

INTERIOR DAYLIGHT AND SUNLIGHT REPORT

**Waterside House
Waterside Way
Uxbridge
UB8**

Client
Elmwin Gate Ltd

Dated
10 July 2025

Prepared by
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1 INSTRUCTIONS AND BRIEF

- 1.1 In accordance with your instructions, we have assessed the daylight and sunlight amenity received to the habitable rooms within the proposed apartments at Waterside House, Riverside Way, Uxbridge UB8 ('the property') in support of an application for prior approval under Class MA of the General Permitted Development Order (2015).
- 1.2 We have received the following documents and used them in preparing this report:
- RGP Architects proposed scheme drawings received on 23 May 2025.
 - AccuCities photogrammetry model of Waterside House and surrounding buildings received on 2 June 2025.
- 1.3 Our study has been undertaken by preparing a three-dimensional computer model of the property and surrounding buildings and analysing the daylight and sunlight levels received within the proposed apartments using our bespoke software. Our assessment is based on the information detailed above and estimates of relevant distances, dimensions and levels which are as accurate as the circumstances allow.

2 THE PROPERTY

- 2.1 Waterside House is located on the west side of the Grand Union Canal and the east of the River Colne. The proposal is a change of use, converting the existing offices to apartments.

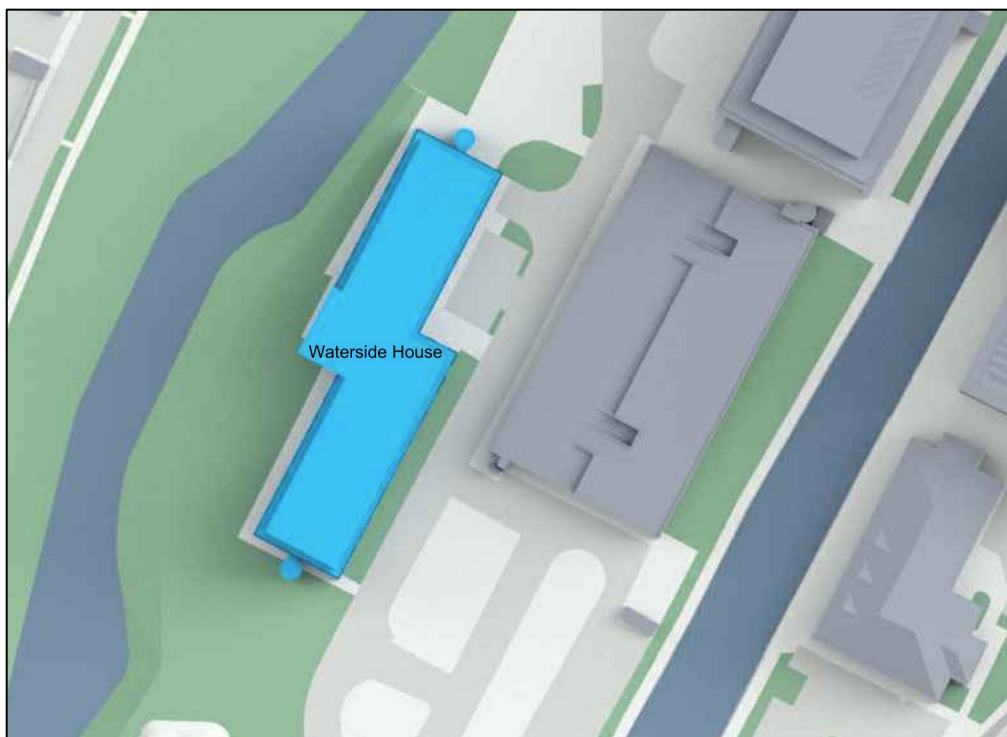


Image 01: Waterside House, Conversion site (shaded blue).

3 PLANNING POLICY

3.1 National Policy

- 3.1.1 The revised National Planning Policy Framework ('NPPF') 2023 addresses the need for the flexible application of guidance relating to daylight and sunlight under Section 11 'Making effective use of land'. Paragraph 125(c) under subsection "*Achieving appropriate densities*" states the following;

"c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

3.2 The Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 ('the Regulations')

- 3.2.1 Part 2 of the Regulations makes amendments to the Town and Country Planning (General Permitted Development) (England) Order 2015. Regulations 13 through to 17 add to the conditions of prior approval, that the local planning authority must also consider "*the provision of adequate natural light to all habitable rooms*" by the proposed change of use.

3.3 Regional Policy – Greater London Authority

- 3.3.1 Paragraph D of Policy D6 'Housing Quality and Standard' of The London Plan (2021) states the following in respect of daylight and sunlight amenity:

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

- 3.3.2 Paragraph 4.1.2 of the Mayor's 2023 Housing Design Standards LPG states:

"The standards in this section also aim to complement the consideration of daylight and sunlight impacts using the BRE guidance (Site layout planning for daylight and sunlight). This process involves a two-stage approach: firstly, by applying the BRE guidance; and secondly, by considering the location and wider context when assessing any impacts. With extreme weather events becoming increasingly common, design must balance daylight, passive solar gain and overheating considerations. Summer heat can be reduced through orientation, shading, fenestration, insulation, high-albedo materials, the provision of green infrastructure and other strategies" This document acknowledges the need to balance daylight and sunlight against thermal efficiency and paragraph

C6.2 states that: “Daylight and overheating assessments should be analysed together to determine the optimal balance.”

