

44 Murray Road Northwood HA6 2YL

Daylight & Sunlight Amenity Study (Neighbouring) Report
prepared on behalf of Gavacan Homes Limited
Building Consultancy Group
January 2023
Our Ref: 23-00131



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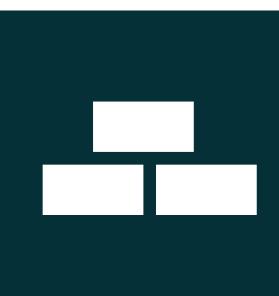
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(Overshadowing to Gardens & Open Space)

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1 EXECUTIVE SUMMARY

- 1.1 We have been instructed to compile a BRE Daylight & Sunlight (Neighbouring) Amenity Study regarding the potential impact of the proposed development at 44 Murray Road, Northwood HA6 2YL. The proposals consist of the demolition of the provision for a 5 unit scheme, spread across 2.5 storeys.
- 1.2 We conducted a site visit in order to understand the proposal in context, allowing us to gain a greater understanding of the interrelationship between proposed and the various surrounding buildings
- 1.3 We have reviewed the Local Authority's planning policy in respect of Daylight & Sunlight (see s.5).
- 1.4 On the basis of the above, we set about conducting an analysis in accordance with Building Research Establishment's Report 209 "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" (2022 3rd Edition). This guidance is regarded as industry standard, and we regularly prepare such studies for local authorities throughout the UK.
- 1.5 The analysis has involved utilising specialist software applied an AutoCAD model.
- 1.6 In total, 9 properties, 62 windows and 46 rooms have been the subject of our analysis.
- 1.7 The results for the VSC method of the assessment show that all but 3 windows tested surpass the BRE recommendations.
- 1.8 The 3 windows that fall short of the BRE recommendations for this test serve the conservatory located at 40 Murray Road. It should be noted that this space is lit by 5 windows in total, meaning the remaining 2 windows are compliant.
- 1.9 It should be noted that the VSC test is conducted on a window-by-window basis, therefore it does not take into account other windows serving the same room. In this case, whilst 3 of the 5 windows fall short, the room itself remains well lit, seeing a smaller than 1% difference in its access to daylight. We therefore confirm that this room will be unaffected by the proposed development.
- 1.10 The results for the DD method of the assessment show that all of the rooms tested surpass the BRE recommendations.
- 1.11 The results for the APSH method of assessment shows that all relevant rooms with windows positioned within 90 degrees of due South will fully comply with the recommended target values.
- 1.12 The results of the sunlight to amenities test show full compliance.
- 1.13 Given that all of the criteria for the aforementioned assessments are surpassed, we conclude that the proposed development will not reduce the light to the neighbouring properties to an unreasonable level. The proposed massing sits well within its context and is considerate of its neighbours. There is therefore no Daylight and Sunlight related reason why planning permission should not be granted for this scheme on this basis.

2 PROPOSED DRAWINGS

2.1 The 3D computer model considers the following proposed design:

ASCOT DESIGN

Drawings Ref	Description	Revision
22-J4110	(MASTER FILE) for DSSL - Copy	Rev -
2092693-2195469-720-0	Pro Map	Rev -
01 – New Block DWG	Proposed Plans & Elevations	Rev -

4 INTRODUCTION

INSTRUCTIONS

4.1 We received instructions from Gavacan Homes Limited to prepare a BRE Daylight & Sunlight (Internal) Amenity Study in respect of the proposed development at 44 Murray Road, Northwood, HA6 2YL.

4.2 We confirm copies of our Terms of Engagement are held on file.

CONFLICT OF INTEREST

4.3 We confirm that, as far as we are aware, no conflict of interest exists either personally or with Rapleys, in connection with Gavacan Homes Limited. We would further confirm that Professional Indemnity Insurance on a per claim basis is available in respect of this report.

DISCLOSURE

4.4 This report is specifically for the addressee stated above.

QUALITY ASSURANCE

4.5 This report has been prepared within the quality system operated at Rapleys LLP according to British Standard ISO 9001:2015.

4.6 We confirm that the undersigned is an appropriately qualified Surveyor experienced in the commercial property sector.

Created by: Natasha Bray LLB (Hons)
Natasha.Bray@Rapleys.com

Signature: 
N. Bray
N. Bray (Jan 26, 2023 12:50 GMT)

Checked by: Felix Carter BA(Hons) PgDip
Felix.Carter@Rapleys.com

Signature: 
Felix Carter
Felix Carter (Jan 26, 2023 12:51 GMT)

5 BASIS OF ASSESSMENT

DETAILS OF THE PROPOSALS

5.1 The proposals consist of the provision for a 5 unit scheme spread across 2.5 storeys.

5.2 The proposals we have analysed are those which were provided electronically by the project architect Ascot Design in DWG formats received via email on 17th January 2023. An initial set of PDF proposals were forwarded to us prior to this to assist our understanding of the proposals in general.

5.3 Rapleys have taken the information supplied upon which this report is based, in good faith, as being sufficiently accurate for these purposes. In the event inaccuracies become apparent, Rapleys would be willing to re visit the analysis subject to further instructions.

SITE INSPECTION

5.4 The site and surrounding properties were inspected externally on 17th January by Natasha Bray LLB (Hons). During the inspection Natasha was unaccompanied.

5.5 To identify where there may be a Daylight & Sunlight Amenity issue, we used the approach outlined within BRE Report 209: Site Layout Planning for Daylight and Sunlight – a guide to good practice (3rd edition 2022). This states:

"Loss of light to existing windows need not be analysed if the distance of each part of the new development from the existing window is three or more times its height above the centre of the existing window. In these cases the loss of light will be small. Thus if the new development were 10m tall, and a typical existing ground floor window would be 1.5m above the ground, the effect on existing buildings more than $3 \times (10 - 1.5) = 25.5m$ away need not be analysed."

RELEVANT NEIGHBOURING PROPERTIES

5.6 Arising from this initial review of the Local Authority planning guidance (as discussed in detail under section 5.1), the following properties were identified as warranting inclusion in this study:

1. Lingfield Close – A three storey property containing residential flats located Southwest of the proposed development site.
2. 42 & 40B Murray Road – A series of two storey houses located Northwest of the proposed development site.
3. 40 Murray Road – A two storey house located North of the proposed development site.
4. 57A & 57 B Murray Road – A series of two storey houses located to the East of the proposed development site.
5. St Johns Court – A two storey property containing residential accommodation (Assisted Living) located Southeast of the proposed development site.

5.7 In total, 9 properties, 61 windows, 46 rooms and 1 amenity space have been the subject of our analysis.

BACKGROUND TO THE ANALYSIS

- 5.8 In order to undertake the analysis a 3D computer model was drawn in AutoCAD for the development site and the surrounding properties.
- 5.9 This was based upon site and drawing information provided by the client and their architect, supplemented by information gathered from the photographs of the subject area taken during our site visit.
- 5.10 Details of the proposals forwarded by the design team were incorporated into a 3D AutoCAD model.
- 5.11 Thereafter, industry standard Daylight and Sunlight analysis software was applied to the model. This produced the results which have been presented and commented upon within this report.

PLANNING GUIDANCE

- 6.1 Through the planning process the local authority will wish to be reassured that the construction of the proposed development will not harm the residential neighbours' daylight and sunlight.
- 6.2 The Local Development Plan identified as being relevant to our review is the London Borough of Hillingdon – Local Plan Part 2: Development Management Policies (Adopted Version 16 January 2020).
- 6.3 This document makes specific reference to Daylight & Sunlight in the following clauses:

Design of New Development

5.41 - The Council will aim to minimise the impact of the loss of daylight and sunlight and unacceptable overshadowing caused by new development on habitable rooms, amenity space and public open space. The Council will also seek to ensure that the design of new development optimises the levels of daylight and sunlight. The Council will expect the impact of the development to be assessed following the methodology set out in the most recent version of the Building Research Establishments (BRE) "Site layout planning for daylight and sunlight: A guide to good practice".

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.

NATIONAL PLANNING POLICY FRAMEWORK

- 6.4 It is important to also take note of paragraph 123(c) of the NPPF, for completeness this states:

Where there is an existing or anticipate 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).

7 ASSESSMENT GUIDELINES

7.1 The BRE Report 209 – Site Layout Planning for Daylight and Sunlight, A guide to good practice, Third Edition (2022)[the BRE Report] provides guidance to designers, clients, consultants and planning officials on laying out proposed development sites to minimise impact on surrounding buildings and open spaces. This document is widely used in the construction industry.

7.2 The BRE Report states under paragraph 2.2.2:

"The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices."

7.3 The BRE Report sets out criteria against which an assessment may be made of the levels of Daylight & Sunlight and the impact that development may cause.

7.4 An important point to note contained within the introduction of the BRE Report is:

"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 the main 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..."

7.5 The basis of the BRE guide is suburban environments. It does not provide alternative targets specific to city centre or dense urban environments. The overarching recommendation to interpret the results flexibly, for any other environment besides suburban, is essential to any assessment.

VERTICAL SKY COMPONENT (VSC)

7.6 The VSC is a measure of the amount of light falling on a window; it is quantified as a ratio of the direct sky illuminance falling on the surface at a specific reference point against the horizontal illuminance under an unobstructed sky. The maximum possible ratio is just under 40% for a completely unobstructed vertical wall. The VSC values attained by windows of a building will not vary with the compass orientation of that building; therefore orientation does not give an appreciation of the interior daylighting.

7.7 The target value recommended is 27% but this is not to be strictly applied. This is because if the VSC for a window is less than 27% and is less than 0.8 times its former value, the BRE numerical guidelines will not be satisfied.

7.8 However, if the Vertical Sky Component is less than 27%, but more than 0.8 times its former value then daylight levels might still be adequate to the neighbouring property.

7.9 We find it useful to consider the Reduction Factor of 0.8, as a percentage equal to 80%, or put another way, a 20% reduction is recommended as the guideline figure within the BRE Report.

ANNUAL PROBABLE SUNLIGHT HOURS (APSH)

7.10 With regard to assessing Sunlight, the BRE Report gives recommendations for the assessment of the effect on sunlight enjoyed by individual windows. When considering sunlight, in the northern hemisphere, it is only those windows that face within 90 degrees of due south that will enjoy significant amounts of Sunlight. The BRE Report limits the extent of assessments required to only these windows. Sunlight Amenity is measured in terms of Annual Probable Sunlight Hours (APSH).

7.11 Any windows that face within 90 degrees of due north will be annotated as such within the analysis results.

7.12 The assessment analyses a point in each window which receives at least a quarter of Annual Probable Sunlight Hours (represented as 25% in the results tables). This includes at least 5% of Annual Probable Sunlight Hours during the winter months, between 21 September and 21 March. Again, a Reduction Factor of 0.8 is also applied to the results.

DAYLIGHT DISTRIBUTION (DD)

7.13 The Daylight Distribution is otherwise known as the 'no sky-line' (NSL) method and takes the VSC analysis a step further in looking at where in the room Daylight is received at the working plane (roughly desk or kitchen worktop height). After a development is complete, the area of a room with visible sky should, ideally be 0.8 times or more of the former area on the working plane prior to the development.

2HR SUNLIGHT TO AMENITY (OVERSHADOWING TO GARDENS AND OPEN SPACES)

7.14 The BRE Report also recommends a review of the surrounding external amenity spaces such as gardens, parks or playgrounds.

7.15 The analysis should confirm whether at least 50% of the area of each amenity space should receive at least two hours of sunlight on 21st March. Alternatively, if an existing garden or amenity space remains no less than 0.8 times its former value, then the loss of light to this space is unlikely to be noticeable. The availability of sunlight should be checked for all open spaces where sunlight is required.

8 FINDINGS OF THE ANALYSIS

RESULTS

- 8.1 The VSC, DD & APSH results are shown in the tables contained within Appendix 2. No Sky-Line contours are contained in Appendix 3.
- 8.2 In the section which follows is commentary on the results of the analysis, we have combined all properties into one section, given that they are all compliant.

9 RESULTS REVIEW – ALL PROPERTIES

VSC RESULTS

9.1 The results of this assessment show that all but 3 of the neighbouring windows are either unaffected by the proposed massing, or where light loss occurs it is within the range allowed for by the BRE guide. In all cases, the windows achieve results in excess of the BRE recommendations.

9.2 The 3 windows that fall short of the BRE recommendations for this test serve the conservatory located at 40 Murray Road. It should be noted that this space is lit by 5 windows in total, meaning the remaining 2 windows are compliant.

9.3 It should be noted that the VSC test is conducted on a window-by-window basis, therefore it does not take into account other windows serving the same room. In this case, whilst 3 of the 5 windows fall short, the room itself remains well lit, seeing a smaller than 1% difference in its access to daylight. We therefore confirm that this room will be unaffected by the proposed development.

APSH RESULTS

9.4 The results confirm that all neighbouring rooms achieve full compliance with the BRE guide. Looking on a window-by-window basis there is one window that falls short of the BRE recommendation (W3, 40 Murray Road); however, this window serves a conservatory, which also benefits from various other windows that are compliant, therefore the room as a whole is considered to be compliant.

DAYLIGHT DISTRIBUTION RESULTS

9.5 The results confirm that satisfactory levels of distribution remain and all rooms surpass the BRE recommendations.

2HR SUNLIGHT AMENITY (OVERSHADOWING TO GARDENS AND OPEN SPACES)

9.6 The amenity space tested as part of this assessment achieves a result in excess of the BRE recommendation, achieving a reduction ratio of 0.94 against a target of 0.8, with its retained sunlight at 85% versus the BRE recommendation of 50%.

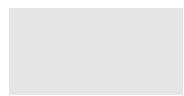
CONCLUSION

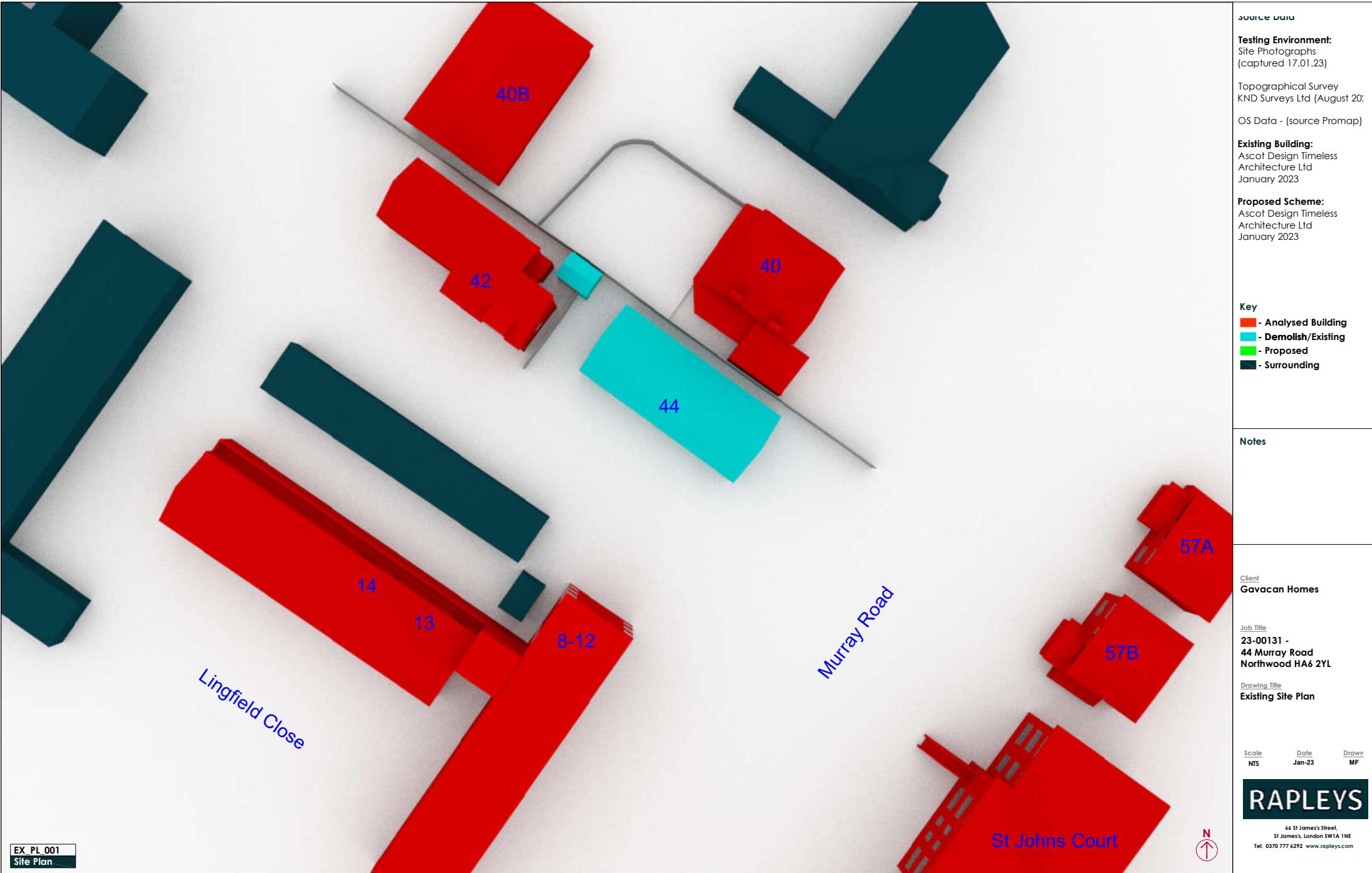
9.7 The results of all of the assessments show full compliance with the BRE guide and as such we confirm that the proposal sits well within its context, showing due consideration for the surrounding properties and their access to Daylight and Sunlight.

