

## INTERIOR DAYLIGHT AND SUNLIGHT REPORT

**Riverview  
House  
Riverview Way  
Uxbridge  
UB8**

Client  
Elmwin Gate Ltd

Dated  
23 July 2025

Prepared by  
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**Appendix A: BRE Explanatory Note**

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## 1 INSTRUCTIONS AND BRIEF

1.1 In accordance with your instructions, we have analysed the effect that the proposed upward extension at Riverview House, Riverside Way, Uxbridge UB8 ('the property') on the daylight and sunlight amenity to the neighbouring properties. We have also considered the potential for adequate light to the habitable rooms within the new apartments.

1.2 We have received the following documents and used them in preparing this report:

- RGP Architects proposed scheme drawings received on 8 July 2025.
- AccuCities photogrammetry model of Riverview 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 Riverview 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.

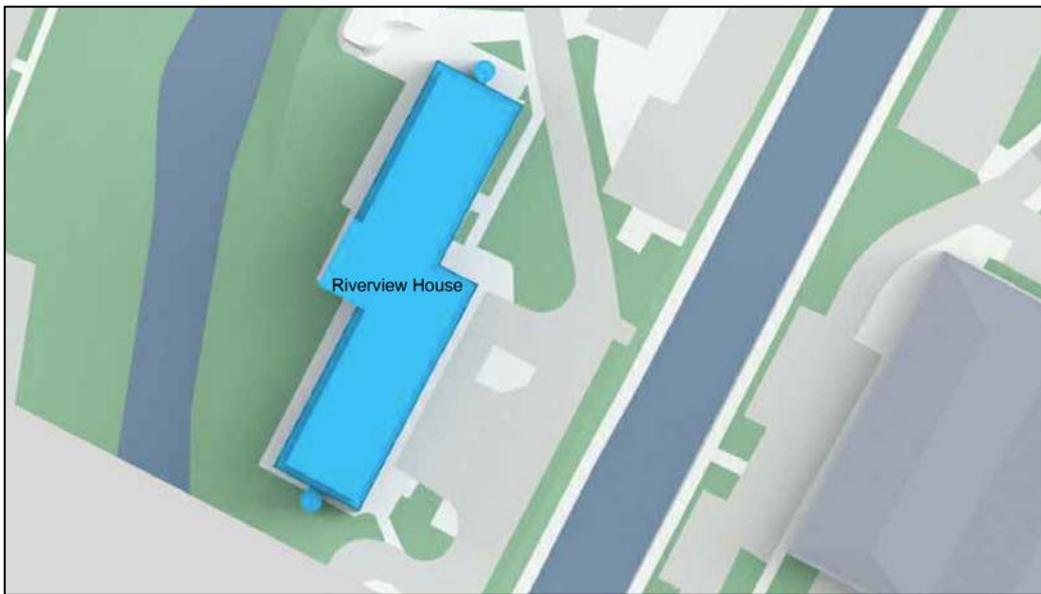


Image 01: Riverview House, Conversion site (shaded blue).

## 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 a 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 Light Levels in Surrounding Properties has been considered.
  - 5.1.1 To determine whether a neighbouring existing building may be adversely affected, the initial test provided by the BRE is to establish if any part of the proposal subtends an angle of more than 25° from the lowest window serving the existing building. If this is the case then there may be an adverse effect, and more detailed calculations are required to quantify the extent of any impact. Properties further afield that comply with the preliminary 25-degree line test do not require detailed assessment, as the daylight and sunlight amenity to them would not be adversely affected.
  - 5.1.2 There are no properties immediately surrounding the development which are in residential use.
  - 5.1.3 Light Levels within the proposed development have been considered.
  - 5.1.4 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 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.
- 5.2.4 Sunlight
  - 5.2.5 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.
  - 5.2.6 In housing, the main requirement for sunlight is in living rooms. It is viewed as less important in kitchens and bedrooms.
- 5.2.7 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.

5.2.8 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

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.

