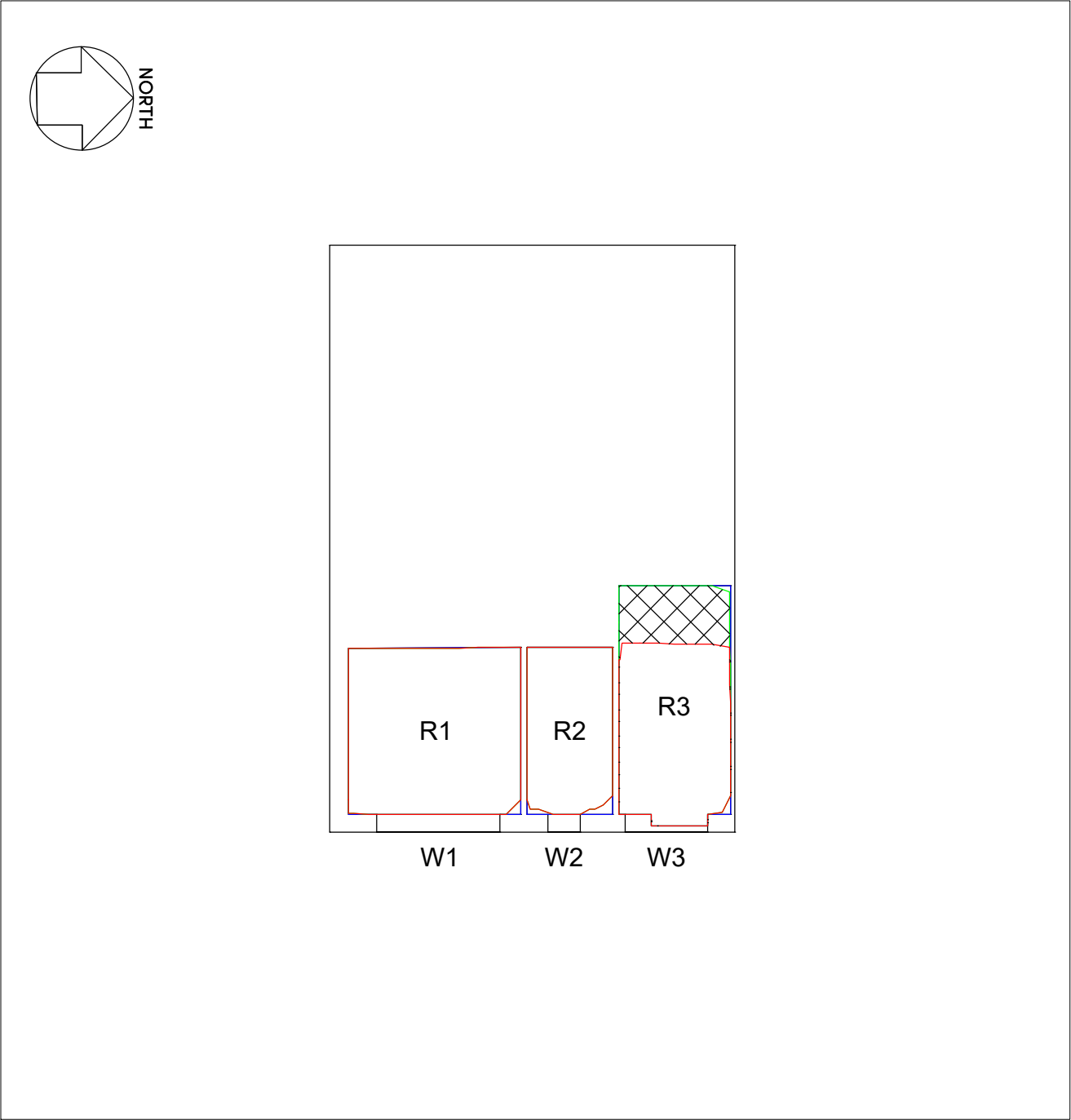
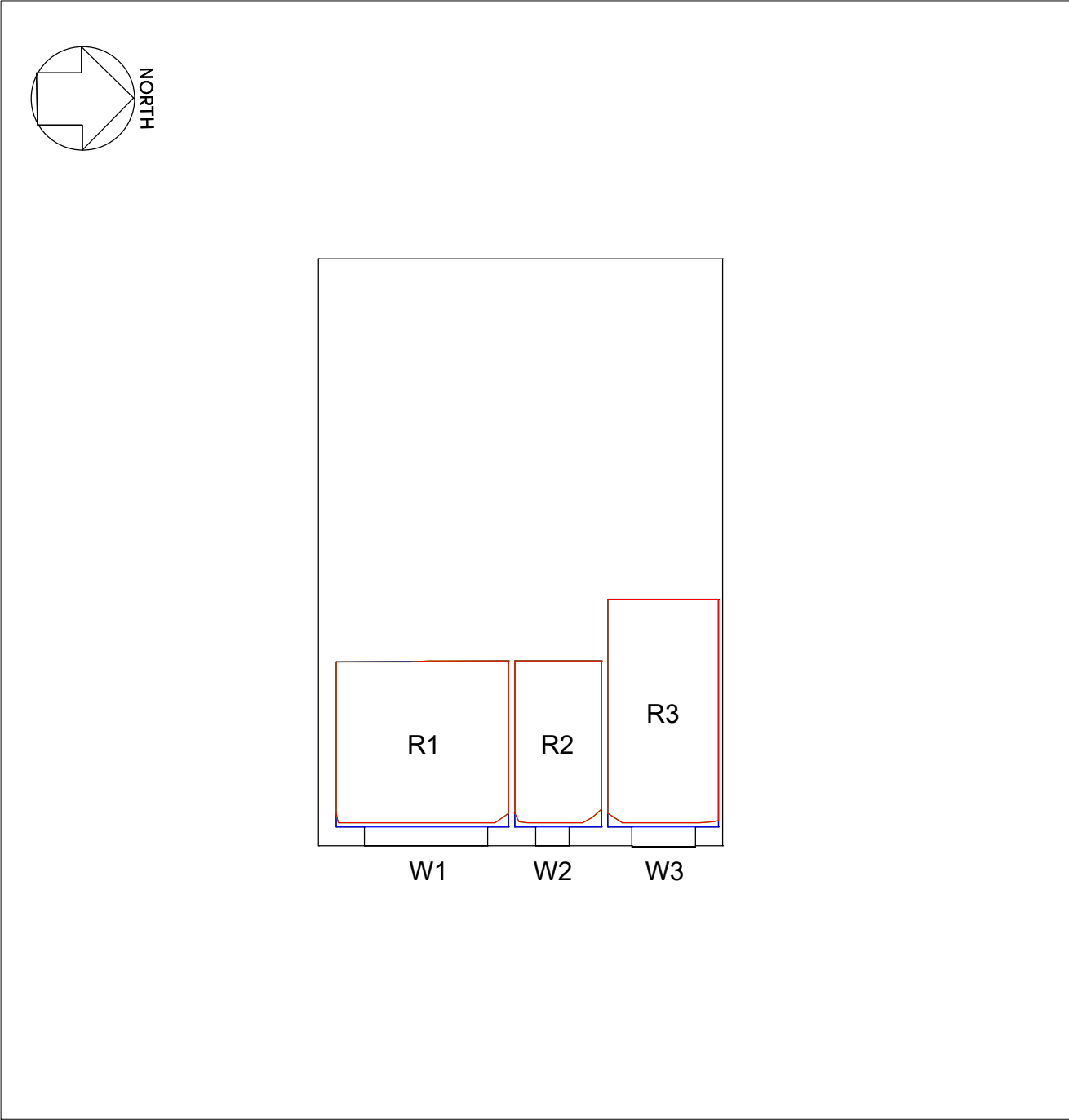
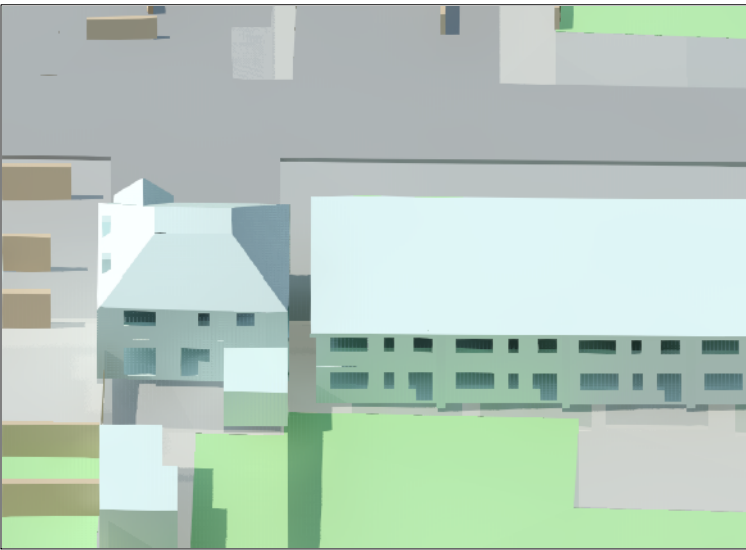




