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0370 777 6292

Garages Opposite 67 Belmont Close London EN4 9LS

Daylight & Sunlight Amenity Study (Neighbouring) Report
prepared on behalf of
Foxglade Properties Ltd
Date: December 2023
Our Ref: 23-02174

Contents

Appendices

1 EXECUTIVE SUMMARY

We have been instructed to compile a BRE Daylight & Sunlight (Neighbouring) Amenity Study regarding the proposed development at Garages Opposite 67 Belmont Close, Barnet EN4 9LS, to *construct six houses above the garage block, each house to have outside space and the garages to be retained after development.*

1.1 We undertook a site inspection and have been provided a 3D model by DFA showing the proposal in context, allowing us to understand the interrelationship between the various buildings better.

1.2 We have reviewed the Local Authority's Planning Policy regarding Daylight and Sunlight.

1.3 Based on the above, we set about analysing per Building Research Establishment's Report 209, "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" (2022 3rd Edition). This guidance is regarded as industry standard, and we regularly prepare such studies for local authorities throughout the UK.

1.4 We identified 14 neighbouring residential properties within reasonable proximity to the development and warranting inclusion within the study.

1.5 The analysis has involved utilising specialist software applied to an AutoCAD model.

1.6 The results confirm a high level of compliance to neighbouring properties Daylight and Sunlight levels. Summary tables have been provided below:

Vertical Sky Component			Daylight Distribution		
No. Windows	Pass No.	% Pass	No. Rooms	Pass No.	% Pass
136	135	99	60	60	100

Annual Probable Sunlight Hours			Winter Probable Sunlight Hours		
No. Windows	Pass No.	% Pass	No. Windows	Pass No.	% Pass
75	75	100	75	75	100

1.7 Seven amenity areas have been assessed, and all meet the recommendations.

1.8 The results of the analysis confirm that there is one isolated window which does not meet the recommended Vertical Sky Component (VSC) guidelines; however the room itself meets Room VSC test. Furthermore all rooms meet Daylight Distribution (DD). All windows satisfy the Annual Probable Sunlight Hours test (ASPH) and all amenity spaces satisfy the two hour amenity test (Overshadowing to Gardens and Open Spaces).

1.9 The BRE guide explains that the numerical guidelines should be interpreted flexibly, since natural lighting is only one of many factors in site layout design. Combining this with The National Planning Policy Framework published recommendationss on taking a flexible approach. It is in our opinion there are no daylight and sunlight related reason why the proposed development should not be granted planning permission.

2 PROJECT IDENTIFICATION

2.1 Below are the sources of information used to produce this report:

RELEASE 01 – *The proposal is to construct six houses above the garage block, each house to have outside space and the garages to be retained after development.*	
PROJECT DATA	
Client	Foxglade Properties Ltd
Architect	DFA Ltd
Project Address	Garages Opposite 67 Belmont Close, Barnet EN4 9LS
Project Number	23-02174
Type	DLSL
SOURCES OF INFORMATION	
EXISTING SITE	
Site Photos	Rapleys – September 2023
2D Drawings	DFA – September 2023
3D Model	Rapleys – September 2023
PROPOSED SCHEME	
2D Drawings	DFA – November 2023
3D Model	DFA – November 2023
Architect Placed	No
TESTING ENVIROMENT	
Site Photos	Rapleys – September 2023
Contextual Model	AccuCities – September 2023
Research	Rapleys – August 2023

3 INTRODUCTION

INSTRUCTIONS

3.1 We received instructions from Foxglade Properties Ltd to prepare a BRE Daylight & Sunlight (Neighbouring) Amenity Study in respect of the proposed development at Garages opposite 67 Belmont Close, London EN4 9LS.

3.2 We confirm copies of our Terms of Engagement are held on file.

CONFLICT OF INTEREST

3.3 We confirm that, as far as we are aware, no conflict of interest exists either personally or with Rapleys, in connection with Foxglade Properties Ltd. We would further confirm that Professional Indemnity Insurance on a per claim basis is available in respect of this report.

DISCLOSURE

3.4 This report is specifically for the addressee stated above.

QUALITY ASSURANCE

3.5 This report has been prepared within the quality system operated at Rapleys LLP according to British Standard ISO 9001:2015.

3.6 We confirm that the undersigned is an appropriately qualified and Surveyor experienced in the commercial property sector.

Created by:	**Felix Carter BA (Hons) PgDip** Felix.carter@rapleys.com
Signature:	
Checked by:	**Natasha Bray LLB (Hons)** Natasha.Bray@Rapleys.com
Signature:	

4 BASIS OF ASSESSMENT

DETAILS OF THE PROPOSALS

4.1 The proposal is to construct six houses above the garage block, each house to have outside space and the garages to be retained after development.

4.2 DFA Ltd provided copies of the proposal in 2D and 3D AutoCAD files which we received September 2023. An initial set of indicative proposals were forwarded to us prior to this to assist our understanding of the proposals in general.

4.3 Rapleys have taken the information supplied upon which this report is based, in good faith, as being sufficiently accurate for these purposes. In the event inaccuracies become apparent, Rapleys would be willing to re visit the analysis subject to further instructions.

SITE INSPECTION

4.4 The site and surrounding properties were inspected externally on 21st September 2023 by Felix Carter, during which the surveyor was unaccompanied.

4.5 Where possible high level vantage points were used to view the neighbouring properties externally. The purpose of the inspection was to review the site in context, to identify the surrounding properties considered to be within a reasonable distance and which should be included within the scope of a 3D analysis.

RELEVANT NEIGHBOURING PROPERTIES

4.6 Below we have detailed below the neighbouring receptors assessed within this report.

REFERENCE	ADDRESS	DESCRIPTION
1	The Cottage	Detached two storey house.
2	1 – 6 Belmont Close	Purpose built block of flats.
3	65-68 Belmont Close	Purpose built block of flats.
4	61-64 Belmont Close	Purpose built block of flats.
5	57-60 Belmont Close	Purpose built block of flats.

BACKGROUND TO THE ANALYSIS

4.7 In order to undertake the analysis a 3D computer model was drawn in AutoCAD for the development site and the surrounding properties. This was based upon site and drawing information provided by the client and their architect, supplemented by information gathered from the photographs of the subject area taken during our site visit.

4.8 We have completed a thorough review of the Local Authority Planning archives and where found partial information has been used when modelling neighbouring properties and their rooms. In the absence of this information, reasonable assumptions have been made based on our Design Analyst's experience, which is in accordance with recognised practice.

4.9 Details of the proposals forwarded by the design team were incorporated into a 3D AutoCAD model.

4.10 Thereafter, industry standard Daylight and Sunlight analysis software was applied to the model. This produced the results which have been presented and commented upon within this report.

4.11 Images taken from the 3D model showing the development site as existing and as proposed, together with the relevant surrounding properties are within Appendix 1.

5 PLANNING POLICY

NATIONAL PLANNING GUIDANCE

NATIONAL PLANNING POLICY FRAMEWORK ('NPPF') 2021

5.1 Pg 37 states:

5.2 'Where there is an existing or anticipate shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. In these circumstances: ...

5.3 c) local planning authorities should refuse applications which they consider fail to make efficient us of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)'

REGIONAL PLANNING GUIDANCE

THE LONDON PLAN ('LPG') 2021

5.4 Pg 128, 3.3.8 states:

5.5 'Buildings should be of high quality and enhance, activate and appropriately frame the public realm. Their massing, scale and layout should help make public spaces coherent and should complement the existing streetscape and surrounding area. Particular attention should be paid to the design of the parts of a building or public realm that people most frequently see or interact with in terms of its legibility, use, detailing, materials and location of entrances. Creating a comfortable pedestrian environment with regard to levels of sunlight, shade, wind, and shelter from precipitation is important.'

5.6 Pg 140, Policy D6 – Housing quality and standards, states:

5.7 'C Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part B in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.'

5.8 'D The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.'

5.9 Pg 143 – 144, 3.6.3 states:

5.10 'To address the impacts of the urban heat island effect and the fact that the majority of housing developments in London are made up of flats, a minimum ceiling height of 2.5m for at least 75 per cent of the gross internal area is required so that new housing is of adequate quality, especially in terms of daylight penetration, ventilation and cooling, and sense of space. The height of ceilings, doorways and other thresholds should support the creation of an inclusive environment and therefore be sufficiently high to not cause an obstruction. To allow for some essential equipment in the ceilings of kitchens and bathrooms, up to 25 per cent of the gross internal area of the dwelling can be lower than 2.5 m. However, any reduction in ceiling height below 2.5 m should be the minimum necessary for this equipment, and not cause an obstruction.'

5.11 Pg 144, 3.6.4 states:

5.12 'Dual aspect dwellings with opening windows on at least two sides have many inherent benefits. These include better daylight, a greater chance of direct sunlight for longer periods, natural cross-ventilation, a greater capacity to address overheating, pollution mitigation, a choice of views, access to a quiet side of the building, greater flexibility in the use of rooms, and more potential for future adaptability by altering the use of rooms'

5.13 Pg 144, 3.6.5 states:

5.14 ‘Single aspect dwellings are more difficult to ventilate naturally and are more likely to overheat, and therefore should normally be avoided. Single aspect dwellings that are north facing, contain three or more bedrooms or are exposed to noise levels above which significant adverse effects on health and quality of life occur, should be avoided. The design of single aspect dwellings must demonstrate that all habitable rooms and the kitchen are provided with adequate passive ventilation, privacy and daylight, and that the orientation enhances amenity, including views. It must also demonstrate how they will avoid overheating without reliance on energy intensive mechanical cooling systems.’

5.15 Pg 144, 3.6.6 states:

5.16 ‘A variety of approaches to housing typologies and layout of buildings should be explored to make the best use of land and create high quality, comfortable and attractive homes. For example, increasing ceiling heights and having bay windows can optimise daylight and sunlight and allow buildings to be closer together than can otherwise be achieved.’

5.17 Pg 145, Table 3.2 – Qualitative design aspects to be addressed n housing developments, states:

5.18 ‘iii The site layout, orientation and design of individual dwellings and, where applicable, common spaces should: … provide privacy and adequate daylight for residents’

5.19 Pg 146, 3.6.11 states:

5.20 ‘Other components of housing design are also important to improving the attractiveness of new homes as well as the Mayor’s wider objectives to improve the quality of Londoners’ environment. The Mayor intends to produce a single guidance document which clearly sets out the standards which need to be met in order to implement Policy D6 Housing quality and standards for all housing tenures, as well as wider qualitative aspects of housing developments. This will include guidance on daylight and sunlight standards. This will build on the guidance set out in the 2016 Housing SPG and the previous London Housing Design Guide.’

5.21 Pg 149, Policy D8 Public realm states:

5.22 ‘J ensure that appropriate shade, shelter, seating and, where possible, areas of direct sunlight are provided, with other microclimatic considerations, including temperature and wind, taken into account in order to encourage people to spend time in a place’

5.23 Pg 153- 154, Policy D9 Tall Building states:

5.24 ‘ 3)..a) wind, daylight, sunlight penetration and temperature conditions around the building(s) and neighbourhood must be carefully considered and not compromise comfort and the enjoyment of open spaces, including water spaces, around the building’

5.25 Pg 158, 3.9.7 states:

5.26 ‘The middle of a tall building has an important effect on how much sky is visible from surrounding streets and buildings, as well as on wind flow, privacy and the amount of sunlight and shadowing there is in the public realm and by surrounding properties’

HOUSING SUPPLMENTARY PLANNING GUIDANCE (‘SPG’) 2016 (AMENDED 2017)

5.27 Pg 52, Standards for Privacy, daylight and sunlight states:

5.28 ‘1.3.45 Policy 7.6Bd requires new development to avoid causing ‘unacceptable harm’ to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines100 to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time…

5.29 ‘1.3.46 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. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.’

5.30 Pg 70, Communal and Public Open space states:

5.31 ‘Standard 4 - Where communal open space is provided, development proposals should demonstrate that the space: … is designed to take advantage of direct sunlight;’

5.32 Pg 84, Homes as a place of retreat states:

5.33 '2.3.35 Natural light is also vital to a sense of wellbeing in the home, and this may be restricted in densely developed parts of the city. The Mayor seeks to encourage the kind of housing that provides comfortable and enjoyable places of retreat and privacy. Factors to be considered include privacy, the importance of dual aspect development, noise mitigation, floor to ceiling heights, daylight and sunlight.'

5.34 Pg 85, Dual Aspect states:

5.35 '2.3.37 Dual aspect dwellings with opening windows on at least two sides have many inherent benefits. These include better daylight, a greater chance of direct sunlight for longer periods, natural cross ventilation and a greater capacity to address overheating, mitigating pollution, offering a choice of views, access to a quiet side of the building, greater flexibility in the use of rooms, and more potential for future adaptability by altering the use of rooms. Where possible the provision of dual aspect dwellings should be maximised in a development proposal...

5.36 2.3.39 Single aspect dwellings are more difficult to ventilate naturally and more likely to overheat (see Standard 29 and Policy 5.9). This is an increasing concern in London due to anticipated temperature increases related to climate change, coupled with the urban heat island effect that is experienced in high density areas of the city. The design of single aspect flats will need to demonstrate that all habitable rooms and the kitchen are provided with adequate ventilation, privacy and daylight and the orientation enhances amenity, including views. North facing143 single aspect dwellings should be avoided wherever possible. However, in applying this standard consideration should also be given to other planning and design objectives for a site, for example the aim to maximise active frontages and minimise inactive frontages...

5.37 2.3.41In single aspect dwellings with more than two bedrooms it is difficult to achieve adequate natural ventilation and daylight to all rooms in an efficient plan layout which avoids long internal corridors. Single aspect dwellings containing three or more bedrooms should therefore be avoided. The design of single aspect ground floor dwellings will require particular consideration to maintain privacy and adequate levels of daylight.'

5.38 Pg 87, Floor to ceiling heights states:

5.39 '2.3.44 Table 3.3 of the Minor Alterations recognises that ceiling heights are an important element in the design of a dwelling in the unique circumstances of London. They can help offset issues associated with its distinct higher densities and effects of climate change by positively impacting on how spacious, light and comfortable the dwelling is. High ceilings can improve the amount and quality of natural light and ventilation and provide flexibility in the use of a room. Therefore, a ceiling height of 2.5 meters is strongly encouraged in London'

5.40 Pg 87, Daylight and sunlight

5.41 'Standard 32 - All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight...

5.42 2.3.45 Daylight enhances residents' enjoyment of an interior and reduces the energy needed to provide light for everyday activities, while controlled sunlight can help to meet part of the winter heating requirement. Sunlight is particularly desirable in living areas and kitchen dining spaces. The risk of overheating should be taken into account when designing for sunlight alongside the need to ensure appropriate levels of privacy. In addition to the above standards, BRE good practice guidelines and methodology146 can be used to assess the levels of daylight and sunlight achieved within new developments, taking into account guidance below and in Section 1.3...

5.43 2.3.46 Where direct sunlight cannot be achieved in line with Standard 32, developers should demonstrate how the daylight standards proposed within a scheme and individual units will achieve good amenity for residents. They should also demonstrate how the design has sought to optimise the amount of daylight and amenity available to residents, for example, through the design, colour and landscaping of surrounding buildings and spaces within a development.

5.44 2.3.47 BRE guidelines147 on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognising the London Plan's strategic approach to optimise housing output (Policy 3.4) and the need to accommodate additional housing supply in locations with good accessibility suitable for higher density development (Policy 3.3). Quantitative standards on daylight and sunlight should not be applied rigidly, without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London.'

5.45 Pg 149, Improving health outcomes states:

5.46 '6.3.3 The quality of new housing in all tenures plays a key role in influencing the health and well-being of future residents. Housing standards set out in Part 2 of this SPG are especially important to achieving the objectives of Policy 3.2 of the London Plan, in particular those on internal space provision; dual aspect; air quality; daylight and sunlight; private open space; ceiling heights; overheating; noise; privacy; accessibility and adaptability. Providing a range of affordable and suitably sized properties in a range of tenures is also important to address overcrowding in the existing housing stock. Well-designed public and communal open spaces, parks, play spaces and urban greening within new large developments can provide benefits in terms of quality of life, physical and mental health and wellbeing.'

LONDON PLAN GUIDANCE – HOUSING DESIGN STANDARDS 2023

5.47 Pg 7, Table A – Placemaking and the public realm states:

5.48 'A1.7 The most favourable orientation for each new building will be heavily influenced by the site-specific opportunities and constraints. Layouts should optimise the orientation of new buildings to maximise the quality of daylight and thermal comfort for residents and minimise overheating as well as optimise thermal efficiency by utilising and controlling solar gains. [NB] ...

5.49 A1.8 Particular consideration should be given to the impact of new development on the level of daylight and sunlight received by the existing residents in surrounding homes. [NB]'

5.50 Pg 15, Table B – Shared Space and ancillary spaces states:

5.51 'B2.2 Internal corridors, particularly 'double-banked' corridors (those that serve flats on both sides), should be avoided or kept short and receive daylight and natural ventilation. (This standard is not directly applicable to specialist older persons housing) [NB, CoU] ...

5.52 B9.5 Maximise the quality and availability of daylight and sunlight in communal outside spaces, particularly in winter. It is particularly important that spaces designed for frequent use (including sitting and play spaces) receive direct sunlight through the day, particularly at times they are most likely to be used. [NB, CoU]'

5.53 Pg 19 - , Policy – Part C: Homes and private outside space, states:

5.54 Pg 19, 4.1.2 states:

5.55 '...Consideration should also be given to the internal layout of homes, including vertical stacking, to reduce noise impacts (for example between living rooms and bedrooms). These standards aim to complement the consideration of daylight and sunlight impacts using the BRE guidance (Site layout planning for daylight and sunlight: a guide to good practice). This process involves a two-stage approach: firstly, by applying the BRE guidance; and secondly, by considering the location and wider context when assessing any impacts. Extreme weather events are increasingly common due to climate change. Design must balance daylight, passive solar gain and over-heating considerations. Summer heat can be reduced through orientation, shading, fenestration, insulation, high albedo materials, the provision of green infrastructure and other strategies. In areas with poorer air quality and/or high background noise levels, careful design will be needed to ensure passive ventilation is possible, in line with carbon reduction targets and the need to avoid additional waste heat and noise associated with mechanical ventilation.'

5.56 Pg 20, Table C – Homes and private outside space states:

5.57 'C2.3 A minimum ceiling height of 2.5m is required for at least 75% of the gross internal area to enhance the spatial quality, improve daylight penetration and ventilation and assist with cooling. Any reduction (from 2.5m) in floor-toceiling heights should only be for essential equipment in the ceilings of kitchens and bathrooms. [NB, CoU] ...

5.58 C4.1 New homes should be dual aspect unless exceptional circumstances make this impractical or undesirable; for example, when one side of the dwelling would be subjected to excessive noise or outside air pollution. Where single aspect dwellings are proposed, by exception, they should be restricted to homes with one or two bedspaces, should not face north and must demonstrate that the units will have adequate passive ventilation, daylight and privacy, and not overheat (particularly relevant for south or west facing single aspect units). [All] ...

5.59 C6.2 Daylight and overheating assessments should be analysed together to determine the optimal balance. South and west facing facades are most at risk to overheating, and the use of shading should be used to prevent direct sunlight from entering the home during at risk periods. [All]'

LONDON PLAN GUIDANCE - OPTIMISING SITE CAPACITY: A DESIGN-LED APPROACH 2023

5.60 Pg 14, 2.7 Building Height, Layout and uses states:

5.61 ‘2.7.1 Next, a site analysis of the building heights, layout and land uses should be carried out. As part of this, the impact of potential future building heights should be considered on heritage assets, protected views and the daylight and sunlight of neighbouring properties. This includes the impact of overshadowing on existing properties, open green space and the internal spaces within the site itself. An analysis of nearby land uses should also be used to inform the mix and location of uses for any future development. In analysing the layout, it may be useful to establish ‘desire lines’ across the site and visually compare the size of the urban blocks within the site with those surrounding it. If the urban blocks on the existing site are particularly large, it may be beneficial to subdivide these. This should be closely informed by the characterisation assessment and historic street layout.’

5.62 Pg 23, 4.4 Public realm and street types states:

5.63 ‘4.4.1 The character, quality and potential usage of public space is influenced significantly by the way it is enclosed by buildings. Appropriate building height-to-street width ratios can encourage vitality while allowing good levels of daylight and sunlight to be reached in public realm and to dwellings along the street. As a result, boroughs, neighbourhood planning groups and applicants should define the street types that are appropriate for the site using the street types in the National Model Design Code. Where a site borders an existing street, the aim should be to provide a strong street frontage and clear fronts and backs. Using these street types and the subsequent enclosure ratios will also help reinstate existing streets that have become less desirable. In addition, these types can help inform the appropriate heights of buildings by defining the street height-to-street width ratio. For further guidance, please refer to Manual for Streets.’

LONDON PLAN GUIDANCE – SMALL SITE DESIGN CODES 2023

5.64 Pg 10, 2.5 Backland conditions states:

5.65 ‘2.5.1 Backland sites are sites that do not have a street frontage or where direct access to the street is limited. Among others, they include residential garages that are located behind development and estate infill in areas that are not street-facing. These sites offer the opportunity to provide additional housing and improved public realm. While developments in street-facing conditions are generally governed by a clearer set of rules established by the urban order of an existing streetscape, backland sites require more innovation and reinterpretation to enable development. Consideration of access and servicing and the inter-relationship between overlooking, privacy and daylight/sunlight is paramount to the success and acceptability of new development in backland locations.’

5.66 Pg 14, 4.1 Design code conduct states:

5.67 ‘ 4.1.7 Character types of semi-detached and detached houses may have more variation in their building line, allowing flexibility in the positioning of new development in relation to the street. However, any design codes for these areas should ensure that the building line of new development should not negatively impact the street scene or harm either the privacy or the daylight and sunlight enjoyed by occupiers of existing nearby dwellings. Nor should it create or exacerbate street canyons in areas of existing poor air quality. The code should identify whether incremental development that bookend a street, or are located on a corner site, may have the opportunity to accommodate additional depth due to their potential to have multiple aspects and a prominent position. In these locations, a building line that steps out in relation to adjacent buildings could be considered appropriate, but care should be taken not to interfere with circulation and the public realm...

5.68 4.1.10 Building height is one of the key design coding elements. It can influence the character of a place, its identity and the environment for occupiers and users. Design codes may also be used to encourage increases in height particularly where this would optimise sites with good accessibility. For instance, new development may seek to accommodate one or more additional storeys. To ensure that the character and scale of the buildings along a street is maintained, design codes can include requirements to set back the top floor or advocate that upward extensions be partially contained within the roof space. In all circumstances, it is critical to ensure that existing and surrounding properties continue to receive good levels of daylight and sunlight and that the streetscape is positively enhanced...

5.69 4.1.11 When setting design codes for buildings or extensions that extend beyond a rear building line, parameters should be set to ensure that there is no unreasonable impact on the amenity of neighbouring homes in relation to daylight, sunlight and privacy...

5.70 4.1.13 Design codes can also use rear projection lines to set parameters on the height of new developments or extensions. These can ensure that new development is not overly dominant and access to daylight and sunlight of the habitable rooms of neighbouring homes is maintained.’

6 DAYLIGHT AND SUNLIGHT GUIDELINES

6.1 The BRE Report 209 – Site Layout Planning for Daylight and Sunlight, A guide to good practice, Third Edition (2022)[the BRE Report] provides guidance to designers, clients, consultants and planning officials on laying out proposed development sites to minimise impact on surrounding buildings and open spaces. This document is widely used in the construction industry.

6.2 The BRE Report states under paragraph 2.2.2:

6.3 'The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestics building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices.'

6.4 The BRE Report sets out criteria against which an assessment may be made of the levels of Daylight & Sunlight and the impact that development may cause.