Our analysis also shows that no neighbouring properties will be adversely affected.

**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 AND  
DRAWINGS WITHIN THE PROPOSED SCHEME**

Floor Ref.	Room Ref.	Property Type	Room Use.	Room Area (m <sup>2</sup> )	Effective Area (m <sup>2</sup> )	Median Lux	Area Meeting Target Lux (m <sup>2</sup> )	Area Meeting Target Lux	Target Lux
<b>Riverview House</b>									
Ground	R1	Residential	LD	13.96	9.83	409	9.83	100%	150
	R2	Residential	Bedroom	11.46	7.75	258	7.75	100%	100
	R3	Residential	Bedroom	11.28	7.58	277	7.58	100%	100
	R4	Residential	LD	13.91	9.79	421	9.79	100%	150
	R5	Residential	LD	15.54	11.13	367	11.13	100%	150
	R6	Residential	Bedroom	7.67	4.60	320	4.60	100%	100
	R7	Residential	Bedroom	11.27	7.54	211	7.54	100%	100
	R8	Residential	Studio	26.94	20.50	174	12.87	63%	150
	R9	Residential	Bedroom	10.00	6.55	203	6.55	100%	100
	R10	Residential	LD	14.11	9.85	444	9.85	100%	150
	R11	Residential	LD	18.15	13.38	295	13.38	100%	150
	R12	Residential	Bedroom	11.12	7.40	266	7.40	100%	100
	R13	Residential	Bedroom	11.05	7.34	279	7.34	100%	100
	R14	Residential	LD	15.84	11.38	367	11.38	100%	150
	R15	Residential	Studio	22.91	17.29	268	17.16	99%	150
	R16	Residential	LD	20.58	15.26	317	15.26	100%	150
	R17	Residential	Bedroom	12.98	8.88	477	8.88	100%	100
	R18	Residential	LD	13.91	9.79	424	9.79	100%	150
	R19	Residential	Bedroom	11.41	7.71	275	7.71	100%	100
	R20	Residential	Bedroom	11.31	7.61	297	7.61	100%	100
	R21	Residential	LD	13.91	9.79	443	9.79	100%	150
	R22	Residential	LD	13.80	9.68	382	9.68	100%	150
	R23	Residential	Bedroom	11.41	7.71	256	7.71	100%	100
	R24	Residential	Bedroom	11.29	7.59	255	7.59	100%	100
	R25	Residential	LD	16.22	11.71	277	11.65	99%	150
	R26	Residential	Studio	27.80	20.97	277	19.71	94%	150
	R27	Residential	LD	14.92	10.52	421	10.52	100%	150
	R28	Residential	Bedroom	10.40	6.72	323	6.72	100%	100
	R29	Residential	Bedroom	10.44	6.77	325	6.77	100%	100
	R30	Residential	LD	14.92	10.52	419	10.52	100%	150
	R31	Residential	Studio	22.84	17.23	290	17.23	100%	150
	R32	Residential	LD	20.51	15.20	358	15.20	100%	150
	R33	Residential	Bedroom	12.88	8.80	563	8.80	100%	100
First	R1	Residential	LD	13.96	9.83	436	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	398	11.12	100%	150
	R6	Residential	Bedroom	7.67	4.60	344	4.60	100%	100
	R7	Residential	Bedroom	11.27	7.54	231	7.54	100%	100
	R8	Residential	Studio	26.94	20.50	195	16.63	81%	150
	R9	Residential	Bedroom	10.00	6.55	223	6.55	100%	100
	R10	Residential	LD	14.11	9.85	478	9.85	100%	150
	R11	Residential	LD	18.15	13.38	320	13.38	100%	150
	R12	Residential	Bedroom	11.12	7.40	287	7.40	100%	100
	R13	Residential	Bedroom	11.05	7.34	303	7.34	100%	100
	R14	Residential	LD	15.84	11.38	396	11.38	100%	150
	R15	Residential	Studio	22.91	17.29	293	17.29	100%	150
	R16	Residential	LD	20.58	15.26	344	15.26	100%	150
	R17	Residential	Bedroom	12.98	8.88	520	8.88	100%	100
	R18	Residential	LD	13.91	9.79	457	9.79	100%	150
	R19	Residential	Bedroom	11.41	7.71	295	7.71	100%	100
	R20	Residential	Bedroom	11.31	7.61	313	7.61	100%	100
	R21	Residential	LD	13.91	9.79	480	9.79	100%	150
	R22	Residential	LD	13.80	9.68	418	9.68	100%	150
	R23	Residential	Bedroom	11.41	7.71	280	7.71	100%	100
	R24	Residential	Bedroom	11.29	7.59	281	7.59	100%	100
	R25	Residential	LD	16.22	11.71	314	11.71	100%	150
	R26	Residential	Bedroom	9.67	6.16	207	6.10	99%	100
	R27	Residential	Bedroom	8.18	5.11	247	5.11	100%	100
	R28	Residential	LD	18.27	12.84	528	12.84	100%	150
	R29	Residential	Studio	27.74	20.91	298	20.54	98%	150
	R30	Residential	LD	14.92	10.52	456	10.52	100%	150
	R31	Residential	Bedroom	10.40	6.72	350	6.72	100%	100
	R32	Residential	Bedroom	10.44	6.77	350	6.77	100%	100
	R33	Residential	LD	14.92	10.52	452	10.52	100%	150
	R34	Residential	Studio	22.84	17.23	321	17.23	100%	150
	R35	Residential	LD	20.51	15.20	390	15.20	100%	150
	R36	Residential	Bedroom	12.89	8.81	602	8.81	100%	100

