

Fairway Barnet
32 Tavistock Street
London WC2E 7PB



15 RATHBONE PLACE
LONDON
W1T 1HU

13 May 2026

Dear Sirs,

RE: STONEY WOOD QUARTER – DAYLIGHT AND SUNLIGHT ADDENDUM

1. I write below with an addendum to the Daylight and Sunlight ES Chapter issued in October 2025, relating to the Proposed Development at Stoney Wood Quarter, Barnet. The commentary below follows comments from planning officers in relation to the daylight and sunlight impacts at 17-20 Fairway Court to the south-west of the Proposed Development.
2. As part of RIBA Stage 4 detailed design and taking into account the comments made in relation to Fairway Court, alterations have been made to Block A of the Proposed Development, the massing closest to the properties at 17-20 Fairway Court; these alterations include a refinement of the roof profile. The analysis of the potential daylight and sunlight impacts to these properties have therefore been updated as part of this addendum note based on scheme drawings received from London Placemaking in May 2026.
3. The analysis at 17-20 Fairway Court has been based on reasonably assumed layouts as plans showing the internal arrangements were not available on the local planning portal or local estate agent listings. It is considered likely that the small first floor windows serve bathrooms based on their size and external appearance. All other windows have been assumed to serve habitable space. The position of the entrance door in the side elevation has been used to guide the modelling of the room depths.
4. The results of the analysis for the revised massing are included in Appendix 1 of this addendum. They show improved results for the windows within 17-20 Fairway Court, as demonstrated in the table below.

Address	Window	Existing VSC	Previous Proposed VSC	Previous Ratio	Current Proposed VSC	Current Ratio
17-18 Fairway Court	W6/200 (GF)	16.24%	16.24%	1.00	16.24%	1.00
	W7/200 (GF)	18.58%	18.58%	1.00	18.58%	1.00
	W8/200 (GF)	16.78%	16.78%	1.00	16.78%	1.00
	W9/200 (GF)	13.59%	13.43%	0.99	13.44%	0.99
	W10/200 (GF)	27.70%	25.09%	0.91	24.68%	0.89
	W5/201 (1F)	25.75%	16.63%	0.65	16.68%	0.65
	W6/201 (1F)	23.47%	14.46%	0.62	14.48%	0.62

	W7/201 (1F)	23.55%	14.47%	0.61	14.49%	0.62
	W8/201 (1F)	14.97%	6.12%	0.41	6.17%	0.41
19-20 Fairway Court	W4/200 (GF)	29.58%	25.87%	0.87	26.03%	0.88
	W1/200 (GF)	31.06%	27.08%	0.87	27.31%	0.88
	W2/200 (GF)	29.45%	26.45%	0.90	26.71%	0.91
	W3/200 (GF)	29.77%	26.35%	0.89	26.56%	0.89
	W5/200 (GF)	27.62%	24.53%	0.89	24.60%	0.89
	W3/201 (1F)	23.52%	14.65%	0.62	14.82%	0.63
	W1/201 (1F)	15.00%	6.79%	0.45	6.98%	0.47
	W2/201 (1F)	23.72%	15.08%	0.64	15.26%	0.64
	W4/201 (1F)	25.34%	16.26%	0.64	16.35%	0.65

- These results demonstrate that all ground floor windows continue to experience no worse than negligible changes in daylight with the Proposed Development in place following the minor alterations to Block A. Furthermore, all first-floor windows retain more daylight with the revised Proposed Development in place compared to the previous results.
- The daylight & sunlight ES chapter included reference to the recommended BRE Guideline methodology relating to the impact of overhanging massing. Referring to balconies, the BRE Guidelines state in paragraph 2.2.13:

Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place.

- In our view, it is appropriate to apply this methodology to the first floor windows at 17-20 Fairway Court given their significant overhanging eaves, as shown in the photo below, as these will have the same effect on daylight as an overhanging balcony.



8. The results of this analysis are included in Appendix 2 of this addendum note and are summarised in the table below (first floor windows only)

Address	Window	Existing VSC with eaves off	Proposed VSC with eaves off	Current Ratio with eaves off
17-18 Fairway Court	W5/201	38.77%	29.70%	0.77
	W6/201	38.83%	29.83%	0.77
	W7/201	38.86%	29.80%	0.77
	W8/201	38.90%	30.09%	0.77
19-20 Fairway Court	W3/201	38.63%	29.93%	0.77
	W1/201	38.59%	30.53%	0.79
	W2/201	38.57%	30.11%	0.78
	W4/201	38.69%	29.71%	0.77

9. The results demonstrate that all first floor windows would retain in excess of 27% VSC (i.e. the target value in the BRE Guidelines at which point it is considered that a window is provided with sufficient daylight) with the Proposed Development in place were it not for the overhanging eaves which have a significant effect when the eaves are in situ. Furthermore, all windows are shown to experience no worse than minor adverse impacts to daylight in relative terms; the daylight impact to the property as a whole therefore remains as considered in the ES Chapter i.e. minor adverse and not significant.
10. As such, in our professional opinion, we do not perceive that the daylight and sunlight impact on Fairway Court can be considered an impediment to the development achieving planning.

