122-124 HIGH STREET, RUISLIP

DAYLIGHT AND SUNLIGHT REPORT

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DATE: 28 JUNE 2024
VERSION: V2
PROJECT: 3615

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1 Executive Summary

1.1 Nexus Planning have instructed Point 2 Surveyors to assess the daylight and sunlight impact of the proposed development at 122-124 High Street, Ruislip (the "Proposed Development") on the neighbouring residential properties, amenity spaces, and internally to the scheme itself.

1.2 The analysis has been carried out in accordance with the methodologies contained in the Building Research Establishment's Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2022) (known as the "BRE Guidelines"), which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.

1.3 All surrounding properties meet the recommendations in respects of both daylight and sunlight reductions.

1.4 In terms of overshadowing, the analysis demonstrates that the gardens within 8, 10, 12 & 14 Poplars Close will experience no change in their well-sunlit area on March 21st and so meet the BRE Guidelines' recommendation.

2 Introduction

2.1 Nexus Planning have instructed Point 2 Surveyors to provide daylight and sunlight analysis for the Proposed Development. The analysis assesses the impact of the Proposed Development on the neighbouring residential properties and amenity spaces.

2.2 The analysis has been based on the scheme drawings by GIAD, a measured survey of the site and surrounding context supplemented with any relevant surrounding property information obtained through our research and site imagery.

2.3 The analysis has been carried out in accordance with the methodologies contained in the BRE Guidelines.

3 Sources of Information

3.1 In the process of compiling this report, the following sources of information have been used:

GIAD

- Proposed Scheme Information (received 5.6.24)
    - 122HS PA-101P1 Block Plan v2024
    - 122HS PA-102P1 Block Plan v2024
    - 122HS PA-103P1 Block Plan v2024
    - 122HS PA-104P1 Sectional Elevation v2024
    - 122HS PA-01P3
    - 122HS PA-02P8
    - 122HS PA-03P6
    - 122HS PA-04P6
    - 122HS PA-05
    - 122HS PA-06
    - 122HS PA-07
    - 21440-01B
    - 21440-02A
    - 21440-03A
    - 21440-04A
    - 21440-05

Local Authority's Online Planning Portal / estate agent details

- 10 Poplars Close
- 14 Poplars Close
- 120A High Street
- 130 High Street

4 Planning Policy and the BRE Guidelines

NATIONAL PLANNING POLICY

National Planning Policy Framework (NPPF) 2023

4.1 Paragraph 129 of the NPPF states:

"Where there is an existing or anticipated 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: …

(c) local planning authorities should refuse applications which they consider fail to make efficient use 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)."

LOCAL PLANNING POLICY

The London Plan (2021)

4.2 Policy D6 of the London Plan states:

"(C) House 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.

(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."

The Mayor of London's Housing Supplementary Planning Guidance (SPG) (2016)

4.3 The Housing SPG states in paragraphs 1.3.45, 1.3.46, and 2.3.47:

"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 guidelines 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.

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.

2.3.47 BRE guidelines 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 and the need to accommodate additional housing supply in locations with good accessibility for higher density development. 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."

London Borough of Hillingdon

4.4 Policy DMHB 11 (Design of New Development) states:

"B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space."

4.5 Paragraph 5.72 states:

"Private outdoor amenity space will be required to be well located, well designed and usable for the private enjoyment of the occupier. In assessing the quality of all amenity space in development proposals, whether individual or communal, consideration will be given to the shape and position and whether the layout has regard to matters such as daylight and sunlight, noise, enclosure and privacy."

THE BRE GUIDELINES

4.6 The main reference used to determine the acceptability of proposals in terms of their internal daylight and sunlight and the impact on daylight and sunlight to the surrounding properties is the BRE Guidelines, used in conjunction with British Standard Daylight in Buildings, BS EN 17037. The BRE Guidelines provide scientific, objective methods for establishing the acceptability of daylight and sunlight internal to the scheme and the surrounding properties and overshadowing.

4.7 When assessing the effects on surrounding properties, the BRE guidelines suggest that only those windows that have a 'reasonable expectation' of daylight or sunlight need to be assessed. In particular, the BRE guidelines state at paragraph 2.2.2:

"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-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices."

4.8 Commercial properties are generally not treated as having a reasonable expectation of daylight or sunlight. This is because they are usually designed to rely on electric lighting to provide sufficient light by which to work rather than natural daylight or sunlight. In addition to commercial buildings, windows to residential properties which serve non-habitable rooms, such as entrance ways, garages, bathrooms or store rooms, are also considered not to have a reasonable expectation of daylight or sunlight and are therefore not assessed.

Daylight and Sunlight Criteria to Surrounding Properties

4.9 According to the BRE Guidelines, a surrounding existing building to a proposed scheme will retain the potential for good interior daylighting if the scheme subtends less than 25 degrees from the horizontal as measured from the lowest habitable windows in the neighbouring windows. If this is not achieved, then good daylighting to the neighbouring properties is still achieved if the Vertical Sky Component (VSC) is in excess of 27% or is reduced by less than 20% from its existing level and if the area of the room that can see the sky at desk height (known as the daylight distribution or no sky contour) is reduced by less than 20% of its existing area. The BRE Guidelines state this in paragraph 2.2.23 as:

"*If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:*

- *The VSC measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value*
- *The area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value*."

4.10 The BRE Guidelines state in paragraph 2.2.2:

"*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-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops, and some offices*."

4.11 The test for sunlight to the neighbouring properties is calculated for each living room with a main window facing within 90° of due south. Bedrooms and kitchens are considered by the BRE Guidelines as less important for sunlight. The BRE Guidelines state that any south facing window may potentially receive up to 1486 hours of sunlight per year on average, representing 100% of the annual probable sunlight hours (APSH).

4.12 The BRE Guidelines state in paragraph 3.2.13 that:

> *"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 the centre of the window:*
>
> - *receives less than 25% of annual probable sunlight hours and less than 0.80 times its former annual value; or less than 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.80 times its former value during that period;*
> - *and also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours*."

Method for analysing acceptable sunlight amenity to the open amenity spaces within and surrounding the proposed scheme

4.13 The BRE Guidelines state that for an amenity space to appear adequately sunlit throughout the year, at least half of the amenity area should receive at least two hours of sunlight on 21st March. If as a result of new development an existing amenity area does not meet the above, it should retain at least 80% of its former value with the proposal in place. If a detailed calculation cannot be carried out and the area is a simple shape, the BRE Guidelines suggest that the centre area of each amenity space should receive at least 2 hours of sunlight on March 21st.

5 Alternative Target Values and Applying a Flexible Approach

5.1 The BRE Guidelines specify that the daylight and sunlight results be considered flexibly and in the context of the site. Clearly, there would be a higher expectation for daylight and sunlight in a rural or suburban environment than in a dense urban environment. The important factor in all cases is that the levels of daylight and sunlight are appropriate, taking into account all the planning policy requirements of the site. The BRE Guidelines acknowledge this in the introduction where they state in paragraph 1.6:

> "*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 as 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*."

5.2 The numerical figures set out in the BRE Guidelines should therefore not be rigidly applied, but instead used as part of the overall evaluation of the daylight and sunlight to the surroundings in context of the site, its existing massing, and the need for regeneration and local planning policy guidance for the site. Existing local precedents or recent planning consents may provide a good indication as to appropriate levels in the vicinity.