3.3.3 Policy at national or regional level does not provide further detail in relation to daylight and sunlight amenity, whereas local policy is more specific, as detailed below.

3.4 Local Policy – London Borough of Hillingdon (‘LBH’)

3.4.1 Policy DMBH 11 “Design of New Development” of LBH’s Development Management Policies (adopted 16 January 2020) states the following in relation to daylight and sunlight amenity:

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

3.4.2 Paragraph 5.42 states::

‘The Council will aim to minimise the impact of the loss of daylight and sunlight and unacceptable overshadowing caused by new development on habitable rooms, amenity space and public open space. The Council will also seek to ensure that the design of new development optimises the levels of daylight and sunlight. The Council will expect the impact of the development to be assessed following the methodology set out in the most recent version of the Building Research Establishments (BRE) “Site layout planning for daylight and sunlight: A guide to good practice”’

4 BRE REPORT “SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT: A GUIDE TO GOOD PRACTICE” (2022) (‘THE BRE GUIDELINES’)

4.1 Principles

4.1.1 The BRE guidelines were updated in June 2022, with the 2011 version now withdrawn. At Appendix A of this report is an explanatory note which summarises the guidance provided by the BRE.

4.1.2 It is important to note that the introduction to the report stresses that the document is provided for guidance purposes only and it is not intended to be interpreted as a strict set of rules. It states that:

“The advice given here is not mandatory and this document 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 because natural lighting is only one of many factors in site layout design. (para. 1.6)

“In special circumstances the Developer or Planning Authority may wish to use different target values.” (para. 1.6)

“Note that numerical values given here are purely advisory. Different criteria may be used, based upon 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”. (para. 2.2.3)

4.1.3 The BRE guidelines should be used in conjunction with the interior daylighting recommendations in BS EN 17037 “Daylight in buildings” and the CIBSE publication LG10 “Daylighting – a guide for designers”.

4.2 Glossary of Terms

4.2.1 Below is a simplified glossary of the daylight and sunlight terminology referred to in this report. Appendix A contains a technical glossary, together with a summary of the recommendations provided by the BRE:

4.2.2 **Spatial Daylight Autonomy (‘SDA’)** – assesses whether a space receives sufficient daylight on an annual basis;

4.2.3 **Sunlight Exposure (‘SE’)** – the total number of hours on 21 March that sunlight is expected to shine on a window.

5 RESULTS

5.1 We have analysed the daylight and sunlight availability to the proposed studios and apartments within the property and the results are set out below. The SDA and SE results spreadsheets are shown on the drawing in Appendix B.

5.2 Daylight

5.2.1 We have assessed daylight amenity using the SDA methodology described in the appended explanatory note. The BRE recommendations given are for of 100 lux in bedrooms, 150 lux in living rooms. In multi-use rooms, such as the proposed studios and 1 bed apartments, it is widely accepted that the target value for living rooms can be used.

5.2.2 It is recommended that at least 50% of a room should exceed the recommended lux, for 50% of the total daylight hours in a year, for its use.

5.2.3 Our results show that all rooms assessed would comply with the BRE's guidance, most receiving levels in excess of the recommended minimum.

5.3 Sunlight

5.3.1 In new buildings, the BRE recommends calculating the Sunlight Exposure to assess whether a dwelling will appear reasonably sunlit. This test measures the hours of sunlight that could be received at the centre point of each window on 21 March.

5.3.2 In housing, the main requirement for sunlight is in living rooms. It is viewed as less important in kitchens and bedrooms.

5.3.3 The BRE guidelines recommend that:

- Site layout design aims to ensure that at least one main window wall faces within 90-degrees of due south.
- That a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March.
- Where groups of dwellings are planned, site layout design should aim to maximise the number of dwellings that meet the above recommendations.

5.3.4 The results show that all habitable rooms with at least one window facing within 90-degrees of due south would receive at least 1.5 hours of direct sunlight on 21 March, in accordance with the BRE Guidelines.

6 CONCLUSION

- 6.1 Our analysis shows that all proposed studios and apartments would receive levels of daylight and sunlight that would exceed the recommendations set out in the BRE Report. As such, the natural light to the proposed habitable rooms would be acceptable when measured against the local and national policies.

APPENDIX A

BRE EXPLANATORY NOTE

BRE REPORT “SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT, A GUIDE TO GOOD PRACTICE” (2022) - EXPLANATORY NOTE AND METHODOLOGY

The 2022 edition of the BRE Report took effect in June 2022 and superseded the 2011 version. The below note summarises the recommended assessment methodologies, guidance and advice within the BRE Report, in conjunction with other key guidance documents that can be used for assessing the acceptability of developments in terms of any impact on daylight and sunlight to surrounding buildings.