Yours Sincerely,



Luke Wilson

Associate Director

For and on behalf of Point 2 Surveyors Ltd.

Appendix 1:

Daylight & Sunlight Results –
Fairway Court



DAYLIGHT & SUNLIGHT ANALYSIS

STONEY WOOD QUARTER, LONDON
EXISTING VS PROPOSED SCHEME 08/05/26

Receptor			Vertical Sky Component (VSC)			No-Sky Line (NSL)				Window Orientation		Annual Probable Sunlight Hours (APSH) (window)						Annual Probable Sunlight Hours (APSH) (room)					
Room	Room Use	Window	Existing VSC	Proposed VSC	%Loss	Room Area (sq ft)	Existing (sq ft)	Proposed (sq ft)	%Loss	Angle from South	Aspect	Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss
												Winter %	Annual %	Winter %	Annual %			Winter %	Annual %	Winter %	Annual %		

17-18 Fairway Court

R4/200	ASSUMED_RESI_HALF	W6/200	16.24	16.24	0.00	159.1	126.5	100.1	20.9	142°E	Northerly	0	11	0	11	-	0.0	0	11	0	11	-	0.0
R5/200	ASSUMED_RESI_HALF	W7/200	18.58	18.58	0.00	80.3	49.6	44.2	10.9	142°E	Northerly	1	14	1	14	0.0	0.0	1	14	1	14	0.0	0.0
R6/200	ASSUMED_RESI_HALF	W8/200	16.78	16.78	0.00	101.5	98.3	68.5	30.2	142°E	Northerly	1	12	1	12	0.0	0.0	2	15	2	15	0.0	0.0
R6/200	ASSUMED_RESI_HALF	W9/200	13.59	13.44	1.10					142°E	Northerly	1	9	1	9	0.0	0.0						
R6/200	ASSUMED_RESI_HALF	W10/200	27.70	24.68	10.90					142°E	Northerly	2	14	2	14	0.0	0.0						
R4/201	ASSUMED_RESI_HALF	W5/201	25.75	16.68	35.22	159.1	158.4	116.0	26.8	142°E	Northerly	2	12	2	10	0.0	16.7	2	12	2	10	0.0	16.7
R5/201	ASSUMED_RESI_HALF	W6/201	23.47	14.48	38.30	80.3	78.4	47.4	39.5	142°E	Northerly	1	10	1	7	0.0	30.0	1	10	1	7	0.0	30.0
R6/201	ASSUMED_RESI_HALF	W7/201	23.55	14.49	38.47	101.5	100.0	88.5	11.6	142°E	Northerly	1	10	1	7	0.0	30.0	1	10	1	7	0.0	30.0
R6/201	ASSUMED_RESI_HALF	W8/201	14.97	6.17	58.78					142°E	Northerly	0	5	0	2	-	60.0						

19-20 Fairway Court

R1/200	ASSUMED_RESI_HALF	W4/200	29.58	26.03	12.00	80.3	78.0	40.1	48.5	142°E	Northerly	2	18	2	19	0.0	-5.6	2	18	2	19	0.0	-5.6
R2/200	ASSUMED_RESI_HALF	W1/200	31.06	27.31	12.07	101.8	99.6	85.2	14.4	142°E	Northerly	2	22	2	22	0.0	0.0	2	22	2	22	0.0	0.0
R2/200	ASSUMED_RESI_HALF	W2/200	29.45	26.71	9.30					142°E	Northerly	2	21	2	22	0.0	-4.8						
R2/200	ASSUMED_RESI_HALF	W3/200	29.77	26.56	10.78					142°E	Northerly	2	21	2	22	0.0	-4.8						
R3/200	ASSUMED_RESI_HALF	W5/200	27.62	24.60	10.93	159.1	158.4	106.8	32.6	142°E	Northerly	2	18	2	18	0.0	0.0	2	18	2	18	0.0	0.0
R1/201	ASSUMED_RESI_HALF	W3/201	23.52	14.82	36.99	80.3	78.4	36.5	53.4	142°E	Northerly	1	11	1	10	0.0	9.1	1	11	1	10	0.0	9.1
R2/201	ASSUMED_RESI_HALF	W1/201	15.00	6.98	53.47	101.8	99.9	82.6	17.2	142°E	Northerly	2	9	2	8	0.0	11.1	2	12	2	11	0.0	8.3
R2/201	ASSUMED_RESI_HALF	W2/201	23.72	15.26	35.67					142°E	Northerly	2	12	2	11	0.0	8.3						
R3/201	ASSUMED_RESI_HALF	W4/201	25.34	16.35	35.48	159.1	158.4	117.0	26.2	142°E	Northerly	2	12	2	11	0.0	8.3	2	12	2	11	0.0	8.3

