

11 SWAKELEYS ROAD, ICKENHAM

DAYLIGHT AND SUNLIGHT REPORT

CLIENT: SWAKELEYS LTD
DATE: 02 SEPTEMBER 2026
VERSION: V1
PROJECT: 3867

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1 Introduction

- 1.1 Swakeleys Ltd have instructed Point 2 to assess the daylight and sunlight impact of the proposed development at 11 Swakeleys Road, Ickenham (the “Proposed Development”) on the neighbouring properties and internally to the scheme itself.
- 1.2 The analysis has been based on the scheme drawings by Marcus Beale Architects, a 3D Accucities model of the wider surrounding context, and any relevant surrounding property information obtained through our research and site imagery.
- 1.3 The analysis has been carried out in accordance with the methodologies contained in the Building Research Establishment’s *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* (2022) (known as the “BRE Guidelines”), which is often used by local authorities to determine the acceptability of a proposal in terms of its daylight and sunlight.

2 Sources of Information

2.1 In the process of compiling this report, the following sources of information have been used:

Marcus Beale Architects

- Proposed Scheme Information (received 24/6/26)
 - 753_Drawings Combined_260603

Accucities Ltd

- 3D Accucities Model

Local Authority's Online Planning Portal

- 13-15 Swakeleys Road (planning ref: 19121APP20122683)

Valuation Office Agency

- Property Uses

3 Planning Policy

- 3.1 Below we have set out relevant sections from the planning policies and guidance documents as they are, in our opinion, the most pertinent in relation to daylight and sunlight matters and how we have approached the potential effects of the Proposed Development on surrounding properties.

NATIONAL PLANNING POLICY

National Planning Policy Framework (NPPF) 2026

- 3.2 Policy P3 (Living conditions and pollution) of the NPPF states:

“b. Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on site. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree. Where possible, opportunities should be taken to reduce pollution affecting the wider area (such as through traffic management or improved external lighting).”

- 3.3 Policy L3 (Making effective use of land) states:

“d.ii. Maintain safe access and egress for occupiers and users, and acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external space.”

REGIONAL PLANNING POLICY

The London Plan (2021)

- 3.4 The London Plan was published in March 2021 and sets out the integrated economic, environmental, transport and social framework for the development of London.

- 3.5 Policy D6 of the London Plan states:

“(C) House development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of part B in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.

(D) 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.”

The Mayor of London's Housing Supplementary Planning Guidance (SPG) (2016)

- 3.6 The Housing SPG emphasises the need to apply an appropriate degree of flexibility in relation to daylight and sunlight impacts on surrounding properties, as well as internally to new developments. The SPG states in paragraphs 1.3.45, 1.3.46, and 2.3.47:

"1.3.45 Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.

1.3.46 The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.

2.3.47 BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognising the London Plan's strategic approach to optimise housing output and the need to accommodate additional housing supply in locations with good accessibility for higher density development. Quantitative standards on daylight and sunlight should not be applied rigidly, without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London."

LOCAL PLANNING POLICY

LB Hillingdon Core Strategy 2012

- 3.7 Under New Homes (Design & Density), it states:

"6.23 ...The density of residential development should take account of the need to optimise the potential of sites compatible with local and historic context, while respecting the quality, character and amenity of surrounding uses..."

Under Policy BE1 (Built Environment), it states:

"All new developments should:

2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;"

LB Hillingdon Development Management Policies 2020

3.8 Policy DMHB11 (Design of New Development) states:

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

4 Assessment Methodology

THE BRE GUIDELINES

- 4.1 The main reference document typically used to determine the acceptability of proposals in terms of daylight and sunlight is the BRE Guidelines, used in conjunction with British Standard Daylight in Buildings, BS EN 17037.
- 4.2 The BRE Guidelines is a document that is applied across the country. Due to its national application, the framework is a 'one size fits all' approach to the assessment of daylight and sunlight. Theoretically, the methodology and subsequent technical specification offered by the BRE Guidelines is applicable to all manner of built environments, ranging from villages to dense city centres, to areas where significant regeneration is taking place. Notwithstanding the stark disparity between these environments, the suggested target daylight and sunlight values remain consistent despite a suburban setting having very little in common with inner urban locations.
- 4.3 When assessing the effects on surrounding properties, the BRE guidelines suggest that only those windows that have a 'reasonable expectation' of daylight or sunlight need to be assessed. In particular, the BRE guidelines state at paragraph 2.2.2:

"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, storerooms, 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."

- 4.4 Commercial properties are generally not treated as having a reasonable expectation of daylight or sunlight. This is because they are usually designed to rely on electric lighting to provide sufficient light by which to work rather than natural daylight or sunlight. In addition to commercial buildings, windows to residential properties which serve non-habitable rooms, such as entrance ways, garages, bathrooms or storerooms, are also considered not to have a reasonable expectation of daylight or sunlight and are therefore not assessed.

Daylight and Sunlight Criteria to Surrounding Properties

- 4.5 According to the BRE Guidelines, a surrounding existing building to a proposed scheme will retain the potential for good interior daylighting if the scheme subtends less than 25 degrees from the horizontal as measured from the lowest habitable windows in the neighbouring windows. 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.
- 4.6 The BRE Guidelines provide two principal measures of daylight for assessing the impact on properties neighbouring a site, namely Vertical Sky Component (VSC) and No-Sky Line (NSL).

4.7 In terms of sunlight, we examine the Annual Probable Sunlight Hours (APSH) and in relation to sunlight amenity to gardens and amenity spaces, we apply the quantitative BRE overshadowing guidance.

4.8 These measures of daylight and sunlight are discussed in the following paragraphs.

Diffuse Daylight

4.9 **Vertical Sky Component (VSC)** – VSC is a measure of the direct skylight reaching a point from an overcast sky. It is the ratio of the illuminance at a point on a given vertical plane to the illuminance at a point on a horizontal plane due to an unobstructed sky.

4.10 The BRE guidelines state that if the VSC at the centre of a window is less than 27%, and it is less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the reduction in skylight will be noticeable, and the existing building may be adversely affected.