Introduction

It is important to note that the introduction to the BRE Report stresses that the document is provided for guidance purposes only and it is not intended to be interpreted as a strict set of rules. It also suggests that it may be appropriate to adopt a flexible approach and alternative target values in dealing with “*special circumstances*” 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.*” This is amplified by the following extracts from the introduction and Section 2.2:

“The advice given here is not mandatory and this document 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 because natural lighting is only one of many factors in site layout design...”

“In special circumstances the Developer or Planning Authority may wish to use different target values.”

“Note that numerical values given here are purely advisory. Different criteria may be used, based upon 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”.

The examples given in the BRE Report can be applied to any part of the country: suburban, urban and rural areas. The inflexible application of the target values given in the Report may make reaching the BRE criteria difficult in a tight, urban environment where there is unlikely to be the same expectation of daylight and sunlight amenity as in a suburban or rural environment.

Daylight

In summary, the BRE Report states that:

“If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building from the centre of the lowest window, subtends an angle of more than 25 degrees to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

the vertical sky component ['VSC'] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value;

the area of the working plane (0.85m above floor level in residential properties) in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

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."

The Report also states that:

"Where room layouts are known, the impact on the daylighting distribution in the existing building can be found by plotting the 'no-sky line' in each of the main rooms. For houses this would include living rooms, dining rooms and kitchens; bedrooms should also be analysed, although they are less important. In non-domestic buildings each main room where daylight is expected should be investigated."

...Windows to bathrooms, toilets, store rooms, circulation areas and garages need not be analysed."

Guidance has been provided in the Second Edition of the report in relation to existing windows with balconies:

"Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light."

A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above."

Further guidance is provided in Appendix F on alternative target values when considering the loss of light to an existing building. F1 states the following:

"These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location. Such alternative targets may be generated from the layout dimensions of existing development"

Sunlight

The BRE Report advises that new development should take care to safeguard access to sunlight for existing buildings and any non-domestic buildings where there is a particular requirement for sunlight. In summary, the report states:

“If a living room of an existing dwelling has a main window facing within 90 degrees of due south, and any part of a new development subtends an angle of more than 25 degrees to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

- *receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and*
- *receives less than 0.8 times its former sunlight hours during either period and*
- *has a reduction in sunlight over the whole year greater than 4% of annual probable sunlight hours”*

The report also states that:

“...It is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within ninety-degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within ninety-degrees of due south anyway.”

Overshadowing

Section 3.3 of the BRE Report gives guidelines for protecting the sunlight to open spaces where it will be required. This would normally include:

- Gardens, usually the main back garden of a house and allotments;
- Parks and playing fields;
- Children's playgrounds;
- Outdoor swimming pools and paddling pools;
- Sitting out areas such as those between non-domestic buildings and in public squares; and
- Focal points for views such as a group of monuments or fountains.

In summary, the Report states that:

“It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least 2 hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive 2 hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least 2 hours of sunlight on 21 March.”

New Buildings

In relation to new buildings, the assessment methodology within the 2011 Edition has been withdrawn. The BRE Report has replaced the way in which we assess both daylight and sunlight amenity to new buildings.

Daylight

The BRE Report now states that: *“To check that adequate daylight is provided in new rooms, daylight factor or interior illuminance may be calculated and compared with the recommendations in BS EN 17037 Daylight in buildings.”*

BS EN 17037 provides two methodologies. One is based on target illuminances from daylight to be achieved over specified fractions of the reference plane (a plane at table top height covering the room) for at least half of the daylight hours in a typical year. The other, alternative, method is based on calculating the daylight factors achieved over specified fractions of the reference plane.

Illuminance (SDA)

This method involves using climatic data for the location of the site to calculate the illuminance (lux) from daylight at each point on an assessment grid (300mm x 300mm, excluding a 300mm band from the walls) on the reference plane at an at least hourly interval for a typical year.

The UK National Annex gives illuminance recommendations of:

- 100 lux in bedrooms;
- 150 lux in living rooms; and
- 200 lux in kitchens.

Where a room has a shared use, the highest target should apply. Although, the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design.

These are the median illuminances, to be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours.

When calculating illuminance, factors such as the light transmittance and ratio of window frame to glass should be considered, together with the reflectance level of internal and external surfaces and allowances for dirt build up on the window.

Daylight Factor

The daylight factor is the illuminance at a point on the reference plane in a space, divided by the illuminance on an unobstructed horizontal surface outdoors. The CIE standard overcast sky is used, rather than climatic data, thus the assessment is independent of building orientation. Similar to the illuminance methodology, a 300mm x 300mm grid is used with a 300mm band from the edge of the walls and at least 50% of the assessment grid should achieve the target daylight factors.

The UK National Annex gives daylight recommendations of:

- 0.7% Daylight Factors for Bedrooms
- 1.1% Daylight Factors for Living Rooms
- 1.4% Daylight Factors for Kitchens

Similar to the illuminance methodology, internal and external reflectance values and glazing transmission needs to be taken into account. With the exception of living/kitchen/dining rooms, where a room has a dual use, the higher target should be applied.

