

Daylight and Sunlight Report

Wellington House,
Cowley Road,
Uxbridge, UB8 2XW

26th November, 2024

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1.0 Executive Summary

1.1 CHP Surveyors Limited have been instructed by Uxbridge Developments Limited to consider the implications the proposed scheme will have on the neighbouring residential properties enjoyment of daylight and sunlight.

1.2 An assessment has also been undertaken to establish the level of daylight and sunlight that will be enjoyed by the proposed accommodation as well as the level of sunlight the proposed communal amenity space will enjoy.

1.3 This report accompanies a planning application submitted by Uxbridge Developments Limited.

1.4 From our online research and liaison with the project team, we have identified the neighbouring properties that have windows overlooking the site and therefore need to be considered as part of this assessment. These being:

- 51-71 Cobden Close
- Cochrane House
- New Windsor Court

1.5 To ensure that this assessment has correctly considered the daylight and sunlight enjoyed by the neighbouring residential properties and proposed accommodation, it has been undertaken in accordance with the Building Research Establishment's publication "*Site layout planning for daylight and sunlight. A guide to good practice.*" (2022) (BRE guidelines).

1.6 The technical analysis has been undertaken using the standards and tests contained in the BRE guidelines. A summary of the recommendations within the BRE guidelines are set out in the Principles of Daylight and Sunlight, attached at Appendix A of this report.

1.7 The daylight assessment has considered 41 windows within the neighbouring properties that serve 28 rooms. The results of the analysis demonstrate that all (100%) of the windows will achieve the numerical values set out in the BRE guidelines.

1.8 With regard to daylight distribution, all (100%) of the rooms assessed within the neighbouring properties will achieve the numerical values set out in the BRE guidelines.

1.9 The sunlight assessment has considered 18 rooms within the neighbouring properties. The results demonstrate that all the rooms analysed will achieve the recommendations within the BRE guidelines and will continue to enjoy good levels of sunlight.

1.10 The analysis therefore demonstrates that the proposed scheme achieves the BRE guidelines and will not significantly affect the level of daylight and sunlight enjoyed by the neighbouring properties.

1.11 With regard to the proposed accommodation within the scheme, the analysis has considered 38 habitable rooms and demonstrates that all (100%) will achieve or exceed the numerical targets with reference to BS EN 17037. It is considered that the results of the analysis therefore demonstrate that the scheme will provide accommodation with good access to daylight.

1.12 In relation to sunlight, the analysis demonstrates that in accordance with paragraphs 3.1.17 of the guidelines, all units will have at least one room that will enjoy 1.5 hours of direct sunlight on 21st March and therefore the proposals will provide accommodation with good access to sunlight.

2.0 Policies and Guidance

2.1 To ensure that the results of the analysis are considered appropriately, reference has been made to the following national, regional and local policies.

- National Planning Policy Framework (NPPF) – December 2023
- Ministry of Housing, Communities & Local Government Guidance "Effective Use of Land" (July 2019)
- GLA "The London Plan" – March 2021
- The Mayor of London's Housing Supplementary Planning Guidance (SPG) – March 2016

- London Borough of Hillingdon – Local Plan Part 1 Strategic Policies, A Vision for 2026 (adopted November 2012) and Local Plan Part 2 Development Management Policies (adopted 16th January 2020)
- Building Research Establishment – Site layout planning for daylight and sunlight. A guide to good practice (2022)

2.2 Set out below are the key sections that relate to daylight and sunlight within these documents.

2.3 National Planning Policy Framework – December 2023

2.3.1 Set out within the National Planning Policy Framework (December 2023), under paragraph 129 (c) it states with regard to daylight and sunlight, that consideration should be given as to whether efficient use of the land is being made:

"...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 adequate living standards."

2.4 Ministry of Housing, Communities & Local Government Guidance "Effective use of Land" (July 2019)

2.4.1 Set out within this policy, it states:

"All developments should maintain acceptable living standards.

What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design.

For example, in areas of high-density historical buildings, or city centre locations where tall modern buildings predominate, lower daylight and daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings."

2.5 GLA "The London Plan" – March 2021

2.5.1 Set out under Policy D6 – "Housing quality and standards", it states:

"D - The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space."

2.6 Mayor of London – Housing Supplementary Planning Guidance (SPG) – March 2016

2.6.1 The Mayor of London's Housing SPG acknowledges that the BRE guidelines should be applied sensitively and makes reference to the use of alternative targets, as set out in the BRE guidelines. It states under paragraph 1.3.46:

The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognize that fully optimising housing potential on larger sites may necessitate standards which depart from those presently experienced, but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.

Paragraph 2.3.47 of the Housing SPG relates to the necessity for more living and working space and thus greater density. It states:

BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognizing the London Plan's strategic approach to optimize housing output (Policy 3.4) and the need to accommodate additional housing supply in locations with good accessibility suitable for high density development (Policy 3.3). Quantitative standards on daylight and sunlight should not be applied rigidly, without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London.

2.7 London Borough of Hillingdon

2.7.1 The London Borough of Hillingdon has published within its document Local Plan Part 1 Strategic Policies, A Vision for 2026 (adopted November 2012), recommendations with regard to daylight and sunlight. Set out below are the relevant sections from this document.

Appendix 5, page 195

"BE 20 daylight and sunlight considerations are retained from the Hillingdon local plan. BE19 and BE20 state the following:

Policy BE19: 'The local planning authority will seek to ensure that new developments within residential areas compliment or improve the amenity and character of the area.'

Paragraph 5.23 states:

'Ensuring adequate daylight and sunlight reaches both habitable rooms (including kitchens) and external private community space as an important principle of housing design which affects the enjoyment of occupants' living conditions. Local planning authority will pay full regard to the effect of a proposal, whether it be for a new building or extensions to an existing one, on the sunlight and daylight reaching neighbouring properties, and will allow full regard to the recommendations of 'site layout planning for daylight and sunlight' (Building Research Establishment 1991). Some proposals of substantial width, height and depth, particularly when built close to a party boundary, may not cause loss of amenity by reason of daylight and sunlight but may be over-dominant in relation to the adjoining property and/or its private amenity space. This can result in a depressing outlook, detracting from residential amenity.'

Policy BE20 states:

'Buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities of existing houses are safeguarded.'

2.7.2 Part 2 of the Local Plan (adopted 16th January 2020) states under Policy DMHB 11: Design of New Development

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

2.8 Building Research Establishment (BRE guidelines)

2.8.1 The Building Research Establishment published a comprehensive revision to the 2022 edition of their guidance on daylight and sunlight within the built environment, titled "*Site layout planning for daylight and sunlight. A guide to good practice*". The BRE guidelines are considered as the recognised methodology used by local authorities when assessing daylight and sunlight.

2.8.2 The BRE guidelines acknowledge that their purpose is not to provide strict criteria in which a development must adhere to, but to provide guidance. This is affirmed within the introduction of the BRE guidelines, where it states under paragraph 1.6:

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.

2.8.3 The guidelines contain a methodology on how to calculate the impact a proposed development will have on the neighbouring residential properties and also how to assess amenity within the proposed units.

