

BRE Client Report

Review of daylight, sunlight, overshadowing and privacy, Hornsey Town Hall, London

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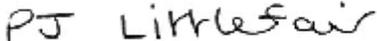


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Executive Summary

A planning application (16/00590/FULL), has been submitted to Haringey Borough Council for a proposal to redevelop the site of Hornsey Town Hall. The application contains a daylight and sunlight report by Point 2 Surveyors Ltd 'Hornsey Town Hall: Daylight, Sunlight and Overshadowing Report', dated July 2017, and a report 'Supplementary statement on overlooking and privacy' by Make Architects, dated August 2017.

BRE have been commissioned by Dr Paul Toyne, a local resident, to evaluate these reports. The evaluation was to review the scope and methodology, text and conclusions of the report, but not verification of the calculations. This report gives the results of the evaluation. The daylight and sunlight material was evaluated against the recommendations in the BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice'.

Point 2 have applied the BRE guidance incorrectly in a number of cases, in particular in their use of the consented scheme as an alternative baseline and the way they have used daylight distribution and average daylight factor as alternative targets. Consequently many of their conclusions are incorrect and have underestimated the daylight and sunlight impact of the new development.

This report focuses on the properties that could have a significant loss of light, and impact on privacy, at 5-9 and 25-29 Weston Park, Prime Zone Mews, and 13 Haringey Park.

At 5-9 Weston Park, ground floor rooms at the rear (living rooms and kitchens) would have sizeable reductions in daylight, caused by the new mews block. The vertical sky components are all worse than for the consented scheme. The living room in 7 Weston Park would also lose all its winter sunlight.

There would also be a major loss of sunlight to the gardens to these three properties. Currently over half of each garden can receive two hours sun on March 21, in line with the BRE guideline. Following redevelopment either very little or none of each garden could; this represents a very substantial reduction in each case. The proximity of the new development, with a three storey building close to the garden wall, would also be expected to have an overbearing impact on the gardens with a heightened appearance of enclosure.

There would also be a significant loss of privacy to the gardens of 5-9 Weston Park. People on the top two floors of the mews houses would be able to look out of windows in small extensions at the sides of the building down on to the gardens directly below them. This would constitute a substantial increase in overlooking and loss of privacy. There would also be unwanted overlooking of the southern part of the much longer garden to number 11 from the easternmost balcony on the other side of the mews building.

There are predicted to be losses of daylight outside the BRE guidelines to six rooms in 25-29 Weston Park. Losses of light would be worse than for the consented scheme. There would also be an overbearing impact (with the five storey wall of Block A close to the end of the gardens) and overlooking.

At 13 Haringey Park, there would be a substantial loss of daylight (over half their vertical sky component) to two windows in the side elevation, although both appear to light rooms with another window in them. The rear room, which Point 2 state is a dining room, would lose over half its sunlight. There is another dining room on the ground floor at the rear which would have a significant loss of daylight.

There would be significant overlooking and loss of privacy to 13 Haringey Park as a result of Block A of the new development. Residents of Block A would be able to sit on their balconies and look directly down



into the garden of 13 Haringey Park and into its side windows. The garden to 13 Haringey Park would also have a significant loss of sunlight, outside the BRE guidelines.

Bedrooms at the rear of Prime Zone Mews would have substantial reductions of daylight, losing over half their light in some cases. These losses are significantly worse than for the consented scheme. These rooms would also experience significant overlooking from the proposed Block A close by. People would be able to sit on their balconies and look directly into the bedrooms of Prime Zone Mews. There is a proposal to use trained trees on a trellis as a privacy screen, but if implemented, this would create a substantial additional loss of daylight, particularly to the ground floor bedrooms.

Point 2 have concluded that the impact on all these properties is negligible or minor. In fact there would be major adverse impacts to 5-9 Weston Park where the ground floor rooms would lose significant daylight, and the gardens would be severely overshadowed and also overlooked. There would also be substantial adverse effects to Prime Zone Mews B where the bedrooms would have large losses of daylight as well as much reduced privacy; and 13 Haringey Park where there would be some daylight losses and the garden would be overshadowed and overlooked. Point 2's overall conclusion, that the 'Proposed Development will relate well to the neighbouring residential properties and gardens and fall within the practical application of the BRE guidelines' is not correct.

Make Architects' privacy report has also come to incorrect conclusions about the loss of privacy to 5-9 Weston Park, 25-29 Weston Park, 13 Haringey Park and Prime Zone Mews. There would be significant impacts on privacy which have not been adequately addressed by the proposed mitigation measures. These impacts would be contrary to policy DM1 of Haringey's Local Plan, which requires a high standard of privacy for a development's neighbours.