Floor Ref.	Room Ref.	Property Type	Room Use.	Room Area (m <sup>2</sup> )	Effective Area (m <sup>2</sup> )	Median Lux	Area Meeting Target Lux (m <sup>2</sup> )	Area Meeting Target Lux	Target Lux
Second	R1	Residential	LD	13.96	9.83	436	9.83	100%	150
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	R3	Residential	Bedroom	11.28	7.58	303	7.58	100%	100
	R4	Residential	LD	13.91	9.79	472	9.79	100%	150
	R5	Residential	LD	15.54	11.12	410	11.12	100%	150
	R6	Residential	Bedroom	7.67	4.60	354	4.60	100%	100
	R7	Residential	Bedroom	11.27	7.54	240	7.54	100%	100
	R8	Residential	Studio	26.94	20.50	207	18.71	91%	150
	R9	Residential	Bedroom	10.00	6.55	235	6.55	100%	100
	R10	Residential	LD	14.11	9.85	486	9.85	100%	150
	R11	Residential	LD	18.15	13.38	328	13.38	100%	150
	R12	Residential	Bedroom	11.12	7.40	293	7.40	100%	100
	R13	Residential	Bedroom	11.05	7.34	308	7.34	100%	100
	R14	Residential	LD	15.84	11.38	410	11.38	100%	150
	R15	Residential	Studio	22.91	17.29	301	17.29	100%	150
	R16	Residential	LD	20.58	15.26	357	15.26	100%	150
	R17	Residential	Bedroom	12.98	8.89	542	8.89	100%	100
	R18	Residential	LD	13.91	9.79	478	9.79	100%	150
	R19	Residential	Bedroom	11.41	7.71	305	7.71	100%	100
	R20	Residential	Bedroom	11.31	7.61	330	7.61	100%	100
	R21	Residential	LD	13.91	9.79	511	9.79	100%	150
	R22	Residential	LD	13.80	9.68	443	9.68	100%	150
	R23	Residential	Bedroom	11.41	7.71	295	7.71	100%	100
	R24	Residential	Bedroom	11.29	7.59	298	7.59	100%	100
	R25	Residential	LD	16.22	11.71	336	11.71	100%	150
	R26	Residential	Bedroom	9.67	6.16	219	6.16	100%	100
	R27	Residential	Bedroom	8.18	5.11	260	5.11	100%	100
	R28	Residential	LD	18.26	12.83	556	12.83	100%	150
	R29	Residential	Studio	27.75	20.92	314	20.66	99%	150
	R30	Residential	LD	14.92	10.52	476	10.52	100%	150
	R31	Residential	Bedroom	10.40	6.72	364	6.72	100%	100
	R32	Residential	Bedroom	10.44	6.77	372	6.77	100%	100
	R33	Residential	LD	14.92	10.52	476	10.52	100%	150
	R34	Residential	Studio	22.84	17.23	335	17.23	100%	150
	R35	Residential	LD	20.51	15.20	407	15.20	100%	150
	R36	Residential	Bedroom	12.89	8.81	620	8.81	100%	100
Third	R1	Residential	LD	13.96	9.83	439	9.83	100%	150
	R2	Residential	Bedroom	11.46	7.75	283	7.75	100%	100
	R3	Residential	Bedroom	11.28	7.58	305	7.58	100%	100
	R4	Residential	LD	13.91	9.79	478	9.79	100%	150
	R5	Residential	LD	15.54	11.12	415	11.12	100%	150
	R6	Residential	Bedroom	7.67	4.60	362	4.60	100%	100
	R7	Residential	Bedroom	11.27	7.54	243	7.54	100%	100
	R8	Residential	Studio	26.94	20.50	209	19.55	95%	150
	R9	Residential	Bedroom	10.00	6.55	243	6.55	100%	100
	R10	Residential	LD	14.11	9.85	487	9.85	100%	150
	R11	Residential	LD	18.15	13.38	332	13.38	100%	150
	R12	Residential	Bedroom	11.12	7.40	298	7.40	100%	100
	R13	Residential	Bedroom	11.05	7.34	313	7.34	100%	100
	R14	Residential	LD	15.84	11.38	413	11.38	100%	150
	R15	Residential	Studio	22.91	17.29	305	17.29	100%	150
	R16	Residential	LD	20.58	15.26	362	15.26	100%	150
	R17	Residential	Bedroom	12.98	8.89	545	8.89	100%	100
	R18	Residential	LD	13.91	9.79	489	9.79	100%	150
	R19	Residential	Bedroom	11.41	7.71	315	7.71	100%	100
	R20	Residential	Bedroom	11.31	7.61	341	7.61	100%	100
	R21	Residential	LD	13.91	9.79	526	9.79	100%	150
	R22	Residential	LD	13.80	9.68	453	9.68	100%	150
	R23	Residential	Bedroom	11.41	7.71	302	7.71	100%	100
	R24	Residential	Bedroom	11.29	7.59	305	7.59	100%	100
	R25	Residential	LD	16.22	11.71	345	11.71	100%	150
	R26	Residential	Bedroom	9.67	6.16	228	6.16	100%	100
	R27	Residential	Bedroom	8.18	5.11	275	5.11	100%	100
	R28	Residential	LD	18.26	12.83	590	12.83	100%	150
	R29	Residential	Studio	27.75	20.92	319	20.85	100%	150
	R30	Residential	LD	14.92	10.52	489	10.52	100%	150
	R31	Residential	Bedroom	10.40	6.72	374	6.72	100%	100
	R32	Residential	Bedroom	10.44	6.77	378	6.77	100%	100
	R33	Residential	LD	14.92	10.52	489	10.52	100%	150
	R34	Residential	Studio	22.84	17.23	340	17.23	100%	150
	R35	Residential	LD	20.51	15.20	411	15.20	100%	150
	R36	Residential	Bedroom	12.89	8.81	620	8.81	100%	100

