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DAYLIGHT & SUNLIGHT REPORT

54 High Street

Ruislip HA4 7AT

Our Ref: 6865

5 November 2025

Contents

Report details

Client:	Jupiter Investments Ltd, c/o Pelham Associates
Prepared by:	BA
Date of issue:	05/11/2025

1 Introduction

1.1.1 eb7 have been instructed to assess the effect of proposed development at 54 High Street, Ruislip on daylight and sunlight to the existing surrounding properties and neighbouring amenity spaces as well as daylight and sunlight within the proposal itself. These assessments consider the latest Oak Green Services Ltd scheme proposals dated September 2025.

1.1.2 The methodology and criteria used for these assessments is provided by Building Research Establishment's (BRE) guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (BRE 209 2nd edition, 2022).

1.1.3 In order to carry out an assessment, we have generated a 3D computer model (Test Environment) of the existing site, the key surrounding properties and the proposed scheme. Using this model and our specialist software, we have calculated the daylight and sunlight levels in both the existing and proposed conditions for the relevant neighbouring buildings.

1.1.4 As well as considering the daylight and sunlight to neighbouring properties, we have also quantified the overshadowing effects to neighbouring amenity areas and gardens, again considering both the existing and proposed conditions.

1.1.5 As the proposed development includes residential accommodation, the daylight and sunlight to rooms within the proposal has also been considered.

1.1.6 The numerical criteria suggested within the BRE guidelines has been applied to each of the assessments mentioned above. It is important to note that these guidelines are not a rigid set of rules but are advisory and need to be applied flexibly according to the specific context of a site.

2 Guidance

Site layout planning for daylight and sunlight: A guide to good practice', BRE 2022'

2.1.1 The Building Research Establishment (BRE) Report 209, *'Site layout planning for daylight and sunlight: A guide to good practice'*, is the reference document used by most local authorities for assessing daylight and sunlight in relation to new developments. Commonly referred to as 'the BRE guidelines', it provides various testing methodologies to calculate the potential light levels received by neighbours of a development site and provided within a proposed new development.

2.1.2 The guidance given within the BRE document makes direct reference to the British Standard BS EN17037 (2018) and the CIBSE (Chartered Institute of Building Services Engineers) guide LG10: Daylighting – a guide for designers (2014). It is intended to be used in conjunction with these documents, which provide guidance on the assessment of daylight and sunlight within new buildings.

2.1.3 The 2022 update to the BRE guidance was published on 9th June 2022. The assessment methodologies and target metrics in respect of the impacts to neighbouring properties remain broadly unchanged from the earlier guidance save for some areas of clarification. The primary change relates to the assessment of internal daylight and sunlight amenity within the proposed habitable accommodation. The new guidance reflects the British Standard BS EN17037, published in 2018, which was based on the relevant European Standard but included a 'National Annex' clarifying the proposed application of the new internal guidance within the UK.

2.1.4 Detailed guidance upon the updated internal amenity standards is set out below. It is however important to note that the standard set out in BS EN70137 / BRE 209 (2022) are generally harder to achieve than the previous Average Daylight Factor (ADF) assessments adopted under the 2011 version of the guidance. A lower compliance rate with the new targets does is not therefore indicative of a less acceptable scheme as the difference in the assessment metrics should be noted. This is particularly so in respect of urban development where a number of important design factors such as the provision of balcony private amenity space and limiting solar gain / overheating may lead to a trade-off against achieving higher internal amenity levels.

2.2 Detailed daylight assessments (neighbouring properties)

2.2.1 The guidance outlines detailed methods for calculating daylight to neighbours - the Vertical Sky Component (VSC) and the No-Skyline (NSL).

2.2.2 The VSC test measures the amount of sky that is visible to a specific point on the outside of a property, which is directly related to the amount of daylight that can be

received. It is measured on the outside face of the external walls, usually at the centre point of a window.

2.2.3 The NSL test calculates the distribution of daylight within rooms by determining the area of the room at desk / work surface height (the 'working plane') which can and cannot receive a direct view of the sky and hence 'sky light'. The working plane height is set at 850mm above floor level within residential property.

2.2.4 For the above methods, the guidance suggests that existing daylight may be noticeably affected by new development if: -

- Windows achieve a VSC below 27% and are reduced to less than 0.8 times their former value; and
- Levels of NSL within rooms are reduced to less than 0.8 times their former values.

2.2.5 Where rooms are greater than 5m in depth and lit from only one side, the guidance recognises that *"a greater movement of the no skyline may be unavoidable"* (page 16, paragraph 2.2.12).

2.3 Detailed sunlight assessments (neighbouring properties)

2.3.1 For sunlight, the Annual Probable Sunlight Hours (APSH) test calculates the percentage of probable hours of sunlight received by a window or room over the course of a year.

2.3.2 In assessing sunlight effects to existing properties surrounding a new development, only those windows orientated within 90° of due south, and which overlook the site require assessment. The main focus is on living rooms, with bedrooms and kitchens deemed less important.

2.3.3 The guidelines suggest that the main living rooms within new buildings should achieve at least 25% of annual sunlight hours, with 5% during the winter period. For neighbouring buildings, the guide suggests that occupiers will notice the loss of sunlight if the APSH to main living rooms is both less than 25% annually (with 5% during winter) and that the amount of sunlight, following the proposed development, is reduced by more than 4%, to less than 0.8 times its former value.

2.4 Daylight to new buildings or consented developments (BRE2022)

2.4.1 The 2022 update to the BRE 209 document was published on June 9th, 2022. The new guidance reflects the UK National Annex of the British Standard: BS EN17037 (2018) and provides two methodologies for assessing the internal daylight amenity to new residential properties. These assessment methods are known as 'Daylight Illuminance' or 'Daylight Factor' and are described in more detail below:

Daylight Illuminance Assessment

2.4.2 The Daylight Illuminance method utilises climactic data for the location of the site,

based on a weather file for a typical or average year, to calculate the illuminance at points within a room on at least hourly intervals across a year. The illuminance is calculated across an assessment grid sat at the reference plane (usually desk height).

2.4.3 The guidance provides target illuminance levels that should be achieved across at least half of the reference plane for half of the daylight hours within a year.[1] The targets set out within the national annex are as follows:

- Bedrooms – 100 Lux
- Living Rooms – 150 Lux
- Kitchens – 200 Lux

2.4.4 For spaces with a shared use the higher target would generally apply such that it would be appropriate to adopt a target of 150 lux for a student bed sitting room if students would often spend time in their room during the day. The guidance notes that discretion should be used and, for example, a target of 150 lux may be appropriate in a Living / Kitchen / Dining Room within a modern flatted development where the kitchens are not 'habitable' space and small separate kitchens are to be avoided.

2.5 Sunlight to new buildings or consented developments (BRE2022)

2.5.1 In respect of direct sunlight, the 2022 BRE guidance reflects the BS EN 17037 recommendation 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. It is suggested that 21 March (equinox) be used for the assessment.

2.5.2 The BS EN 17037 criterion can be applied to all rooms of a unit, but it is preferable for the target to be achieved within a main living room. Rooms in all orientations may be assessed and the sunlight received by different windows may be added together providing there is no 'double-counting'.

2.5.3 Where a group of dwellings are planned the site layout and design should maximise the number of dwellings with main living rooms meeting these targets. It is also advised that a dwelling has at least one window wall facing within 90 degrees of due south.

2.6 Sunlight Amenity

2.6.1 The impact to overshadowing and the provision of sunlight to open spaces is assessed using the 'two hours sun contour' test. This quantifies at the proportion of

[1] The European Standard also includes a minimum illuminance target to be achieved over 95% of the reference plane however this need not apply to dwellings in the UK.

an open space that receives at least two hours of direct sunlight on the 21st March.

2.6.2 For an open space to be considered well sunlit throughout the year, the BRE guide suggests that at least 50% should receive two hours of direct sunlight on 21st March. If the area of an existing open space receiving two hours of sunlight is reduced below 50% and is reduced below 0.8 times it's former value, then the impact is likely to be noticeable.