6.5 An important point to note contained within the introduction of the BRE Report is:

6.6 'The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of the main factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable…'

6.7 The basis of the BRE guide is suburban environments. It does not provide alternative targets specific to city centre or dense urban environments. The overarching recommendation to interpret the results flexibly, for any other environment besides suburban, is essential to any assessment.

VERTICAL SKY COMPONENT (VSC)

6.8 The VSC is a measure of the amount of light falling on a window; it is quantified as a ratio of the direct sky illuminance falling on the surface at a specific reference point against the horizontal illuminance under an unobstructed sky. The maximum possible ratio is just under 40% for a completely unobstructed vertical wall. The VSC values attained by windows of a building will not vary with the compass orientation of that building; therefore orientation does not give an appreciation of the interior daylighting.

6.9 The target value recommended is 27% but this is not to be strictly applied. This is because if the VSC for a window is less than 27% and is less than 0.8 times its former value, the BRE numerical guidelines will not be satisfied.

6.10 However, if the Vertical Sky Component is less than 27%, but more than 0.8 times its former value then daylight levels might still be adequate to the neighbouring property.

6.11 We find it useful to consider the Reduction Factor of 0.8, as a percentage equal to 80%, or put another way, a 20% reduction is recommended as the guideline figure within the BRE Report.

DAYLIGHT DISTRIBUTION (DD)

6.12 The Daylight Distribution is otherwise known as the 'no sky-line' (NSL) method and takes the VSC analysis a step further in looking at where in the room Daylight is received at the working plane (roughly desk or kitchen worktop height). After a development is complete, the area of a room with visible sky should, ideally be 0.8 times or more of the former area on the working plane prior to the development.

ANNUAL PROBABLE SUNLIGHT HOURS (APSH)

6.13 With regard to assessing Sunlight, the BRE Report gives recommendations for the assessment of the effect on sunlight enjoyed by individual windows. When considering sunlight, in the northern hemisphere, it is only those windows that face within 90 degrees of due south that will enjoy significant amounts of Sunlight. The BRE Report limits the extent of assessments required to only these windows. Sunlight Amenity is measured in terms of Annual Probable Sunlight Hours (APSH).

6.14 Any windows that face within 90 degrees of due north will be annotated as such within the analysis results.

6.15 The assessment analyses a point in each window which receives at least a quarter of Annual Probable Sunlight Hours (represented as 25% in the results tables). This includes at least 5% of Annual Probable Sunlight Hours during the winter months, between 21 September and 21 March. Again, a Reduction Factor of 0.8 is also applied to the results.

2HR SUNLIGHT TO AMENITY (OVERSHADOWING TO GARDENS AND OPEN SPACES)

6.16 The BRE Report also recommends a review of the surrounding external amenity spaces such as gardens, parks or playgrounds.

6.17 The analysis should confirm whether at least 50% of the area of each amenity space should receive at least two hours of sunlight on 21st March. Alternatively, if an existing garden or amenity space remains no less than 0.8 times its former value, then the loss of light to this space is unlikely to be noticeable. The availability of sunlight should be checked for all open spaces where sunlight is required.

7 RESULTS

FINDINGS OF THE ANALYSIS

7.1 The VSC, DD & APSH results are shown in the tables contained within Appendix 2. No Sky-Line contours are contained in Appendix 3. 2hr Sunlight to Amenity (Overshadowing to Gardens and Open spaces) results are contained within Appendix 4. Two Hour amenity drawings are contained within Appendix 5.

7.2 In the sections which follow is commentary on the results from the analysis.

VSC RESULTS

7.3 The VSC has been assessed to 136 neighbouring windows. The results demonstrate that 135 windows meet the recommendations in the BRE. The one window that deviates is subject to a minor deviation . It serves The Cottage. This window is one of two windows serving the room and meets the room VSC. Therefore this minor deviation should be treated with flexibility and reviewed in conjunction with DD results.

7.4 Overall the VSC results demonstrate a 99% compliance rate. Which is very high given the surrounding built environment.

DAYLIGHT DISTRIBUTION RESULTS

7.5 60 rooms have been assessed using DD. The results demonstrate that all rooms meets the recommendations in the BRE.

7.6 Overall the DD results demonstrate 100% compliance rate.

APSH RESULTS

7.7 75 windows have been assessed to the neighbouring windows annually and during winter months. The results demonstrate that all 75 windows meet the recommendations annually and during winter months.

2HR SUNLIGHT AMENITY (OVERSHADDOWING TO GARDENS AND OPEN SPACES)

7.8 Seven amenities have been assessed to the neighbouring properties on the 21st March. All amenity areas meet the recommendations in the BRE.

CONCLUSION

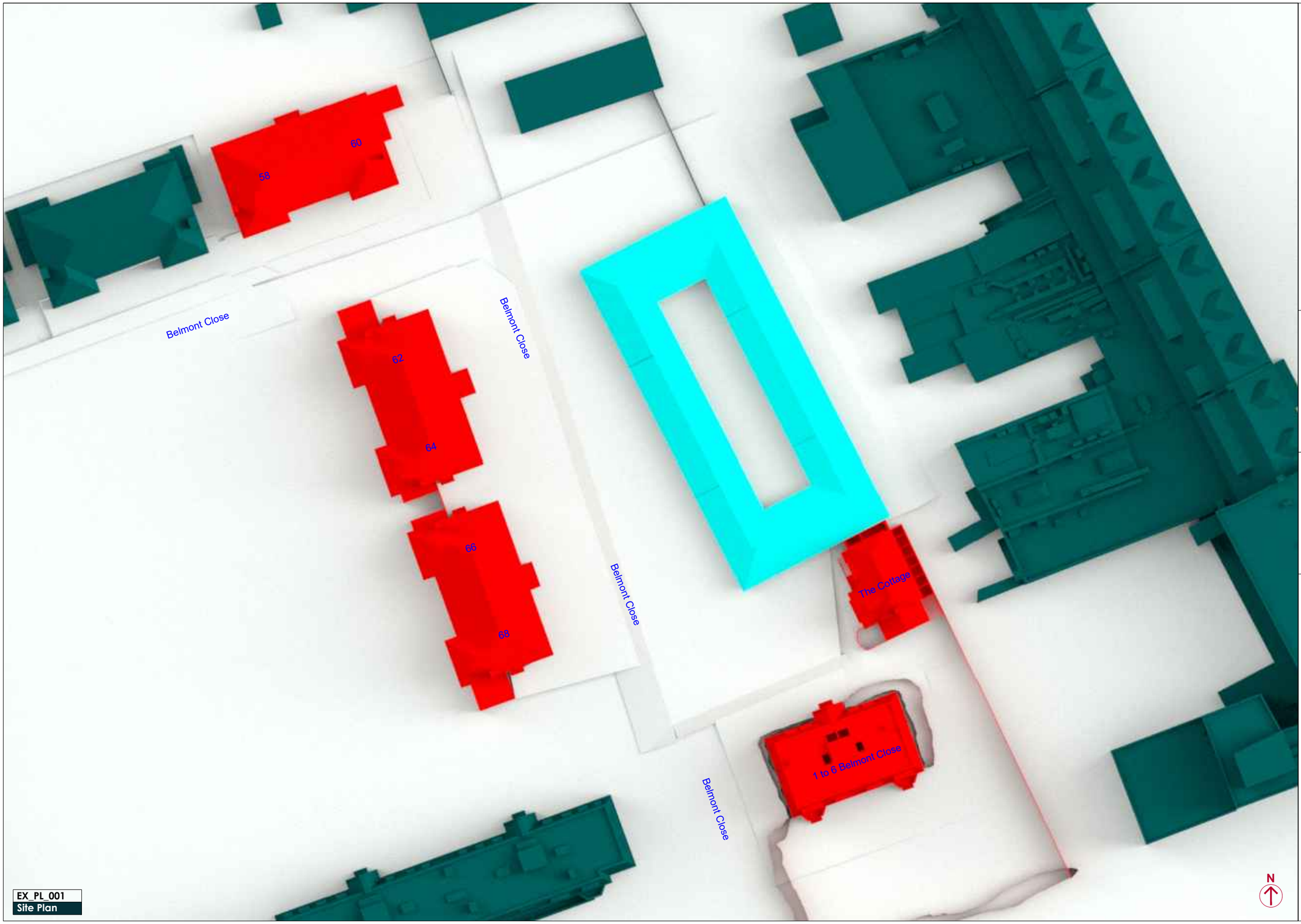
7.9 Overall the proposed development will have a negligible effect on the neighbouring properties Daylight and Sunlight levels.

7.10 The proposed development has clearly been designed to minimise its effect on the neighbouring properties which has been demonstrated in the results. Therefore we can conclude the proposed development is in accordance with both planning policy and the guidance provided in the BRE.

7.11 The proposed development should be looked on favourably by the planning officers and considered acceptable in terms of Daylight and Sunlight.

Appendix 01

Identification Drawings



EX_PL_001
Site Plan

Source Data

Testing Environment:
Site Photographs - Rapleys - September 2023
Contextual Model - EN4 9LS_BelmontClose, Cockfosters_HD_MASTER
OS Data - Dowen Farmer Architects - September 2023

Existing Building:
2D Drawings - Dowen Farmer Architects - September 2023

Proposed Scheme:
2D Drawings - Dowen Farmer Architects - November 2023

Key

- **Analysed Building**
- **Demolish**
- **Proposed**
- **Surrounding**

Notes

Project Identification

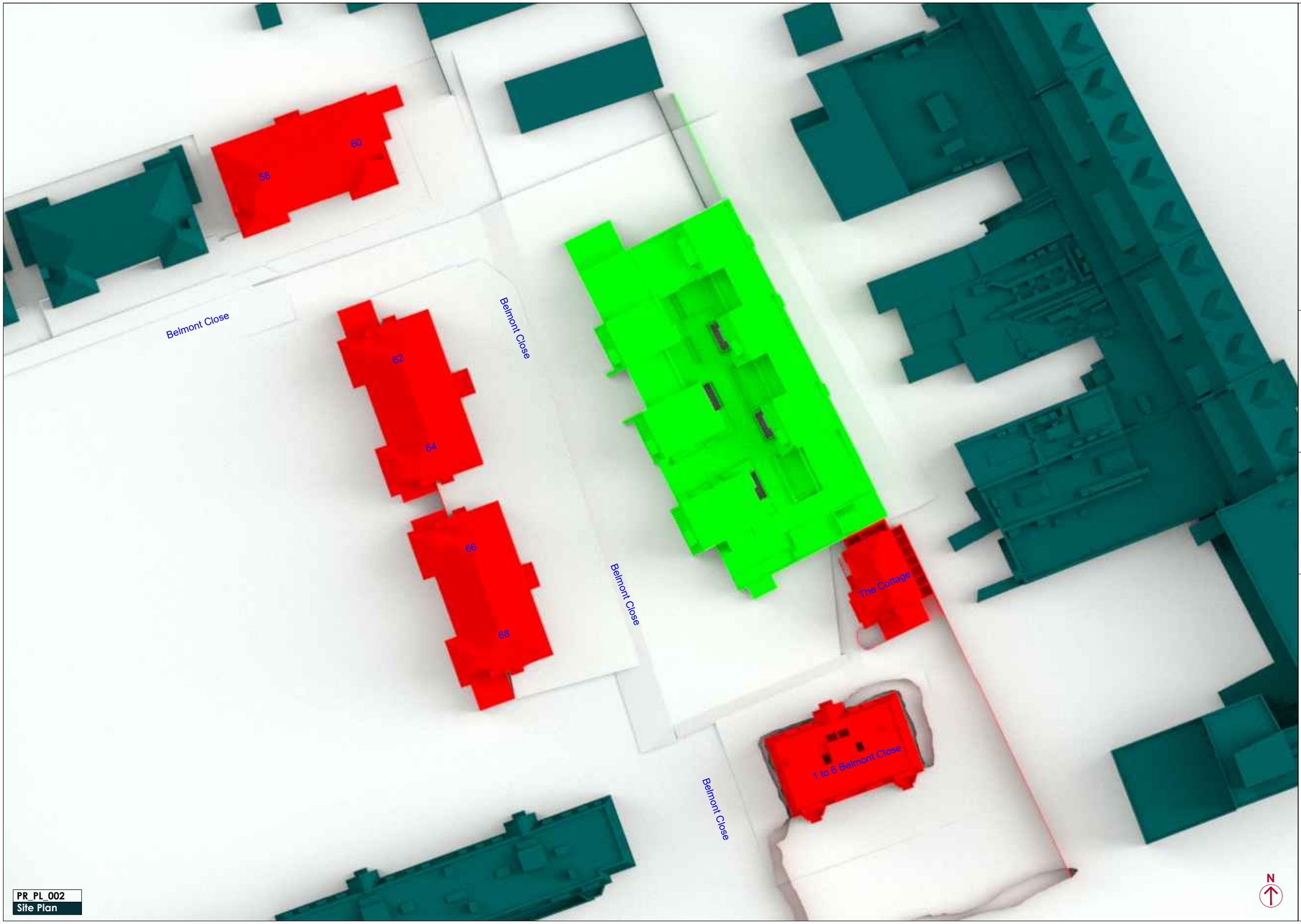
Client
Foxglade

Job Title
23-02174 - Belmont Close, Cockfosters, Barnet EN4 9LS

Drawing Title
Existing Site Plan

Scale	Date	Drawn
NTS	Nov-23	MF

RAPLEYS
66 St James's Street,
St James's, London SW1A 1NE
Tel: 0370 777 6292 www.rapleys.com



PR_PL_002
Site Plan

Source Data

Testing Environment:
Site Photographs - Rapleys - September 2023
Contextual Model - EN4 9LS_BelmontClose, Cockfosters_HD_MASTER
OS Data - Dowen Farmer Architects - September 2023

Existing Building:
2D Drawings - Dowen Farmer Architects - September 2023

Proposed Scheme:
2D Drawings - Dowen Farmer Architects - November 2023

Key

- **Analysed Building**
- **Demolish**
- **Proposed**
- **Surrounding**

Notes

Project Identification

Client
Foxglade

Job Title
23-02174 - Belmont Close, Cockfosters, Barnet EN4 9LS

Drawing Title
Proposed Site Plan

Scale	Date	Drawn
NTS	Nov-23	MF

RAPLEYS
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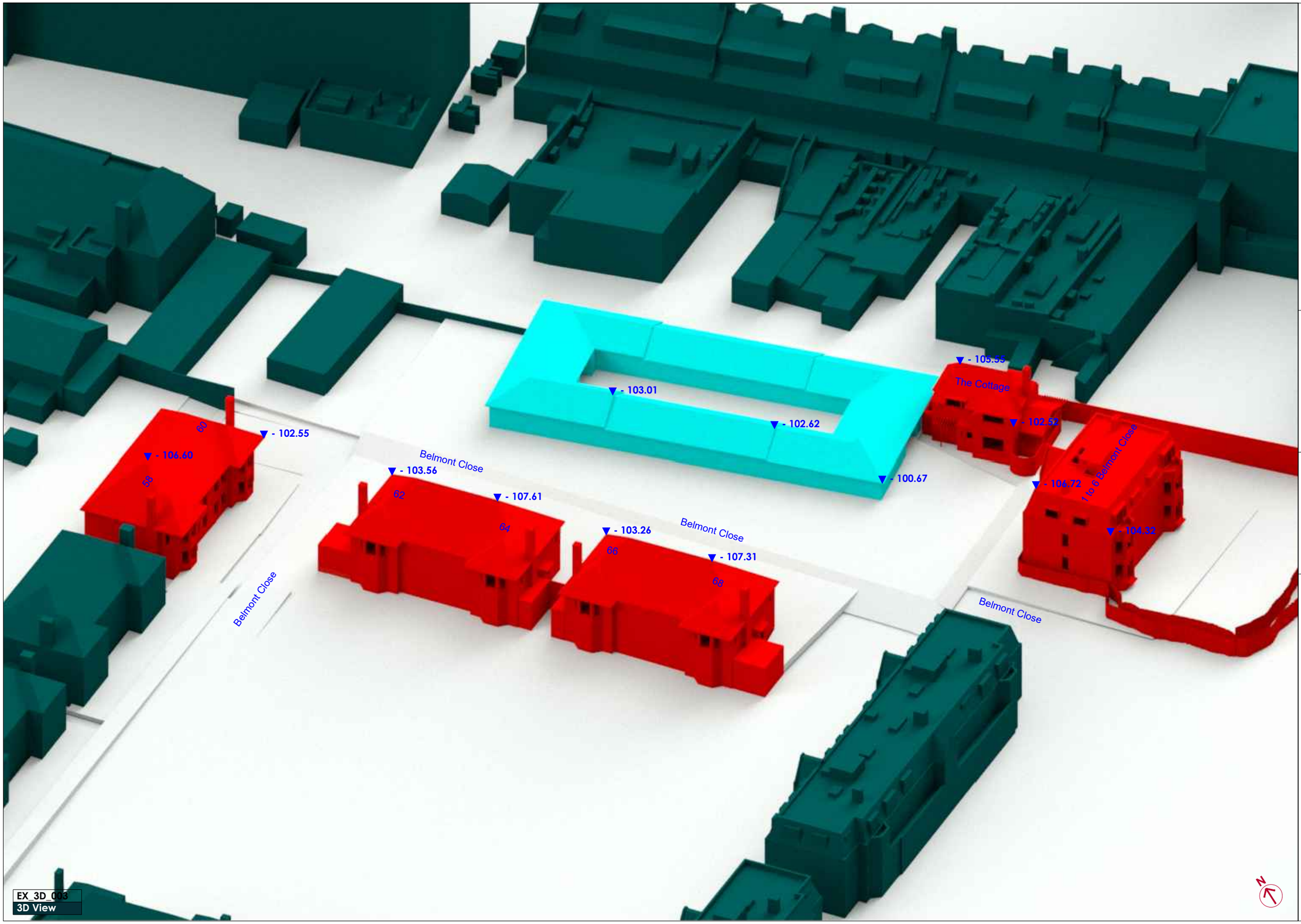

Source Data

Testing Environment:
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Contextual Model - EN4 9LS_BelmontClose, Cockfosters_HD_MASTER
OS Data - Dowen Farmer Architects - September 2023

Existing Building:
2D Drawings - Dowen Farmer Architects - September 2023

Proposed Scheme:
2D Drawings - Dowen Farmer Architects - November 2023

Key

- **Analysed Building**
- **Demolish**
- **Proposed**
- **Surrounding**

▼ - Spot Heights

Notes

Project Identification

Client
Foxglade

Job Title
23-02174 - Belmont Close, Cockfosters, Barnet EN4 9LS

Drawing Title
3D View - Existing

Scale	Date	Drawn
NTS	Nov-23	MF

RAPLEYS
66 St James's Street,
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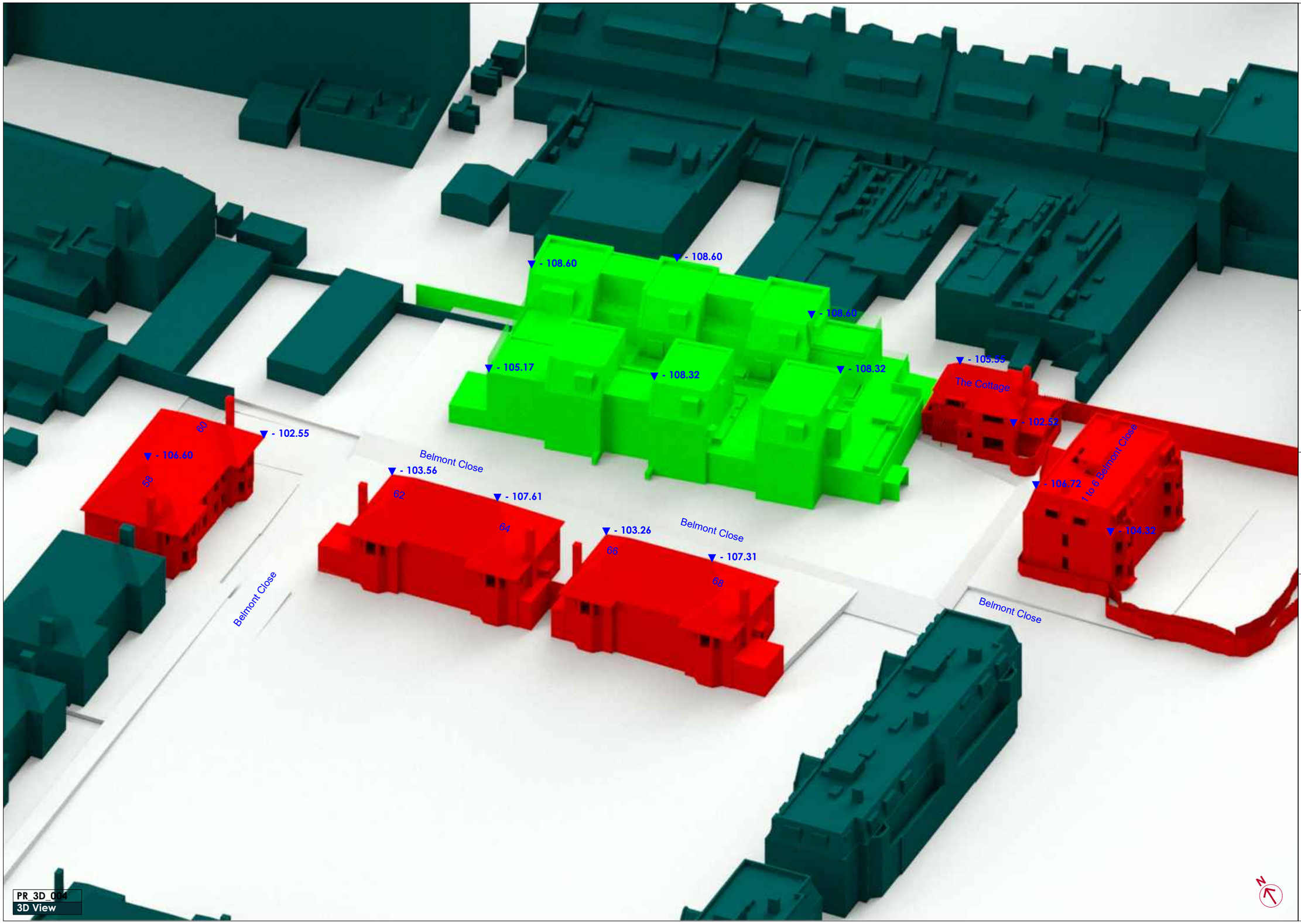

