



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

14 December 2021

Former Victoria Public House
32 North Hyde Road
Hayes UB3 4NE
And
Sandow Garage Site
Sandow Crescent
Hayes UB3 4QH

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DAYLIGHT AND SUNLIGHT REPORT
Former Victoria Public House, 32 North Hyde Road, Hayes UB3 4NE
and Sandow Garage Site, Sandow Crescent, Hayes UB3 4QH

CONTENTS

1 EXECUTIVE SUMMARY	2
1.1 Overview	2
2 INFORMATION SOURCES	3
2.1 Drawings	3
2.2 Daylight Distribution Room Layout Information	3
3 METHODOLOGY OF THE STUDY	4
3.1 Local Planning Policy.....	4
3.2 National Planning Policy Framework.....	4
3.3 Daylight to Windows	5
3.4 Sunlight availability to Windows.....	6
3.5 Overshadowing to Gardens and Open Spaces	7
4 RESULTS OF THE STUDY	9
4.1 Windows & Amenity Areas Considered.....	9
4.2 Daylight to Windows	9
4.3 Sunlight to Windows	10
4.4 Overshadowing to Gardens and Open Spaces	10
4.5 Conclusion.....	10
5 CLARIFICATIONS	11
5.1 General.....	11

APPENDICES

APPENDIX 1	WINDOW & GARDEN KEY
APPENDIX 2	DAYLIGHT AND SUNLIGHT RESULTS
APPENDIX 3	OVERSHADOWING TO GARDENS AND OPEN SPACES
APPENDIX 4	ALTERNATIVE DAYLIGHT RESULTS

1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by North Hyde Investments Limited & FJC Developments Ltd to undertake a daylight and sunlight study of the proposed development at the Former Victoria Public House, 32 North Hyde Road, Hayes UB3 4NE and Sandow Garage Site, Sandow Crescent, Hayes UB3 4QH.
- 1.1.2 The study 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, 2nd Edition' by P J Littlefair 2011.
- 1.1.3 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 1 & 2 Northfield Park, 2 to 4, 6 to 8, 10 to 12, 14 to 16, 18 to 20, 22 to 24 & 26 to 28 Nestles Avenue, 2 to 4, 6 to 8, 10 to 12 & 14 to 16 Sandow Crescent and 21, 23, 25, 30, 34 & 38 North Hyde Road.
- 1.1.4 The window key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests.
- 1.1.5 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight tests in respect of isolated windows at 34, 38 North Hyde Road and 2 to 4 & 14 to 16 Sandow Crescent. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, the fact that the BRE guide is intended to be used flexibly, particularly in urban locations and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Create Design + Architecture

0100	Landscape Plan	Rev 01
0100	Block 1 Plans	Rev 01
0100	Proposal Ground Floor	Rev 01
0101	Block 2 Plans 2	Rev 01
0101	Proposed First Floor	Rev 01
0102	Proposal Second Floor	Rev 01
0103	Proposal Third Floor	Rev 01
0104	Proposal Roof Level	Rev 01
0200	Proposed Elevations 01	Rev 01
0200	Elevations	Rev 01

2.2 Daylight Distribution Room Layout Information

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

Online Local Authority planning records

23 North Hyde Road: 82/596/03	Plans As Proposed	Rev -
25 North Hyde Road: 04	Existing Floor Plans	Rev -

3 METHODOLOGY OF THE STUDY

3.1 Local Planning Policy

- 3.1.1 We understand that the Local Authority take 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, 2nd Edition' by P J Littlefair 2011. A new European standard BS EN 17037 'Daylight in Buildings' was published in May 2019. An update to the BRE guide to take into account the European standard is expected sometime in 2021. It is not yet clear, how and to what extent, the European recommendations will be adopted by the BRE and Local Authorities.
- 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."

3.2 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 Daylight to Windows

- 3.3.1 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.
- 3.3.2 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.
- 3.3.3 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:
- 3.3.4 "The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity."
- 3.3.5 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

- 3.3.6 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.
- 3.3.7 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. The BRE guide does not define the term 'main window'. However, in our opinion, where a room has

multiple windows, the largest window is usually taken as the main window and the smaller window(s) as secondary. Although we generally follow the practice of testing all windows, including secondary windows, our interpretation of the BRE guide is that the Vertical Sky Component targets do not apply to secondary windows.

Test 2 Daylight Distribution

- 3.3.8 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.
- 3.3.9 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 where room layouts are known, the impact on the daylighting distribution can be found by plotting the 'no sky line' in each of the main rooms. Therefore, we are of the opinion that application of the test is not a requirement of the BRE guide where room layouts are not known. We don't endorse the practice of applying the test based on assumed room layouts, because the test is very sensitive to the size and layout of the room and the results are likely to be misleading. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.4 Sunlight availability to Windows

- 3.4.1 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 guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.
- 3.4.2 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.

3.5 Overshadowing to Gardens and Open Spaces

3.5.1 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.

3.5.2 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 study.

3.5.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this study. 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 STUDY

4.1 Windows & Amenity Areas Considered

- 4.1.1 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 1 & 2 Northfield Park, 2 to 4, 6 to 8, 10 to 12, 14 to 16, 18 to 20, 22 to 24 & 26 to 28 Nestles Avenue, 2 to 4, 6 to 8, 10 to 12 & 14 to 16 Sandow Crescent and 21, 23, 25, 30, 34 & 38 North Hyde Road.
- 4.1.2 Appendix 1 provides a plan and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this study. Appendix 2 lists the detailed numerical daylight and sunlight test results.

4.2 Daylight to Windows

Vertical Sky Component

- 4.2.1 All windows with a requirement for daylight pass the Vertical Sky Component test with the exception of windows 88, 89, 91, & 92 at 34 North Hyde Road, windows 94, 97, 98, 101 & 102 at 38 North Hyde Road, window 110 at 14 to 16 Sandow Crescent and windows 130 to 131 at 2 to 4 Sandow Crescent. However, there are mitigating factors to consider.
- 4.2.2 Windows 89, 91, 92, 94, 130 & 131 are already hampered by an overhang. The BRE guide acknowledges that where a window has an overhang, a larger relative reduction in VSC may be unavoidable, as the building itself contributes to its poor daylighting. The BRE guide explains that one way to demonstrate this is to test the windows without these existing obstructions in place. This additional calculation has been undertaken and the results are presented in Appendix 4. The results show that without the overhangs in place, windows 89, 91, 92, 94, 130 & 131 would surpass the BRE criteria. This demonstrates that the proposed development amounts to a modest obstruction and it is therefore the overhangs which are the main factor in the loss of light. In our opinion, by satisfying the additional tests with the overhangs removed, the proposed development meets the BRE daylight requirements.
- 4.2.3 The results for windows 88 & 110 are marginal with before/after ratios of 0.76 and above against the BRE target of 0.80.

-
- 4.2.4 Finally, the BRE guide is intended to be used flexibly, particularly in urban locations, and in this instance we are of the opinion that the development design is likely to be acceptable.

Daylight Distribution

- 4.2.5 We have undertaken the Daylight Distribution test where room layouts are known. All rooms with a requirement for daylight pass the daylight distribution test.

4.3 Sunlight to Windows

- 4.3.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows with a requirement for sunlight 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.

4.4 Overshadowing to Gardens and Open Spaces

- 4.4.1 All gardens and open spaces tested meet the BRE recommendations.

4.5 Conclusion

- 4.5.1 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight tests in respect of isolated windows at 34, 38 North Hyde Road and 2 to 4 & 14 to 16 Sandow Crescent. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, the fact that the BRE guide is intended to be used flexibly, particularly in urban locations and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

5 CLARIFICATIONS

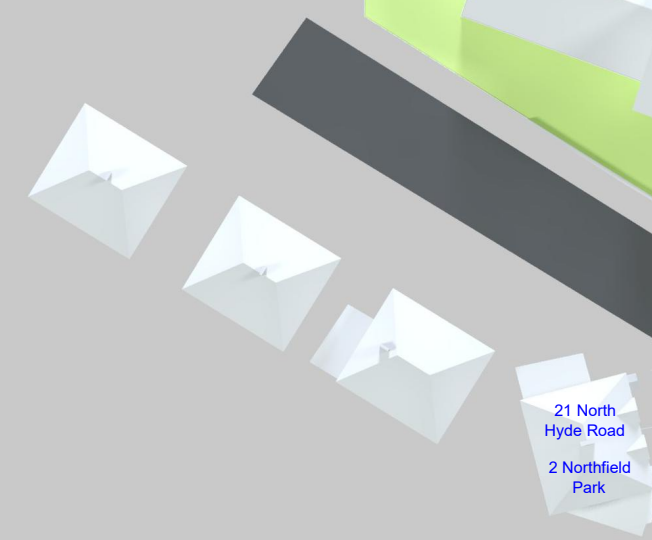
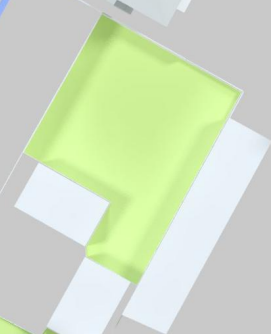
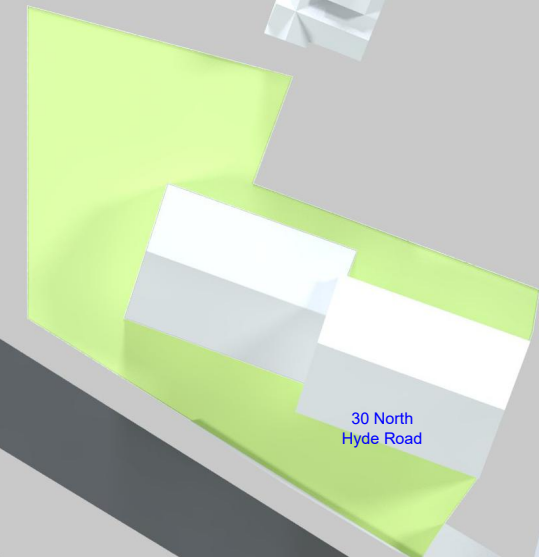
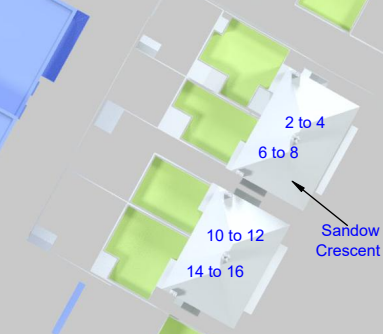
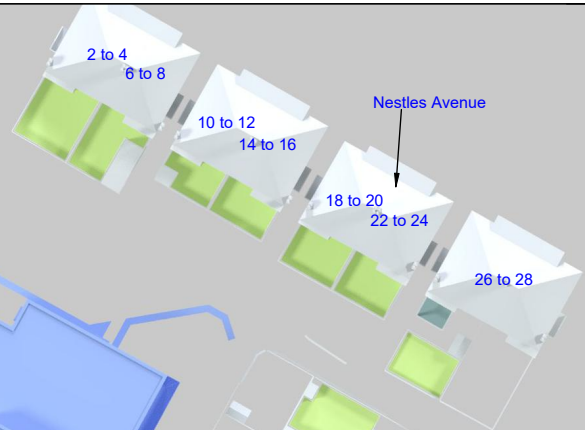
5.1 General

