daylight&sunlight

Daylight and Sunlight Report
for the Proposed Development at
139 Belmont Road, Uxbridge, Hillingdon, UB8 1QZ

Prepared for:	Narrd Ltd
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Date:	16 June 2022
Job Reference:	1889/JN

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1. Executive Summary

1.1 Scope of Service

1.1.1 We have been instructed by Narrd Ltd to consider the potential impact upon the amenity of the surrounding residential properties, which may arise from the proposed development at 139 Belmont Road, Uxbridge, Hillingdon, UB8 1QZ.

1.2 BRE Assessment Criteria

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

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

1.3 Daylight and Sunlight

1.3.1 Regarding the surrounding properties, the proposed development is in accordance with the BRE guidelines for daylight, sunlight and overshadowing.

1.3.2 We have considered both the current layout of 137 Belmont Road along with the extant development, granted permission on 26 March 2021.

1.4 Generally

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

*The BRE guidelines recognises that buildings located uncommonly close to the site boundary, as is the case here, may be considered as "bad" neighbours, taking more than their fair share of light. Accordingly, a greater reduction in daylight or sunlight may be unavoidable and so the local authority may wish to apply different target values.
*Where buildings match the height and proportions of existing surrounding buildings some transgressions will be inevitable.
* Also, where the sites are undeveloped or are infill sites, again a higher degree of obstruction may be unavoidable, leading to a higher frequency of non-compliance
*Kitchens and bedrooms are given less weighting than that of a living room.

2. Introduction

2.1 Scope of Service

2.1.1 We have been instructed by Narrd Ltd to consider the potential impact upon the amenity of the surrounding residential properties, which may arise from the proposed development at 139 Belmont Road, Uxbridge, Hillingdon, UB8 1QZ.

2.2 Assessment

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

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

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

Site Location Plan

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

Adjacent Building Summary Table		
Name/Address of Building	**Assumed Use of Building**	**Position in Relation to the Proposed Development**
137 Belmont Road	Residential	West
141 Belmont Road	Residential	East

2.3 Limitations

2.3.1 Our assessment is based on the proposed development drawings by Kl Architects.

2.3.2 Topographical survey information was not provided for the site and the surrounding buildings. Where buildings were not surveyed, the locations and heights were derived from site photographs and oblique aerial photography.

2.3.3 We refer you to the drawings which accompany this report for a list of the third party information relied upon which our 3D computer model and resultant analyses are based.

3. BRE Criteria and Mitigating Factors

3.1 BRE Daylight Criteria

3.1.1 The BRE guide target value for the Vertical Sky Component Assessment (VSC) is 27%. However, where the values are lower than this in the existing situation, the BRE allows a reduction of 20%, *subject to mitigating factors*.

3.1.2 For Daylight Distribution, namely, sky visibility at table level, the BRE allows a reduction of 20%, *subject to mitigating factors*.

3.1.3 These criteria are, however, purely numerical guidelines. They can be misinterpreted as a hard and fast rule, which is of course an unsustainable argument at planning. A loss of greater than 20% implies that the loss may be noticeable by its occupants, but noticeable does not mean, significant or adverse, it just means that it needs to be considered in the broader context. Namely, is the development acceptable in respect of all of the surrounding circumstances? This leads us on to the mitigating factors.

3.2 BRE Sunlight Criteria

3.2.1 The BRE guide target value for the Annual Probable Sunlight Hours (APSH) to a living room, is 25%, 5% of which should be enjoyed during the winter months. However, where the values are lower than this in the existing situation, the BRE allows a reduction of 20%, again, *subject to mitigating factors*.

3.2.2 The overshadowing assessment is undertaken on 21 March, the spring equinox. This assessment shows areas of a subject amenity area where less than 2 hours of sunlight will be available during the winter period, however, the subject area may still receive some sunlight during the summer. if an open amenity area, is more than 50% in shade for more than 2 hours in either existing or proposed situations, and is reduced by more than 20% of its existing value of a new development, then that loss is likely to be noticeable.

