



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

25 September 2026

Hillingdon Civic Centre Car Park
High Street
Uxbridge
UB8 1UW

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Hunters to undertake a daylight and sunlight assessment of the proposed development at Hillingdon Civic Centre Car Park, High Street, Uxbridge UB8 1UW.
- 1.1.2 The assessment is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022.
- 1.1.3 The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring residential properties at:
- 1 to 84 Colley House
 - 11 & 13 Whitehall Road
 - 57, 59, 61, 63, 65, 67, 69 & 69A Manor Waye
- 1.1.4 The images in Appendix 1 identify the windows we have assessed. Appendix 2 gives the numerical results of the various daylight and sunlight tests. Overshadowing to gardens and open spaces data and contour drawings are provided in Appendix 3.
- 1.1.5 All neighbouring windows pass the relevant BRE diffuse daylight and direct sunlight tests. All neighbouring amenity areas also pass the BRE overshadowing to gardens and open spaces test.
- 1.1.6 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Hunters

APL001	Site location plan	Rev -
APL002	Existing site plan topographical survey	Rev A
APL003	Existing floor plans	Rev A
APL004	Existing floor plans	Rev A
APL005	Existing elevations measured building survey	Rev A
APL006	Existing elevations measured building survey	Rev A
APL007	Existing elevations measured building survey	Rev A
APL008	Proposed site plan	Rev A
APL010	Basement plan	Rev A
APL011	Proposed ground floor plan	Rev A
APL012	Proposed first floor plan	Rev A
APL013	Proposed second floor plan	Rev A
APL014	Proposed third floor plan	Rev A
APL015	Proposed fourth floor plan	Rev A
APL016	Proposed roof plan	Rev A
APL101	Street sections A-A & B-B	Rev A
APL102	Proposed street sections C-C & D-D	Rev A
APL103	Proposed elevation E-E Cricket field road elevation	Rev A
APL104	Proposed elevation F-F Hillingdon road	Rev A
APL105	Proposed elevations G-G & H-H	Rev A
APL106	Proposed bay elvs & sections I-I, J-J, K-K & L-L	Rev A

2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

www.rightmove.co.uk

1 to 84 Colley House:

Floor plans Rev -

www.zoopla.co.uk

69 Manor Way:

Floor plans Rev -

69A Manor Way:

Floor plans Rev -

1 to 84 Colley House:

Floor plans

Rev -

3 METHODOLOGY OF THE ASSESSMENT

3.1 Local Planning Policy

- 3.1.1 We understand that the Local Authority takes the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, by P J Littlefair. This report is based on the 3rd edition of the BRE guide which was published on 8 June 2022.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:
- 3.1.3 "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."
- 3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:
- 3.1.5 "These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location."

3.2 National Planning Policy Framework

- 3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:
- 3.2.2 "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)."

3.3 National Planning Practice Guidance

- 3.3.1 The BRE numerical guidelines should also be considered in the context of the National Planning Practice Guidance (NPPG). The NPPG states that developments should maintain acceptable living standards. It goes on to explain that what this means in practice is that appropriate levels of sunlight and daylight, will depend to some extent on the context for the development. This is consistent with the BRE guide which as noted in paragraphs 3.1.4 to 3.1.5 above, states that site location is a relevant factor when setting sunlight and daylight targets.

3.4 Daylight to Windows

- 3.4.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.
- 3.4.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.
- 3.4.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:

3.4.4 “The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity.”

3.4.5 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

3.4.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.4.7 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. However, the guide states that if there would be a significant loss of light to the main window but the room also has one or more smaller windows, an overall Vertical Sky Component may be derived by weighting each Vertical Sky Component element in accordance with the proportion of the total glazing area represented by its window.

Test 2 Daylight Distribution

3.4.8 The distribution of daylight within a room can be calculated by plotting the ‘no sky line’. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, 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.

3.4.9 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that the daylight distribution calculation can only be carried out where room layouts are known. It states that using estimated room layouts is likely to give inaccurate results and is not recommended. Therefore, we don’t endorse the practice of applying the test based on assumed room layouts. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.5 Sunlight availability to Windows

3.5.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The BRE guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. It also states that normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms which also comprise a living space. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

3.5.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

3.6 Overshadowing to Gardens and Open Spaces

3.6.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

-
- 3.6.2 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this assessment.
- 3.6.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this assessment. The guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE ASSESSMENT

4.1 Windows & Amenity Areas Considered

4.1.1 The aim of the assessment is to assess the impact of the development on the light receivable by the neighbouring residential property/properties at:

- 1 to 84 Colley House
- 11 & 13 Whitehall Road
- 57, 59, 61, 63, 65, 67, 69 & 69A Manor Waye

4.1.2 The images in Appendix 1 identify the windows we have assessed. Appendix 2 lists the detailed numerical daylight and sunlight test results. Overshadowing to gardens and open spaces data and contour drawings are provided in Appendix 3.

Vertical Sky Component

4.1.3 All windows pass the Vertical Sky Component test.

Daylight Distribution

4.1.4 We have undertaken the Daylight Distribution test where room layouts are known. All rooms pass the daylight distribution test.

4.2 Sunlight to Windows

4.2.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.3 Overshadowing to Gardens and Open Spaces

4.3.1 All gardens and open spaces tested meet the BRE recommendations.

4.4 Conclusion

4.4.1 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The assessment is limited to assessing daylight, sunlight and overshadowing to neighbouring windows, gardens and open spaces as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3 The assessment is based on the information listed in section 2 of this report and a site visit undertaken on 2 July 2026. We have not had access to neighbouring properties.
- 5.1.4 This assessment does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.
- 5.1.5 We have undertaken the assessment following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make a reasonable assumption regarding the use based on external observations, or take the prudent approach of assuming the room is of domestic purposes.
- 5.1.6 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY

Existing



Hillingdon Road

Cricket Field Road

1 to 84 Colley House

Whitehall Road

69
69A
Manor Waye

11
13
Whitehall Road

Manor Waye

67 65

63
Manor Waye

61
Manor Waye

59
Manor Waye

57
Manor Waye

Manor Waye

Proposed



Hillingdon Road

Cricket Field Road

1 to 84
Colley
House

Whitehall Road

69
69A
Manor
Way

Manor Way

11
13
Whitehall
Road

67 65

63
Manor
Way

61
Manor
Way

59
Manor
Way

57
Manor
Way

Manor Way

Existing



Whitehall Road

1 to 84 Colley House

Cricket Field Road

Hillingdon Road

11
13
Whitehall Road

69A

69
Manor Way

Manor Way

67

65

63
Manor Way

61
Manor Way

59
Manor Way

57
Manor Way

Proposed



Whitehall Road

1 to 84 Colley House

Cricket Field Road

Hillingdon Road

11
13
Whitehall Road

69A

69
Manor Waye

Manor Waye

67 65

63
Manor Waye

61
Manor Waye

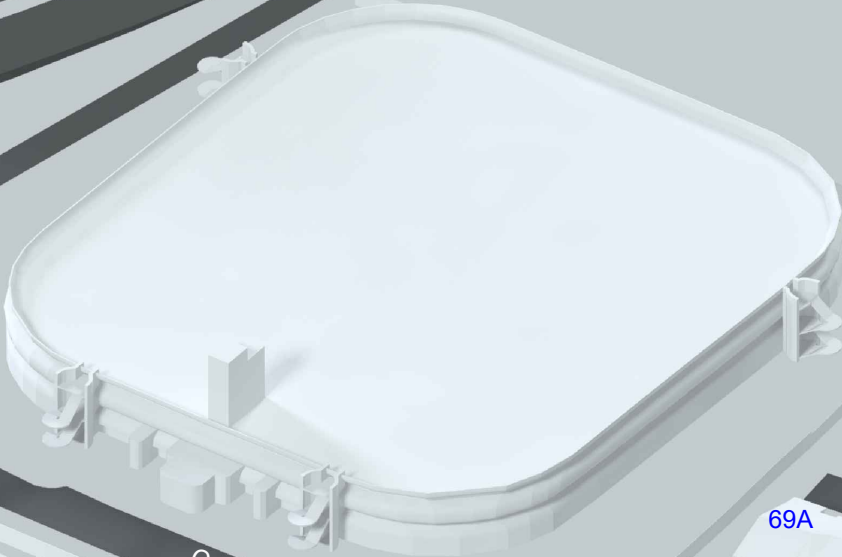