93-95 Sipson Way - Ground Floor

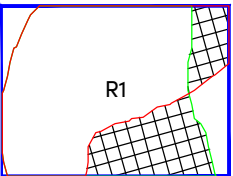


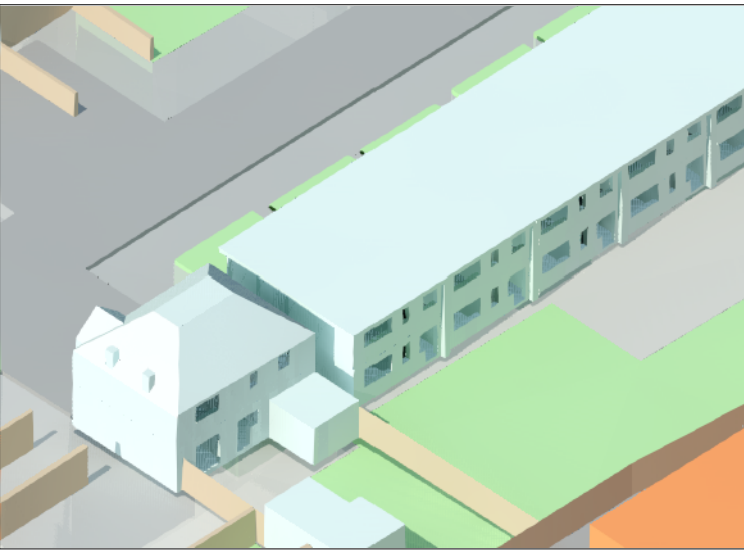
93-95 Sipson Way - First Floor



3D Context View - East

KEY

-  Existing contour
-  Proposed contour
-  Area of loss/gain
-  Subject room
- 



3D Context View - South East

SOURCES OF INFORMATION:

CHETWOODS ARCHITECTS

5110-CA-00-00-DR-A-00050-SITE LOCATION PLAN-P1.dwg
5110-CA-00-00-DR-A-00060-PROPOSED SITE PLAN-P2.dwg
5110-CA-00-00-DR-A-00101-UNIT 120 - WAREHOUSE GA PLAN-P1.dwg
5110-CA-00-00-DR-A-00102-UNIT 130 - WAREHOUSE GA PLAN-P1.dwg
5110-CA-00-00-DR-A-00103-UNIT 140 - WAREHOUSE GA PLAN-P1.dwg
5110-CA-00-XX-DR-A-00150-SITE SECTIONS-P1.dwg
5110-CA-00-XX-DR-A-00151-UNIT 110 - GA SECTIONS-P1.dwg
5110-CA-00-XX-DR-A-00152-UNIT 120 - GA SECTIONS-P1.dwg
5110-CA-00-XX-DR-A-00153-UNIT 130 - GA SECTIONS-P1.dwg
5110-CA-00-XX-DR-A-00154-UNIT 140 - GA SECTIONS-P1.dwg
5110-CA-00-XX-DR-A-00201-UNIT 110 - PROPOSED ELEVATIONS-P1.dwg
5110-CA-00-XX-DR-A-00202-UNIT 120 - PROPOSED ELEVATIONS-P1.dwg
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5110-CA-00-XX-DR-A-00204-UNIT 140 - PROPOSED ELEVATIONS-P1.dwg
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PROMAP

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Received 28 June 2022

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Rev.	Date	Amendments	Initial
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Contours/Referencing Plans
93-95 Sipson Way

CLIENT

Iceni Projects Ltd

PROJECT

2-3 Heathrow Flightpath,
West Drayton,
UB7 0DU

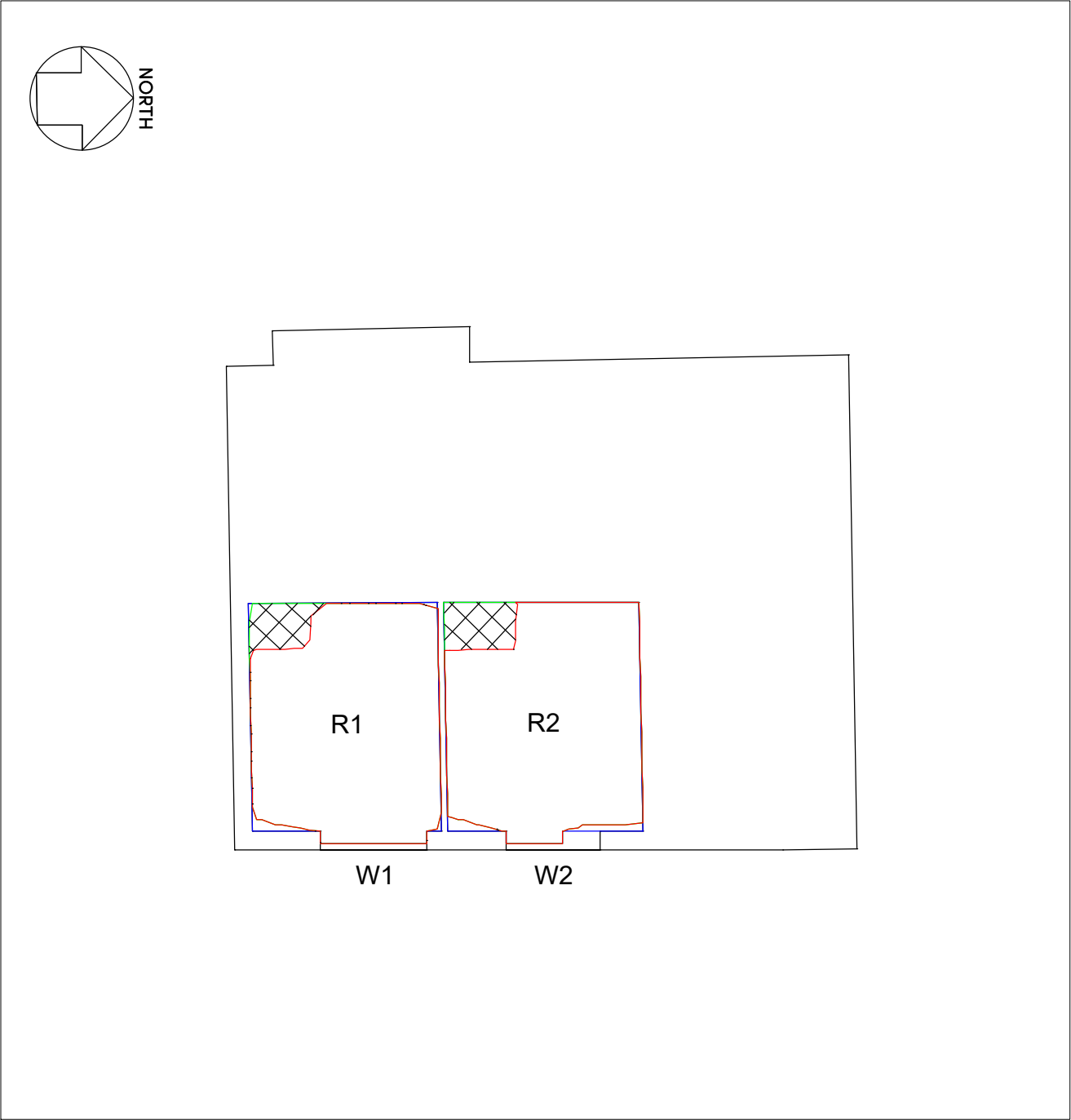
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SM/SL	BSC
SCALE	DATE
1:100@A3	July 2022

