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Client: Albemarle Property

Daylight and Sunlight Assessment for the Development at Conex House, Field End Road, Ruislip HA5 1RJ

January 2025

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Contents Amendment Record

This report has been issued and amended as follows:

Revision	Description	Date	Written by	Checked by
0	Draft Issue	7th November 2023	IK/NAV	LH
1	Updated scheme	9th May 2024	NAV	IK
2	Updated Scheme	30th September 2024	NAV	LH
3	Updated Scheme to include lift shaft	17th January 2025	KC	LH

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Contents

1 Executive Summary

The detailed daylight and sunlight analysis undertaken as part of this assessment has examined the impact of the proposed development at Conex House, Field End Road on the neighbouring properties in accordance with BRE Guidance (2022).

In line with the assessment criteria, it has been shown that either: none of assessed rooms will experience a reduction beyond the acceptable BRE threshold, or, the provision of daylight will exceed the acceptable threshold. It has also been possible to demonstrate that none of the neighbouring windows will experience a reduction in sunlight beyond the BRE acceptable thresholds.

Furthermore, all of the proposed rooms will meet or exceed the minimum recommended target values for daylight and sunlight in accordance with BR209 2002.

2 Background and Scope of Appraisal

2.1 Study Objectives

Herrington Consulting has been commissioned by Albemarle Property to assess the potential impact of the proposed development at Conex House, Field End Road, Ruislip HA5 1RJ, in relation to daylight, sunlight and overshadowing on the neighbouring buildings. The key objectives of the assessment are to:

- assess the baseline conditions at the site;
- analyse the potential impacts of the development on the daylight and sunlight currently received by the neighbouring buildings;
- assess these impacts in line with any relevant planning policies and best practice guidance.

In addition to the assessment of impacts on the neighbouring buildings, this study also analyses and quantifies the provision of natural daylight and sunlight to the habitable rooms within the proposed development.

2.2 Site Location

The site is situated in the area of Pinner in north-west London and is located within administrative boundaries of the London Borough of Hillingdon. The location of the site is shown in Figure 2.1 and the site plan included in Appendix A.1 gives a more detailed reference to the site location and layout.

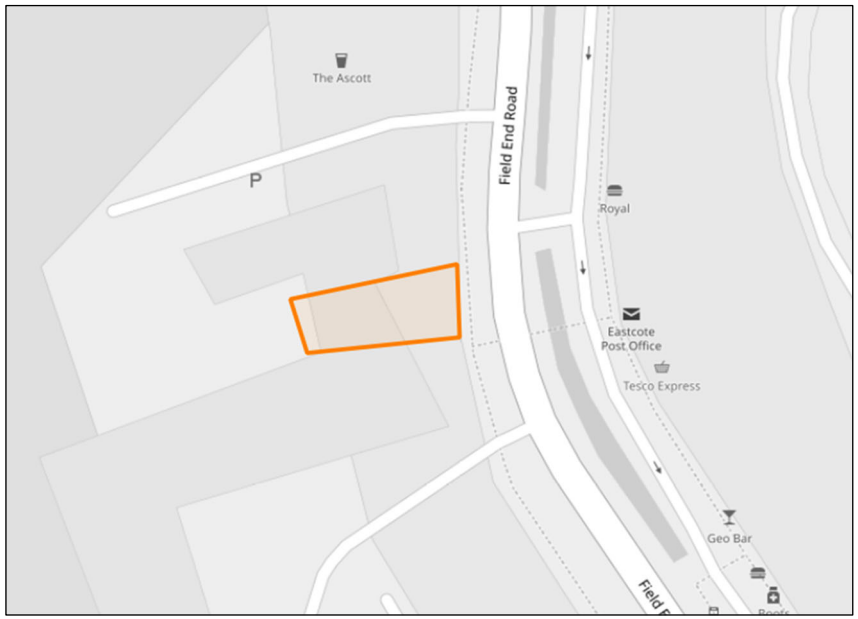


Figure 2.1 – Location map (contains Ordnance Survey data © Crown copyright and database rights 2015)

2.3 The Development

The proposal for development is to demolish the existing building and construct a four-storey building accommodating seven new residential flats. This report has been updated from the September 2024 revision to include the additional height of lift shaft. Drawings of the proposed scheme are included in Appendix A.1.

A 3D rendered image of the development proposals is shown in Figure 2.1

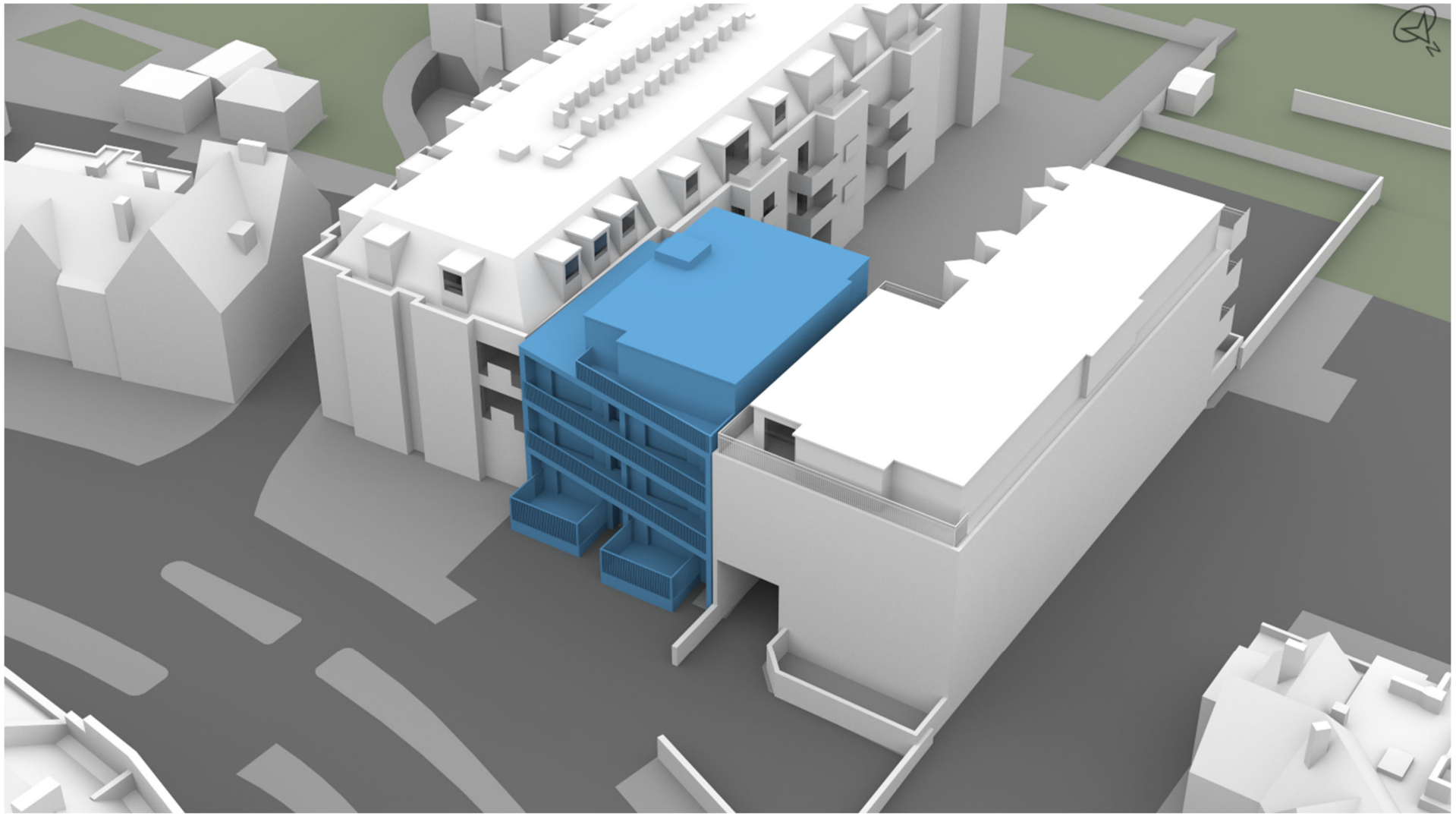


Figure 2.1 - 3D Image of Development Proposal

3 Policy and Guidance

3.1 National Planning Policy

National Planning Policy Framework (December 2024)

Paragraph 130 on 'Achieving appropriate densities' states that *"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)."*

Guidance on Effective Use of Land (Revised July 2019)

The guidance states that *"Where a planning application is submitted, local planning authorities will need to consider whether the proposed development would have an unreasonable impact on the daylight and sunlight levels enjoyed by neighbouring occupiers, as well as assessing whether daylight and sunlight within the development itself will provide satisfactory living conditions for future occupants."*

Furthermore, it also states that "*All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings. In such situations good design (such as giving careful consideration to a building's massing and layout of habitable rooms) will be necessary to help make the best use of the site and maintain acceptable living standards."*

3.2 Regional Planning Policy

The London Plan – The Spatial Development Strategy for Greater London – (March 2021)

Policy D6 on 'Housing quality and standards' states the following:

"C) Housing 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 London Plan – Supplementary Planning Guidance – Housing (March 2016)

Policy 7.6Bd on 'Standards for privacy, daylight and sunlight' requires new development to avoid causing unacceptable harm to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing. It also states that *"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."

In the 'Standards for privacy, daylight and sunlight', Paragraph 1.3.46 states that *"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."*

Similarly, Paragraph 2.3.47 on 'Daylight and Sunlight' includes the following statement *"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."*

Standard 32 on 'Daylight and Sunlight' states that *"All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight."*

3.3 Local Planning Policy

Hillingdon Local Plan (January 2020)

Policy DMHB 17: Residential Density states on Paragraph 5.65 that *"A habitable room is defined as a room within a dwelling, the primary use of which is for living, sleeping or dining. This definition includes living rooms, dining rooms, bedrooms, studies and conservatories but excludes halls, corridors, bathrooms and lavatories. For the purpose of this policy, kitchens which provide space for dining and have windows, will be considered habitable rooms and should be fully considered as part of the assessment of amenity impacts."*

3.4 Best Practice Guidance

In the absence of official national planning guidance/legislation on daylight and sunlight, the most recognised guidance document is published by the Building Research Establishment and entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice', Third Edition, 2022; herein referred to as the '**BRE Guidelines**'.

The BRE Guidelines are not mandatory and themselves state that they should not be used as an instrument of planning policy, however in practice they are heavily relied upon as they provide a good guide to approach, methodology and evaluation of daylight and sunlight impacts.

