28 July 2025

C1281/DS

DAYLIGHT & SUNLIGHT

PROJECT DATA:

Client	Frough Limited
Architect	Nick Willson Architects
Project Title	Regal Cinema, High Street, Uxbridge, UB8 1LD
Project Number	C1281

SOURCES OF INFORMATION:

Information Received	242_Uxbridge_250630.skp
Release Number	Release 01
Issue Number	01
Site Photos	Google
3D Model/Survey	AccuCities
OS Data	Get Mapping

REPORT DATA:

Report Title	Daylight and Sunlight Report
Dated	28 July 2025
Type	Final

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APPENDICES

1 EXECUTIVE SUMMARY

1.1 The Chancery Group have undertaken a daylight and sunlight assessment for the proposed development at Regal Cinema, High Street, Uxbridge, UB8 1LD ("proposed development").

1.2 This daylight and sunlight assessment has focused upon the potential effects of the proposed development on the key surrounding residential properties. Based upon aerial photography, there are no amenity areas relevant for an assessment.

1.3 The methodology set out in this report is in accordance with the Building Research Establishment (BRE) Report 209: 'Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice', Third Edition, 2022.

1.4 The results of our daylight and sunlight assessments on the existing properties demonstrate negligible to minor and not significant effects from the proposed development.

1.5 In summary, the daylight and sunlight effects on the neighbouring properties is considered to be acceptable and sufficient daylight and sunlight would be maintained in accordance with the context of the site and its location.

1.6 Overall, the proposed development meets the relevant local, regional and national planning policies on daylight and sunlight.

2 INTRODUCTION

2.1 The Chancery Group have been instructed by Frough Limited to undertake a daylight and sunlight assessment for the proposed development at Regal Cinema, High Street, Uxbridge, UB8 1LD ("proposed development").

2.2 The methodology set out in this report is in accordance with the Building Research Establishment (BRE) Report 209: 'Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice', Third Edition, 2022 ('the BRE Guidelines'), which is accepted as good practice by planning authorities throughout the country.

2.3 Paragraph 1.6 in the Introduction of the BRE Guidelines states:

"The guide is intended for building designers and their clients, consultants, and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design (see Section 5). In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."

2.4 Paragraph 129 c) of the National Planning Policy Framework NPPF December 2024 states:

"In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

2.5 As such, care should be taken to apply the guidance sensibly and flexibly taking into consideration the context of the site and advantages of the proposed development. This type of flexible approach is also supported in the Mayor of London's Housing SPG (March 2016), particularly in reference to high density developments that need to make efficient use of a site for housing. Paragraph 1.3.45 of The Housing SPG states:

"...An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time."

2.6 When assessing any potential daylight and sunlight impacts on surrounding properties, the BRE

2 INTRODUCTION

Guidelines suggest that only those windows and rooms that have a 'reasonable expectation' of daylight and sunlight need to be assessed. In particular, paragraph 2.2.2 in the BRE Guidelines states:

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

2.7 In general, the majority of commercial properties are not treated as having reasonable expectation of daylight or sunlight. This is because they are generally designed to rely on electric lighting to provide sufficient light by which to work, rather than natural daylight or sunlight. Commercial properties and other non-residential buildings have therefore been excluded from the assessment and this report. The uses of the surrounding properties have been established from research, external observation and Valuation Office Agency (VOA) checks to identify the properties in residential occupation.

2.8 This report has considered the potential daylight and sunlight and effects of the proposed development on the key surrounding residential properties, when compared to the existing building/plant on the site. Based upon aerial photography, there are no amenity areas relevant for an assessment.

2.9 Unless otherwise stated in this report, access has not been sought to any of the surrounding properties. The internal configuration of the rooms has been assumed from external inspections, photographs and publicly available floor plans. This is normal practice where access to adjoining properties and/or detailed room layout information is not available. The floor levels are assumed for all properties. This dictates the level of the working plane, which is the height that the NSL assessment is carried out. Regarding room layouts, 4.2m room depths have been assumed for residential spaces, unless the building form dictated otherwise.