3 Application of the guidance

3.1 Scope of assessment

Impact analysis for neighbouring buildings

3.1.1 The BRE guidelines advise that, when assessing any potential effects on surrounding properties, only those windows and rooms that have a 'reasonable expectation' of daylight and sunlight need to be considered. At paragraph 2.2.2 it states: -

> *"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."*

3.1.2 Our assessments therefore consider the neighbouring residential properties only, which the BRE recognises have the highest expectation for natural light. We have tested the impact on the main rooms in each residential property and ignored non-habitable space (e.g., staircases, hallways, bathrooms, toilets, stores etc.) as per BRE guidance.

Assessment for proposed accommodation

3.1.3 Our assessment has considered all of the proposed residential units within the scheme. The daylight assessment considers all of the main habitable rooms (bedrooms, living rooms, kitchens etc.), toilets, hallways and staircases are not considered habitable use.

3.1.4 For sunlight the BRE acknowledges that windows with a predominantly northern orientation are unlikely to satisfy its targets and that main living rooms are most important. Therefore, our sunlight assessment focusses on the relevant living areas with windows facing within 90° of due south only.

> *"The overall sun lighting potential of a large residential development may be initially assessed by counting how many dwellings have a window to a main living room facing south, east or west. The aim should be to minimise the number of dwellings whose living rooms face solely north, northeast or northwest, unless there is some compensating factor such as an appealing view to the north."*

3.2 Application of the numerical criteria

3.2.1 The opening paragraphs of the BRE guidelines state:

> *"The guide is intended for building designers and their clients, consultants and planning officials. 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 since 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, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".

3.2.2 It is therefore very important to apply the BRE guidance sensibly and flexibly, with careful consideration of the specific site context. Its numerical targets theoretically apply to any built environment, from city centres to rural villages. However, in more tightly constrained environments, achieving the default BRE targets can be very challenging and conflict with other beneficial factors of site layout design.

3.2.3 With the above in mind, rigid adherence to the BRE in certain situations could easily result in an inappropriate form of development. In which case it may be appropriate to adopt lower target values more appropriate to the location concerned. This is acknowledged in the BRE guidance at paragraph 2.2.3 (page 7):

"Note that numerical values given here are purely advisory. Different criteria maybe used, based on the requirements for daylighting in an area viewed against other site layout constraints.

3.2.4 For buildings that neighbour a new development, the guidance suggests that daylight will be adversely affected by the development, if either; its windows achieve a VSC below 27% and have their levels reduced to less than 0.8 times their former value, or the levels of NSC within rooms are reduced to less than 0.8 times their former values.

3.2.5 Some recent planning decisions by the Mayor of London[2] and Planning Inspectorate[3] have suggested that retained levels of daylight (VSC) between 10% and 20% can be considered acceptable for residential properties neighbouring new developments in Central London. Further to these decisions, recent guidance from the Mayor of London (Draft SPG 'Good Quality Homes for all Londoners') suggests that residential properties in Central London can typically expect VSC values of between 13% and 18%. We have therefore assessed the severity of impacts to the neighbouring residential properties in light of this guidance.

[2] Monmouth House, Islington (Ref.: D&P/3698/02)

[3] Whitechapel Estate (Ref: APP/E5900/W/17/3171437)

4 Planning Policy

4.1.1 We have considered local, regional and national planning policy relating to daylight and sunlight. In general terms, planning policy advises that new development will only be permitted where it is shown not to cause unacceptable loss of daylight or sunlight amenity to neighbouring properties.

4.1.2 The need to protect amenity of neighbours is echoed within recent publications from the Mayor of London and the Secretary of State for Housing, Communities and Local Government. Although, these documents also stress that current guidance needs to be used flexibly where developments are located in urban areas and intend to achieve higher densities. Specifically, these documents suggest that the nationally applicable criteria given within the BRE guidance needs to be applied in consideration of the development's context.

4.2 London Borough of Hillingdon – Local Plan, Part 2 Development Management Policies (Adopted January 2020)

Policy DMHB 11: Design of New Development

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

4.3 The London Plan – The Mayor of London (March 2021)

4.3.1 The Mayor of London's New London Plan gives the following: -

Policy D6 Housing quality and standards

"C. Housing 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."

4.4 The Housing SPG – The Mayor of London (March 2016)

4.4.1 The London Plan Housing SPG confirms the flexibility that should be applied in the interpretation of the BRE guidelines having regard to the 'need to optimise capacity; and scope for the character and form of an area to change over time.'

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.

4.5 The National Planning Policy Framework - Department for Housing, Communities and Local Government (December 2024)

4.5.1 The latest version of the National Planning Policy Framework sets out planning policies for England and how these are expected to be applied. In respect of daylight and sunlight it stresses the need to make optimal use of sites and to take a flexible approach to daylight and sunlight guidance. Para 130 States: -

11. Making effective use of land

Achieving appropriate densities

"130. Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. 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).

5 Sources of Information & Assumptions

5.1.1 Architectural drawings, site photographs and Ordnance Survey information have been used to create a 3D computer model of the proposed development in the context of the existing site and surrounding buildings.

5.1.2 Where survey or planning information was unavailable, the position of the neighbouring property elevations has been estimated based upon brick counts from site photographs. Window positions and dimensions used directly affect the results of all assessment methods.

5.1.3 We have not sought access to the surrounding properties and, unless we have been able to source floor layouts via public records, the internal configuration and floor levels have been estimated. Unless the building form dictates otherwise, we assume room depths of c. 4.2m for principal living space. Room layouts used directly affect the results of the NSL and ADF assessments.

5.1.4 Where possible neighbouring building use has been identified via online research, including Valuation Office Agency (VOA) searches, and/or external observation.

5.1.5 The full list of sources of information used in this assessment is as follows: -

5.2 Oak Green Services Ltd

2D drawings

54 High Street Ruislip_Planning Drawings_Rev A

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5.3 Ordnance Survey

Promap

6 The Site and Proposal

6.1.1 The site is located in Ruislip, bound by King Edwards Road to the north west and the High street to the north east. It is currently occupied by a 2-storey commercial building in former use as a bank and offices.

6.1.2 The proposal comprises a single storey roof extension, refurbishment and conversion of the existing building to residential use, delivering 5 new dwellings.

