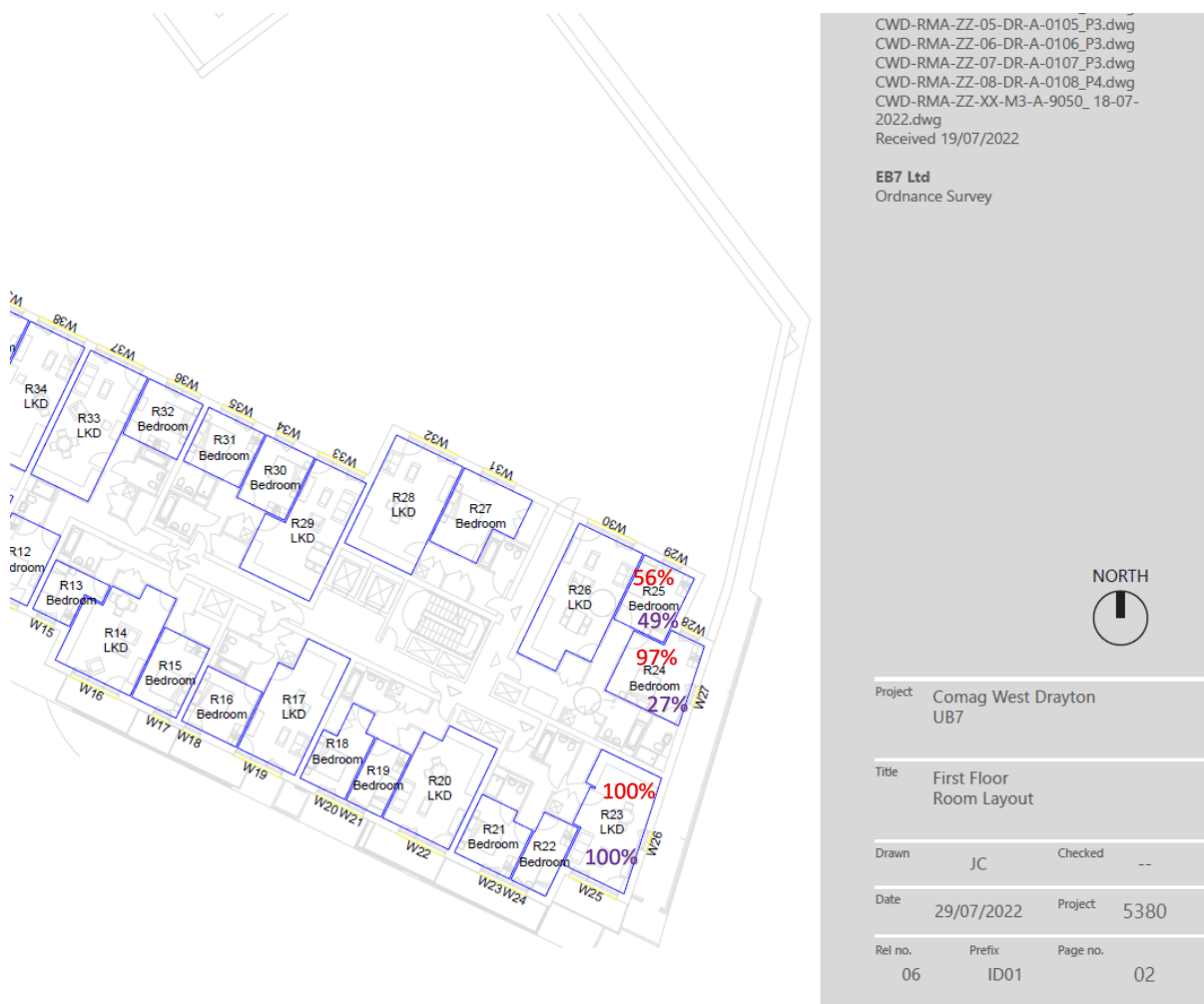


1. Dwellings adjacent to Tavistock Works

We have run the assessment as requested to include the massing of the appeal scheme Tavistock Works. With the proposed massing in place, 10 rooms will fall below the target with a total of 282 (97%) meeting their daylight illuminance targets. This is an improvement of 1 room when compared against the scenario with the windows removed entirely so reflects a 'true' level of compliance if both schemes eventually exist side by side.

The three images below show the differential between the submitted results and those with the Tavistock Works massing in place. Whilst there are some reductions the retained values remain above 25% which, whilst below the target, suggests that even the lowest bedroom at first floor will not be completely blighted.



Without Appeal Scheme

With Appeal Scheme



CWD-RMA-ZZ-05-DR-A-0105_P3.dwg
 CWD-RMA-ZZ-06-DR-A-0106_P3.dwg
 CWD-RMA-ZZ-07-DR-A-0107_P3.dwg
 CWD-RMA-ZZ-08-DR-A-0108_P4.dwg
 CWD-RMA-ZZ-XX-M3-A-9050_18-07-2022.dwg
 Received 19/07/2022

EB7 Ltd
 Ordnance Survey



Project: Comag West Drayton
 UB7

Title: Second Floor
 Room Layout

Drawn	JC	Checked	--
Date	29/07/2022	Project	5380
Rel no.	06	Prefix	ID01
		Page no.	03

Without Appeal Scheme

With Appeal Scheme



CWD-RMA-ZZ-05-DR-A-0105_P3.dwg
 CWD-RMA-ZZ-06-DR-A-0106_P3.dwg
 CWD-RMA-ZZ-07-DR-A-0107_P3.dwg
 CWD-RMA-ZZ-08-DR-A-0108_P4.dwg
 CWD-RMA-ZZ-XX-M3-A-9050_18-07-2022.dwg
 Received 19/07/2022

EB7 Ltd
 Ordnance Survey



Project Comag West Drayton
 UB7

Title Third Floor
 Room Layout

Drawn JC Checked --

Date 29/07/2022 Project 5380

Rel no. 06 Prefix ID01 Page no. 04

Without Appeal Scheme

With Appeal Scheme

2. Inputs

Glazing VT value = 0.68

Glazing framing factor = 0.82 (Glazing Multiplier)*

Glazing maintenance factor = 92**

External Reflectance's

Walls/ Obstructions = 0.20

Ground = 0.20

*this is based on a calculation taking a number of framing factors around the scheme and an average applied

**this is applied from the BRE guidance 2022 for vertical windows. We have applied this to windows beneath balconies also on the assumption that windows which open onto external space can be cleaned

3. Cumulative Impacts

There are no flank windows in the western elevation of Tavistock Road and it is therefore not necessary to test the levels of internal compliance for the 'appeal' scheme.

We have however considered the cumulative impact of the revised Comag scheme against the baseline which was deemed acceptable including the consented Comag scheme and consented Tavistock Works scheme 2018 – this is shown in image 1 whilst the 'matching' site context from the Tavistock Works submission is shown in image 2 for clarity. The results of this assessment show the 'additional' impacts of the Comag scheme against the context of what has been, and is consented.