3.3 Mitigating Factors

3.3.1 As with all development sites, it would be helpful at this stage to outline the mitigating factors.

3.3.2 Mitigating factors are to be considered in conjunction with the numerical data, particularly with regards to the specific surrounding circumstances, to arrive at a more balanced view.

3.3.3 By balanced, it is meant that the two often conflicting material considerations at planning, (to have amenity protected (neighbours) and to utilise adjacent land in a reasonable manner (developer), need to be considered fairly.

3.3.4 The BRE guidelines states at the beginning and throughout that it is "to be interpreted flexibly"; "not intended to constrain but help the designer"; and "not to be used as an instrument of planning policy".

3.3.5 The simplest way of approaching all of the above is to keep in mind one basic question – "is it [the development] fair/balanced/acceptable in consideration of all the surrounding circumstances".

Mitigating Factor #1

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

Mitigating Factor #2

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

Mitigating Factor #3

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

Mitigating Factor #4

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

4. Results and Consideration

4.1 Daylight

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

4.2 Our Approach

4.2.1 We have assessed the surrounding residential buildings that are most likely to be affected by the proposed development. Other properties are either retail premises, or aligned at an oblique angle, or are considered to be too far away to be affected have been considered, but not assessed.

4.2.2 We have also considered the windows and the rooms of each building listed. With some buildings, we have obtained floor plans from the local authority planning portal, or sales brochures. Where building plans are not readily available, generally, we designate the windows and rooms as habitable within the BRE framework, unless there are obvious clues that would suggest otherwise.

4.2.3 Things such as opaque glazing, soil pipes, stairwells etc., suggest toilets, bathrooms, or circulation spaces, which in accordance with the BRE guidelines need not be assessed.

4.2.4 For habitable rooms, we look for paraphernalia in the windows, blinds, flue pipes, which might suggest a kitchen, smaller windows with net curtains which suggests bedrooms and say larger windows for living rooms etc.

Existing Baseline

4.2.5 The site is situated to the north of Belmont Road. It is currently a 2 -storey bungalow, see accompanying drawing 1889/DSO/01.

Proposed Development

4.2.6 The proposed development will seek to replace the aforementioned structures with 3 no. 3-storey family dwellings, see accompanying drawing 1889/DSO/01.

4.2.7 We have considered and/or assessed the habitable windows and rooms of the adjacent buildings at that are most likely to be affected by the proposed development.

137 Belmont Road (existing and Extant Development)

4.2.8 This building is located immediately west along the common boundary. We have considered plans and photographs of this building from online sales brochures. The link can be found here: -

https://www.rightmove.co.uk/house-prices/details/england-76056023-9848023#/floorplan

4.2.9 This dwelling has also benefitted from a recent approval for a ground floor extension. See the decision notice dated 26 March 2021 here: -

https://planning.hillingdon.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5C14404_APP_2021_426%5Cpdechh-14404_APP_2021_426-PC1-20210326-1432615842.pdf&module=pl

4.2.10 These are classed as extant developments. It is standard in these circumstances to consider the extant development as built out in context with the proposed development on the application site.

4.2.11 Nonetheless, we thought that it would be useful to comment on the existing situation before construction works at #137 begin.

Existing Layout of #137

4.2.12 Regarding the floor plans of the existing layout of #137, see the link above, the BRE guidelines are clear that bathrooms, toilets, storerooms, circulation area and garages need not be assessed. This also extends to utility rooms. In any event, the utility room is dual aspect with the main window facing down the garden, which remains unobstructed.

4.2.13 The side window at first floor level serves a stairwell.

4.2.14 Accordingly, #137 would not be adversely affected by the proposed development.

Extant Layout of #137

4.2.15 For the extant layout of the ground floor extension, we refer you to Appendix B and Appendix D Supporting Information. W1 and W3 serve a storage area, W2 a toilet, with W4 (to the rear elevation) and W5 (a rooflight) serving a study. Studies are one of those quasi – habitable rooms not expressly mentioned within the BRE guidelines, but equally a room where it would be reasonable to expect some degree of daylight. Because studies are not expressly mentioned within the BRE guidelines, in terms of hierarchy, it would naturally follow that they should be given less weighting than a living room, a kitchen or a bedroom.

