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# DAYLIGHT, SUNLIGHT AND OVERSHADOWING ASSESSMENT

On the surrounding properties at:

**The Jester**

**150 Mount Pleasant Road**

**London Barnet EN4**

**Prepared by:**

**Anderson Wilde and Harris**

**Date:**

17<sup>th</sup> May 2021

## 1 EXECUTIVE SUMMARY

This report assesses the levels of daylighting and sunlighting received by surrounding residential properties at The Jester, 150 Mount Pleasant Road, London, Barnet EN4.

Analysis was carried out in accordance with the criteria set out for national discretionary guidance in the publication Site Layout Planning for Daylight and Sunlight published by the Building Research Establishment in 2011 (the BRE Report) and The Greater London Authority, representation hearing report D&P/3067/03, Daylight and Sunlight test – Appendix 1 in 2013.

### RESULTS: SURROUNDING PROPERTIES

| N° of Properties Assessed                     | % of Windows Assessed Which Pass Vertical Sky Component | % of Rooms Assessed Which Pass Average Daylight Factor | % of Rooms Assessed Which Pass No Sky Line |
|---|---|--|--|
| <b>2</b>                                      | <b>100</b>  | <b>100</b>   | <b>100</b>                                 |
| Overall, there is a: <b>Negligible Effect</b> |   |  |  |

### SURROUNDING PROPERTIES

Daylighting and sunlighting has been assessed in two (2) of the neighbouring residential properties.

Daylighting has been assessed in 22 windows using the Vertical Sky Component in which 21 windows meet the levels detailed in the BRE. There is one (1) window on the ground floor which slightly deviates away from the BRE recommended level. However, it still satisfies supplementary figures proposed by the Greater London Authority (GLA) requirements for daylighting and sunlighting. Therefore, all 15 windows meet recommended levels and the pass rate for VSC is 100%.

Internal daylighting has been assessed in 13 rooms using the Average Daylight Factor (ADF) and No Sky Line (NSL) tests. All 13 rooms meet the BRE recommended levels for both ADF and NSL. This equates to a 100% pass rate for both tests.

Sunlighting has been assessed in 10 windows. All 10 windows meet the BRE recommended levels for summer whilst nine (9) windows meet the required levels for winter months.

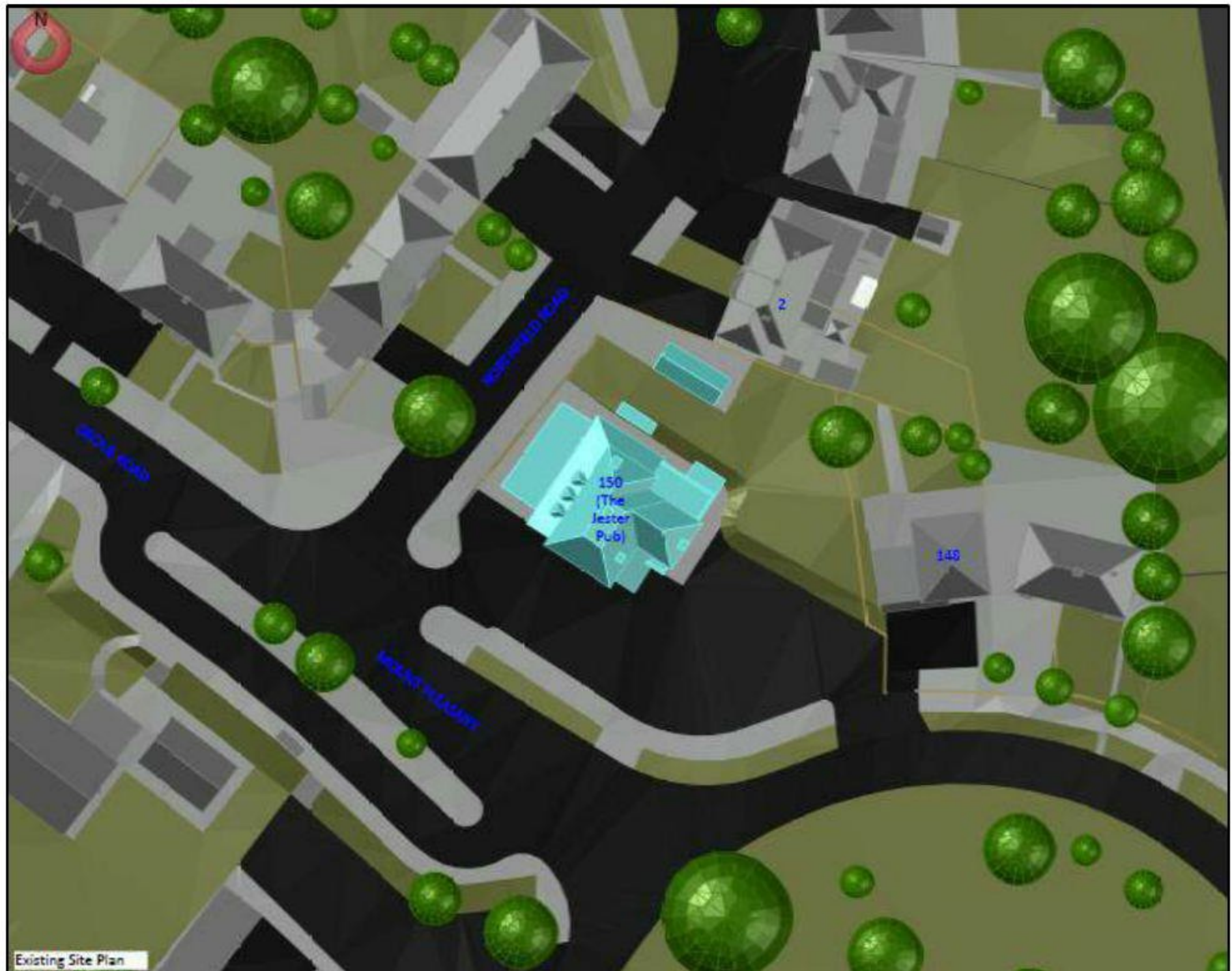
Overshadowing has been assessed to amenity areas of the surrounding properties and results show that amenity areas of both properties will remain adequately lit following the proposal.

Overall, this development is suitable in terms of daylight and sunlighting.

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## 2 LOCATION



### 2.1 EXISTING SITE

The development site used to be a public house. It is now partially demolished due to a fire incident circa 2018.

### 2.2 LOCALITY

Immediate neighbouring properties are two to three storeys high residential properties.

The development site is located 0.6 mile from Cockfosters Underground Station and 0.7 mile from New Barnet Train Station.

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### 3 INTRODUCTION

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Anderson Wilde and Harris has been instructed to assess the Daylighting and Sunlighting of the properties surrounding the proposed development at The Jester, 150 Mount Pleasant, London, Barnet EN4.

Analysis was carried out in accordance with the criteria set out for national discretionary guidance in the publication: Site Layout Planning for Daylight and Sunlight published by the Building Research Establishment in 2011 (the BRE Report). The British Standard upon which this guidance is based is BS 8206-2:1992. The British Standard current for this subject is BS 8206-2:2008 – Lighting for buildings. Code of practice for daylighting which superseded BS 8206-2:1992. Although it gives numerical guidelines, these should be interpreted flexibly because natural light is only one of the many factors in site layout design. It is noted that the guidelines are national guidelines; therefore, they should be applied flexibly having regard to site specific context. In certain circumstances, the planning authority may wish to use alternative target values.

The Greater London Authority, representation hearing report D&P/3067/03, Daylight and Sunlight test – Appendix 1 in 2013, provides supplementary thresholds.

Anderson Wilde and Harris has not been able to inspect inside any of the neighbouring properties. Internal floor plans have been modelled using floor plans readily available on the internet. In the absence of floor plans, we have assumed the properties to be similar to the neighbouring properties and made adjustments where appropriate.

This assessment does not consider Rights of Light, as it is not a material planning consideration and therefore not required in this report.

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## 4 SCOPE OF THE REPORT

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In accordance with the BRE report, assessment of Daylight and Sunlighting should only be carried out on windows which serve living rooms, diners, kitchens and bedrooms. Windows to all other room types, for instance bathrooms, toilets, store rooms, circulation areas and garages, do not require assessment.

When assessing Daylighting and Sunlighting, the quantitative analysis should always be considered in conjunction with the layout of the development site and any existing constraints it may impose. It is also important to look at adjoining buildings and whether it is a good neighbour and stands a reasonable distance from the boundary so as not to take more than its fair share of light.

Daylight and sunlight received by non-residential units are not generally considered as they are not typical town-planning issues. Therefore, surrounding non-residential properties have not been assessed or included in this report.

The analyses used in this chapter are:

**For daylight:** The principles set out in Section 2 of the BRE Report – Light from the sky. i.e. the combined impacts of all direct sunlight and indirect skylight during the daytime

**For internal daylighting:** The principles set out in Appendix C of the BRE Report – Interior Daylighting Recommendations.

**For sunlight:** The principles set out in Section 3 of the BRE Report – Sunlighting i.e. the impacts of only the direct sunlight.

**Determining significance:**

### 4.1 DAYLIGHT

The BRE Report advises that the diffuse daylighting to a building may be adversely affected by a development if, following that development, either:

- **The Vertical Sky Component (VSC) at the centre of an existing main window is reduced to less than 27% or has been left at less than 80% its former value; or**
- **The area of the working plane in a room that can receive direct skylight is reduced to less than 80% of its former value.**

## SCOPE OF THE REPORT

### 4.2 INTERNAL DAYLIGHTING DISTRIBUTION

The BRE Report advises that for the whole of a room to look adequately daylit, the following three criteria must be met:

#### (a) AVERAGE DAYLIGHT FACTOR (ADF)

The Average Daylight Factor calculation (ADF) enables a more accurate assessment of daylighting conditions as it assesses the internal illuminance within a room based on the average daylight factor, window size, and reflectance of internal surfaces enabling a more accurate assessment of daylight conditions.