- 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 study is limited to assessing daylight, sunlight and overshadowing to neighbouring properties as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3 The study is based on the information listed in section 2 of this report and a site visit undertaken on 4 November 2021. We have not had access to neighbouring properties.
- 5.1.4 This study 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 The impact on solar panels is a material planning consideration. However, the BRE guide does not provide assessment criteria for this. The assessment of impact on any neighbouring solar panels is therefore beyond the scope of this report.
- 5.1.6 We have undertaken the study 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 an assumption regarding the use, or take the prudent approach of treating the use of the room as being used for domestic purposes. Therefore, the report may need to be updated if room uses are confirmed by the local authority or by the consultation responses.
- 5.1.7 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

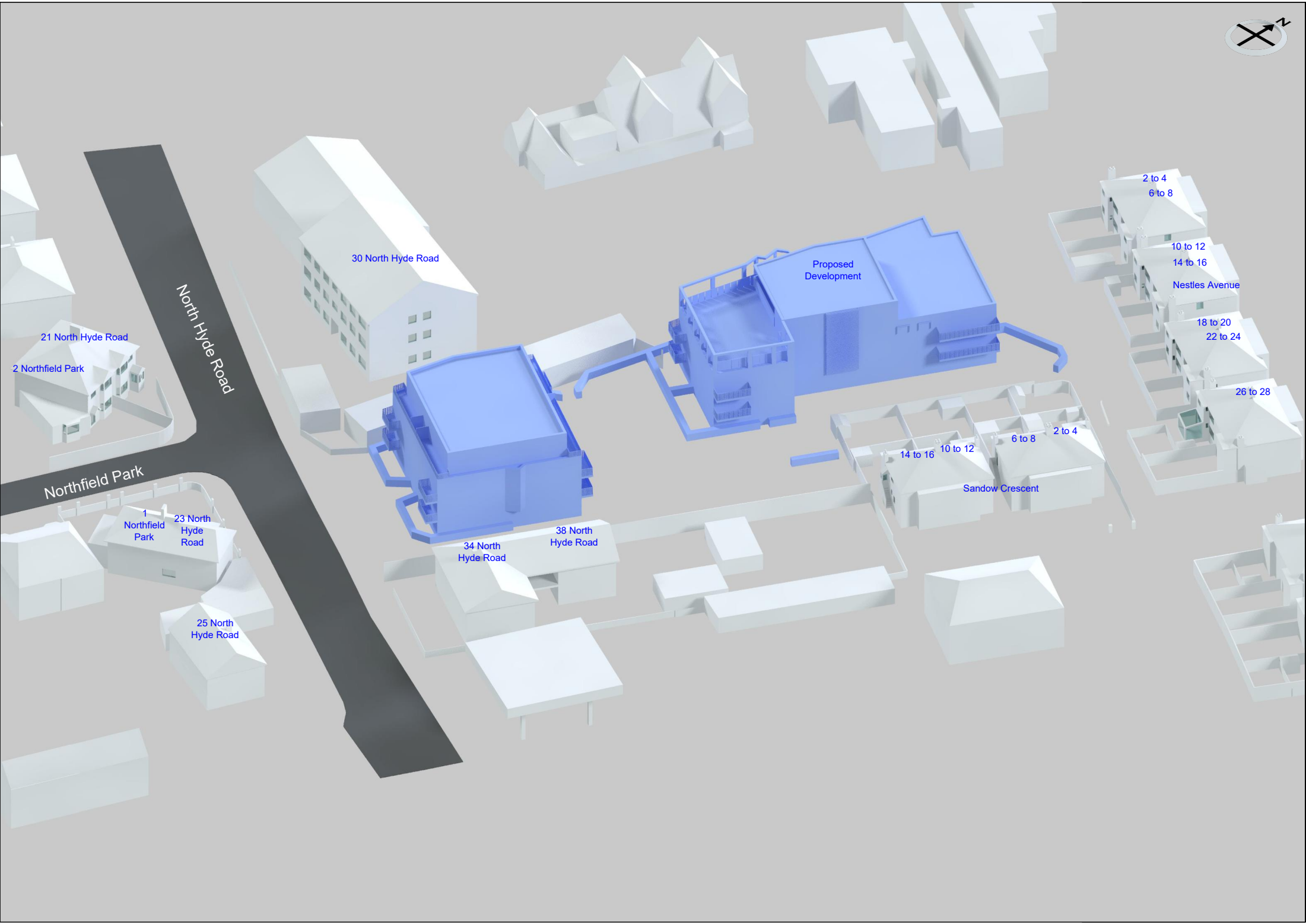
APPENDIX 1

WINDOW & GARDEN KEY



Northfield Park

North Hyde Road



North Hyde Road

Northfield Park

30 North Hyde Road

21 North Hyde Road

2 Northfield Park

1 Northfield Park
23 North Hyde Road

25 North Hyde Road

34 North Hyde Road

38 North Hyde Road

Proposed Development

14 to 16