In conjunction with the BRE Guidelines, further guidance is given within **BS EN 17037:2018 - Daylight in Buildings**. This British Standard is the UK implementation of the European Standard and supersedes BS 8206 - 2:2008.

Whilst the BRE Guidelines provide numerical guidance for daylight, sunlight and overshadowing, these criteria should not be seen as absolute targets. The document states that the intention of the guide is to aid rather than constrain the designer. The Guide is not an instrument of planning policy, therefore whilst the methods given are technically robust, it is acknowledged that some level of flexibility should be applied where appropriate.

4 Assessment Techniques (Impact on Neighbour)

4.1 Background

Natural light refers to both daylight and sunlight. However, a distinction between these two concepts is required for the purpose of analysis and quantification of natural light in buildings. In this assessment, the term '*Daylight*' is used for natural light where the source is the sky in overcast conditions, whilst '*Sunlight*' refers specifically to the light coming directly from the sun.

The primary objective of this assessment is to quantify the impacts of the proposed development on the adjacent building[s] and therefore the methods employed by this study are focussed on this objective. These methodologies are described in the following sections of this report and follow the hierarchical approach set out by the BRE Guidelines. The 'decision chart' outlining this process (Figure 20 of the Guidelines) has been reproduced for clarity.

The BRE guidelines are primarily intended for use for residential rooms in adjoining dwellings. However, they may also be applied to any existing non-domestic buildings where the occupants have a reasonable expectation of daylight, which could include schools, hospitals, hotels and offices in specific circumstances. For dwellings, it states that living rooms, dining rooms and kitchens should be assessed. Bedrooms should also be checked, although it states that they are less important. Other rooms, such as bathrooms, toilets, storerooms, circulation areas and garages need not be assessed.

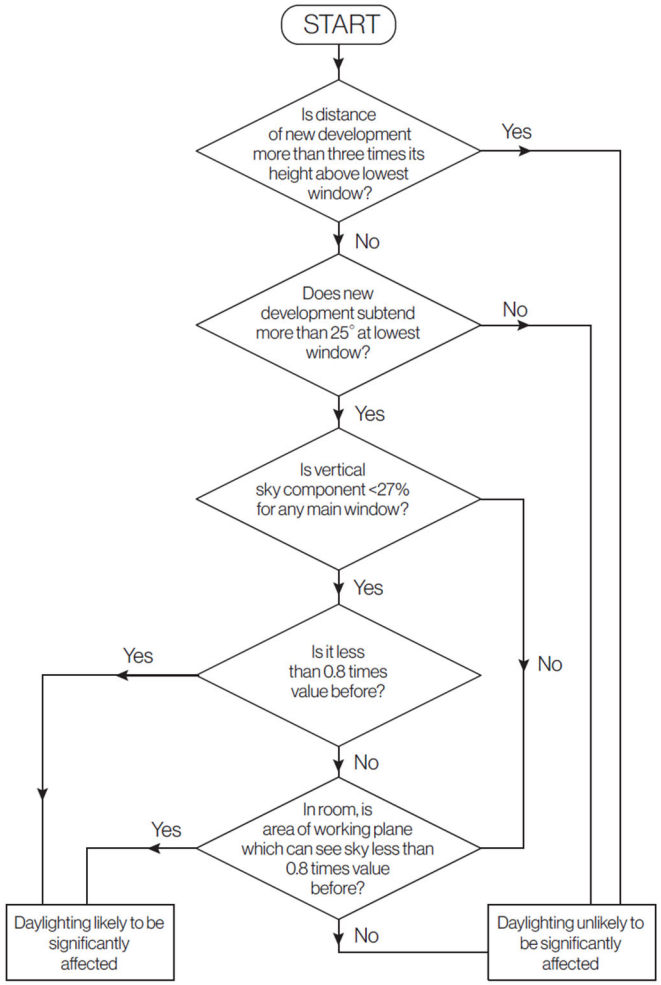


Figure 4.1 – Decision chart (Figure 20 of the BRE Guidelines)

4.2 Vertical Sky Component

The Vertical Sky Component (VSC) calculation is the ratio of the direct sky illuminance falling on the outside of a window, to the simultaneous horizontal illuminance under an unobstructed sky. The standard CIE (Commission Internationale d'Éclairage) Overcast Sky is used and the ratio is expressed as a percentage. For example, a window that has an unobstructed view over open fields would benefit from the maximum VSC, which would be close to 40%. For a window to be considered as having a reasonable amount of skylight reaching it, the BRE Guidelines suggests that a minimum VSC value of 27% should be achieved. When assessing the impact of a new development on an existing building, the BRE Guidelines specifies the following requirement:

> *"If the VSC with the new development in place is both less than 27% and less than 0.8 times its former value, then the reduction in light to the window is likely to be noticeable."*

This means that a reduction in the VSC value of up to 20% its former value would be acceptable and thus the impact would be considered negligible. It is important to note that the VSC is a simple geometrical calculation, which provides an early indication of the potential for daylight entering the space. It does not, however, assess or quantify the actual daylight levels inside the rooms.

4.3 No Sky Line

The No Sky Line, or sometimes referred to as No Sky View method, describes the distribution of daylight within rooms by calculating the area of the 'working plane', which can receive a direct view of the sky. The working plane height is generally set at 850mm above floor level within a residential property and 700mm within a commercial property. When assessing the potential impacts on the daylight available to the neighbouring properties, the BRE Guidelines state that if the area within a room receiving direct skylight is reduced by less than 0.8 following the construction of a new development, the impact will be noticeable to the occupants. This is also true if the No Sky Line encroaches onto key areas like kitchen sinks and worktops.

One benefit of the daylight distribution test is that the resulting contour plans show where the light falls within a room, for both the existing and proposed conditions, and a judgement can be made as to whether the room will retain light to a reasonable depth.

4.4 Annual Probable Sunlight Hours

It is also possible to quantify the amount of sunlight available to a new development and the recognised methodology for undertaking this analysis is the Annual Probable Sunlight Hours (APSH) method.

The BRE Guidance outlines the following parameters and for the assessment to conclude that the sunlighting of the existing dwelling could be adversely affected, all three of the following tests need to have been failed:

Test A - Does the window receive less than 25% of the APSH, or less than 5% the APSH between 21st September and 21st March?

Test B - Does the assessed window receive less than 0.8 times its former sunlight hours during either the 'whole year' or 'winter' period?

Test C - Is the reduction in sunlight received over the whole of the year greater than 4% of the APSH?

For new development and especially where existing buildings are being re-developed, it is important to acknowledge that these are aspirational targets intended to aid and not constrain the designer.

These aspirational targets were derived to improve the amenity of single dwellings that typically comprise a living room, kitchen and bedrooms; the objective being to maximise sunlight in the main living areas. However, for buildings that contain multiple apartments, it is rarely possible to configure the internal layout such that all rooms receive direct sunlight as it is inevitable that some windows will be situated on an elevation that faces within 90 degrees of due north.

It is therefore important to understand that when assessing the provision of sunlight to a building containing multiple dwellings, the BRE Guidelines seek only to maximise the amount of sunlight received. They do not set absolute targets.

4.5 Overshadowing

The BRE Guidance suggests that where new development may affect one or more amenity areas, then analysis can be undertaken to quantify the loss of sunlight resulting from overshadowing. Typical examples of areas that could be considered as open spaces or amenity areas are main back gardens of houses, allotments, parks and playing fields, children's playgrounds, outdoor swimming pools, sitting-out areas, such as in public squares and focal points for views, such as a group of monuments or fountains. Amenity areas in the form of balconies are not recommended to be assessed under the BRE Guidelines due to their small size and often significant obstruction.

Sun Hours on Ground

The BRE Guidelines acknowledge that good site layout planning for daylight and sunlight should not limit itself to providing good natural light inside buildings. Sunlight in the space between buildings has an important effect on the overall appearance and ambiance of a development.

The BRE Guidelines recommend that for a garden or amenity area to appear adequately sunlit throughout the year, at least 50% of an amenity area should receive at least 2 hours of sunlight on 21st March. The BRE Guidelines also suggest that if, as a result of a new development, an existing garden or amenity area does not meet these guidelines, and the area which can receive some sun on the 21st March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.

When undertaking this analysis, sunlight from an altitude of 10° or less has been ignored as this is likely to be obscured by planting and undulations in the surrounding topography. Driveways and hard standing for cars is also usually left out of the area used for this calculation. Fences or walls less than 1.5 metres high are also ignored. Front gardens which are relatively small and visible from public footpaths are omitted, with only main back gardens needing to be analysed.

The Guidelines also state that *"normally, trees and shrubs need not be included, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than a deep shadow of a building."* This is especially the case for deciduous trees, which provide welcome shade in the summer whilst allowing sunlight to penetrate during the winter months.

Transient Overshadowing

The BRE Guidelines suggest that where large buildings are proposed, which may affect a number of open spaces or amenity areas, it is useful and illustrative to plot a shadow plan to show the location of shadows at different times of the day and at key times during the year. Typically, the 21st March, the 21st June, and 21st December are used to represent the annual variance of sun position, noting that the position of the sun in the sky during the spring equinox (21st March) is equivalent to that of the autumn equinox.

The BRE Guidelines provide no criteria for the significance of transitory overshadowing other than to suggest that by establishing the different times of day and year when shadow would be cast over surrounding areas, an indication as to the significance of the likely effect of a new development will be found.

The assessment of transient overshadowing effects is therefore based upon expert judgment, taking into consideration the likely effects of the various baseline conditions and comparing them with the likely significant transient overshadowing effects of the development proposals.

4.6 Internal Assessment

The BRE recommended assessment techniques to analyse and quantify the provision of natural daylight and sunlight to the habitable rooms within the proposed development are discussed in Section 8.

5 Assessment Methodology

5.1 Method of Baseline Data Collation

The following data has been used to inform this study:

- OS Mastermap mapping
- Scheme drawings in AutoCAD format (Urban Infill London – September 2024 and January 2025)
- 3D Building model constructed using photogrammetric techniques (provided by Accucities, Oct 2023 based on satellite imagery from 2022 to 15cm accuracy)
- Aerial photography (Google Maps and Bing)

5.2 Identification of Key Sensitive Receptors

The BRE Guidelines are intended for use for rooms and adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storeroom circulation areas and garages are not deemed as requiring daylight and therefore are not identified as sensitive receptors. The BRE document also states that the guidelines may be applied to any non-domestic building where the occupants have a reasonable expectation of daylight. This would normally include schools, hospitals, hotels, hostels, small workshops and some offices.

