



Daylight & Sunlight Assessment

76 Cromwell Rd, Hayes, UB3 2PS

Stones Architects Ltd.

13th April 2026

Project Information

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Disclaimer

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1. Executive Summary

- A. Stones Architects Ltd. (hereafter referred to as the 'client') is seeking planning consent for second floor vertical extension at 76 Cromwell Rd, Hayes, UB3 2PS (hereafter referred to as the 'proposed development'), which is within the London Borough of Hillingdon.
- B. AVAL Consulting Group Limited (ACGL) was instructed by the client to produce a Daylight and Sunlight Assessment Report to accompany the planning application to the London Borough of Hillingdon for consent to undertake the proposed development work.
- C. The purpose of this report is to demonstrate whether the proposed development and its neighbouring properties receive satisfactory levels of daylight and sunlight to windows, habitable rooms, and amenity space.
- D. The study is based on criteria set out in the Building Research Establishment (BRE) guide BR-209-2022 Site Layout Planning for Daylight and Sunlight: a good practice guide, 3rd Edition 2022. The tests prescribed by the BRE Guide are approved by the Department of the Environment and provide a clear methodology for comprehensive testing.
- E. Compliance with the BRE Guide is not a planning criterion and the introduction to the Guide is careful to make this point. There are therefore no minimum mandatory requirements for Daylight & Sunlight in Building Regulations for England & Wales, but the guidance set out in BRE Guide is widely accepted as the approved methodology when calculating Daylight & Sunlight availability.
- F. Appendix 1 identifies the windows analysed in this study. Detailed assessment results containing numerical values are provided in the appendices and graphical representations are provided in relevant sections where it is necessary.
- G. The proposed development performs well against the BRE recommendations. In our opinion, as the proposed development achieves an overall high level of compliance it should not warrant for refusal of the application.

2. Project Details

2.1. Existing site condition

The existing condition includes the current condition of the site with its neighbouring properties and the amount of daylight and sunlight received by them.



Figure.1: Satellite image of existing site and its neighbouring properties (Source: Google).

2.2. Proposed site condition

The proposed condition includes the site with the proposed development along with its neighbouring properties.

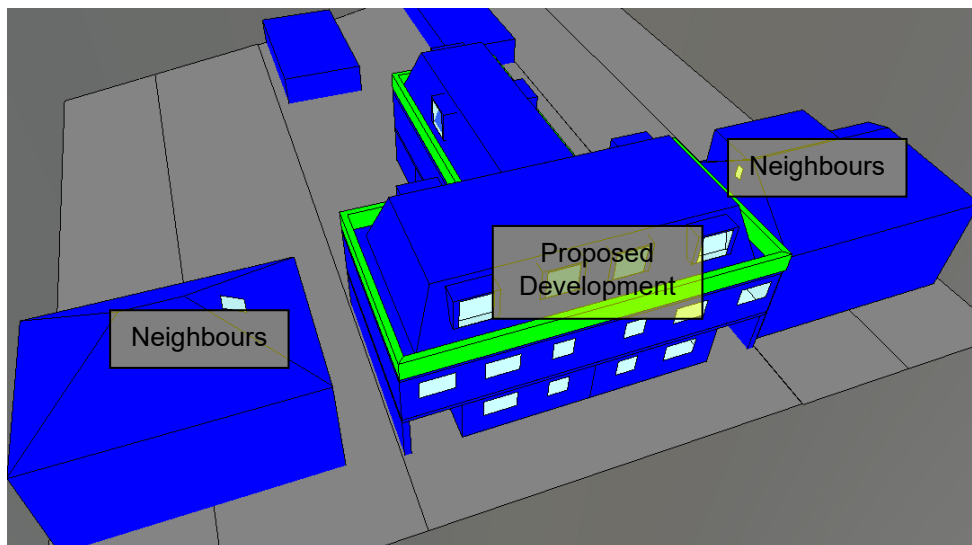


Figure.2: Computer Model of the proposed development and its neighbouring properties.

3. Assessment scope

3.1. Inclusions

- A. The purpose of this report is to demonstrate whether the proposed development and its neighbouring properties receive satisfactory levels of daylight and sunlight to windows, habitable rooms, and amenity space.
- B. The sensitive receptors may include domestic and non-domestic buildings where daylight is required.
 - a. The domestic building includes living rooms, kitchens, and bedrooms as sensitive receptors.
 - b. The 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.
- C. To assess the existing baseline conditions of the site.
- D. To model the proposed development design scheme in computer software and demonstrate the magnitude of effects through simulations.
- E. To propose mitigation measures to reduce the effects observed in the simulation.

3.2. Exclusions

- A. The impact on windows to bathrooms, toilets, storerooms, circulation areas, and garages need is excluded from this assessment.
- B. This study does not calculate the effects of trees and hedges on daylight, sunlight, and the overshadowing of gardens. The BRE guide states that trees should sometimes be taken into account, e.g., where there is concern that future occupants of the dwelling may want the trees to be cut down if they block too much skylight or sunlight. We are not aware of any such circumstances, in this instance.
- C. In general, most commercial properties are not treated as having a reasonable expectation of daylight or sunlight. This is because they are generally designed to rely on electric lighting to provide sufficient light by which people can work, rather than natural daylight or sunlight, and have therefore been scoped out of this assessment.