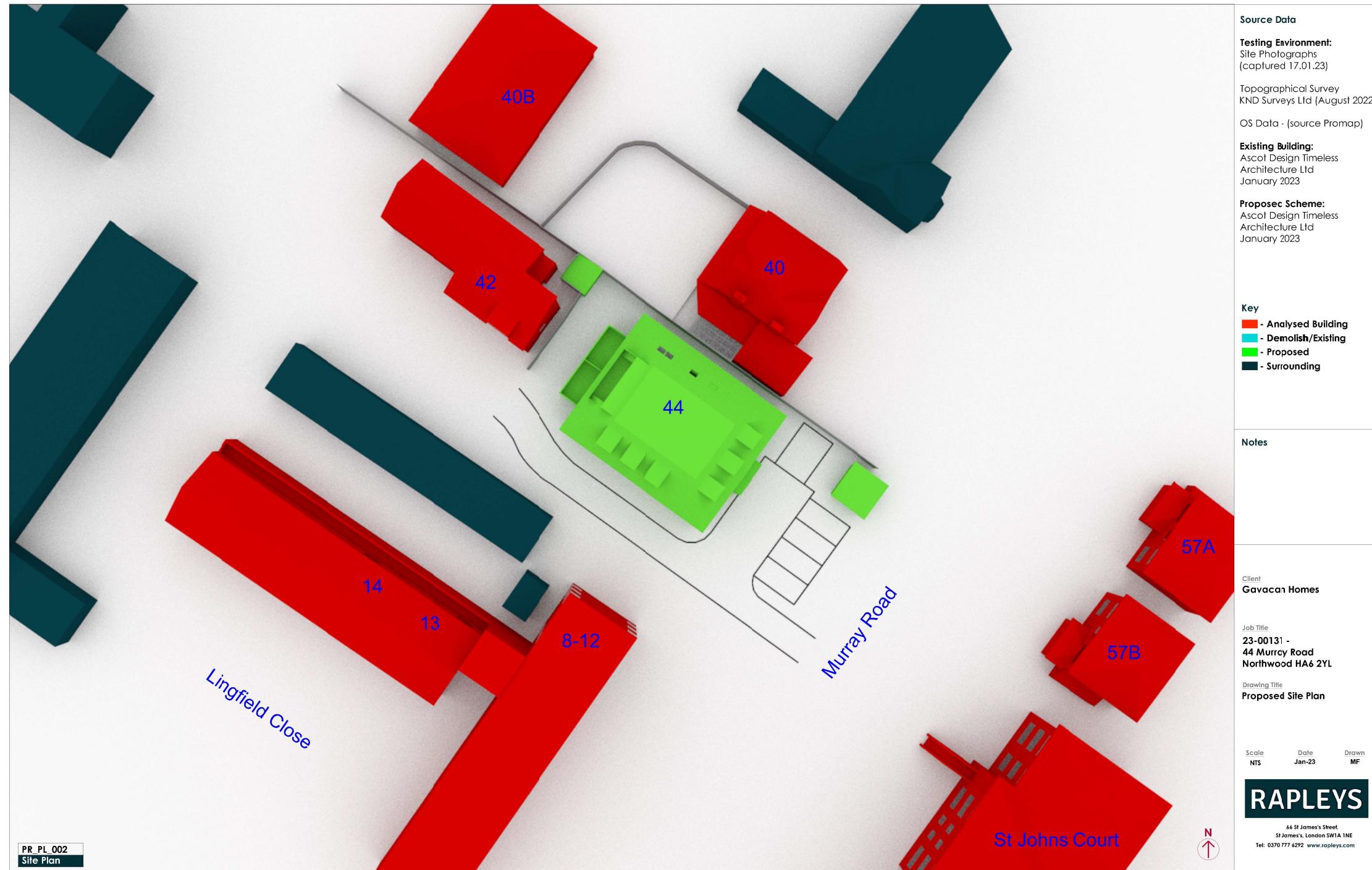
10 CONCLUSIONS

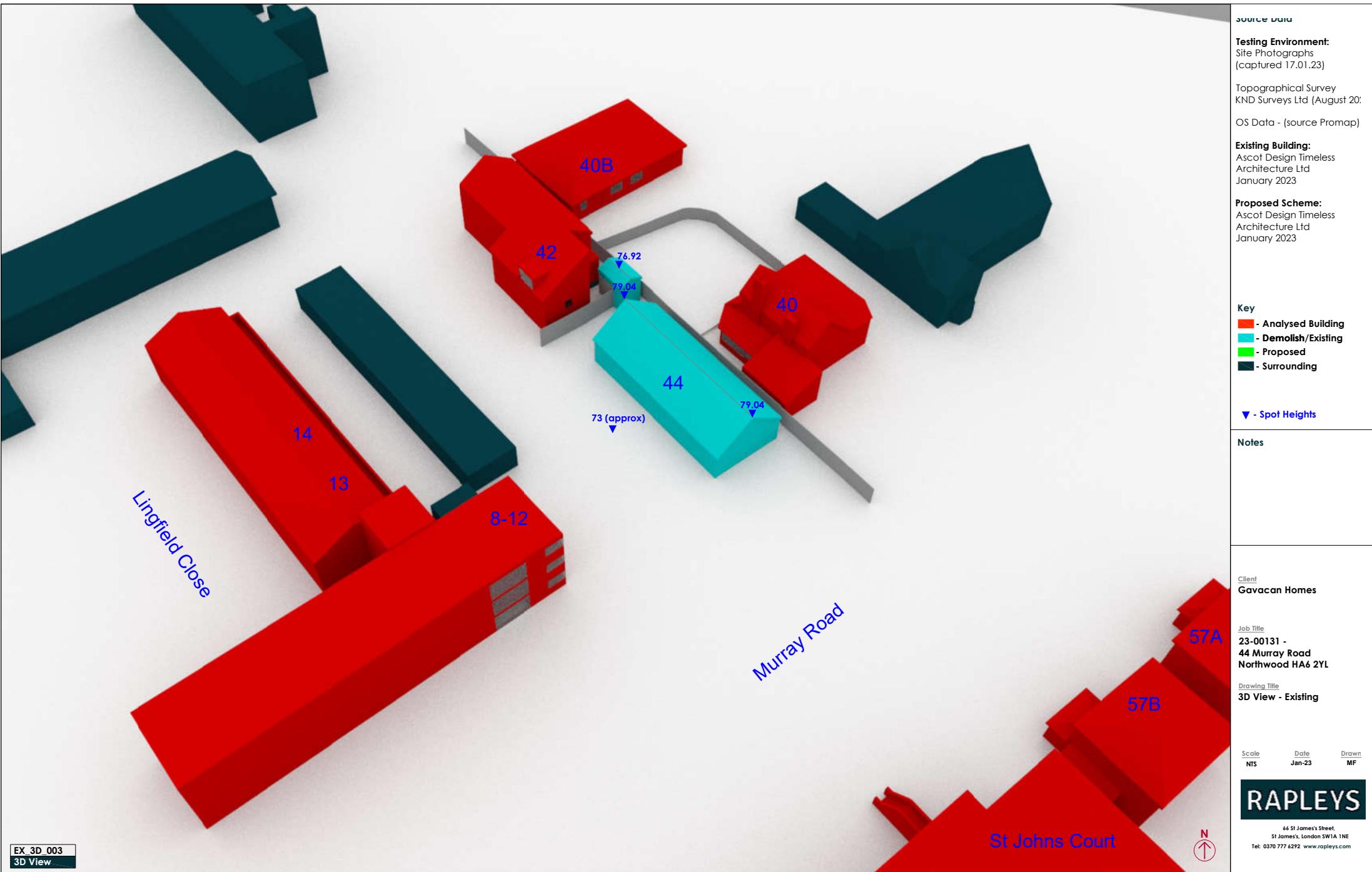
- 10.1 In total, 9 properties, 62 windows and 46 rooms have been the subject of our analysis.
- 10.2 The results of all of the assessment undertaken show full compliance with the BRE recommendations, with the exception of the minor deviations in VSC, which should not be a concern given the unaffected DD result. Many of the windows, all of the rooms and the garden achieve results in excess of the recommendations, which is considered to be extremely positive.
- 10.3 We are therefore pleased to confirm that the proposed development will act as a good neighbour, showing due consideration to the retained light of its neighbours. We therefore conclude that there is no Daylight and Sunlight related reason why planning permission should not be granted for this scheme.