2.8.4 It is suggested within the BRE guidelines that residential properties should have the greatest need for good daylight and sunlight and that key habitable rooms should be considered, with these being bedrooms, living rooms and kitchens. For the purpose of our assessment, it is considered that commercial properties do not have a reasonable expectation to daylight and sunlight as they generally rely on artificial light.

2.8.5 An extended account of the BRE guidelines is attached at Appendix A of this report.

3.0 Information

3.1 During the process of undertaking the analysis and producing this report, reference has been made to the following information:

GF Studio

Drawing Numbers 2403 GA 05 01A, 02A, 03A, 04A, 05A, 06A, GA 01 100A, 101A, 102A, 103A, 104A, GA 03 100A, 101A, 102A, 103A, 104A, 105A, 106A

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Information on the internal configuration of the neighbouring properties has been sourced from a review of Hillingdon Council's online planning portal and other online sources such as Rightmove and estate agents' websites.

4.0 Site and Proposals

4.1 The site is located within the London Borough of Hillingdon, with the proposals to construct two additional floors to provide residential accommodation as indicated on drawing numbers 2881-002, 004 and 006, attached at Appendix B of this report.

5.0 Limitations

5.1 To undertake the detailed daylight and sunlight analysis required to produce this report a three-dimensional computer model has been produced using the information provided and sourced by us, as set out in paragraph 3.1.

5.2 Internal access to the surrounding properties was not sought by us. Research was undertaken by us using planning portals and other sources such as estate agent's websites, to try and establish the internal configuration of the surrounding properties and therefore increasing the accuracy of the analysis. Where information of the surrounding properties was unable to be sourced, reasonable assumptions have been made as to the probable room size, layout and use.

5.3 The daylight and sunlight analysis has been undertaken using a specialist software programme by MBS and from this the resultant data has been produced.

6.0 Methodology

6.1 Using the information provided and online research undertaken by us, a 3D computer model of the properties surrounding the site has been produced. The model includes the window locations and internal configuration (either actual or assumed) to the surrounding properties. We have not had access to the surrounding properties that form part of this study and therefore the internal configuration and establishing which windows serve habitable rooms has been based on either onsite observations or information we have been able to obtain online. A 3D computer model of the existing structures on the site as well as the proposals has been produced.

6.2 Using the specialist computer programme, we have undertaken an analysis in accordance with the criteria recommended within the BRE guidelines. We have run an analysis in the existing situation to establish a baseline figure and then a further analysis with the implementation of the proposals. There is no requirement to consider the implications during the development process as any impact will only be short term.

6.3 As stated in paragraph 1.6 of the BRE guidelines, the intention of the guide is to provide recommendations to assist with site layout design. The criteria should be applied flexibly in line with the context of the site and its environment.

6.4 Therefore, when assessing the results of the daylight and sunlight analysis undertaken, we have considered the location of the site and its surroundings when applying the BRE criteria.

6.5 The guidelines also advise instances when alternative target values may be used. The BRE guidelines are designed to be applied within a suburban environment, not a dense urban location. Section 2.2.3 of the BRE guidelines state:

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

6.6 Daylight

6.7 The numerical values contained in the BRE guidelines are used to establish whether the proposals will have a significant effect on the daylight enjoyed by the neighbouring properties and are based initially on a Vertical Sky Component (VSC) analysis. This analysis establishes the amount of available daylight received directly from the sky for each individual window. The reference point for this analysis is the centre point of the window.

6.8 This analysis advises that each window should achieve a VSC of 27% or 0.8 times the existing value. These values are for a suburban location and is accepted in numerous Planning Inspectors' decisions that these are not appropriate for an urban location.

6.9 The second method to assess daylight is to run a No Sky Line (NSL) or Daylight Distribution analysis. This assesses the change in position of the No Sky Line between the existing and proposed scenarios. It does not consider the number and size of windows serving a room. The BRE guidelines advise that a significant portion of each habitable room (>80%) or at least 0.8 times the existing area should lie in front of the No Sky Line (NSL).

6.10 When considering the level of daylight that will be enjoyed by the proposed accommodation, Section 2.1 and Appendix C of the BRE guidelines sets out the recommended methodology for calculating the appropriate level. This methodology is based on the criteria set out in BS EN17037 and the National Annex.

6.11 The analysis is based on Climate Based Daylight Modelling and sets out recommended minimum levels of Lux, depending on the room use, that should be exceeded for 50% of daylight hours across half of the room area. The analysis takes into account the location of the site within the country by using the relevant meteorological data. The target levels of Lux are:

- Kitchen – 200 Lux
- Living Room – 150 Lux
- Bedroom – 100 Lux

6.12 For the purposes of the analysis, we have used the following parameters, which it is considered appropriately reflect the types of finishes that will be used.

- Glazing transmittance value of 0.68
- Frame correction factor of 0.7
- Maintenance factor of 0.92
- Reflectance for the floors 0.4
- Reflectance value for the walls of 0.7
- Reflectance value for the ceilings of 0.85

6.13 It should be noted that whilst under paragraph C17 of the BRE guidelines it states that where a room has a shared use, the highest target should apply, it continues to advise that the target for a Living Room can be used for a combined Living/Kitchen/Dining Room, if the kitchens are not treated as habitable spaces, to avoid small separate kitchens.

6.14 Sunlight

6.15 Concerning sunlight, the BRE guidelines advise that all windows within 90° of due south should achieve 25% of the Annual Probable Sunlight Hours (APSH) with at least 5% being achieved during the winter months.

6.16 To assess the level of sunlight within the proposed accommodation, reference is made to Section 3.1 of the BRE guidelines, which sets out the recommendations for access to sunlight within new dwellings.

6.17 It states under paragraph 3.1.2 that:

"In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day, but especially in the afternoon."

It continues to say; *"It is viewed as less important in bedrooms and in kitchens, where people prefer it in the morning rather than the afternoon."*

6.18 The guidelines do however acknowledge that sites within urban locations may have significant constraints with regard to their orientation or overshadowing.

6.19 To assess sunlight within proposed accommodation, the BRE guidelines summarise that:

"In general a dwelling or non-domestic building that has a particular requirement for sunlight, will appear reasonably sunlit provided:

- *at least one main window wall faces within 90° of due south and*
- *a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March.*

7.0 Surrounding Properties

7.1 Within the BRE guidelines it is recommended that only residential properties that contain windows serving habitable rooms and therefore have a reasonable expectation of daylight and sunlight, need to be assessed.

7.2 From a review of the site and its surroundings, it has been established that the following neighbouring properties appear to provide residential accommodation and have therefore been considered within our analysis.



- A. 51-71 Cobden Close
- B. Cochrane House
- C. New Windsor Court

8.0 Daylight and Sunlight Assessment of Neighbouring Properties

8.1 Following our interrogation of the neighbouring properties, the context of the site and the application of the criteria within the BRE guidelines, we have identified the following residential properties are required to be assessed within the daylight analysis.

- 51-71 Cobden Close
- Cochrane House
- New Windsor Court

8.2 Regarding sunlight, the BRE guidelines state that a sunlight assessment should be undertaken of all surrounding properties to the site that have main rooms with windows facing within 90° of due south. From our review of the site and its surrounding properties, it has been established that the following properties should be assessed for sunlight.

