



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

11 October 2023

53 and 55 Station Road
Hayes
UB3 4BE

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CONTENTS

1 EXECUTIVE SUMMARY	2
1.1 Overview	2
2 INFORMATION SOURCES.....	3
2.1 Drawings	3
2.2 Daylight Distribution Room Layout Information.....	3
3 METHODOLOGY OF THE ASSESSMENT	5
3.1 Local Planning Policy	5
3.2 National Planning Policy Framework	5
3.3 National Planning Practice Guidance	6
3.4 Daylight to Windows.....	6
3.5 Sunlight availability to Windows.....	7
3.6 Overshadowing to Gardens and Open Spaces.....	8
4 RESULTS OF THE ASSESSMENT	10
4.1 Windows & Amenity Areas Considered	10
4.2 Daylight to Windows.....	10
4.3 Sunlight to Windows.....	11
4.4 Overshadowing to Gardens and Open Spaces.....	11
4.5 Conclusion	11
5 CLARIFICATIONS	12
5.1 General	12

APPENDICES

APPENDIX 1	WINDOW & GARDEN KEY
APPENDIX 2	DAYLIGHT AND SUNLIGHT RESULTS

1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Rubato Ltd to undertake a daylight and sunlight assessment of the proposed development at 53 and 55 Station Road, Hayes UB3 4BE.
- 1.1.2 The assessment is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022.
- 1.1.3 The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring residential properties at 1 Crown Close, 39a, 41, 41a, 43a, 45a to 45b, 47a, 49, 49a, 51, 57a, 59 & 61 Station Road, Aquis House, Hayes Town Centre Phase 2 (Future Building) and Hayes Town Centre Phase 3 (Future Building).
- 1.1.4 The window key in Appendix 1 identifies the windows analysed in this assessment. Appendix 2 gives the numerical results of the various daylight and sunlight tests.
- 1.1.5 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight in respect of window 8 at 1 Crown Close and window 157 at the Hayes Crown Centre Phase 3 building. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

POQ Architects

169/105	Proposed Crown Close Elevation (& Context Photos)	Rev P06
169/106	Proposed Rear & Front Elevations (& Context Photos)	Rev P06
169/100	Proposed GF Plan (4 Apartments)	Rev P06
169/101	Proposed 1F Plan (6 Apartments)	Rev P06
169/102	Proposed 2F Plan (6 Apartments)	Rev P06
169/103	Proposed 3F Plan (Green Roof Amenity Space)	Rev P06

JOD Surveys Limited

Elevations 1 to 6	Rev -
First Floor Plan	Rev -
Ground Floor Plan	Rev -
Roof Plan	Rev -
Section A	Rev -

2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

Online Local Authority planning records

1 Crown Close: HFA.PA.2016.A101	Existing & Proposed Plans	Rev P02
41 Station Road: 5085-1	Existing Plans	Rev A
45A to 45B Station Road: A201 A202	Proposed 1F Plan Proposed 2F Plan	Rev - Rev B
49 Station Road: Hayes/xxxxxx/110	Proposed Ground Floor Plan	Rev -
59 Station Road:	Ground Floor Plan As Proposed First Floor Plan As Proposed	Rev - Rev -
Hayes Town Centre Phase 2 (Future Building): HTC-PTE-P1-00-DR-A-	Phase 1 Proposed Ground Floor Plan	Rev C2

10100 HTC-PTE-P1-01-DR-A- 10101	Phase 1 Proposed First Floor Plan	Rev C2
HTC-PTE-P1-02-DR-A- 10102	Phase 1 Proposed Second Floor Plan	Rev C2
HTC-PTE-P1-03-DR-A- 10103	Phase 1 Proposed Third Floor Plan	Rev C2
HTC-PTE-P1-04-DR-A- 10104	Phase 1 Proposed Fourth Floor Plan	Rev C2
HTC-PTE-P1-05-DR-A- 10105	Phase 1 Proposed Fifth Floor Plan	Rev C2
HTC-PTE-P1-06-DR-A- 10106	Phase 1 Proposed Sixth Floor Plan	Rev C2
HTC-PTE-P1-07-DR-A- 10107	Phase 1 Proposed Seventh Floor Plan	Rev C2
HTC-PTE-P1-08-DR-A- 10108	Phase 1 Proposed Roof Plan	Rev C2
HTC-PTE-ZZ-XX-DR-A- 10002	Indicative Phasing Plan	Rev C4

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43A Station Road:

Floor Plans

Rev -

49A Station Road:

Floor Plans

Rev -

3 METHODOLOGY OF THE ASSESSMENT

3.1 Local Planning Policy

- 3.1.1 We understand that the Local Authority takes the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, by P J Littlefair. This report is based on the 3rd edition of the BRE guide which was published on 8 June 2022.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:
- 3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."
- 3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:
- 3.1.5 "These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location."

3.2 National Planning Policy Framework

- 3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:
- 3.2.2 "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)."

3.3 National Planning Practice Guidance

- 3.3.1 The BRE numerical guidelines should also be considered in the context of the National Planning Practice Guidance (NPPG). The NPPG states that developments should maintain acceptable living standards. It goes on to explain that what this means in practice is that appropriate levels of sunlight and daylight, will depend to some extent on the context for the development. This is consistent with the BRE guide which as noted in paragraphs 3.1.4 to 3.1.5 above, states that site location is a relevant factor when setting sunlight and daylight targets.

3.4 Daylight to Windows

- 3.4.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.
- 3.4.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.
- 3.4.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:
- 3.4.4 "The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity."
- 3.4.5 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

- 3.4.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.
- 3.4.7 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. However, the guide states that if there would be a significant loss of light to the main window but the room also has one or more smaller windows, an overall Vertical Sky Component may be derived by weighting each Vertical Sky Component element in accordance with the proportion of the total glazing area represented by its window.

Test 2 Daylight Distribution

- 3.4.8 The distribution of daylight within a room can be calculated by plotting the 'no sky line'. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.
- 3.4.9 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that the daylight distribution calculation can only be carried out where room layouts are known. It states that using estimated room layouts is likely to give inaccurate results and is not recommended. Therefore, we don't endorse the practice of applying the test based on assumed room layouts. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.5 Sunlight availability to Windows

- 3.5.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The BRE guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. It also states that normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms which also comprise a

living space. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

3.5.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected 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 received over the whole year greater than 4% of annual probable sunlight hours.

3.6 Overshadowing to Gardens and Open Spaces

3.6.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- 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
- Focal points for views such as a group of monuments or fountains.

3.6.2 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this assessment.

3.6.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this assessment. The guide recommends that at least 50% of the area of each amenity space listed above should receive at least two 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 two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE ASSESSMENT

4.1 Windows & Amenity Areas Considered

- 4.1.1 The aim of the assessment is to assess the impact of the development on the light receivable by the neighbouring properties at 1 Crown Close, 39a, 41, 41a, 43a, 45a to 45b, 47a, 49, 49a, 51, 57a, 59 & 61 Station Road, Aquis House, Hayes Town Centre Phase 2 (Future Building) and Hayes Town Centre Phase 3 (Future Building).
- 4.1.2 Appendix 1 provides a plan and photographs to indicate the positions of the windows analysed in this assessment. Appendix 2 lists the detailed numerical daylight and sunlight test results.

4.2 Daylight to Windows

Vertical Sky Component

- 4.2.1 All windows with a requirement for daylight pass the Vertical Sky Component test.

Daylight Distribution

- 4.2.2 We have undertaken the Daylight Distribution test where room layouts are known. All rooms with a requirement for daylight pass the daylight distribution test with the exception of the rooms served by window 8 at 1 Crown Close and window 157 at the Hayes Town Centre Phase 3 building (see results highlighted in bold in Appendix 2). However, there are mitigating factors to mention:
- 4.2.3 Firstly, the rooms achieve before/after ratios of 0.76 & 0.79, which is very close to the target of 0.8 stated in the BRE guide.
- 4.2.4 Secondly, the room served by window 8 at 1 Crown Close appears to serve a bedroom. In our opinion, this is a mitigating factor because the BRE guide states that bedrooms should be analysed, although they are less important than living rooms, dining rooms and kitchens.
- 4.2.5 Finally, the BRE guide acknowledges that if an existing building contains rooms lit from one side only and are greater than 5 metres deep, then a greater movement of the no skyline may be unavoidable. We note that the room served by window 157 is lit from only one side and is over 5 metres deep. Furthermore, whilst the BRE guide gives numerical guidelines, the guide states that these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design.

4.3 Sunlight to Windows

- 4.3.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows with a requirement for sunlight pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.4 Overshadowing to Gardens and Open Spaces

- 4.4.1 There are no nearby gardens or amenity areas directly to the north of the development. The proposed development will therefore not create any new areas which receive less than two hours of sunlight on 21 March. The proposed development therefore satisfies the BRE overshadowing to gardens and open spaces requirements.

4.5 Conclusion

- 4.5.1 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight in respect of window 8 at 1 Crown Close and window 157 at the Hayes Crown Centre Phase 3 building. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The assessment is limited to assessing daylight, sunlight and overshadowing to neighbouring windows, gardens and open spaces as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3 The assessment is based on the information listed in section 2 of this report and a site visit undertaken on 27 September 2023. We have not had access to neighbouring properties.
- 5.1.4 This assessment does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.
- 5.1.5 We have undertaken the assessment following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make a reasonable assumption regarding the use based on external observations, or take the prudent approach of assuming the room is of domestic purposes.
- 5.1.6 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW KEY



Aquis House

39A Station Road

41A Station Road

41 Station Road

43A Station Road

45A to 45B Station Road

47A Station Road

49A Station Road

49 Station Road

51 Station Road

57A Station Road

59 Station Road

61 Station Road

1 Crown Close

Proposed Development

Hayes Town Centre
Phase 2 (Future Building)

Hayes Town Centre
Phase 3 (Future Building)

Station Road

Crown Close



Aquis House

Station Road

39A Station Road

41A Station Road

43A Station Road

45A to 45B Station Road

47A Station Road

49A Station Road

51 Station Road

41 Station Road

49 Station Road

57A Station Road

59 Station Road

61 Station Road

1 Crown Close

Proposed Development

Hayes Town Centre Phase 2 (Future Building)

Crown Close

Hayes Town Centre Phase 3 (Future Building)



Aquis House

Hayes Town Centre
Phase 2 (Future
Building)

Hayes Town Centre
Phase 3 (Future
Building)

