



daylight&sunlight

Daylight and Sunlight Report
for the Proposed Development at
103 Hillingdon Hill, Uxbridge, London, UB10 0JQ

Prepared for: Gillett Macleod Partnership
Prepared by: Jonathan Nash LLB (Hons)
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Daylight and Sunlight (UK) Limited
20 - 22 Wenlock Road, London, N1 7GU
T 0845 052 1146 W daylightandsunlight.co.uk

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Registered office: 20 - 22 Wenlock Road, London, N1 7GU
VAT number 978498532.



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1. Executive Summary

1.1 Scope of Service

- 1.1.1 We have been instructed by Gillett Macleod Partnership to consider the potential impact upon the amenity of the surrounding residential properties, which may arise from the proposed development at 103 Hillingdon Hill, Uxbridge, London, UB10 0JQ.

1.2 BRE Assessment Criteria

- 1.2.1 To ensure that this assessment has been appropriately considered, daylight and sunlight assessments have been undertaken in accordance with the Building Research Establishment Report 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' 2011 (the "BRE guide") and also on British Standard 8206 – 2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting', to which the BRE report refers.
- 1.2.2 The standards and tests applied within this assessment are briefly described in Appendix A.

1.3 Daylight and Sunlight

- 1.3.1 Regarding the surrounding properties, the proposed development is generally in accordance with the BRE guidelines for daylight and sunlight. Any reductions are a natural consequence of windows being so close to the common boundary of a development site.
- 1.3.2 We have noted a localised minor transgression to adjacent windows to the rear of 105 Hillingdon Hill. It should also be noted that due to their juxtaposition to the development site that the BRE guidelines regards it as a special circumstance where different target values may be applied. Also, the DD results and sunlight results remain BRE compliant. This suggests that the residual light would be adequate with the development in place. Accordingly, we ran an additional ADF assessment to this room and found that it attains a value of 2.65% ADF, with the development in place, which is 77% *more* than what is required for a room of this type.
- 1.3.3 Last, the windows/room in question may not be residential.
- 1.3.4 Given the above, we consider that the potential impact to the surrounding properties is completely acceptable in the circumstances.

1.4 Generally

- 1.4.1 When considering the numerical results, it is important to approach and interpret the BRE guidelines flexibly along with the following material mitigating factors:

*The BRE guidelines recognises that buildings located uncommonly close to the site boundary, as is the case here, may be considered as "bad" neighbours, taking more than their fair share of light. Accordingly, a greater reduction in daylight or sunlight may be unavoidable and so the local authority may wish to apply different target values.

*Where buildings match the height and proportions of existing surrounding buildings some



transgressions will be inevitable.

* Also, where the sites are undeveloped or are infill sites, again a higher degree of obstruction may be unavoidable, leading to a higher frequency of non-compliance

*Kitchens and bedrooms are given less weighting than that of a living room.

2. Introduction

2.1 Scope of Service

2.1.1 We have been instructed by Gillett Macleod Partnership to consider the potential impact upon the amenity of the surrounding residential properties, which may arise from the proposed development at 103 Hillingdon Hill, Uxbridge, London, UB10 0JQ.

