

122-124 HIGH STREET, RUISLIP

DAYLIGHT AND SUNLIGHT REPORT

CLIENT: NEXUS PLANNING
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VERSION: V1
PROJECT: 3615

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1 Introduction

- 1.1 Nexus Planning have instructed Point 2 to assess the daylight and sunlight impact of the proposed development at 122-124 High Street, Ruislip (the “Proposed Development”) on the neighbouring properties, and internally to the scheme itself.
- 1.2 The analysis has been based on the scheme drawings by GIAD, a 3D Zmapping model of the surrounding context, and any relevant surrounding property information obtained through our research and site imagery.
- 1.3 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 often used by local authorities to determine the acceptability of a proposal in terms of its daylight and sunlight.

2 Sources of Information

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

GIAD

- Proposed Scheme Information (received 17 October 2024)

Zmapping Ltd

- 3D Zmapping Model

Local Authority's Online Planning Portal

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

Valuation Office Agency

- Property Uses

3 Planning Policy

- 3.1 Below we have set out relevant sections from the planning policies and guidance documents as they are, in our opinion, the most pertinent in relation to daylight and sunlight matters and how we have approached the potential effects of the Proposed Development on surrounding properties.

NATIONAL PLANNING POLICY

National Planning Policy Framework (NPPF) 2023

- 3.2 The NPPF discusses the need to make efficient use of land and recognises that, in order to do so, it is necessary to take a flexible approach when it comes to considering daylight and sunlight. 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)

- 3.3 The London Plan was published in March 2021 and sets out the integrated economic, environmental, transport and social framework for the development of London.
- 3.4 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)

- 3.5 The Housing SPG emphasises the need to apply an appropriate degree of flexibility in relation to daylight and sunlight impacts on surrounding properties, as well as internally to new developments. The 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

- 3.6 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."

- 3.7 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."

4 Assessment Methodology

THE BRE GUIDELINES

- 4.1 The main reference document typically 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.
- 4.2 The BRE Guidelines is a document that is applied across the country. Due to its national application, the framework is a 'one size fits all' approach to the assessment of daylight and sunlight. Theoretically, the methodology and subsequent technical specification offered by the BRE Guidelines is applicable to all manner of built environments, ranging from villages to dense city centres, to areas where significant regeneration is taking place. Notwithstanding the stark disparity between these environments, the suggested target daylight and sunlight values remain consistent despite a suburban setting having very little in common with inner urban locations.
- 4.3 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."*
- 4.4 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 storerooms, 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

- 4.5 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 the case then there may be an adverse effect, and more detailed calculations are required to quantify the extent of any impact.
- 4.6 The BRE Guidelines provide two principal measures of daylight for assessing the impact on properties neighbouring a site, namely Vertical Sky Component (VSC) and No-Sky Line (NSL).

4.7 In terms of sunlight, we examine the Annual Probable Sunlight Hours (APSH) and in relation to sunlight amenity to gardens and amenity spaces, we apply the quantitative BRE overshadowing guidance.

4.8 These measures of daylight and sunlight are discussed in the following paragraphs.

Diffuse Daylight

4.9 **Vertical Sky Component (VSC)** – VSC is a measure of the direct skylight reaching a point from an overcast sky. It is the ratio of the illuminance at a point on a given vertical plane to the illuminance at a point on a horizontal plane due to an unobstructed sky.

4.10 The BRE guidelines state that if the VSC at the centre of a window is less than 27%, and it is less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the reduction in skylight will be noticeable, and the existing building may be adversely affected.

4.11 Where there are multiple windows serving a room, an overall VSC can be derived by weighting the VSC for each window in accordance with its window area. This method should not be used where the windows are more than 5m apart.

4.12 **No-Sky Line (NSL)** - NSL is a measure of the distribution of daylight within a room. It maps out the region within a room where light can penetrate directly from the sky, and therefore accounts for the size of and number of windows by simple geometry. It may be used where the room layouts are known.

4.13 The BRE suggest that the area of the working plane (set at 850mm above the floor) within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value (i.e. the proportional reduction in area should not be greater than 20%).

Sunlight

4.14 **Annual Probable Sunlight Hours (APSH)** - In relation to sunlight, the BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter.

4.15 Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%).

4.16 The BRE guidelines state that *'...all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block out too much sun. Normally loss of sunlight need not be analysed to kitchens and bedrooms....'*

4.17 In accordance with the BRE Guidelines we have not assessed bedrooms or kitchens for APSH. The APSH figures are calculated for each window, and where a room is served by more than one window the contribution of each is accounted for in the overall figures for the room. The criteria is applied to overall room-based figures.

Internal Daylight and Sunlight Criteria for New Builds

- 4.18 The BRE Guidelines set out their interior daylight recommendations in Appendix C of their document. They refer to the British Standard Daylight in Buildings BS EN17037 and its UK National Annex which sets out two criteria for assessing interior daylight. Daylight provision in new rooms may be checked using either of the methods in BS EN 17037. One is based on target illuminances from daylight to be achieved over specified fractions of the reference plane (a plane at table top height covering the room) for at least half of the daylight hours in a typical year. The other, alternative, method is based on calculating the daylight factors achieved over specified fractions of the reference plane. We have undertaken the assessment based on the illuminance method.
- 4.19 This method involves using climatic data for the location of the site (via the use of an appropriate, typical or average year, weather file within the software) to calculate the illuminance from daylight at each point on an assessment grid on the reference plane at an at least hourly interval for a typical year. There are 8760 hours in the year, of which 4380 are daylight hours, and therefore the targets should be achieved for 2190 hours in the year.
- 4.20 The UK National Annex gives illuminance recommendations of:
- 100 lux in bedrooms
 - 150 lux in living rooms
 - 200 lux in kitchens.
- 4.21 These are the median illuminances, to be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours. The recommended levels over 95% of a reference plane need not apply to dwellings in the UK.
- 4.22 The BRE Guidelines state in paragraph C17 that:
- “Where a room has a shared use, the highest target should apply. For example in a bed sitting room in student accommodation, the value for a living room should be used if students would often spend time in their rooms during the day. Local authorities could use discretion here. For example, the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design.”*
- 4.23 For internal sunlight, the BRE Guidelines state in paragraph 3.1.15:
- “In general a dwelling, or non-domestic building that has a particular requirement for sunlight, will appear reasonably sunlit provided:*
- *at least one main window wall faces within 90° of due south and*
 - *a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March. This is assessed at the inside centre of the window(s); sunlight received by different windows can be added provided they occur at different times and sunlight hours are not double counted.”*

- 4.24 It should be noted that BS EN 17037 recommends that a space should receive a minimum of 1.5 hours of direct sunlight on a selected date between 1 February and 21 March with cloudless conditions. We have therefore calculated the sunlight exposure for each unit on a date between 1 February and 21 March.

5 Alternative Target Values and Applying a Flexible Approach

- 5.1 As set out above, Planning Policy and the BRE Guidelines specify that the daylight and sunlight results be considered flexibly and in the context of the site. The important factor in all cases is whether the levels of daylight and sunlight are contextually 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 BRE Guidelines go on to state in paragraph 2.2.3:

“Note that numerical values given here are purely advisory. Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking more than its fair share of light. Appendix F gives further guidance.”

- 5.3 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. In particular, existing local precedents or recent planning consents may provide a good indication as to appropriate levels in the vicinity.

- 5.4 Appendix F of the BRE Guidelines advises on setting alternative target values. The BRE recommend that, in urban development locations, alternative baselines or lower target values may be used. Paragraph F1 states:

“These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location. Such alternative targets may be generated from the layout dimensions of existing development, or they may be derived from considering the internal layout and daylight needs of the proposed development itself.”

6 Assumptions

- 6.1 Uses of the surrounding properties have been based on research via the VOA website and also on external appearances to determine whether they are residential or commercial in use.
- 6.2 All property addresses are taken from the Land Registry MapSearch website or OS Map information.
- 6.3 We have obtained layouts for the following properties from the local planning portal and/or estate agency listings. Please note that we have not had access to the neighbouring properties in order to verify whether they layouts obtained are accurate.
- 10 Poplars Close
 - 14 Poplars Close
 - 120A High Street
 - 130 High Street
- 6.4 In accordance with normal working practice, where we have not been able to obtain layouts or gain access internally to the surrounding properties, 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 C.4m-5m for residential properties and 6m-8m for commercial properties, or half the building depth if this is less than these dimensions.
- 6.5 The following reflectance, transmittance, maintenance and framing values have been used in the internal daylight calculations:
- Transmittance (T): 0.68
 - Internal Surface Reflectance Values: 0.4 for floors, 0.8 for ceilings, and 0.7 for walls
 - External Surface Reflectance Values: 0.2 for exterior ground, 0.2 for exterior walls and obstructions
 - Maintenance Factor: 0.92 (urban)
 - Framing Factor: 0.8
- 6.6 BS EN 17037 section B.3.1 states that, *“the recommended values of reflectance for the major interior surfaces would be in the following ranges: ceiling 0.7 to 0.9; interior walls 0.5 to 0.8; floor 0.2 to 0.4.”* Paragraph C24 of the BRE Guidelines states, *“Where surface finishes have been specified or measured on site, they can be used in the calculations with appropriate factors for maintenance and furniture. To allow for these factors, maximum reflectance for white painted surfaces in the calculations should not exceed 0.8 indoors, and 0.6 outdoors. Maximum reflectance for light pastel walls should not exceed 0.7 in the calculations, and maximum reflectance for light wood floors should not exceed 0.4.”*