The ADF methodology is generally not recommended for use to surrounding buildings; however, in some circumstances this is acceptable. More information on this can be found in the BRE guidance. The BRE Report advises that where supplementary electric lighting is available, the recommended daylight factor levels for dwellings are 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. Additionally, for non-residential it specifies a minimum of 5% where no supplementary electric lighting is provided and 2% where electric lighting has been provided.

The average daylight factor is calculated using the following formula:

$$df \text{ (ADF)} = \frac{T A_w \Theta}{A (1-R^2)} \quad \%$$

|       |                |   |
|-------|----------------|---|
| Where | T              | is the diffuse visible transmittance of the glazing.                                    |
|       | A <sub>w</sub> | is the net glazed area of the window (m <sup>2</sup> )                                  |
|       | A              | is the total area of room surfaces: ceiling, floor, walls and windows (m <sup>2</sup> ) |
|       | R              | is their average reflectance  |
|       | Θ              | is the angle of visible sky in degrees  |

#### (b) ROOM DEPTH

If a daylit room is lit by windows in one wall only, the depth of the room should not exceed the limiting value given by:

$$\frac{L}{W} + \frac{L}{H} \leq \frac{2}{1 - R_b}$$

|       |                |   |
|-------|----------------|---|
| Where | L              | is the depth of the room.   |
|       | W              | is the room width   |
|       | H              | is the window-head height above floor level   |
|       | R <sub>b</sub> | is the average reflectance of surfaces in the rear half of the room (away from the windows) |

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## SCOPE OF THE REPORT

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### (c) POSITION OF THE NO-SKY LINE

If a significant area of the working plane lies beyond the no-sky line (i.e. it receives no direct sunlight), then the distribution of daylight in the room will look poor and supplementary electric lighting will be required.

However, if an adjoining building contains rooms that are greater than 5 metres deep and lit only from one side then greater movement of the no sky line is unavoidable.

### 4.3 SUNLIGHT

The BRE Report advises that the levels of sunlighting to the rooms within a new development will appear reasonably sunlit provided:

- **The windows can receive at least 25% of annual probable sunlight hours (APSH) including 5% during winter months; and**
- **Have at least one main window wall facing within 90° of due south.**

The BRE Report states that all main living rooms within 90° of due south should be assessed. It states that bedrooms are less important, although care should be taken not to block out too much sunlight.

The BRE Report guidelines refer to the method set out in BS 8206-2:1992 as the appropriate method to calculate sunlight.

The BRE Report specifically warns local planning authorities to exercise care when using this method of assessment in the existing building situation particularly when development has been historically undertaken close to the common boundary.

It is important to understand that people like and appreciate sunlight, although it is not an essential requirement of a dwelling, unlike daylight availability or access to a quiet noise environment. Therefore, larger reductions in sunlight may be acceptable if a new development is to match the height and proportion of the existing buildings nearby.

The BRE Report emphasises that the existing building section of the guide is “purely advisory” and that “Planning authorities may wish to use criteria based on the requirements for sunlight in particular types of development in particular areas”.



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## SCOPE OF THE REPORT

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### 4.4 DETERMINING SIGNIFICANCE

**The BRE Report states on Page 1: The advice given here is not mandatory and the guide should not be 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.

The BRE Report states that the numerical values are advisory only and failure to meet the guideline criteria should not be used by Local Councils as an indicator as to whether a development is acceptable.

The BRE Report suggests alternative targets can be used:

- Where the site already has an existing planning permission that the development wants to vary, the VSC and APSH (annual probable sunlight hours) of the permitted scheme may be used as alternative benchmarks.
- In a historic city centre environment, it is often not possible to achieve 27% VSC, therefore it is sensible to use a target value consistent with levels of daylight typically experienced in the street.
- Where an existing building has windows that are unusually close to the site boundary and taking more than their fair share of light, to ensure that new development matches the height and proportions of existing buildings, the VSC and APSH targets for these windows could be set to those for a “mirror-image” building of the same height and size, and equal distance away on the other side of the boundary.

The BRE Report provides guidance on a semantic scale which can be used to describe the impact. This is summarised on the next page.

## SCOPE OF THE REPORT

| CRITERIA  | IMPACT MAGNITUDE |
|---|------------------|
| <p>Where the decrease in daylight or sunlight fails to meet the guidelines and one or more of the following scenarios applies:</p> <ul style="list-style-type: none"> <li>- A large number of windows or large area of open space is affected</li> <li>- The loss of light is substantially outside the guidelines</li> <li>- All windows in a particular property are affected</li> <li>- The affected building or outdoor space has a particularly strong requirement for light, e.g. a living room in a dwelling or a children's playground.</li> </ul>  | Major Adverse    |
| <p>Where the decrease in daylight or sunlight fails to meet the guidelines and a large number of windows or open space are affected;</p> <p style="text-align: center;">Or</p> <p>Here the decrease in daylight or sunlight fails to meet the guidelines, but one or more of the following scenarios applies:</p> <ul style="list-style-type: none"> <li>- Only a small number of windows or limited area of open space is affected</li> <li>- The loss of light is only just outside the guidelines</li> <li>- An affected room has other sources of light</li> <li>- The affected building or outdoor space has a low-level requirement for light.</li> </ul> | Minor Adverse    |
| <p>Where the increase/ decrease in daylight or sunlight fully meets the guidelines and only a small number of windows are affected</p>  | Negligible       |
| <p>Where the increase in daylight or sunlight is small and/or the number of affected windows or area of open space affected is small.</p>   | Minor Beneficial |
| <p>Where the increase in daylight or sunlight is large and/or the number of affected windows or area of open space affected is large.</p>   | Major Beneficial |

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## 5 SOURCES OF INFORMATION

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### 5.1 PROPOSED SITE

#### 3D MODEL

A 3D model of the proposed site 'Jester Pub Model - DETAIL.dwg' was provided by Dust Architecture.

### 5.2 SURROUNDING SITE

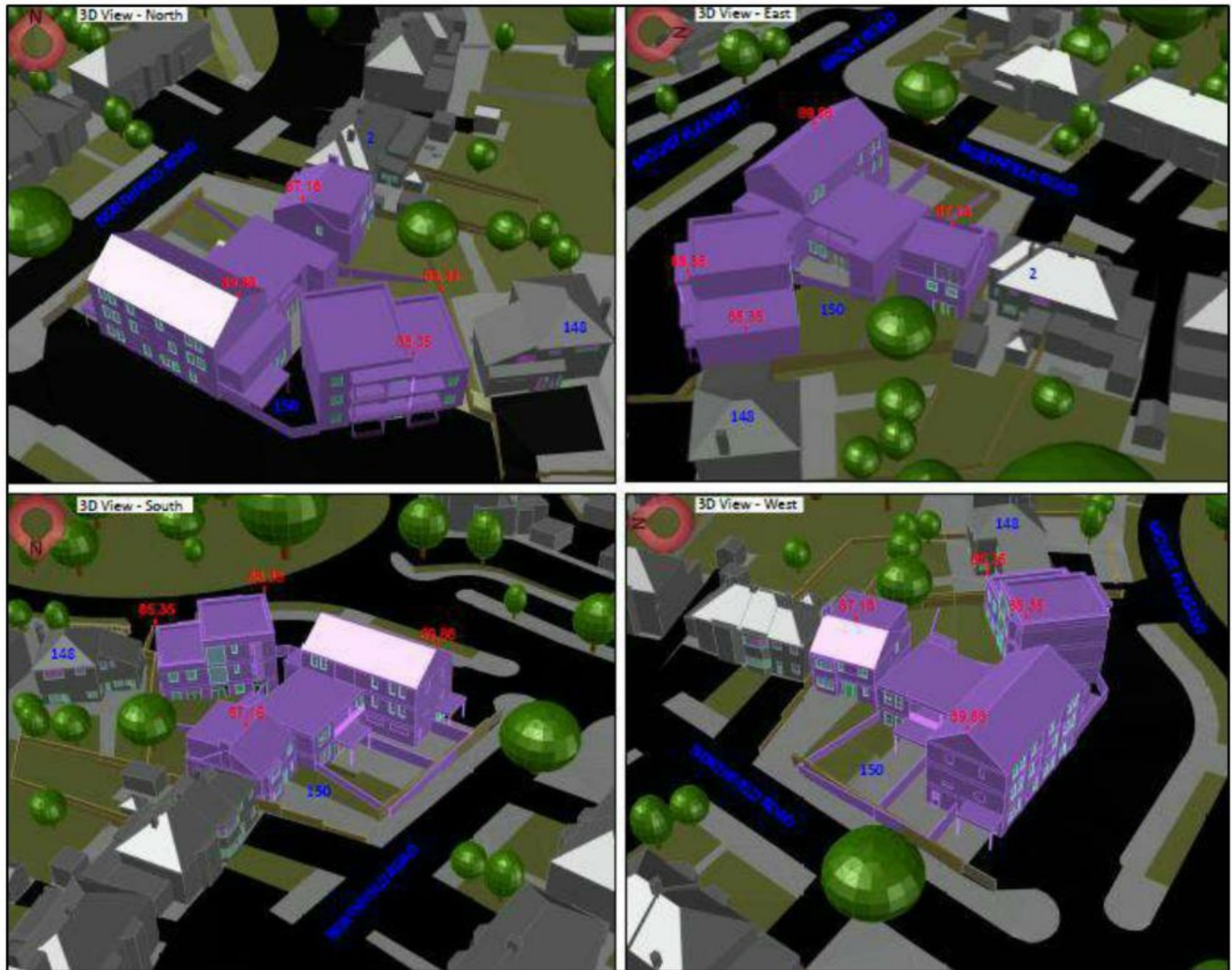
#### PHOTOGRAMMETRY MODEL

A 3D Photogrammetry Zmap was provided by Accucities.