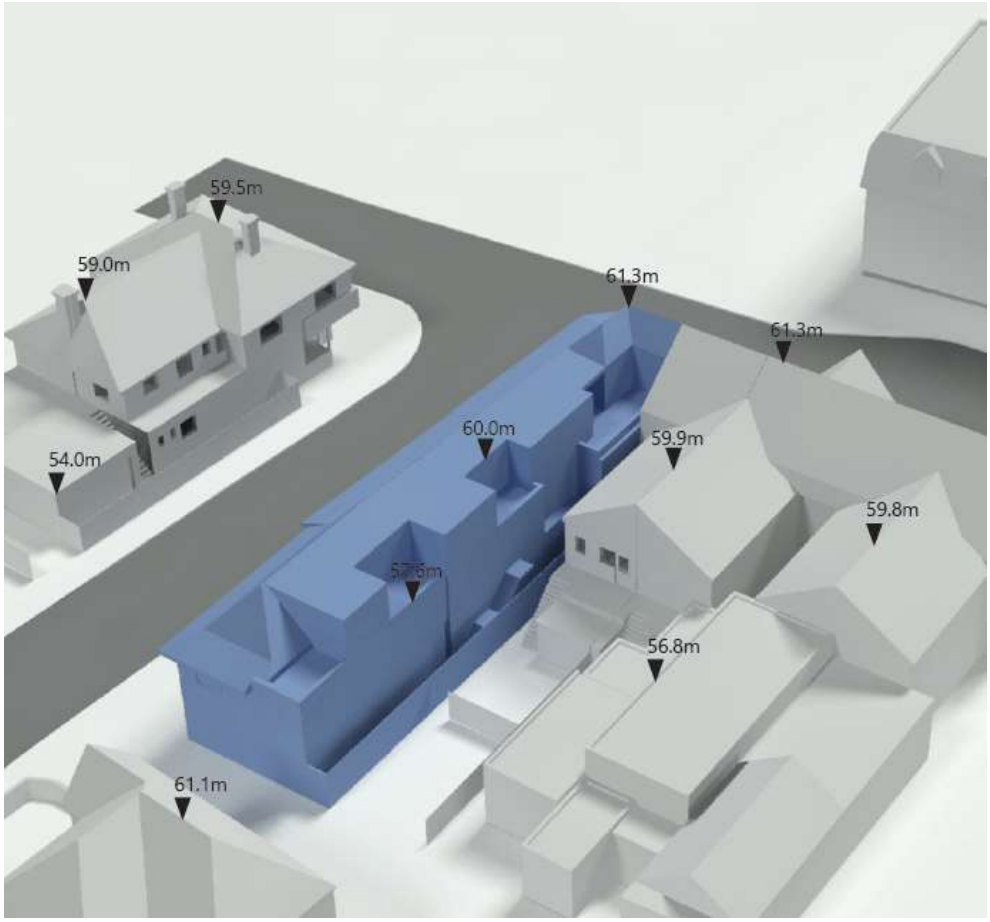

Image 1 - 3D view of the proposed development and context

7 Assessment results

7.1 Daylight and sunlight to neighbouring buildings

7.1.1 Full results of the daylight and sunlight assessments are attached within Appendix 2. Drawings to show the existing and proposed buildings in the context of the neighbouring properties as well as window maps showing individual window references are attached within Appendix 1.

7.1.2 Our assessment has considered all of the closest neighbouring residential properties with windows overlooking the proposed development. These are shown on the following image: -

1. 52 High Street
2. 56 High Street

Image 2 - Map showing site location and neighbouring residential properties

52 High Street

Image 3 - Street view of 52 High Street side elevation

7.1.3 This 3-storey mixed-use building is located to the north of the site, across King Edwards Road with commercial use on the ground floor and residential on the first floor. There are windows across the south facing side elevation that look towards the existing building.

7.1.4 The internal arrangement of this property has been modelled using a combination of planning drawings (LPA Ref: SR /8174/083) and estate agent photos.

Daylight

7.1.5 The results of our Vertical Sky Component (VSC) and No Sky-Line (NSL) assessments for this property demonstrate that all windows and rooms retain daylight levels within 0.80 times their existing values and thus in full accordance with the BRE targets.

Sunlight

7.1.6 For sunlight, our analysis confirms that all rooms maintain excellent Annual Probable Sunlight Hours (APSH) that significantly exceed the BRE recommendations.

56 High Street

Image 4 - Site photo of 56 High Street rear elevation

7.1.7 This 2-storey mixed-use building adjoins the existing building to the south, fronting the high street and contains residential accommodation across the 1st floor level. There are windows across the side elevation that look towards the existing building and rear elevation windows that have a more oblique view.

7.1.8 We have been unable to obtain floor plans for the 1st floor and have therefore modelled the internal arrangement of this property using assumed layouts based on its external appearance. The 1st floor flank windows appear to serve a WC and bathroom, which are not relevant for assessment under the BRE guidance given their non-habitable use.

Daylight

7.1.9 Our VSC results show that all windows serving habitable rooms meet the BRE guidelines, retaining VSC levels within 0.80 times their existing baseline.

7.1.10 The limited effect of the scheme is confirmed by the No Sky-Line analysis which demonstrates that all habitable rooms maintain daylight penetration levels in accordance with the BRE recommendations.

Sunlight

7.1.11 In terms of sunlight, all rooms with a southerly aspect comply with the BRE recommendations by retaining APSH that either significantly exceed 25% total APSH and 5% during the winter months, or remain completely unaffected.

7.1 Overshadowing to neighbouring amenity

Sunlight Amenity Assessment (2-hour sun on ground)

7.1.1 We have assessed the scheme's potential effect on overshadowing using the two-hour sun on ground / sunlight amenity assessment. This has considered the two external amenity spaces across 56 High Street to the east of the proposal.

7.1.2 The results of the analysis are shown on our drawings labelled 6865-SA01 within Appendix 4.

7.1.3 The results of our assessment show that the neighbouring open spaces either retain a minimum of 2-hours of sunlight across 100% of their area on March 21st, or remain completely unaffected by the proposal. As such, the overshadowing effects of the proposal are considered limited and fully in line with the BRE guidance.

7.2 Daylight and sunlight within the proposal

7.2.1 The daylight and sunlight amenity provided within the proposed residential accommodation has been assessed using both the Daylight Illuminance and Daylight Factor assessments set out within the 2022 BRE guidance.

7.2.2 Full results of the daylight and sunlight assessments within the proposed apartments, along with drawings to show the layout of rooms and windows, are attached within Appendix 3.

Daylight Illuminance

7.2.3 Under the BRE 2022 guidelines, the recommendation is for the proposed habitable rooms to receive the following 'median' lux values to at least 50% of the assessment points in the room for at least half of the daylight hours across the year:

- Bedrooms – 100 lux
- Living rooms – 150 lux
- Kitchens – 200 lux

	Total no. of rooms	Meet the BRE targets
Bedrooms	8	8 (c.100%)
LKDs	5	5 (c.100%)
Total	**13**	**13 (c.100%)**

Table 1 - Daylight Illuminance Summary

7.2.4 The daylight illuminance test provides a measure of diffuse daylight within a space. The daylight test may be applied to all rooms regardless of orientation and is therefore a particularly important indicator of amenity.

7.2.5 The results of the daylight illuminance assessments show an excellent level of compliance given all 13 (100%) of the proposed habitable rooms meet or exceed the BRE targets for their specific room use, with a number of rooms significantly surpassing the recommendations.

7.2.6 This 100% compliance for internal daylight reflects the considered design of the scheme which will provide high quality living space for future occupiers and confirms the proposed accommodation will receive adequate levels of natural light.

Sunlight

7.2.7 In respect of direct sunlight, the target is for a proposed unit to achieve at least 1.5 hours of direct sunlight on March 21st regardless of the orientation.

7.2.8 The availability of direct sunlight to rooms is orientation specific and the BRE guide acknowledges that it may not be possible for all rooms to enjoy a southerly aspect particularly in flatted developments. This is particularly the case with applications which utilise the existing building fabric and where the orientation is fixed. As a such

a reduced level of internal sunlight availability is inevitable due to the constraints of site orientation.

Number of Units	Total No. of units meeting sunlight targets
5	4 (80%)

Table 2 - Sunlight compliance summary

7.2.9 The scheme performs very well for internal sunlight to the proposed accommodation with 4 (80%) of the 5 proposed dwellings containing at least 1 habitable room meeting or exceeding the BRE recommendation of 1.5 hours of sunlight on the 21st March.

7.2.10 The remaining 1st floor flat is served by windows outside of a southerly orientation which is a function of the existing site layout. Nevertheless, this is a very high level sunlight compliance for a residential scheme, particularly where site layout will inevitably have an impact on unit orientation.

7.2.11 Overall, the proposal maximises the potential for south facing and dual aspect units such that the direct sunlight results reflect the level considered typical of a flatted /accommodation scheme in London, particularly given the orientation of the existing building. When combined with the excellent level of internal daylight compliance the internal amenity is considered to be acceptable in fully line with the aspirations of the BRE guidance and demonstrates the proposed accommodation will achieve adequate levels of natural light provision.

8 Conclusions

8.1.1 This practice has undertaken a detailed assessment of the potential daylight and sunlight effects of the proposed development at 54 High Street, Ruislip on the key neighbouring properties. We have also undertaken an assessment of the provision of daylight and sunlight within the proposed residential units.

8.2 Daylight and sunlight impact to neighbouring properties

8.2.1 Our assessments have been undertaken using the VSC, NSL (daylight) and APSH (sunlight) tests set out within the BRE guidance. The proposal directly respond to the nearby neighbouring properties by not exceeding the existing ridge height and by incorporating setbacks / breaks across the additional storey in order to limit any potential effect. Our studies confirm the success of the design responses given the full compliance with the BRE guidance for VSC, NSL daylighting and APSH amenity .

8.3 Overshadowing impact to neighbouring properties

8.3.1 The assessment of sunlight amenity (overshadowing) to the neighbouring amenity has shown that all spaces gardens analysed will remain completely unchanged with the scheme in place. As such, the overshadowing effects of the proposal are fully compliant with the BRE guidelines.