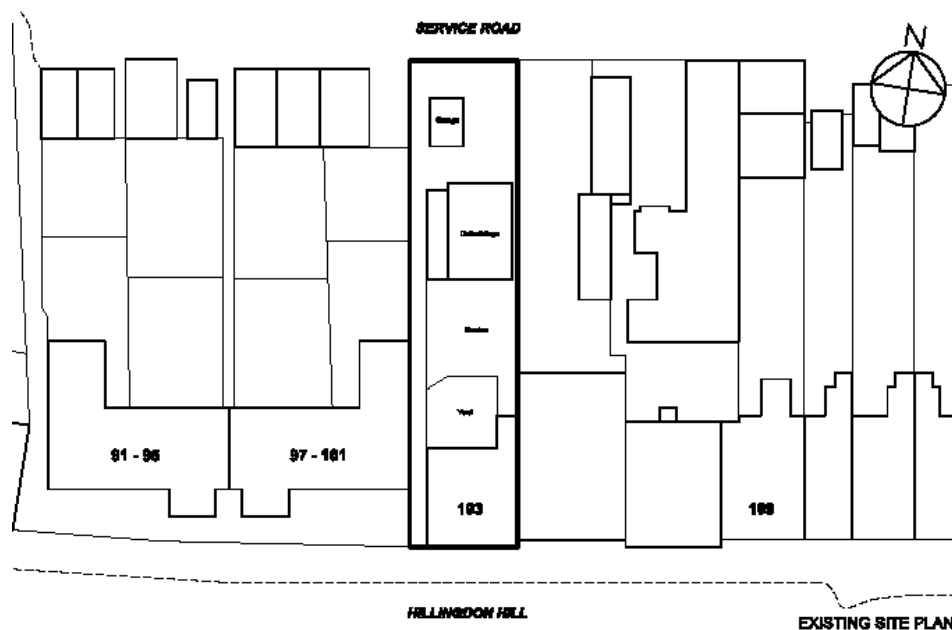
2.2 Assessment

2.2.1 To ensure that this assessment has been appropriately considered, daylight and sunlight assessments have been undertaken in accordance with the Building Research Establishment Report 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' 2011 (the "BRE guide") and with the British Standard 8206 – 2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting', to which the BRE report refers.

2.2.2 The standards and tests applied within this assessment are briefly described in Appendix A.

2.2.3 The existing buildings adjacent to the site are shown on the Site Location Plan below.

Site Location Plan





- 2.2.4 The existing buildings adjacent to the site considered for this report are listed in the following table. Some of these buildings may not require a comprehensive assessment with the reasons for these findings given later in this report under section 3: Results and Consideration.

Adjacent Building Summary Table		
Name/Address of Building	Assumed Use of Building	Position in Relation to the Proposed Development
101 Hillingdon Hill	Residential	South
103 Hillingdon Hill	Residential	South
105 Hillingdon Hill	Residential	East

2.3 Limitations

- 2.3.1 Our assessment is based on the proposed development drawings by Gillett Macleod Partnership.
- 2.3.2 Topographical survey information was not provided for the site and the surrounding buildings. Where buildings were not surveyed, the locations and heights were derived from site photographs and oblique aerial photography.
- 2.3.3 We refer you to the drawings which accompany this report for a list of the third party information relied upon which our 3D computer model and resultant analyses are based.



3. BRE Criteria and Mitigating Factors

3.1 BRE Daylight Criteria

- 3.1.1 The BRE guide target value for the Vertical Sky Component Assessment (VSC) is 27%. However, where the values are lower than this in the existing situation, the BRE allows a reduction of 20%, *subject to mitigating factors*.
- 3.1.2 For Daylight Distribution, namely, sky visibility at table level, the BRE allows a reduction of 20%, *subject to mitigating factors*.
- 3.1.3 These criteria are, however, purely numerical guidelines. They can be misinterpreted as a hard and fast rule, which is of course an unsustainable argument at planning. A loss of greater than 20% implies that the loss may be noticeable by its occupants, but noticeable does not mean, significant or adverse, it just means that it needs to be considered in the broader context. Namely, is the development acceptable in respect of all of the surrounding circumstances? This leads us on to the mitigating factors.

3.2 BRE Sunlight Criteria

- 3.2.1 The BRE guide target value for the Annual Probable Sunlight Hours (APSH) to a living room, is 25%, 5% of which should be enjoyed during the winter months. However, where the values are lower than this in the existing situation, the BRE allows a reduction of 20%, again, *subject to mitigating factors*.
- 3.2.2 The overshadowing assessment is undertaken on 21 March, the spring equinox. This assessment shows areas of a subject amenity area where less than 2 hours of sunlight will be available during the winter period, however, the subject area may still receive some sunlight during the summer. If an open amenity area, is more than 50% in shade for more than 2 hours in either existing or proposed situations, and is reduced by more than 20% of its existing value of a new development, then that loss is likely to be noticeable.