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1 Introduction

- 1.1.1 A planning application (16/00590/FULL), has been submitted to Haringey Borough Council for a proposal to redevelop the site of Hornsey Town Hall. The application contains a daylight and sunlight report by Point 2 Surveyors Ltd 'Hornsey Town Hall: Daylight, Sunlight and Overshadowing Report', dated July 2017.
- 1.1.2 BRE have been commissioned by Dr Paul Toyne, a local resident, to evaluate this report. The evaluation was to review the scope and methodology, text and conclusions of the report, but not verification of the calculations. This report gives the results of the evaluation.
- 1.1.3 Unfortunately Point 2 have provided more than one report with the same title and date. The version we reviewed carries the wording 'Planning submission/ Rev 02' on the front cover, and 'version 4' on the inside cover page.
- 1.1.4 BRE was also commissioned to evaluate a report 'Supplementary statement on overlooking and privacy' by Make Architects, dated August 2017 and carrying stage/revision number 2/00.
- 1.1.5 The evaluation is based on plans of the development by Make Architects, including site location plan 0000 PX200 revision 00 dated 21.07.17, proposed site roof plan 1360 PX2006 revision 03 dated 17.10.17, and proposed site sections 1360 PX2251-53 inclusive and PX2255-56, all revision 02 dated 16.10.17; and proposed site sections 1360 PX2254 and 2258, both dated 24.08.17 and carrying revision 01.
- 1.1.6 A site visit was carried out on 1 November 2017. During the site visit we were able to gain access to properties at 7, 9, 25 and 27 Weston Park, and 23 Prime Zone Mews.



2 Evaluation criteria

2.1 General approach

- 2.1.1 The Point 2 report has evaluated loss of daylight and sunlight to existing properties using the BRE Report BR 209, 'Site Layout Planning for Daylight and Sunlight, a guide to good practice'. This source is appropriate and widely used by local authorities to help determine planning applications. The BRE Report is cited in the explanatory text to Haringey's Local Plan policy DM1.
- 2.1.2 Privacy is also addressed in policy DM1 of Haringey's Local Plan, which states '*Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that...provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development.*' Further guidance on privacy is given in the London Plan housing SPG. This cites a privacy distance of 18-21m between opposing habitable rooms as a useful yardstick, but does state that adhering too rigidly to these guidelines may limit the variety of urban spaces and housing types and sometimes restrict density unnecessarily.

2.2 Loss of daylight and sunlight – application of BRE guidelines

- 2.2.1 The Point 2 report is correct in saying that the BRE guidelines are not mandatory and its guidelines can be interpreted flexibly. However there is a mistake at the end of their paragraph 3.5; the cited text beginning 'The degree of harm on adjacent properties' is not in the BRE guidelines but in the London Plan supplementary planning guidance.
- 2.2.2 This text states that the 'degree of harm on adjacent properties... should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London'. The Crouch End area is characterised by well spaced low rise housing with a maximum of four storeys, which would normally be expected to meet the standard BRE guidelines anyway.
- 2.2.3 In some cases Point 2 have compared the loss of light with that from a consented scheme (HGY 2010/0500) for the site, given planning permission in 2010. For these situations the BRE Report states (paragraph F2): '*Sometimes there may be an extant planning permission for a site but the developer wants to change the design. In assessing the loss of light to existing windows nearby, a local authority may allow the vertical sky component (VSC) and annual probable sunlight hours (APSH) for the permitted scheme to be used as alternative benchmarks. However, since the permitted scheme only exists on paper, it would be inappropriate for it to be treated in the same way as an existing building, and for the developer to set 0.8 times the values for the permitted scheme as benchmarks.*' Contrary to the BRE guidelines, Point 2 have used 0.8 times the values



for the permitted scheme as benchmarks in their paragraphs 8.9 onwards, and these conclusions should be discounted.