Floor Ref.	Room Ref.	Property Type	Room Use.	Room Area (m <sup>2</sup> )	Effective Area (m <sup>2</sup> )	Median Lux	Area Meeting Target Lux (m <sup>2</sup> )	Area Meeting Target Lux	Target Lux
Fourth	R1	Residential	LD	13.97	9.84	444	9.84	100%	150
	R2	Residential	Bedroom	11.46	7.75	286	7.75	100%	100
	R3	Residential	Bedroom	11.28	7.58	305	7.58	100%	100
	R4	Residential	LD	13.91	9.79	482	9.79	100%	150
	R5	Residential	LD	15.54	11.13	420	11.13	100%	150
	R6	Residential	Bedroom	7.67	4.60	366	4.60	100%	100
	R7	Residential	Bedroom	11.27	7.54	248	7.54	100%	100
	R8	Residential	Studio	26.94	20.50	216	19.13	93%	150
	R9	Residential	Bedroom	10.00	6.55	252	6.55	100%	100
	R10	Residential	LD	14.11	9.85	491	9.85	100%	150
	R11	Residential	LD	18.15	13.38	331	13.38	100%	150
	R12	Residential	Bedroom	11.12	7.40	298	7.40	100%	100
	R13	Residential	Bedroom	11.05	7.34	311	7.34	100%	100
	R14	Residential	LD	15.84	11.38	417	11.38	100%	150
	R15	Residential	Studio	22.91	17.29	308	17.29	100%	150
	R16	Residential	LD	20.58	15.25	362	15.25	100%	150
	R17	Residential	Bedroom	12.98	8.89	546	8.89	100%	100
	R18	Residential	LD	13.91	9.79	498	9.79	100%	150
	R19	Residential	Bedroom	11.41	7.71	318	7.71	100%	100
	R20	Residential	Bedroom	11.31	7.61	345	7.61	100%	100
	R21	Residential	LD	13.91	9.79	535	9.79	100%	150
	R22	Residential	LD	13.80	9.68	465	9.68	100%	150
	R23	Residential	Bedroom	11.41	7.71	314	7.71	100%	100
	R24	Residential	Bedroom	11.29	7.59	323	7.59	100%	100
	R25	Residential	LD	16.22	11.71	362	11.71	100%	150
	R26	Residential	Bedroom	9.67	6.16	228	6.16	100%	100
	R27	Residential	Bedroom	8.18	5.11	294	5.11	100%	100
	R28	Residential	LD	18.27	12.84	634	12.84	100%	150
	R29	Residential	Studio	27.75	20.92	321	20.85	100%	150
	R30	Residential	LD	14.92	10.52	491	10.52	100%	150
	R31	Residential	Bedroom	10.40	6.72	379	6.72	100%	100
	R32	Residential	Bedroom	10.44	6.77	379	6.77	100%	100
	R33	Residential	LD	14.92	10.52	481	10.52	100%	150
	R34	Residential	Studio	22.84	17.23	342	17.23	100%	150
	R35	Residential	LD	20.52	15.20	412	15.20	100%	150
	R36	Residential	Bedroom	12.89	8.81	625	8.81	100%	100