4.2.16 Turning now to the assessment results, the windows and habitable rooms were assessed for Vertical Sky Component (VSC), Daylight Distribution (DD) and sunlight (APSH) respectively.

4.2.17 Regarding VSC, all windows to the dual aspect study will meet the BRE guidelines. The main window faces down the garden, which remains unobstructed.

4.2.18 Regarding Daylight Distribution, the study meets the BRE guidelines.

4.2.19 Regarding sunlight, all windows to the study will meet the BRE guidelines.

4.2.20 For overshadowing, the rear garden, being so large, will comfortably meet the BRE criteria.

4.2.21 Accordingly, the extant development at #137 would not be adversely affected by the proposed development.

141 Belmont Road

4.2.22 This dwelling is situated immediately east of the site along the common boundary.

4.2.23 The 2 no. side windows to the return elevation at first floor level appear to serve toilet and/or circulation areas and so they need not be assessed.

4.2.24 Any windows at ground floor level to the rear of the dwelling would experience a small gain in light (4%). This is because the proposed development, albeit taller, is set back further in than the existing garage and outbuilding to the common boundary. With these buildings removed there will be a fractional net gain in oblique light. The majority of the light coming from down the garden will remain unchanged.

4.2.25 For overshadowing, there will be a small increase in shade on 21 March, but the vast majority of the rear garden will enjoy at least 2 hours of sunshine on that date, so it will comfortably meet the BRE guidelines.

4.2.26 Accordingly, #141 would not be adversely affected by the proposed development.

45 Degree Rule

4.2.27 Regarding the 45 degree rule, it is a rule of thumb that should be applied in both plan and elevation i.e. 3 dimensions. Local Authorities often misapply this rule by drawing a line in plan only; if this was the case, then a raised flower bed would be in breach, which is of course nonsense.

4.2.28 We have applied the 45 degree rule correctly from the lowest ground floor window of #141, please see the insert on the accompanying drawing 1889/DSO/01. The 45 degree plane clearly does not intersect the proposed development. In fact, it fractionally intersects the existing outbuilding by a few mm (red circle), further illustrating a relative improvement in the proposed situation.

5. Conclusion

5.1 Daylight and Sunlight

5.1.1 Regarding the surrounding properties, the proposed development is in accordance with the BRE guidelines for daylight, sunlight and overshadowing.

5.1.2 We have considered both the current layout of 137 Belmont Road along with the extant development, granted permission on 26 March 2021.

5.2 Generally

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

*The BRE guidelines recognises that buildings located uncommonly close to the site boundary, as is the case here, may be considered as "bad" neighbours, taking more than their fair share of light. Accordingly, a greater reduction in daylight or sunlight may be unavoidable and so the local authority may wish to apply different target values.
*Where buildings match the height and proportions of existing surrounding buildings some transgressions will be inevitable.
* Also, where the sites are undeveloped or are infill sites, again a higher degree of obstruction may be unavoidable, leading to a higher frequency of non-compliance
*Kitchens and bedrooms are given less weighting than that of a living room.