- 2.2.4 In any case it is not clear that the original planning decision intended the daylighting results for the earlier scheme to set a precedent. The planning decision included an additional condition requiring *'the re-examination of the daylight assessment for the houses on Weston Park'*.
- 2.2.5 To assess the impact on the amount of diffuse daylighting entering existing buildings, the BRE Report uses the vertical sky component (VSC) on the window wall. This is one of the quantities calculated in the Point 2 report.
- 2.2.6 The BRE Report sets out two guidelines for vertical sky component:
1. If the vertical sky component at the centre of the existing window exceeds 27% with the new development in place, then enough sky light should still be reaching the existing window.
 2. If the vertical sky component with the new development is both less than 27% and less than 0.8 times its former value, then the area lit by the window is likely to appear more gloomy, and electric lighting will be needed for more of the time.
- 2.2.7 Appendix B to the Point 2 report gives tables of vertical sky component 'before' and 'after' for various windows. Appendix D contains window maps which identify where each window is.
- 2.2.8 There is an important mistake in the labelling of Point 2's Appendix B. The first part of Appendix B, labelled 'True baseline vs Scheme proposal' actually contains the comparison of the consented scheme and the proposed scheme. The second part of Appendix B, labelled 'Extent planning consent vs Scheme proposal' contains the comparison between the existing site and the proposed scheme.
- 2.2.9 The BRE Report also gives guidance on the distribution of light in the existing buildings, based on the areas of the working plane which can receive direct skylight before and after. If this area is reduced to less than 0.8 times its value before, then the distribution of light in the room is likely to be adversely affected, and more of the room will appear poorly lit. This guideline has also been addressed in the Point 2 report, where it is sometimes referred to as the NSL or No Sky Line test. The areas receiving direct skylight will depend on room layout, and the BRE report does state that where room layouts are not known, which appears to be the case for most of the surrounding properties, the calculation cannot be carried out. Accordingly the results given for 'Daylight Distribution' in Appendix B of the Point 2 report may be unreliable in some cases. During the site visit we noted a number of rooms in Weston Park where the wrong room uses had been allocated and the daylight distribution results were suspect.
- 2.2.10 The VSC and daylight distribution guidelines assess two different things. If the vertical sky component guideline is not met, the room will lose a significant amount of daylight, and this will have a significant effect on the amenity of the room even if the daylight distribution does not change. Point 2 have ignored this and erroneously assessed daylight impacts as negligible or minor in cases where there would be a major reduction in VSC.
- 2.2.11 The Point 2 report has also calculated average daylight factors in the existing buildings. The average daylight factor (ADF) is a measure of the amount of daylight in an interior. It depends on the room and window dimensions, the reflectances of interior surfaces and the type of glass, as well as the obstructions outside. Appendix F of the BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice' states that 'Use of the ADF for loss of light to existing buildings is not generally recommended. The use of the ADF as a criterion tends to



penalise well daylighted existing buildings, because they can take a much bigger and closer obstruction and still remain above the minimum ADFs recommended in BS 8206-2. Because BS 8206-2 quotes a number of recommended ADF values for different qualities of daylight provision, such a reduction in light would still constitute a loss of amenity to the room. Conversely if the ADF in an existing building were only just over the recommended minimum, even a tiny reduction in light from a new development would cause it to go below the minimum, restricting what could be built nearby.'

- 2.2.12 The ADF also depends on room layout and therefore will not be accurate if room layouts are not known. Accordingly the assessment of ADF for existing buildings is not in accordance with the BRE guidelines.
- 2.2.13 The BRE Report recommends that in existing buildings sunlight should be checked for all main living rooms of dwellings, and conservatories, if they have a window facing within 90° of due south. Access to sunlight should be calculated for the main window of each of the above rooms which faces within 90° of due south. If the centre of the window can receive more than one quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours in the winter months between 21 September and 21 March, then the room should still receive enough sunlight. Any reduction in sunlight access below this level should be kept to a minimum. If the available sunlight hours are both less than the amount above, less than 0.8 times their former value, and more than 4% lower than previously, then the sunlighting of the existing dwelling may be adversely affected. This guideline is also used in the Point 2 report.

2.3 Methodology: conclusions

- 2.3.1 Point 2 have applied the BRE guidance in 'Site layout planning for daylight and sunlight: a guide to good practice' incorrectly in a number of cases. They have assumed that a 20% loss of light compared to the consented scheme would be acceptable, whereas the BRE guidance states otherwise. They have erroneously used their daylight distribution results to assess daylight impacts as negligible or minor in cases where there would be a major reduction in vertical sky component. They have also used average daylight factor as an alternative yardstick for loss of light when this is not recommended in the BRE guidelines. In many cases their daylight distribution and average daylight factor data are suspect anyway, because they depend on room layouts which Point 2 have not measured.