2.10 To undertake the daylight and sunlight assessments we have created a three-dimensional (3D) computer model of the existing site and surrounding properties using a photogrammetric model, photography and partial planning information.

2.11 We have relied upon the 3D computer model of the proposed development supplied by Nick Wilson Architects on the 7 July 2025 to undertake the assessments (see Fig 01).

2 INTRODUCTION

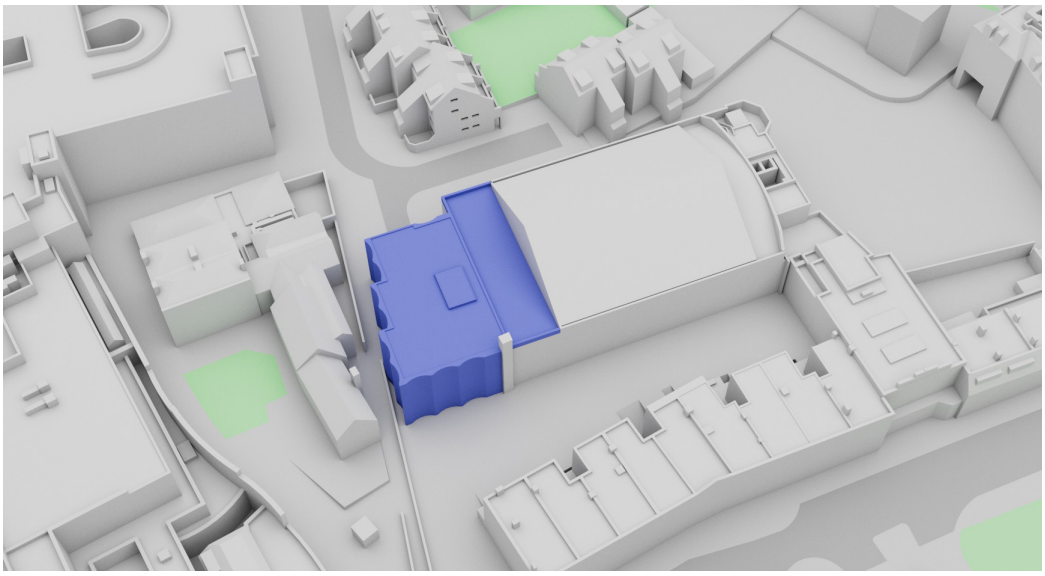

Fig 01 - Proposed Development (Blue)

2.12 The results of our technical assessment are provided in Appendix 01.

3 METHODOLOGY

3.1 The methodology set out in this report is in accordance with the Building Research Establishment (BRE) Report 209: 'Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice', Third Edition, 2022, which is accepted as good practice by planning authorities throughout the country.

3.2 The determination of whether the potential daylight and sunlight effects are significant are based on statistical data and professional judgement. Further details regarding the technical methodology of each assessment undertaken are set out below.

Daylight

3.3 Paragraph 2.2.3 of the BRE Guidelines states:

"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."

3.4 The BRE Guidelines provide two methods of assessing daylight in the existing situation; the Vertical Sky Component (VSC), which assesses the quantum of skylight and the No Sky Line (NSL), which considers the distribution of light within a building. Each method is described in more detail below.

VSC

3.5 The VSC test calculates the potential for daylight to a building and measures the amount of skylight available at a given point (normally the centre of the outside plane of a window) from an overcast sky.

3.6 The BRE Guidelines suggest that a noticeable effect would likely occur if the VSC with the development in place is both less than 27% and less than 0.8 times its former value.

NSL

3.7 The NSL test calculates the distribution of daylight at the working plane (i.e. 850 mm above floor level) within a room. The NSL divides those areas of the working plane which can receive direct sky light, from those which cannot. The BRE Guidelines suggest that a noticeable effect would likely occur if the area of a room that receives direct sky light is reduced to less than 0.8 times its former value.

Sunlight - Annual Probable Sunlight Hours (APSH)

3.8 Paragraph 3.2.3 of the BRE Guidelines states:

"To assess loss of sunlight to an existing building, it is suggested 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.

3 METHODOLOGY

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."