Source Data

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▼ - **Spot Heights**

Notes

Project Identification

Client
Foxglade

Job Title
23-02174 - Belmont Close, Cockfosters, Barnet EN4 9LS

Drawing Title
3D View - Proposed

Scale	Date	Drawn
NTS	Nov-23	MF

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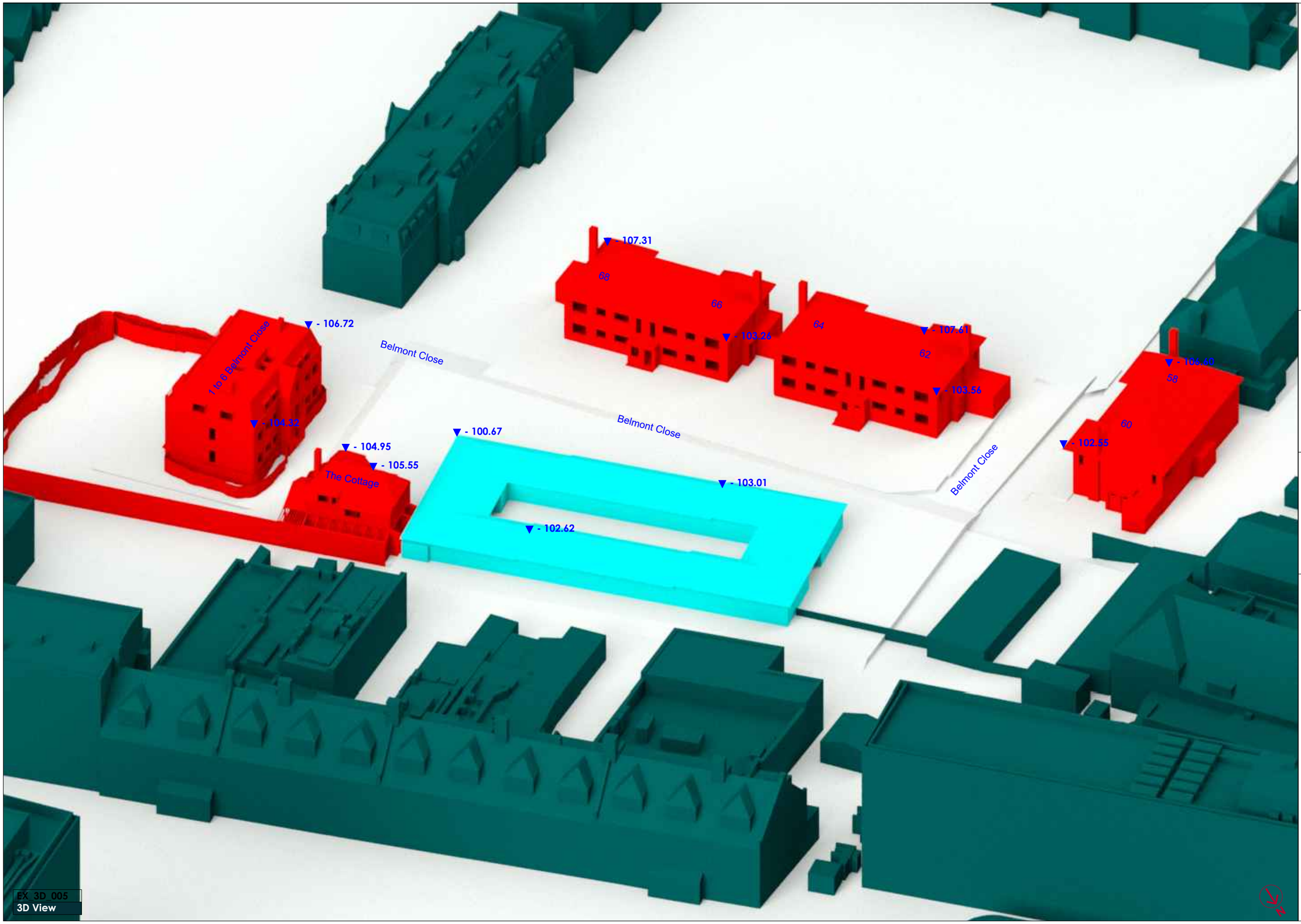

Source Data

Testing Environment:
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Contextual Model - EN4 9LS_BelmontClose, Cockfosters_HD_MASTER
OS Data - Dowen Farmer Architects - September 2023

Existing Building:
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Key

- Analysed Building
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▼ - Spot Heights

Notes

Project Identification

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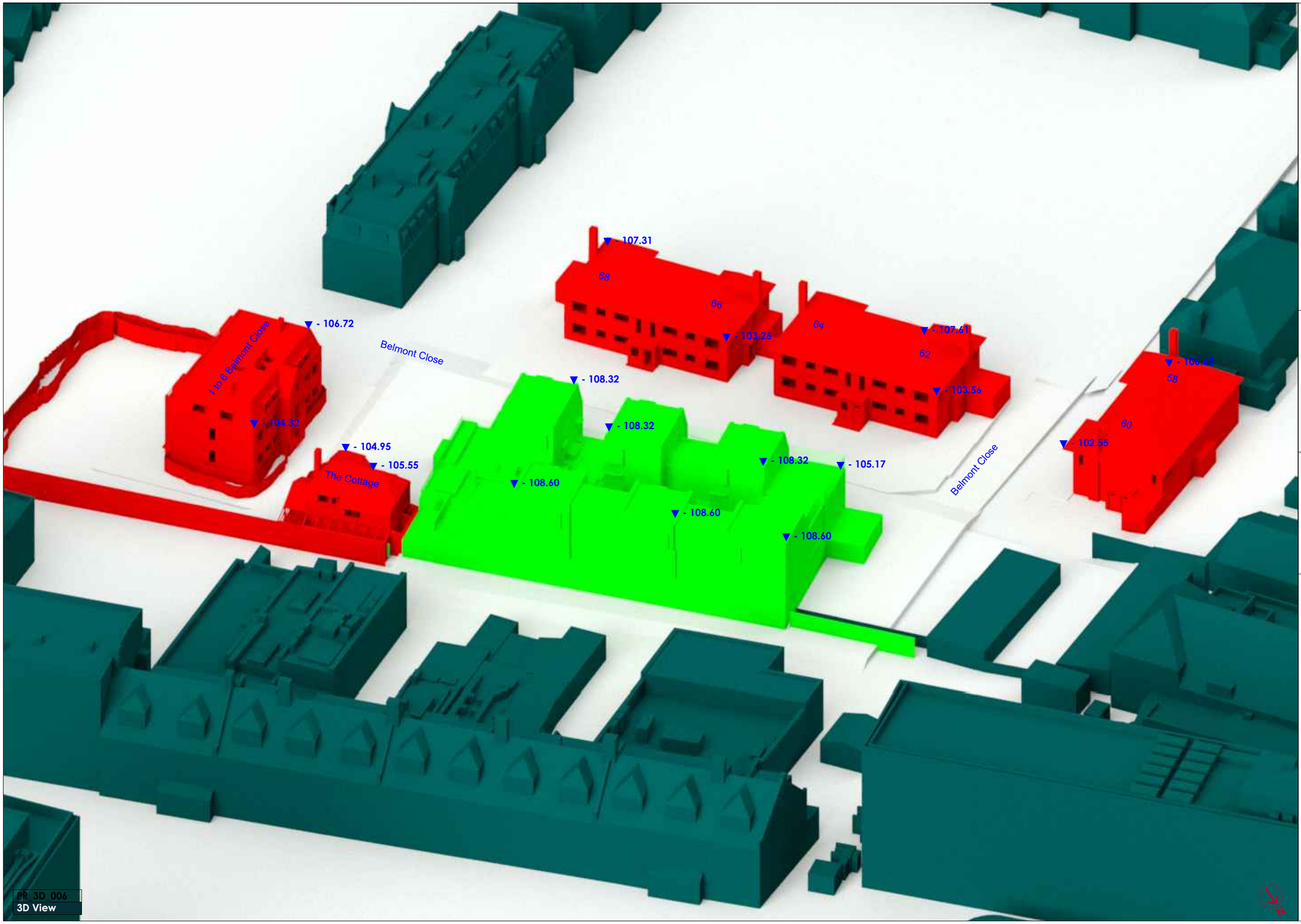
Foxglade

Job Title
23-02174 - Belmont Close, Cockfosters, Barnet EN4 9LS

Drawing Title
3D View - Existing

Scale	Date	Drawn
NTS	Nov-23	MF

RAPLEYS
66 St James's Street,
St James's, London SW1A 1NE
Tel: 0370 777 6292 www.rapleys.com



Source Data

Testing Environment:
Site Photographs - Rapleys - September 2023
Contextual Model - EN4 9LS_BelmontClose, Cockfosters_HD_MASTER
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Existing Building:
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Key

- **Analysed Building**
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▼ - Spot Heights

Notes

Project Identification

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Foxglade

Job Title
23-02174 - Belmont Close, Cockfosters, Barnet EN4 9LS

Drawing Title
3D View - Proposed

Scale	Date	Drawn
NTS	Nov-23	MF

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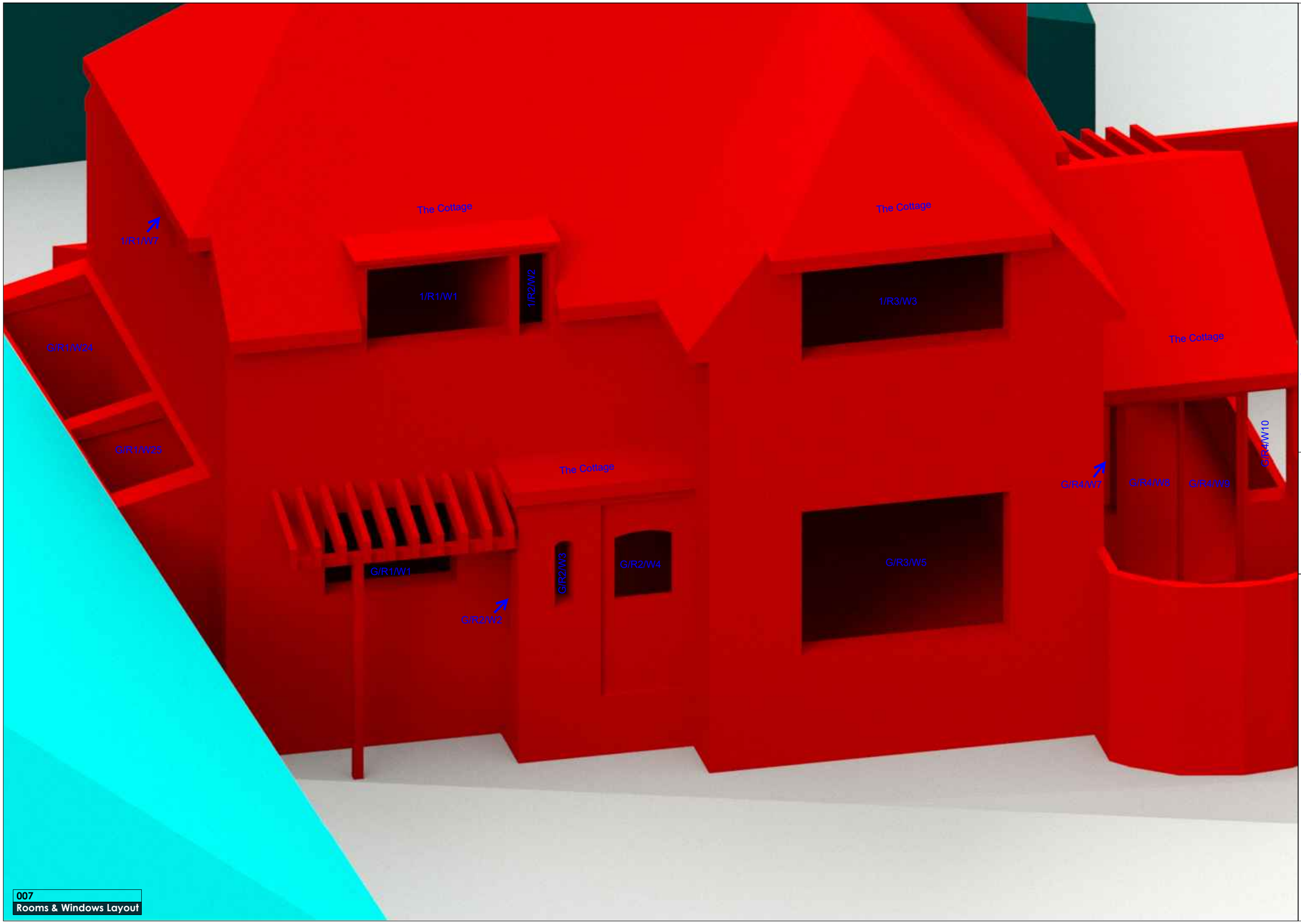

007
Rooms & Windows Layout

Source Data

Testing Environment:
Site Photographs - Rapleys - September 2023
Contextual Model - EN4 9LS_BelmontClose, Cockfosters_HD_MASTER
OS Data - Dowen Farmer Architects - September 2023

Existing Building:
2D Drawings - Dowen Farmer Architects - September 2023

Proposed Scheme:
2D Drawings - Dowen Farmer Architects - November 2023

Key

G/R1/W1 - Window Reference

A1 - Amenity 1

Notes

Project Identification

Client
Foxglade

Job Title
23-02174 - Belmont Close, Cockfosters, Barnet EN4 9LS

Drawing Title
Rooms & Windows Layout

Scale	Date	Drawn
NTS	Nov-23	MF

RAPLEYS
66 St James's Street,
St James's, London SW1A 1NE
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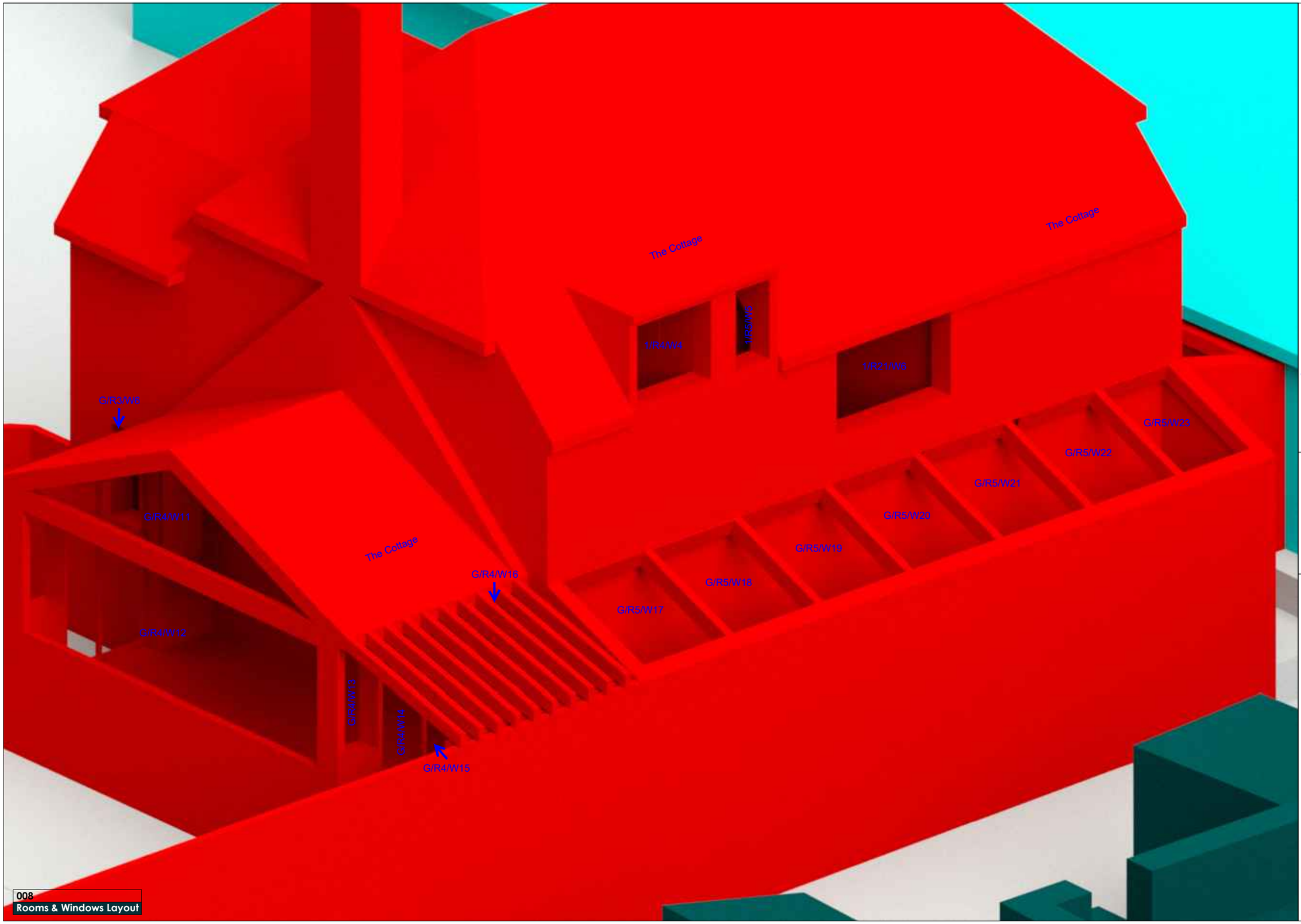

008
Rooms & Windows Layout

Source Data

Testing Environment:
Site Photographs - Rapleys - September 2023
Contextual Model - EN4 9LS_BelmontClose, Cockfosters_HD_MASTER
OS Data - Dowen Farmer Architects - September 2023

Existing Building:
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Key

G/R1/W1 - Window Reference

A1 - Amenity 1

Notes

Project Identification

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Foxglade

Job Title
23-02174 - Belmont Close, Cockfosters, Barnet EN4 9LS

Drawing Title
Rooms & Windows Layout

Scale	Date	Drawn
NTS	Nov-23	MF

RAPLEYS
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St James's, London SW1A 1NE
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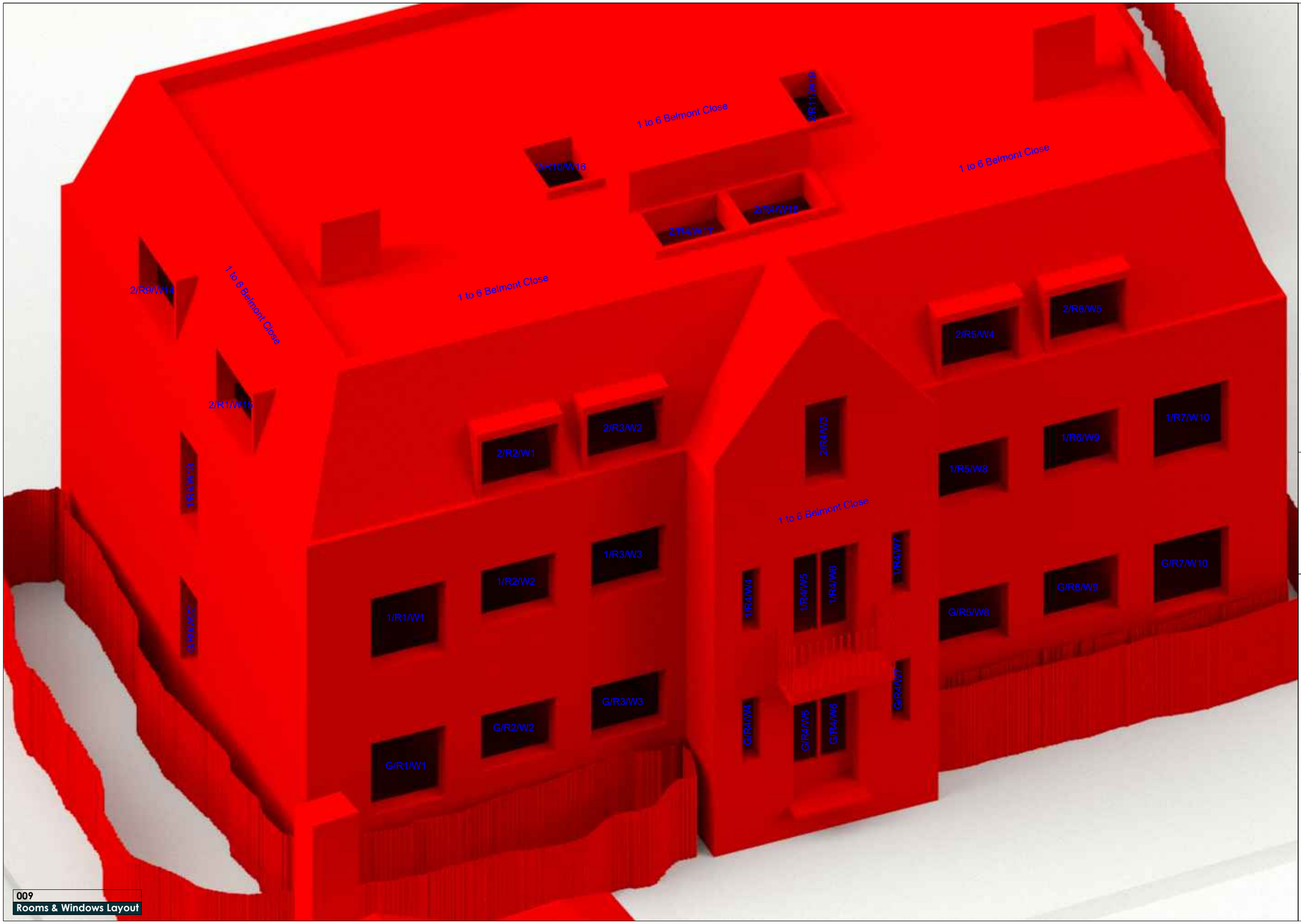

009
Rooms & Windows Layout

Source Data

Testing Environment:
Site Photographs - Rapleys - September 2023
Contextual Model - EN4 9LS_BelmontClose, Cockfosters_HD_MASTER
OS Data - Dowen Farmer Architects - September 2023

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Key

G/R1/W1 - Window Reference

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Notes

Project Identification

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Foxglade

Job Title
23-02174 - Belmont Close, Cockfosters, Barnet EN4 9LS

Drawing Title
Rooms & Windows Layout

Scale	Date	Drawn
NTS	Nov-23	MF

RAPLEYS
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St James's, London SW1A 1NE
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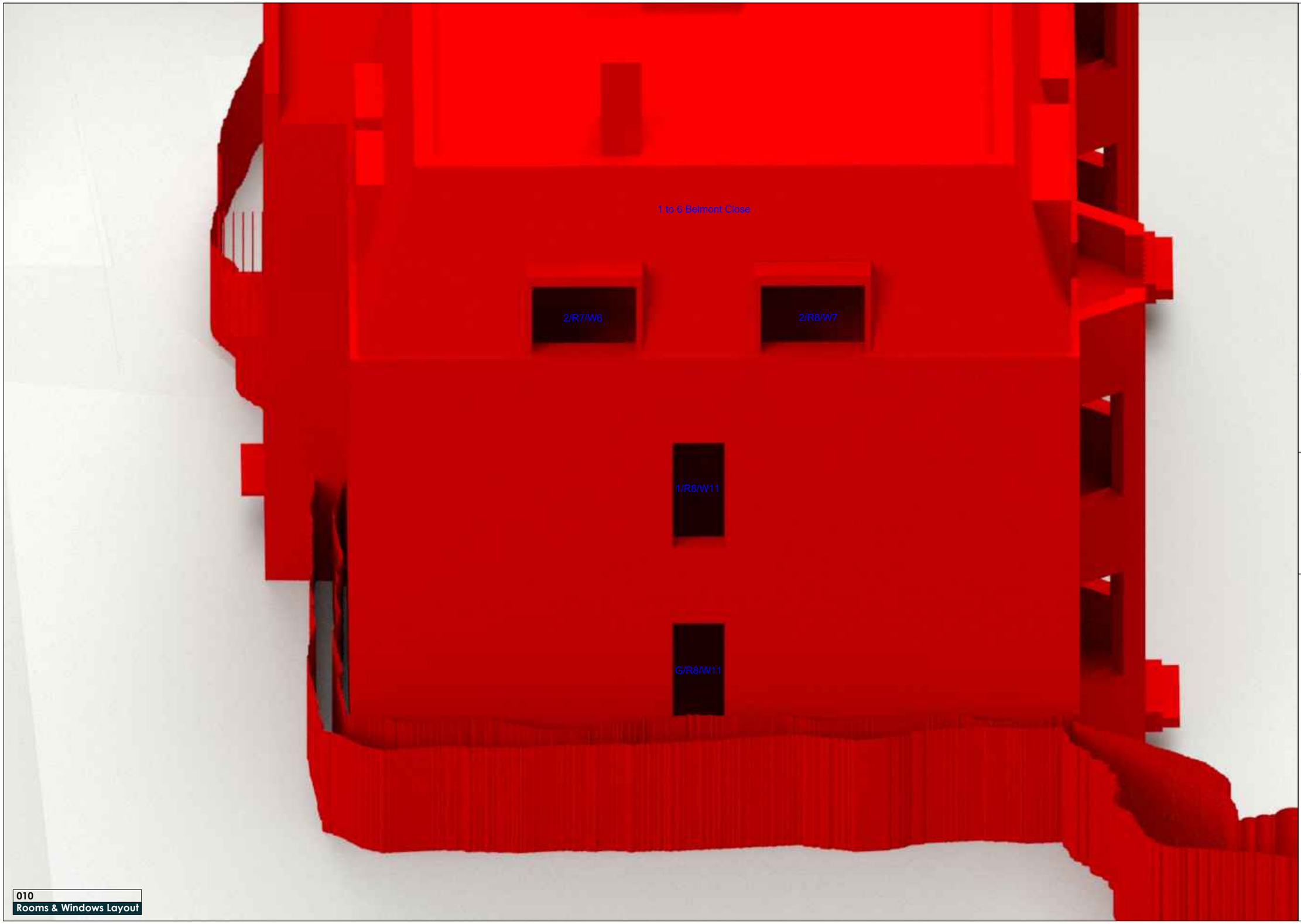