4.11 Where there are multiple windows serving a room, an overall VSC can be derived by weighting the VSC for each window in accordance with its window area. This method should not be used where the windows are more than 5m apart.

4.12 **No-Sky Line (NSL)** - NSL is a measure of the distribution of daylight within a room. It maps out the region within a room where light can penetrate directly from the sky, and therefore accounts for the size of and number of windows by simple geometry.

4.13 The BRE suggest that the area of the working plane (set at 850mm above the floor) within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value (i.e. the proportional reduction in area should not be greater than 20%).

4.14 It should be noted, however, that as stated in paragraph D3 of the BRE Guidelines, *“The calculation can only be carried out where room layouts are known. Using estimated room layouts is likely to give inaccurate results and is not recommended. However where plans are available, for example on the local authority’s online planning portal, the calculation should be carried out.”*

Sunlight

4.15 **Annual Probable Sunlight Hours (APSH)** - In relation to sunlight, the BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter.

4.16 Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%).

4.17 The BRE guidelines state that *‘...all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block out too much sun. Normally loss of sunlight need not be analysed to kitchens and bedrooms....’*

- 4.18 In accordance with the BRE Guidelines we have not assessed bedrooms or kitchens for APSH. The APSH figures are calculated for each window, and where a room is served by more than one window the contribution of each is accounted for in the overall figures for the room. The criteria is applied to overall room-based figures.

Internal Daylight and Sunlight Criteria for New Builds

- 4.19 The BRE Guidelines set out their interior daylight recommendations in Appendix C of their document. They refer to the British Standard Daylight in Buildings BS EN17037 and its UK National Annex which sets out two criteria for assessing interior daylight. Daylight provision in new rooms may be checked using either of the methods in BS EN 17037. 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. We have undertaken the assessment based on the illuminance method.

- 4.20 This method involves using climatic data for the location of the site (via the use of an appropriate, typical or average year, weather file within the software) to calculate the illuminance from daylight at each point on an assessment grid on the reference plane at an at least hourly interval for a typical year. There are 8760 hours in the year, of which 4380 are daylight hours, and therefore the targets should be achieved for 2190 hours in the year.

- 4.21 The UK National Annex gives illuminance recommendations of:

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

- 4.22 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. The recommended levels over 95% of a reference plane need not apply to dwellings in the UK.

- 4.23 The BRE Guidelines state in paragraph C17 that:

"Where a room has a shared use, the highest target should apply. For example in a bed sitting room in student accommodation, the value for a living room should be used if students would often spend time in their rooms during the day. Local authorities could use discretion here. For example, 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."

- 4.24 For internal sunlight, the BRE Guidelines state in paragraph 3.1.15:

"In general a dwelling, or non-domestic building that has a particular requirement for sunlight, will appear reasonably sunlit provided:

- *at least one main window wall faces within 90° 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."*

4.25 It should be noted that BS EN 17037 recommends that a space should receive a minimum of 1.5 hours of direct sunlight on a selected date between 1 February and 21 March with cloudless conditions. We have therefore calculated the sunlight exposure for each unit on a date between 1 February and 21 March.

5 Assumptions

- 5.1 Uses of the surrounding properties have been based on research via the VOA website and also on external appearances to determine whether they are residential or commercial in use.
- 5.2 All property addresses are taken from the Land Registry MapSearch website or OS Map information.
- 5.3 We have obtained layouts for the following properties from the local planning portal and/or estate agency listings. Please note that we have not had access to the neighbouring properties in order to verify whether they layouts obtained are accurate.
- 13-15 Swakeleys Road
- 5.4 In accordance with normal working practice, where we have not been able to obtain layouts or gain access internally to the surrounding properties, details of the internal layouts and floor level heights have been assumed from the external appearance of the building, and the locations of windows. Unless known or otherwise, appropriate the depths of rooms have been assumed at C.4m-5m for residential properties and 6m-8m for commercial properties, or half the building depth if this is less than these dimensions.
- 5.5 The following reflectance, transmittance, maintenance and framing values have been used in the internal daylight calculations:
- Transmittance (T): 0.68
 - Internal Surface Reflectance Values: 0.4 for floors, 0.8 for ceilings, and 0.7 for walls
 - External Surface Reflectance Values: 0.2 for exterior ground, 0.2 for exterior walls and obstructions
 - Maintenance Factor: 0.92 (urban)
 - Framing Factor: 0.8
- 5.6 BS EN 17037 section B.3.1 states that, *“the recommended values of reflectance for the major interior surfaces would be in the following ranges: ceiling 0.7 to 0.9; interior walls 0.5 to 0.8; floor 0.2 to 0.4.”* Paragraph C24 of the BRE Guidelines states, *“Where surface finishes have been specified or measured on site, they can be used in the calculations with appropriate factors for maintenance and furniture. To allow for these factors, maximum reflectance for white painted surfaces in the calculations should not exceed 0.8 indoors, and 0.6 outdoors. Maximum reflectance for light pastel walls should not exceed 0.7 in the calculations, and maximum reflectance for light wood floors should not exceed 0.4.”*