Proposed
Development

Crown Close

Station Road

39A Station
Road

41A Station
Road

43A Station
Road

45A to 45B
Station Road

47A Station
Road

49A Station
Road

49 Station
Road

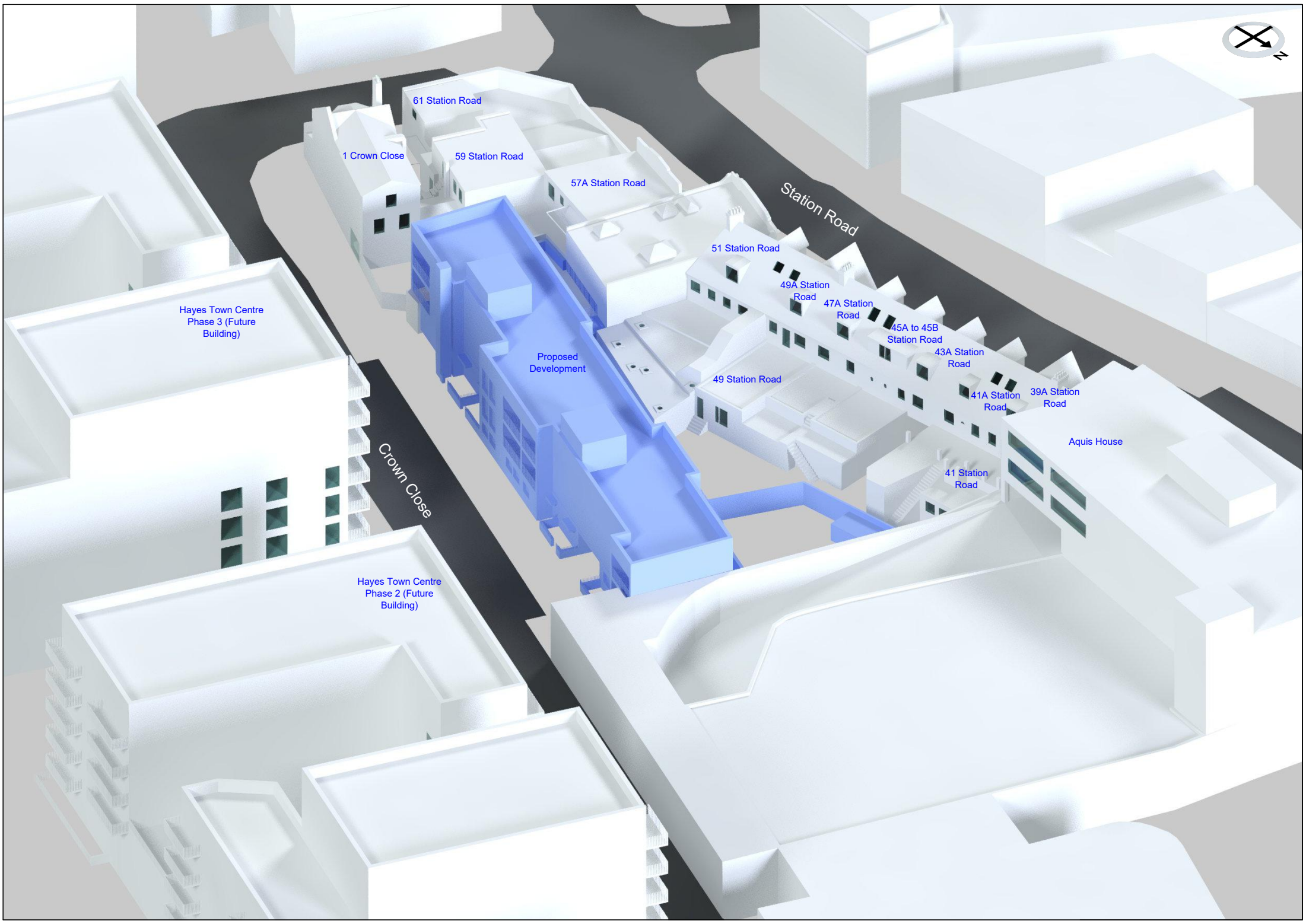
51 Station Road

57A Station Road

59 Station Road

61 Station Road

1 Crown Close



61 Station Road

1 Crown Close

59 Station Road

57A Station Road

Station Road

51 Station Road

49A Station Road

47A Station Road

45A to 45B Station Road

43A Station Road

41A Station Road

39A Station Road

Aquis House

41 Station Road

49 Station Road

Proposed Development

Hayes Town Centre Phase 3 (Future Building)

Hayes Town Centre Phase 2 (Future Building)

Crown Close



Hayes Town Centre
Phase 2 (Future
Building)

Hayes Town Centre
Phase 3 (Future
Building)