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
<b>Riverview House</b>						
Ground	R9	Bedroom	W9	208°	3.5	
					3.5	Medium
Ground	R18	LD	W19	118°	4.8	
					4.8	High
Ground	R19	Bedroom	W20	118°	4.1	
					4.1	High
Ground	R20	Bedroom	W21	118°	4.1	
					4.1	High
Ground	R21	LD	W22	118°	4.8	
					4.8	High
Ground	R22	LD	W23	118°	4.5	
					4.5	High
Ground	R23	Bedroom	W24	118°	4	
					4	Medium
Ground	R24	Bedroom	W25	118°	3.4	
					3.4	Medium
Ground	R25	LD	W26	118°	2.3	
					2.3	Minimum
Ground	R26	Studio	W27	118°	4.1	
			W28	118°	4.1	
					4.1	High
Ground	R27	LD	W29	118°	4.8	
					4.8	High
Ground	R28	Bedroom	W30	118°	4.1	
					4.1	High
Ground	R29	Bedroom	W31	118°	4.1	
					4.1	High
Ground	R30	LD	W32	118°	4.8	
					4.8	High
Ground	R31	Studio	W33	118°	4.8	
					4.8	High
Ground	R32	LD	W34	118°	4.1	
			W35	118°	4.1	
					4.1	High
Ground	R33	Bedroom	W36	118°	4.8	
					4.8	High
First	R9	Bedroom	W9	208°	3.5	
					3.5	Medium
First	R18	LD	W19	118°	4.8	
					4.8	High
First	R19	Bedroom	W20	118°	4.1	
					4.1	High
First	R20	Bedroom	W21	118°	4.1	
					4.1	High
First	R21	LD	W22	118°	4.8	
					4.8	High
First	R22	LD	W23	118°	4.5	
					4.5	High
First	R23	Bedroom	W24	118°	4	
					4	Medium
First	R24	Bedroom	W25	118°	3.4	
					3.4	Medium
First	R25	LD	W26	118°	2.3	
					2.3	Minimum
First	R28	LD	W27	28°N	0	
			W28	118°	4.9	
					4.9	High
First	R29	Studio	W29	118°	4.1	
			W30	118°	4.1	
					4.1	High
First	R30	LD	W31	118°	4.8	
					4.8	High
First	R31	Bedroom	W32	118°	4.1	
					4.1	High
First	R32	Bedroom	W33	118°	4.1	
					4.1	High
First	R33	LD	W34	118°	4.8	
					4.8	High
First	R34	Studio	W35	118°	4.8	
					4.8	High
First	R35	LD	W36	118°	4.1	
			W37	118°	4.1	
					4.1	High