6 Assumptions used in the analysis

6.1 Uses of the surrounding properties have been based on external appearance to determine whether they are residential or commercial use. We have also researched the Council Tax records for the property, which if listed would indicate residential use.

6.2 It is important to note that, in some cases and where no additional information is available, the window positions in the surrounding property elevations have been estimated based on brick counts from site photographs. The floor levels for the surrounding buildings are assumed unless otherwise indicated.

6.3 We have obtained layouts for the following properties from the local planning portal and/or estate agency listings:

- 10 Poplars Close
- 14 Poplars Close
- 120A High Street
- 130 High Street

6.4 We have not been able to obtain layouts or gain access internally to any of the remaining surrounding properties and so details of the internal layouts and floor level heights have been assumed from the external appearance of the building, and the locations of windows. Unless known or otherwise, appropriate the depths of rooms have been assumed at 4.27m for residential properties and 6m for commercial properties, or half the building depth if this is less than these dimensions.

6.5 All property addresses are taken from the Land Registry MapSearch website and we advise that these are checked by your solicitor prior to any action being taken based on this report.

7 Site Context and Scope of Assessment

7.1 The existing site in the consented position and proposed scheme can be seen in the Figures 1 and 2 below.

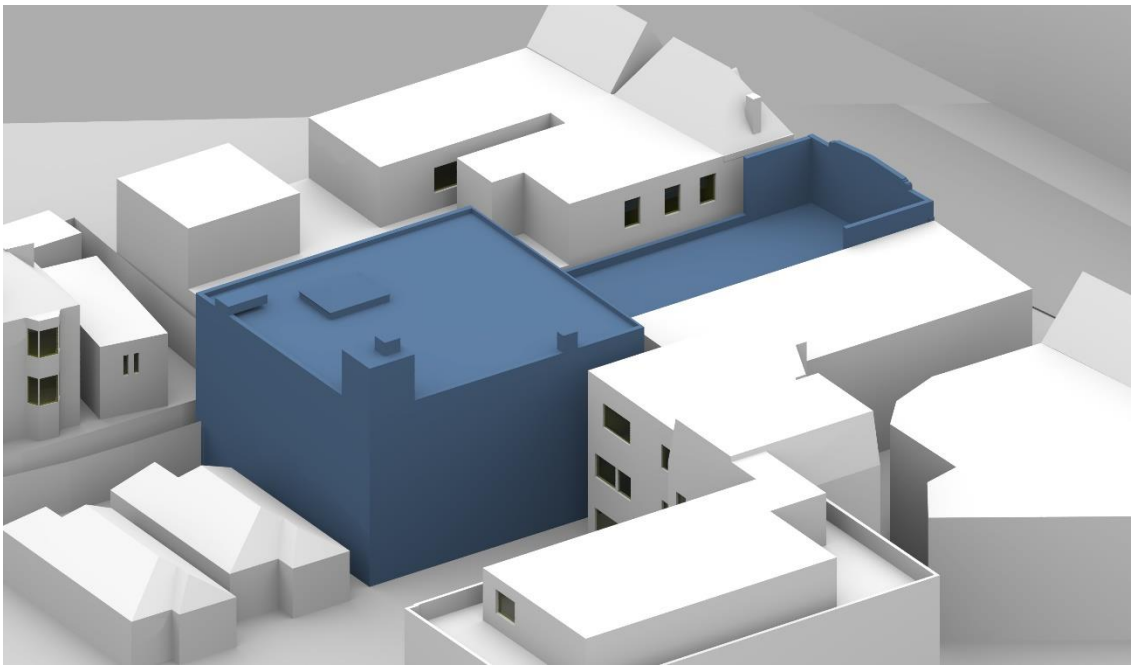

Figure 1: Existing site

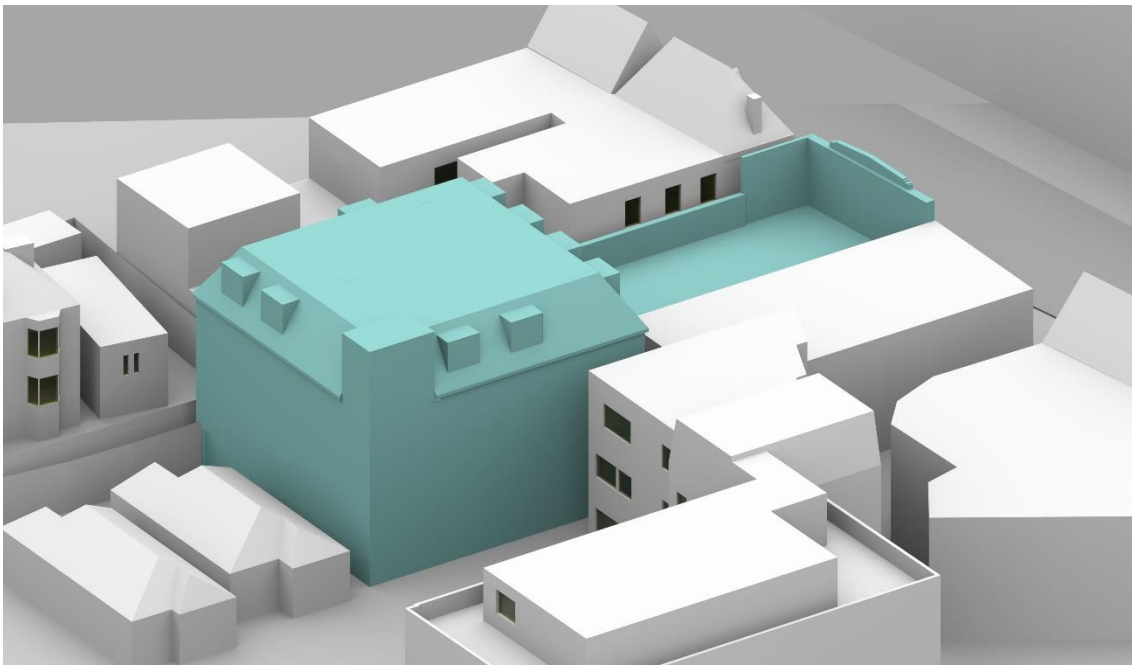

Figure 2: Proposed site

8 Daylight and Sunlight Assessment Results to Surrounding Properties

8.1 In terms of daylight and sunlight, the properties in the tables on the following page were analysed due to their proximity to the development site given the height and massing of the proposal. All other properties were deemed to be sufficiently far from the site that their daylight and sunlight is unlikely to be adversely affected by the Proposed Development.

8.2 The results demonstrates that all neighbouring properties, listed below, meet the target values a set out in the BRE Guidelines for daylight (in terms of VSC and NSL) and sunlight (in terms of APSH). A summary of results are provided in the tables below and full numerical results are provided in Appendix 2.

