

HYATT PLACE

27 UXBRIDGE ROAD, HAYES

DAYLIGHT AND SUNLIGHT REPORT

APPLICANT: INFINITE PARTNERS LIMITED

DATE: AUGUST 2022

VERSION: V2

PROJECT: P2982

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1 Introduction

- 1.1 Point 2 have been appointed by Infinite Partners Limited (the 'Applicant') to undertake detailed daylight and sunlight analysis in relation to the proposed development located at 27 Uxbridge Road, in Hayes (the 'Site').
- 1.2 The Applicant seeks full planning permission for the demolition of ground floor entrance, parking structure and north-east and south-west wings of the existing building, and refurbishment and extension of existing hotel to include additional accommodation at roof level and full height extension on the north elevation, together with walkways connecting to new buildings of between 6 and 8 storeys, to create additional hotel floor space (Use Class C1) and light industrial floorspace (Use Class E(g)), along with ancillary facilities, parking and landscaping. (The 'Proposed Development').
- 1.3 This report assesses the daylight and sunlight effects of the Proposed Development on the surrounding residential properties, as well as sunlight access to the proposed external amenity areas, in accordance with the advice and recommendations set out in the BRE Guidelines 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (2022).
- 1.4 The calculations within this report have been based upon a 3D contextual model created from point cloud survey data, alongside the submitted plans, elevations and sections that have been prepared by Haptic Architects.

Sources of Information

In the process of compiling this report, the following sources of information have been used:

Point 2 Surveyors

Site Photographs
3D Laser Scan Survey
3D Contextual Model

Haptic Architects

Proposed Scheme received 20/07/22: INF-HAP-ZZZ-ZZ-M3-A-00001.dwg

Valuation Office Agency

Property uses

Hillingdon Online Planning Records

Neighbouring internal layouts

2 Methodology

- 2.1 It is usual to assess any change in daylight and sunlight to neighbouring residential properties by reference to the guidelines set out in the 2022 Building Research Establishment (BRE) Report 'Site layout planning for daylight and sunlight - A guide to good practice' by Paul Littlefair. This document is widely used by planning authorities as the means by which to judge the effects of a scheme on neighbouring amenity.
- 2.2 The BRE Guidelines are not mandatory, and they explicitly state that the numerical target values should be interpreted flexibly. While local planning authorities will consider a proposed scheme in relation to the BRE guidance, consideration will be given to the context within which a scheme is located, and daylight and sunlight will be one of a number of planning considerations.
- 2.3 In relation to the properties surrounding a site, we have only assessed the impact to main habitable accommodation (i.e. living rooms, bedrooms and kitchens) within residential properties. Commercial properties, hotels and non-habitable rooms such as bathrooms, toilets, storerooms, circulation areas and garages have not been considered within this report.
- 2.4 The BRE Guidelines provide two principal measures of daylight for assessing the impact on properties neighbouring a site, namely Vertical Sky Component (VSC) and No Sky Line (NSL). In terms of sunlight we examine the Annual Probable Sunlight Hours (APSH).
- 2.5 These measures of daylight and sunlight are discussed in the following paragraphs -

Diffuse Daylight

- 2.6 **Vertical Sky Component (VSC)** – VSC is a measure of the direct skylight reaching a point from an overcast sky. It is the ratio of the illuminance at a point on a given vertical plane to the illuminance at a point on a horizontal plane due to an unobstructed sky.
- 2.7 For existing buildings, the BRE Guidelines are based on the loss of VSC at a point at the centre of a window, on the outer plane of the wall.
- 2.8 The BRE Guidelines state that if the VSC at the centre of a window is less than 27%, and it is less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the reduction in skylight will be noticeable, and the existing building may be adversely affected.
- 2.9 **No-Sky Line (NSL)** - NSL is a measure of the distribution of daylight within a room. It maps out the region within a room where light can penetrate directly from the sky, and therefore accounts for the size of and number of windows by simple geometry.
- 2.10 The BRE suggest that if the area of the working plane within a room that can receive direct skylight is reduced to less than 0.8 times its former value, the effect will be noticeable.
- 2.11 The BRE Guidelines considers bedrooms to be less sensitive for daylight distribution (section 2.2.10)

Sunlight

- 2.12 **Annual Probable Sunlight Hours (APSH)** - In relation to sunlight, the BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter.
- 2.13 Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%).
- 2.14 The BRE Guidelines state that '*...all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. Normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms that also comprise a living space, for example a bed sitting room in an old people's home.* (3.2.3)
- 2.15 In accordance with the BRE, we have not assessed sunlight to kitchens and bedrooms.
- 2.16 The APSH figures are calculated for each window, and where a room is served by more than one window the contribution of each is accounted for in the overall figures for the room. The acceptability criteria are applied to overall room-based figures.

Sunlight to Open Spaces (Overshadowing)

- 2.17 Section 3.3 of the BRE guidelines describes the method of assessment of the availability of sunlight within garden/amenity spaces. This relates to the proportion of shading on March 21st.
- 2.18 The following types of open spaces to be assessed would normally include:
- Gardens, such as the main back garden of a house or communal garden including courtyard and roof terraces.
 - Parks and playing fields
 - Children's playgrounds
 - Outdoor pools, marinas, and lakes
 - Sitting out areas and public squares
 - Nature reserves
- 2.19 The BRE criteria for gardens or amenity areas are as follows, 'It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity space should receive at least two hours of sunlight on 21 March.

3 The Site and the Proposed Development

- 3.1 The Site is located at 27 Uxbridge Road in Hayes, which is within the London Borough of Hillingdon. The Site is currently occupied by an existing hotel building and surface level parking and is bound by Uxbridge Road to the north and Springfield Road to the west.
- 3.2 Our understanding of the existing site is illustrated in blue within Figure 1 below as well as within drawings P2982/01-03 which can be found within Appendix 1 of this report.

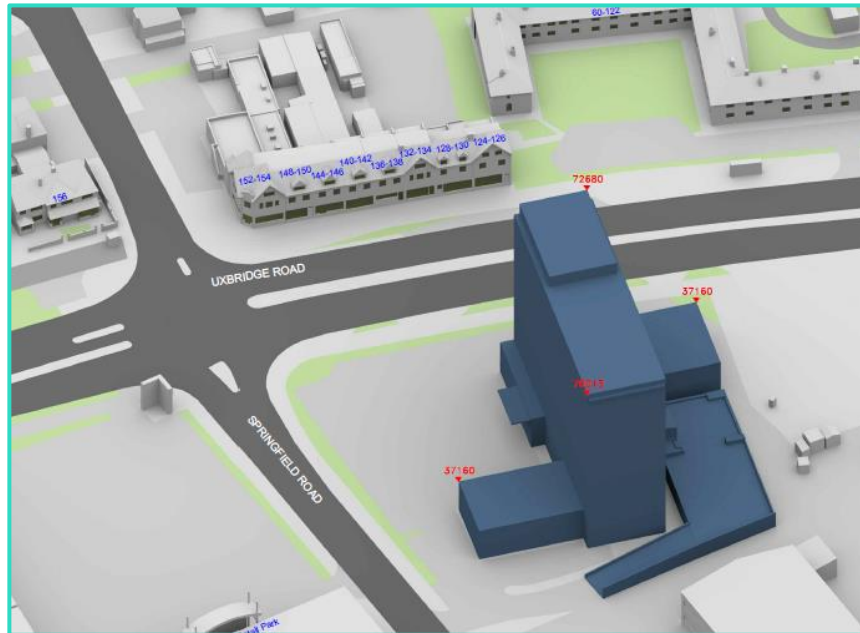


Figure 1: The Existing Site

- 3.3 The Proposed Development is illustrated in turquoise below, as well as within drawing numbers P2982/19-21 located within Appendix 1.

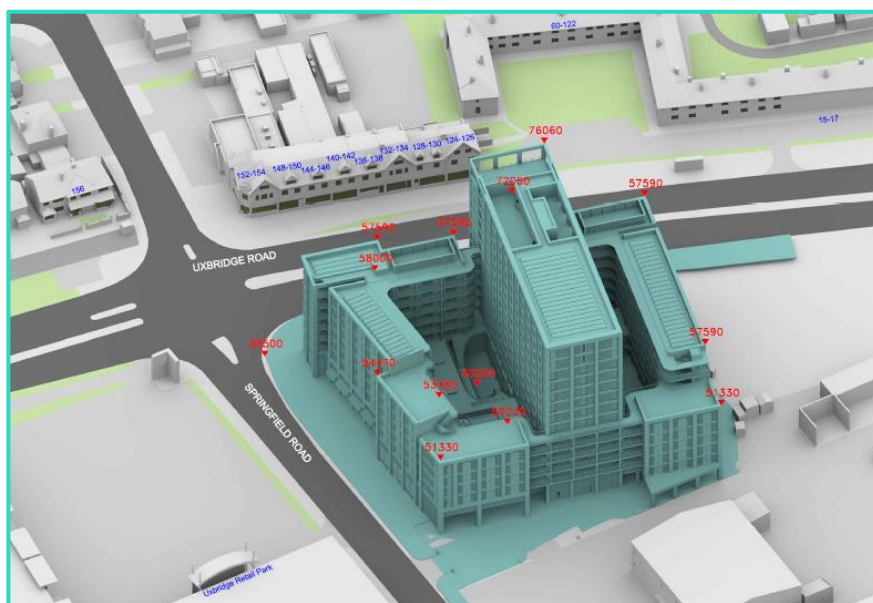
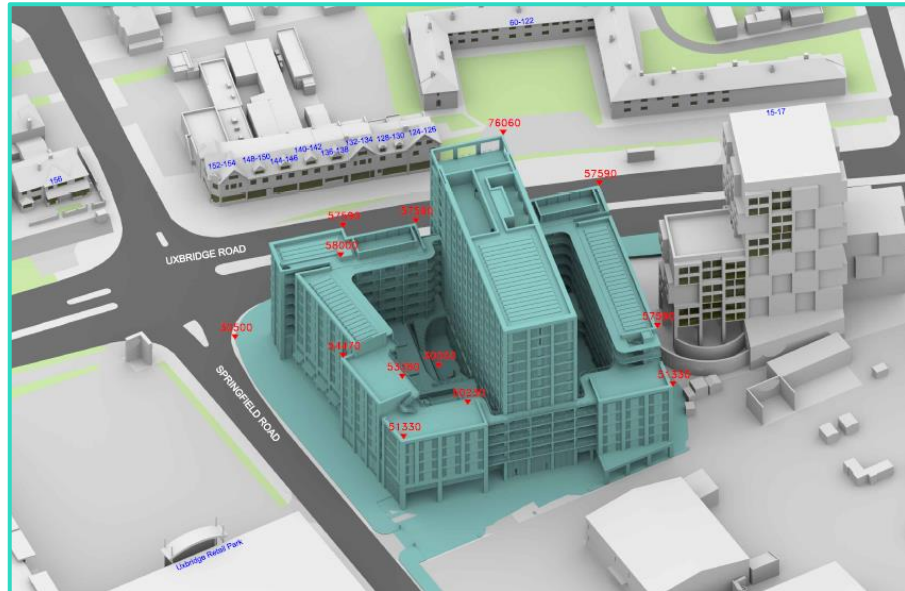


Figure 2: The Proposed Site

- 3.4 The Future Baseline Scenario also includes the neighbouring proposed apart-hotel at 15-17 Uxbridge Road as if it is completed and occupied. The Proposed Development is illustrated in this scenario in turquoise below as well as within drawing numbers P2982/22-24 located within Appendix 1.



4 Planning Overview

The BRE Guidelines

- 4.1 This assessment has been undertaken in accordance with the BRE document entitled ‘*Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice*’ 2022 (the BRE Guidelines), which is the principal guidance on daylight and sunlight.
- 4.2 The BRE Guidelines is a national document that offers advice on safeguarding of daylight and sunlight within existing buildings. Due to its national application, the framework for designers, practitioners and planning officials to refer is very much a ‘one size fits all’ approach and is applicable to a variety of built environments, which range from low-rise market towns in the home counties, to urban locations, to areas where significant urban regeneration is taking place.
- 4.3 The BRE Guidelines repeatedly acknowledges the shortcoming of the ‘one size fits all approach’ and encourages the user, whether that be designers, consultants or planning officials to apply the guidelines in a manner that is appropriate for a particular situation. For example, in the summary on page 4 it states:

“This report as a comprehensive revision of the 2011 edition of site layout planning for daylight and sunlight. It is purely advisory and a numerical target value may be varied to meet the needs of the development and its location.”

- 4.4 In Section 1: Introduction, at paragraph 1.6 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 the many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in historic city centres 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.”

- 4.5 Finally, in Appendix F it states at section F1:

“Sections 2.1 and 2.2 and 2.3 give numerical target values in assessing how much light from the sky is blocked by obstructing buildings. These values are purely advisory and different targets may be used on special requirements of the proposed development or its location.”

5 Daylight and Sunlight to Existing Neighbouring Properties

- 5.1 The BRE Guidelines recommend that daylight and sunlight assessments should be undertaken in relation to any properties which might be considered to have a reasonable expectation for natural light. Taking into consideration the context within which the site is located, the focus of our technical assessments has been on neighbouring residential dwellings within the vicinity of the site.
- 5.2 In total, we have assessed 10 residential properties surrounding the site for daylight and sunlight which are listed below:
- 60-122 Uxbridge Road
 - 124-126 Uxbridge Road
 - 128-130 Uxbridge Road
 - 132-134 Uxbridge Road
 - 136-138 Uxbridge Road
 - 140-142 Uxbridge Road
 - 144-146 Uxbridge Road
 - 148-150 Uxbridge Road
 - 152-154 Uxbridge Road
 - 156 Uxbridge Road
- 5.3 The location of each of these properties is identified on the plan and 3D drawings in Appendix 1.
- 5.4 As part of the future baseline assessment, we have also assessed any site-facing windows/rooms within the neighbouring proposed apart-hotel scheme immediately to the east of the Site, at 15-17 Uxbridge Road (planning ref: APP/2021/1565).
- 5.5 Where possible, we have incorporated layout information for the surrounding properties into our analysis. This information has been sourced from online research of publicly available records. In accordance with normal working practices, we have not obtained access to any of these properties in order to confirm that the floorplans obtained accurately reflect the layout of the property. Where known or identified from floor plan information, the use of a room has been specified in the tables of results in Appendix 2.
- 5.6 For those properties where layout information was not available, reasonable assumptions have been made as to the internal configurations and uses of the rooms behind the site facing windows, which is industry standard practice. In the case of nos. 124-150 Uxbridge Road, there is some uncertainty surrounding the uses of the first and second floor levels (above the ground floor commercial/retail). Some Valuation Office Agency council tax records indicate some commercial space, whilst there are also some residential uses. From external inspection, it is not definitive as to what is in use as residential accommodation and which is more commercial in nature.

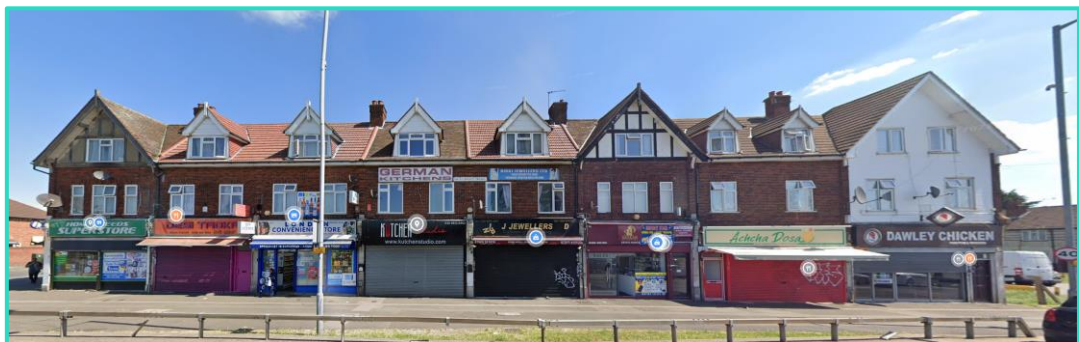
- 5.7 Therefore, for absolute completeness we have assessed all of these first and second floor windows, as if they were in residential use. This must be taken into consideration when reviewing the technical results.
- 5.8 Rooms which can clearly be identified as non-habitable space (i.e. corridors, bathrooms or stairs) have not been included within the assessment, in accordance with the BRE Guidelines. Any rooms where the uses are not clear from external inspection have been included within the assessment for completeness and marked as 'assumed' on the tabulated results.

Current Baseline Assessment Results

- 5.9 The detailed technical results of the current baseline assessments can be found within Appendix 2 of this report.
- 5.10 The following properties fully adhere to the BRE Guidelines for daylight (VSC and NSL) and sunlight (APSH). Therefore, it is considered that there will be a negligible change in light amenity to these properties:
- 60-122 Uxbridge Road
 - 152-154 Uxbridge Road
 - 156 Uxbridge Road
- 5.11 It is also worth noting at this juncture that all of the 10 properties tested around the Site will fully adhere to the BRE guidelines in terms of sunlight amenity.
- 5.12 This is also the case in respect of the 'future baseline' assessment scenario.
- 5.13 In respect of the other 7 properties tested, some rooms and windows will experience some technical breaches in BRE guidance and are discussed in further detail below.

Nos. 124-150 Uxbridge Road (evens)

- 5.14 These properties are located to the north of the site on the opposite side of Uxbridge Road and comprise a series of flats set out across first and second floor level, above commercial/retail premises at ground floor.



- 5.15 We have not been able to obtain any floor plans for these properties, however it has been assumed from the site inspection that all of the site-facing windows appear to serve habitable rooms either in the form of living rooms or bedrooms. A total of 24 windows serving 24 rooms have been analysed for daylight and sunlight.
- 5.16 In terms of the VSC form of assessment, a total of 3 windows will meet the BRE guideline recommendations, however the following should be noted in respect of the remaining 21 windows that experience some technical transgressions:
- 5.16.1 The relative alterations in VSC are close to the BRE target criteria, ranging from 20.32% to 26.69% and would be considered minor adverse.
- 5.16.2 In addition, the retained VSC levels in absolute terms are also close to the BRE target of 27%, ranging from between 24.5% - 26.59%. This demonstrates that whilst there will be some technical breaches of the BRE guideline recommendations, they are minor adverse in scale and each of the windows will continue to retain a very good level of VSC for an urban environment.
- 5.16.3 All of the rooms tested within nos. 124-126 Uxbridge Road and 132-134 Uxbridge Road will meet the BRE guideline targets for NSL, despite experiencing some minor adverse VSC alterations. This demonstrates that there will be a negligible impact on the daylight distribution within those rooms.
- 5.17 In terms of the NSL form of daylight assessment, a total of 13 of the 24 rooms tested will meet the BRE recommendations. These include all of the rooms within nos. 124-126 Uxbridge Road and 132-134 Uxbridge Road.
- 5.18 In respect of the rooms tested within nos. 128-130 Uxbridge Road and 148-150 Uxbridge Road, a total of 7 rooms were tested of which 5 meet the BRE NSL criteria. The remaining 2 rooms (1 in each of the properties) will fall fractionally short of the BRE target of 20%, with a relative alteration of 20.2% and 21% respectively. Both rooms would continue to receive daylight to over 70% of their working plane.
- 5.19 The remaining 9 rooms are located within nos. 136-138, 140-142 and 144-146 Uxbridge Road. The relative alterations in NSL range from between 24.2% to 37.3%, albeit all of the rooms will continue to receive daylight to in excess of 58% of the working plane (ranging from 58% to 77%). Whilst the Proposed Development will give rise to some NSL reductions, the retained levels of daylight distribution will continue to remain good for an urban location.
- 5.20 In terms of sunlight, all of the windows within these properties that face within 90° of due south will adhere to the BRE Guidelines and therefore there will be a negligible change in sunlight amenity as a result of the Proposed Development.