6 Site Context and Assessment

6.1 The existing site and Proposed Development can be seen in the images below.

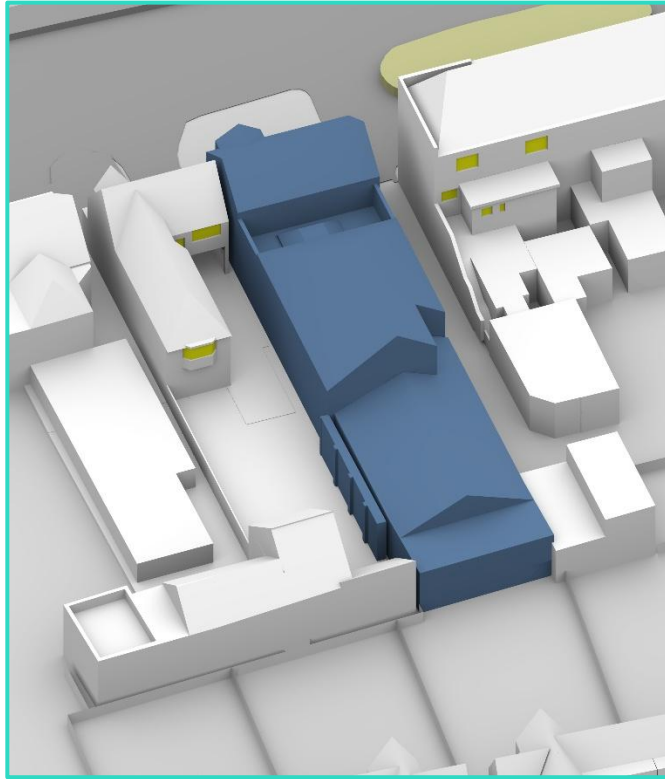


Image 1: The Existing Site

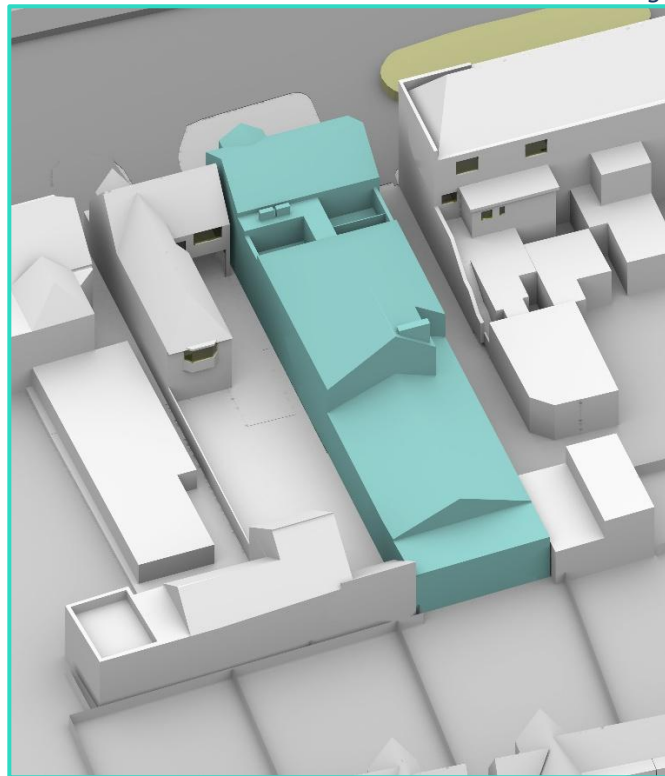


Image 2: The Proposed Development

6.2 In terms of daylight and sunlight, the following properties were analysed due to their sensitive use and proximity to the development site given the height and massing of the proposal. All other properties were deemed to be sufficiently far from the site that their daylight and sunlight is unlikely to be adversely affected by the Proposed Development.

1. 7 Swakeleys Road
2. 9A Swakeleys Road
3. 13-15 Swakeleys Road

6.3 The results of the analysis demonstrates that all three properties above retain at least 0.8 times their existing levels of VSC, NSL and APSH with the Proposed Development in place. As such, they experience no worse than negligible impacts to their daylight and sunlight as a result of the Proposed Development, which is therefore in line with local planning policy DHMB11 (see paragraph 3.7 above).

7 Internal Daylight and Sunlight Analysis

- 7.1 The results of the internal daylight and sunlight analysis are included in Appendix 3. The methodologies and target values are detailed above in Section 4.

RESULTS

- 7.2 In daylight terms, all habitable rooms meet their target illuminance value within the Proposed Development.
- 7.3 In sunlight terms, all three units meet the target sunlight exposure value.

8 Conclusions

- 8.1 Swakeleys Ltd have instructed Point 2 to assess the daylight and sunlight impact of the Proposed Development on the neighbouring residential properties and internally to the scheme itself.
- 8.2 The analysis has been carried out in accordance with the methodologies contained in the BRE Guidelines, which is often used by local authorities to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.
- 8.3 The analysis demonstrates that all neighbouring properties experience no worse than negligible changes to their daylight and sunlight as a result of the Proposed Development. The Proposed Development is therefore in line with local planning policy DHMB11.
- 8.4 Internally, all rooms meet their target daylight (illuminance) level and all units meet the target sunlight exposure level.



Appendix 1:

Site Plan & 3D Drawings



Existing Condition



Proposed Condition

Sources: 753_Drawings Combined_260603.pdf

Key:  Existing Buildings
 Proposed Scheme

Project: 11, SWAKELEYS ROAD, ICKENHAM

Title: Plan view
Existing and proposed building

Scheme Confirmed:

Date:

Drawn By:
DF

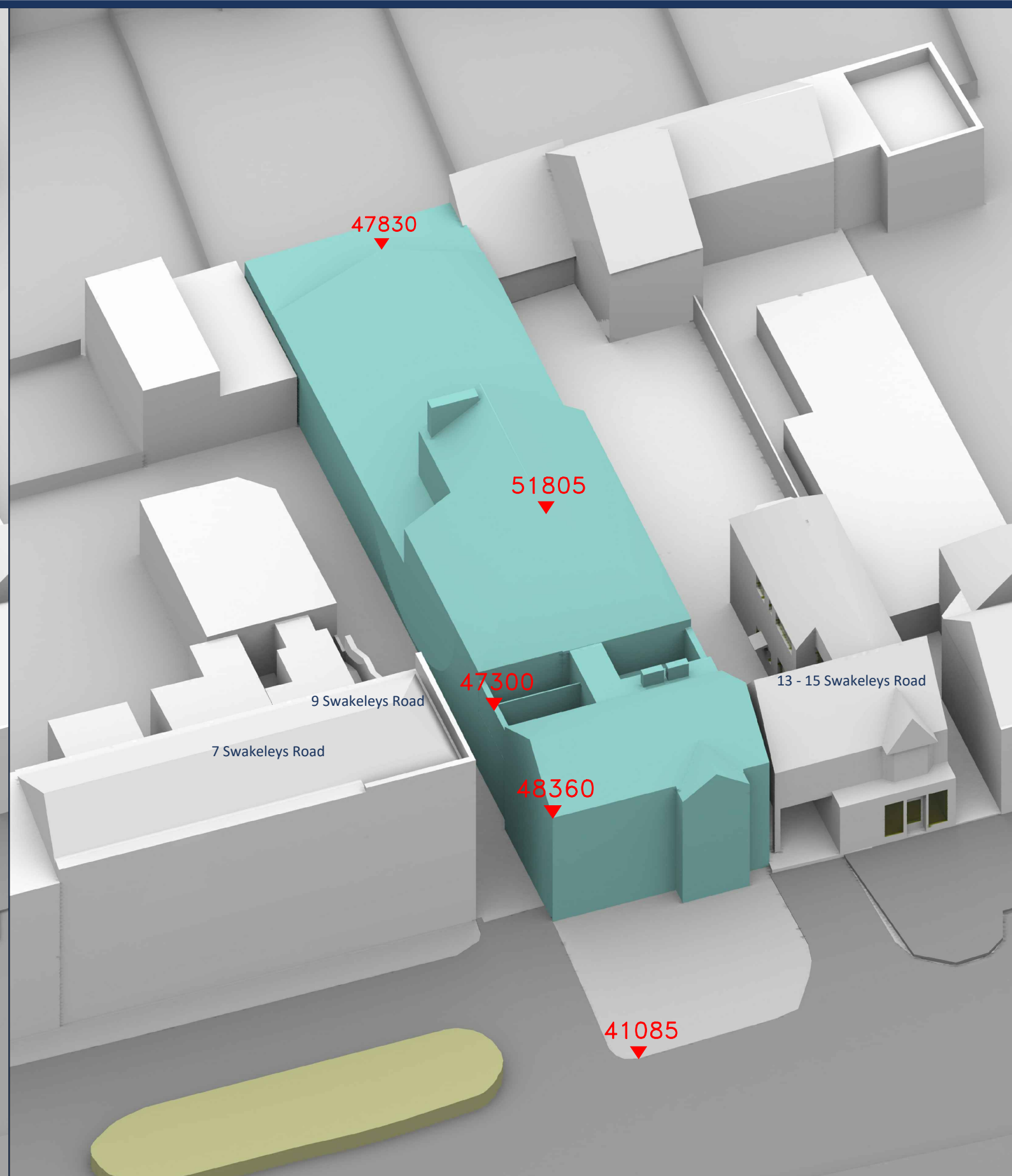
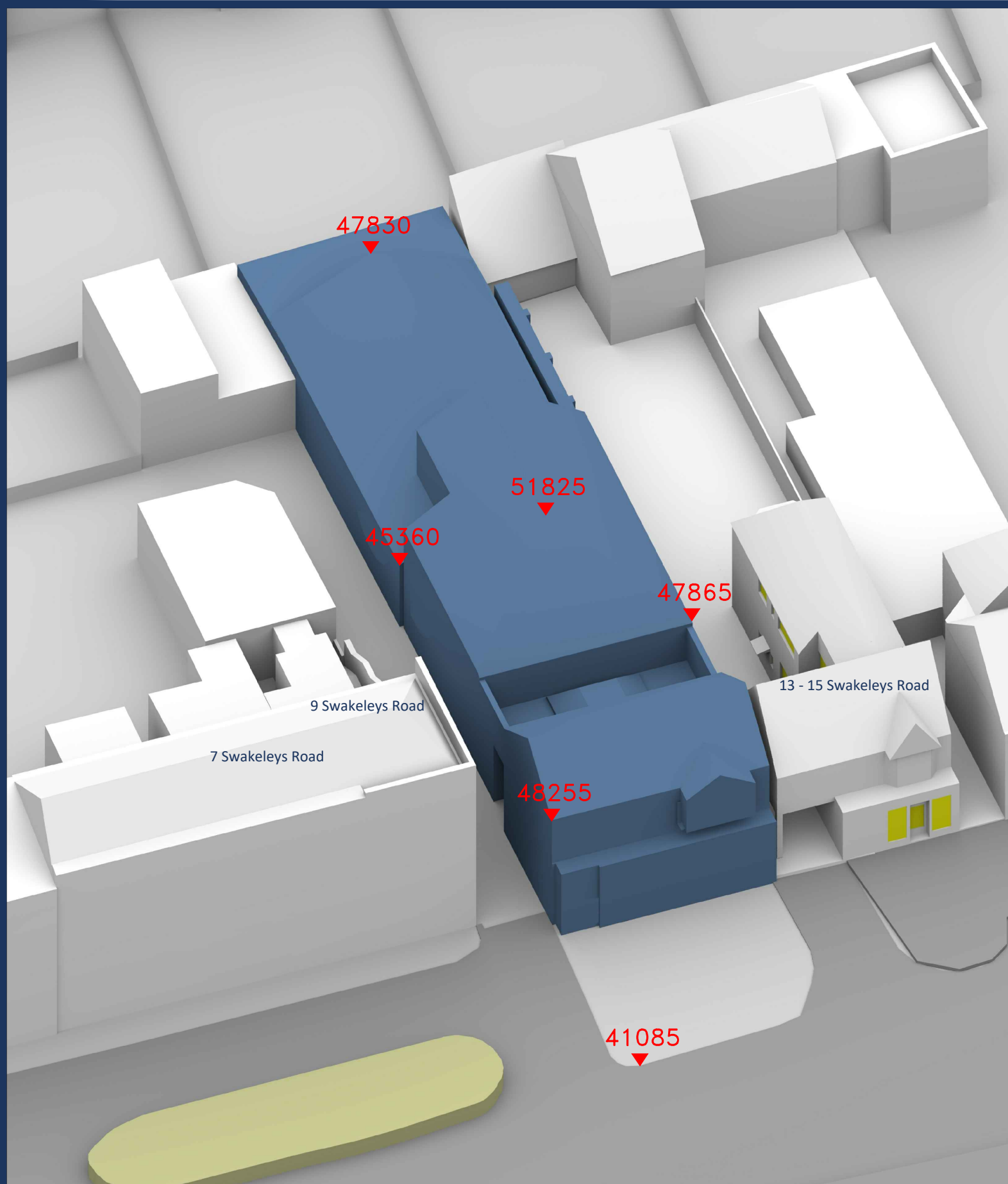
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JUL 26