010
Rooms & Windows Layout

Source Data

Testing Environment:
Site Photographs - Rapleys - September 2023
Contextual Model - EN4 9LS_BelmontClose, Cockfosters_HD_MASTER
OS Data - Dowen Farmer Architects - September 2023

Existing Building:
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Proposed Scheme:
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Key

G/R1/W1 - Window Reference

A1 - Amenity 1

Notes

Project Identification

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Foxglade

Job Title
23-02174 - Belmont Close, Cockfosters, Barnet EN4 9LS

Drawing Title
Rooms & Windows Layout

Scale	Date	Drawn
NTS	Nov-23	MF

RAPLEYS
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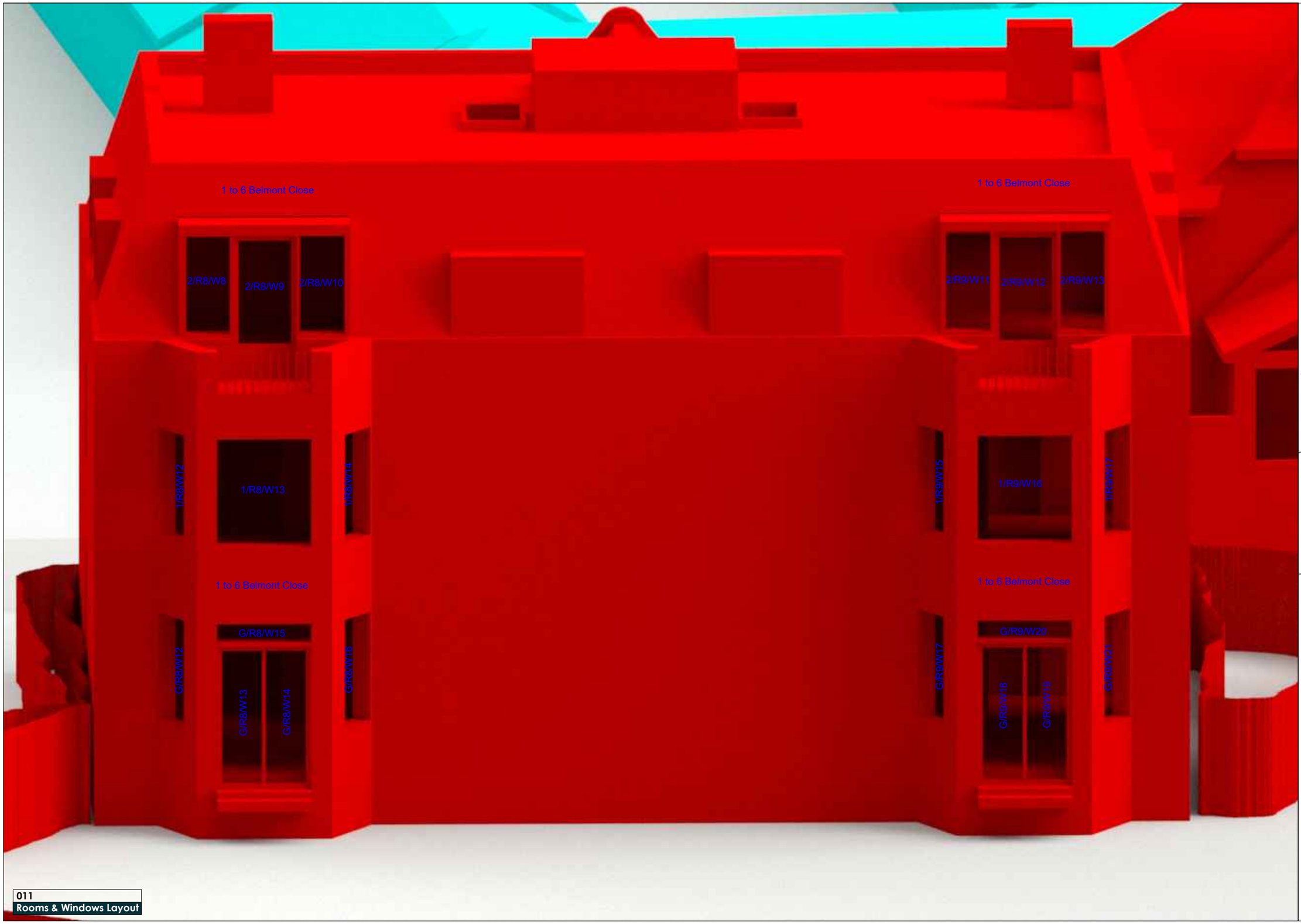

011
Rooms & Windows Layout

Source Data

Testing Environment:
Site Photographs - Rapleys - September 2023
Contextual Model - EN4 9LS_BelmontClose, Cockfosters_HD_MASTER
OS Data - Dowen Farmer Architects - September 2023

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Key

G/R1/W1 - Window Reference

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Notes

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Foxglade

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23-02174 - Belmont Close, Cockfosters, Barnet EN4 9LS

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Rooms & Windows Layout

Scale	Date	Drawn
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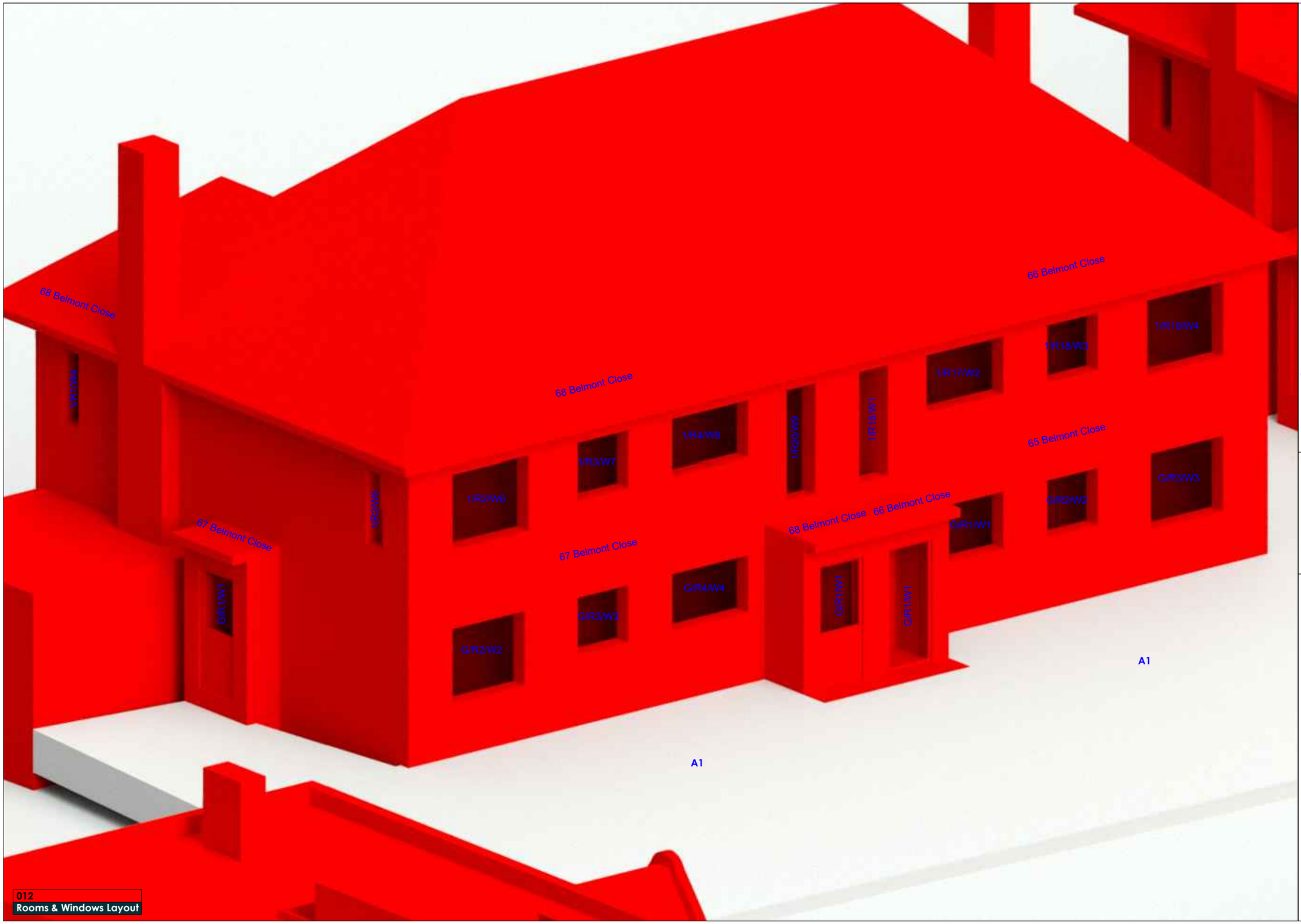

012
Rooms & Windows Layout

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23-02174 - Belmont Close, Cockfosters, Barnet EN4 9LS

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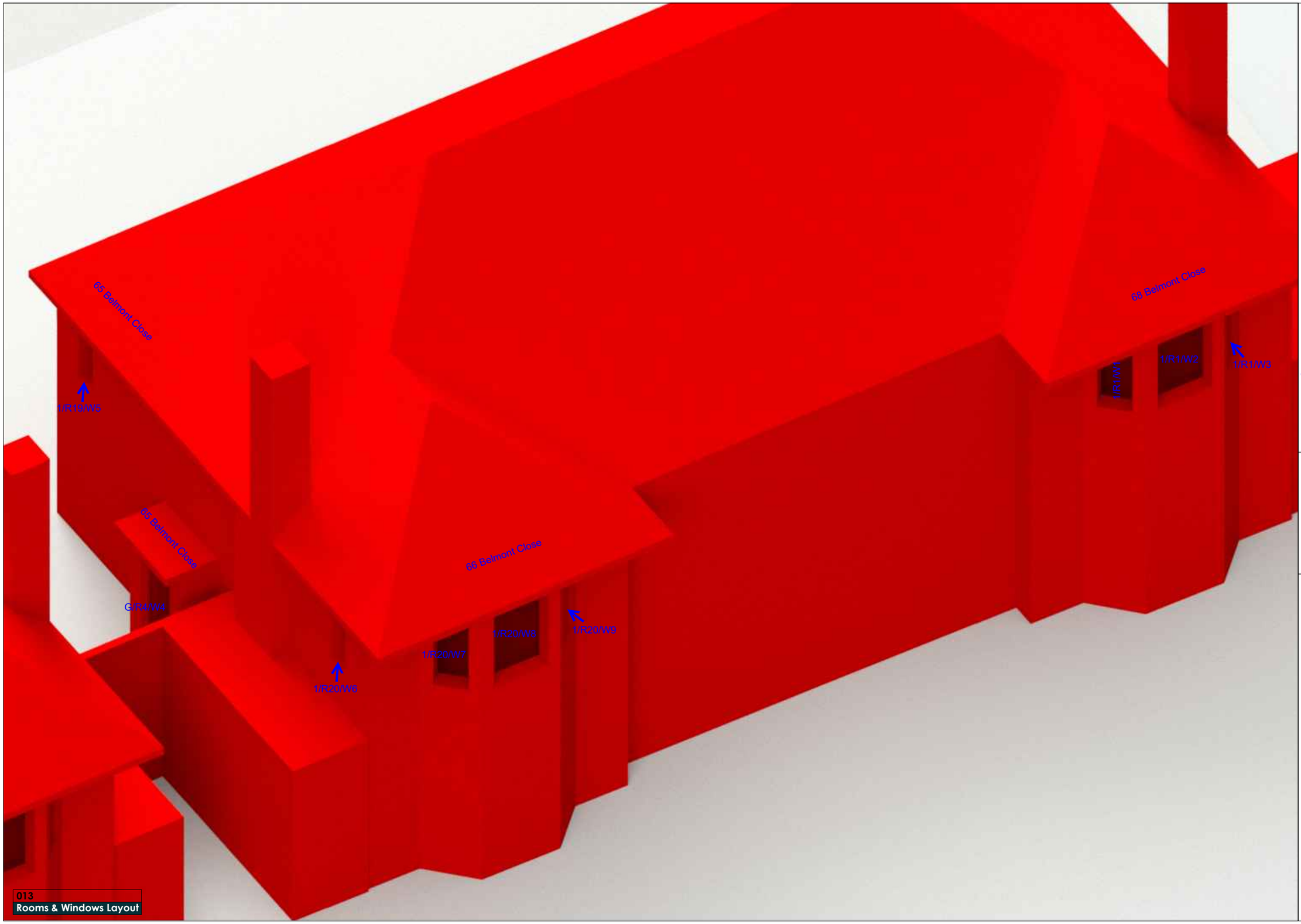

013
Rooms & Windows Layout

Source Data

Testing Environment:
Site Photographs - Rapleys - September 2023
Contextual Model - EN4 9LS_BelmontClose, Cockfosters_HD_MASTER
OS Data - Dowen Farmer Architects - September 2023

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Key

G/R1/W1 - Window Reference

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Notes

Project Identification

Client
Foxglade

Job Title
23-02174 - Belmont Close, Cockfosters, Barnet EN4 9LS

Drawing Title
Rooms & Windows Layout

Scale	Date	Drawn
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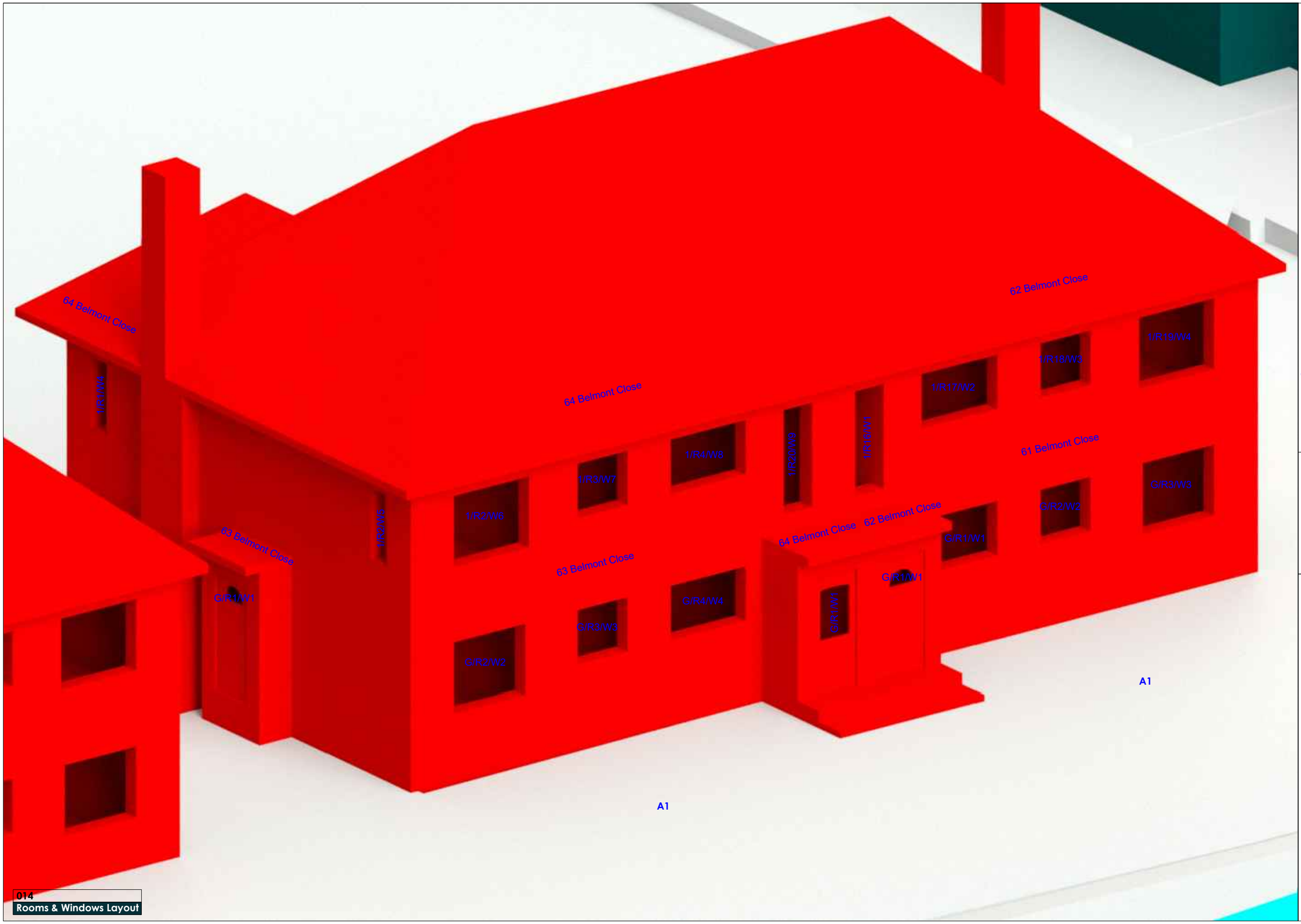

014
Rooms & Windows Layout

Source Data

Testing Environment:
Site Photographs - Rapleys - September 2023
Contextual Model - EN4 9LS_BelmontClose, Cockfosters_HD_MASTER
OS Data - Dowen Farmer Architects - September 2023

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Scale	Date	Drawn
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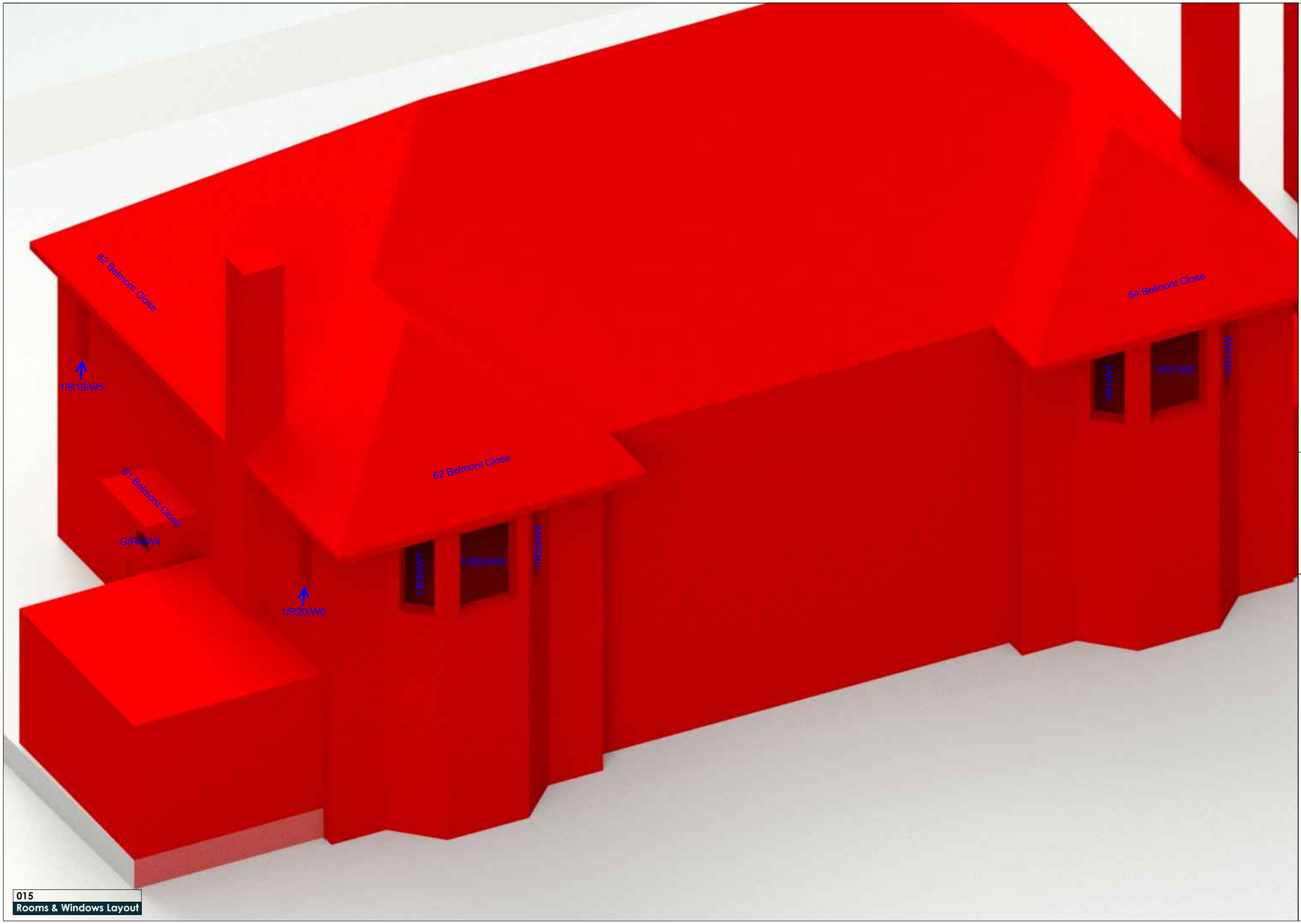

015
Rooms & Windows Layout

Source Data

Testing Environment:
Site Photographs - Rapleys - September 2023
Contextual Model - EN4 9LS_BelmontClose, Cockfosters_HD_MASTER
OS Data - Dowen Farmer Architects - September 2023

Existing Building:
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Notes

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Job Title
23-02174 - Belmont Close, Cockfosters, Barnet EN4 9LS