#### ESTATE AGENT FLOOR PLANS

Internal Room configuration for 2 Northfield Road was evidenced by Online Estate Agency floor plans.

## 6 SCHEME



### PROPOSED SITE

The proposed development comprises of a new day-care nursery, 5 no. new-build flats and 1 no. new-build 3-bedroom house.

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## 7 SURROUNDING SITE

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### 7.1 SURROUNDING PROPERTIES

#### 148 MOUNT PLEASANT ROAD

Daylighting has been assessed to nine (9) windows using the Vertical Sky Component (VSC). All nine (9) windows meet the recommended level detailed in the BRE guidelines.

Internal daylighting has been assessed to six (6) rooms using the Average Daylight Factor (ADF) and No Sky Line (NSL) tests. Results for both ADF and NSL tests detail that all six (6) rooms meet the levels advised for their room type following the development.

Sunlighting has been assessed to three (3) windows using the annual probable sunlight hours test. The results show that all three (3) windows meet the recommended BRE levels for summer and winter months.

Overshadowing has been assessed to this property using the 2 Hour Sunlight to Amenity test. The results show that it will meet the required levels detailed in the BRE.

#### 2 NORTHFIELD ROAD

Daylighting has been assessed to 13 windows using the Vertical Sky Component (VSC). The results show that 12 windows meet whilst one (1) window 'W8' on the ground floor slightly deviates away from the recommended level detailed in the BRE guidelines. This window serves a study. This window achieves a VSC figure that is in the 'mid-teens' which satisfies GLA requirements. The GLA thresholds set a more reasonable target when reviewing the daylighting to developments in London.

Internal daylighting has been assessed to seven (7) rooms using the Average Daylight Factor (ADF) and No Sky Line (NSL) tests. Results for both ADF and NSL tests detail that all seven (7) rooms meet the levels advised for their room type following the development.

Sunlighting has been assessed to seven (7) windows using the annual probable sunlight hours test. The results show that all seven (7) windows meet the recommended BRE levels for summer whilst all six (6) windows meet the required levels for winter months.

Overshadowing has been assessed to this property using the 2 Hour Sunlight to Amenity test. The results show that it will meet the required levels detailed in the BRE.

## RESULTS

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### 7.2 OUTPUTS

#### **VERTICAL SKY COMPONENT INC. ANNUAL PROBABLE SUNLIGHT HOURS**

Vertical Sky Component, APSH results for the surrounding properties are attached in Appendix 2.

#### **AVERAGE DAYLIGHT FACTOR**

Average Daylight Factor results for the surrounding properties are attached in Appendix 3.

#### **OVERSHADOWING**

Overshadowing results for the surrounding properties are attached in Appendix 4.

#### **NO SKY LINE**

No Sky Line results for the surrounding properties are attached in Appendix 5.

#### **DAYLIGHT CONTOURS**

Daylight Contours for the surrounding properties are attached in Appendix 6.

## 8 CONCLUSION

It is worth reiterating that the national BRE Report states that “care should be taken in applying these guidelines”, for example where the buildings stand very close or when a new development is to match the height and proportion of an existing building.

The BRE Report states that the numerical values are advisory only and failure to meet the guideline criteria should not be used by Local Councils as an indicator as to whether a development is acceptable.

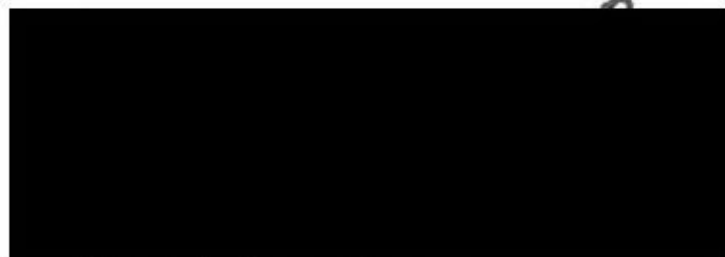
**Daylighting and sunlighting have been assessed to two (2) of the surrounding residential properties. In total, 22 windows have been assessed using the Vertical Sky Component of which 21 windows satisfy the levels detailed in the BRE. An additional window passes the supplementary GLA guidelines. Overall, the pass rate for VSC is 100%.**

**Internal daylighting has been assessed to 13 rooms using the Average Daylight Factor and No Sky Line tests. All 13 rooms satisfy both Average Daylight Factor and No Sky Line tests.**

**In our opinion, the proposed development is suitable and does not injure the daylighting, sunlighting and overshadowing in any of the surrounding properties for it to be considered inappropriate for the area.**



**Heidi Serrano BSc (Hons)  
Surveyor  
Rights of Lights**



**Daniel Keen-Gray  
Senior Development Analyst  
Rights of Lights**

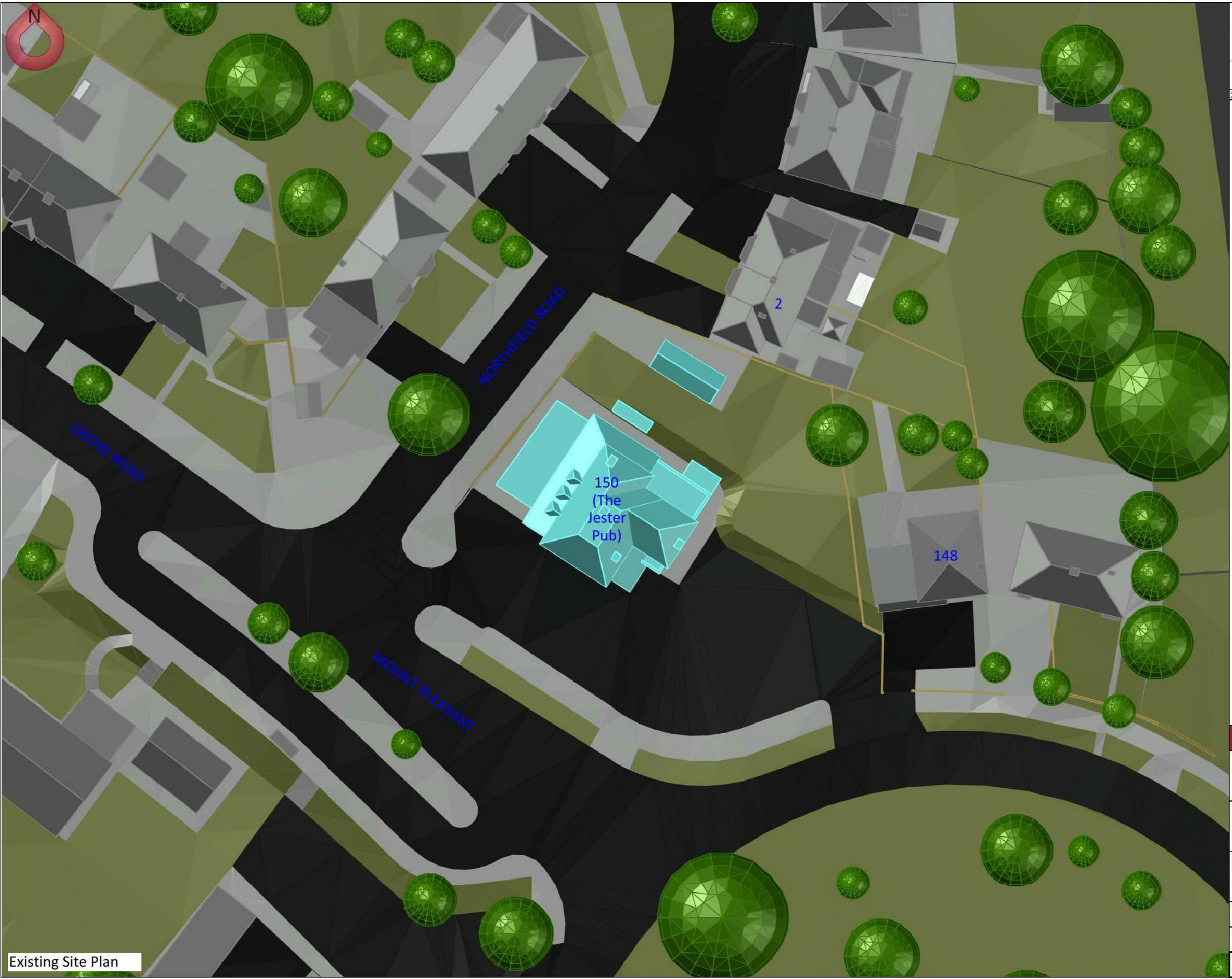
## 9 APPENDIX

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## 9.1 Appendix 1 – Drawings

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Existing Site Plan

DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. IN THE CASE OF DISCREPANCIES IN DRAWING INFORMATION PLEASE NOTIFY ARCHITECT.