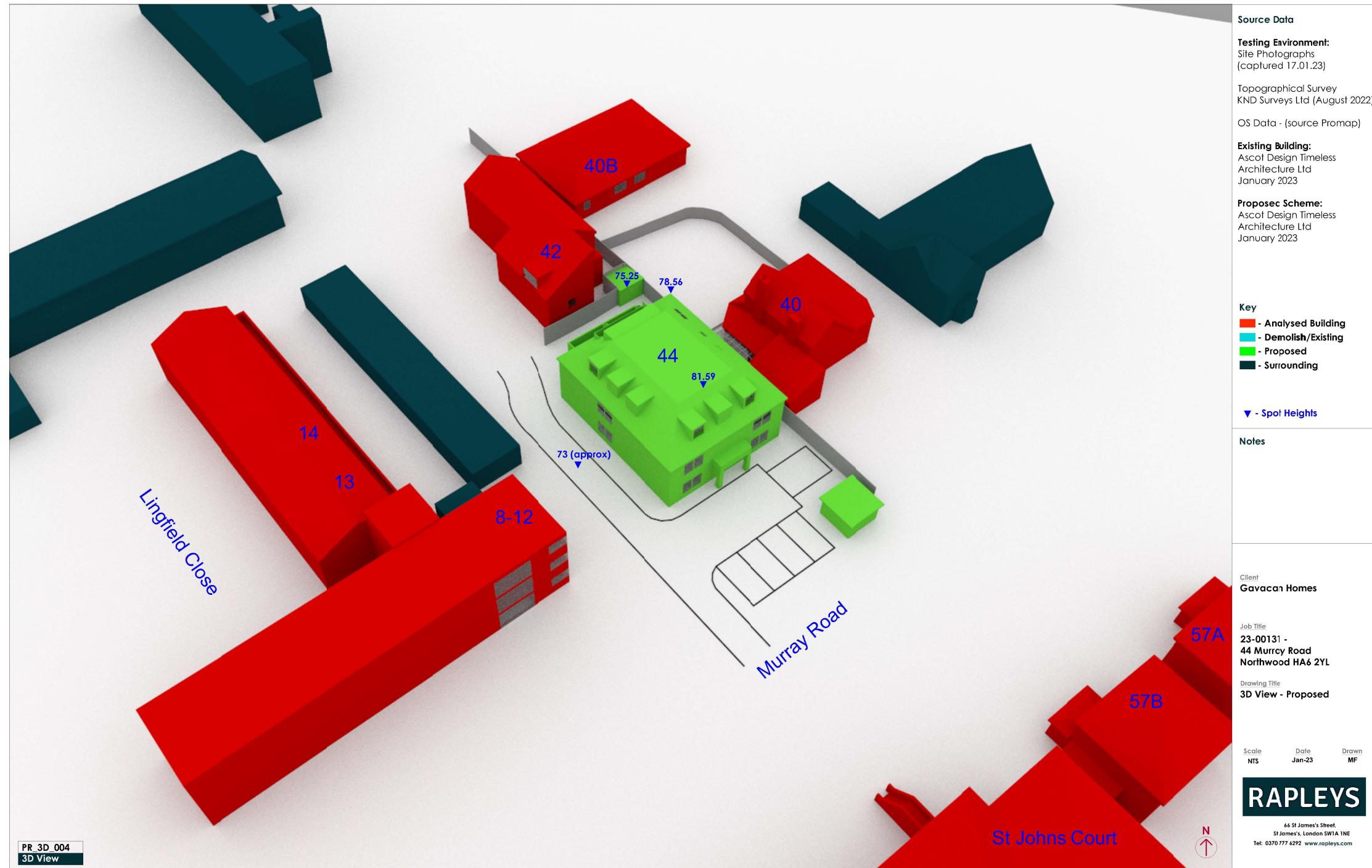
Identification Drawings

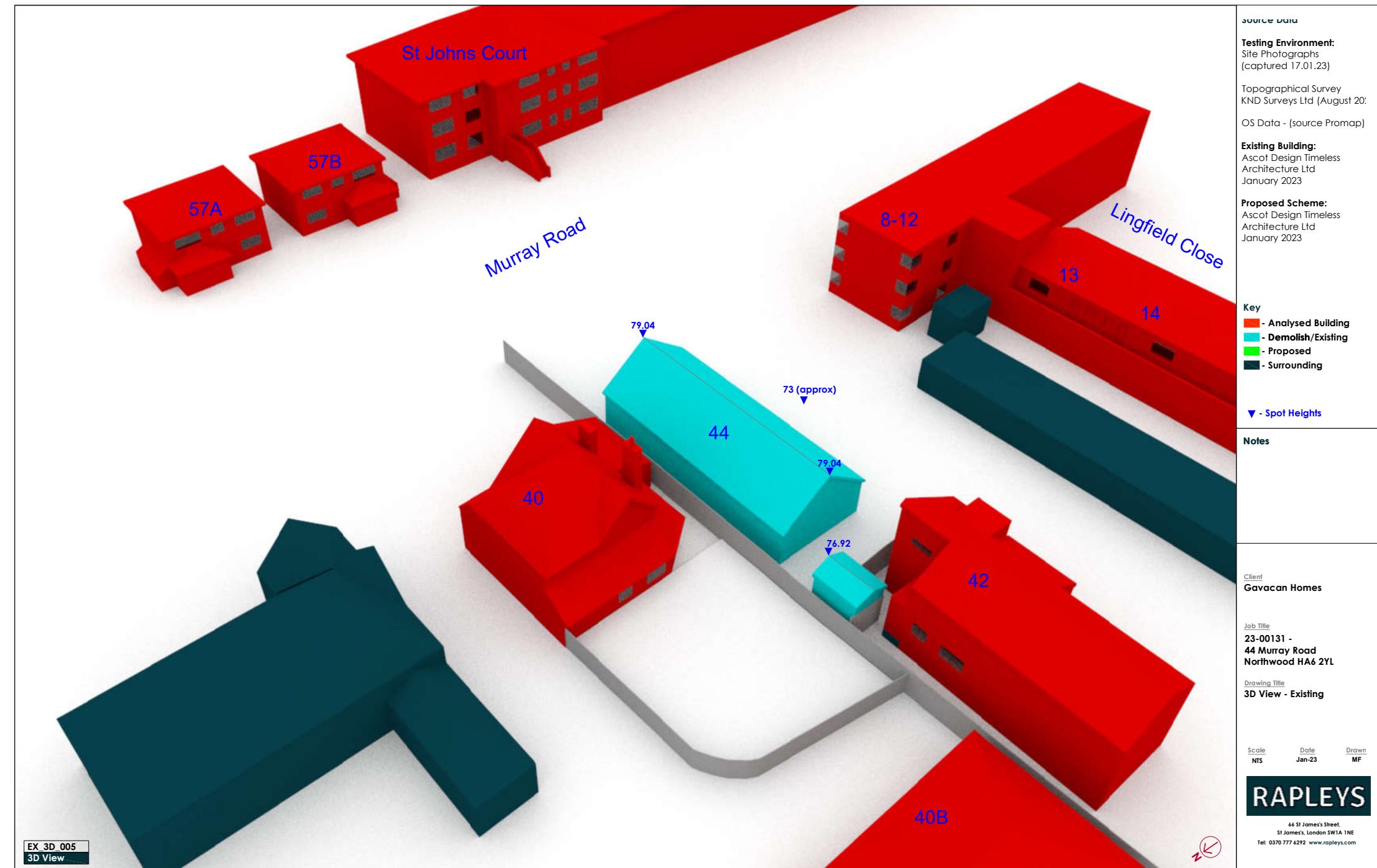


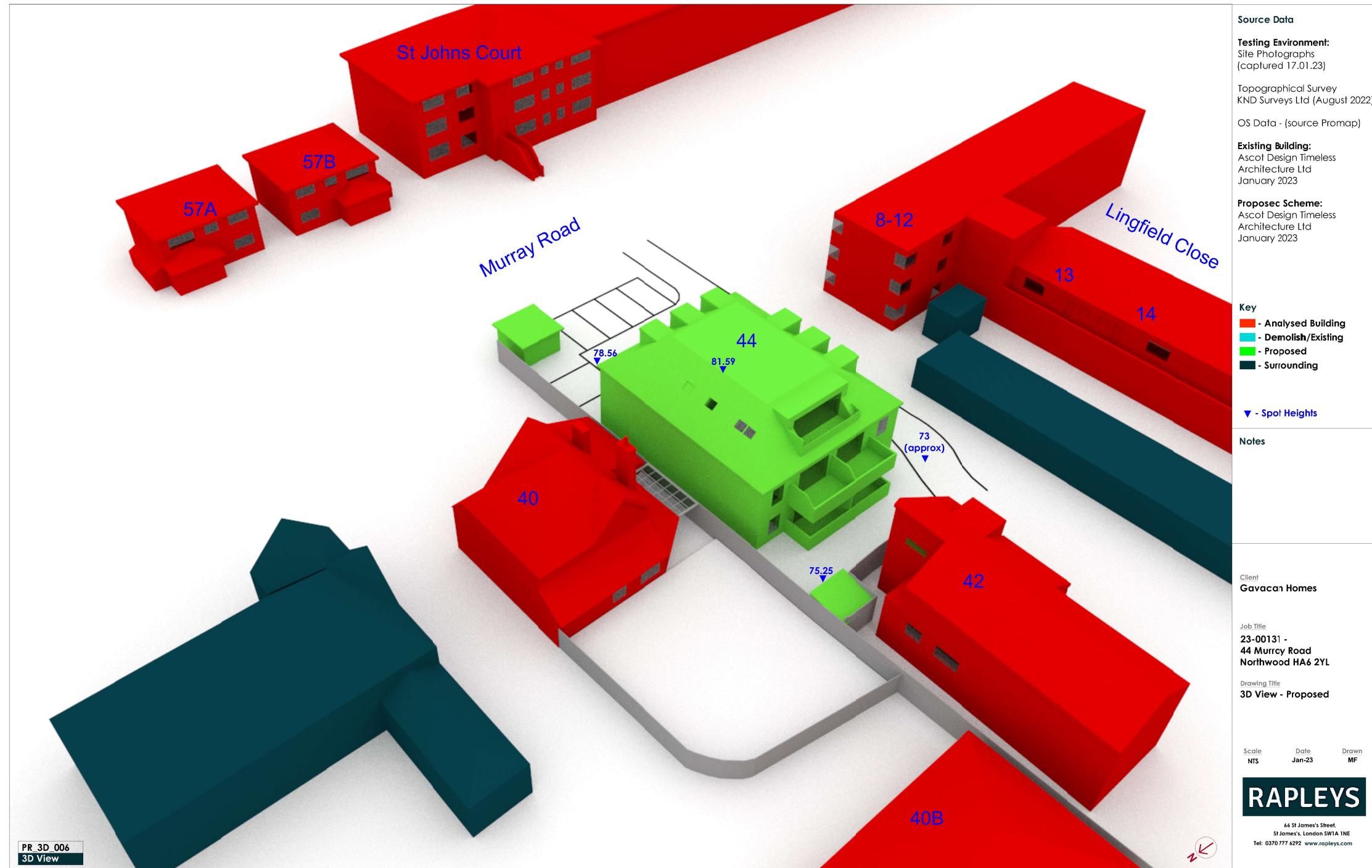


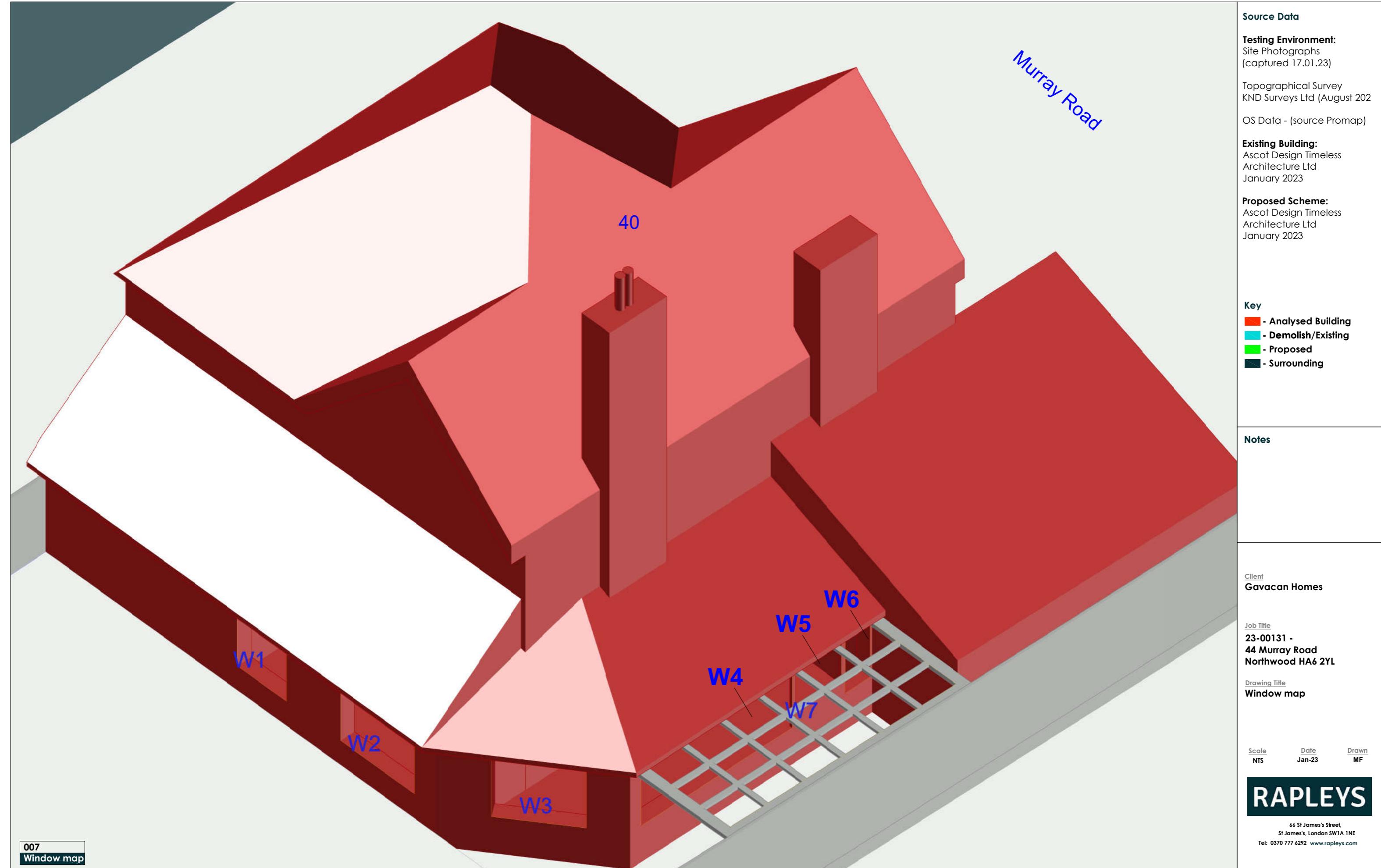


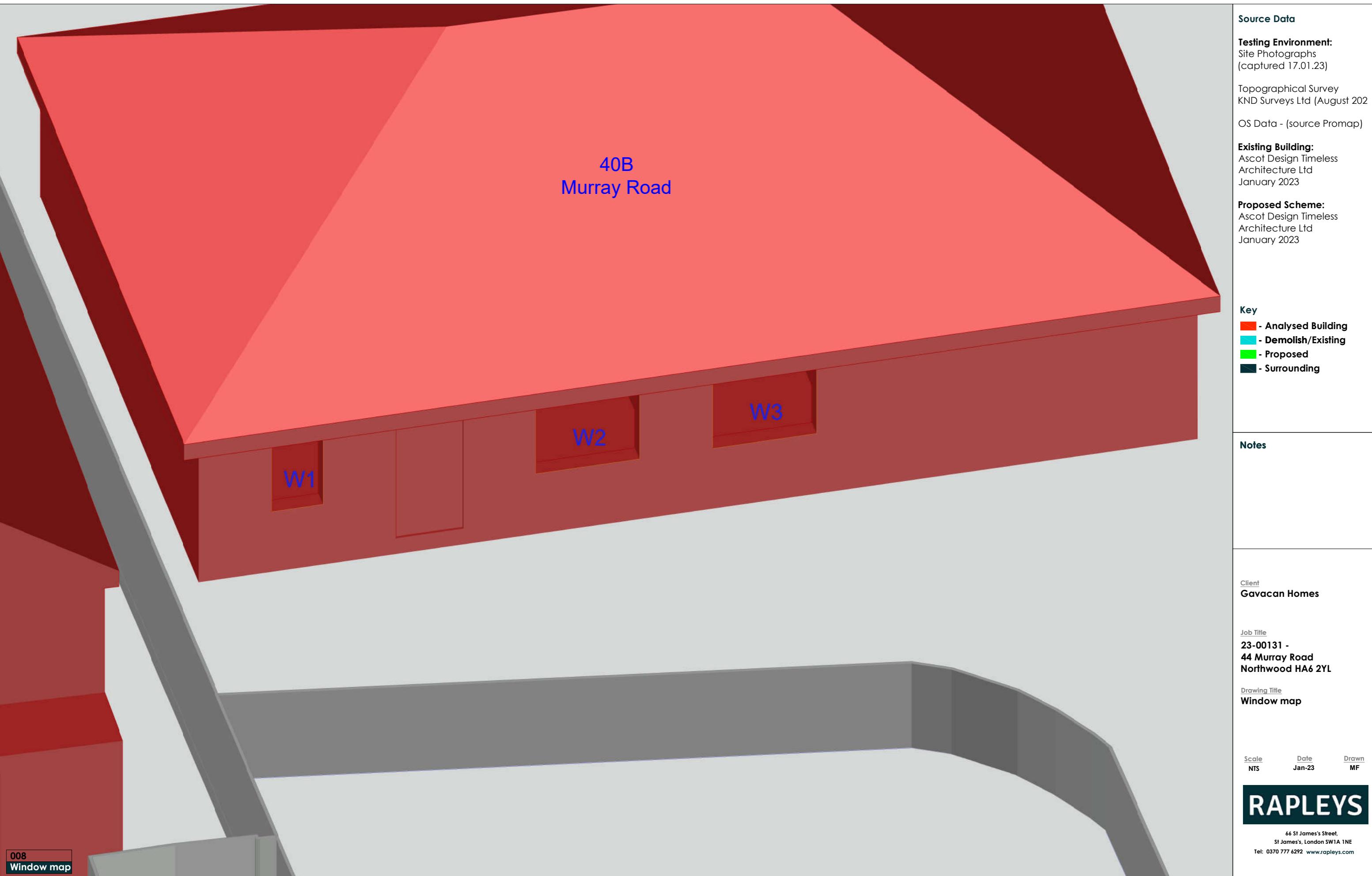


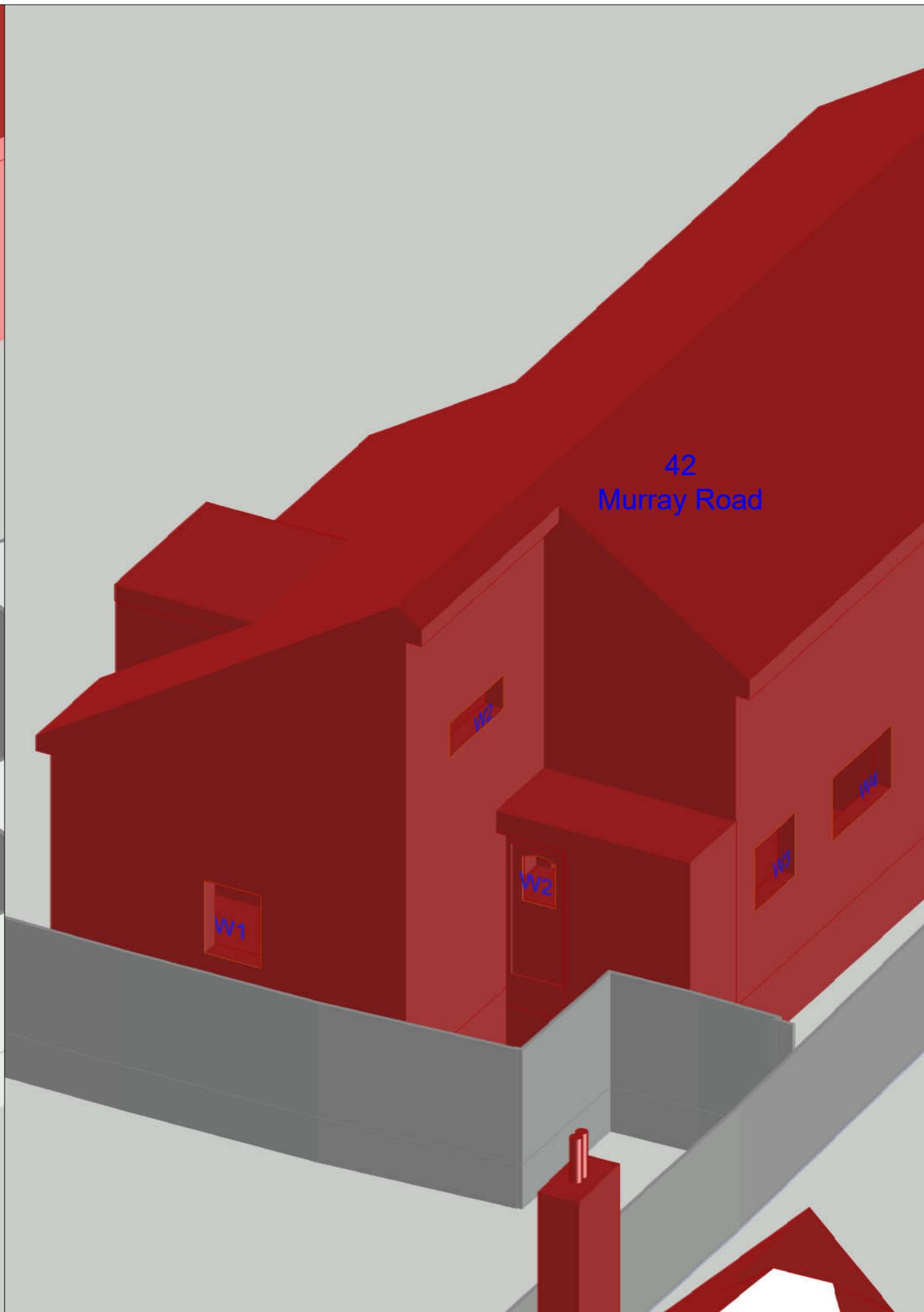
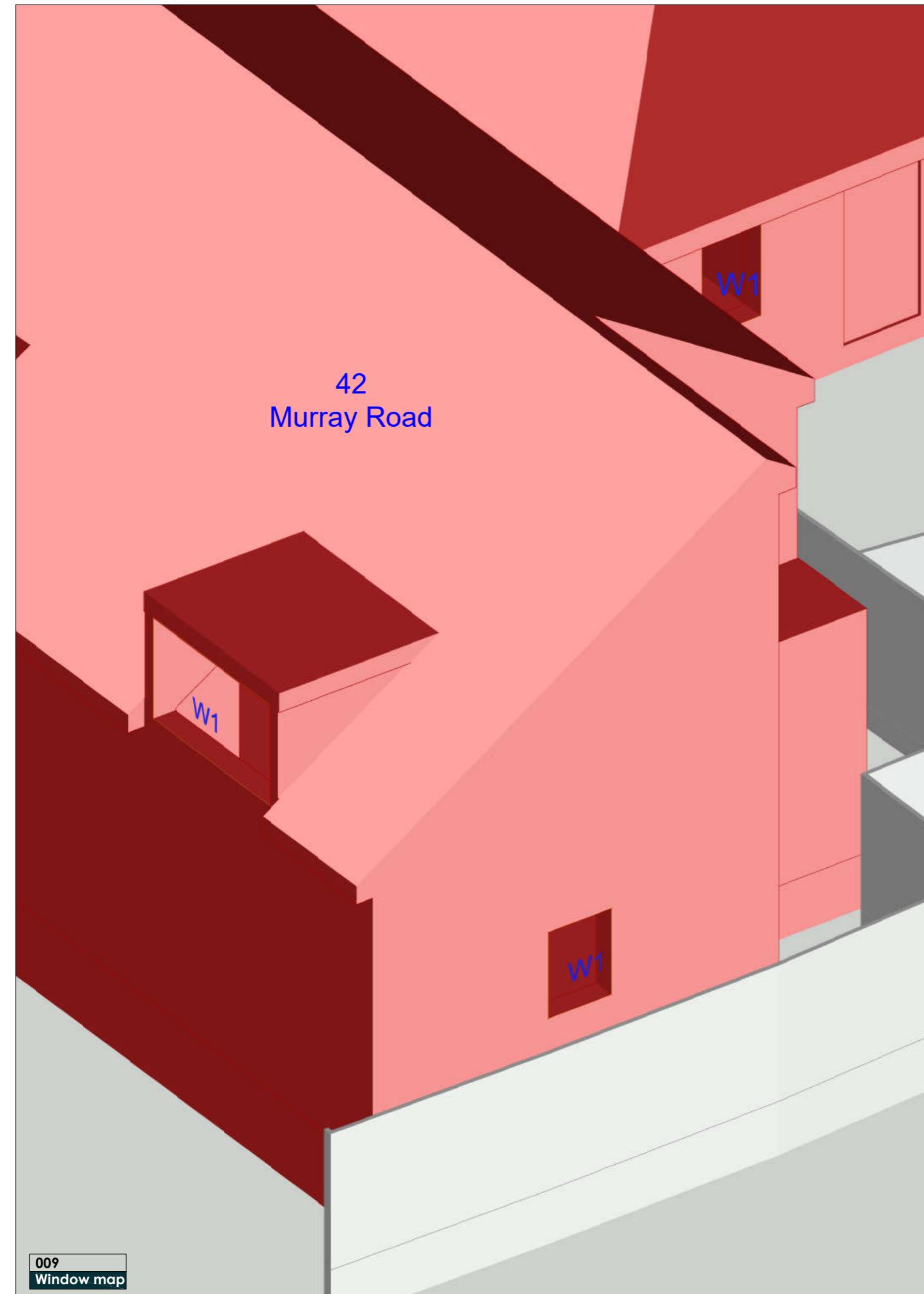