Dwg No:
P3867/01

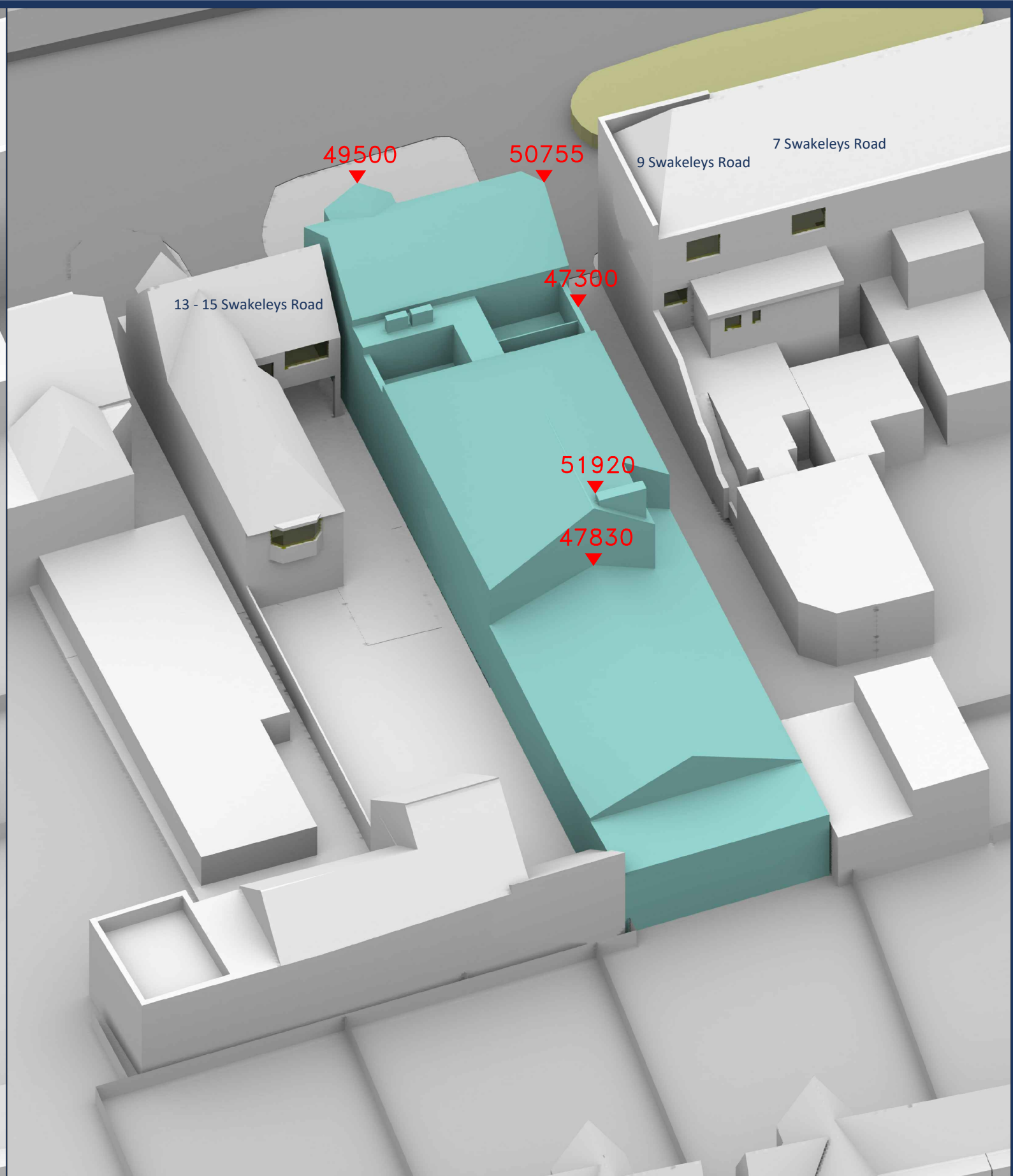
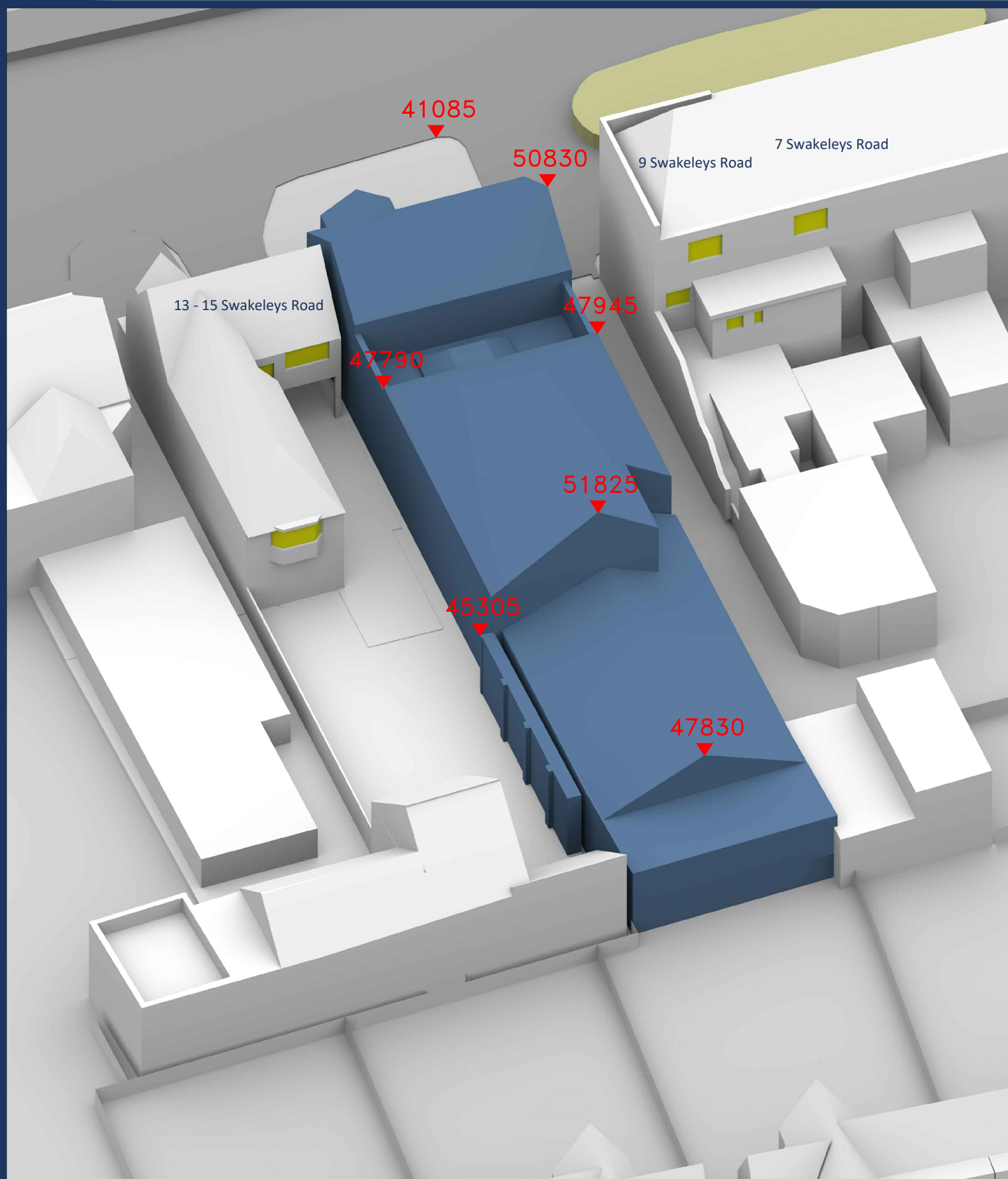
Rel:
02