8.4 Daylight and sunlight within the proposed residential units

8.4.1 The assessment of daylight has been undertaken using the Daylight Illuminance test as set out in the guidance. The results have shown that all proposed habitable rooms achieve daylight illuminance levels that exceed the recommended targets for their specific room use and are therefore in accordance with the BRE guidelines.

8.4.2 The results of the internal sunlight assessments demonstrate that the majority of the proposed dwellings (80%) will achieve at least 1.5 hours of sunlight on the 21st of March thus meet the BRE targets. In a very isolated instance a single unit falls short of the recommendations, this is inevitable given its orientated with a northern outlook.

8.4.3 The BRE recognises that it may not be possible to ensure all units have a southerly aspect and that in such instances internal sunlight levels may be limited. This is not uncommon for flatted schemes which utilise the existing building fabric and where the orientation is already fixed, such that a flexibility is appropriate. Nevertheless, the sunlight exposure results shows a good overall level of compliance that is considered typical for flatted developments.

8.4.4 Overall, the proposal is considered to respond well to the constraints of the site and neighbouring context to deliver high-quality accommodation for the future residents. As such, the proposal is considered acceptable in line with the BRE

guidance, as well as both local and national planning policy in respect of daylight and sunlight.

Appendix 1

Drawings of the existing, proposed and surrounding buildings

Note: All heights are shown in meters Above Ordnance Datum (AOD)

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Sources of information

Oak Green Services Ltd
54 High Street Ruislip_Planning Draw
ings_Rev A.dwg
Received 29/09/2025

EB7 Ltd
Site Photographs
Ordnance Survey

NORTH

Key

- Existing Building
- Surrounding Context
- Proposed Development

Project: 54 High Street Ruislip

Title: Existing Condition
Plan View

Drawn	TR	Checked	--
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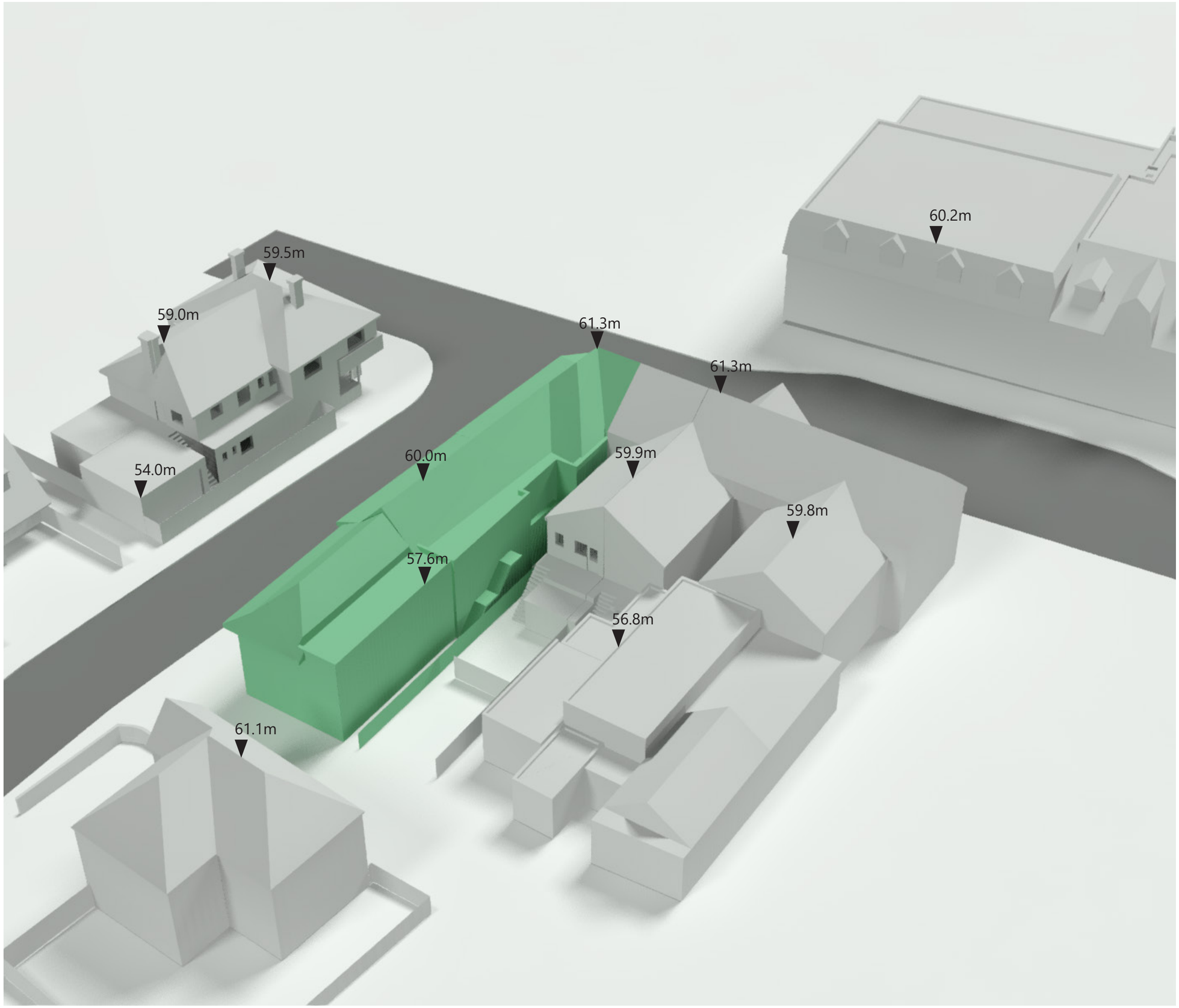

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Key

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- Surrounding Context
- Proposed Development

Project: 54 High Street Ruislip

Title: Existing Condition
3D View

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- Surrounding Context
- Proposed Development

Project: 54 High Street Ruislip

Title: Proposed Development
Plan View

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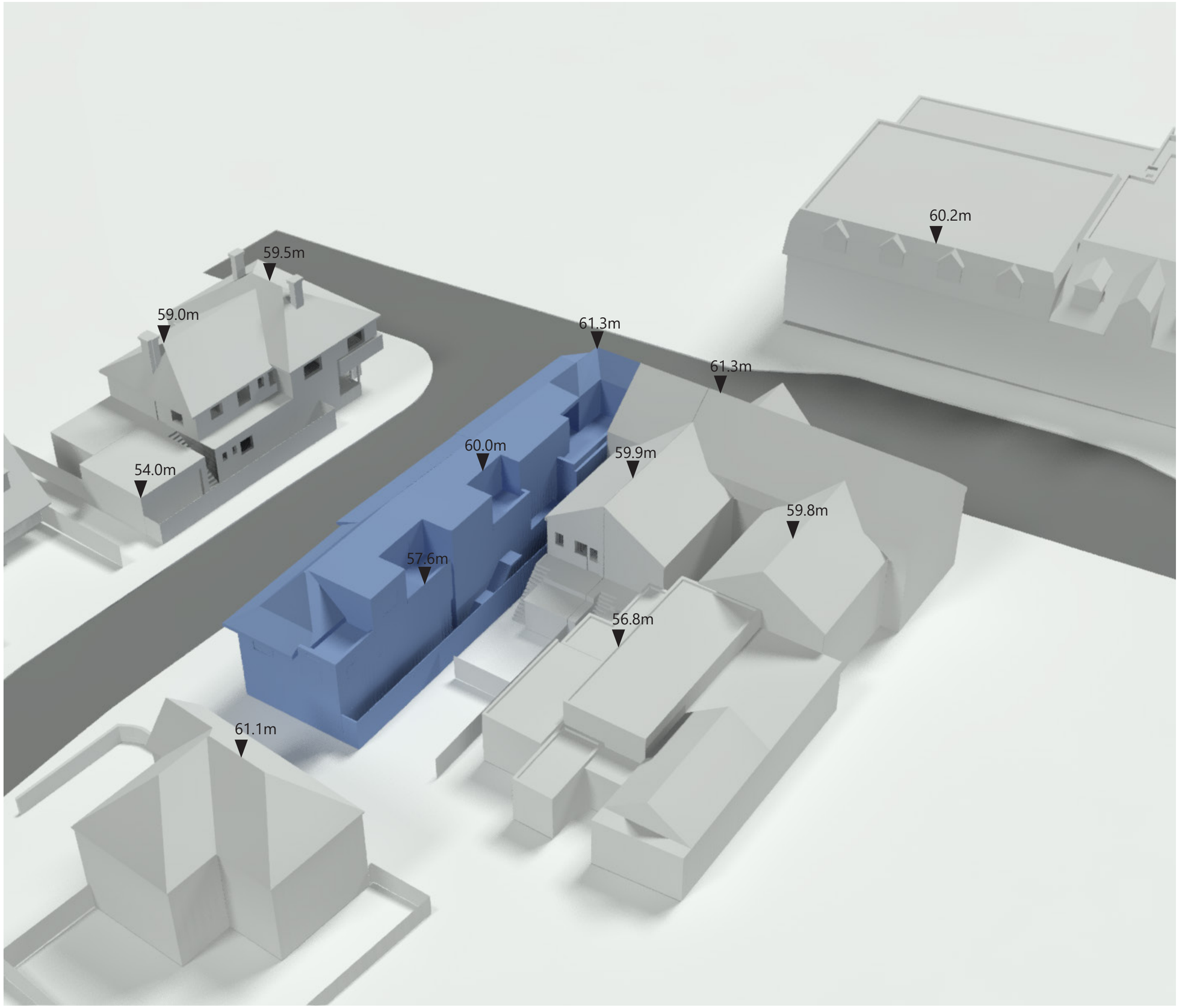