3.3 Mitigating Factors

- 3.3.1 As with all development sites, it would be helpful at this stage to outline the mitigating factors.
- 3.3.2 Mitigating factors are to be considered in conjunction with the numerical data, particularly with regards to the specific surrounding circumstances, to arrive at a more balanced view.
- 3.3.3 By balanced, it is meant that the two often conflicting material considerations at planning, (to have amenity protected (neighbours) and to utilise adjacent land in a reasonable manner (developer), need to be considered fairly.
- 3.3.4 The BRE guidelines states at the beginning and throughout that it is “to be interpreted flexibly”; “not intended to constrain but help the designer”; and “not to be used as an instrument of planning policy”.
- 3.3.5 The simplest way of approaching all of the above is to keep in mind one basic question – “is it [the development] fair/balanced/acceptable in consideration of all the surrounding circumstances”.



Mitigating Factor #1

- 3.3.6 The main mitigating factor is, that where buildings located uncommonly close to the site boundary, they may be considered as “bad” neighbours, taking more than their fair share of light. Accordingly, a greater reduction in daylight or sunlight may be unavoidable and so the local authority may wish to apply different target values.

Mitigating Factor #2

- 3.3.7 Where sites are undeveloped or are infill sites, again a higher degree of obstruction may be unavoidable, leading to a higher frequency of non-compliance. So, for example, you have a gap in a line of terraced properties, or an existing street scape of 6-storey high buildings. Where a developer wishes to fill this gap, or indeed reinstate a previous building, it would certainly be acceptable in planning terms, irrespective of the potential effect on surrounding buildings.

Mitigating Factor #3

- 3.3.8 The BRE guidelines also recognises that where buildings match the height and proportions of existing surrounding buildings a higher degree of obstruction may be unavoidable, leading to a higher frequency of non-compliance.

Mitigating Factor #4

- 3.3.9 Additionally, kitchens and bedrooms are generally given less weighting than that of a principal room such as a living room.



4. Results and Consideration

4.1 Daylight

- 4.1.1 Detailed test results for the buildings assessed for daylight availability in accordance with the BRE recommendations are shown in Appendix C.

4.2 Our Approach

- 4.2.1 We have assessed the surrounding residential buildings that are most likely to be affected by the proposed development. Other properties are either retail premises, or aligned at an oblique angle, or are considered to be too far away to be affected have been considered, but not assessed.
- 4.2.2 We have also considered the windows and the rooms of each building listed. With some buildings, we have obtained floor plans from the local authority planning portal, or sales brochures. Where building plans are not readily available, generally, we designate the windows and rooms as habitable within the BRE framework, unless there are obvious clues that would suggest otherwise.
- 4.2.3 Things such as opaque glazing, soil pipes, stairwells etc., suggest toilets, bathrooms, or circulation spaces, which in accordance with the BRE guidelines need not be assessed.
- 4.2.4 For habitable rooms, we look for paraphernalia in the windows, blinds, flue pipes, which might suggest a kitchen, smaller windows with net curtains which suggests bedrooms and say larger windows for living rooms etc.

Existing Baseline

- 4.2.5 The site is situated to the rear of 103 Hillingdon Hill. It is currently a single -storey building with a small garage, see accompanying drawing 1895/DSO/01.

Proposed Development

- 4.2.6 The proposed development will seek to replace the aforementioned structures with a 2-storey office development, see accompanying drawing 1895/DSO/02.
- 4.2.7 We have considered and/or assessed the habitable windows and rooms of the adjacent buildings at that are most likely to be affected by the proposed development.