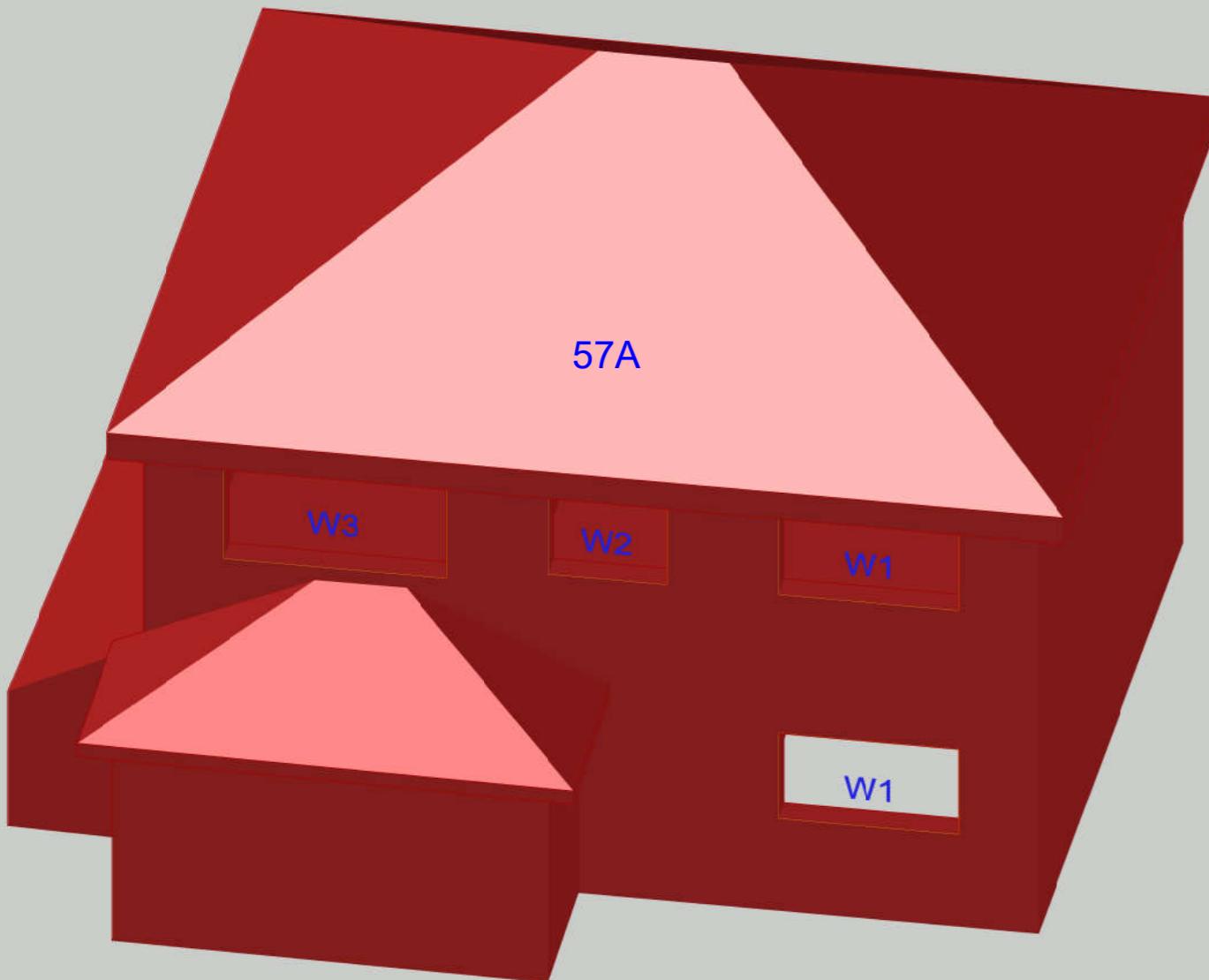




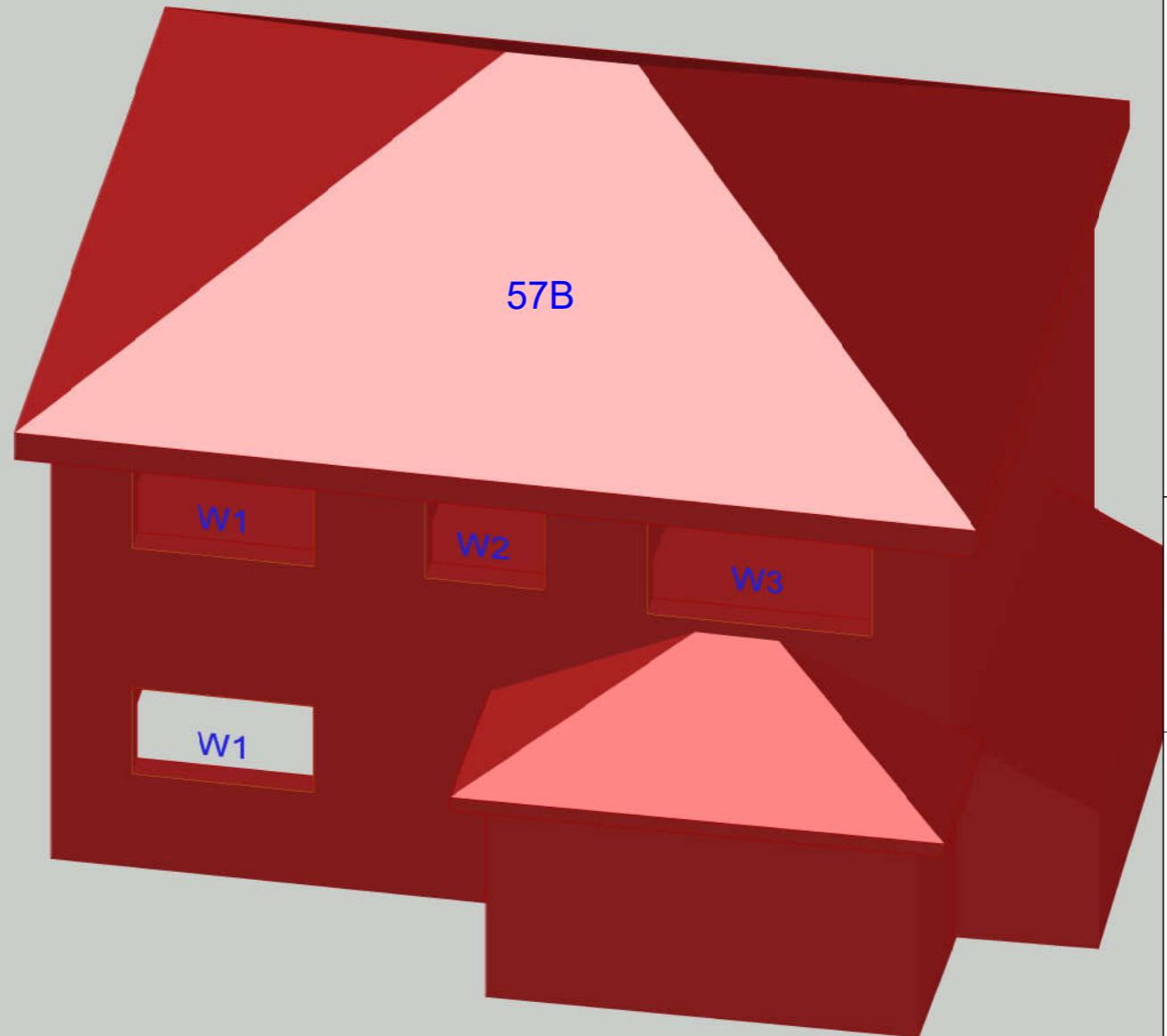




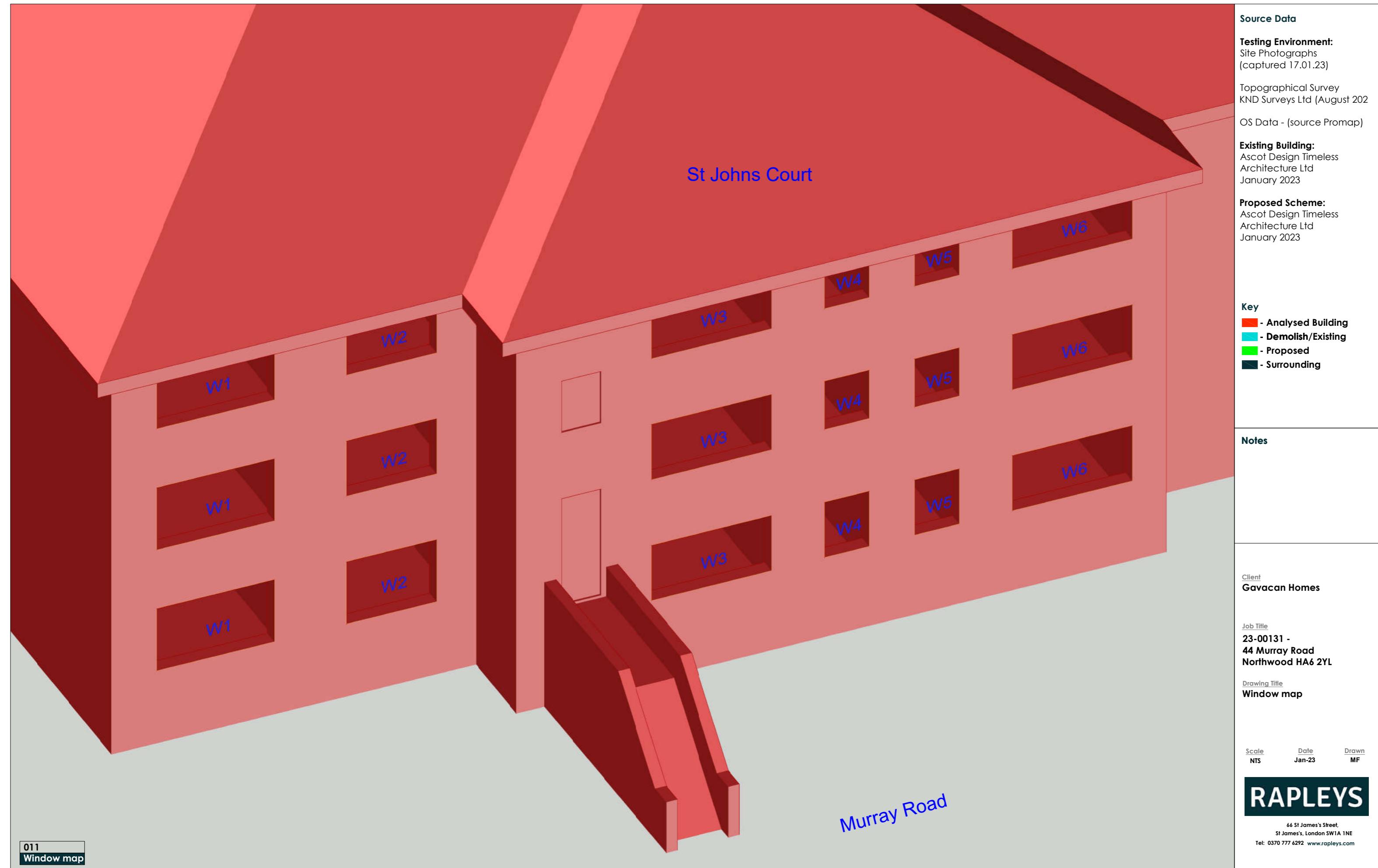
Source Data
Testing Environment: Site Photographs (captured 17.01.23)
Topographical Survey KND Surveys Ltd (August 2022)
OS Data - (source Promap)
Existing Building: Ascot Design Timeless Architecture Ltd January 2023
Proposed Scheme: Ascot Design Timeless Architecture Ltd January 2023
Key
■ - Analysed Building
■ - Demolish/Existing
■ - Proposed
■ - Surrounding
Notes
Client Gavacan Homes
Job Title 23-00131 - 44 Murray Road Northwood HA6 2YL
Drawing Title Window map
Scale NTS
Date Jan-23
Drawn MF
RAPLEYS
66 St James's Street, St James's, London SW1A 1NE
Tel: 0370 777 6292 www.rapleys.com

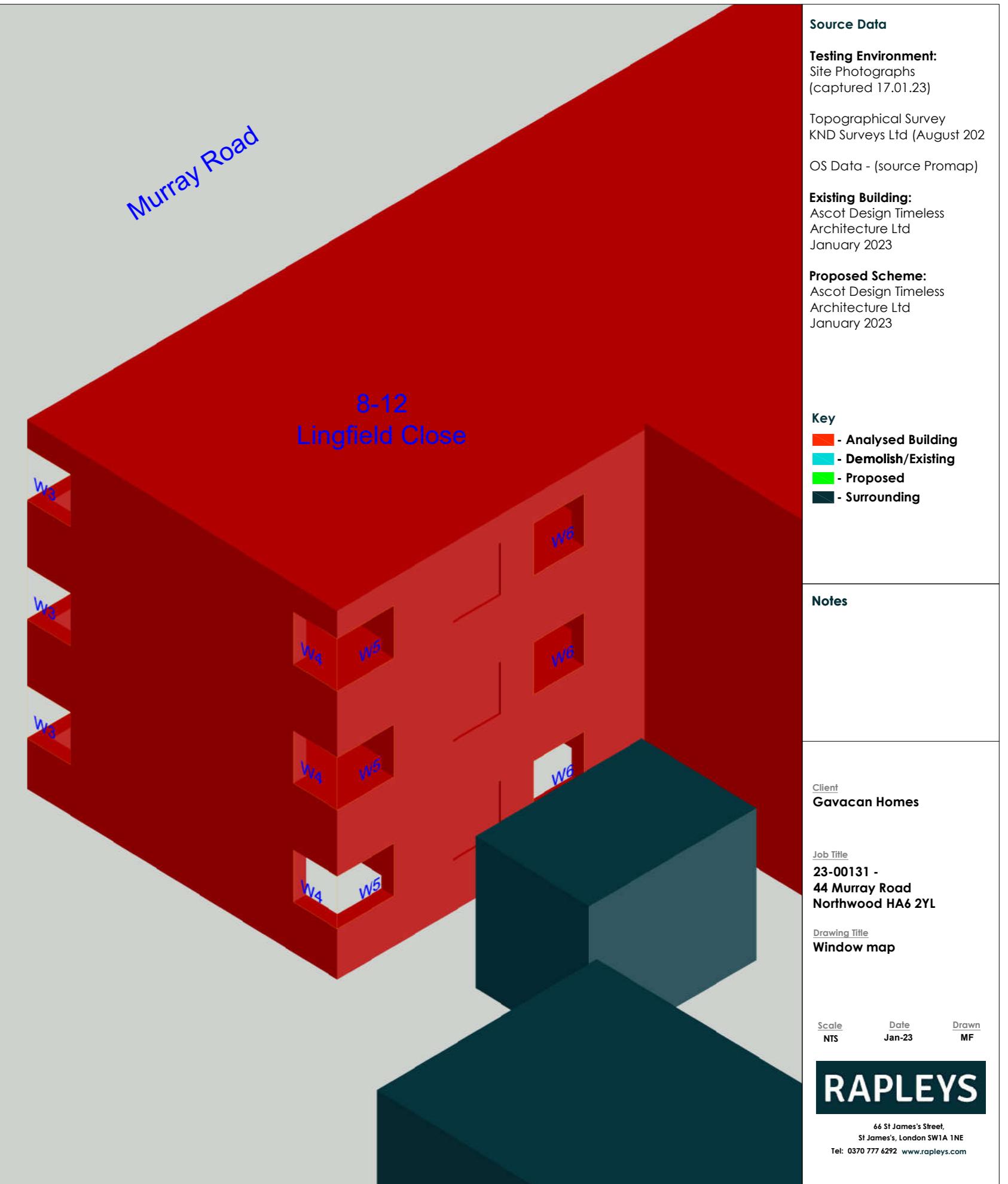
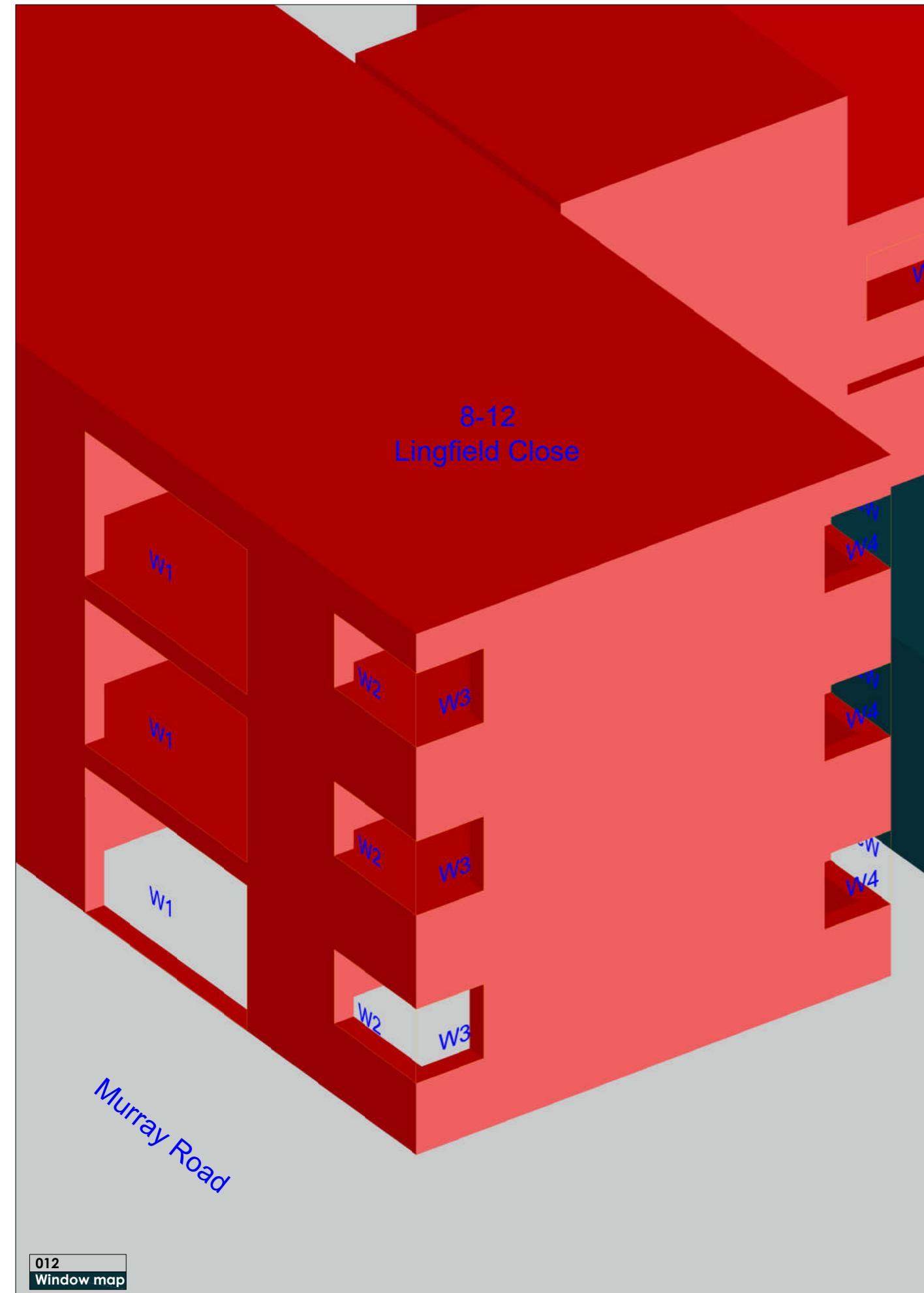