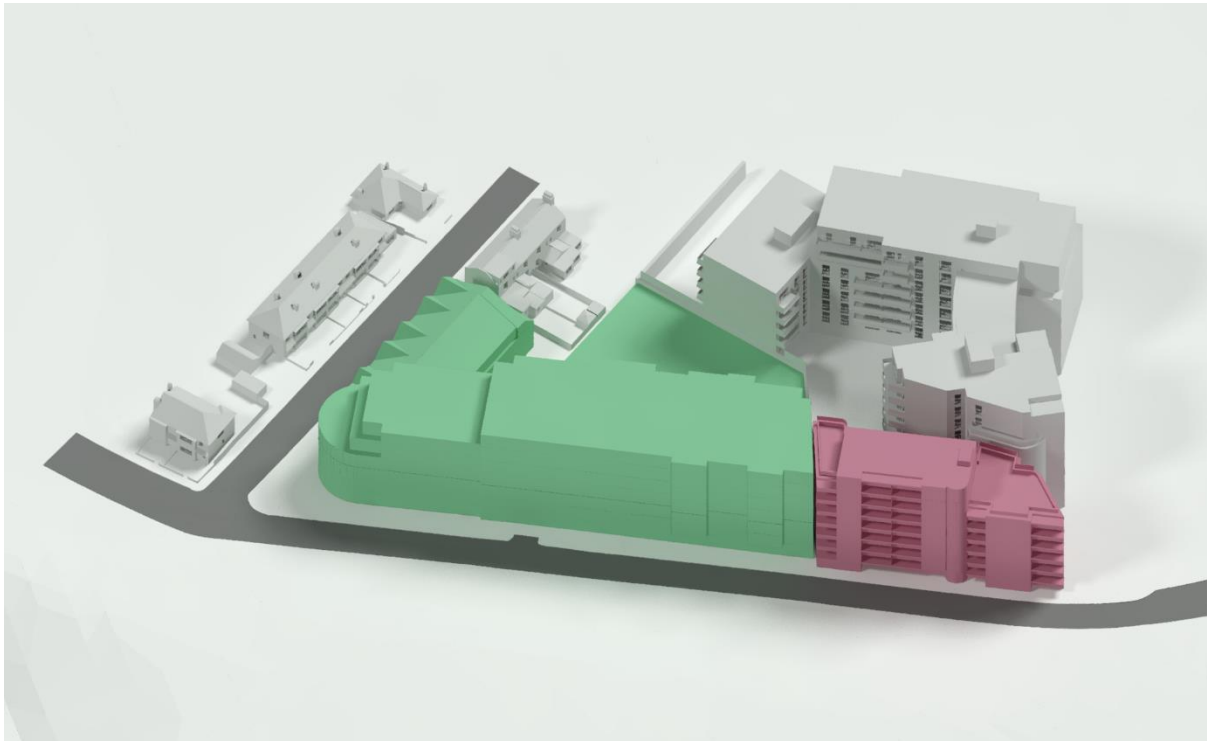


Image 1 - 'Consented Scenario', eb7 model

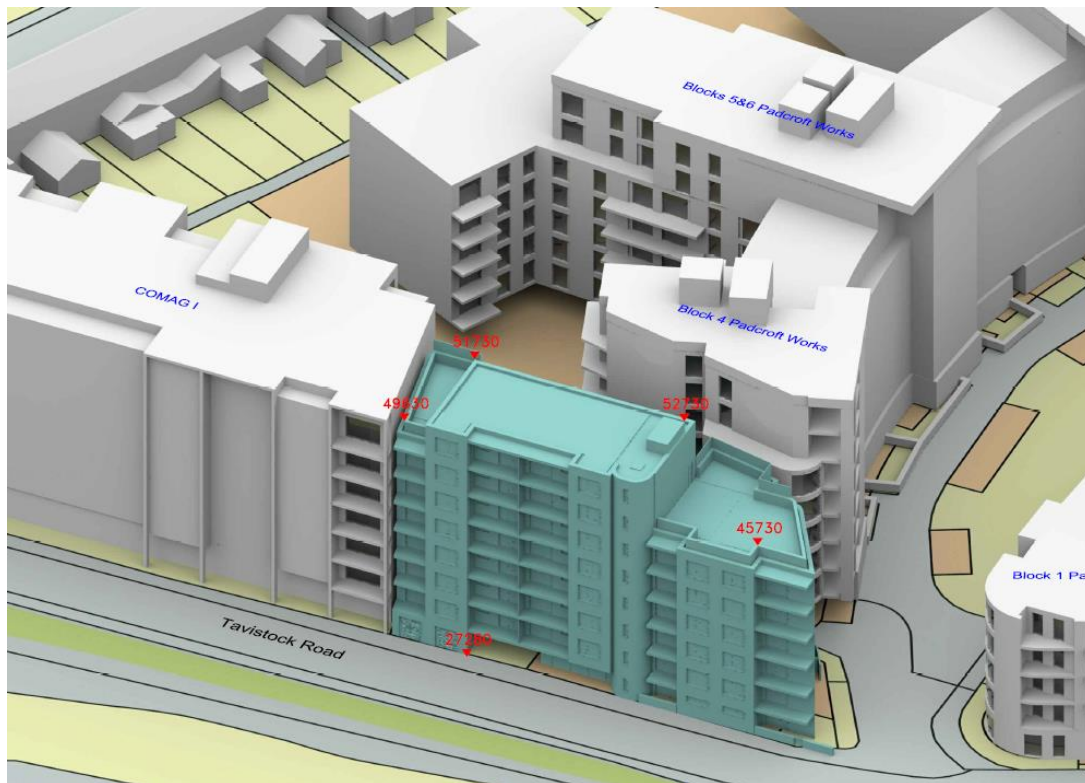


Image 2 – ‘Consented Scenario’, Point2 model

The results confirm that any changes to the VSC levels to the Redrow site will be limited to 1.1% VSC or less. Of The 152 windows tested within the Redrow site, 128 will experience ‘further’ reductions of 0.5% VSC or less.

Accordingly, we would suggest that the impacts of the changes to the Comag scheme, when compared against the consented scenario of the 2018 Comag scheme and Tavistock Works development will have virtually no additional impact on the windows of the Redrow development and any shifts in VSC levels will be unnoticeable.

Address	Room	Window	Room use	Vertical Sky Component (VSC)							No-Sky Line (NSL)							Annual Probable Sunlight Hours (APSH) by Room										
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Meets MoL Targets (13%)	Room Area	Existing m ²	NSL %	Proposed m ²	NSL %	Loss m ²	Loss %	Proportion Retained	Meets BRE Targets	Existing Total	Existing Winter	Proposed Total	Proposed Winter	Retained Total	Retained Winter	% Reduction Total	% Reduction Winter	Meets BRE Targets
Redrow Development																												
First	R1	W1-L W1-U W2-L W2-U	LKD	17.9	17.9	0.0	0	1.00	Yes	Yes	28.8	27.8	97%	27.8	97%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
				16.7	16.7	0.0	0	1.00	Yes	Yes																		
First	R2	W3-L W3-U W4-L W4-U	LKD	3.1	2.9	0.2	6	0.94	Yes	Yes	26.4	6.4	24%	6.4	24%	0.0	-1	1.01	Yes	9	3	7	3	0.78	1.00	22%	0%	Yes
				2.7	2.7	0.0	-1	1.01	Yes	Yes																		
First	R3	W5-L W5-U	Bedroom	11.8	11.9	-0.1	-1	1.01	Yes	Yes	8.7	6.6	76%	6.6	76%	0.0	0	1.00	Yes	23	3	24	4	1.04	1.33	-4%	-33%	Yes
First	R4	W6-L W6-U	Bedroom	12.6	12.6	0.0	0	1.00	Yes	Yes	14.2	7.6	53%	7.5	53%	0.1	1	0.99	Yes	30	5	29	4	0.97	0.80	3%	20%	Yes
First	R5	W7-L W7-U	Bedroom	14.3	13.9	0.4	3	0.97	Yes	Yes	14.0	7.9	56%	8.5	61%	-0.7	-9	1.09	Yes	32	3	32	4	1.00	1.33	0%	-33%	Yes
First	R6	W8-L W8-U	Bedroom	15.0	14.4	0.6	4	0.96	Yes	Yes	11.1	9.0	81%	8.7	78%	0.3	3	0.97	Yes	30	4	28	4	0.93	1.00	7%	0%	Yes
First	R7	W9-L W9-U W10-L W10-U	LKD	3.9	3.4	0.5	13	0.88	Yes	Yes	28.4	5.5	19%	5.8	20%	-0.3	-5	1.05	Yes	9	2	7	2	0.78	1.00	22%	0%	Yes
				3.8	3.4	0.5	12	0.88	Yes	Yes																		
First	R8	W11-L W11-U W12-L W12-U	LKD	3.6	3.2	0.4	12	0.88	Yes	Yes	25.2	5.6	22%	5.9	23%	-0.2	-4	1.04	Yes	9	2	7	2	0.78	1.00	22%	0%	Yes
				3.5	3.0	0.4	12	0.88	Yes	Yes																		
First	R9	W13-L W13-U	Bedroom	10.5	10.1	0.4	4	0.96	Yes	Yes	12.1	5.8	48%	5.8	48%	0.0	0	1.00	Yes	19	0	19	0	1.00	0.00	0%	0%	Yes
First	R10	W14-L W14-U	Bedroom	11.6	11.3	0.3	3	0.97	Yes	Yes	12.9	3.9	30%	3.9	30%	0.0	0	1.00	Yes	20	0	19	0	0.95	0.00	5%	0%	Yes
First	R11	W15-L W15-U	Bedroom	14.0	13.7	0.4	3	0.97	Yes	Yes	10.2	8.2	80%	8.2	80%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R12	W16-L W16-U	Bedroom	17.5	17.1	0.4	3	0.97	Yes	Yes	11.1	8.4	76%	8.4	76%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R13	W17-L W17-U	Bedroom	18.1	17.6	0.5	3	0.97	Yes	Yes	9.9	8.6	87%	8.6	87%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R14	W18-L W18-U	Bedroom	16.9	16.4	0.5	3	0.97	Yes	Yes	8.1	6.9	85%	6.9	85%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R15	W19-L W19-U	Bedroom	15.1	14.4	0.6	4	0.96	Yes	Yes	11.2	7.4	66%	7.2	64%	0.2	3	0.97	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R16	W20-L W20-U W21-L W21-U W22-L W22-U	LKD	6.8	6.0	0.8	12	0.88	Yes	Yes	26.1	22.0	84%	21.5	83%	0.4	2	0.98	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
				6.0	5.1	0.9	16	0.84	Yes	Yes																		
First	R17	W23-L W23-U	Bedroom	2.1	2.1	0.0	0	1.00	Yes	Yes	11.8	1.0	8%	1.0	8%	0.0	0	1.00	Yes	0	0	0	0	0.00	0.00	0%	0%	Yes
First	R18	W24-L W24-U	Bedroom	7.9	7.3	0.6	7	0.93	Yes	Yes	10.9	6.3	58%	6.1	56%	0.2	4	0.96	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R1	W1-L W1-U	LKD	21.8	21.4	0.4	2	0.98	Yes	Yes																		