HOLLIS

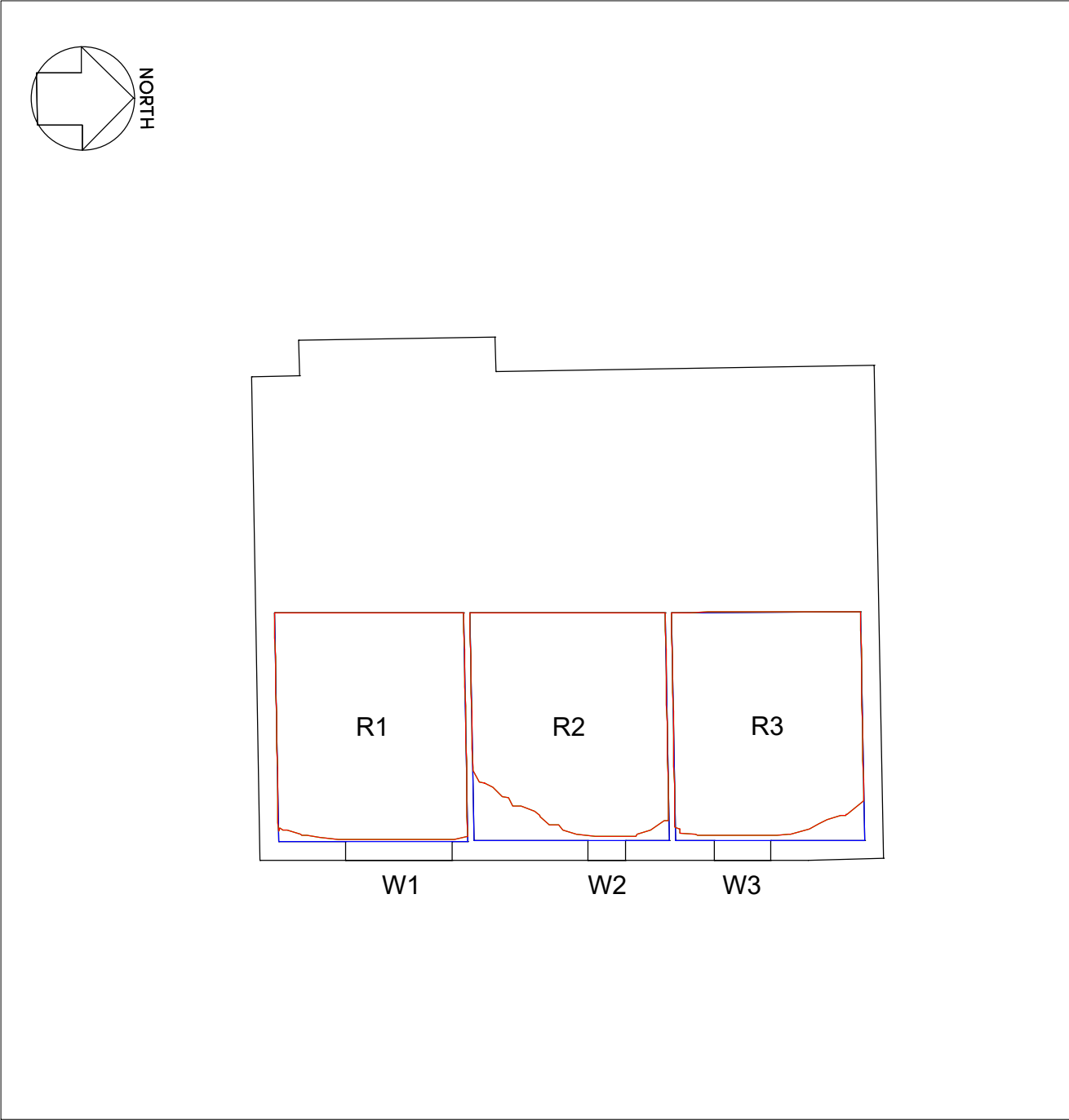
80-82 Silverthorne Road
London
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F 020 7627 9850
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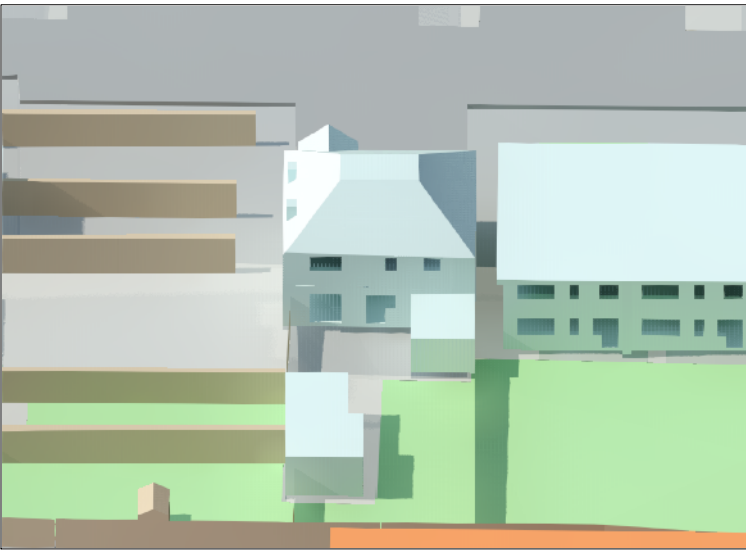
DRAWING NO.	RELEASE NO.
115771_DD_22	1



97 Sipson Way - Ground Floor

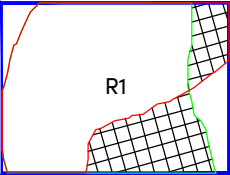


97 Sipson Way - First Floor

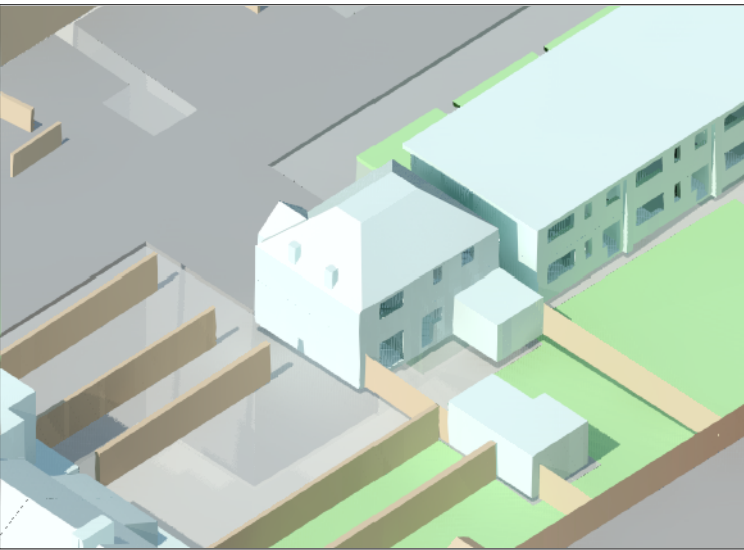


3D Context View - East

KEY



- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View - South East

SOURCES OF INFORMATION:
CHETWOODS ARCHITECTS

5110-CA-00-00-DR-A-00050-SITE LOCATION PLAN-P1.dwg
5110-CA-00-00-DR-A-00060-PROPOSED SITE PLAN-P2.dwg
5110-CA-00-00-DR-A-00101-UNIT 120 - WAREHOUSE GA PLAN-P1.dwg
5110-CA-00-00-DR-A-00102-UNIT 130 - WAREHOUSE GA PLAN-P1.dwg
5110-CA-00-00-DR-A-00103-UNIT 140 - WAREHOUSE GA PLAN-P1.dwg
5110-CA-00-XX-DR-A-00150-SITE SECTIONS-P1.dwg
5110-CA-00-XX-DR-A-00151-UNIT 110 - GA SECTIONS-P1.dwg
5110-CA-00-XX-DR-A-00152-UNIT 120 - GA SECTIONS-P1.dwg
5110-CA-00-XX-DR-A-00153-UNIT 130 - GA SECTIONS-P1.dwg
5110-CA-00-XX-DR-A-00154-UNIT 140 - GA SECTIONS-P1.dwg
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5110-CA-00-XX-DR-A-00203-UNIT 130 - PROPOSED ELEVATIONS-P1.dwg
5110-CA-00-XX-DR-A-00204-UNIT 140 - PROPOSED ELEVATIONS-P1.dwg
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PROMAP

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Received 28 June 2022

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Received 04 January 2022

ACCUCITIES 3D MAPPING

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Received 02 December 2021

Rev.	Date	Amendments	Initial
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TITLE