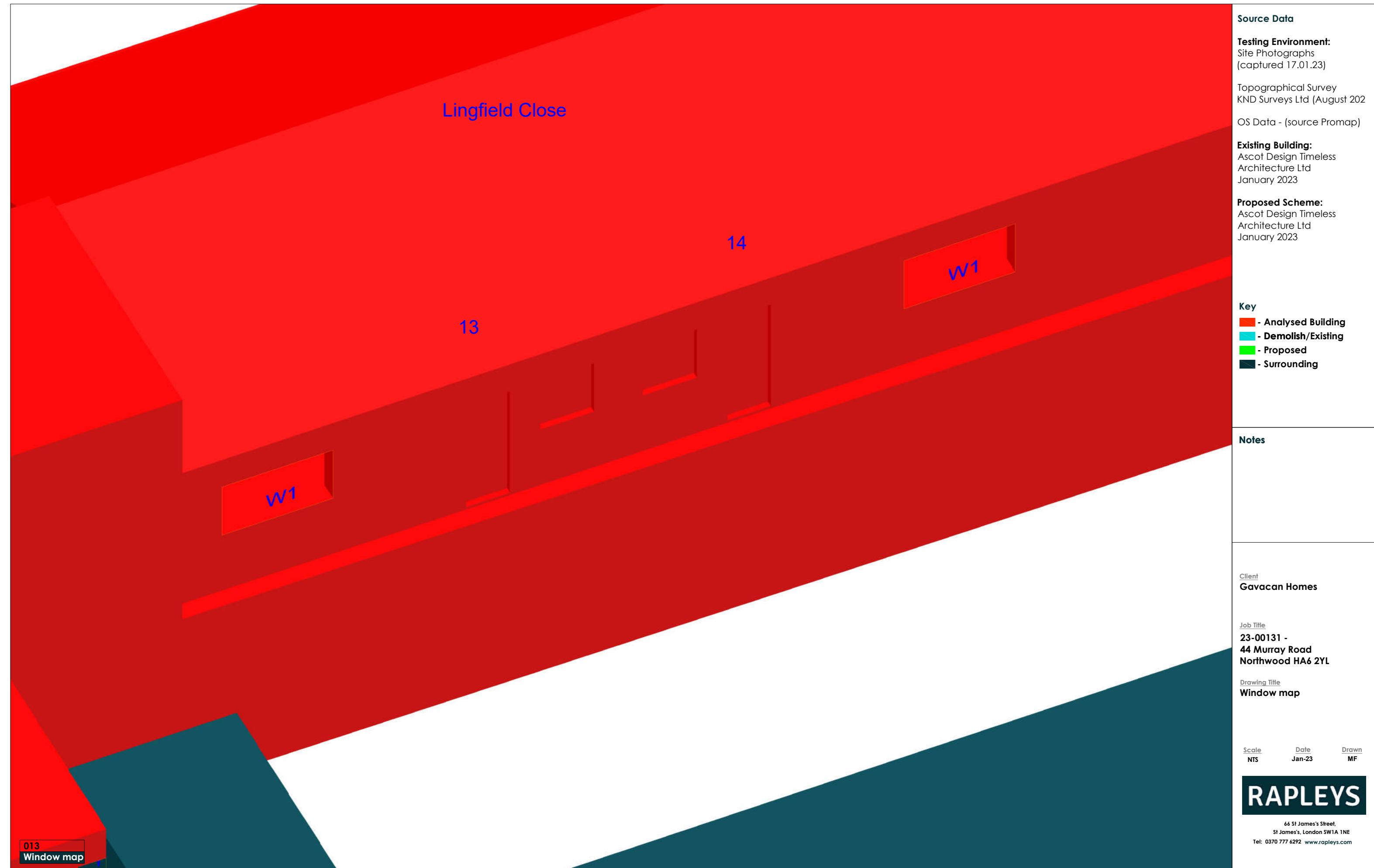
Murray Road



<p>Source Data</p> <p>Testing Environment: Site Photographs (captured 17.01.23)</p> <p>Topographical Survey KND Surveys Ltd (August 2022)</p> <p>OS Data - (source Promap)</p> <p>Existing Building: Ascot Design Timeless Architecture Ltd January 2023</p> <p>Proposed Scheme: Ascot Design Timeless Architecture Ltd January 2023</p>
<p>Key</p> <ul style="list-style-type: none"> ■ - Analysed Building ■ - Demolish/Existing ■ - Proposed ■ - Surrounding
<p>Notes</p>
<p>Client Gavacan Homes</p> <p>Job Title 23-00131 - 44 Murray Road Northwood HA6 2YL</p> <p>Drawing Title Window map</p>
<p>Scale NTS</p> <p>Date Jan-23</p> <p>Drawn MF</p>
<p>RAPLEYS</p> <p>66 St James's Street, St James's, London SW1A 1NE</p> <p>Tel: 0370 777 6292 www.rapleys.com</p>







Daylight & Sunlight (VSC, DD & APSH) Results



Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
40 Murray Road																				
Ground	R1	Residential	Living Room	W1	Existing 29.57	1.00	YES	305°N	*North	*North	*North	*North								
				W2	Existing 29.61	1.00	YES	305°N	*North	*North	*North	*North								
					Existing 29.62	1.00	YES													
					Proposed 29.06															
	R2	Residential	Conservatory	W3	Existing 24.85	0.89	YES	268°	24.00	0.67	NO	1.00	0.00	NO						
				W4	Existing 22.09				16.00			1.00								
					Proposed 13.60	0.58	NO	215°	28.00	0.43	NO	7.00	0.14	NO						
									12.00			1.00								
					Existing 7.94				22.00	0.45	NO	1.00	0.00	NO						
					Proposed 1.47				11.00			1.00								
									1.00			0.00								
					Existing 8.42	0.60	NO	215°	1.00			1.00								
					Proposed 5.03				92.00	0.77	YES	27.00	0.48	YES						
									71.00			13.00								
												92.00								
												72.00								
													0.78							
														YES						
														27.00						
														13.00						
															0.48					
																YES				
40B Murray Road																				
Ground	R1	Residential	Residential	W1	Existing 27.35	0.98	YES	125°	45.00	1.00	YES	7.00	1.00	YES						
					Proposed 26.76				45.00			7.00								
	R2	Residential	Residential	W2	Existing 30.16	0.98	YES	125°	53.00	1.00	YES	14.00	1.00	YES						
					Proposed 29.61				53.00			14.00								
	R3	Residential	Residential	W3	Existing 30.73	0.98	YES	125°	56.00	1.00	YES	17.00	1.00	YES						
					Proposed 30.24				56.00			17.00								
												56.00								
												56.00								
42 Murray Road																				
Ground	R1	Residential	Residential	W1	Existing 31.39	0.83	YES	127°	60.00	0.90	YES	21.00	0.76	YES						
					Proposed 26.06				54.00			16.00								
	R2	Residential	Kitchen	W2	Existing 14.36	0.97	YES	126°	22.00	1.00	YES	2.00	0.00	YES						
					Proposed 13.96				22.00			0.00								
				W3	Existing 36.00	1.01	YES	36°N	19.00	*North	*North	0.00	*North	*North						
				W4	Proposed 36.26				21.00	*North	*North	1.00	*North	*North						
					Existing 35.99	1.00	YES	36°N	21.00			2.00								
					Proposed 36.06							25.00								
												25.00								
First	R1	Residential	Bedroom	W1	Existing 38.06	1.00	YES	217°	77.00	1.00	YES	27.00	1.00	YES						
					Proposed 38.01				77.00			27.00								
				W2	Existing 33.49	1.00	YES	36°N	23.00	*North	*North	3.00	*North	*North						
					Proposed 33.39				22.00			2.00								
												100.00								
												99.00								
												0.99								
												30.00								
												29.00								
												0.97								
57A Murray Road																				
Ground	R1	Residential	Residential	W1	Existing 35.65	0.99	YES	306°N	*North	*North	*North	*North								
					Proposed 35.61															
	R2	Residential	Residential	W2	Existing 31.71	0.99	YES	306°N	*North	*North	*North	*North								
					Proposed 31.46															
	R3	Residential	Residential	W3	Existing 31.69	0.99	YES	306°N	*North	*North	*North	*North								
					Proposed 31.45															
57B Murray Road																				
Ground	R1	Residential	Residential	W1	Existing 36.07	0.99	YES	307°N	*North	*North	*North	*North								
					Proposed 35.67															
	R2	Residential	Residential	W2	Existing 31.76	0.99	YES	307°N	*North	*North	*North	*North								
					Proposed 31.49															
	R3	Residential	Residential	W3	Existing 32.89	0.99	YES	307°N	*North	*North	*North	*North								
					Proposed 32.66															
	R4	Residential	Residential	W4	Existing 36.75	0.99	YES	307°N	*North	*North	*North	*North								
					Proposed 36.43															
	R5	Residential	Residential	W5	Existing 36.80	0.99	YES	307°N	*North	*North	*North	*North								
					Proposed 36.49															
	R6	Residential	Residential	W6	Existing 36.81	0.99	YES	307°N	*North	*North	*North	*North								
					Proposed 36.54															
	First	R1	Residential	Residential	W1	Existing 37.19	0.99	YES	306°N	*North	*North	*North	*North							
					Proposed 36.95															
	R2	Residential	Residential	W2	Existing 31.60	0.99	YES	306°N	*North	*North	*North	*North								
					Proposed 31.36															
	R3	Residential	Residential	W3	Existing 37.74	0.99	YES	306°N	*North	*North	*North	*North								
					Proposed 37.49															
	R4	Residential	Residential	W4	Existing 37.70	0.99	YES	306°N	*North	*North	*North	*North								
					Proposed 37.46															
	R5	Residential	Residential	W5	Existing 37.68	0.99	YES	306°N	*North	*North	*North	*North								
					Proposed 37.46															
	R6	Residential	Residential	W6	Existing 37.69	0.99	YES	306°N	*North	*North	*North	*North								
					Proposed 37.50															
St Johns Court																				
Ground	R1	Residential	Residential	W1	Existing 36.03	0.99	YES	306°N	*North	*North	*North	*North								
					Proposed 35.64															
	R2	Residential	Residential	W2	Existing 30.99	0.99	YES	306°N	*North	*North	*North	*North								
					Proposed 30.63															
	R3	Residential	Residential	W3	Existing 36.28	0.99	YES	306°N	*North	*North	*North	*North								
		</																		

Project Name: 44 Murray Road, Northwood, H4G 2YL																					
Project No.: 23-00131																					
Report Title: Daylight & Sunlight Analysis - Neighbour																					
Date of Analysis: January 2023																					
Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria	
Second	R1	Residential	Residential	W1	Existing Proposed	28.49 28.41	1.00	YES	306°N		*North	*North		*North	*North			*North	*North	*North	*North
	R2	Residential	Residential	W2	Existing Proposed	23.43 23.36	1.00	YES	306°N		*North	*North		*North	*North			*North	*North	*North	*North
	R3	Residential	Residential	W3	Existing Proposed	26.99 26.91	1.00	YES	306°N		*North	*North		*North	*North			*North	*North	*North	*North
	R4	Residential	Residential	W4	Existing Proposed	24.88 24.81	1.00	YES	306°N		*North	*North		*North	*North			*North	*North	*North	*North
	R5	Residential	Residential	W5	Existing Proposed	24.88 24.82	1.00	YES	306°N		*North	*North		*North	*North			*North	*North	*North	*North
	R6	Residential	Residential	W6	Existing Proposed	27.01 26.94	1.00	YES	306°N		*North	*North		*North	*North			*North	*North	*North	*North
8-12 Lingfield Close																					
Ground	R1	Residential	LKD	W1	Existing Proposed	34.15 34.03	1.00	YES	125°		66.00 66.00	1.00	YES	21.00 21.00	1.00	YES					
				W6	Existing Proposed	15.00 14.71	0.98	YES	305°N		1.00 1.00	*North	*North	0.00 0.00	*North	*North					
	R2	Residential	Bedroom	W2	Existing Proposed	34.71 34.63	1.00	YES	125°		66.00 66.00	1.00	YES	21.00 21.00	1.00	YES					
				W3	Existing Proposed	36.16 32.86	0.91	YES	35°N		21.00 21.00	*North	*North	1.00 1.00	*North	*North					
	R3	Residential	Bedroom	W4	Existing Proposed	35.00 29.88	0.85	YES	35°N			*North	*North		*North	*North					
				W5	Existing Proposed	27.01 26.20	0.97	YES	305°N			*North	*North		*North	*North					
First	R1	Residential	LD	W1	Existing Proposed	35.65 35.65	1.00	YES	125°		66.00 66.00	1.00	YES	21.00 21.00	1.00	YES					
				W2	Existing Proposed	36.15 36.15	1.00	YES	125°		66.00 66.00	1.00	YES	21.00 21.00	1.00	YES					
	R2	Residential	Bedroom	W3	Existing Proposed	37.98 35.89	0.94	YES	35°N		21.00 21.00	*North	*North	1.00 1.00	*North	*North					
				W4	Existing Proposed	37.59 34.18	0.91	YES	35°N			*North	*North		*North	*North					
	R3	Residential	Bedroom	W5	Existing Proposed	35.85 35.32	0.99	YES	305°N			*North	*North		*North	*North					
	R4	Residential	Kitchen	W6	Existing Proposed	28.71 28.47	0.99	YES	305°N			*North	*North		*North	*North					
Second	R1	Residential	LKD	W1	Existing Proposed	37.04 37.04	1.00	YES	125°		67.00 67.00	1.00	YES	22.00 22.00	1.00	YES					
				W6	Existing Proposed	34.90 34.81	1.00	YES	305°N		20.00 20.00	*North	*North	0.00 0.00	*North	*North					
	R2	Residential	Bedroom	W2	Existing Proposed	37.47 37.47	1.00	YES	125°		67.00 67.00	1.00	YES	22.00 22.00	1.00	YES					
				W3	Existing Proposed	39.19 38.28	0.98	YES	35°N		22.00 22.00	*North	*North	2.00 2.00	*North	*North					
	R3	Residential	Bedroom	W4	Existing Proposed	39.10 37.79	0.97	YES	35°N			*North	*North		*North	*North					
				W5	Existing Proposed	38.76 38.59	1.00	YES	305°N			*North	*North		*North	*North					
13 Lingfield Close																					
First	R1	Residential	Kitchen	W1	Existing Proposed	33.77 32.67	0.97	YES	34°N			*North	*North		*North	*North					
14 Lingfield Close																					
First	R1	Residential	Kitchen	W1	Existing Proposed	37.40 36.73	0.98	YES	34°N			*North	*North		*North	*North					

Project Name: 44 Murray Road, Northwood, HA6 2YL

Project No.: 23-00131

Report Title: Daylight Distribution Analysis - Neighbour

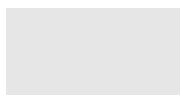
Date of Analysis: January 2023

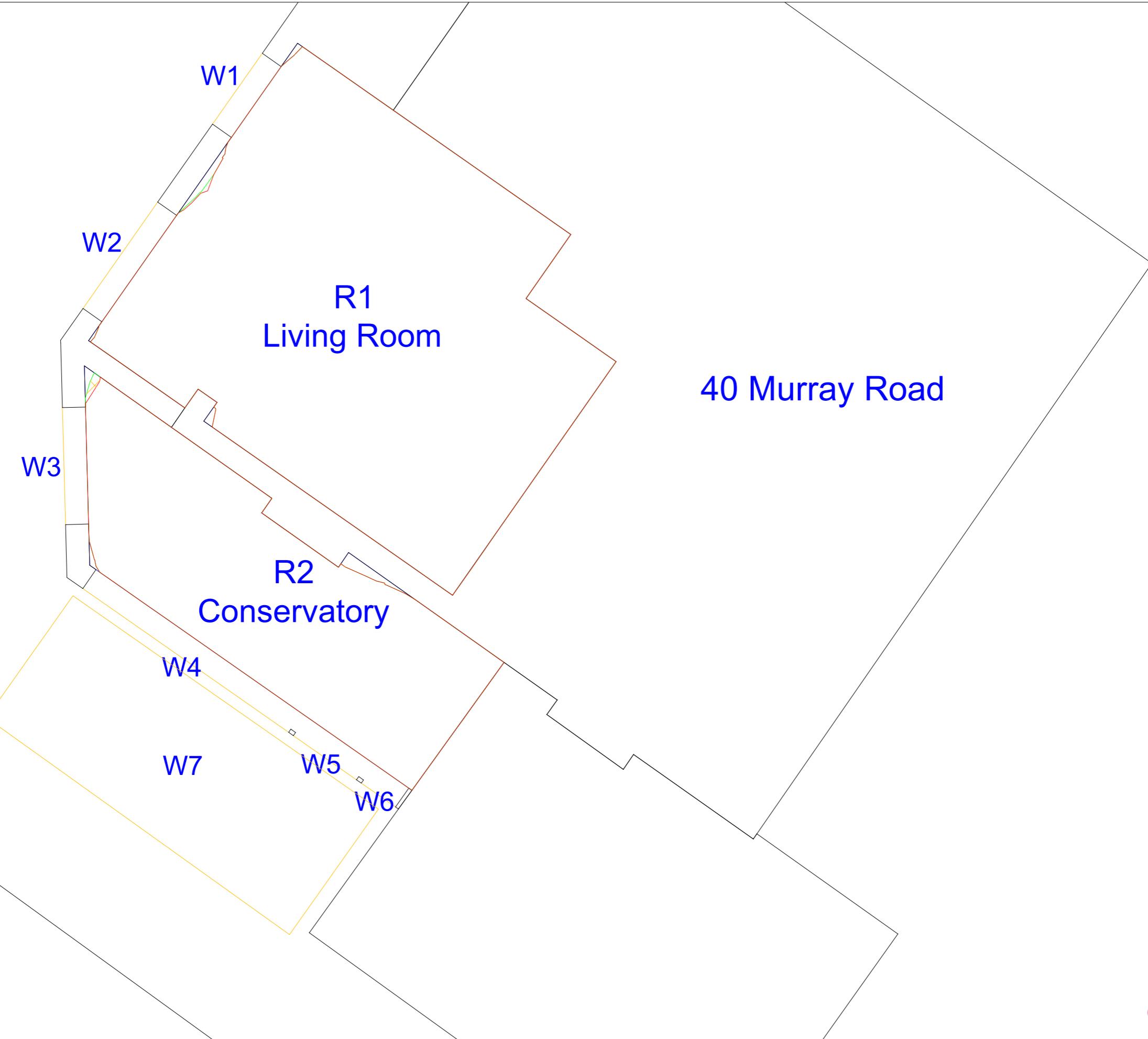
Floor Ref.	Room Ref	Property Type	Room Use	Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria	
40 Murray Road									
Ground	R1	Residential	Living Room	Area m2 % of room	25.67 99.58%	25.56 99.52%	25.55	1.00 YES	
	R2	Residential	Conservatory	Area m2 % of room	11.86 98.88%	11.73 98.63%	11.70	1.00 YES	
40B Murray Road									
Ground	R1	Residential	Residential	Area m2 % of room	10.82 96.62%	10.46 96.62%	10.46	1.00 YES	
	R2	Residential	Residential	Area m2 % of room	11.66 99.28%	11.58 99.28%	11.58	1.00 YES	
	R3	Residential	Residential	Area m2 % of room	11.66 99.32%	11.58 99.32%	11.58	1.00 YES	
42 Murray Road									
Ground	R1	Residential	Residential	Area m2 % of room	13.51 89.72%	12.12 81.89%	11.06	0.91 YES	
	R2	Residential	Kitchen	Area m2 % of room	20.41 99.29%	20.27 99.29%	20.27	1.00 YES	
First	R1	Residential	Bedroom	Area m2 % of room	27.11 97.90%	26.54 97.90%	26.54	1.00 YES	
57A Murray Road									
Ground	R1	Residential	Residential	Area m2 % of room	9.66 98.82%	9.55 98.82%	9.55	1.00 YES	
	First	Residential	Residential	Area m2 % of room	9.66 96.31%	9.30 96.31%	9.30	1.00 YES	
First		Residential	Residential	Area m2 % of room	7.32 96.25%	7.05 96.25%	7.05	1.00 YES	
		Residential	Residential	Area m2 % of room	10.75 98.81%	10.62 98.81%	10.62	1.00 YES	
57B Murray Road									
Ground	R1	Residential	Residential	Area m2 % of room	9.66 98.09%	9.48 98.09%	9.48	1.00 YES	
	First	Residential	Residential	Area m2 % of room	9.66 96.31%	9.30 96.31%	9.30	1.00 YES	
First		Residential	Residential	Area m2 % of room	7.32 96.23%	7.05 96.23%	7.05	1.00 YES	
		Residential	Residential	Area m2 % of room	10.75 98.82%	10.62 98.82%	10.62	1.00 YES	
St Johns Court									
Ground	R1	Residential	Residential	Area m2 % of room	15.40 99.08%	15.26 99.07%	15.26	1.00 YES	
	R2	Residential	Residential	Area m2 % of room	14.77 97.97%	14.47 97.96%	14.47	1.00 YES	
	R3	Residential	Residential	Area m2 % of room	13.93 97.75%	13.61 97.75%	13.61	1.00 YES	
	R4	Residential	Residential	Area m2 % of room	7.57 96.57%	7.31 96.57%	7.31	1.00 YES	
	R5	Residential	Residential	Area m2 % of room	7.57 97.10%	7.35 97.10%	7.35	1.00 YES	
	R6	Residential	Residential	Area m2 % of room	13.93 97.77%	13.62 97.77%	13.62	1.00 YES	
First	R1	Residential	Residential	Area m2 % of room	15.40 99.21%	15.28 99.20%	15.28	1.00 YES	