Crown Close

1 Crown Close

59 Station Road

61 Station
Road

Proposed
Development

57A Station Road

49 Station
Road

51 Station
Road

49A Station
Road

47A Station
Road

45A to 45B
Station Road

43A Station
Road

41A Station
Road

41 Station
Road

39A Station
Road

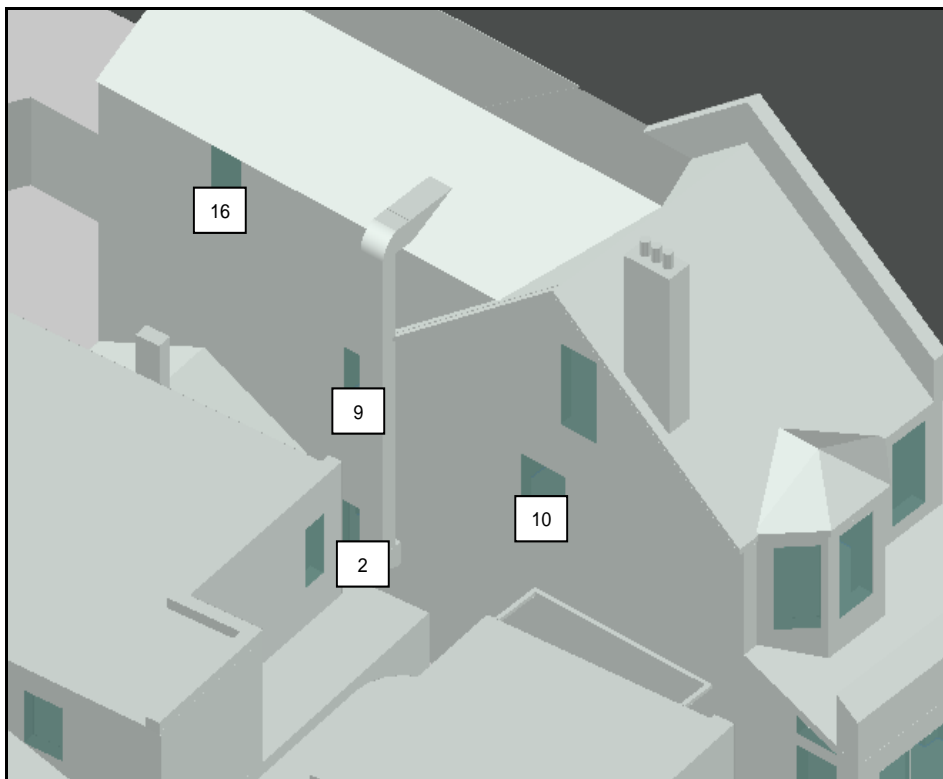
Aquis House

Station Road

Neighbouring Windows



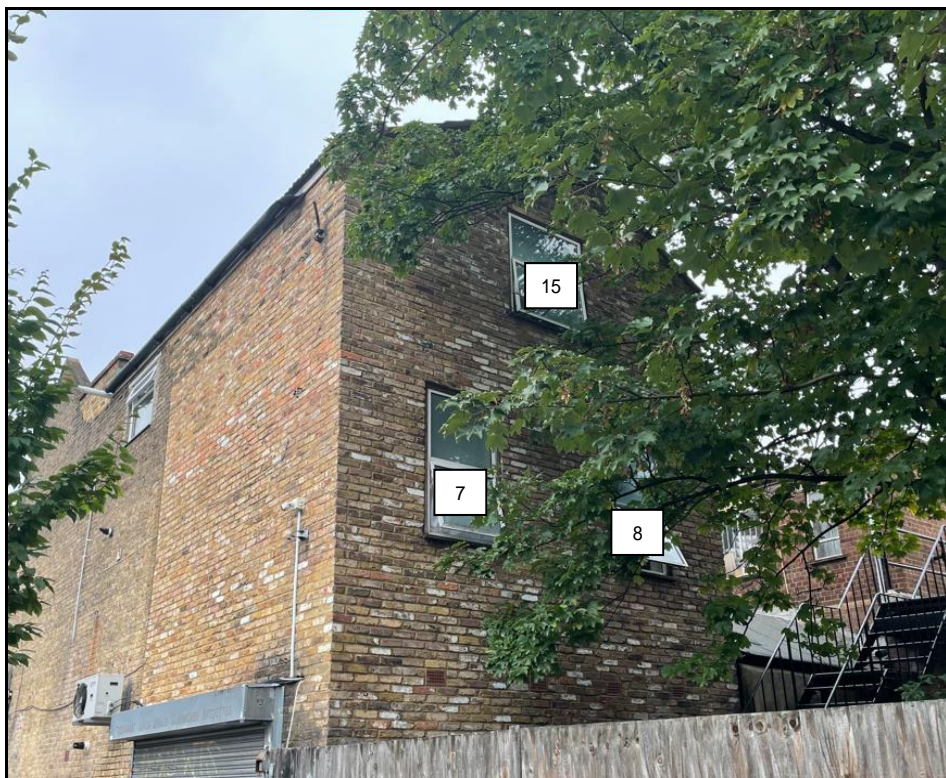
1 Crown Close



1 Crown Close



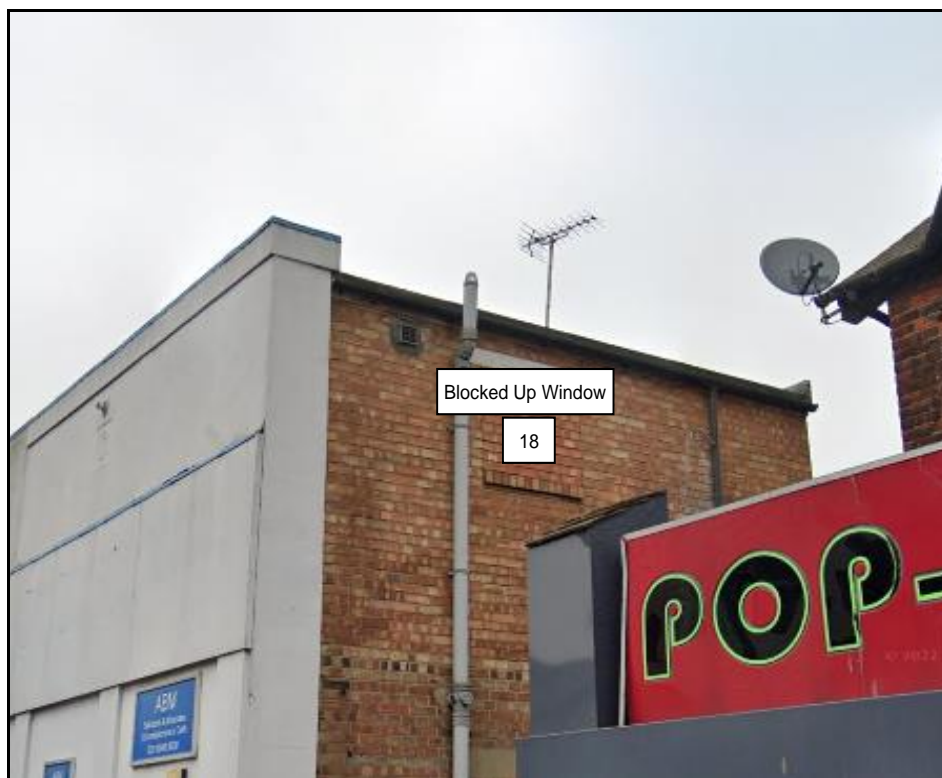
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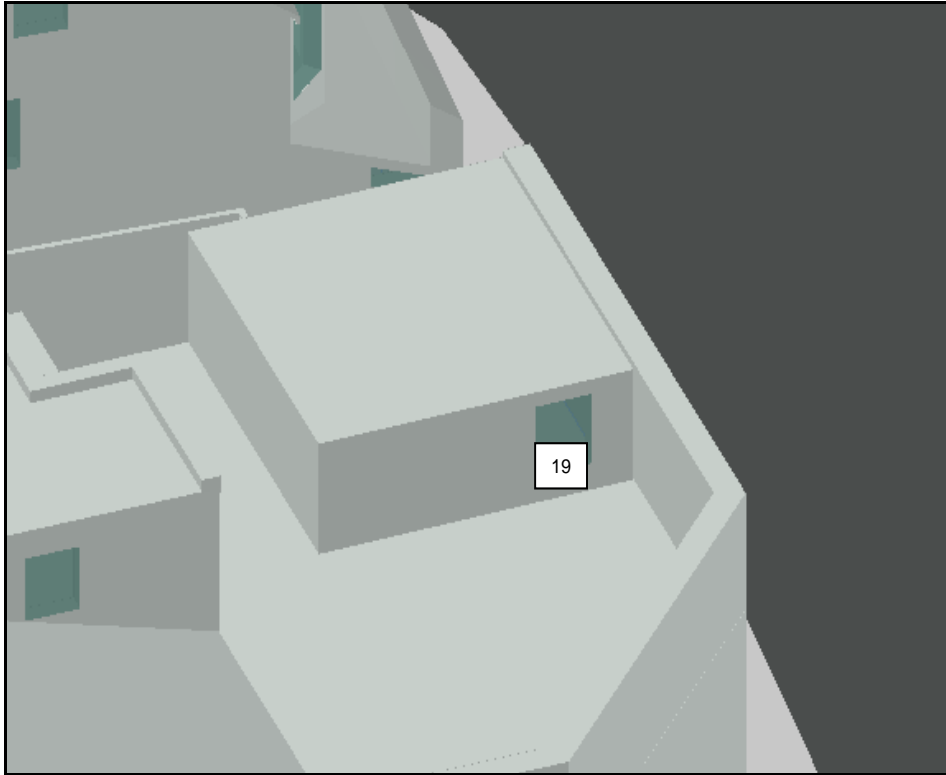
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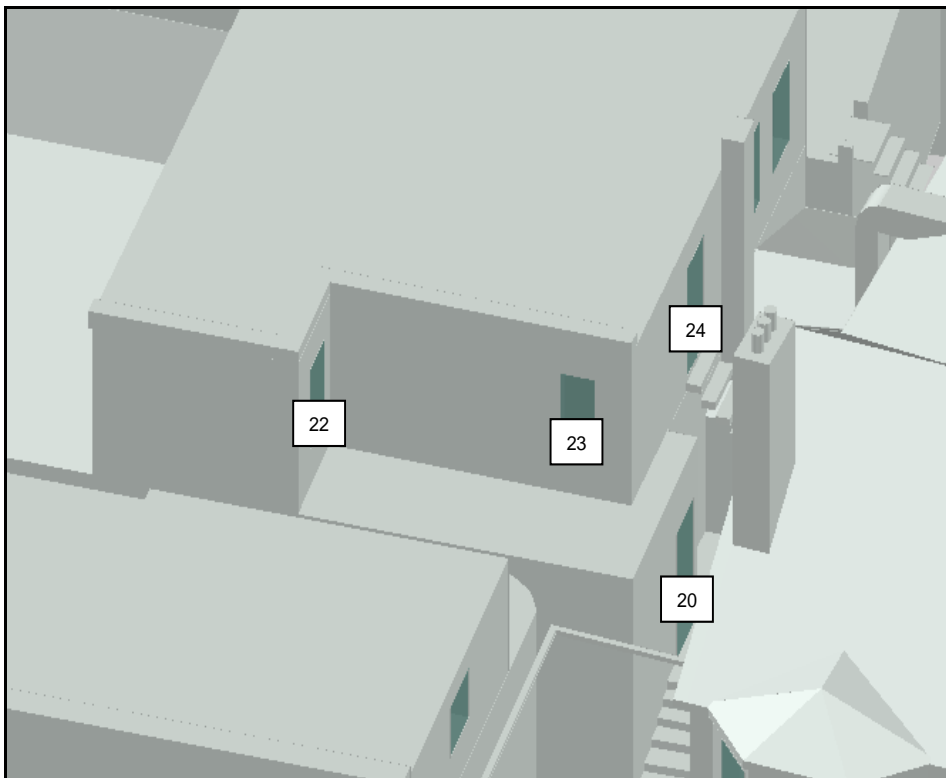
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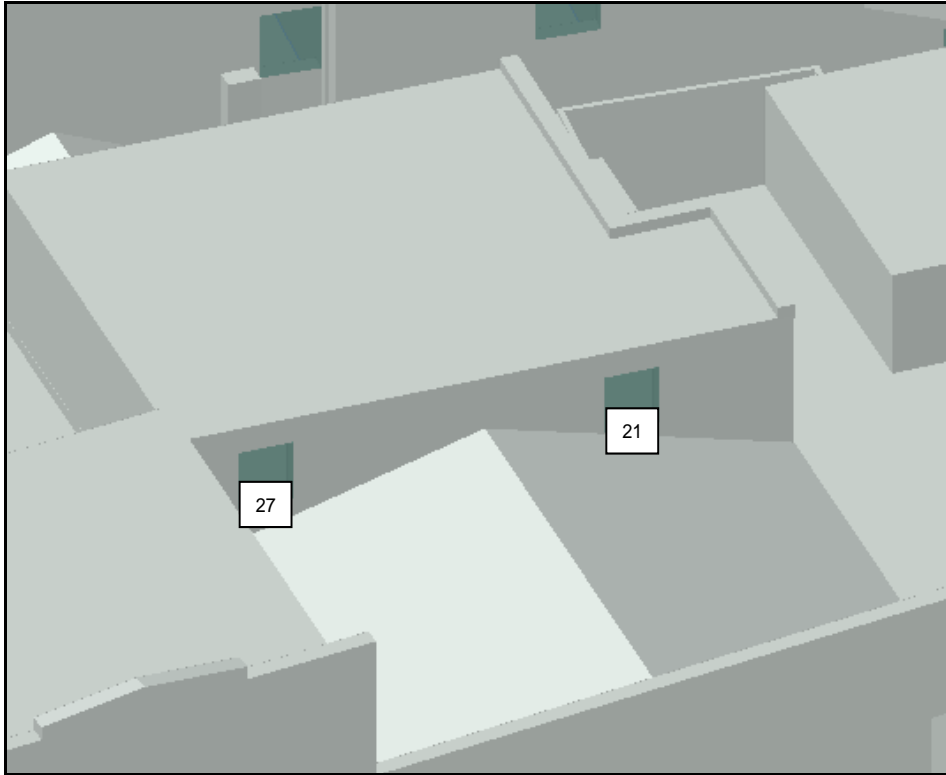
61 Station Road