3 Loss of daylight and sunlight and privacy to existing dwellings

3.1 The site and surrounding areas

3.1.1 Figure 1, taken from the Point 2 report, shows the new development and surrounding areas.

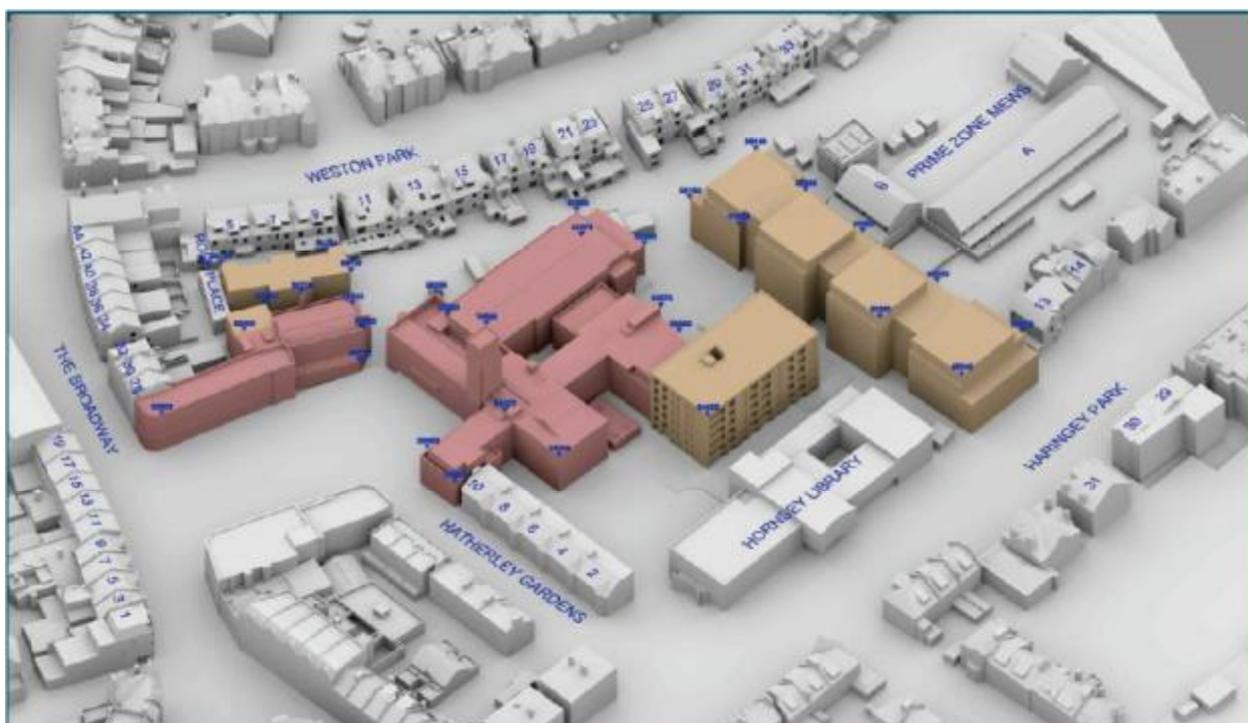


Figure 1. Plan by Point 2 showing the new development (in gold), existing buildings on site (in pink) and the nearest surrounding buildings. North is (approximately) towards the top of the plan.

3.1.2 The site is currently occupied by Hornsey Town Hall and various annexes.

3.1.3 Point 2 have analysed loss of light to a large number of residential properties, some of which are further away and therefore would not be significantly affected. This report focuses on the properties that could have a significant loss of light, and impact on privacy, at 5-9 and 25-29 Weston Park, Prime Zone Mews, and 13 Haringey Park.



3.2 5-9 Weston Park

- 3.2.1 This is a terrace of houses to the north of the development site. Following redevelopment the proposed Broadway Mews building would be constructed directly abutting the rear garden wall of these properties.



Figure 2. The rear of 5-9 Weston Park, taken from the garden of number 9. Note the ground floor extension to number 9.

- 3.2.2 Ground floor rooms in the rear of these properties would have a significant reduction in daylight. At 5 Weston Park, ground floor window (W4/500), stated to light a kitchen, would have a 35% reduction in vertical sky component compared to the existing situation, well in excess of the 20% recommended in the BRE guidelines. At 7 Weston Park there would be similar reductions to two windows; W1/510 which actually lights a kitchen, not a morning room as stated, and W4/510 which lights a living room, not a kitchen. The largest reductions in daylight would be to the main windows at the rear of number 9; W2/520 (the four paned ground floor window in Figure 2, which actually lights a kitchen) would lose half its vertical sky component, while W4/520 (on the right of Figure 2, which actually lights a living room) would have a 44% reduction. These rooms have small rooflights which would be less affected but the rear windows, which are much larger, are the main sources of light.
- 3.2.3 These would constitute very significant losses in daylight which cannot be classed as negligible or minor as Point 2 have done. The vertical sky components are all worse than for the consented



scheme. The living room in 7 Weston Park would also lose all its winter sunlight, contrary to the BRE guidelines.