Project Name: 44 Murray Road, Northwood, HA6 2YL
 Project No.: 23-00131
 Report Title: Daylight Distribution Analysis - Neighbour
 Date of Analysis: January 2023

Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R2	Residential	Residential	Area m2	14.77	14.35	14.35		
	R3	Residential	Residential	% of room		97.20%	97.20%	1.00	YES
	R4	Residential	Residential	Area m2	13.93	13.61	13.61		
	R5	Residential	Residential	% of room		97.76%	97.76%	1.00	YES
	R6	Residential	Residential	Area m2	7.57	7.31	7.31		
				% of room		96.54%	96.54%	1.00	YES
Second	R1	Residential	Residential	Area m2	7.57	7.35	7.35		
	R2	Residential	Residential	% of room	13.93	13.62	13.62		
	R3	Residential	Residential	Area m2		97.07%	97.07%	1.00	YES
	R4	Residential	Residential	% of room		97.77%	97.77%	1.00	YES
	R5	Residential	Residential	Area m2					
	R6	Residential	Residential	% of room					
8-12 Lingfield Close									
Ground	R1	Residential	LKD	Area m2	26.53	26.18	26.17		
	R2	Residential	Bedroom	% of room		98.65%	98.64%	1.00	YES
	R3	Residential	Bedroom	Area m2	9.33	9.33	9.33		
First	R1	Residential	LD	% of room		100.00%	100.00%	1.00	YES
	R2	Residential	Bedroom	Area m2	7.10	7.10	7.10		
	R3	Residential	Bedroom	% of room		100.00%	100.00%	1.00	YES
	R4	Residential	Kitchen	Area m2	6.66	6.29	6.29		
Second	R1	Residential	LKD	% of room		94.38%	94.37%	1.00	YES
	R2	Residential	Bedroom	Area m2	26.53	26.53	26.53		
	R3	Residential	Bedroom	% of room	9.33	9.33	9.33		
13 Lingfield Close									
First	R1	Residential	Kitchen	Area m2	7.14	6.70	6.70		
14 Lingfield Close									
First	R1	Residential	Kitchen	% of room		93.87%	93.87%	1.00	YES

Daylight Distribution Contour drawings





Source Data

Testing Environment:

Site Photographs (captured 17.01.23)

Topographical Survey
KND Surveys Ltd (August 202

Existing Building:
Ascot Design Timeless
Architecture Ltd
January 2023

Proposed Scheme:
Ascot Design Timeless
Architecture Ltd
January 2023

- - Existing Lit Area
- - Proposed Lit Area
- - Area of Loss/Gain
- - Room Area

Notes

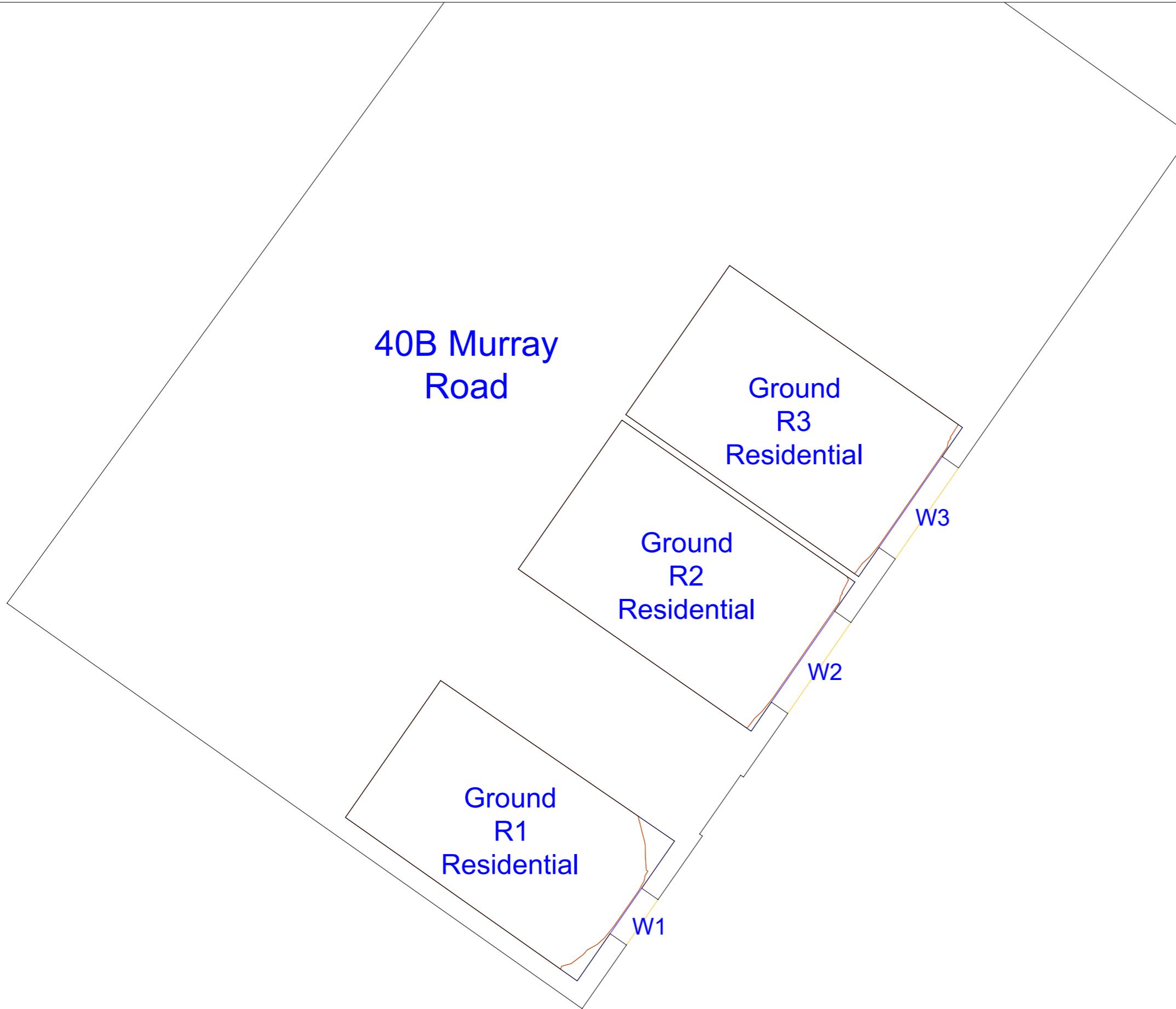
Client
Gavacan Homes

Job Title
**23-00131 -
44 Murray Road
Northwood HA6 2YL**

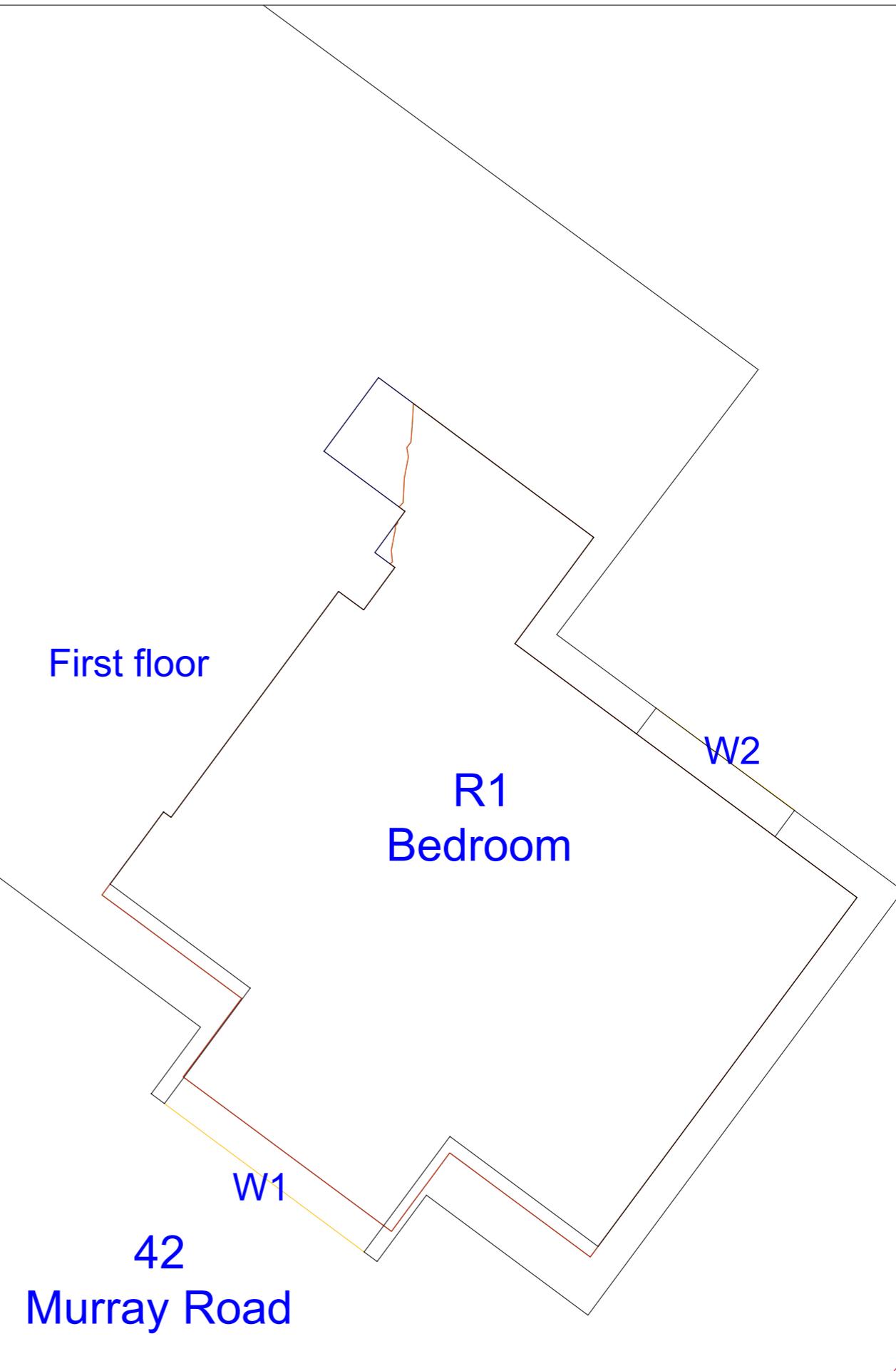
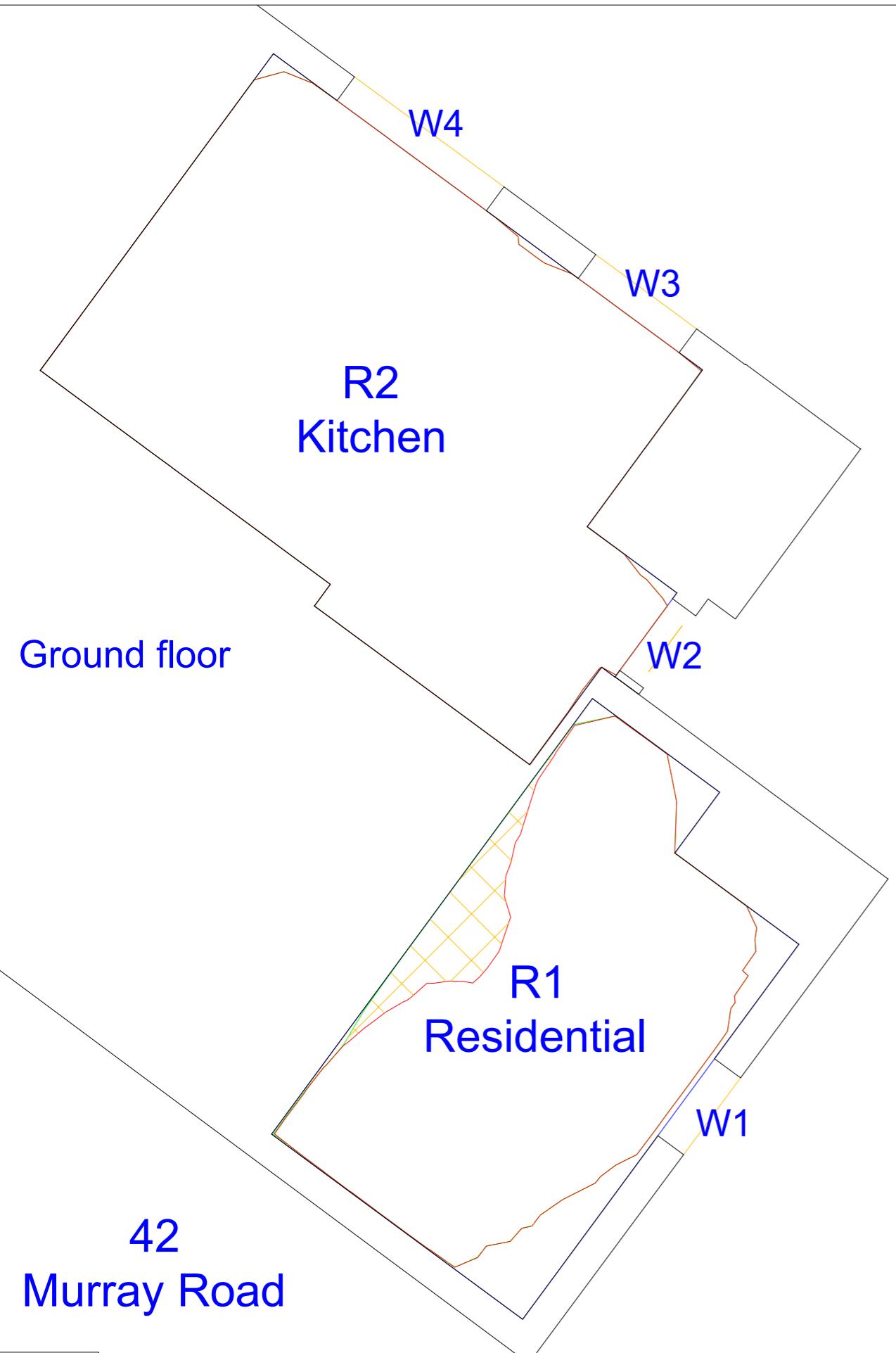
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Scale Date Drawn
NTS Jan-23 MF