4. Relevant policies and guidelines

4.1. National Legislation

- A. There is no current, specific national policy or legislation relating to developments and their potential effects on Daylight, Sunlight, and Overshadowing.

4.2. National Planning Policy Framework NPPF (February 2025)

- A. The Building Research Establishment (BRE) guide BR-209-2022 Site Layout Planning for Daylight and Sunlight: a good practice guide, 3rd Edition 2022 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:
 - 130. Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. “Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. In these circumstances:
 - c) Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).”

4.3. National Planning Practice Guidance NPPG (2023)

- A. NPPG Dec-2023 states: A material planning consideration is one which is relevant to making the planning decision in question (e.g: whether to grant or refuse an application for planning permission).
- B. The scope of what can constitute a material consideration is very wide and so the courts often do not indicate what cannot be a material consideration. However, in general they have taken the view that planning is concerned with land use in the public interest, so that the protection of purely private interests such as the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations.

4.4. Local Planning Policy

- A. We understand that the Local Authority take 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 BR-209-2022 Site Layout Planning for Daylight and Sunlight: a good practice guide, 3rd Edition 2022.

4.5. Other relevant Policies, Standards and Guidance

4.5.1. Building Research Establishment (BRE) BR-209-2022

- A. Detailed guidance on Daylight, Sunlight, and Overshadowing was published by the BRE in 2022. The Daylight, Sunlight and Overshadowing assessments have been undertaken in accordance with the methodologies and numerical guidelines recommended in BRE Report 209 'Site layout planning for daylight and sunlight: A guide to good practice'.
- B. The BRE document gives guidance on-site layout to retain good daylight and sunlight in existing surrounding buildings. It enables an assessment to be made as to whether the proposals will adversely affect the daylight and sunlight reaching existing habitable rooms and relevant external amenity spaces.
- C. Whilst the guide is intended for use by designers, consultants and planning officers and gives numerical guidelines, the advice given is not mandatory and should not be used as an instrument of planning policy, as it states:
- “...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 the Site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings” (Section 1, Paragraph 6).
- D. When considering the BRE Guide’s requirements, it is important to remember that the Guide is not a set of planning rules and used as an aid to planning officers and designers by giving objective means of making assessments. The target values in the BRE Guide may not be obtainable in dense urban areas where the grain of development is tight, while higher values might well be desirable in suburban or rural areas where the grain is contrastingly open. This is recognised by the BRE and made clear in the BRE Guide.
- E. The need to apply daylight and sunlight advice flexibly was reinforced in the recent National Planning Policy Framework (NPPF) draft revisions (March 2018, at para 123 [c]) and reiterated in the NPPG ‘Effective Use of Land’ guidance (July 2019). This is particularly relevant in London, and acknowledged in the Greater London Authority’s Housing Supplementary Planning Guidance (SPG), March 2016 (para 1.3.46), which states:
- “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.”

4.5.2. Other standards

- A. The British Standard publication BS EN 17037:2018+A1:2021 Daylight in buildings.
- B. The CIBSE publication Lighting Guide LG 10: Daylighting – a guide for designers.

5. Assessment Parameters

5.1. Introduction

- A. The BRE Guide (SLPDS) describes various parameters to be assessed to measure the amount of Daylight and Sunlight availability in a building or open space. They are as follows:

#	Study Parameter		New Development	Existing Building	Adjoining Land	Amenity Space
1.	Daylight	Vertical Sky Component	✓	✓	✓	✗
2.		Target Illuminance	✓	✗	✗	✗
3.	Sunlight	Direct Sunlight Hours	✓	✗	✗	✗
4.		Annual Probable Sunlight Hours	✗	✓	✓	✗
5.		Sun on Ground	✗	✗	✓	✓

Table.1: List of parameters to be tested

5.2. Daylight Parameters

- A. Daylight is the light received from the sun which is diffused through the sky's clouds. 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 also known as diffuse light. Any reduction in the total amount of daylight can be calculated by finding the Vertical Sky Component.

5.2.1. Vertical Sky Component (VSC)

- A. The Vertical Sky Component (VSC) is the ratio of the direct skylight illuminance falling on a vertical face at a reference point (usually the centre of a window), to the simultaneous horizontal illuminance under an unobstructed sky.
- B. Whilst the VSC test is a useful guide to predict the potential impact of a proposed neighbouring development; the test only measures the light falling on a single point, and therefore does not consider the size of a window or the benefit of other windows serving the same room.
- C. The test also does not consider the size of the room any window serves. Therefore, the following Daylight Distribution test is often regarded as a more relevant indication of the impact in these cases.
- D. For daylight provision in buildings, BS EN 17037 provides two methodologies. One is based on target illuminances from daylight to be achieved over specified fractions of the reference plane (a plane at tabletop 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. This assessment is done using target illuminance method.

5.2.2. Target Illuminance (E)

- A. 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.
- B. A target illuminance (ET) should be achieved across at least half of the reference plane in a daylight space for at least half of the daylight hours. Another target illuminance (ETM) should also be achieved across 95% of the reference plane for at least half of the daylight hours; this is the minimum target illuminance to be achieved towards the back of the room.