Sunlight

Sunlight Exposure (SE)

The BRE Report no longer recommends the use of the APSH assessment to assess sunlight potential in new dwellings. The BRE Report concludes that a dwelling will appear reasonably sunlit provided the following criteria are met:

- At least one main window wall faces within 90 degrees of due south, and;
- A habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March. This is assessed at the inside centre of the window(s); sunlight received by different windows can be added provided they occur at different times and sunlight hours are not double counted.

Analysis Factors Applied

The following criteria have been applied for the daylight assessment:

- Glazing Transmittance:
 - Double Glazing: 0.68;
- Maintenance Factor:
 - Obstructed Windows (Beneath Balconies): 0.76;
 - Unobstructed Windows: 0.92;
- Frame to Glazing Ratio:
 - Bespoke to Window;
- Internal Reflectance Values:
 - Walls: 0.8;
 - Floors: 0.4;
 - Ceilings: 0.8;

APPENDIX B

**SPATIAL DAYLIGHT AUTONOMY AND SUNLIGHT EXPOSURE RESULT SPREADSHEET WITHIN THE
PROPOSED SCHEME**

Waterside House, Uxbridge, South Facing Rooms - Sunlight Exposure Results Spreadsheet

Rel 01

RGP Architects proposed scheme received on 27/06/2025 and revised 8th July 2025

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Existing Sunlight Exposure (Hours)	Proposed Sunlight Exposure (Hours)	Rating
Waterside House								
Ground	R9	Residential	Bedroom	W9	208°	-1	3.5	
						-1	3.5	Medium
Ground	R18	Residential	LD	W19	118°	-1	4.5	
						-1	4.5	High
Ground	R19	Residential	Bedroom	W20	118°	-1	3.7	
						-1	3.7	Medium
Ground	R20	Residential	Bedroom	W21	118°	-1	3.7	
						-1	3.7	Medium
Ground	R21	Residential	LD	W22	118°	-1	4.6	
						-1	4.6	High
Ground	R22	Residential	LD	W23	118°	-1	4.3	
						-1	4.3	High
Ground	R23	Residential	Bedroom	W24	118°	-1	3.8	
						-1	3.8	Medium
Ground	R24	Residential	Bedroom	W25	118°	-1	3.1	
						-1	3.1	Medium
Ground	R25	Residential	LD	W26	118°	-1	2.1	
						-1	2.1	Minimum
Ground	R26	Residential	Studio	W27	118°	-1	3	
					118°	-1	3	
						-1	3	Medium
Ground	R27	Residential	LD	W29	118°	-1	4.2	
						-1	4.2	High
Ground	R28	Residential	Bedroom	W30	118°	-1	4	
						-1	4	Medium
Ground	R29	Residential	Bedroom	W31	118°	-1	4.1	
						-1	4.1	High
Ground	R30	Residential	LD	W32	118°	-1	4.8	
						-1	4.8	High
Ground	R31	Residential	Studio	W33	118°	-1	4.8	
						-1	4.8	High
Ground	R32	Residential	LD	W34	118°	-1	4.1	
					118°	-1	4.1	
						-1	4.1	High

Ground	R33	Residential	Bedroom	W36	118°	-1	4.8	
						-1	4.8	High
First	R9	Residential	Bedroom	W9	208°	-1	3.5	
						-1	3.5	Medium
First	R18	Residential	LD	W19	118°	-1	4.7	
						-1	4.7	High
First	R19	Residential	Bedroom	W20	118°	-1	3.9	
						-1	3.9	Medium
First	R20	Residential	Bedroom	W21	118°	-1	4	
						-1	4	Medium
First	R21	Residential	LD	W22	118°	-1	4.7	
						-1	4.7	High
First	R22	Residential	LD	W23	118°	-1	4.5	
						-1	4.5	High
First	R23	Residential	Bedroom	W24	118°	-1	4	
						-1	4	Medium
First	R24	Residential	Bedroom	W25	118°	-1	3.4	
						-1	3.4	Medium
First	R25	Residential	LD	W26	118°	-1	2.3	
						-1	2.3	Minimum
First	R28	Residential	LD	W38	28°N	-1	0	
				W39	118°	-1	4.9	
						-1	4.9	High
First	R29	Residential	Bedroom	W27	118°	-1	4.1	
						-1	4.1	High
First	R30	Residential	LD	W28	118°	-1	4.1	
						-1	4.1	High
First	R31	Residential	LD	W29	118°	-1	4.8	
						-1	4.8	High
First	R32	Residential	Bedroom	W30	118°	-1	4.1	
						-1	4.1	High
First	R33	Residential	Bedroom	W31	118°	-1	4.1	
						-1	4.1	High
First	R34	Residential	LD	W32	118°	-1	4.8	
						-1	4.8	High
First	R35	Residential	Studio	W33	118°	-1	4.8	
						-1	4.8	High
First	R36	Residential	LD	W34	118°	-1	4.1	
				W35	118°	-1	4.1	
						-1	4.1	High
First	R37	Residential	Bedroom	W36	118°	-1	4.8	
						-1	4.8	High
Second	R9	Residential	Bedroom	W9	208°	-1	3.6	
						-1	3.6	Medium