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
First	R36	Bedroom	W38	118°	4.8	
					4.8	High
Second	R9	Bedroom	W9	208°	3.6	
					3.6	Medium
Second	R18	LD	W19	118°	4.8	
					4.8	High
Second	R19	Bedroom	W20	118°	4.1	
					4.1	High
Second	R20	Bedroom	W21	118°	4.1	
					4.1	High
Second	R21	LD	W22	118°	4.8	
					4.8	High
Second	R22	LD	W23	118°	4.8	
					4.8	High
Second	R23	Bedroom	W24	118°	4	
					4	Medium
Second	R24	Bedroom	W25	118°	3.4	
					3.4	Medium
Second	R25	LD	W26	118°	2.3	
					2.3	Minimum
Second	R28	LD	W27	28°N	0	
			W28	118°	4.9	
					4.9	High
Second	R29	Studio	W29	118°	4.1	
			W30	118°	4.1	
					4.1	High
Second	R30	LD	W31	118°	4.8	
					4.8	High
Second	R31	Bedroom	W32	118°	4.1	
					4.1	High
Second	R32	Bedroom	W33	118°	4.1	
					4.1	High
Second	R33	LD	W34	118°	4.8	
					4.8	High
Second	R34	Studio	W35	118°	4.8	
					4.8	High
Second	R35	LD	W36	118°	4.1	
			W37	118°	4.1	
					4.1	High
Second	R36	Bedroom	W38	118°	4.8	
					4.8	High
Third	R9	Bedroom	W9	208°	3.8	
					3.8	Medium
Third	R18	LD	W19	118°	4.8	
					4.8	High
Third	R19	Bedroom	W20	118°	4.1	
					4.1	High
Third	R20	Bedroom	W21	118°	4.1	
					4.1	High
Third	R21	LD	W22	118°	4.8	
					4.8	High
Third	R22	LD	W23	118°	4.8	
					4.8	High
Third	R23	Bedroom	W24	118°	4.1	
					4.1	High
Third	R24	Bedroom	W25	118°	3.9	
					3.9	Medium
Third	R25	LD	W26	118°	2.3	
					2.3	Minimum
Third	R28	LD	W27	28°N	0	
			W28	118°	4.9	
					4.9	High
Third	R29	Studio	W29	118°	4.1	
			W30	118°	4.1	
					4.1	High
Third	R30	LD	W31	118°	4.8	
					4.8	High
Third	R31	Bedroom	W32	118°	4.1	
					4.1	High
Third	R32	Bedroom	W33	118°	4.1	
					4.1	High
Third	R33	LD	W34	118°	4.8	
					4.8	High
Third	R34	Studio	W35	118°	4.8	
					4.8	High

