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis:

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
145 Highgate Road																
First	R1	Residential	Bedroom	W1		*North	*North		*North	*North						
First	R2	Residential	Bathroom	W2		*North	*North		*North	*North		*North	*North		*North	*North
First	R3	Residential	Bedroom	W3	48.00 48.00	1.00	YES	9.00 9.00	1.00	YES	48.00 48.00	*North 1.00	*North YES	9.00 9.00	*North 1.00	*North YES
Second	R1	Residential	Bedroom	W1	49.00 47.00	0.96	YES	9.00 9.00	1.00	YES	49.00 47.00	0.96	YES	9.00 9.00	1.00	YES
Second	R2	Residential	Bathroom	W2	95.00 87.00	0.92	YES	28.00 27.00	0.96	YES	95.00 87.00	0.92	YES	28.00 27.00	0.96	YES

149 Highgate Road																	
First	R1	Residential	Bathroom	W1	69.00 54.00	0.78	YES	22.00 16.00	0.73	YES	69.00 54.00	0.78	YES	22.00 16.00	0.73	YES
First	R2	Residential	WC	W2	47.00 39.00	0.83	YES	16.00 10.00	0.63	YES	47.00 39.00	0.83	YES	16.00 10.00	0.63	YES
First	R3	Residential	Kitchen	W3	61.00 59.00	0.97	YES	20.00 19.00	0.95	YES	61.00 59.00	0.97	YES	20.00 19.00	0.95	YES
Second	R1	Residential	Bedroom	W1	65.00 65.00	1.00	YES	23.00 23.00	1.00	YES	65.00 65.00	1.00	YES	23.00 23.00	1.00	YES

Appendix 12 Daylight Distribution Analysis – Neighbours (Historic Baseline)

Project Name: V02
Project No.: 1
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis:

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
145 Highgate Road										
First	R1		Residential	Bedroom	Area m2	9.13	7.10	6.30	0.89	YES
					% of room		77.76%	69.00%		
	R2		Residential	Bathroom	Area m2	4.78	4.13	3.81	0.92	YES
					% of room		86.41%	79.79%		
	R3		Residential	Bedroom	Area m2	5.45	5.44	5.44	1.00	YES
					% of room		99.91%	99.89%		
Second	R1		Residential	Bedroom	Area m2	10.01	9.16	8.22	0.90	YES
					% of room		91.47%	82.11%		
	R2		Residential	Bathroom	Area m2	3.00	3.00	3.00	1.00	YES
					% of room		100.00%	99.89%		
149 Highate Road										
First	R1		Residential	Bathroom	Area m2	8.15	5.25	5.25	1.00	YES
					% of room		64.45%	64.39%		
	R2		Residential	WC	Area m2	1.74	0.96	0.94	0.98	YES
					% of room		55.02%	54.16%		
	R3		Residential	Kitchen	Area m2	10.75	10.10	10.10	1.00	YES
					% of room		93.93%	93.93%		
Second	R1		Residential	Bedroom	Area m2	10.75	10.15	10.15	1.00	YES
					% of room		94.46%	94.46%		