The first step in this process is to determine the key sensitive receptors, i.e. which windows may be affected by the proposed development. Key receptors are those windows that face, or are located broadly perpendicular to the proposed development.

If a window falls into this category, the second step is to measure the obstruction angle. This is the angle at the level of the centre of the lowest window between the horizontal plane and the line joining the highest point of nearest obstruction formed from any part of the proposed development. If this angle is less than 25°, then it is unlikely to have a substantial effect on the diffuse daylight enjoyed by the existing window and the window is not deemed to be a sensitive receptor. A graphical representation of the 25° rule is illustrated in Figure 5.1 below.

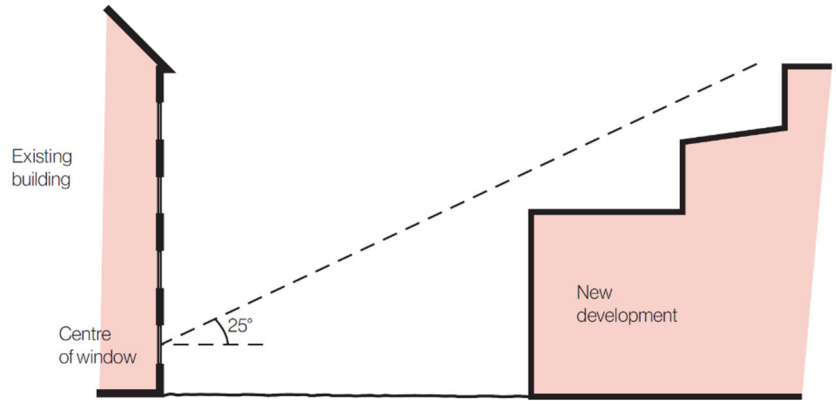


Figure 5.1 – Graphical representation of the 25° Rule (indicative buildings used for illustration purposes only)

As part of this assessment a digital three-dimensional model of the study area has been created for both the 'pre' and 'post' development scenarios. Images of these models are shown in Appendix A.2.

Using the 3D model, it is possible to identify all windows having an obstruction angle no greater than 25°. Impacts to these windows are therefore deemed to be negligible in line with the criteria set out within the BRE Guidelines.

There are, however, circumstances where the 25° rule is not wholly appropriate, for example where the development facing the window does not create a uniform obstruction along the skyline, or where the proposals are not directly adjacent to the receptor window. In these situations, professional judgement is used to differentiate between windows that require more detailed analysis and those that will clearly not be impacted. Where any level of uncertainty exists, the window is taken forward for detailed analysis.

Windows serving non-habitable spaces are not included within the assessment as these are not identified by planning policy or by the BRE Guidelines to be sensitive to changes in daylight and sunlight. Therefore, as part of the identification of sensitive receptors, the use of each room is, where possible, established and windows serving non-habitable spaces such as toilets, storerooms, stairwells and circulation spaces are identified. Typically, kitchens that have a floor area less then 13m^2 are not considered to be habitable spaces in their own right.

Windows serving rooms within commercial premises are assumed to be non-habitable and in accordance with the BRE Guidelines are not identified as sensitive receptors. However, there are special cases where it can be assumed that some non-domestic uses have a reasonable expectation of daylight, and therefore could be taken forward for more detailed analysis. Typically, these could be school classrooms, hospital wards, art studios etc. but professional judgement is generally relied upon to determine this and where considered appropriate, windows serving commercial premises are included.

Drawings showing the location of all sensitive receptors that have been assessed as part of this study are included in Appendix A.2.

In summary, habitable rooms in the following residential buildings have been identified as potential sensitive receptors and have therefore been tested:

- 146 Field End Road
- 150 Field End Road

5.3 Numerical Modelling

The numerical analysis used in this assessment has been undertaken using the Waldrum Tools (Version 7.0.0.3) software package.

5.4 Calculation Assumptions

The following assumptions have been made when undertaking the analysis:

- When assessing the VSC, the calculation is based on the centre point of the window position.
- When assessing the daylighting for internal rooms and in the absence of specific information, the following parameters are assumed:

Parameter	Value
Glazing Transmittance: Neighbours - Double Glazed	0.68
Glazing Transmittance: Internals Double Glazed (Pilkington K Glass 4/16/4 Argon Filled) Double Glazed	0.78
Correction Factor for Frames and Glazing Bars	0.8
Maintenance Factor	0.92
Working Plane/ Assessment Calculation Height	0.85m
Grid Spacing	0.3m
Assessment Grid	0.3m from walls
Internal Walls Reflectance Value	0.8
Internal Ceiling Reflectance Value	0.8
Internal Flooring Reflectance Value	0.4
Internal Balcony Walls Reflectance Value	0.2
Internal Balcony Flooring	0.2
Exterior Walls and Obstructions	0.2
Exterior Ground	0.2

Table 5.1 - Assumed Calculation Parameters

- Where information on internal room layouts of adjacent properties is not known, best estimates as to room layout and size have been made in order to undertake the No Sky Line analysis.

- Where the internal arrangements and room uses have been estimated, it should be noted that this has no bearing upon the tests for VSC or APSH because the reference point is at the centre of the window being tested (and windows have been accurately drawn from survey information, where possible). It is relevant to the daylight distribution assessment, but in the absence of suitable plans, estimation is a conventional approach.

- In areas where survey data has not been provided or needs to be supplemented with additional information, photographs, OS mapping and brick counts have been used in the process of building the 3D model of the surrounding and existing buildings.

- When analysing the effect of the new building on the existing buildings, the shading effect of the existing trees has been ignored. This is the recommended practice where deciduous trees that do not form a dense belt or tree line are present (BRE Guidelines – Appendix H). This is because daylight is at its scarcest and most valuable in the winter when most trees will not be in leaf.

5.5 Assessment Criteria

The numerical assessment criteria specified within the BRE Guidelines is designed to identify the threshold at which point a change in daylight or sunlight would become ‘noticeable’ to the occupants. Consequently, where the results of the daylight and/or sunlight analysis demonstrate compliance with the BRE criteria, it can be concluded that the impact will be negligible. However, a point that should be stressed here is that ‘noticeable’ does not necessarily equate to ‘unacceptable’, and the BRE’s standard target values should not always be considered as pass/fail criteria. Whilst the BRE Guidelines provide numerical guidance for daylight, sunlight and overshadowing, these criteria should not be seen as absolute targets since, as the document states, the intention of the guide is to help rather than constrain the designer. The Guide is not an instrument of planning policy, therefore whilst the methods given are technically robust, it is acknowledged that some level of flexibility should be applied where appropriate.

Consequently, based on the numerical assessment criteria set out within the BRE Guidelines and the use of professional judgment, the following assessment criteria have been established and are used in describing the impacts of the proposed development.

Significance	Description	Change Ratio
Negligible	No alteration or a small alteration from the existing scenario. Results demonstrate full compliance with the BRE assessment criteria and therefore occupants are unlikely to notice any change	1.0 to 0.8
Minor adverse	An alteration from the existing scenario which may be marginally noticeable to the occupant. This may include a marginal infringement of the numerical levels suggested in the BRE Guidelines, which should be viewed in context. A typical change ratio for this level of significance would be 0.7	0.7 to 0.8
Moderate adverse	An alteration from the existing scenario which may cause a moderate noticeable change to the occupant. This may consist of a modest infringement of the numerical BRE assessment criteria	0.6 to 0.7
Major adverse	An alteration from the existing scenario which may cause a major noticeable change to the occupant. This may consist of a significant infringement of the numerical BRE assessment criteria	Less than 0.6

Table 5.2 – Daylight & Sunlight impact descriptors

6 Daylighting Impacts

Based on the assessment techniques discussed in Section **Error! Reference source not found.** and the results of the numerical analysis summarised in Appendix A.3, it is possible to draw conclusions on the impacts that the proposed development will have on the neighbouring buildings. The results of the daylight tests are discussed below.

6.1 Vertical Sky Component Analysis

Where rooms have multiple windows that serve the same area of the room, the BRE Guidelines recommend calculating a 'weighted average' for each window VSC result. The results of the average VSC for each room are summarised in Table 6.1, and the detailed results for all windows are included in Appendix A.3.

Property	No. Rooms Tested	Rooms meeting BRE Guidelines		VSC Rooms Transgressions		
		No.	%	Minor adverse	Moderate adverse	Major adverse
146 Field End Road	13	13	100%	0	0	0
150 Field End Road	25	25	100%	0	0	0
Total	**38**	**38**	**100%**	**0**	**0**	**0**

Table 6.1 – Results of the VSC analysis

Inspection of the results of this test show that all of the rooms either retain a VSC value greater than 27% post development, or have a ratio of change that is 0.8 or above and therefore are fully compliant. Consequently, in line with the assessment criteria set out within the BRE Guidelines, it is possible to conclude that the impact will be **negligible**.

6.2 No Sky Line Analysis

In Appendix D of the BRE Guidelines, it states in Paragraph D3 that *"In most cases the position of the no sky line has to be found from plans. 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 authorities online planning portal, the calculation should be carried out."*

In this case, the dimensions and layouts of the habitable rooms of No. 146 and No. 150 Field End Road have been reproduced from information obtained via the planning portal (Application numbers: 2016/3202 and 2015/442) and estate agent details.

The results of the No Sky Line analysis are summarised in Table 6.2.

Property	Number of Rooms Tested	Rooms that meet BRE Guidelines		No Sky Line No. of Rooms Experiencing Transgressions		
		No.	%	Minor adverse	Moderate adverse	Major adverse
146 Field End Road	13	13	100%	0	0	0
150 Field End Road	25	25	100%	0	0	0
Total	**38**	**38**	**100%**	**0**	**0**	**0**

Table 6.2 – Results of the No Sky Line analysis

From the results summarised above, it can be seen that as a result of the proposed development, the impact on the daylight distribution within the assessed rooms will be **negligible**. The reduction in the area of the working plane that has a direct view of the sky will be less than 20%, therefore occupants are unlikely to notice any change.

6.3 Summary of Daylighting Impacts

The proposed development at Conex House, Field End Road, Ruislip HA5 1RJ has been evaluated against the criteria set out by the BRE Guidelines for the assessment of the potential impacts on the daylight to the neighbouring properties. Two properties have been identified as sensitive receptors for this study, No. 146 and No. 150 Field End Road, and therefore, the habitable rooms and the windows serving the rooms within these properties have been tested.