Appendix 2:

Daylight & Sunlight Results –
Fairway Court without eaves



DAYLIGHT & SUNLIGHT ANALYSIS

STONEY WOOD QUARTER, LONDON
EXISTING VS PROPOSED SCHEME 08/05/26

Receptor			Vertical Sky Component (VSC)			No-Sky Line (NSL)				Window Orientation		Annual Probable Sunlight Hours (APSH) (window)						Annual Probable Sunlight Hours (APSH) (room)					
Room	Room Use	Window	Existing VSC	Proposed VSC	%Loss	Room Area (sq ft)	Existing (sq ft)	Proposed (sq ft)	%Loss	Angle from South	Aspect	Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss
												Winter %	Annual %	Winter %	Annual %			Winter %	Annual %	Winter %	Annual %		

17-18 Fairway Court

R4/200	ASSUMED_RESI_HALF	W6/200	17.02	17.02	0.00	159.1	126.5	100.1	20.9	142°E	Northerly	0	14	0	14	-	0.0	0	14	0	14	-	0.0
R5/200	ASSUMED_RESI_HALF	W7/200	19.42	19.42	0.00	80.3	49.6	44.2	10.9	142°E	Northerly	1	17	1	17	0.0	0.0	1	17	1	17	0.0	0.0
R6/200	ASSUMED_RESI_HALF	W8/200	17.55	17.55	0.00	101.5	98.3	68.5	30.2	142°E	Northerly	1	15	1	15	0.0	0.0	2	18	2	18	0.0	0.0
R6/200	ASSUMED_RESI_HALF	W9/200	14.25	14.10	1.05					142°E	Northerly	1	12	1	12	0.0	0.0						
R6/200	ASSUMED_RESI_HALF	W10/200	28.37	25.35	10.65					142°E	Northerly	2	18	2	18	0.0	0.0						
R4/201	ASSUMED_RESI_HALF	W5/201	38.77	29.70	23.39	159.1	158.4	131.8	16.9	142°E	Northerly	2	23	2	21	0.0	8.7	2	23	2	21	0.0	8.7
R5/201	ASSUMED_RESI_HALF	W6/201	38.83	29.83	23.18	80.3	78.4	58.2	25.6	142°E	Northerly	2	23	2	20	0.0	13.0	2	23	2	20	0.0	13.0
R6/201	ASSUMED_RESI_HALF	W7/201	38.86	29.80	23.31	101.5	100.0	95.8	4.2	142°E	Northerly	3	24	3	21	0.0	12.5	3	24	3	21	0.0	12.5
R6/201	ASSUMED_RESI_HALF	W8/201	38.90	30.09	22.65					142°E	Northerly	3	24	3	21	0.0	12.5						

19-20 Fairway Court

R1/200	ASSUMED_RESI_HALF	W4/200	30.41	26.87	11.64	80.3	78.0	40.1	48.5	142°E	Northerly	2	21	2	22	0.0	-4.8	2	21	2	22	0.0	-4.8
R2/200	ASSUMED_RESI_HALF	W1/200	31.72	27.98	11.79	101.8	99.6	85.2	14.4	142°E	Northerly	2	22	2	22	0.0	0.0	2	22	2	22	0.0	0.0
R2/200	ASSUMED_RESI_HALF	W2/200	30.11	27.37	9.10					142°E	Northerly	2	21	2	22	0.0	-4.8						
R2/200	ASSUMED_RESI_HALF	W3/200	30.54	27.32	10.54					142°E	Northerly	2	21	2	22	0.0	-4.8						
R3/200	ASSUMED_RESI_HALF	W5/200	28.40	25.38	10.63	159.1	158.4	106.8	32.6	142°E	Northerly	2	21	2	21	0.0	0.0	2	21	2	21	0.0	0.0
R1/201	ASSUMED_RESI_HALF	W3/201	38.63	29.93	22.52	80.3	78.4	46.3	40.8	142°E	Northerly	2	23	2	22	0.0	4.3	2	23	2	22	0.0	4.3
R2/201	ASSUMED_RESI_HALF	W1/201	38.59	30.53	20.89	101.8	99.9	89.7	10.1	142°E	Northerly	2	23	2	22	0.0	4.3	2	23	2	22	0.0	4.3
R2/201	ASSUMED_RESI_HALF	W2/201	38.57	30.11	21.93					142°E	Northerly	2	23	2	22	0.0	4.3						
R3/201	ASSUMED_RESI_HALF	W4/201	38.69	29.71	23.21	159.1	158.4	130.3	17.8	142°E	Northerly	2	23	2	22	0.0	4.3	2	23	2	22	0.0	4.3