- Cochrane House
- New Windsor House

8.3 Concerning 51-71 Cobden Close, it has been established that all habitable rooms are of a northerly orientation and therefore have not been considered as part of the sunlight analysis.

8.4 51-71 Cobden Close



8.4.1 These properties are located to the southwest of the site and consist of blocks of three storey residential properties. The internal configuration of this property has been based on plans obtained from online historical estate agents' information and associated reasonable assumptions.

8.4.2 The results of the VSC analysis are set out in the table attached at Appendix C of this report. They demonstrate that all seven windows assessed will achieve the numerical values within the BRE guidelines.

8.4.3 An assessment has been undertaken to establish the daylight distribution within this property. The analysis has considered seven rooms within this property with the results set out on the table attached at Appendix C of this report. The results demonstrate that in all instances a significant portion of each room will lie in front of the NSL and will achieve the criteria within the BRE guidelines.

8.4.4 The analysis therefore demonstrates that the BRE guidelines are achieved, and the proposals will not have a significant effect on the daylight enjoyed by these properties.

8.5 Cochrane House



8.5.1 This property is located to the northeast of the site and consists of a block of three storey residential accommodation. The internal configuration of this property has been based on reasonable assumptions.

8.5.2 The results of the VSC analysis are set out in the table attached at Appendix C of this report. They demonstrate that all nine windows assessed will achieve the numerical values within the BRE guidelines.

8.5.3 An assessment has been undertaken to establish the daylight distribution within this property. The analysis has considered six rooms within this property with the results set out on the table attached at Appendix C of this report. The results demonstrate that in all instances a significant portion of each room will lie in front of the NSL and will achieve the criteria within the BRE guidelines.

8.5.4 A sunlight analysis has been undertaken of the rooms that have windows facing within 90° of due south. The assessment has considered six rooms with the results set out in the table attached at Appendix D of this report.

8.5.5 The results of the analysis demonstrate that all rooms will achieve the recommended APSH within the BRE guidelines and during the winter months.

8.5.6 The analysis therefore demonstrates that the BRE guidelines are achieved, and the proposals will not have a significant effect on daylight and sunlight enjoyed by this property.

8.6 New Windsor Court



8.6.1 This property is located to the east of the site and provides three storeys of residential accommodation. The internal configuration of this property has been based on online historical estate agents' information and reasonable assumptions.

8.6.2 The results of the VSC analysis are set out in the table attached at Appendix C of this report. They demonstrate that all 25 windows assessed will achieve the numerical values within the BRE guidelines.

8.6.3 An assessment has been undertaken to establish the daylight distribution within this property. The analysis has considered 15 rooms within this property with the results set out on the table attached at Appendix C of this report. The results demonstrate that in all instances a significant portion of each room will lie in front of the NSL and will achieve the criteria within the BRE guidelines.

8.6.4 A sunlight analysis has been undertaken of the rooms that have windows facing within 90° of due south. The assessment has considered 12 rooms with the results set out in the table attached at Appendix D of this report.

8.6.5 The analysis therefore demonstrates that the BRE guidelines are achieved, and the proposals will not have a significant effect on daylight and sunlight enjoyed by this property.

9.0 Daylight and Sunlight Assessment of Proposed Accommodation

9.1 The analysis has considered 38 habitable rooms at fourth and fifth floors of the proposed scheme. The results of the analysis undertaken are attached at Appendix C of this report. They demonstrate that all (100%) rooms will exceed the target level of daylight set out in BS EN 17037 and referenced in the BRE guidelines.

9.2 An analysis has been undertaken to establish the level of sunlight within the accommodation with the proposed scheme.

9.3 The results of the analysis are set out in the table attached at Appendix D and demonstrate that all 18 units will achieve the recommendations within the BRE guidelines.

9.4 The analysis therefore demonstrates that the proposed scheme will achieve the BRE guidelines and provide accommodation with good access to daylight and sunlight.

10.0 Conclusion

10.1 An assessment has been undertaken of the proposals for the site to establish whether there will be an impact on the daylight and sunlight enjoyed by the neighbouring properties and also whether the proposals will provide accommodation with access to acceptable levels of daylight and sunlight.

10.2 The results of the analysis have been considered with reference to the recommendations set out in the Building Research Establishment's publication "*Site layout planning for daylight and sunlight. A guide to good practice.*" (2022) (BRE guidelines).

10.3 It has been considered that the following properties that surround the site provide residential accommodation and therefore have formed part of our assessment.

- 51-71 Cobden Close
- Cochrane House
- New Windsor Court

10.4 The results of the analysis of the implications the proposals will have on the neighbouring properties daylight demonstrates that in all instances the numerical targets set out in the BRE guidelines are achieved and the proposals will therefore not have a significant implication on the daylight and sunlight enjoyed.

10.5 An assessment has also calculated the levels of daylight and sunlight the proposed accommodation will enjoy and demonstrates that the BRE guidelines are achieved in all instances.

10.6 The results of the assessment undertaken demonstrates that the guidelines set out Building Research Establishment's publication "*Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice*" (2022) are achieved and that the proposals will not have a significant effect on the neighbour's daylight and sunlight and that the proposed accommodation will have good access to daylight and sunlight.

Appendix A

Principles of Daylight and Sunlight

In 2022 the Building Research Establishment (BRE) published a revision to their 2011 handbook titled *"Site Layout Planning for Daylight and Sunlight. A guide to good practice."* The handbook provides advice on how to achieve good daylight and sunlight both within buildings and to open spaces during site layout planning.

The BRE guidelines are used by most local planning authorities when considering the impact on daylight and sunlight. The guidelines are purely advisory and should be applied flexibly to the individual circumstances of each site. The guidelines are more suited to low density suburban development sites where there is greater flexibility for site layout planning. Where sites are located in dense urban locations, there are often constraints from adjacent buildings and in these instances, the guidelines state that the criteria should be applied more flexibly. In paragraph 1.6 of the introduction of the BRE guidelines, it states:

The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.

Assessing Proposed Accommodation

Daylight

When considering the level of daylight that will be enjoyed by the proposed residential accommodation within a development, the BRE guidelines makes reference to the recommendations within the British Standard BS EN17037 "Daylight in Buildings" National Annex.