101 Hillingdon Hill

- 4.2.8 This building is located immediately north along the common boundary. We viewed plans and photographs of this building from online sales brochures and have utilised them in our assessments. The link can be found here: -

<https://www.rightmove.co.uk/house-prices/details/england-101079083-14836270#/media?id=media0&ref=photoCollage>

- 4.2.9 Turning now to the assessment results, the windows and habitable rooms were assessed for Vertical Sky



Component (VSC), Daylight Distribution (DD) and sunlight (APSH) respectively.

- 4.2.10 Regarding VSC, all windows meet the BRE guidelines.
- 4.2.11 Regarding Daylight Distribution, all rooms assessed meet the BRE criteria..
- 4.2.12 Regarding sunlight, all windows will meet the BRE guidelines.
- 4.2.13 For overshadowing, the amenity area will meet the BRE criteria, this is because it will suffer no additional overshadowing due to its position.
- 4.2.14 A quick note regarding the side conservatory – it is triple aspect and so it could not be adversely affected by the development.

103 and 105 Hillingdon Hill (front)

- 4.2.15 These buildings are situated immediately north of the site. At ground floor level the windows serve retail/commercial premises with residential at first floor level.
- 4.2.16 All residential windows and rooms at first floor level will meet the BRE guidelines for daylight and sunlight, along with the amenity areas for overshadowing.
- 4.2.17 It should be noted that it would be impossible for the first floor flats to be affected by the proposed development.
- 4.2.18 Also, potentially affected views per the officer's report ref: 2699/APP/2021/2808 are not valid considerations at planning.

105 Hillingdon Hill (rear)

- 4.2.19 There are some windows (W1 and W2) to the side ground floor outbuilding situated to the rear of #105. To be clear we are not sure if the building is residential, it may be auxiliary to the main building fronting Hillingdon Hill.
- 4.2.20 Nonetheless, we found minor reductions beyond the BRE guidelines for VSC, 25% and 22% respectively, however, the residual values for the VSCs with the development in place remain good. The DD and sunlight remain comfortably BRE compliant. It is highly likely therefore that the residual light within the subject room would remain adequately lit with the development in place.
- 4.2.21 Accordingly, we ran an additional ADF assessment to this room and found that it attains a value of 2.65% ADF, with the development in place, which is 77% *more* than what is required for a room of this type.
- 4.2.22 On a quick technical note, we have supplied ADF results to support our statement at 4.2.20 above, the residual ADF readings are not intended as a substitute for the standard tests.
- 4.2.23 In any event, this room is located very close to the common boundary and so is classed as a “bad neighbour”, taking more than its fair share of light. It falls within what the BRE guidelines class as a special



circumstance where almost any massing in front of these windows, due to their juxtaposition to the site, is likely to cause an impact beyond the normal BRE criteria. We suggest re-reading the mitigating factors paragraphs above at 3.3.6 to 3.3.9 for context. It is our view that these should be given serious consideration here.

5. Conclusion

5.1 Daylight and Sunlight

- 5.1.1 Regarding the surrounding properties, the proposed development is generally in accordance with the BRE guidelines for daylight and sunlight. Any reductions are a natural consequence of windows being so close to the common boundary of a development site.
- 5.1.2 We have noted a localised minor transgression to adjacent windows to the rear of 105 Hillingdon Hill. It should also be noted that due to their juxtaposition to the development site that the BRE guidelines regards it as a special circumstance where different target values may be applied. Also, the DD results and sunlight results remain BRE compliant. This suggests that the residual light would be adequate with the development in place. Accordingly, we ran an additional ADF assessment to this room and found that it attains a value of 2.65% ADF, with the development in place, which is 77% *more* than what is required for a room of this type.
- 5.1.3 Last, the windows/room in question may not be residential.
- 5.1.4 Given the above, we consider that the potential impact to the surrounding properties is completely acceptable in the circumstances.

5.2 Generally

- 5.2.1 When considering the numerical results, it is important to approach and interpret the BRE guidelines flexibly along with the following material mitigating factors:

*The BRE guidelines recognises that buildings located uncommonly close to the site boundary, as is the case here, may be considered as “bad” neighbours, taking more than their fair share of light. Accordingly, a greater reduction in daylight or sunlight may be unavoidable and so the local authority may wish to apply different target values.