Daylight Distribution
Contours/Referencing Plans
97 Sipson Way

CLIENT

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PROJECT

2-3 Heathrow Flightpath,
West Drayton,
UB7 0DU

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SM/SL	BSC

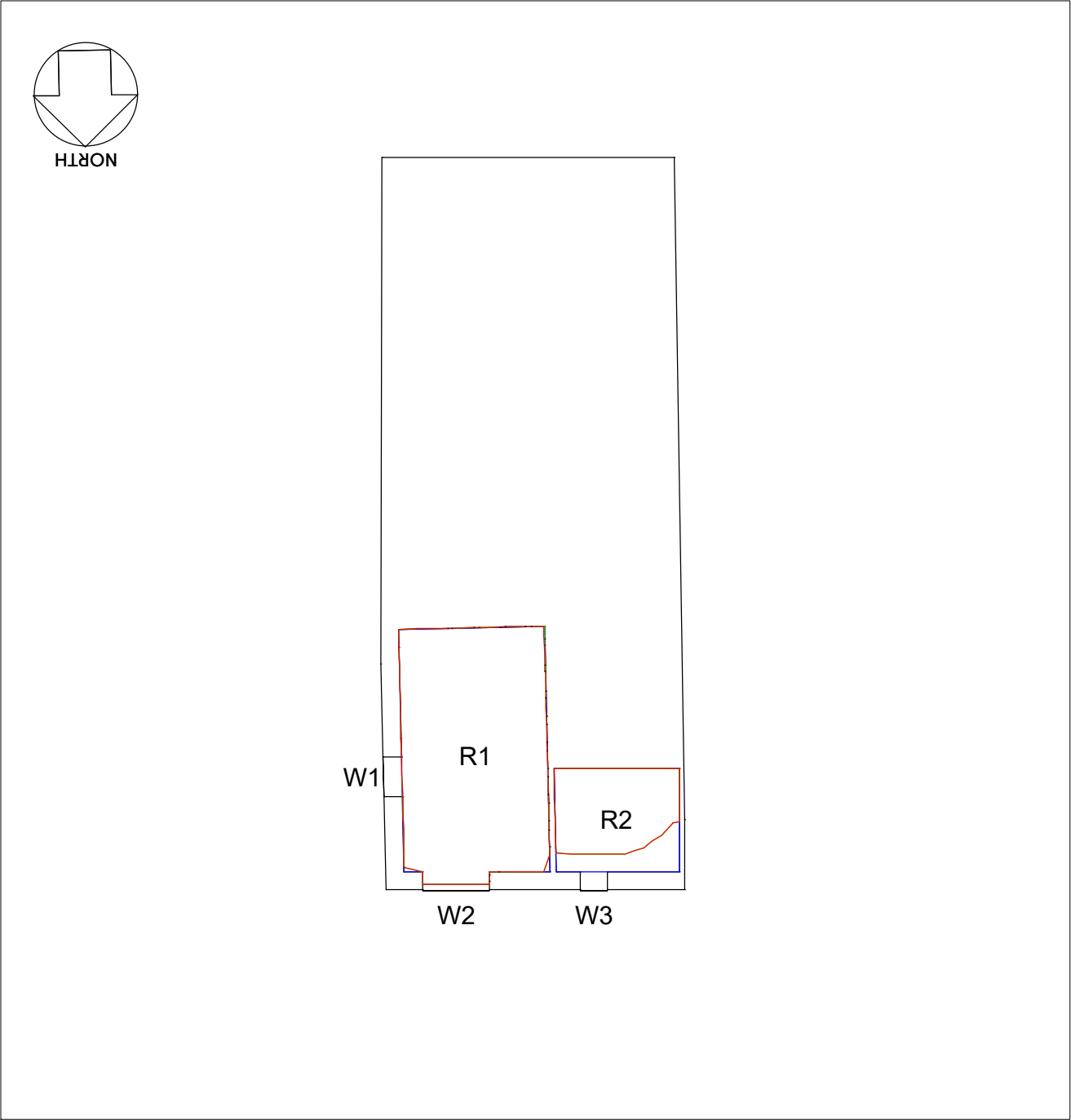
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1:100@A3	July 2022

HOLLIS

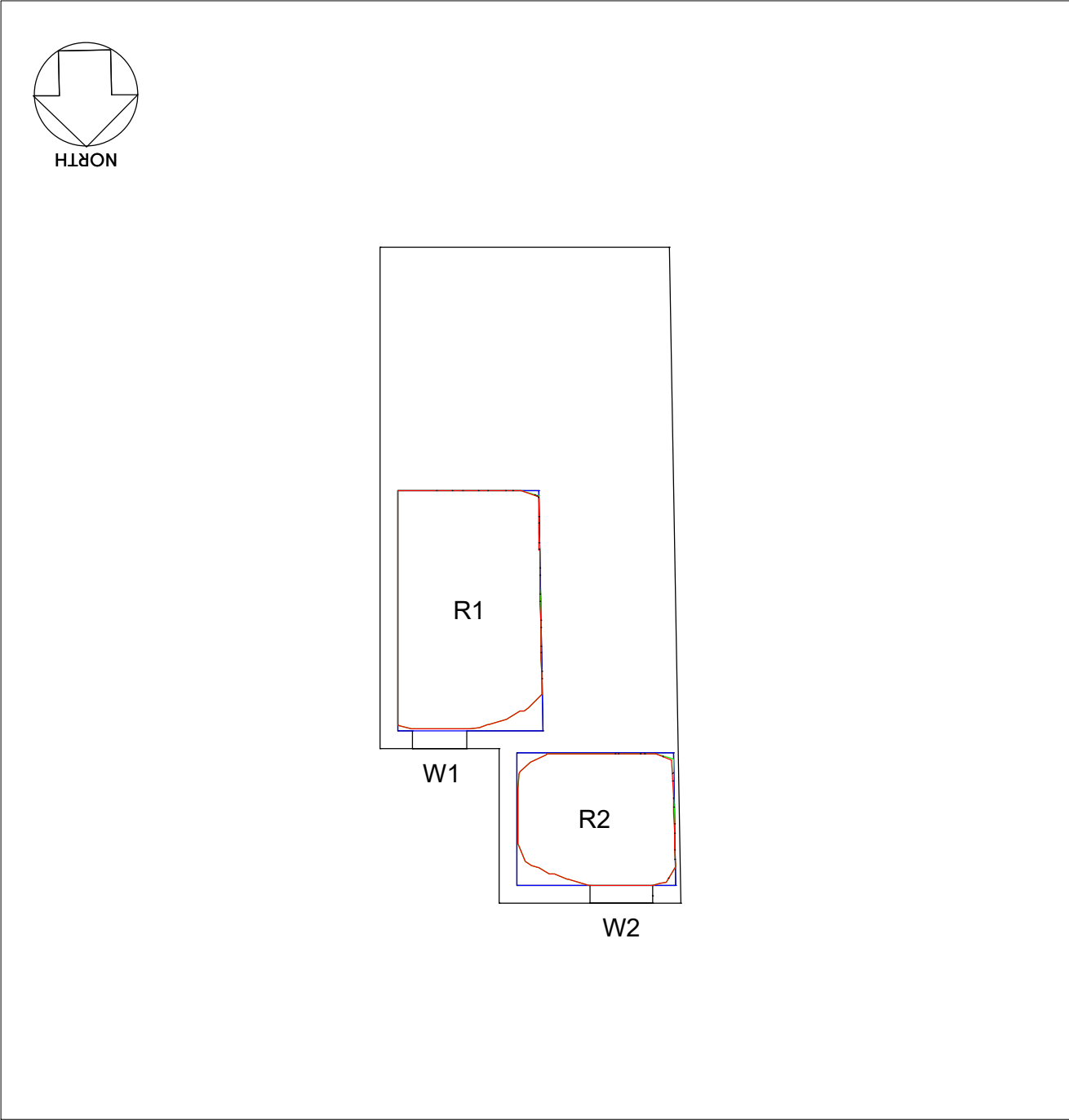
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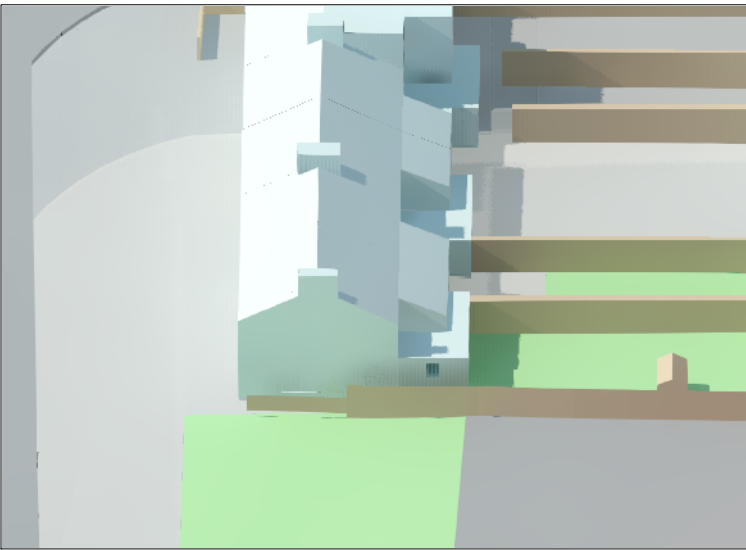
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115771_DD_23	1



6 Dorton Villas - Ground Floor



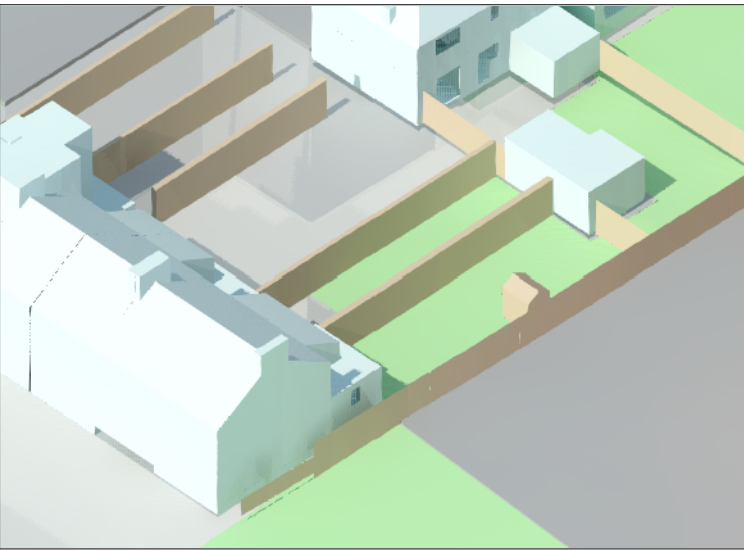
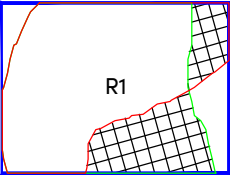
6 Dorton Villas - First Floor