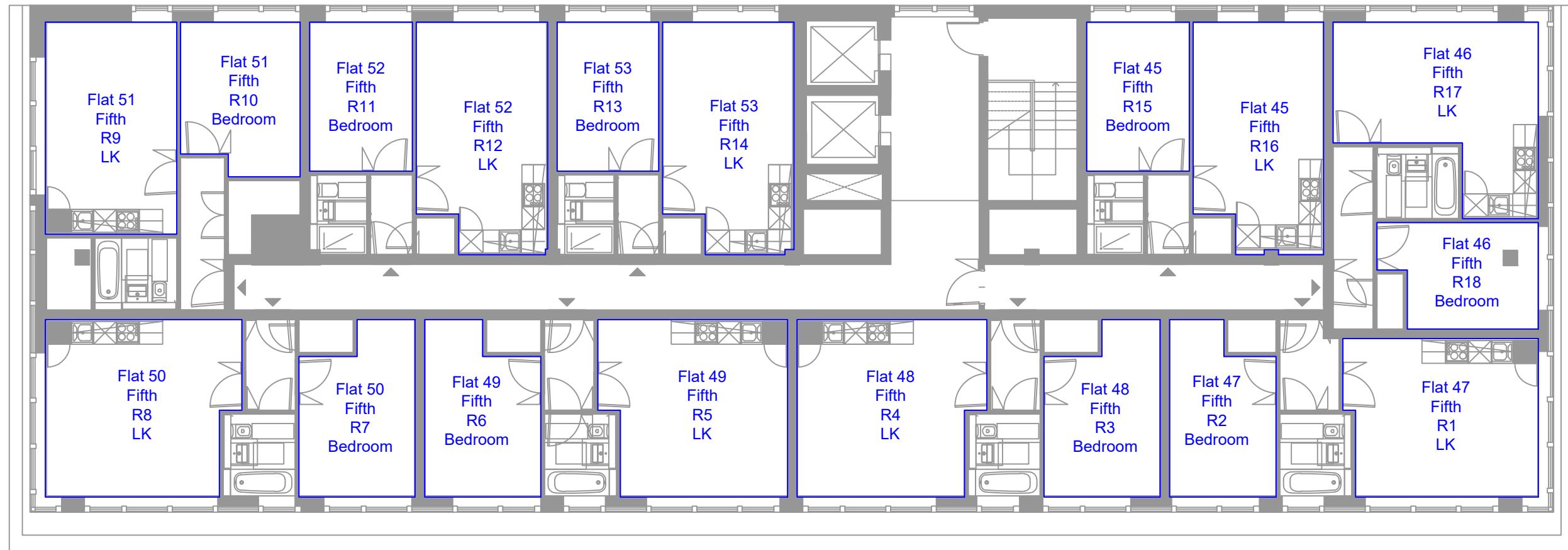
BS EN 17037 advises that a room should receive at least 50% of the recommended lux level for at least half of the annual daylight hours. Below are the ideal lux levels, depending on room use.

- Bedroom 100
- Living Room 150
- Kitchen 200

Sunlight

As with the daylight assessment, the BRE guidelines make reference to BS EN17037. It advises that whilst all habitable rooms although for this with windows facing more than 90° of due south access will be restricted and the guidelines difficult to achieve. The criteria advises that at least one habitable room per property should enjoy at least 1.5 hours of sunlight on the 21st March.

Appendix B



CAD SOURCES



Project
Wellington House, Cowley Road Uxbridge, UB8 2XW
Title
Proposed Fifth Floor - Room Map

Scale
1:100

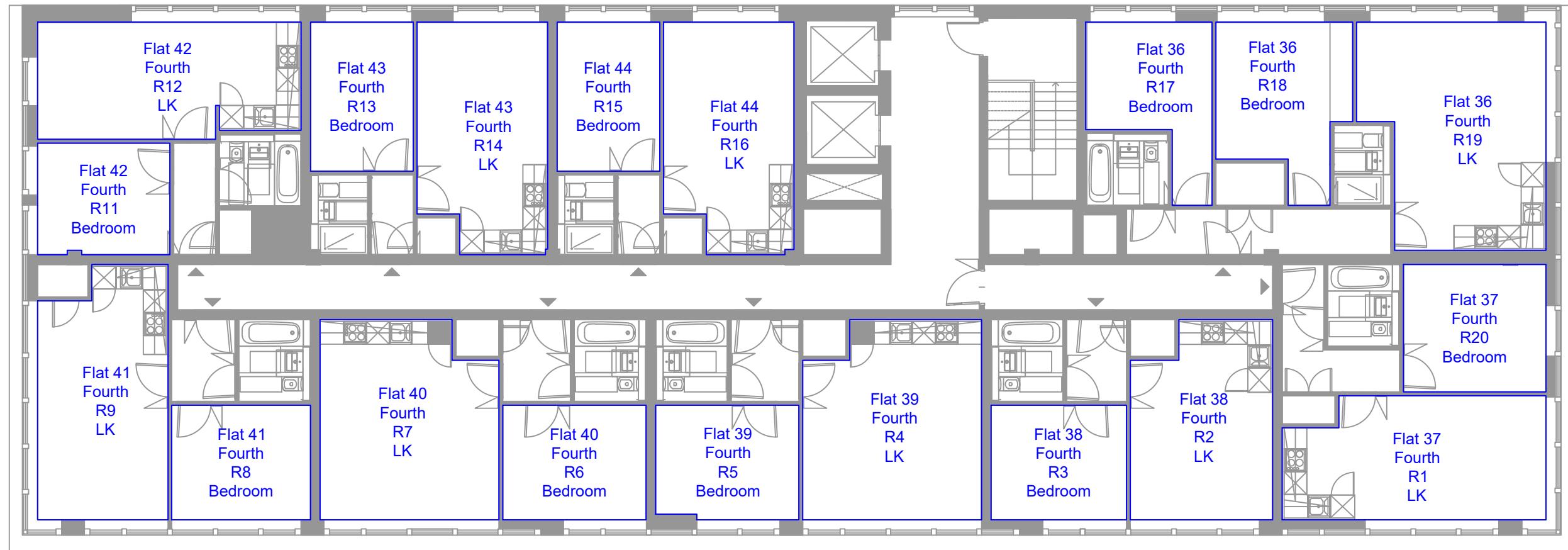
Date
15.08.2024

Drawn By
CO

Checked By
JC

Project No: 2881 Drawing No: 011
Revision

REV	DESCRIPTION	DATE	INIT	CHKD



CAD SOURCES

REV	DESCRIPTION	DATE	INIT	CHKD



Project
Wellington House, Cowley Road Uxbridge, UB8 2XW

Title

Proposed Fourth Floor - Room Map

Scale

1:100

Date

15.08.2024

Drawn By

CO

Checked By

JC

Project No:

2881 - 010

Drawing No:

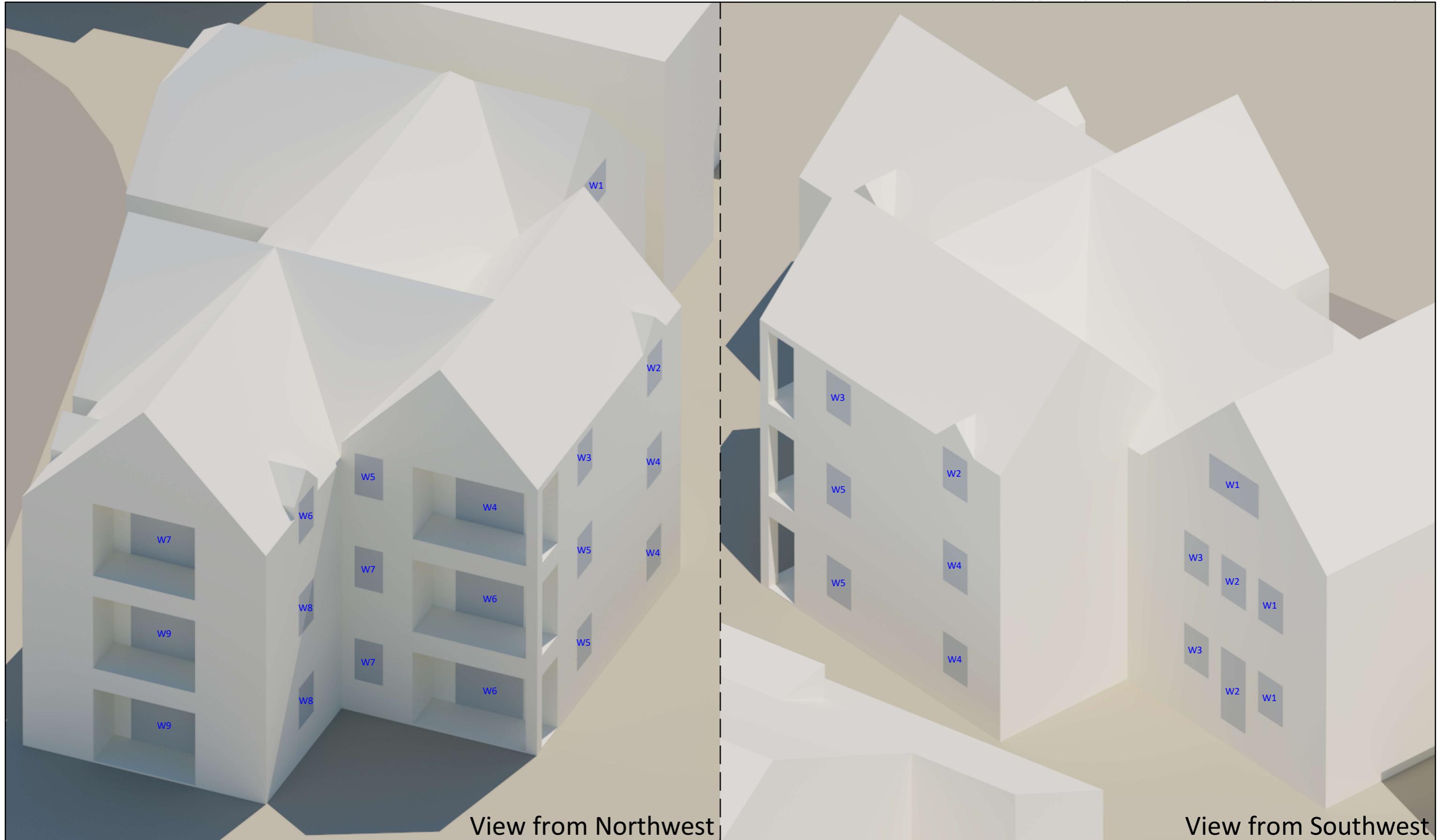
010

Revision

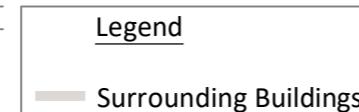
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CAD SOURCES



Project
Wellington House, Cowley Road Uxbridge, UB8 2XW
Title
Window Map - New Windsor Court
Scale
NTS

Date
15.08.2024

Drawn By
CO

Checked By
JC

Project No:
2881

Drawing No:
008

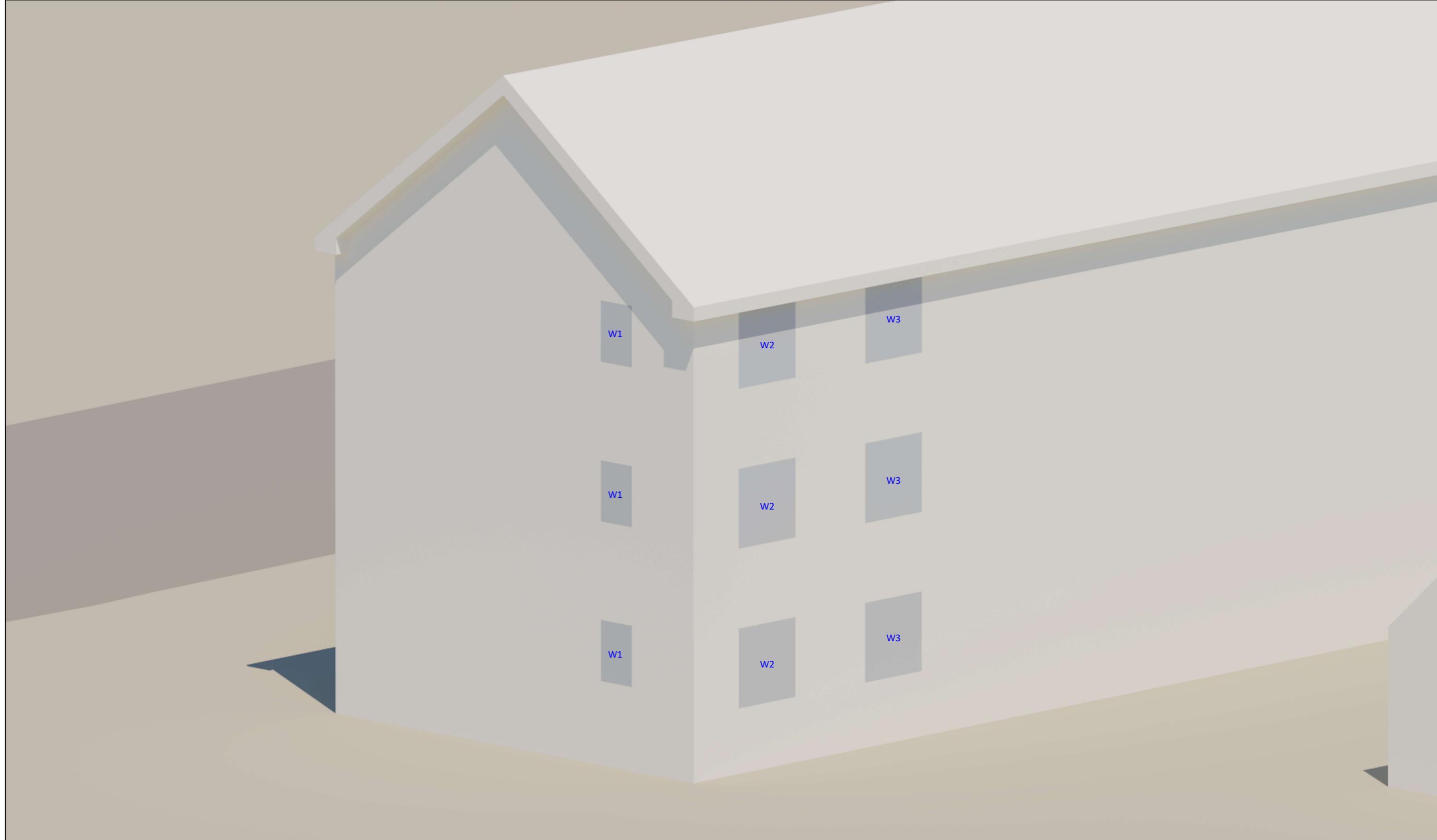
Revision

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CAD SOURCES

Legend
Surrounding Buildings

Project
Wellington House, Cowley Road Uxbridge, UB8 2XW
Title
Window Map - Cochrane House (View from South)
Scale
NTS