Appendix A

BRE Assessments

BRE Assessments

Introduction

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

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

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

> *'The Guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design… … In special circumstances the developer or Planning Authority may wish to use different target values. For example, in a historic city centre a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings…..'*

Daylight

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

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

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

25° section line assessment

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

The BRE guide states at page 11:

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

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

The Vertical Sky Component ("VSC") Assessment

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

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

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

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

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

The Daylight Distribution ("DD") Assessment

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

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

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

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

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

The Average Daylight Factor ("ADF") Assessment

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

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

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

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

Sunlight

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

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

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

Annual Probable Sunlight Hours (APSH) Assessment

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

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

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

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

Overshadowing

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

The permanent overshadowing assessment

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

The BRE states at page 20:

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

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

The transient overshadowing assessment

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

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

Appendix B

Context Drawings

Appendix C

Daylight Results / Sunlight Results

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

Floor Ref.	Room Ref.	Room	Use.	Window Ref.	Scenario	VSC	Difference	Condtn	Available Sunlight Hours						
									Annual %	Diff	%	Condtn	Winter %	Diff	%	Condtn
137 Belmont Road																
Ground	R1	Storage		W1	Existing	14.21	1.03	-		*North	*North		*North	*North		
					Proposed	14.67										
				W3	Existing	16.40	0.47	-		*North	*North		*North	*North		
					Proposed	7.74										
	R2	WC		W2	Existing	13.48	0.55	-		*North	*North		*North	*North		
					Proposed	7.42										
	R3	Study		W4	Existing	38.99	1.00	YES		*North	*North		*North	*North		
					Proposed	38.98										
				W5	Existing	87.69	0.97	YES	58.00	0.91	YES		8.00	1.00	YES	
					Proposed	85.35			53.00				8.00			
141 Belmont Road																
Ground	R1	KLD		W1	Existing	32.25	1.04	YES		*North	*North		*North	*North		
					Proposed	33.56										

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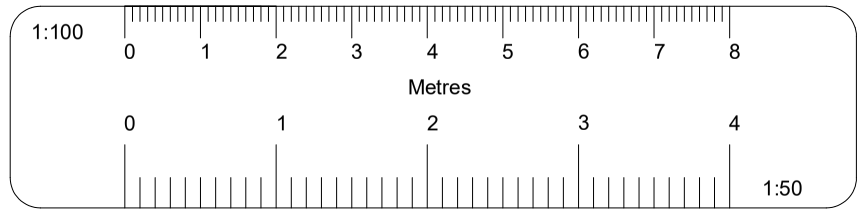
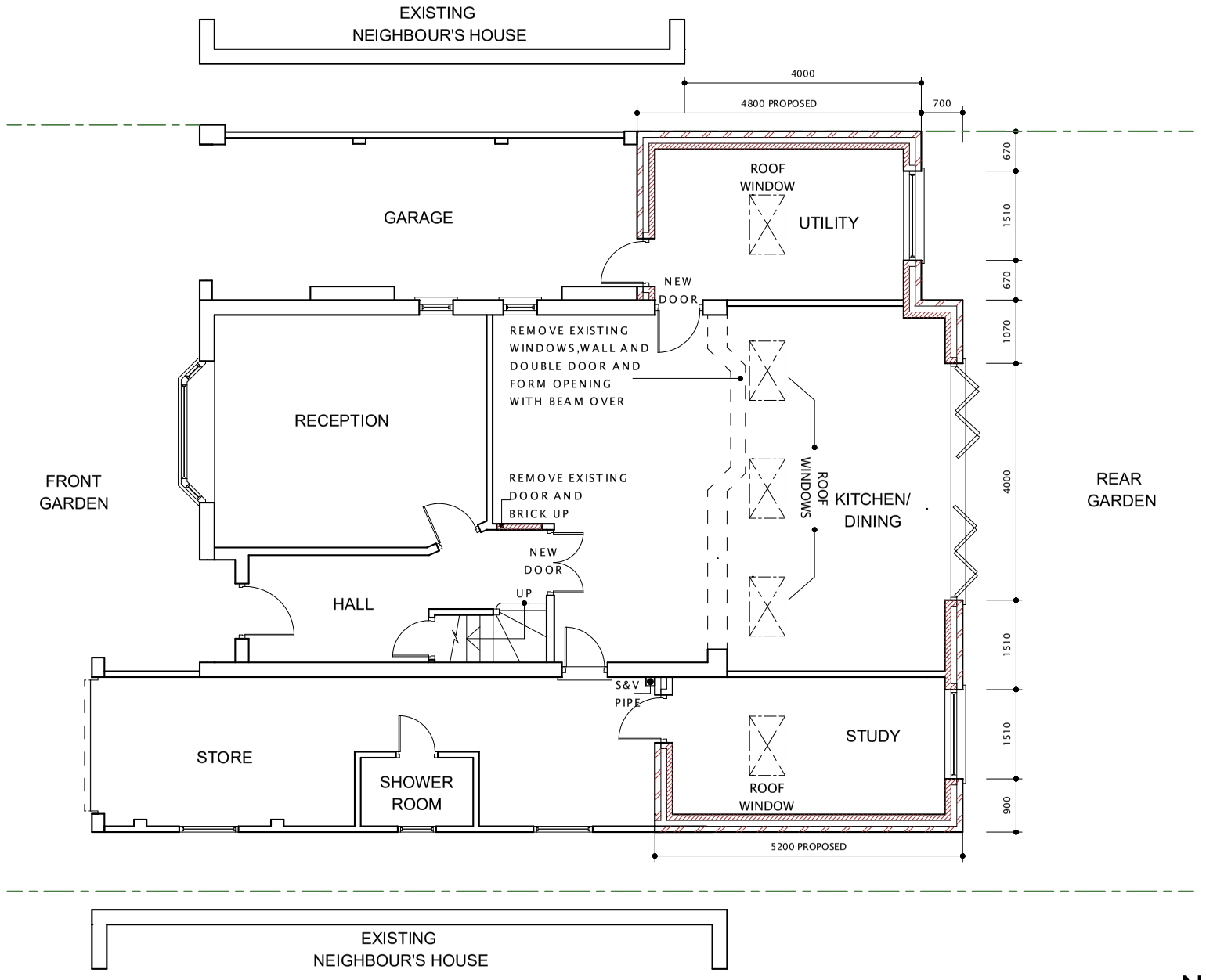
Daylight Distribution (DD) Assessment