5.3. Sunlight Parameters

- A. Sunlight is the unobstructed light received on the surface from the sun. An obstructed sky with clouds impacts the sunlight reception on the surface. Reduction in amount of sunlight can be quantified by the methods outlined in following sections.

5.3.1. Direct Sunlight Hours

- A. BS EN 17037[1] 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. It is suggested that 21 March (equinox) be used. The medium level of recommendation is three hours and the high level of recommendation four hours. For dwellings, at least one habitable room, preferably a main living room, should meet at least the minimum criterion. One of the sun path indicators in Appendix A (Figures A5, A6, or A7) can be used to calculate hours of sunlight received.
- B. The BS EN 17037 criterion applies to rooms of all orientations, although if a room faces significantly north of due east or west it is unlikely to be met.

5.3.2. Annual Probable Sunlight Hours (APSH)

- A. Annual Probable Sunlight Hours (APSH) means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloudiness for the location in question. Criterion applies to all rooms of all orientations, although if a room faces significantly north of due east or west it is unlikely to be met.
- B. In accordance with the BRE guidelines, windows that face within 90 degrees of due south need to be checked for Annual Probable Sunlight Hours (APSH). Further, it is not necessary to assess the effect of obstructions within 90 degrees of due north of the existing windows. North facing windows and/or properties to the south of the site have therefore not been tested for APSH.

5.3.3. Sun on Ground

- A. The availability of sunlight should be checked for all open spaces where it will be required. This would normally include
- a. Residential gardens, usually the main back garden of a house
 - b. Parks and playing fields
 - c. Children's playgrounds
 - d. Outdoor swimming pools
 - e. Sitting out areas such as those between non-domestic buildings and in public squares
 - f. Focal points for views such as a group of monuments or fountains
- A. Sunlight at an altitude of 10 degrees or less does not count because it is likely to be blocked by low level planting anyway. In working out the total area to be considered, driveways and hard standings for cars should be left out. Around, housing, front gardens which are relatively small and visible from public footpaths should be omitted; only main back garden should be analysed.

5.4. Significance criteria of the assessment parameters

- A. The BRE Guide Appendix H states that "the assessment of the impact will depend on a combination of factors, and there is no simple rule of thumb that can be applied.
- B. Based on the recommendation of the BRE Guide 209:2022 the significance criteria and the classification of the magnitude of the impact is presented in following tables for Daylight and Sunlight assessment parameters.

Vertical Sky Component (VSC)			Impact Classification
New Building	Existing Building	Adjoining Land	
≥27%	≥0.8 times former value	≥27%	Meets BRE
≥15%	≥0.6 times former value	≥15%	Minor
≥5%	≥0.4 times former value	≥5%	Moderate
≤5%	≤0.4 times former value	≤5%	Major
Table.2: Vertical Sky Component (VSC) impact classification table			

Target Illuminances from daylight over at least half of the daylight hours			Impact Classification
Target Illuminance E_T (lux) for 50% of assessment grid in bedrooms	Target Illuminance E_T (lux) for 50% of assessment grid in living rooms	Target Illuminance E_T (lux) for 50% of assessment grid in kitchen	
≥ 700	≥ 1050	≥ 1400	Highly Exceeds BRE
≥ 500	≥ 750	≥ 1000	Mediumly Exceeds BRE
≥ 100	≥ 150	≥ 200	Meets BRE
≥ 80	≥ 120	≥ 160	Minor
≥ 60	≥ 90	≥ 120	Moderate
≤ 60	≤ 90	≤ 120	Major

Table.3: Target Illuminance (E) impact classification table

Direct Sunlight Hours	Impact Classification
Hours of sunlight received in at least one habitable room	
≥ 4 hours (240 minutes)	Highly Exceeds BRE
≥ 3 hours (180 minutes)	Mediumly Exceeds BRE
≥ 1.5 hours (90 minutes)	Meets BRE
≥ 1 hours (60 minutes)	Minor
≥ 0.5 hours (30 minutes)	Moderate
≤ 0.5 hours (30 minutes)	Major

Table.4: Direct Sunlight Hours impact classification

Annual Probable Sunlight Hours (APSH)			Impact Classification
Summer	Winter	Whole Year	
≥25%	≥5%	≥4%	Meets BRE
Or ≥0.8 times of its former value			
≥18%	≥4%	≥3%	Minor
Or ≥0.6 times of its former value			
≥13%	≥2%	≥2%	Moderate
Or ≥0.4 times of its former value			
≤13%	≤2%	≤2%	Major
Or ≤0.4 times of its former value			
Table.5: Annual Probable Sunlight Hours (APSH) impact classification table			

Sun on Ground (Overshadowing)		Impact Classification
New Open Space	Existing Open Space	
≥50% receives 2 hours of sunlight	≥0.8 times former value	Meets BRE
≥37% receives 2 hours of sunlight	≥0.6 times former value	Minor
≥25% receives 2 hours of sunlight	≥0.4 times former value	Moderate
≤25% receives 2 hours of sunlight	≤0.4 times former value	Major
Table.6: Sun on Ground (Overshadowing) impact classification table		

- B. The impact assessment was undertaken using detailed computer modelling and simulation software IESVE.2023.3.1.0

6. Assessment Results – Proposed Development

- A. A drawing representing the windows analysed in this study along with their position and reference number is presented in Figure.5 in Appendix 1.