- 3.2.4 There would also be a major loss of sunlight to the gardens to these three properties. Here the BRE guideline is based on the area of the garden receiving two hours or more of sunlight on March 21. For number 5, currently 71% of the garden can do this; this would drop to just under 4%. For number 7 (Figure 3) 74% of the garden can receive two hours sun on March 21; this would be 3% with the new development in place. For number 9, 57.5% of the garden currently receives two hours of sunlight on that date; following redevelopment none of it would. These are very substantial reductions and certainly not minor as suggested by Point 2. Point 2 have carried out an assessment at the summer solstice, June 21, when more of the gardens would receive some sunlight, but this represents an extreme case, and sunlight provision is always going to be worse than this except at the solstice itself.
- 3.2.5 The proximity of the new development, with a three storey building close to the garden wall, would also be expected to have an overbearing impact on the gardens with a heightened appearance of enclosure.



Figure 3. The garden to 7 Weston Park. Following redevelopment the garden would be in the shadow of the new news block for most of the year.

- 3.2.6 There would also be a significant loss of privacy to the gardens. Make Architects' privacy statement points out that the windows in the north elevation, facing numbers 5-9, are all high



level. Strictly speaking this is true, but there are also normal height windows in small extensions at the sides of the building, see Figure 4 below. On the first floor they light a kitchen and bedroom, on the second floor a bedroom and bathroom. The bedroom windows at least would be expected to be of clear glass.