When the magnitude of reduction is considered, it is evident that this will be within the acceptable limits set out within the BRE Guidelines. Consequently, it is possible to conclude that any changes to the daylight received by the habitable rooms of the neighbouring buildings will not be significant and is unlikely to be noticeable by the occupants.

7 Sunlight and Overshadowing Impacts

7.1 Annual Probable Sunlight Hours Analysis

The Annual Probable Sunlight Hours (APSH) tests have been carried out using the numerical model described in Section 4.3. These tests are only applicable to windows that face within 90 degrees of due south. Consequently, in line with the guidelines and assessment methodologies set out within the BRE document, the analysis of sunlight impacts has only been carried out for these windows. Windows facing within 90 degrees of due north are not analysed and impacts are deemed to be negligible.

It should also be noted that where rooms have windows on more than one elevation, it is acceptable to sum the non-coincident sunlight hours to achieve a 'room total'. This approach is acknowledged by the BRE Guidelines and facilitates a greater understanding of the sunlight received within a room, by taking into account the fact that some windows will receive sunlight at different times during the day.

When examining the results of the three sunlight tests, it is first necessary to understand why there are three separate tests and more importantly, why it is not necessary to pass all three to demonstrate that there is no adverse impact. The BRE Guidelines clearly state that for the proposed development to be considered to adversely affect the available sunlight to neighbouring windows, all three tests would need to have been failed.

This is because sunlight is not assessed in terms of its contribution to the overall lighting levels within the room. The value attributed to sunlight is its transient presence and the way in which it can make a room appear bright and cheerful. There are also therapeutic values associated with sunlight and therefore it can be seen that these are not quantitative metrics that can be assessed using a single pass/fail criteria test. It is also necessary to understand that the amount of sunlight received by a window is strongly influenced by the orientation of the window elevation and any surrounding obstructions.

As a consequence of these factors, the assessment methodology embodied within the three separate tests allows the change in sunlight to be assessed in terms of the magnitude of change, absolute change and the retained level of sunlight. To conclude that a new development has no adverse impact, all that is required is for one of the three tests to be passed. The APSH test has been carried out and a summary of the results are shown in Table 7.1, with the detailed results of the analysis included in Appendix A.3.

Property	Number of Windows Tested	Annual			Winter		
		Windows that meet BRE Guidelines		No. of Windows Experiencing Adverse Impacts	Windows that meet BRE Guidelines		No. of Windows Experiencing Adverse Impacts
		No.	%		No.	%	
146 Field End Road	24	24	100%	0	24	100%	0
150 Field End Road	*All windows facing within 90 degrees of due North*						
Total	**24**	**24**	**100%**	**0**	**24**	**100%**	**0**

Table 7.1 – Results of the APSH analysis

When the results of the APSH analysis summarised in Table 7.1 and Appendix A.3 are inspected, it can be seen that all windows and rooms pass at least one of the three sunlight tests. Consequently, it has been demonstrated that the proposed scheme will have a negligible impact on neighbouring buildings.

7.2 Sun on the Ground

Using the specialist software described in Section **Error! Reference source not found.** and assessment parameters set out in Section **Error! Reference source not found.**, the path of the sun is tracked to determine where the sun would reach the ground and where it would not on the 21st March.

The amenity areas of the following properties have been identified as sensitive and the results of the sun on the ground analysis are summarised in Table 7.2. The graphical results of the analysis are included in Appendix A.2.

- No. 146 Field End Road
- No. 150 Field End Road

Amenity area	Percentage of area lit for 2 hours or more on the 21st March		Ratio of change	Compliant with BRE criteria?
	Existing	Proposed		
146 Field End Road – Ground Floor Rear Patio (A1)	80%	80%	n/a	Yes
146 Field End Road – Ground Floor Front Patio (A2)	40%	39%	0.97	Yes
146 Field End Road – First Floor Balcony/Terrace (A1)	77%	78%	1.01	Yes
146 Field End Road - Second Floor Balcony/Terrace (A1)	82%	79%	0.96	Yes
146 Field End Road - Third Floor Balcony/Terrace (A1)	87%	41%	0.48	No
150 Field End Road – Rear Garden (A1)	61%	61%	n/a	Yes

Table 7.2 – Results of the Sun on the Ground analysis

With the proposed scheme in place, four of the amenity areas benefit from two hours or more of direct sunlight to well over 50% of their area on the 21st March. In addition, as a result of the proposed development, the sunlight available to all but one of the amenity areas will not be reduced by more than 20%, which is the acceptable reduction limit prescribed by the BRE Guidelines.

An additional test on 21st June has been undertaken for 146 Field End Road - Third Floor Balcony/Terrace (A1), to show what the sunlight levels would be during the summer months, when it is more likely to be in use. Table 7.3 below shows a summary of this result.

Amenity area	Percentage of area lit for 2 hours or more on the 21st June		Ratio of change	Compliant with BRE criteria?
	Existing	Proposed		
146 Field End Road - Third Floor Balcony/Terrace (A1)	99%	99%	0.99	Yes

Table 7.3 – Results of the Sun on the Ground analysis on 21st June

Consequently, it can be concluded that with the proposed development in place, the neighbouring amenity areas will still retain a good level of direct sunlight during the summer months when the amenity is most likely to be in use.

8 Daylight and Sunlight Provision (Proposed Development)

The BRE Guidance recommends two methodologies for calculating daylight provision to proposed rooms. These are based on the assessment methods included within the BS EN 17037, but with the adaptions as set out in the UK National Annex. The two methods are described as follows.

8.1 Illuminance

The Illuminance method involves using climatic data based on the location of the site to calculate the illuminance of the specified reference plane resulting from natural daylight entering the room via windows and other glazed apertures. The analysis is carried out across an assessment grid on the reference plane for at least hourly intervals for a typical year. The objective of this test is to achieve a target illuminance (E_T), which varies depending on room use, across at least half of the reference plane. This level of illuminance needs to be achieved for at least half of the daylight hours.

For UK dwellings, there are specific recommendations for daylight provision, and these are set out in the UK National Annex. These minimum recommendations for habitable rooms acknowledge the specific challenges faced in the UK and these are used throughout this appraisal. The minimum illuminance recommendations are:

- 100 lux in bedrooms
- 150 lux in living rooms
- 200 lux in kitchens/studios

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 National Annex also states that the recommended levels over 95% of a reference plane need not apply to dwellings in the UK.

8.2 Daylight Factor

In the same way as for the Illuminance method, this method calculates the Daylight Factor (DF) at each calculation point on an assessment grid within each room. DF is the illuminance at a point on the reference plane in a space, divided by the illuminance on an unobstructed horizontal surface outdoors. The CIE standard overcast sky is used, and the ratio is expressed as a percentage.

Given that the numerical modelling process uses an overcast sky model, the orientation of the window(s) serving the room has no bearing on the daylight availability. However, in order to account for different climatic conditions at different locations around the UK, the National Annex provides daylight factor targets (D_T) corresponding to the target illuminances for locations of differing latitude. These are shown in Table 8.1 and for each assessment, the targets associated with the location with the closest latitude are adopted.

Location	DT for 100 lx (Bedroom)	DT for 150 lx (Living room)	DT for 200 lx (Kitchen)
St Peter (Jersey)	0.6%	0.9%	1.2%
London (Gatwick Airport)	0.7%	1.1%	1.4%
Birmingham	0.6%	0.9%	1.2%
Hemsby (Norfolk)	0.6%	0.9%	1.3%
Finningley (Yorkshire)	0.7%	1.0%	1.3%
Aughton (Lancashire)	0.7%	1.1%	1.4%
Belfast	0.7%	1.0%	1.4%
Leuchars (Fife)	0.7%	1.1%	1.4%
Oban	0.8%	1.1%	1.5%
Aberdeen	0.7%	1.1%	1.4%

Table 8.1 – Minimum Target Daylight Factors (D_T)

The recommendations are met if the daylight factors calculated in a room meets or exceeds the specific minimum target for room type and location.

8.3 Sunlight Exposure

The BRE document provides guidance in respect of sunlight quality for new developments, stating in Paragraph 3.1.2 that *"In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of the day, but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens where people prefer it in the morning rather than the afternoon."*

The requirements for access to sunlight are set out within BS EN 17037 and this standard is adopted by the BRE Guidelines, which recommends that a space should receive a minimum of 1.5 hours of direct sunlight on the spring equinox (21st March) with cloudless conditions. The medium level of recommendation is three hours and the high level of recommendation four hours. The number of sunlight hours received by each window is calculated using specialist software described in Section **Error! Reference source not found.**.

The Guidelines state that at least one habitable room, preferably a main living room, should meet at least the minimum criterion.

For new development, and especially where existing buildings are being re-developed, it is important to acknowledge that these are aspirational targets intended to aid and not constrain the designer.

The BS EN 17037 criterion applies to rooms of all orientations, although it is recognised that if a room faces significantly north of due east or west it is unlikely to be met.

It should be noted that where rooms have more than one window, it is acceptable to sum the non-coincident sunlight hours to achieve a 'room total'. This approach is acknowledged by the BRE Guidelines and facilitates a greater understanding of the sunlight received within a room by taking into account the fact that some windows will receive sunlight at different times during the day.

8.4 Principles of Analysis

As discussed in Section 8, there are two tests for daylight; Illuminance and Daylight Factor. The Illuminance test has been applied to the habitable rooms within the development in the first instance, and the results are discussed in Section 8.5. The detailed numerical outputs are included in Appendix A.4.

When setting the target illuminance value (E_T), it is important to account for rooms that have a shared use, as it is necessary to apply the highest target. For

example, in a bedroom/sitting room in a studio apartment, the value for a living room should be used as the occupants would be spending the majority of the daylight hours using the space as a living room.

However, in the case of a living/dining/kitchen area, the BRE Guidelines fully acknowledge that in the majority of situations, the kitchen element of these open plan living areas is not treated as a habitable space. Therefore, it is acceptable to adopt the target for the dominant room use, i.e. a living room. It is, nevertheless, still necessary to include the kitchen space as part of the assessment area, albeit that the interpretation of the daylighting results reflects the non-habitable status of the kitchen area.

In addition, if a kitchen is less than 13m^2, then it is conventional for this room to be considered as a non-habitable space. In which case, such rooms are not necessarily included within the reported outputs of the model.