6.1. Daylight – Vertical Sky Component (VSC)

- A. The test shows that out of 22 tested rooms as shown in Table.7 in Appendix 2;
- B. 20 (91%) rooms meet the BRE requirement of $\geq 27\%$ VSC value. Therefore, it is considered that the proposed development meets the minimum BRE recommendation of skylight reception in these rooms.
- C. 2 (9%) rooms meet the BRE requirement of $\geq 15\%$ VSC value. Whilst the VSC test is a useful guide to predict the potential impact; the test only measures the light falling on a single point, and therefore does not consider the size of a window or the benefit of other windows serving the same room. The test also does not consider the size of the room the window serves. Therefore, the Daylight Distribution (Target Illuminance E) test is often regarded as a more relevant indication of the impact in these cases. The impact on these windows is to be considered not significant as the rooms receive ≥ 200 lux of daylight as demonstrated in the Daylight Distribution test illuminance contour map in Figure.3 in section 6.2 of this report. Therefore, it is considered that the proposed development receives reasonable amount of daylight

6.2. Daylight – Target Illuminance (E)

- A. The BRE Guide Appendix.C.31 states that, it may not be necessary to analyse every room in a proposed development. For example, if a building has the same room and window layouts on each floor, and rooms on a lower floor meet the recommendations, then the corresponding rooms on upper floors would be expected to meet the recommendations too.
- B. Therefore, this assessment is carried out only in the proposed development for rooms within the lower floors; rooms with smaller size or a smaller number of windows and or rooms with significant obstructions that are considered as the worst-case scenario.
- C. The test shows that out of 2 tested rooms as shown in Figure.3 showing Target Illuminance of each room;
- D. All 2 (100%) rooms meet their respective BRE requirement in at least half of the room space over half of the daylight hours. Therefore, it is considered that the proposed development meets the minimum BRE recommendation of daylight distribution inside these rooms.



Figure.3: Illuminance (E) grid diagram – Ground Floor

6.3. Sunlight – Direct Sunlight Hours

- A. The test shows that out of 11 tested individual dwellings as shown in Table.7 in Appendix 2;
- B. All 11 (100%) tested dwellings meet the BRE requirement of receiving ≥ 1.5 hours of direct sunlight on 21st March in at least one habitable room. Therefore, it is considered that the proposed development meets the minimum BRE recommendation of sunlight reception at these dwellings.

6.4. Sunlight – Sun on Ground

- A. The test was scoped as there is no amenity space within the proposed development boundary.

7. Assessment Results – Neighbouring Properties

- A. A drawing representing the windows analysed in this study along with their position and reference number is presented in Figure.6 in Appendix 1.

7.1. Daylight – Vertical Sky Component (VSC)

- A. The test shows that out of 5 tested windows as shown in Table.8 in Appendix 2;
- B. 1 (20%) window meet the BRE requirement of $\geq 27\%$ and or ≥ 0.8 times of its former VSC value. Therefore, it is considered that the neighbouring properties meet the minimum BRE recommendation of skylight reception at these windows.
- C. 2 (40%) windows meet the BRE requirement of $\geq 15\%$ and or ≥ 0.6 times of its former VSC value. 2 (40%) window meets the BRE requirement of $\leq 5\%$ and or < 0.4 times of its former VSC value. However, these spaces are not classified as habitable rooms. The assessment has been undertaken using a conservative worst-case scenario, assuming the rooms are habitable. On this basis, the resulting impact is considered to be not significant.
- D. NPPG Dec-2023 states: The scope of what can constitute a material consideration is very wide and so the courts often do not indicate what cannot be a material consideration. However, in general they have taken the view that planning is concerned with land use in the public interest, so that the protection of purely private interests such as the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations. Therefore, the minor impact on the loss of light should not warrant the refusal of the application.

7.2. Sunlight – Annual Probable Sunlight Hours (APSH)

- A. The test shows that out of 5 tested windows as shown in Table.8 in Appendix 2;
- B. 3 (60%) windows meet the BRE requirement of $\geq 25\%$ and or ≥ 0.8 times of its former APSH value in Summertime between 21st March to 21st September. Therefore, it is considered that the neighbouring properties meet the minimum BRE recommendation of sunlight reception at these windows.
- a. 2 (40%) window receives sunlight $\geq 13\%$ and or ≥ 0.4 times of its former APSH value in Summertime between 21st March to 21st September. However, these spaces are not classified as habitable rooms. The assessment has been undertaken using a conservative worst-case scenario, assuming the rooms are habitable. On this basis, the resulting impact is considered to be not significant.
- C. 4 (80%) windows meet the BRE requirement of $\geq 5\%$ and or ≥ 0.8 times of its former APSH value in Wintertime between 21st September to 21st March. Therefore, it is considered that the neighbouring properties meet the minimum BRE recommendation of sunlight reception at these windows.