10 to 12

6 to 8

2 to 4

Sandow Crescent

2 to 4
6 to 8

10 to 12
14 to 16

Nestles Avenue

18 to 20
22 to 24

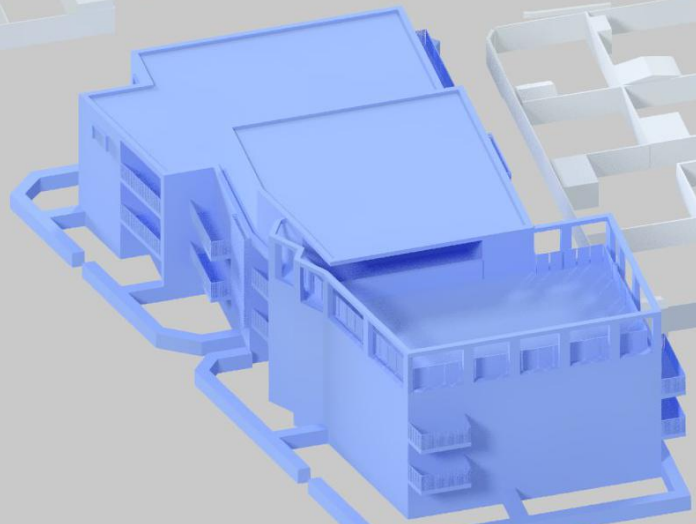
26 to 28



2 to 4 6 to 8
10 to 12 14 to 16
Nestles Avenue
18 to 20 22 to 24
26 to 28

2 to 4
6 to 8
Sandow Crescent

10 to 12
14 to 16



Proposed Development

30 North Hyde Road

38 North Hyde Road

34 North Hyde Road

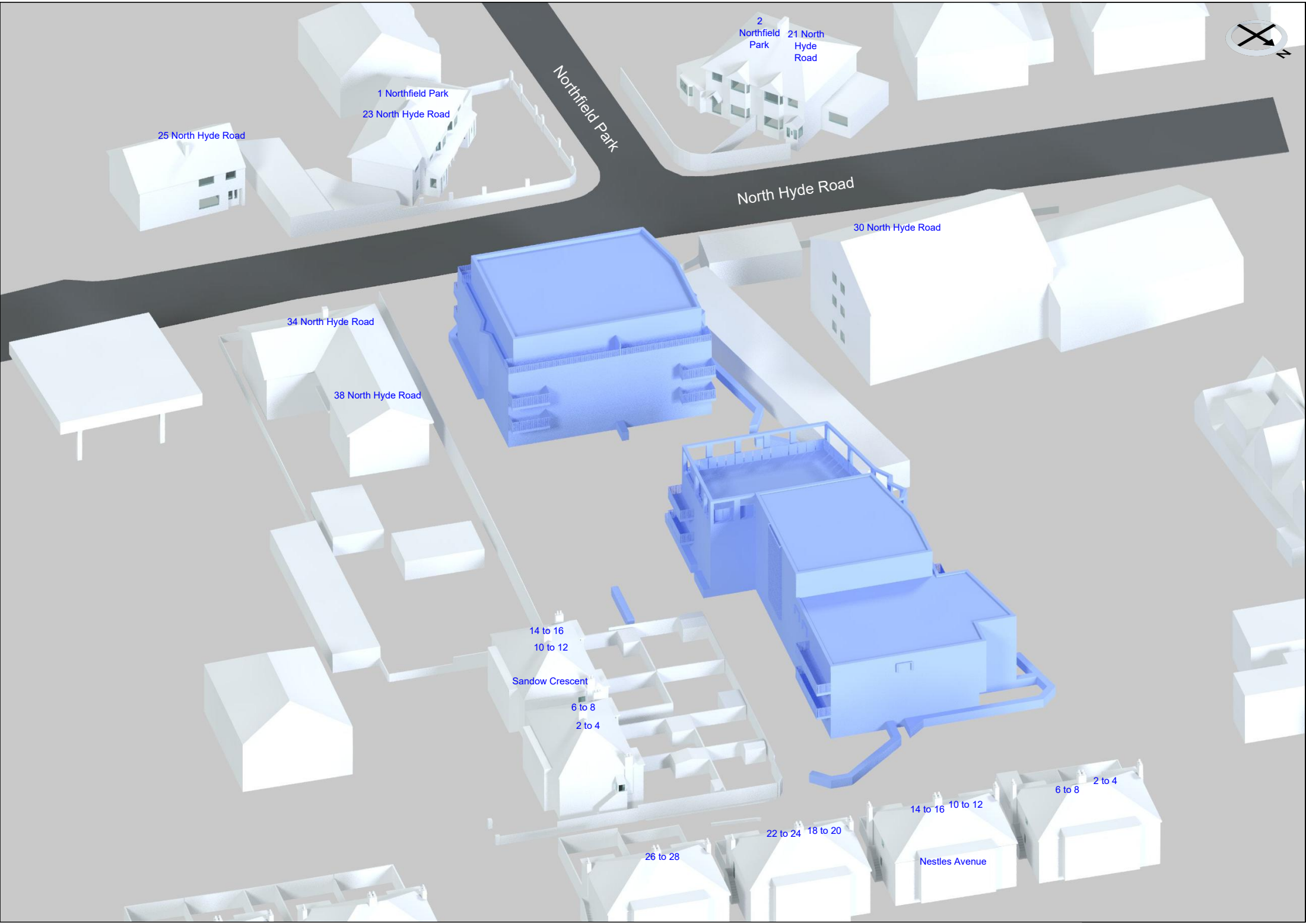
North Hyde Road

23 North Hyde Road
1 Northfield Park

25 North Hyde Road

21 North Hyde Road
2 Northfield Park

Northfield Park



2 Northfield Park
21 North Hyde Road

1 Northfield Park
23 North Hyde Road

25 North Hyde Road

North Hyde Road

30 North Hyde Road

34 North Hyde Road

38 North Hyde Road

14 to 16
10 to 12
Sandow Crescent
6 to 8
2 to 4

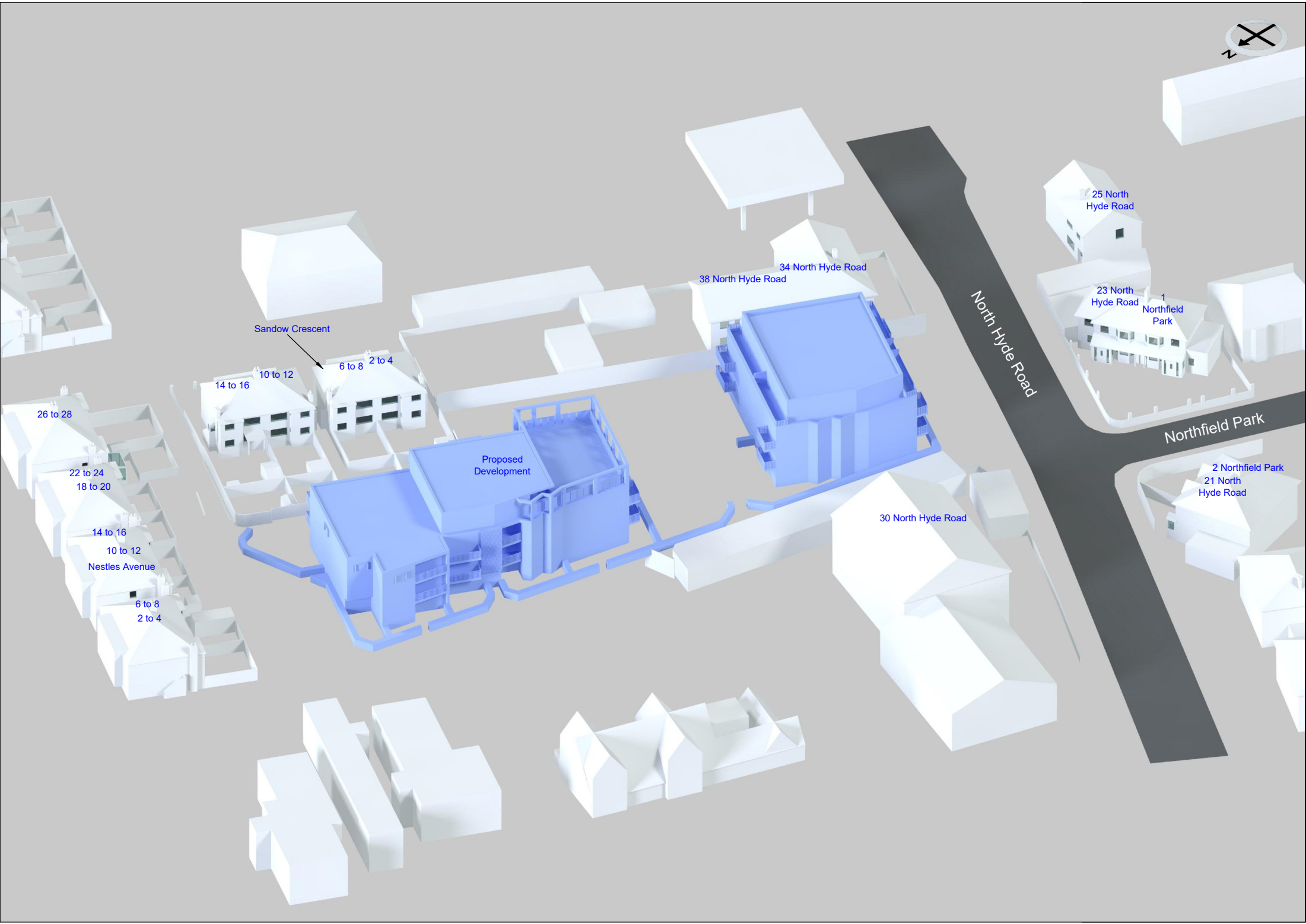
22 to 24 18 to 20

14 to 16 10 to 12

6 to 8 2 to 4

Nestles Avenue

26 to 28



Sandow Crescent

Proposed Development

North Hyde Road

Northfield Park

30 North Hyde Road

38 North Hyde Road
34 North Hyde Road

25 North Hyde Road

23 North Hyde Road

1 Northfield Park

2 Northfield Park
21 North Hyde Road

26 to 28

22 to 24
18 to 20

14 to 16
10 to 12
Nestles Avenue

6 to 8
2 to 4

14 to 16

10 to 12

6 to 8
2 to 4

Neighbouring Windows



30 North Hyde Road



30 North Hyde Road



30 North Hyde Road



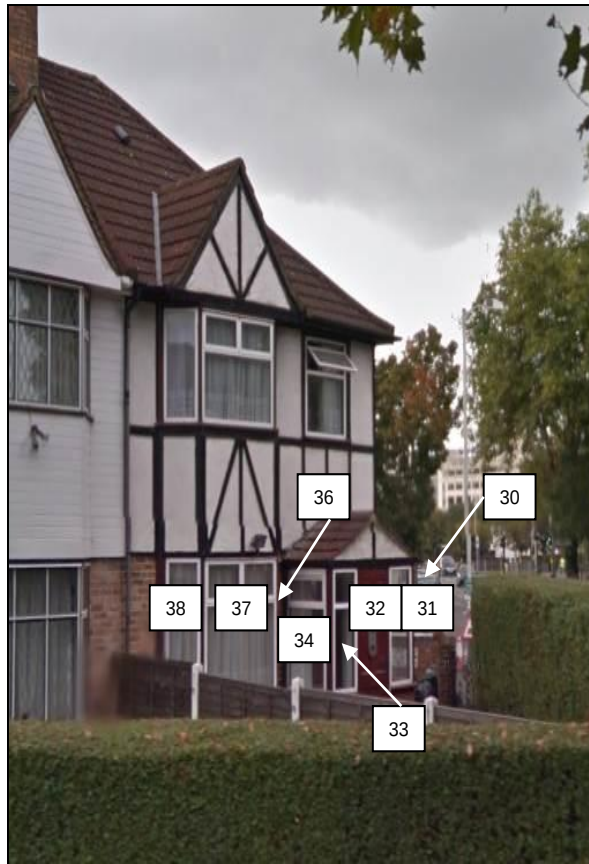
30 North Hyde Road



30 North Hyde Road



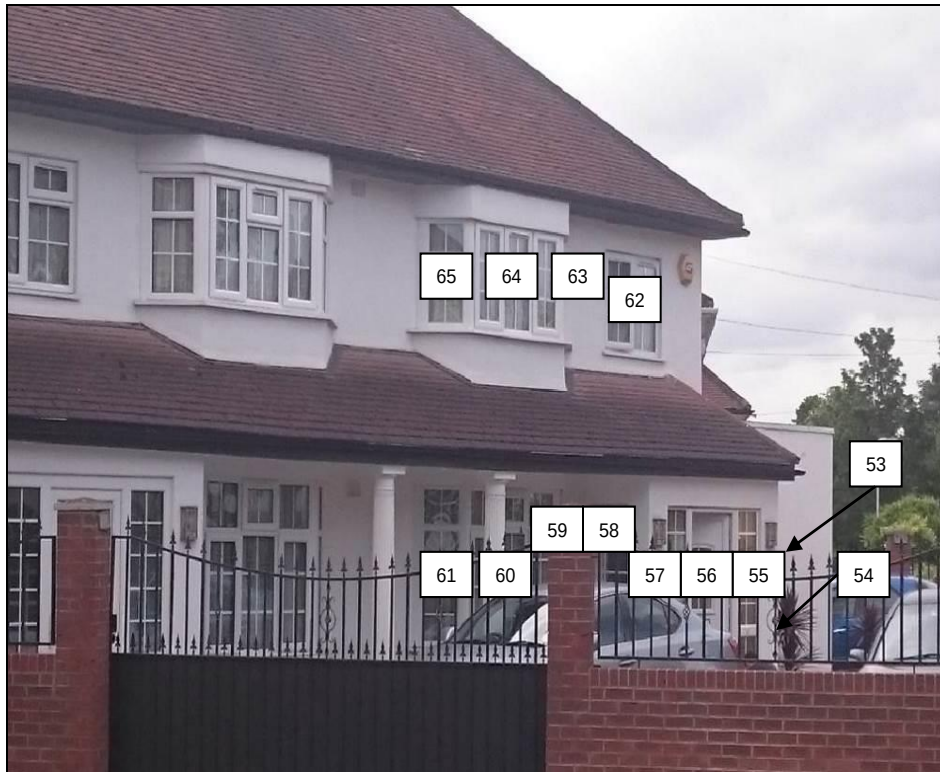