Date
15.08.2024

Drawn By
CO

Checked By
JC

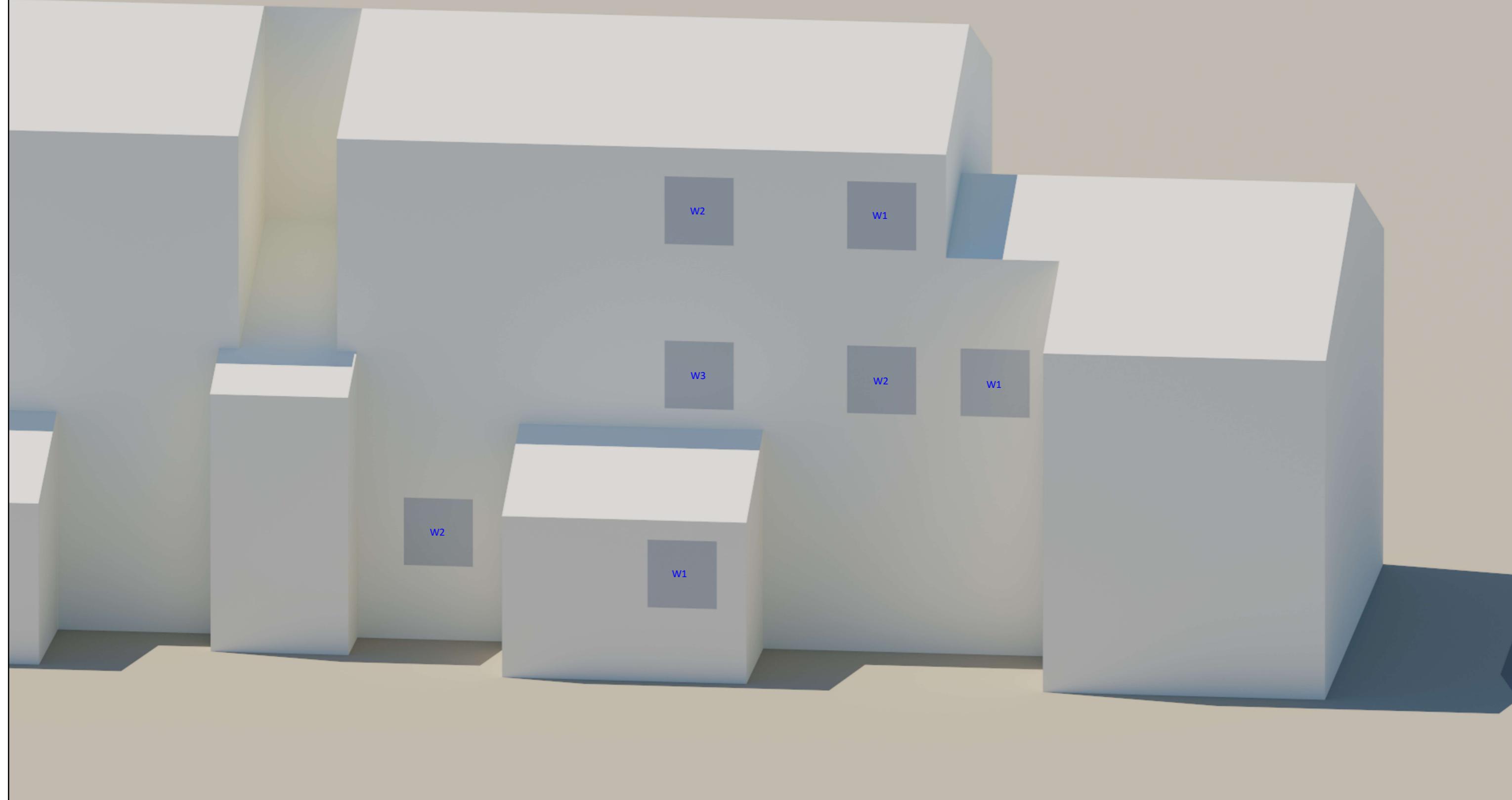
Project No:
2881 - Drawing No:
008
Revision

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CAD SOURCES

REV	DESCRIPTION	DATE	INIT	CHK

Legend

Surrounding Building

Project Wellington House, Cowley Road Uxbridge, UB8 2XW

Title Window Map - 51-71 Cobden Close (View from Northeast)

Scale
NTS

Date
15.0

24

wn By

Entered By Project No
2881

Drawing No:
007

Revision

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CAD SOURCES

Legend

Surrounding Buildings

Proposal

Project
Wellington House, Cowley Road Uxbridge, UB8 2XW

Title
Proposed 3D View from Southeast

Scale
NTSDate
15.08.2024Drawn By
COChecked By
JCProject No:
2881Drawing No:
006

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REV	DESCRIPTION	DATE	INIT	CHKD





CAD SOURCES

Legend

Surrounding Buildings

Existing Building

Project
Wellington House, Cowley Road Uxbridge, UB8 2XW

Title
Existing 3D View from Southeast

Scale
NTSDate
15.08.2024Drawn By
COChecked By
JCProject No:
2881Drawing No:
005

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REV	DESCRIPTION	DATE	INIT	CHKD

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CAD SOURCES

Legend

Surrounding Buildings

Proposal

Project
Wellington House, Cowley Road Uxbridge, UB8 2XW

Title
Proposed 3D View from Northwest

Scale
NTSDate
15.08.2024Drawn By
COChecked By
JCProject No:
2881Drawing No:
004

Revision

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 Surveyors

REV	DESCRIPTION	DATE	INIT



CAD SOURCES

Legend

- Surrounding Buildings
- Existing Building

Project
Wellington House, Cowley Road Uxbridge, UB8 2XW
 Title
Existing 3D View from Northwest

Scale Date Drawn By Checked By Project No: Drawing No: Revision
 NTS 15.08.2024 CO JC 2881 003

2-6 Boundary Row London SE1 8HP
 020 3714 4090 enquiries@chpsurveyors.com
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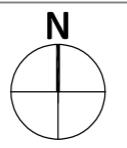
REV	DESCRIPTION	DATE	INIT	CHKD