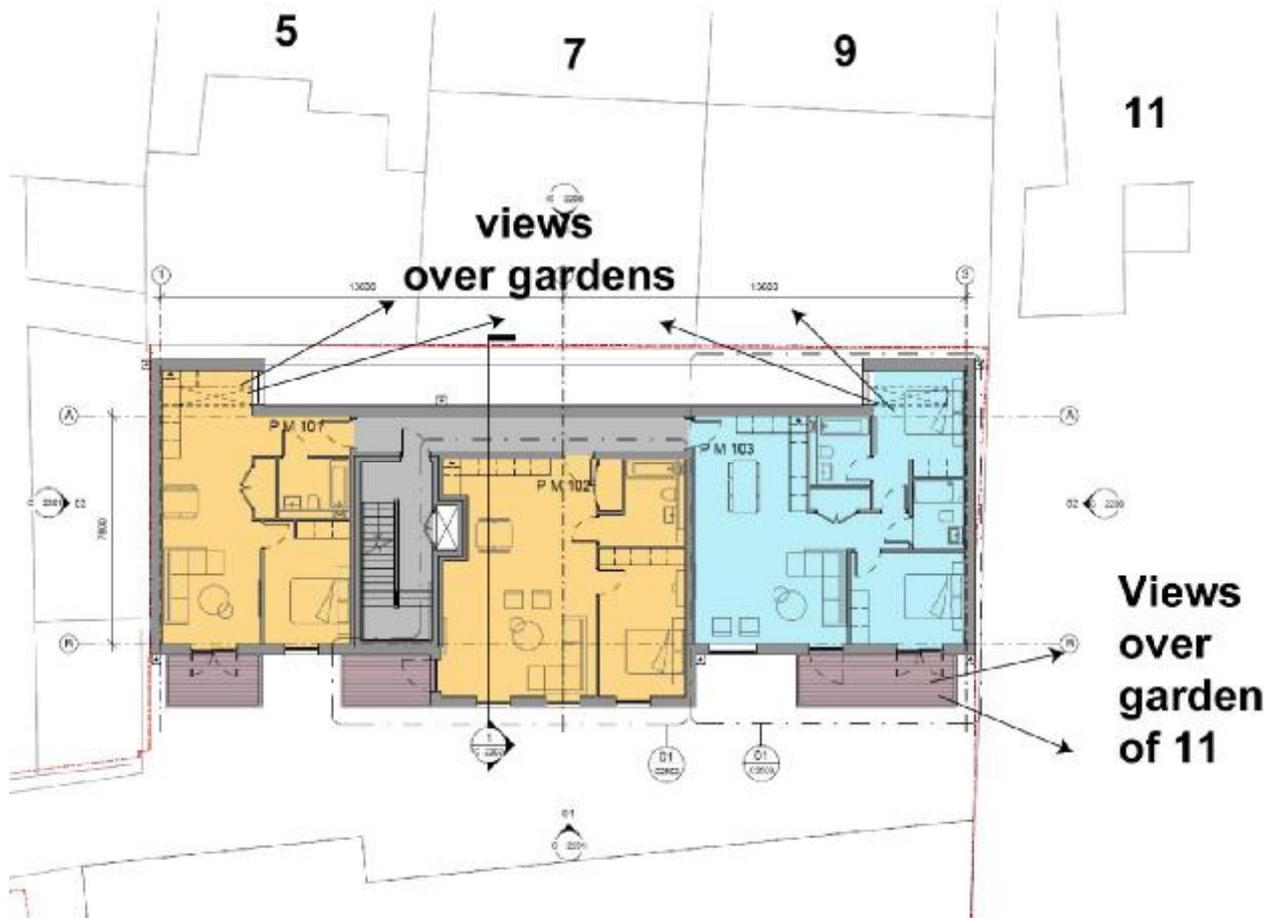


Figure 4. Plan by Make Architects of first floor of mews building, annotated to show views from side windows.

- 3.2.7 From these windows there would be some overlooking of rooms at the rear of numbers 5-9, which would only be 10-15 metres away. However the main privacy issue would be to the gardens, as people in the new mews flats would be able to look down on the gardens directly below them. This would constitute a substantial increase in overlooking and loss of privacy. Currently because of the locations of the extensions it is difficult to look from numbers 5 and 9 into the garden of 7, and vice versa. However people in the new development would be able to see all three gardens quite clearly.
- 3.2.8 There would also be unwanted overlooking of the southern part of the much longer garden to number 11 from the easternmost balcony on the other side of the new development, see Figure 4. People would be able to sit on this balcony and look down on the garden.



3.3 25-29 Weston Park

- 3.3.1 These dwellings, further along Weston Park, would have their rear windows and gardens facing the end of the proposed seven storey Block A. According to Point 2 there would be a significant reduction in daylight to two windows at the end of the ground floor extension of number 27, although the same room has other windows that would be less affected. Loss of light to the corresponding ground floor extension to number 25 is predicted to be marginally within the guidelines, but this has not been modelled correctly; it actually has two smaller windows (lighting a bedroom) rather than one large one. The daylight distribution analysis indicates a significant impact to six rooms in these three homes. Losses of light would be worse than for the consented scheme.
- 3.3.2 There would also be an overbearing impact (with a five storey wall close to the end of the gardens) and overlooking. There would be significant inequality of overlooking because the proposed Block A is much taller than the existing houses and also very close to the site boundary, only 3-6 metres away. In addition there is a high level terrace on this side; although this is set back from the edge of the building, it is not set back far enough to stop an adult being able to see into the gardens and houses opposite. There could also be overlooking from the corner balconies on other levels.
- 3.3.3 Make Architects' privacy statement relies on trees to restrict overlooking. However the trees in question are deciduous and will not be in leaf in the winter. The photograph below shows that in the winter months the trees are not an effective screen.



Figure 5. Photograph by Dr Paul Toyne showing the view from number 27 in early May. The proposed building would be around double the height. The existing ash tree provides little screening.



- 3.3.4 Although there is an existing building here, it is much lower and has historically only been occupied in working hours, so there would be an additional significant loss of privacy.

3.4 13 Haringey Park

- 3.4.1 This property (Figure 6) lies to the east of the proposal site. The side of the building would directly face the six storey Block A just nine metres away.



Figure 6. 13 Haringey Park. The proposal site is off the left of the picture.

- 3.4.2 The side elevation has two windows in it. There would be a substantial loss of daylight (over half their vertical sky component) to these windows, although both appear to light rooms with another window in them. The rear room, which Point 2 state is a dining room, would lose over half its sunlight (with the new development in place the rear window to this room would lose all its sun and the side window would lose most of its sun). There is another dining room on the ground floor at the rear which would have a significant loss of daylight.
- 3.4.3 There would be significant overlooking and loss of privacy to 13 Haringey Park as a result of Block A of the new development. Its eastern side has numerous balconies. Residents of Block A would be able to sit on their balconies and look directly down into the garden of 13 Haringey Park (and then into 14 Haringey Park and the gardens beyond that). They could also look into the side windows of number 13, only 9 metres from the main façade of Block A.



- 3.4.4 The garden to 13 Haringey Park would also have a significant loss of sunlight. Currently 55% of the garden can receive 2 or more hours of direct sunlight on March 21. With the new development in place, 37% of it would, 0.66 times the area before. This is well outside the BRE guidelines as less than half the garden would receive 2 hours sun, and the area that does would be less than 0.8 times the area before. The new development would overshadow the garden from early afternoon. This is not a minor impact as Point 2 erroneously state.
- 3.4.5 To the rear of 13 Haringey Park, between it and Prime Zone Mews, is a small vacant site which may be used for future development. The proximity and height of Block A would make it difficult to develop this site.