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Key
- Existing Building
- Surrounding Context
- Proposed Development

Project: 54 High Street Ruislip

Title: Proposed Development 3D View

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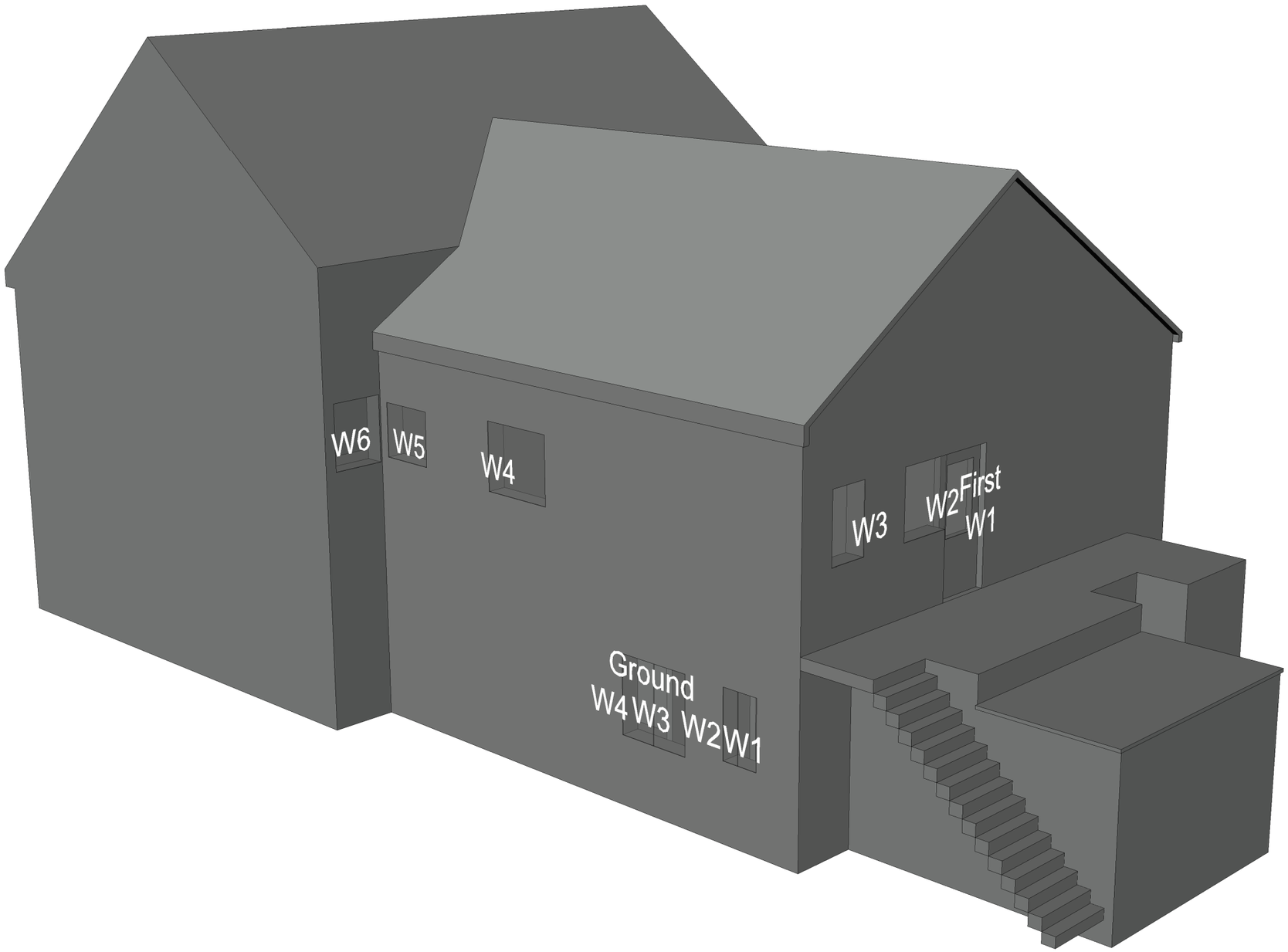

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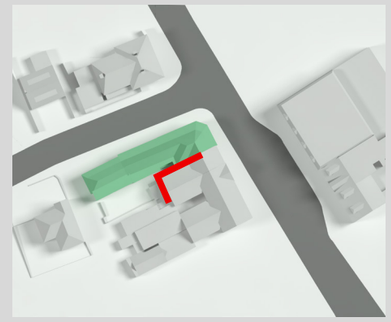