Future Baseline Assessment Results

- 5.21 The future baseline assessment scenario considers the effect of the Proposed Development upon neighbouring properties, on the assumption that the adjoining proposed apart-hotel at 15-17 Uxbridge Road is completed and occupied first.

- 5.22 Despite the transient use of apart-hotels, our detailed technical assessments have included a study of the daylight and sunlight effects of the Proposed Development upon the adjoining consent. The use of the neighbouring building, its design and the fact it is yet to be constructed and occupied should be taken into consideration when reviewing the results to the apart-hotel.
- 5.23 The results of the future baseline assessments can be found within Appendix 3 of this report.

15-17 Uxbridge Road –Proposed Apart-Hotel

- 5.24 The VSC results confirm that a total of 132 of the 144 windows tested (92%) will meet the BRE guideline recommendations and experience no noticeable effects upon their sky visibility.
- 5.25 The remaining 12 windows are all located within the western elevation of the building, directly overlooking the Site. From a review of the proposed floor plans, the 12 windows can be broken down into 2 windows per floor, across the lowest 6 floors, with each pair of windows serving a single studio.
- 5.26 The BRE guide acknowledges situations where windows are located on the site boundary and recommends applying the numerical targets flexibly in such circumstances:

“2.2.3 Note that 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. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light.”

- 5.27 Whilst these 12 studio windows, serving 6 studios, will experience relative reductions in VSC beyond the BRE guideline recommendations (alterations ranging from 22.59% - 67.71%) the majority of windows will retain a reasonable level of VSC for an urban environment, particularly in the context of the building’s consented apart-hotel use. Furthermore, 4 of those windows will experience relative reductions of between 22.6% and 30%, which in an environmental impact assessment would be considered a minor adverse effect.
- 5.28 For NSL, a total of 67 of the 72 apart-hotel rooms (93%) will meet the BRE numerical targets for daylight distribution. In respect of the 5 remaining rooms, similar comments apply as set out above, with the 5 rooms being single-aspect studios located in the west elevation facing directly towards the site.
- 5.29 The analysis confirms that the overwhelming majority of the rooms with the apart hotel will experience no noticeable effect on daylight as a result of the Proposed Development, however these 5 studios, given their outlook directly across the site will experience more noticeable effects (relative reductions of between 34.8%-66.3%).
- 5.30 In terms of sunlight, all of the windows within these properties that face within 90° of due south will adhere to the BRE Guidelines and therefore there will be a negligible change in sunlight amenity as a result of the Proposed Development.

Other Residential Properties Surrounding the Site

- 5.31 From a review of the daylight and sunlight results of the future baseline scenario assessment in respect of the other residential properties tested around the site, it is clear that the introduction of the consented apart-hotel at 15-17 Uxbridge Road has limited bearing on the materiality of the daylight and sunlight position.
- 5.32 In fact, there would be one additional window meeting the VSC criteria in the future baseline scenario, with the same number of rooms meeting the NSL and APSH criteria. A breakdown of compliance to the various tests is shown below for clarity:

Assessment Scenario	VSC – No. of windows meeting the BRE criteria	NSL – No. of rooms meeting the BRE criteria	APSH – No. of rooms meeting the BRE criteria
Baseline	87/108 (81%)	84/95 (88%)	80/80 (100%)
Future Baseline	88/108 (81%)	84/95 (88%)	80/80 (100%)

6 Sunlight to Proposed Amenity Areas

- 6.1 As part of the detailed daylight and sunlight studies undertaken, we have also carried out an assessment of the sunlight availability within the amenity areas located within the Proposed Development itself.
- 6.2 Assessments have been undertaken in accordance with the methodology and guidance set out in the BRE document entitled '*Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice*' 2022 (the BRE Guidelines), which is the principal guidance on daylight and sunlight.
- 6.3 As explained within Section 3 of this report, the primary assessment is to check whether a proposed amenity area receives at least 2 hours of direct sunlight to at least 50% of its area on March 21st. Additional supplementary studies can also be carried out that consider the duration of sunlight received within an amenity space at other times of the year where necessary.
- 6.4 The results of the March 21st sun on ground assessment can be found within Appendix 5 of this report and demonstrate that the majority of amenity spaces within the scheme will comfortably meet the BRE guidelines. These areas are focused on the rooftop amenity spaces where 8 of the 10 areas will exceed the BRE guideline recommendations, and 5 areas will receive a minimum two hours of direct sunlight to over 90% of their area on March 21st.

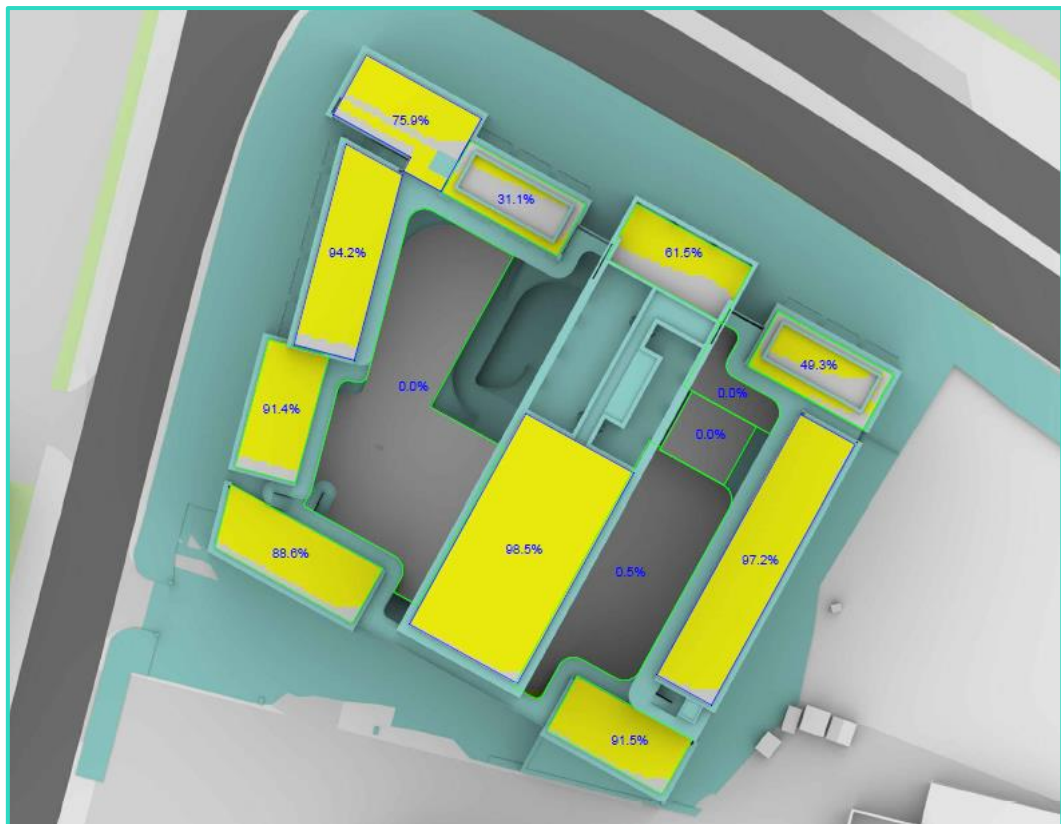


Figure 4 – Sun on Ground Results (March 21st)

- 6.5 In respect of the internal courtyard spaces, these naturally receive limited levels of sun on ground given that the test is to achieve a minimum of two hours of direct sunlight on March 21st. When the sun is lower in the sky and given the orientation of the courtyards generally on a north/south axis, the ability to receive direct sunlight to the space is limited to a short window within the middle of the day.
- 6.6 A supplementary assessment has been carried out on June 21st (summer solstice) which looks at the duration of direct sunlight received within the internal courtyard areas. These results illustrate that whilst sunlight access will continue to be restricted by the form of the building, the spaces will receive some direct sunlight during the summer months. The analysis illustrates that the areas located towards the northern half of the courtyard spaces generally receive in the region of 120-210 minutes of direct sunlight.
- 6.7 Overall, the future occupants of the development will therefore have access to some well sunlit amenity spaces wherever they are located within the building. In addition, where any photovoltaic panels are proposed at roof level, the access to sunlight availability is demonstrably very good for the majority of the year.

7 Summary and Conclusions

- 7.1 Point 2 have assessed the Haptic Architects designed scheme for the Site to determine whether the implementation of the Proposed Development impacts on the daylight and sunlight amenity to the existing surrounding residential properties in the vicinity of the site. Consideration has also been given the amount of direct sunlight received by amenity spaces within the Proposed Development.
- 7.2 A detailed analysis model has been constructed based upon measured survey information and supplemented by research into the layout configurations and uses of habitable rooms facing the site. Daylight and sunlight analysis has been undertaken in accordance with the advice and recommendations within the BRE Guidelines 2022.
- 7.3 For the residential properties surrounding the site that have been assessed for daylight, the technical analyses confirm that 81% of windows meet the BRE numerical targets for VSC, with 88% meeting the NSL assessment criteria. Where technical transgressions arise, the relative alterations in VSC are minor adverse in significance, with retained levels close to the BRE target of 27%, which is good for an urban environment such as this.
- 7.4 For NSL, whilst there are some reductions in daylight distribution that exceed the BRE parameters, all of the rooms in question will continue to receive daylight to in excess of 58% of their working plane, demonstrating a good level of daylight distribution for an urban location.
- 7.5 Within the future baseline scenario, which takes into consideration the proposed apart-hotel at 15-17 Uxbridge Road, the detailed technical analysis illustrates that this has no material bearing on the daylight and sunlight results for the residential properties surrounding the site.
- 7.6 The assessment of the apart-hotel itself illustrates that the vast majority of rooms will remain unaffected by the Proposed Development, with the exception of a series of single-aspect studios located within the west elevation of the hotel, directly overlooking the Site.
- 7.7 These rooms have been designed with a reliance on daylight from across the site and arguably taking more than their fair share of light. Therefore, some breaches of the BRE guideline numerical targets are unavoidable without stymieing the eastern portion of the Site. In such cases, the BRE advocates a flexible approach, which when also considering the transient use of apart-hotels, should in the round be considered acceptable.
- 7.8 All of the properties surrounding the site will continue to meet the BRE guideline requirements for APSH, demonstrating that the Proposed Development will give rise to no noticeable effects upon their sunlight amenity.

- 7.9 In terms of the amount of direct sunlight reaching the proposed amenity areas within the scheme, the sun on ground assessments indicate that the rooftop amenity spaces will exceed BRE requirements, with the majority receiving over 2 hours of direct sun to virtually all of their area. Whilst it is naturally the case that the internal courtyard spaces will have access to more limited sunlight levels, it is demonstrated that during the summer months there would still be access to direct sunlight. Overall, the future occupants of the development will therefore have access to well sunlit amenity spaces wherever they are located within the building.
- 7.10 Overall, whilst the Proposed Development will give rise to some effects on the daylight levels to some neighbouring properties, the levels of retained daylight will generally remain good for an urban location. There will be no adverse sunlight amenity impacts to neighbours, and the proposed amenity areas at rooftop level within the Proposed Development will receive good levels direct sunlight such that future occupiers will benefit from having access to some well sunlit external amenity.

Appendix 1: Drawings



Sources: Point2
Point Cloud Survey
Site Photography

Local Planning Authority
Various Surrounding Building Layouts/Massing

Haptic Architects (Received 18/05/22)
220519_INF-HAP-V02-ZZ-M3-A-00001_WIP.dwg

Key:

Existing Buildings

Proposed Scheme

Scheme Confirmed:

-

Date:

-

Project:

Hyatt Place, Southall

Drawn By:

MG/EVJ

Scale:

1:800

Date:

JUNE 22

Title:

Plan View
Existing Buildings

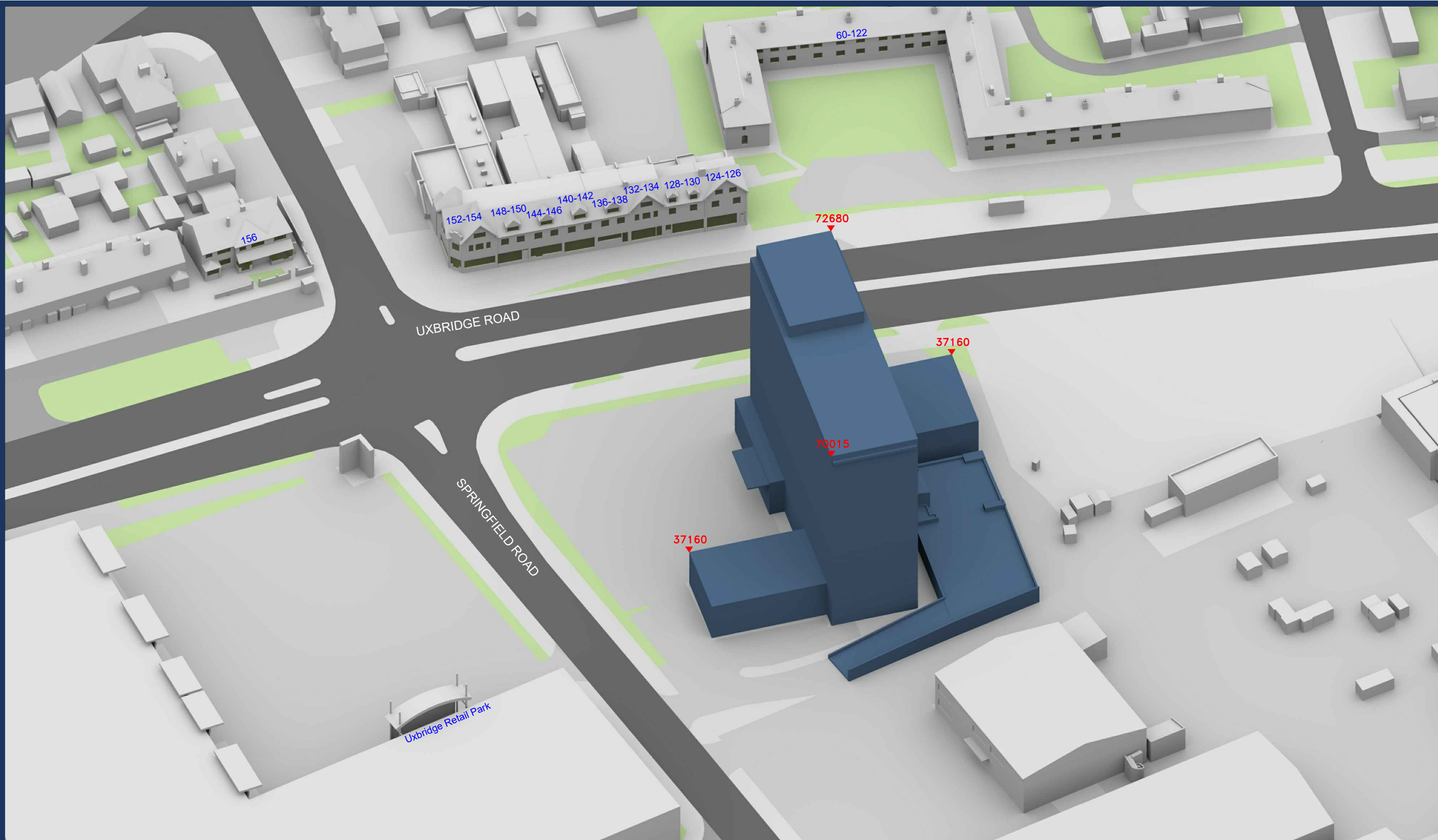
Dwg No:

P2982/01

Rel:

07





Sources: Point2
Point Cloud Survey
Site Photography

Local Planning Authority
Various Surrounding Building Layouts/Massing

Haptic Architects (Received 18/05/22)
220519_INF-HAP-V02-ZZ-M3-A-00001_WIP.dwg

Key:  Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Project: Hyatt Place, Southall

Title: 3D View
Existing Buildings

Scheme Confirmed:

-

Date:

-

Drawn By:

MG/EVJ

Scale:

NTS

Date:

JUNE 22

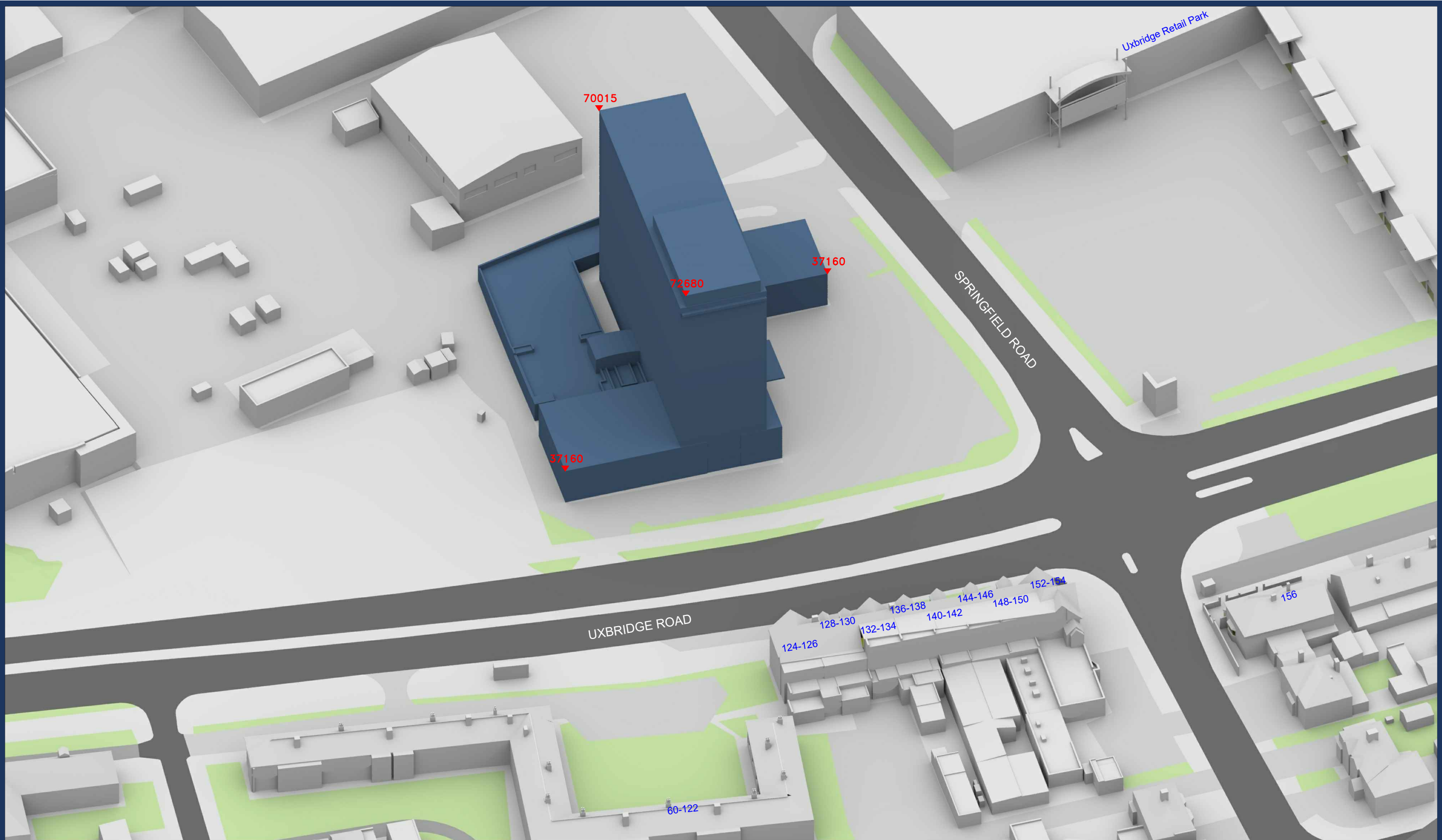
Dwg No:

P2982/02

Rel:

07







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Various Surrounding Building Layouts/Massing

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220519_INF-HAP-V02-ZZ-M3-A-00001_WIP.dwg

Key:  Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Project: Hyatt Place, Southall

Title: 3D View
Existing Buildings

Scheme Confirmed:

Date:

Drawn By:
MG/EVJ

Scale:
NTS

Date:
JUNE 22

Dwg No:
P2982/03

Rel:
07





Sources: Point2
Point Cloud Survey
Site Photography

Local Planning Authority
Various Surrounding Building Layouts/Massing

Haptic Architects (Received 18/05/22)
220519_INF-HAP-V02-ZZ-M3-A-00001_WIP.dwg

Key: Existing Buildings
 Proposed Scheme

Project: Hyatt Place, Southall

Title: Plan View
Existing Buildings
Cumulative Scenario

Scheme Confirmed:

-

Date:

-

Drawn By:
MG/EVJ

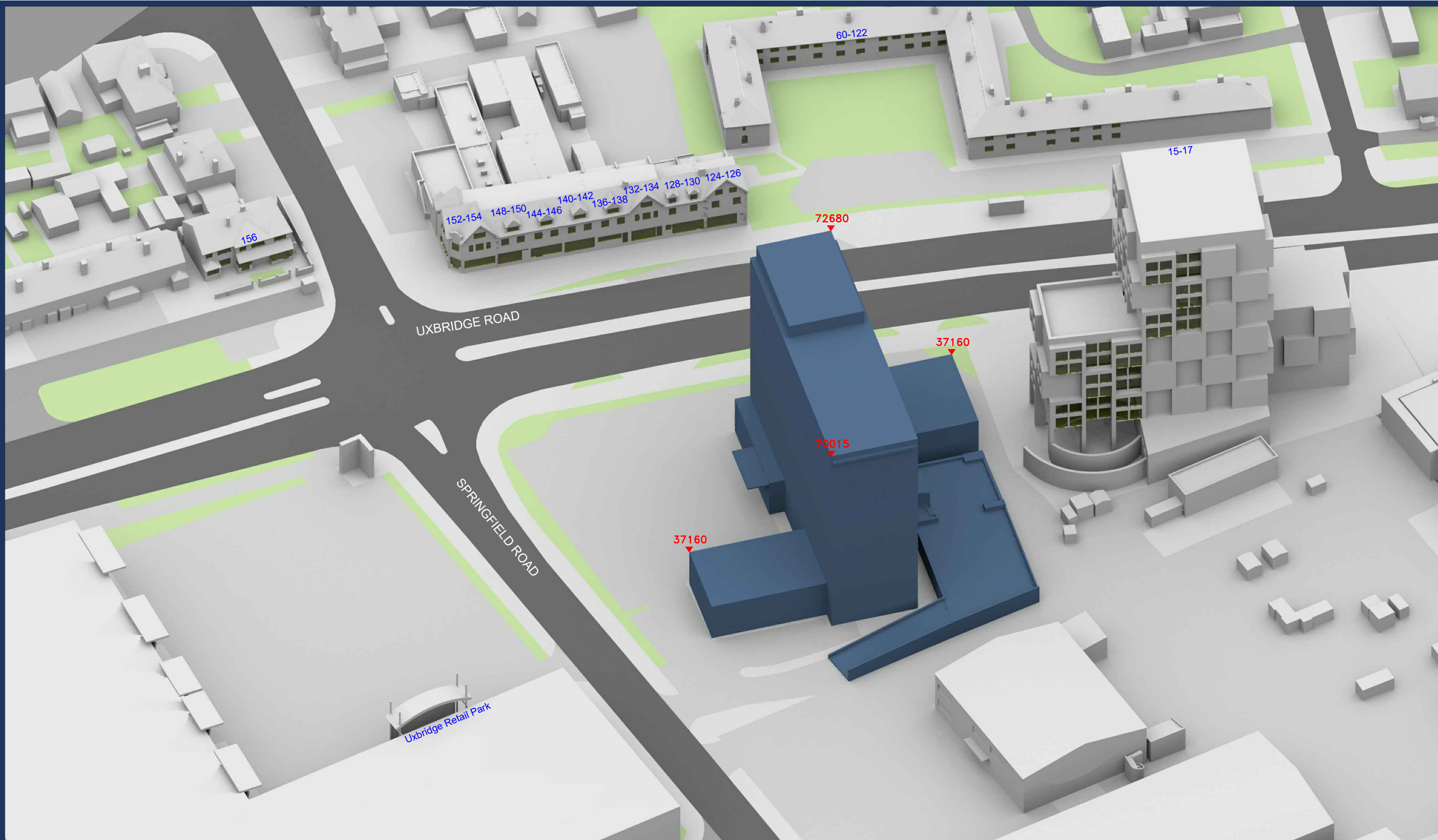
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Date:
JUNE 22

Dwg No:
P2982/04

Rel:
07





Sources: Point2
Point Cloud Survey
Site Photography

Local Planning Authority
Various Surrounding Building Layouts/Massing

Haptic Architects (Received 18/05/22)
220519_INF-HAP-V02-ZZ-M3-A-00001_WIP.dwg

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Scheme Confirmed:

Date:

Drawn By:
MG/EVJ

Scale:
NTS

Date:
JUNE 22

Title: 3D View
Existing Buildings
Cumulative Scenario

Dwg No:
P2982/05

Rel:
07





Sources: Point2
Point Cloud Survey
Site Photography

Local Planning Authority
Various Surrounding Building Layouts/Massing

Haptic Architects (Received 18/05/22)
220519_INF-HAP-V02-ZZ-M3-A-00001_WIP.dwg

Key:

Existing Buildings

Proposed Scheme

All Heights in mm AOD

Scheme Confirmed:

-

Date:

-

Project: Hyatt Place, Southall

Drawn By:

MG/EVJ

Scale:

NTS

Date:

JUNE 22

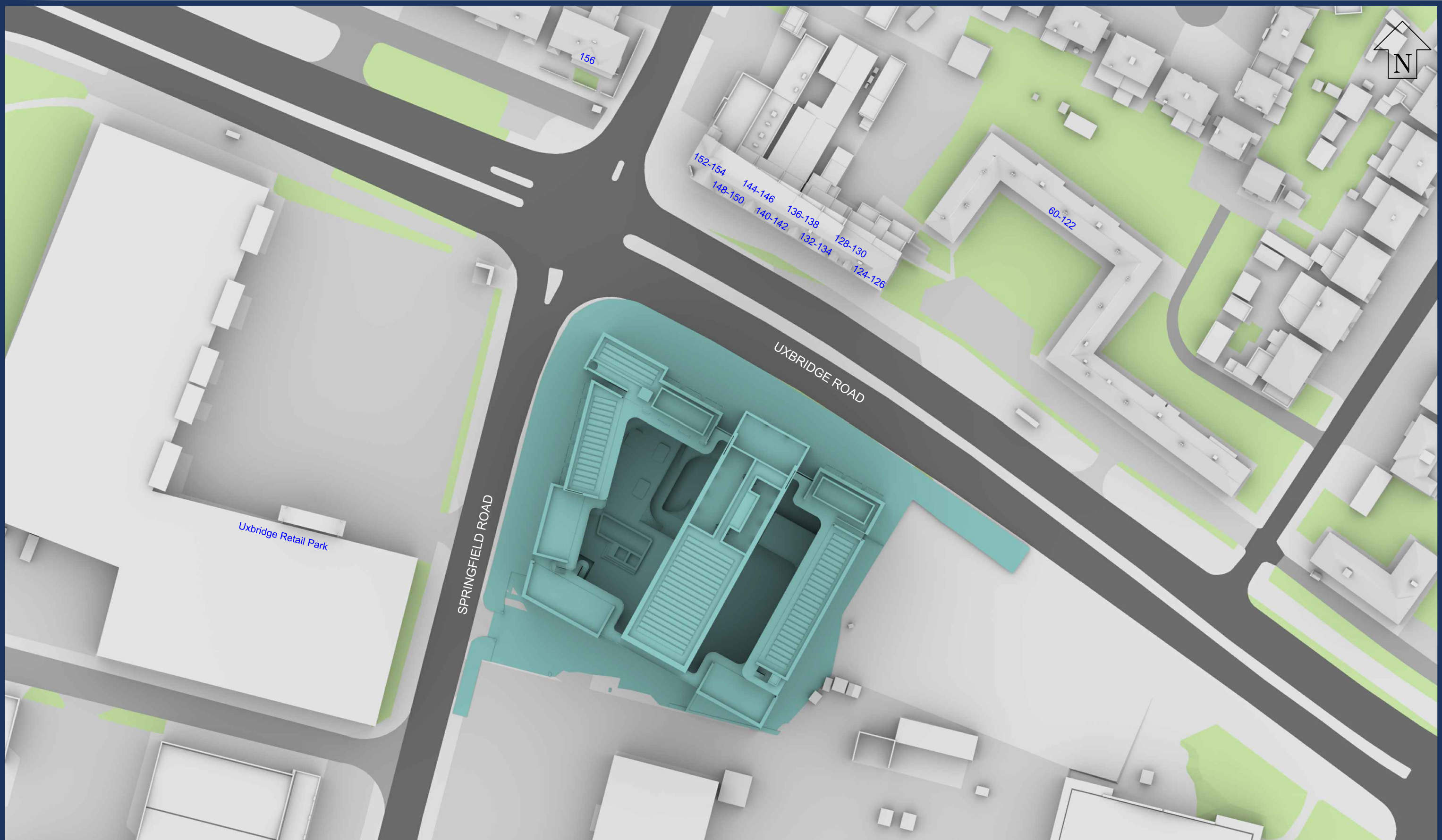
Title: 3D View
Existing Buildings
Cumulative Scenario

Dwg No:

P2982/06

Rel:

07



Sources: Point2
Point Cloud Survey
Site Photography

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Various Surrounding Building Layouts/Massing

Haptic Architects (Received 20/07/22)
INF-HAP-ZZZ-ZZ-M3-A-00001.dwg

Key:  Existing Buildings
 Proposed Scheme

Project: Hyatt Place, Southall

Title: Plan View
Proposed Scheme 20/07/22

Scheme Confirmed:

-

Date:

-

Drawn By:

MG/EVJ/CJ

Scale:

1:800

Date:

JULY 22

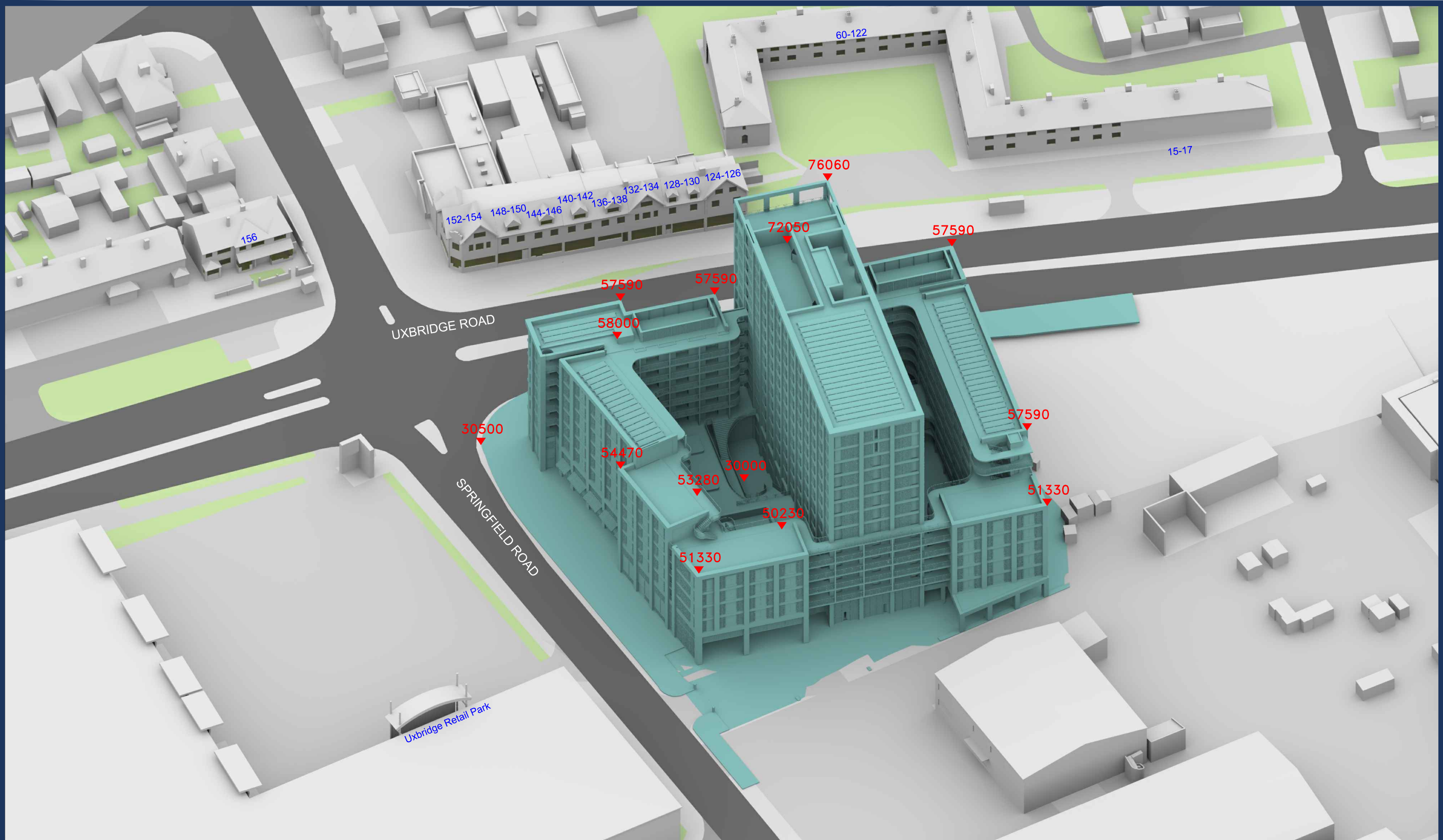
Dwg No:

P2982/19

Rel:

08





Sources: Point2
Point Cloud Survey
Site Photography

Local Planning Authority
Various Surrounding Building Layouts/Massing

Haptic Architects (Received 20/07/22)
INF-HAP-ZZZ-ZZ-M3-A-00001.dwg

Key:

Existing Buildings

Proposed Scheme

All Heights in mm AOD

Scheme Confirmed:	Date:
-	-

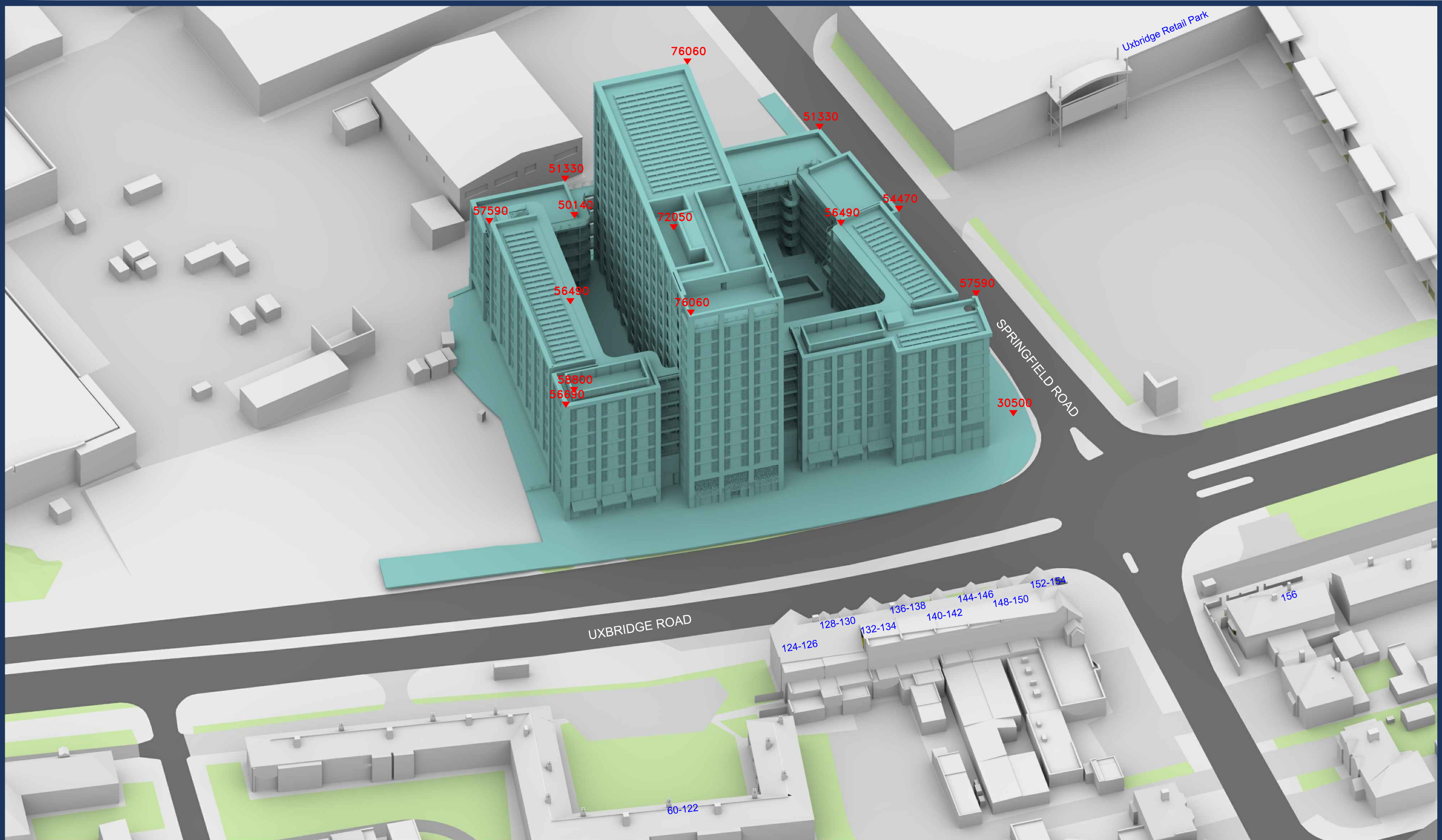
Project: Hyatt Place, Southall

Drawn By:	Scale:	Date:
MG/EVJ/CJ	NTS	JULY 22

Title: 3D View
Proposed Scheme 20/07/22

Dwg No:	Rel:
P2982/20	08





Sources: Point2
Point Cloud Survey
Site Photography

Local Planning Authority
Various Surrounding Building Layouts/Massing

Haptic Architects (Received 20/07/22)
INF-HAP-ZZZ-ZZ-M3-A-00001.dwg

Key:

Existing Buildings

Proposed Scheme

All Heights in mm AOD

Scheme Confirmed:	Date:
-	-

Project: Hyatt Place, Southall

Drawn By:	Scale:	Date:
MG/EVJ/CJ	NTS	JULY 22

Title: 3D View
Proposed Scheme 20/07/22

Dwg No:	Rel:
P2982/21	08



Sources: Point2
Point Cloud Survey
Site Photography

Local Planning Authority
Various Surrounding Building Layouts/Massing

Haptic Architects (Received 20/07/22)
INF-HAP-ZZZ-ZZ-M3-A-00001.dwg

Key: Existing Buildings
 Proposed Scheme

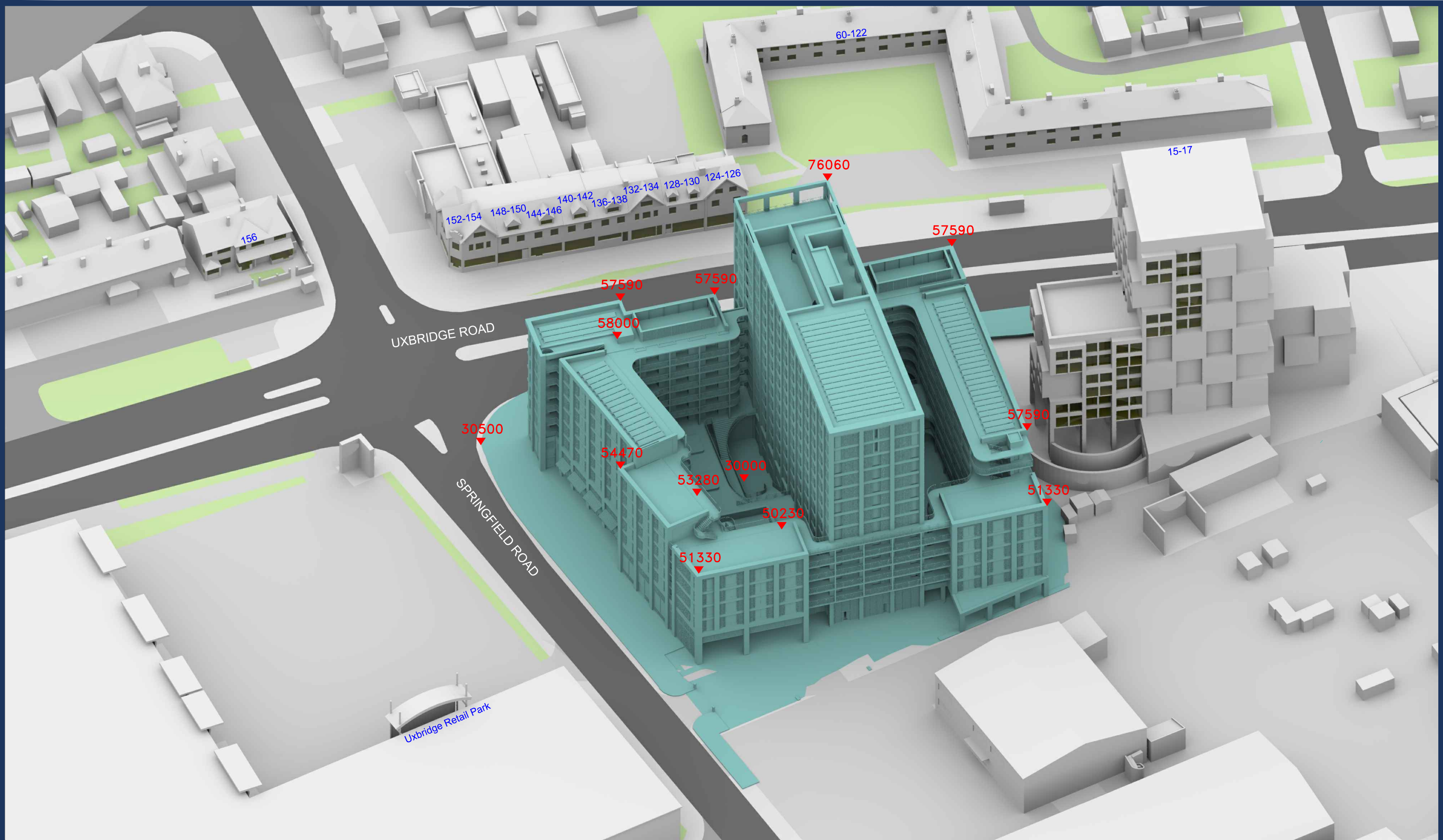
Project: Hyatt Place, Southall

Title: Plan View
Proposed Scheme 20/07/22

Cumulative Scenario

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	MG/EVJ/CJ	1:800	JULY 22	P2982/22	08





Sources: Point2
Point Cloud Survey
Site Photography

Local Planning Authority
Various Surrounding Building Layouts/Massing

Haptic Architects (Received 20/07/22)
INF-HAP-ZZZ-ZZ-M3-A-00001.dwg

Key:

Existing Buildings

Proposed Scheme

All Heights in mm AOD

Scheme Confirmed:	-
Date:	-

Project: Hyatt Place, Southall

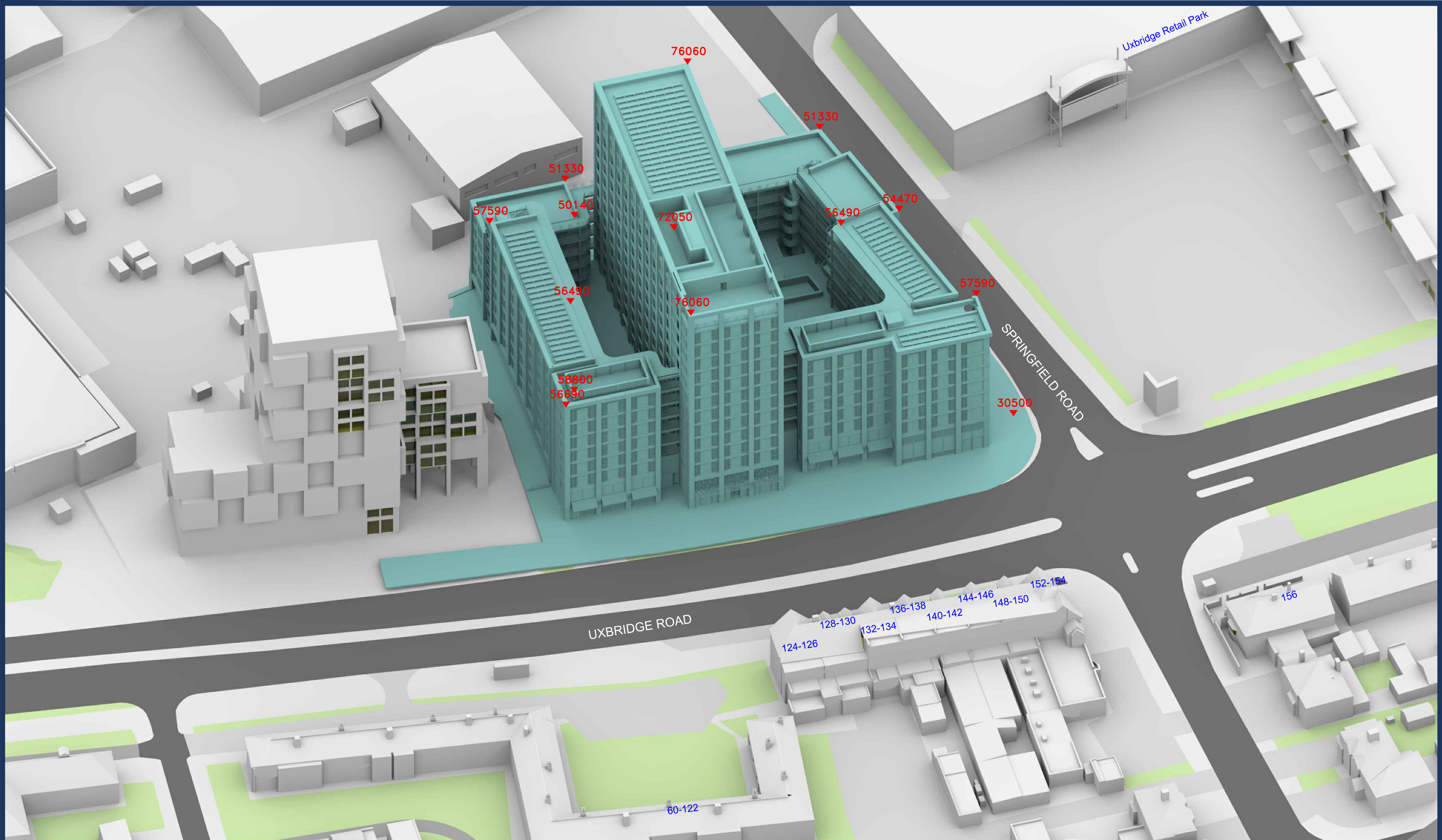
Drawn By:	Scale:	Date:
MG/EVJ/CJ	NTS	JULY 22

Title: 3D View
Proposed Scheme 20/07/22

Cumulative Scenario

Dwg No:	Rel:
P2982/23	08





Sources: Point2
Point Cloud Survey
Site Photography

Local Planning Authority
Various Surrounding Building Layouts/Massing

Haptic Architects (Received 20/07/22)
INF-HAP-ZZZ-ZZ-M3-A-00001.dwg

Key:  Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Project: Hyatt Place, Southall

Title: 3D View
Proposed Scheme 20/07/22
Cumulative Scenario

Scheme Confirmed:

Date:

Drawn By:
MG/EVJ/CJ

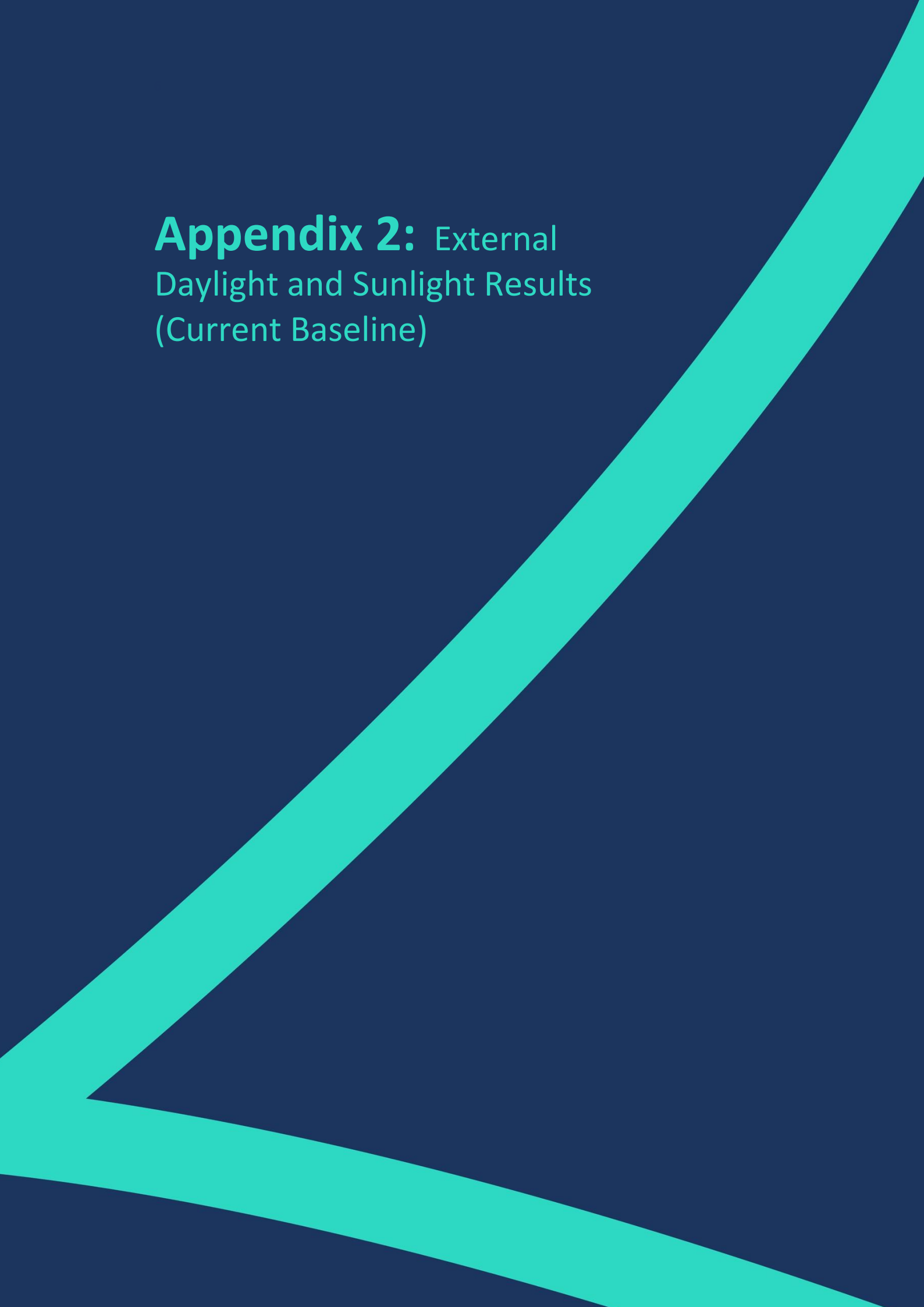
Scale:
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Date:
JULY 22

Dwg No:
P2982/24

Rel:
08





Appendix 2: External Daylight and Sunlight Results (Current Baseline)



DAYLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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156 Uxbridge Road

R2/90	ASSUMED_RESI	W3/90	29.93	28.95	0.98	3.27
R4/90	ASSUMED_RESI	W9/90	8.86	7.54	1.32	14.90
R6/90	ASSUMED_RESI	W15/90	25.91	24.81	1.10	4.25
R6/90	ASSUMED_RESI	W16/90	32.86	31.91	0.95	2.89
R6/90	ASSUMED_RESI	W17/90	32.62	32.46	0.16	0.49
R1/91	ASSUMED_RESI	W1/91	32.31	31.13	1.18	3.65
R2/91	ASSUMED_RESI	W2/91	31.74	30.50	1.24	3.91
R3/91	ASSUMED_RESI	W3/91	32.18	30.81	1.37	4.26
R4/91	ASSUMED_RESI	W4/91	32.05	30.59	1.46	4.56
R5/91	ASSUMED_RESI	W5/91	31.83	30.24	1.59	5.00
R5/91	ASSUMED_RESI	W6/91	28.49	27.44	1.05	3.69
R6/91	ASSUMED_RESI	W7/91	28.77	27.86	0.91	3.16

152-154 Uxbridge Road

R1/81	ASSUMED_RESI	W1/81	37.56	37.56	0.00	0.00
R1/81	ASSUMED_RESI	W2/81	37.70	37.70	0.00	0.00
R1/81	ASSUMED_RESI	W3/81	37.54	37.54	0.00	0.00
R1/81	ASSUMED_RESI	W4/81	37.32	35.50	1.82	4.88
R1/81	ASSUMED_RESI	W5/81	35.12	30.05	5.07	14.44
R1/81	ASSUMED_RESI	W6/81	35.14	29.81	5.33	15.17
R1/81	ASSUMED_RESI	W7/81	34.92	29.37	5.55	15.89
R1/82	ASSUMED_RESI	W1/82	35.78	35.78	0.00	0.00
R1/82	ASSUMED_RESI	W2/82	33.91	29.03	4.88	14.39

148-150 Uxbridge Road

R1/71	ASSUMED_RESI	W1/71	33.79	27.69	6.10	18.05
R2/71	ASSUMED_RESI	W2/71	33.58	27.14	6.44	19.18
R1/72	ASSUMED_RESI	W1/72	32.43	26.69	5.74	17.70

144-146 Uxbridge Road

R1/61	ASSUMED_RESI	W1/61	33.59	26.59	7.00	20.84
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DAYLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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R2/61	ASSUMED_RESI	W2/61	33.61	26.28	7.33	21.81
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R1/62	ASSUMED_RESI	W1/62	32.28	25.72	6.56	20.32
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140-142 Uxbridge Road

R1/51	ASSUMED_RESI	W1/51	33.15	25.35	7.80	23.53
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R2/51	ASSUMED_RESI	W2/51	33.09	24.96	8.13	24.57
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R1/52	ASSUMED_RESI	W1/52	32.73	25.49	7.24	22.12
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136-138 Uxbridge Road

R1/41	ASSUMED_RESI	W1/41	33.14	24.69	8.45	25.50
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R2/41	ASSUMED_RESI	W2/41	33.34	24.84	8.50	25.49
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R1/42	ASSUMED_RESI	W1/42	32.85	24.95	7.90	24.05
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132-134 Uxbridge Road

R1/31	ASSUMED_RESI	W1/31	34.19	25.44	8.75	25.59
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R2/31	ASSUMED_RESI	W2/31	34.52	25.62	8.90	25.78
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R3/31	ASSUMED_RESI	W3/31	34.24	25.43	8.81	25.73
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R1/32	ASSUMED_RESI	W1/32	32.87	24.63	8.24	25.07
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128-130 Uxbridge Road

R1/21	ASSUMED_RESI	W1/21	33.47	24.61	8.86	26.47
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R2/21	ASSUMED_RESI	W2/21	33.50	24.56	8.94	26.69
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R1/22	ASSUMED_RESI	W1/22	33.39	25.21	8.18	24.50
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R2/22	ASSUMED_RESI	W2/22	33.41	25.14	8.27	24.75
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124-126 Uxbridge Road

R1/11	ASSUMED_RESI	W1/11	34.46	25.54	8.92	25.89
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R2/11	ASSUMED_RESI	W2/11	34.52	25.82	8.70	25.20
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DAYLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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R1/12	ASSUMED_RESI	W1/12	32.53	24.50	8.03	24.68
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R2/12	ASSUMED_RESI	W2/12	32.54	24.66	7.88	24.22
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60-122 Uxbridge Road

R1/200	JMED_RESI_HALF_DE	W1/200	34.48	34.46	0.02	0.06
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R2/200	ASSUMED_RESI	W2/200	33.58	33.56	0.02	0.06
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R5/200	JMED_RESI_HALF_DE	W5/200	34.93	34.51	0.42	1.20
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R6/200	JMED_RESI_HALF_DE	W6/200	34.07	33.72	0.35	1.03
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R7/200	JMED_RESI_HALF_DE	W7/200	32.57	32.31	0.26	0.80
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R9/200	JMED_RESI_HALF_DE	W9/200	28.81	28.56	0.25	0.87
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R10/200	ASSUMED_RESI	W10/200	20.02	18.79	1.23	6.14
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R11/200	ASSUMED_RESI	W11/200	28.10	26.53	1.57	5.59
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R12/200	ASSUMED_RESI	W12/200	31.41	29.27	2.14	6.81
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R13/200	ASSUMED_RESI	W13/200	32.77	30.48	2.29	6.99
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R14/200	ASSUMED_RESI	W14/200	33.11	30.86	2.25	6.80
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R15/200	ASSUMED_RESI	W15/200	33.05	30.73	2.32	7.02
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R16/200	ASSUMED_RESI	W16/200	32.46	30.22	2.24	6.90
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R17/200	ASSUMED_RESI	W17/200	30.81	28.64	2.17	7.04
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R18/200	ASSUMED_RESI	W18/200	27.71	25.55	2.16	7.80
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R19/200	ASSUMED_RESI	W19/200	18.82	16.78	2.04	10.84
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R20/200	ASSUMED_RESI	W20/200	27.83	26.80	1.03	3.70
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R22/200	ASSUMED_RESI	W22/200	31.69	30.54	1.15	3.63
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R23/200	ASSUMED_RESI	W23/200	32.99	31.71	1.28	3.88
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R25/200	ASSUMED_RESI	W25/200	33.67	32.24	1.43	4.25
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R26/200	ASSUMED_RESI	W26/200	34.24	32.66	1.58	4.61
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DAYLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R27/200	ASSUMED_RESI	W27/200	34.53	32.79	1.74	5.04
R27/200	ASSUMED_RESI	W28/200	34.54	31.72	2.82	8.16
R28/200	ASSUMED_RESI	W29/200	34.77	32.19	2.58	7.42
R29/200	ASSUMED_RESI	W30/200	35.13	32.99	2.14	6.09
R30/200	ASSUMED_RESI	W31/200	35.30	33.34	1.96	5.55
R31/200	ASSUMED_RESI	W32/200	35.44	33.61	1.83	5.16
R32/200	ASSUMED_RESI	W33/200	35.63	33.90	1.73	4.86
R1/201	JMED_RESI_HALF_DE	W1/201	30.56	30.47	0.09	0.29
R2/201	JMED_RESI_HALF_DE	W2/201	29.73	29.73	0.00	0.00
R2/201	JMED_RESI_HALF_DE	W3/201	26.49	23.78	2.71	10.23
R3/201	JMED_RESI_HALF_DE	W4/201	31.75	31.38	0.37	1.17
R4/201	JMED_RESI_HALF_DE	W5/201	31.29	30.97	0.32	1.02
R5/201	JMED_RESI_HALF_DE	W6/201	30.41	30.18	0.23	0.76
R6/201	JMED_RESI_HALF_DE	W7/201	28.81	28.59	0.22	0.76
R7/201	JMED_RESI_HALF_DE	W8/201	25.51	25.32	0.19	0.74
R8/201	ASSUMED_RESI	W9/201	21.14	19.72	1.42	6.72
R9/201	ASSUMED_RESI	W10/201	27.14	25.12	2.02	7.44
R10/201	ASSUMED_RESI	W11/201	28.38	26.10	2.28	8.03
R11/201	ASSUMED_RESI	W12/201	28.79	26.56	2.23	7.75
R12/201	ASSUMED_RESI	W13/201	29.12	26.81	2.31	7.93
R13/201	ASSUMED_RESI	W14/201	29.26	27.05	2.21	7.55
R14/201	ASSUMED_RESI	W15/201	29.25	26.98	2.27	7.76
R15/201	ASSUMED_RESI	W16/201	28.92	26.76	2.16	7.47
R16/201	ASSUMED_RESI	W17/201	28.58	26.39	2.19	7.66



DAYLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R17/201	ASSUMED_RESI	W18/201	27.97	25.90	2.07	7.40
R18/201	ASSUMED_RESI	W19/201	26.79	24.73	2.06	7.69
R19/201	ASSUMED_RESI	W20/201	20.76	18.80	1.96	9.44
R20/201	ASSUMED_RESI	W21/201	25.50	24.56	0.94	3.69
R21/201	ASSUMED_RESI	W22/201	29.11	28.14	0.97	3.33
R22/201	ASSUMED_RESI	W23/201	30.75	29.67	1.08	3.51
R23/201	ASSUMED_RESI	W24/201	31.44	30.24	1.20	3.82
R24/201	ASSUMED_RESI	W25/201	31.76	30.42	1.34	4.22
R25/201	ASSUMED_RESI	W26/201	31.97	30.49	1.48	4.63
R26/201	ASSUMED_RESI	W27/201	31.96	30.47	1.49	4.66
R27/201	ASSUMED_RESI	W28/201	32.11	30.45	1.66	5.17
R27/201	ASSUMED_RESI	W29/201	30.00	27.31	2.69	8.97
R28/201	ASSUMED_RESI	W30/201	30.15	27.68	2.47	8.19
R29/201	ASSUMED_RESI	W31/201	30.30	28.04	2.26	7.46
R30/201	ASSUMED_RESI	W32/201	30.44	28.38	2.06	6.77
R31/201	ASSUMED_RESI	W33/201	30.59	28.71	1.88	6.15
R32/201	ASSUMED_RESI	W34/201	30.73	28.97	1.76	5.73
R33/201	ASSUMED_RESI	W35/201	30.91	29.26	1.65	5.34



NSL ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22

NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
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156 Uxbridge Road

R2/90	ASSUMED_RESI	156.6	154.9	154.9	0.0	0.0
R4/90	ASSUMED_RESI	171.8	168.9	168.9	0.0	0.0
R6/90	ASSUMED_RESI	147.1	146.2	146.2	0.0	0.0
R1/91	ASSUMED_RESI	89.3	88.7	88.7	0.0	0.0
R2/91	ASSUMED_RESI	157.3	156.5	156.5	0.0	0.0
R3/91	ASSUMED_RESI	84.9	84.5	84.5	0.0	0.0
R4/91	ASSUMED_RESI	148.9	148.3	148.3	0.0	0.0
R5/91	ASSUMED_RESI	151.3	151.2	151.2	0.0	0.0
R6/91	ASSUMED_RESI	150.5	142.9	142.9	0.0	0.0

152-154 Uxbridge Road

R1/81	ASSUMED_RESI	494.9	494.9	494.7	0.2	0.0
R1/82	ASSUMED_RESI	494.9	468.9	468.2	0.7	0.1

148-150 Uxbridge Road

R1/71	ASSUMED_RESI	124.2	120.8	100.1	20.7	17.1
R2/71	ASSUMED_RESI	128.5	127.3	103.9	23.4	18.4
R1/72	ASSUMED_RESI	257.3	229.6	181.3	48.3	21.0

144-146 Uxbridge Road

R1/61	ASSUMED_RESI	123.7	122.4	92.9	29.6	24.2
R2/61	ASSUMED_RESI	123.9	122.7	88.6	34.1	27.8
R1/62	ASSUMED_RESI	252.2	227.7	166.0	61.7	27.1

140-142 Uxbridge Road

R1/51	ASSUMED_RESI	123.5	122.3	80.1	42.2	34.5
R2/51	ASSUMED_RESI	127.9	126.1	81.3	44.7	35.4
R1/52	ASSUMED_RESI	255.9	236.6	159.3	77.3	32.7

136-138 Uxbridge Road

R1/41	ASSUMED_RESI	124.2	121.0	75.9	45.1	37.3
R2/41	ASSUMED_RESI	124.3	121.4	77.9	43.5	35.8
R1/42	ASSUMED_RESI	253.1	234.5	147.5	87.0	37.1

132-134 Uxbridge Road

R1/31	ASSUMED_RESI	88.3	76.4	61.8	14.7	19.2
R2/31	ASSUMED_RESI	79.8	79.7	76.4	3.2	4.0
R3/31	ASSUMED_RESI	90.4	86.8	69.8	17.1	19.7
R1/32	ASSUMED_RESI	267.5	258.4	219.0	39.4	15.2



NSL ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22

NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
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128-130 Uxbridge Road

R1/21	ASSUMED_RESI	157.8	154.2	126.1	28.1	18.2
R2/21	ASSUMED_RESI	157.8	154.3	128.1	26.2	17.0
R1/22	ASSUMED_RESI	157.8	151.9	121.3	30.7	20.2
R2/22	ASSUMED_RESI	157.8	154.3	124.6	29.7	19.2

124-126 Uxbridge Road

R1/11	ASSUMED_RESI	159.3	156.6	141.7	14.9	9.5
R2/11	ASSUMED_RESI	146.9	144.5	127.7	16.8	11.6
R1/12	ASSUMED_RESI	159.3	154.7	141.8	12.9	8.3
R2/12	ASSUMED_RESI	146.9	143.3	123.2	20.1	14.0

60-122 Uxbridge Road

R1/200	ASSUMED_RESI_HALF_DEPTH	114.6	112.3	112.3	0.0	0.0
R2/200	ASSUMED_RESI	90.5	85.9	85.9	0.0	0.0
R5/200	ASSUMED_RESI_HALF_DEPTH	89.6	87.5	87.5	0.0	0.0
R6/200	ASSUMED_RESI_HALF_DEPTH	144.7	140.3	140.3	0.0	0.0
R7/200	ASSUMED_RESI_HALF_DEPTH	112.8	109.6	109.6	0.0	0.0
R9/200	ASSUMED_RESI_HALF_DEPTH	104.8	102.6	102.6	0.0	0.0
R10/200	ASSUMED_RESI	105.9	86.1	73.2	12.9	15.0
R11/200	ASSUMED_RESI	128.1	126.9	113.2	13.7	10.8
R12/200	ASSUMED_RESI	117.1	116.5	105.3	11.3	9.7
R13/200	ASSUMED_RESI	144.5	142.6	126.4	16.2	11.4
R14/200	ASSUMED_RESI	161.4	158.8	145.5	13.3	8.4
R15/200	ASSUMED_RESI	161.2	158.8	144.7	14.1	8.9
R16/200	ASSUMED_RESI	146.1	144.2	136.4	7.9	5.5
R17/200	ASSUMED_RESI	116.7	116.0	110.3	5.7	4.9
R18/200	ASSUMED_RESI	127.5	126.3	121.3	5.0	4.0
R19/200	ASSUMED_RESI	104.6	97.3	97.0	0.3	0.3
R20/200	ASSUMED_RESI	138.5	136.5	136.5	0.0	0.0
R22/200	ASSUMED_RESI	153.9	150.7	150.7	0.0	0.0
R23/200	ASSUMED_RESI	158.5	155.0	153.5	1.5	1.0
R25/200	ASSUMED_RESI	177.6	172.8	172.8	0.0	0.0
R26/200	ASSUMED_RESI	183.2	173.5	170.2	3.3	1.9
R27/200	ASSUMED_RESI	136.6	136.6	136.6	0.0	0.0
R28/200	ASSUMED_RESI	225.4	207.6	190.8	16.8	8.1
R29/200	ASSUMED_RESI	191.6	186.7	178.7	8.0	4.3
R30/200	ASSUMED_RESI	178.4	175.2	171.8	3.3	1.9
R31/200	ASSUMED_RESI	154.6	152.4	152.4	0.0	0.0
R32/200	ASSUMED_RESI	149.0	147.2	147.2	0.0	0.0
R1/201	ASSUMED_RESI_HALF_DEPTH	149.1	144.3	144.2	0.2	0.1
R2/201	ASSUMED_RESI_HALF_DEPTH	144.8	142.4	142.4	0.0	0.0
R3/201	ASSUMED_RESI_HALF_DEPTH	140.5	136.2	136.1	0.2	0.1



NSL ANALYSIS

Hyatt Place, Southall

Existing vs Proposed Scheme 20/07/22

NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R4/201	ASSUMED_RESI_HALF_DEPTH	144.7	140.3	139.5	0.7	0.5
R5/201	ASSUMED_RESI_HALF_DEPTH	138.4	134.1	134.1	0.0	0.0
R6/201	ASSUMED_RESI_HALF_DEPTH	104.0	100.5	100.5	0.0	0.0
R7/201	ASSUMED_RESI_HALF_DEPTH	86.3	84.8	84.8	0.0	0.0
R8/201	ASSUMED_RESI	105.9	104.9	94.5	10.4	9.9
R9/201	ASSUMED_RESI	128.1	126.9	117.7	9.2	7.2
R10/201	ASSUMED_RESI	107.3	106.9	100.3	6.6	6.2
R11/201	ASSUMED_RESI	103.0	102.5	94.7	7.8	7.6
R12/201	ASSUMED_RESI	135.9	134.1	122.3	11.8	8.8
R13/201	ASSUMED_RESI	161.4	158.8	149.7	9.1	5.7
R14/201	ASSUMED_RESI	161.2	158.8	148.4	10.4	6.5
R15/201	ASSUMED_RESI	129.7	128.3	124.5	3.8	3.0
R16/201	ASSUMED_RESI	102.4	101.9	98.2	3.7	3.6
R17/201	ASSUMED_RESI	107.3	106.9	102.2	4.7	4.4
R18/201	ASSUMED_RESI	127.5	126.4	122.5	3.8	3.0
R19/201	ASSUMED_RESI	104.6	103.6	102.4	1.3	1.3
R20/201	ASSUMED_RESI	110.8	109.4	109.4	0.0	0.0
R21/201	ASSUMED_RESI	142.5	138.3	138.3	0.0	0.0
R22/201	ASSUMED_RESI	190.6	185.2	183.6	1.6	0.9
R23/201	ASSUMED_RESI	188.9	182.2	179.7	2.5	1.4
R24/201	ASSUMED_RESI	152.6	149.8	147.8	1.9	1.3
R25/201	ASSUMED_RESI	117.9	116.6	116.6	0.0	0.0
R26/201	ASSUMED_RESI	123.6	122.2	122.1	0.1	0.1
R27/201	ASSUMED_RESI	136.6	136.5	136.5	0.0	0.0
R28/201	ASSUMED_RESI	188.8	184.5	177.4	7.1	3.8
R29/201	ASSUMED_RESI	156.8	154.6	151.2	3.4	2.2
R30/201	ASSUMED_RESI	160.0	157.1	150.8	6.3	4.0
R31/201	ASSUMED_RESI	178.4	175.2	173.1	2.0	1.1
R32/201	ASSUMED_RESI	154.6	152.4	152.4	0.0	0.0
R33/201	ASSUMED_RESI	149.0	147.2	147.2	0.0	0.0



SUNLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
156 Uxbridge Road														
R2/90	W3/90	ASSUMED_RESI	19	54	19	54	0.0	0.0	19	54	19	54	0.0	0.0
R4/90	W9/90	ASSUMED_RESI	10	10	8	8	20.0	20.0	10	10	8	8	20.0	20.0
R6/90	W15/90	ASSUMED_RESI	15	57	12	54	20.0	5.3						
R6/90	W16/90	ASSUMED_RESI	17	54	14	51	17.6	5.6						
R6/90	W17/90	ASSUMED_RESI	8	39	7	38	12.5	2.6	17	59	14	56	17.6	5.1
R1/91	W1/91	ASSUMED_RESI	24	68	24	68	0.0	0.0	24	68	24	68	0.0	0.0
R2/91	W2/91	ASSUMED_RESI	22	65	22	65	0.0	0.0	22	65	22	65	0.0	0.0
R3/91	W3/91	ASSUMED_RESI	24	68	24	68	0.0	0.0	24	68	24	68	0.0	0.0
R4/91	W4/91	ASSUMED_RESI	25	68	24	67	4.0	1.5	25	68	24	67	4.0	1.5
R5/91	W5/91	ASSUMED_RESI	27	70	26	69	3.7	1.4						
R5/91	W6/91	ASSUMED_RESI	14	44	13	43	7.1	2.3	28	95	27	94	3.6	1.1
R6/91	W7/91	ASSUMED_RESI	14	44	13	43	7.1	2.3	14	44	13	43	7.1	2.3



SUNLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		

152-154 Uxbridge Road

R1/81	W1/81	ASSUMED_RESI	7	31	7	31	0.0	0.0						
R1/81	W2/81	ASSUMED_RESI	7	29	7	29	0.0	0.0						
R1/81	W3/81	ASSUMED_RESI	7	28	7	28	0.0	0.0						
R1/81	W4/81	ASSUMED_RESI	16	49	10	43	37.5	12.2						
R1/81	W5/81	ASSUMED_RESI	23	73	17	67	26.1	8.2						
R1/81	W6/81	ASSUMED_RESI	23	72	17	66	26.1	8.3						
R1/81	W7/81	ASSUMED_RESI	23	70	16	63	30.4	10.0	24	74	17	67	29.2	9.5
R1/82	W1/82	ASSUMED_RESI	3	21	3	21	0.0	0.0						
R1/82	W2/82	ASSUMED_RESI	21	64	17	60	19.0	6.3	21	65	17	61	19.0	6.2

148-150 Uxbridge Road

R1/71	W1/71	ASSUMED_RESI	23	70	16	63	30.4	10.0	23	70	16	63	30.4	10.0
R2/71	W2/71	ASSUMED_RESI	23	70	15	62	34.8	11.4	23	70	15	62	34.8	11.4
R1/72	W1/72	ASSUMED_RESI	23	66	15	58	34.8	12.1	23	66	15	58	34.8	12.1



SUNLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
144-146 Uxbridge Road														
R1/61	W1/61	ASSUMED_RESI	24	71	13	60	45.8	15.5	24	71	13	60	45.8	15.5
R2/61	W2/61	ASSUMED_RESI	23	70	12	59	47.8	15.7	23	70	12	59	47.8	15.7
R1/62	W1/62	ASSUMED_RESI	23	67	14	58	39.1	13.4	23	67	14	58	39.1	13.4
140-142 Uxbridge Road														
R1/51	W1/51	ASSUMED_RESI	22	68	12	58	45.5	14.7	22	68	12	58	45.5	14.7
R2/51	W2/51	ASSUMED_RESI	23	69	13	58	43.5	15.9	23	69	13	58	43.5	15.9
R1/52	W1/52	ASSUMED_RESI	23	68	13	58	43.5	14.7	23	68	13	58	43.5	14.7
136-138 Uxbridge Road														
R1/41	W1/41	ASSUMED_RESI	23	70	14	60	39.1	14.3	23	70	14	60	39.1	14.3
R2/41	W2/41	ASSUMED_RESI	22	70	15	62	31.8	11.4	22	70	15	62	31.8	11.4
R1/42	W1/42	ASSUMED_RESI	22	67	15	60	31.8	10.4	22	67	15	60	31.8	10.4



SUNLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		

132-134 Uxbridge Road

R1/31	W1/31	ASSUMED_RESI	22	71	15	63	31.8	11.3	22	71	15	63	31.8	11.3
R2/31	W2/31	ASSUMED_RESI	23	71	15	62	34.8	12.7	23	71	15	62	34.8	12.7
R3/31	W3/31	ASSUMED_RESI	22	68	13	58	40.9	14.7	22	68	13	58	40.9	14.7
R1/32	W1/32	ASSUMED_RESI	21	62	14	54	33.3	12.9	21	62	14	54	33.3	12.9

128-130 Uxbridge Road

R1/21	W1/21	ASSUMED_RESI	23	69	11	53	52.2	23.2	23	69	11	53	52.2	23.2
R2/21	W2/21	ASSUMED_RESI	25	72	14	59	44.0	18.1	25	72	14	59	44.0	18.1
R1/22	W1/22	ASSUMED_RESI	22	66	11	51	50.0	22.7	22	66	11	51	50.0	22.7
R2/22	W2/22	ASSUMED_RESI	24	69	15	57	37.5	17.4	24	69	15	57	37.5	17.4



SUNLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		

124-126 Uxbridge Road

R1/11	W1/11	ASSUMED_RESI	24	73	14	60	41.7	17.8	24	73	14	60	41.7	17.8
R2/11	W2/11	ASSUMED_RESI	24	71	15	59	37.5	16.9	24	71	15	59	37.5	16.9
R1/12	W1/12	ASSUMED_RESI	23	68	15	56	34.8	17.6	23	68	15	56	34.8	17.6
R2/12	W2/12	ASSUMED_RESI	21	62	12	48	42.9	22.6	21	62	12	48	42.9	22.6

60-122 Uxbridge Road

R5/200	W5/200	SUMED_RESI_HALF_DEF	21	64	20	63	4.8	1.6	21	64	20	63	4.8	1.6
R6/200	W6/200	SUMED_RESI_HALF_DEF	21	63	20	62	4.8	1.6	21	63	20	62	4.8	1.6
R7/200	W7/200	SUMED_RESI_HALF_DEF	21	61	20	60	4.8	1.6	21	61	20	60	4.8	1.6
R9/200	W9/200	SUMED_RESI_HALF_DEF	21	56	20	55	4.8	1.8	21	56	20	55	4.8	1.8
R10/200	W10/200	ASSUMED_RESI	20	45	19	44	5.0	2.2	20	45	19	44	5.0	2.2
R11/200	W11/200	ASSUMED_RESI	21	56	19	54	9.5	3.6	21	56	19	54	9.5	3.6



SUNLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R12/200	W12/200	ASSUMED_RESI	23	61	20	58	13.0	4.9	23	61	20	58	13.0	4.9
R13/200	W13/200	ASSUMED_RESI	21	63	20	61	4.8	3.2	21	63	20	61	4.8	3.2
R14/200	W14/200	ASSUMED_RESI	22	64	20	62	9.1	3.1	22	64	20	62	9.1	3.1
R15/200	W15/200	ASSUMED_RESI	21	65	18	62	14.3	4.6	21	65	18	62	14.3	4.6
R16/200	W16/200	ASSUMED_RESI	20	65	14	59	30.0	9.2	20	65	14	59	30.0	9.2
R17/200	W17/200	ASSUMED_RESI	17	62	12	57	29.4	8.1	17	62	12	57	29.4	8.1
R18/200	W18/200	ASSUMED_RESI	12	54	9	51	25.0	5.6	12	54	9	51	25.0	5.6
R19/200	W19/200	ASSUMED_RESI	6	30	4	27	33.3	10.0	6	30	4	27	33.3	10.0
R27/200	W27/200	ASSUMED_RESI	3	25	0	21	100.0	16.0						
R27/200	W28/200	ASSUMED_RESI	24	68	23	63	4.2	7.4	24	68	23	66	4.2	2.9
R28/200	W29/200	ASSUMED_RESI	25	68	24	65	4.0	4.4	25	68	24	65	4.0	4.4
R29/200	W30/200	ASSUMED_RESI	25	70	24	66	4.0	5.7	25	70	24	66	4.0	5.7



SUNLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter	Annual	Winter	Annual			Winter	Annual	Winter	Annual		
			APSH	APSH	APSH	APSH			APSH	APSH	APSH	APSH		
R30/200	W31/200	ASSUMED_RESI	25	70	24	65	4.0	7.1	25	70	24	65	4.0	7.1
R31/200	W32/200	ASSUMED_RESI	25	70	24	65	4.0	7.1	25	70	24	65	4.0	7.1
R32/200	W33/200	ASSUMED_RESI	25	71	24	67	4.0	5.6	25	71	24	67	4.0	5.6
R2/201	W2/201	SUMED_RESI_HALF_DEF	0	16	0	16	-	0.0						
R2/201	W3/201	SUMED_RESI_HALF_DEF	20	56	17	53	15.0	5.4	20	58	17	55	15.0	5.2
R3/201	W4/201	SUMED_RESI_HALF_DEF	21	56	20	55	4.8	1.8	21	56	20	55	4.8	1.8
R4/201	W5/201	SUMED_RESI_HALF_DEF	21	56	20	55	4.8	1.8	21	56	20	55	4.8	1.8
R5/201	W6/201	SUMED_RESI_HALF_DEF	21	55	20	54	4.8	1.8	21	55	20	54	4.8	1.8
R6/201	W7/201	SUMED_RESI_HALF_DEF	21	52	20	51	4.8	1.9	21	52	20	51	4.8	1.9
R7/201	W8/201	SUMED_RESI_HALF_DEF	20	49	20	49	0.0	0.0	20	49	20	49	0.0	0.0
R8/201	W9/201	ASSUMED_RESI	19	44	19	44	0.0	0.0	19	44	19	44	0.0	0.0
R9/201	W10/201	ASSUMED_RESI	20	52	18	50	10.0	3.8	20	52	18	50	10.0	3.8



SUNLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R10/201	W11/201	ASSUMED_RESI	22	57	18	53	18.2	7.0	22	57	18	53	18.2	7.0
R11/201	W12/201	ASSUMED_RESI	22	58	18	54	18.2	6.9	22	58	18	54	18.2	6.9
R12/201	W13/201	ASSUMED_RESI	21	58	18	55	14.3	5.2	21	58	18	55	14.3	5.2
R13/201	W14/201	ASSUMED_RESI	21	58	18	55	14.3	5.2	21	58	18	55	14.3	5.2
R14/201	W15/201	ASSUMED_RESI	23	62	18	57	21.7	8.1	23	62	18	57	21.7	8.1
R15/201	W16/201	ASSUMED_RESI	24	63	18	57	25.0	9.5	24	63	18	57	25.0	9.5
R16/201	W17/201	ASSUMED_RESI	23	62	18	57	21.7	8.1	23	62	18	57	21.7	8.1
R17/201	W18/201	ASSUMED_RESI	20	59	16	55	20.0	6.8	20	59	16	55	20.0	6.8
R18/201	W19/201	ASSUMED_RESI	19	58	16	55	15.8	5.2	19	58	16	55	15.8	5.2
R19/201	W20/201	ASSUMED_RESI	8	43	6	41	25.0	4.7	8	43	6	41	25.0	4.7
R27/201	W28/201	ASSUMED_RESI	3	17	0	13	100.0	23.5						
R27/201	W29/201	ASSUMED_RESI	23	60	22	56	4.3	6.7	23	60	22	58	4.3	3.3



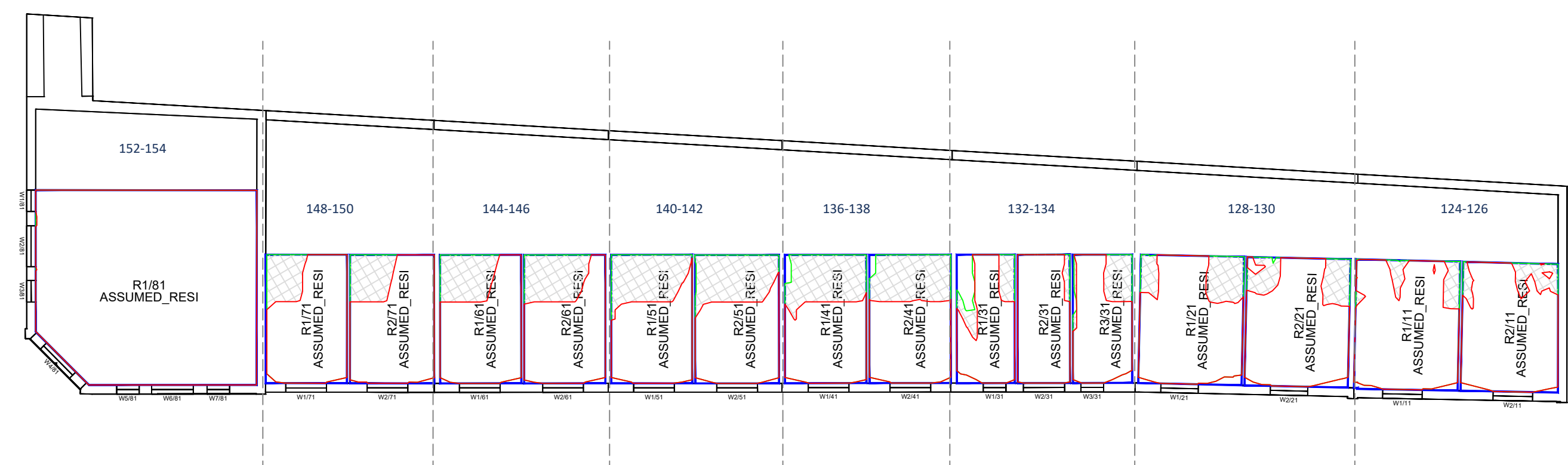
SUNLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22

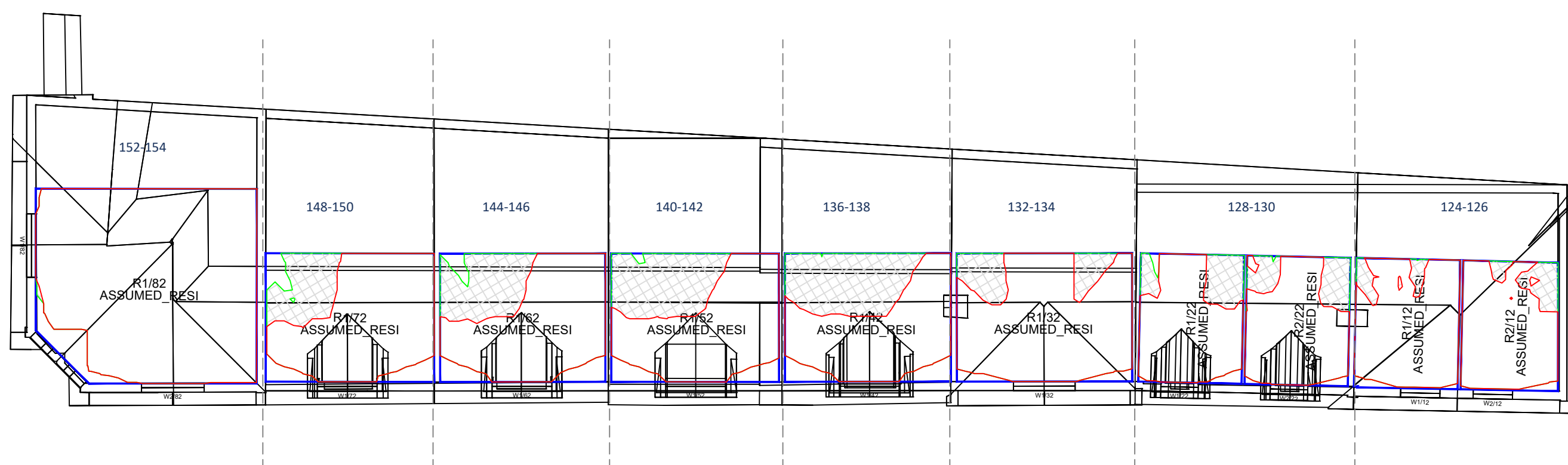
APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R28/201	W30/201	ASSUMED_RESI	23	60	22	57	4.3	5.0	23	60	22	57	4.3	5.0
R29/201	W31/201	ASSUMED_RESI	23	60	22	56	4.3	6.7	23	60	22	56	4.3	6.7
R30/201	W32/201	ASSUMED_RESI	23	60	22	56	4.3	6.7	23	60	22	56	4.3	6.7
R31/201	W33/201	ASSUMED_RESI	23	60	22	58	4.3	3.3	23	60	22	58	4.3	3.3
R32/201	W34/201	ASSUMED_RESI	23	61	22	58	4.3	4.9	23	61	22	58	4.3	4.9
R33/201	W35/201	ASSUMED_RESI	23	61	22	57	4.3	6.6	23	61	22	57	4.3	6.6

156 Uxbridge Road
1st Floor





Uxbridge Road
1st Floor



Uxbridge Road
2nd Floor

Sources: Point2 Point Cloud Survey Site Photography Local Planning Authority Various Surrounding Building Layouts/Massing Haptic Architects (Received 20/07/22) INF-HAP-ZZZ-ZZ-M3-A-00001.dwg		Key: Existing NSL Contour Proposed NSL Contour Region of Loss / Gain		Project: Hyatt Place, Southall		Title: No-Sky Line Contours Proposed Scheme	
Scheme Confirmed: -		Date: -		Drawn By: MG/EVJ/CJ		Scale: 1:150	
				Date: JULY 22		Dwg No: P2982/NSL 02	
						Rel: 08	





Sources: Point2
Point Cloud Survey
Site Photography

Local Planning Authority
Various Surrounding Building Layouts/Massing

Haptic Architects (Received 20/07/22)
INF-HAP-ZZZ-ZZ-M3-A-00001.dwg

Key:	
	Existing NSL Contour
	Proposed NSL Contour
	Region of Loss / Gain
Scheme Confirmed:	-
Date:	-

Project: Hyatt Place, Southall	
Drawn By:	MG/EVJ/CJ
Scale:	1:200
Date:	JULY 22

Title: No-Sky Line Contours Proposed Scheme	
Dwg No:	P2982/NSL 03
Rel:	08





Sources: Point2
Point Cloud Survey
Site Photography

Local Planning Authority
Various Surrounding Building Layouts/Massing

Haptic Architects (Received 20/07/22)
INF-HAP-ZZZ-ZZ-M3-A-00001.dwg

Key:

- Existing NSL Contour
- Proposed NSL Contour
- Region of Loss / Gain

Project: Hyatt Place, Southall

Title: No-Sky Line Contours
Proposed Scheme

Scheme Confirmed: -

Date: -

Drawn By: MG/EVJ/CJ

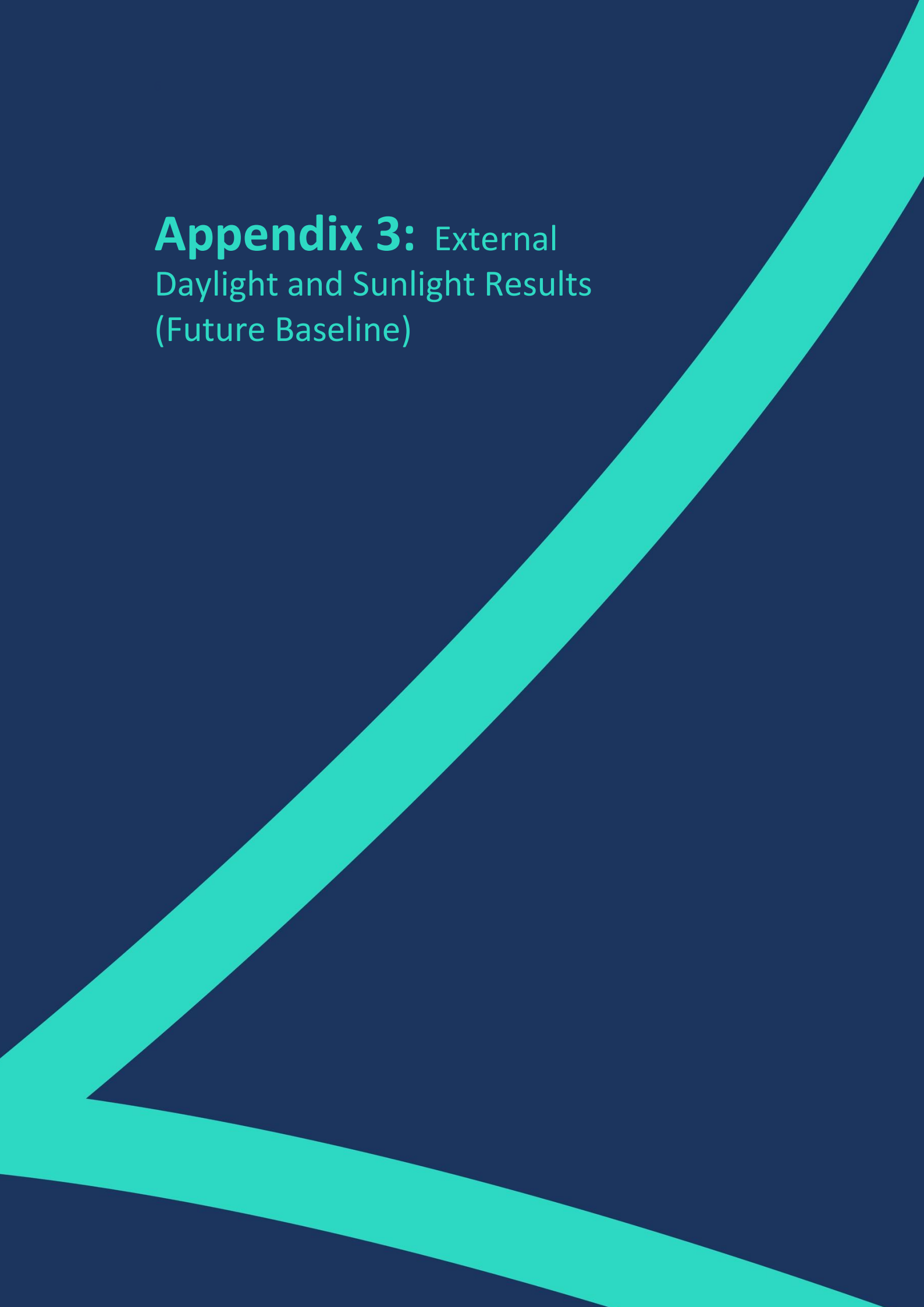
Scale: 1:200

Date: JULY 22

Dwg No: P2982/NSL 04

Rel: 08





Appendix 3: External Daylight and Sunlight Results (Future Baseline)



DAYLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22
Future Baseline

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
156 Uxbridge Road						
R2/90	ASSUMED_RESI	W3/90	29.93	28.95	0.98	3.27
R4/90	ASSUMED_RESI	W9/90	8.40	7.32	1.08	12.86
R6/90	ASSUMED_RESI	W15/90	25.46	24.55	0.91	3.57
R6/90	ASSUMED_RESI	W16/90	32.46	31.71	0.75	2.31
R6/90	ASSUMED_RESI	W17/90	32.50	32.40	0.10	0.31
R1/91	ASSUMED_RESI	W1/91	31.89	30.93	0.96	3.01
R2/91	ASSUMED_RESI	W2/91	31.29	30.26	1.03	3.29
R3/91	ASSUMED_RESI	W3/91	31.69	30.55	1.14	3.60
R4/91	ASSUMED_RESI	W4/91	31.52	30.31	1.21	3.84
R5/91	ASSUMED_RESI	W5/91	31.28	29.94	1.34	4.28
R5/91	ASSUMED_RESI	W6/91	27.86	27.06	0.80	2.87
R6/91	ASSUMED_RESI	W7/91	28.32	27.61	0.71	2.51
152-154 Uxbridge Road						
R1/81	ASSUMED_RESI	W1/81	37.56	37.56	0.00	0.00
R1/81	ASSUMED_RESI	W2/81	37.70	37.70	0.00	0.00
R1/81	ASSUMED_RESI	W3/81	37.54	37.54	0.00	0.00
R1/81	ASSUMED_RESI	W4/81	37.32	35.50	1.82	4.88
R1/81	ASSUMED_RESI	W5/81	34.31	29.61	4.70	13.70
R1/81	ASSUMED_RESI	W6/81	34.31	29.36	4.95	14.43
R1/81	ASSUMED_RESI	W7/81	34.05	28.88	5.17	15.18
R1/82	ASSUMED_RESI	W1/82	35.78	35.78	0.00	0.00
R1/82	ASSUMED_RESI	W2/82	33.11	28.59	4.52	13.65
148-150 Uxbridge Road						
R1/71	ASSUMED_RESI	W1/71	32.85	27.16	5.69	17.32
R2/71	ASSUMED_RESI	W2/71	32.57	26.56	6.01	18.45
R1/72	ASSUMED_RESI	W1/72	31.50	26.12	5.38	17.08
144-146 Uxbridge Road						
R1/61	ASSUMED_RESI	W1/61	32.51	25.96	6.55	20.15



DAYLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22
Future Baseline

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/61	ASSUMED_RESI	W2/61	32.45	25.55	6.90	21.26
R1/62	ASSUMED_RESI	W1/62	31.20	25.04	6.16	19.74
140-142 Uxbridge Road						
R1/51	ASSUMED_RESI	W1/51	31.90	24.54	7.36	23.07
R2/51	ASSUMED_RESI	W2/51	31.71	24.04	7.67	24.19
R1/52	ASSUMED_RESI	W1/52	31.49	24.64	6.85	21.75
136-138 Uxbridge Road						
R1/41	ASSUMED_RESI	W1/41	31.65	23.68	7.97	25.18
R2/41	ASSUMED_RESI	W2/41	31.77	23.70	8.07	25.40
R1/42	ASSUMED_RESI	W1/42	31.37	23.91	7.46	23.78
132-134 Uxbridge Road						
R1/31	ASSUMED_RESI	W1/31	32.45	24.14	8.31	25.61
R2/31	ASSUMED_RESI	W2/31	32.69	24.24	8.45	25.85
R3/31	ASSUMED_RESI	W3/31	32.31	23.97	8.34	25.81
R1/32	ASSUMED_RESI	W1/32	31.14	23.31	7.83	25.14
128-130 Uxbridge Road						
R1/21	ASSUMED_RESI	W1/21	31.46	22.99	8.47	26.92
R2/21	ASSUMED_RESI	W2/21	31.28	22.77	8.51	27.21
R1/22	ASSUMED_RESI	W1/22	31.48	23.66	7.82	24.84
R2/22	ASSUMED_RESI	W2/22	31.31	23.43	7.88	25.17
124-126 Uxbridge Road						
R1/11	ASSUMED_RESI	W1/11	31.98	23.40	8.58	26.83
R2/11	ASSUMED_RESI	W2/11	31.73	23.37	8.36	26.35



DAYLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22
Future Baseline

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/12	ASSUMED_RESI	W1/12	30.09	22.42	7.67	25.49
R2/12	ASSUMED_RESI	W2/12	29.98	22.41	7.57	25.25