- 130 High Street
- 120 High Street
- 8 Poplars Close
- 10 Poplars Close
- 12 Poplars Close
- 14 Poplars Close

Table 1: Daylight VSC

VSC SUMMARY						
Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Windows
		20-29% Loss	30-39.9% Loss	>=40% Loss	Total	
130 High Street	29	0	0	0	0	29
120 High Street	3	0	0	0	0	3
8 Poplars Close	16	0	0	0	0	16
10 Poplars Close	18	0	0	0	0	18
12 Poplars Close	2	0	0	0	0	2
14 Poplars Close	2	0	0	0	0	2
Total	**70**	**0**	**0**	**0**	**0**	**70**

Table 2: Daylight NSL

NSL SUMMARY						
Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Rooms
		20-29% Loss	30-39.9% Loss	>=40% Loss	Total	
130 High Street	23	0	0	0	0	23
120 High Street	2	0	0	0	0	2
8 Poplars Close	7	0	0	0	0	7
10 Poplars Close	8	0	0	0	0	8
12 Poplars Close	2	0	0	0	0	2
14 Poplars Close	2	0	0	0	0	2
Total	**44**	**0**	**0**	**0**	**0**	**44**

Table 3: Sunlight APSH

APSH WINDOW SUMMARY										
Address	Meet BRE Guidelines	No. of windows below the APSH stated in BRE Guidelines								Total No. Windows
		Below Threshold for Winter APSH				Below Threshold for Total APSH				
		20-30%	30-40%	>40%	Total	20-30%	30-40%	>40%	Total	
130 High Street	17	0	0	0	0	0	0	0	0	17
120 High Street	3	0	0	0	0	0	0	0	0	3
8 Poplars Close	16	0	0	0	0	0	0	0	0	16
10 Poplars Close	18	0	0	0	0	0	0	0	0	18
Total	**54**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**54**

9 Sunlight Amenity (Overshadowing)

9.1 We have assessed the level of sunlight to the outdoor amenity spaces (i.e. gardens) within the surrounding properties and within the proposed development. The overshadowing results can be found in Appendix 4.

9.2 The BRE Guidelines recommend that an outdoor amenity space receives at least 2 hours of sunlight on March 21st to at least 50% of its area in the proposed situation or retains at least 80% of its former value with the proposal in place.

Results

9.3 In terms of overshadowing, the analysis demonstrates that the gardens within 8, 10, 12 & 14 Poplars Close will experience no change in their well-sunlit area on March 21st and so meet the BRE Guidelines' recommendation.

9.4 The gardens serving the proposals for 12 & 14 Poplars Close are in the same position and orientation as the existing gardens and will meet recommended levels.

10 Conclusions

10.1 Nexus Planning have instructed Point 2 Surveyors to assess the daylight and sunlight impact of the Proposed Development on the neighbouring residential properties, amenity spaces, and internally to the scheme itself.

10.2 The analysis has been carried out in accordance with the methodologies contained in the BRE Guidelines, which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.

10.3 All surrounding properties meet the recommendation in respects of both daylight and sunlight reductions.

10.4 In terms of overshadowing, the analysis demonstrates that the gardens within 8, 10, 12 & 14 Poplars Close will experience no change in their well-sunlit area on March 21st and so meet the BRE Guidelines' recommendation.

Appendix 1:
Site Plan & 3D Drawings

Sources: Andreas Georgiou t/a Giad
Proposed Info (received 20/03/24)
122HS PA-01 - 04.pdf
122HS PA-100 - 104.pdf

Key: Existing Buildings
Proposed Scheme

Project: 122-124 High Street
Ruislip
London

Title: Site Plan
Existing Site

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
XX	XX	DF	1:250 @A3	JUNE 24	P3615/01	03

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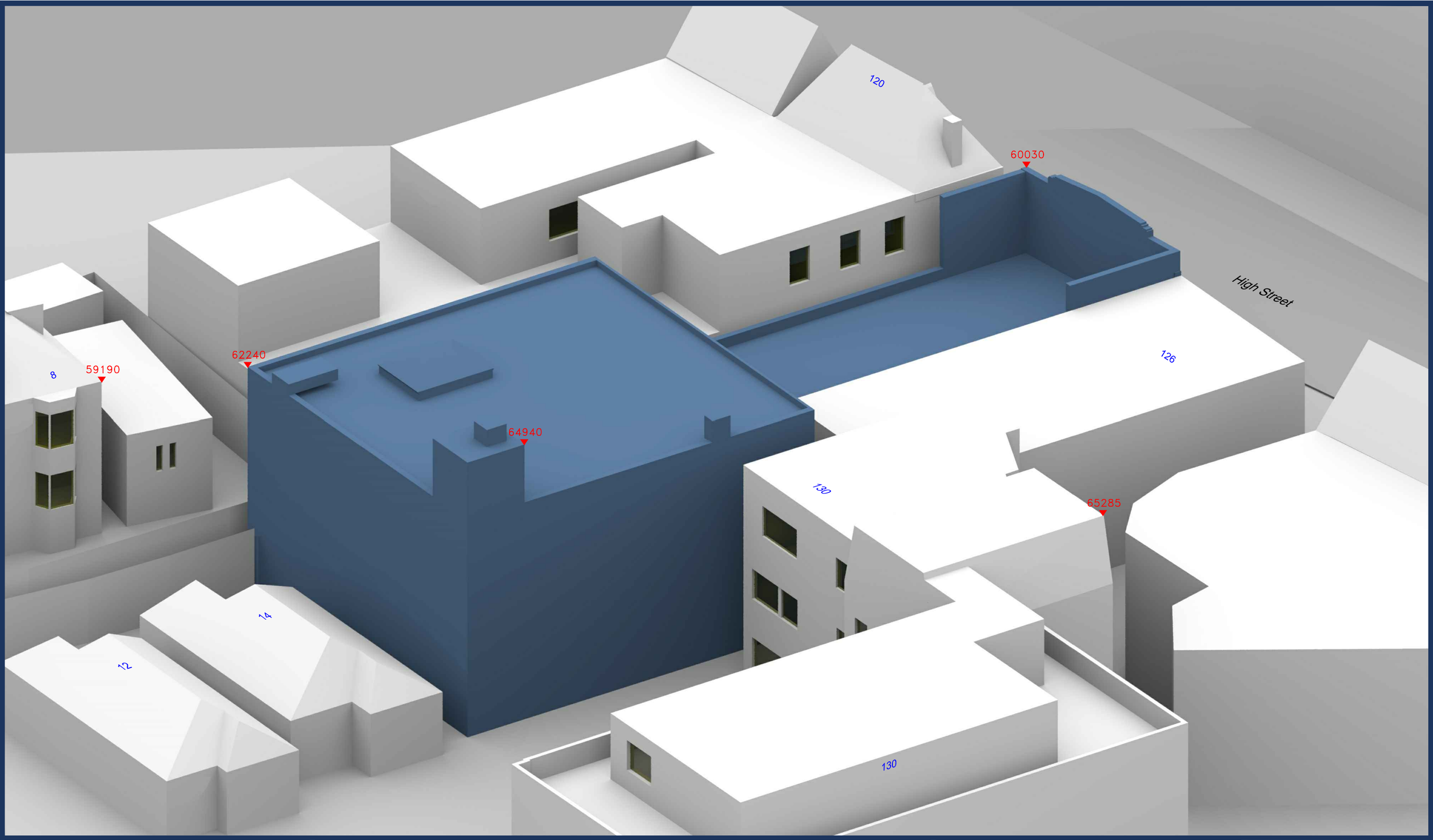

Sources: Andreas Georgiou t/a Giad
Proposed Info (received 20/03/24)
122HS PA-01 - 04.pdf
122HS PA-100 - 104.pdf

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: 122-124 High Street
Ruislip
London

Title: 3D View
Existing Site

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
XX	XX	DF	NTS @A3	JUNE 24	P3615/02	03