Second	R18	Residential	LD	W19	118°	-1	4.8	
						-1	4.8	High
Second	R19	Residential	Bedroom	W20	118°	-1	4.1	
						-1	4.1	High
Second	R20	Residential	Bedroom	W21	118°	-1	4.1	
						-1	4.1	High
Second	R21	Residential	LD	W22	118°	-1	4.8	
						-1	4.8	High
Second	R22	Residential	LD	W23	118°	-1	4.8	
						-1	4.8	High
Second	R23	Residential	Bedroom	W24	118°	-1	4	
						-1	4	Medium
Second	R24	Residential	Bedroom	W25	118°	-1	3.4	
						-1	3.4	Medium
Second	R25	Residential	LD	W26	118°	-1	2.3	
						-1	2.3	Minimum
Second	R28	Residential	LD	W27	28°N	-1	0	
				W28	118°	-1	4.9	
						-1	4.9	High
Second	R29	Residential	Bedroom	W29	118°	-1	4.1	
						-1	4.1	High
Second	R30	Residential	LD	W30	118°	-1	4.1	
						-1	4.1	High
Second	R31	Residential	LD	W31	118°	-1	4.8	
						-1	4.8	High
Second	R32	Residential	Bedroom	W32	118°	-1	4.1	
						-1	4.1	High
Second	R33	Residential	Bedroom	W33	118°	-1	4.1	
						-1	4.1	High
Second	R34	Residential	LD	W34	118°	-1	4.8	
						-1	4.8	High
Second	R35	Residential	Studio	W35	118°	-1	4.8	
						-1	4.8	High
Second	R36	Residential	LD	W36	118°	-1	4.1	
				W37	118°	-1	4.1	
						-1	4.1	High
Second	R37	Residential	Bedroom	W38	118°	-1	4.8	
						-1	4.8	High
Third	R9	Residential	Bedroom	W9	208°	-1	3.8	
						-1	3.8	Medium
Third	R18	Residential	LD	W19	118°	-1	4.8	
						-1	4.8	High
Third	R19	Residential	Bedroom	W20	118°	-1	4.1	
						-1	4.1	High

Third	R20	Residential	Bedroom	W21	118°	-1	4.1		
						-1	4.1	High	
Third	R21	Residential	LD	W22	118°	-1	4.8		
						-1	4.8	High	
Third	R22	Residential	LD	W23	118°	-1	4.8		
						-1	4.8	High	
Third	R23	Residential	Bedroom	W24	118°	-1	4.1		
						-1	4.1	High	
Third	R24	Residential	Bedroom	W25	118°	-1	3.9		
						-1	3.9	Medium	
Third	R25	Residential	LD	W26	118°	-1	2.3		
						-1	2.3	Minimum	
Third	R28	Residential	LD	W27	28°N	-1	0		
				W28	118°	-1	4.9		
						-1	4.9	High	
Third	R29	Residential	Bedroom	W29	118°	-1	4.1		
						-1	4.1	High	
Third	R30	Residential	LD	W30	118°	-1	4.1		
						-1	4.1	High	
Third	R31	Residential	LD	W31	118°	-1	4.8		
						-1	4.8	High	
Third	R32	Residential	Bedroom	W32	118°	-1	4.1		
						-1	4.1	High	
Third	R33	Residential	Bedroom	W33	118°	-1	4.1		
						-1	4.1	High	
Third	R34	Residential	LD	W34	118°	-1	4.8		
						-1	4.8	High	
Third	R35	Residential	Studio	W35	118°	-1	4.8		
						-1	4.8	High	
Third	R36	Residential	LD	W36	118°	-1	4.1		
				W37	118°	-1	4.1		
						-1	4.1	High	
Third	R37	Residential	Bedroom	W38	118°	-1	4.8		
						-1	4.8	High	
Fourth	R9	Residential	Bedroom	W9	208°	-1	4.6		
						-1	4.6	High	
Fourth	R18	Residential	Bedroom	W19	118°	-1	4.8		
						-1	4.8	High	
Fourth	R19	Residential	Bedroom	W20	118°	-1	4.1		
						-1	4.1	High	
Fourth	R20	Residential	Bedroom	W21	118°	-1	4.1		
						-1	4.1	High	
Fourth	R21	Residential	LD	W22	118°	-1	4.8		
						-1	4.8	High	

Fourth	R22	Residential	LD	W23	118°	-1	4.8	
						-1	4.8	High
Fourth	R23	Residential	Bedroom	W24	118°	-1	4.1	
						-1	4.1	High
Fourth	R24	Residential	Bedroom	W25	118°	-1	4.1	
						-1	4.1	High
Fourth	R25	Residential	LD	W26	118°	-1	4.4	
						-1	4.4	High
Fourth	R28	Residential	LD	W28	28°N	-1	0	
				W29	118°	-1	4.9	
						-1	4.9	High
Fourth	R29	Residential	Bedroom	W30	118°	-1	4.1	
						-1	4.1	High
Fourth	R30	Residential	LD	W31	118°	-1	4.1	
						-1	4.1	High
Fourth	R31	Residential	LD	W32	118°	-1	4.8	
						-1	4.8	High
Fourth	R32	Residential	Bedroom	W33	118°	-1	4.1	
						-1	4.1	High
Fourth	R33	Residential	Bedroom	W34	118°	-1	4.1	
						-1	4.1	High
Fourth	R34	Residential	LD	W35	118°	-1	4.8	
						-1	4.8	High
Fourth	R35	Residential	Studio	W36	118°	-1	4.8	
						-1	4.8	High
Fourth	R36	Residential	LD	W37	118°	-1	4.1	
				W38	118°	-1	4.1	
						-1	4.1	High
Fourth	R37	Residential	Bedroom	W39	118°	-1	4.8	
						-1	4.8	High