61 Station Road



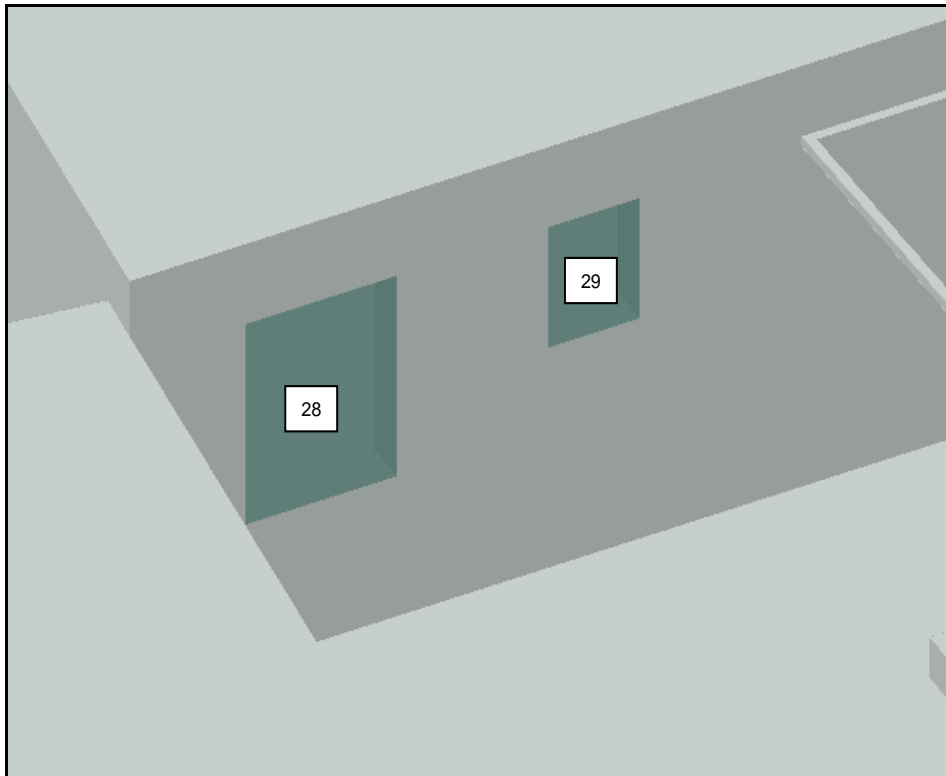
59 Station Road



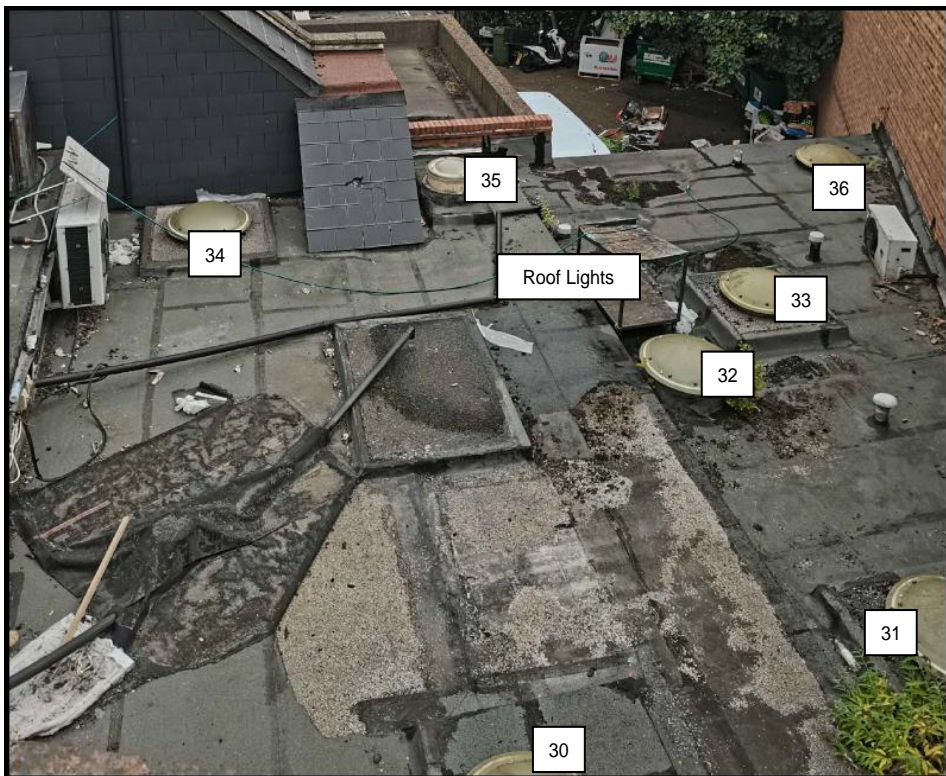
59 Station Road



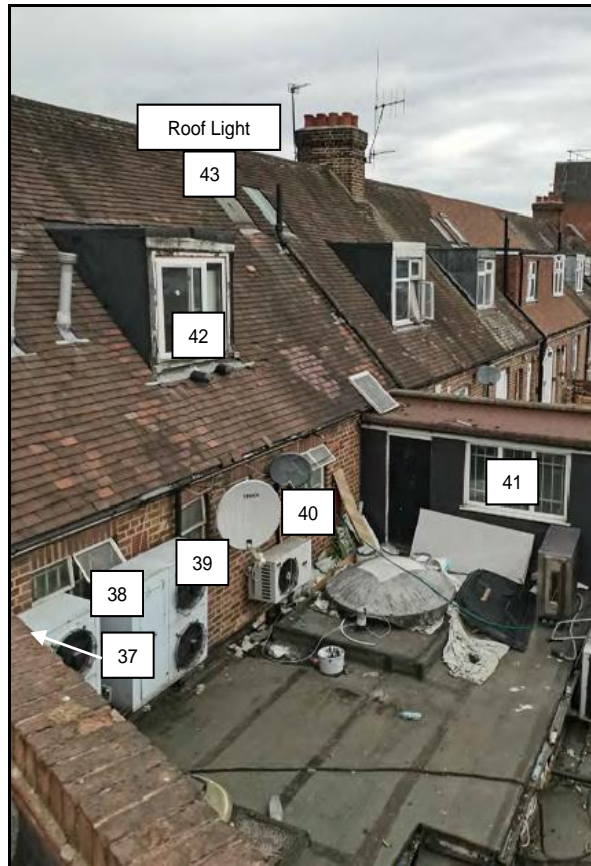
59 Station Road



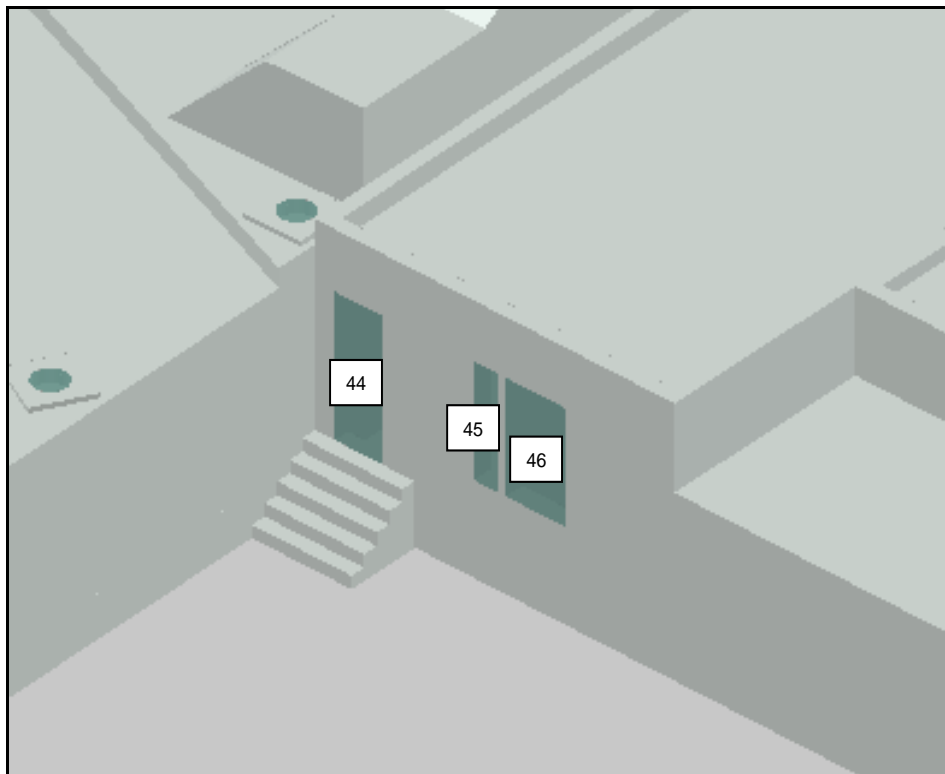
57A Station Road



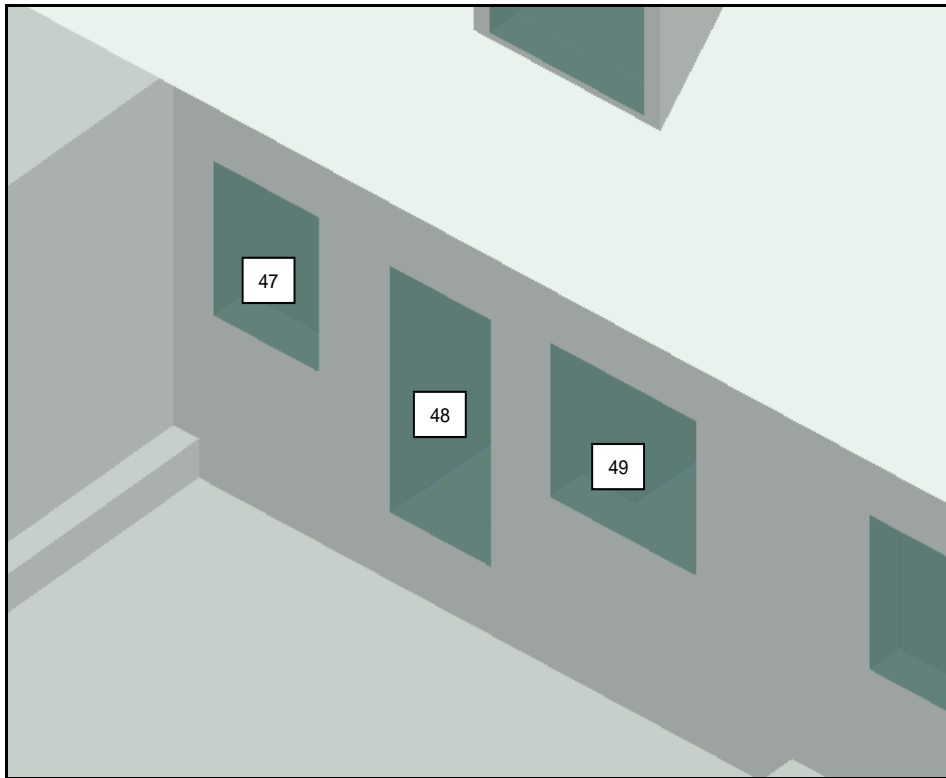
51 Station Road



51 Station Road



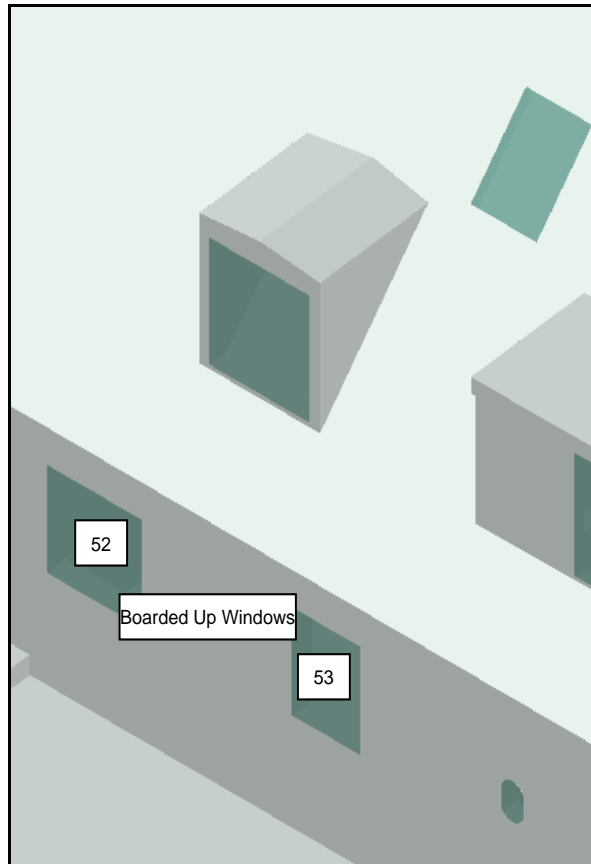
49 Station Road



49A Station Road



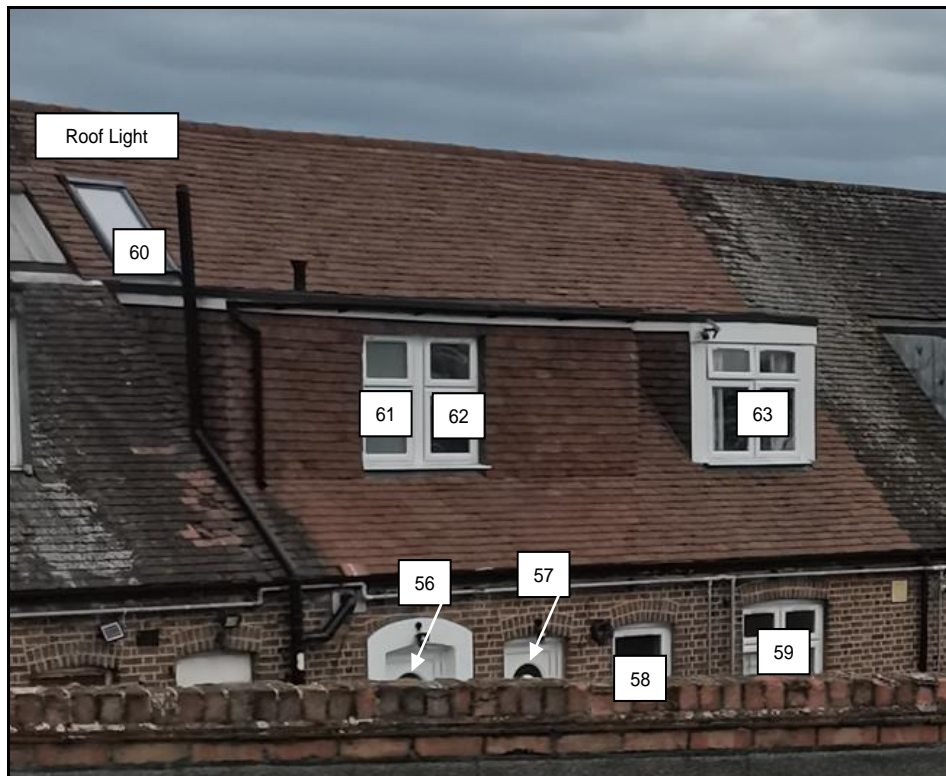
49A Station Road



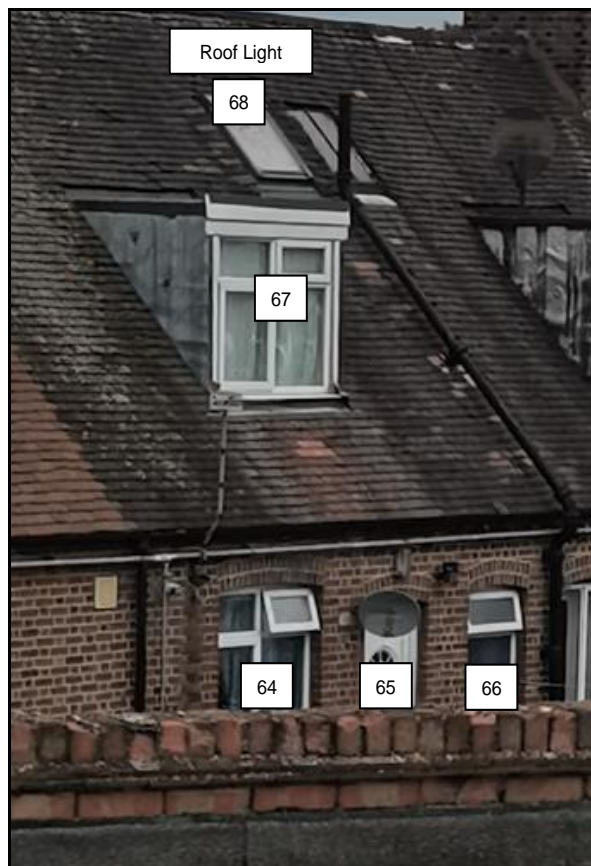
47A Station Road



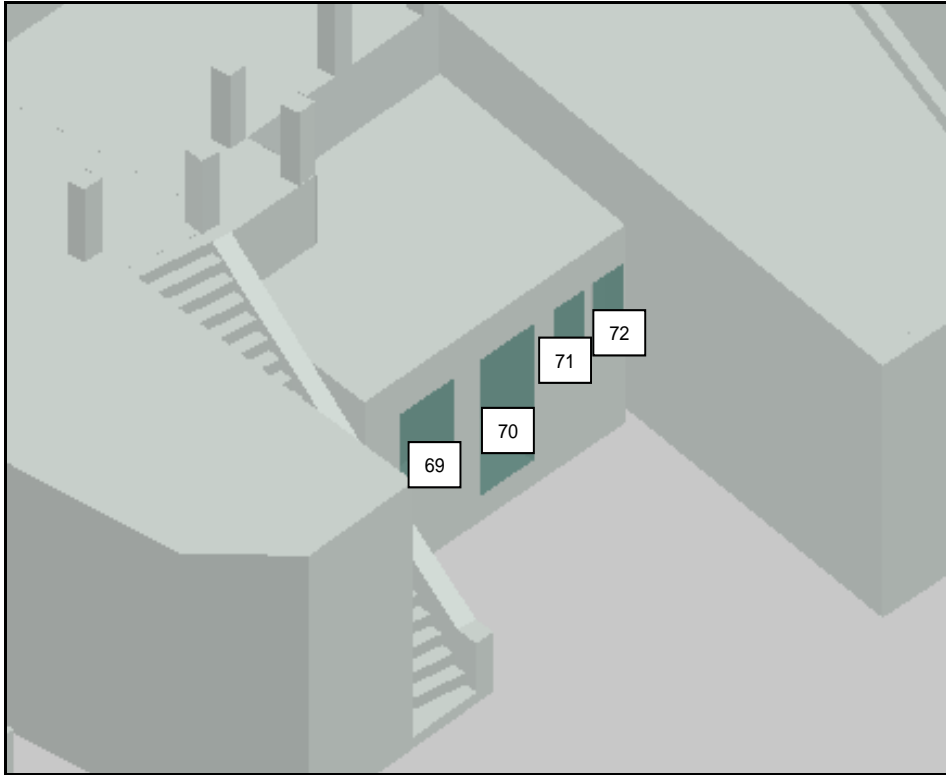
47A Station Road



45A to 45B Station Road



43A Station Road



41 Station Road



41A Station Road



39A Station Road



Aquis House



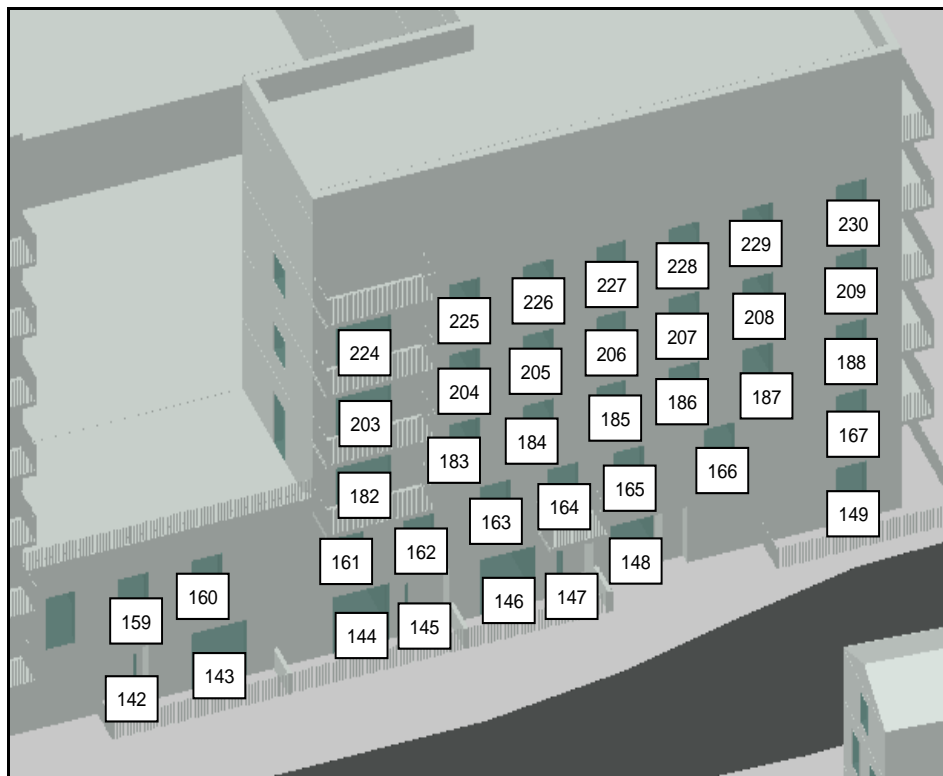
Hayes Town Centre Phase 2 (Future Building)