- a. 1 (20%) window would receive sunlight of $\geq 2\%$ and or ≥ 0.4 times of its former APSH value in Wintertime between. However, these spaces are not classified as habitable rooms. The assessment has been undertaken using a conservative worst-case scenario, assuming the rooms are habitable. On this basis, the resulting impact is considered to be not significant.
- D. 3 (60%) windows meet the BRE requirement of $\geq 4\%$ and or ≥ 0.8 times of its former APSH value in whole year between 1st January to 1st December. Therefore, it is considered that the neighbouring properties meet the minimum BRE recommendation of sunlight reception at these windows.
- a. 2 (40%) windows would receive sunlight of $\geq 2\%$ and or ≥ 0.4 times of its former APSH value in whole year between 1st January to 1st December. However, these spaces are not classified as habitable rooms. The assessment has been undertaken using a conservative worst-case scenario, assuming the rooms are habitable. On this basis, the resulting impact is considered to be not significant.
- E. NPPG Dec-2023 states: The scope of what can constitute a material consideration is very wide and so the courts often do not indicate what cannot be a material consideration. However, in general they have taken the view that planning is concerned with land use in the public interest, so that the protection of purely private interests such as the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations. Therefore, the minor impact on the loss of light should not warrant the refusal of the application.

7.3. Sunlight – Sun on Ground

- A. The test shows that out of 1 tested amenity space1 as shown in Figure.4 showing shadow cast of the plot; all 1 (100%) of amenity spaces meet the BRE requirement of receiving two hours of sunlight in $\geq 25\%$ of their space and or ≥ 0.4 times space from its former space value on 21st of March. The test shows that the proposed development casts no shadow on the neighbouring amenities for 8 hours until 2pm. Therefore, it should be concluded that the reception of direct sunlight on the neighbouring amenities is not obstructed by the proposed development.

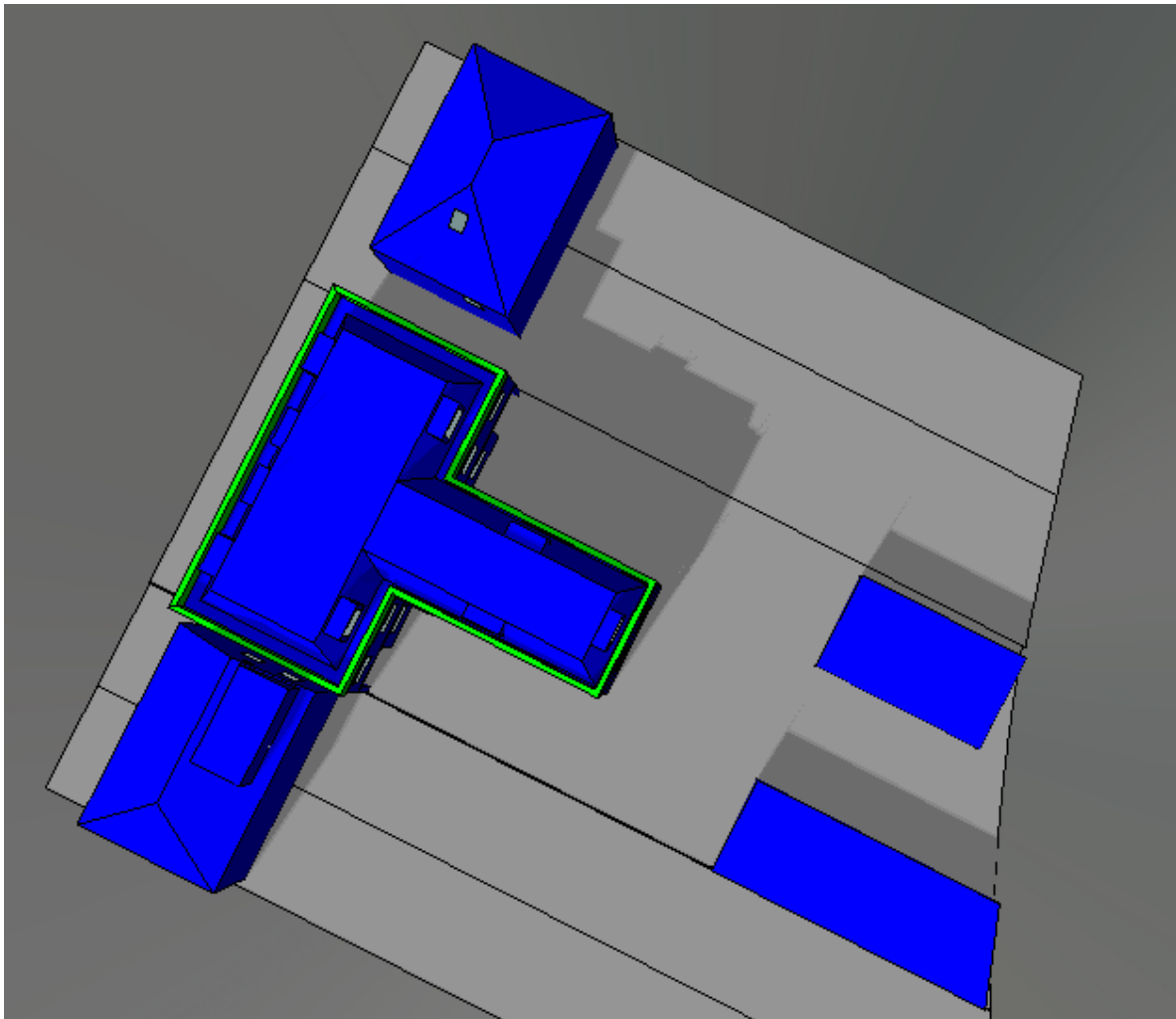


Figure.4: Overshadowing diagram on 21st Mar 2pm

8. Mitigation Measures

8.1. Proposed development

- A. Mitigation measures are not necessary as the proposed development meets the BRE guideline criteria.