59
Manor Waye

57
Manor Waye

Existing



Hillingdon Road



Cricket Field Road

1 to 84 Colley House

Whitehall Road

69A

69 Manor Way

11 13 Whitehall Road

Manor Way

57 Manor Way

59

61

63 Manor Way

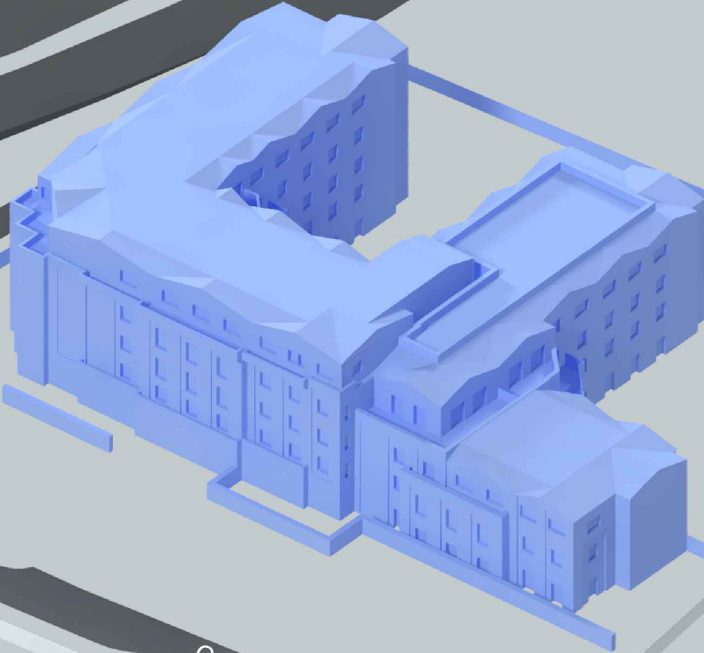
65

67

Proposed



Hillingdon Road



1 to 84 Colley House

Cricket Field Road

Whitehall Road

69A
69 Manor Way

11 13
Whitehall Road

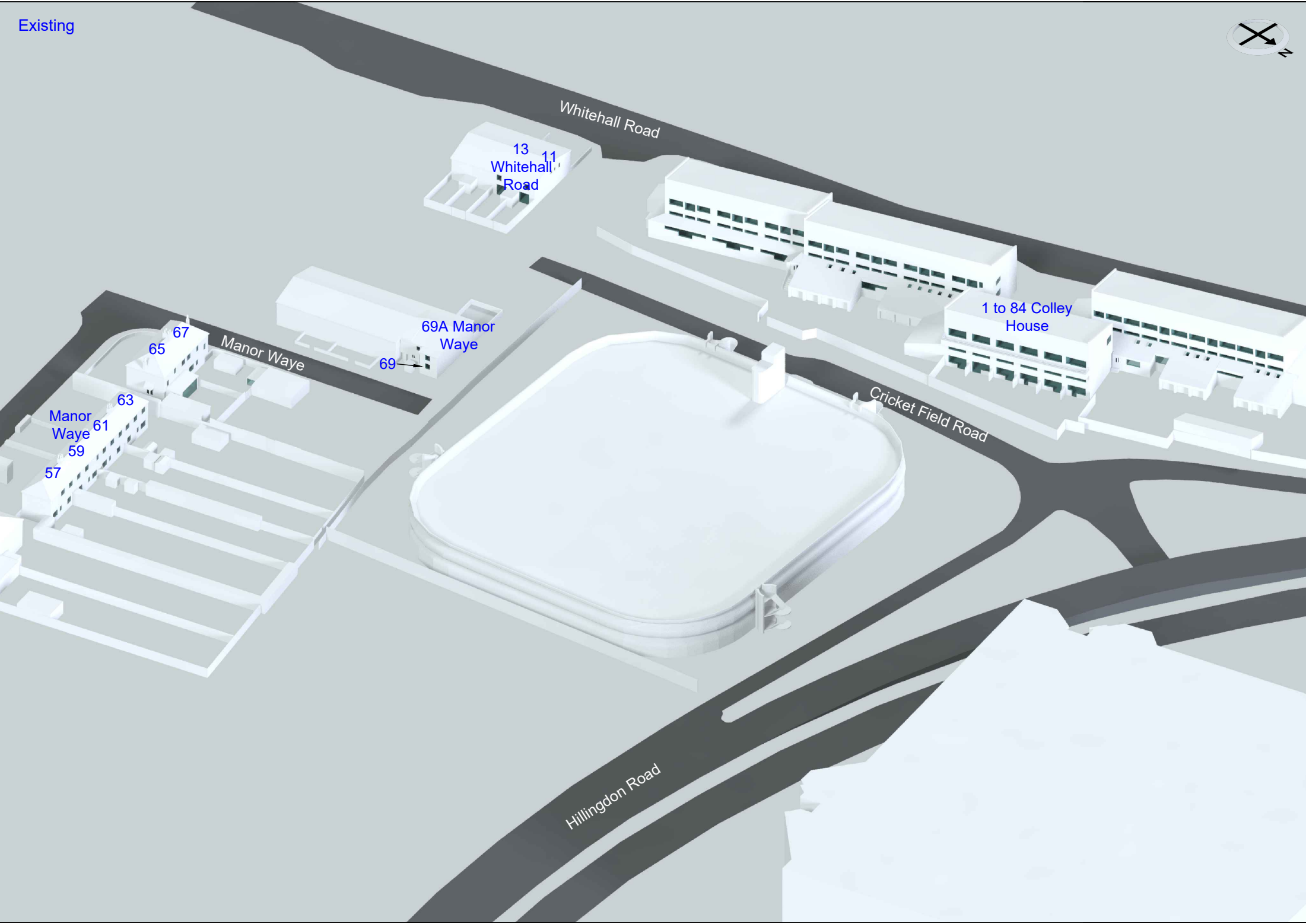
Manor Way

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59 Manor Way

61
63 Manor Way

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Existing



Whitehall Road

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Whitehall
Road

69A Manor
Way

69

Manor Way

67
65

Manor
Way

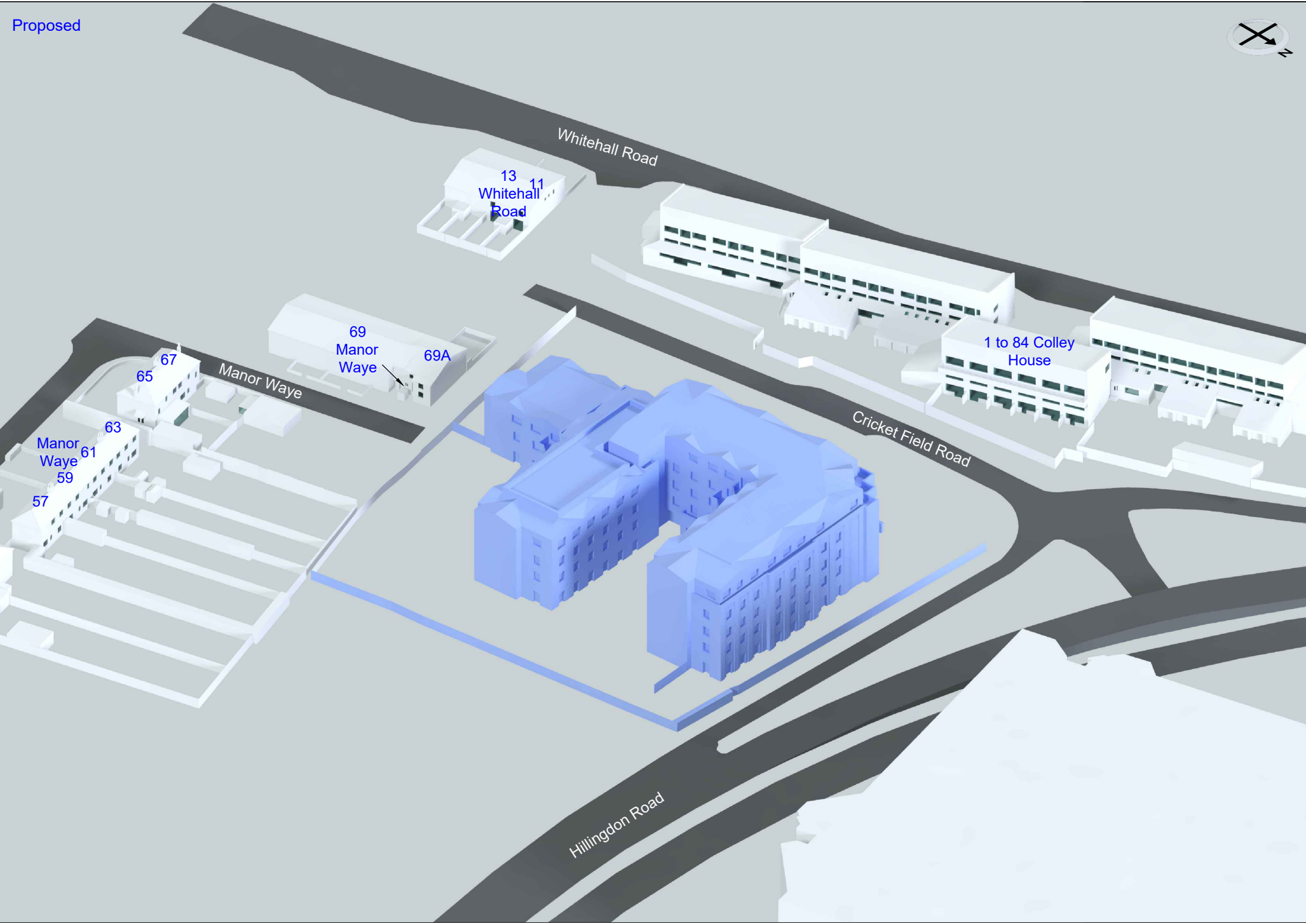
63
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57