8.5 Illuminance Analysis

Using the analytical techniques and assumptions discussed in Sections 5 and 8 respectively, the illuminance within each habitable room has been calculated.

For each room, the percentage of the assessment area that meets or exceeds the target illuminance value (E_T) is presented in the detailed outputs included in Appendix A.4. To meet the assessment criteria, 50% or more of the assessment area will need to achieve illuminance that meets or exceeds E_T. The results are summarised in Table 8.1.

Property	No. Rooms Tested	Rooms satisfying BRE Criteria		Rooms not satisfying BRE Criteria
		No.	%	
Flat 1	2	2	100%	0
Flat 2	2	2	100%	0
Flat 3	3	3	100%	0
Flat 4	2	2	100%	0
Flat 5	3	3	100%	0
Flat 6	2	2	100%	0
Flat 7	4	4	100%	0
Total	**18**	**18**	**100%**	**0**

Table 8.2 – Results of the Illuminance analysis

From the results in Table 8.2, it can be seen that all habitable rooms within the proposed development meet or exceed the target illuminance value (E_T).

As the rooms are fully compliant with the Illuminance test, it has not been necessary to carry out the Daylight Factor test in this instance. This is because the UK National Annex to BS EN 17037 states that the provision of natural daylight be adequate provided that at least one of the two daylight tests are passed.

Consequently, it can be concluded that these habitable spaces will be **well lit** and will have a reduced reliance on supplementary electric lighting.

8.6 Sunlight Exposure Analysis

Using the assessment techniques discussed in Section **Error! Reference source not found.**, the results of the Sunlight Exposure analysis are summarised below and the detailed outputs from the assessment are presented in Appendix A.4.

Property	No. Rooms Tested	Rooms satisfying BRE Criteria	Does the Main Living Room satisfy the BRE criteria?
Flat 1	2	2	Yes
Flat 2	2	1	Yes
Flat 3	3	1	Yes
Flat 4	2	1	Yes
Flat 5	3	1	Yes
Flat 6	2	1	Yes
Flat 7	4	1	Yes
Total	**18**	**8**	

Table 8.3 – Results of the Sunlight Exposure analysis

The aspirational requirements of the BRE Guidelines are that it is preferred that all living spaces achieve a minimum of 1.5 hours of direct sunlight on 21st March. Of the 7 units that have been appraised, all include a main living room that meets this standard. When taking into consideration the provision of direct sunlight to the development as a whole, the overall level is considered to be good.

9 Conclusions

The detailed analysis undertaken as part of this assessment has examined the impact of the proposed development at Conex House, Field End Road, Ruislip HA5 1RJ, on the amount of daylight enjoyed by the neighbouring buildings. Two properties have been identified as sensitive receptors for this study, No. 146 and No. 150 Field End Road, and therefore, the habitable rooms and the windows serving the rooms within these properties have been tested.

In line with the assessment criteria prescribed by the BRE Guidelines, it has been shown that the reduction in daylighting to the rooms of the neighbouring buildings will be within the acceptable limits.

The assessment of the impact of the proposed development on the sunlight enjoyed by the neighbouring buildings has also shown that despite some reductions seen in the number of probable sunlight hours enjoyed by these windows, these are again within the limits prescribed by the BRE Guidelines as being acceptable. Furthermore, the assessment of the sunlight available to the neighbouring amenity areas indicates that all of the amenity areas will either experience either little change to the sunlight levels they currently enjoy, or, they will still retain good levels of sunlight during the summer months.

In addition to the impact on its neighbours, the provision of natural daylight and sunlight to the habitable rooms within the proposed development has also been quantified. Using detailed numerical modelling applications, the Daylight Illuminance and Sunlight Exposure have been quantified for each room. In line with the assessment criteria prescribed by the BRE Guidelines, it has been shown that for all rooms, the provision of natural daylight will meet or exceed the minimum required threshold set out in the BRE Guidelines. Consequently, it can be concluded that these habitable spaces will be **well lit** and will have a reduced reliance on supplementary electric lighting.

It has also been possible to demonstrate that in each of the proposed units, the main living area will receive at least 1.5 hours of direct sunlight. As a consequence of the light and additional visual interest provided by sunlight, the amenity value of these rooms will be enhanced.

A Appendices

Appendix A.1 – Scheme Drawings

Appendix A.2 – Graphical Model Outputs

Appendix A.3 – Tabulated Results for Daylight & Sunlight Calculations (Impact on Neighbour)

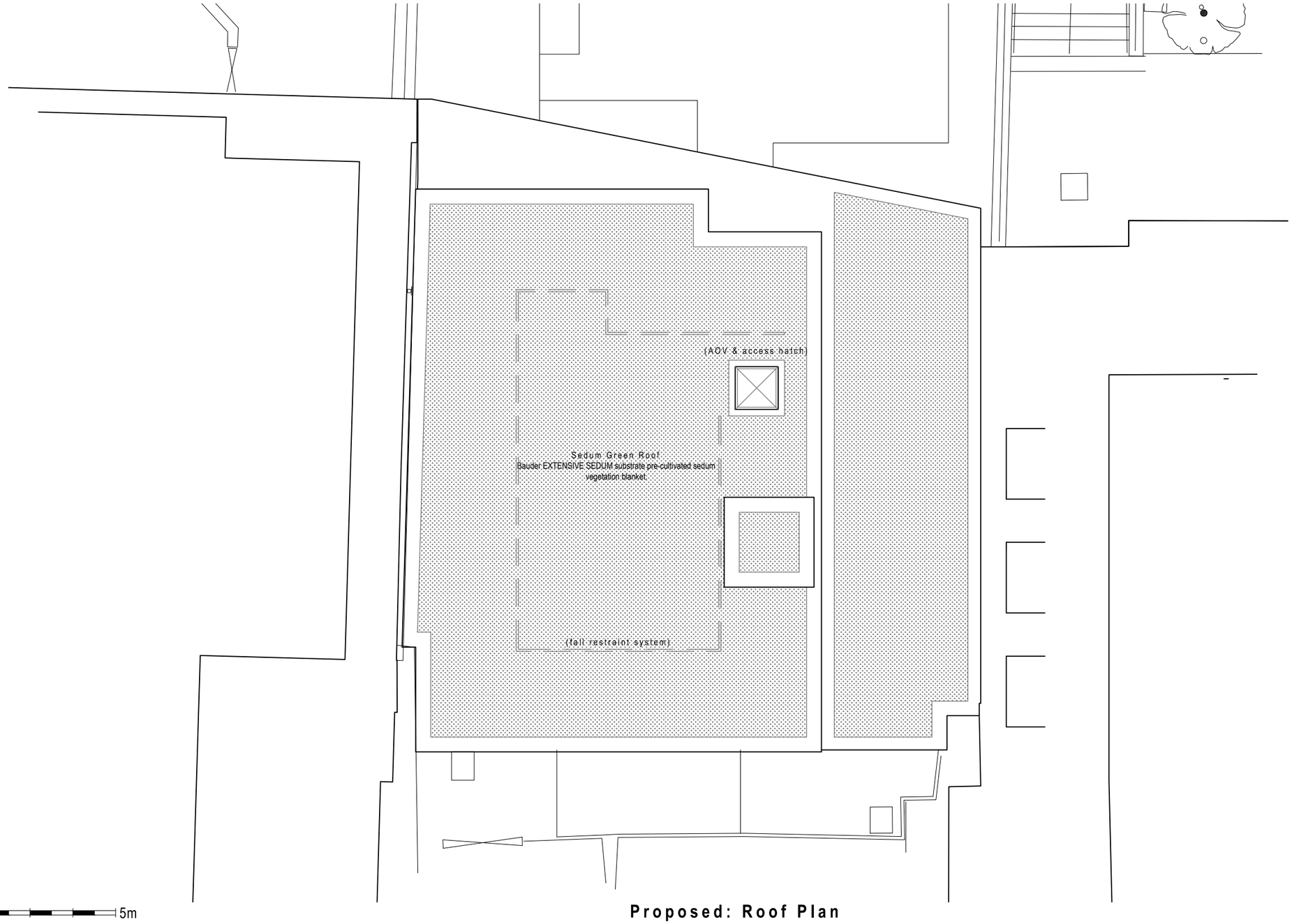
Appendix A.4 – Tabulated Results for Daylight & Sunlight Calculations (Proposed Development)

Appendix A.1 – Scheme Drawings

Adjoining properties | Assumed/ hidden | Existing structure

PROPOSED LEGEND

Demolitions | New walls | New exteriors



0 5m

Proposed: Roof Plan

N

URBAN INFILL LONDON

33 Newman Street, London, W1T 1PY, 0203 8707 262 , www.urbaninfill.co.uk

REV:	DESCRIPTION	BY:	CHK:	DATE:
0	FIRST ISSUE	SD	NS	30.09.24
A	Updates	SD	NS	19.12.24

Notes:

FOR PLANNING PURPOSES ONLY

Address: 148 Field End Road, Ruislip, HA5 1RJ

Drawing: Proposed: Roof Plan

Scale: 1:100 @A3 | Drawing no: **0562 -PL- 215** | Revision: **A**

Adjoining structure

Ground level

Powder coated metal railings

PROPSOED LEGEND

Larch vertical rainscreen cladding system

Powder coated aluminium glaxing

Fair-faced brick (red/brown), flemish bond

Fair-faced brick (red/brown), herringbone

Larch vertical privacy screens

0 5m

Proposed: Front Elevation

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33 Newman Street, London, W1T 1PY, 0203 8707 262 , www.urbaninfill.co.uk