21 North Hyde Road



21 North Hyde Road



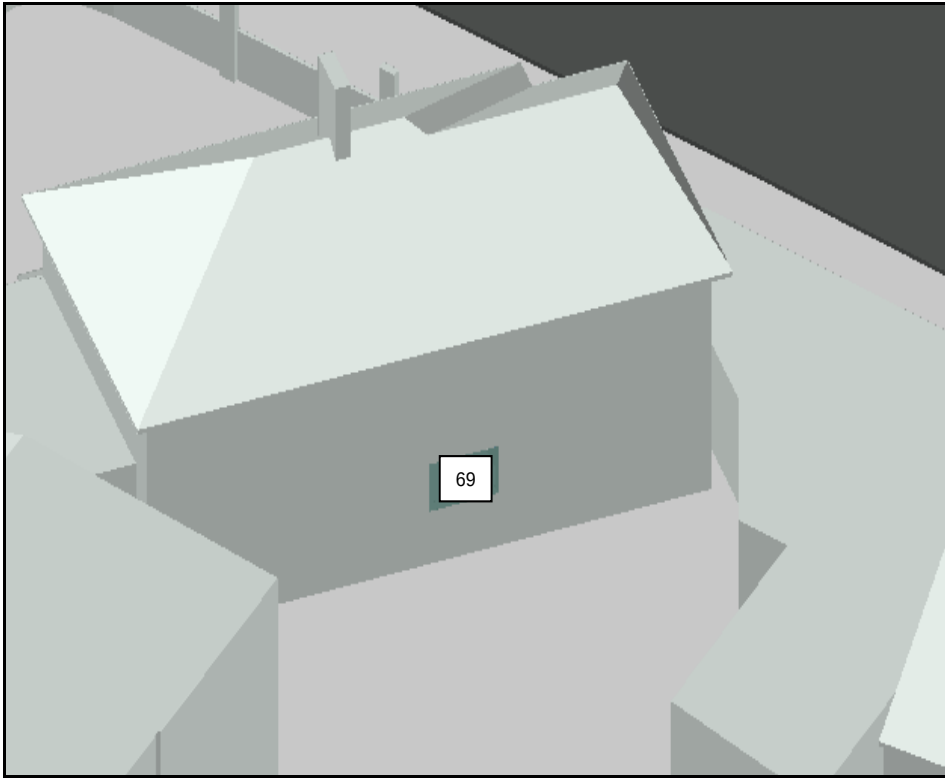
2 Northfield Park



1 Northfield Park



23 North Hyde Road



23 North Hyde Road



25 North Hyde Road



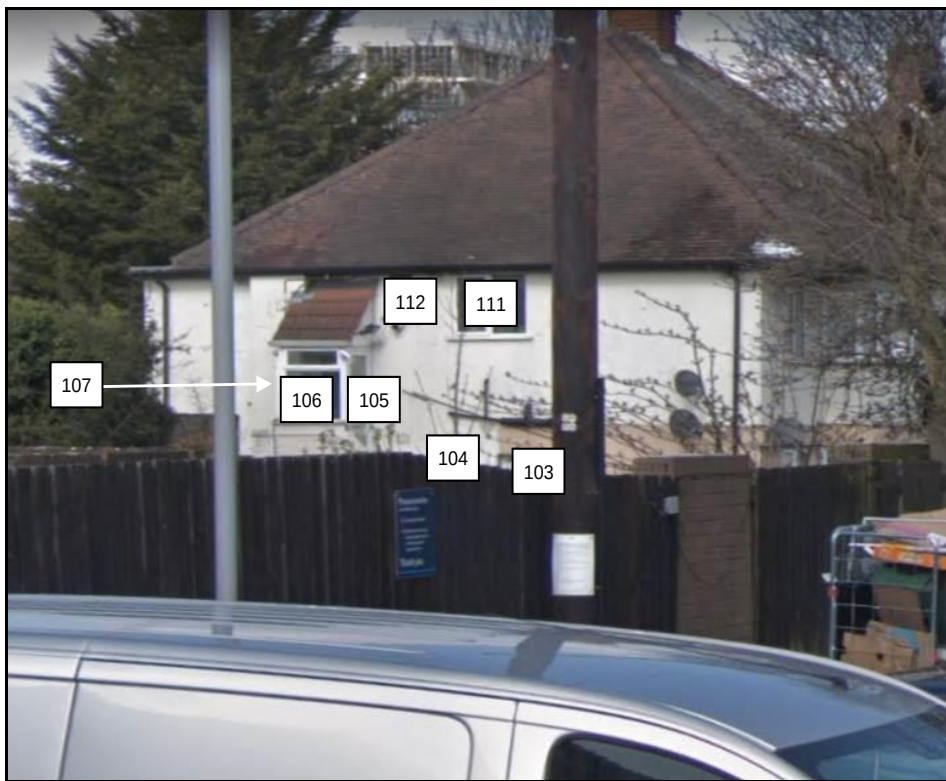
34 North Hyde Road



38 North Hyde Road



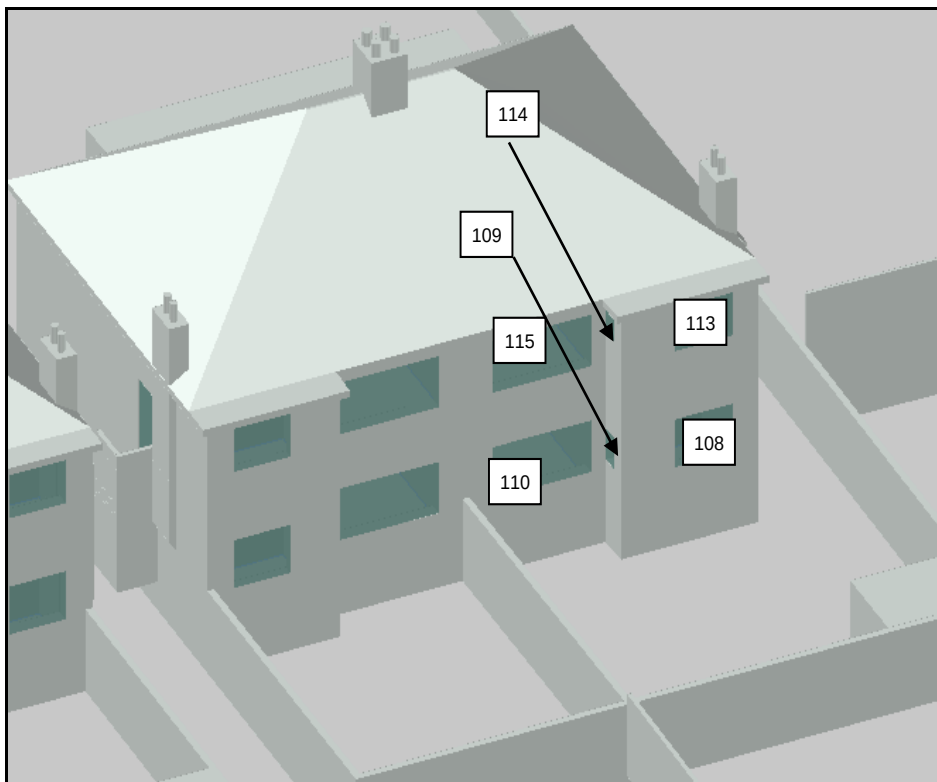
38 North Hyde Road



14 to 16 Sandow Crescent

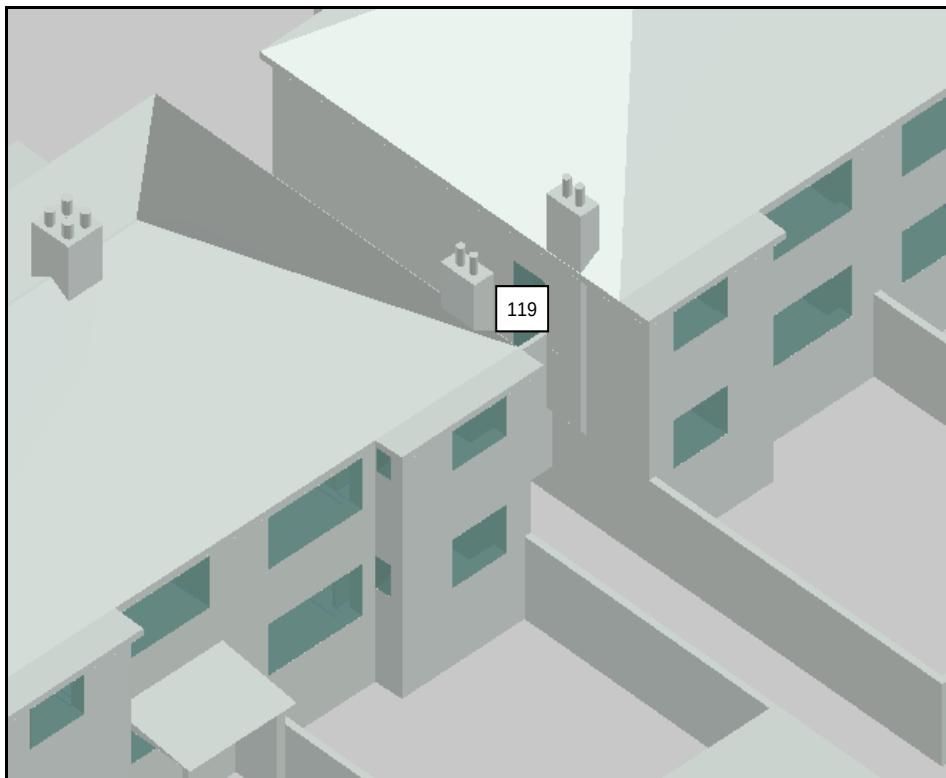


14 to 16 Sandow Crescent

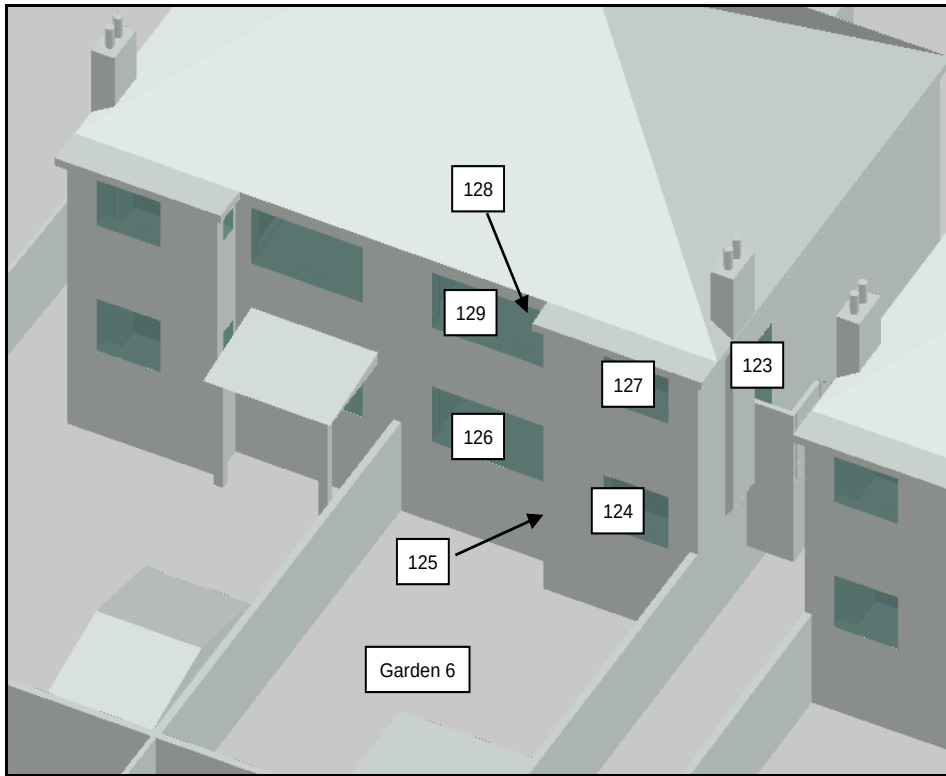




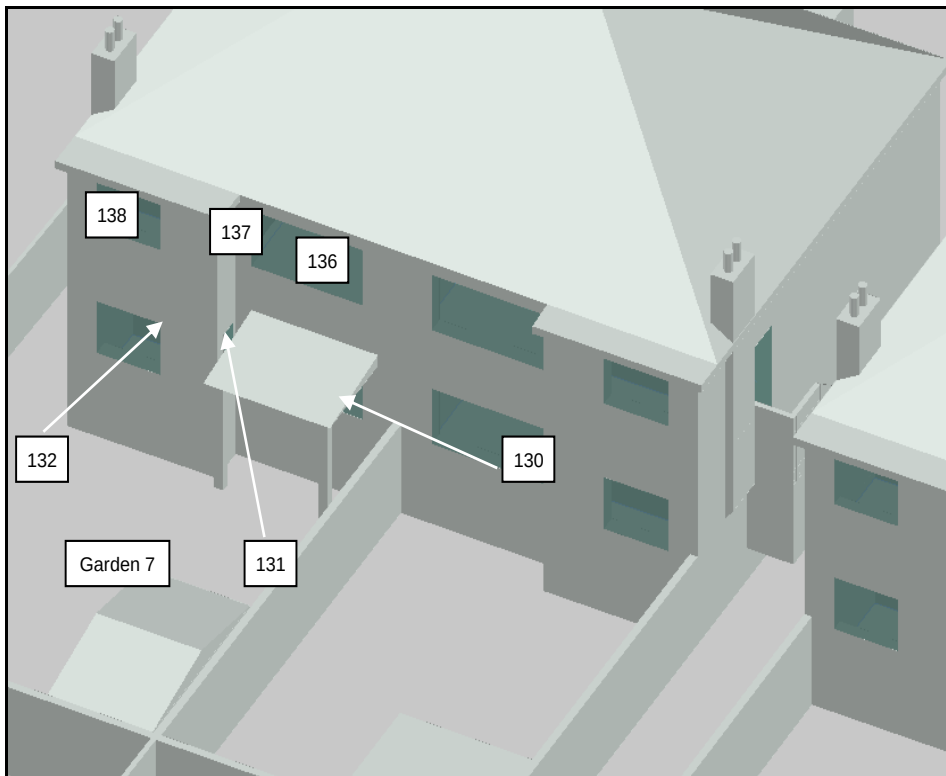
10 to 12 Sandow Crescent



10 to 12 Sandow Crescent



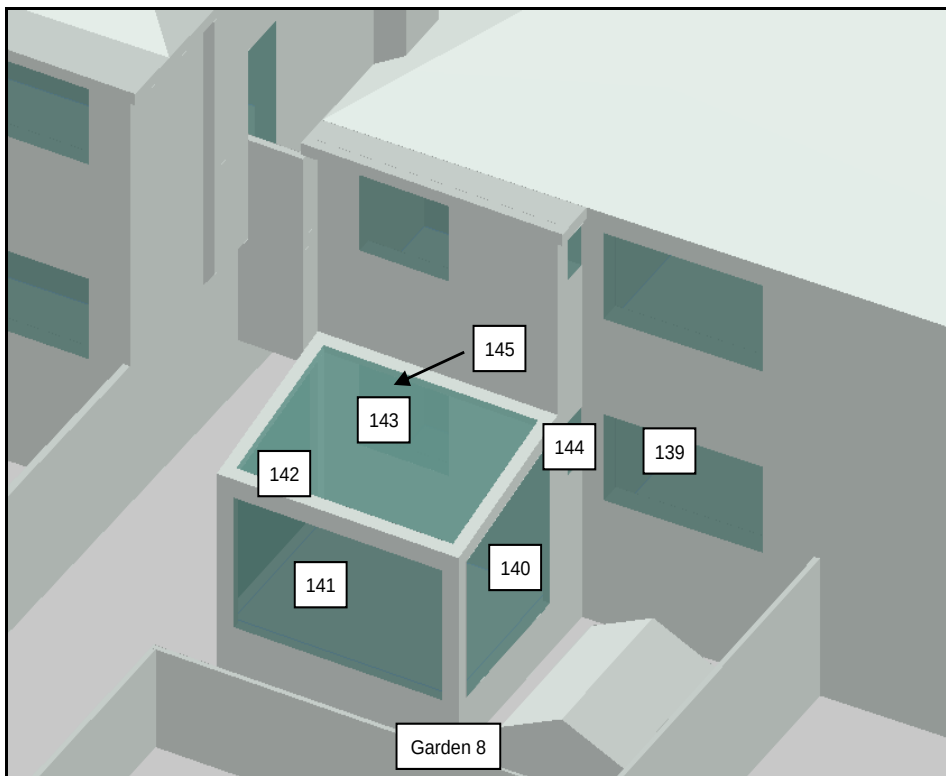
6 to 8 Sandow Crescent



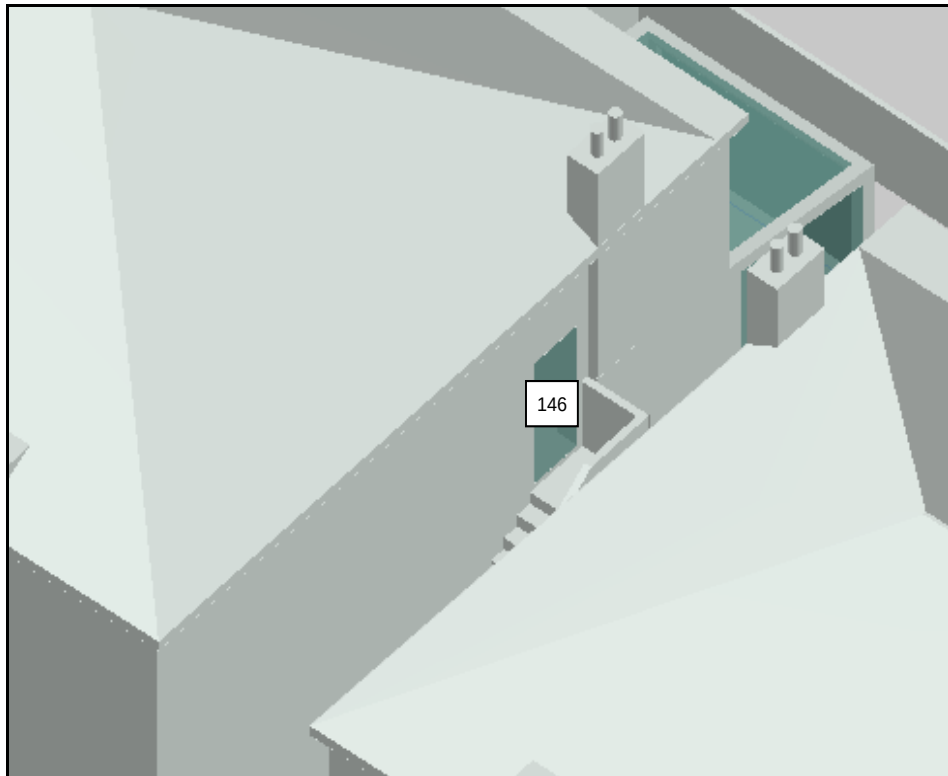
2 to 4 Sandow Crescent



2 to 4 Sandow Crescent



26 to 28 Nestles Avenue



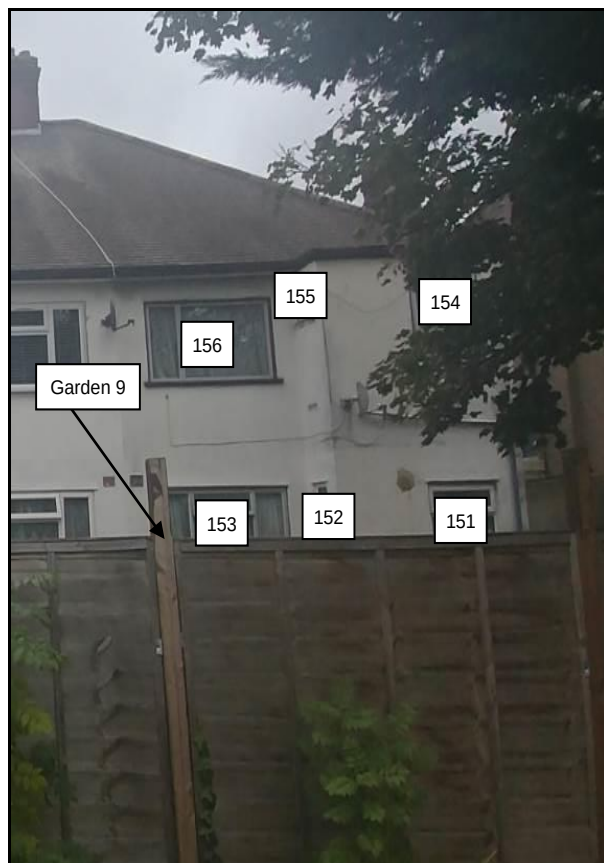
26 to 28 Nestles Avenue



26 to 28 Nestles Avenue



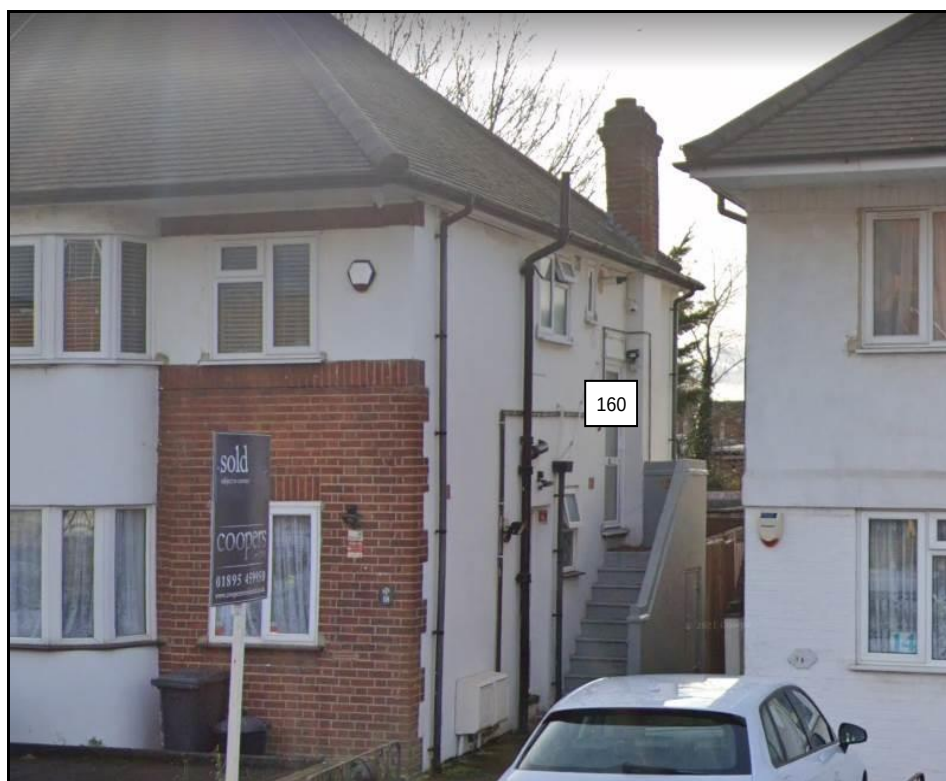
22 to 24 Nestles Avenue



22 to 24 Nestles Avenue



18 to 20 Nestles Avenue



18 to 20 Nestles Avenue



14 to 16 Nestles Avenue



14 to 16 Nestles Avenue



10 to 12 Nestles Avenue



10 to 12 Nestles Avenue



10 to 12 Nestles Avenue



6 to 8 Nestles Avenue



6 to 8 Nestles Avenue



2 to 4 Nestles Avenue



2 to 4 Nestles Avenue

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

Former Victoria Public House, 32 North Hyde Road, Hayes UB3 4NE and Sandow Garage Site, Sandow Crescent, Hayes UB3 4QH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>30 North Hyde Road</u>					