3D Context View - East

KEY

- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View - South East

SOURCES OF INFORMATION:
CHETWOODS ARCHITECTS

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5110-CA-00-00-DR-A-00060-PROPOSED SITE PLAN-P2.dwg
5110-CA-00-00-DR-A-00101-UNIT 120 - WAREHOUSE GA PLAN-P1.dwg
5110-CA-00-00-DR-A-00102-UNIT 130 - WAREHOUSE GA PLAN-P1.dwg
5110-CA-00-00-DR-A-00103-UNIT 140 - WAREHOUSE GA PLAN-P1.dwg
5110-CA-00-XX-DR-A-00150-SITE SECTIONS-P1.dwg
5110-CA-00-XX-DR-A-00151-UNIT 110 - GA SECTIONS-P1.dwg
5110-CA-00-XX-DR-A-00152-UNIT 120 - GA SECTIONS-P1.dwg
5110-CA-00-XX-DR-A-00153-UNIT 130 - GA SECTIONS-P1.dwg
5110-CA-00-XX-DR-A-00154-UNIT 140 - GA SECTIONS-P1.dwg
5110-CA-00-XX-DR-A-00201-UNIT 110 - PROPOSED ELEVATIONS-P1.dwg
5110-CA-00-XX-DR-A-00202-UNIT 120 - PROPOSED ELEVATIONS-P1.dwg
5110-CA-00-XX-DR-A-00203-UNIT 130 - PROPOSED ELEVATIONS-P1.dwg
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Received 21 June 2022

PROMAP

Promap-1989841-2090317-720-0.DWG
Received 28 June 2022

INTERLOCKS SURVEY LTD

210833 3D.dwg
Received 04 January 2022

ACCUCITIES 3D MAPPING

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Rev.	Date	Amendments	Initial
HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES. ALL DIMENSIONS ARE IN METRES ONLY			

TITLE
**Daylight Distribution
Contours/Referencing Plans
6 Dorton Villas**

CLIENT
Iceni Projects Ltd

PROJECT
**2-3 Heathrow Flightpath,
West Drayton,
UB7 0DU**

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SM/SL	BSC
SCALE	DATE
1:100@A3	July 2022

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115771_DD_24	1

Appendix D

Daylight study



Floor Ref.	Window Ref.	Existing VSC	Proposed VSC	Times Former Value	BRE Compliant
31 Sipson Way					
Ground	W1	33.70	30.68	0.91	Yes
Ground	W2	33.99	30.87	0.91	Yes
First	W1	36.45	33.36	0.92	Yes
First	W2	36.28	33.60	0.93	Yes
33 Sipson Way					
Ground	W1	34.63	27.16	0.78	Yes
Ground	W2	31.81	26.03	0.82	Yes
Ground	W3	34.63	29.14	0.84	Yes
First	W1	37.19	31.08	0.84	Yes
First	W2	37.05	31.68	0.86	Yes
First	W3	36.88	32.28	0.88	Yes
35 Sipson Way					
Ground	W1	33.51	28.43	0.85	Yes
Ground	W2	35.76	29.27	0.82	Yes
Ground	W3	36.70	23.70	0.65	No
Ground	W4	35.88	23.54	0.66	No
Ground	W5	31.81	24.98	0.79	No
First	W1	37.48	29.44	0.79	Yes
First	W2	37.36	30.39	0.81	Yes
37 Sipson Way					
Ground	W1	33.09	29.41	0.89	Yes
Ground	W2	29.99	28.50	0.95	Yes
Ground	W3	36.09	31.24	0.87	Yes
Ground	W4	34.19	27.31	0.80	Yes
First	W1	38.25	35.20	0.92	Yes
First	W2	38.37	34.88	0.91	Yes
39 Sipson Way					
Ground	W1	35.03	32.64	0.93	Yes
Ground	W2	33.01	31.26	0.95	Yes
First	W1	38.03	35.73	0.94	Yes
First	W2	38.13	35.51	0.93	Yes
41 Sipson Way					
First	W1	35.13	30.59	0.87	Yes
First	W2	35.14	30.85	0.88	Yes
First	W3	38.32	38.18	1.00	Yes
43 Sipson Way					
First	W1	35.02	30.04	0.86	Yes
First	W2	35.11	30.38	0.87	Yes
45 Sipson Way					
First	W1	34.89	29.48	0.84	Yes
47 Sipson Way					
First	W1	37.28	35.05	0.94	Yes
First	W2	30.98	24.76	0.80	Yes
First	W3	28.66	23.78	0.83	Yes
49 Sipson Way					
Ground	W1	38.05	26.85	0.71	No
Ground	W2	37.37	26.30	0.70	No
Ground	W3	35.58	25.39	0.71	No
First	W1	38.74	30.76	0.79	Yes
First	W2	38.73	30.86	0.80	Yes
51 Sipson Way					
Ground	W1	35.58	26.77	0.75	No
Ground	W2	36.45	26.43	0.73	No
First	W1	38.81	30.67	0.79	Yes
First	W2	38.78	30.70	0.79	Yes
First	W3	19.70	19.22	0.98	Yes

Floor Ref.	Window Ref.	Existing VSC	Proposed VSC	Times Former Value	BRE Compliant
53 Sipson Way					
Ground	W1	34.05	27.30	0.80	Yes
Ground	W2	34.30	26.59	0.78	No
First	W1	38.79	30.49	0.79	Yes
First	W2	38.84	30.58	0.79	Yes
57-59 Sipson Way					
Ground	W1	37.51	26.62	0.71	No
Ground	W2	37.68	26.85	0.71	No
Ground	W3	36.03	26.24	0.73	No
First	W1	34.47	25.87	0.75	No
First	W2	34.75	26.16	0.75	No
First	W3	34.79	26.21	0.75	No
61-63 Sipson Way					
Ground	W1	37.28	26.72	0.72	No
Ground	W2	37.54	26.86	0.72	No
Ground	W3	36.07	25.54	0.71	No
First	W1	34.50	25.92	0.75	No
First	W2	34.78	26.19	0.75	No
First	W3	34.54	25.95	0.75	No
65-67 Sipson Way					
Ground	W1	37.69	26.89	0.71	No
Ground	W2	37.78	27.00	0.71	Yes
Ground	W3	35.91	25.67	0.71	No
First	W1	34.59	26.12	0.76	No
First	W2	34.81	26.29	0.76	No
First	W3	34.55	26.00	0.75	No
69-71 Sipson Way					
Ground	W1	37.74	27.16	0.72	Yes
Ground	W2	37.90	27.24	0.72	Yes
Ground	W3	36.59	25.88	0.71	No
First	W1	34.65	26.36	0.76	No
First	W2	34.84	26.48	0.76	No
First	W3	34.56	26.14	0.76	No
73-75 Sipson Way					
Ground	W1	37.78	27.48	0.73	Yes
Ground	W2	37.94	27.54	0.73	Yes
Ground	W3	36.62	26.18	0.71	No
First	W1	34.68	26.62	0.77	No
First	W2	34.87	26.73	0.77	No
First	W3	34.53	26.32	0.76	No
77-79 Sipson Way					
Ground	W1	37.81	27.81	0.74	Yes
Ground	W2	37.96	27.87	0.73	Yes
Ground	W3	36.67	26.51	0.72	No
First	W1	34.74	26.92	0.77	No
First	W2	34.89	26.99	0.77	No
First	W3	34.52	26.56	0.77	No
81-83 Sipson Way					
Ground	W1	37.81	28.16	0.74	Yes
Ground	W2	37.97	28.21	0.74	Yes
Ground	W3	36.68	26.86	0.73	No
First	W1	34.82	27.27	0.78	Yes
First	W2	34.92	27.28	0.78	Yes
First	W3	34.48	26.79	0.78	No
85-87 Sipson Way					
Ground	W1	37.77	28.59	0.76	Yes
Ground	W2	37.94	28.60	0.75	Yes

Floor Ref.	Window Ref.	Existing VSC	Proposed VSC	Times Former Value	BRE Compliant
Ground	W3	36.64	27.23	0.74	Yes
First	W1	34.86	27.67	0.79	Yes
First	W2	34.93	27.60	0.79	Yes
First	W3	34.43	27.05	0.79	Yes
89-91 Sipson Way					
Ground	W1	37.64	29.15	0.77	Yes
Ground	W2	37.85	29.11	0.77	Yes
Ground	W3	36.53	27.67	0.76	Yes
First	W1	34.86	28.21	0.81	Yes
First	W2	34.93	28.08	0.80	Yes
First	W3	34.27	27.34	0.80	Yes
93-95 Sipson Way					
Ground	W1	36.94	29.53	0.80	Yes
Ground	W2	37.54	29.74	0.79	Yes
Ground	W3	36.17	28.17	0.78	Yes
First	W1	34.97	29.14	0.83	Yes
First	W2	34.90	28.78	0.82	Yes
First	W3	34.46	28.17	0.82	Yes
97 Sipson Way					
Ground	W1	32.79	29.28	0.89	Yes
Ground	W2	31.38	28.29	0.90	Yes
First	W1	38.96	35.53	0.91	Yes
First	W2	39.00	35.06	0.90	Yes
First	W3	38.84	34.60	0.89	Yes
6 Dorton Villas					
Ground	W1	35.17	33.15	0.94	Yes
Ground	W2	34.76	32.32	0.93	Yes
Ground	W3	37.28	33.99	0.91	Yes
First	W1	35.26	32.76	0.93	Yes
First	W2	37.99	35.30	0.93	Yes