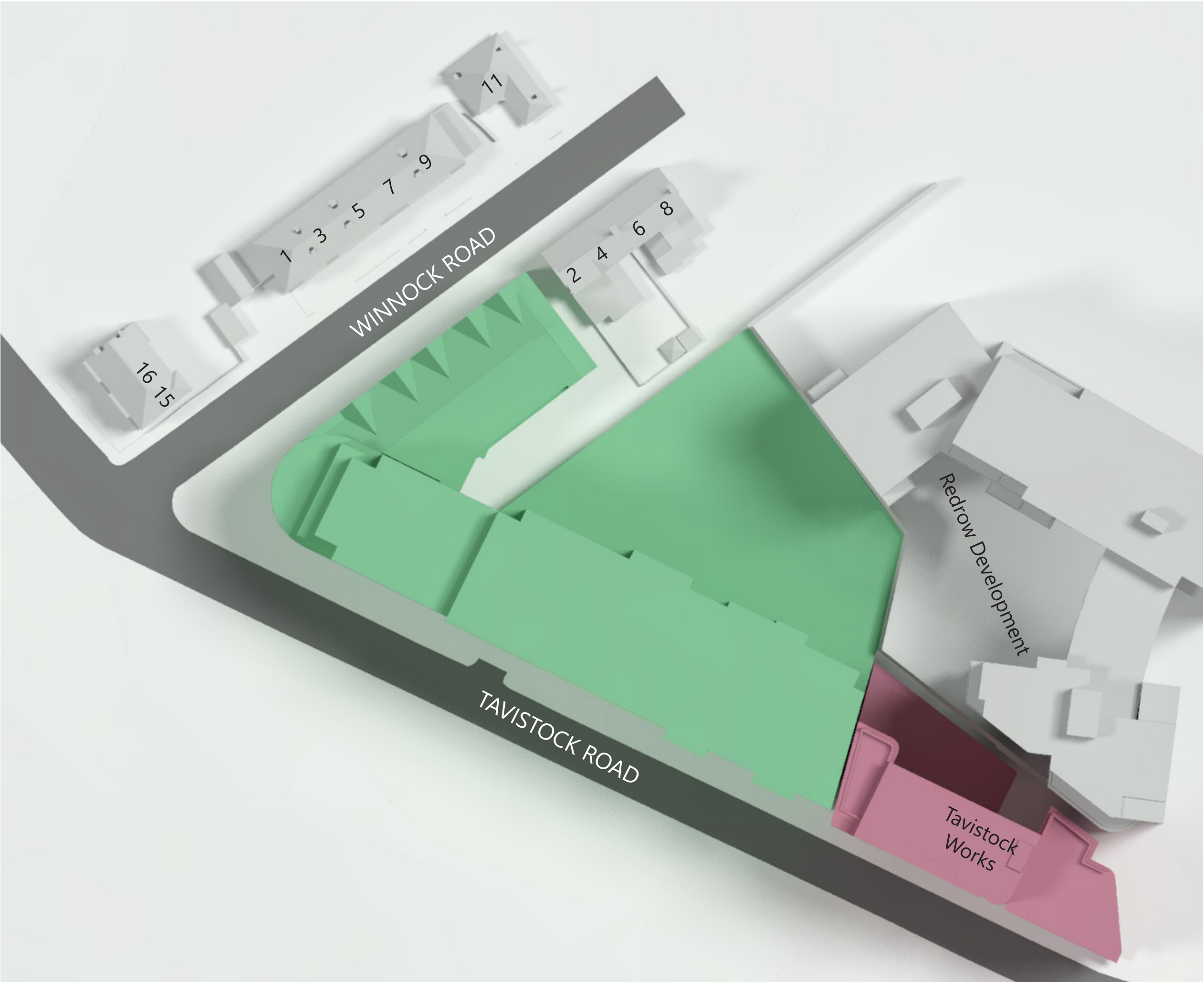
Address	Room	Window	Room use	Vertical Sky Component (VSC)							Room Area	No-Sky Line (NSL)							Annual Probable Sunlight Hours (APSH) by Room																											
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Meets MoL Targets (13%)		Existing NSL m²	%	Proposed NSL m²	%	Loss m²	Loss %	Proportion Retained	Meets BRE Targets	Existing APSH Total	Winter	Proposed APSH Total	Winter	Retained Total	Winter	% Reduction Total	% Reduction Winter	Meets BRE Targets																		
Second	R2	W2-L	LKD	24.3	23.9	0.4	2	0.98	Yes	Yes	31.5	30.3	96%	30.3	96%	0.1	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F																		
		W2-U																																												
		W3-L																																												
Second	R2	W3-U	LKD	5.8	5.5	0.4	7	0.93	Yes	Yes	26.4	9.1	35%	9.1	35%	0.0	0	1.00	Yes	19	5	16	5	0.84	1.00	16%	0%	Yes																		
		W4-L																																												
		W4-U																																												
Second	R3	W5-L	Bedroom	14.0	14.1	-0.1	-1	1.01	Yes	Yes	8.7	7.4	86%	7.4	86%	0.0	0	1.00	Yes	23	3	24	4	1.04	1.33	-4%	-33%	Yes																		
Second	R4	W6-L	Bedroom	14.8	14.8	0.0	0	1.00	Yes	Yes	14.2	9.3	66%	9.2	65%	0.1	2	0.98	Yes	32	6	31	5	0.97	0.83	3%	17%	Yes																		
Second	R5	W7-L	Bedroom	16.9	16.5	0.4	2	0.98	Yes	Yes	14.0	9.8	70%	9.4	67%	0.4	4	0.96	Yes	36	5	37	6	1.03	1.20	-3%	-20%	Yes																		
Second	R6	W8-L	Bedroom	17.5	17.0	0.6	3	0.97	Yes	Yes	11.1	10.0	90%	9.6	87%	0.4	4	0.96	Yes	33	5	33	5	1.00	1.00	0%	0%	Yes																		
Second	R7	W9-L	LKD	6.0	5.5	0.5	8	0.92	Yes	Yes	28.4	8.7	31%	9.2	32%	-0.5	-6	1.06	Yes	10	3	10	3	1.00	1.00	0%	0%	Yes																		
		W9-U																																												
		W10-L																																												
Second	R8	W10-U	LKD	5.8	5.3	0.5	8	0.92	Yes	Yes	26.0	9.8	38%	10.1	39%	-0.3	-3	1.03	Yes	9	2	9	2	1.00	1.00	0%	0%	Yes																		
		W11-L																																												
		W11-U																																												
Second	R9	W12-L	Bedroom	5.2	4.8	0.4	8	0.92	Yes	Yes	9.6	7.3	75%	7.2	75%	0.0	0	1.00	Yes	25	1	24	1	0.96	1.00	4%	0%	Yes																		
		W12-U																																												
		W13-L																																												
Second	R10	W13-U	Bedroom	12.8	12.5	0.4	3	0.97	Yes	Yes	16.5	8.9	54%	8.9	54%	0.0	0	1.00	Yes	23	1	22	1	0.96	1.00	4%	0%	Yes																		
Second	R11	W14-L	Bedroom	13.3	13.0	0.3	2	0.98	Yes	Yes	10.2	8.7	85%	8.7	85%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F																		
Second	R12	W15-L	Bedroom	15.7	15.3	0.3	2	0.98	Yes	Yes	11.1	9.0	81%	9.0	81%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F																		
Second	R13	W16-L	Bedroom	19.7	19.3	0.4	2	0.98	Yes	Yes	9.9	9.1	92%	9.1	92%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F																		
Second	R14	W17-L	Bedroom	20.3	19.8	0.5	2	0.98	Yes	Yes	8.1	7.0	86%	7.0	86%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F																		
Second	R15	W17-U	Bedroom	18.6	18.1	0.5	3	0.97	Yes	Yes	11.2	7.4	66%	7.3	65%	0.1	1	0.99	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F																		
Second	R16	W18-L	Bedroom	16.3	15.7	0.6	3	0.97	Yes	Yes	26.1	22.4	86%	21.9	84%	0.5	2	0.98	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F																		
Second	R16	W19-L	LKD	8.1	7.0	1.0	13	0.87	Yes	Yes																			11.8	1.5	12%	1.5	12%	0.0	0	1.00	Yes	1	0	1	0	1.00	0.00	0%	0%	Yes
		W19-U																																												
		W20-L																																												
Second	R17	W20-U	Bedroom	6.9	5.8	1.1	16	0.84	Yes	Yes	10.9	7.0	65%	7.0	64%	0.1	1	0.99	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F																		
		W21-L																																												
		W21-U																																												
Second	R18	W22-L	Bedroom	5.1	4.5	0.6	13	0.87	Yes	Yes	25.3	24.7	97%	24.7	97%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F																		
		W22-U																																												
		W23-L																																												
Second	R17	W23-U	Bedroom	3.1	3.1	0.0	0	1.00	Yes	Yes	11.8	1.5	12%	1.5	12%	0.0	0	1.00	Yes	1	0	1	0	1.00	0.00	0%	0%	Yes																		
Second	R18	W24-L	Bedroom	9.7	9.1	0.6	6	0.94	Yes	Yes	10.9	7.0	65%	7.0	64%	0.1	1	0.99	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F																		
Third	R1	W1-L	LKD	22.1	21.8	0.3	1	0.99	Yes	Yes	25.3	24.7	97%	24.7	97%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F																		
		W1-U																																												
		W2-L																																												
Third	R2	W2-U	LKD	24.7	24.4	0.3	1	0.99	Yes	Yes	25.3	24.7	97%	24.7	97%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F																		
Third	R2	W3-L	LKD	8.4	8.0	0.4	5	0.95	Yes	Yes																																				