Waterside House, Uxbridge - Illuminance (SDA) Spreadsheet

Rel 01

RGP Architects proposed scheme received on 27/06/2025 and revised 08/07/2025

Floor Ref.	Room Ref.	Property Type	Room Use.	Room Area (m²)	Effective Area (m²)	Median Lux	Area Meeting Target Lux (m²)	Area Meeting Target Lux	Target Lux
Waterside House									
Ground	R1	Residential	LD	13.96	9.83	411	9.83	100%	150
	R2	Residential	Bedroom	11.46	7.75	261	7.75	100%	100
	R3	Residential	Bedroom	11.28	7.58	279	7.58	100%	100
	R4	Residential	LD	13.91	9.79	428	9.79	100%	150
	R5	Residential	LD	15.54	11.13	371	11.13	100%	150
	R6	Residential	Bedroom	7.67	4.60	324	4.60	100%	100
	R7	Residential	Bedroom	11.27	7.54	212	7.54	100%	100
	R8	Residential	Studio	26.94	20.50	176	12.93	63%	150
	R9	Residential	Bedroom	10.00	6.55	203	6.55	100%	100
	R10	Residential	LD	14.11	9.85	453	9.85	100%	150
	R11	Residential	LD	18.15	13.38	304	13.38	100%	150
	R12	Residential	Bedroom	11.12	7.40	275	7.40	100%	100
	R13	Residential	Bedroom	11.05	7.34	289	7.34	100%	100
	R14	Residential	LD	15.84	11.38	384	11.38	100%	150
	R15	Residential	Studio	22.91	17.29	286	17.29	100%	150
	R16	Residential	LD	20.55	15.23	338	15.23	100%	150
	R17	Residential	Bedroom	12.98	8.89	516	8.89	100%	100
	R18	Residential	LD	13.91	9.79	350	9.79	100%	150
	R19	Residential	Bedroom	11.41	7.71	225	7.71	100%	100
	R20	Residential	Bedroom	11.31	7.61	247	7.61	100%	100
	R21	Residential	LD	13.91	9.79	362	9.79	100%	150
	R22	Residential	LD	13.80	9.68	312	9.68	100%	150
	R23	Residential	Bedroom	11.41	7.71	203	7.71	100%	100
	R24	Residential	Bedroom	11.29	7.59	201	7.59	100%	100
	R25	Residential	LD	16.22	11.71	218	10.98	94%	150
	R26	Residential	Studio	27.66	20.92	194	13.18	63%	150
	R27	Residential	LD	14.92	10.52	360	10.52	100%	150
	R28	Residential	Bedroom	10.40	6.72	305	6.72	100%	100
	R29	Residential	Bedroom	10.44	6.77	317	6.77	100%	100
	R30	Residential	LD	14.92	10.52	414	10.52	100%	150
	R31	Residential	Studio	22.84	17.23	297	17.23	100%	150
	R32	Residential	LD	20.52	15.21	383	15.21	100%	150
	R33	Residential	Bedroom	12.88	8.80	568	8.80	100%	100