8.2. Neighbouring properties

- A. Mitigation measures are not necessary as the neighbouring properties meet the BRE guideline criteria.

9. Conclusion

9.1. Proposed development

- A. This report provides an assessment for the daylight and sunlight analysis that should be carried out as part of the detailed planning submission.
- B. In our opinion, the proposed development achieves an overall high level of compliance with the BRE requirements. Therefore, it should not warrant for refusal of the application.
- C. Therefore, it can be considered that the development will not conflict with any national, regional, or local planning policy in relation to the loss of daylight and sunlight because of the proposed development.

9.2. Neighbouring properties

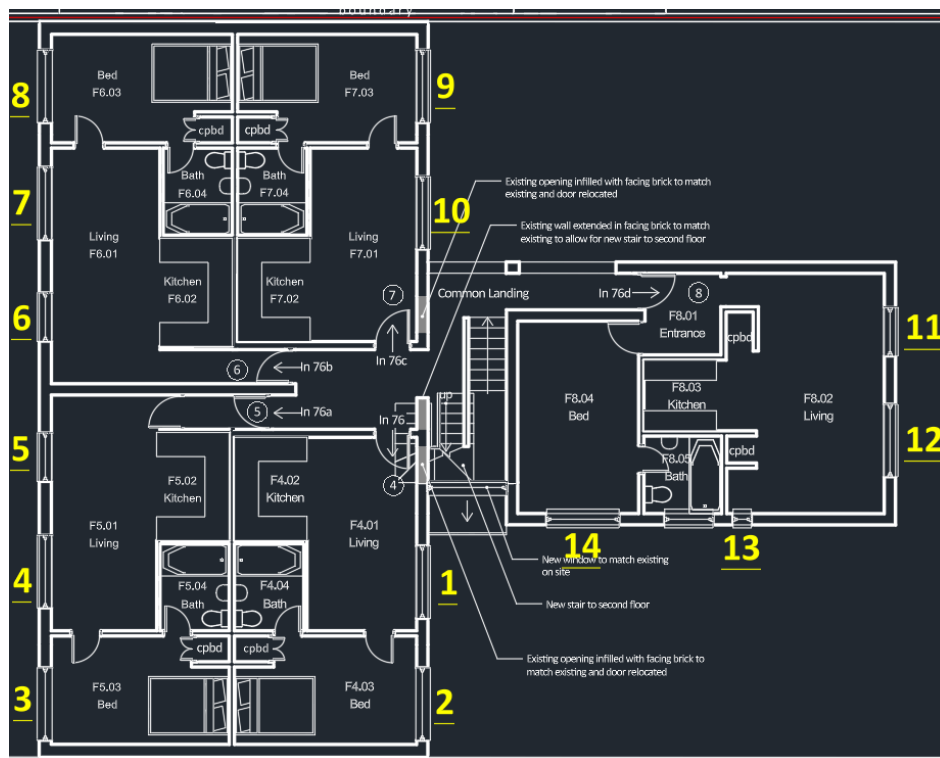
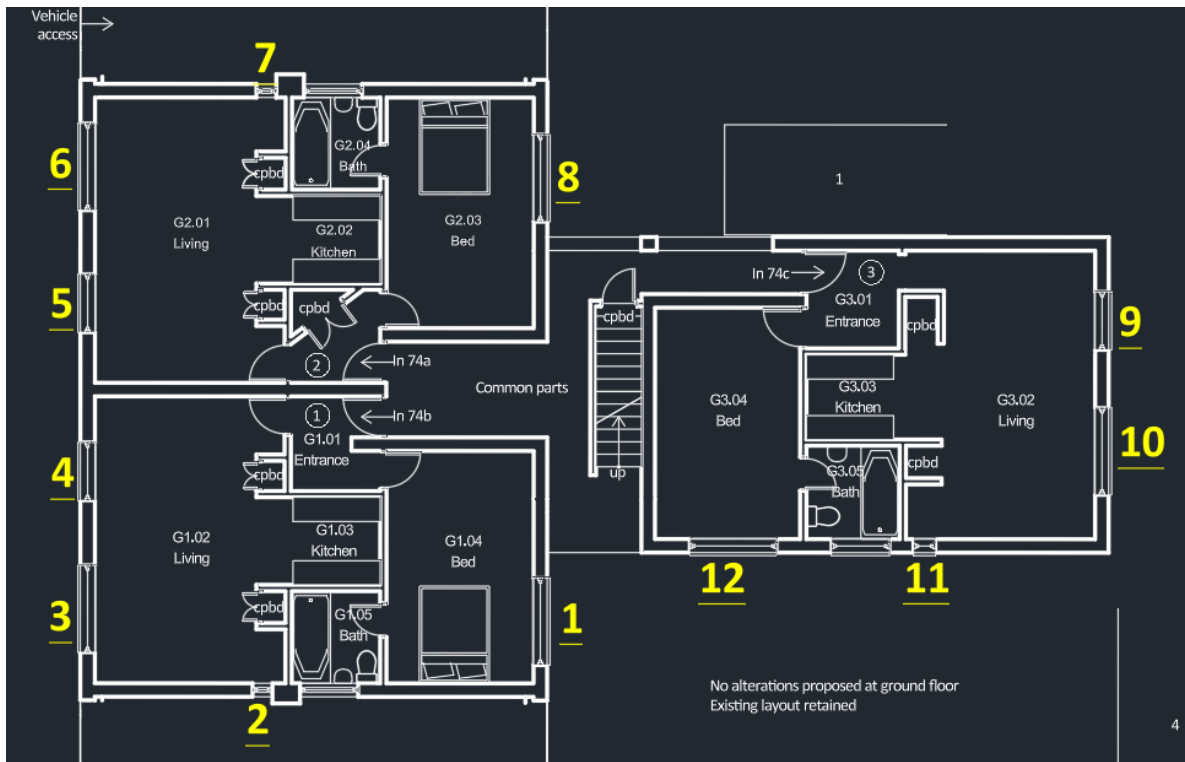
- A. This report provides an assessment for the daylight and sunlight analysis that should be carried out as part of the detailed planning submission.
- B. In our opinion, the neighbouring properties achieves an overall high level of compliance with the BRE requirements. Therefore, it should not warrant for refusal of the application.
- C. Therefore, it can be considered that the development will not conflict with any national, regional, or local planning policy in relation to the loss of daylight and sunlight because of the proposed development.