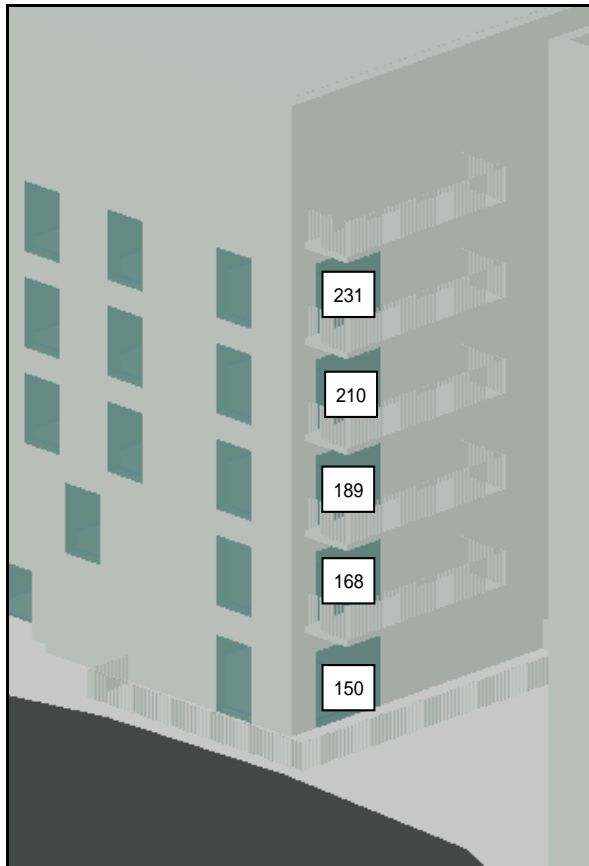
Hayes Town Centre Phase 2 (Future Building)



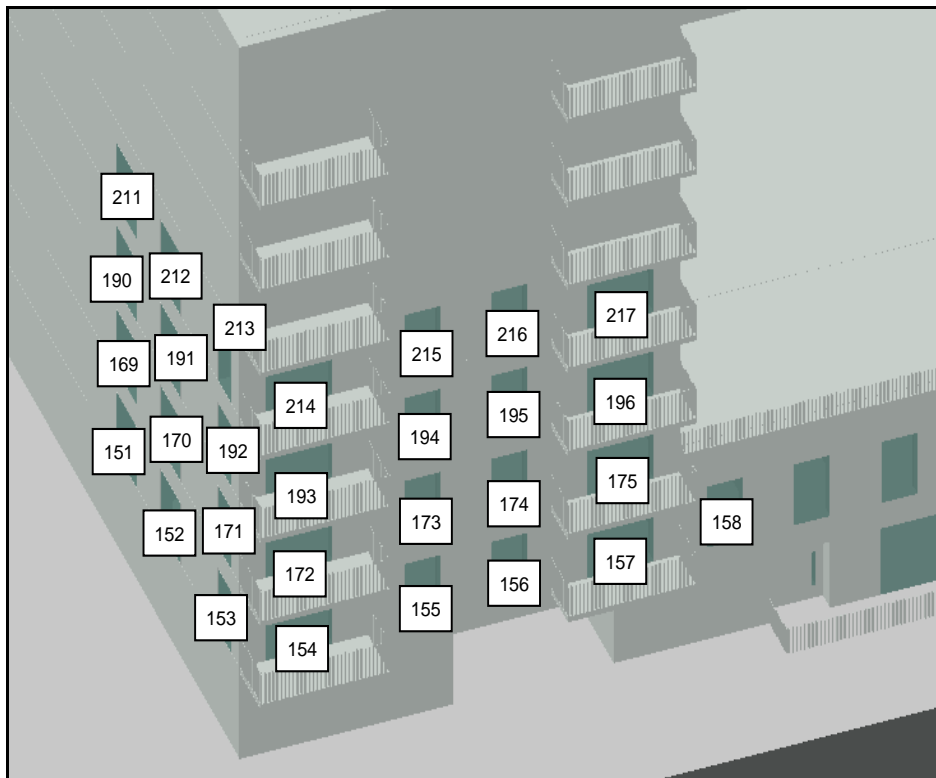
Hayes Town Centre Phase 2 (Future Building)



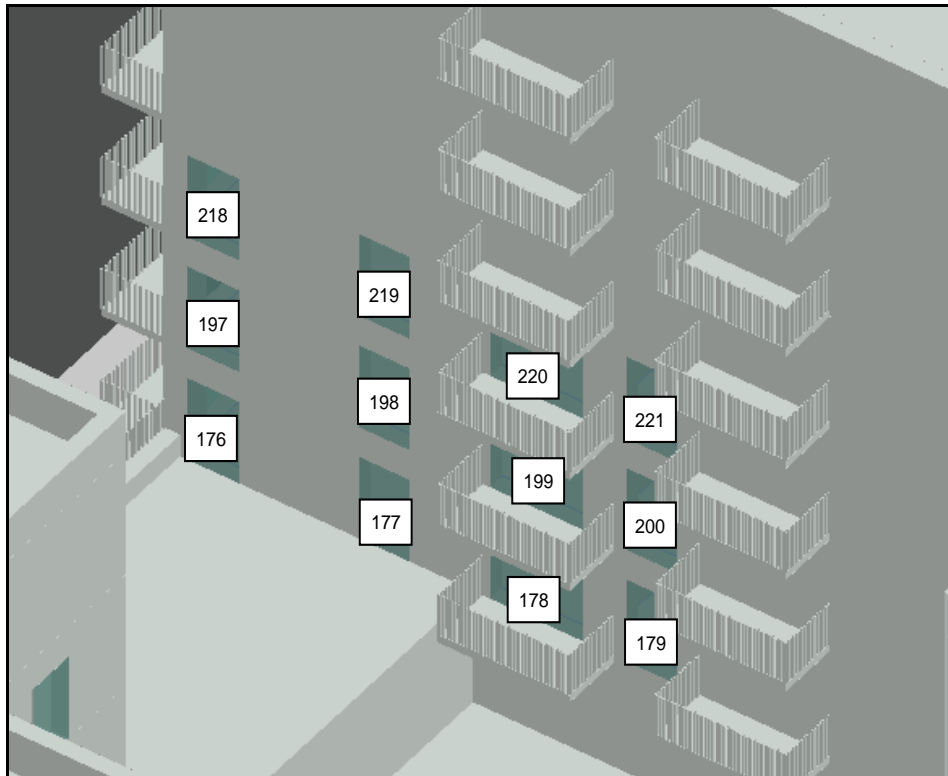
Hayes Town Centre Phase 3 (Future Building)



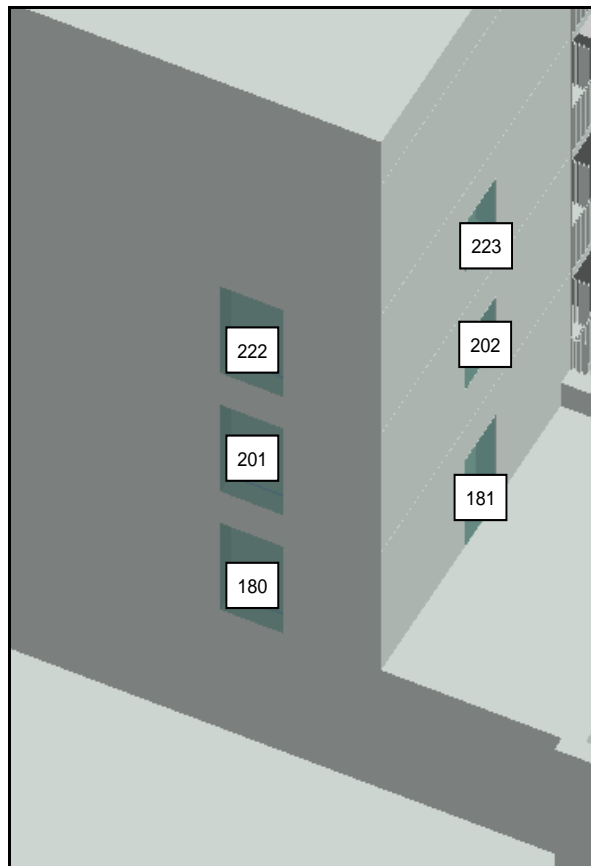
Hayes Town Centre Phase 3 (Future Building)



Hayes Town Centre Phase 3 (Future Building)



Hayes Town Centre Phase 3 (Future Building)



Hayes Town Centre Phase 3 (Future Building)

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
53 and 55 Station Road, Hayes UB3 4BE

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>1 Crown Close</u>					
<u>Ground Floor</u>					
Window 1	Kitchen	16.8%	16.8%	0.0%	1.0
Window 2	Kitchen	8.5%	8.5%	0.0%	1.0
Window 3	Kitchen	20.5%	20.4%	0.1%	1.0
Window 4	Kitchen	24.1%	24.0%	0.1%	1.0
Window 5	Kitchen	24.4%	24.4%	0.0%	1.0
Window 6	Kitchen	24.6%	24.6%	0.0%	1.0
<u>First Floor</u>					
Window 7	Bedroom	25.3%	23.4%	1.9%	0.92
Window 8	Bedroom	24.4%	21.4%	3.0%	0.88
Window 9	Kitchen	21.7%	21.4%	0.3%	0.99
Window 10	Bedroom	32.0%	31.9%	0.1%	1.0
Window 11	Lounge	33.4%	33.4%	0.0%	1.0
Window 12	Lounge	28.9%	28.9%	0.0%	1.0
Window 13	Lounge	22.9%	22.9%	0.0%	1.0
Window 14	Lounge	27.0%	27.0%	0.0%	1.0
<u>Second Floor</u>					
Window 15	Bedroom	30.9%	28.6%	2.3%	0.93
Window 16	Bedroom	36.5%	36.0%	0.5%	0.99
Window 17	Lounge	36.2%	36.1%	0.1%	1.0
<u>61 Station Road</u>					
<u>First Floor</u>					
Window 18(BW)	Non Domestic	18.3%	18.3%	0.0%	1.0
Window 19	Non Domestic	28.4%	28.4%	0.0%	1.0
<u>59 Station Road</u>					
<u>Ground Floor</u>					
Window 20	Non Domestic	6.6%	6.6%	0.0%	1.0
<u>First Floor</u>					
Window 21	Store	33.5%	33.5%	0.0%	1.0
Window 22	Store	17.0%	17.0%	0.0%	1.0
Window 23	Bathroom/WC	29.9%	29.9%	0.0%	1.0
Window 24	Entrance	16.2%	16.1%	0.1%	0.99
Window 25	Dining/Staff Room	18.8%	18.4%	0.4%	0.98
Window 26	Dining/Staff Room	20.4%	19.8%	0.6%	0.97
Window 27	Office	27.6%	27.6%	0.0%	1.0