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
31 Sipson Way							
Ground	R1	Unknown	8.0	8.0	1	0	YES
Ground	R2	Unknown	12.7	12.5	0.99	2	YES
First	R1	Unknown	9.9	9.9	1	0	YES
First	R2	Unknown	10.5	10.5	1	0	YES
33 Sipson Way							
Ground	R1	Unknown	17.3	14.6	0.84	16	YES
Ground	R2	Unknown	12.1	9.4	0.78	22	NO
Ground	R3	Unknown	17.7	13.5	0.76	24	NO
First	R1	Unknown	8.2	8.1	0.99	1	YES
First	R2	Unknown	8.0	7.9	0.99	1	YES
First	R3	Unknown	10.7	10.4	0.97	3	YES
35 Sipson Way							
Ground	R1	Unknown	4.8	4.8	1	0	YES
Ground	R2	Unknown	21.4	16.3	0.76	24	NO
Ground	R3	Unknown	11.7	10.6	0.91	9	YES
First	R1	Unknown	11.4	11.2	0.98	2	YES
First	R2	Unknown	9.4	9.3	0.98	1	YES
37 Sipson Way							
Ground	R1	Unknown	10.4	10.4	1	0	YES
Ground	R2	Unknown	10.6	10.6	1	0	YES
Ground	R3	Unknown	1.7	1.7	1	0	YES
Ground	R4	Unknown	3.4	3.4	1	0	YES
First	R1	Unknown	10.5	10.5	1	0	YES
First	R2	Unknown	10.1	10.1	1	0	YES
39 Sipson Way							
Ground	R1	Unknown	37.0	37.0	1	0	YES
First	R1	Unknown	9.9	9.8	1	0	YES
First	R2	Unknown	10.5	10.5	1	0	YES
41 Sipson Way							
First	R1	Unknown	10.7	10.5	0.99	1	YES
First	R2	Unknown	11.5	11.4	0.99	1	YES
43 Sipson Way							
First	R1	Unknown	12.3	12.1	0.99	1	YES
First	R2	Unknown	8.0	8.0	1	0	YES
45 Sipson Way							
First	R1	Unknown	20.2	19.9	0.98	2	YES
47 Sipson Way							
First	R1	Unknown	11.7	11.7	1	0	YES
First	R2	Unknown	11.1	10.7	0.96	4	YES
49 Sipson Way							
Ground	R1	Unknown	38.6	18.6	0.48	52	NO
Ground	R2	Unknown	17.1	6.4	0.38	62	NO
First	R1	Unknown	11.6	9.6	0.82	18	YES
First	R2	Unknown	11.8	9.8	0.83	17	YES
51 Sipson Way							
Ground	R1	Unknown	12.3	7.8	0.64	36	NO
Ground	R2	Unknown	12.0	7.4	0.62	38	NO
First	R1	Unknown	12.1	10.1	0.83	17	YES
First	R2	Unknown	12.0	10.6	0.89	11	YES
53 Sipson Way							
Ground	R1	Unknown	12.5	7.7	0.61	39	NO
Ground	R2	Unknown	12.9	8.1	0.63	37	NO
First	R1	Unknown	12.5	10.2	0.82	18	YES
First	R2	Unknown	12.7	10.5	0.83	17	YES
57-59 Sipson Way							
Ground	R1	Unknown	7.5	6.8	0.91	9	YES
Ground	R2	Unknown	3.7	3.3	0.89	11	YES
Ground	R3	Unknown	7.6	5.1	0.67	33	NO
First	R1	Unknown	7.3	7.3	1	0	YES
First	R2	Unknown	3.6	3.6	1	0	YES
First	R3	Unknown	7.3	7.3	1	0	YES
61-63 Sipson Way							

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
Ground	R1	Unknown	7.5	6.9	0.92	8	YES
Ground	R2	Unknown	3.7	3.3	0.89	11	YES
Ground	R3	Unknown	7.6	5.0	0.66	34	NO
First	R1	Unknown	7.3	7.3	1	0	YES
First	R2	Unknown	3.6	3.6	1	0	YES
First	R3	Unknown	7.3	7.3	1	0	YES
65-67 Sipson Way							
Ground	R1	Unknown	7.5	7.1	0.94	6	YES
Ground	R2	Unknown	3.7	3.3	0.88	11	YES
Ground	R3	Unknown	7.6	5.0	0.66	34	NO
First	R1	Unknown	7.3	7.3	1	0	YES
First	R2	Unknown	3.6	3.6	1	0	YES
First	R3	Unknown	7.3	7.3	1	0	YES
69-71 Sipson Way							
Ground	R1	Unknown	7.5	7.3	0.97	3	YES
Ground	R2	Unknown	3.7	3.3	0.9	10	YES
Ground	R3	Unknown	7.6	5.3	0.69	31	NO
First	R1	Unknown	7.3	7.3	1	0	YES
First	R2	Unknown	3.6	3.6	1	0	YES
First	R3	Unknown	7.3	7.3	1	0	YES
73-75 Sipson Way							
Ground	R1	Unknown	7.5	7.4	0.99	1	YES
Ground	R2	Unknown	3.7	3.5	0.96	4	YES
Ground	R3	Unknown	7.6	5.6	0.73	27	NO
First	R1	Unknown	7.3	7.3	1	0	YES
First	R2	Unknown	3.6	3.6	1	0	YES
First	R3	Unknown	7.3	7.3	1	0	YES
77-79 Sipson Way							
Ground	R1	Unknown	7.5	7.5	1	0	YES
Ground	R2	Unknown	3.7	3.7	1	0	YES
Ground	R3	Unknown	7.6	5.7	0.75	25	NO
First	R1	Unknown	7.3	7.3	1	0	YES
First	R2	Unknown	3.6	3.6	1	0	YES
First	R3	Unknown	7.3	7.3	1	0	YES
81-83 Sipson Way							
Ground	R1	Unknown	7.5	7.5	1	0	YES
Ground	R2	Unknown	3.7	3.7	1	0	YES
Ground	R3	Unknown	7.6	5.8	0.75	25	NO
First	R1	Unknown	7.3	7.3	1	0	YES
First	R2	Unknown	3.6	3.6	1	0	YES
First	R3	Unknown	7.3	7.3	1	0	YES
85-87 Sipson Way							
Ground	R1	Unknown	7.5	7.5	1	0	YES
Ground	R2	Unknown	3.7	3.7	1	0	YES
Ground	R3	Unknown	7.6	5.8	0.75	25	NO
First	R1	Unknown	7.3	7.3	1	0	YES
First	R2	Unknown	3.6	3.6	1	0	YES
First	R3	Unknown	7.3	7.3	1	0	YES
89-91 Sipson Way							
Ground	R1	Unknown	7.5	7.5	1	0	YES
Ground	R2	Unknown	3.7	3.7	1	0	YES
Ground	R3	Unknown	7.6	5.7	0.75	25	NO
First	R1	Unknown	7.3	7.3	1	0	YES
First	R2	Unknown	3.6	3.6	1	0	YES
First	R3	Unknown	7.3	7.3	1	0	YES
93-95 Sipson Way							
Ground	R1	Unknown	7.5	7.5	1	0	YES
Ground	R2	Unknown	3.7	3.7	1	0	YES
Ground	R3	Unknown	6.8	5.1	0.75	25	NO
First	R1	Unknown	7.3	7.3	1	0	YES
First	R2	Unknown	3.6	3.6	1	0	YES
First	R3	Unknown	6.5	6.5	1	0	YES
97 Sipson Way							

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
Ground	R1	Unknown	11.5	10.8	0.93	7	YES
Ground	R2	Unknown	11.7	10.8	0.92	7	YES
First	R1	Unknown	11.2	11.2	1	0	YES
First	R2	Unknown	10.6	10.6	1	0	YES
First	R3	Unknown	10.8	10.8	1	0	YES
6 Dorton Villas							
Ground	R1	Unknown	9.9	9.9	1	0	YES
Ground	R2	Unknown	2.7	2.7	1	0	YES
First	R1	Unknown	9.2	9.2	1	0	YES
First	R2	Unknown	5.4	5.3	1	1	YES