10. Clarifications

- A. The report provided is solely for the use of the client and no liability to anyone else is accepted.
- B. The study is limited to assessing daylight, sunlight of the proposed development as set out in sections 2.1, 3.1 and 3.3 of the BRE Guide.
- C. The study has been undertaken following access to the proposed development site. We have not had access to neighbouring properties. The study is based on the information listed in section 2 of this report.
- D. Where plans or access were not available, the internal layouts have been based on assumptions (where possible from external observation). Where the layouts have been estimated, this has no bearing on the sunlight analysis or the assessment of the vertical sky component daylight test, both of which are considered at the centre of the window.
- E. We have undertaken the survey following the guidelines of the RICS publication "Surveying Safely". Where limited access is available, assumptions will have been made.
- F. This report is based upon and subject to the scope of work set out in AVAL Consulting Group's quotation, standard terms and conditions and section 5 of this report.

Appendices

Appendix 1: Window reference numbers



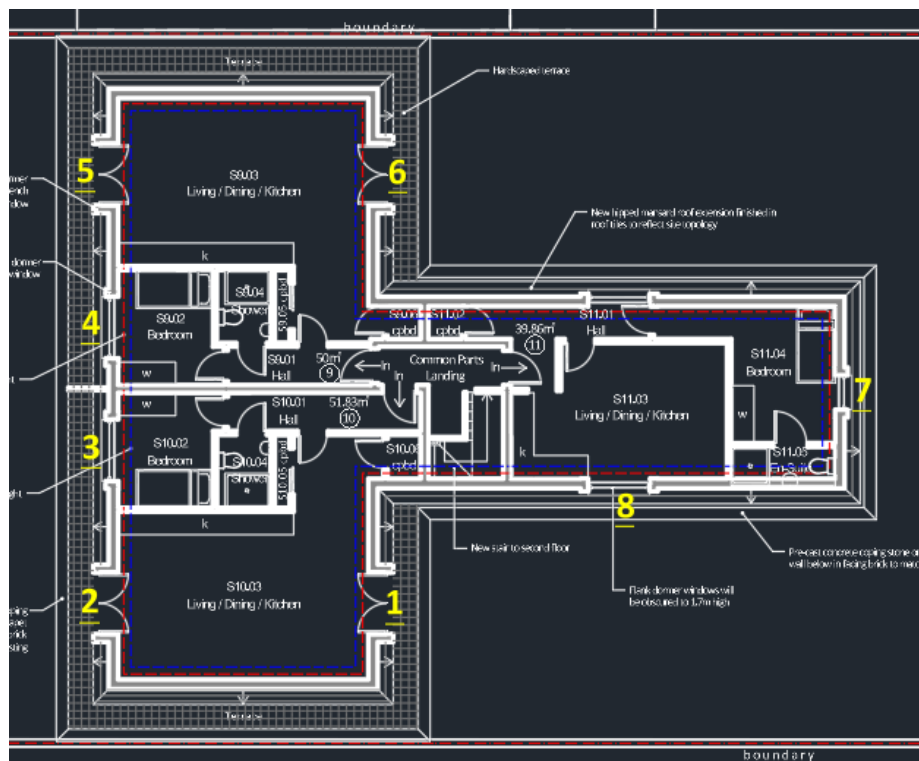


Figure.5: Windows and its numbers within proposed development

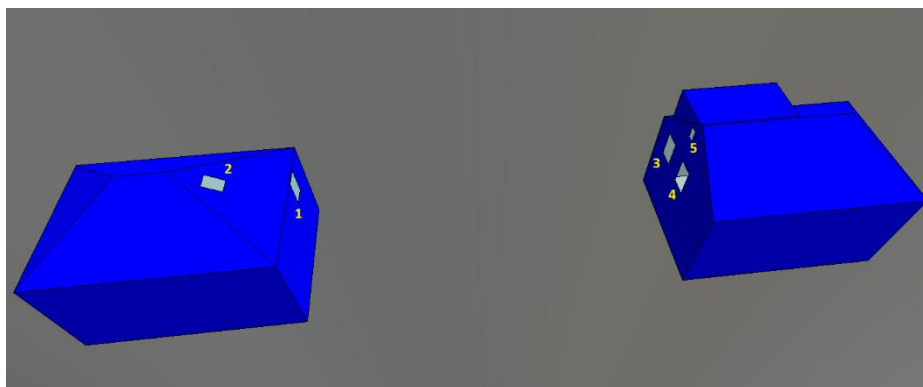


Figure.6: Windows and its numbers in neighbouring properties

Appendix 2: Detailed numerical test results

					VSC in %			Direct Sunlight Hours		
Floor	Flat	Room Usage	Window Reference	Window Direction	Target	Proposed	Impact Descriptor	Target	Proposed	Impact Descriptor
Ground	1	Bedroom	1	SE	≥27	24.42	Minor	≥1.5	≥1.5	Meets BRE
			2	SW		0.54				
		Living & Kitchen	3	NW	≥27	39.42	Meets BRE			
			4	NW		39.46				
	2	Living & Kitchen	5	NW		39.52	Meets BRE	≥1.5	≥1.5	Meets BRE
			6	NW	≥27	39.48				
			7	NE		0.51				
		Bedroom	8	SE	≥27	24.21	Minor			
	3	Living & Kitchen	9	SE		38.91	Meets BRE	≥1.5	≥1.5	Meets BRE
			10	SE	≥27	38.85				
			11	SW		35.22				
		Bedroom	12	SW	≥27	31.43	Meets BRE			