Appendix 2 - Vertical Sky Component
53 and 55 Station Road, Hayes UB3 4BE

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>57A Station Road</u>					
<u>First Floor</u>					
Window 28	Domestic	26.3%	25.9%	0.4%	0.98
Window 29	Domestic	26.9%	26.3%	0.6%	0.98
<u>51 Station Road</u>					
<u>Ground Floor</u>					
Window 30	Non Domestic	60.7%	62.0%	-1.3%	1.02
Window 31	Non Domestic	54.2%	69.5%	-15.3%	1.28
Window 32	Non Domestic	62.3%	75.9%	-13.6%	1.22
Window 33	Non Domestic	70.6%	79.2%	-8.6%	1.12
Window 34	Non Domestic	58.5%	58.2%	0.3%	0.99
Window 35	Non Domestic	64.8%	65.5%	-0.7%	1.01
Window 36	Non Domestic	64.3%	79.0%	-14.7%	1.23
<u>First Floor</u>					
Window 37	Domestic	25.9%	25.3%	0.6%	0.98
Window 38	Domestic	29.2%	28.5%	0.7%	0.98
Window 39	Domestic	29.6%	28.8%	0.8%	0.97
Window 40	Domestic	26.5%	25.9%	0.6%	0.98
Window 41	Domestic	27.0%	26.4%	0.6%	0.98
<u>Second Floor</u>					
Window 42	Domestic	33.3%	33.1%	0.2%	0.99
Window 43	Domestic	76.7%	76.6%	0.1%	1.0
<u>49 Station Road</u>					
<u>Ground Floor</u>					
Window 44	Office	16.4%	17.9%	-1.5%	1.09
Window 45	Office	19.1%	20.2%	-1.1%	1.06
Window 46	Bathroom/WC	19.9%	20.7%	-0.8%	1.04
<u>49A Station Road</u>					
<u>First Floor</u>					
Window 47	Bathroom/WC	25.5%	25.3%	0.2%	0.99
Window 48	Hallway	30.9%	30.6%	0.3%	0.99
Window 49	Bedroom	31.8%	31.3%	0.5%	0.98
<u>Second Floor</u>					
Window 50	Landing	76.6%	76.6%	0.0%	1.0
Window 51	Bedroom	33.9%	33.7%	0.2%	0.99

Appendix 2 - Vertical Sky Component
53 and 55 Station Road, Hayes UB3 4BE

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>47A Station Road</u>					
<u>First Floor</u>					
Window 52(BW)	Domestic	32.0%	31.5%	0.5%	0.98
Window 53(BW)	Domestic	32.2%	31.7%	0.5%	0.98
<u>Second Floor</u>					
Window 54	Domestic	34.3%	34.0%	0.3%	0.99
Window 55	Domestic	77.0%	77.0%	0.0%	1.0
<u>45A to 45B Station Road</u>					
<u>First Floor</u>					
Window 56	Entrance	32.3%	31.8%	0.5%	0.98
Window 57	Hallway	32.3%	31.9%	0.4%	0.99
Window 58	Bedroom	32.3%	31.9%	0.4%	0.99
Window 59	Bedroom	32.2%	31.8%	0.4%	0.99
<u>Second Floor</u>					
Window 60	Staircase	77.4%	77.3%	0.1%	1.0
Window 61	Bathroom/WC	34.2%	33.8%	0.4%	0.99
Window 62	Kitchen	34.2%	33.8%	0.4%	0.99
Window 63	Bedroom	34.4%	34.1%	0.3%	0.99
<u>43A Station Road</u>					
<u>First Floor</u>					
Window 64	Kitchen	31.8%	31.4%	0.4%	0.99
Window 65	Hallway	31.3%	30.9%	0.4%	0.99
Window 66	Bathroom/WC	30.7%	30.4%	0.3%	0.99
<u>Second Floor</u>					
Window 67	Bedroom	33.8%	33.5%	0.3%	0.99
Window 68	Landing	76.0%	75.9%	0.1%	1.0
<u>41 Station Road</u>					
<u>Ground Floor</u>					
Window 69	Kitchen	24.1%	23.9%	0.2%	0.99
Window 70	Kitchen	23.4%	23.2%	0.2%	0.99
Window 71	Bathroom/WC	18.2%	18.0%	0.2%	0.99
Window 72	Bathroom/WC	13.5%	13.3%	0.2%	0.99
<u>41A Station Road</u>					
<u>First Floor</u>					
Window 73	Domestic	29.5%	29.3%	0.2%	0.99
Window 74	Domestic	28.2%	28.0%	0.2%	0.99
Window 75	Domestic	26.4%	26.1%	0.3%	0.99

Appendix 2 - Vertical Sky Component
53 and 55 Station Road, Hayes UB3 4BE

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Second Floor</u>					
Window 76	Domestic	30.6%	30.4%	0.2%	0.99
Window 77	Domestic	74.8%	74.8%	0.0%	1.0
<u>39A Station Road</u>					
<u>First Floor</u>					
Window 78	Domestic	22.4%	22.3%	0.1%	1.0
Window 79	Domestic	18.9%	18.8%	0.1%	0.99
Window 80(BW)	Domestic	15.2%	15.1%	0.1%	0.99
<u>Second Floor</u>					
Window 81	Domestic	21.6%	21.5%	0.1%	1.0
Window 82	Domestic	46.3%	46.3%	0.0%	1.0
<u>Aquis House</u>					
<u>Second Floor</u>					
Window 83	Non Domestic	35.5%	35.5%	0.0%	1.0
Window 84	Non Domestic	35.5%	35.5%	0.0%	1.0
<u>Third Floor</u>					
Window 85	Non Domestic	36.7%	36.7%	0.0%	1.0
Window 86	Non Domestic	36.7%	36.7%	0.0%	1.0
<u>Hayes Town Centre Phase 2 (Future Building)</u>					
<u>Ground Floor</u>					
Window 87	Dining/Kitchen	27.2%	27.1%	0.1%	1.0
Window 88	Entrance	16.2%	16.1%	0.1%	0.99
Window 89	Living/Dining/Kitchen	25.4%	25.3%	0.1%	1.0
Window 90	Entrance	5.9%	5.9%	0.0%	1.0
Window 91	Post Lobby	5.5%	5.4%	0.1%	0.98
Window 92	Living/Dining/Kitchen	29.5%	28.7%	0.8%	0.97
Window 93	Living/Dining/Kitchen	8.9%	8.1%	0.8%	0.91
Window 94	Entrance	10.4%	9.8%	0.6%	0.94
Window 95	Bedroom	13.9%	13.4%	0.5%	0.96
<u>First Floor</u>					
Window 96	Bedroom	17.5%	17.3%	0.2%	0.99
Window 97	Bedroom	24.8%	24.6%	0.2%	0.99
Window 98	Bedroom	34.1%	33.8%	0.3%	0.99
Window 99	Bedroom	35.0%	34.6%	0.4%	0.99
Window 100	Bedroom	35.2%	34.7%	0.5%	0.99
Window 101	Bedroom	35.2%	34.6%	0.6%	0.98
Window 102	Living/Dining/Kitchen	35.2%	34.2%	1.0%	0.97
Window 103	Living/Dining/Kitchen	8.3%	7.6%	0.7%	0.92

Appendix 2 - Vertical Sky Component
53 and 55 Station Road, Hayes UB3 4BE

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 104	Bedroom	7.3%	6.7%	0.6%	0.92
Window 105	Bedroom	17.3%	16.9%	0.4%	0.98
<u>Second Floor</u>					
Window 106	Living/Dining/Kitchen	19.8%	19.8%	0.0%	1.0
Window 107	Living/Dining/Kitchen	18.8%	18.8%	0.0%	1.0
Window 108	Living/Dining/Kitchen	19.2%	19.1%	0.1%	0.99
Window 109	Bedroom	34.8%	34.7%	0.1%	1.0
Window 110	Bedroom	37.1%	37.0%	0.1%	1.0
Window 111	Bedroom	37.4%	37.2%	0.2%	0.99
Window 112	Bedroom	37.5%	37.2%	0.3%	0.99
Window 113	Bedroom	37.5%	37.1%	0.4%	0.99
Window 114	Living Room	37.5%	37.0%	0.5%	0.99
Window 115	Living Room	9.0%	8.6%	0.4%	0.96
Window 116	Dining/Kitchen	8.0%	7.7%	0.3%	0.96
Window 117	Bedroom	19.5%	19.3%	0.2%	0.99
<u>Third Floor</u>					
Window 118	Living/Dining/Kitchen	23.1%	23.1%	0.0%	1.0
Window 119	Living/Dining/Kitchen	20.9%	20.9%	0.0%	1.0
Window 120	Living/Dining/Kitchen	20.0%	20.0%	0.0%	1.0
Window 121	Bedroom	35.8%	35.8%	0.0%	1.0
Window 122	Bedroom	38.2%	38.2%	0.0%	1.0
Window 123	Bedroom	38.5%	38.5%	0.0%	1.0
Window 124	Bedroom	38.6%	38.5%	0.1%	1.0
Window 125	Bedroom	38.6%	38.6%	0.0%	1.0
Window 126	Living Room	38.6%	38.5%	0.1%	1.0
Window 127	Living Room	9.7%	9.6%	0.1%	0.99
Window 128	Dining/Kitchen	8.9%	8.8%	0.1%	0.99
Window 129	Bedroom	22.2%	22.2%	0.0%	1.0
<u>Fourth Floor</u>					
Window 130	Living/Dining/Kitchen	27.4%	27.4%	0.0%	1.0
Window 131	Living/Dining/Kitchen	23.6%	23.6%	0.0%	1.0
Window 132	Living/Dining/Kitchen	20.6%	20.6%	0.0%	1.0
Window 133	Bedroom	37.0%	37.0%	0.0%	1.0
Window 134	Bedroom	39.0%	39.0%	0.0%	1.0
Window 135	Bedroom	39.1%	39.1%	0.0%	1.0
Window 136	Bedroom	39.2%	39.2%	0.0%	1.0
Window 137	Bedroom	39.2%	39.2%	0.0%	1.0
Window 138	Living Room	39.2%	39.2%	0.0%	1.0
Window 139	Living Room	11.3%	11.3%	0.0%	1.0
Window 140	Dining/Kitchen	10.8%	10.8%	0.0%	1.0
Window 141	Bedroom	25.8%	25.8%	0.0%	1.0

Appendix 2 - Vertical Sky Component
53 and 55 Station Road, Hayes UB3 4BE

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Hayes Town Centre Phase 3 (Future Building)					
Ground Floor					
Window 142	Entrance	17.4%	15.1%	2.3%	0.87
Window 143	Dining/Kitchen	29.8%	27.5%	2.3%	0.92
Window 144	Dining/Kitchen	28.9%	27.0%	1.9%	0.93
Window 145	Entrance	17.9%	16.8%	1.1%	0.94
Window 146	Living/Dining/Kitchen	27.4%	26.1%	1.3%	0.95
Window 147	Entrance	9.7%	9.0%	0.7%	0.93
Window 148	Post Lobby	11.1%	10.5%	0.6%	0.95
Window 149	Living/Dining/Kitchen	29.8%	29.3%	0.5%	0.98
Window 150	Living/Dining/Kitchen	7.5%	7.5%	0.0%	1.0
First Floor					
Window 151	Bedroom	22.4%	22.3%	0.1%	1.0
Window 152	Bedroom	23.9%	23.9%	0.0%	1.0
Window 153	Living/Dining/Kitchen	26.8%	26.6%	0.2%	0.99
Window 154	Living/Dining/Kitchen	18.5%	16.0%	2.5%	0.86
Window 155	Bedroom	30.9%	28.2%	2.7%	0.91
Window 156	Bedroom	31.0%	28.2%	2.8%	0.91
Window 157	Living/Dining/Kitchen	21.7%	19.0%	2.7%	0.88
Window 158	Bedroom	31.9%	29.3%	2.6%	0.92
Window 159	Bedroom	34.4%	32.0%	2.4%	0.93
Window 160	Bedroom	33.8%	31.5%	2.3%	0.93
Window 161	Bedroom	22.1%	20.2%	1.9%	0.91
Window 162	Bedroom	26.8%	25.2%	1.6%	0.94
Window 163	Bedroom	33.0%	31.7%	1.3%	0.96
Window 164	Bedroom	33.9%	32.8%	1.1%	0.97
Window 165	Bedroom	34.0%	33.1%	0.9%	0.97
Window 166	Bedroom	33.9%	33.3%	0.6%	0.98
Window 167	Living/Dining/Kitchen	33.4%	33.0%	0.4%	0.99
Window 168	Living/Dining/Kitchen	6.5%	6.5%	0.0%	1.0
Second Floor					
Window 169	Bedroom	25.4%	25.4%	0.0%	1.0
Window 170	Bedroom	26.9%	26.9%	0.0%	1.0
Window 171	Living/Dining/Kitchen	29.6%	29.5%	0.1%	1.0
Window 172	Living/Dining/Kitchen	21.0%	19.8%	1.2%	0.94
Window 173	Bedroom	33.4%	32.0%	1.4%	0.96
Window 174	Bedroom	33.4%	32.1%	1.3%	0.96
Window 175	Living/Dining/Kitchen	24.2%	22.9%	1.3%	0.95
Window 176	Living/Dining/Kitchen	26.0%	25.9%	0.1%	1.0
Window 177	Living/Dining/Kitchen	23.1%	23.0%	0.1%	1.0
Window 178	Living/Dining/Kitchen	12.1%	12.0%	0.1%	0.99
Window 179	Bedroom	16.1%	16.0%	0.1%	0.99