Project	54 High Street Ruislip
Title	56 High Road Window Map
Drawn	TR
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Date	09/10/2025
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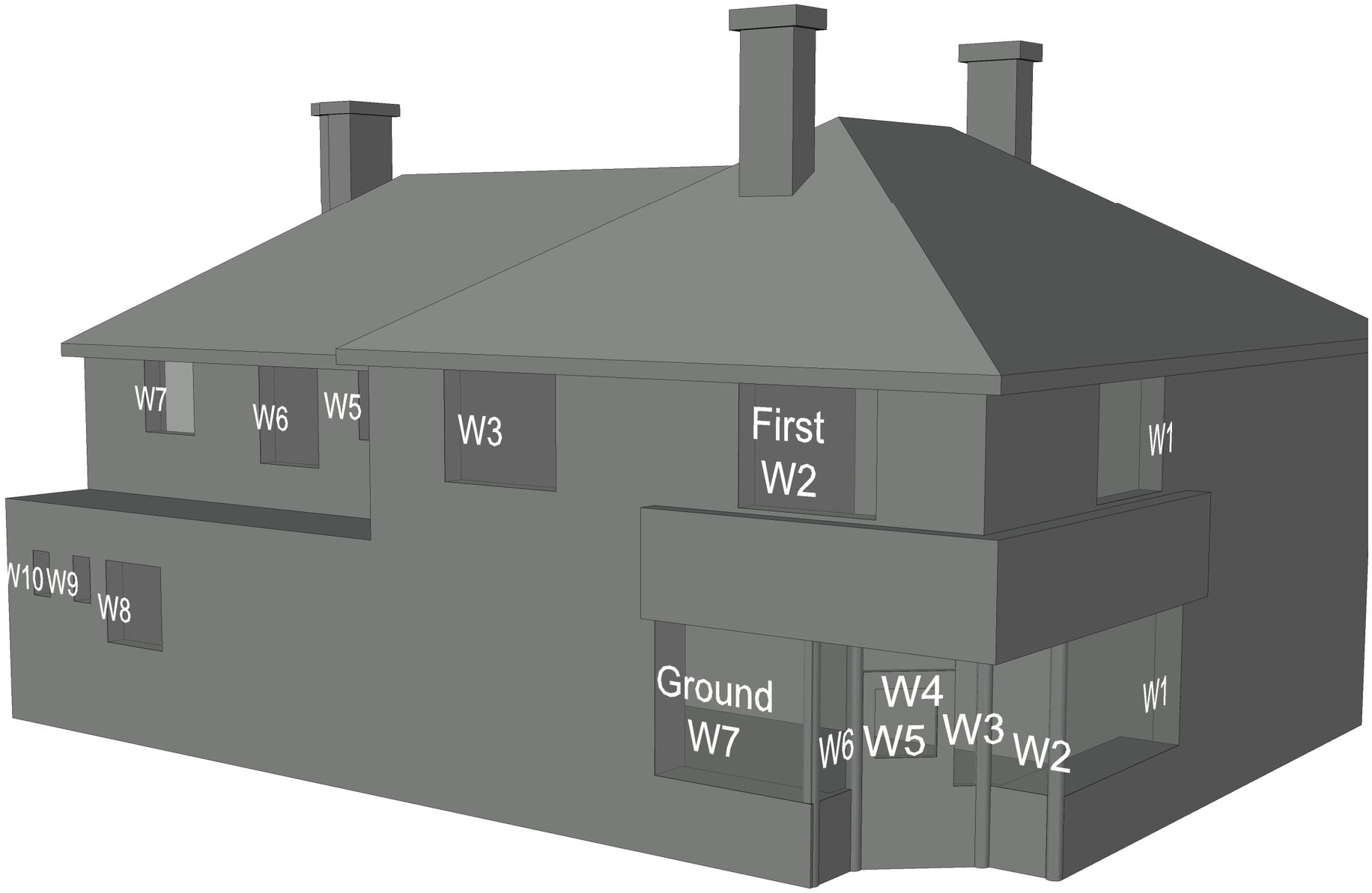

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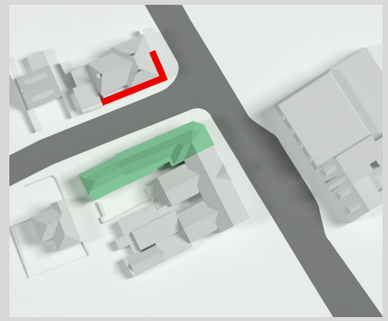

Project 54 High Street Ruislip

Title 52 High Road
Window Map

Drawn	TR	Checked	--
Date	09/10/2025	Project	6865
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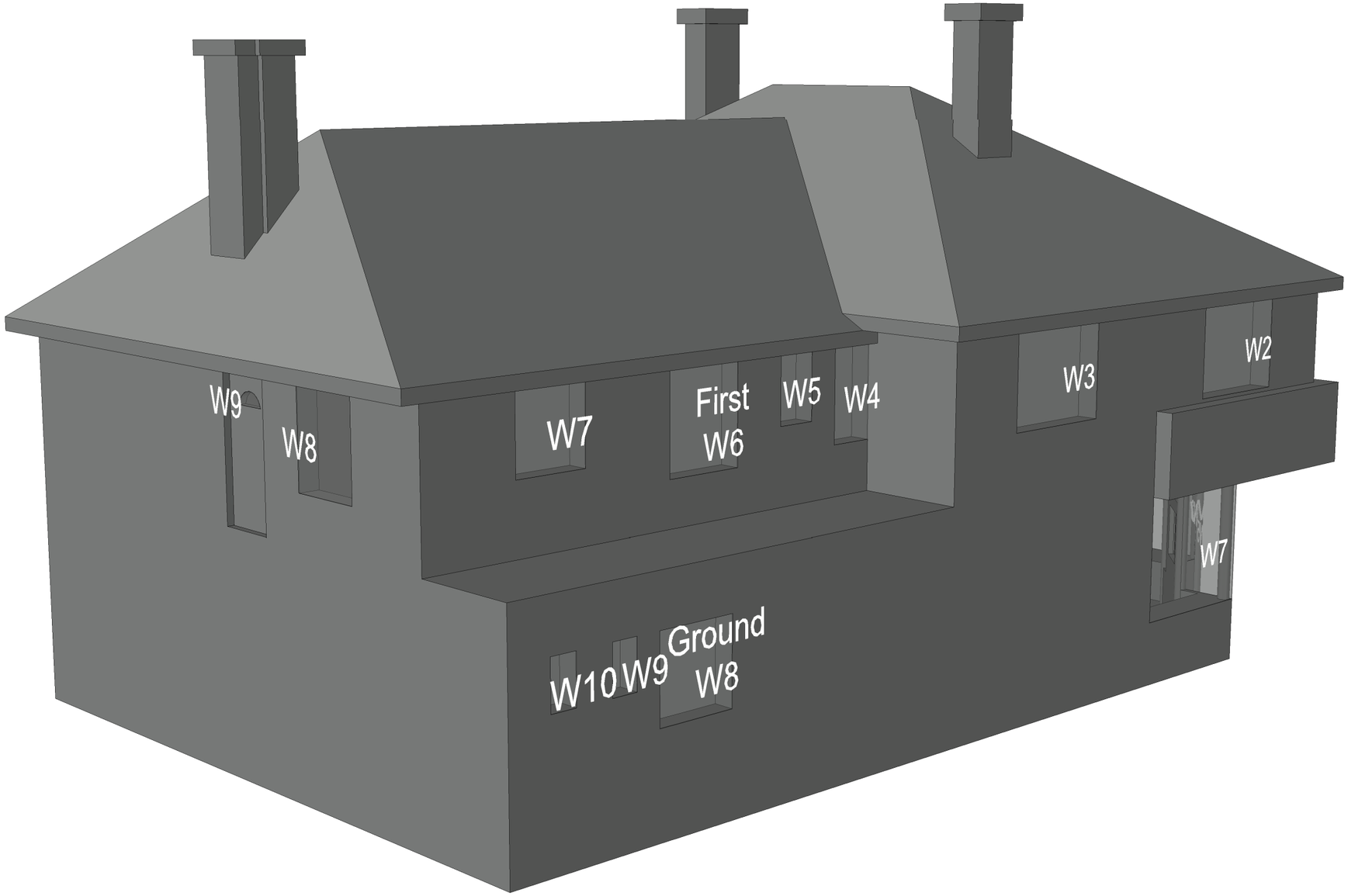

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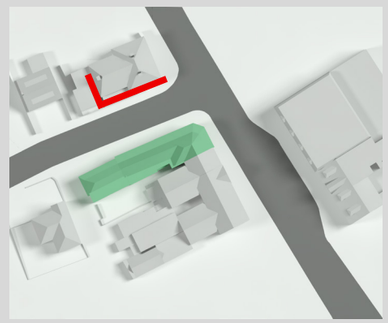

Project 54 High Street Ruislip

Title 52 High Road
Window Map

Drawn	TR	Checked	--
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Appendix 2