Sources: 753_Drawings Combined_260603.pdf		Key:  Existing Buildings  Proposed Scheme		Project: 11, SWAKELEYS ROAD, ICKENHAM			Title: 3d View Existing and proposed building	
Scheme Confirmed:		Date:		Drawn By: DF	Scale: 1:250	Date: JUL 26	Dwg No: P3867/02	Rel: 02





Sources: 753_Drawings Combined_260603.pdf		Key: Existing Buildings Proposed Scheme	Project: 11, SWAKELEYS ROAD, ICKENHAM			Title: 3d View Existing and proposed building	
Scheme Confirmed:		Date:	Drawn By: DF	Scale: 1:250	Date: JUL 26	Dwg No: P3867/03	Rel: 02

Appendix 2:

Daylight and Sunlight Results for
Neighbouring Properties

DAYLIGHT & SUNLIGHT ANALYSIS

Project No: 3867, Existing v Proposed 03/06/26

DAYLIGHT ANALYSIS

Receptor			Vertical Sky Component (VSC)			No-Sky Line (NSL)				Window Orientation		Annual Probable Sunlight Hours (APSH) (window)						Annual Probable Sunlight Hours (APSH) (room)					
Room	Room Use	Window	Existing VSC	Proposed VSC	%Loss	Room Area (sq ft)	Existing (sq ft)	Proposed (sq ft)	%Loss	Angle from South	Aspect	Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss
												Winter %	Annual %	Winter %	Annual %			Winter %	Annual %	Winter %	Annual %		

13-15 Swakeleys road

R1/120		W10/120	11.63	11.72	-0.77	14.2	11.6	11.6	0.0	26°W	Southerly	6	23	6	23	0.0	0.0	6	23	6	23	0.0	0.0
R2/120		W1/120	7.27	7.45	-2.48					65.1°E	Southerly	0	11	0	13	-	-18.2						
R2/120		W5/120	37.85	37.85	0.00					155.1°E	Northerly	2	19	2	19	0.0	0.0						
R2/120		W6/120	30.89	30.89	0.00					155.1°E	Northerly	0	3	0	3	-	0.0						
R2/120		W7/120	18.43	18.43	0.00					155.1°E	Northerly	0	5	0	5	-	0.0						
R2/120		W8/120	37.84	37.83	0.03	330.1	329.2	329.2	0.0	155.1°E	Northerly	2	19	1	18	50.0	5.3	2	30	2	31	0.0	-3.3
R3/120		W4/120	12.61	12.94	-2.62	113.5	58.9	63.6	-8.0	65.1°E	Southerly	7	26	7	26	0.0	0.0	7	26	7	26	0.0	0.0
R4/120		W3/120	9.02	9.27	-2.77	6.1	5.4	5.4	0.0	65.1°E	Southerly	2	5	2	5	0.0	0.0	2	5	2	5	0.0	0.0
R5/120		W2/120	11.74	11.87	-1.11					65.1°E	Southerly	6	24	7	25	-16.7	-4.2						
R5/120		W9/120	1.64	1.64	0.00	54.5	8.9	9.1	-1.1	65.1°E	Southerly	6	10	6	10	0.0	0.0	6	24	7	25	-16.7	-4.2
R3/121		W3/121	17.13	17.15	-0.12	39.6	38.6	38.6	0.0	24.9°W	Southerly	12	40	12	41	0.0	-2.5	12	40	12	41	0.0	-2.5
R1/122		W4/122	33.64	33.64	0.00					69.9°W	Southerly	21	60	21	60	0.0	0.0						
R1/122		W5/122	35.92	35.93	-0.03					24.9°W	Southerly	25	78	25	78	0.0	0.0						
R1/122		W6/122	27.03	27.04	-0.04	147.0	145.0	145.0	0.0	20.1°E	Southerly	22	63	21	62	4.5	1.6	25	79	25	79	0.0	0.0
R2/122		W2/122	27.72	27.57	0.54	64.6	63.3	63.3	0.0	24.9°W	Southerly	18	56	18	57	0.0	-1.8	18	56	18	57	0.0	-1.8
R4/122		W1/122	20.86	21.17	-1.49	78.6	75.9	75.9	0.0	65.1°E	Southerly	5	29	5	31	0.0	-6.9	5	29	5	31	0.0	-6.9
R5/122		W7/122	27.52	27.78	-0.94	120.4	116.6	116.6	0.0	65.1°E	Southerly	14	50	15	51	-7.1	-2.0	14	50	15	51	-7.1	-2.0
R6/122		W8/122	27.49	27.51	-0.07	7.7	6.5	6.5	0.0	65.1°E	Southerly	13	53	13	53	0.0	0.0	13	53	13	53	0.0	0.0
R7/122		W9/122	26.89	26.98	-0.33	43.9	41.1	41.1	0.0	65.1°E	Southerly	12	51	12	51	0.0	0.0	12	51	12	51	0.0	0.0