Address	Room	Window	Room use	Vertical Sky Component (VSC)							Room Area	No-Sky Line (NSL)								Annual Probable Sunlight Hours (APSH) by Room									
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Meets MoL Targets (13%)		Existing NSL m²	NSL %	Proposed NSL m²	NSL %	Loss m²	Loss %	Proportion Retained	Meets BRE Targets	Existing APSH Total	Proposed APSH Winter	Retained Total	Winter	% Reduction Total	Winter	Meets BRE Targets			
Third	R3	W3-U	Bedroom	7.0	6.9	0.1	1	0.99	Yes	Yes	26.4	13.2	50%	13.2	50%	0.1	0	1.00	Yes	24	11	22	9	0.92	0.82	8%	18%	Yes	
		W4-L																											
		W4-U																											
		W5-L		16.8	16.8	-0.1	0	1.00	Yes	Yes	8.7	8.2	94%	8.2	94%	0.0	0	1.00	Yes	32	9	33	10	1.03	1.11	-3%	-11%	Yes	
		W5-U																											
Third	R4	W6-L	Bedroom	17.3	17.3	0.0	0	1.00	Yes	Yes	14.2	10.2	72%	10.2	72%	0.0	0	1.00	Yes	37	10	37	10	1.00	1.00	0%	0%	Yes	
		W6-U																											
Third	R5	W7-L	Bedroom	20.1	19.7	0.4	2	0.98	Yes	Yes	14.0	11.3	80%	10.6	75%	0.7	6	0.94	Yes	42	9	43	10	1.02	1.11	-2%	-11%	Yes	
		W7-U																											
Third	R6	W8-L	Bedroom	20.7	20.2	0.6	3	0.97	Yes	Yes	11.1	10.2	92%	10.2	92%	0.0	0	1.00	Yes	37	7	37	7	1.00	1.00	0%	0%	Yes	
		W8-U																											
Third	R7	W9-L	LKD	8.1	7.6	0.5	6	0.94	Yes	Yes																			
		W9-U																											
		W10-L		7.9	7.4	0.4	6	0.94	Yes	Yes																			
		W10-U									28.4	13.3	47%	14.0	49%	-0.8	-6	1.06	Yes	15	7	15	7	1.00	1.00	0%	0%	Yes	
Third	R8	W11-L	LKD	7.4	7.0	0.4	5	0.95	Yes	Yes																			
		W11-U																											
		W12-L		7.1	6.7	0.4	5	0.95	Yes	Yes																			
		W12-U									26.0	13.6	52%	14.2	55%	-0.6	-4	1.04	Yes	13	4	12	4	0.92	1.00	8%	0%	Yes	
Third	R9	W13-L	Bedroom	15.6	15.3	0.3	2	0.98	Yes	Yes	9.6	7.7	80%	7.7	80%	0.0	0	1.00	Yes	30	2	28	2	0.93	1.00	7%	0%	Yes	
		W13-U																											
Third	R10	W14-L	Bedroom	15.3	15.1	0.3	2	0.98	Yes	Yes	16.5	9.8	60%	9.8	60%	0.0	0	1.00	Yes	29	2	27	2	0.93	1.00	7%	0%	Yes	
		W14-U																											
Third	R11	W15-L	Bedroom	17.5	17.2	0.3	2	0.98	Yes	Yes	10.2	8.8	86%	8.8	86%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
		W15-U																											
Third	R12	W16-L	Bedroom	22.3	21.9	0.4	2	0.98	Yes	Yes	11.1	9.2	83%	9.2	83%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
		W16-U																											
Third	R13	W17-L	Bedroom	22.7	22.2	0.5	2	0.98	Yes	Yes	9.9	9.2	93%	9.2	93%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
		W17-U																											
Third	R14	W18-L	Bedroom	20.4	20.0	0.4	2	0.98	Yes	Yes	8.1	7.1	88%	7.1	88%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
		W18-U																											
Third	R15	W19-L	Bedroom	17.5	17.0	0.5	3	0.97	Yes	Yes	11.2	7.4	66%	7.4	66%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
		W19-U																											
Third	R16	W20-L	LKD	9.6	8.6	1.0	10	0.90	Yes	Yes																			
		W20-U																											
		W21-L		8.2	7.2	1.0	13	0.87	Yes	Yes																			
		W21-U																											
		W22-L		7.1	6.4	0.7	10	0.90	Yes	Yes																			
		W22-U									26.1	23.4	90%	22.8	87%	0.6	3	0.97	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Third	R17	W23-L	Bedroom	4.7	4.7	0.0	0	1.00	Yes	Yes	11.8	2.4	20%	2.4	20%	0.0	0	1.00	Yes	3	0	3	0	1.00	0.00	0%	0%	Yes	
		W23-U																											
Third	R18	W24-L	Bedroom	11.6	11.1	0.5	4	0.96	Yes	Yes	10.9	7.8	72%	7.8	72%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
		W24-U																											
Fourth	R1	W1-L	LKD	22.7	22.5	0.2	1	0.99	Yes	Yes																			
		W1-U																											
		W2-L		25.2	25.1	0.2	1	0.99	Yes	Yes																			
		W2-U									25.3	24.7	98%	24.7	97%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Fourth	R2	W3-L	LKD	11.6	11.3	0.4	3	0.97	Yes	Yes																			
		W3-U																											
		W4-L		10.1	9.8	0.3	3	0.97	Yes	Yes																			
		W4-U									26.4	18.8	71%	18.8	71%	0.0	0	1.00	Yes	29	15	27	13	0.93	0.87	7%	13%	Yes	