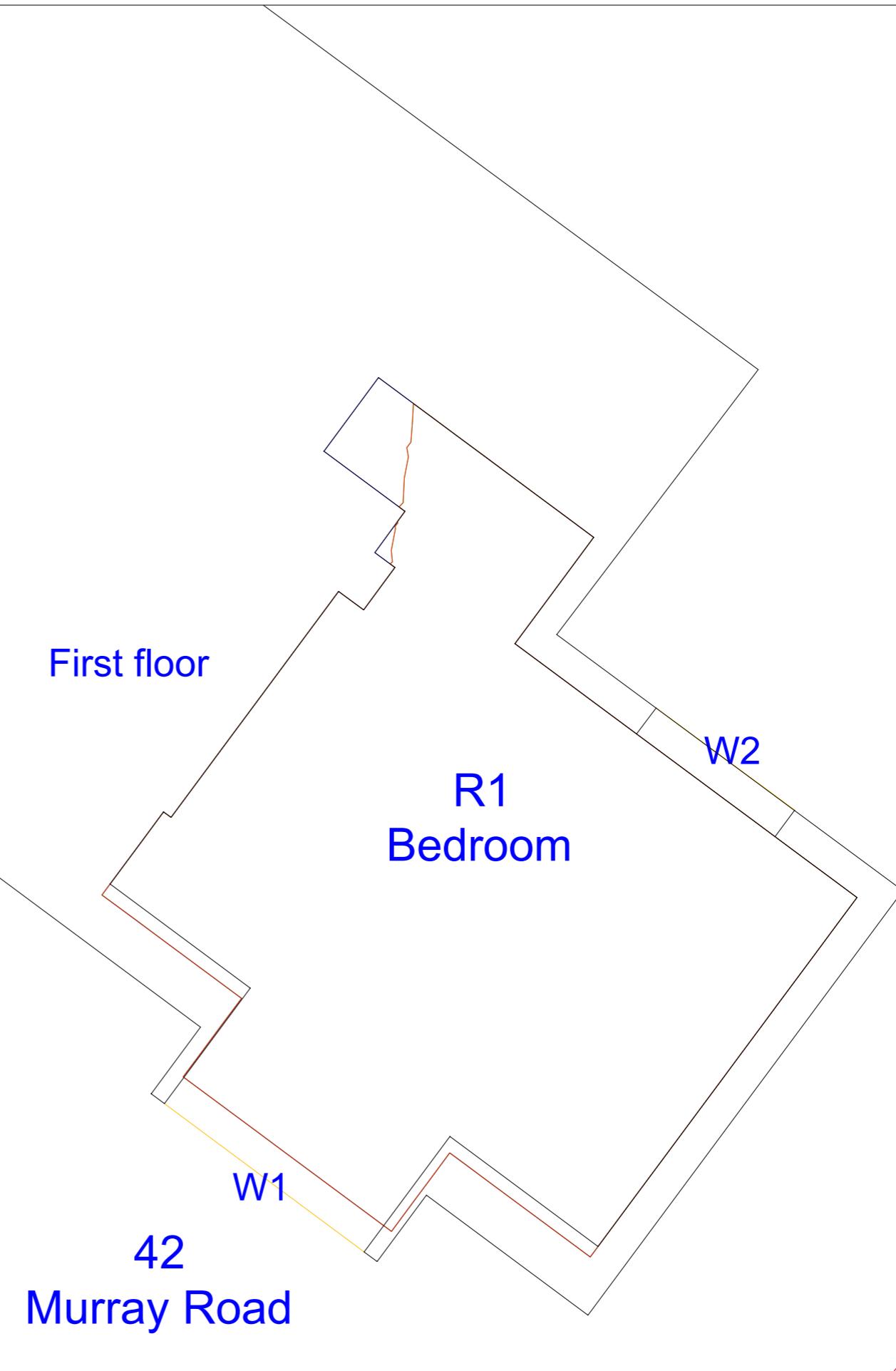
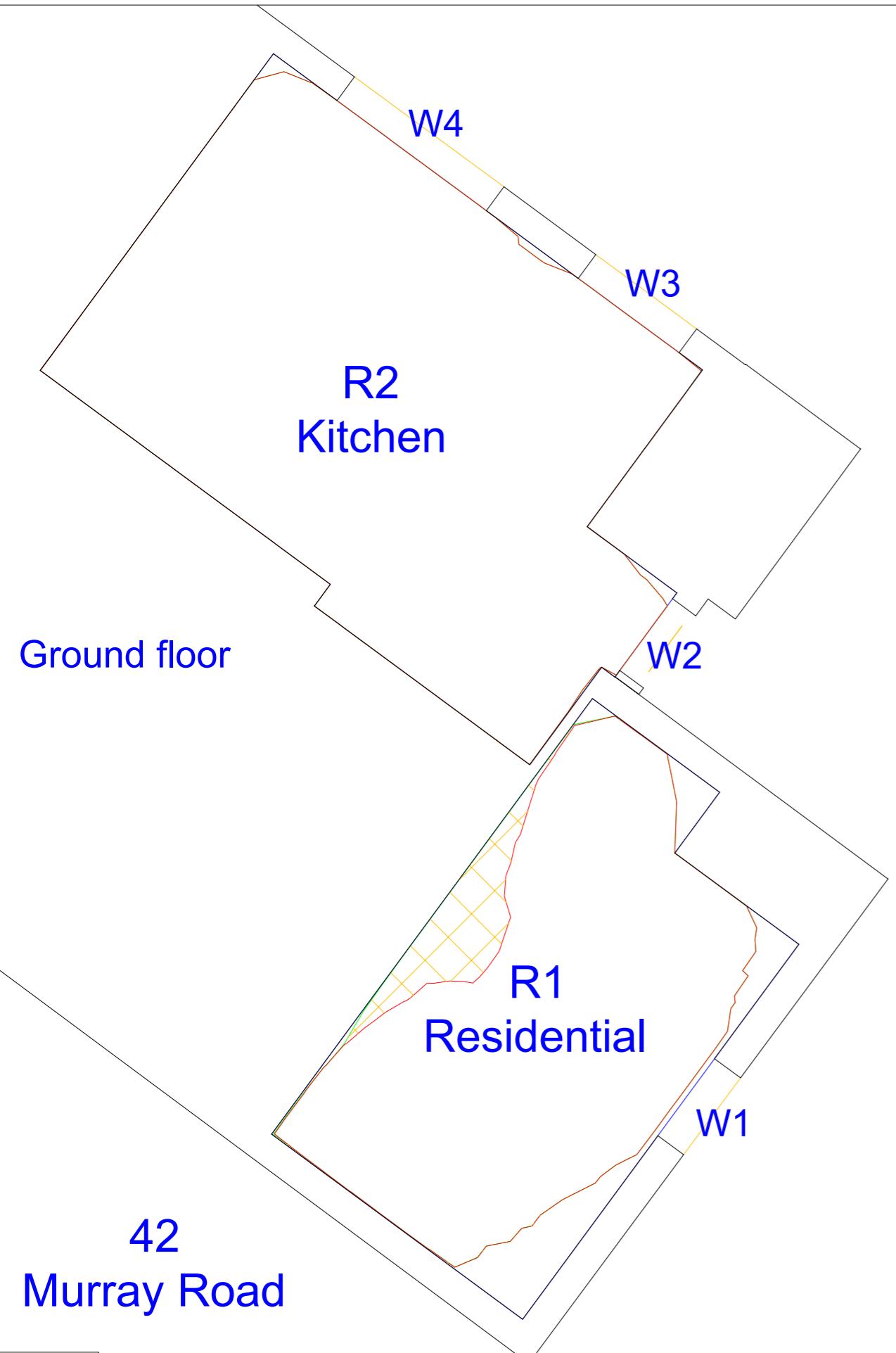
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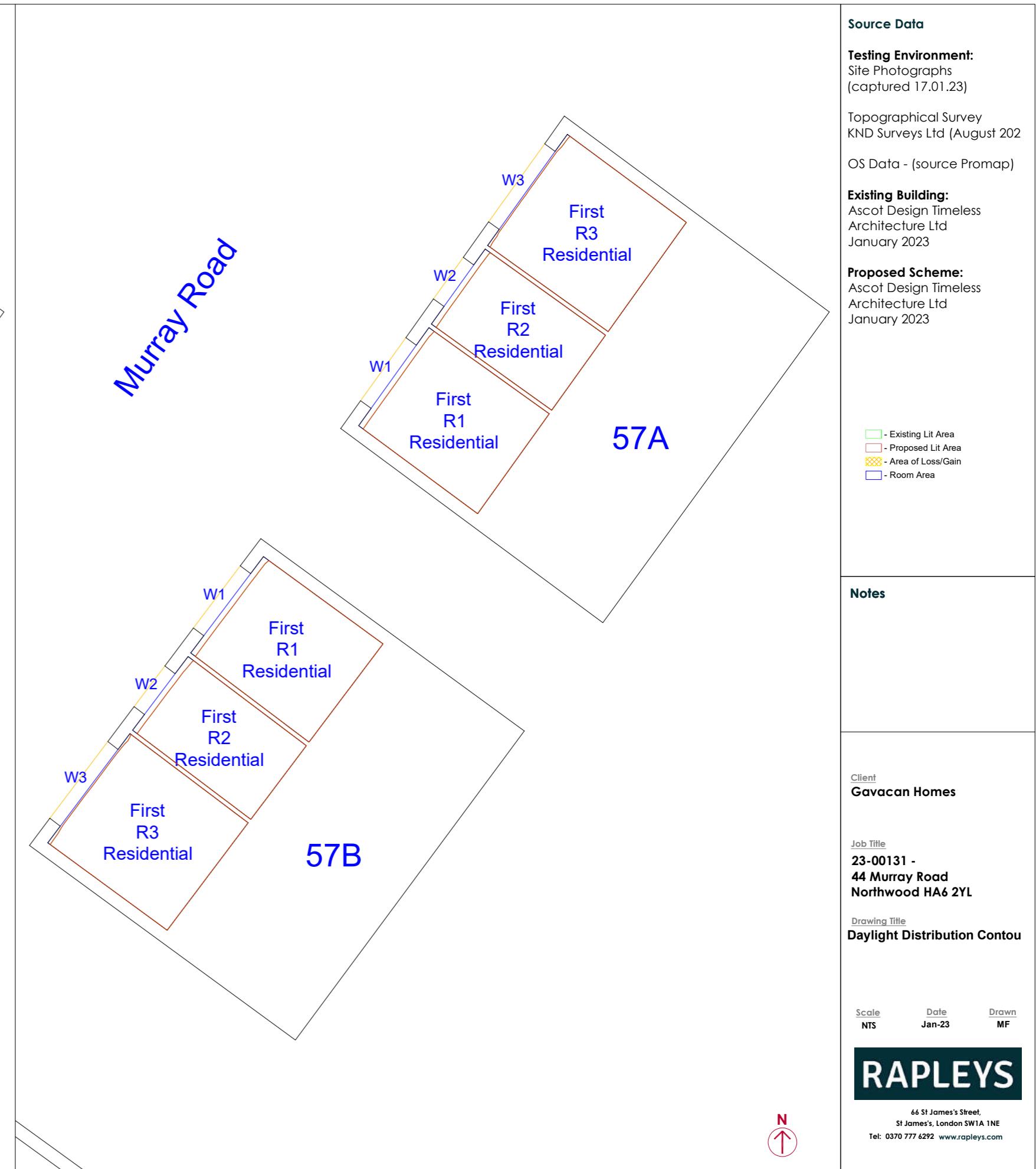
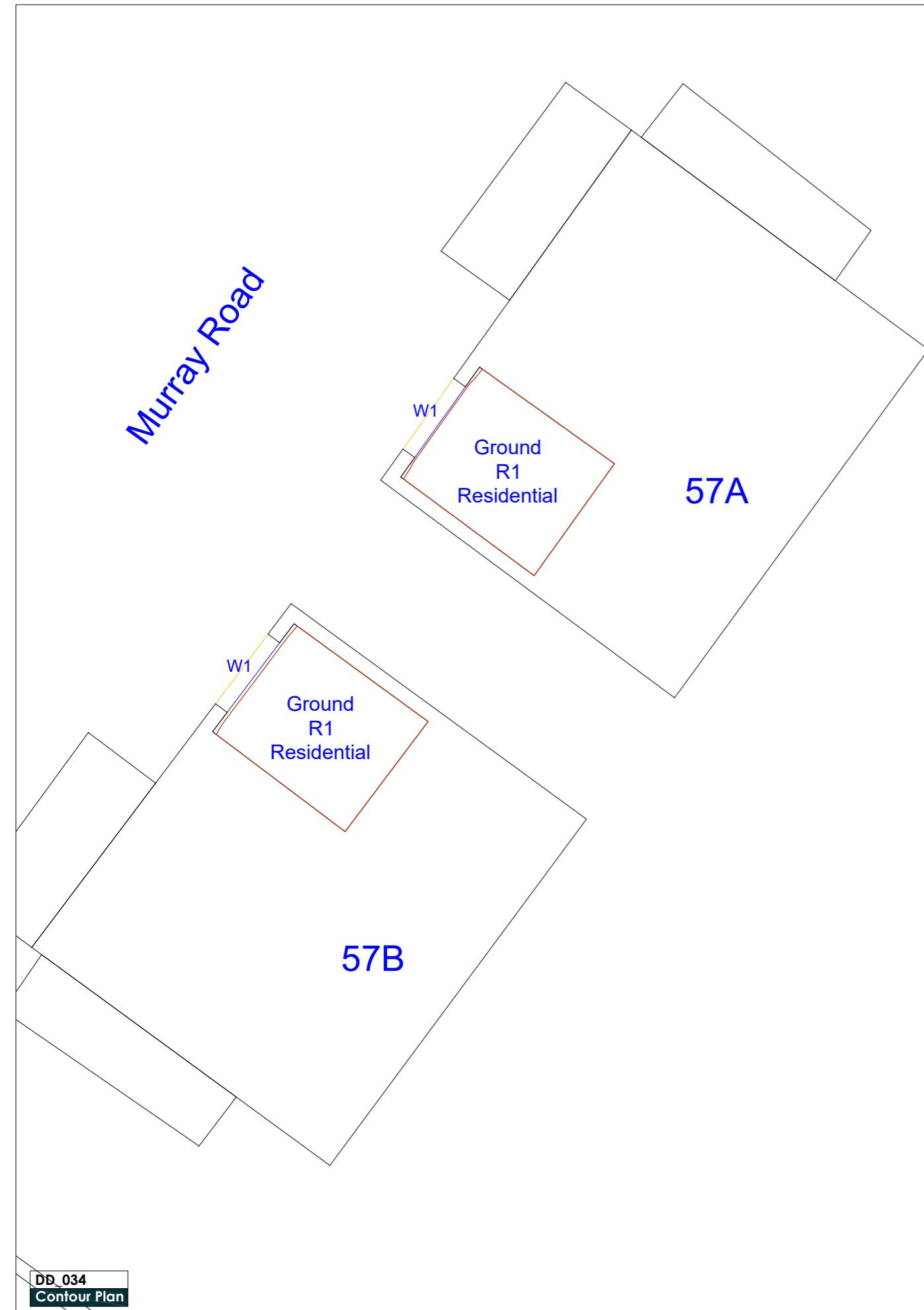
Source Data		
Testing Environment: Site Photographs (captured 17.01.23)		
Topographical Survey KND Surveys Ltd (August 2022)		
OS Data - (source Promap)		
Existing Building: Ascot Design Timeless Architecture Ltd January 2023		
Proposed Scheme: Ascot Design Timeless Architecture Ltd January 2023		
Notes		
Client Gavacan Homes		
Job Title 23-00131 - 44 Murray Road Northwood HA6 2YL		
Drawing Title Daylight Distribution Contour		
Scale NTS	Date Jan-23	Drawn MF
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Source Data
Testing Environment: Site Photographs (captured 17.01.23)
Topographical Survey KND Surveys Ltd (August 2022)
OS Data - (source Promap)
Existing Building: Ascot Design Timeless Architecture Ltd January 2023
Proposed Scheme: Ascot Design Timeless Architecture Ltd January 2023
Notes
<p>Client Gavacan Homes</p> <p>Job Title 23-00131 - 44 Murray Road Northwood HA6 2YL</p> <p>Drawing Title Daylight Distribution Contou</p> <p>Scale NTS Date Jan-23 Drawn MF</p> <p>RAPLEYS 66 St James's Street, St James's, London SW1A 1NE Tel: 0370 777 6292 www.rapleys.com</p>



Source Data
Testing Environment: Site Photographs (captured 17.01.23)
Topographical Survey KND Surveys Ltd (August 2022)
OS Data - (source Promap)
Existing Building: Ascot Design Timeless Architecture Ltd January 2023
Proposed Scheme: Ascot Design Timeless Architecture Ltd January 2023
Notes
<p>Client Gavacan Homes</p> <p>Job Title 23-00131 - 44 Murray Road Northwood HA6 2YL</p> <p>Drawing Title Daylight Distribution Contou</p> <p>Scale NTS Date Jan-23 Drawn MF</p> <p>RAPLEYS 66 St James's Street, St James's, London SW1A 1NE Tel: 0370 777 6292 www.rapleys.com</p>



Source Data

Testing Environment: Site Photographs (captured 17.01.23)

Topographical Survey: KND Surveys Ltd (August 2022)

OS Data - (source Promap)

Existing Building: Ascot Design Timeless Architecture Ltd January 2023

Proposed Scheme: Ascot Design Timeless Architecture Ltd January 2023

Client: Gavacan Homes

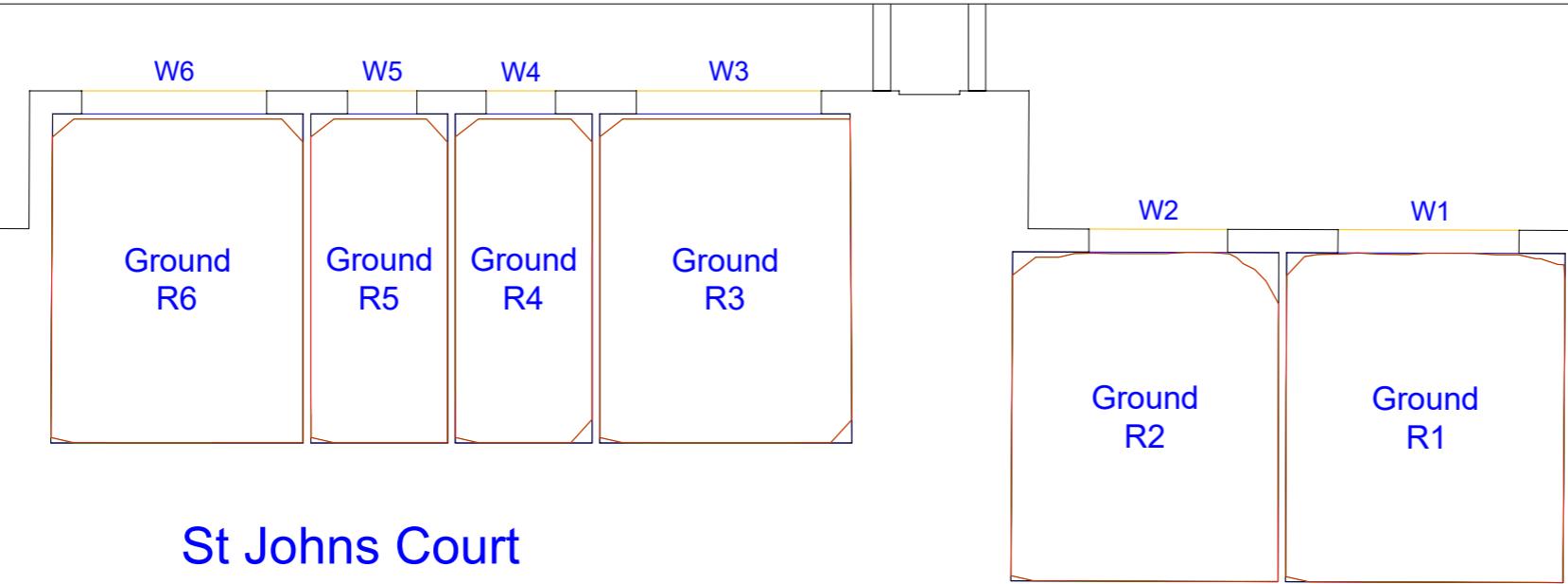
Job Title: 23-00131 - 44 Murray Road Northwood HA6 2YL