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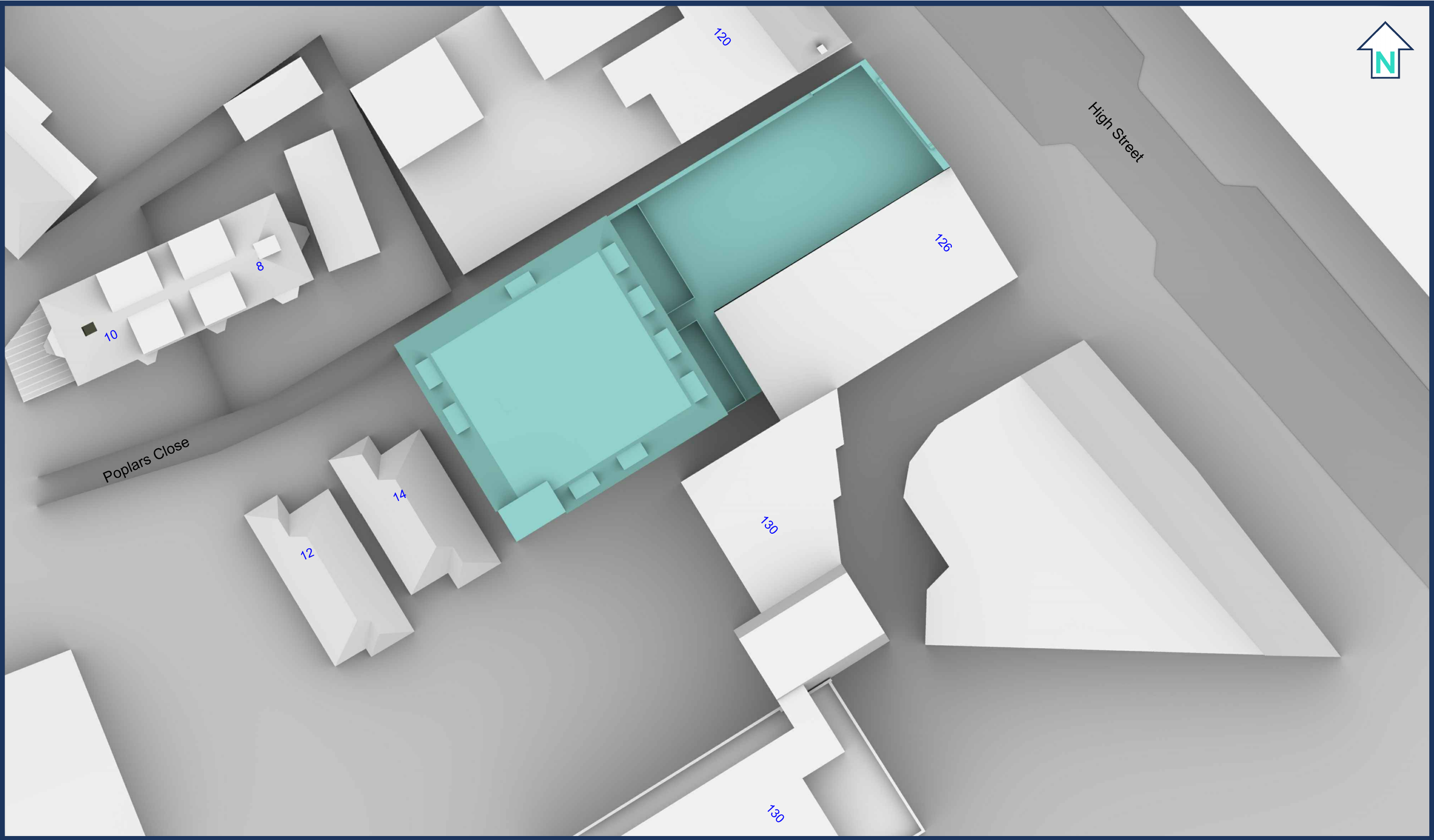

Sources: Andreas Georgiou t/a Giad
Proposed Info (received 20/03/24)
122HS PA-01 - 04.pdf
122HS PA-100 - 104.pdf

Key: Existing Buildings
Proposed Scheme

Project: 122-124 High Street
Ruislip
London

Title: Site Plan
Proposed Scheme (05.06.24)

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
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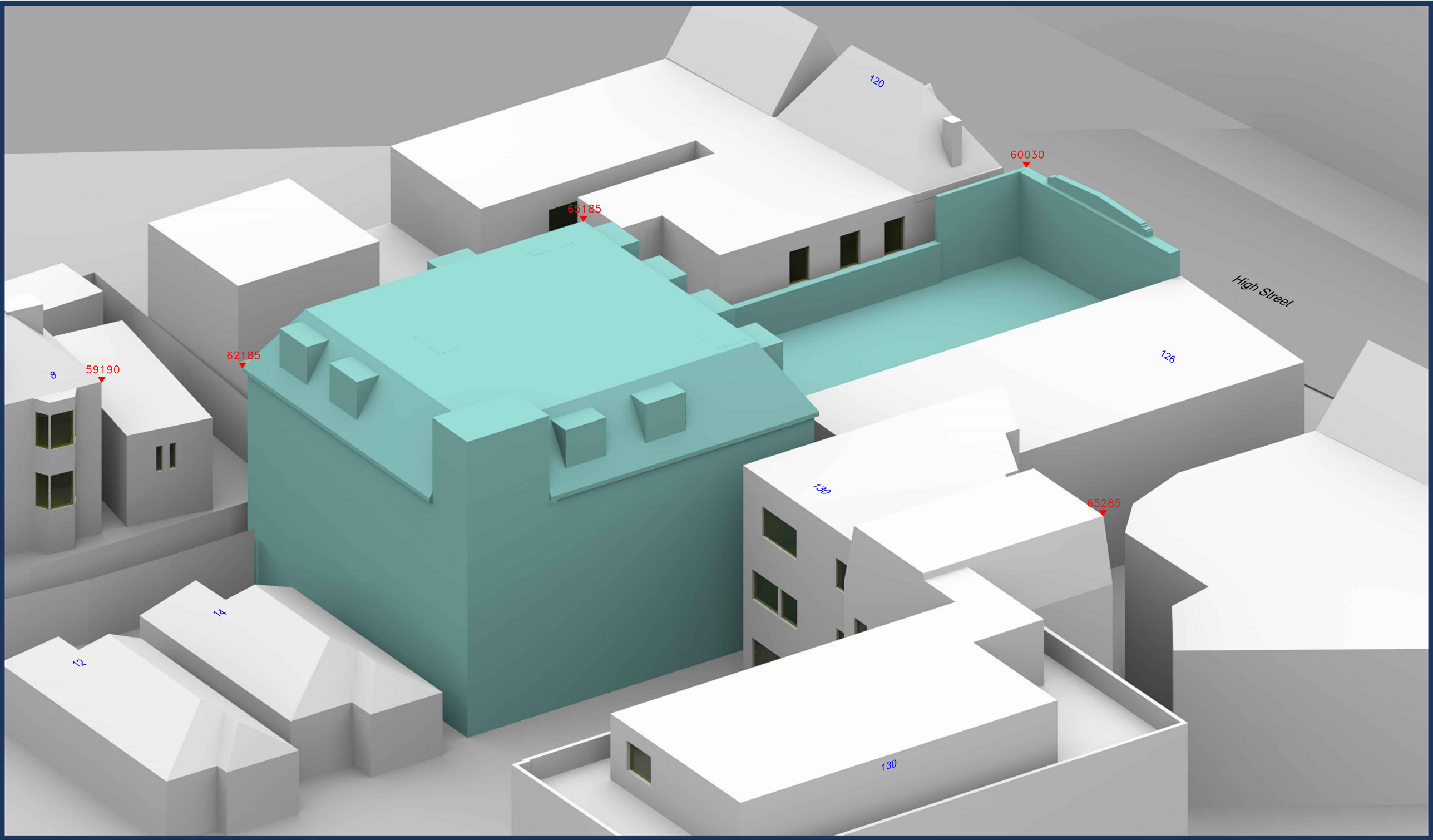