Address	Room	Window	Room use	Vertical Sky Component (VSC)								Room Area	No-Sky Line (NSL)								Annual Probable Sunlight Hours (APSH) by Room									
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Meets MoL Targets (13%)	Existing NSL m²		%	Proposed NSL m²	%	Loss m²	Loss %	Proportion Retained	Meets BRE Targets	Existing APSH Total	Winter	Proposed APSH Total	Winter	Retained Total	Winter	% Reduction Total	% Reduction Winter	Meets BRE Targets		
Fourth	R3	W5-L W5-U	Bedroom	20.4	20.3	0.1	0	1.00	Yes	Yes	8.7	8.3	96%	8.3	95%	0.0	1	0.99	Yes	38	12	39	13	1.03	1.08	-3%	-8%	Yes		
Fourth	R4	W6-L W6-U	Bedroom	20.5	20.4	0.0	0	1.00	Yes	Yes	14.2	10.5	74%	10.5	74%	0.0	0	1.00	Yes	47	15	46	14	0.98	0.93	2%	7%	Yes		
Fourth	R5	W7-L W7-U	Bedroom	24.4	24.0	0.4	2	0.98	Yes	Yes	14.0	13.2	94%	12.1	86%	1.1	8	0.92	Yes	51	14	51	14	1.00	1.00	0%	0%	Yes		
Fourth	R6	W8-L W8-U	Bedroom	24.9	24.4	0.5	2	0.98	Yes	Yes	11.1	10.4	94%	10.4	94%	0.0	0	1.00	Yes	46	13	44	11	0.96	0.85	4%	15%	Yes		
Fourth	R7	W9-L W9-U	LKD	10.7	10.3	0.4	4	0.96	Yes	Yes	28.4	20.1	71%	20.7	73%	-0.5	-3	1.03	Yes	20	11	18	9	0.90	0.82	10%	18%	Yes		
		W10-L W10-U		10.2	9.8	0.4	4	0.96	Yes	Yes																				
Fourth	R8	W11-L W11-U	LKD	9.7	9.3	0.4	4	0.96	Yes	Yes	26.0	19.1	73%	19.3	74%	-0.2	-1	1.01	Yes	18	8	17	7	0.94	0.88	6%	13%	Yes		
		W12-L W12-U		9.3	9.0	0.4	4	0.96	Yes	Yes																				
Fourth	R9	W13-L W13-U	Bedroom	19.1	18.8	0.3	2	0.98	Yes	Yes	9.6	8.5	88%	8.5	88%	0.0	0	1.00	Yes	38	4	38	4	1.00	1.00	0%	0%	Yes		
Fourth	R10	W14-L W14-U	Bedroom	17.9	17.7	0.2	1	0.99	Yes	Yes	16.5	10.8	65%	10.8	65%	0.0	0	1.00	Yes	33	3	32	2	0.97	0.67	3%	33%	Yes		
Fourth	R11	W15-L W15-U	Bedroom	19.6	19.3	0.3	1	0.99	Yes	Yes	10.2	9.0	88%	9.0	88%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Fourth	R12	W16-L W16-U	Bedroom	25.1	24.8	0.3	1	0.99	Yes	Yes	11.1	9.5	85%	9.5	85%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Fourth	R13	W17-L W17-U	Bedroom	25.3	25.0	0.3	1	0.99	Yes	Yes	9.9	9.3	94%	9.3	94%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Fourth	R14	W18-L W18-U	Bedroom	22.3	22.0	0.4	2	0.98	Yes	Yes	8.1	7.2	89%	7.2	89%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Fourth	R15	W19-L W19-U	Bedroom	18.6	18.3	0.4	2	0.98	Yes	Yes	11.2	7.4	66%	7.4	66%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Fourth	R16	W20-L W20-U	LKD	12.0	11.1	0.8	7	0.93	Yes	Yes	26.1	24.6	94%	23.8	91%	0.8	3	0.97	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
		W21-L W21-U		10.5	9.6	0.8	8	0.92	Yes	Yes																				
		W22-L W22-U		10.2	9.4	0.8	8	0.92	Yes	Yes																				
Fourth	R17	W23-L W23-U	Bedroom	7.5	7.5	0.0	0	1.00	Yes	Yes	11.8	4.4	37%	4.4	37%	0.0	0	1.00	Yes	11	0	11	0	1.00	0.00	0%	0%	Yes		
Fourth	R18	W24-L W24-U	Bedroom	14.3	13.9	0.4	3	0.97	Yes	Yes	10.9	8.8	81%	8.8	81%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
Fifth	R1	W1-L W1-U	LKD	39.5	39.3	0.1	0	1.00	Yes	Yes	25.3	24.7	98%	24.7	98%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F		
		W2-L W2-U		39.5	39.3	0.1	0	1.00	Yes	Yes																				
Fifth	R2	W3-L W3-U	LKD	29.6	29.2	0.3	1	0.99	Yes	Yes	26.4	25.4	96%	25.4	96%	0.0	0	1.00	Yes	67	22	65	20	0.97	0.91	3%	9%	Yes		
		W4-L W4-U		29.2	28.9	0.3	1	0.99	Yes	Yes																				
Fifth	R3	W5-L W5-U	Bedroom	27.3	27.1	0.2	1	0.99	Yes	Yes	8.7	8.4	97%	8.4	97%	0.0	0	1.00	Yes	60	20	59	19	0.98	0.95	2%	5%	Yes		
Fifth	R4	W6-L	Bedroom	24.5	24.4	0.1	0	1.00	Yes	Yes																				