*Where buildings match the height and proportions of existing surrounding buildings some transgressions will be inevitable.

* Also, where the sites are undeveloped or are infill sites, again a higher degree of obstruction may be unavoidable, leading to a higher frequency of non-compliance

*Kitchens and bedrooms are given less weighting than that of a living room.

Appendix A

BRE Assessments

BRE Assessments

Introduction

The Building Research Establishment Report “Site Layout Planning for Daylight and Sunlight – a guide to good practice 1991” (“the BRE Guidelines”) provides advice to building designers on site layout planning in order to achieve good daylight and sunlight amenity, not only to the proposed development and the open spaces between the proposed blocks, but also to the existing surrounding properties.

As part of this advice, the Building Research Establishment (BRE) have developed a series of assessments along with numerical guidelines so that the potential for good daylight and sunlight amenity can be achieved.

In general, the application of the BRE Guidelines are more appropriate for low density suburban development sites where there is a greater flexibility for site layout planning. In dense urban areas, however, development sites are usually constrained to a greater degree, often by immediately adjacent buildings etc. Accordingly, when dealing with dense urban areas the guidelines should be applied flexibly. This point is expressly recognised by the BRE Guidelines, which states in the introduction at page 1:

‘The Guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document 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 because natural lighting is only one of many 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 a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.....’

Daylight

The criteria for assessing daylight to existing surrounding buildings are outlined at pages 4 to 8 of the BRE Guidelines. Generally, daylight assessments should be undertaken to habitable rooms within dwellings and to principal rooms in non-domestic buildings such as schools, hospitals and offices where the occupants have a reasonable expectation of daylight.

Whilst the BRE Guidelines contain a number of rules of thumb that inform site layout design some relate to specific situations, such as domestic developments to the rear of a property, which although useful may not be considered appropriate for general site layout design.

The principal assessments used to assess daylight to existing surrounding buildings are outlined in more detail below along with a further daylight assessment, usually applied to proposed dwellings, which is admissible provided it is agreed with the local authority, or there are past precedents.

25° section line assessment

The first assessment is known as the [modified] 25° section line test. It is a simple rule of thumb that determines whether an existing building should still receive adequate daylight with the proposed development in place.

The BRE guide states at page 11:

“If any part of a new building or development, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of a lowest window, subtends an angle of more than 25° to the horizontal may be affected.”

This assessment is most appropriate for well spaced, low-density or low-rise, uniform proposed developments. It is not an appropriate assessment for dense urban environments, where the existing building on the development site already subtends at an angle greater than 25° to the horizontal from the subject window. It is for this reason this 25° assessment is generally dispensed with and the more detailed assessments outlined below are entered into at the outset.

The Vertical Sky Component (“VSC”) Assessment

The Vertical Sky Component (“VSC”) assessment represents the amount of available daylight received directly from the sky at a particular window. The reference point for this assessment is the centre of the window, on the plane of the outer window wall.

A VSC is expressed as a percentage, being a ratio of that part of illuminance on a vertical plane (a window) that is received from a Standard Overcast Sky (CIE Sky), to the illuminance received on a horizontal plane on an unobstructed hemisphere of Standard Overcast Sky. To put it another way it is simply the amount of direct sky visibility a window receives, howsoever obstructed, expressed as a percentage of the amount of direct sky a horizontal unobstructed roof-light would receive.

The maximum percentage of direct skylight a vertical window can receive from a Standard Overcast Sky is 39.62%, or 40% when rounded. The BRE have determined that where a VSC value of 27% is achieved, then enough skylight (direct daylight) should reach the window of an existing building. This value is roughly equivalent to a uniform obstruction of 25°, with reference to the above assessment. The Guidelines go on to state:

“If the vertical sky component, with the new development in place, is both less than 27% and less than 0.8 times its former value, (a 20% reduction), then the occupants of the existing building will notice the difference.”