<u>Ground Floor</u>					
Window 1	Domestic	32.5%	25.9%	6.6%	0.8
Window 4	Domestic	32.5%	25.9%	6.6%	0.8
Window 7	Domestic	33.8%	33.9%	-0.1%	1.0
Window 10	Domestic	34.9%	35.0%	-0.1%	1.0
Window 13	Domestic	35.6%	35.7%	-0.1%	1.0
Window 16	Domestic	14.2%	14.2%	0.0%	1.0
Window 17	Domestic	12.3%	12.3%	0.0%	1.0
Window 20	Domestic	36.0%	36.0%	0.0%	1.0
Window 23	Domestic	36.0%	36.0%	0.0%	1.0
Window 26	Domestic	36.0%	36.1%	-0.1%	1.0
<u>First Floor</u>					
Window 2	Domestic	37.4%	30.6%	6.8%	0.82
Window 5	Domestic	37.3%	30.5%	6.8%	0.82
Window 8	Domestic	38.0%	38.1%	-0.1%	1.0
Window 11	Domestic	38.0%	38.1%	-0.1%	1.0
Window 14	Domestic	38.0%	38.1%	-0.1%	1.0
Window 18	Domestic	38.1%	38.1%	0.0%	1.0
Window 21	Domestic	38.0%	38.0%	0.0%	1.0
Window 24	Domestic	38.0%	38.0%	0.0%	1.0
Window 27	Domestic	38.0%	38.1%	-0.1%	1.0
<u>Second Floor</u>					
Window 3	Domestic	39.0%	34.0%	5.0%	0.87
Window 6	Domestic	38.9%	34.0%	4.9%	0.87
Window 9	Domestic	37.5%	37.5%	0.0%	1.0
Window 12	Domestic	37.5%	37.5%	0.0%	1.0
Window 15	Domestic	37.5%	37.5%	0.0%	1.0
Window 19	Domestic	37.0%	37.0%	0.0%	1.0
Window 22	Domestic	37.5%	37.5%	0.0%	1.0
Window 25	Domestic	37.6%	37.6%	0.0%	1.0
Window 28	Domestic	37.6%	37.6%	0.0%	1.0
<u>21 North Hyde Road</u>					
<u>Ground Floor</u>					
Window 29	Domestic	26.5%	25.3%	1.2%	0.95
Window 30	Domestic	34.1%	33.8%	0.3%	0.99
Window 31	Domestic	34.3%	32.9%	1.4%	0.96