REV:	DESCRIPTION
0	FIRST ISSUE
A	Updates

BY:	CHK:	DATE:	Notes:
SD	NS	30.09.24	
SD	NS	19.12.24	

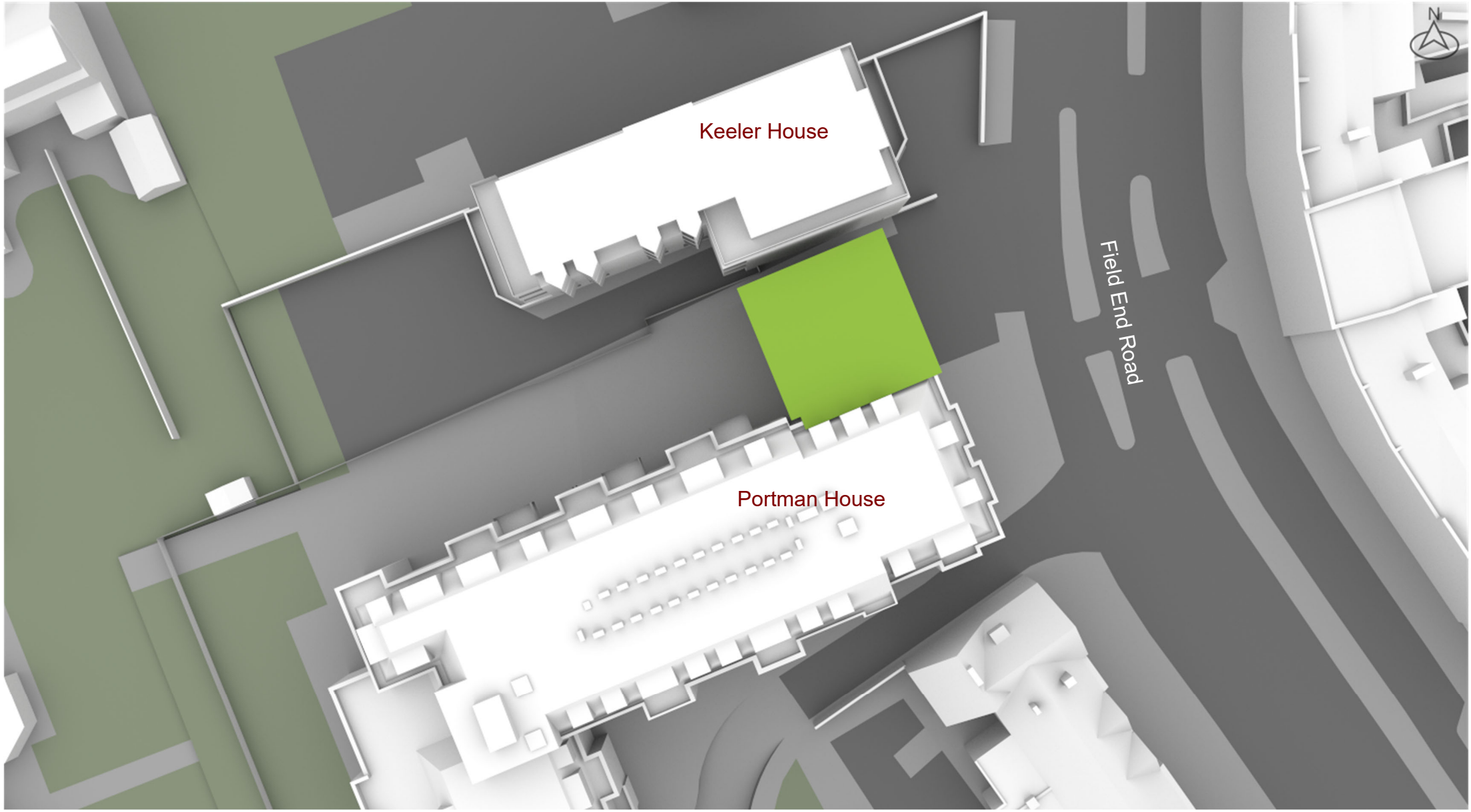
FOR PLANNING PURPOSES ONLY

Address:
148 Field End Road Ruislip HA5 1RJ

Drawing:
Proposed: Front Elevation

Scale: 1:100 @A3 Drawing no: **0562 -PL- 221** Revision: **A**

Appendix A.2 – Graphical Model Outputs



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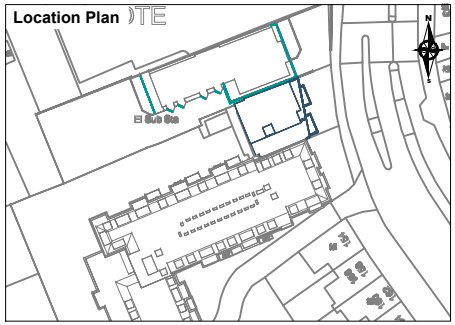
Location Plan



Legend

- Existing Buildings
- Surrounding Buildings

Rev	Description	Date
02	Third issue	17/01/2025
01	Second issue	27/09/2024

CLIENT: Albemarle Property

PROJECT: Field End Road, Ruislip

SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3868	KC	LR

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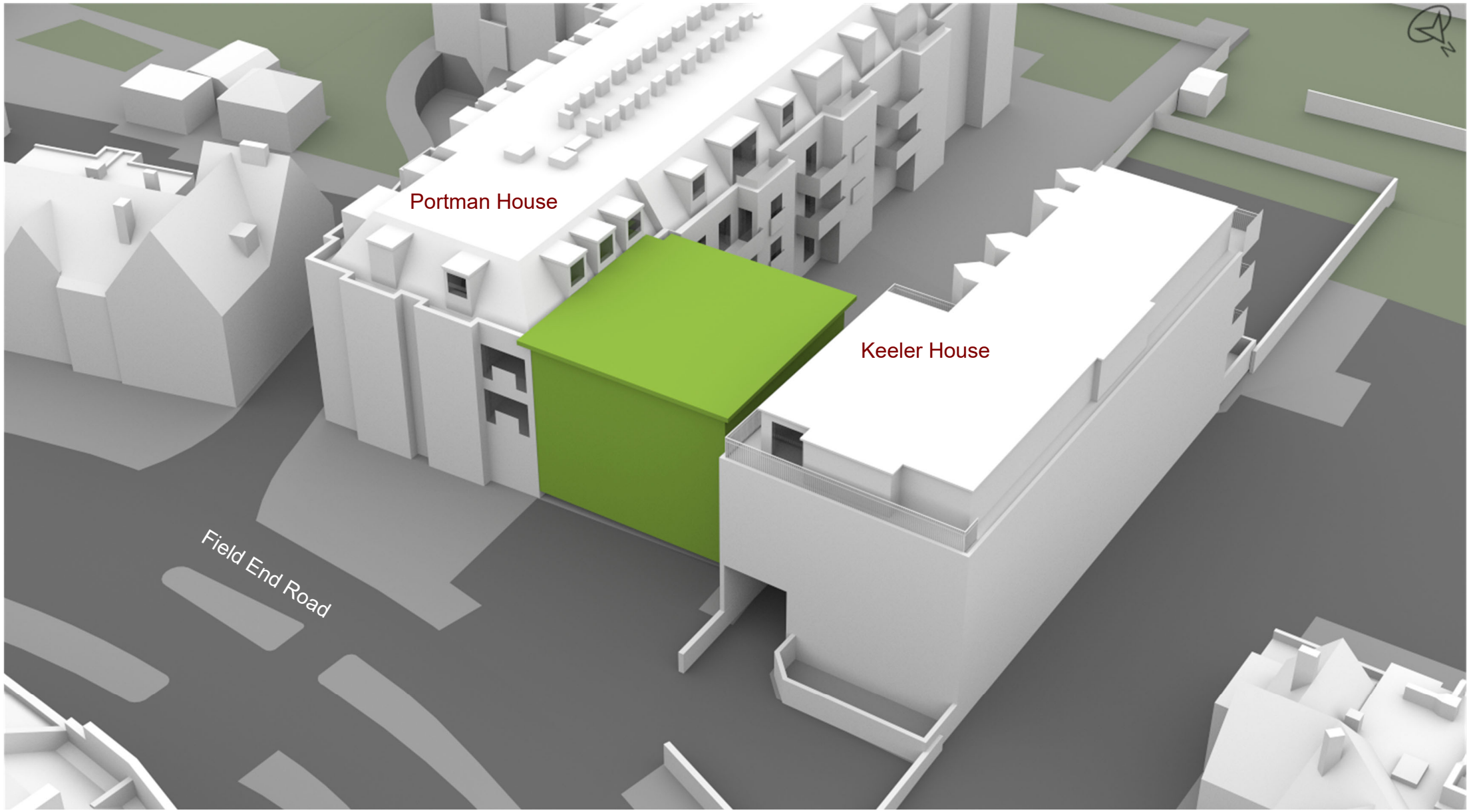
DWG No.: 3868_01



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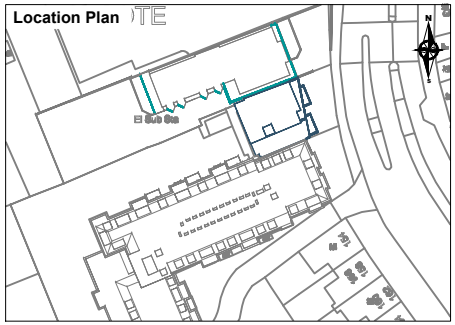

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- Existing Buildings
- Surrounding Buildings

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CLIENT: Albemarle Property

PROJECT: Field End Road, Ruislip

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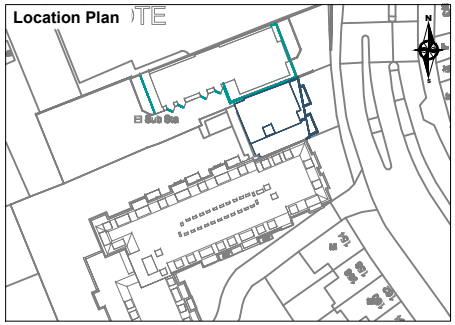

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- Existing Buildings
- Surrounding Buildings