Consequently, the daylight to an existing building, as a result of a proposed development, may be reduced by 20% before that loss becomes noticeable.

The Daylight Distribution (“DD”) Assessment

The Daylight Distribution Assessment is undertaken at working plane level from within a subject room and represents the change in skyline when viewed through a subject window. The working plane level is set at 0.85m above floor level in dwellings and 0.70m in offices, however, in practice this distinction in height is not normally made, and so the working plane is generally set at 0.85m.

If significant areas beyond the no-sky line i.e. the point beyond the line where no sky can be seen at working plane level, the room will usually appear gloomy and supplementary electric lighting will be required. The BRE Guidance states:

“If, following construction of a new development, the no-sky line moves so that the area of the existing room which does not receive direct skylight is reduced to less than 0.8 times its former value, (a 20% reduction), then this will be noticeable to the occupants, and more of the room will be poorly lit.”

Consequently, the daylight to an existing building, as a result of a proposed development, may be reduced by 20% before that loss becomes noticeable.

The VSC and DD are the 2 principal assessments that are required to be undertaken in order to assess daylight to existing surrounding buildings.

The Average Daylight Factor (“ADF”) Assessment

A further daylight assessment, which may be undertaken, provided it is accepted by the local authority, is known as the Average Daylight Factor (ADF). Strictly speaking ADF assessments are used to determine the daylight availability to units within a proposed development, however, in more recent times the ADF assessment has been accepted by local authorities as a valid assessment for existing surrounding buildings.

An ADF assessment takes into account the amount of direct sky visibility incident on a window serving a subject room, the transmittance of the light through the glass, and the reflectance of that resultant light from the entire surface area of the room, which is then expressed as a percentage.

The ADF values recommended in the British Standard BS8206 Part 2 to which the BRE refers are: 2% for kitchens or open plan living areas, 1.5% for living rooms and 1% for bedrooms if supplementary electric lighting is provided.

Nb. The guidelines outlined in the latest edition of BS8206 Part 2: 2008 are now applied.

Sunlight

Sunlight is valued in both residential and commercial buildings. It is seen as providing warmth and cheerfulness to a room, whilst also giving the occupants a therapeutic effect and a sense of wellbeing.

In residential properties the main requirement for sunlight is in the living room or conservatories, which should be assessed if they have a main window facing within 90° of due south. Sunlight is considered less important in kitchens and bedroom, although care should be taken not to block out too much.

In commercial or non-domestic buildings, the requirement for sunlight varies according to the use of the building. The BRE recommends that for a commercial building any space that has a particular or special requirement for sunlight should be assessed.

Annual Probable Sunlight Hours (APSH) Assessment

The APSH assessment is undertaken to the main window of residential and commercial buildings, where the window faces within 90° of due south. “Probable Sunlight Hours” may be defined as the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloudiness.

At page 17 of the BRE guidelines the criteria for the APSH assessment are as follows: -

'If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if a point at the centre of the window, in the plane of the inner window wall, received in the year less than one quarter (25%) of annual probable sunlight hours including at least 5% of annual probable sunlight hours between 21 September and 21 March, and less than 0.8 times its former sunlight hours during either period.'

Consequently, the sunlight to an existing building, as a result of a proposed development, may be reduced by 20% in either the annual or winter periods before that loss becomes noticeable.

Overshadowing

The BRE guidance also offers advice on how to preserve sunlight to both existing and proposed open amenity spaces. Areas such as main back gardens of dwellings, parks, playing fields, playgrounds, waterways and public spaces such should be assessed. Small front gardens to dwellings and parking areas need not be assessed.

The permanent overshadowing assessment

The permanent overshadowing assessment is undertaken on 21 March, the spring equinox. This assessment shows areas of a subject amenity area where no sunlight will be available during the winter period, however, the subject area may still receive some sunlight during the summer.