9 Swakeleys road

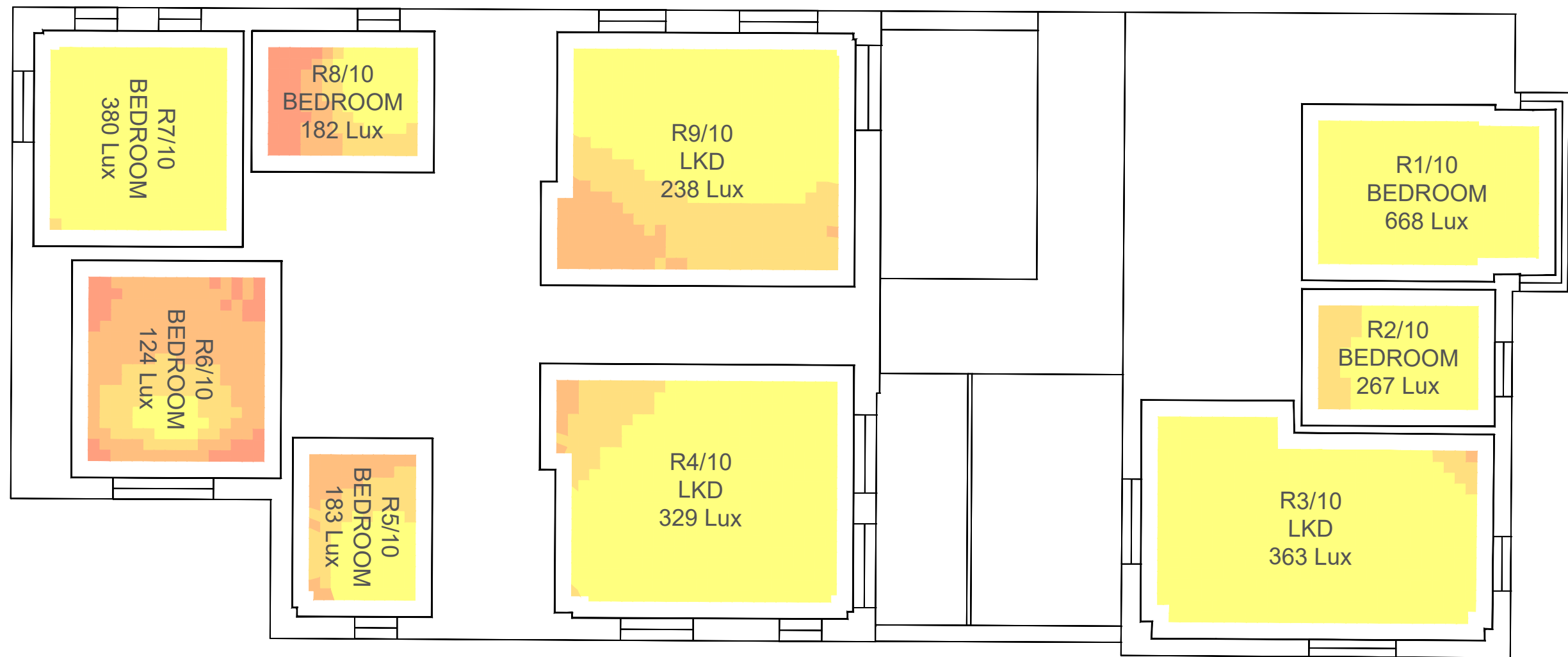
R1/151		W1/151	35.76	35.70	0.17					24.9°W	Southerly	25	71	25	71	0.0	0.0						
R1/151		W2/151	35.39	35.29	0.28	67.9	60.5	60.5	0.0	24.9°W	Southerly	25	70	25	70	0.0	0.0	25	71	25	71	0.0	0.0
R2/152		W3/152	27.29	27.18	0.40	183.3	173.0	173.0	0.0	25.3°W	Southerly	11	50	11	50	0.0	0.0	11	50	11	50	0.0	0.0
R1/153		W1/153	38.89	38.82	0.18	237.4	232.0	232.0	0.0	25.3°W	Southerly	27	80	27	80	0.0	0.0	27	80	27	80	0.0	0.0

7 Swakeleys road

R2/153		W2/153	39.21	39.17	0.10	237.4	232.1	232.1	0.0	25.3°W	Southerly	28	81	28	81	0.0	0.0	28	81	28	81	0.0	0.0
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Appendix 3:

Internal Daylight and Sunlight
Results Within Proposed
Development



Sources: 753_Drawings Combined_260603.pdf

Key: Daylight Illuminance
(achieved for 50% of daylight hours)

<50 Lux	Median Illuminance (Lux) Levels shown for each room.
>50 Lux	
>100 Lux	Recommended Targets:
>150 Lux	Bedroom 100 Lux
>200 Lux	Living Room 150 Lux
	Kitchen 200 Lux

Project: 11, SWAKELEYS ROAD, ICKENHAM

Title: Internal CBDM Daylight Assessment

Proposed Plan View

First floor

Scheme Confirmed:

Date:

Drawn By:
DF

Scale:
1:90 @A3

Date:
JUL 26

Dwg No:
P3867/CBDM/01

Rel:
02





BRE CBDM ANALYSIS

11 SWAKELEYS ROAD, ICKENHAM
PROPOSED SCHEME 03-06-26

Room Label	Room Use	Room Use Target Illuminance Lux	Median Illuminance Lux	Fraction of Working Plane % Area
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11 Swakeleys road