3.5 Prime Zone Mews

- 3.5.1 This consists of two blocks of apartments (labelled A and B in Point 2's report). The westernmost block (Prime Zone Mews B) would be the most affected as its rear windows would directly face Block A of the new development, close by. In this block there are three flats on each floor. The ground floor flats have two bedrooms each, which would face the new development; the top floor flats have one bedroom each at the rear (the other window lights a bathroom).
- 3.5.2 There would be a loss of daylight outside the BRE guidelines to all but one of these bedrooms. On the ground floor the relative vertical sky component losses range from 18% to 43%. On the first floor the relative losses are greater, 63-65%. These losses are significantly worse than for the consented scheme.
- 3.5.3 Point 2 have sought to justify this loss of light in a number of ways. They point out that there is a high wall opposite the ground floor windows and that the average daylight factor (ADF) approach should be used instead. The BRE guidelines do not recommend the use of ADF for existing buildings. The vertical sky component (VSC) approach should be used. Paradoxically, the high wall ought to make it easier to comply with the BRE guidelines because it reduces the existing VSC. This is why the relative loss of light is worse on the first floor, because there is no existing wall to block the light.
- 3.5.4 Even if ADF is chosen as the yardstick, the results still show a significant loss of amenity. On the ground floor existing ADFs are 2.1-2.3%, above the 2% recommended in the British Standard Code of Practice for daylighting, BS8206 Part 2 for rooms to have a predominantly daylight appearance. They would drop to 1.0-1.2%, only just above the minimum recommended. The British Standard states that this minimum is 'even if a predominantly daylight appearance is not required'. On the first floor the results are even worse; ADFs are currently on the minimum 1.0% and would drop to 0.4%, well below the minimum.
- 3.5.5 Point 2 also suggest that lower vertical sky components would be acceptable for the ground floor flats because the council had approved the 2010 development which was accompanied by a report by DPA (Delva Patman Associates). The DPA report contained a mistake (probably in overestimating the height of the boundary wall relative to the windows) which resulted in artificially low 'existing' vertical sky components being predicted for these windows. However DPA's mistake also resulted in the loss of light to the windows being substantially underestimated. Their figures gave very little difference in VSC between the existing situation and the 2010 scheme, so it is not surprising that the council were not so concerned about these windows. Accordingly Point 2's argument is incorrect.
- 3.5.6 Finally Point 2 suggest that the absolute VSC reduction between the consented and proposed schemes is small, 5% for the first floor windows. However this is because the consented scheme already takes away a lot of light; a 5% drop represents around 28% of the light they would have



received with the consented scheme, which would be noticeable. Residents of Prime Zone Mews will actually experience the difference between 'existing' and 'proposed', an absolute reduction of 22% and relative reduction of 63-65%.

- 3.5.7 Accordingly Point 2's conclusion of a negligible to minor effect on daylight is incorrect.
- 3.5.8 These rooms would also experience significant overlooking. The proposed Block A is only 9 metres from the ground floor windows and 12 metres from the first floor ones. It has balconies running up it (not shown in the drawing in Make Architects' privacy statement) and people would be able to sit on their balconies and look directly into the bedrooms of Prime Zone Mews.
- 3.5.9 Make Architects have suggested that the wall in front of the ground floor bedrooms would prevent overlooking from Block A into these rooms. This is not correct; measurements of the actual wall height show that an observer at second floor level (7.1m above ground) and above would be able to see into the ground floor bedrooms. The first floor bedrooms have no wall in front of them so there would be completely unobstructed overlooking in that case.
- 3.5.10 There would also be overlooking to some of the private amenity spaces to flats in Prime Zone A. People in some of the new flats would be able to look down onto the ground level gardens, first floor level balconies, and also the outdoor amenity areas at second floor level in the roofspace.
- 3.5.11 Make Architects propose using trained trees on a trellis as a privacy screen, though they do not mention its height or where it would be. It would have to be very tall to block overlooking from the top of Block A. If implemented, it would create a substantial additional loss of daylight to Prime Zone Mews, particularly to the ground floor bedrooms.