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CAD SOURCES



Legend

- Surrounding Buildings
- Proposal

Project
Wellington House, Cowley Road Uxbridge, UB8 2XW

Title
Proposed Site Plan

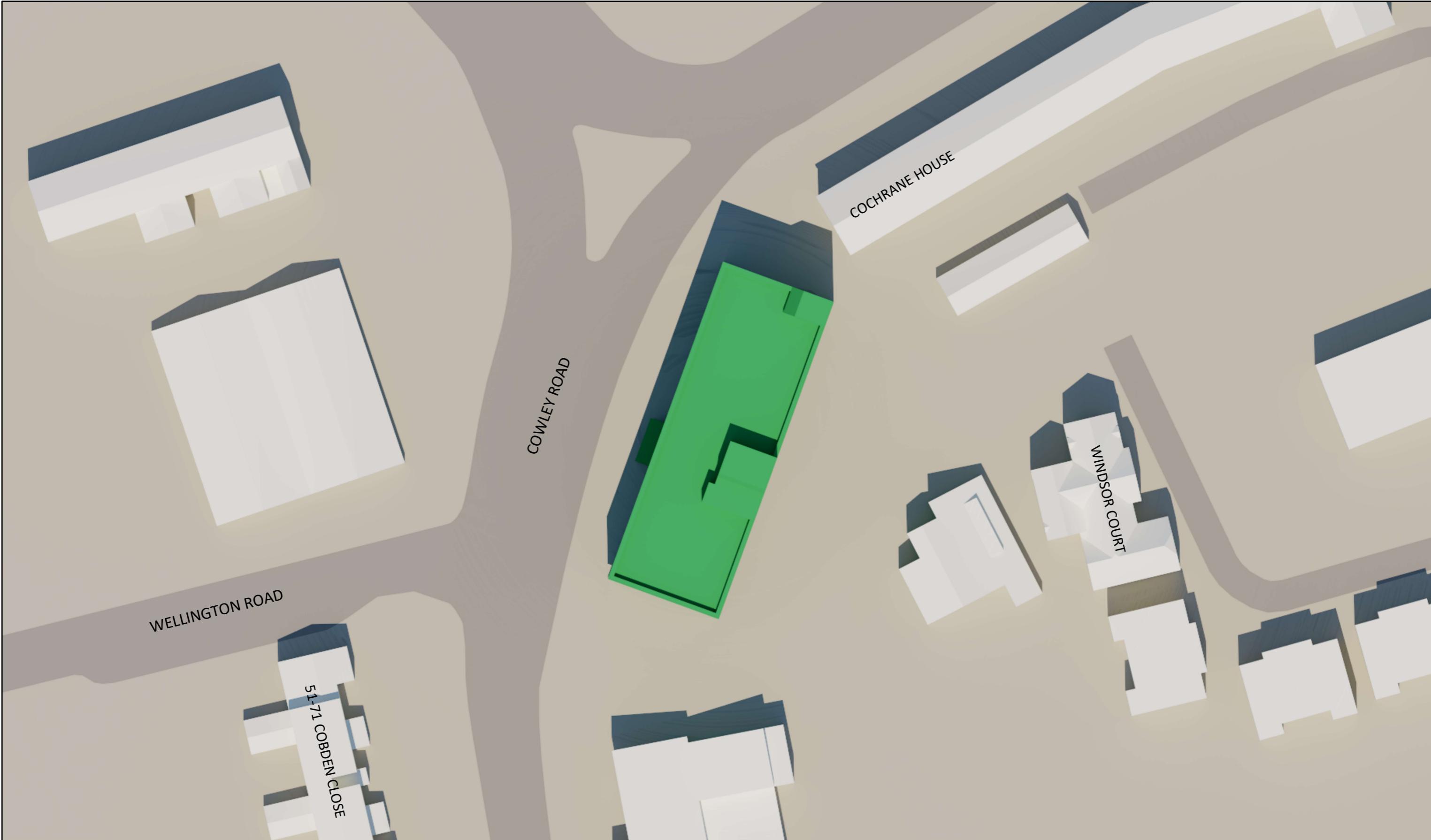
Scale NTS Date 15.08.2024 Drawn By CO Checked By JC Project No: 2881 Drawing No: 002 Revision

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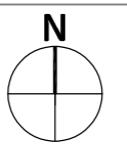
REV	DESCRIPTION	DATE	INIT	CHKD

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CAD SOURCES



Legend

- Surrounding Buildings
- Existing Building

Project
Wellington House, Cowley Road Uxbridge, UB8 2XW

Title
Existing Site Plan

Scale
NTS

Date
15.08.2024

Drawn By
CO

Checked By
JC

Project No:
2881

Drawing No:
001

Revision

2-6 Boundary Row London SE1 8HP
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REV	DESCRIPTION	DATE	INIT	CHKD

Appendix C

LEVEL	WINDOW	ROOM	VSC		LOSS	% LOSS	NOSKY	
			EXISTING	PROPOSED			EXISTING	PROPOSED
<u>51-71 Cobden Close</u>								
Ground	W1	R1	34.9	33.5	1.3	3.8	>80%	>80%
	W2	R2	35.3	34.2	1.1	3.1	>80%	>80%
First	W1	R1	36.5	35.0	1.4	3.9	>80%	>80%
	W2	R2	36.5	35.1	1.4	3.8	>80%	>80%
Second	W3	R3	36.6	35.3	1.3	3.5	>80%	>80%
	W1	R1	37.7	36.3	1.4	3.6	>80%	>80%
	W2	R2	37.8	36.5	1.3	3.4	>80%	>80%
<u>Cochrane House</u>								
Ground	W1	R1	19.9	18.6	1.3	6.5	>80%	>80%
	W2		33.1	32.9	0.2	0.7		
First	W3	R2	34.0	33.6	0.4	1.1	>80%	>80%
	W1	R1	21.4	19.4	2.1	9.6	>80%	>80%
Second	W2		34.4	34.0	0.3	1.0		
	W3	R2	35.3	34.8	0.5	1.3	>80%	>80%
Second	W1	R1	23.3	20.0	3.3	14.2	>80%	>80%
	W2		32.9	32.7	0.3	0.8		
	W3	R2	33.8	33.4	0.4	1.3	>80%	>80%
<u>New Windsor Court</u>								
Ground	W1	R1	30.4	28.9	1.5	4.8	>80%	>80%
	W2		27.7	26.5	1.2	4.4		
Ground	W3		25.4	24.5	0.9	3.7		
	W4	R2	25.9	24.3	1.5	6.0	79%	71%
Ground	W5	R3	26.4	24.3	2.1	8.1	>80%	>80%
	W6		11.2	10.6	0.6	5.0		
Ground	W7	R4	18.5	17.6	0.9	4.8	>80%	>80%
	W8	R5	21.1	18.8	2.4	11.3	>80%	>80%
Ground	W9		12.7	12.7	0.0	0.0		
	W1	R1	33.5	31.9	1.6	4.8	>80%	>80%
First	W2		31.7	30.3	1.4	4.5		
	W3		28.7	27.7	1.1	3.7		
First	W4	R2	32.2	29.7	2.5	7.7	>80%	>80%
	W5	R3	31.6	28.8	2.8	8.8	>80%	>80%
First	W6		12.8	12.1	0.7	5.7		
	W7	R4	20.7	19.8	0.9	4.5	>80%	>80%
First	W8	R5	23.8	21.4	2.5	10.4	>80%	>80%
	W9		14.2	14.2	0.0	0.0		
Second	W1	R1	35.7	34.0	1.7	4.7	>80%	>80%
	W2	R2	35.6	33.1	2.5	7.1	>80%	>80%
Second	W3	R3	35.1	32.2	2.9	8.2	>80%	>80%
	W4		15.5	14.8	0.8	5.0		
Second	W5	R4	29.4	28.5	0.9	3.2	>80%	>80%
	W6	R5	28.6	26.0	2.5	8.8	>80%	>80%
	W7		15.7	15.7	0.0	0.0		