Floor Ref.	Room Ref.	Room Use	Property Type	Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
137 Belmont Road								
Ground	R1	Storage	Area m2	20.17	12.81	11.10		
			% of room		63.50%	55.02%	0.87	-
	R2	WC	Area m2	2.36	2.21	1.25		
			% of room		93.49%	53.09%	0.57	-
	R3	Study	Area m2	11.57	11.39	11.39		
			% of room		98.42%	98.42%	1.00	YES

Appendix D

Supporting Information





PROPOSED GROUND FLOOR PLAN

NOTE: "SEVERAL LARGE TRESS IN AND AROUND SITE"

All dimensions verified on site.
All work to comply with British Standards, Code of practice.
All internal works to be in accordance with client instructions.
All external surfaces to match existing.
All work to be to the satisfaction of the local authority-building surveyor.
Builder to serve building notice and comply fully in all respects.
Owner responsible for compliance with 1.Party Wall etc Act 1996. 2. Thames water Build Over Agreement.
Builder to ensure all work in compliance with Build Over agreement as approved by Thames Water
All proprietary materials to manufacturers recommendations
Works to boiler/Gas to be carried out by Gas Safe registered installer and to Gas Safe recommendations

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671:2001 (2004), the 17th edition Wiring Guidance and Building Regulation Part P (Electrical Safety) by a competent person registered with an electrical self-certification scheme, (BRE, BSI, ELECSA, NAPIT, or NICEIC), authorised by the Secretary of State
The competent person is to send a self-certification certificate to the Local Authority Building Control Departement within 30 days of completion of the electrical works. The client must receive both a copy of the self-certification certificate and a BS 7671:2001 (2004) Electrical Installation Test Certificate and forward copies to the Local Authority Building Control Dept.