3.9 Paragraph 3.2.4 of the BRE Guidelines states:

"To calculate the loss of sunlight over the year, a different metric, the annual probable sunlight hours (APSH), is used. Here 'probable sunlight hours' means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloudiness for the location in question (based on sunshine probability data). The sunlight reaching a window is quantified as a percent age of this unobstructed annual total."

3.10 The APSH calculation is assessed on the centre of a main window located within 90° of due south. The BRE Guidelines recommend windows should receive at least 25% APSH and 5% APSH in the winter months. It is suggested that a noticeable effect would likely occur if the window receives less than 0.8 times its former sunlight hours and if there is a reduction in total APSH which is greater than 4 %.

3.11 For the purposes of this assessment, the results and effects have been presented on a room basis and have focused upon the annual APSH.

4 DAYLIGHT AND SUNLIGHT ASSESSMENT RESULTS

4.1 As detailed in the Introduction section of this report, we have undertaken a daylight and sunlight assessment upon the following properties. See Appendix 02 for detailed location drawings.

1. 224 High Street
2. 225 High Street
3. 226 High Street
4. 227 High Street
5. 228 High Street
6. 229 High Street
7. 12 to 23 Cumbrian Way

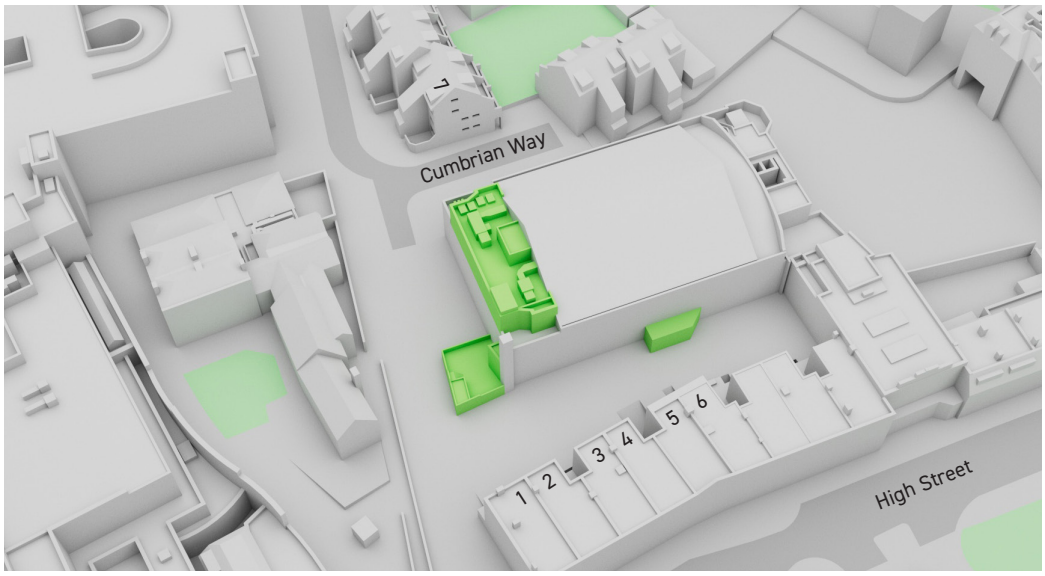

Fig 02 - Existing Site Conditions (Green) and Key Properties

4.2 All properties surrounding the site, aside from the properties detailed at paragraph 4.1, are either assumed to be in commercial or transitory use, and as such are not material for daylight and sunlight assessment or are considered too remote to require a detailed assessment.

4.3 Paragraph 2.2.2 of the BRE Guidelines states: *"...Windows to bathrooms, toilets, storerooms, circulation areas, and garages need not be analysed."* As such, only habitable rooms and windows (i.e. bedrooms, living rooms and kitchens) have been considered for daylight and sunlight.

4.4 In terms of retained daylight values, it could be suggested that the BRE Guidelines do not fully consider the context of an inner city environment and flexibility should be applied when reviewing significance in a dense urban environment where there is the expectation of increased density. In dense urban environments or where density is envisaged, the resulting VSC value (to a window or room served by multiple windows unobstructed by balconies or other projections etc.) could be in the region of the mid teens (around 15%). In market practice, this is considered a reasonable alternative target value when evaluating the overall daylight levels to existing properties.