**Key**  
 Surroundings  
 Existing

**Site Plan Existing**

Client  
 DUST Architecture

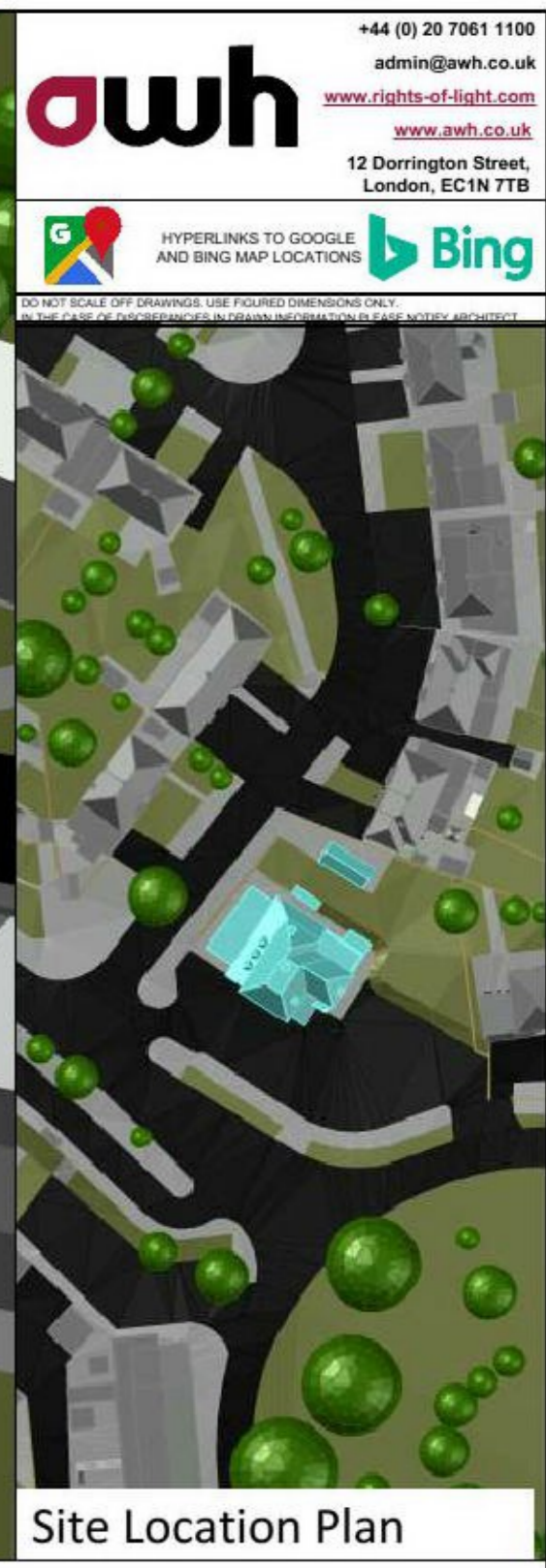
Project  
 The Jester, 150 Mount Pleasant, East Barnet, London, Barnet EN4

Drawing Title  
 Existing Site Plan

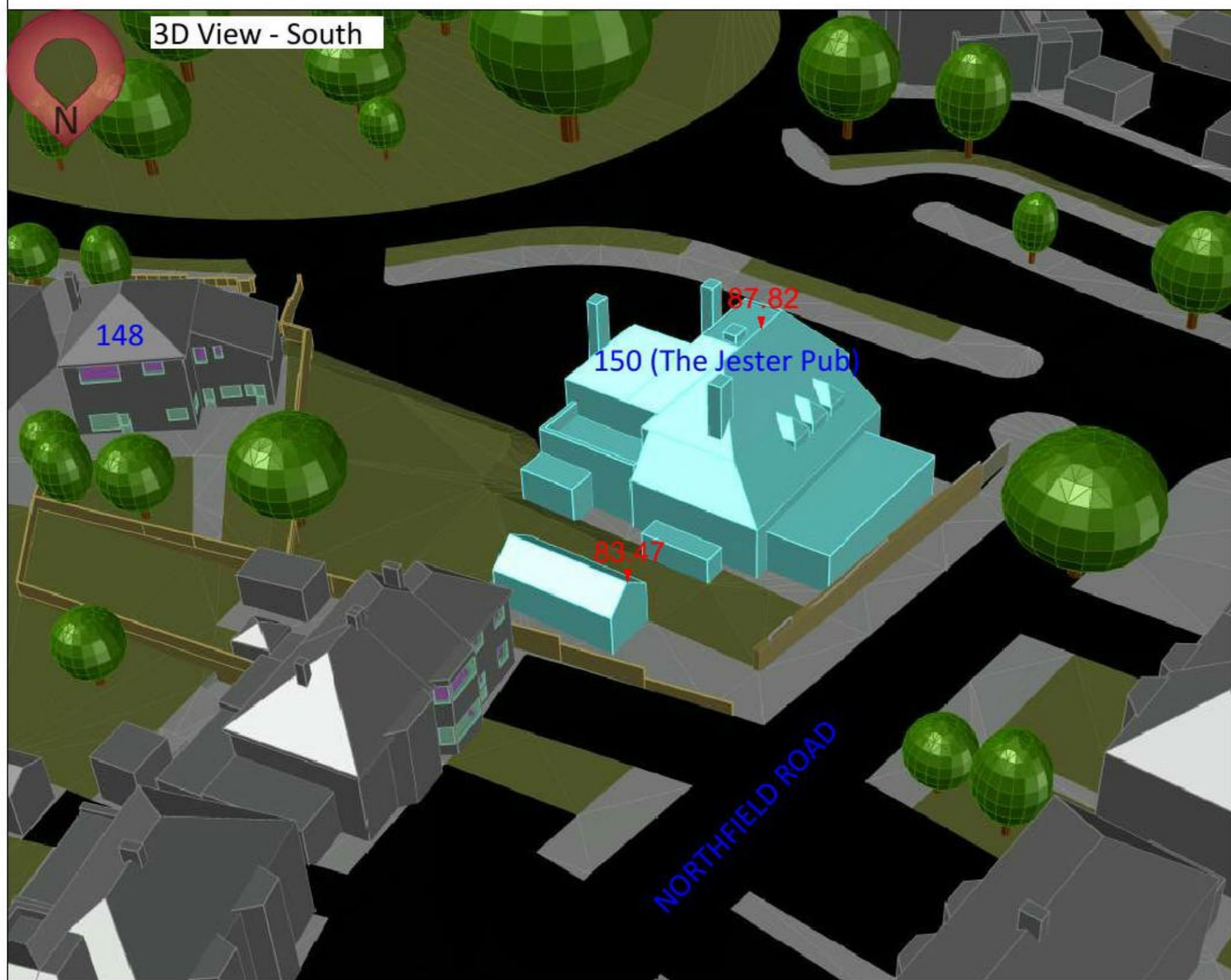
|          |            |               |
|----------|------------|---------------|
| Drawn By | Checked By | Issue Purpose |
| DKG      | HS         |               |

|        |            |
|--------|------------|
| Scale  | Date       |
| NTS@A3 | 06/05/2021 |

|                                      |             |
|--------------------------------------|-------------|
| Project No./Drawing Type/Drawing No. | Release No. |
| 25555_EX2D_01                        | 01          |