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Third	R35	LD	W36 W37	118° 118°	4.1 4.1 4.1	
Third	R36	Bedroom	W38	118°	4.8	High
Fourth	R9	Bedroom	W9	208°	4.6	
Fourth	R18	LD	W19	118°	4.8	
Fourth	R19	Bedroom	W20	118°	4.1	
Fourth	R20	Bedroom	W21	118°	4.1	
Fourth	R21	LD	W22	118°	4.8	
Fourth	R22	LD	W23	118°	4.8	
Fourth	R23	Bedroom	W24	118°	4.1	
Fourth	R24	Bedroom	W25	118°	4.1	
Fourth	R25	LD	W26	118°	4.4	
Fourth	R28	LD	W28 W29	28°N 118°	0 4.9 4.9	High
Fourth	R29	Studio	W30 W31	118° 118°	4.1 4.1 4.1	High
Fourth	R30	LD	W32	118°	4.8	
Fourth	R31	Bedroom	W33	118°	4.1	
Fourth	R32	Bedroom	W34	118°	4.1	
Fourth	R33	LD	W35	118°	4.8	
Fourth	R34	Studio	W36	118°	4.8	
Fourth	R35	LD	W37 W38	118° 118°	4.1 4.1 4.1	High
Fourth	R36	Bedroom	W39	118°	4.8	
					4.8	High



KEY	
R1	Room Reference
■	Illuminance (Lux)
300	175
275	150
250	125
225	100
200	75
x%	SDA (% of room area)
MI	Median Illuminance (Lux)

#### SOURCES OF INFORMATION:

RGP Architects proposed scheme received on 08/07/2025

Accutics 3D Survey model received on 02/06/2025

#### ANALYSIS PARAMETERS:

##### Maintenance Factor -

Unobstructed windows: 0.92

Obstructed windows: 0.76

##### Window diffuse transmittance - 0.68

##### Frame to Glazing Ratio - Bespoke

##### Reflectivities (internal materials) -

Walls: 0.80

Floors: 0.40

Ceilings: 0.80

Window frames:

##### Reflectivities (external materials R,G,B) -

Red Brick: 0.20

Concrete: 0.30

Medium Brick: 0.40

Light wood: 0.40

Light render: 0.60

Matt Aluminium: 0.45

All other reflectances: 0.20



#### CLIENT

Elmwin Gate LTD

#### PROJECT

Waterside & Riverview House,  
Uxbridge

#### DRAWING TITLE

Illuminance (SDA or Spatial Daylight  
Autonomy) analysis  
Riverview House

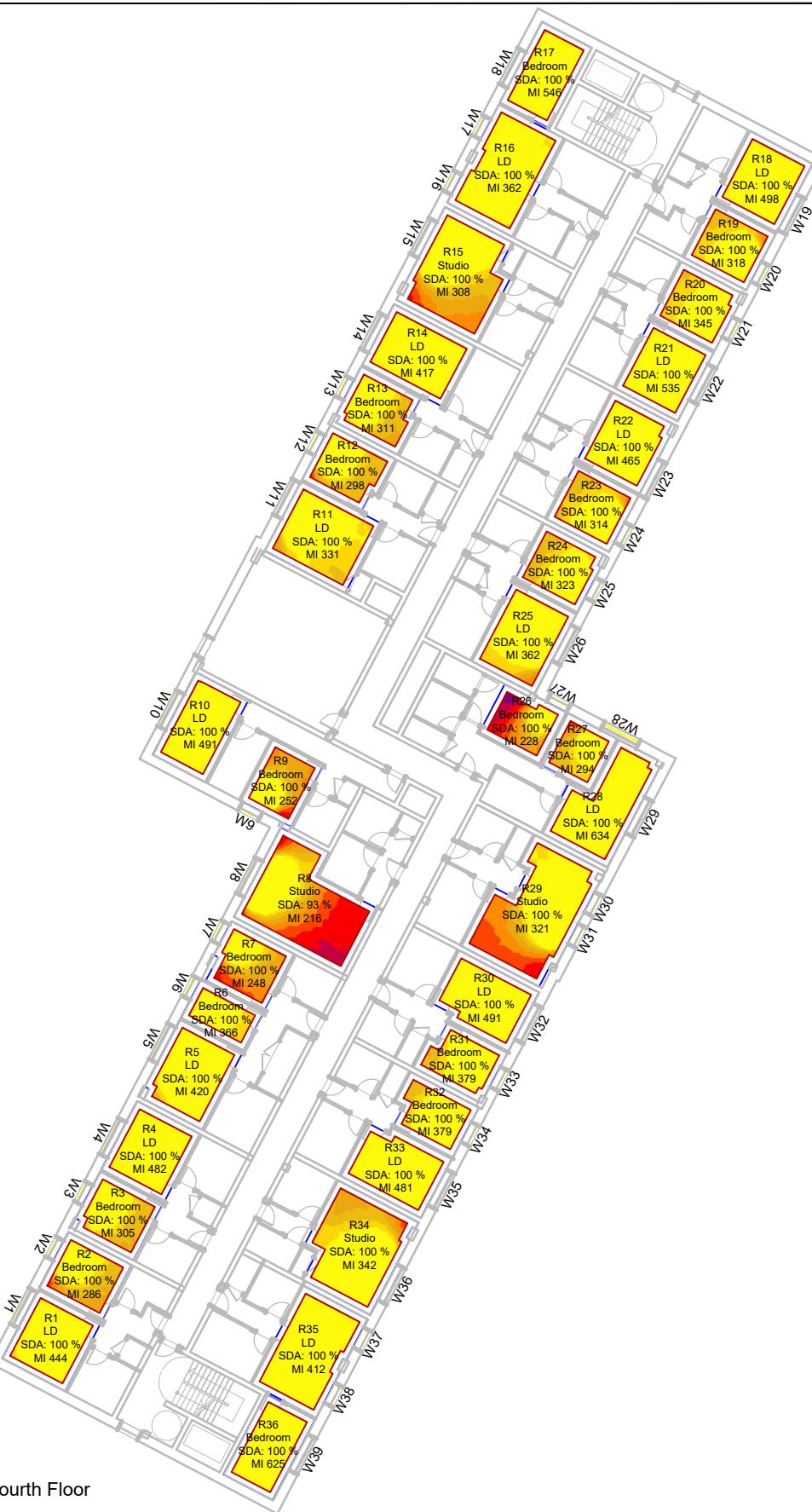
SCALE  
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DRAWN BY  
JH

DATE  
Jul-25  
CHECKED BY  
DR

DWG No.  
D+S/1/ 503

REV.

CONCIL



KEY	
R1	Room Reference
■	Illuminance (Lux)
300	175
275	150
250	50
225	25
200	0
x%	SDA (% of room area)
MI	Median Illuminance (Lux)

#### SOURCES OF INFORMATION:

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#### ANALYSIS PARAMETERS:

##### Maintenance Factor -

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##### Window diffuse transmittance - 0.68

##### Frame to Glazing Ratio - Bespoke

##### Reflectivities (internal materials) -

Walls: 0.80

Floors: 0.40

Ceilings: 0.80

Window frames: 0.80

##### Reflectivities (external materials R,G,B) -

Red Brick: 0.20

Concrete: 0.30

Medium Brick: 0.40

Light wood: 0.40

Light render: 0.60

Matt Aluminium: 0.45

All other reflectances: 0.20



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D+S/1/ 504

CONCIL