First	R1	Residential	LD	13.96	9.83	439	9.83	100%	150
	R2	Residential	Bedroom	11.46	7.75	278	7.75	100%	100
	R3	Residential	Bedroom	11.28	7.58	298	7.58	100%	100
	R4	Residential	LD	13.91	9.79	461	9.79	100%	150
	R5	Residential	LD	15.54	11.12	401	11.12	100%	150
	R6	Residential	Bedroom	7.67	4.60	343	4.60	100%	100
	R7	Residential	Bedroom	11.27	7.54	232	7.54	100%	100
	R8	Residential	Studio	26.94	20.50	196	16.75	82%	150
	R9	Residential	Bedroom	10.00	6.55	223	6.55	100%	100
	R10	Residential	LD	14.11	9.85	480	9.85	100%	150
	R11	Residential	LD	18.15	13.38	322	13.38	100%	150
	R12	Residential	Bedroom	11.12	7.40	288	7.40	100%	100
	R13	Residential	Bedroom	11.05	7.34	302	7.34	100%	100
	R14	Residential	LD	15.84	11.38	398	11.38	100%	150
	R15	Residential	Studio	22.91	17.29	293	17.29	100%	150
	R16	Residential	LD	20.58	15.25	344	15.25	100%	150
	R17	Residential	Bedroom	12.97	8.88	522	8.88	100%	100
	R18	Residential	LD	13.91	9.79	424	9.79	100%	150
	R19	Residential	Bedroom	11.41	7.71	272	7.71	100%	100
	R20	Residential	Bedroom	11.31	7.61	298	7.61	100%	100
	R21	Residential	LD	13.91	9.79	445	9.79	100%	150
	R22	Residential	LD	13.80	9.68	394	9.68	100%	150
	R23	Residential	Bedroom	11.41	7.71	258	7.71	100%	100
	R24	Residential	Bedroom	11.29	7.59	254	7.59	100%	100
	R25	Residential	LD	16.22	11.71	283	11.65	99%	150
	R26	Residential	Bedroom	9.67	6.16	184	5.83	95%	100
	R27	Residential	Bedroom	8.18	5.11	221	5.11	100%	100
	R28	Residential	LD	18.27	12.84	485	12.84	100%	150
	R29	Residential	Bedroom	10.68	6.87	299	6.87	100%	100
	R30	Residential	LD	12.71	8.73	184	6.07	70%	150
	R31	Residential	LD	14.92	10.52	428	10.52	100%	150
	R32	Residential	Bedroom	10.40	6.72	345	6.72	100%	100
	R33	Residential	Bedroom	10.44	6.77	347	6.77	100%	100
	R34	Residential	LD	14.92	10.52	463	10.52	100%	150
	R35	Residential	Studio	22.84	17.23	328	17.23	100%	150
	R36	Residential	LD	20.52	15.21	415	15.21	100%	150
	R37	Residential	Bedroom	12.89	8.81	605	8.81	100%	100
Second	R1	Residential	LD	13.96	9.83	444	9.83	100%	150
	R2	Residential	Bedroom	11.46	7.75	284	7.75	100%	100
	R3	Residential	Bedroom	11.28	7.58	304	7.58	100%	100
	R4	Residential	LD	13.91	9.79	475	9.79	100%	150
	R5	Residential	LD	15.54	11.13	415	11.13	100%	150
	R6	Residential	Bedroom	7.67	4.60	358	4.60	100%	100
	R7	Residential	Bedroom	11.27	7.54	241	7.54	100%	100

	R8	Residential	Studio	26.94	20.50	205	18.77	92%	150
	R9	Residential	Bedroom	10.00	6.55	235	6.55	100%	100
	R10	Residential	LD	14.11	9.85	485	9.85	100%	150
	R11	Residential	LD	18.15	13.38	326	13.38	100%	150
	R12	Residential	Bedroom	11.12	7.40	291	7.40	100%	100
	R13	Residential	Bedroom	11.05	7.34	303	7.34	100%	100
	R14	Residential	LD	15.84	11.38	404	11.38	100%	150
	R15	Residential	Studio	22.91	17.29	296	17.29	100%	150
	R16	Residential	LD	20.58	15.25	349	15.25	100%	150
	R17	Residential	Bedroom	12.97	8.88	528	8.88	100%	100
	R18	Residential	LD	13.91	9.79	469	9.79	100%	150
	R19	Residential	Bedroom	11.41	7.71	305	7.71	100%	100
	R20	Residential	Bedroom	11.31	7.61	329	7.61	100%	100
	R21	Residential	LD	13.91	9.79	502	9.79	100%	150
	R22	Residential	LD	13.80	9.68	440	9.68	100%	150
	R23	Residential	Bedroom	11.41	7.71	289	7.71	100%	100
	R24	Residential	Bedroom	11.29	7.59	291	7.59	100%	100
	R25	Residential	LD	16.22	11.71	330	11.71	100%	150
	R26	Residential	Bedroom	9.67	6.16	197	6.10	99%	100
	R27	Residential	Bedroom	8.18	5.11	244	5.11	100%	100
	R28	Residential	LD	18.27	12.84	554	12.84	100%	150
	R29	Residential	Bedroom	10.68	6.87	340	6.87	100%	100
	R30	Residential	LD	12.71	8.73	210	8.27	95%	150
	R31	Residential	LD	14.92	10.52	480	10.52	100%	150
	R32	Residential	Bedroom	10.40	6.72	374	6.72	100%	100
	R33	Residential	Bedroom	10.44	6.77	377	6.77	100%	100
	R34	Residential	LD	14.92	10.52	488	10.52	100%	150
	R35	Residential	Studio	22.84	17.23	348	17.23	100%	150
	R36	Residential	LD	20.52	15.22	434	15.22	100%	150
	R37	Residential	Bedroom	12.88	8.80	623	8.80	100%	100
Third	R1	Residential	LD	13.96	9.83	447	9.83	100%	150
	R2	Residential	Bedroom	11.46	7.75	286	7.75	100%	100
	R3	Residential	Bedroom	11.28	7.58	310	7.58	100%	100
	R4	Residential	LD	13.91	9.79	485	9.79	100%	150
	R5	Residential	LD	15.54	11.13	421	11.13	100%	150
	R6	Residential	Bedroom	7.67	4.60	362	4.60	100%	100
	R7	Residential	Bedroom	11.27	7.54	245	7.54	100%	100
	R8	Residential	Studio	26.94	20.50	211	19.61	96%	150
	R9	Residential	Bedroom	10.00	6.55	244	6.55	100%	100
	R10	Residential	LD	14.11	9.85	488	9.85	100%	150
	R11	Residential	LD	18.15	13.38	331	13.38	100%	150
	R12	Residential	Bedroom	11.12	7.40	295	7.40	100%	100
	R13	Residential	Bedroom	11.05	7.34	308	7.34	100%	100
	R14	Residential	LD	15.84	11.38	408	11.38	100%	150