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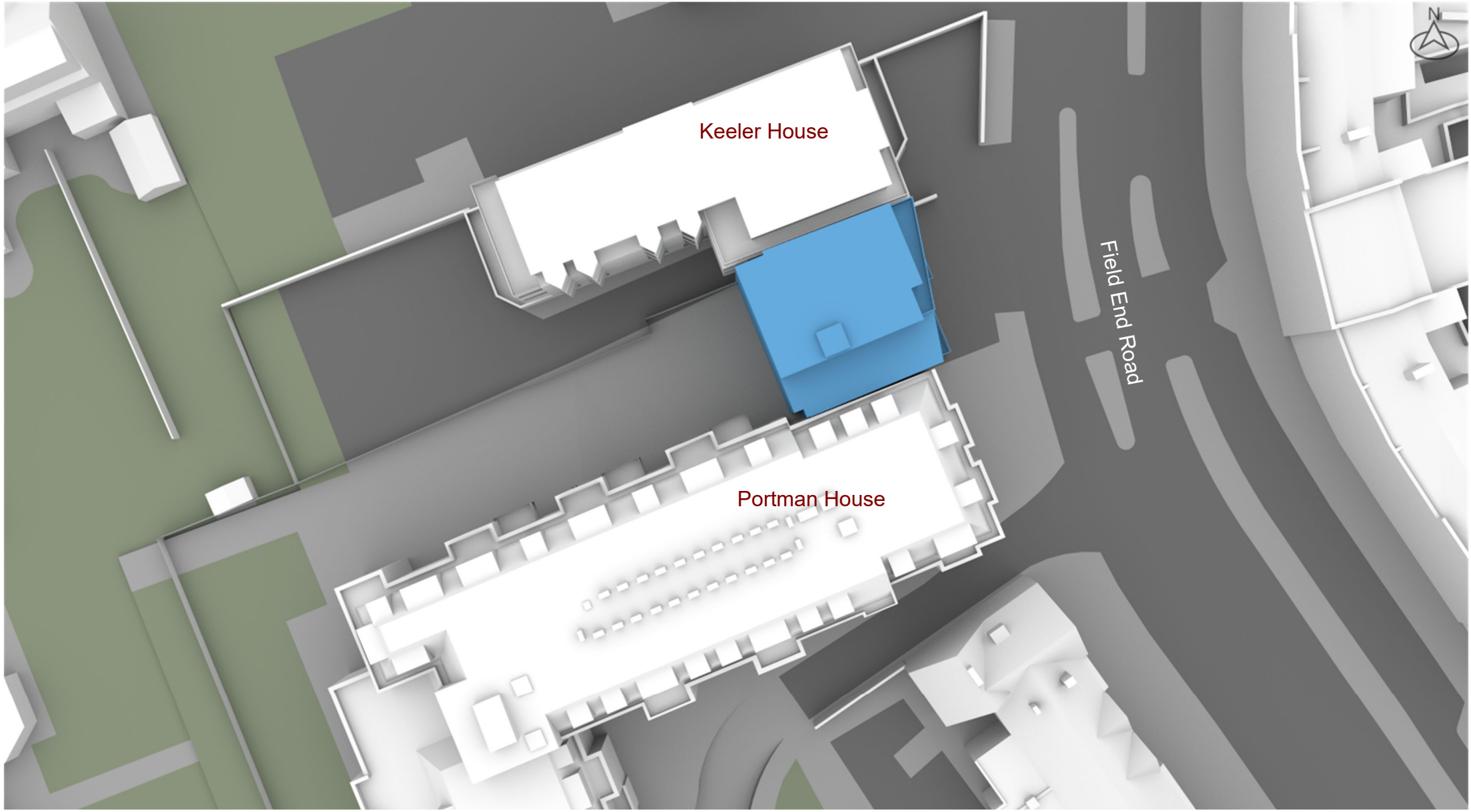

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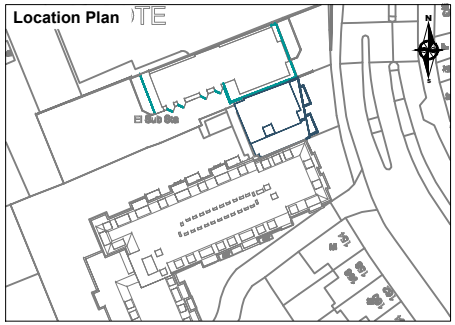

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- Proposed Buildings
- Surrounding Buildings

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02	Third issue	17/01/2025
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CLIENT: Albemarle Property

PROJECT: Field End Road, Ruislip

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Not to scale	3868	KC	LR

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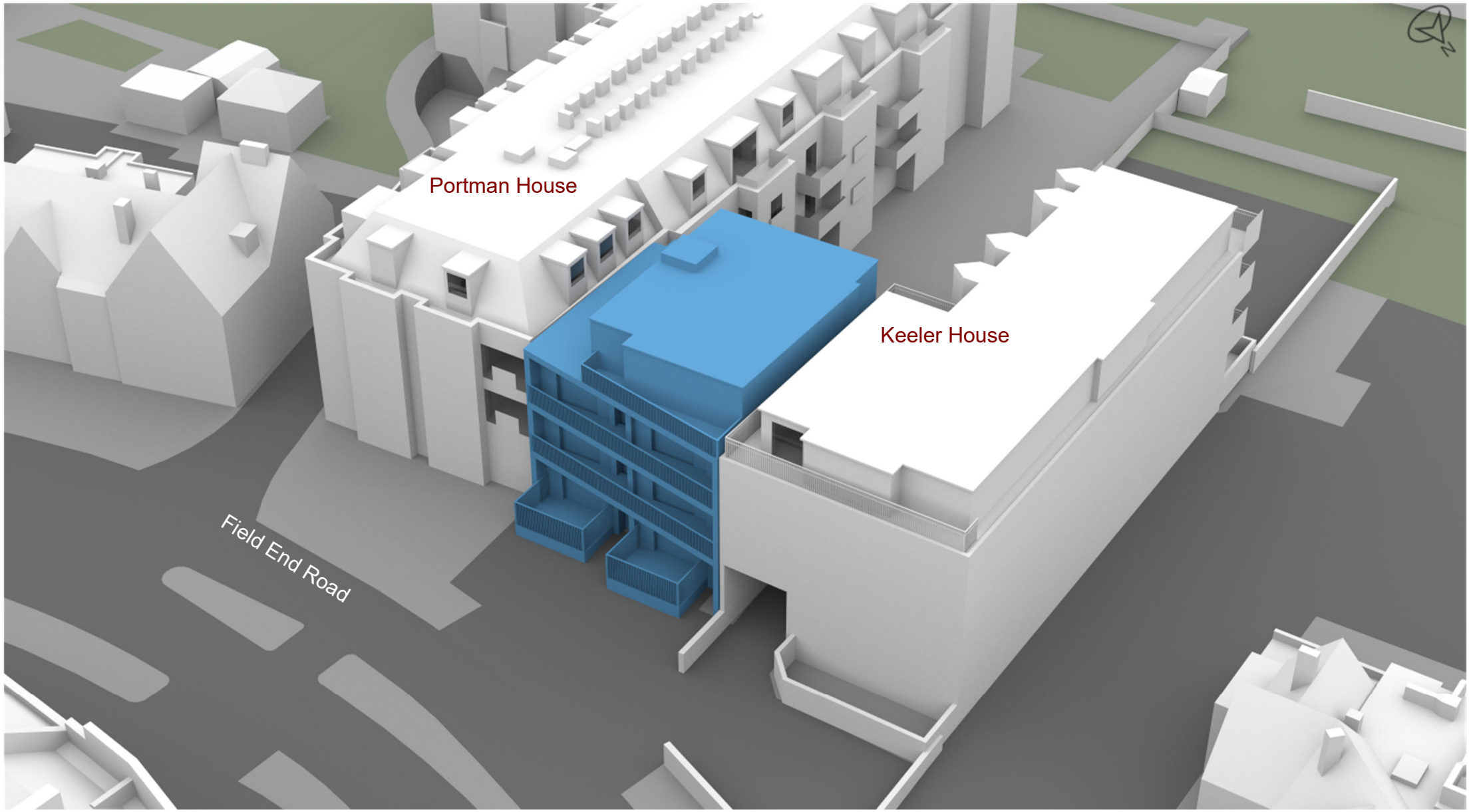

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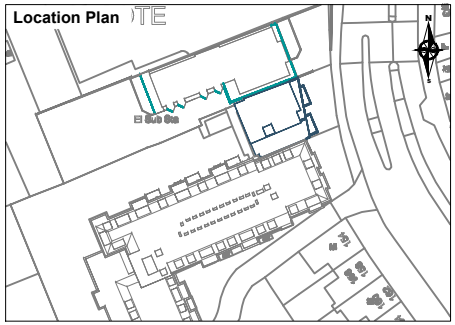
Location Plan



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- Proposed Buildings
- Surrounding Buildings

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02	Third issue	17/01/2025
01	Second issue	27/09/2024

CLIENT: Albemarle Property

PROJECT: Field End Road, Ruislip

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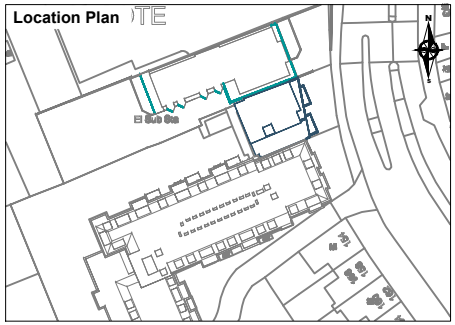

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- Proposed Buildings
- Surrounding Buildings

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01	Second issue	27/09/2024

CLIENT: Albemarle Property

PROJECT: Field End Road, Ruislip

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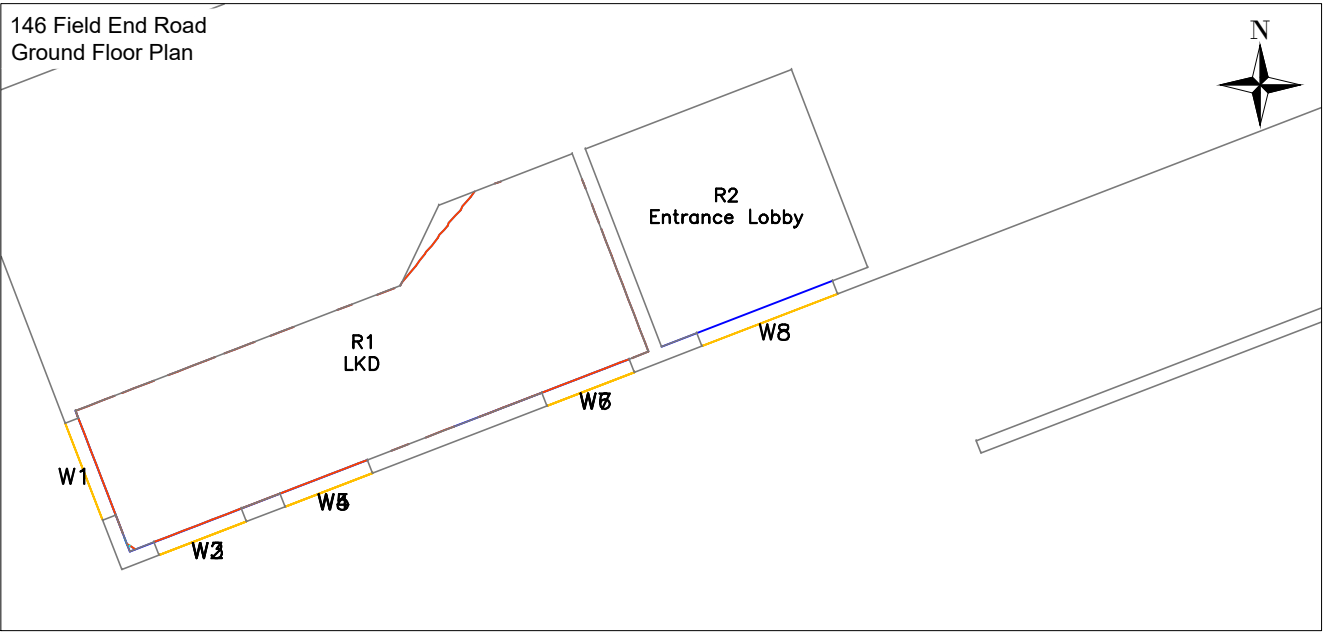
DWG No.: 3868_06