Results of the daylight and sunlight assessments within neighbouring properties

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)						Annual Probable Sunlight Hours (APSH) by Room					
				Existing VSC	Proposed VSC	Proportion Retained	Room Area	Existing NSL		Proposed NSL		Proportion Retained	Existing APSH		Proposed APSH		Retained	
								m^2	%	m^2	%		Total	Winter	Total	Winter	Total	Winter
56 High Street																		
Ground	R1	W1	Commercial	4.3	2.7	0.63	1.9	0.2	12%	0.0	0%	0.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R2	W2	Commercial	4.3	2.7	0.63												
		W3		4.1	2.5	0.61	3.1	0.5	16%	0.1	3%	0.22	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R3	W4	Commercial	4.0	2.5	0.62	3.4	0.3	10%	0.2	5%	0.53	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W1	Residential	32.8	30.4	0.93												
		W2		33.6	30.7	0.91	10.0	9.9	99%	9.9	99%	1.00	56	20	53	20	0.95	1.00
First	R2	W3	Residential	31.9	28.3	0.89	5.7	5.6	98%	5.6	98%	1.00	53	20	51	20	0.96	1.00
First	R3	W4	Bathroom	8.2	6.5	0.79	7.1	3.0	42%	1.1	15%	0.35	N/F	N/F	N/F	N/F	N/F	N/F
First	R4	W5	WC	3.5	4.3	1.23	7.3	0.5	7%	0.7	9%	1.30	N/F	N/F	N/F	N/F	N/F	N/F
First	R5	W6	Residential	8.0	8.7	1.09	16.0	5.3	33%	5.3	33%	1.00	9	1	9	1	1.00	1.00
52 High Street																		
Ground	R1	W1	Commercial	34.9	34.9	1.00												
		W2		7.6	7.6	1.00												
		W3		9.7	9.7	1.00												
		W4		1.4	1.4	1.00												
		W5		13.0	13.0	1.00												
		W6		12.4	12.4	1.00												
		W7		28.5	28.5	1.00	55.0	54.7	99%	54.7	99%	1.00	76	21	76	21	1.00	1.00
Ground	R2	W8	Office	30.3	30.2	1.00												
		W9		30.7	30.6	1.00	21.5	15.2	71%	14.8	69%	0.98	77	21	77	21	1.00	1.00
Ground	R3	W10	Bathroom	30.7	30.6	1.00	1.4	1.0	73%	1.0	73%	1.00	77	21	77	21	1.00	1.00
First	R1	W1	Residential	33.9	33.9	1.00												
		W2		30.9	30.9	1.00	17.4	17.3	100%	17.3	100%	1.00	79	28	79	28	1.00	1.00
First	R2	W3	Residential	30.3	30.3	1.00	17.4	17.1	99%	17.1	99%	1.00	76	27	76	27	1.00	1.00
First	R3	W4	Residential	17.8	17.8	1.00												
		W5		28.4	28.3	1.00	9.7	9.6	99%	9.6	99%	1.00	68	25	68	25	1.00	1.00
First	R4	W6	Bathroom	32.2	32.1	1.00	9.4	9.4	99%	9.4	99%	1.00	76	27	76	27	1.00	1.00
First	R5	W7	Residential	32.2	32.2	1.00												
		W8		31.6	31.6	1.00	7.2	7.1	99%	7.1	99%	1.00	97	29	97	29	1.00	1.00
First	R6	W9	Residential	20.4	20.4	1.00	4.8	3.6	75%	3.6	75%	1.00	30	13	30	13	1.00	1.00

Appendix 3

Results of the daylight and sunlight assessments within the proposed dwellings

Internal Daylight and Sunlight Analysis

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)			Sunlight Exposure (SE)			
						Target Lux	% of Room meeting target	Median Lux of Room	Target	Sunlight Exposure	Orientation	North Facing
						(Lux)	(%)	(Lux)	(Hrs)	(Hrs)	(Degrees)	(NF)
B1	Flat1	First	R1	W1	LKD	150	68%	181	1.5	0.0	337	N/F
				W2							337	N/F
				W3							337	N/F
			R2	W4	Bedroom	100	97%	193	1.5	0.0	337	N/F
B1 DP01		Ground	R1	W4	LKD	150	92%	282	1.5	5.5	153	
				W3							153	
				W2							334	N/F
				W1							334	N/F
		First	R1	W1	Bedroom	100	100%	535	1.5	4.0	334	N/F
				W5							244	
			R2	W2	Bedroom	100	100%	937	1.5	8.3	153	
				W3							153	
				W4							244	
B1 DP02		First	R1	W1	Bedroom	100	100%	468	1.5	0.0	334	N/F
				W2							334	N/F
		Second	R1	W2	LKD	150	100%	486	1.5	7.0	334	N/F
				W1							334	N/F
				W3							153	
				W4							153	
B1 DP03		First	R1	W1	Bedroom	100	94%	166	1.5	0.0	337	N/F
			R2	W2	Bedroom	100	72%	118	1.5	0.0	337	N/F
		Second	R1	W2	LKD	150	100%	420	1.5	7.0	337	N/F
				W1							337	N/F
				W4							153	
				W3							154	
				W5							153	
B1 DP04		First	R1	W1	LKD	150	58%	162	1.5	0.5	337	N/F
				W2							63	N/F

Internal Daylight and Sunlight Analysis

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)			Sunlight Exposure (SE)			
						Target Lux (Lux)	% of Room meeting target (%)	Median Lux of Room (Lux)	Target (Hrs)	Sunlight Exposure (Hrs)	Orientation (Degrees)	North Facing (NF)
				W5							123	
				W3							3	N/F
				W4							63	N/F
		Second	R1	W3	Bedroom	100	100%	467	1.5	6.6	154	
				W1							337	N/F
			R2	W2	Bedroom	100	61%	144	1.5	3.5	243	

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Title	Ground Floor Room Layout B1
Drawn	TR
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Date	01/10/2025
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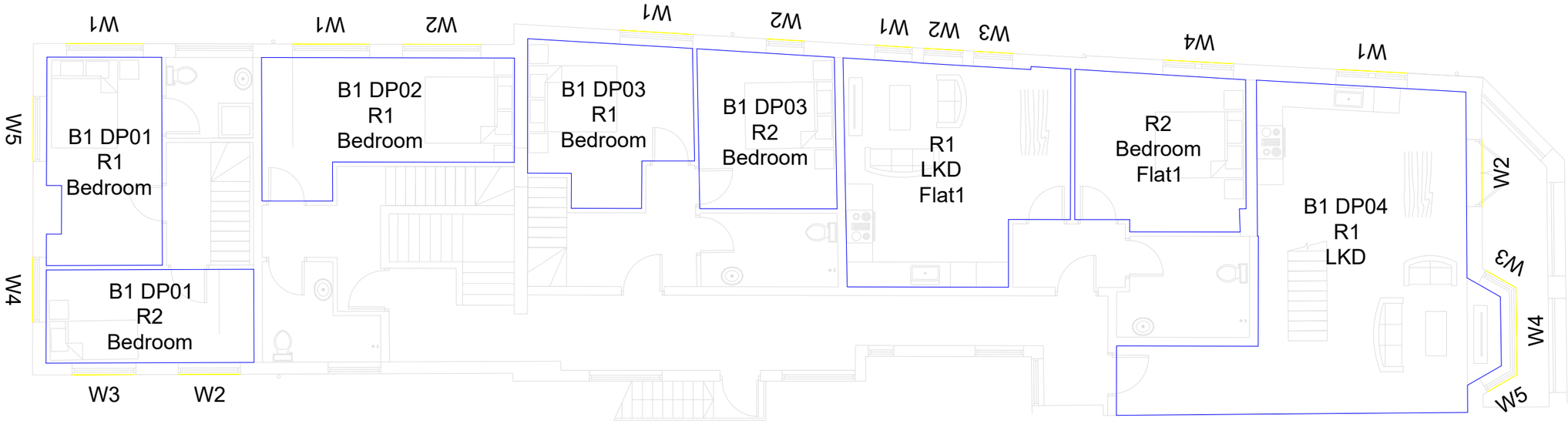

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Project 54 High Street Ruislip