	R15	Residential	Studio	22.91	17.29	302	17.29	100%	150
	R16	Residential	LD	20.57	15.24	355	15.24	100%	150
	R17	Residential	Bedroom	12.97	8.88	538	8.88	100%	100
	R18	Residential	LD	13.91	9.79	516	9.79	100%	150
	R19	Residential	Bedroom	11.41	7.71	330	7.71	100%	100
	R20	Residential	Bedroom	11.31	7.61	359	7.61	100%	100
	R21	Residential	LD	13.91	9.79	546	9.79	100%	150
	R22	Residential	LD	13.80	9.68	498	9.68	100%	150
	R23	Residential	Bedroom	11.41	7.71	320	7.71	100%	100
	R24	Residential	Bedroom	11.29	7.59	324	7.59	100%	100
	R25	Residential	LD	16.22	11.71	371	11.71	100%	150
	R26	Residential	Bedroom	9.67	6.16	213	6.10	99%	100
	R27	Residential	Bedroom	8.18	5.11	268	5.11	100%	100
	R28	Residential	LD	18.27	12.84	624	12.84	100%	150
	R29	Residential	Bedroom	10.68	6.87	376	6.87	100%	100
	R30	Residential	LD	12.71	8.73	234	8.68	99%	150
	R31	Residential	LD	14.92	10.52	520	10.52	100%	150
	R32	Residential	Bedroom	10.40	6.72	395	6.72	100%	100
	R33	Residential	Bedroom	10.44	6.77	398	6.77	100%	100
	R34	Residential	LD	14.92	10.52	510	10.52	100%	150
	R35	Residential	Studio	22.84	17.23	362	17.23	100%	150
	R36	Residential	LD	20.53	15.22	451	15.22	100%	150
	R37	Residential	Bedroom	12.89	8.81	638	8.81	100%	100
Fourth	R1	Residential	LD	13.97	9.84	447	9.84	100%	150
	R2	Residential	Bedroom	11.46	7.75	289	7.75	100%	100
	R3	Residential	Bedroom	11.28	7.58	309	7.58	100%	100
	R4	Residential	LD	13.91	9.79	485	9.79	100%	150
	R5	Residential	LD	15.54	11.13	423	11.13	100%	150
	R6	Residential	Bedroom	7.67	4.60	367	4.60	100%	100
	R7	Residential	Bedroom	11.27	7.54	249	7.54	100%	100
	R8	Residential	Studio	26.94	20.50	218	19.43	95%	150
	R9	Residential	Bedroom	10.00	6.55	252	6.55	100%	100
	R10	Residential	LD	14.11	9.85	492	9.85	100%	150
	R11	Residential	LD	18.15	13.38	335	13.38	100%	150
	R12	Residential	Bedroom	11.12	7.40	297	7.40	100%	100
	R13	Residential	Bedroom	11.05	7.34	315	7.34	100%	100
	R14	Residential	LD	15.84	11.38	414	11.38	100%	150
	R15	Residential	Studio	22.91	17.29	306	17.29	100%	150
	R16	Residential	LD	20.58	15.25	359	15.25	100%	150
	R17	Residential	Bedroom	12.98	8.89	543	8.89	100%	100
	R18	Residential	Bedroom	13.91	9.79	561	9.79	100%	100
	R19	Residential	Bedroom	11.41	7.71	352	7.71	100%	100
	R20	Residential	Bedroom	11.31	7.61	381	7.61	100%	100
	R21	Residential	LD	13.91	9.79	592	9.79	100%	150

R22	Residential	LD	13.80	9.68	546	9.68	100%	150
R23	Residential	Bedroom	11.41	7.71	352	7.71	100%	100
R24	Residential	Bedroom	11.29	7.59	365	7.59	100%	100
R25	Residential	LD	16.22	11.71	421	11.71	100%	150
R26	Residential	Bedroom	9.67	6.16	218	6.16	100%	100
R27	Residential	Bedroom	8.18	5.11	288	5.11	100%	100
R28	Residential	LD	18.27	12.84	703	12.84	100%	150
R29	Residential	Bedroom	10.68	6.87	397	6.87	100%	100
R30	Residential	LD	12.71	8.73	252	8.73	100%	150
R31	Residential	LD	14.92	10.52	542	10.52	100%	150
R32	Residential	Bedroom	10.40	6.72	408	6.72	100%	100
R33	Residential	Bedroom	10.44	6.77	411	6.77	100%	100
R34	Residential	LD	14.92	10.52	525	10.52	100%	150
R35	Residential	Studio	22.84	17.23	370	17.23	100%	150
R36	Residential	LD	20.52	15.20	457	15.20	100%	150
R37	Residential	Bedroom	12.89	8.81	642	8.81	100%	100