	DATE	REVISION

COPYRIGHT:

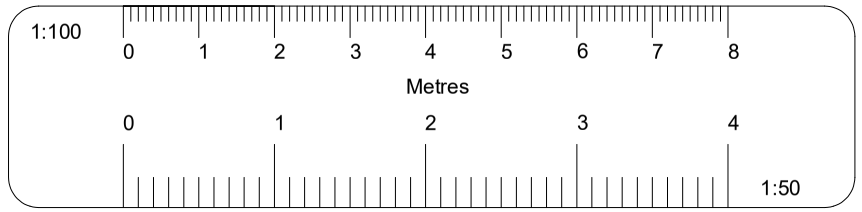
JOB TITLE:
137 BELMONT ROAD UXBRIDGE

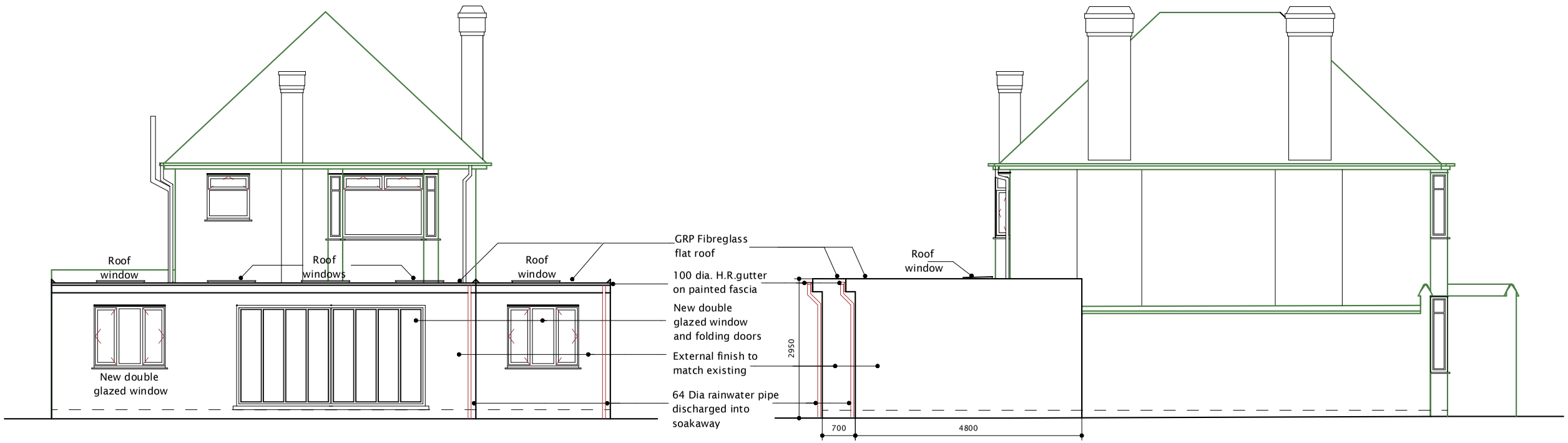
DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN

SCALE : 1:100

DATE: 13-11-2019 DRAWN BY:

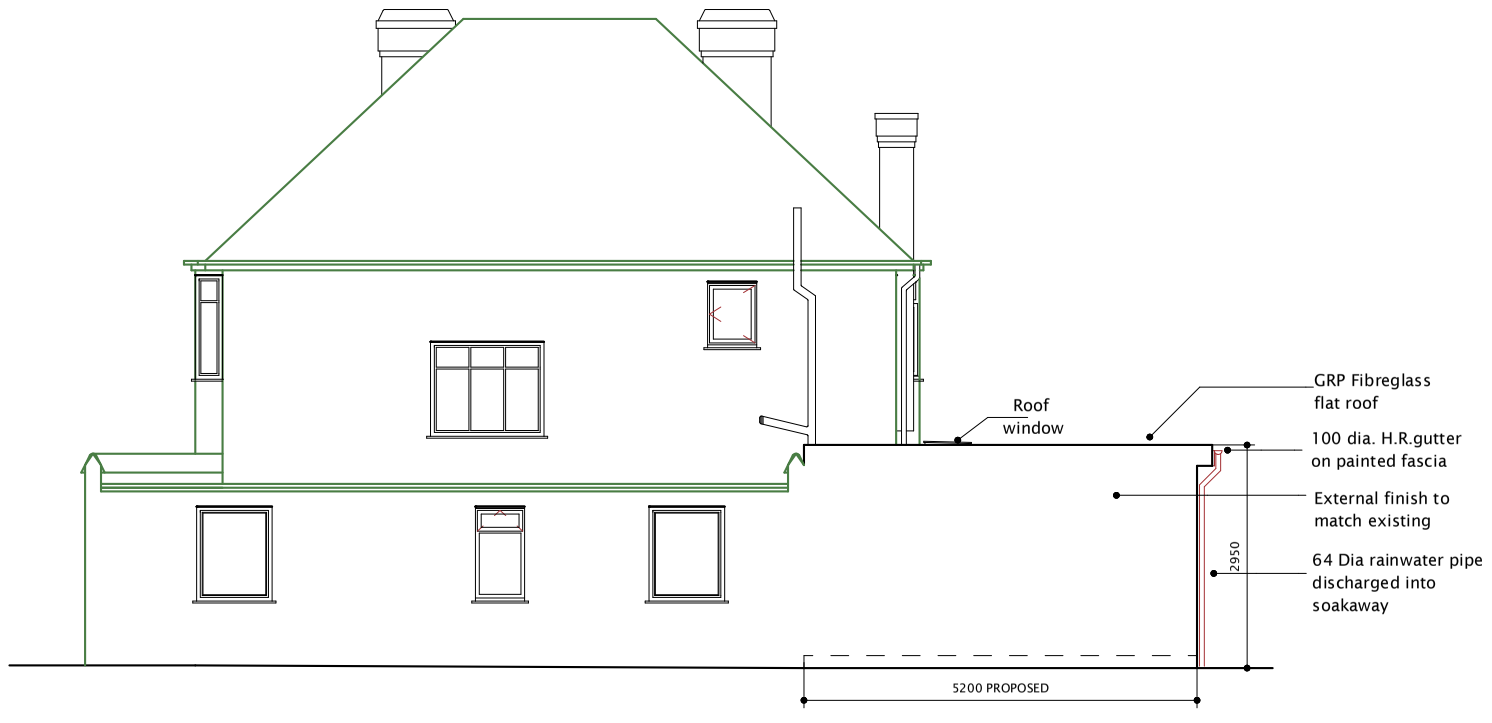
DRG. NO.	REV.
19/137/BRU/103/A	





PROPOSED REAR ELEVATION

PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

All dimensions verified on site.
All work to comply with British Standards, Code of practice.
All internal works to be in accordance with client instructions.
All external surfaces to match existing.
All work to be to the satisfaction of the local authority-building surveyor.
Builder to serve building notice and comply fully in all respects.
Owner responsible for compliance with 1.Party Wall etc Act 1996. 2. Thames water Build Over Agreement.
Builder to ensure all work in compliance with Build Over agreement as approved by Thames Water
All proprietary materials to manufacturers recommendations
Works to boiler/Gas to be carried out by Gas Safe registered installer and to Gas Safe recommendations

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671:2001 (2004), the 17th edition Wiring Guidance and Building Regulation Part P (Electrical Safety) by a competent person registered with an electrical self-certification scheme, (BRE, BSI, ELECSA, NAPIT, or NICEIC), authorised by the Secretary of State
The competent person is to send a self-certification certificate to the Local Authority Building Control Departement within 30 days of completion of the electrical works. The client must receive both a copy of the self-certification certificate and a BS 7671:2001 (2004) Electrical Installation Test Certificate and forward copies to the Local Authority Building Control Dept.

	DATE	REVISION

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JOB TITLE:
137 BELMONT ROAD UXBRIDGE

DRAWING TITLE:
PROPOSED ELEVATIONS

SCALE : 1:100

DATE: 13-11-2019 | DRAWN BY:

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