Address	Room	Window	Room use	Vertical Sky Component (VSC)							No-Sky Line (NSL)								Annual Probable Sunlight Hours (APSH) by Room									
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Meets MoL Targets (13%)	Room Area	Existing NSL		Proposed NSL		Loss m²	Loss %	Proportion Retained	Meets BRE Targets	Existing APSH		Proposed APSH		Retained		% Reduction		Meets BRE Targets
												m²	%	m²	%					Total	Winter	Total	Winter	Total	Winter	Total	Winter	
		W6-U									14.2	10.6	75%	10.6	75%	0.0	0	1.00	Yes	57	21	57	21	1.00	1.00	0%	0%	Yes
Fifth	R5	W7-L W7-U	Bedroom	30.0	29.4	0.5	2	0.98	Yes	Yes	14.0	13.8	98%	13.8	98%	0.0	0	1.00	Yes	64	20	64	20	1.00	1.00	0%	0%	Yes
Fifth	R6	W8-L W8-U	Bedroom	31.5	31.0	0.5	2	0.98	Yes	Yes	11.1	10.6	95%	10.6	95%	0.0	0	1.00	Yes	65	21	65	21	1.00	1.00	0%	0%	Yes
Fifth	R7	W9-L W9-U W10-L W10-U	LKD	29.9	29.4	0.5	2	0.98	Yes	Yes																		
				27.5	27.1	0.4	2	0.98	Yes	Yes	28.4	27.4	97%	27.3	96%	0.1	0	1.00	Yes	55	16	55	16	1.00	1.00	0%	0%	Yes
Fifth	R8	W11-L W11-U W12-L W12-U	LKD	17.1	16.7	0.4	2	0.98	Yes	Yes																		
				14.9	14.5	0.4	3	0.97	Yes	Yes	26.0	25.2	97%	25.2	97%	0.1	0	1.00	Yes	35	14	35	14	1.00	1.00	0%	0%	Yes
Fifth	R9	W13-L W13-U	Bedroom	24.3	24.0	0.3	1	0.99	Yes	Yes	9.6	9.1	95%	9.1	95%	0.0	0	1.00	Yes	53	10	53	10	1.00	1.00	0%	0%	Yes
Fifth	R10	W14-L W14-U	Bedroom	21.4	21.2	0.2	1	0.99	Yes	Yes	16.5	13.1	79%	13.1	79%	0.0	0	1.00	Yes	38	5	38	5	1.00	1.00	0%	0%	Yes
Fifth	R11	W15-L W15-U	Bedroom	22.1	21.8	0.3	1	0.99	Yes	Yes	10.2	9.3	91%	9.3	91%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R12	W16-L W16-U	Bedroom	28.5	28.2	0.3	1	0.99	Yes	Yes	11.1	10.0	90%	10.0	90%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R13	W17-L W17-U	Bedroom	28.4	28.1	0.3	1	0.99	Yes	Yes	9.9	9.4	95%	9.4	95%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R14	W18-L W18-U	Bedroom	24.3	24.0	0.3	1	0.99	Yes	Yes	8.1	7.3	91%	7.3	91%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R15	W19-L W19-U	Bedroom	19.8	19.5	0.3	1	0.99	Yes	Yes	11.2	7.4	66%	7.4	66%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R16	W20-L W20-U W21-L W21-U W22-L W22-U	LKD	16.5	15.8	0.7	4	0.96	Yes	Yes																		
				15.0	14.3	0.6	4	0.96	Yes	Yes	26.1	25.9	99%	25.9	99%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F
				15.2	14.6	0.6	4	0.96	Yes	Yes																		
Fifth	R17	W23-L W23-U	Bedroom	12.9	12.9	0.0	0	1.00	Yes	Yes	11.8	6.5	55%	6.5	55%	0.0	0	1.00	Yes	29	2	29	2	1.00	1.00	0%	0%	Yes
Fifth	R18	W24-L W24-U	Bedroom	18.0	17.7	0.3	2	0.98	Yes	Yes	10.9	9.2	85%	9.2	85%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F
Sixth	R1	W1-L W1-U	Bedroom	21.9	21.3	0.6	3	0.97	Yes	Yes	13.0	11.9	92%	11.9	92%	0.0	0	1.00	Yes	44	24	43	23	0.98	0.96	2%	4%	Yes
Sixth	R2	W2-L W2-U	Bedroom	20.1	19.6	0.5	3	0.97	Yes	Yes	11.2	9.7	87%	9.7	87%	0.0	0	1.00	Yes	39	22	38	21	0.97	0.95	3%	5%	Yes
Sixth	R3	W3-L W3-U W4-L W4-U	LKD	18.2	17.8	0.5	3	0.97	Yes	Yes																		
				15.9	15.5	0.4	3	0.97	Yes	Yes	27.6	23.0	84%	23.0	84%	0.0	0	1.00	Yes	34	18	33	17	0.97	0.94	3%	6%	Yes
Sixth	R4	W5-L W5-U W6	Bedroom	21.7	21.3	0.4	2	0.98	Yes	Yes																		
				16.2	15.8	0.4	2	0.98	Yes	Yes	11.9	11.2	94%	11.2	94%	0.0	0	1.00	Yes	48	24	47	23	0.98	0.96	2%	4%	Yes
Sixth	R5	W7-L W7-U	Bedroom	29.7	29.4	0.3	1	0.99	Yes	Yes	8.0	7.0	88%	7.0	88%	0.0	0	1.00	Yes	67	18	66	17	0.99	0.94	1%	6%	Yes

Address	Room	Window	Room use	Vertical Sky Component (VSC)							No-Sky Line (NSL)							Annual Probable Sunlight Hours (APSH) by Room										
				Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Retained	Meets BRE Targets	Meets MoL Targets (13%)	Room Area	Existing m ²	NSL %	Proposed m ²	NSL %	Loss m ²	Loss %	Proportion Retained	Meets BRE Targets	Existing Total	Existing Winter	Proposed Total	Proposed Winter	Retained Total	Retained Winter	% Reduction Total	% Reduction Winter	Meets BRE Targets
Sixth	R6	W8-L W8-U	Bedroom	27.5	27.2	0.3	1	0.99	Yes	Yes	14.0	13.5	96%	13.5	96%	0.0	0	1.00	Yes	51	11	50	10	0.98	0.91	2%	9%	Yes
Sixth	R7	W9-L W9-U	Bedroom	25.6	25.3	0.3	1	0.99	Yes	Yes	10.2	9.6	94%	9.6	94%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F
Sixth	R8	W10-L W10-U	Bedroom	32.6	32.3	0.3	1	0.99	Yes	Yes	11.1	10.5	94%	10.5	94%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F
Sixth	R9	W11-L W11-U	Bedroom	32.2	31.8	0.3	1	0.99	Yes	Yes	9.9	9.5	96%	9.5	96%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F
Sixth	R10	W12-L W12-U	Bedroom	26.7	26.4	0.3	1	0.99	Yes	Yes	8.1	7.4	91%	7.4	91%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F
Sixth	R11	W13-L W13-U	Bedroom	21.0	20.8	0.2	1	0.99	Yes	Yes	11.2	7.4	66%	7.4	66%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F
Sixth	R12	W14-L	LKD	21.1	20.5	0.6	3	0.97	Yes	Yes	26.1	25.9	99%	25.9	99%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F
		W14-U		20.2	19.6	0.5	3	0.97	Yes	Yes																		
		W15-L W15-U W16-L W16-U		20.4	19.9	0.5	2	0.98	Yes	Yes																		
Sixth	R13	W17-L W17-U	Bedroom	21.8	21.8	0.0	0	1.00	Yes	Yes	11.8	7.6	64%	7.6	64%	0.0	0	1.00	Yes	48	12	48	12	1.00	1.00	0%	0%	Yes
Sixth	R14	W18-L W18-U	Bedroom	29.0	29.0	0.1	0	1.00	Yes	Yes	14.3	12.6	88%	12.6	88%	0.0	0	1.00	Yes	65	18	65	18	1.00	1.00	0%	0%	Yes
Seventh	R1	W1-L W1-U	Bedroom	38.8	38.4	0.3	1	0.99	Yes	Yes	13.0	11.9	92%	11.9	92%	0.0	0	1.00	Yes	80	27	80	27	1.00	1.00	0%	0%	Yes
Seventh	R2	W2-L W2-U	Bedroom	38.2	37.9	0.3	1	0.99	Yes	Yes	11.2	9.8	87%	9.8	87%	0.0	0	1.00	Yes	78	25	78	25	1.00	1.00	0%	0%	Yes
Seventh	R3	W3-L	LKD	35.1	34.9	0.3	1	0.99	Yes	Yes	27.6	23.1	84%	23.1	84%	0.0	0	1.00	Yes	63	21	63	21	1.00	1.00	0%	0%	Yes
		W3-U W4-L W4-U		28.9	28.6	0.3	1	0.99	Yes	Yes																		
Seventh	R4	W5-L	Bedroom	38.0	37.8	0.3	1	0.99	Yes	Yes	11.9	11.2	94%	11.2	94%	0.0	0	1.00	Yes	81	28	81	28	1.00	1.00	0%	0%	Yes
		W5-U W6		38.1	37.9	0.2	0	1.00	Yes	Yes																		
Seventh	R5	W7-L W7-U	Bedroom	37.3	37.1	0.2	1	0.99	Yes	Yes	8.0	7.0	89%	7.0	89%	0.0	0	1.00	Yes	81	28	81	28	1.00	1.00	0%	0%	Yes
Seventh	R6	W8-L W8-U	Bedroom	36.6	36.4	0.2	1	0.99	Yes	Yes	14.0	13.6	97%	13.6	97%	0.0	0	1.00	Yes	79	26	79	26	1.00	1.00	0%	0%	Yes
Seventh	R7	W9-L W9-U	Bedroom	23.0	22.9	0.1	0	1.00	Yes	Yes	11.2	7.4	66%	7.4	66%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F
Seventh	R8	W10-L	LKD	39.2	38.8	0.4	1	0.99	Yes	Yes	26.1	25.9	99%	25.9	99%	0.0	0	1.00	Yes	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F
		W10-U		39.1	38.7	0.4	1	0.99	Yes	Yes																		
		W11-L W11-U W12-L W12-U		35.6	35.2	0.4	1	0.99	Yes	Yes																		
Seventh	R9	W13-L	Bedroom	28.9	28.9	0.0	0	1.00	Yes	Yes	11.8	7.9	67%	7.9	67%	0.0	0	1.00	Yes	59	20	59	20	1.00	1.00	0%	0%	Yes
		W13-U																										
Seventh	R10	W14-L W14-U	Bedroom	36.4	36.4	0.1	0	1.00	Yes	Yes	14.3	13.0	91%	13.0	91%	0.0	0	1.00	Yes	73	24	73	24	1.00	1.00	0%	0%	Yes