1 to 84 Colley
House

Cricket Field Road

Hillingdon Road

Proposed



Existing



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61

63 Manor
Waye

65

67

Manor Waye

69A
Manor
Waye

69

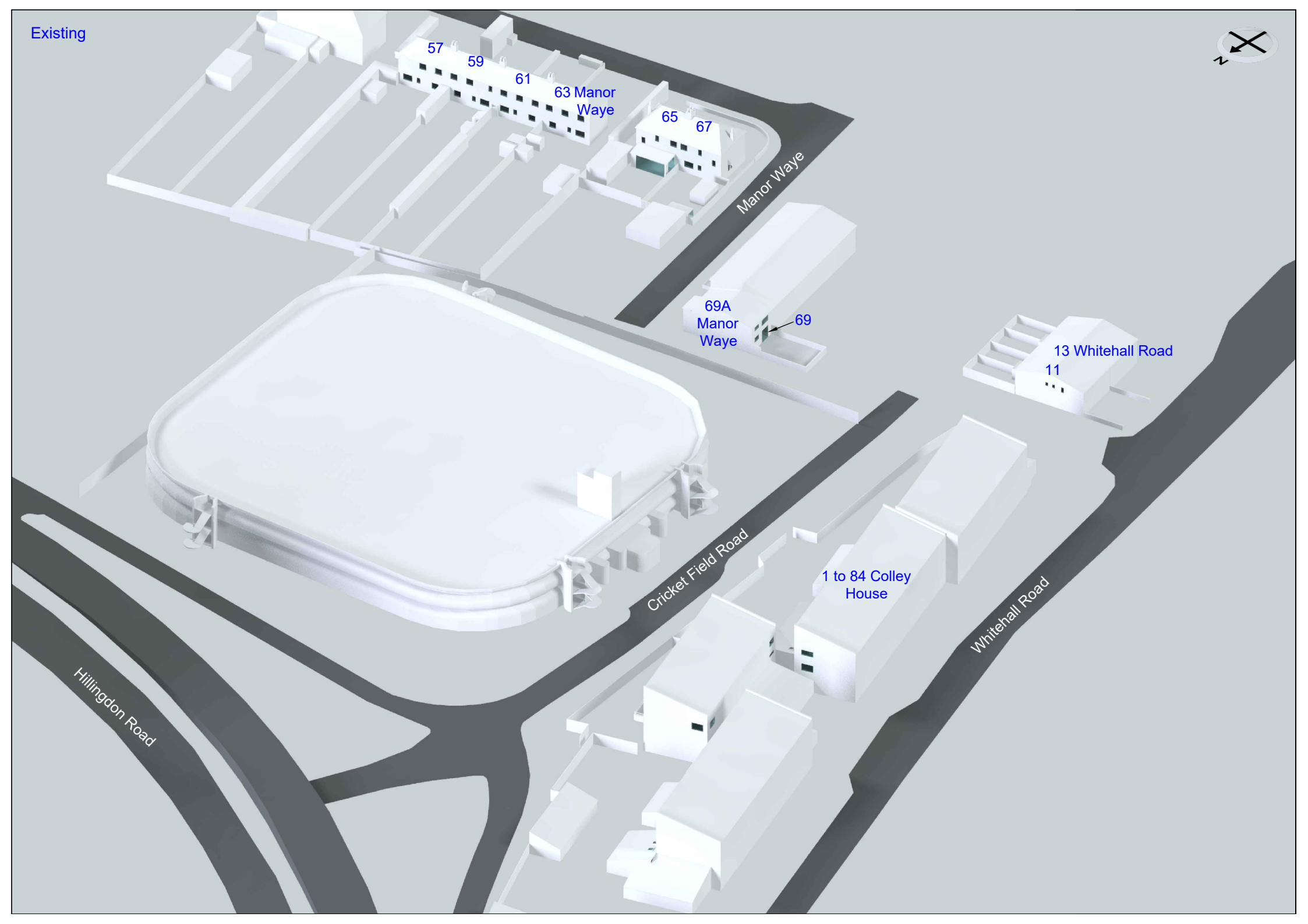
13 Whitehall Road
11

Cricket Field Road

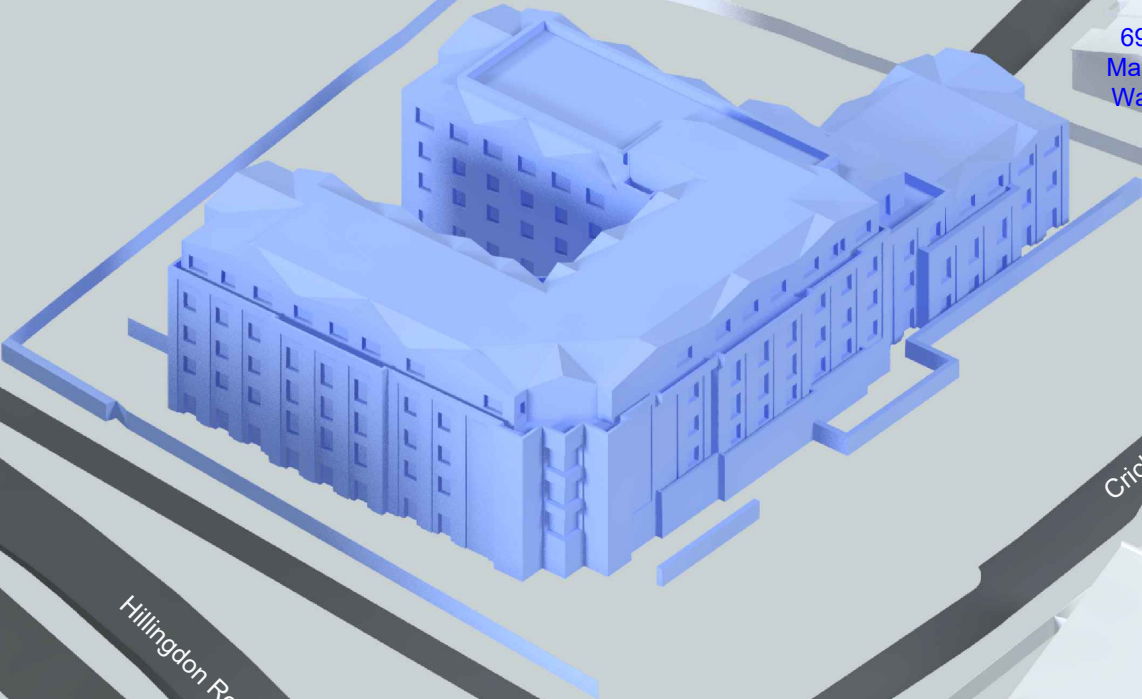
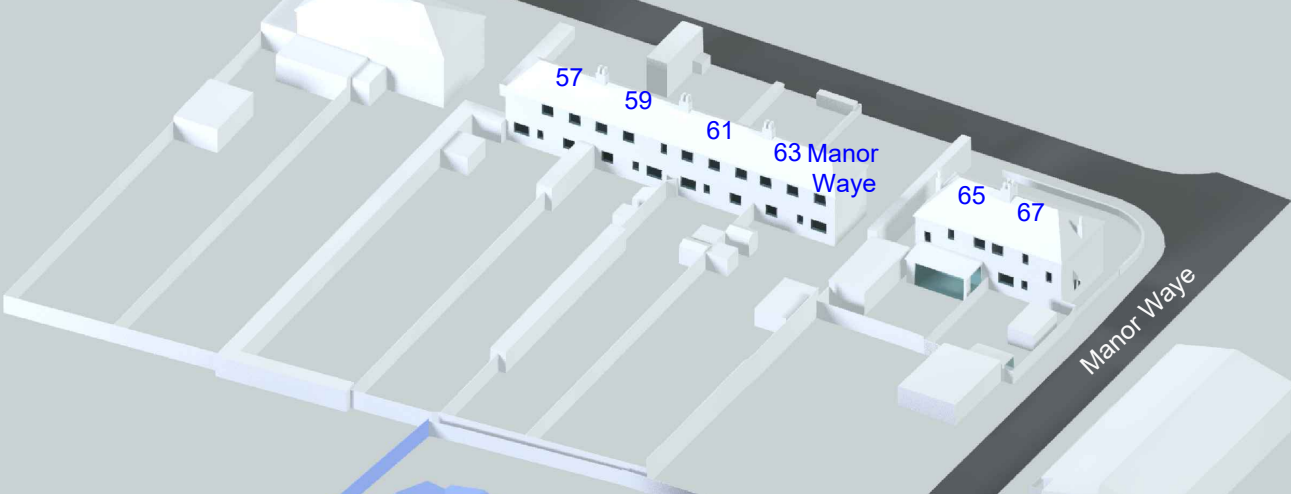
1 to 84 Colley
House