Sources: Andreas Georgiou t/a Giad
Proposed Info (received 20/03/24)
122HS PA-01 - 04.pdf
122HS PA-100 - 104.pdf

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: 122-124 High Street
Ruislip
London

Title: 3D View
Proposed Scheme (05.06.24)

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
XX	XX	DF	NTS @A3	JUNE 24	P3615/04	03

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Appendix 2:
Daylight and Sunlight Results

DAYLIGHT ANALYSIS

124 High Street, Ruislip, London

Mirror VS Proposed Scheme 05/06/24

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
130 High Street						
R1/30	HALL	W1/30	24.67	24.14	0.53	2.15
R1/30	HALL	W2/30	26.60	26.08	0.52	1.95
R2/30	WC	W3/30	23.93	23.47	0.46	1.92
R1/31	BEDROOM	W1/31	27.59	26.44	1.15	4.17
R2/31	BEDROOM	W7/31	29.64	28.45	1.19	4.01
R3/31	BATHROOM	W4/31	29.85	29.56	0.29	0.97
R3/31	BATHROOM	W5/31	26.73	26.51	0.22	0.82
R4/31	WARDROBE	W6/31	22.47	22.30	0.17	0.76
R5/31	LKD	W2/31	29.89	29.13	0.76	2.54
R5/31	LKD	W3/31	26.25	25.65	0.60	2.29
R1/32	STUDIO	W1/32	34.27	31.84	2.43	7.09
R1/32	STUDIO	W2/32	32.44	31.63	0.81	2.50
R3/32	BATHROOM	W4/32	33.85	33.54	0.31	0.92
R3/32	BATHROOM	W5/32	31.77	31.54	0.23	0.72
R4/32	WARDROBE	W6/32	26.38	26.21	0.17	0.64
R1/41	BEDROOM	W4/41	24.19	23.03	1.16	4.80
R2/41	LKD	W1/41	28.38	27.20	1.18	4.16
R3/41	LKD	W2/41	32.14	31.04	1.10	3.42
R4/41	LKD	W3/41	34.63	33.76	0.87	2.51
R5/41	BEDROOM	W5/41	33.61	32.65	0.96	2.86
R1/42	BEDROOM	W1/42	27.95	26.68	1.27	4.54
R2/42	LKD	W2/42	32.83	31.55	1.28	3.90
R3/42	LKD	W4/42	36.02	34.86	1.16	3.22
R4/42	LKD	W3/42	37.47	36.58	0.89	2.38

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DAYLIGHT ANALYSIS

124 High Street, Ruislip, London

Mirror VS Proposed Scheme 05/06/24

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R5/42	BEDROOM	W5/42	36.92	35.91	1.01	2.74
R1/43	HALL	W1/43	36.97	36.32	0.65	1.76
R2/43	HALL	W2/43	38.87	38.32	0.55	1.41
R3/43	BEDROOM	W3/43	39.22	38.78	0.44	1.12
R3/43	BEDROOM	W4/43	39.60	39.60	0.00	0.00
120 High Street						
R1/11	BEDROOM	W1/11	29.59	28.13	1.46	4.93
R1/11	BEDROOM	W2/11	32.97	32.07	0.90	2.73
R2/11	BATHROOM	W3/11	33.23	32.04	1.19	3.58
8 Poplars Close						
R1/20	LIVINGROOM	W1/20	21.08	19.95	1.13	5.36
R1/20	LIVINGROOM	W2/20	30.26	29.54	0.72	2.38
R1/20	LIVINGROOM	W3/20	28.87	28.85	0.02	0.07
R1/20	LIVINGROOM	W16/20	30.95	30.95	0.00	0.00
R2/20	HALL	W4/20	31.29	30.59	0.70	2.24
R3/20	KD	W5/20	32.70	32.04	0.66	2.02
R3/20	KD	W14/20	23.05	23.05	0.00	0.00
R3/20	KD	W15/20	30.57	30.57	0.00	0.00
R7/20		W17/20	26.14	25.31	0.83	3.18
R7/20		W18/20	25.06	24.22	0.84	3.35
R1/21	BEDROOM	W4/21	27.05	24.95	2.10	7.76
R1/21	BEDROOM	W5/21	34.09	32.76	1.33	3.90
R1/21	BEDROOM	W6/21	31.51	31.49	0.02	0.06
R2/21	BEDROOM	W7/21	34.86	33.82	1.04	2.98
R3/21	BEDROOM	W8/21	28.52	26.92	1.60	5.61
R3/21	BEDROOM	W9/21	36.43	35.57	0.86	2.36
R3/21	BEDROOM	W10/21	33.19	33.19	0.00	0.00
R2/22	BEDROOM	W2/22	38.00	36.99	1.01	2.66

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DAYLIGHT ANALYSIS

124 High Street, Ruislip, London

Mirror VS Proposed Scheme 05/06/24

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
10 Poplars Close						
R4/20	KD	W6/20	34.21	33.67	0.54	1.58
R4/20	KD	W12/20	25.29	25.29	0.00	0.00
R4/20	KD	W13/20	23.96	23.96	0.00	0.00
R5/20	HALL	W7/20	34.11	33.65	0.46	1.35
R6/20	LIVINGROOM	W8/20	35.61	35.24	0.37	1.04
R6/20	LIVINGROOM	W9/20	26.88	26.88	0.00	0.00
R6/20	LIVINGROOM	W10/20	30.99	30.99	0.00	0.00
R6/20	LIVINGROOM	W11/20	26.49	26.49	0.00	0.00
R4/21	BEDROOM	W11/21	36.34	35.72	0.62	1.71
R5/21	BEDROOM	W12/21	29.74	28.60	1.14	3.83
R5/21	BEDROOM	W13/21	37.38	36.86	0.52	1.39
R5/21	BEDROOM	W14/21	34.37	34.37	0.00	0.00
R6/21	BEDROOM	W1/21	33.39	33.39	0.00	0.00
R6/21	BEDROOM	W2/21	39.43	39.43	0.00	0.00
R6/21	BEDROOM	W3/21	34.89	34.89	0.00	0.00
R6/21	BEDROOM	W15/21	37.64	37.26	0.38	1.01
R1/22	BEDROOM	W1/22	38.40	37.79	0.61	1.59
R3/22	STUDY	W3/22	82.91	82.91	0.00	0.00
12 Poplars Close						
R3/40	BEDROOM	W4/40	27.33	27.27	0.06	0.22
R4/40	KITCHEN	W3/40	25.22	25.09	0.13	0.52
14 Poplars Close						
R1/40	KITCHEN	W1/40	19.47	19.37	0.10	0.51
R2/40	BEDROOM	W2/40	24.46	24.37	0.09	0.37
118 High Street						
R1/50		W1/50	16.04	14.90	1.14	7.11