Appendix 2 - Vertical Sky Component
53 and 55 Station Road, Hayes UB3 4BE

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 180	Living/Dining/Kitchen	19.8%	19.8%	0.0%	1.0
Window 181	Living/Dining/Kitchen	17.9%	17.8%	0.1%	0.99
Window 182	Living/Dining/Kitchen	19.0%	18.1%	0.9%	0.95
Window 183	Bedroom	34.5%	33.7%	0.8%	0.98
Window 184	Bedroom	36.4%	35.8%	0.6%	0.98
Window 185	Bedroom	36.7%	36.3%	0.4%	0.99
Window 186	Bedroom	36.8%	36.4%	0.4%	0.99
Window 187	Bedroom	36.7%	36.4%	0.3%	0.99
Window 188	Living Room	36.3%	36.1%	0.2%	0.99
Window 189	Living Room	7.4%	7.4%	0.0%	1.0

Third Floor

Window 190	Bedroom	28.7%	28.7%	0.0%	1.0
Window 191	Bedroom	29.8%	29.8%	0.0%	1.0
Window 192	Living/Dining/Kitchen	31.9%	31.9%	0.0%	1.0
Window 193	Living/Dining/Kitchen	22.2%	22.0%	0.2%	0.99
Window 194	Bedroom	34.7%	34.5%	0.2%	0.99
Window 195	Bedroom	34.8%	34.7%	0.1%	1.0
Window 196	Living/Dining/Kitchen	25.6%	25.5%	0.1%	1.0
Window 197	Living/Dining/Kitchen	29.7%	29.7%	0.0%	1.0
Window 198	Living/Dining/Kitchen	26.5%	26.4%	0.1%	1.0
Window 199	Living/Dining/Kitchen	15.7%	15.7%	0.0%	1.0
Window 200	Bedroom	19.5%	19.5%	0.0%	1.0
Window 201	Living/Dining/Kitchen	22.5%	22.5%	0.0%	1.0
Window 202	Living/Dining/Kitchen	20.6%	20.6%	0.0%	1.0
Window 203	Living/Dining/Kitchen	25.7%	25.5%	0.2%	0.99
Window 204	Bedroom	36.2%	36.1%	0.1%	1.0
Window 205	Bedroom	38.2%	38.1%	0.1%	1.0
Window 206	Bedroom	38.5%	38.4%	0.1%	1.0
Window 207	Bedroom	38.5%	38.4%	0.1%	1.0
Window 208	Bedroom	38.4%	38.3%	0.1%	1.0
Window 209	Living Room	38.0%	38.0%	0.0%	1.0
Window 210	Living Room	8.2%	8.2%	0.0%	1.0

Fourth Floor

Window 211	Bedroom	32.4%	32.4%	0.0%	1.0
Window 212	Bedroom	33.1%	33.1%	0.0%	1.0
Window 213	Living/Dining/Kitchen	34.6%	34.6%	0.0%	1.0
Window 214	Living/Dining/Kitchen	22.8%	22.8%	0.0%	1.0
Window 215	Bedroom	35.3%	35.3%	0.0%	1.0
Window 216	Bedroom	35.4%	35.4%	0.0%	1.0
Window 217	Living/Dining/Kitchen	26.1%	26.1%	0.0%	1.0
Window 218	Living/Dining/Kitchen	32.8%	32.8%	0.0%	1.0
Window 219	Living/Dining/Kitchen	30.1%	30.1%	0.0%	1.0

Appendix 2 - Vertical Sky Component
53 and 55 Station Road, Hayes UB3 4BE

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 220	Living/Dining/Kitchen	19.6%	19.6%	0.0%	1.0
Window 221	Bedroom	23.4%	23.4%	0.0%	1.0
Window 222	Living/Dining/Kitchen	26.7%	26.7%	0.0%	1.0
Window 223	Living/Dining/Kitchen	23.5%	23.5%	0.0%	1.0
Window 224	Living/Dining/Kitchen	26.2%	26.2%	0.0%	1.0
Window 225	Bedroom	37.2%	37.2%	0.0%	1.0
Window 226	Bedroom	38.9%	38.9%	0.0%	1.0
Window 227	Bedroom	39.1%	39.1%	0.0%	1.0
Window 228	Bedroom	39.0%	39.0%	0.0%	1.0
Window 229	Bedroom	38.9%	38.9%	0.0%	1.0
Window 230	Living Room	38.5%	38.5%	0.0%	1.0
Window 231	Living Room	8.7%	8.7%	0.0%	1.0

Appendix 2 - Daylight Distribution
53 and 55 Station Road, Hayes UB3 4BE

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>1 Crown Close</u>					
<u>Ground Floor</u>					
Windows 1 to 6	Kitchen	73%	73%	0%	1.0
<u>First Floor</u>					
Window 7	Bedroom	95%	92%	3%	0.97
Window 8	Bedroom	96%	73%	23%	0.76
Window 9	Kitchen	92%	92%	0%	1.0
Window 10	Bedroom	94%	94%	0%	1.0
Windows 11 to 14	Lounge	98%	98%	0%	1.0
<u>Second Floor</u>					
Window 15	Bedroom	75%	75%	0%	1.0
Window 16	Bedroom	95%	95%	0%	1.0
Window 17	Lounge	96%	96%	0%	1.0
<u>59 Station Road</u>					
<u>Ground Floor</u>					
Window 20	Non Domestic	34%	34%	0%	1.0
<u>First Floor</u>					
Windows 21 & 22	Store	95%	95%	0%	1.0
Window 23	Bathroom/WC	83%	83%	0%	1.0
Window 24	Entrance	98%	98%	0%	1.0
Windows 25 & 26	Dining/Staff Room	73%	73%	0%	1.0
Window 27	Office	86%	86%	0%	1.0
<u>49 Station Road</u>					
<u>Ground Floor</u>					
Windows 44 & 45	Office	62%	60%	2%	0.97
Window 46	Bathroom/WC	83%	83%	0%	1.0
<u>49A Station Road</u>					
<u>First Floor</u>					
Window 47	Bathroom/WC	97%	97%	0%	1.0
Window 48	Hallway	97%	97%	0%	1.0
Window 49	Bedroom	96%	96%	0%	1.0
<u>Second Floor</u>					
Window 50	Landing	100%	100%	0%	1.0
Window 50	Staircase	98%	98%	0%	1.0
Window 51	Bedroom	100%	100%	0%	1.0

Appendix 2 - Daylight Distribution
53 and 55 Station Road, Hayes UB3 4BE

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>45A to 45B Station Road</u>					
<u>First Floor</u>					
Window 56	Entrance	69%	69%	0%	1.0
Window 57	Hallway	52%	51%	1%	0.98
Window 58	Bedroom	98%	98%	0%	1.0
Window 59	Bedroom	99%	99%	0%	1.0
<u>Second Floor</u>					
Window 61	Bathroom/WC	95%	95%	0%	1.0
Window 62	Kitchen	94%	94%	0%	1.0
Window 63	Bedroom	96%	96%	0%	1.0
<u>43A Station Road</u>					
<u>First Floor</u>					
Window 64	Kitchen	98%	98%	0%	1.0
Window 65	Hallway	70%	70%	0%	1.0
Window 66	Bathroom/WC	97%	97%	0%	1.0
<u>Second Floor</u>					
Window 67	Bedroom	96%	96%	0%	1.0
Window 68	Landing	100%	100%	0%	1.0
<u>41 Station Road</u>					
<u>Ground Floor</u>					
Windows 69 & 70	Kitchen	72%	69%	3%	0.96
Windows 71 & 72	Bathroom/WC	98%	98%	0%	1.0
<u>Hayes Town Centre Phase 2 (Future Building)</u>					
<u>Ground Floor</u>					
Window 87	Dining/Kitchen	94%	94%	0%	1.0
Window 88	Entrance	20%	20%	0%	1.0
Window 89	Living/Dining/Kitchen	58%	58%	0%	1.0
Window 90	Entrance	67%	67%	0%	1.0
Window 91	Post Lobby	51%	51%	0%	1.0
Windows 92 & 93	Living/Dining/Kitchen	93%	93%	0%	1.0
Window 94	Entrance	6%	6%	0%	1.0
Window 95	Bedroom	42%	42%	0%	1.0
<u>First Floor</u>					
Window 96	Bedroom	92%	92%	0%	1.0
Window 97	Bedroom	97%	97%	0%	1.0
Window 98	Bedroom	98%	98%	0%	1.0
Window 99	Bedroom	98%	98%	0%	1.0
Window 100	Bedroom	98%	98%	0%	1.0
Window 101	Bedroom	98%	98%	0%	1.0

Appendix 2 - Daylight Distribution
53 and 55 Station Road, Hayes UB3 4BE

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Windows 102 & 103	Living/Dining/Kitchen	89%	89%	0%	1.0
Window 104	Bedroom	72%	72%	0%	1.0
Window 105	Bedroom	50%	50%	0%	1.0
<u>Second Floor</u>					
Windows 106 to 108	Living/Dining/Kitchen	100%	100%	0%	1.0
Window 109	Bedroom	98%	98%	0%	1.0
Window 110	Bedroom	94%	94%	0%	1.0
Window 111	Bedroom	98%	98%	0%	1.0
Window 112	Bedroom	98%	98%	0%	1.0
Window 113	Bedroom	98%	98%	0%	1.0
Windows 114 & 115	Living Room	95%	95%	0%	1.0
Window 116	Dining/Kitchen	72%	72%	0%	1.0
Window 117	Bedroom	41%	41%	0%	1.0
<u>Third Floor</u>					
Windows 118 to 120	Living/Dining/Kitchen	100%	100%	0%	1.0
Window 121	Bedroom	98%	98%	0%	1.0
Window 122	Bedroom	94%	94%	0%	1.0
Window 123	Bedroom	98%	98%	0%	1.0
Window 124	Bedroom	98%	98%	0%	1.0
Window 125	Bedroom	98%	98%	0%	1.0
Windows 126 & 127	Living Room	95%	95%	0%	1.0
Window 128	Dining/Kitchen	73%	73%	0%	1.0
Window 129	Bedroom	43%	43%	0%	1.0
<u>Fourth Floor</u>					
Windows 130 to 132	Living/Dining/Kitchen	100%	100%	0%	1.0
Window 133	Bedroom	98%	98%	0%	1.0
Window 134	Bedroom	94%	94%	0%	1.0
Window 135	Bedroom	98%	98%	0%	1.0
Window 136	Bedroom	98%	98%	0%	1.0
Window 137	Bedroom	98%	98%	0%	1.0
Windows 138 & 139	Living Room	95%	95%	0%	1.0
Window 140	Dining/Kitchen	76%	76%	0%	1.0
Window 141	Bedroom	46%	46%	0%	1.0
<u>Hayes Town Centre Phase 3 (Future Building)</u>					
<u>Ground Floor</u>					
Window 142	Entrance	30%	17%	13%	0.57
Window 143	Dining/Kitchen	98%	89%	9%	0.91
Window 144	Dining/Kitchen	97%	94%	3%	0.97
Window 145	Entrance	33%	22%	11%	0.67
Window 146	Living/Dining/Kitchen	99%	97%	2%	0.98
Window 147	Entrance	84%	73%	11%	0.87