Drawing Title
Rooms & Windows Layout

Scale	Date	Drawn
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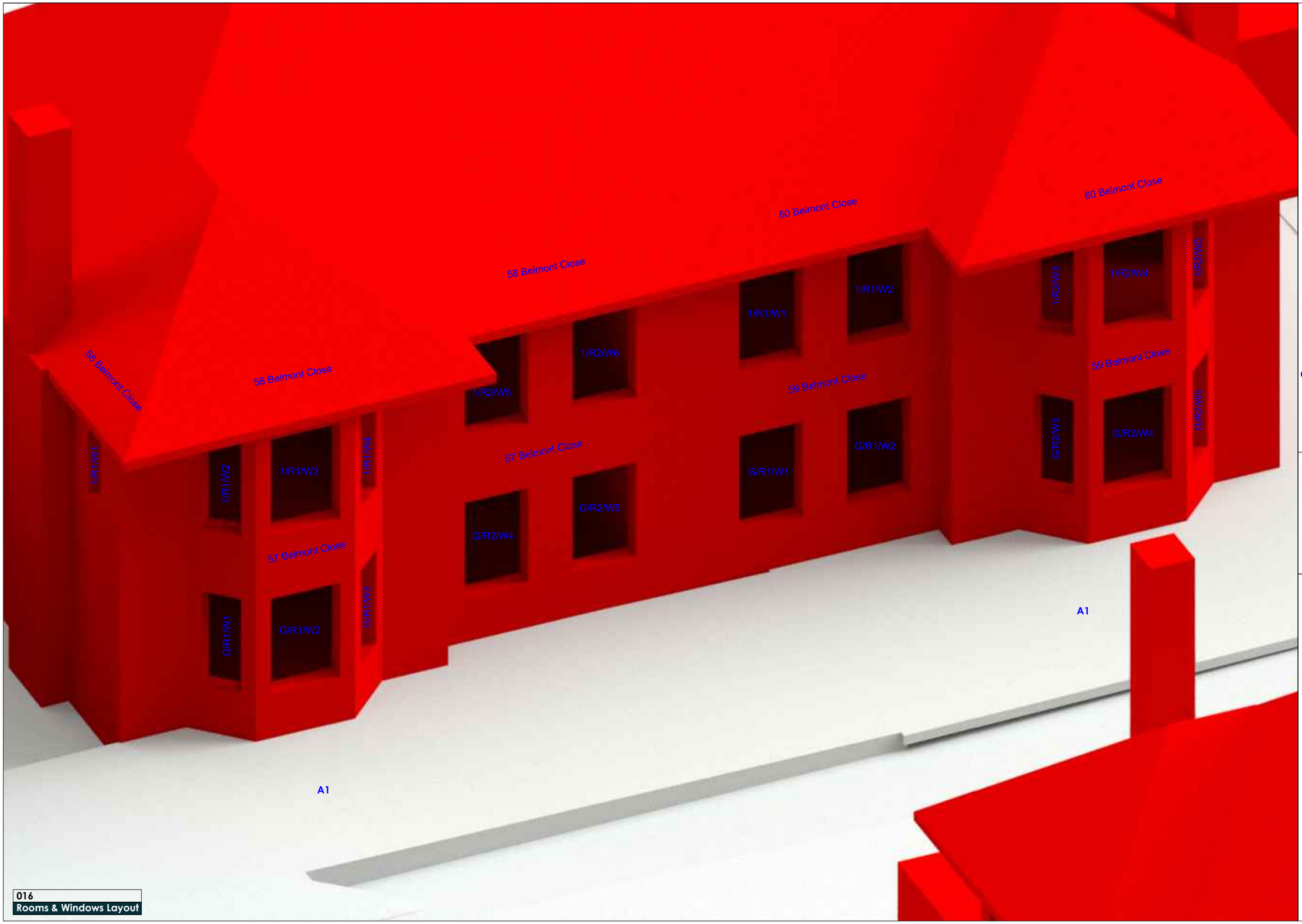

Source Data

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Foxglade

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Drawing Title
Rooms & Windows Layout

Scale	Date	Drawn
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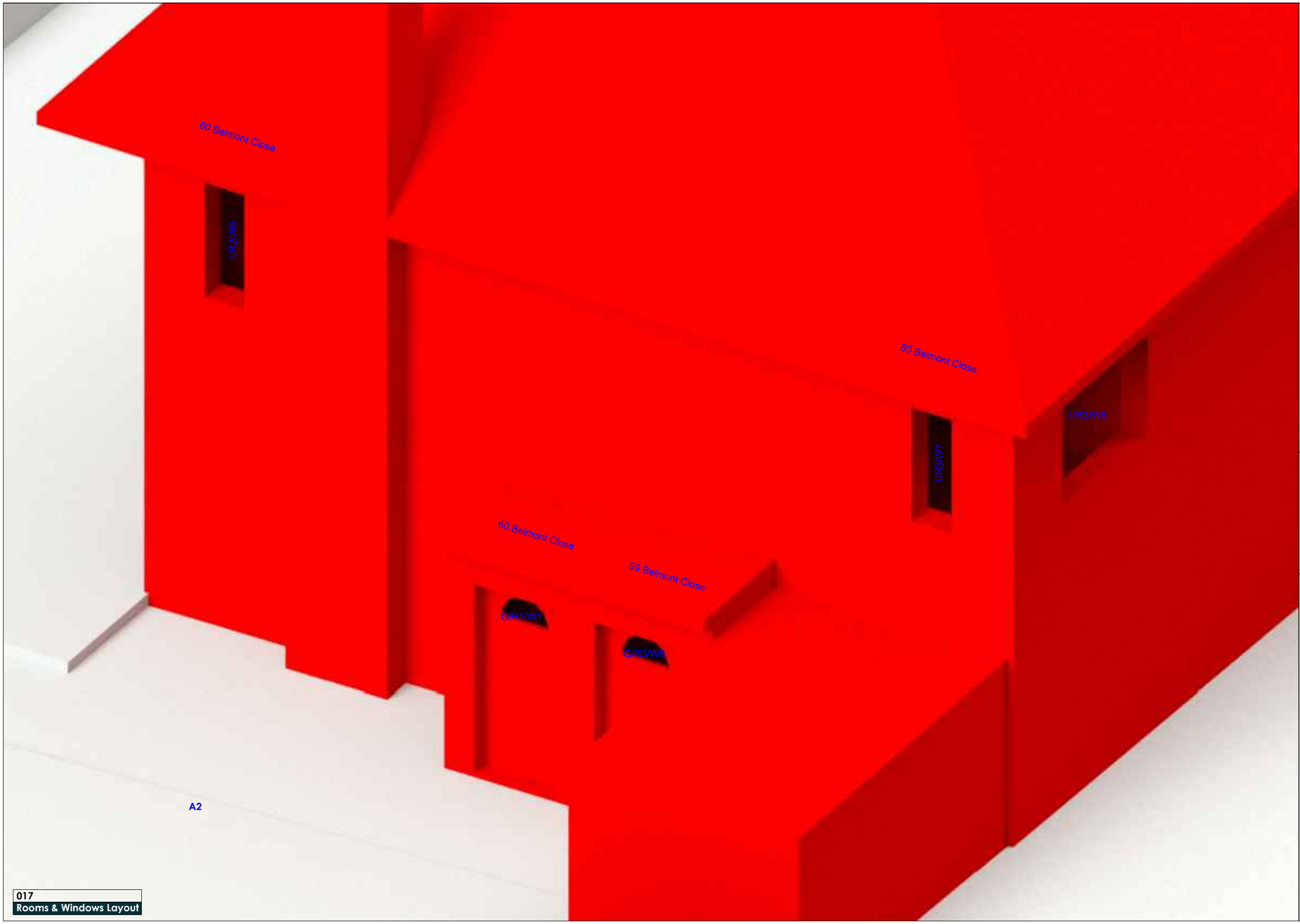

017
Rooms & Windows Layout

Source Data

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OS Data - Dowen Farmer Architects - September 2023

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Client
Foxglade

Job Title
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Drawing Title
Rooms & Windows Layout

Scale	Date	Drawn
NTS	Nov-23	MF

RAPLEYS
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Appendix 02

Daylight & Sunlight (VSC, DD & APSH) Results

Project Name: Garages Opposite 67 Belmont Close, Barnet EN4 9LS
Project No.: 23-02174
Report Title: Vertical Sky Component Results (VSC)
Date of Analysis: November 2023

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
The Cottage																			
Ground	R1	Residential	Bedroom	W1		Existing	11.44	0.96	YES	244°				14.00	1.00	YES	2.00	1.00	YES
						Proposed	10.99							14.00			2.00		
				W22		Existing	72.05	0.99	YES	64°N Inc				35.00	*North	*North	3.00	*North	*North
						Proposed	71.40							35.00			3.00		
				W23		Existing	75.07	0.98	YES	64°N Inc				32.00	*North	*North	0.00	*North	*North
						Proposed	73.90							32.00			0.00		
				W24		Existing	62.19	0.90	YES	333°N Inc				15.00	*North	*North	1.00	*North	*North
						Proposed	56.20							9.00			0.00		
				W25		Existing	60.41	0.78	YES	333°N Inc				14.00	*North	*North	0.00	*North	*North
						Proposed	47.42							8.00			0.00		
											58.19	0.92	YES						
											53.51								
	R3	Residential	Reception Room	W5		Existing	32.06	0.95	YES	244°				41.00	0.98	YES	10.00	1.00	YES
						Proposed	30.30							40.00			10.00		
				W6		Existing	21.47	1.00	YES	154°				26.00	1.00	YES	6.00	1.00	YES
						Proposed	21.47							26.00			6.00		
											30.76	0.95	YES						
											29.21								
	R4	Residential	Dining Room	W7		Existing	15.11	1.00	YES	244°				22.00	1.00	YES	5.00	1.00	YES
						Proposed	15.11							22.00			5.00		
				W8		Existing	19.52	1.00	YES	244°				28.00	1.00	YES	5.00	1.00	YES
						Proposed	19.52							28.00			5.00		
				W9		Existing	22.38	1.00	YES	244°				28.00	1.00	YES	3.00	1.00	YES
						Proposed	22.38							28.00			3.00		
				W10		Existing	25.26	1.00	YES	244°				27.00	1.00	YES	3.00	1.00	YES
						Proposed	25.17							27.00			3.00		
				W11		Existing	29.96	1.00	YES	154°				54.00	1.00	YES	12.00	1.00	YES
						Proposed	29.96							54.00			12.00		
				W12		Existing	31.60	1.00	YES	154°				52.00	1.00	YES	14.00	1.00	YES
						Proposed	31.60							52.00			14.00		
				W13		Existing	17.26	1.00	YES	64°N				7.00	*North	*North	0.00	*North	*North
						Proposed	17.26							7.00			0.00		
				W14		Existing	14.21	1.00	YES	64°N				7.00	*North	*North	2.00	*North	*North
						Proposed	14.21							7.00			2.00		
				W15		Existing	11.91	1.00	YES	64°N				8.00	*North	*North	1.00	*North	*North
						Proposed	11.91							8.00			1.00		
				W16		Existing	9.34	1.00	YES	64°N				4.00	*North	*North	0.00	*North	*North
						Proposed	9.34							4.00			0.00		
											24.30	1.00	YES						
											24.30								
First	R1	Residential	Bedroom	W1		Existing	36.26	0.92	YES	244°				45.00	0.91	YES	16.00	1.00	YES
						Proposed	33.44							41.00			16.00		
				W7		Existing	30.84	0.73	NO	334°N				6.00	*North	*North	0.00	*North	*North
						Proposed	22.64							0.00			0.00		
											33.84	0.85	YES						
											28.62								

Project Name: Garages Opposite 67 Belmont Close, Barnet EN4 9LS
Project No.: 23-02174
Report Title: Vertical Sky Component Results (VSC)
Date of Analysis: November 2023

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R2	Residential	Office	W2		Existing	35.58	0.93	YES	244°				24.00	1.00	YES	6.00	1.00	YES
						Proposed	33.15							24.00			6.00		
											35.58	0.93	YES						
											33.15								
	R3	Residential	Bedroom	W3		Existing	32.15	0.96	YES	244°				37.00	0.97	YES	13.00	1.00	YES
						Proposed	30.82							36.00			13.00		
											32.15	0.96	YES						
											30.82								
1 to 6 Belmont Close																			
Ground	R1	Residential	Bedroom	W1		Existing	30.73	0.95	YES	340°N					*North	*North		*North	*North
						Proposed	29.09												
											30.73	0.95	YES						
											29.09								
	R3	Residential	Kitchen	W3		Existing	27.27	0.91	YES	340°N					*North	*North		*North	*North
						Proposed	24.95												
											27.27	0.91	YES						
											24.95								
	R4	Residential	Unknown	W4		Existing	30.19	0.91	YES	340°N					*North	*North		*North	*North
						Proposed	27.52												
				W5		Existing	20.08	0.87	YES	340°N					*North	*North		*North	*North
						Proposed	17.37												
				W6		Existing	19.57	0.86	YES	340°N					*North	*North		*North	*North
						Proposed	16.81												
				W7		Existing	30.70	0.91	YES	340°N					*North	*North		*North	*North
						Proposed	27.84												
											23.50	0.88	YES						
											20.76								
	R5	Residential	Kitchen	W8		Existing	29.86	0.91	YES	340°N					*North	*North		*North	*North
						Proposed	27.19												
											29.86	0.91	YES						
											27.19								
	R7	Residential	Bedroom	W10		Existing	34.91	0.93	YES	340°N					*North	*North		*North	*North
						Proposed	32.40												
											34.91	0.93	YES						
											32.40								
	R8	Residential	Reception Room	W11		Existing	35.69	1.00	YES	250°				35.00	1.00	YES	8.00	1.00	YES
						Proposed	35.67							35.00			8.00		
				W12		Existing	32.40	1.00	YES	218°				43.00	1.00	YES	17.00	1.00	YES
						Proposed	32.40							43.00			17.00		
				W13		Existing	37.03	1.00	YES	160°				53.00	1.00	YES	19.00	1.00	YES
						Proposed	37.03							53.00			19.00		
				W14		Existing	37.05	1.00	YES	160°				57.00	1.00	YES	24.00	1.00	YES
						Proposed	37.05							57.00			24.00		
				W15		Existing	37.98	1.00	YES	160°				14.00	1.00	YES	14.00	1.00	YES
						Proposed	37.98							14.00			14.00		

Project Name: Garages Opposite 67 Belmont Close, Barnet EN4 9LS
Project No.: 23-02174
Report Title: Vertical Sky Component Results (VSC)
Date of Analysis: November 2023

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
				W16		Existing	28.77	1.00	YES	104°				34.00	1.00	YES	7.00	1.00	YES
						Proposed	28.77							34.00			7.00		
											34.48	1.00	YES						
											34.47								
	R9	Residential	Reception Room	W17		Existing	29.49	1.00	YES	218°				40.00	1.00	YES	16.00	1.00	YES
						Proposed	29.49							40.00			16.00		
				W18		Existing	36.69	1.00	YES	160°				53.00	1.00	YES	19.00	1.00	YES
						Proposed	36.69							53.00			19.00		
				W19		Existing	36.69	1.00	YES	160°				57.00	1.00	YES	24.00	1.00	YES
						Proposed	36.69							57.00			24.00		
				W20		Existing	37.65	1.00	YES	160°				14.00	1.00	YES	14.00	1.00	YES
						Proposed	37.65							14.00			14.00		
				W21		Existing	30.54	1.00	YES	104°				33.00	1.00	YES	7.00	1.00	YES
						Proposed	30.54							33.00			7.00		
				W22		Existing	32.57	1.00	YES	70°N				16.00	*North	*North	1.00	*North	*North
						Proposed	32.57							16.00			1.00		
											33.54	1.00	YES						
											33.54								
First	R1	Residential	Bedroom	W1		Existing	35.36	0.96	YES	340°N					*North	*North		*North	*North
						Proposed	33.85												
											35.36	0.96	YES						
											33.85								
	R3	Residential	Kitchen	W3		Existing	30.90	0.94	YES	340°N					*North	*North		*North	*North
						Proposed	28.94												
											30.90	0.94	YES						
											28.94								
	R4	Residential	Unknown	W4		Existing	36.25	0.94	YES	340°N					*North	*North		*North	*North
						Proposed	33.96												
				W5		Existing	29.18	0.92	YES	340°N					*North	*North		*North	*North
						Proposed	26.84												
				W6		Existing	28.90	0.92	YES	340°N					*North	*North		*North	*North
						Proposed	26.55												
				W7		Existing	36.59	0.94	YES	340°N					*North	*North		*North	*North
						Proposed	34.28												
											31.59	0.93	YES						
											29.27								
	R5	Residential	Kitchen	W8		Existing	31.89	0.94	YES	340°N					*North	*North		*North	*North
						Proposed	29.98												
											31.89	0.94	YES						
											29.98								
	R7	Residential	Bedroom	W10		Existing	36.92	0.95	YES	340°N					*North	*North		*North	*North
						Proposed	35.21												
											36.92	0.95	YES						
											35.21								
	R8	Residential	Reception Room	W11		Existing	37.66	1.00	YES	250°				37.00	1.00	YES	9.00	1.00	YES
						Proposed	37.65							37.00			9.00		
				W12		Existing	33.63	1.00	YES	218°				44.00	1.00	YES	18.00	1.00	YES
						Proposed	33.63							44.00			18.00		

Project Name: Garages Opposite 67 Belmont Close, Barnet EN4 9LS
Project No.: 23-02174
Report Title: Vertical Sky Component Results (VSC)
Date of Analysis: November 2023

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
				W13	Existing		38.79	1.00	YES	160°				69.00	1.00	YES	26.00	1.00	YES
					Proposed		38.79							69.00			26.00		
				W14	Existing		30.93	1.00	YES	104°				34.00	1.00	YES	7.00	1.00	YES
					Proposed		30.93							34.00			7.00		
											35.96	1.00	YES						
											35.96								
	R9	Residential	Reception Room	W15	Existing		31.31	1.00	YES	218°				42.00	1.00	YES	16.00	1.00	YES
					Proposed		31.31							42.00			16.00		
				W16	Existing		38.53	1.00	YES	160°				69.00	1.00	YES	26.00	1.00	YES
					Proposed		38.53							69.00			26.00		
				W17	Existing		32.22	1.00	YES	104°				34.00	1.00	YES	7.00	1.00	YES
					Proposed		32.22							34.00			7.00		
				W18	Existing		34.74	1.00	YES	70°N				18.00	*North	*North	2.00	*North	*North
					Proposed		34.74							18.00			2.00		
											35.07	1.00	YES						
											35.07								
Second	R1	Residential	Unknown	W15	Existing		36.43	1.00	YES	70°N					*North	*North		*North	*North
					Proposed		36.42												
											36.43	1.00	YES						
											36.42								
	R2	Residential	Unknown	W1	Existing		37.67	0.97	YES	340°N					*North	*North		*North	*North
					Proposed		36.59												
											37.67	0.97	YES						
											36.59								
	R3	Residential	Unknown	W2	Existing		35.80	0.97	YES	340°N					*North	*North		*North	*North
					Proposed		34.71												
											35.80	0.97	YES						
											34.71								
	R4	Residential	Unknown	W3	Existing		38.15	0.97	YES	340°N				1.00	*North	*North	0.00	*North	*North
					Proposed		36.92							1.00			0.00		
				W17	Existing		82.35	1.00	YES	90° Hz				69.00	1.00	YES	8.00	1.00	YES
					Proposed		82.35							69.00			8.00		
				W18	Existing		82.38	1.00	YES	90° Hz				66.00	1.00	YES	7.00	1.00	YES
					Proposed		82.38							66.00			7.00		
											67.72	0.99	YES						
											67.31								
	R5	Residential	Unknown	W4	Existing		36.65	0.97	YES	340°N					*North	*North		*North	*North
					Proposed		35.69												
											36.65	0.97	YES						
											35.69								
	R6	Residential	Unknown	W5	Existing		38.03	0.98	YES	340°N					*North	*North		*North	*North
					Proposed		37.15												
											38.03	0.98	YES						
											37.15								
	R7	Residential	Unknown	W6	Existing		39.08	1.00	YES	250°				43.00	1.00	YES	15.00	1.00	YES
					Proposed		39.08							43.00			15.00		
											39.08	1.00	YES						
											39.08								

Project Name: Garages Opposite 67 Belmont Close, Barnet EN4 9LS
Project No.: 23-02174
Report Title: Vertical Sky Component Results (VSC)
Date of Analysis: November 2023

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R8	Residential	Unknown	W7		Existing	39.13	1.00	YES	250°				43.00	1.00	YES	15.00	1.00	YES
						Proposed	39.13							43.00			15.00		
				W8		Existing	39.46	1.00	YES	160°				48.00	1.00	YES	21.00	1.00	YES
						Proposed	39.46							48.00			21.00		
				W9		Existing	39.08	1.00	YES	160°				55.00	1.00	YES	23.00	1.00	YES
						Proposed	39.08							55.00			23.00		
				W10		Existing	39.45	1.00	YES	160°				48.00	1.00	YES	21.00	1.00	YES
						Proposed	39.45							48.00			21.00		
											39.25	1.00	YES						
											39.25								
	R9	Residential	Unknown	W11		Existing	39.32	1.00	YES	160°				48.00	1.00	YES	21.00	1.00	YES
						Proposed	39.32							48.00			21.00		
				W12		Existing	38.94	1.00	YES	160°				55.00	1.00	YES	23.00	1.00	YES
						Proposed	38.94							55.00			23.00		
				W13		Existing	39.29	1.00	YES	160°				48.00	1.00	YES	21.00	1.00	YES
						Proposed	39.29							48.00			21.00		
				W14		Existing	36.48	1.00	YES	70°N				23.00	*North	*North	4.00	*North	*North
						Proposed	36.47							23.00			4.00		
											38.30	1.00	YES						
											38.30								
	R10	Residential	Unknown	W16		Existing	80.65	1.00	YES	90° Hz				54.00	1.00	YES	14.00	1.00	YES
						Proposed	80.65							54.00			14.00		
											80.65	1.00	YES						
											80.65								
	R11	Residential	Unknown	W19		Existing	85.17	1.00	YES	90° Hz				69.00	1.00	YES	20.00	1.00	YES
						Proposed	85.17							69.00			20.00		
											85.17	1.00	YES						
											85.17								
67 Belmont Close																			
Ground	R2	Residential	Bedroom	W2		Existing	34.79	0.92	YES	70°N					*North	*North		*North	*North
						Proposed	31.94												
											34.79	0.92	YES						
											31.94								
	R4	Residential	Kitchen	W4		Existing	32.17	0.90	YES	70°N					*North	*North		*North	*North
						Proposed	28.94												
											32.17	0.90	YES						
											28.94								
68 Belmont Close																			
First	R1	Residential	Reception Room	W1		Existing	24.57	1.00	YES	295°N				12.00	*North	*North	0.00	*North	*North
						Proposed	24.57							12.00			0.00		
				W2		Existing	35.96	1.00	YES	250°				40.00	1.00	YES	12.00	1.00	YES
						Proposed	35.96							40.00			12.00		
				W3		Existing	23.16	1.00	YES	205°				28.00	1.00	YES	17.00	1.00	YES
						Proposed	23.16							28.00			17.00		

Project Name: Garages Opposite 67 Belmont Close, Barnet EN4 9LS
Project No.: 23-02174
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Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
				W4		Existing	31.66	1.00	YES	160°				34.00	1.00	YES	18.00	1.00	YES
						Proposed	31.66							34.00			18.00		
											29.81	1.00	YES						
											29.81								
	R2	Residential	Bedroom	W5		Existing	32.48	1.00	YES	160°				34.00	1.00	YES	18.00	1.00	YES
						Proposed	32.48							34.00			18.00		
				W6		Existing	32.83	0.95	YES	70°N				23.00	*North	*North	4.00	*North	*North
						Proposed	31.05							22.00			4.00		
											32.75	0.96	YES						
											31.37								
	R4	Residential	Kitchen	W8		Existing	31.61	0.93	YES	70°N					*North	*North		*North	*North
						Proposed	29.50												
											31.61	0.93	YES						
											29.50								
65 Belmont Close																			
Ground	R1	Residential	Kitchen	W1		Existing	32.19	0.87	YES	70°N					*North	*North		*North	*North
						Proposed	27.88												
											32.19	0.87	YES						
											27.88								
	R3	Residential	Bedroom	W3		Existing	34.83	0.86	YES	70°N					*North	*North		*North	*North
						Proposed	29.91												
											34.83	0.86	YES						
											29.91								
66 Belmont Close																			
First	R17	Residential	Kitchen	W2		Existing	31.63	0.92	YES	70°N					*North	*North		*North	*North
						Proposed	29.02												
											31.63	0.92	YES						
											29.02								
	R19	Residential	Bedroom	W4		Existing	32.86	0.91	YES	70°N					*North	*North		*North	*North
						Proposed	29.77												
				W5		Existing	27.31	0.98	YES	340°N					*North	*North		*North	*North
						Proposed	26.72												
											31.63	0.92	YES						
											29.09								
	R20	Residential	Reception Room	W6		Existing	26.09	0.99	YES	340°N				0.00	*North	*North	0.00	*North	*North
						Proposed	25.89							0.00			0.00		
				W7		Existing	25.54	1.00	YES	295°N				12.00	*North	*North	0.00	*North	*North
						Proposed	25.54							12.00			0.00		
				W8		Existing	37.56	1.00	YES	250°				41.00	1.00	YES	12.00	1.00	YES
						Proposed	37.56							41.00			12.00		
				W9		Existing	25.70	1.00	YES	205°				31.00	1.00	YES	18.00	1.00	YES
						Proposed	25.70							31.00			18.00		
											30.48	1.00	YES						
											30.45								