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NSL ANALYSIS

124 High Street, Ruislip, London

Mirror VS Proposed Scheme 05/06/24

NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
130 High Street						
R1/30	HALL	147.3	122.1	120.0	2.1	1.7
R2/30	WC	22.6	21.3	21.3	0.0	0.0
R1/31	BEDROOM	97.9	97.0	97.0	0.0	0.0
R2/31	BEDROOM	123.6	88.2	79.0	9.2	10.4
R3/31	BATHROOM	111.0	102.6	102.6	0.0	0.0
R4/31	WARDROBE	36.4	28.2	28.2	0.0	0.0
R5/31	LKD	92.3	88.9	88.9	0.0	0.0
R1/32	STUDIO	277.5	270.3	266.1	4.2	1.6
R3/32	BATHROOM	111.0	102.9	102.9	0.0	0.0
R4/32	WARDROBE	36.4	33.1	33.1	0.0	0.0
R1/41	BEDROOM	143.9	138.9	135.0	3.9	2.8
R2/41	LKD	146.6	145.4	143.2	2.1	1.4
R3/41	LKD	141.6	140.3	140.3	0.0	0.0
R4/41	LKD	124.6	123.0	123.0	0.0	0.0
R5/41	BEDROOM	99.1	97.5	95.8	1.7	1.7
R1/42	BEDROOM	143.6	138.9	138.9	0.0	0.0
R2/42	LKD	146.9	145.6	145.6	0.0	0.0
R3/42	LKD	141.6	140.3	140.3	0.0	0.0
R4/42	LKD	124.6	123.0	123.0	0.0	0.0
R5/42	BEDROOM	99.1	97.8	97.8	0.0	0.0
R1/43	HALL	74.7	72.4	72.4	0.0	0.0
R2/43	HALL	124.6	122.4	122.4	0.0	0.0
R3/43	BEDROOM	146.3	145.7	145.7	0.0	0.0
120 High Street						
R1/11	BEDROOM	132.6	128.7	128.7	0.0	0.0
R2/11	BATHROOM	39.3	37.1	37.1	0.0	0.0
8 Poplars Close						
R1/20	LIVINGROOM	279.2	275.0	275.0	0.0	0.0
R2/20	HALL	87.9	85.2	85.2	0.0	0.0
R3/20	KD	175.5	172.2	172.2	0.0	0.0
R7/20		148.4	111.1	110.6	0.5	0.5
R1/21	BEDROOM	279.2	274.5	271.5	3.0	1.1
R2/21	BEDROOM	53.2	52.1	52.1	0.0	0.0
R3/21	BEDROOM	102.3	98.6	98.6	0.0	0.0
R2/22	BEDROOM	101.6	96.4	96.4	0.0	0.0
10 Poplars Close						

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NSL ANALYSIS

124 High Street, Ruislip, London

Mirror VS Proposed Scheme 05/06/24

NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R4/20	KD	175.4	172.5	172.5	0.0	0.0
R5/20	HALL	87.9	85.0	85.0	0.0	0.0
R6/20	LIVINGROOM	283.3	279.6	279.6	0.0	0.0
R4/21	BEDROOM	102.3	98.9	98.9	0.0	0.0
R5/21	BEDROOM	53.2	50.6	50.6	0.0	0.0
R6/21	BEDROOM	279.1	273.6	273.6	0.0	0.0
R1/22	BEDROOM	101.6	95.5	95.5	0.0	0.0
R3/22	STUDY	65.4	64.3	64.3	0.0	0.0
12 Poplars Close						
R3/40	BEDROOM	103.0	63.0	63.0	0.0	0.0
R4/40	KITCHEN	106.9	85.0	84.8	0.2	0.2
14 Poplars Close						
R1/40	KITCHEN	106.9	82.9	82.9	0.0	0.0
R2/40	BEDROOM	129.0	86.7	86.7	0.0	0.0
118 High Street						
R1/50		141.2	137.2	132.0	5.1	3.7

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SUNLIGHT ANALYSIS

124 High Street, Ruislip, London

Mirror VS Proposed Scheme 05/06/24

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
130 High Street														
R1/30	W1/30	HALL	11	42	11	42	0.0	0.0						
R1/30	W2/30	HALL	7	37	7	37	0.0	0.0	12	49	12	49	0.0	0.0
R2/30	W3/30	WC	6	29	6	29	0.0	0.0	6	29	6	29	0.0	0.0
R1/31	W1/31	BEDROOM	16	47	16	47	0.0	0.0	16	47	16	47	0.0	0.0
R2/31	W7/31	BEDROOM	15	47	15	47	0.0	0.0	15	47	15	47	0.0	0.0
R3/31	W4/31	BATHROOM	6	43	6	43	0.0	0.0						
R3/31	W5/31	BATHROOM	4	35	4	35	0.0	0.0	6	44	6	44	0.0	0.0
R4/31	W6/31	WARDROBE	2	24	2	24	0.0	0.0	2	24	2	24	0.0	0.0
R5/31	W2/31	LKD	10	40	10	40	0.0	0.0						
R5/31	W3/31	LKD	6	29	6	29	0.0	0.0	10	41	10	41	0.0	0.0
R1/32	W1/32	STUDIO	21	58	21	56	0.0	3.4						
R1/32	W2/32	STUDIO	11	44	11	43	0.0	2.3	21	62	21	61	0.0	1.6

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SUNLIGHT ANALYSIS

124 High Street, Ruislip, London

Mirror VS Proposed Scheme 05/06/24

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R3/32	W4/32	BATHROOM	11	52	11	52	0.0	0.0						
R3/32	W5/32	BATHROOM	8	48	8	48	0.0	0.0	11	53	11	53	0.0	0.0
R4/32	W6/32	WARDROBE	3	30	3	30	0.0	0.0	3	30	3	30	0.0	0.0
R3/43	W3/43	BEDROOM	2	18	2	18	0.0	0.0						
R3/43	W4/43	BEDROOM	24	66	24	66	0.0	0.0	24	66	24	66	0.0	0.0
120 High Street														
R1/11	W1/11	BEDROOM	23	61	20	57	13.0	6.6						
R1/11	W2/11	BEDROOM	23	72	21	70	8.7	2.8	24	73	22	71	8.3	2.7
R2/11	W3/11	BATHROOM	20	72	20	72	0.0	0.0	20	72	20	72	0.0	0.0
8 Poplars Close														
R1/20	W1/20	LIVINGROOM	11	34	11	30	0.0	11.8						
R1/20	W2/20	LIVINGROOM	24	63	24	61	0.0	3.2						
R1/20	W3/20	LIVINGROOM	25	60	24	59	4.0	1.7						

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SUNLIGHT ANALYSIS

124 High Street, Ruislip, London

Mirror VS Proposed Scheme 05/06/24

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/20	W16/20	LIVINGROOM	2	10	2	10	0.0	0.0	27	77	26	71	3.7	7.8
R2/20	W4/20	HALL	24	70	24	63	0.0	10.0	24	70	24	63	0.0	10.0
R3/20	W5/20	KD	25	72	25	70	0.0	2.8						
R3/20	W14/20	KD	0	0	0	0	-	-						
R3/20	W15/20	KD	1	8	1	8	0.0	0.0	26	80	26	78	0.0	2.5
R7/20	W17/20		22	55	22	52	0.0	5.5						
R7/20	W18/20		20	51	20	49	0.0	3.9	22	55	22	52	0.0	5.5
R1/21	W4/21	BEDROOM	13	47	11	40	15.4	14.9						
R1/21	W5/21	BEDROOM	25	77	25	73	0.0	5.2						
R1/21	W6/21	BEDROOM	25	63	25	63	0.0	0.0	25	79	25	75	0.0	5.1
R2/21	W7/21	BEDROOM	22	69	22	66	0.0	4.3	22	69	22	66	0.0	4.3
R3/21	W8/21	BEDROOM	16	54	15	49	6.3	9.3						
R3/21	W9/21	BEDROOM	26	80	25	75	3.8	6.3						
R3/21	W10/21	BEDROOM	25	67	25	67	0.0	0.0	26	84	25	78	3.8	7.1