Whitehall Road

Hillingdon Road



Proposed



Hillingdon Road

Cricket Field Road

Whitehall Road



Manor Way

57
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Manor
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Manor Way

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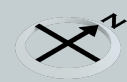
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Manor Way



Manor Way

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Manor
Way

65
Manor
Way

24 25



69A Manor
Waye

43

41 42

47

44

48

← 69 Manor Waye

Manor Waye



69A Manor
Waye

46

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49

69 Manor Waye



13 Whitehall Road

11 Whitehall Road

52

51

54

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55

56

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Whitehall Road

1 to 84 Colley
House



58

59

153

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Whitehall Road

1 to 84 Colley
House

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Whitehall Road

1 to 84 Colley
House

174

173

132

131



1 to 84 Colley
House

175

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134

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1 to 84 Colley House

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1 to 84 Colley
House

184



Whitehall Road

1 to 84 Colley House

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APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

Hillingdon Civic Centre Car Park, High Street, Uxbridge UB8 1UW

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>57 Manor Waye</u>					
<u>Ground Floor</u>					
Window 1	Domestic	35.8%	35.2%	0.6%	0.98
Window 2	Domestic	36.2%	35.7%	0.5%	0.99
Window 3	Domestic	31.0%	31.0%	0.0%	1.0
<u>First Floor</u>					
Window 4	Domestic	36.7%	35.9%	0.8%	0.98
Window 5	Domestic	36.7%	35.8%	0.9%	0.98
<u>59 Manor Waye</u>					
<u>Ground Floor</u>					
Window 6	Domestic	32.0%	31.1%	0.9%	0.97
Window 7	Domestic	36.1%	35.2%	0.9%	0.98
Window 8	Domestic	36.1%	35.3%	0.8%	0.98
<u>First Floor</u>					
Window 9	Domestic	36.7%	35.8%	0.9%	0.98
Window 10	Domestic	36.7%	35.7%	1.0%	0.97
Window 11	Domestic	36.7%	35.7%	1.0%	0.97
<u>61 Manor Waye</u>					
<u>Ground Floor</u>					
Window 12	Domestic	36.1%	35.2%	0.9%	0.98
Window 13	Domestic	36.8%	35.9%	0.9%	0.98
Window 14	Domestic	36.5%	35.6%	0.9%	0.98
<u>First Floor</u>					
Window 15	Domestic	36.6%	35.6%	1.0%	0.97
Window 16	Domestic	36.6%	35.6%	1.0%	0.97
Window 17	Domestic	36.6%	35.6%	1.0%	0.97
<u>63 Manor Waye</u>					
<u>Ground Floor</u>					
Window 18	Domestic	36.1%	35.2%	0.9%	0.98
Window 19	Domestic	36.5%	35.5%	1.0%	0.97
Window 20	Domestic	36.2%	35.3%	0.9%	0.98
<u>First Floor</u>					
Window 21	Domestic	36.6%	35.6%	1.0%	0.97
Window 22	Domestic	36.6%	35.5%	1.1%	0.97
Window 23	Domestic	36.6%	35.5%	1.1%	0.97

Appendix 2 - Vertical Sky Component

Hillingdon Civic Centre Car Park, High Street, Uxbridge UB8 1UW

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
65 Manor Waye					
Ground Floor					
Window 24	Domestic	15.7%	15.7%	0.0%	1.0
Window 25	Domestic	15.6%	15.6%	0.0%	1.0
Window 26	Domestic	34.5%	33.4%	1.1%	0.97
Window 27	Domestic	21.3%	21.1%	0.2%	0.99
First Floor					
Window 28	Domestic	37.4%	36.3%	1.1%	0.97
Window 29	Domestic	36.5%	35.5%	1.0%	0.97
Window 30	Domestic	36.5%	35.5%	1.0%	0.97
67 Manor Waye					
Ground Floor					
Window 31	Domestic	34.6%	33.6%	1.0%	0.97
Window 32	Domestic	35.9%	34.8%	1.1%	0.97
Window 33	Domestic	25.9%	25.8%	0.1%	1.0
Window 34	Domestic	25.7%	25.6%	0.1%	1.0
Window 35	Domestic	26.8%	26.8%	0.0%	1.0
Window 36	Domestic	26.8%	26.8%	0.0%	1.0
Window 37	Domestic	24.6%	24.6%	0.0%	1.0
First Floor					
Window 38	Domestic	36.5%	35.5%	1.0%	0.97
Window 39	Domestic	36.5%	35.5%	1.0%	0.97
Window 40	Domestic	37.2%	36.2%	1.0%	0.97
69A Manor Waye					
Ground Floor					
Window 41	Hallway & Staircase	33.0%	33.1%	-0.1%	1.0
Window 42	Hallway & Staircase	32.6%	32.9%	-0.3%	1.01
First Floor					
Window 43	Study	33.1%	33.3%	-0.2%	1.01
Window 44	Bedroom	36.0%	35.5%	0.5%	0.99
Window 45	Kitchen	35.5%	35.6%	-0.1%	1.0
Window 46	Living Room	36.5%	36.6%	-0.1%	1.0
69 Manor Waye					
Ground Floor					
Window 47	Hallway	12.1%	12.1%	0.0%	1.0
Window 48	Bedroom	36.6%	36.4%	0.2%	0.99
Window 49	Kitchen	37.1%	37.3%	-0.2%	1.01
Window 50	Living Room	37.2%	37.4%	-0.2%	1.01