7 Site Context and Scope of Assessment

7.1 The existing site and Proposed Development can be seen in the images below.

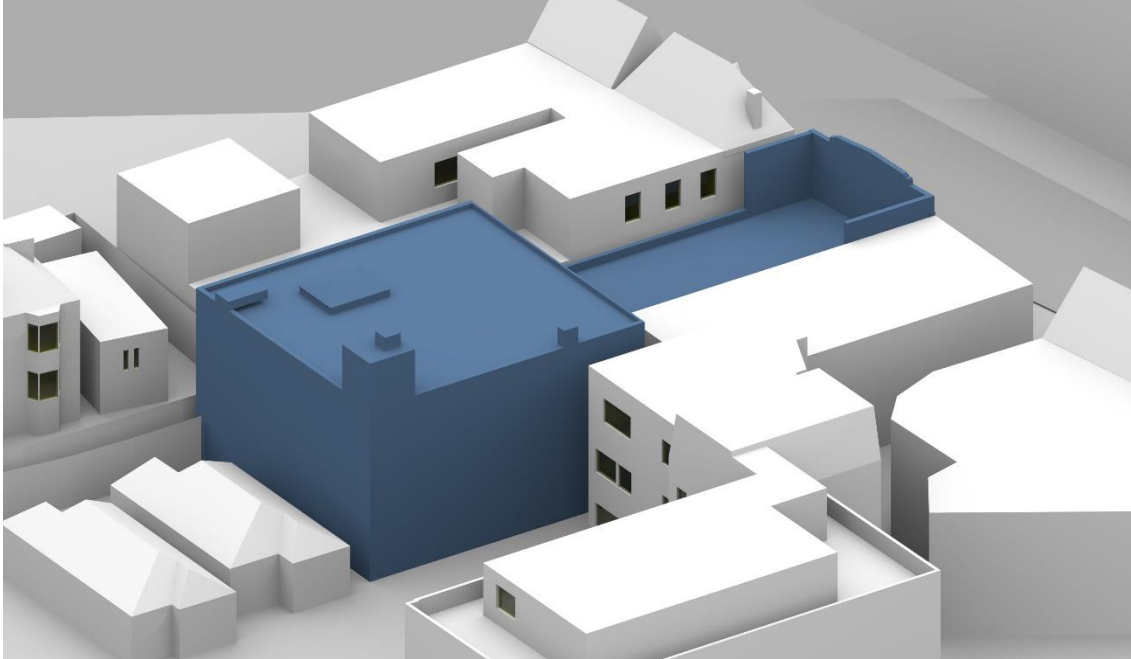


Image 1: The Existing Site

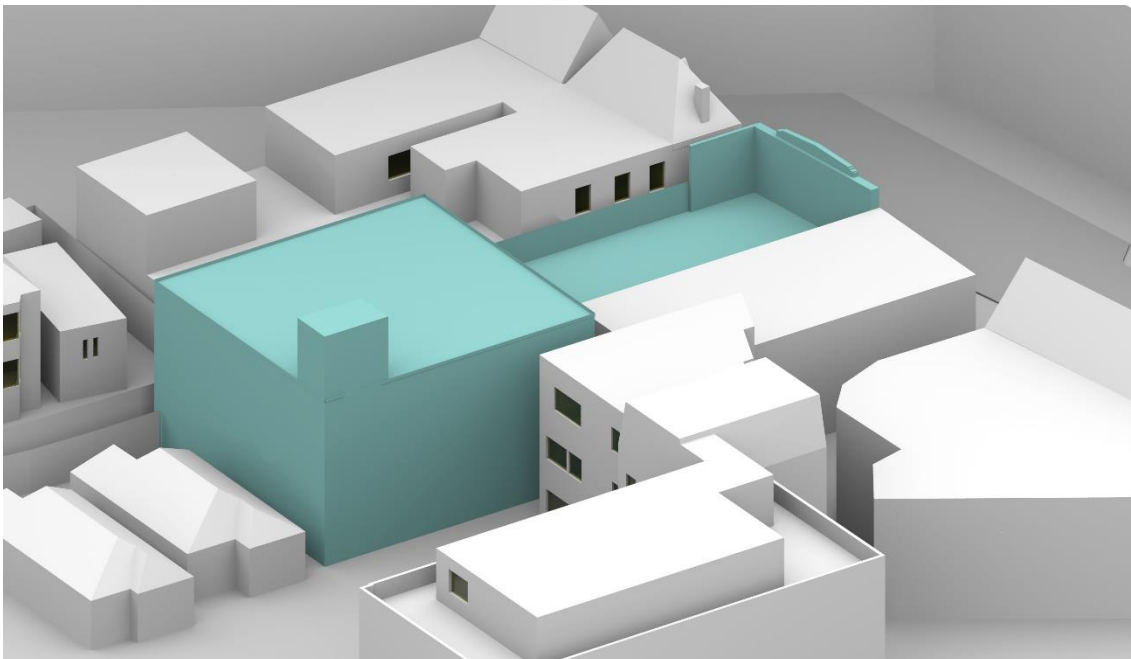


Image 2: The Proposed Development

7.2 In terms of daylight and sunlight, the following properties were analysed due to their sensitive use and 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.

7.3 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

8 Daylight and Sunlight Assessment Results to Surrounding Properties

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 Internal Daylight and Sunlight Analysis

- 9.1 The results of the internal daylight and sunlight analysis are included in Appendix 3. The methodologies and target values are detailed above in Section 4.
- 9.2 The results of the internal daylight and sunlight analysis are included in Appendix 3. We have assessed the internal daylight within the scheme using the illuminance method.

RESULTS

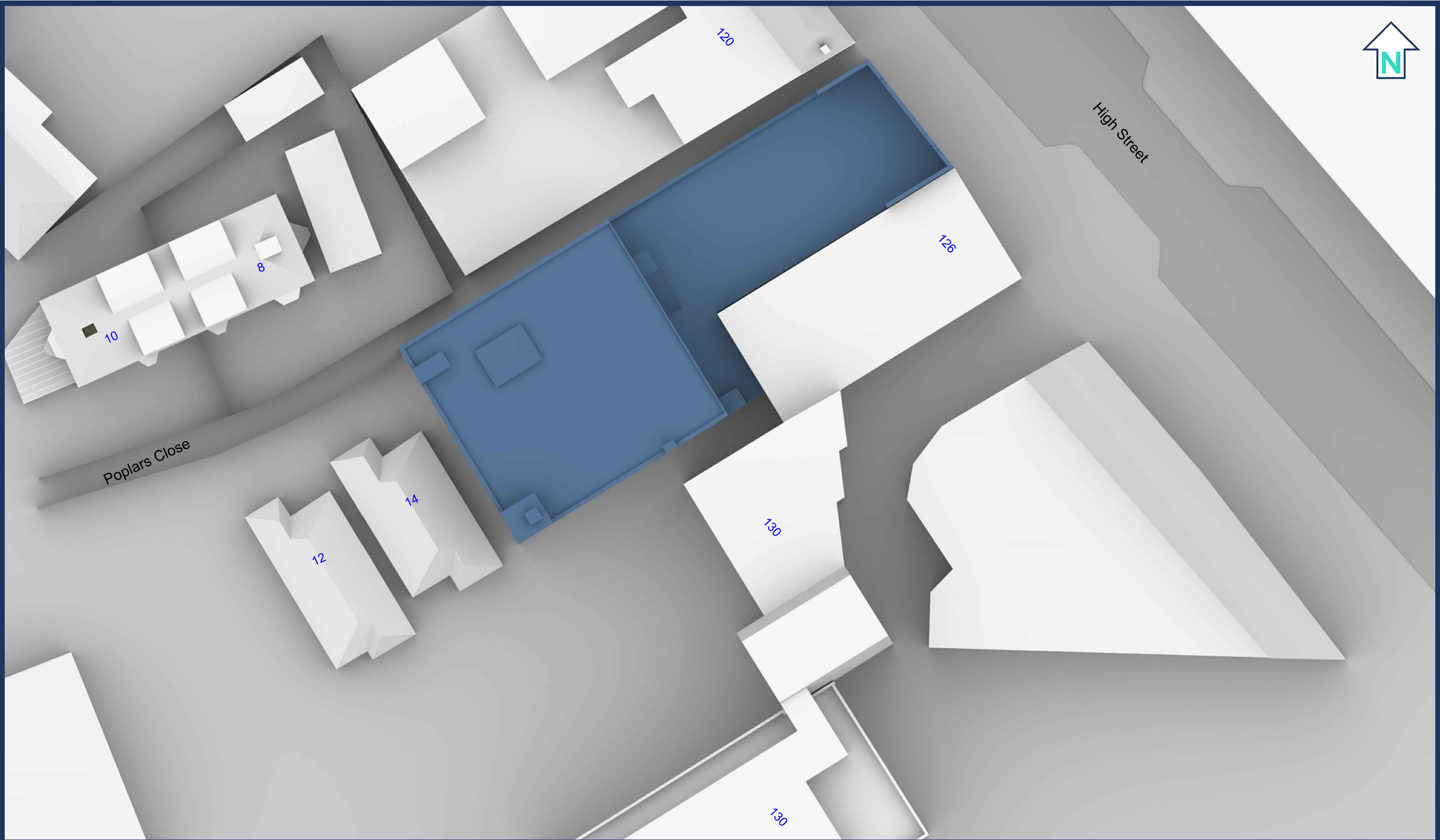
- 9.3 Internally to the proposal all rooms will meet target daylight Illuminance (lux.) levels recommended for their room use within the BRE Guidelines
- 9.4 All six apartments analysed within the proposal achieve the recommended sunlight levels.

10 Conclusions

- 10.1 Nexus Planning have instructed Point 2 to assess the daylight and sunlight impact of the Proposed Development on the neighbouring residential properties, 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 often used by local authorities 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 Internally to the proposal all rooms will meet target daylight Illuminance (lux.) levels recommended for their room use within the BRE Guidelines
- 10.5 All proposed flats will meet the recommendations for sunlight set out within the BRE Guidelines.