4 DAYLIGHT AND SUNLIGHT ASSESSMENT RESULTS

4.5 Furthermore, in urban locations, based on professional opinion and daylight/sunlight market practice, it is considered that if more than 50% of the working plane continues to receive direct daylight following construction of the proposed development, then the room would retain an adequate level of daylight distribution. This flexible approach is supported at paragraph 2.2.12 in the BRE Guidelines where it states *"The guidelines above need to be applied sensibly and flexibly. There is little point in designing tiny gaps in the roof lines of new developments in order to safeguard the no sky lines in existing buildings..."*

4.6 Appendix H of the BRE Guidelines states:

"Adverse effects occur when there is a significant decrease in the amount of skylight and sunlight reaching an existing building where it is required, or in the amount of sunlight reaching an open space... The assessment of effect will depend on a combination of factors, and there is no simple rule of thumb that can be applied."

4.7 The overall effects to a particular property or properties are based on the statistical data and professional judgement, taking all relevant factors into consideration (including the use of alternative target values).

4.8 The assessment results for each of the key surrounding properties are detailed below. Please refer to Appendix 01 for full technical results.

224 to 229 High Street

4.9 These properties are located to the south of the proposed development. It is understood that the ground floor is commercial and there are residential units on the first and second floors. Partial floor plan information has been obtained and used for this property.

Fig 03 - 224 to 229 High Street
(Source: Google Earth)

4 DAYLIGHT AND SUNLIGHT ASSESSMENT RESULTS

Daylight

4.10 The results of the VSC assessment demonstrate that windows assessed would be fully compliant with the BRE Guidelines.

4.11 Regarding the NSL assessment, 17 of the 20 rooms assessed would be fully compliant with the BRE Guidelines. The remaining 3 rooms (R1 located on the first floor within 224, 225 and 226 High Street) would demonstrate only minor alterations of up to 27%. Furthermore, all 3 rooms would retain a daylight distribution level of between 64.66% and 73.79%. This is commensurate with an urban location. Furthermore, based upon external photography and partial planning information, all rooms are unlikely to be primary habitable spaces, such as living rooms.

Sunlight

4.12 All rooms relevant for assessment would be fully compliant with the annual APSH criteria.

4.13 The effect of the proposed development on these properties would be Negligible to Minor and Not Significant.

12 to 23 Cumbrian Way

4.14 This property located to the north east of the proposed development and comprises of residential apartments. Partial floor plan information has been obtained and used for this property.

Fig 03 - 12 to 23 Cumbrian Way
(Source: Google Earth)

4 DAYLIGHT AND SUNLIGHT ASSESSMENT RESULTS

4.15 The results of the VSC and NSL assessment demonstrate that all windows and rooms assessed would be fully compliant with the BRE Guidelines.

Sunlight

4.16 All rooms relevant for assessment would be fully compliant with the annual APSH criteria.

4.17 The effect of the proposed development on this property would be Negligible and Not Significant.

5 CONCLUSION

5.1 The results of our daylight and sunlight assessments for the existing surrounding properties demonstrate that the effects from the proposed development would be negligible to minor and not significant.

5.2 In conclusion, the daylight and sunlight effects on the neighbouring properties is considered to be acceptable and sufficient daylight and sunlight would be maintained in accordance with the context of the site and its location.

5.3 The proposed development meets the relevant local, regional and national planning policies on daylight, and sunlight.