Appendix 2 - Vertical Sky Component

Hillingdon Civic Centre Car Park, High Street, Uxbridge UB8 1UW

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>13 Whitehall Road</u>					
<u>Ground Floor</u>					
Window 51	Domestic	35.8%	35.8%	0.0%	1.0
<u>First Floor</u>					
Window 52	Domestic	36.9%	36.5%	0.4%	0.99
<u>11 Whitehall Road</u>					
<u>Ground Floor</u>					
Window 53	Domestic	34.9%	34.5%	0.4%	0.99
<u>First Floor</u>					
Window 54	Domestic	36.8%	36.3%	0.5%	0.99
Window 55	Domestic	33.6%	33.2%	0.4%	0.99
Window 56	Domestic	33.6%	33.2%	0.4%	0.99
Window 57	Domestic	34.8%	34.4%	0.4%	0.99
<u>1 to 84 Colley House</u>					
<u>Ground Floor</u>					
Window 58	Domestic	38.1%	38.1%	0.0%	1.0
Window 59	Domestic	37.4%	37.4%	0.0%	1.0
Window 60	Domestic	37.3%	36.0%	1.3%	0.97
Window 61	Domestic	37.0%	35.7%	1.3%	0.96
Window 62	Domestic	37.1%	35.7%	1.4%	0.96
Window 63	Domestic	36.9%	35.4%	1.5%	0.96
Window 64	Domestic	36.6%	35.1%	1.5%	0.96
Window 65	Domestic	36.7%	35.1%	1.6%	0.96
Window 66	Domestic	36.3%	34.7%	1.6%	0.96
Window 67	Domestic	33.5%	31.9%	1.6%	0.95
Window 68	Domestic	24.4%	24.3%	0.1%	1.0
Window 69	Domestic	30.1%	28.6%	1.5%	0.95
Window 70	Domestic	19.7%	18.8%	0.9%	0.95
Window 71	Domestic	25.0%	23.7%	1.3%	0.95
Window 72	Domestic	57.5%	56.9%	0.6%	0.99
Window 73	Domestic	57.0%	56.5%	0.5%	0.99
Window 74	Domestic	56.8%	56.3%	0.5%	0.99
Window 75	Domestic	30.5%	28.7%	1.8%	0.94
Window 76	Domestic	33.8%	31.8%	2.0%	0.94
Window 77	Domestic	55.8%	55.2%	0.6%	0.99
Window 78	Domestic	55.4%	54.8%	0.6%	0.99
Window 79	Domestic	54.8%	54.2%	0.6%	0.99
Window 80	Domestic	54.0%	53.4%	0.6%	0.99
Window 81	Domestic	52.7%	52.2%	0.5%	0.99
Window 82	Domestic	56.8%	56.4%	0.4%	0.99

Appendix 2 - Vertical Sky Component

Hillingdon Civic Centre Car Park, High Street, Uxbridge UB8 1UW

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 83	Domestic	56.0%	55.5%	0.5%	0.99
Window 84	Domestic	29.4%	27.4%	2.0%	0.93
Window 85	Domestic	29.6%	27.5%	2.1%	0.93
Window 86	Domestic	29.6%	27.5%	2.1%	0.93
Window 87	Domestic	29.5%	27.5%	2.0%	0.93
Window 88	Domestic	29.9%	27.9%	2.0%	0.93
Window 89	Domestic	30.0%	28.0%	2.0%	0.93
Window 90	Domestic	30.2%	28.2%	2.0%	0.93
Window 91	Domestic	30.2%	28.3%	1.9%	0.94
Window 92	Domestic	30.2%	28.3%	1.9%	0.94
Window 93	Domestic	30.5%	28.7%	1.8%	0.94
Window 94	Domestic	30.6%	28.8%	1.8%	0.94
Window 95	Domestic	30.8%	29.1%	1.7%	0.94
Window 96	Domestic	31.0%	29.4%	1.6%	0.95
Window 97	Domestic	31.4%	29.9%	1.5%	0.95
Window 98	Domestic	19.6%	19.6%	0.0%	1.0
Window 99	Domestic	20.8%	20.8%	0.0%	1.0
Window 100	Domestic	26.4%	26.3%	0.1%	1.0
Window 101	Domestic	51.1%	51.1%	0.0%	1.0
Window 102	Domestic	53.0%	53.0%	0.0%	1.0
Window 103	Domestic	28.9%	28.5%	0.4%	0.99
Window 104	Domestic	55.7%	55.5%	0.2%	1.0
Window 105	Domestic	56.0%	55.8%	0.2%	1.0
Window 106	Domestic	56.3%	56.1%	0.2%	1.0
Window 107	Domestic	35.7%	34.9%	0.8%	0.98
Window 108	Domestic	57.7%	57.5%	0.2%	1.0
Window 109	Domestic	59.7%	59.5%	0.2%	1.0
Window 110	Domestic	67.9%	67.7%	0.2%	1.0
<u>First Floor</u>					
Window 111	Domestic	38.0%	36.7%	1.3%	0.97
Window 112	Domestic	37.9%	36.6%	1.3%	0.97
Window 113	Domestic	37.9%	36.5%	1.4%	0.96
Window 114	Domestic	37.7%	36.2%	1.5%	0.96
Window 115	Domestic	37.6%	36.1%	1.5%	0.96
Window 116	Kitchen	37.4%	35.8%	1.6%	0.96
Window 117	Studio	36.9%	35.3%	1.6%	0.96
Window 118	Domestic	35.9%	34.3%	1.6%	0.96
Window 119	Studio	31.2%	29.5%	1.7%	0.95
Window 120	Domestic	36.9%	35.1%	1.8%	0.95
Window 121	Domestic	36.8%	34.9%	1.9%	0.95
Window 122	Kitchen	36.7%	34.8%	1.9%	0.95
Window 123	Domestic	36.5%	34.5%	2.0%	0.95
Window 124	Domestic	36.2%	34.2%	2.0%	0.94

Appendix 2 - Vertical Sky Component

Hillingdon Civic Centre Car Park, High Street, Uxbridge UB8 1UW

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 125	Domestic	36.0%	33.9%	2.1%	0.94
Window 126	Domestic	35.4%	33.3%	2.1%	0.94
Window 127	Domestic	34.7%	32.6%	2.1%	0.94
Window 128	Domestic	33.7%	31.6%	2.1%	0.94
Window 129	Domestic	30.9%	28.9%	2.0%	0.94
Window 130	Domestic	28.1%	26.3%	1.8%	0.94
Window 131	Domestic	25.7%	24.2%	1.5%	0.94
Window 132	Domestic	31.1%	31.1%	0.0%	1.0
Window 133	Domestic	18.6%	18.6%	0.0%	1.0
Window 134	Domestic	29.8%	29.2%	0.6%	0.98
Window 135	Domestic	13.6%	11.0%	2.6%	0.81
Window 136	Domestic	13.4%	10.9%	2.5%	0.81
Window 137	Domestic	13.6%	11.3%	2.3%	0.83
Window 138	Bedroom	13.8%	11.6%	2.2%	0.84
Window 139	Domestic	14.0%	12.0%	2.0%	0.86
Window 140	Domestic	14.5%	12.8%	1.7%	0.88
Window 141	Domestic	17.5%	17.5%	0.0%	1.0
Window 142	Domestic	21.6%	21.6%	0.0%	1.0
Window 143	Domestic	28.1%	28.1%	0.0%	1.0
Window 144	Domestic	31.7%	31.7%	0.0%	1.0
Window 145	Domestic	33.7%	33.4%	0.3%	0.99
Window 146	Bedroom	35.0%	34.4%	0.6%	0.98
Window 147	Kitchen	35.9%	35.2%	0.7%	0.98
Window 148	Domestic	36.4%	35.6%	0.8%	0.98
Window 149	Domestic	36.7%	35.9%	0.8%	0.98
Window 150	Domestic	36.9%	36.1%	0.8%	0.98
Window 151	Domestic	37.0%	36.3%	0.7%	0.98
Window 152	Domestic	37.1%	36.4%	0.7%	0.98
<u>Second Floor</u>					
Window 153	Domestic	38.8%	37.5%	1.3%	0.97
Window 154	Domestic	38.7%	37.3%	1.4%	0.96
Window 155	Domestic	38.7%	37.2%	1.5%	0.96
Window 156	Domestic	38.6%	37.1%	1.5%	0.96
Window 157	Domestic	38.5%	36.9%	1.6%	0.96
Window 158	Kitchen	38.4%	36.7%	1.7%	0.96
Window 159	Kitchen	38.0%	36.3%	1.7%	0.96
Window 160	Domestic	36.9%	35.2%	1.7%	0.95
Window 161	Kitchen	32.3%	30.5%	1.8%	0.94
Window 162	Domestic	38.1%	36.1%	2.0%	0.95
Window 163	Domestic	38.0%	35.9%	2.1%	0.94
Window 164	Kitchen	37.9%	35.9%	2.0%	0.95
Window 165	Domestic	37.8%	35.7%	2.1%	0.94
Window 166	Domestic	37.6%	35.4%	2.2%	0.94