3.6 Conclusions: loss of light and privacy

- 3.6.1 There would be major adverse impacts to 5-9 Weston Park where the ground floor rooms would lose significant daylight, and the gardens would be severely overshadowed and also overlooked. There would also be substantial adverse effects to Prime Zone Mews B where the bedrooms would have large losses of daylight as well as much reduced privacy; and 13 Haringey Park where there would be some daylight losses and the garden would be overshadowed and overlooked. Point 2 have wrongly concluded that the impact on all these properties is negligible or minor. Point 2's overall conclusion, that the 'Proposed Development will relate well to the neighbouring residential properties and gardens and fall within the practical application of the BRE guidelines' is incorrect.
- 3.6.2 Make Architects' privacy report has also come to incorrect conclusions about the loss of privacy to 5-9 Weston Park, 25-29 Weston Park, 13 Haringey Park and Prime Zone Mews. There would be significant impacts on privacy which have not been adequately addressed by the proposed mitigation measures.



4 Conclusions

- 4.1.1 This report has analysed the Point 2 Surveyors Ltd report 'Hornsey Town Hall: Daylight, Sunlight and Overshadowing Report', dated July 2017. The assessment has been carried out against the guidelines in the BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice'. An assessment has also been carried out of the 'Hornsey Town Hall supplementary statement on overlooking and privacy' by Make Architects.
- 4.1.2 This report focuses on the properties that could have a significant loss of light, and impact on privacy, at 5-9 and 25-29 Weston Park, Prime Zone Mews, and 13 Haringey Park.
- 4.1.3 At 5-9 Weston Park, ground floor rooms at the rear (living rooms and kitchens) would have sizeable reductions in daylight, caused by the new mews block. The vertical sky components are all worse than for the consented scheme. The living room in 7 Weston Park would also lose all its winter sunlight.
- 4.1.4 There would also be a major loss of sunlight to the gardens to these three properties. Currently over half of each garden can receive two hours sun on March 21, in line with the BRE guideline. Following redevelopment very little of them could; this represents a very substantial reduction in each case. The proximity of the new development, with a three storey building close to the garden wall, would also be expected to have an overbearing impact on the gardens with a heightened appearance of enclosure.
- 4.1.5 There would also be a significant loss of privacy to the gardens of 5-9 Weston Park. People on the top two floors of the mews houses would be able to look out of windows in small extensions at the sides of the building down on to the gardens directly below them. This would constitute a substantial increase in overlooking and loss of privacy. There would also be unwanted overlooking of the southern part of the much longer garden to number 11 from the easternmost balcony on the other side of the mews building.
- 4.1.6 There are predicted to be losses of daylight outside the BRE guidelines to six rooms in 25-29 Weston Park. Losses of light would be worse than for the consented scheme. There would also be an overbearing impact (with the five storey wall of Block A close to the end of the gardens) and overlooking.
- 4.1.7 At 13 Haringey Park, there would be a substantial loss of daylight (over half their vertical sky component) to two windows in the side elevation although both appear to light rooms with another window in them. The rear room, which Point 2 state is a dining room, would lose over half its sunlight. There is another dining room on the ground floor at the rear which would have a significant loss of daylight.
- 4.1.8 There would be significant overlooking and loss of privacy to 13 Haringey Park as a result of Block A of the new development. Residents of Block A would be able to sit on their balconies and look directly down into the garden of 13 Haringey Park and into its side windows. The garden to 13 Haringey Park would also have a significant loss of sunlight, outside the BRE guidelines.
- 4.1.9 Bedrooms at the rear of Prime Zone Mews would have substantial reductions of daylight, losing over half their light in some cases. These losses are significantly worse than for the consented scheme. These rooms would also experience significant overlooking from the proposed Block A



close by. People would be able to sit on their balconies and look directly into the bedrooms of Prime Zone Mews. There is a proposal to use trained trees on a trellis as a privacy screen, but if implemented, this would create a substantial additional loss of daylight, particularly to the ground floor bedrooms.

- 4.1.10 Point 2 have concluded that the impact on all these properties is negligible or minor. In fact there would be major adverse impacts to 5-9 Weston Park where the ground floor rooms would lose significant daylight, and the gardens would be severely overshadowed and also overlooked. There would also be substantial adverse effects to Prime Zone Mews B where the bedrooms would have large losses of daylight as well as much reduced privacy; and 13 Haringey Park where there would be some daylight losses and the garden would be overshadowed and overlooked. Point 2's overall conclusion, that the 'Proposed Development will relate well to the neighbouring residential properties and gardens and fall within the practical application of the BRE guidelines' is incorrect.
- 4.1.11 Make Architects' privacy report has also come to incorrect conclusions about the loss of privacy to 5-9 Weston Park, 25-29 Weston Park, 13 Haringey Park and Prime Zone Mews. There would be significant impacts on privacy which have not been adequately addressed by the proposed mitigation measures. These impacts would be contrary to policy DM1 of Haringey's Local Plan, which requires a high standard of privacy for a development's neighbours.