Second	4	Living & Kitchen	1	SE	≥27	28.25	Meets BRE	≥1.5	≥1.5	Meets BRE
		Bedroom	2	SE	≥27	34.32	Meets BRE			
	5	Bedroom	3	NW	≥27	39.92	Meets BRE	≥1.5	≥1.5	Meets BRE
		Living & Kitchen	4	NW	≥27	39.56	Meets BRE			
	5	NW	39.88							
	6	Living & Kitchen	6	NW		39.64	Meets BRE	≥1.5	≥1.5	Meets BRE
			7	NW	≥27	39.9				
	Bedroom	8	NW	≥27	39.82	Meets BRE				
		Bedroom	9	SE	≥27	34.47	Meets BRE	≥1.5	≥1.5	Meets BRE
	Living & Kitchen	10	SE	≥27	27.59	Meets BRE				
	8	Living & Kitchen	11	SE		39.34	Meets BRE	≥1.5	≥1.5	Meets BRE
			12	SE	≥27	39.35				
		13	SW		37.4					
	Bedroom	14	SW	≥27	34.76	Meets BRE				
Third	10	Living & Kitchen	1	SE	≥27	37.23	Meets BRE	≥1.5	≥1.5	Meets BRE
	2		NW	39.78						

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	9	Bedroom	3	NW	≥27	39.46	Meets BRE	≥1.5	≥1.5	Meets BRE
		Bedroom	4	NW	≥27	39.49	Meets BRE			
		Living & Kitchen	5	NW	≥27	39.61	Meets BRE			
			6	SE	≥27	37.32	Meets BRE			
	11	Bedroom	7	SE	≥27	39.41	Meets BRE	≥1.5	≥1.5	Meets BRE
		Living & Kitchen	8	SW	≥27	38.64	Meets BRE			

Table.7: Detailed numerical test results within proposed development

House	Floor	Window Reference	Window Direction	VSC in %					APSH Summer in %					APSH Winter in %					APSH Whole Year in %				
				Target	Existing	Proposed	Loss Ratio	Impact Descriptor	Target	Existing	Proposed	Loss Ratio	Impact Descriptor	Target	Existing	Proposed	Loss Ratio	Impact Descriptor	Target	Existing	Proposed	Loss Ratio	Impact Descriptor
74	1	1	SW	≥27	26.37	20.58	0.78	Minor	≥25	17	16.83	0.99	Meets BRE	≥5	5.66	3.11	0.55	Moderate	≥4	22.66	19.94	0.88	Meets BRE
	Roof	2	SW	≥27	40	40	1.00	Meets BRE	≥25	22.92	22.92	1.00	Meets BRE	≥5	14.58	13.9	0.95	Meets BRE	≥4	37.5	36.82	0.98	Meets BRE
78	1	3	NE	≥27	20.78	1.35	0.06	Major	≥25	4.99	2.24	0.45	Moderate	≥5	0	0	1.00	Meets BRE	≥4	4.99	2.24	0.45	Moderate
	1	4	NE	≥27	20.69	1.69	0.08	Major	≥25	5.32	2.24	0.42	Moderate	≥5	0	0	1.00	Meets BRE	≥4	5.32	2.24	0.42	Moderate
	2	5	NE	≥27	39.31	29.92	0.76	Minor	≥25	7.64	6.26	0.82	Meets BRE	≥5	0	0	1.00	Meets BRE	≥4	7.64	6.26	0.82	Meets BRE

Table.8: Detailed numerical test results within neighbouring properties