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SUNLIGHT ANALYSIS

124 High Street, Ruislip, London

Mirror VS Proposed Scheme 05/06/24

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R2/22	W2/22	BEDROOM	27	82	26	80	3.7	2.4	27	82	26	80	3.7	2.4
10 Poplars Close														
R4/20	W6/20	KD	25	73	25	71	0.0	2.7						
R4/20	W12/20	KD	2	9	2	9	0.0	0.0						
R4/20	W13/20	KD	0	0	0	0	-	-	27	82	27	80	0.0	2.4
R5/20	W7/20	HALL	25	76	25	74	0.0	2.6	25	76	25	74	0.0	2.6
R6/20	W8/20	LIVINGROOM	26	78	26	76	0.0	2.6						
R6/20	W9/20	LIVINGROOM	20	49	20	49	0.0	0.0						
R6/20	W10/20	LIVINGROOM	16	42	16	42	0.0	0.0						
R6/20	W11/20	LIVINGROOM	9	33	9	33	0.0	0.0	28	94	28	92	0.0	2.1
R4/21	W11/21	BEDROOM	23	73	22	69	4.3	5.5	23	73	22	69	4.3	5.5
R5/21	W12/21	BEDROOM	15	54	15	53	0.0	1.9						
R5/21	W13/21	BEDROOM	26	81	25	79	3.8	2.5						
R5/21	W14/21	BEDROOM	26	68	26	68	0.0	0.0	27	86	26	84	3.7	2.3

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SUNLIGHT ANALYSIS

124 High Street, Ruislip, London

Mirror VS Proposed Scheme 05/06/24

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R6/21	W1/21	BEDROOM	9	36	9	36	0.0	0.0						
R6/21	W2/21	BEDROOM	22	63	22	63	0.0	0.0						
R6/21	W3/21	BEDROOM	24	65	24	65	0.0	0.0						
R6/21	W15/21	BEDROOM	27	80	27	79	0.0	1.3	29	96	29	95	0.0	1.0
R1/22	W1/22	BEDROOM	27	82	27	82	0.0	0.0	27	82	27	82	0.0	0.0
R3/22	W3/22	STUDY	27	85	27	85	0.0	0.0	27	85	27	85	0.0	0.0
118 High Street														
R1/50	W1/50		13	37	11	35	15.4	5.4	13	37	11	35	15.4	5.4

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Appendix 3:
Sunlight Amenity (Overshadowing) Results

Sources: Andreas Georgiou t/a Giad
Proposed Info (received 20/03/24)
122HS PA-01 - 04.pdf
122HS PA-100 - 104.pdf

Key:
- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight
- 50% Percentage of area with more than 2 hours of direct sunlight

Project: 122-124 High Street
Ruislip
London

Title: BRE 2hr Sunlight Analysis
Existing vs Proposed Scheme 20/03/24
Illustrative Massing Scheme
21st March

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
XX	XX	DF	1:200 @A3	JUNE 24	P3615/SHA/01	03

Appendix 4:
Window Maps

Sources: Andreas Georgiou t/a Giad
Proposed Info (received 20/03/24)
122HS PA-01 - 04.pdf
122HS PA-100 - 104.pdf

Key:

Project: 122-124 High Street
Ruislip
London

Title: Window Locations
120 High Street

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
XX	XX	DF	NTS @A3	JUNE 24	P3615/WM/02	03

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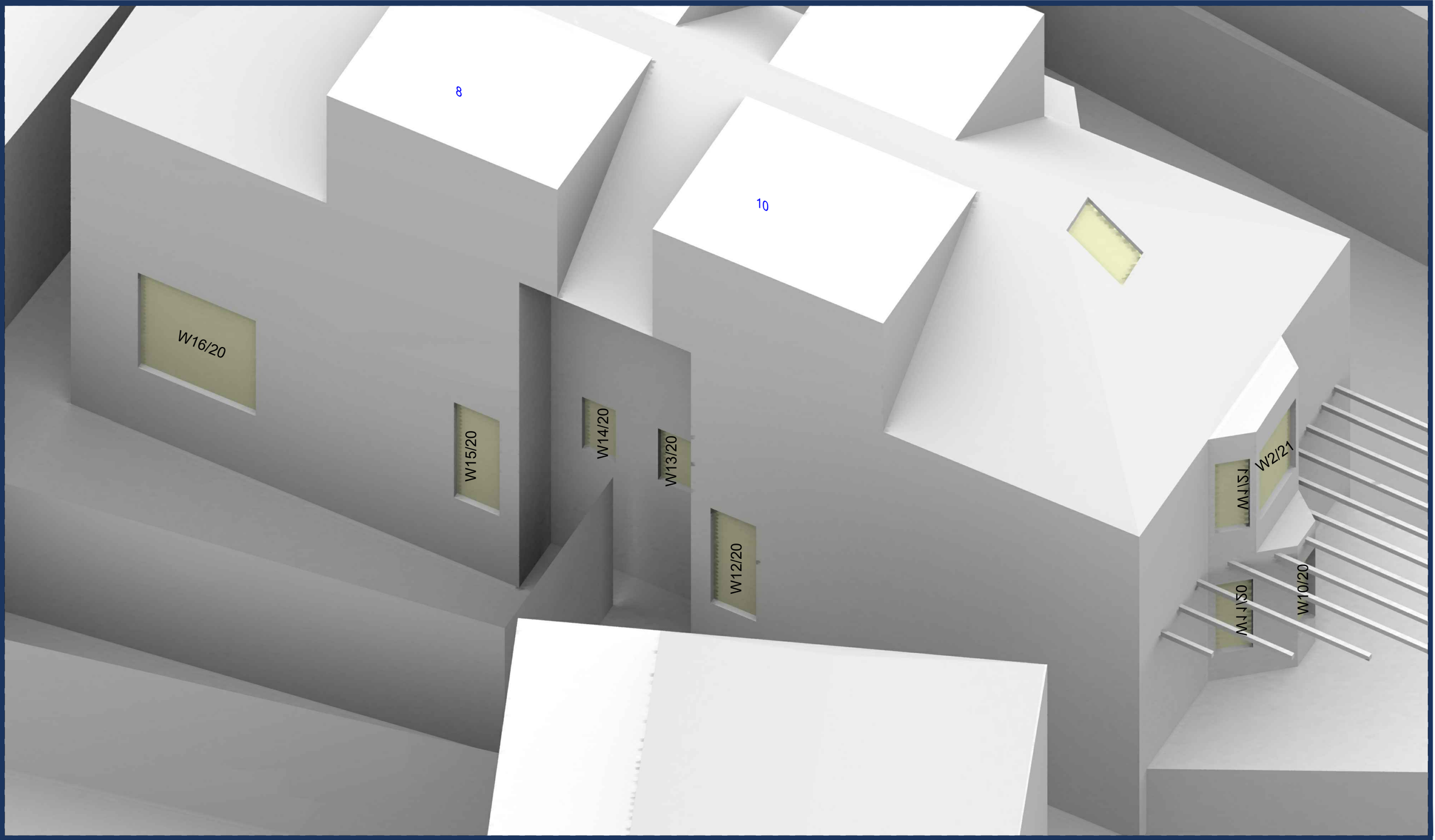