Sources of information

Cloud10
0868 Tavistock Road West Drayton_
DISI_180522.dwg
Received 18/05/2022

RMA
CWD-RMA-ZZ-XX-M3-A-9050_ 18-07-
2022.dwg
Received 19/07/2022

EB7 Ltd
Ordnance Survey

Key:

Consented Surrounding

Existing

NORTH

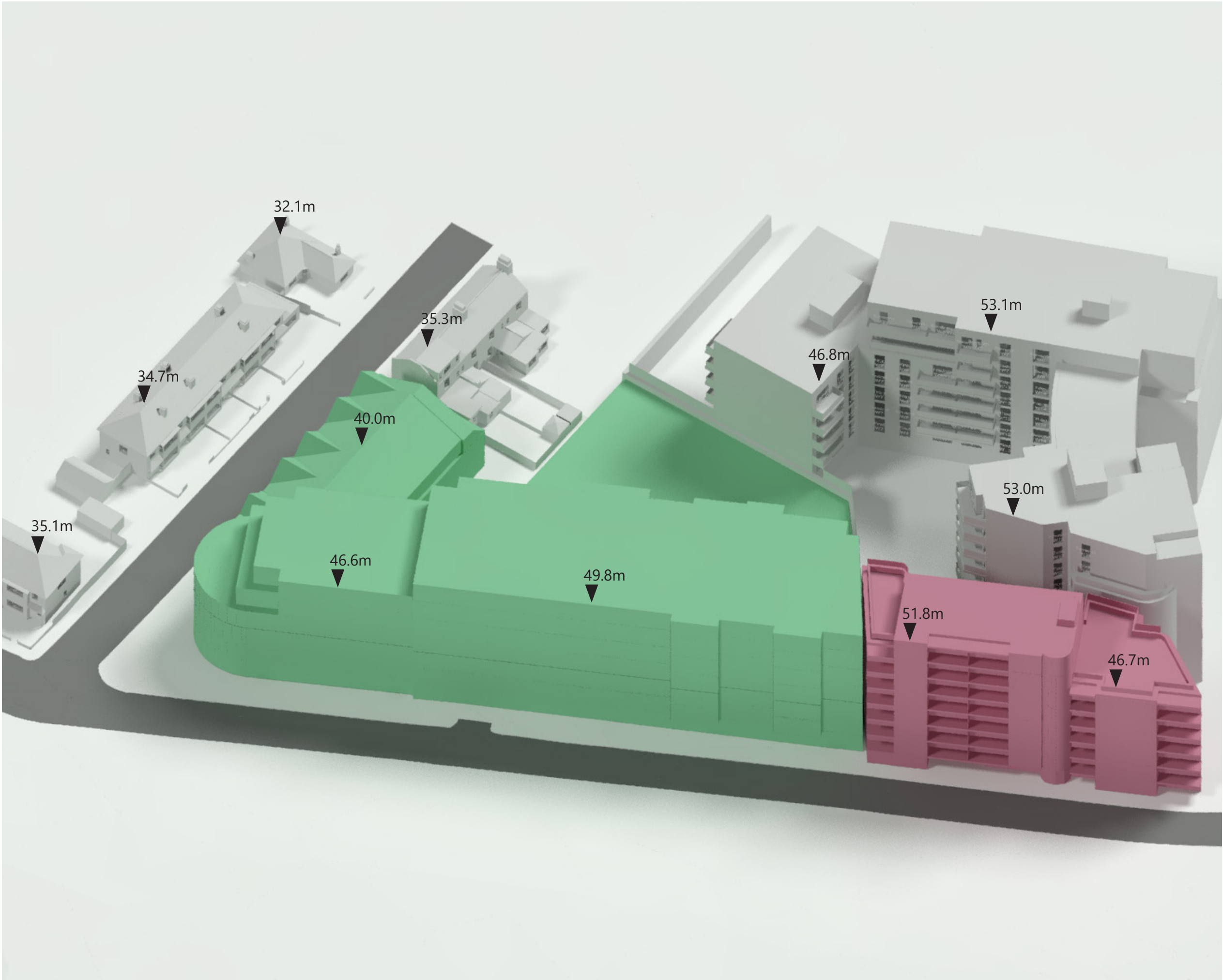
Project Comag West Drayton
UB7

Title Existing Condition
Plan View

Drawn JG Checked --

Date 19/01/2023 Project 5380

Rel no. 07 Prefix DS03 Page no. 01



Sources of information

Cloud10
0868 Tavistock Road West Drayton_
DISI_180522.dwg
Received 18/05/2022

RMA
CWD-RMA-ZZ-XX-M3-A-9050_ 18-07-
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Received 19/07/2022

EB7 Ltd
Ordnance Survey

Key:

Consented Surrounding	Existing
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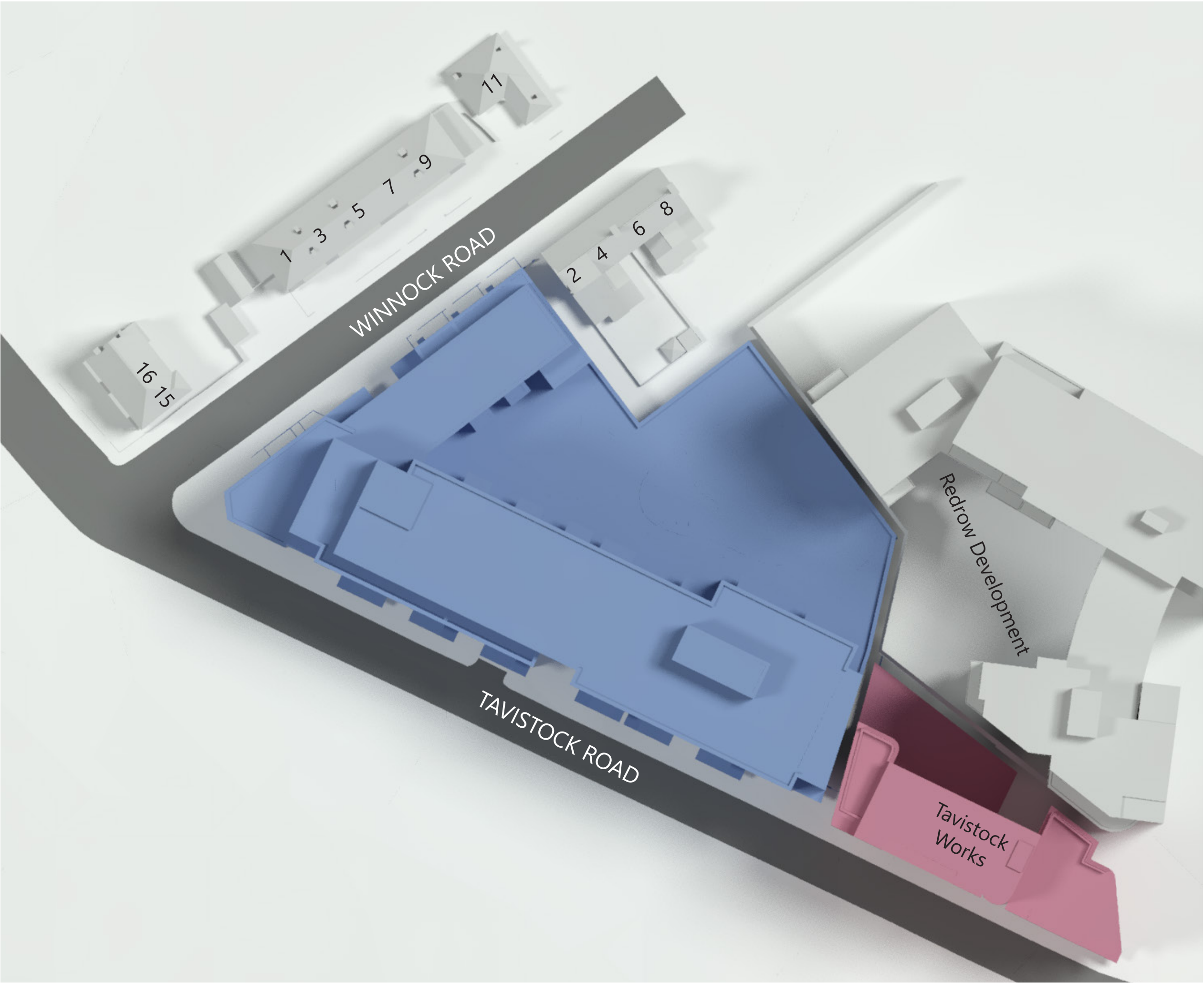
Project Comag West Drayton
UB7

Title Existing Condition
3D View

Drawn	JG	Checked	--
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Date	19/01/2023	Project	5380
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Rel no.	Prefix	Page no.
07	DS03	02



Sources of information

Cloud10
0868 Tavistock Road West Drayton_
DISL_180522.dwg
Received 18/05/2022

RMA
CWD-RMA-ZZ-XX-M3-A-9050_ 18-07-
2022.dwg
Received 19/07/2022

EB7 Ltd
Ordnance Survey

Key:

	Consented Surrounding
	Proposed

NORTH

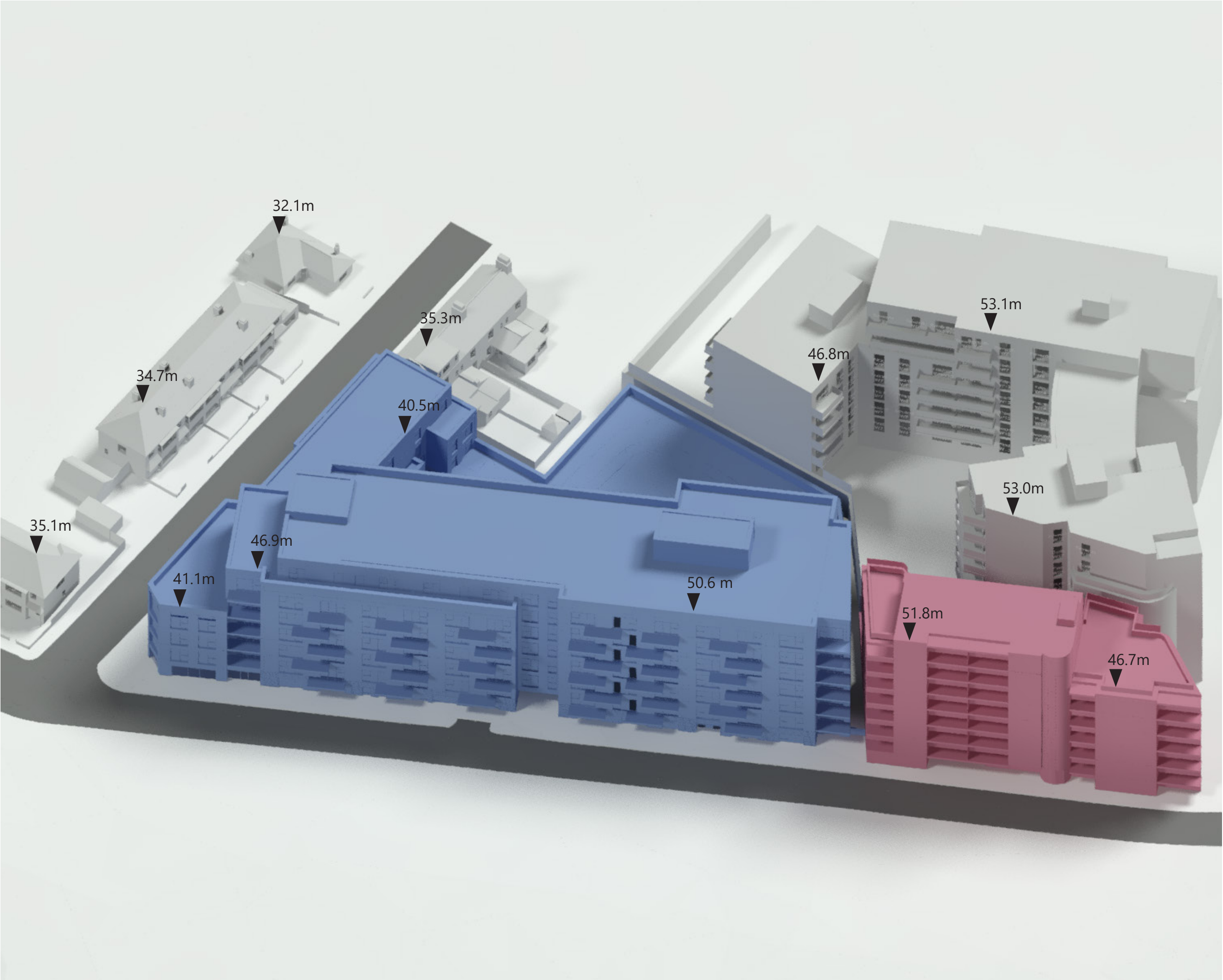
Project Comag West Drayton
UB7

Title Proposed Development
Plan View

Drawn	JG	Checked	--
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Date	19/01/2023	Project	5380
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07	DS03	03



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EB7 Ltd
Ordnance Survey

Key:

	Consented Surrounding
	Proposed

Project Comag West Drayton
UB7

Title Proposed Development
3D View

Drawn	JG	Checked	--
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Date	19/01/2023	Project	5380
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