Appendix 2 - Vertical Sky Component

Former Victoria Public House, 32 North Hyde Road, Hayes UB3 4NE and Sandow Garage Site, Sandow Crescent, Hayes UB3 4QH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 32	Domestic	34.4%	32.9%	1.5%	0.96
Window 33	Domestic	34.4%	33.0%	1.4%	0.96
Window 34	Domestic	17.6%	17.6%	0.0%	1.0
Window 36	Domestic	18.5%	17.5%	1.0%	0.95
Window 37	Domestic	34.5%	33.1%	1.4%	0.96
Window 38	Domestic	25.0%	24.7%	0.3%	0.99
<u>First Floor</u>					
Window 35	Domestic	29.1%	27.8%	1.3%	0.96
Window 39	Domestic	22.7%	21.7%	1.0%	0.96
Window 40	Domestic	36.4%	35.2%	1.2%	0.97
Window 41	Domestic	23.5%	23.2%	0.3%	0.99
<u>2 Northfield Park</u>					
<u>Ground Floor</u>					
Window 42	Domestic	23.4%	22.3%	1.1%	0.95
Window 43	Domestic	35.0%	33.7%	1.3%	0.96
Window 44	Domestic	23.7%	23.5%	0.2%	0.99
Window 48	Domestic	19.1%	17.9%	1.2%	0.94
Window 50	Domestic	30.2%	29.0%	1.2%	0.96
Window 51	Domestic	35.6%	35.0%	0.6%	0.98
Window 52	Domestic	33.5%	33.5%	0.0%	1.0
<u>First Floor</u>					
Window 45	Domestic	22.1%	21.1%	1.0%	0.95
Window 46	Domestic	36.6%	35.4%	1.2%	0.97
Window 47	Domestic	24.7%	24.4%	0.3%	0.99
Window 49	Domestic	29.6%	28.5%	1.1%	0.96
<u>1 Northfield Park</u>					
<u>Ground Floor</u>					
Window 53	Domestic	28.3%	28.3%	0.0%	1.0
Window 54	Domestic	25.6%	25.6%	0.0%	1.0
Window 55	Domestic	35.7%	35.2%	0.5%	0.99
Window 56	Domestic	35.7%	35.3%	0.4%	0.99
Window 57	Domestic	35.6%	35.1%	0.5%	0.99
Window 58	Domestic	5.4%	4.8%	0.6%	0.89
Window 59	Domestic	3.9%	3.9%	0.0%	1.0
Window 60	Domestic	14.6%	14.1%	0.5%	0.97
Window 61	Domestic	4.9%	4.3%	0.6%	0.88

Appendix 2 - Vertical Sky Component

Former Victoria Public House, 32 North Hyde Road, Hayes UB3 4NE and Sandow Garage Site, Sandow Crescent, Hayes UB3 4QH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 62	Domestic	31.7%	31.3%	0.4%	0.99
Window 63	Domestic	29.3%	29.3%	0.0%	1.0
Window 64	Domestic	37.5%	36.9%	0.6%	0.98
Window 65	Domestic	27.4%	26.6%	0.8%	0.97
<u>23 North Hyde Road</u>					
<u>Ground Floor</u>					
Window 66	Living Room	7.3%	7.3%	0.0%	1.0
Window 67	Living Room	14.7%	14.2%	0.5%	0.97
Window 68	Living Room	3.6%	3.5%	0.1%	0.97
Window 69	Living Room	34.4%	34.4%	0.0%	1.0
Window 73	Porch	7.1%	7.1%	0.0%	1.0
Window 74	Porch	34.9%	34.3%	0.6%	0.98
Window 75	Porch	34.9%	34.3%	0.6%	0.98
Window 76	Porch	34.7%	34.1%	0.6%	0.98
Window 77	Porch	25.3%	24.8%	0.5%	0.98
Window 79	Bathroom/WC	12.2%	11.6%	0.6%	0.95
<u>First Floor</u>					
Window 70	Bedroom	28.7%	28.7%	0.0%	1.0
Window 71	Bedroom	37.3%	36.6%	0.7%	0.98
Window 72	Bedroom	27.5%	26.5%	1.0%	0.96
Window 78	Bedroom	31.3%	30.5%	0.8%	0.97
Window 80	Bedroom	26.5%	25.8%	0.7%	0.97
<u>25 North Hyde Road</u>					
<u>Ground Floor</u>					
Window 81	Hallway & Unknown	26.3%	25.6%	0.7%	0.97
Window 82	Hallway & Unknown	23.5%	22.8%	0.7%	0.97
Window 85	Lounge	35.0%	34.2%	0.8%	0.98
<u>First Floor</u>					
Window 83	Unknown	35.9%	35.7%	0.2%	0.99
Window 84	Bedroom	32.6%	31.9%	0.7%	0.98
Window 86	Bedroom	32.6%	31.9%	0.7%	0.98
<u>34 North Hyde Road</u>					
<u>Ground Floor</u>					
Window 87	Domestic	22.0%	18.9%	3.1%	0.86
Window 89	Domestic	5.3%	1.6%	3.7%	0.3

Appendix 2 - Vertical Sky Component

Former Victoria Public House, 32 North Hyde Road, Hayes UB3 4NE and Sandow Garage Site, Sandow Crescent, Hayes UB3 4QH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 90	Domestic	0.4%	0.4%	0.0%	1.0
<u>First Floor</u>					
Window 88	Domestic	24.8%	19.0%	5.8%	0.77
Window 91	Domestic	2.7%	0.5%	2.2%	0.19
Window 92	Domestic	0.9%	0.2%	0.7%	0.22
<u>38 North Hyde Road</u>					
<u>Ground Floor</u>					
Window 93	Domestic	0.1%	0.4%	-0.3%	4.0
Window 94	Domestic	3.0%	2.1%	0.9%	0.7
Window 97	Domestic	26.8%	15.7%	11.1%	0.59
Window 99	Non Habitable	29.5%	17.7%	11.8%	0.6
Window 101	Domestic	27.5%	18.2%	9.3%	0.66
<u>First Floor</u>					
Window 95	Domestic	0.1%	0.3%	-0.2%	3.0
Window 96	Domestic	1.1%	1.0%	0.1%	0.91
Window 98	Domestic	29.2%	14.3%	14.9%	0.49
Window 100	Non Habitable	29.7%	15.9%	13.8%	0.54
Window 102	Domestic	29.9%	17.4%	12.5%	0.58
<u>14 to 16 Sandow Crescent</u>					
<u>Ground Floor</u>					
Window 103	Domestic	35.8%	34.9%	0.9%	0.97
Window 104	Domestic	34.6%	33.7%	0.9%	0.97
Window 105	Domestic	22.2%	22.2%	0.0%	1.0
Window 106	Domestic	38.2%	35.8%	2.4%	0.94
Window 107 (Secondary)	Domestic	22.5%	17.3%	5.2%	0.77
Window 108	Domestic	36.6%	27.6%	9.0%	0.75
Window 109	Domestic	0.0%	0.0%	0.0%	1.0
Window 110	Domestic	35.6%	26.9%	8.7%	0.76
<u>First Floor</u>					
Window 111	Domestic	35.5%	33.6%	1.9%	0.95
Window 112	Domestic	32.7%	30.8%	1.9%	0.94
Window 113	Domestic	36.4%	28.9%	7.5%	0.79
Window 114	Domestic	18.3%	17.3%	1.0%	0.95
Window 115	Domestic	36.3%	29.4%	6.9%	0.81

Appendix 2 - Vertical Sky Component

Former Victoria Public House, 32 North Hyde Road, Hayes UB3 4NE and Sandow Garage Site, Sandow Crescent, Hayes UB3 4QH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>10 to 12 Sandow Crescent</u>					
<u>Ground Floor</u>					
Window 116	Domestic	35.6%	27.2%	8.4%	0.76
Window 117	Domestic	0.0%	0.0%	0.0%	1.0
Window 118	Domestic	37.5%	29.5%	8.0%	0.79
Window 119	Domestic	21.5%	21.4%	0.1%	1.0
<u>First Floor</u>					
Window 120	Domestic	36.2%	29.8%	6.4%	0.82
Window 121	Domestic	0.0%	0.0%	0.0%	1.0
Window 122	Domestic	36.4%	30.5%	5.9%	0.84
<u>6 to 8 Sandow Crescent</u>					
<u>Ground Floor</u>					
Window 123	Domestic	21.1%	20.2%	0.9%	0.96
Window 124	Domestic	37.3%	30.8%	6.5%	0.83
Window 125	Domestic	0.0%	0.0%	0.0%	1.0
Window 126	Domestic	35.1%	30.0%	5.1%	0.85
<u>First Floor</u>					
Window 127	Domestic	36.3%	31.5%	4.8%	0.87
Window 128	Domestic	0.0%	0.0%	0.0%	1.0
Window 129	Domestic	36.2%	32.3%	3.9%	0.89
<u>2 to 4 Sandow Crescent</u>					
<u>Ground Floor</u>					
Window 130	Domestic	8.3%	4.8%	3.5%	0.58
Window 131	Domestic	5.0%	3.6%	1.4%	0.72
Window 132	Domestic	36.4%	32.8%	3.6%	0.9
Window 133	Domestic	21.6%	21.5%	0.1%	1.0
Window 134	Domestic	34.9%	34.9%	0.0%	1.0
Window 135	Domestic	21.6%	21.6%	0.0%	1.0
<u>First Floor</u>					
Window 136	Domestic	35.9%	32.7%	3.2%	0.91
Window 137	Domestic	20.3%	18.0%	2.3%	0.89
Window 138	Domestic	35.9%	33.2%	2.7%	0.92

Appendix 2 - Vertical Sky Component

Former Victoria Public House, 32 North Hyde Road, Hayes UB3 4NE and Sandow Garage Site, Sandow Crescent, Hayes UB3 4QH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>26 to 28 Nestles Avenue</u>					
<u>Ground Floor</u>					
Window 139	Domestic	33.0%	32.0%	1.0%	0.97
Window 140	Domestic	26.1%	26.1%	0.0%	1.0
Window 141	Domestic	35.7%	33.6%	2.1%	0.94
Window 142	Domestic	27.1%	25.6%	1.5%	0.94
Window 143	Domestic	71.7%	71.3%	0.4%	0.99
Window 144	Domestic	18.3%	18.3%	0.0%	1.0
Window 145	Domestic	31.4%	30.4%	1.0%	0.97
Window 146	Domestic	19.9%	19.5%	0.4%	0.98
<u>First Floor</u>					
Window 147	Domestic	35.8%	34.5%	1.3%	0.96
Window 148	Domestic	18.2%	18.2%	0.0%	1.0
Window 149	Domestic	36.3%	34.8%	1.5%	0.96
<u>22 to 24 Nestles Avenue</u>					
<u>Ground Floor</u>					
Window 150	Domestic	19.8%	19.8%	0.0%	1.0
Window 151	Domestic	36.5%	34.3%	2.2%	0.94
Window 152	Domestic	0.0%	0.0%	0.0%	1.0
Window 153	Domestic	34.6%	32.1%	2.5%	0.93
<u>First Floor</u>					
Window 154	Domestic	36.3%	34.7%	1.6%	0.96
Window 155	Domestic	0.0%	0.0%	0.0%	1.0
Window 156	Domestic	35.6%	33.8%	1.8%	0.95
<u>18 to 20 Nestles Avenue</u>					
<u>Ground Floor</u>					
Window 157	Domestic	36.0%	33.4%	2.6%	0.93
Window 158	Domestic	18.4%	18.4%	0.0%	1.0
Window 159	Domestic	37.1%	34.1%	3.0%	0.92
Window 160	Domestic	14.6%	14.1%	0.5%	0.97
<u>First Floor</u>					
Window 161	Domestic	36.5%	34.6%	1.9%	0.95
Window 162	Domestic	18.7%	18.7%	0.0%	1.0
Window 163	Domestic	36.6%	34.5%	2.1%	0.94