Site Location Plan



**Key**

- Surroundings
- Existing
- Height in Meters

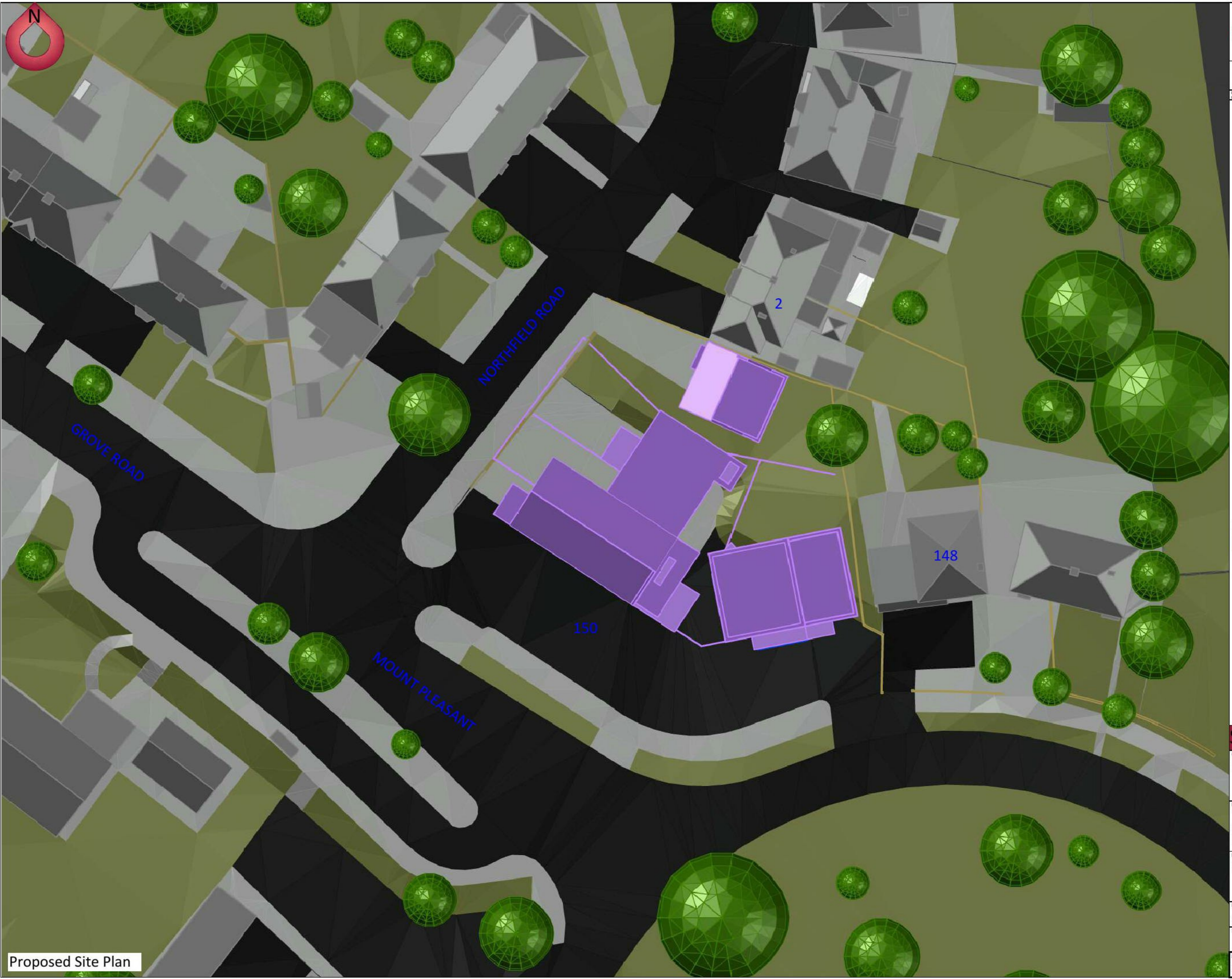
**3D View Existing**

Client  
DUST Architecture

Project  
The Jester, 150 Mount Pleasant, East Barnet, London, Barnet EN4

Drawing Title  
3D Views of Existing Site

|   |                    |               |
|---|--------------------|---------------|
| Drawn By<br>DKG                                       | Checked By<br>HS   | Issue Purpose |
| Scale<br>NTS@A3                                       | Date<br>06/05/2021 |               |
| Project No./Drawing Type/Drawing No.<br>25555_EX3D_02 | Release No.<br>01  |               |



Proposed Site Plan

**Key**  
 Surroundings  
 Proposed

**Site Plan Proposed**

|  |                    |                   |
|--|--------------------|-------------------|
| Client<br>DUST Architecture  |                    |                   |
| Project<br>The Jester, 150 Mount Pleasant, East Barnet, London, Barnet EN4 |                    |                   |
| Drawing Title<br>Proposed Site Plan  |                    |                   |
| Drawn By<br>DKG  | Checked By<br>HS   | Issue Purpose     |
| Scale<br>NTS@A3  | Date<br>06/05/2021 |                   |
| Project No./Drawing Type/Drawing No.<br>25555_ PR2D_03                     |                    | Release No.<br>01 |



Site Location Plan

**Key**

- Surroundings
- Proposed

Height in Meters

**3D View Proposed**

|  |                    |               |
|--|--------------------|---------------|
| Client<br>DUST Architecture  |                    |               |
| Project<br>The Jester, 150 Mount Pleasant, East Barnet, London, Barnet EN4 |                    |               |
| Drawing Title<br>3D Views of Proposed Scheme                               |                    |               |
| Drawn By<br>DKG  | Checked By<br>HS   | Issue Purpose |
| Scale<br>NTS@A3  | Date<br>06/05/2021 |               |
| Project No./Drawing Type/Drawing No.<br>25555_ PR3D_04                     | Release No.<br>01  |               |

**9.2 Appendix 2 – Vertical Sky Component and Annual Probable Sunlight Hours**

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| 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 |
|---------------------------|-------------|---------------|-------------|-------------|----------|-------|-------|--------------------|--------------------|--------|-------|--------------------|--------|-------|--------------------|
| <b>148 Mount Pleasant</b> |             |               |             |             |          |       |       |                    |                    |        |       |                    |        |       |                    |
| Ground                    | R1          | Residential   | Kitchen     | W1          | Existing | 36.80 | 0.99  | YES                | 353°N              |        |       |                    |        |       |                    |
|                           |             |               |             | Proposed    | 36.29    |       |       |                    |                    |        |       |                    |        |       |                    |
|                           |             |               |             | W2          | Existing | 36.73 | 0.98  | YES                | 353°N              |        |       |                    |        |       |                    |
|                           |             |               |             | Proposed    | 36.14    |       |       |                    |                    |        |       |                    |        |       |                    |
|                           |             |               |             | W3          | Existing | 36.16 | 0.98  | YES                | 353°N              |        |       |                    |        |       |                    |
|                           |             |               | Proposed    | 35.54       |          |       |       |                    |                    |        |       |                    |        |       |                    |
| R2                        | Residential | Dining Room   | W4          | Existing    | 36.55    | 0.98  | YES   | 353°N              |                    |        |       |                    |        |       |                    |
|                           |             |               | Proposed    | 35.78       |          |       |       |                    |                    |        |       |                    |        |       |                    |
|                           |             |               | W5          | Existing    | 26.54    | 0.85  | YES   | 263°               | 18.00              | 0.83   | YES   | 2.00               | 0.00   | YES   |                    |
|                           |             |               | Proposed    | 22.54       |          |       |       | 15.00              |                    |        | 0.00  |                    |        |       |                    |
| First                     | R1          | Residential   | Bed         | W1          | Existing | 36.47 | 1.00  | YES                | 353°N              |        |       |                    |        |       |                    |
|                           |             |               |             | Proposed    | 36.30    |       |       |                    |                    |        |       |                    |        |       |                    |
|                           | R2          | Residential   | Bed         | W2          | Existing | 35.47 | 0.99  | YES                | 353°N              |        |       |                    |        |       |                    |
|                           |             |               |             | Proposed    | 35.27    |       |       |                    |                    |        |       |                    |        |       |                    |
| R4                        | Residential | Bed           | W5          | Existing    | 38.71    | 1.00  | YES   | 173°               | 87.00              | 1.00   | YES   | 30.00              | 1.00   | YES   |                    |
|                           |             |               | Proposed    | 38.58       |          |       |       |                    | 87.00              |        |       | 30.00              |        |       |                    |
| R6                        | Residential | Bed           | W7          | Existing    | 32.98    | 1.00  | YES   | 173°               | 77.00              | 1.00   | YES   | 30.00              | 1.00   | YES   |                    |
|                           |             |               | Proposed    | 32.95       |          |       |       |                    | 77.00              |        |       | 30.00              |        |       |                    |
| <b>2 Northfield Rd</b>    |             |               |             |             |          |       |       |                    |                    |        |       |                    |        |       |                    |
| Ground                    | R2          | Residential   | Kitchen     | W5          | Existing | 23.51 | 0.97  | YES                | 114°               | 52.00  | 0.87  | YES                | 20.00  | 0.70  | YES                |
|                           |             |               |             | Proposed    | 22.73    |       |       |                    | 45.00              |        |       | 14.00              |        |       |                    |
|                           |             |               |             | W6          | Existing | 18.03 | 0.97  | YES                | 114°               | 42.00  | 0.88  | YES                | 12.00  | 0.75  | YES                |
|                           |             |               |             | Proposed    | 17.57    |       |       |                    | 37.00              |        |       | 9.00               |        |       |                    |
|                           |             |               |             | W7          | Existing | 31.42 | 0.96  | YES                | 114°               | 60.00  | 0.83  | YES                | 20.00  | 0.70  | YES                |
|                           |             |               |             | Proposed    | 30.22    |       |       |                    | 50.00              |        |       | 14.00              |        |       |                    |
|                           | R3          | Residential   | Study       | W8          | Existing | 22.93 | 0.63  | NO                 | 114°               | 56.00  | 0.45  | YES                | 19.00  | 0.16  | NO                 |
|                           |             |               |             | Proposed    | 14.43    |       |       |                    | 25.00              |        |       | 3.00               |        |       |                    |
|                           | R6          | Residential   | Living Room | W12         | Existing | 28.44 | 0.98  | YES                | 237°               | 36.00  | 1.00  | YES                | 8.00   | 1.00  | YES                |
|                           |             |               |             | Proposed    | 27.99    |       |       |                    | 36.00              |        |       | 8.00               |        |       |                    |
| W13                       |             |               |             | Existing    | 35.87    | 1.00  | YES   | 294°N              |                    |        |       |                    |        |       |                    |
|                           |             |               | Proposed    | 35.83       |          |       |       |                    |                    |        |       |                    |        |       |                    |
|                           |             |               | W14         | Existing    | 22.60    | 1.00  | YES   | 354°N              |                    |        |       |                    |        |       |                    |
|                           |             |               | Proposed    | 22.60       |          |       |       |                    |                    |        |       |                    |        |       |                    |
| First                     | R1          | Residential   | Bed         | W1          | Existing | 35.35 | 0.99  | YES                | 114°               | 54.00  | 0.98  | YES                | 19.00  | 0.95  | YES                |
|                           |             |               |             | Proposed    | 34.95    |       |       |                    | 53.00              |        |       | 18.00              |        |       |                    |
|                           | R4          | Residential   | Bed         | W4          | Existing | 35.20 | 0.99  | YES                | 294°N              |        |       |                    |        |       |                    |
|                           |             |               | Proposed    | 34.96       |          |       |       |                    |                    |        |       |                    |        |       |                    |
| R5                        | Residential | Bed           | W5          | Existing    | 34.13    | 0.99  | YES   | 294°N              |                    |        |       |                    |        |       |                    |

| 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 |
|------------|-----------|---------------|-----------|-------------|--|-------|--------------------|--------------------|----------------|---------|--------------------|--------------|---------|--------------------|
|            | R6        | Residential   | Bed       | W6          | Proposed 33.94<br>Existing 32.25                   | 0.98  | YES                | 237°               | 41.00<br>41.00 | 1.00    | YES                | 9.00<br>9.00 | 1.00    | YES                |
|            |           |               |           | W7          | Proposed 31.58<br>Existing 37.82                   | 1.00  | YES                | 294°N              |                | *North* |                    |              | *North* |                    |
|            |           |               |           | W8          | Proposed 37.69<br>Existing 26.74<br>Proposed 26.74 | 1.00  | YES                | 354°N              |                | *North* |                    |              | *North* |                    |