APPENDIX 1

Project Number: C1281
Project Name: Regal Cinema
Date: 14/07/2025

Floor Ref	Room Ref	Window Ref	Existing/ Proposed	VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Room Annual	Pr/Ex	Total Room Winter	Pr/Ex
224 High Street																
First	R1	W1	Existing	18.35	0.84	28°N			*North	*North						
			Proposed	15.48												
							18.35	0.84								
							15.48						*North	*North		
Second	R1	W1	Existing	32.72	0.95	28°N			*North	*North						
			Proposed	31.11												
							32.72	0.95								
							31.11						*North	*North		
225 High Street																
First	R1	W1	Existing	15.81	0.82	28°N			*North	*North						
			Proposed	13.03												
							15.81	0.82								
							13.03						*North	*North		
First	R3	W3	Existing	10.78	0.97	28°N			*North	*North						
			Proposed	10.50												
							10.78	0.97								
							10.50						*North	*North		
Second	R1	W1	Existing	32.13	0.96	28°N			*North	*North						
			Proposed	30.82												
Second	R1	W2	Existing	31.58	0.95	28°N			*North	*North						
			Proposed	30.05												
							31.89	0.96								
							30.48						*North	*North		
Second	R3	W4	Existing	18.13	1.01	28°N			*North	*North						
			Proposed	18.25												
							18.13	1.01								
							18.25						*North	*North		
226 High Street																
First	R1	W1	Existing	12.63	0.93	28°N			*North	*North						
			Proposed	11.71												
							12.63	0.93								
							11.71						*North	*North		
First	R3	W3	Existing	11.89	0.91	28°N			*North	*North						
			Proposed	10.82												
							11.89	0.91								
							10.82						*North	*North		
Second	R1	W1	Existing	29.60	1.01	28°N			*North	*North						
			Proposed	29.79												
Second	R1	W2	Existing	29.36	1.00	28°N			*North	*North						
			Proposed	29.23												
							29.50	1.00								
							29.55						*North	*North		
Second	R3	W4	Existing	18.84	0.99	28°N			*North	*North						
			Proposed	18.65												
							18.84	0.99								
							18.65						*North	*North		
227 High Street																
First	R1	W1	Existing	11.43	0.97	28°N			*North	*North						
			Proposed	11.10												
							11.43	0.97								
							11.10						*North	*North		
First	R3	W3	Existing	10.13	1.02	28°N			*North	*North						
			Proposed	10.33												
							10.13	1.02								
							10.33						*North	*North		
Second	R1	W1	Existing	28.93	1.02	28°N			*North	*North						
			Proposed	29.38												
Second	R1	W2	Existing	28.26	1.01	28°N			*North	*North						
			Proposed	28.58												
							28.64	1.01								
							29.03						*North	*North		
Second	R3	W4	Existing	17.49	1.01	28°N			*North	*North						
			Proposed	17.71												
							17.49	1.01								
							17.71						*North	*North		

Floor Ref	Room Ref	Window Ref	Existing/ Proposed	VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Room Annual	Pr/Ex	Total Room Winter	Pr/Ex
228 High Street																
First	R1	W1	Existing	10.03	1.00	28°N			*North		*North					
			Proposed	10.08												
							10.03	1.00								
							10.08						*North		*North	
First	R3	W3	Existing	10.34	1.04	28°N			*North		*North					
			Proposed	10.76												
							10.34	1.04								
							10.76						*North		*North	
Second	R1	W1	Existing	27.96	1.01	28°N			*North		*North					
			Proposed	28.34												
Second	R1	W2	Existing	27.44	1.01	28°N			*North		*North					
			Proposed	27.79												
							27.73	1.01								
							28.10						*North		*North	
Second	R3	W4	Existing	18.29	1.03	28°N			*North		*North					
			Proposed	18.82												
							18.29	1.03								
							18.82						*North		*North	
229 High Street																
First	R1	W1	Existing	8.96	1.00	28°N			*North		*North					
			Proposed	9.00												
							8.96	1.00								
							9.00						*North		*North	
Second	R1	W1	Existing	27.72	1.01	28°N			*North		*North					
			Proposed	27.99												
Second	R1	W2	Existing	27.08	1.01	28°N			*North		*North					
			Proposed	27.30												
							27.44	1.01								
							27.69						*North		*North	
12 to 23 Cumbrian Way																
Ground	R1	W1	Existing	21.10	0.99	309°N			*North		*North					
			Proposed	20.97												
							21.10	0.99								
							20.97						*North		*North	
Ground	R2	W2	Existing	28.50	0.99	219°			62.00	1.00	14.00	1.00				
			Proposed	28.13					62.00		14.00					
Ground	R2	W3	Existing	28.04	0.99	219°			60.00	1.00	13.00	1.08				
			Proposed	27.85					60.00		14.00					
Ground	R2	W4	Existing	3.56	1.00	129°			10.00	1.00	2.00	1.00				
			Proposed	3.56					10.00		2.00					
							12.15	0.99					70.00		14.00	
							12.06						70.00	1.00	14.00	1.00
First	R1	W1	Existing	25.84	0.98	309°N			*North		*North					
			Proposed	25.37												
							25.84	0.98								
							25.37						*North		*North	
First	R2	W2	Existing	31.28	1.00	219°			67.00	1.00	18.00	1.00				
			Proposed	31.38					67.00		18.00					
First	R2	W3	Existing	30.90	1.01	219°			67.00	0.99	18.00	0.94				
			Proposed	31.09					66.00		17.00					
First	R2	W4	Existing	27.81	1.00	129°			59.00	1.00	14.00	1.00				
			Proposed	27.81					59.00		14.00					
							28.76	1.00					89.00		20.00	
							28.81						88.00	0.99	19.00	0.95
Second	R1	W1	Existing	29.61	0.99	309°N			28.00	*North	6.00	*North				
			Proposed	29.43					27.00		5.00					
Second	R1	W2	Existing	34.13	1.01	219°			73.00	1.00	24.00	1.00				
			Proposed	34.64					73.00		24.00					
							30.86	1.00					74.00		25.00	
							30.87						73.00	0.99	24.00	0.96
Third	R1	W1	Existing	35.20	1.00	309°N			30.00	*North	6.00	*North				
			Proposed	35.22					30.00		6.00					
Third	R1	W2	Existing	36.30	1.02	219°			74.00	1.01	25.00	1.04				
			Proposed	36.91					75.00		26.00					
							35.51	1.01					75.00		26.00	
							35.70						75.00	1.00	26.00	1.00