Project Name: Garages Opposite 67 Belmont Close, Barnet EN4 9LS
Project No.: 23-02174
Report Title: Vertical Sky Component Results (VSC)
Date of Analysis: November 2023

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Attribute	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
63 Belmont Close																		
Ground	R2	Residential	Bedroom	W2	Existing	34.99	0.86	YES	70°N					*North	*North		*North	*North
					Proposed	29.93												
										34.99	0.86	YES						
										29.93								
	R4	Residential	Kitchen	W4	Existing	32.34	0.85	YES	70°N					*North	*North		*North	*North
					Proposed	27.48												
										32.34	0.85	YES						
										27.48								
64 Belmont Close																		
First	R1	Residential	Reception Room	W1	Existing	24.29	1.00	YES	295°N				12.00	*North	*North	0.00	*North	*North
					Proposed	24.29							12.00			0.00		
				W2	Existing	36.48	1.00	YES	250°				40.00	1.00	YES	12.00	1.00	YES
					Proposed	36.48							40.00			12.00		
				W3	Existing	24.39	1.00	YES	205°				28.00	1.00	YES	17.00	1.00	YES
					Proposed	24.39							28.00			17.00		
				W4	Existing	27.70	0.99	YES	160°				27.00	1.00	YES	13.00	1.00	YES
					Proposed	27.55							27.00			13.00		
										29.68	1.00	YES						
										29.66								
	R2	Residential	Bedroom	W5	Existing	28.33	0.98	YES	160°				29.00	1.00	YES	13.00	1.00	YES
					Proposed	27.82							29.00			13.00		
				W6	Existing	32.99	0.91	YES	70°N				24.00	*North	*North	5.00	*North	*North
					Proposed	29.93							21.00			4.00		
										31.95	0.92	YES						
										29.46								
	R4	Residential	Kitchen	W8	Existing	31.70	0.91	YES	70°N					*North	*North		*North	*North
					Proposed	28.78												
										31.70	0.91	YES						
										28.78								
61 Belmont Close																		
Ground	R1	Residential	Kitchen	W1	Existing	32.11	0.88	YES	70°N					*North	*North		*North	*North
					Proposed	28.29												
										32.11	0.88	YES						
										28.29								
	R3	Residential	Bedroom	W3	Existing	34.86	0.90	YES	70°N					*North	*North		*North	*North
					Proposed	31.51												
										34.86	0.90	YES						
										31.51								

Project Name: Garages Opposite 67 Belmont Close, Barnet EN4 9LS
Project No.: 23-02174
Report Title: Vertical Sky Component Results (VSC)
Date of Analysis: November 2023

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
62 Belmont Close																			
First	R17	Residential	Kitchen	W2	Existing		31.65	0.92	YES	70°N					*North	*North		*North	*North
					Proposed		29.23				31.65	0.92	YES						
											29.23								
	R19	Residential	Bedroom	W4	Existing		32.80	0.94	YES	70°N					*North	*North		*North	*North
					Proposed		30.78												
				W5	Existing		32.49	1.00	YES	340°N					*North	*North		*North	*North
					Proposed		32.49												
											32.73	0.95	YES						
											31.16								
	R20	Residential	Reception Room	W6	Existing		31.93	1.00	YES	340°N				0.00	*North	*North	0.00	*North	*North
					Proposed		31.93							0.00			0.00		
				W7	Existing		25.34	1.00	YES	295°N				12.00	*North	*North	0.00	*North	*North
					Proposed		25.34							12.00			0.00		
				W8	Existing		37.41	1.00	YES	250°				41.00	1.00	YES	12.00	1.00	YES
					Proposed		37.41							41.00			12.00		
				W9	Existing		26.28	1.00	YES	205°				31.00	1.00	YES	18.00	1.00	YES
					Proposed		26.28							31.00			18.00		
											31.32	1.00	YES						
											31.32								
57 Belmont Close																			
Ground	R1	Residential	Reception Room	W1	Existing		30.80	1.00	YES	205°				43.00	1.00	YES	18.00	1.00	YES
					Proposed		30.79							43.00			18.00		
				W2	Existing		34.28	0.99	YES	160°				58.00	0.98	YES	21.00	0.95	YES
					Proposed		33.81							57.00			20.00		
				W3	Existing		28.75	0.97	YES	115°				36.00	0.97	YES	6.00	0.83	YES
					Proposed		27.84							35.00			5.00		
											31.88	0.99	YES						
											31.41								
	R2	Residential	Bedroom	W4	Existing		31.50	0.98	YES	160°				53.00	0.96	YES	20.00	0.90	YES
					Proposed		30.75							51.00			18.00		
				W5	Existing		32.73	0.97	YES	160°				56.00	0.96	YES	21.00	0.90	YES
					Proposed		31.84							54.00			19.00		
											32.12	0.97	YES						
											31.30								
58 Belmont Close																			
First	R1	Residential	Reception Room	W1	Existing		24.81	1.00	YES	250°				20.00	1.00	YES	4.00	1.00	YES
					Proposed		24.81							20.00			4.00		
				W2	Existing		25.12	1.00	YES	205°				26.00	1.00	YES	19.00	1.00	YES
					Proposed		25.12							26.00			19.00		
				W3	Existing		35.79	0.99	YES	160°				59.00	1.00	YES	23.00	1.00	YES
					Proposed		35.50							59.00			23.00		

Project Name: Garages Opposite 67 Belmont Close, Barnet EN4 9LS
Project No.: 23-02174
Report Title: Vertical Sky Component Results (VSC)
Date of Analysis: November 2023

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
				W4		Existing	23.72	0.98	YES	115°				32.00	1.00	YES	8.00	1.00	YES
						Proposed	23.18							32.00			8.00		
											29.04	0.99	YES						
											28.80								
	R2	Residential	Bedroom	W5		Existing	28.87	0.98	YES	160°				45.00	0.96	YES	19.00	0.89	YES
						Proposed	28.39							43.00			17.00		
				W6		Existing	32.75	0.98	YES	160°				53.00	0.96	YES	23.00	0.91	YES
						Proposed	32.16							51.00			21.00		
											30.81	0.98	YES						
											30.28								
59 Belmont Close																			
Ground	R1	Residential	Bedroom	W1		Existing	32.49	0.97	YES	160°				56.00	0.95	YES	21.00	0.86	YES
						Proposed	31.48							53.00			18.00		
				W2		Existing	30.99	0.97	YES	160°				54.00	0.94	YES	21.00	0.86	YES
						Proposed	29.92							51.00			18.00		
											31.74	0.97	YES						
											30.70								
	R2	Residential	Reception Room	W3		Existing	29.33	0.99	YES	205°				41.00	1.00	YES	15.00	1.00	YES
						Proposed	29.17							41.00			15.00		
				W4		Existing	33.47	0.96	YES	160°				57.00	0.95	YES	20.00	0.85	YES
						Proposed	32.08							54.00			17.00		
				W5		Existing	31.30	0.93	YES	115°				38.00	0.95	YES	8.00	0.75	YES
						Proposed	29.26							36.00			6.00		
											31.79	0.96	YES						
											30.55								
60 Belmont Close																			
First	R1	Residential	Bedroom	W1		Existing	32.58	0.98	YES	160°				54.00	0.96	YES	24.00	0.92	YES
						Proposed	31.89							52.00			22.00		
				W2		Existing	28.51	0.97	YES	160°				41.00	0.95	YES	22.00	0.91	YES
						Proposed	27.75							39.00			20.00		
											30.55	0.98	YES						
											29.82								
	R2	Residential	Reception Room	W3		Existing	22.81	0.99	YES	205°				24.00	1.00	YES	18.00	1.00	YES
						Proposed	22.69							24.00			18.00		
				W4		Existing	34.12	0.97	YES	160°				56.00	0.96	YES	23.00	0.91	YES
						Proposed	33.14							54.00			21.00		
				W5		Existing	23.09	0.94	YES	115°				28.00	0.93	YES	9.00	0.78	YES
						Proposed	21.67							26.00			7.00		
				W6		Existing	31.14	0.97	YES	70°N				11.00	*North	*North	0.00	*North	*North
						Proposed	30.17							11.00			0.00		
											28.58	0.97	YES						
											27.70								
	R3	Residential	Bedroom	W7		Existing	31.21	0.98	YES	70°N					*North	*North		*North	*North
						Proposed	30.61												

Project Name: Garages Opposite 67 Belmont Close, Barnet EN4 9LS
Project No.: 23-02174
Report Title: Vertical Sky Component Results (VSC)
Date of Analysis: November 2023

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
				W8		Existing	32.60	1.00	YES	340°N					*North	*North		*North	*North
						Proposed	32.60												
											32.29	1.00	YES						
											32.16								

Project Name: Garages Opposite 67 Belmont Close, Barnet EN4 9LS
Project No.: 23-02174
Report Title: Daylight Distribution (DD) Results
Date of Analysis: November 2023

Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
The Cottage									
Ground	R1	Residential	Bedroom	Area m2	14.30	13.95	13.86		
				% of room		97.58%	96.97%	0.99	YES
	R3	Residential	Reception Room	Area m2	15.67	15.67	15.67		
				% of room		99.95%	99.95%	1.00	YES
	R4	Residential	Dining Room	Area m2	11.49	11.49	11.49		
				% of room		100.00%	100.00%	1.00	YES
First	R1	Residential	Bedroom	Area m2	13.99	13.90	13.90		
				% of room		99.35%	99.35%	1.00	YES
	R2	Residential	Office	Area m2	2.41	1.34	1.31		
				% of room		55.48%	54.05%	0.97	YES
	R3	Residential	Bedroom	Area m2	15.67	15.54	15.54		
				% of room		99.15%	99.14%	1.00	YES
1 to 6 Belmont Close									
Ground	R1	Residential	Bedroom	Area m2	7.57	7.48	7.48		
				% of room		98.87%	98.77%	1.00	YES
	R3	Residential	Kitchen	Area m2	5.96	5.86	5.86		
				% of room		98.28%	98.28%	1.00	YES
	R4	Residential	Unknown	Area m2	6.52	6.44	6.44		
				% of room		98.84%	98.84%	1.00	YES
	R5	Residential	Kitchen	Area m2	5.74	5.65	5.65		
				% of room		98.29%	98.29%	1.00	YES
	R7	Residential	Bedroom	Area m2	7.57	7.52	7.52		
				% of room		99.32%	99.32%	1.00	YES
	R8	Residential	Reception Room	Area m2	19.91	19.88	19.88		
				% of room		99.87%	99.87%	1.00	YES
	R9	Residential	Reception Room	Area m2	19.91	19.89	19.89		
				% of room		99.90%	99.90%	1.00	YES
First	R1	Residential	Bedroom	Area m2	7.57	7.44	7.44		
				% of room		98.29%	98.29%	1.00	YES
	R3	Residential	Kitchen	Area m2	5.96	5.70	5.70		
				% of room		95.64%	95.64%	1.00	YES
	R4	Residential	Unknown	Area m2	6.52	6.44	6.44		
				% of room		98.84%	98.84%	1.00	YES
	R5	Residential	Kitchen	Area m2	5.74	5.49	5.49		
				% of room		95.65%	95.65%	1.00	YES
	R7	Residential	Bedroom	Area m2	7.57	7.46	7.46		
				% of room		98.54%	98.54%	1.00	YES
	R8	Residential	Reception Room	Area m2	19.91	19.88	19.88		
				% of room		99.87%	99.87%	1.00	YES
	R9	Residential	Reception Room	Area m2	19.91	19.89	19.89		
				% of room		99.90%	99.90%	1.00	YES
Second	R1	Residential	Unknown	Area m2	8.83	8.06	8.06		
				% of room		91.30%	91.30%	1.00	YES
	R2	Residential	Unknown	Area m2	4.46	4.45	4.45		
				% of room		99.87%	99.87%	1.00	YES
	R3	Residential	Unknown	Area m2	5.35	5.32	5.32		
				% of room		99.33%	99.33%	1.00	YES
	R4	Residential	Unknown	Area m2	11.98	11.46	11.46		
				% of room		95.66%	95.66%	1.00	YES
	R5	Residential	Unknown	Area m2	5.59	5.52	5.52		
				% of room		98.84%	98.84%	1.00	YES
	R6	Residential	Unknown	Area m2	4.46	4.45	4.45		
				% of room		99.83%	99.83%	1.00	YES
	R7	Residential	Unknown	Area m2	8.19	7.44	7.44		
				% of room		90.74%	90.74%	1.00	YES
	R8	Residential	Unknown	Area m2	15.65	15.49	15.49		
				% of room		98.99%	98.99%	1.00	YES
	R9	Residential	Unknown	Area m2	15.65	15.52	15.52		
				% of room		99.20%	99.20%	1.00	YES
	R10	Residential	Unknown	Area m2	8.89	8.62	8.62		
				% of room		97.00%	97.00%	1.00	YES

Project Name: Garages Opposite 67 Belmont Close, Barnet EN4 9LS
Project No.: 23-02174
Report Title: Daylight Distribution (DD) Results
Date of Analysis: November 2023

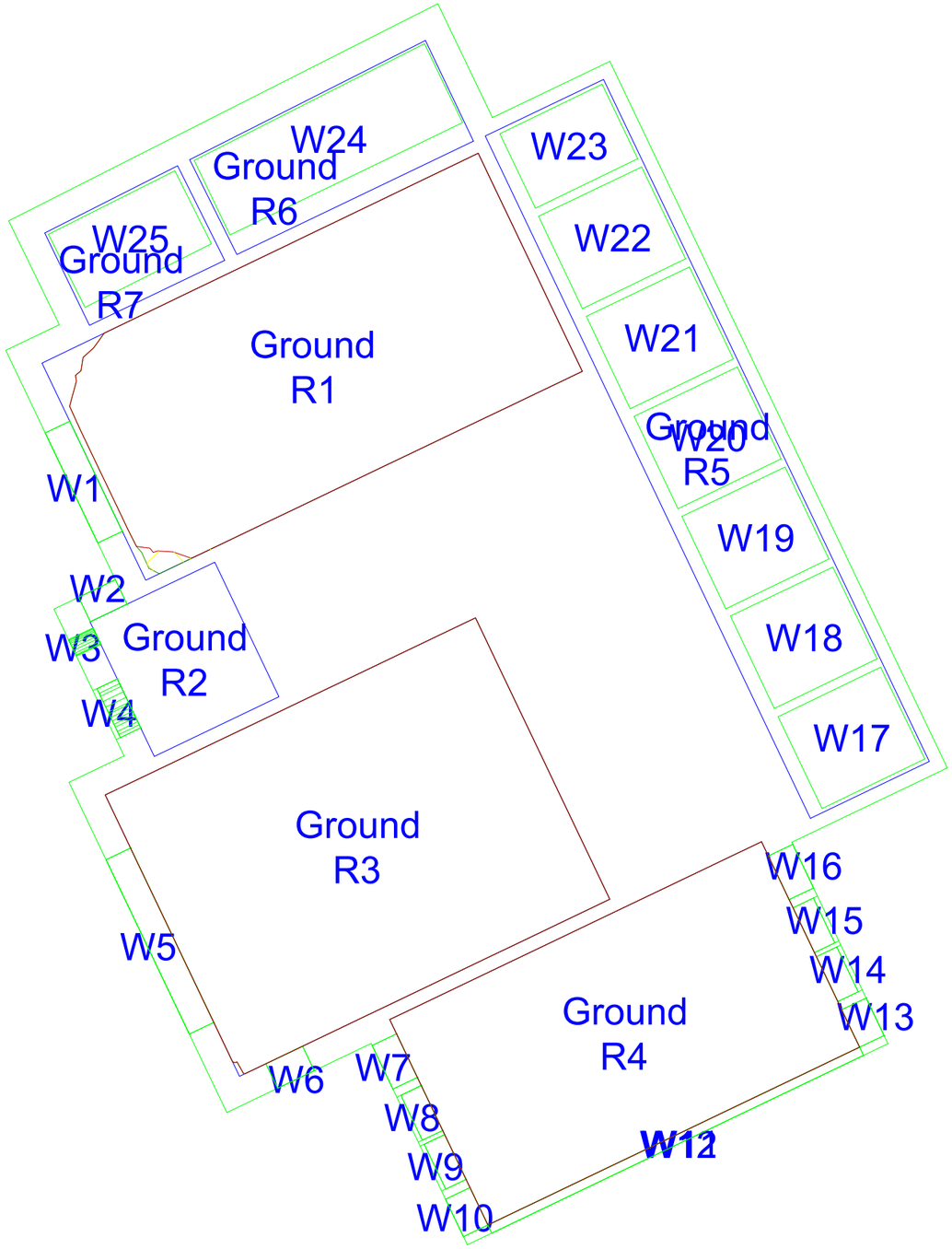
Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R11	Residential	Unknown	Area m2	8.89	8.89	8.89		
				% of room		100.00%	100.00%	1.00	YES
67 Belmont Close									
Ground	R2	Residential	Bedroom	Area m2	8.36	8.32	8.32		
				% of room		99.51%	99.51%	1.00	YES
	R4	Residential	Kitchen	Area m2	7.90	7.72	7.72		
				% of room		97.64%	97.64%	1.00	YES
68 Belmont Close									
First	R1	Residential	Reception Room	Area m2	21.64	21.56	21.56		
				% of room		99.60%	99.60%	1.00	YES
	R2	Residential	Bedroom	Area m2	9.93	9.92	9.92		
				% of room		99.84%	99.84%	1.00	YES
	R4	Residential	Kitchen	Area m2	8.47	8.29	8.29		
				% of room		97.82%	97.82%	1.00	YES
65 Belmont Close									
Ground	R1	Residential	Kitchen	Area m2	7.93	7.74	7.74		
				% of room		97.56%	97.56%	1.00	YES
	R3	Residential	Bedroom	Area m2	8.54	8.51	8.51		
				% of room		99.62%	99.62%	1.00	YES
66 Belmont Close									
First	R17	Residential	Kitchen	Area m2	8.51	8.33	8.33		
				% of room		97.82%	97.82%	1.00	YES
	R19	Residential	Bedroom	Area m2	9.97	9.95	9.95		
				% of room		99.82%	99.82%	1.00	YES
	R20	Residential	Reception Room	Area m2	21.39	21.21	21.21		
				% of room		99.16%	99.16%	1.00	YES
63 Belmont Close									
Ground	R2	Residential	Bedroom	Area m2	8.36	8.32	8.32		
				% of room		99.51%	99.51%	1.00	YES
	R4	Residential	Kitchen	Area m2	7.90	7.72	7.72		
				% of room		97.64%	97.64%	1.00	YES
64 Belmont Close									
First	R1	Residential	Reception Room	Area m2	21.64	21.51	21.51		
				% of room		99.36%	99.36%	1.00	YES
	R2	Residential	Bedroom	Area m2	9.93	9.92	9.92		
				% of room		99.84%	99.84%	1.00	YES
	R4	Residential	Kitchen	Area m2	8.47	8.29	8.29		
				% of room		97.82%	97.82%	1.00	YES
61 Belmont Close									
Ground	R1	Residential	Kitchen	Area m2	7.90	7.71	7.71		
				% of room		97.57%	97.57%	1.00	YES
	R3	Residential	Bedroom	Area m2	8.51	8.48	8.48		
				% of room		99.63%	99.63%	1.00	YES
62 Belmont Close									
First	R17	Residential	Kitchen	Area m2	8.47	8.29	8.29		
				% of room		97.82%	97.82%	1.00	YES
	R19	Residential	Bedroom	Area m2	9.93	9.91	9.91		
				% of room		99.82%	99.82%	1.00	YES
	R20	Residential	Reception Room	Area m2	21.39	21.26	21.26		
				% of room		99.39%	99.39%	1.00	YES

Project Name: Garages Opposite 67 Belmont Close, Barnet EN4 9LS
Project No.: 23-02174
Report Title: Daylight Distribution (DD) Results
Date of Analysis: November 2023

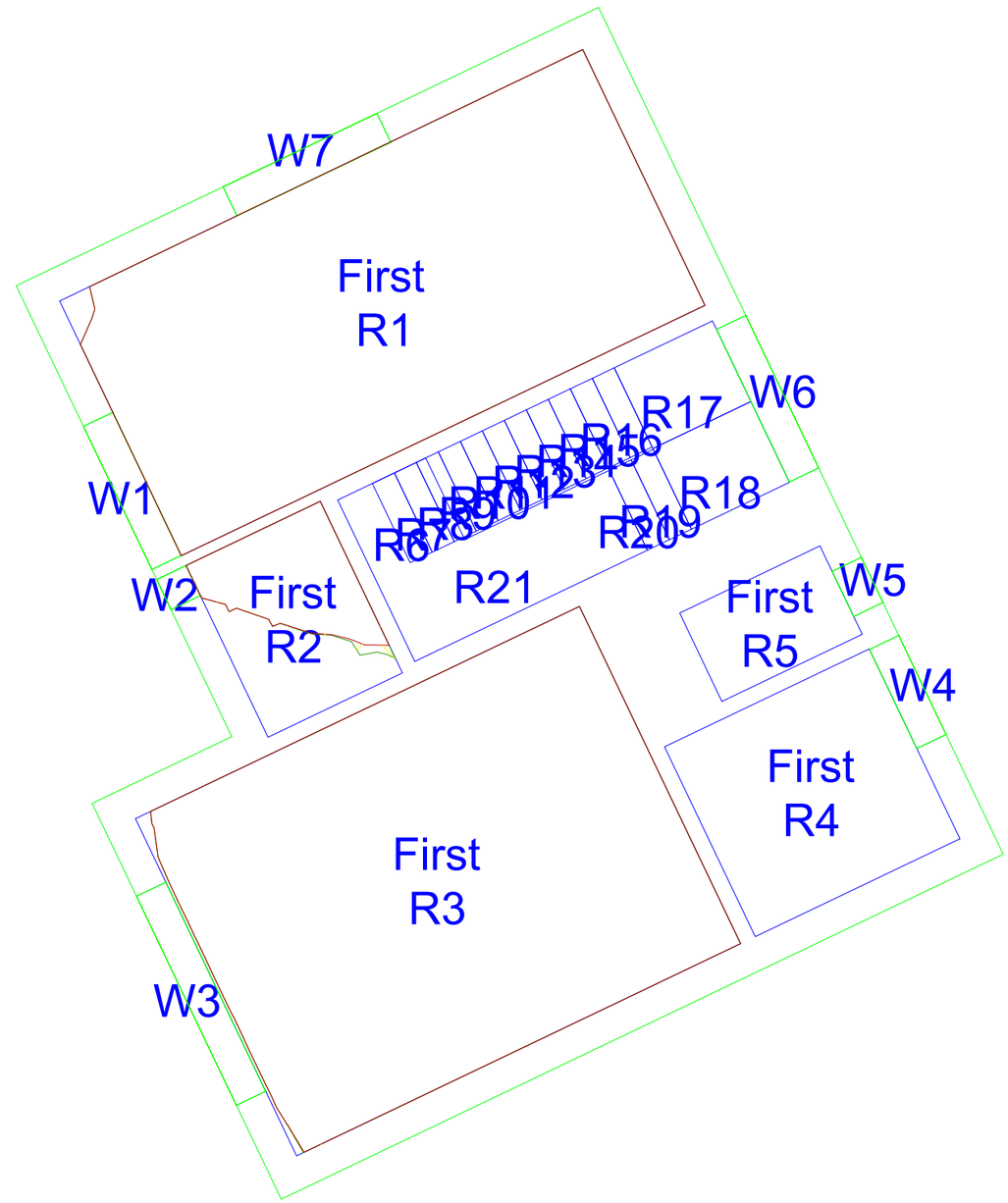
Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
57 Belmont Close									
Ground	R1	Residential	Reception Room	Area m2	18.36	18.24	18.24		
				% of room		99.33%	99.33%	1.00	YES
	R2	Residential	Bedroom	Area m2	11.52	11.44	11.44		
				% of room		99.27%	99.27%	1.00	YES
58 Belmont Close									
First	R1	Residential	Reception Room	Area m2	18.36	18.29	18.29		
				% of room		99.59%	99.59%	1.00	YES
	R2	Residential	Bedroom	Area m2	11.52	11.43	11.43		
				% of room		99.26%	99.26%	1.00	YES
59 Belmont Close									
Ground	R1	Residential	Bedroom	Area m2	11.31	11.24	11.24		
				% of room		99.34%	99.34%	1.00	YES
	R2	Residential	Reception Room	Area m2	18.62	18.44	18.44		
				% of room		99.03%	99.03%	1.00	YES
60 Belmont Close									
First	R1	Residential	Bedroom	Area m2	11.31	11.24	11.24		
				% of room		99.34%	99.34%	1.00	YES
	R2	Residential	Reception Room	Area m2	18.62	18.51	18.51		
				% of room		99.39%	99.39%	1.00	YES
	R3	Residential	Bedroom	Area m2	9.93	9.92	9.92		
				% of room		99.88%	99.88%	1.00	YES