60-122 Uxbridge Road

R1/200	JMED_RESI_HALF_DE	W1/200	34.48	34.46	0.02	0.06
R2/200	ASSUMED_RESI	W2/200	33.58	33.56	0.02	0.06
R5/200	JMED_RESI_HALF_DE	W5/200	32.62	32.21	0.41	1.26
R6/200	JMED_RESI_HALF_DE	W6/200	31.98	31.63	0.35	1.09
R7/200	JMED_RESI_HALF_DE	W7/200	30.64	30.37	0.27	0.88
R9/200	JMED_RESI_HALF_DE	W9/200	27.07	26.81	0.26	0.96
R10/200	ASSUMED_RESI	W10/200	17.66	16.43	1.23	6.96
R11/200	ASSUMED_RESI	W11/200	25.64	24.06	1.58	6.16
R12/200	ASSUMED_RESI	W12/200	28.84	26.70	2.14	7.42
R13/200	ASSUMED_RESI	W13/200	30.11	27.83	2.28	7.57
R14/200	ASSUMED_RESI	W14/200	30.44	28.20	2.24	7.36
R15/200	ASSUMED_RESI	W15/200	30.39	28.06	2.33	7.67
R16/200	ASSUMED_RESI	W16/200	29.89	27.64	2.25	7.53
R17/200	ASSUMED_RESI	W17/200	28.65	26.48	2.17	7.57
R18/200	ASSUMED_RESI	W18/200	26.40	24.23	2.17	8.22
R19/200	ASSUMED_RESI	W19/200	18.81	16.76	2.05	10.90
R20/200	ASSUMED_RESI	W20/200	27.83	26.80	1.03	3.70
R22/200	ASSUMED_RESI	W22/200	31.69	30.54	1.15	3.63
R23/200	ASSUMED_RESI	W23/200	32.99	31.71	1.28	3.88
R25/200	ASSUMED_RESI	W25/200	33.67	32.24	1.43	4.25
R26/200	ASSUMED_RESI	W26/200	34.24	32.66	1.58	4.61



DAYLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22
Future Baseline

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R27/200	ASSUMED_RESI	W27/200	34.53	32.79	1.74	5.04
R27/200	ASSUMED_RESI	W28/200	27.81	24.99	2.82	10.14
R28/200	ASSUMED_RESI	W29/200	27.63	25.08	2.55	9.23
R29/200	ASSUMED_RESI	W30/200	27.41	25.37	2.04	7.44
R30/200	ASSUMED_RESI	W31/200	27.25	25.50	1.75	6.42
R31/200	ASSUMED_RESI	W32/200	27.15	25.62	1.53	5.64
R32/200	ASSUMED_RESI	W33/200	27.26	25.90	1.36	4.99
R1/201	JMED_RESI_HALF_DE	W1/201	30.56	30.47	0.09	0.29
R2/201	JMED_RESI_HALF_DE	W2/201	29.73	29.73	0.00	0.00
R2/201	JMED_RESI_HALF_DE	W3/201	23.94	21.23	2.71	11.32
R3/201	JMED_RESI_HALF_DE	W4/201	29.53	29.16	0.37	1.25
R4/201	JMED_RESI_HALF_DE	W5/201	29.28	28.97	0.31	1.06
R5/201	JMED_RESI_HALF_DE	W6/201	28.55	28.32	0.23	0.81
R6/201	JMED_RESI_HALF_DE	W7/201	27.14	26.91	0.23	0.85
R7/201	JMED_RESI_HALF_DE	W8/201	23.92	23.73	0.19	0.79
R8/201	ASSUMED_RESI	W9/201	18.88	17.46	1.42	7.52
R9/201	ASSUMED_RESI	W10/201	24.78	22.76	2.02	8.15
R10/201	ASSUMED_RESI	W11/201	25.90	23.62	2.28	8.80
R11/201	ASSUMED_RESI	W12/201	26.23	24.00	2.23	8.50
R12/201	ASSUMED_RESI	W13/201	26.51	24.20	2.31	8.71
R13/201	ASSUMED_RESI	W14/201	26.59	24.38	2.21	8.31
R14/201	ASSUMED_RESI	W15/201	26.52	24.24	2.28	8.60
R15/201	ASSUMED_RESI	W16/201	26.20	24.04	2.16	8.24
R16/201	ASSUMED_RESI	W17/201	25.98	23.79	2.19	8.43



DAYLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22
Future Baseline

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R17/201	ASSUMED_RESI	W18/201	25.46	23.39	2.07	8.13
R18/201	ASSUMED_RESI	W19/201	24.54	22.48	2.06	8.39
R19/201	ASSUMED_RESI	W20/201	20.21	18.26	1.95	9.65
R20/201	ASSUMED_RESI	W21/201	25.50	24.56	0.94	3.69
R21/201	ASSUMED_RESI	W22/201	29.11	28.14	0.97	3.33
R22/201	ASSUMED_RESI	W23/201	30.75	29.67	1.08	3.51
R23/201	ASSUMED_RESI	W24/201	31.44	30.24	1.20	3.82
R24/201	ASSUMED_RESI	W25/201	31.76	30.42	1.34	4.22
R25/201	ASSUMED_RESI	W26/201	31.97	30.49	1.48	4.63
R26/201	ASSUMED_RESI	W27/201	31.96	30.47	1.49	4.66
R27/201	ASSUMED_RESI	W28/201	32.11	30.45	1.66	5.17
R27/201	ASSUMED_RESI	W29/201	23.45	20.75	2.70	11.51
R28/201	ASSUMED_RESI	W30/201	23.25	20.81	2.44	10.49
R29/201	ASSUMED_RESI	W31/201	23.11	20.91	2.20	9.52
R30/201	ASSUMED_RESI	W32/201	23.01	21.05	1.96	8.52
R31/201	ASSUMED_RESI	W33/201	22.86	21.18	1.68	7.35
R32/201	ASSUMED_RESI	W34/201	22.78	21.31	1.47	6.45
R33/201	ASSUMED_RESI	W35/201	22.89	21.58	1.31	5.72

15-17 Uxbridge Road

R1/111	STUDIO	W1/111	19.26	15.72	3.54	18.38
R1/111	STUDIO	W2/111	19.50	19.50	0.00	0.00
R2/111	STUDIO	W3/111	30.71	29.62	1.09	3.55
R2/111	STUDIO	W4/111	33.61	32.14	1.47	4.37
R3/111	STUDIO	W5/111	25.11	8.89	16.22	64.60
R3/111	STUDIO	W6/111	24.25	7.83	16.42	67.71
R5/111	STUDIO	W8/111	34.87	27.84	7.03	20.16



DAYLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22
Future Baseline

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R5/111	STUDIO	W9/111	35.34	29.52	5.82	16.47
R6/111	STUDIO	W10/111	30.84	27.90	2.94	9.53
R6/111	STUDIO	W11/111	28.54	24.88	3.66	12.82
R7/111	STUDIO	W12/111	36.55	33.49	3.06	8.37
R7/111	STUDIO	W13/111	36.86	34.32	2.54	6.89
R1/112	STUDIO	W1/112	19.50	16.29	3.21	16.46
R1/112	STUDIO	W2/112	19.69	19.69	0.00	0.00
R2/112	STUDIO	W3/112	30.73	29.76	0.97	3.16
R2/112	STUDIO	W4/112	33.76	32.44	1.32	3.91
R3/112	STUDIO	W5/112	26.19	10.46	15.73	60.06
R3/112	STUDIO	W6/112	25.37	9.39	15.98	62.99
R5/112	STUDIO	W8/112	35.60	29.16	6.44	18.09
R5/112	STUDIO	W9/112	36.06	30.88	5.18	14.36
R6/112	STUDIO	W10/112	27.45	24.94	2.51	9.14
R6/112	STUDIO	W11/112	25.35	22.35	3.00	11.83
R7/112	STUDIO	W12/112	37.22	34.57	2.65	7.12
R7/112	STUDIO	W13/112	37.51	35.32	2.19	5.84
R1/113	STUDIO	W1/113	26.34	23.55	2.79	10.59
R1/113	STUDIO	W2/113	23.67	20.70	2.97	12.55
R2/113	STUDIO	W3/113	19.61	16.79	2.82	14.38
R2/113	STUDIO	W4/113	23.54	22.95	0.59	2.51
R3/113	STUDIO	W5/113	28.27	27.83	0.44	1.56
R3/113	STUDIO	W6/113	25.63	25.63	0.00	0.00
R4/113	STUDIO	W7/113	35.69	34.04	1.65	4.62
R4/113	STUDIO	W8/113	36.73	34.56	2.17	5.91
R6/113	STUDIO	W10/113	24.90	10.43	14.47	58.11
R6/113	STUDIO	W11/113	24.43	9.87	14.56	59.60
R7/113	STUDIO	W12/113	36.92	33.78	3.14	8.50
R7/113	STUDIO	W13/113	37.26	34.65	2.61	7.00
R8/113	STUDIO	W14/113	31.70	30.91	0.79	2.49
R8/113	STUDIO	W15/113	30.35	28.67	1.68	5.54



DAYLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22
Future Baseline

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/114	STUDIO	W1/114	27.87	25.33	2.54	9.11
R1/114	STUDIO	W2/114	24.78	22.13	2.65	10.69
R2/114	STUDIO	W3/114	19.83	17.41	2.42	12.20
R2/114	STUDIO	W4/114	22.64	22.21	0.43	1.90
R3/114	STUDIO	W5/114	24.93	24.56	0.37	1.48
R3/114	STUDIO	W6/114	23.17	23.17	0.00	0.00
R4/114	STUDIO	W7/114	35.75	34.39	1.36	3.80
R4/114	STUDIO	W8/114	36.80	35.00	1.80	4.89
R6/114	STUDIO	W10/114	26.20	14.23	11.97	45.69
R6/114	STUDIO	W11/114	25.77	13.61	12.16	47.19
R7/114	STUDIO	W12/114	37.22	34.79	2.43	6.53
R7/114	STUDIO	W13/114	37.53	35.53	2.00	5.33
R8/114	STUDIO	W14/114	28.02	27.57	0.45	1.61
R8/114	STUDIO	W15/114	26.83	25.59	1.24	4.62
R1/115	STUDIO	W1/115	20.58	18.59	1.99	9.67
R1/115	STUDIO	W2/115	19.63	19.63	0.00	0.00
R2/115	STUDIO	W3/115	30.95	30.43	0.52	1.68
R2/115	STUDIO	W4/115	33.87	33.18	0.69	2.04
R3/115	STUDIO	W5/115	29.62	20.84	8.78	29.64
R3/115	STUDIO	W6/115	28.99	20.26	8.73	30.11
R5/115	STUDIO	W8/115	36.86	34.03	2.83	7.68
R5/115	STUDIO	W9/115	37.22	35.01	2.21	5.94
R6/115	STUDIO	W10/115	32.09	31.43	0.66	2.06
R6/115	STUDIO	W11/115	30.66	29.34	1.32	4.31
R7/115	STUDIO	W12/115	38.08	36.99	1.09	2.86
R7/115	STUDIO	W13/115	38.29	37.39	0.90	2.35
R1/116	STUDIO	W1/116	23.91	22.31	1.60	6.69
R1/116	STUDIO	W2/116	19.90	19.90	0.00	0.00
R2/116	STUDIO	W3/116	30.86	30.49	0.37	1.20
R2/116	STUDIO	W4/116	33.93	33.46	0.47	1.39
R3/116	STUDIO	W5/116	30.99	23.99	7.00	22.59
R3/116	STUDIO	W6/116	30.45	23.53	6.92	22.73



DAYLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22
Future Baseline

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R5/116	STUDIO	W8/116	37.30	35.32	1.98	5.31
R5/116	STUDIO	W9/116	37.61	36.06	1.55	4.12
R6/116	STUDIO	W10/116	33.06	32.76	0.30	0.91
R6/116	STUDIO	W11/116	31.90	30.97	0.93	2.92
R7/116	STUDIO	W12/116	38.34	37.51	0.83	2.16
R7/116	STUDIO	W13/116	38.52	37.81	0.71	1.84
R1/117	STUDIO	W1/117	39.62	39.62	0.00	0.00
R1/117	STUDIO	W2/117	39.62	39.62	0.00	0.00
R2/117	STUDIO	W3/117	36.40	34.01	2.39	6.57
R2/117	STUDIO	W4/117	36.15	33.62	2.53	7.00
R5/117	STUDIO	W9/117	38.88	38.36	0.52	1.34
R5/117	STUDIO	W10/117	38.96	38.54	0.42	1.08
R6/117	STUDIO	W11/117	31.69	31.69	0.00	0.00
R6/117	STUDIO	W12/117	31.36	31.12	0.24	0.77
R1/118	STUDIO	W1/118	39.62	39.62	0.00	0.00
R1/118	STUDIO	W2/118	39.62	39.62	0.00	0.00
R2/118	STUDIO	W3/118	37.18	35.04	2.14	5.76
R2/118	STUDIO	W4/118	37.00	34.75	2.25	6.08
R3/118	BEDROOM	W6/118	25.51	23.27	2.24	8.78
R3/118	BEDROOM	W7/118	25.32	23.11	2.21	8.73
R4/118	LKD	W5/118	36.51	34.03	2.48	6.79
R4/118	LKD	W8/118	36.42	33.84	2.58	7.08
R5/118	STUDIO	W9/118	39.08	38.59	0.49	1.25
R5/118	STUDIO	W10/118	39.13	38.73	0.40	1.02
R6/118	STUDIO	W11/118	27.98	27.98	0.00	0.00
R6/118	STUDIO	W12/118	27.75	27.53	0.22	0.79
R1/119	STUDIO	W1/119	31.42	31.42	0.00	0.00
R1/119	STUDIO	W2/119	31.42	31.42	0.00	0.00
R2/119	STUDIO	W3/119	39.62	39.62	0.00	0.00
R2/119	STUDIO	W4/119	39.62	39.62	0.00	0.00
R3/119	BEDROOM	W5/119	37.59	35.42	2.17	5.77



DAYLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22
Future Baseline

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/119	BEDROOM	W8/119	37.68	35.63	2.05	5.44
R4/119	LKD	W6/119	29.34	27.22	2.12	7.23
R4/119	LKD	W7/119	29.39	27.22	2.17	7.38
R5/119	STUDIO	W9/119	37.32	35.01	2.31	6.19
R5/119	STUDIO	W10/119	37.28	34.89	2.39	6.41
R6/119	STUDIO	W11/119	39.34	39.00	0.34	0.86
R6/119	STUDIO	W12/119	39.38	39.09	0.29	0.74
R1/120	STUDIO	W1/120	27.65	27.65	0.00	0.00
R1/120	STUDIO	W2/120	27.65	27.65	0.00	0.00
R2/120	STUDIO	W3/120	39.62	39.62	0.00	0.00
R2/120	STUDIO	W4/120	39.62	39.62	0.00	0.00
R3/120	BEDROOM	W5/120	38.42	36.54	1.88	4.89
R3/120	BEDROOM	W8/120	38.48	36.69	1.79	4.65
R4/120	LKD	W6/120	26.43	24.57	1.86	7.04
R4/120	LKD	W7/120	26.46	24.57	1.89	7.14
R5/120	STUDIO	W9/120	38.28	36.24	2.04	5.33
R5/120	STUDIO	W10/120	38.26	36.16	2.10	5.49
R6/120	STUDIO	W11/120	39.47	39.16	0.31	0.79
R6/120	STUDIO	W12/120	39.49	39.23	0.26	0.66
R1/121	STUDIO	W1/121	39.62	39.62	0.00	0.00
R1/121	STUDIO	W2/121	39.62	39.62	0.00	0.00
R2/121	STUDIO	W3/121	39.27	37.93	1.34	3.41
R2/121	STUDIO	W4/121	39.24	37.83	1.41	3.59
R3/121	BEDROOM	W6/121	32.20	30.75	1.45	4.50
R3/121	BEDROOM	W7/121	31.95	30.52	1.43	4.48
R4/121	LKD	W5/121	39.21	37.57	1.64	4.18
R4/121	LKD	W8/121	39.20	37.49	1.71	4.36
R5/121	STUDIO	W9/121	39.60	39.24	0.36	0.91
R5/121	STUDIO	W10/121	39.60	39.29	0.31	0.78
R6/121	STUDIO	W11/121	32.33	32.33	0.00	0.00
R6/121	STUDIO	W12/121	32.32	32.15	0.17	0.53



DAYLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22
Future Baseline

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/122	STUDIO	W1/122	39.62	39.62	0.00	0.00
R1/122	STUDIO	W2/122	39.62	39.62	0.00	0.00
R2/122	STUDIO	W3/122	39.62	38.81	0.81	2.04
R2/122	STUDIO	W4/122	39.62	38.76	0.86	2.17
R3/122	BEDROOM	W6/122	33.40	32.52	0.88	2.63
R3/122	BEDROOM	W7/122	33.12	32.26	0.86	2.60
R4/122	LKD	W5/122	39.62	38.64	0.98	2.47
R4/122	LKD	W8/122	39.62	38.61	1.01	2.55
R5/122	STUDIO	W9/122	39.62	39.43	0.19	0.48
R5/122	STUDIO	W10/122	39.62	39.46	0.16	0.40
R6/122	STUDIO	W11/122	33.12	33.12	0.00	0.00
R6/122	STUDIO	W12/122	33.12	33.04	0.08	0.24



DAYLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22
Future Baseline

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
156 Uxbridge Road								
R2/90	ASSUMED_RESI	W3/90	3.31	3.31	3.22	3.22	0.08	2.54
R4/90	ASSUMED_RESI	W9/90	1.30	1.30	1.19	1.19	0.10	7.87
R6/90	ASSUMED_RESI	W15/90	0.69		0.66			
R6/90	ASSUMED_RESI	W16/90	2.50		2.45			
R6/90	ASSUMED_RESI	W17/90	0.98	4.17	0.98	4.09	0.07	1.78
R1/91	ASSUMED_RESI	W1/91	2.37	2.37	2.30	2.30	0.07	2.83
R2/91	ASSUMED_RESI	W2/91	3.14	3.14	3.04	3.04	0.10	3.09
R3/91	ASSUMED_RESI	W3/91	2.46	2.46	2.37	2.37	0.08	3.30
R4/91	ASSUMED_RESI	W4/91	3.22	3.22	3.11	3.11	0.11	3.51
R5/91	ASSUMED_RESI	W5/91	2.95		2.83			
R5/91	ASSUMED_RESI	W6/91	1.49	4.44	1.46	4.29	0.15	3.45
R6/91	ASSUMED_RESI	W7/91	1.51	1.51	1.48	1.48	0.03	1.99
152-154 Uxbridge Road								
R1/81	ASSUMED_RESI	W1/81	0.47		0.47			
R1/81	ASSUMED_RESI	W2/81	0.99		0.99			
R1/81	ASSUMED_RESI	W3/81	0.46		0.46			
R1/81	ASSUMED_RESI	W4/81	1.03		0.99			
R1/81	ASSUMED_RESI	W5/81	0.46		0.40			
R1/81	ASSUMED_RESI	W6/81	0.92		0.81			
R1/81	ASSUMED_RESI	W7/81	0.46	4.79	0.39	4.51	0.27	5.70
R1/82	ASSUMED_RESI	W1/82	1.20		1.20			
R1/82	ASSUMED_RESI	W2/82	1.07	2.27	0.95	2.14	0.12	5.43
148-150 Uxbridge Road								
R1/71	ASSUMED_RESI	W1/71	2.59	2.59	2.22	2.22	0.37	14.32
R2/71	ASSUMED_RESI	W2/71	2.52	2.52	2.14	2.14	0.38	15.13
R1/72	ASSUMED_RESI	W1/72	1.46	1.46	1.22	1.22	0.24	16.36
144-146 Uxbridge Road								
R1/61	ASSUMED_RESI	W1/61	2.59	2.59	2.17	2.17	0.42	16.28



DAYLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22
Future Baseline

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R2/61	ASSUMED_RESI	W2/61	2.59	2.59	2.14	2.14	0.45	17.48
R1/62	ASSUMED_RESI	W1/62	1.47	1.47	1.19	1.19	0.28	18.84
140-142 Uxbridge Road								
R1/51	ASSUMED_RESI	W1/51	2.54	2.54	2.06	2.06	0.47	18.66
R2/51	ASSUMED_RESI	W2/51	2.47	2.47	1.98	1.98	0.48	19.62
R1/52	ASSUMED_RESI	W1/52	1.46	1.46	1.15	1.15	0.30	20.81
136-138 Uxbridge Road								
R1/41	ASSUMED_RESI	W1/41	2.52	2.52	2.00	2.00	0.51	20.36
R2/41	ASSUMED_RESI	W2/41	2.52	2.52	2.00	2.00	0.52	20.47
R1/42	ASSUMED_RESI	W1/42	1.47	1.47	1.14	1.14	0.33	22.41
132-134 Uxbridge Road								
R1/31	ASSUMED_RESI	W1/31	1.68	1.68	1.30	1.30	0.38	22.69
R2/31	ASSUMED_RESI	W2/31	3.57	3.57	2.81	2.81	0.75	21.09
R3/31	ASSUMED_RESI	W3/31	1.64	1.64	1.26	1.26	0.38	23.14
R1/32	ASSUMED_RESI	W1/32	1.66	1.66	1.33	1.33	0.34	20.23
128-130 Uxbridge Road								
R1/21	ASSUMED_RESI	W1/21	2.00	2.00	1.56	1.56	0.43	21.74
R2/21	ASSUMED_RESI	W2/21	1.99	1.99	1.55	1.55	0.44	22.12
R1/22	ASSUMED_RESI	W1/22	1.54	1.54	1.18	1.18	0.35	23.05
R2/22	ASSUMED_RESI	W2/22	1.52	1.52	1.16	1.16	0.36	23.80
124-126 Uxbridge Road								
R1/11	ASSUMED_RESI	W1/11	2.10	2.10	1.65	1.65	0.45	21.59
R2/11	ASSUMED_RESI	W2/11	2.21	2.21	1.73	1.73	0.48	21.73



DAYLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22
Future Baseline

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

R1/12	ASSUMED_RESI	W1/12	1.57	1.57	1.23	1.23	0.34	21.43
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R2/12	ASSUMED_RESI	W2/12	1.67	1.67	1.31	1.31	0.36	21.42
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60-122 Uxbridge Road

R1/200	JMED_RESI_HALF_DE	W1/200	2.78	2.78	2.78	2.78	0.00	0.00
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R2/200	ASSUMED_RESI	W2/200	3.18	3.18	3.18	3.18	0.00	0.00
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R5/200	JMED_RESI_HALF_DE	W5/200	3.18	3.18	3.18	3.18	0.00	0.00
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R6/200	JMED_RESI_HALF_DE	W6/200	2.15	2.15	2.15	2.15	0.00	0.00
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R7/200	JMED_RESI_HALF_DE	W7/200	2.55	2.55	2.55	2.55	0.00	0.00
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R9/200	JMED_RESI_HALF_DE	W9/200	2.46	2.46	2.46	2.46	0.00	0.00
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R10/200	ASSUMED_RESI	W10/200	1.75	1.75	1.66	1.66	0.09	5.08
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R11/200	ASSUMED_RESI	W11/200	1.91	1.91	1.81	1.81	0.09	4.88
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R12/200	ASSUMED_RESI	W12/200	2.21	2.21	2.08	2.08	0.14	6.10
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R13/200	ASSUMED_RESI	W13/200	1.95	1.95	1.83	1.83	0.12	6.30
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R14/200	ASSUMED_RESI	W14/200	1.80	1.80	1.69	1.69	0.11	6.21
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R15/200	ASSUMED_RESI	W15/200	1.81	1.81	1.69	1.69	0.12	6.37
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R16/200	ASSUMED_RESI	W16/200	1.93	1.93	1.81	1.81	0.12	6.28
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R17/200	ASSUMED_RESI	W17/200	2.21	2.21	2.07	2.07	0.14	6.16
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R18/200	ASSUMED_RESI	W18/200	1.96	1.96	1.83	1.83	0.12	6.34
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R19/200	ASSUMED_RESI	W19/200	1.82	1.82	1.68	1.68	0.15	7.97
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R20/200	ASSUMED_RESI	W20/200	1.97	1.97	1.92	1.92	0.05	2.59
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R22/200	ASSUMED_RESI	W22/200	1.99	1.99	1.94	1.94	0.05	2.71
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R23/200	ASSUMED_RESI	W23/200	2.01	2.01	1.95	1.95	0.06	2.94
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R25/200	ASSUMED_RESI	W25/200	1.86	1.86	1.80	1.80	0.06	3.22
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R26/200	ASSUMED_RESI	W26/200	1.84	1.84	1.77	1.77	0.07	3.70
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DAYLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22
Future Baseline

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R27/200	ASSUMED_RESI	W27/200	2.32		2.23			
R27/200	ASSUMED_RESI	W28/200	1.87	4.19	1.71	3.94	0.25	6.01
R28/200	ASSUMED_RESI	W29/200	1.25	1.25	1.15	1.15	0.10	7.87
R29/200	ASSUMED_RESI	W30/200	1.41	1.41	1.32	1.32	0.09	6.30
R30/200	ASSUMED_RESI	W31/200	1.49	1.49	1.41	1.41	0.08	5.44
R31/200	ASSUMED_RESI	W32/200	1.66	1.66	1.58	1.58	0.08	4.81
R32/200	ASSUMED_RESI	W33/200	1.72	1.72	1.64	1.64	0.07	4.25
R1/201	JMED_RESI_HALF_DE	W1/201	1.00	1.00	1.00	1.00	0.00	0.20
R2/201	JMED_RESI_HALF_DE	W2/201	1.00		1.00			
R2/201	JMED_RESI_HALF_DE	W3/201	0.25	1.25	0.22	1.21	0.03	2.65
R3/201	JMED_RESI_HALF_DE	W4/201	1.00	1.00	1.00	1.00	0.00	0.00
R4/201	JMED_RESI_HALF_DE	W5/201	0.97	0.97	0.97	0.97	0.00	0.00
R5/201	JMED_RESI_HALF_DE	W6/201	0.99	0.99	0.99	0.99	0.00	0.00
R6/201	JMED_RESI_HALF_DE	W7/201	1.16	1.16	1.16	1.16	0.00	0.00
R7/201	JMED_RESI_HALF_DE	W8/201	1.20	1.20	1.20	1.20	0.00	0.00
R8/201	ASSUMED_RESI	W9/201	0.85	0.85	0.79	0.79	0.06	6.95
R9/201	ASSUMED_RESI	W10/201	0.90	0.90	0.83	0.83	0.07	7.45
R10/201	ASSUMED_RESI	W11/201	1.04	1.04	0.96	0.96	0.09	8.17
R11/201	ASSUMED_RESI	W12/201	1.08	1.08	0.99	0.99	0.08	7.71
R12/201	ASSUMED_RESI	W13/201	0.91	0.91	0.84	0.84	0.07	7.99
R13/201	ASSUMED_RESI	W14/201	0.81	0.81	0.75	0.75	0.06	7.74
R14/201	ASSUMED_RESI	W15/201	0.82	0.82	0.75	0.75	0.07	7.98
R15/201	ASSUMED_RESI	W16/201	0.93	0.93	0.86	0.86	0.07	7.72
R16/201	ASSUMED_RESI	W17/201	1.07	1.07	0.99	0.99	0.08	7.57



DAYLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22
Future Baseline

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R17/201	ASSUMED_RESI	W18/201	1.03	1.03	0.95	0.95	0.08	7.51
R18/201	ASSUMED_RESI	W19/201	0.90	0.90	0.83	0.83	0.07	7.49
R19/201	ASSUMED_RESI	W20/201	0.89	0.89	0.81	0.81	0.08	8.65
R20/201	ASSUMED_RESI	W21/201	1.06	1.06	1.03	1.03	0.03	2.74
R21/201	ASSUMED_RESI	W22/201	0.99	0.99	0.96	0.96	0.03	2.53
R22/201	ASSUMED_RESI	W23/201	0.84	0.84	0.82	0.82	0.02	2.73
R23/201	ASSUMED_RESI	W24/201	0.86	0.86	0.84	0.84	0.03	2.90
R24/201	ASSUMED_RESI	W25/201	1.01	1.01	0.98	0.98	0.03	3.27
R25/201	ASSUMED_RESI	W26/201	1.20	1.20	1.16	1.16	0.04	3.26
R26/201	ASSUMED_RESI	W27/201	1.16	1.16	1.12	1.12	0.04	3.61
R27/201	ASSUMED_RESI	W28/201	1.09		1.05			
R27/201	ASSUMED_RESI	W29/201	0.80	1.89	0.71	1.76	0.13	7.07
R28/201	ASSUMED_RESI	W30/201	0.63	0.63	0.57	0.57	0.07	10.43
R29/201	ASSUMED_RESI	W31/201	0.72	0.72	0.65	0.65	0.07	9.48
R30/201	ASSUMED_RESI	W32/201	0.70	0.70	0.64	0.64	0.06	8.52
R31/201	ASSUMED_RESI	W33/201	0.65	0.65	0.60	0.60	0.05	7.38
R32/201	ASSUMED_RESI	W34/201	0.72	0.72	0.67	0.67	0.05	6.43
R33/201	ASSUMED_RESI	W35/201	0.74	0.74	0.70	0.70	0.04	5.70

15-17 Uxbridge Road

R1/111	STUDIO	W1/111	0.93		0.80			
R1/111	STUDIO	W2/111	0.92	1.85	0.92	1.72	0.13	7.05
R2/111	STUDIO	W3/111	1.63		1.63			
R2/111	STUDIO	W4/111	1.74	3.37	1.73	3.37	0.01	0.15
R3/111	STUDIO	W5/111	1.17		0.45			
R3/111	STUDIO	W6/111	1.14	2.31	0.38	0.83	1.49	64.30
R5/111	STUDIO	W8/111	1.44		1.21			



DAYLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22
Future Baseline

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R5/111	STUDIO	W9/111	1.45	2.89	1.26	2.47	0.42	14.52
R6/111	STUDIO	W10/111	1.97		1.90			
R6/111	STUDIO	W11/111	1.88	3.85	1.68	3.59	0.26	6.83
R7/111	STUDIO	W12/111	1.82		1.69			
R7/111	STUDIO	W13/111	1.83	3.64	1.72	3.40	0.24	6.59
R1/112	STUDIO	W1/112	0.86		0.75			
R1/112	STUDIO	W2/112	0.84	1.70	0.84	1.59	0.11	6.47
R2/112	STUDIO	W3/112	1.50		1.50			
R2/112	STUDIO	W4/112	1.60	3.10	1.59	3.09	0.00	0.13
R3/112	STUDIO	W5/112	1.10		0.44			
R3/112	STUDIO	W6/112	1.07	2.18	0.37	0.81	1.37	62.94
R5/112	STUDIO	W8/112	1.34		1.14			
R5/112	STUDIO	W9/112	1.35	2.69	1.19	2.33	0.35	13.14
R6/112	STUDIO	W10/112	1.62		1.57			
R6/112	STUDIO	W11/112	1.55	3.17	1.40	2.97	0.20	6.30
R7/112	STUDIO	W12/112	1.69		1.58			
R7/112	STUDIO	W13/112	1.69	3.38	1.61	3.19	0.19	5.66
R1/113	STUDIO	W1/113	1.40		1.28			
R1/113	STUDIO	W2/113	1.32	2.72	1.19	2.47	0.25	9.23
R2/113	STUDIO	W3/113	0.92		0.82			
R2/113	STUDIO	W4/113	1.07	2.00	1.07	1.89	0.11	5.36
R3/113	STUDIO	W5/113	1.94		1.93			
R3/113	STUDIO	W6/113	1.76	3.69	1.76	3.69	0.00	0.11
R4/113	STUDIO	W7/113	1.68		1.66			
R4/113	STUDIO	W8/113	1.73	3.41	1.69	3.35	0.06	1.88
R6/113	STUDIO	W10/113	1.02		0.41			
R6/113	STUDIO	W11/113	1.00	2.02	0.37	0.77	1.25	61.70
R7/113	STUDIO	W12/113	1.84		1.70			
R7/113	STUDIO	W13/113	1.85	3.69	1.73	3.43	0.25	6.84
R8/113	STUDIO	W14/113	2.01		1.99			
R8/113	STUDIO	W15/113	1.95	3.96	1.87	3.86	0.10	2.48



DAYLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22
Future Baseline

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/114	STUDIO	W1/114	1.32		1.22			
R1/114	STUDIO	W2/114	1.24	2.56	1.13	2.35	0.21	8.25
R2/114	STUDIO	W3/114	0.85		0.77			
R2/114	STUDIO	W4/114	0.96	1.81	0.96	1.73	0.09	4.70
R3/114	STUDIO	W5/114	1.60		1.59			
R3/114	STUDIO	W6/114	1.47	3.06	1.47	3.06	0.00	0.10
R4/114	STUDIO	W7/114	1.54		1.53			
R4/114	STUDIO	W8/114	1.58	3.13	1.55	3.08	0.05	1.54
R6/114	STUDIO	W10/114	0.98		0.56			
R6/114	STUDIO	W11/114	0.95	1.93	0.52	1.08	0.85	43.88
R7/114	STUDIO	W12/114	1.69		1.59			
R7/114	STUDIO	W13/114	1.70	3.38	1.62	3.21	0.18	5.20
R8/114	STUDIO	W14/114	1.65		1.64			
R8/114	STUDIO	W15/114	1.60	3.25	1.55	3.19	0.06	1.85
R1/115	STUDIO	W1/115	0.95		0.88			
R1/115	STUDIO	W2/115	0.92	1.87	0.92	1.80	0.07	3.74
R2/115	STUDIO	W3/115	1.75		1.75			
R2/115	STUDIO	W4/115	1.86	3.61	1.86	3.61	0.00	0.03
R3/115	STUDIO	W5/115	1.45		1.08			
R3/115	STUDIO	W6/115	1.42	2.86	1.05	2.13	0.73	25.57
R5/115	STUDIO	W8/115	1.50		1.40			
R5/115	STUDIO	W9/115	1.51	3.01	1.44	2.84	0.17	5.59
R6/115	STUDIO	W10/115	2.16		2.16			
R6/115	STUDIO	W11/115	2.10	4.27	2.03	4.19	0.08	1.78
R7/115	STUDIO	W12/115	1.99		1.95			
R7/115	STUDIO	W13/115	1.99	3.98	1.96	3.90	0.08	1.98
R1/116	STUDIO	W1/116	0.95		0.90			
R1/116	STUDIO	W2/116	0.83	1.79	0.83	1.74	0.05	2.80
R2/116	STUDIO	W3/116	1.58		1.58			
R2/116	STUDIO	W4/116	1.69	3.27	1.68	3.27	0.00	0.03
R3/116	STUDIO	W5/116	1.36		1.09			
R3/116	STUDIO	W6/116	1.34	2.69	1.07	2.15	0.54	20.10



DAYLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22
Future Baseline

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R5/116	STUDIO	W8/116	1.36		1.31			
R5/116	STUDIO	W9/116	1.37	2.74	1.33	2.64	0.10	3.69
R6/116	STUDIO	W10/116	1.98		1.98			
R6/116	STUDIO	W11/116	1.93	3.91	1.89	3.87	0.05	1.20
R7/116	STUDIO	W12/116	1.81		1.78			
R7/116	STUDIO	W13/116	1.81	3.61	1.79	3.56	0.05	1.36
R1/117	STUDIO	W1/117	1.89		1.89			
R1/117	STUDIO	W2/117	1.89	3.78	1.89	3.78	0.00	0.00
R2/117	STUDIO	W3/117	1.62		1.52			
R2/117	STUDIO	W4/117	1.61	3.23	1.51	3.03	0.21	6.34
R5/117	STUDIO	W9/117	1.73		1.72			
R5/117	STUDIO	W10/117	1.75	3.48	1.74	3.46	0.02	0.60
R6/117	STUDIO	W11/117	1.97		1.97			
R6/117	STUDIO	W12/117	1.96	3.93	1.96	3.92	0.01	0.20
R1/118	STUDIO	W1/118	1.73		1.73			
R1/118	STUDIO	W2/118	1.73	3.45	1.73	3.45	0.00	0.00
R2/118	STUDIO	W3/118	1.51		1.43			
R2/118	STUDIO	W4/118	1.51	3.02	1.42	2.84	0.17	5.70
R3/118	BEDROOM	W6/118	1.45		1.35			
R3/118	BEDROOM	W7/118	1.42	2.87	1.31	2.66	0.21	7.18
R4/118	LKD	W5/118	1.75		1.64			
R4/118	LKD	W8/118	1.65	3.41	1.55	3.18	0.22	6.52
R5/118	STUDIO	W9/118	1.59		1.58			
R5/118	STUDIO	W10/118	1.60	3.19	1.59	3.17	0.02	0.53
R6/118	STUDIO	W11/118	1.63		1.63			
R6/118	STUDIO	W12/118	1.63	3.25	1.62	3.25	0.01	0.18
R1/119	STUDIO	W1/119	1.96		1.96			
R1/119	STUDIO	W2/119	1.96	3.92	1.96	3.92	0.00	0.00
R2/119	STUDIO	W3/119	1.74		1.74			
R2/119	STUDIO	W4/119	1.74	3.48	1.74	3.48	0.00	0.00
R3/119	BEDROOM	W5/119	1.91		1.80			



DAYLIGHT ANALYSIS

Hyatt Place, Southall
Existing vs Proposed Scheme 20/07/22
Future Baseline

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R3/119	BEDROOM	W8/119	1.92	3.83	1.82	3.62	0.20	5.33
R4/119	LKD	W6/119	1.77		1.68			
R4/119	LKD	W7/119	1.76	3.54	1.65	3.33	0.20	5.77
R5/119	STUDIO	W9/119	1.64		1.55			
R5/119	STUDIO	W10/119	1.64	3.29	1.54	3.09	0.20	6.03
R6/119	STUDIO	W11/119	1.86		1.86			
R6/119	STUDIO	W12/119	1.86	3.73	1.86	3.71	0.01	0.32
R1/120	STUDIO	W1/120	1.61		1.61			
R1/120	STUDIO	W2/120	1.61	3.21	1.61	3.21	0.00	0.00
R2/120	STUDIO	W3/120	1.59		1.59			
R2/120	STUDIO	W4/120	1.59	3.18	1.59	3.18	0.00	0.00
R3/120	BEDROOM	W5/120	1.78		1.69			
R3/120	BEDROOM	W8/120	1.79	3.57	1.71	3.40	0.17	4.66
R4/120	LKD	W6/120	1.48		1.40			
R4/120	LKD	W7/120	1.47	2.95	1.38	2.78	0.17	5.66
R5/120	STUDIO	W9/120	1.54		1.46			
R5/120	STUDIO	W10/120	1.54	3.07	1.45	2.91	0.16	5.34
R6/120	STUDIO	W11/120	1.70		1.70			
R6/120	STUDIO	W12/120	1.70	3.40	1.70	3.39	0.01	0.26
R1/121	STUDIO	W1/121	1.73		1.73			
R1/121	STUDIO	W2/121	1.73	3.45	1.73	3.45	0.00	0.00
R2/121	STUDIO	W3/121	1.59		1.54			
R2/121	STUDIO	W4/121	1.59	3.19	1.54	3.08	0.11	3.42
R3/121	BEDROOM	W6/121	1.70		1.65			
R3/121	BEDROOM	W7/121	1.69	3.39	1.62	3.27	0.13	3.74
R4/121	LKD	W5/121	1.88		1.80			
R4/121	LKD	W8/121	1.78	3.66	1.70	3.50	0.15	4.18
R5/121	STUDIO	W9/121	1.60		1.59			
R5/121	STUDIO	W10/121	1.61	3.21	1.60	3.20	0.01	0.37
R6/121	STUDIO	W11/121	1.80		1.80			
R6/121	STUDIO	W12/121	1.81	3.61	1.80	3.60	0.01	0.14