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:
XX

Date:
XX

Drawn By:
DF

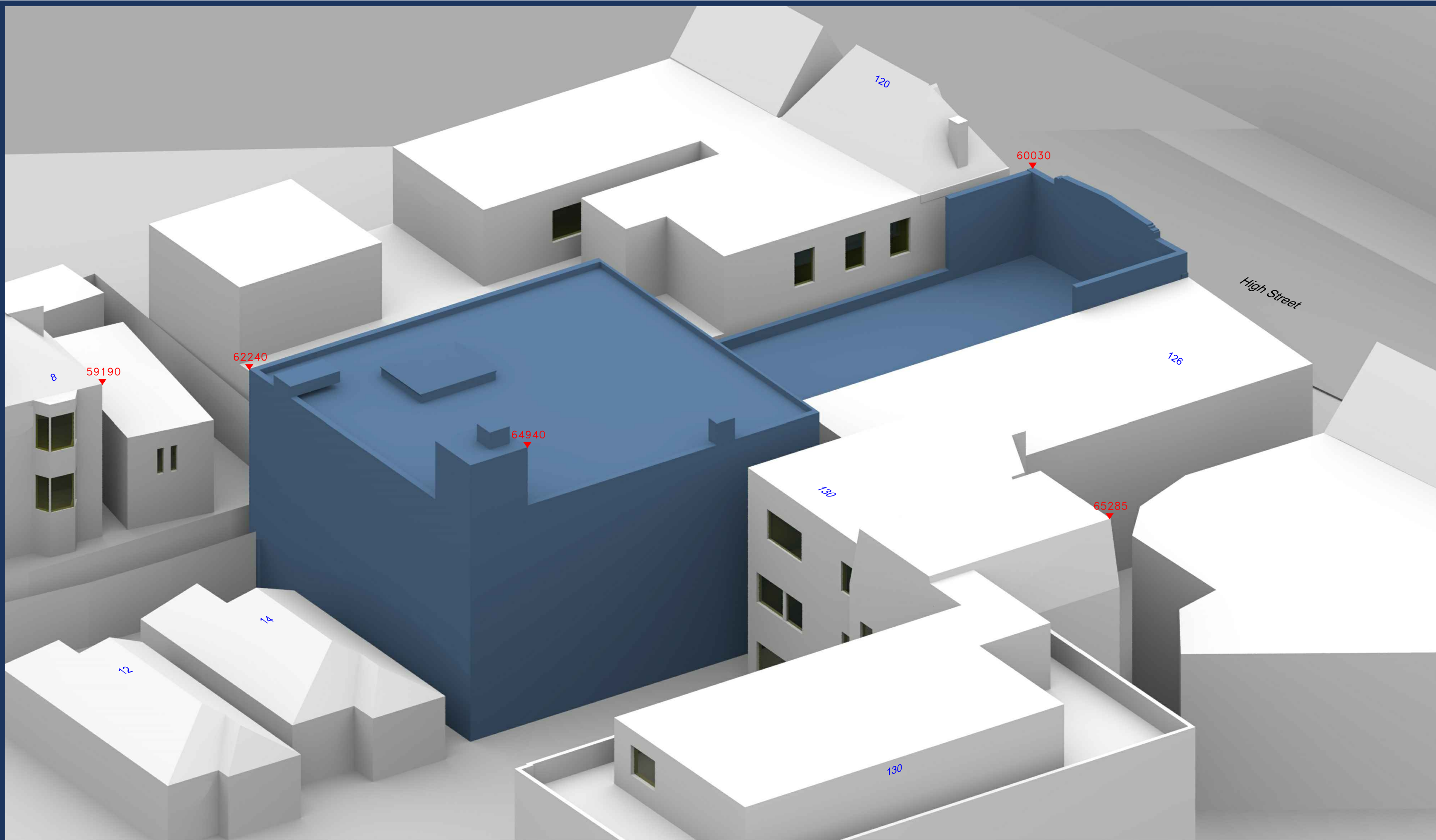
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Date:
JUNE 24

Dwg No:
P3615/01

Rel:
03





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:

XX

Date:

XX

Drawn By:

DF

Scale:

NTS @A3

Date:

JUNE 24

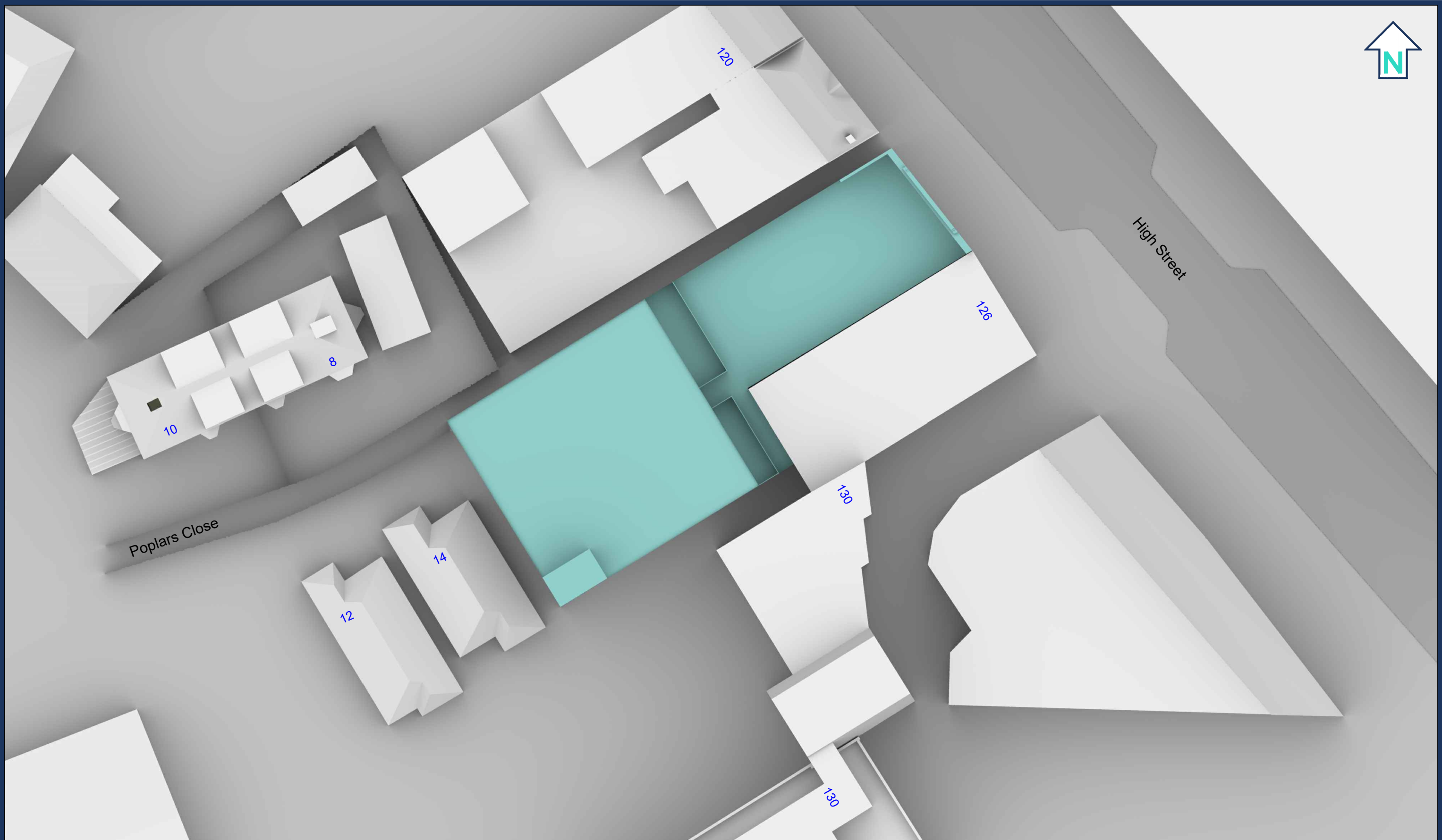
Dwg No:

P3615/02

Rel:

03





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 (16.10.24)

Scheme Confirmed:

XX

Date:

XX

Drawn By:

ST

Scale:

1:250 @A3

Date:

NOV 05

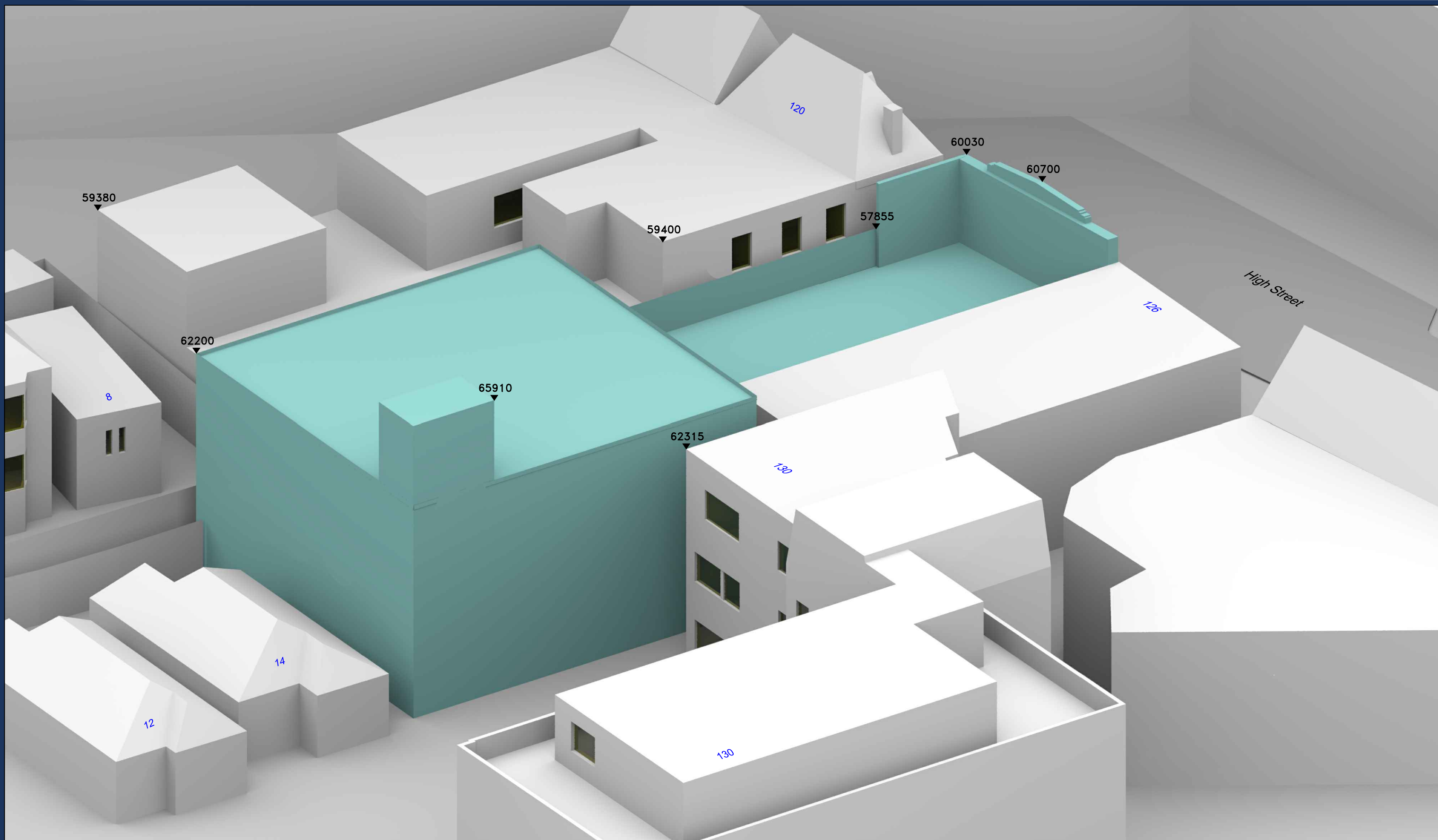
Dwg No:

P3615/09

Rel:

04





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: 3D View
Proposed Scheme (16.10.24)

All Heights in mm AOD

Scheme Confirmed:

XX

Date:

XX

Drawn By:

ST

Scale:

NTS @A3

Date:

NOV 05

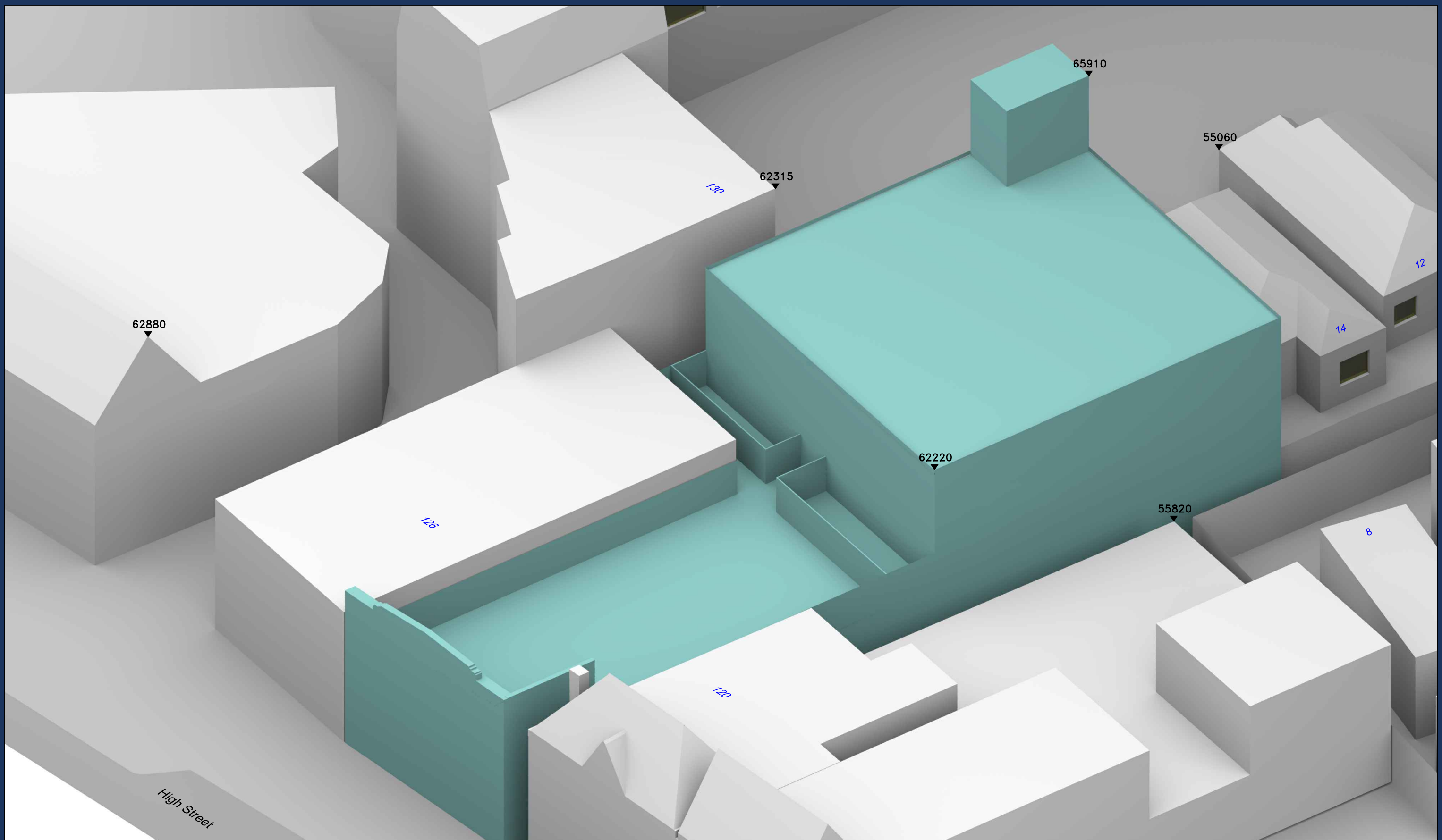
Dwg No:

P3615/10

Rel:

04





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

Scheme Confirmed:

XX

Date:

XX

Project:

122-124 High Street
Ruislip
London

Drawn By:

ST

Scale:

NTS @A3

Date:

NOV 05

Title:

3D View
Proposed Scheme (16.10.24)

Dwg No:

P3615/11

Rel:

04



Appendix 2:

Daylight and Sunlight Results for
Neighbouring Properties



DAYLIGHT ANALYSIS

124 High Street, Ruislip, London
Mirror VS Proposed Scheme 05/06/24

DAYLIGHT

AVERAGE VSC

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
130 High Street						
R1/30	HALL	W1/30				
R1/30	HALL	W2/30	25.31	25.07	0.25	0.97
R2/30	WC	W3/30	23.93	23.71	0.22	0.92
R1/31	BEDROOM	W1/31	27.59	27.14	0.45	1.63
R2/31	BEDROOM	W7/31	29.64	29.18	0.46	1.55
R3/31	BATHROOM	W4/31				
R3/31	BATHROOM	W5/31	28.29	28.16	0.14	0.48
R4/31	WARDROBE	W6/31	22.47	22.38	0.09	0.40
R5/31	LKD	W2/31				
R5/31	LKD	W3/31	28.65	28.36	0.29	1.01
R1/32	STUDIO	W1/32				
R1/32	STUDIO	W2/32	33.22	32.76	0.46	1.38
R3/32	BATHROOM	W4/32				
R3/32	BATHROOM	W5/32	32.81	32.67	0.14	0.43
R4/32	WARDROBE	W6/32	26.38	26.29	0.09	0.34
R1/41	BEDROOM	W4/41	24.19	23.96	0.23	0.95
R2/41	LKD	W1/41	28.38	28.15	0.23	0.81
R3/41	LKD	W2/41	32.14	31.87	0.27	0.84
R4/41	LKD	W3/41	34.63	34.35	0.28	0.81
R5/41	BEDROOM	W5/41	33.61	33.39	0.22	0.65
R1/42	BEDROOM	W1/42	27.95	27.72	0.23	0.82
R2/42	LKD	W2/42	32.83	32.60	0.23	0.70
R3/42	LKD	W4/42	36.02	35.75	0.27	0.75



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
R4/42	LKD	W3/42	37.47	37.21	0.26	0.69
R5/42	BEDROOM	W5/42	36.92	36.71	0.21	0.57
R1/43	HALL	W1/43	36.97	36.82	0.15	0.41
R2/43	HALL	W2/43	38.87	38.70	0.17	0.44
R3/43	BEDROOM	W3/43	39.41	39.33	0.08	0.19
R3/43	BEDROOM	W4/43				
120 High Street						
R1/11	BEDROOM	W1/11	31.28	31.33	-0.05	-0.16
R1/11	BEDROOM	W2/11				
R2/11	BATHROOM	W3/11	33.23	33.56	-0.33	-0.99
8 Poplars Close						
R1/20	LIVINGROOM	W1/20	29.30	29.30	0.00	0.00
R1/20	LIVINGROOM	W2/20				
R1/20	LIVINGROOM	W3/20				
R1/20	LIVINGROOM	W16/20				
R2/20	HALL	W4/20	31.29	31.25	0.04	0.13
R3/20	KD	W5/20	30.60	30.57	0.03	0.10
R3/20	KD	W14/20				
R3/20	KD	W15/20				
R7/20		W17/20	25.60	25.66	-0.05	-0.21
R7/20		W18/20				
R1/21	BEDROOM	W4/21	31.45	31.45	0.00	0.01
R1/21	BEDROOM	W5/21				
R1/21	BEDROOM	W6/21				
R2/21	BEDROOM	W7/21	34.86	34.78	0.08	0.23
R3/21	BEDROOM	W8/21	32.45	32.41	0.03	0.10
R3/21	BEDROOM	W9/21				
R3/21	BEDROOM	W10/21				
R2/22	BEDROOM	W2/22	38.00	37.94	0.06	0.16