Title First Floor
Room Layout
B1

Drawn	TR	Checked	--
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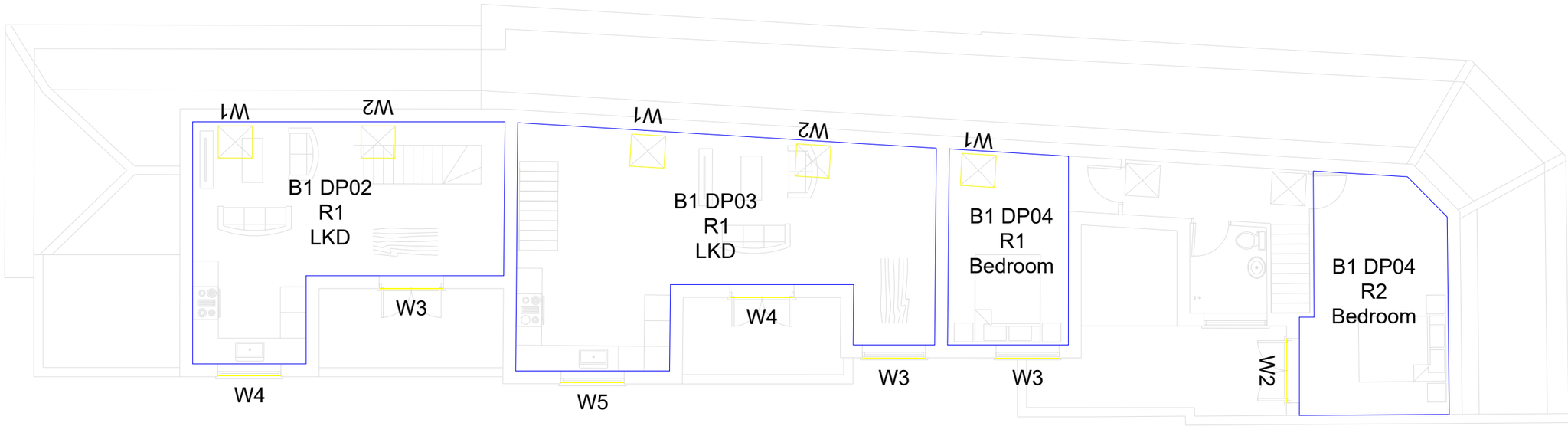
01	ID01	02



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Project	54 High Street Ruislip
Title	Second Floor Room Layout B1
Drawn	TR
Checked	--
Date	01/10/2025
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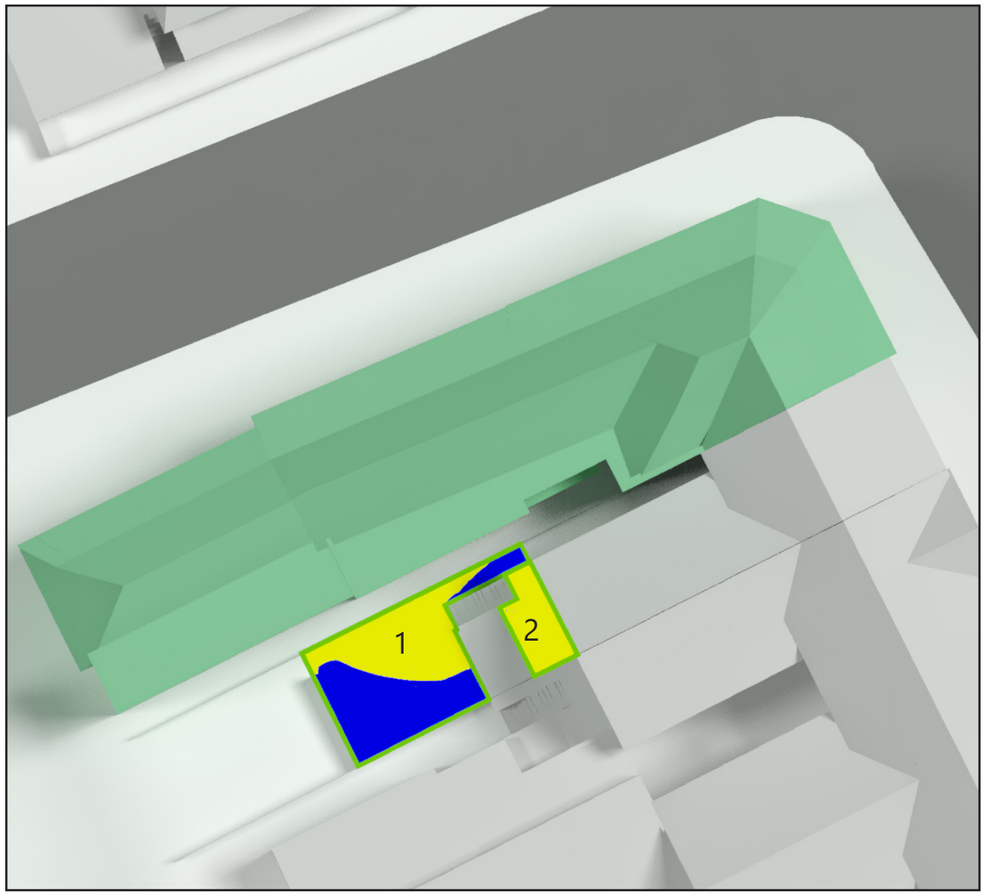
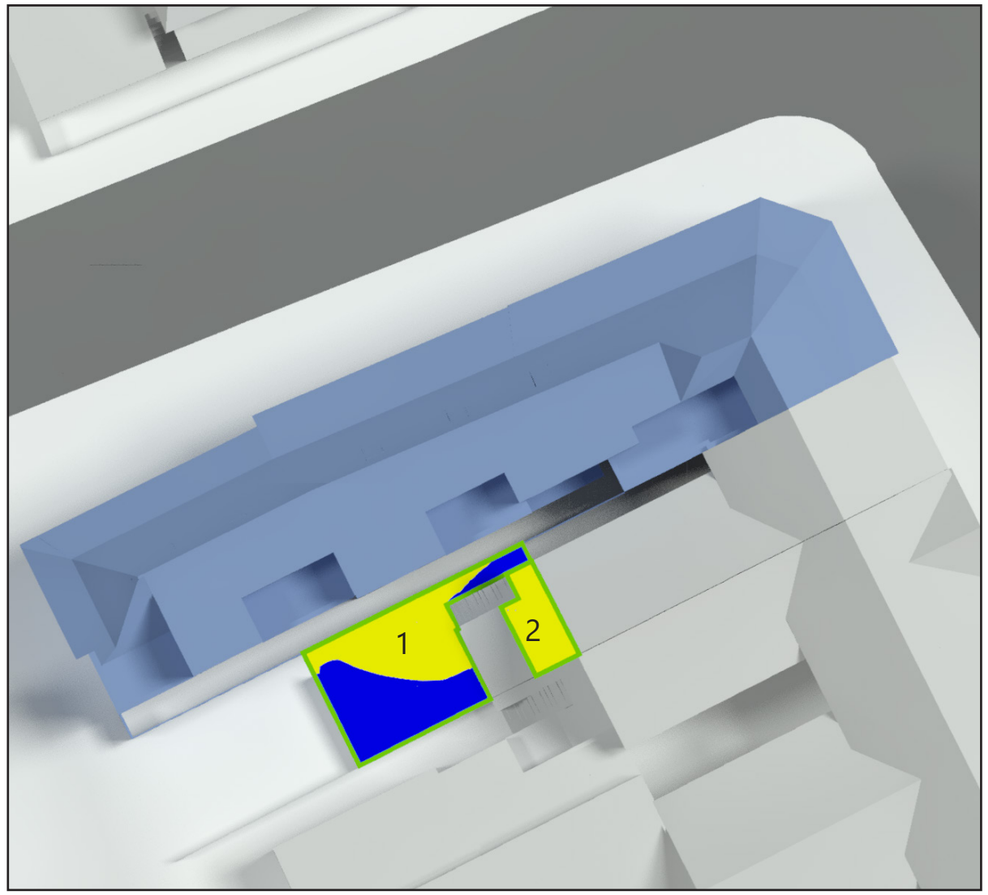
Appendix 4

Results of the sunlight amenity assessment



Existing Scenario - March 21st



Proposed Scenario - March 21st

Area	Total Area (sq.m)	Existing Scenario Area recieving more than two hours of sun		Proposed Scenario Area recieving more than two hours of sun		Proportion Retained
		(m^2)	%	(m^2)	%	
1 - Ground - 56 High Street	36.01	16.50	46	16.50	46	1.00
2 - First - 56 High Street	7.89	7.89	100	7.89	100	1.00

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Key

- Existing Building
- Proposed Development
- Area of assesment
- Area receiving more than two hours of sun on March 21st
- Area receiving less than two hours of sun on March 21st

Project: 54 High Street Ruislip

Title: Sunlight Amenity Study
Existing vs Proposed
21st March

Drawn: TR
Checked: --
Date: 19/10/2025
Project: 6865
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Prefix: SA01
Page no.: 01