Appendix 2 - Vertical Sky Component

Hillingdon Civic Centre Car Park, High Street, Uxbridge UB8 1UW

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 167	Domestic	37.6%	35.3%	2.3%	0.94
Window 168	Kitchen	37.3%	35.0%	2.3%	0.94
Window 169	Domestic	36.8%	34.5%	2.3%	0.94
Window 170	Domestic	36.5%	34.2%	2.3%	0.94
Window 171	Domestic	35.3%	33.1%	2.2%	0.94
Window 172	Domestic	33.5%	31.6%	1.9%	0.94
Window 173	Domestic	33.0%	31.5%	1.5%	0.95
Window 174	Domestic	35.9%	35.9%	0.0%	1.0
Window 175	Domestic	22.3%	22.3%	0.0%	1.0
Window 176	Domestic	32.7%	32.0%	0.7%	0.98
Window 177	Domestic	37.6%	34.5%	3.1%	0.92
Window 178	Domestic	37.7%	34.8%	2.9%	0.92
Window 179	Domestic	37.7%	35.0%	2.7%	0.93
Window 180	Domestic	37.7%	35.3%	2.4%	0.94
Window 181	Domestic	37.7%	35.6%	2.1%	0.94
Window 182	Studio	37.7%	35.8%	1.9%	0.95
Window 183	Domestic	32.1%	32.1%	0.0%	1.0
Window 184	Domestic	15.4%	15.4%	0.0%	1.0
Window 185	Domestic	29.0%	29.0%	0.0%	1.0
Window 186	Domestic	30.5%	30.5%	0.0%	1.0
Window 187	Domestic	33.2%	33.2%	0.0%	1.0
Window 188	Domestic	34.9%	34.9%	0.0%	1.0
Window 189	Domestic	35.7%	35.4%	0.3%	0.99
Window 190	Kitchen	36.5%	36.0%	0.5%	0.99
Window 191	Domestic	37.0%	36.3%	0.7%	0.98
Window 192	Domestic	37.2%	36.5%	0.7%	0.98
Window 193	Domestic	37.5%	36.6%	0.9%	0.98
Window 194	Domestic	37.6%	36.8%	0.8%	0.98
Window 195	Domestic	37.6%	36.8%	0.8%	0.98
Window 196	Domestic	37.7%	36.9%	0.8%	0.98

Appendix 2 - Daylight Distribution

Hillingdon Civic Centre Car Park, High Street, Uxbridge UB8 1UW

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
69A Manor Waye					
Ground Floor					
Windows 41 & 42	Hallway	95%	95%	0%	1.0
Windows 41 & 42	Staircase	71%	71%	0%	1.0
First Floor					
Window 43	Study	86%	86%	0%	1.0
Window 44	Bedroom	97%	97%	0%	1.0
Window 45	Kitchen	99%	99%	0%	1.0
Window 46	Living Room	99%	99%	0%	1.0
69 Manor Waye					
Ground Floor					
Window 47	Hallway	98%	98%	0%	1.0
Window 48	Bedroom	95%	95%	0%	1.0
Window 49	Kitchen	97%	97%	0%	1.0
Window 50	Living Room	99%	99%	0%	1.0
1 to 84 Colley House					
First Floor					
Window 116	Kitchen	83%	83%	0%	1.0
Window 117	Studio	84%	84%	0%	1.0
Window 119	Studio	84%	84%	0%	1.0
Window 122	Kitchen	84%	84%	0%	1.0
Window 138	Bedroom	99%	99%	0%	1.0
Window 146	Bedroom	86%	86%	0%	1.0
Window 147	Kitchen	89%	89%	0%	1.0
Second Floor					
Window 158	Kitchen	99%	99%	0%	1.0
Window 159	Kitchen	99%	99%	0%	1.0
Window 161	Kitchen	99%	99%	0%	1.0
Window 164	Kitchen	99%	98%	1%	0.99
Window 168	Kitchen	99%	99%	0%	1.0
Window 182	Studio	100%	100%	0%	1.0
Window 190	Kitchen	100%	100%	0%	1.0

Appendix 2 - Sunlight to Windows

Hillingdon Civic Centre Car Park, High Street, Uxbridge UB8 1UW

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
65 Manor Waye									
Ground Floor									
Window 27	Domestic	16%	16%	0%	1.0	2%	2%	0%	1.0
67 Manor Waye									
Ground Floor									
Window 33	Domestic	36%	36%	0%	1.0	19%	19%	0%	1.0
Window 34	Domestic	48%	48%	0%	1.0	20%	20%	0%	1.0
Window 35	Domestic	72%	72%	0%	1.0	13%	13%	0%	1.0
Window 37	Domestic	39%	39%	0%	1.0	12%	12%	0%	1.0
69A Manor Waye									
First Floor									
Window 45	Kitchen	49%	49%	0%	1.0	16%	16%	0%	1.0
Window 46	Living Room	51%	51%	0%	1.0	17%	17%	0%	1.0
69 Manor Waye									
Ground Floor									
Window 49	Kitchen	56%	56%	0%	1.0	20%	20%	0%	1.0
Window 50	Living Room	56%	56%	0%	1.0	20%	20%	0%	1.0
1 to 84 Colley House									
Ground Floor									
Window 58	Domestic	82%	82%	0%	1.0	27%	27%	0%	1.0
Window 59	Domestic	84%	84%	0%	1.0	28%	28%	0%	1.0
Window 68	Domestic	46%	46%	0%	1.0	10%	10%	0%	1.0
Window 82	Domestic	45%	44%	1%	0.98	10%	10%	0%	1.0
Window 83	Domestic	64%	62%	2%	0.97	16%	16%	0%	1.0
First Floor									
Window 133	Domestic	22%	22%	0%	1.0	4%	4%	0%	1.0
Window 134	Domestic	61%	60%	1%	0.98	16%	16%	0%	1.0
Second Floor									
Window 175	Domestic	31%	31%	0%	1.0	7%	7%	0%	1.0
Window 176	Domestic	69%	68%	1%	0.99	18%	18%	0%	1.0
Window 184	Domestic	27%	27%	0%	1.0	12%	12%	0%	1.0