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				
R4/20	KD	W12/20				
R4/20	KD	W13/20	29.66	29.63	0.03	0.10
R5/20	HALL	W7/20	34.11	34.05	0.06	0.18
R6/20	LIVINGROOM	W8/20				
R6/20	LIVINGROOM	W9/20				
R6/20	LIVINGROOM	W10/20				
R6/20	LIVINGROOM	W11/20	32.16	32.14	0.03	0.08
R4/21	BEDROOM	W11/21	36.34	36.28	0.06	0.17
R5/21	BEDROOM	W12/21				
R5/21	BEDROOM	W13/21				
R5/21	BEDROOM	W14/21	33.51	33.47	0.05	0.15
R6/21	BEDROOM	W1/21				
R6/21	BEDROOM	W2/21				
R6/21	BEDROOM	W3/21				
R6/21	BEDROOM	W15/21	37.21	37.20	0.02	0.04
R1/22	BEDROOM	W1/22	38.40	38.34	0.06	0.16
R3/22	STUDY	W3/22	82.91	82.91	0.00	0.00
12 Poplars Close						
R3/40	BEDROOM	W4/40	27.71	27.72	-0.01	-0.04
R4/40	KITCHEN	W3/40	25.44	25.46	-0.02	-0.08
14 Poplars Close						
R1/40	KITCHEN	W1/40	19.82	19.85	-0.03	-0.15
R2/40	BEDROOM	W2/40	25.12	25.15	-0.03	-0.12
118 High Street						
R1/50		W1/50	16.04	16.08	-0.04	-0.25



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
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130 High Street

R1/30	HALL	147.3	122.1	120.9	1.2	1.0
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	86.8	1.4	1.6
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	270.3	0.0	0.0
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	138.9	0.0	0.0
R2/41	LKD	146.6	145.4	145.4	0.0	0.0
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	97.5	0.0	0.0
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	111.1	0.0	0.0
R1/21	BEDROOM	279.2	274.5	273.6	0.8	0.3
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

R4/20	KD	175.4	172.5	172.5	0.0	0.0
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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
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	85.0	-0.1	-0.1

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	137.2	0.0	0.0
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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
			Existing		Proposed			
			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
R2/30	W3/30	WC	6	29	6	29	0.0	0.0
R1/31	W1/31	BEDROOM	16	47	16	47	0.0	0.0
R2/31	W7/31	BEDROOM	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
R4/31	W6/31	WARDROBE	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
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
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
R4/32	W6/32	WARDROBE	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

120 High Street

R1/11	W1/11	BEDROOM	23	61	24	61	-4.3	0.0
R1/11	W2/11	BEDROOM	23	72	25	74	-8.7	-2.8
R2/11	W3/11	BATHROOM	20	72	21	73	-5.0	-1.4

8 Poplars Close



SUNLIGHT ANALYSIS

124 High Street, Ruislip, London
Mirror VS Proposed Scheme 05/06/24

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss
			Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/20	W1/20	LIVINGROOM	11	34	11	35	0.0	-2.9
R1/20	W2/20	LIVINGROOM	24	63	24	63	0.0	0.0
R1/20	W3/20	LIVINGROOM	25	60	24	59	4.0	1.7
R1/20	W16/20	LIVINGROOM	2	10	2	10	0.0	0.0
R2/20	W4/20	HALL	24	70	24	70	0.0	0.0
R3/20	W5/20	KD	25	72	25	72	0.0	0.0
R3/20	W14/20	KD	0	0	0	0	-	-
R3/20	W15/20	KD	1	8	1	8	0.0	0.0
R7/20	W17/20		22	55	22	56	0.0	-1.8
R7/20	W18/20		20	51	20	51	0.0	0.0
R1/21	W4/21	BEDROOM	13	47	12	46	7.7	2.1
R1/21	W5/21	BEDROOM	25	77	25	77	0.0	0.0
R1/21	W6/21	BEDROOM	25	63	25	63	0.0	0.0
R2/21	W7/21	BEDROOM	22	69	22	69	0.0	0.0
R3/21	W8/21	BEDROOM	16	54	16	54	0.0	0.0
R3/21	W9/21	BEDROOM	26	80	26	81	0.0	-1.3
R3/21	W10/21	BEDROOM	25	67	25	67	0.0	0.0
R2/22	W2/22	BEDROOM	27	82	27	82	0.0	0.0

10 Poplars Close

R4/20	W6/20	KD	25	73	25	73	0.0	0.0
R4/20	W12/20	KD	2	9	2	9	0.0	0.0
R4/20	W13/20	KD	0	0	0	0	-	-
R5/20	W7/20	HALL	25	76	25	76	0.0	0.0
R6/20	W8/20	LIVINGROOM	26	78	26	78	0.0	0.0
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



SUNLIGHT ANALYSIS

124 High Street, Ruislip, London
Mirror VS Proposed Scheme 05/06/24

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss
			Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R6/20	W11/20	LIVINGROOM	9	33	9	33	0.0	0.0
R4/21	W11/21	BEDROOM	23	73	22	72	4.3	1.4
R5/21	W12/21	BEDROOM	15	54	15	54	0.0	0.0
R5/21	W13/21	BEDROOM	26	81	25	80	3.8	1.2
R5/21	W14/21	BEDROOM	26	68	26	68	0.0	0.0
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	80	0.0	0.0
R1/22	W1/22	BEDROOM	27	82	27	82	0.0	0.0
R3/22	W3/22	STUDY	27	85	27	85	0.0	0.0

118 High Street

R1/50	W1/50		13	37	13	37	0.0	0.0
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Appendix 3:

Internal Daylight and Sunlight
Results Within Proposed
Development



BRE CBDM ANALYSIS

124 High Street, Ruislip, London
Proposed Scheme 05/06/24

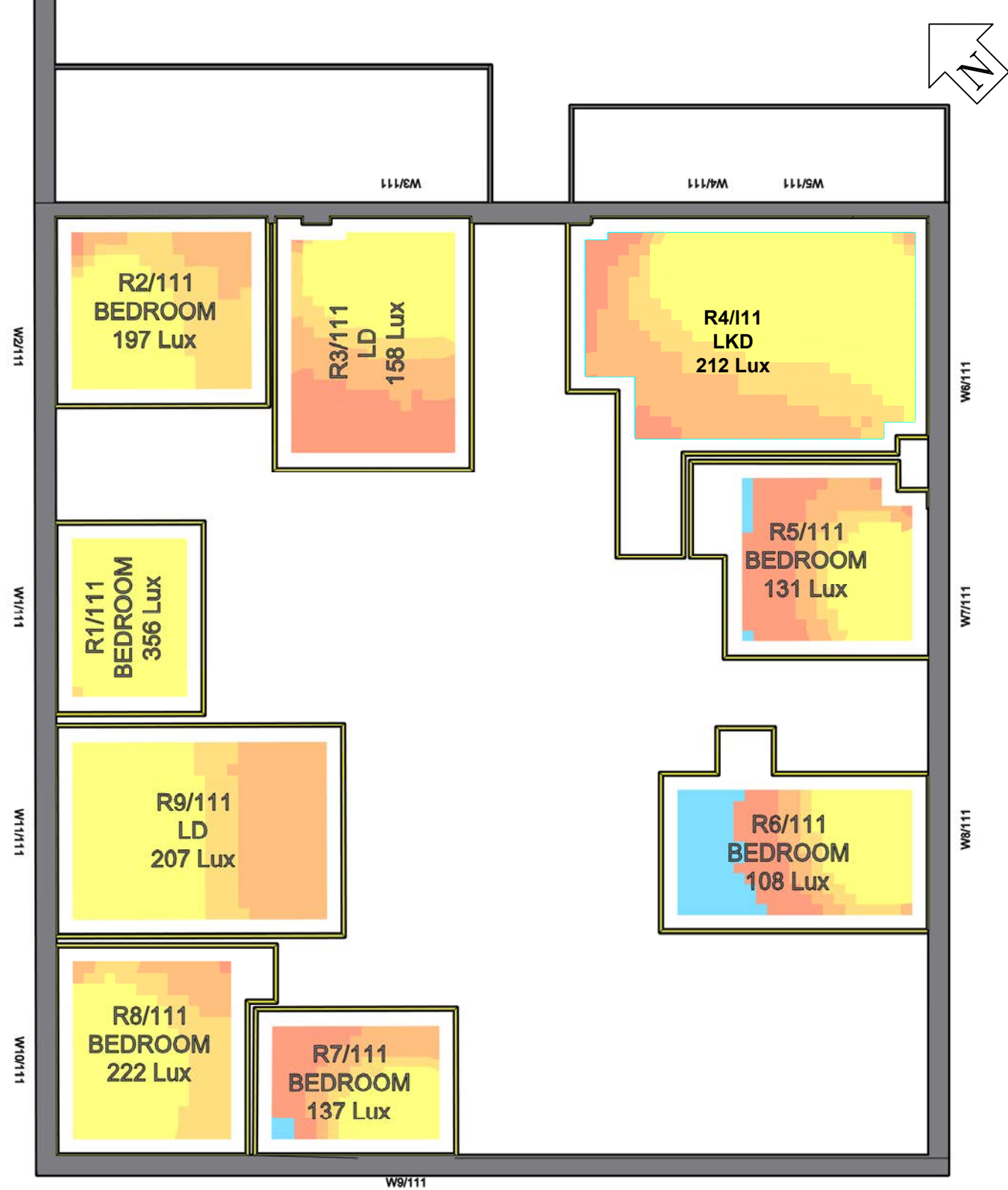
BRE CBDM ANALYSIS

Room Label	Flat No.	Room Use	Room Use Target Illuminance Lux	Median Illuminance Lux	BRE Compliant
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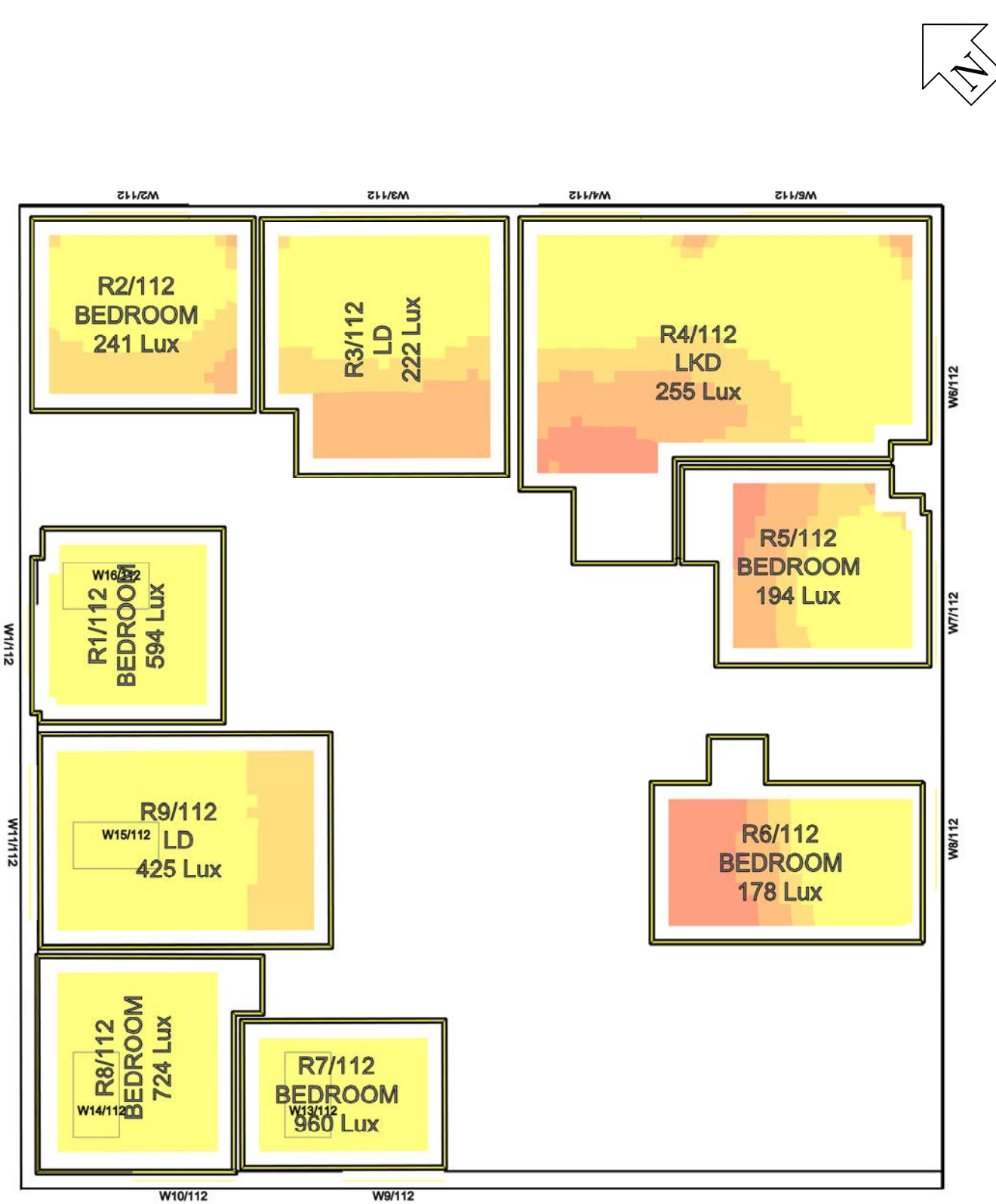
122-124 High Street Ruislip

R1/111	FLAT2	BEDROOM	100	355.9	✓
R2/111	FLAT2	BEDROOM	100	196.9	✓
R3/111	FLAT2	LD	150	157.9	✓
R4/111	FLAT3	LKD	150	212.4	✓
R5/111	FLAT3	BEDROOM	100	130.6	✓
R6/111	FLAT3	BEDROOM	100	107.8	✓
R7/111	FLAT1	BEDROOM	100	137.1	✓
R8/111	FLAT1	BEDROOM	100	222.2	✓
R9/111	FLAT1	LD	150	206.8	✓
R1/112	FLAT5	BEDROOM	100	594.3	✓
R2/112	FLAT5	BEDROOM	100	241.1	✓
R3/112	FLAT5	LD	150	221.6	✓
R4/112	FLAT6	LKD	150	255.3	✓
R5/112	FLAT6	BEDROOM	100	193.8	✓
R6/112	FLAT6	BEDROOM	100	178.2	✓
R7/112	FLAT4	BEDROOM	100	959.7	✓
R8/112	FLAT4	BEDROOM	100	724.4	✓
R9/112	FLAT4	LD	150	424.9	✓

100.0%



FIRST FLOOR



SECOND FLOOR

Sources: Surveyor Name Survey Info (received xx/xx/xx) File Name		Key: Daylight Illuminance (achieved for 50% of daylight hours)		Project: 122-124 High Street Ruislip London		Title: Climate Based Daylight Modelling (CBDM) Assessment Median Illuminance (LUX) Levels Proposed Scheme	
Architect Name Proposed Info (received xx/xx/xx) File Name		<div><div><50 Lux</div><div>>50 Lux</div><div>>100 Lux</div><div>>150 Lux</div><div>>200 Lux</div></div> <div>Median Illuminance (Lux) Levels shown for each room. Recommended Targets: Bedroom 100 Lux Living Room 150 Lux Kitchen 200 Lux</div>					
Scheme Confirmed: XX		Date: XX		Drawn By: ST		Scale: 1:100@A3	
				Date: Nov 08		Dwg No: P3615_CBDM_05	
						Rel: 04	





SUNLIGHT EXPOSURE ANALYSIS

124 High Street, Ruislip, LONDON
PROPOSED SCHEME 05/06/24

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Window Complies?	Room Complies?	Unit Complies?
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122-124 High Street Ruislip

FLAT1

R7/111	BEDROOM				21-Mar	4.1			✓
		W9/111	Westerly		21-Mar	4.1	✓	✓	
R8/111	BEDROOM				21-Mar	1.8			✓
		W10/111	Northerly		21-Mar	1.8	✓	✓	
R9/111	LD				21-Mar	1.8			✓
		W11/111	Northerly		21-Mar	1.8	✓	✓	

FLAT2

R1/111	BEDROOM				21-Mar	1.5			✓
		W1/111	Northerly		21-Mar	1.5	✓	✓	
R2/111	BEDROOM				21-Mar	1.4			✗
		W2/111	Northerly		21-Mar	1.4	✗	✗	
R3/111	LD				21-Mar	2.3			✓
		W3/111	Easterly		21-Mar	2.3	✓	✓	

FLAT3

R4/111	LKD				05-Feb	3.6			✓
		W4/111	Easterly		05-Feb	0.0	✗	✓	
		W6/111	Southerly		05-Feb	3.6	✓		
		W5/111	Easterly		05-Feb	0.0	✗		
R5/111	BEDROOM				19-Mar	6.0			✓
		W7/111	Southerly		19-Mar	6.0	✓	✓	
R6/111	BEDROOM				22-Feb	6.5			✓
		W8/111	Southerly		22-Feb	6.5	✓	✓	

FLAT4

R7/112	BEDROOM				21-Mar	11.6			✓
		W9/112	Westerly		21-Mar	7.7	✓	✓	
		W13/112	Westerly		21-Mar	10.8	✓		
R8/112	BEDROOM				21-Mar	11.6			✓
		W10/112	Westerly		21-Mar	7.7	✓	✓	
		W14/112	Westerly		21-Mar	10.8	✓		
R9/112	LD				21-Mar	11.1		✓	