R1/10	BEDROOM	100	668	100
R2/10	BEDROOM	100	267.4	100
R3/10	LKD	150	363.1	99.8
R4/10	LKD	150	328.8	98.3
R5/10	BEDROOM	100	183.1	100
R6/10	BEDROOM	100	124.3	88.2
R7/10	BEDROOM	100	379.5	100
R8/10	BEDROOM	100	182.2	75.7
R9/10	LKD	150	238.5	88.1



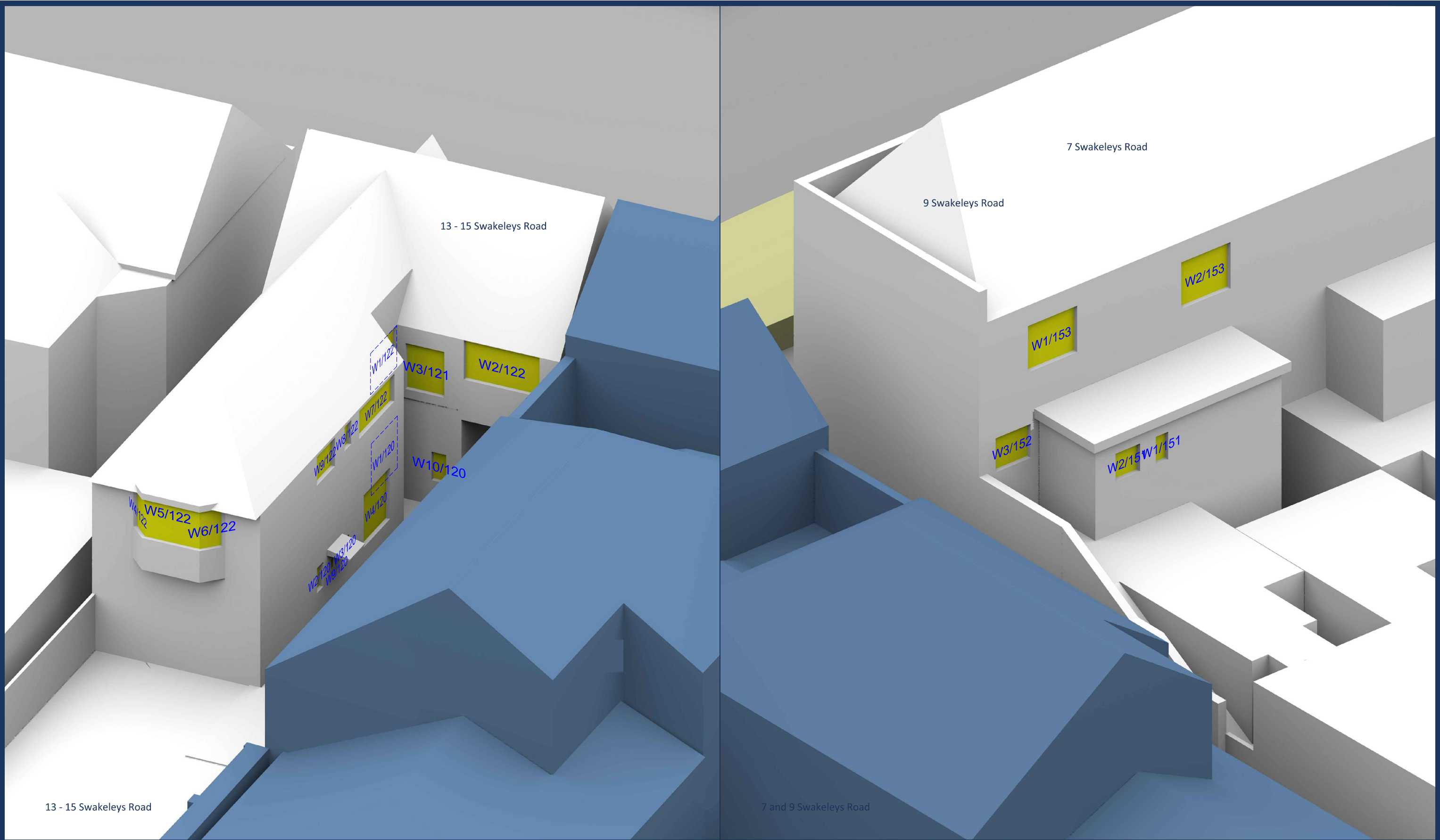
SUNLIGHT EXPOSURE ANALYSIS

11 SWAKELEYS ROAD, ICKENHAM

PROPOSED SCHEME 03/06/26

Unit	Room	Room Use	Date	Sunlight Exposure (Hours)	Room Complies?	Unit Complies?
11 Swakeleys road						
1	R1/10	BEDROOM	21-Mar	2.6	✓	✓
	R2/10	BEDROOM	21-Mar	0.6	✗	
	R3/10	LKD	21-Mar	6.1	✓	
2	R7/10	BEDROOM	20-Mar	8.7	✓	✓
	R8/10	BEDROOM	21-Mar	2.9	✓	
	R9/10	LKD	21-Mar	3.8	✓	
3	R4/10	LKD	21-Mar	5.3	✓	✓
	R5/10	BEDROOM	21-Mar	5.1	✓	
	R6/10	BEDROOM	09-Feb	5.2	✓	
					88.9%	100.0%
					88.9%	100.0%

Appendix 4: Window Maps



Sources: Surveyor Name
Survey Info (received xx/xx/xx)
File Name

Architect Name
Proposed Info (received xx/xx/xx)
File Name

Key:  Existing Buildings
 Proposed Scheme

Project: 11, SWAKELEYS ROAD, ICKENHAM

Title: 3D view
Window maps for 7, 9 and 13 -15 Swakeleys Road

Scheme Confirmed:
XX

Date:
XX

Drawn By:
ST

Scale:
1:250

Date:
01/11/2024

Dwg No:
P3867/WM/01

Rel:
01