### 9.3 Appendix 3 – Average Daylight Factor

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| Floor Ref.                | Room Ref. | Room Use.   | Window Ref. | Glass Transmittance | Maintenance Factor | Glazed Area | Clear Sky Angle Existing | Clear Sky Angle Proposed | Room Surface Area | Average Surface Reflectance | Below Working Plane Factor | ADF Existing | ADF Proposed | Req'd Value | Pr/Ex | Meets BRE Criteria |
|---------------------------|-----------|-------------|-------------|---------------------|--------------------|-------------|--------------------------|--------------------------|-------------------|-----------------------------|----------------------------|--------------|--------------|-------------|-------|--------------------|
| <b>148 Mount Pleasant</b> |           |             |             |                     |                    |             |                          |                          |                   |                             |                            |              |              |             |       |                    |
| Ground                    | R1        | Kitchen     | W1          | 0.68                | 1.00               | 1.66        | 79.12                    | 78.06                    | 63.95             | 0.75                        | 1.00                       | 3.20         | 3.15         | 2.00        | 0.99  | YES                |
|                           |           |             | W2          | 0.68                | 1.00               | 0.42        | 71.31                    | 70.34                    | 63.95             | 0.75                        | 1.00                       | 0.73         | 0.72         |             |       |                    |
|                           |           |             | W3-L        | 0.68                | 1.00               | 0.29        | 70.38                    | 69.33                    | 63.95             | 0.75                        | 0.15                       | 0.07         | 0.07         |             |       |                    |
|                           |           |             | W3-U        | 0.68                | 1.00               | 0.08        | 39.71                    | 38.66                    | 63.95             | 0.75                        | 1.00                       | 0.07         | 0.07         |             |       |                    |
|                           |           |             |             |                     |                    |             |                          |                          |                   |                             |                            | 4.07         | 4.02         |             |       |                    |
| Ground                    | R2        | Dining Room | W4          | 0.68                | 1.00               | 0.86        | 75.80                    | 74.33                    | 63.95             | 0.75                        | 1.00                       | 1.59         | 1.56         | 1.50        | 0.94  | YES                |
|                           |           |             | W5          | 0.68                | 1.00               | 0.86        | 59.44                    | 53.07                    | 63.95             | 0.75                        | 1.00                       | 1.25         | 1.11         |             |       |                    |
|                           |           |             |             |                     |                    |             |                          |                          |                   |                             |                            | 2.84         | 2.68         |             |       |                    |
| First                     | R1        | Bed         | W1          | 0.68                | 1.00               | 2.38        | 75.39                    | 75.07                    | 63.95             | 0.75                        | 1.00                       | 4.35         | 4.34         | 1.00        | 1.00  | YES                |
|                           |           |             |             |                     |                    |             |                          |                          |                   |                             |                            | 4.35         | 4.34         |             |       |                    |
| First                     | R2        | Bed         | W2          | 0.68                | 1.00               | 0.86        | 70.72                    | 70.38                    | 63.95             | 0.75                        | 1.00                       | 1.49         | 1.48         | 1.00        | 1.00  | YES                |
|                           |           |             |             |                     |                    |             |                          |                          |                   |                             |                            | 1.49         | 1.48         |             |       |                    |
| First                     | R4        | Bed         | W5          | 0.68                | 1.00               | 1.73        | 83.32                    | 83.14                    | 53.02             | 0.75                        | 1.00                       | 4.22         | 4.21         | 1.00        | 1.00  | YES                |
|                           |           |             |             |                     |                    |             |                          |                          |                   |                             |                            | 4.22         | 4.21         |             |       |                    |
| First                     | R6        | Bed         | W7          | 0.68                | 1.00               | 2.38        | 67.86                    | 67.84                    | 75.11             | 0.75                        | 1.00                       | 3.34         | 3.34         | 1.00        | 1.00  | YES                |
|                           |           |             |             |                     |                    |             |                          |                          |                   |                             |                            | 3.34         | 3.34         |             |       |                    |
| <b>2 Northfield Rd</b>    |           |             |             |                     |                    |             |                          |                          |                   |                             |                            |              |              |             |       |                    |
| Ground                    | R2        | Kitchen     | W5          | 0.68                | 1.00               | 0.53        | 54.08                    | 53.99                    | 50.18             | 0.75                        | 1.00                       | 0.90         | 0.89         | 2.00        | 0.98  | YES                |
|                           |           |             | W6-L        | 0.68                | 1.00               | 0.39        | 45.54                    | 45.53                    | 50.18             | 0.75                        | 0.15                       | 0.08         | 0.08         |             |       |                    |
|                           |           |             | W6-U        | 0.68                | 1.00               | 0.07        | 18.33                    | 18.30                    | 50.18             | 0.75                        | 1.00                       | 0.04         | 0.04         |             |       |                    |
|                           |           |             | W7          | 0.68                | 1.00               | 1.57        | 69.68                    | 67.87                    | 50.18             | 0.75                        | 1.00                       | 3.39         | 3.30         |             |       |                    |
|                           |           |             |             |                     |                    |             |                          |                          |                   |                             |                            | 4.41         | 4.32         |             |       |                    |
| Ground                    | R3        | Office      | W8          | 0.68                | 1.00               | 0.95        | 54.83                    | 41.80                    | 30.33             | 0.75                        | 1.00                       | 2.68         | 2.04         | 1.00        | 0.76  | YES                |
|                           |           |             |             |                     |                    |             |                          |                          |                   |                             |                            | 2.68         | 2.04         |             |       |                    |
| Ground                    | R6        | Living Room | W12         | 0.68                | 1.00               | 0.72        | 63.16                    | 62.45                    | 108.77            | 0.75                        | 1.00                       | 0.65         | 0.64         | 1.50        | 1.00  | YES                |
|                           |           |             | W13         | 0.68                | 1.00               | 2.16        | 77.31                    | 77.26                    | 108.77            | 0.75                        | 1.00                       | 2.38         | 2.38         |             |       |                    |
|                           |           |             | W14         | 0.68                | 1.00               | 0.70        | 53.11                    | 53.11                    | 108.77            | 0.75                        | 1.00                       | 0.53         | 0.53         |             |       |                    |
|                           |           |             |             |                     |                    |             |                          |                          |                   |                             |                            | 3.56         | 3.55         |             |       |                    |
| First                     | R1        | Bed         | W1          | 0.68                | 1.00               | 1.93        | 70.86                    | 70.24                    | 52.71             | 0.75                        | 1.00                       | 4.03         | 4.00         | 1.00        | 0.99  | YES                |
|                           |           |             |             |                     |                    |             |                          |                          |                   |                             |                            | 4.03         | 4.00         |             |       |                    |
| First                     | R4        | Bed         | W4          | 0.68                | 1.00               | 0.95        | 70.46                    | 70.13                    | 38.99             | 0.75                        | 1.00                       | 2.68         | 2.66         | 1.00        | 1.00  | YES                |
|                           |           |             |             |                     |                    |             |                          |                          |                   |                             |                            | 2.68         | 2.66         |             |       |                    |
| First                     | R5        | Bed         | W5          | 0.68                | 1.00               | 1.02        | 68.55                    | 68.30                    | 35.18             | 0.75                        | 1.00                       | 3.08         | 3.07         | 1.00        | 1.00  | YES                |
|                           |           |             |             |                     |                    |             |                          |                          |                   |                             |                            | 3.08         | 3.07         |             |       |                    |
| First                     | R6        | Bed         | W6          | 0.68                | 1.00               | 0.72        | 68.07                    | 66.91                    | 71.00             | 0.75                        | 1.00                       | 1.07         | 1.05         | 1.00        | 0.99  | YES                |
|                           |           |             | W7          | 0.68                | 1.00               | 2.16        | 81.33                    | 81.04                    | 71.00             | 0.75                        | 1.00                       | 3.84         | 3.83         |             |       |                    |
|                           |           |             | W8          | 0.68                | 1.00               | 0.70        | 59.49                    | 59.49                    | 71.00             | 0.75                        | 1.00                       | 0.91         | 0.91         |             |       |                    |
|                           |           |             |             |                     |                    |             |                          |                          |                   |                             |                            | 5.82         | 5.78         |             |       |                    |

## 9.4 Appendix 4 - Overshadowing

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| Floor Ref.                | Amenity Ref. | Amenity Area          | Lit Area Existing | Lit Area Proposed | Pr/Ex         | Meets BRE Criteria |
|---------------------------|--------------|-----------------------|-------------------|-------------------|---------------|--------------------|
| <b>148 Mount Pleasant</b> |              |                       |                   |                   |               |                    |
| Ground                    | A1           | Area m2<br>Percentage | 198.18            | 144.08<br>73%     | 125.00<br>63% | 0.87<br>YES        |
| <b>2 Northfield Rd</b>    |              |                       |                   |                   |               |                    |
| Ground                    | A1           | Area m2<br>Percentage | 165.03            | 101.22<br>61%     | 96.90<br>59%  | 0.96<br>YES        |