Drawing Title: Daylight Distribution Contou

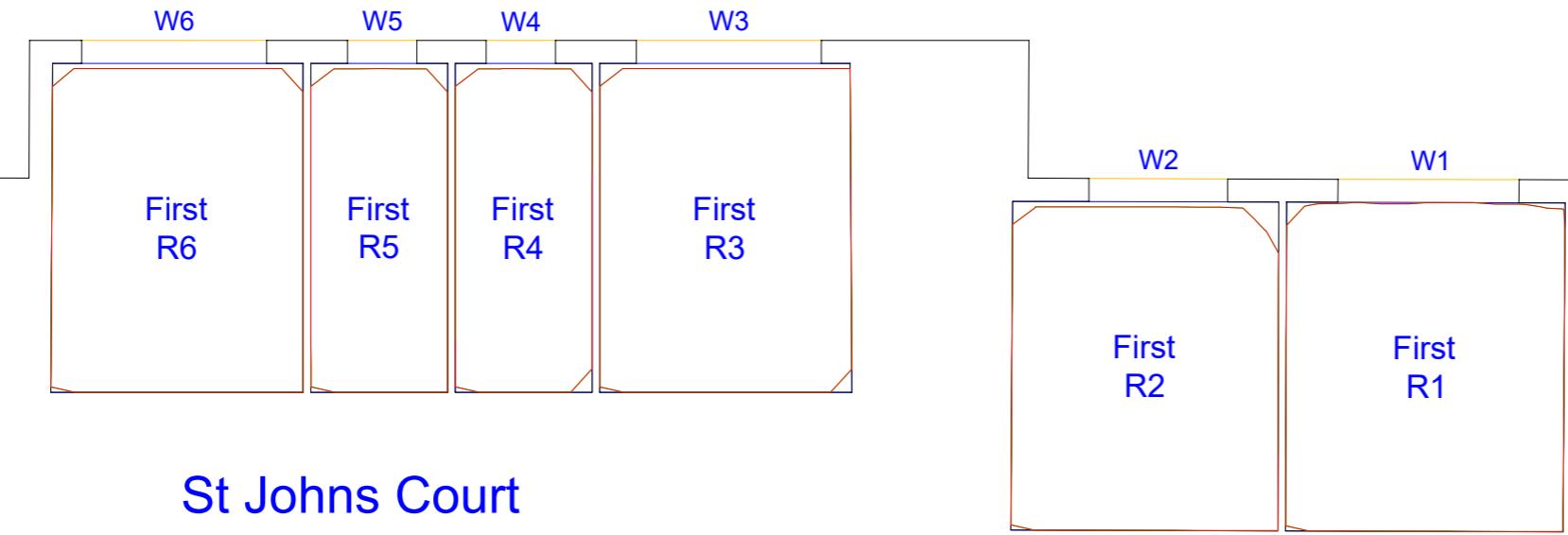
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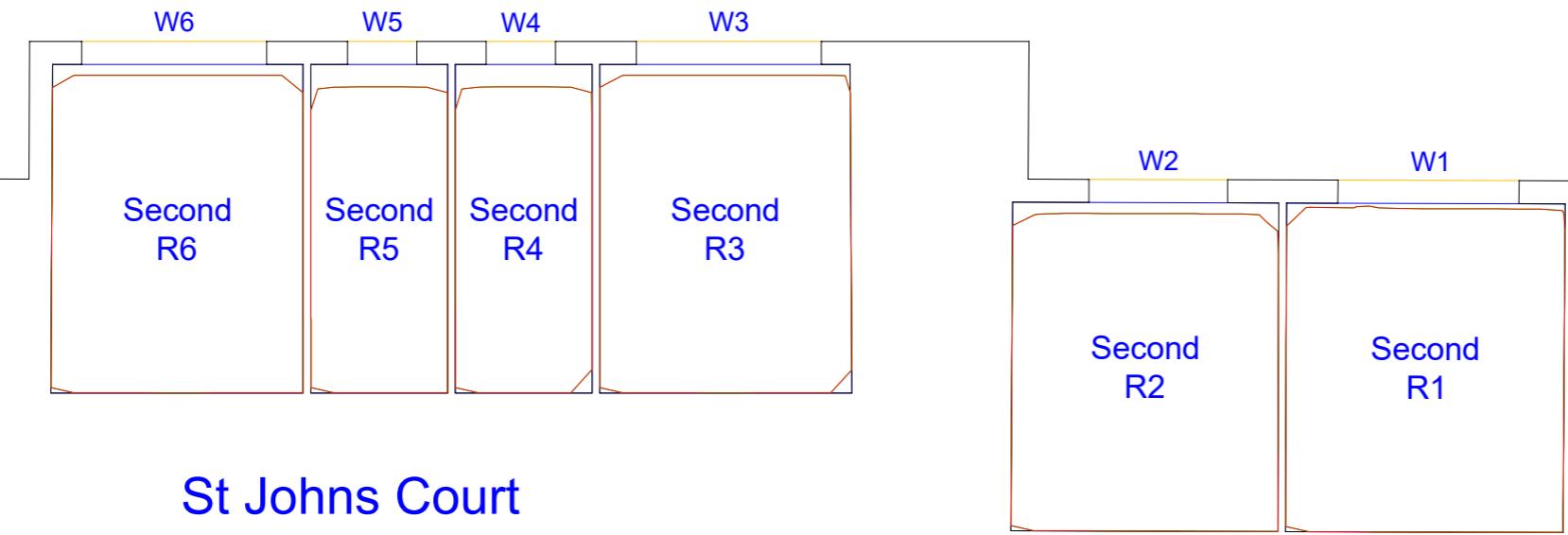


Source Data
Testing Environment: Site Photographs (captured 17.01.23)
Topographical Survey: KND Surveys Ltd (August 2022)
OS Data - (source Promap)
Existing Building: Ascot Design Timeless Architecture Ltd January 2023
Proposed Scheme: Ascot Design Timeless Architecture Ltd January 2023



Legend:
■ - Existing Lit Area
■ - Proposed Lit Area
■ - Area of Loss/Gain
■ - Room Area

Notes



Client
Gavacan Homes

Job Title
23-00131 -
44 Murray Road
Northwood HA6 2YL

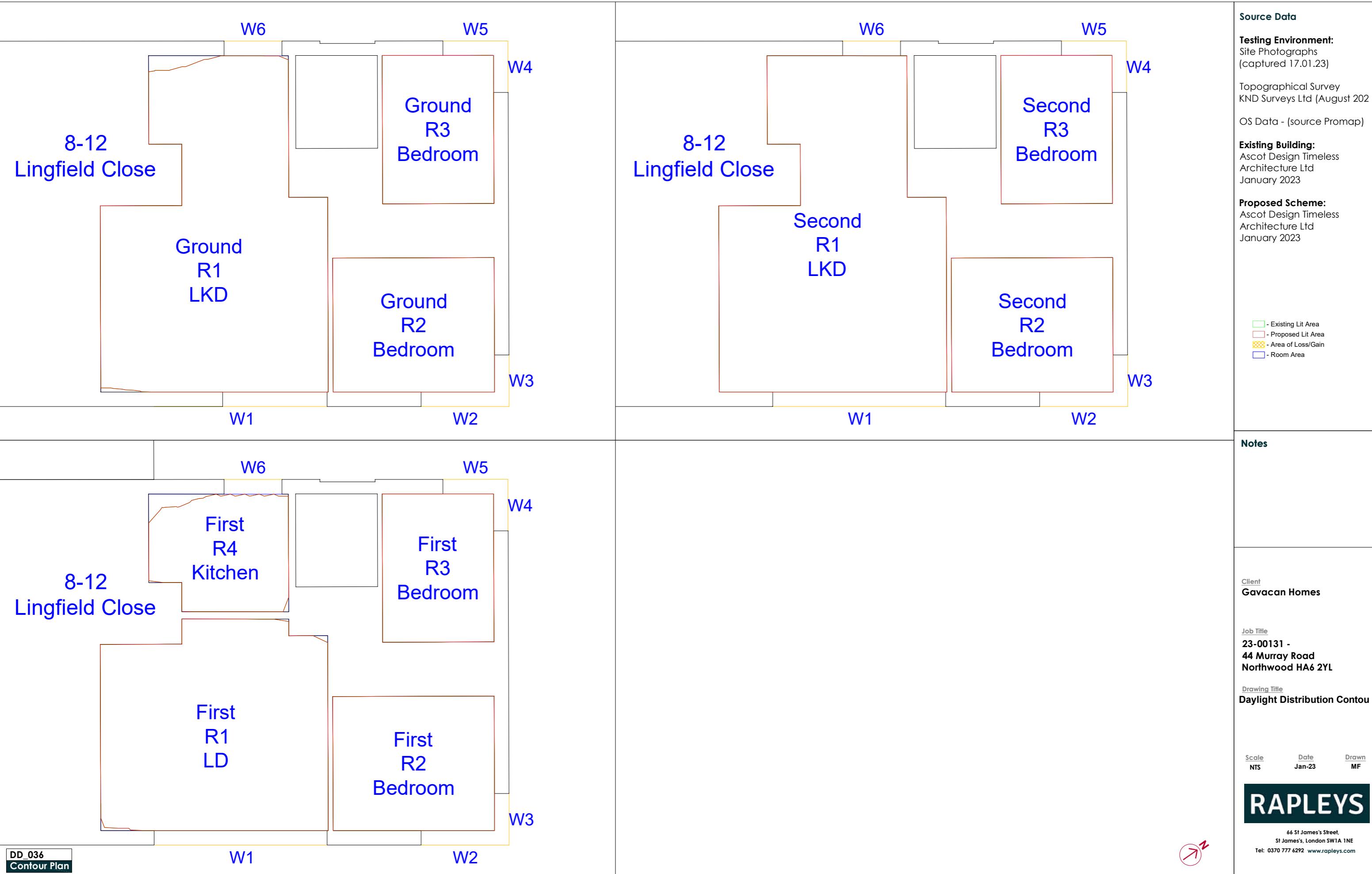
Drawing Title
Daylight Distribution Contou

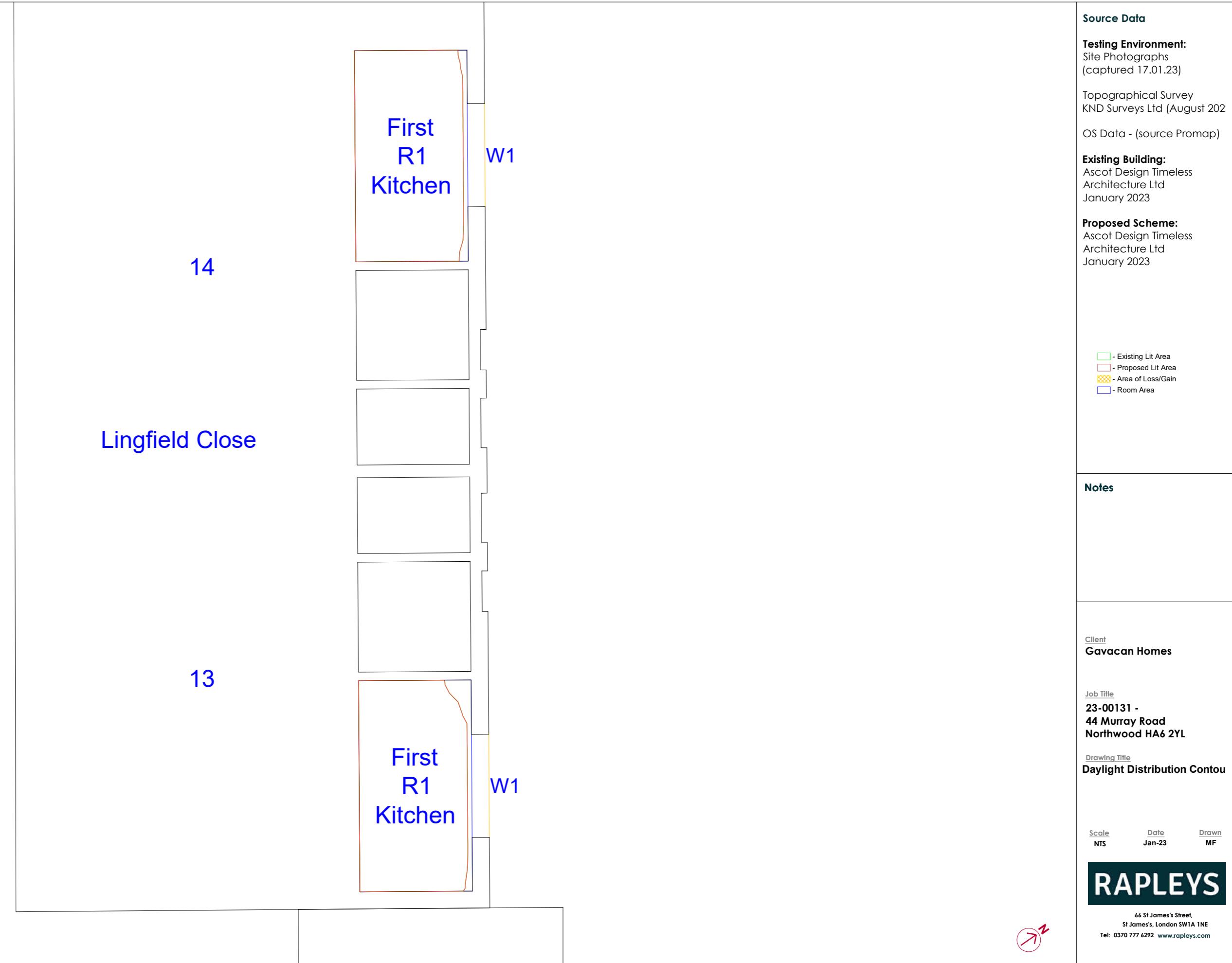
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RAPLEYS

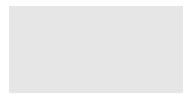
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2hr Sunlight to Amenity Results (Overshadowing to Gardens & Open Spaces)



Project Name: 44 Murray Road, Northwood, HA6 2YL

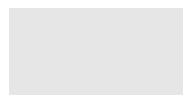
Project No.: 23-00131

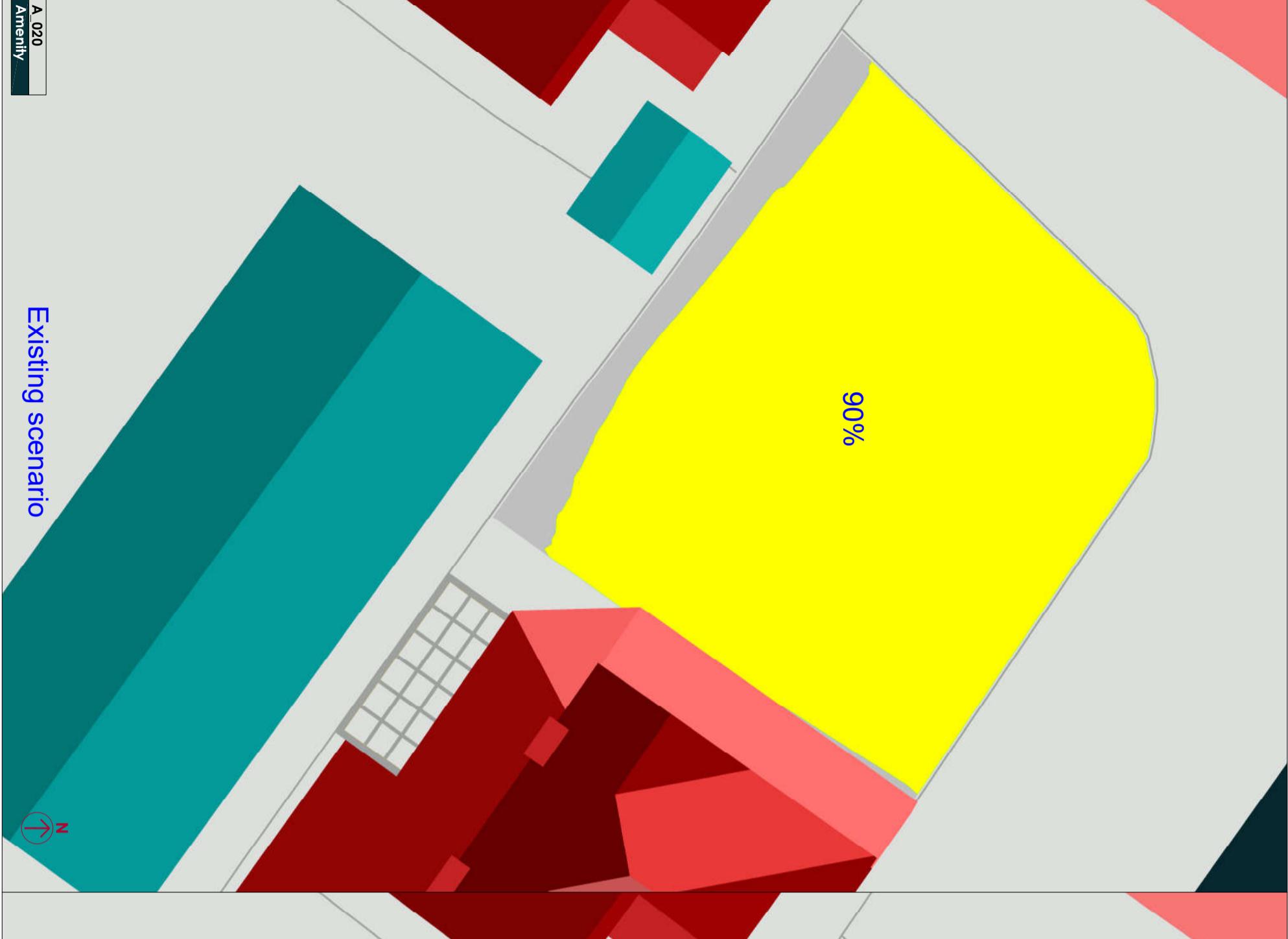
Report Title: Two hours Sunlight to Amenity Analysis - Neighbour

Date of Analysis: January 2023

Floor Ref	Amenity Ref	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria	
40 Murray Road							
Ground	A1	Area m2 Percentage	195.23 90%	176.67 85%	165.21	0.94	YES

2hr Sunlight to Amenity Drawings





Source Data
Testing Environment: Site Photographs (captured 17.01.23)
Topographical Survey KND Surveys Ltd (August 2022)
OS Data - (source Promap)
Existing Building: Ascot Design Timeless Architecture Ltd January 2023
Proposed Scheme: Ascot Design Timeless Architecture Ltd January 2023
Notes
<p>Key</p> <ul style="list-style-type: none"> - Amenity Area - Loss/Gain LitArea - Existing area of ≥ 2hrs of direct sunlight on 21st Mar - Proposed area of ≥ 2hrs of direct sunlight on 21st Mar <p>A1</p> <ul style="list-style-type: none"> - Amenity 1

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St James's, London SW1A 1NE
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For further details contact:

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07789 928499

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