Sources: Andreas Georgiou t/a Giad
Proposed Info (received 20/03/24)
122HS PA-01 - 04.pdf
122HS PA-100 - 104.pdf

Key:

Project: 122-124 High Street
Ruislip
London

Title: Window Locations
8,10 Poplars Close

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
XX	XX	DF	NTS @A3	JUNE 24	P3615/WM/03	03

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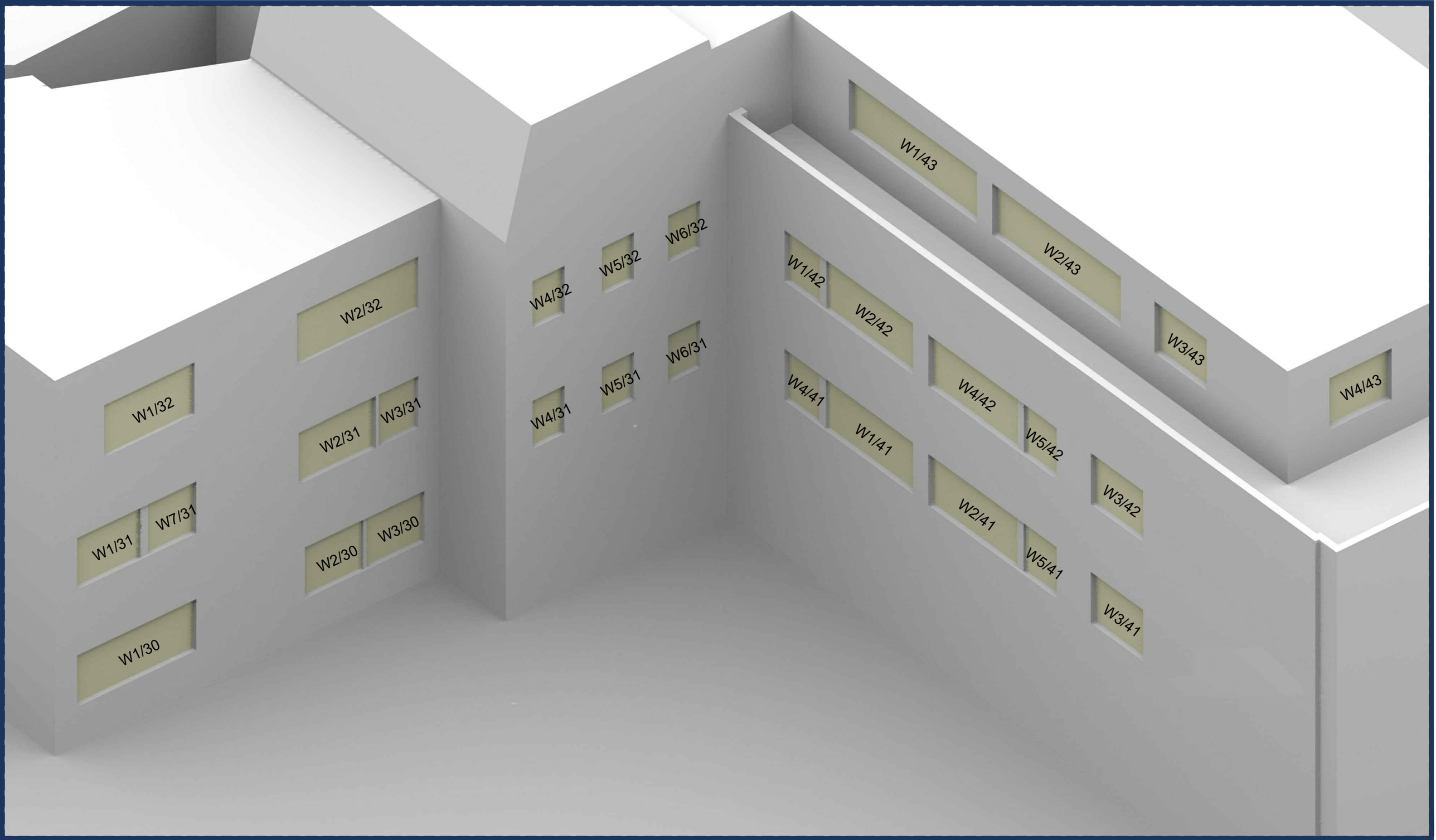

Sources: Andreas Georgiou t/a Giad
Proposed Info (received 20/03/24)
122HS PA-01 - 04.pdf
122HS PA-100 - 104.pdf

Key:

Project: 122-124 High Street
Ruislip
London

Title: Window Locations
130 High Street

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
XX	XX	DF	NTS @A3	JUNE 24	P3615/WM/04	03

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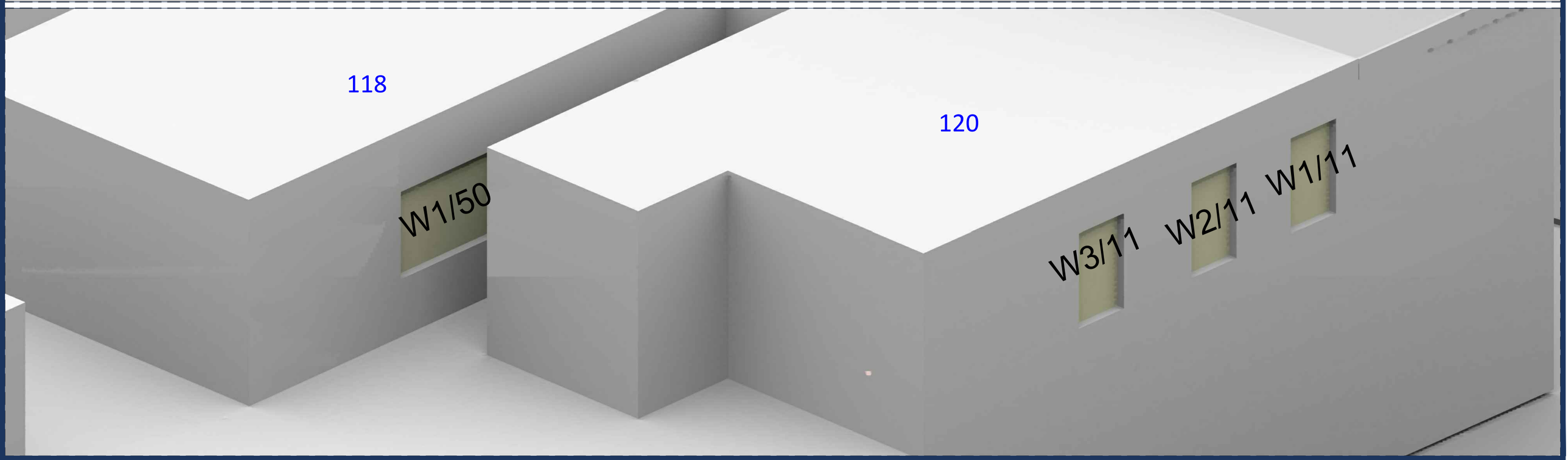

Sources: Andreas Georgiou t/a Giad
Proposed Info (received 20/03/24)
122HS PA-01 - 04.pdf
122HS PA-100 - 104.pdf

Key:

Project: 122-124 High Street
Ruislip
London

Title: Window Locations

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
XX	XX	DF	NTS @A3	JUNE 24	P3615/WM/05	03

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