Appendix E

Sunlight study



Floor Ref.	Window Ref.	Existing		Proposed		Winter Times	Annual Times	BRE Compliant
		Winter %	Annual %	Winter %	Annual %	Former Value	Former Value	
31 Sipson Way								
Ground	W1	17	54	13	50	0.76	0.93	YES
Ground	W2	18	55	14	51	0.78	0.93	YES
First	W1	18	55	15	52	0.83	0.95	YES
First	W2	18	55	16	53	0.89	0.96	YES
33 Sipson Way								
Ground	W1	16	52	8	38	0.50	0.73	YES
Ground	W2	5	37	0	28	0.00	0.76	NO
Ground	W3	15	51	9	44	0.60	0.86	YES
First	W1	16	52	12	46	0.75	0.88	YES
First	W2	16	52	12	47	0.75	0.90	YES
First	W3	16	52	12	48	0.75	0.92	YES
35 Sipson Way								
Ground	W1	25	83	16	71	0.64	0.86	YES
Ground	W2	26	81	17	67	0.65	0.83	YES
Ground	W3	16	53	6	29	0.38	0.55	YES
Ground	W4	16	53	6	29	0.38	0.55	YES
Ground	W5	9	45	4	33	0.44	0.73	NO
First	W1	16	53	13	47	0.81	0.89	YES
First	W2	16	52	13	46	0.81	0.88	YES
37 Sipson Way								
Ground	W1	24	72	18	65	0.75	0.90	YES
Ground	W2	20	62	18	60	0.90	0.97	YES
Ground	W3	27	83	18	72	0.67	0.87	YES
Ground	W4	18	56	11	43	0.61	0.77	YES
First	W1	29	87	26	84	0.90	0.97	YES
First	W2	29	87	25	83	0.86	0.95	YES
39 Sipson Way								
Ground	W1	27	85	23	81	0.85	0.95	YES
Ground	W2	24	82	21	79	0.88	0.96	YES
First	W1	29	87	27	85	0.93	0.98	YES
First	W2	29	87	27	85	0.93	0.98	YES
41 Sipson Way								
First	W1	12	41	9	37	0.75	0.90	YES
First	W2	12	41	9	38	0.75	0.93	YES
43 Sipson Way								
First	W1	12	41	9	37	0.75	0.90	YES
First	W2	12	41	9	37	0.75	0.90	YES
45 Sipson Way								
First	W1	12	40	9	36	0.75	0.90	YES
47 Sipson Way								
First	W1	30	88	27	84	0.90	0.95	YES
First	W2	12	40	9	33	0.75	0.83	YES
First	W3	3	23	0	16	0.00	0.70	NO
49 Sipson Way								
Ground	W1	15	50	11	38	0.73	0.76	YES
Ground	W2	15	50	11	38	0.73	0.76	YES
Ground	W3	15	49	11	38	0.73	0.78	YES
First	W1	15	50	12	41	0.80	0.82	YES
First	W2	15	50	12	41	0.80	0.82	YES
51 Sipson Way								
Ground	W1	14	49	12	39	0.86	0.80	YES
Ground	W2	15	50	12	39	0.80	0.78	YES
First	W1	15	50	12	41	0.80	0.82	YES
First	W2	15	50	12	41	0.80	0.82	YES
53 Sipson Way								
Ground	W1	9	41	9	35	1.00	0.85	YES
Ground	W2	12	46	11	38	0.92	0.83	YES
First	W1	15	50	12	41	0.80	0.82	YES
First	W2	15	50	12	41	0.80	0.82	YES
57-59 Sipson Way								
Ground	W1	12	46	9	35	0.75	0.76	YES
Ground	W2	14	48	11	37	0.79	0.77	YES
Ground	W3	14	47	11	37	0.79	0.79	YES
First	W1	10	39	7	29	0.70	0.74	YES
First	W2	12	41	9	31	0.75	0.76	YES

Floor Ref.	Window Ref.	Existing Winter % Annual %		Proposed Winter % Annual %		Winter Times Former Value	Annual Times Former Value	BRE Compliant
First	W3	12	41	9	31	0.75	0.76	YES
61-63 Sipson Way								
Ground	W1	12	46	9	35	0.75	0.76	YES
Ground	W2	14	48	11	37	0.79	0.77	YES
Ground	W3	13	47	11	37	0.85	0.79	YES
First	W1	10	39	7	29	0.70	0.74	YES
First	W2	12	41	9	31	0.75	0.76	YES
First	W3	12	41	9	31	0.75	0.76	YES
65-67 Sipson Way								
Ground	W1	12	46	9	35	0.75	0.76	YES
Ground	W2	14	48	11	37	0.79	0.77	YES
Ground	W3	14	47	11	37	0.79	0.79	YES
First	W1	10	39	7	29	0.70	0.74	YES
First	W2	12	41	9	31	0.75	0.76	YES
First	W3	12	41	9	31	0.75	0.76	YES
69-71 Sipson Way								
Ground	W1	12	46	9	36	0.75	0.78	YES
Ground	W2	14	48	11	37	0.79	0.77	YES
Ground	W3	14	48	11	37	0.79	0.77	YES
First	W1	10	39	7	30	0.70	0.77	YES
First	W2	12	41	9	31	0.75	0.76	YES
First	W3	12	41	9	31	0.75	0.76	YES
73-75 Sipson Way								
Ground	W1	12	46	9	36	0.75	0.78	YES
Ground	W2	14	48	11	38	0.79	0.79	YES
Ground	W3	14	48	11	38	0.79	0.79	YES
First	W1	10	39	7	30	0.70	0.77	YES
First	W2	12	41	9	32	0.75	0.78	YES
First	W3	12	41	9	32	0.75	0.78	YES
77-79 Sipson Way								
Ground	W1	12	46	9	36	0.75	0.78	YES
Ground	W2	14	48	11	38	0.79	0.79	YES
Ground	W3	14	48	11	38	0.79	0.79	YES
First	W1	10	39	7	31	0.70	0.79	YES
First	W2	12	41	9	33	0.75	0.80	YES
First	W3	12	41	9	33	0.75	0.80	YES
81-83 Sipson Way								
Ground	W1	12	46	9	36	0.75	0.78	YES
Ground	W2	14	48	11	38	0.79	0.79	YES
Ground	W3	14	48	11	38	0.79	0.79	YES
First	W1	11	40	8	32	0.73	0.80	YES
First	W2	12	41	9	33	0.75	0.80	YES
First	W3	12	41	9	33	0.75	0.80	YES
85-87 Sipson Way								
Ground	W1	12	46	9	36	0.75	0.78	YES
Ground	W2	14	48	11	38	0.79	0.79	YES
Ground	W3	14	48	11	38	0.79	0.79	YES
First	W1	11	40	8	32	0.73	0.80	YES
First	W2	12	41	9	33	0.75	0.80	YES
First	W3	12	41	9	33	0.75	0.80	YES
89-91 Sipson Way								
Ground	W1	12	46	10	37	0.83	0.80	YES
Ground	W2	14	48	11	38	0.79	0.79	YES
Ground	W3	14	48	11	38	0.79	0.79	YES
First	W1	11	40	9	33	0.82	0.83	YES
First	W2	12	41	9	33	0.75	0.80	YES
First	W3	12	41	9	33	0.75	0.80	YES
93-95 Sipson Way								
Ground	W1	12	46	12	39	1.00	0.85	YES
Ground	W2	15	49	13	40	0.87	0.82	YES
Ground	W3	15	49	13	40	0.87	0.82	YES
First	W1	12	41	12	36	1.00	0.88	YES
First	W2	12	40	10	33	0.83	0.83	YES
First	W3	12	41	10	34	0.83	0.83	YES
97 Sipson Way								
Ground	W1	7	41	7	37	1.00	0.90	YES

Floor Ref.	Window Ref.	Existing		Proposed		Winter Times Former Value	Annual Times Former Value	BRE Compliant
		Winter %	Annual %	Winter %	Annual %			
Ground	W2	13	47	13	43	1.00	0.91	YES
First	W1	15	50	15	48	1.00	0.96	YES
First	W2	15	50	15	48	1.00	0.96	YES
First	W3	15	50	15	48	1.00	0.96	YES

Appendix F

Overshadowing study



Building Ref	Floor Ref	Amenity Ref	Amenity Area	Existing Lit Area	Proposed Lit Area	Existing %	Proposed %	Pr/Ex	Meets BRE Criteria
31 Sipson Way	Ground	A1	105.4	79.9	78.2	76%	74%	0.98	YES
33 Sipson Way	Ground	A1	98.3	78.5	76.0	80%	77%	0.97	YES
35 Sipson Way	Ground	A1	390.6	371.2	317.3	95%	81%	0.85	YES
37 Sipson Way	Ground	A1	341.5	281.3	252.2	82%	74%	0.9	YES
39 Sipson Way	Ground	A1	221.5	183.5	182.4	83%	82%	0.99	YES
49 Sipson Way	Ground	A1	149.0	149.0	148.9	100%	100%	1	YES
51 Sipson Way	Ground	A1	132.7	93.2	91.5	70%	69%	0.98	YES
53 Sipson Way	Ground	A1	87.7	48.9	42.6	56%	49%	0.87	YES
57-59 Sipson Way	Ground	A1	135.3	134.9	134.6	100%	100%	1	YES
61-63 Sipson Way	Ground	A1	100.7	91.9	88.7	91%	88%	0.96	YES
65-67 Sipson Way	Ground	A1	102.4	102.3	102.2	100%	100%	1	YES
69-71 Sipson Way	Ground	A1	98.6	98.5	98.4	100%	100%	1	YES
73-75 Sipson Way	Ground	A1	100.4	100.3	100.2	100%	100%	1	YES
77-79 Sipson Way	Ground	A1	107.2	107.1	106.9	100%	100%	1	YES
81-83 Sipson Way	Ground	A1	108.4	108.3	108.0	100%	100%	1	YES
85-87 Sipson Way	Ground	A1	106.0	105.9	105.8	100%	100%	1	YES
89-91 Sipson Way	Ground	A1	102.4	102.3	102.2	100%	100%	1	YES
93-95 Sipson Way	Ground	A1	122.8	82.5	82.5	67%	67%	1	YES
97 Sipson Way	Ground	A1	128.1	90.3	90.3	70%	70%	1	YES
6 Dorton Villas	Ground	A1	116.7	88.2	88.2	76%	76%	1	YES