The BRE states at page 20:

"for it to appear adequately sunlight throughout the year, at least half of a garden or amenity area should receive at least 2 hours of sunlight on 21 March. If, as a result of new development, an existing garden or amenity area does not meet these guidelines, and the area which can receive 2 hours of sun on 21 March is less than 0.8 times its former value (a 20% reduction), then the loss of sunlight is likely to be noticeable".

Consequently, if an open amenity area, is more than 50% in shade for more than 2 hours in either existing or proposed situations, and is reduced by more than 20% of its existing value as a result of new development, then that loss is likely to be noticeable.

The transient overshadowing assessment

A further overshadowing assessment, sometimes requested by the local authority for larger developments, is the temporary, or transient overshadowing assessment. This assessment usually comprises hourly overshadowing images of the existing and proposed situations undertaken on key dates during the year such as 21 March, the spring equinox; 21 June, the summer solstice; and 21 December, the winter solstice.

The BRE guidance offers no express numerical values for this type of assessment, consequently it is purely subjective.

Appendix B

Context Drawings

Appendix C

Daylight Results / Sunlight Results



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Vertical Sky Component (VSC) Assessment/ Sunlight (APSH) Assessment

Floor Ref.	Room Ref.	Room	Use.	Window Ref.	Scenario	VSC	Difference	Condtn	Available Sunlight Hours							
									Annual %	Diff	%	Condtn	Winter %	Diff	%	Condtn
101 Hillingdon Hill																
Ground	R1	Living Room		W1	Existing	34.28	0.96	YES		*North	*North		*North	*North		
					Proposed	32.95										
First	R1	Living Room		W1	Existing	39.32	0.99	YES		*North	*North		*North	*North		
					Proposed	39.04										
103 Hillingdon Hill																
First	R1	Kitchen		W1	Existing	31.89	1.00	YES		*North	*North		*North	*North		
					Proposed	31.89										
				W2	Existing	35.62		YES								
		Proposed	35.62													
	R2	Dining Room		W3	Existing	34.83	1.00	YES		*North	*North		*North	*North		
					Proposed	34.83										
105 Hillingdon Hill																
Ground	R1	Living Room		W1	Existing	33.14	0.75	NO		46.00	0.72	YES	11.00	0.73	YES	
					Proposed	24.89										
				W2	Existing	32.28	0.78	NO		44.00	0.80	YES	10.00	1.00	YES	
					Proposed	25.33										
First	R1	Bedroom		W1	Existing	39.03	1.00	YES		*North	*North		*North	*North		
					Proposed	39.03										
	R2	Bedroom		W2	Existing	39.06	1.00	YES		*North	*North		*North	*North		
					Proposed	39.06										
	R3	Kitchen		W3	Existing	38.83	1.00	YES		*North	*North		*North	*North		
					Proposed	38.82										
				W4	Existing	39.04	1.00	YES		*North	*North		*North	*North		
					Proposed	39.04										



Daylight Distribution (DD) Assessment

Floor Ref.	Room Ref.	Room Use	Property Type	Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
101 Hillingdon Hill								
Ground	R1	Living Room	Area m2 % of room	13.79	13.69 99.25%	13.69 99.25%	1.00	YES
First	R1	Living Room	Area m2 % of room	13.79	13.60 98.58%	13.60 98.58%	1.00	YES
103 Hillingdon Hill								
First	R1	Kitchen	Area m2 % of room	13.07	12.69 97.10%	12.69 97.10%	1.00	YES
	R2	Dining Room	Area m2 % of room	12.69	12.03 94.83%	12.03 94.83%	1.00	YES
105 Hillingdon Hill								
Ground	R1	Living Room	Area m2 % of room	12.04	11.90 98.84%	11.90 98.84%	1.00	YES
First	R1	Bedroom	Area m2 % of room	8.83	8.81 99.74%	8.81 99.74%	1.00	YES
	R2	Bedroom	Area m2 % of room	8.27	8.25 99.78%	8.25 99.78%	1.00	YES
	R3	Kitchen	Area m2 % of room	12.62	12.38 98.08%	12.38 98.08%	1.00	YES