Appendix 2 - Vertical Sky Component

Former Victoria Public House, 32 North Hyde Road, Hayes UB3 4NE and Sandow Garage Site, Sandow Crescent, Hayes UB3 4QH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>14 to 16 Nestles Avenue</u>					
<u>Ground Floor</u>					
Window 164	Domestic	12.6%	12.6%	0.0%	1.0
Window 165	Domestic	37.7%	34.5%	3.2%	0.92
Window 166	Domestic	19.4%	18.6%	0.8%	0.96
Window 167	Domestic	35.2%	31.9%	3.3%	0.91
<u>First Floor</u>					
Window 168	Domestic	30.2%	30.2%	0.0%	1.0
Window 169	Domestic	36.9%	35.0%	1.9%	0.95
Window 170	Domestic	21.8%	21.3%	0.5%	0.98
Window 171	Domestic	36.4%	34.4%	2.0%	0.95
<u>10 to 12 Nestles Avenue</u>					
<u>Ground Floor</u>					
Window 172	Domestic	35.9%	32.4%	3.5%	0.9
Window 173	Domestic	0.0%	0.0%	0.0%	1.0
Window 174	Domestic	37.6%	33.9%	3.7%	0.9
Window 175	Domestic	8.7%	8.7%	0.0%	1.0
<u>First Floor</u>					
Window 176	Domestic	36.8%	34.7%	2.1%	0.94
Window 177	Domestic	18.3%	18.1%	0.2%	0.99
Window 178	Domestic	37.0%	34.7%	2.3%	0.94
Window 179	Domestic	26.1%	26.0%	0.1%	1.0
<u>6 to 8 Nestles Avenue</u>					
<u>Ground Floor</u>					
Window 180	Domestic	8.8%	8.8%	0.0%	1.0
Window 181	Domestic	34.3%	33.4%	0.9%	0.97
Window 182	Domestic	19.5%	19.5%	0.0%	1.0
Window 183	Domestic	34.8%	32.1%	2.7%	0.92
<u>First Floor</u>					
Window 184	Domestic	25.6%	25.4%	0.2%	0.99
Window 185	Domestic	37.0%	34.9%	2.1%	0.94
Window 186	Domestic	21.8%	21.8%	0.0%	1.0
Window 187	Domestic	36.1%	34.2%	1.9%	0.95

Appendix 2 - Vertical Sky Component

Former Victoria Public House, 32 North Hyde Road, Hayes UB3 4NE and Sandow
Garage Site, Sandow Crescent, Hayes UB3 4QH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>2 to 4 Nestles Avenue</u>					
<u>Ground Floor</u>					
Window 188	Domestic	36.0%	33.3%	2.7%	0.93
Window 189	Domestic	18.4%	17.2%	1.2%	0.93
Window 190	Domestic	38.0%	35.7%	2.3%	0.94
<u>First Floor</u>					
Window 191	Domestic	36.5%	34.7%	1.8%	0.95
Window 192	Domestic	18.3%	17.6%	0.7%	0.96
Window 193	Domestic	37.0%	35.5%	1.5%	0.96

Appendix 2 - Daylight Distribution

Former Victoria Public House, 32 North Hyde Road, Hayes UB3 4NE and Sandow Garage Site, Sandow Crescent, Hayes UB3 4QH

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>23 North Hyde Road</u>					
<u>Ground Floor</u>					
Windows 66 to 69	Living Room	99%	99%	0.0%	1.0
Windows 73 to 77	Porch	100%	100%	0.0%	1.0
Window 79	Bathroom/WC	77%	77%	0.0%	1.0
<u>First Floor</u>					
Windows 70 to 72	Bedroom	96%	96%	0.0%	1.0
Window 78	Bedroom	96%	96%	0.0%	1.0
Window 80	Bedroom	97%	97%	0.0%	1.0
<u>25 North Hyde Road</u>					
<u>Ground Floor</u>					
Windows 81 & 82	Hallway	97%	97%	0.0%	1.0
Window 85	Lounge	99%	99%	0.0%	1.0
<u>First Floor</u>					
Window 81 to 83	Unknown	87%	87%	0.0%	1.0
Window 84	Bedroom	98%	98%	0.0%	1.0
Window 86	Bedroom	99%	99%	0.0%	1.0

Appendix 2 - Sunlight to Windows

Former Victoria Public House, 32 North Hyde Road, Hayes UB3 4NE and Sandow Garage Site, Sandow Crescent, Hayes UB3 4QH

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>30 North Hyde Road</u>									
<u>Ground Floor</u>									
Window 1	Domestic	56%	46%	10%	0.82	17%	14%	3%	0.82
Window 4	Domestic	56%	43%	13%	0.77	17%	14%	3%	0.82
Window 7	Domestic	79%	78%	1%	0.99	24%	24%	0%	1.0
Window 10	Domestic	79%	79%	0%	1.0	24%	24%	0%	1.0
Window 13	Domestic	79%	79%	0%	1.0	24%	24%	0%	1.0
Window 16	Domestic	23%	23%	0%	1.0	18%	18%	0%	1.0
Window 17	Domestic	20%	20%	0%	1.0	19%	19%	0%	1.0
Window 20	Domestic	79%	79%	0%	1.0	26%	26%	0%	1.0
Window 23	Domestic	79%	79%	0%	1.0	26%	26%	0%	1.0
Window 26	Domestic	79%	79%	0%	1.0	26%	26%	0%	1.0
<u>First Floor</u>									
Window 2	Domestic	60%	50%	10%	0.83	20%	14%	6%	0.7
Window 5	Domestic	59%	50%	9%	0.85	19%	14%	5%	0.74
Window 8	Domestic	83%	82%	1%	0.99	28%	27%	1%	0.96
Window 11	Domestic	82%	81%	1%	0.99	28%	27%	1%	0.96
Window 14	Domestic	81%	81%	0%	1.0	28%	28%	0%	1.0
Window 18	Domestic	82%	81%	1%	0.99	29%	28%	1%	0.97
Window 21	Domestic	82%	81%	1%	0.99	29%	28%	1%	0.97
Window 24	Domestic	83%	82%	1%	0.99	30%	29%	1%	0.97
Window 27	Domestic	83%	82%	1%	0.99	30%	29%	1%	0.97
<u>Second Floor</u>									
Window 3	Domestic	60%	55%	5%	0.92	20%	17%	3%	0.85
Window 6	Domestic	60%	55%	5%	0.92	20%	17%	3%	0.85
Window 9	Domestic	79%	77%	2%	0.97	30%	28%	2%	0.93
Window 12	Domestic	78%	77%	1%	0.99	29%	28%	1%	0.97
Window 15	Domestic	78%	77%	1%	0.99	29%	28%	1%	0.97
Window 19	Domestic	77%	76%	1%	0.99	29%	28%	1%	0.97
Window 22	Domestic	78%	77%	1%	0.99	29%	28%	1%	0.97
Window 25	Domestic	78%	77%	1%	0.99	29%	28%	1%	0.97
Window 28	Domestic	79%	78%	1%	0.99	29%	28%	1%	0.97
<u>21 North Hyde Road</u>									
<u>Ground Floor</u>									
Window 34	Domestic	39%	38%	1%	0.97	9%	9%	0%	1.0
Window 38	Domestic	39%	37%	2%	0.95	8%	8%	0%	1.0

Appendix 2 - Sunlight to Windows

Former Victoria Public House, 32 North Hyde Road, Hayes UB3 4NE and Sandow Garage Site, Sandow Crescent, Hayes UB3 4QH

Reference	Room Use	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
<u>First Floor</u>										
Window 41	Domestic	36%	35%	1%	0.97	8%	8%	0%	1.0	
<u>2 Northfield Park</u>										
<u>Ground Floor</u>										
Window 44	Domestic	36%	36%	0%	1.0	4%	4%	0%	1.0	
Window 51	Domestic	57%	57%	0%	1.0	18%	18%	0%	1.0	
Window 52	Domestic	69%	69%	0%	1.0	22%	22%	0%	1.0	
<u>First Floor</u>										
Window 47	Domestic	37%	36%	1%	0.97	9%	9%	0%	1.0	
<u>1 Northfield Park</u>										
<u>Ground Floor</u>										
Window 54	Domestic	28%	28%	0%	1.0	3%	3%	0%	1.0	
<u>23 North Hyde Road</u>										
<u>Ground Floor</u>										
Window 69	Living Room	73%	73%	0%	1.0	21%	21%	0%	1.0	
Window 73	Porch	7%	7%	0%	1.0	1%	1%	0%	1.0	
<u>38 North Hyde Road</u>										
<u>Ground Floor</u>										
Window 93	Domestic	1%	0%	1%	0.0	0%	0%	0%	1.0	
Window 94	Domestic	6%	3%	3%	0.5	0%	2%	-2%	∞	
<u>First Floor</u>										
Window 96	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 97	Domestic	6%	2%	4%	0.33	1%	2%	-1%	2.0	
<u>14 to 16 Sandow Crescent</u>										
<u>Ground Floor</u>										
Window 103	Domestic	72%	72%	0%	1.0	26%	26%	0%	1.0	
Window 104	Domestic	69%	69%	0%	1.0	25%	25%	0%	1.0	
Window 105	Domestic	50%	50%	0%	1.0	21%	21%	0%	1.0	
Window 106	Domestic	80%	73%	7%	0.91	27%	26%	1%	0.96	
Window 109	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
<u>First Floor</u>										
Window 111	Domestic	72%	67%	5%	0.93	28%	27%	1%	0.96	
Window 112	Domestic	65%	61%	4%	0.94	27%	26%	1%	0.96	

Appendix 2 - Sunlight to Windows

Former Victoria Public House, 32 North Hyde Road, Hayes UB3 4NE and Sandow Garage Site, Sandow Crescent, Hayes UB3 4QH

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>6 to 8 Sandow Crescent</u>									
<u>Ground Floor</u>									
Window 123	Domestic	50%	47%	3%	0.94	9%	9%	0%	1.0
Window 125	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
<u>First Floor</u>									
Window 128	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
<u>2 to 4 Sandow Crescent</u>									
<u>Ground Floor</u>									
Window 131	Domestic	4%	1%	3%	0.25	2%	0%	2%	0.0
Window 135	Domestic	22%	22%	0%	1.0	2%	2%	0%	1.0
<u>First Floor</u>									
Window 137	Domestic	40%	36%	4%	0.9	9%	6%	3%	0.67
<u>26 to 28 Nestles Avenue</u>									
<u>Ground Floor</u>									
Window 139	Domestic	68%	67%	1%	0.99	24%	23%	1%	0.96
Window 140	Domestic	54%	54%	0%	1.0	22%	22%	0%	1.0
Window 141	Domestic	79%	75%	4%	0.95	26%	23%	3%	0.88
Window 143	Domestic	87%	84%	3%	0.97	28%	25%	3%	0.89
Window 144	Domestic	47%	47%	0%	1.0	21%	21%	0%	1.0
Window 145	Domestic	68%	67%	1%	0.99	24%	23%	1%	0.96
<u>First Floor</u>									
Window 147	Domestic	68%	66%	2%	0.97	27%	25%	2%	0.93
Window 148	Domestic	39%	39%	0%	1.0	21%	21%	0%	1.0
Window 149	Domestic	74%	72%	2%	0.97	28%	26%	2%	0.93
<u>22 to 24 Nestles Avenue</u>									
<u>Ground Floor</u>									
Window 150	Domestic	30%	30%	0%	1.0	9%	9%	0%	1.0
Window 151	Domestic	81%	78%	3%	0.96	28%	25%	3%	0.89
Window 152	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 153	Domestic	64%	62%	2%	0.97	23%	21%	2%	0.91
<u>First Floor</u>									
Window 154	Domestic	75%	73%	2%	0.97	28%	26%	2%	0.93
Window 155	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 156	Domestic	69%	67%	2%	0.97	23%	21%	2%	0.91