SOURCES OF INFORMATION:
CHETWOODS ARCHITECTS

5110-CA-00-00-DR-A-00050-SITE LOCATION PLAN-P1.dwg
5110-CA-00-00-DR-A-00060-PROPOSED SITE PLAN-P2.dwg
5110-CA-00-00-DR-A-00101-UNIT 120 - WAREHOUSE GA
PLAN-P1.dwg
5110-CA-00-00-DR-A-00102-UNIT 130 - WAREHOUSE GA
PLAN-P1.dwg
5110-CA-00-00-DR-A-00103-UNIT 140 - WAREHOUSE GA
PLAN-P1.dwg
5110-CA-00-XX-DR-A-00150-SITE SECTIONS-P1.dwg
5110-CA-00-XX-DR-A-00151-UNIT 110 - GA SECTIONS-P1.dwg
5110-CA-00-XX-DR-A-00152-UNIT 120 - GA SECTIONS-P1.dwg
5110-CA-00-XX-DR-A-00153-UNIT 130 - GA SECTIONS-P1.dwg
5110-CA-00-XX-DR-A-00154-UNIT 140 - GA SECTIONS-P1.dwg
5110-CA-00-XX-DR-A-00201-UNIT 110 - PROPOSED
ELEVATIONS-P1.dwg
5110-CA-00-XX-DR-A-00202-UNIT 120 - PROPOSED
ELEVATIONS-P1.dwg
5110-CA-00-XX-DR-A-00203-UNIT 130 - PROPOSED
ELEVATIONS-P1.dwg
5110-CA-00-XX-DR-A-00204-UNIT 140 - PROPOSED
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TITLE

Existing & Proposed 2hr Sun Contours
March 21st

CLIENT

Iceni Projects Ltd

PROJECT

2-3 Heathrow Flightpath,
West Drayton,
UB7 0DU

DRAWN BY	CHECKED
SM/SL	BSC
SCALE	DATE
NTS@A3	July 2022

- KEY
- Existing area receiving over 2 hours of Sun
 - Proposed area receiving over 2 hours of Sun
 - Area of loss/gain
 - Amenity area

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5110-CA-00-00-DR-A-00101-UNIT 120 - WAREHOUSE GA PLAN-P1.dwg
5110-CA-00-00-DR-A-00102-UNIT 130 - WAREHOUSE GA PLAN-P1.dwg
5110-CA-00-00-DR-A-00103-UNIT 140 - WAREHOUSE GA PLAN-P1.dwg
5110-CA-00-XX-DR-A-00150-SITE SECTIONS-P1.dwg
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5110-CA-00-XX-DR-A-00153-UNIT 130 - GA SECTIONS-P1.dwg
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5110-CA-00-XX-DR-A-00203-UNIT 130 - PROPOSED ELEVATIONS-P1.dwg
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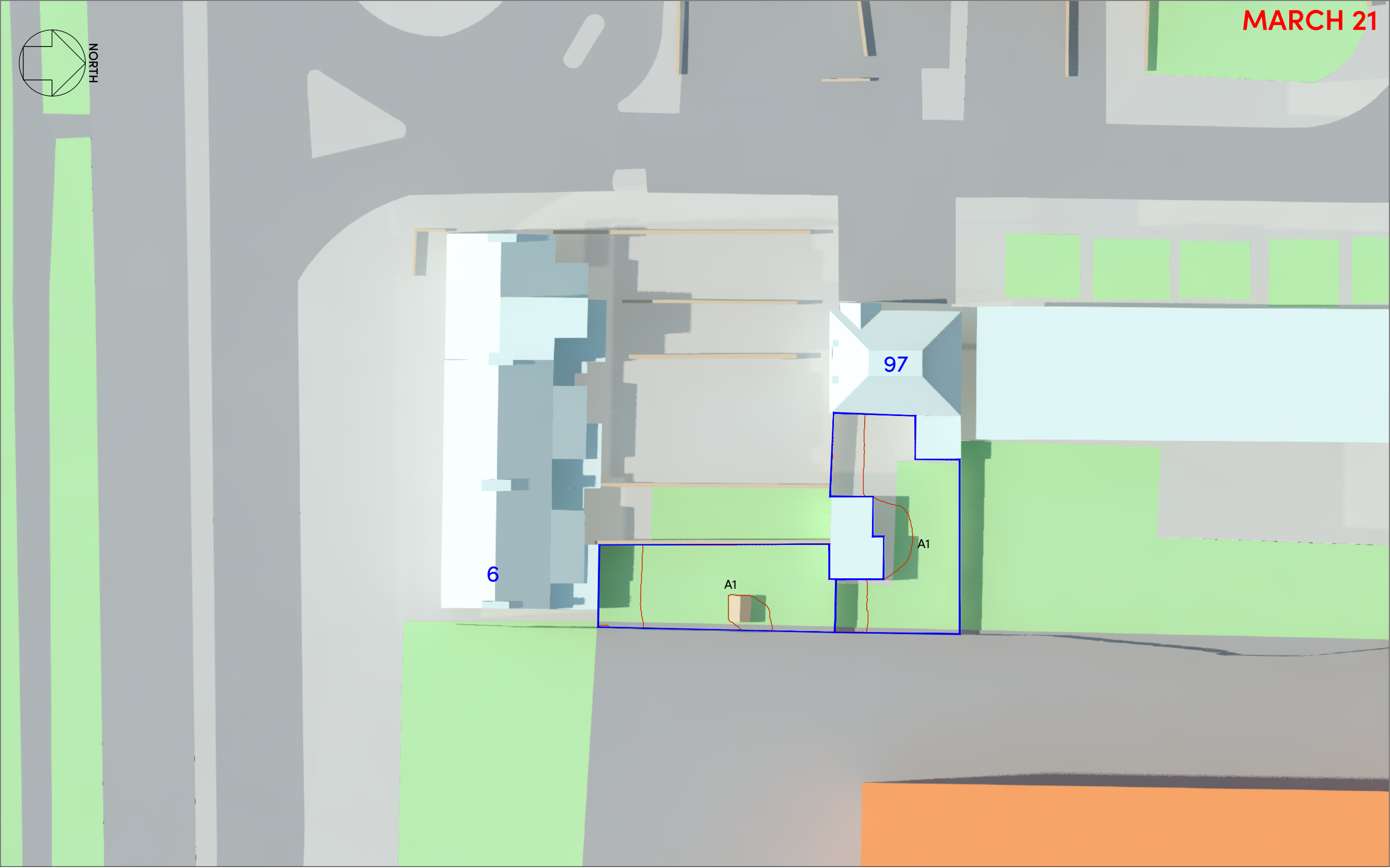
- Existing area receiving over 2 hours of Sun
- Proposed area receiving over 2 hours of Sun
- Area of loss/gain
- Amenity area

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5110-CA-00-00-DR-A-00050-SITE LOCATION PLAN-P1.dwg
5110-CA-00-00-DR-A-00060-PROPOSED SITE PLAN-P2.dwg
5110-CA-00-00-DR-A-00101-UNIT 120 - WAREHOUSE GA
PLAN-P1.dwg
5110-CA-00-00-DR-A-00102-UNIT 130 - WAREHOUSE GA
PLAN-P1.dwg
5110-CA-00-00-DR-A-00103-UNIT 140 - WAREHOUSE GA
PLAN-P1.dwg
5110-CA-00-XX-DR-A-00150-SITE SECTIONS-P1.dwg
5110-CA-00-XX-DR-A-00151-UNIT 110 - GA SECTIONS-P1.dwg
5110-CA-00-XX-DR-A-00152-UNIT 120 - GA SECTIONS-P1.dwg
5110-CA-00-XX-DR-A-00153-UNIT 130 - GA SECTIONS-P1.dwg
5110-CA-00-XX-DR-A-00154-UNIT 140 - GA SECTIONS-P1.dwg
5110-CA-00-XX-DR-A-00201-UNIT 110 - PROPOSED
ELEVATIONS-P1.dwg
5110-CA-00-XX-DR-A-00202-UNIT 120 - PROPOSED
ELEVATIONS-P1.dwg
5110-CA-00-XX-DR-A-00203-UNIT 130 - PROPOSED
ELEVATIONS-P1.dwg
5110-CA-00-XX-DR-A-00204-UNIT 140 - PROPOSED
ELEVATIONS-P1.dwg
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March 21st**

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PROJECT
**2-3 Heathrow Flightpath,
West Drayton,
UB7 0DU**

DRAWN BY	CHECKED
SM/SL	BSC
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- Existing area receiving over 2 hours of Sun
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 - Amenity area

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