Project Number: C1281
Project Name: Regal Cinema
Date: 14/07/2025

Floor Ref	Room Ref	Lit Area Existing	Lit Area Proposed	Pr/Ex
224 High Street				
First	R1	7.92	5.92	0.75
		98.69%	73.79%	
Second	R1	7.90	6.88	0.87
		98.45%	85.74%	
225 High Street				
First	R1	13.04	9.52	0.73
		94.95%	69.36%	
	R3	4.16	4.19	1.01
		67.56%	68.07%	
Second	R1	13.39	13.39	1.00
		97.49%	97.52%	
	R3	5.44	5.44	1.00
		88.37%	88.37%	
226 High Street				
First	R1	11.80	8.88	0.75
		85.95%	64.66%	
	R3	4.24	4.23	1.00
		68.92%	68.78%	
Second	R1	13.26	13.42	1.01
		96.55%	97.70%	
	R3	5.43	5.43	1.00
		88.16%	88.16%	
227 High Street				
First	R1	8.69	8.33	0.96
		63.27%	60.64%	
	R3	4.13	4.13	1.00
		67.11%	67.11%	
Second	R1	13.01	13.25	1.02
		94.72%	96.47%	
	R3	5.45	5.45	1.00
		88.57%	88.57%	

Floor Ref	Room Ref	Lit Area Existing	Lit Area Proposed	Pr/Ex
228 High Street				
First	R1	7.28	7.31	1.00
		53.01%	53.26%	
	R3	3.79	3.79	1.00
		61.64%	61.60%	
Second	R1	12.98	12.97	1.00
		94.51%	94.46%	
	R3	5.30	5.30	1.00
		86.16%	86.16%	
229 High Street				
First	R1	7.92	7.87	0.99
		52.93%	52.58%	
Second	R1	13.56	13.56	1.00
		90.60%	90.60%	
12 to 23 Cumbrian Way				
Ground	R1	8.83	8.83	1.00
		97.60%	97.60%	
	R2	15.54	15.67	1.01
		93.67%	94.47%	
First	R1	8.86	8.86	1.00
		97.88%	97.88%	
	R2	16.10	16.36	1.02
		97.07%	98.63%	
Second	R1	10.69	10.69	1.00
		99.66%	99.66%	
Third	R1	10.63	10.63	1.00
		99.02%	99.02%	

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