Appendix 03

Daylight Distribution Contour drawings



DD _ 001 Ground Floor
Contour Plan The Cottage



DD _ 002 First Floor
Contour Plan The Cottage

Source Data

Testing Environment:
Site Photographs - Rapleys - September 2023
Contextual Model - EN4 9LS_BelmontClose, Cockfosters_HD_MASTER
OS Data - Dowen Farmer Architects - September 2023

Existing Building:
2D Drawings - Dowen Farmer Architects - September 2023

Proposed Scheme:
2D Drawings - Dowen Farmer Architects - November 2023

- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain
- Room Area

Notes

Project Identification

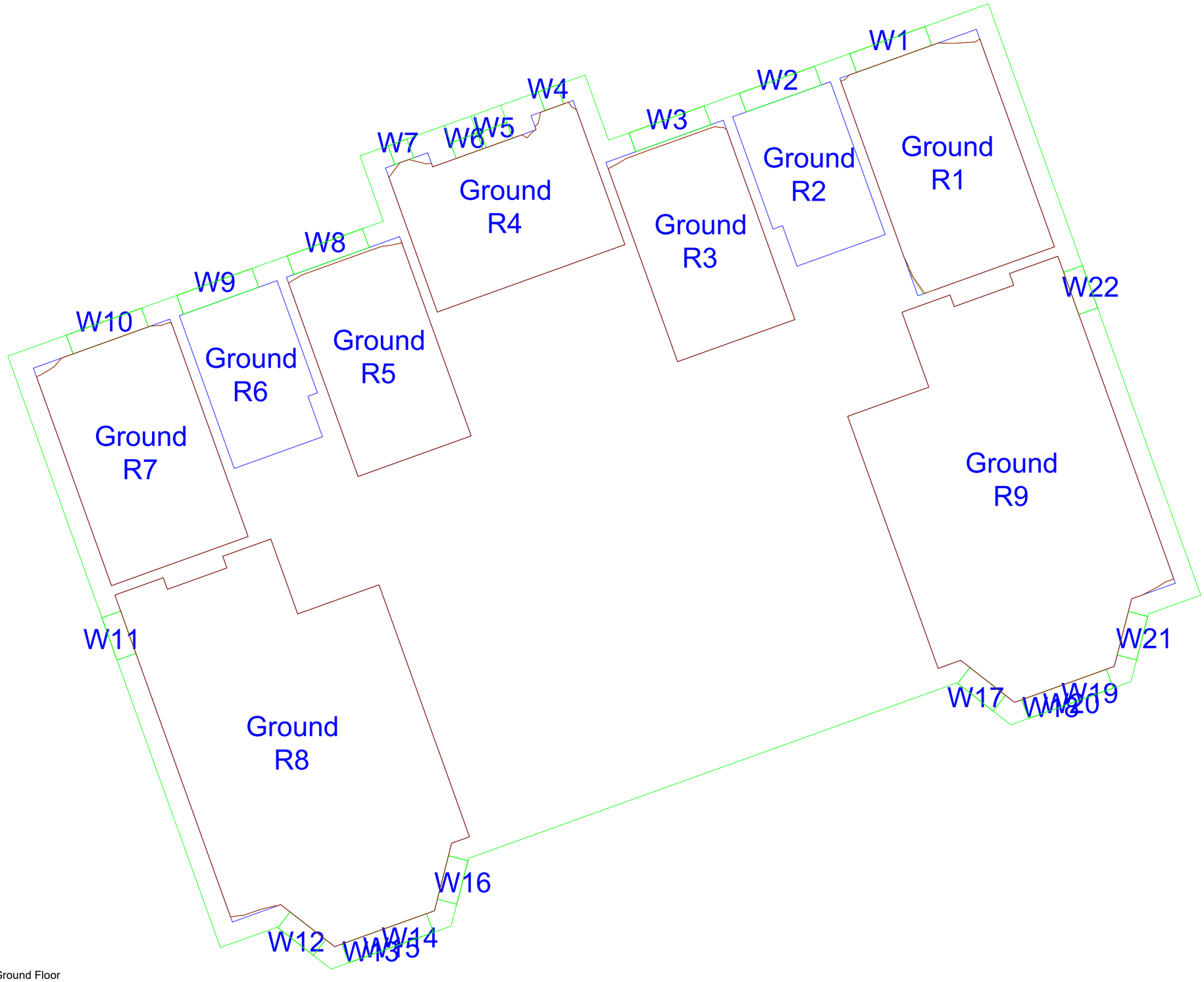
Client
Foxglade

Job Title
23-02174 - Belmont Close, Cockfosters, Barnet EN4 9LS

Drawing Title
Daylight Distribution Contours

Scale	Date	Drawn
NTS	Nov-23	MF

RAPLEYS
66 St James's Street,
St James's, London SW1A 1NE
Tel: 0370 777 6292 www.rapleys.com



DD _ 003 Ground Floor
Contour Plan 1 to 6 Belmont Close

Source Data

Testing Environment:
Site Photographs - Rapleys - September 2023
Contextual Model - EN4 9LS_BelmontClose, Cockfosters_HD_MASTER
OS Data - Dowen Farmer Architects - September 2023

Existing Building:
2D Drawings - Dowen Farmer Architects - September 2023

Proposed Scheme:
2D Drawings - Dowen Farmer Architects - November 2023

- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain
- Room Area

Notes

Project Identification

Client
Foxglade

Job Title
23-02174 - Belmont Close, Cockfosters, Barnet EN4 9LS

Drawing Title
Daylight Distribution Contours

Scale	Date	Drawn
NTS	Nov-23	MF

RAPLEYS
66 St James's Street,
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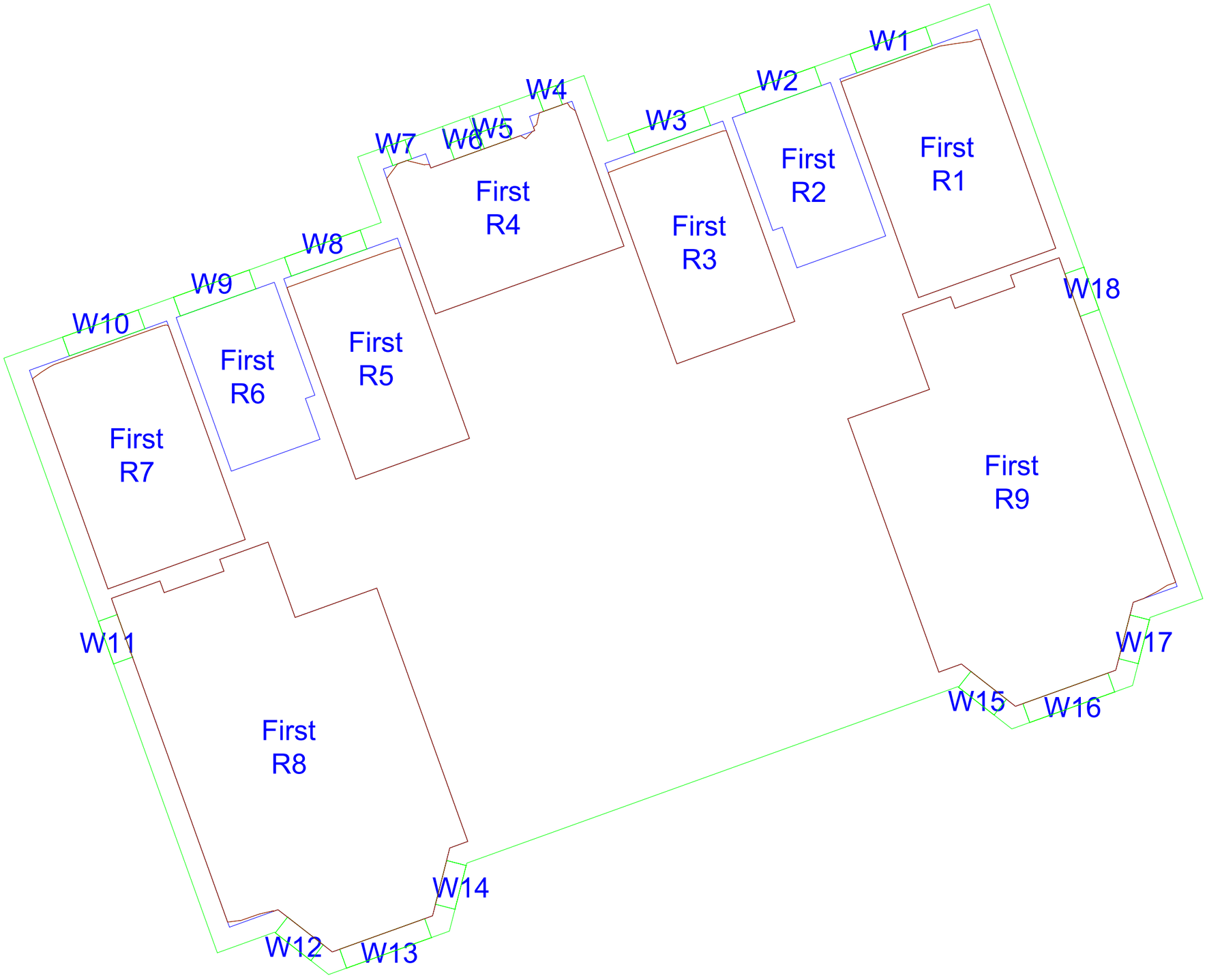

Source Data

Testing Environment:
Site Photographs - Rapleys - September 2023
Contextual Model - EN4 9LS_BelmontClose, Cockfosters_HD_MASTER
OS Data - Dowen Farmer Architects - September 2023

Existing Building:
2D Drawings - Dowen Farmer Architects - September 2023

Proposed Scheme:
2D Drawings - Dowen Farmer Architects - November 2023

- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain
- Room Area

Notes

Project Identification

Client
Foxglade

Job Title
23-02174 - Belmont Close, Cockfosters, Barnet EN4 9LS

Drawing Title
Daylight Distribution Contours

Scale	Date	Drawn
NTS	Nov-23	MF

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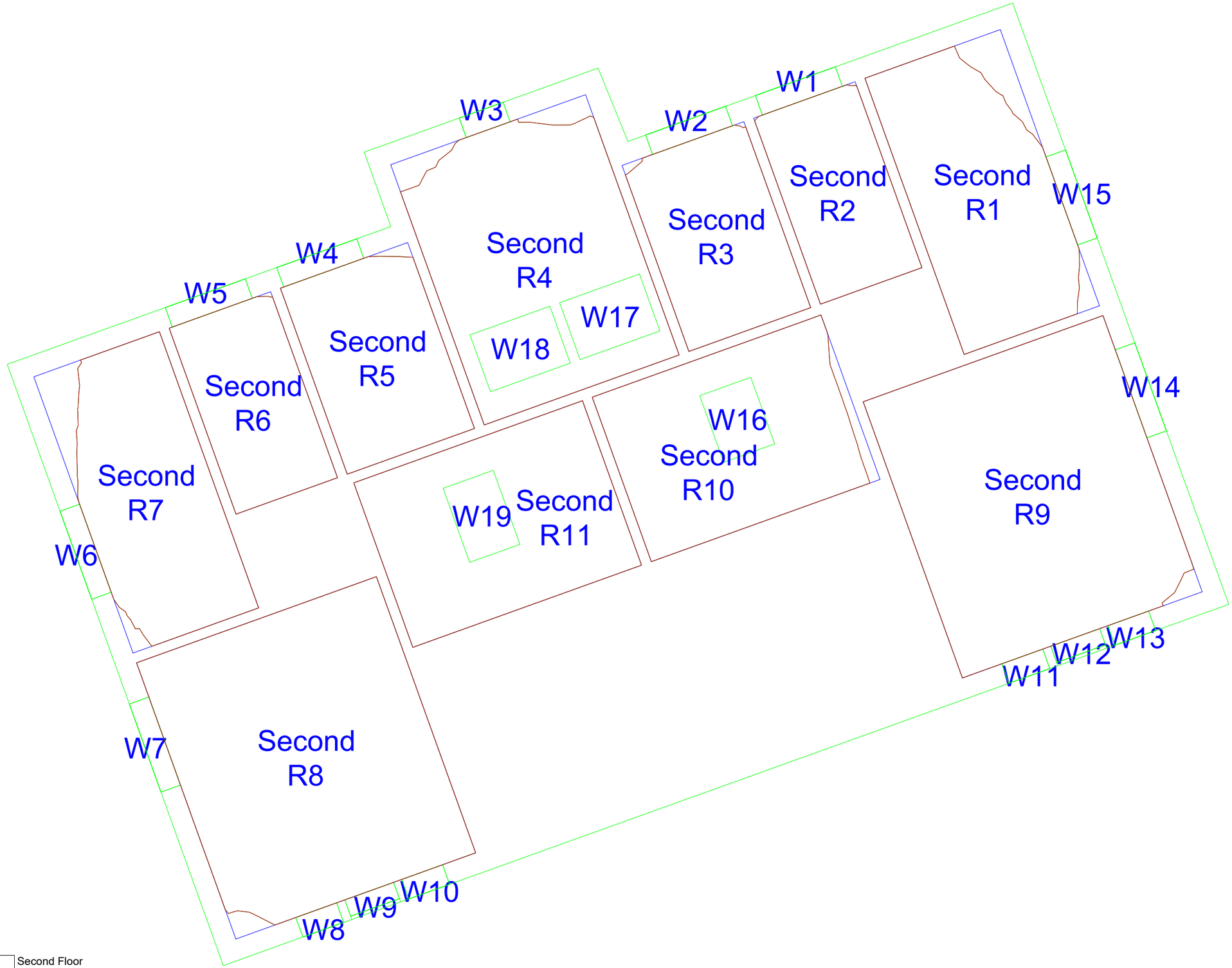
DD _ 004 First Floor
Contour Plan 1 to 6 Belmont Close



DD _ 005 Second Floor
Contour Plan 1 to 6 Belmont Close

Source Data

Testing Environment:
Site Photographs - Rapleys - September 2023
Contextual Model - EN4 9LS_BelmontClose, Cockfosters_HD_MASTER
OS Data - Dowen Farmer Architects - September 2023

Existing Building:
2D Drawings - Dowen Farmer Architects - September 2023

Proposed Scheme:
2D Drawings - Dowen Farmer Architects - November 2023

- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain
- Room Area

Notes

Project Identification

Client
Foxglade

Job Title
23-02174 - Belmont Close, Cockfosters, Barnet EN4 9LS

Drawing Title
Daylight Distribution Contours

Scale	Date	Drawn
NTS	Nov-23	MF

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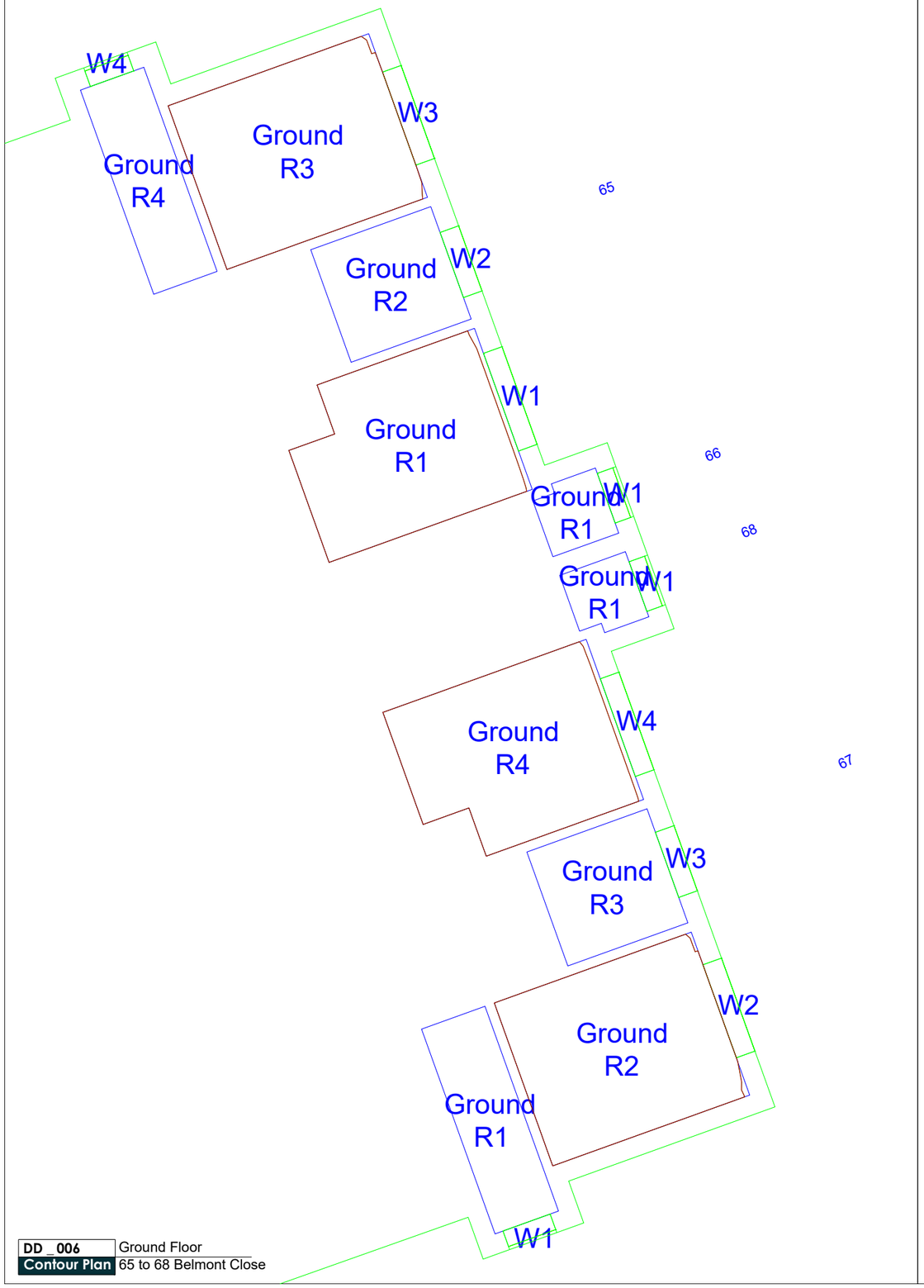
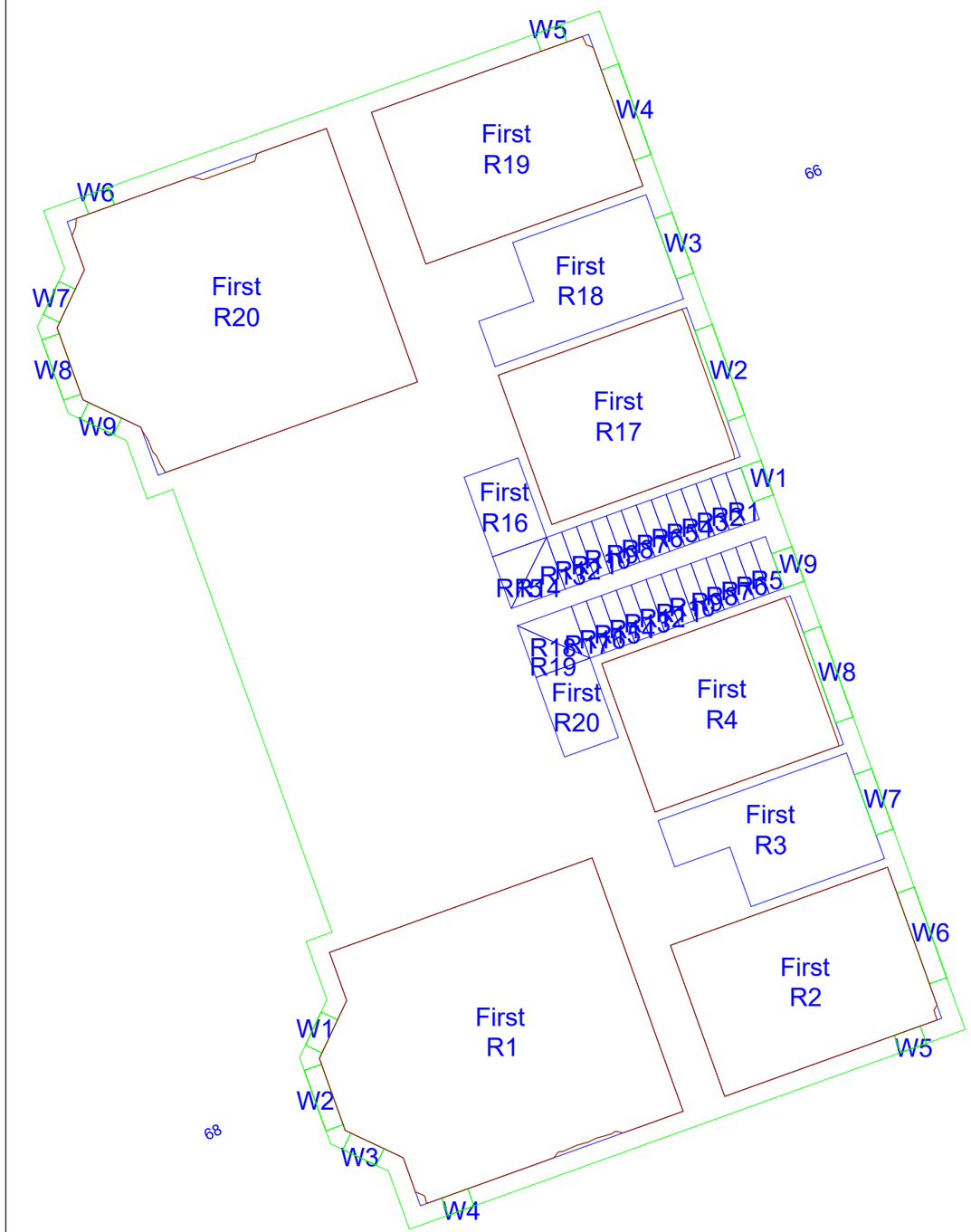


DD _ 006 Ground Floor
Contour Plan 65 to 68 Belmont Close



DD _ 007 First Floor
Contour Plan 66 & 68 Belmont Close

Source Data

Testing Environment:
Site Photographs - Rapleys - September 2023
Contextual Model - EN4 9LS_BelmontClose, Cockfosters_HD_MASTER
OS Data - Dowen Farmer Architects - September 2023