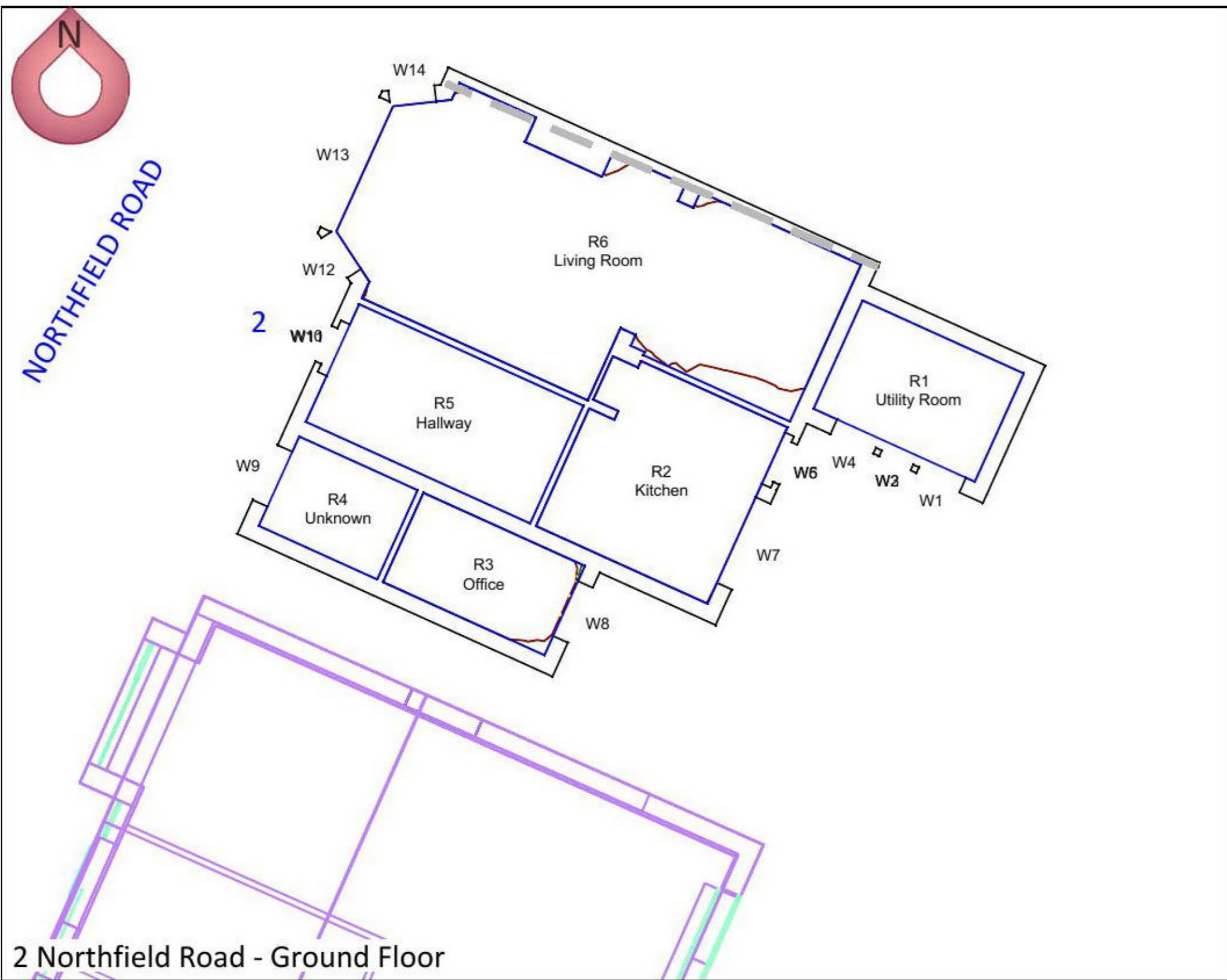
**9.5 Appendix 5 – No Sky Line**

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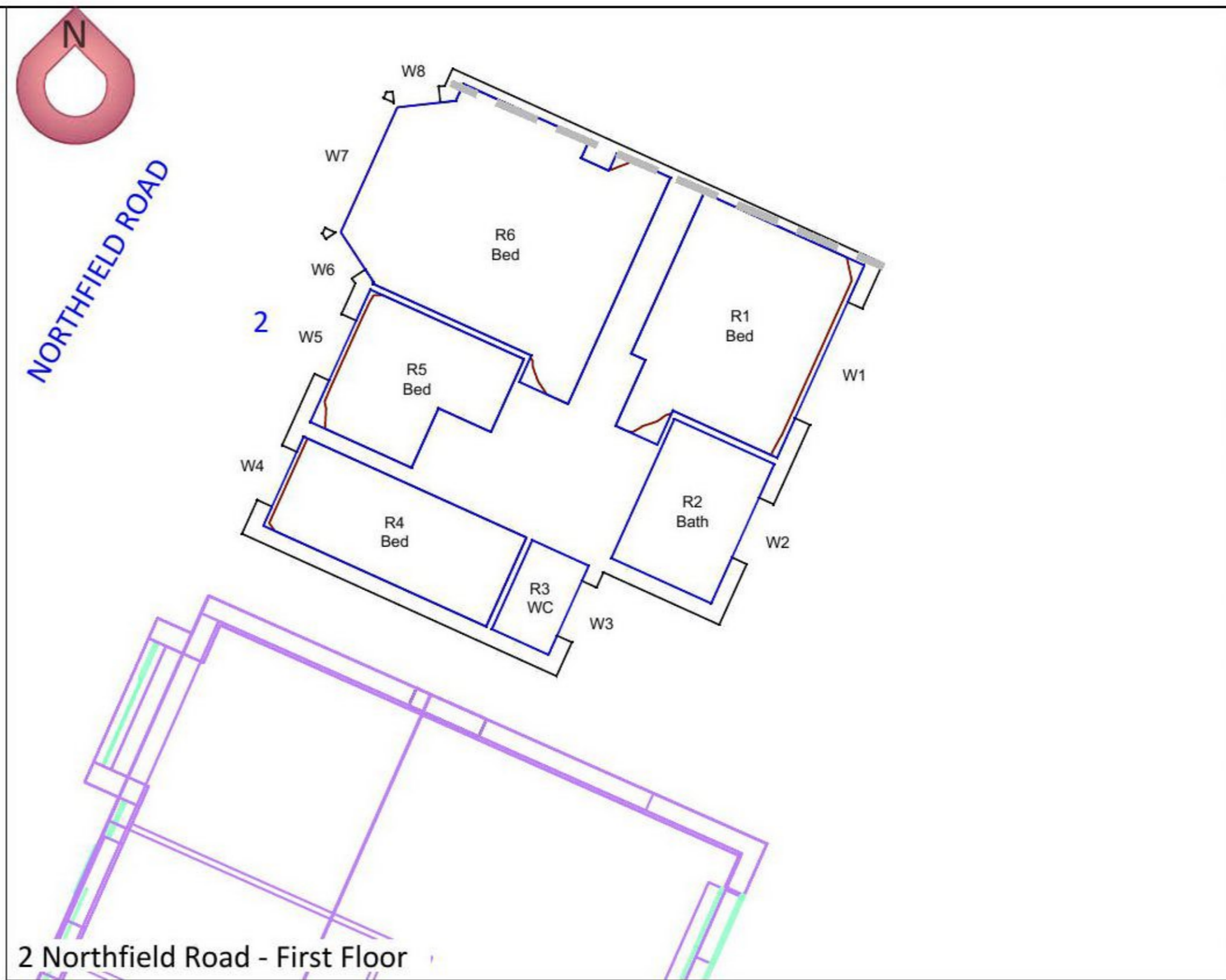
| Floor Ref.                | Room Ref. | Room Use.   |           | Room Area | Lit Area Existing | Lit Area Proposed | Pr/Ex   | Meets BRE Criteria |      |
|---------------------------|-----------|-------------|-----------|-----------|-------------------|-------------------|---------|--------------------|------|
| <b>148 Mount Pleasant</b> |           |             |           |           |                   |                   |         |                    |      |
| Ground                    | R1        | Kitchen     | Area m2   | 13.52     | 13.44             | 13.44             | 100.00% | YES                |      |
|                           |           |             | % of room |           | 99%               | 99%               |         |                    |      |
|                           | R2        | Dining Room | Area m2   | 13.52     | 13.51             | 13.25             | 98.00%  | YES                |      |
|                           |           |             | % of room |           | 100%              | 98%               |         |                    |      |
| First                     | R1        | Bed         | Area m2   | 13.52     | 13.15             | 13.15             | 100.00% | YES                |      |
|                           |           |             | % of room |           | 97%               | 97%               |         |                    |      |
|                           |           | R2          | Bed       | Area m2   | 13.52             | 12.64             | 12.64   | 100.00%            | YES  |
|                           |           |             |           | % of room |                   | 93%               | 93%     |                    |      |
|                           | R4        | Bed         | Area m2   | 9.94      | 9.39              | 9.39              | 100.00% | YES                |      |
|                           |           |             | % of room |           | 94%               | 94%               |         |                    |      |
|                           | R6        | Bed         | Area m2   | 16.96     | 16.44             | 16.44             | 100.00% | YES                |      |
|                           |           |             | % of room |           | 97%               | 97%               |         |                    |      |
| <b>2 Northfield Rd</b>    |           |             |           |           |                   |                   |         |                    |      |
| Ground                    | R2        | Kitchen     | Area m2   | 8.95      | 8.94              | 8.94              | 100.00% | YES                |      |
|                           |           |             | % of room |           | 100%              | 100%              |         |                    |      |
|                           |           | R3          | Office    | Area m2   | 4.32              | 4.21              |         |                    | 4.20 |
|                           |           |             | % of room |           | 97%               | 97%               | 100.00% | YES                |      |
|                           | R6        | Living Room | Area m2   | 24.23     | 23.37             | 23.37             | 100.00% | YES                |      |
|                           |           |             | % of room |           | 96%               | 96%               |         |                    |      |
| First                     | R1        | Bed         | Area m2   | 9.58      | 9.14              | 9.14              | 100.00% | YES                |      |
|                           |           |             | % of room |           | 95%               | 95%               |         |                    |      |
|                           |           | R4          | Bed       | Area m2   | 5.97              | 5.86              | 5.86    | 100.00%            | YES  |
|                           |           |             |           | % of room |                   | 98%               | 98%     |                    |      |
|                           |           | R5          | Bed       | Area m2   | 5.18              | 4.98              | 4.98    | 100.00%            | YES  |
|                           |           |             | % of room |           | 96%               | 96%               |         |                    |      |
|                           | R6        | Bed         | Area m2   | 14.82     | 14.70             | 14.70             | 100.00% | YES                |      |
|                           |           |             | % of room |           | 99%               | 99%               |         |                    |      |