LEVEL	ROOM	ROOM USE	REQUIRED LUX	AREA OF ROOM ACHIEVING TARGET LUX
<u>Flat 36</u> Fourth	R17	Bedroom	100	100%
	R18	Bedroom	100	100%
	R19	Living Room/Kitchen	150	100%
<u>Flat 37</u> Fourth	R1	Living Room/Kitchen	150	100%
	R20	Bedroom	100	100%
<u>Flat 38</u> Fourth	R2	Living Room/Kitchen	150	100%
	R3	Bedroom	100	100%
<u>Flat 39</u> Fourth	R4	Living Room/Kitchen	150	100%
	R5	Bedroom	100	100%
<u>Flat 40</u> Fourth	R6	Bedroom	100	100%
	R7	Living Room/Kitchen	150	100%
<u>Flat 41</u> Fourth	R8	Bedroom	100	100%
	R9	Living Room/Kitchen	150	100%
<u>Flat 42</u> Fourth	R11	Bedroom	100	100%
	R12	Living Room/Kitchen	150	100%
<u>Flat 43</u> Fourth	R13	Bedroom	100	100%
	R14	Living Room/Kitchen	150	100%
<u>Flat 44</u> Fourth	R15	Bedroom	100	100%
	R16	Living Room/Kitchen	150	100%
<u>Flat 45</u> Fifth	R15	Bedroom	100	100%
	R16	Living Room/Kitchen	150	100%

Daylight Results for Proposed Accommodation

Flat	Room	Area (m²)	Aspect
<u>Flat 46</u> Fifth	R17 R18	Living Room/Kitchen Bedroom 150 100	100% 99%
<u>Flat 47</u> Fifth	R1 R2	Living Room/Kitchen Bedroom 150 100	100% 100%
<u>Flat 48</u> Fifth	R3 R4	Bedroom Living Room/Kitchen 100 150	100% 100%
<u>Flat 49</u> Fifth	R5 R6	Living Room/Kitchen Bedroom 150 100	100% 100%
<u>Flat 50</u> Fifth	R7 R8	Bedroom Living Room/Kitchen 100 150	100% 100%
<u>Flat 51</u> Fifth	R9 R10	Living Room/Kitchen Bedroom 150 100	100% 100%
<u>Flat 52</u> Fifth	R11 R12	Bedroom Living Room/Kitchen 100 150	100% 100%
<u>Flat 53</u> Fifth	R13 R14	Bedroom Living Room/Bedroom 100 150	100% 100%

Appendix D

LEVEL	ROOM	EXISTING			PROPOSED			% LOSS	
		SUMMER	WINTER	TOTAL	SUMMER	WINTER	TOTAL	WINTER	TOTAL
<u>Cochrane House</u>									
Ground	R1	50%	19%	69%	50%	19%	69%	0.00	0.00
	R2	44%	22%	66%	42%	21%	63%	4.55	4.55
First	R1	51%	19%	70%	50%	19%	69%	0.00	1.43
	R2	46%	23%	69%	44%	21%	65%	8.70	5.80
Second	R1	57%	20%	77%	51%	20%	71%	0.00	7.79
	R2	44%	23%	67%	44%	21%	65%	8.70	2.99
<u>New Windsor Court</u>									
Ground	R1	33%	17%	50%	31%	17%	48%	0.00	4.00
	R2	28%	12%	40%	27%	12%	39%	0.00	2.50
First	R3	30%	14%	44%	28%	14%	42%	0.00	4.55
	R5	11%	2%	13%	9%	2%	11%	0.00	15.38
Second	R1	34%	20%	54%	31%	20%	51%	0.00	5.56
	R2	31%	17%	48%	31%	17%	48%	0.00	0.00
Second	R3	33%	16%	49%	29%	16%	45%	0.00	8.16
	R5	14%	2%	16%	11%	2%	13%	0.00	18.75
Second	R1	35%	20%	55%	33%	20%	53%	0.00	3.64
	R2	34%	20%	54%	31%	20%	51%	0.00	5.56
Second	R3	34%	19%	53%	31%	19%	50%	0.00	5.66
	R5	32%	2%	34%	28%	1%	29%	50.00	14.71

Sunlight Results for Proposed Accommodation

LEVEL	ROOM	ROOM USE	RECOMMENDED HOURS OF SUNLIGHT ON 21/03	HOURS OF SUNLIGHT ACHIEVED ON 21/03
<u>Flat 36</u> Fourth	R17	Bedroom	1.5	5.0
	R18	Bedroom	1.5	5.2
	R19	Living Room/Kitchen	1.5	9.5
<u>Flat 37</u> Fourth	R1	Living Room/Kitchen	1.5	8.3
	R20	Bedroom	1.5	7.3
<u>Flat 38</u> Fourth	R2	Living Room/Kitchen	1.5	3.2
	R3	Bedroom	1.5	2.9
<u>Flat 39</u> Fourth	R4	Living Room/Kitchen	1.5	3.2
	R5	Bedroom	1.5	2.9
<u>Flat 40</u> Fourth	R6	Bedroom	1.5	2.9
	R7	Living Room/Kitchen	1.5	3.2
<u>Flat 41</u> Fourth	R8	Bedroom	1.5	3.2
	R9	Living Room/Kitchen	1.5	2.9
<u>Flat 42</u> Fourth	R11	Bedroom	1.5	0.0
	R12	Living Room/Kitchen	1.5	5.2
<u>Flat 43</u> Fourth	R13	Bedroom	1.5	5.0
	R14	Living Room/Kitchen	1.5	5.0
<u>Flat 44</u> Fourth	R15	Bedroom	1.5	5.0
	R16	Living Room/Kitchen	1.5	5.0
<u>Flat 45</u> Fifth	R15	Bedroom	1.5	5.0
	R16	Living Room/Kitchen	1.5	4.3

Sunlight Results for Proposed Accommodation

<u>Flat 46</u>					
Fifth	R17	Living Room/Kitchen	1.5	9.5	
	R18	Bedroom	1.5	7.9	
<u>Flat 47</u>					
Fifth	R1	Living Room/Kitchen	1.5	8.5	
	R2	Bedroom	1.5	2.9	
<u>Flat 48</u>					
Fifth	R3	Bedroom	1.5	2.9	
	R4	Living Room/Kitchen	1.5	3.2	
<u>Flat 49</u>					
Fifth	R5	Living Room/Kitchen	1.5	3.2	
	R6	Bedroom	1.5	2.9	
<u>Flat 50</u>					
Fifth	R7	Bedroom	1.5	2.9	
	R8	Living Room/Kitchen	1.5	3.2	
<u>Flat 51</u>					
Fifth	R9	Living Room/Kitchen	1.5	4.3	
	R10	Bedroom	1.5	5.0	
<u>Flat 52</u>					
Fifth	R11	Bedroom	1.5	5.0	
	R12	Living Room/Kitchen	1.5	5.0	
<u>Flat 53</u>					
Fifth	R13	Bedroom	1.5	5.0	
	R14	Living Room/Kitchen	1.5	5.0	