Appendix 2 - Daylight Distribution
53 and 55 Station Road, Hayes UB3 4BE

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Window 148	Post Lobby	99%	99%	0%	1.0
Windows 149 & 150	Living/Dining/Kitchen	97%	97%	0%	1.0
<u>First Floor</u>					
Window 151	Bedroom	65%	65%	0%	1.0
Window 152	Bedroom	83%	83%	0%	1.0
Windows 153 & 154	Living/Dining/Kitchen	98%	98%	0%	1.0
Window 155	Bedroom	95%	95%	0%	1.0
Window 156	Bedroom	95%	95%	0%	1.0
Window 157	Living/Dining/Kitchen	98%	77%	21%	0.79
Window 158	Bedroom	98%	98%	0%	1.0
Window 159	Bedroom	97%	97%	0%	1.0
Window 160	Bedroom	92%	92%	0%	1.0
Window 161	Bedroom	92%	92%	0%	1.0
Window 162	Bedroom	97%	97%	0%	1.0
Window 163	Bedroom	98%	98%	0%	1.0
Window 164	Bedroom	98%	98%	0%	1.0
Window 165	Bedroom	97%	97%	0%	1.0
Window 166	Bedroom	98%	98%	0%	1.0
Windows 167 & 168	Living/Dining/Kitchen	93%	93%	0%	1.0
<u>Second Floor</u>					
Window 169	Bedroom	71%	71%	0%	1.0
Window 170	Bedroom	86%	86%	0%	1.0
Windows 171 & 172	Living/Dining/Kitchen	98%	98%	0%	1.0
Window 173	Bedroom	95%	95%	0%	1.0
Window 174	Bedroom	95%	95%	0%	1.0
Windows 175 to 177	Living/Dining/Kitchen	99%	99%	0%	1.0
Window 178	Living/Dining/Kitchen	32%	32%	0%	1.0
Window 179	Bedroom	48%	48%	0%	1.0
Windows 180 to 182	Living/Dining/Kitchen	100%	100%	0%	1.0
Window 183	Bedroom	98%	98%	0%	1.0
Window 184	Bedroom	94%	94%	0%	1.0
Window 185	Bedroom	98%	98%	0%	1.0
Window 186	Bedroom	99%	99%	0%	1.0
Window 187	Bedroom	98%	98%	0%	1.0
Windows 188 & 189	Living Room	99%	99%	0%	1.0
<u>Third Floor</u>					
Window 190	Bedroom	86%	86%	0%	1.0
Window 191	Bedroom	92%	92%	0%	1.0
Windows 192 & 193	Living/Dining/Kitchen	98%	98%	0%	1.0
Window 194	Bedroom	95%	95%	0%	1.0
Window 195	Bedroom	95%	95%	0%	1.0

Appendix 2 - Daylight Distribution
53 and 55 Station Road, Hayes UB3 4BE

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Windows 196 to 198	Living/Dining/Kitchen	99%	99%	0%	1.0
Window 199	Living/Dining/Kitchen	45%	45%	0%	1.0
Window 200	Bedroom	69%	69%	0%	1.0
Windows 201 to 203	Living/Dining/Kitchen	100%	100%	0%	1.0
Window 204	Bedroom	98%	98%	0%	1.0
Window 205	Bedroom	94%	94%	0%	1.0
Window 206	Bedroom	98%	98%	0%	1.0
Window 207	Bedroom	99%	99%	0%	1.0
Window 208	Bedroom	98%	98%	0%	1.0
Windows 209 & 210	Living Room	99%	99%	0%	1.0
<u>Fourth Floor</u>					
Window 211	Bedroom	98%	98%	0%	1.0
Window 212	Bedroom	98%	98%	0%	1.0
Windows 213 & 214	Living/Dining/Kitchen	99%	99%	0%	1.0
Window 215	Bedroom	95%	95%	0%	1.0
Window 216	Bedroom	95%	95%	0%	1.0
Windows 217 to 219	Living/Dining/Kitchen	100%	100%	0%	1.0
Window 220	Living/Dining/Kitchen	71%	71%	0%	1.0
Window 221	Bedroom	98%	98%	0%	1.0
Windows 222 to 224	Living/Dining/Kitchen	100%	100%	0%	1.0
Window 225	Bedroom	98%	98%	0%	1.0
Window 226	Bedroom	94%	94%	0%	1.0
Window 227	Bedroom	98%	98%	0%	1.0
Window 228	Bedroom	99%	99%	0%	1.0
Window 229	Bedroom	98%	98%	0%	1.0
Windows 230 & 231	Living Room	99%	99%	0%	1.0

Appendix 2 - Sunlight to Windows
53 and 55 Station Road, Hayes UB3 4BE

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>1 Crown Close</u>									
<u>Ground Floor</u>									
Window 1	Kitchen	31%	31%	0%	1.0	9%	9%	0%	1.0
Window 5	Kitchen	52%	52%	0%	1.0	8%	8%	0%	1.0
Window 6	Kitchen	52%	52%	0%	1.0	9%	9%	0%	1.0
<u>First Floor</u>									
Window 11	Lounge	48%	48%	0%	1.0	12%	12%	0%	1.0
Window 12	Lounge	59%	59%	0%	1.0	13%	13%	0%	1.0
Window 13	Lounge	56%	56%	0%	1.0	16%	16%	0%	1.0
Window 14	Lounge	54%	54%	0%	1.0	13%	13%	0%	1.0
<u>61 Station Road</u>									
<u>First Floor</u>									
Window 18(BW)	Non Domestic	37%	37%	0%	1.0	8%	8%	0%	1.0
<u>59 Station Road</u>									
<u>Ground Floor</u>									
Window 20	Non Domestic	13%	13%	0%	1.0	5%	5%	0%	1.0
<u>First Floor</u>									
Window 22	Store	38%	38%	0%	1.0	8%	8%	0%	1.0
Window 23	Bathroom/WC	59%	59%	0%	1.0	15%	15%	0%	1.0
Window 24	Entrance	30%	30%	0%	1.0	7%	7%	0%	1.0
Window 25	Dining/Staff Room	27%	27%	0%	1.0	2%	2%	0%	1.0
Window 26	Dining/Staff Room	36%	36%	0%	1.0	6%	6%	0%	1.0
<u>57A Station Road</u>									
<u>First Floor</u>									
Window 28	Domestic	41%	41%	0%	1.0	8%	8%	0%	1.0
Window 29	Domestic	46%	46%	0%	1.0	13%	13%	0%	1.0
<u>51 Station Road</u>									
<u>Ground Floor</u>									
Window 30	Non Domestic	3%	6%	-3%	2.0	0%	0%	0%	1.0
Window 31	Non Domestic	6%	22%	-16%	3.67	0%	5%	-5%	∞
Window 32	Non Domestic	27%	36%	-9%	1.33	0%	5%	-5%	∞
Window 33	Non Domestic	33%	39%	-6%	1.18	2%	5%	-3%	2.5
Window 34	Non Domestic	52%	52%	0%	1.0	10%	10%	0%	1.0
Window 35	Non Domestic	28%	29%	-1%	1.04	4%	4%	0%	1.0
Window 36	Non Domestic	32%	42%	-10%	1.31	4%	8%	-4%	2.0
<u>First Floor</u>									
Window 41	Domestic	64%	63%	1%	0.98	17%	16%	1%	0.94

Appendix 2 - Sunlight to Windows
53 and 55 Station Road, Hayes UB3 4BE

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Aquis House</u>									
<u>Second Floor</u>									
Window 83	Non Domestic	57%	57%	0%	1.0	18%	18%	0%	1.0
Window 84	Non Domestic	57%	57%	0%	1.0	18%	18%	0%	1.0
<u>Third Floor</u>									
Window 85	Non Domestic	58%	58%	0%	1.0	18%	18%	0%	1.0
Window 86	Non Domestic	58%	58%	0%	1.0	18%	18%	0%	1.0
<u>Hayes Town Centre Phase 2 (Future Building)</u>									
<u>Ground Floor</u>									
Window 93	Living/Dining/Kitchen	20%	18%	2%	0.9	7%	6%	1%	0.86
Window 94	Entrance	30%	28%	2%	0.93	7%	6%	1%	0.86
Window 95	Bedroom	34%	33%	1%	0.97	6%	6%	0%	1.0
<u>First Floor</u>									
Window 103	Living/Dining/Kitchen	21%	19%	2%	0.9	8%	7%	1%	0.88
Window 104	Bedroom	19%	18%	1%	0.95	9%	9%	0%	1.0
Window 105	Bedroom	36%	36%	0%	1.0	6%	6%	0%	1.0
<u>Second Floor</u>									
Window 106	Living/Dining/Kitchen	26%	26%	0%	1.0	3%	3%	0%	1.0
Window 115	Living Room	22%	22%	0%	1.0	9%	9%	0%	1.0
Window 116	Dining/Kitchen	21%	21%	0%	1.0	10%	10%	0%	1.0
Window 117	Bedroom	42%	42%	0%	1.0	7%	7%	0%	1.0
<u>Third Floor</u>									
Window 118	Living/Dining/Kitchen	35%	35%	0%	1.0	4%	4%	0%	1.0
Window 127	Living Room	22%	22%	0%	1.0	9%	9%	0%	1.0
Window 128	Dining/Kitchen	24%	24%	0%	1.0	12%	12%	0%	1.0
Window 129	Bedroom	49%	49%	0%	1.0	8%	8%	0%	1.0
<u>Fourth Floor</u>									
Window 130	Living/Dining/Kitchen	46%	46%	0%	1.0	6%	6%	0%	1.0
Window 139	Living Room	24%	24%	0%	1.0	11%	11%	0%	1.0
Window 140	Dining/Kitchen	27%	27%	0%	1.0	14%	14%	0%	1.0
Window 141	Bedroom	59%	59%	0%	1.0	12%	12%	0%	1.0

Appendix 2 - Sunlight to Windows
53 and 55 Station Road, Hayes UB3 4BE

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Hayes Town Centre Phase 3 (Future Building)</u>									
<u>Ground Floor</u>									
Window 150	Living/Dining/Kitchen	18%	18%	0%	1.0	6%	6%	0%	1.0
<u>First Floor</u>									
Window 168	Living/Dining/Kitchen	18%	18%	0%	1.0	6%	6%	0%	1.0
<u>Second Floor</u>									
Window 176	Living/Dining/Kitchen	58%	58%	0%	1.0	13%	13%	0%	1.0
Window 177	Living/Dining/Kitchen	52%	52%	0%	1.0	12%	12%	0%	1.0
Window 178	Living/Dining/Kitchen	30%	30%	0%	1.0	12%	12%	0%	1.0
Window 179	Bedroom	33%	33%	0%	1.0	10%	10%	0%	1.0
Window 180	Living/Dining/Kitchen	26%	26%	0%	1.0	3%	3%	0%	1.0
Window 189	Living Room	20%	20%	0%	1.0	8%	8%	0%	1.0
<u>Third Floor</u>									
Window 197	Living/Dining/Kitchen	63%	63%	0%	1.0	15%	15%	0%	1.0
Window 198	Living/Dining/Kitchen	57%	57%	0%	1.0	15%	15%	0%	1.0
Window 199	Living/Dining/Kitchen	37%	37%	0%	1.0	15%	15%	0%	1.0
Window 200	Bedroom	40%	40%	0%	1.0	13%	13%	0%	1.0
Window 201	Living/Dining/Kitchen	35%	35%	0%	1.0	4%	4%	0%	1.0
Window 210	Living Room	21%	21%	0%	1.0	9%	9%	0%	1.0
<u>Fourth Floor</u>									
Window 218	Living/Dining/Kitchen	69%	69%	0%	1.0	21%	21%	0%	1.0
Window 219	Living/Dining/Kitchen	63%	63%	0%	1.0	20%	20%	0%	1.0
Window 220	Living/Dining/Kitchen	45%	45%	0%	1.0	21%	21%	0%	1.0
Window 221	Bedroom	47%	47%	0%	1.0	18%	18%	0%	1.0
Window 222	Living/Dining/Kitchen	46%	46%	0%	1.0	6%	6%	0%	1.0
Window 231	Living Room	21%	21%	0%	1.0	9%	9%	0%	1.0