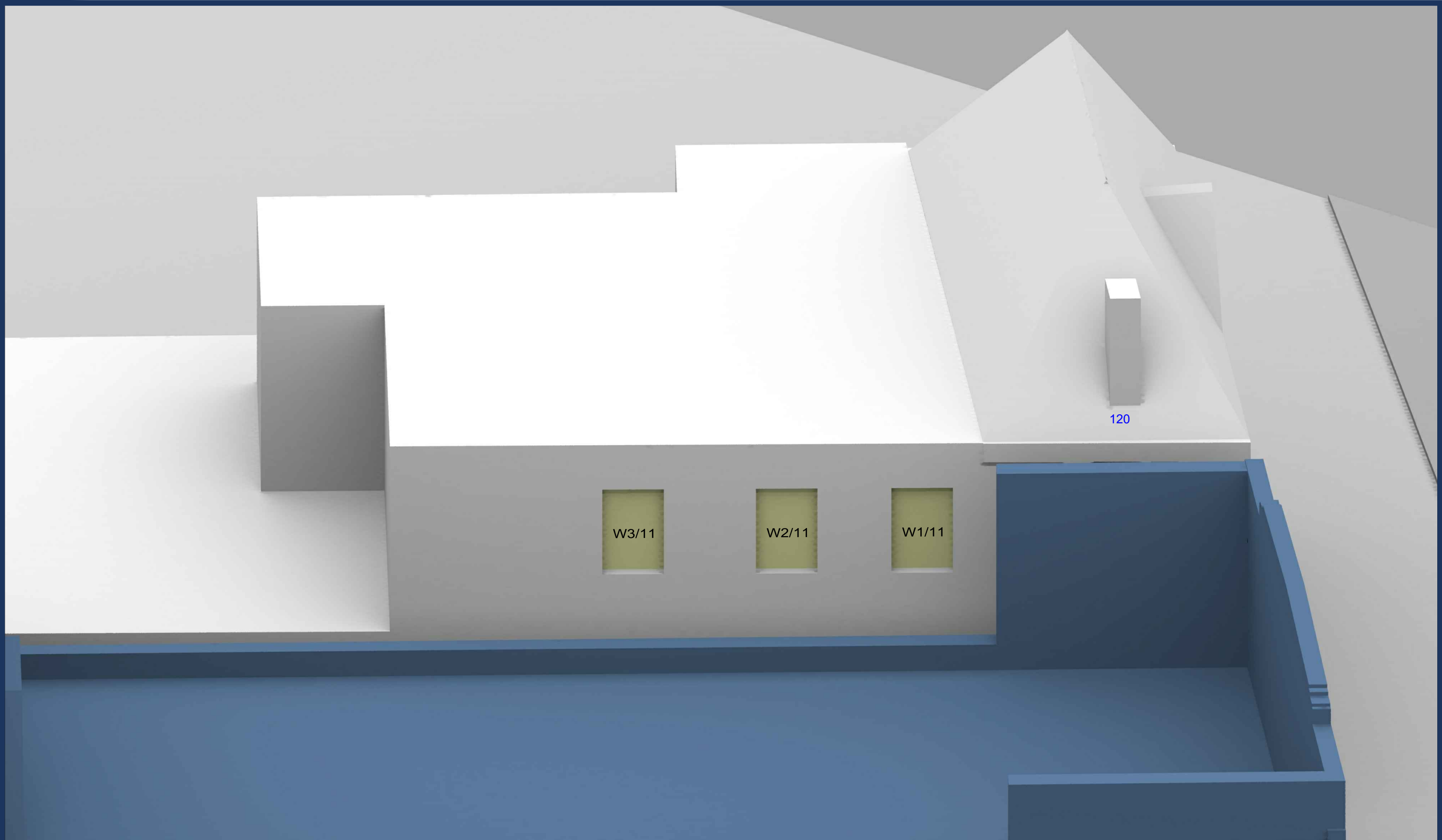
SUNLIGHT EXPOSURE ANALYSIS

124 High Street, Ruislip, LONDON
PROPOSED SCHEME 05/06/24

SUNLIGHT EXPOSURE

	Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Window Complies?	Room Complies?	Unit Complies?	
FLAT5				W15/112	Westerly	21-Mar	10.8	✓			
				W11/112	Northerly	21-Mar	2.2	✓			
		R1/112	BEDROOM			21-Mar	11.1		✓	✓	
				W1/112	Northerly	21-Mar	2.2	✓			
				W16/112	Westerly	21-Mar	10.8	✓			
		R2/112	BEDROOM			21-Mar	4.0		✓		
				W2/112	Easterly	21-Mar	4.0	✓			
		R3/112	LD			21-Mar	4.0		✓		
FLAT6				W3/112	Easterly	21-Mar	4.0	✓			
		R4/112	LKD			21-Mar	9.3		✓	✓	
				W6/112	Southerly	21-Mar	5.3	✓			
				W5/112	Easterly	21-Mar	2.7	✓			
				W4/112	Easterly	21-Mar	4.0	✓			
		R5/112	BEDROOM			13-Mar	7.2		✓		
				W7/112	Southerly	13-Mar	7.2	✓			
		R6/112	BEDROOM			21-Mar	8.2		✓		
				W8/112	Southerly	21-Mar	8.2	✓			
									88.5%	94.4%	100.0%
									88.5%	94.4%	100.0%

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:
XX

Date:
XX

Drawn By:
AWP

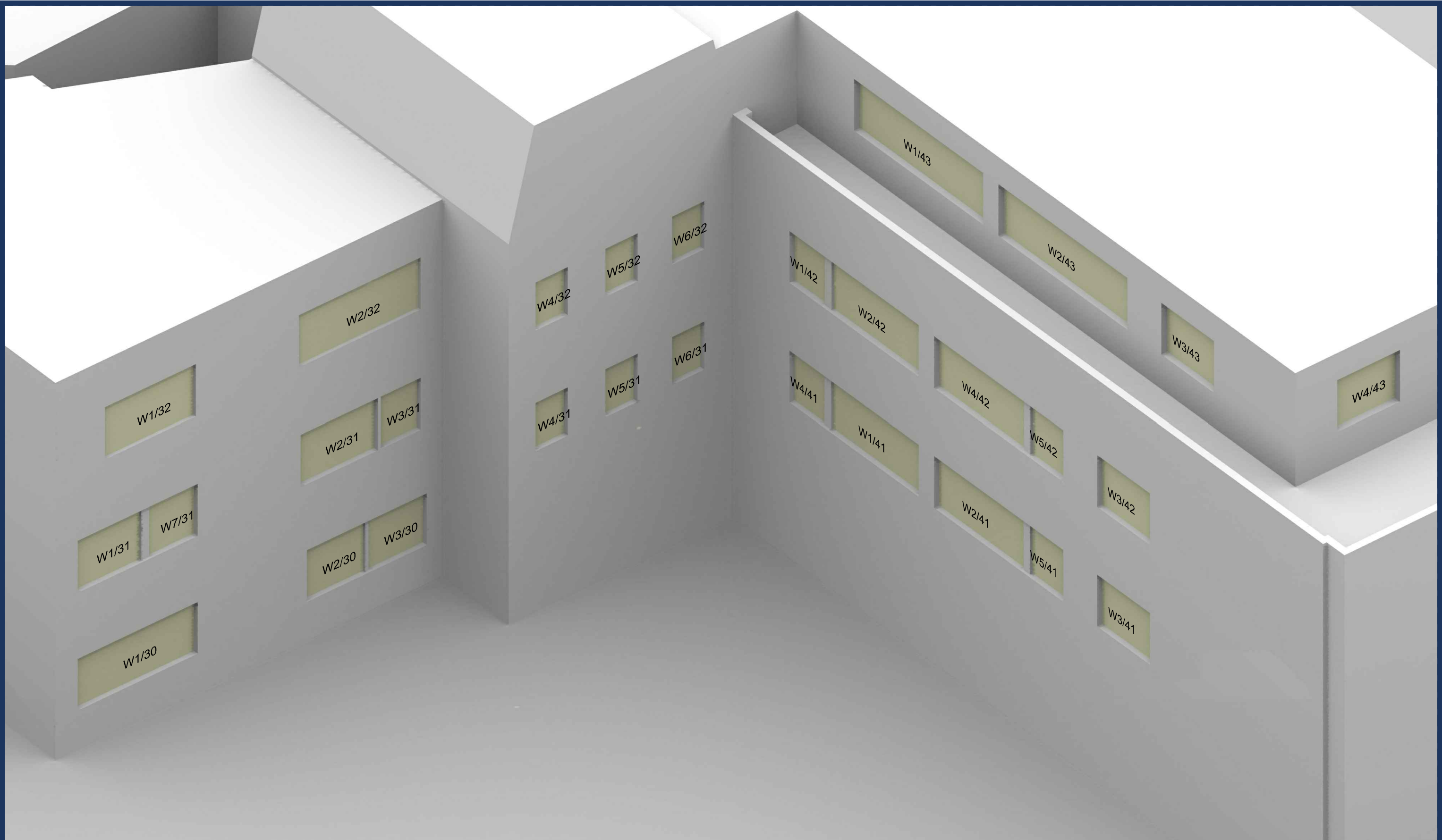
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NTS @A3

Date:
APR 24

Dwg No:
P3615/**WM/01**

Rel:
01





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:
XX

Date:
XX

Drawn By:
DF

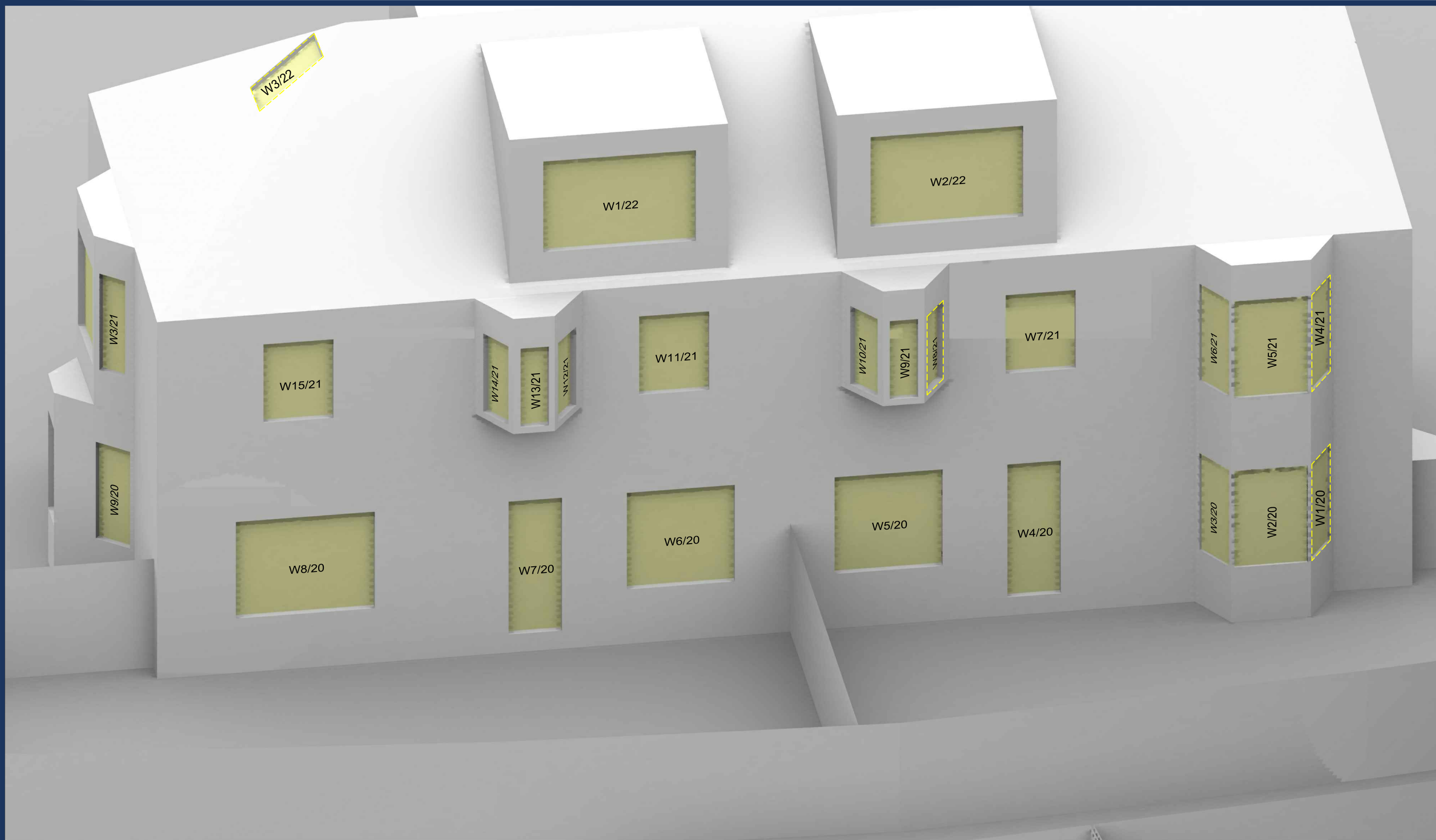
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Date:
JUNE 24