**9.6 Appendix 6 – Daylight Contour Plots**

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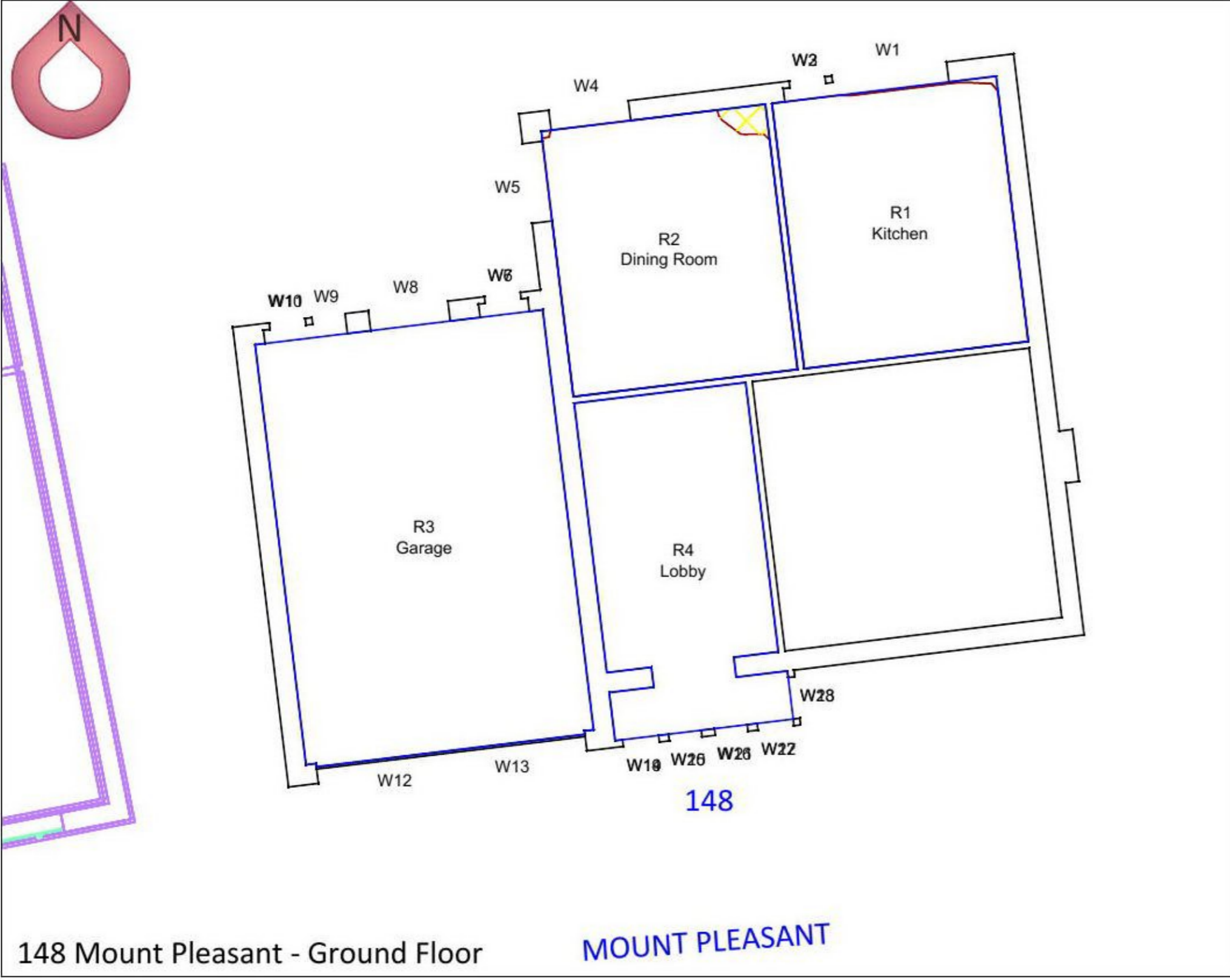
2 Northfield Road - Ground Floor



2 Northfield Road - First Floor

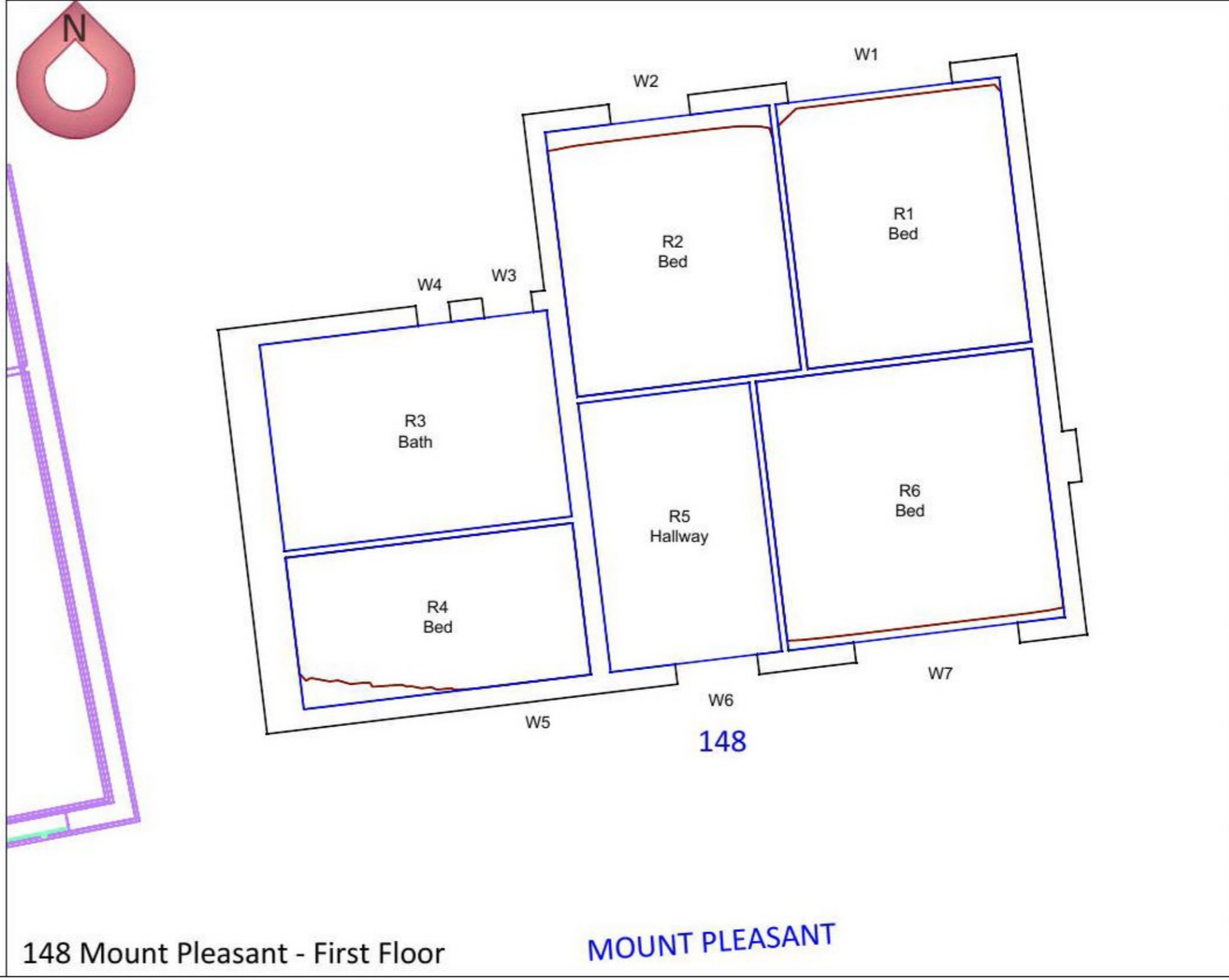


Site Location Plan



148 Mount Pleasant - Ground Floor

MOUNT PLEASANT



148 Mount Pleasant - First Floor

MOUNT PLEASANT

**Key**

- Existing Contour
- Proposed Contour
- Room Outline
- Area of Loss

**Daylight Distribution**

|   |                    |               |
|---|--------------------|---------------|
| Client<br>DUST Architecture   |                    |               |
| Project<br>The Jester, 150 Mount Pleasant, East Barnet, London, Barnet EN4                                  |                    |               |
| Drawing Title<br>Daylight Distribution Contours 148 Mount Pleasant & 2 Northfield Ln Vs the Proposed Scheme |                    |               |
| Drawn By<br>DKG   | Checked By<br>HS   | Issue Purpose |
| Scale<br>NTS@A3   | Date<br>06/05/2021 |               |
| Project No./Drawing Type/Drawing No.<br>25555_DD_01   | Release No.<br>01  |               |