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES

Appendix 3 - Overshadowing to Gardens and Open Spaces

Hillingdon Civic Centre Car Park, High Street, Uxbridge UB8 1UW

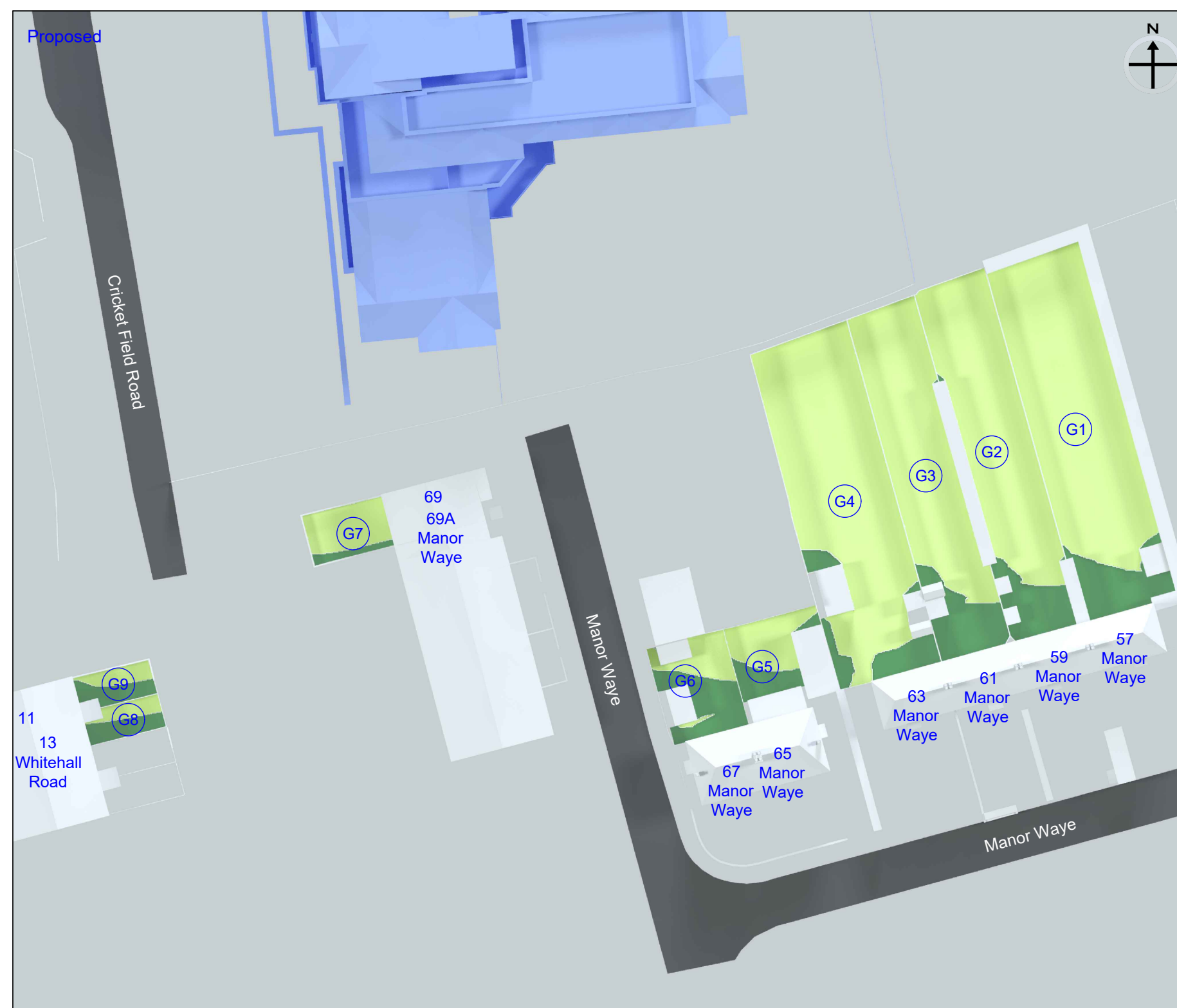
Reference	Total Area		Area receiving at least two hours of sunlight on 21st March										Ratio
			Before			After			Loss				
<u>57 Manor Way</u>													
<u>Ground Floor</u>													
Garden 1	405.0	m2	356.12	m2	88%	356.12	m2	88%	0.0	m2	0%	1.0	
<u>59 Manor Way</u>													
<u>Ground Floor</u>													
Garden 2	295.68	m2	253.46	m2	86%	253.46	m2	86%	0.0	m2	0%	1.0	
<u>61 Manor Way</u>													
<u>Ground Floor</u>													
Garden 3	281.74	m2	232.5	m2	83%	232.5	m2	83%	0.0	m2	0%	1.0	
<u>63 Manor Way</u>													
<u>Ground Floor</u>													
Garden 4	402.78	m2	360.66	m2	90%	360.66	m2	90%	0.0	m2	0%	1.0	
<u>65 Manor Way</u>													
<u>Ground Floor</u>													
Garden 5	65.51	m2	41.59	m2	63%	41.59	m2	63%	0.0	m2	0%	1.0	
<u>67 Manor Way</u>													
<u>Ground Floor</u>													
Garden 6	73.11	m2	29.0	m2	40%	29.0	m2	40%	0.0	m2	0%	1.0	
<u>69 Manor Way</u>													
<u>Ground Floor</u>													
Garden 7	50.38	m2	42.7	m2	85%	42.7	m2	85%	0.0	m2	0%	1.0	
<u>13 Whitehall Road</u>													
<u>Ground Floor</u>													
Garden 8	29.41	m2	12.13	m2	41%	12.13	m2	41%	0.0	m2	0%	1.0	
<u>11 Whitehall Road</u>													
<u>Ground Floor</u>													
Garden 9	30.45	m2	13.42	m2	44%	13.42	m2	44%	0.0	m2	0%	1.0	
<u>1 to 84 Colley House</u>													
<u>Ground Floor</u>													
Garden 10	241.9	m2	203.81	m2	84%	201.56	m2	83%	2.26	m2	1%	0.99	

Proposed



Key

-  Receives under two hours sunlight on 21st March before and after the development.
-  Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
-  Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
-  Receives at least two hours sunlight on 21st March before and after the development.
-  Neighbouring Gardens and Amenity Areas



Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces

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Proposed



Key

-  Receives under two hours sunlight on 21st March before and after the development.
-  Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
-  Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
-  Receives at least two hours sunlight on 21st March before and after the development.
-  Neighbouring Gardens and Amenity Areas

1 to 84 Colley House

G10

Cricket Field Road

Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces

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