Dwg No:
P3615/WM/04

Rel:
03





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:
XX

Date:
XX

Drawn By:
AWP

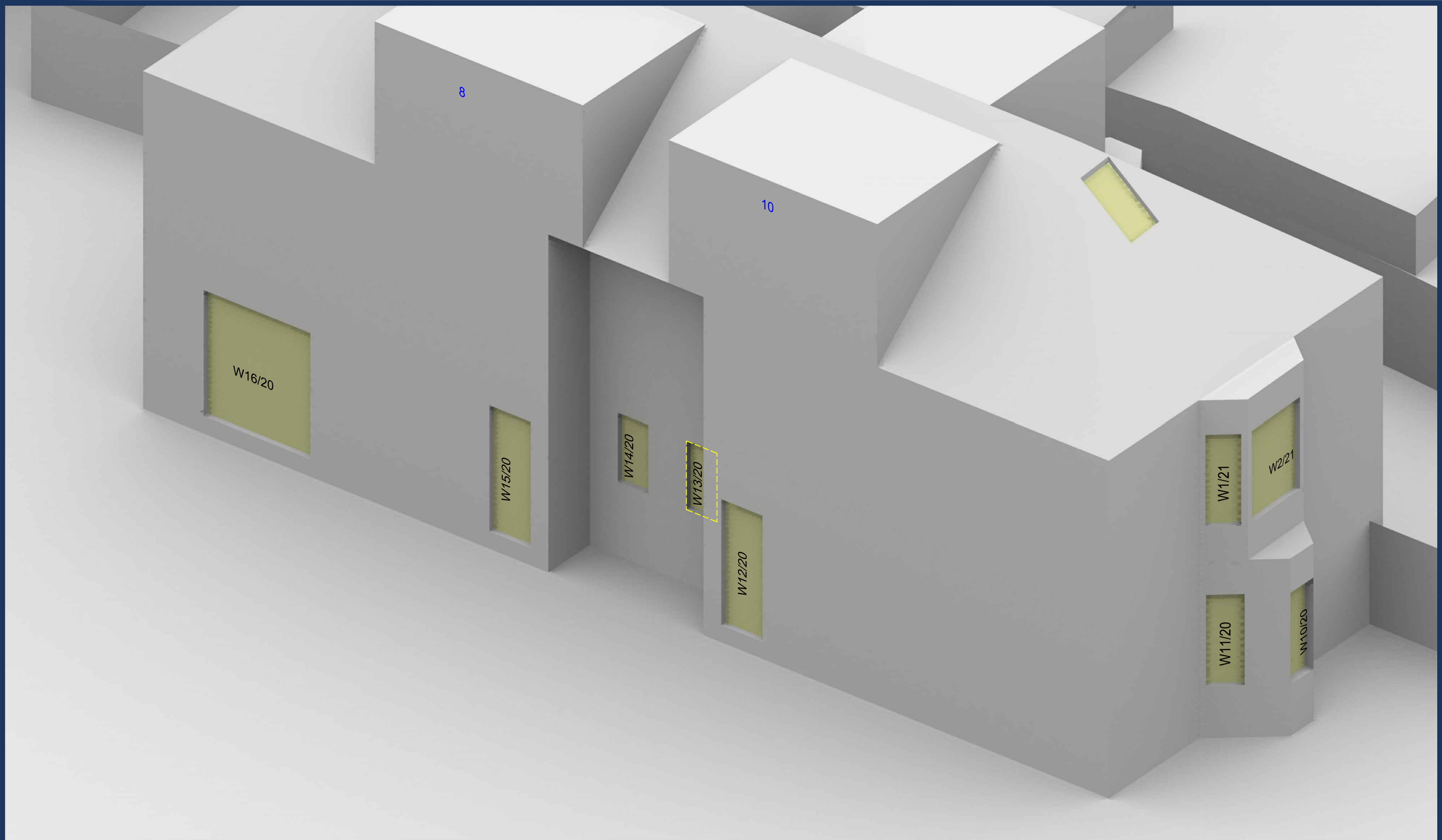
Scale:
NTS @A3

Date:
APR 24

Dwg No:
P3615/WM/02

Rel:
01





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:
XX

Date:
XX

Drawn By:
AWP

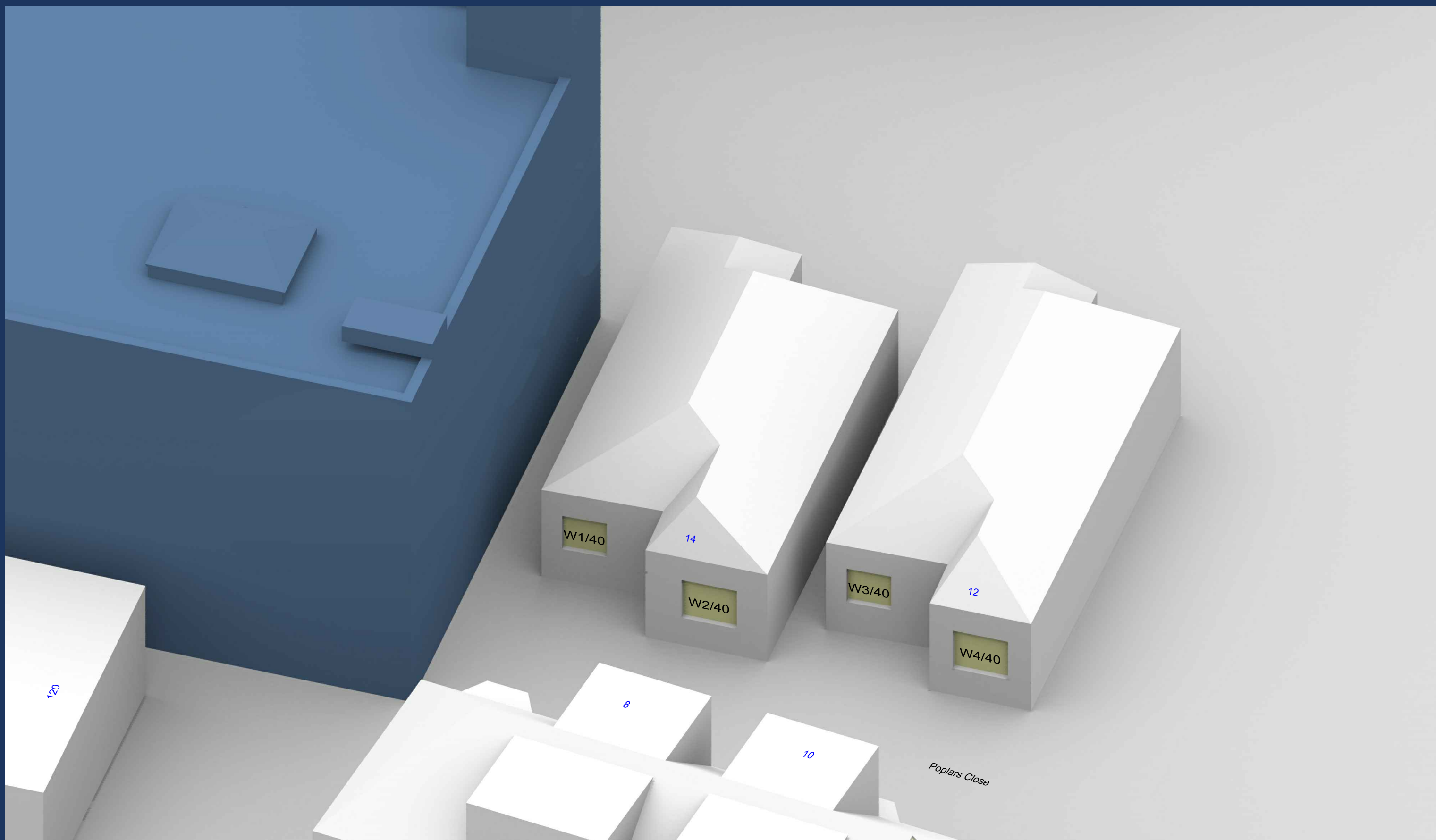
Scale:
NTS @A3

Date:
APR 24

Dwg No:
P3615/WM/03

Rel:
01





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
12,14 Poplars Close
Existing Baseline

Scheme Confirmed:
XX

Date:
XX

Drawn By:
AWP

Scale:
NTS @A3

Date:
APR 24

Dwg No:
P3615/WM/06

Rel:
01