Existing Building:
2D Drawings - Dowen Farmer Architects - September 2023

Proposed Scheme:
2D Drawings - Dowen Farmer Architects - November 2023

- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain
- Room Area

Notes

Project Identification

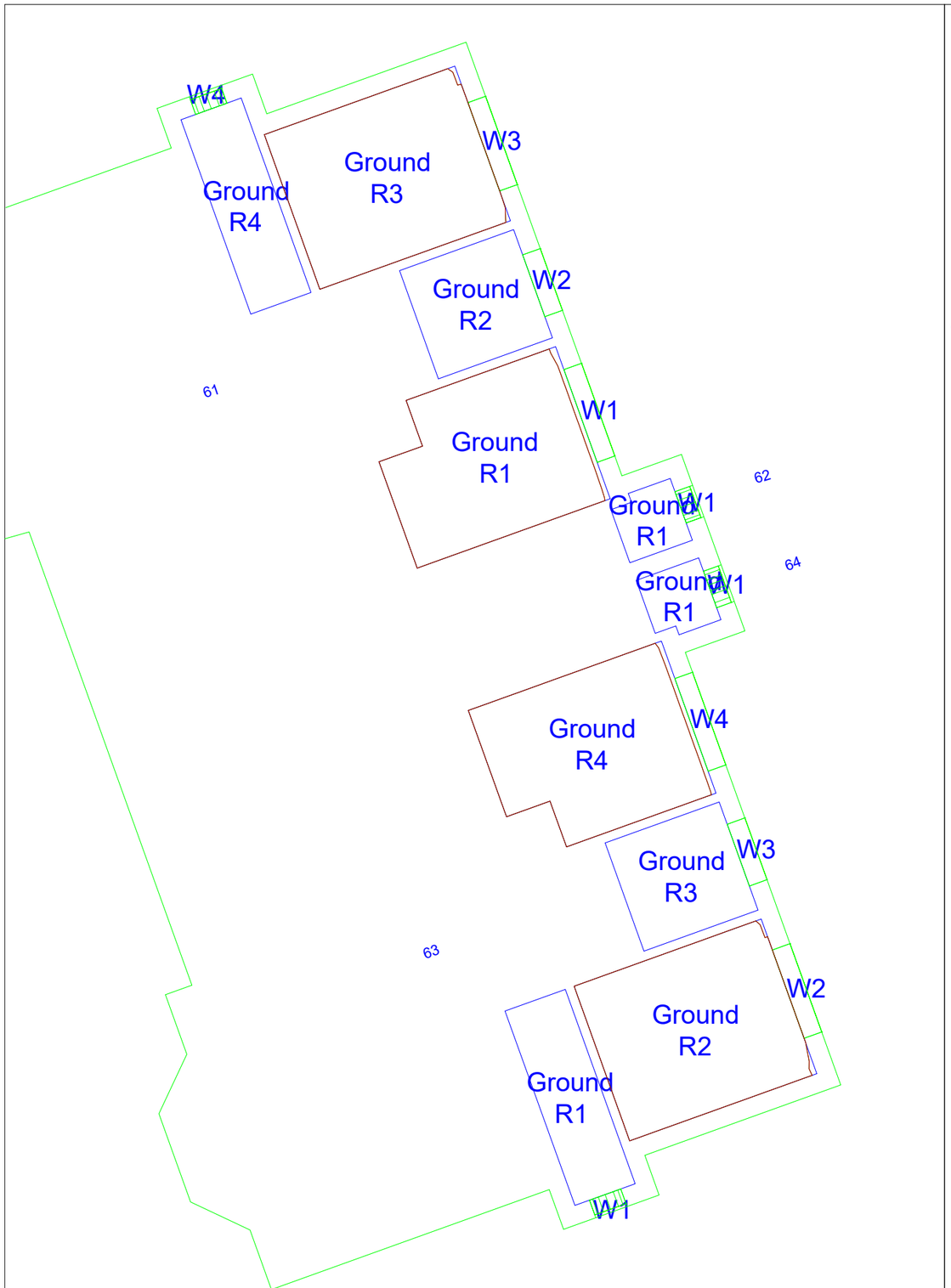
Client
Foxglade

Job Title
23-02174 - Belmont Close, Cockfosters, Barnet EN4 9LS

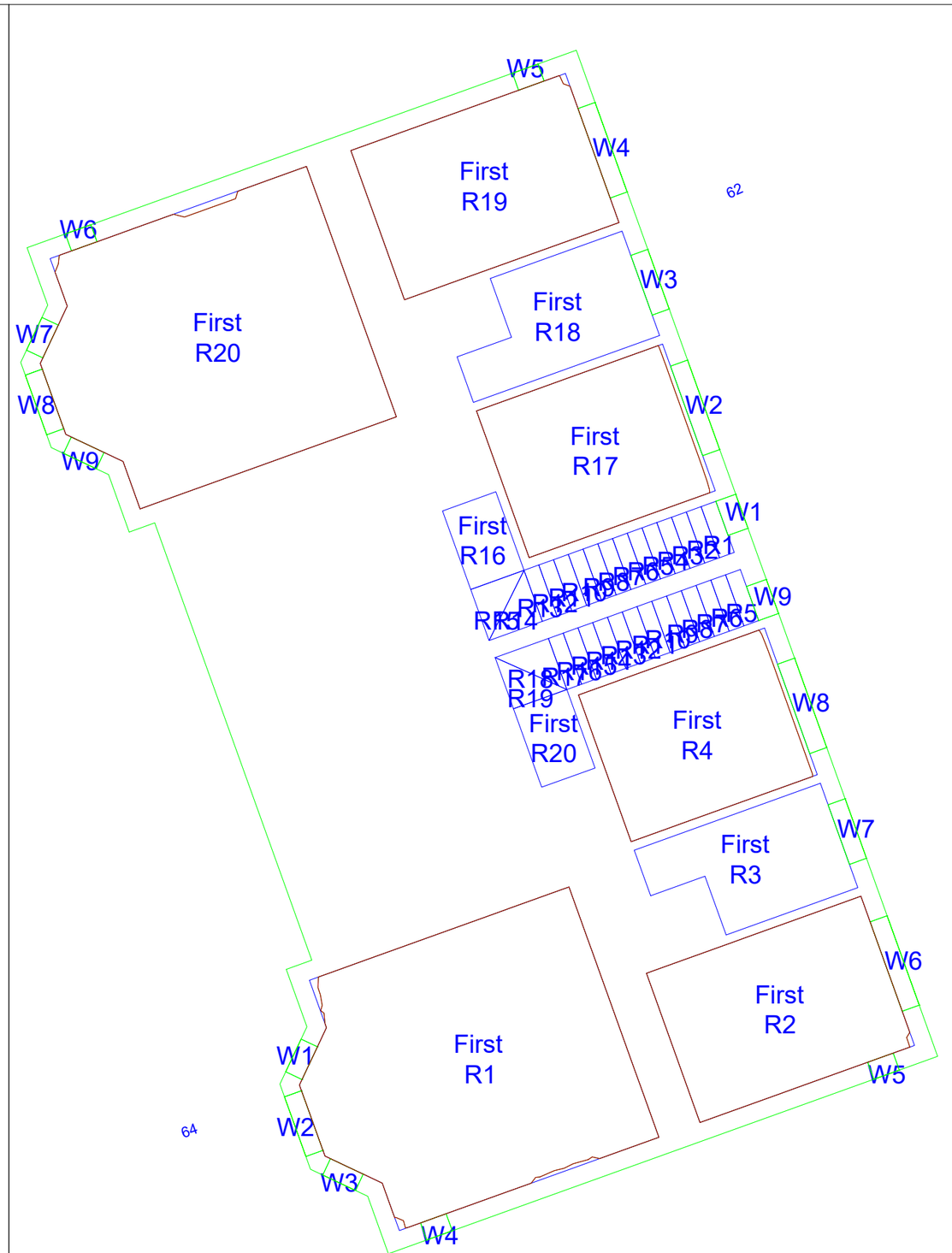
Drawing Title
Daylight Distribution Contours

Scale	Date	Drawn
NTS	Nov-23	MF

RAPLEYS
66 St James's Street,
St James's, London SW1A 1NE
Tel: 0370 777 6292 www.rapleys.com



DD _ 008 Ground Floor
Contour Plan 61 to 64 Belmont Close



DD _ 009 First Floor
Contour Plan 62 & 64 Belmont Close

Source Data

Testing Environment:
Site Photographs - Rapleys - September 2023
Contextual Model - EN4 9LS_BelmontClose, Cockfosters_HD_MASTER
OS Data - Dowen Farmer Architects - September 2023

Existing Building:
2D Drawings - Dowen Farmer Architects - September 2023

Proposed Scheme:
2D Drawings - Dowen Farmer Architects - November 2023

- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain
- Room Area

Notes

Project Identification

Client
Foxglade

Job Title
23-02174 - Belmont Close, Cockfosters, Barnet EN4 9LS

Drawing Title
Daylight Distribution Contours

Scale	Date	Drawn
NTS	Nov-23	MF

RAPLEYS
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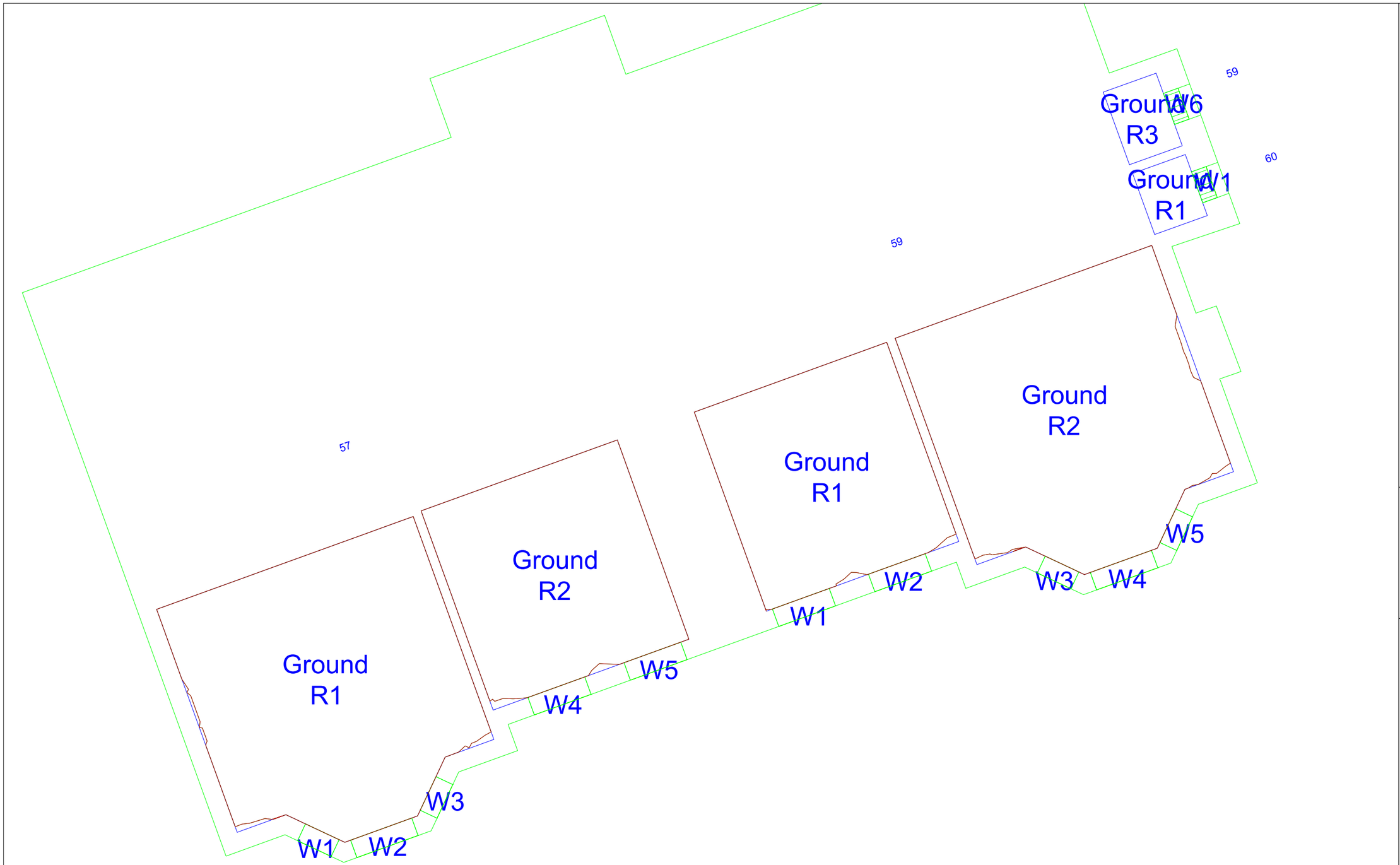

Source Data

Testing Environment:
Site Photographs - Rapleys - September 2023
Contextual Model - EN4 9LS_BelmontClose, Cockfosters_HD_MASTER
OS Data - Dowen Farmer Architects - September 2023

Existing Building:
2D Drawings - Dowen Farmer Architects - September 2023

Proposed Scheme:
2D Drawings - Dowen Farmer Architects - November 2023

- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain
- Room Area

Notes

Project Identification

Client
Foxglade

Job Title
23-02174 - Belmont Close, Cockfosters, Barnet EN4 9LS

Drawing Title
Daylight Distribution Contours

Scale	Date	Drawn
NTS	Nov-23	MF

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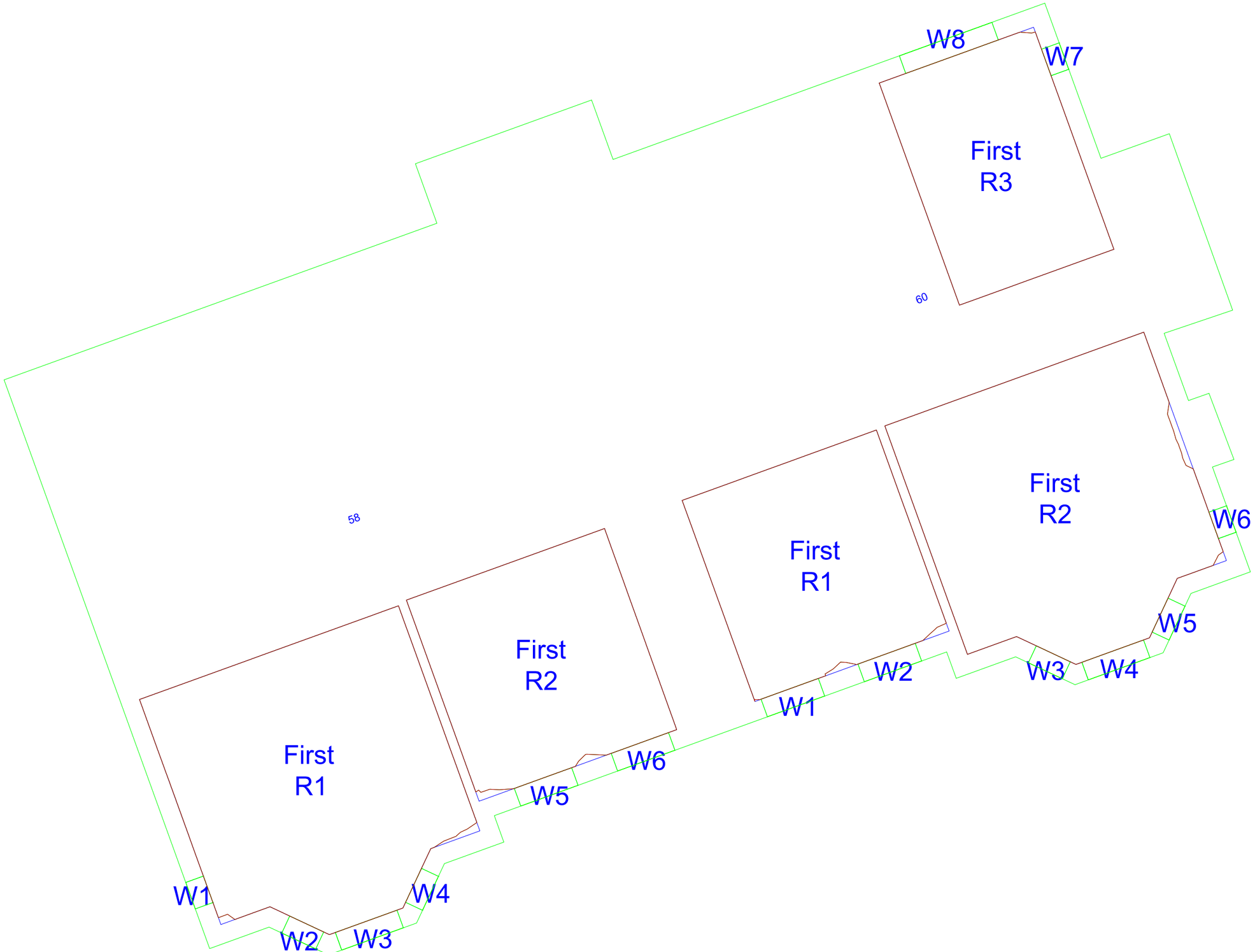
DD _ 010 Ground Floor
Contour Plan 57 to 60 Belmont Close



DD _ 011 First Floor
Contour Plan 58 & 60 Belmont Close

Source Data

Testing Environment:
Site Photographs - Rapleys - September 2023
Contextual Model - EN4 9LS_BelmontClose, Cockfosters_HD_MASTER
OS Data - Dowen Farmer Architects - September 2023

Existing Building:
2D Drawings - Dowen Farmer Architects - September 2023

Proposed Scheme:
2D Drawings - Dowen Farmer Architects - November 2023

- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain
- Room Area

Notes

Project Identification

Client
Foxglade

Job Title
23-02174 - Belmont Close, Cockfosters, Barnet EN4 9LS

Drawing Title
Daylight Distribution Contours

Scale	Date	Drawn
NTS	Nov-23	MF

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Appendix 04

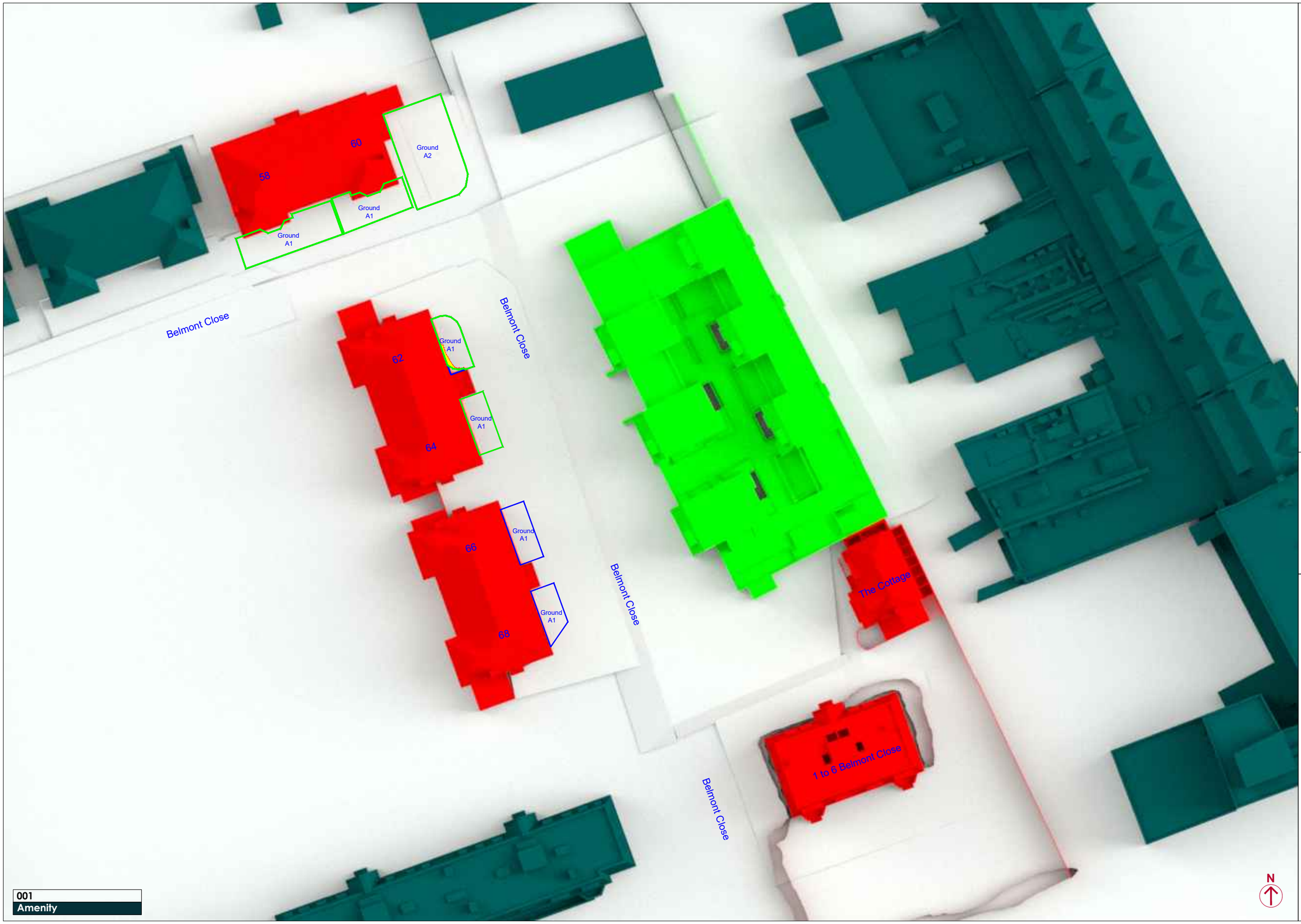
2hr Sunlight to Amenity Results (Overshaddowing to Gardens & Open Spaces)

Project Name: Garages Opposite 67 Belmont Close, Barnet EN4 9LS
Project No.: 23-02174
Report Title: Amenity Results
Date of Analysis: November 2023

Floor Ref	Amenity Ref		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
63 Belmont Close							
Ground	A1	Area m2	20.78	20.68	20.68	1.00	YES
		Percentage		100%	100%		
61 Belmont Close							
Ground	A1	Area m2	19.80	18.87	17.88	0.95	YES
		Percentage		95%	90%		
57 Belmont Close							
Ground	A1	Area m2	47.62	47.46	47.46	1.00	YES
		Percentage		100%	100%		
59 Belmont Close							
Ground	A1	Area m2	33.71	33.57	33.57	1.00	YES
		Percentage		100%	100%		
Ground	A2	Area m2	85.84	85.65	85.65	1.00	YES
		Percentage		100%	100%		

Appendix 05

2hr Sunlight to Amenity Drawings



001
Amenity

Source Data

Testing Environment:
Site Photographs - Rapleys - September 2023
Contextual Model - EN4 9LS_BelmontClose, Cockfosters_HD_MASTER
OS Data - Dowen Farmer Architects - September 2023

Existing Building:
2D Drawings - Dowen Farmer Architects - September 2023

Proposed Scheme:
2D Drawings - Dowen Farmer Architects - November 2023

Key

- Amenity Area
- Loss/Gain LitArea
- Existing area of ≥ 2hrs of direct sunlight on 21st March
- Proposed area of ≥ 2hrs of direct sunlight on 21st March

A1 - Amenity 1

Notes

Project Identification

Client
Foxglade

Job Title
23-02174 - Belmont Close, Cockfosters, Barnet EN4 9LS

Drawing Title
2hr Sunlight to Amenity

Scale	Date	Drawn
NTS	Nov-23	MF

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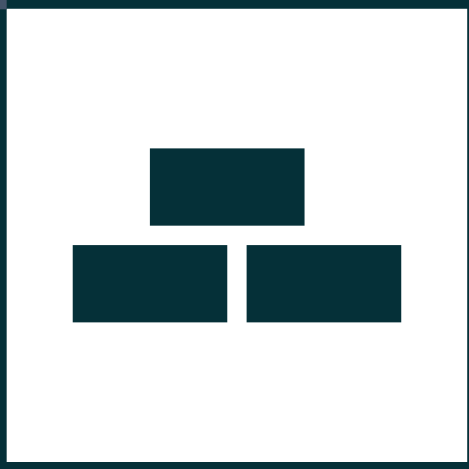

For further details contact:
Felix Carter
07879 487646
Felix.carter@rapleys.com
66 St James's Street St James's
London SW1A 1NE