Appendix 2 - Sunlight to Windows

Former Victoria Public House, 32 North Hyde Road, Hayes UB3 4NE and Sandow Garage Site, Sandow Crescent, Hayes UB3 4QH

Reference	Room Use	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
<u>18 to 20 Nestles Avenue</u>										
<u>Ground Floor</u>										
Window 157	Domestic	75%	72%	3%	0.96	26%	23%	3%	0.88	
Window 158	Domestic	48%	48%	0%	1.0	21%	21%	0%	1.0	
Window 159	Domestic	79%	75%	4%	0.95	27%	23%	4%	0.85	
<u>First Floor</u>										
Window 161	Domestic	73%	71%	2%	0.97	27%	25%	2%	0.93	
Window 162	Domestic	41%	41%	0%	1.0	21%	21%	0%	1.0	
Window 163	Domestic	75%	72%	3%	0.96	28%	25%	3%	0.89	
<u>14 to 16 Nestles Avenue</u>										
<u>Ground Floor</u>										
Window 164	Domestic	17%	17%	0%	1.0	5%	5%	0%	1.0	
Window 165	Domestic	81%	78%	3%	0.96	28%	25%	3%	0.89	
Window 167	Domestic	65%	61%	4%	0.94	24%	20%	4%	0.83	
<u>First Floor</u>										
Window 168	Domestic	54%	54%	0%	1.0	16%	16%	0%	1.0	
Window 169	Domestic	75%	73%	2%	0.97	28%	26%	2%	0.93	
Window 171	Domestic	71%	69%	2%	0.97	24%	22%	2%	0.92	
<u>10 to 12 Nestles Avenue</u>										
<u>Ground Floor</u>										
Window 172	Domestic	73%	68%	5%	0.93	27%	22%	5%	0.81	
Window 174	Domestic	79%	73%	6%	0.92	27%	21%	6%	0.78	
<u>First Floor</u>										
Window 176	Domestic	69%	67%	2%	0.97	27%	25%	2%	0.93	
Window 177	Domestic	39%	39%	0%	1.0	21%	21%	0%	1.0	
Window 178	Domestic	75%	73%	2%	0.97	28%	26%	2%	0.93	
<u>6 to 8 Nestles Avenue</u>										
<u>Ground Floor</u>										
Window 180	Domestic	15%	15%	0%	1.0	5%	5%	0%	1.0	
Window 181	Domestic	77%	74%	3%	0.96	25%	22%	3%	0.88	
Window 183	Domestic	64%	61%	3%	0.95	23%	20%	3%	0.87	
<u>First Floor</u>										
Window 184	Domestic	46%	46%	0%	1.0	12%	12%	0%	1.0	
Window 185	Domestic	75%	75%	0%	1.0	28%	28%	0%	1.0	

Appendix 2 - Sunlight to Windows

Former Victoria Public House, 32 North Hyde Road, Hayes UB3 4NE and Sandow Garage Site,
Sandow Crescent, Hayes UB3 4QH

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 187	Domestic	70%	70%	0%	1.0	24%	24%	0%	1.0
<u>2 to 4 Nestles Avenue</u>									
<u>Ground Floor</u>									
Window 188	Domestic	72%	70%	2%	0.97	26%	24%	2%	0.92
Window 189	Domestic	47%	46%	1%	0.98	21%	20%	1%	0.95
Window 190	Domestic	79%	77%	2%	0.97	27%	25%	2%	0.93
<u>First Floor</u>									
Window 191	Domestic	68%	68%	0%	1.0	27%	27%	0%	1.0
Window 192	Domestic	39%	39%	0%	1.0	21%	21%	0%	1.0
Window 193	Domestic	75%	75%	0%	1.0	28%	28%	0%	1.0

Former Victoria Public House, 32 North Hyde Road, Hayes UB3 4NE and Sandow Garage Site, Sandow Crescent, Hayes UB3 4QH

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss		Ratio
<u>30 North Hyde Road</u>								
Ground Floor								
Garden 1	1084.07 m2	930.53 m2	86%	912.71 m2	84%	17.83 m2	2%	0.98
<u>38 North Hyde Road</u>								
Ground Floor								
Garden 2	111.88 m2	96.25 m2	86%	96.25 m2	86%	0.0 m2	0%	1.0
Garden 3	326.12 m2	310.62 m2	95%	310.32 m2	95%	0.3 m2	0%	1.0
<u>14 to 16 Sandow Crescent</u>								
Ground Floor								
Garden 4	48.14 m2	38.7 m2	80%	40.83 m2	85%	-2.12 m2	-5%	1.05
<u>10 to 12 Sandow Crescent</u>								
Ground Floor								
Garden 5	37.76 m2	26.0 m2	69%	25.96 m2	69%	0.03 m2	0%	1.0
<u>6 to 8 Sandow Crescent</u>								
Ground Floor								
Garden 6	40.74 m2	29.05 m2	71%	28.54 m2	70%	0.51 m2	1%	0.98
<u>2 to 4 Sandow Crescent</u>								
Ground Floor								
Garden 7	47.49 m2	37.71 m2	79%	36.41 m2	77%	1.3 m2	2%	0.97
<u>26 to 28 Nestles Avenue</u>								
Ground Floor								
Garden 8	27.62 m2	25.23 m2	91%	25.23 m2	91%	0.0 m2	0%	1.0
<u>22 to 24 Nestles Avenue</u>								
Ground Floor								
Garden 9	26.04 m2	21.16 m2	81%	21.16 m2	81%	0.0 m2	0%	1.0
<u>18 to 20 Nestles Avenue</u>								
Ground Floor								
Garden 10	27.23 m2	22.37 m2	82%	22.37 m2	82%	0.0 m2	0%	1.0
<u>14 to 16 Nestles Avenue</u>								
Ground Floor								
Garden 11	23.56 m2	17.59 m2	75%	17.59 m2	75%	0.0 m2	0%	1.0
<u>10 to 12 Nestles Avenue</u>								
Ground Floor								

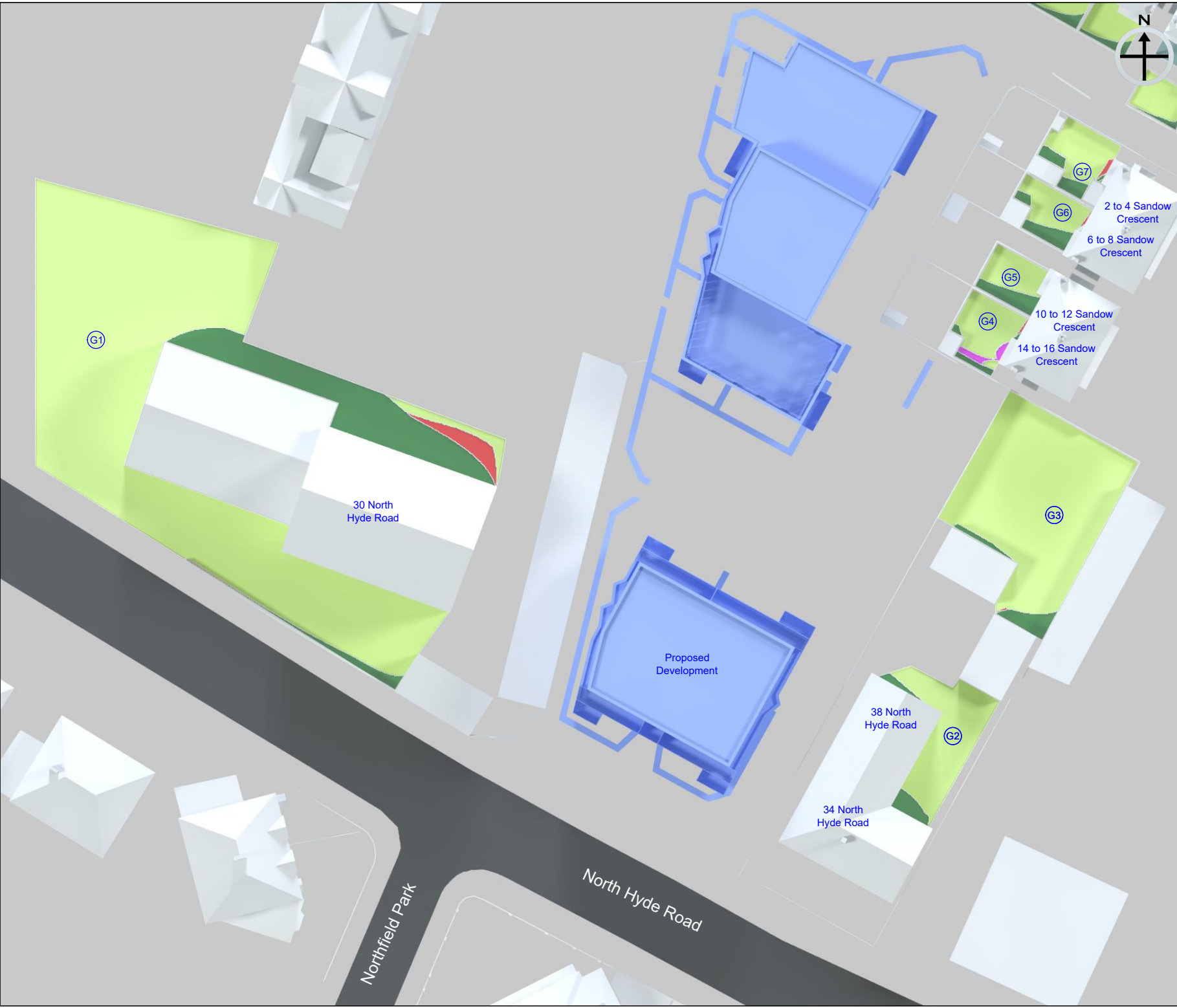
Appendix 2 - Overshadowing to Gardens and Open Spaces

Former Victoria Public House, 32 North Hyde Road, Hayes UB3 4NE and Sandow Garage Site, Sandow Crescent, Hayes UB3 4QH

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
Garden 12	19.81 m2	14.35 m2	72%	14.35 m2	72%	0.0 m2	0%	1.0
<u>6 to 8 Nestles Avenue</u>								
<u>Ground Floor</u>								
Garden 13	30.38 m2	22.17 m2	73%	22.17 m2	73%	0.0 m2	0%	1.0
<u>2 to 4 Nestles Avenue</u>								
<u>Ground Floor</u>								
Garden 14	41.92 m2	35.99 m2	86%	35.99 m2	86%	0.0 m2	0%	1.0

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES



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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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

APPENDIX 4

ALTERNATIVE DAYLIGHT RESULTS

Appendix 4 - Alternative Vertical Sky Component

Former Victoria Public House, 32 North Hyde Road, Hayes UB3 4NE and Sandow Garage Site, Sandow Crescent, Hayes UB3 4QH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>34 North Hyde Road</u>					
<u>Ground Floor</u>					
Window 89	Domestic	38.4%	33.8%	4.6%	0.88
<u>First Floor</u>					
Window 91	Domestic	39.3%	35.1%	4.2%	0.89
Window 92	Domestic	39.4%	35.9%	3.5%	0.91
<u>38 North Hyde Road</u>					
<u>Ground Floor</u>					
Window 94	Domestic	35.7%	35.1%	0.6%	0.98
<u>2 to 4 Sandow Crescent</u>					
<u>Ground Floor</u>					
Window 130	Domestic	39.2%	34.5%	4.7%	0.88
Window 131	Domestic	39.1%	35.6%	3.5%	0.91