146 Field End Road
Ground Floor Plan



146 Field End Road
First Floor Plan

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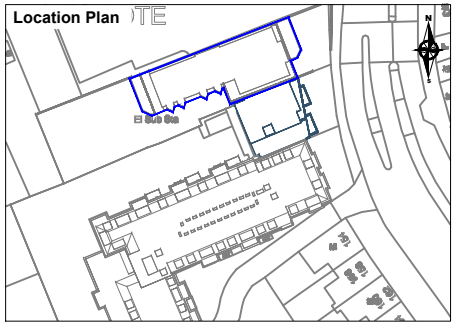
Location Plan



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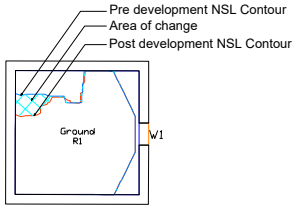

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02	Third issue	17/01/2025
01	Second issue	27/09/2024

CLIENT: Albemarle Property

PROJECT: Field End Road, Ruislip

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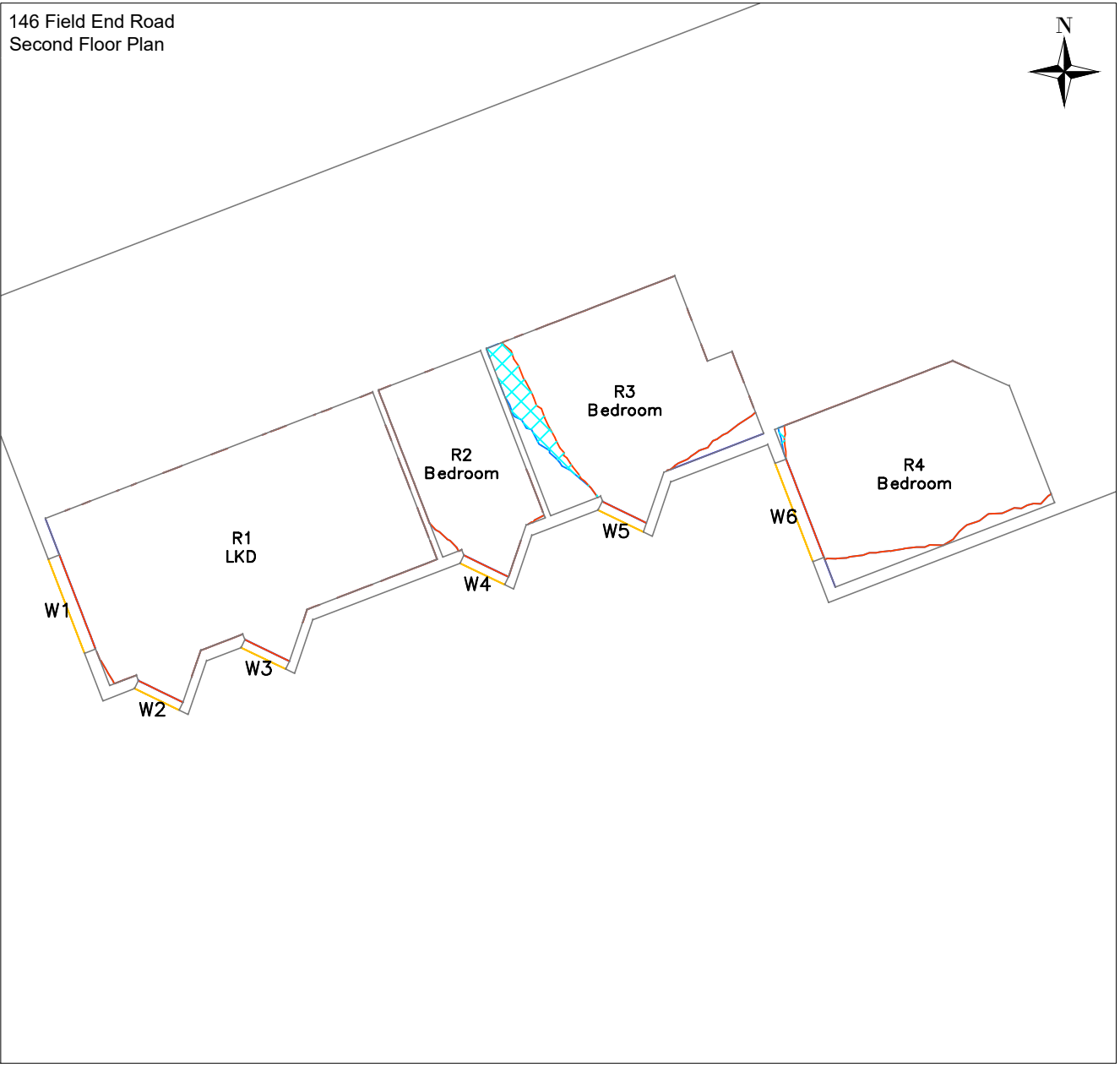
DWG REF.: NSL contours

DWG No.: 3868_07

146 Field End Road
Second Floor Plan



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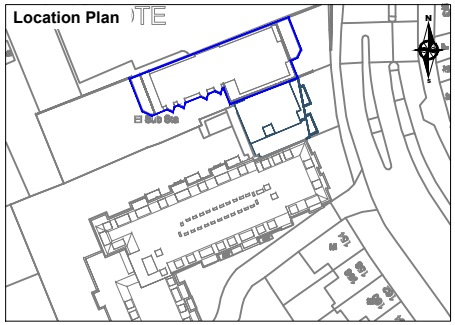
Location Plan



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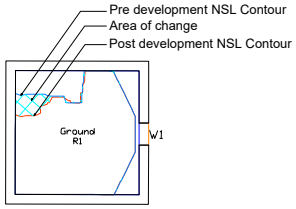


Rev	Description	Date
02	Third issue	17/01/2025
01	Second issue	27/09/2024

CLIENT: Albemarle Property

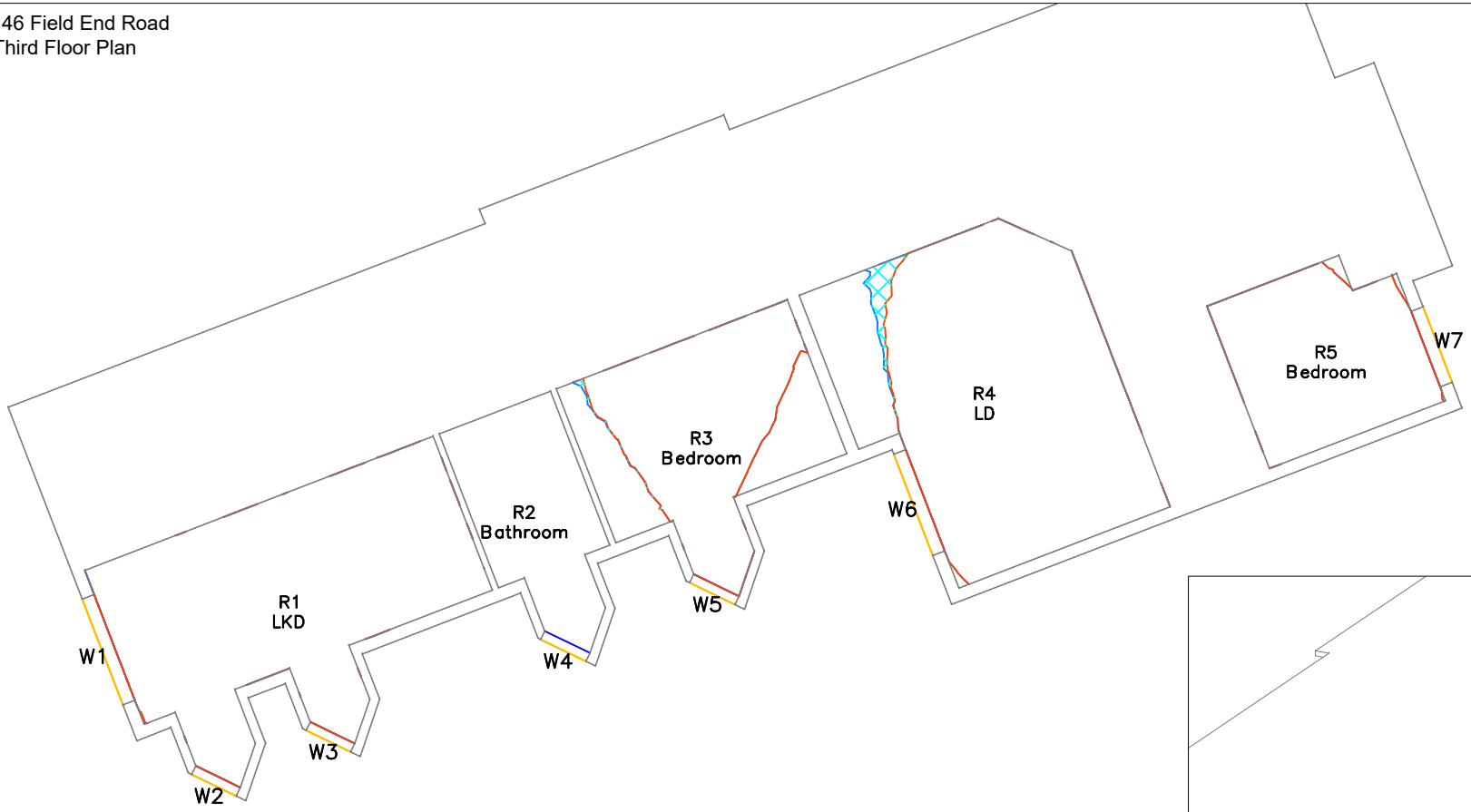
PROJECT: Field End Road, Ruislip

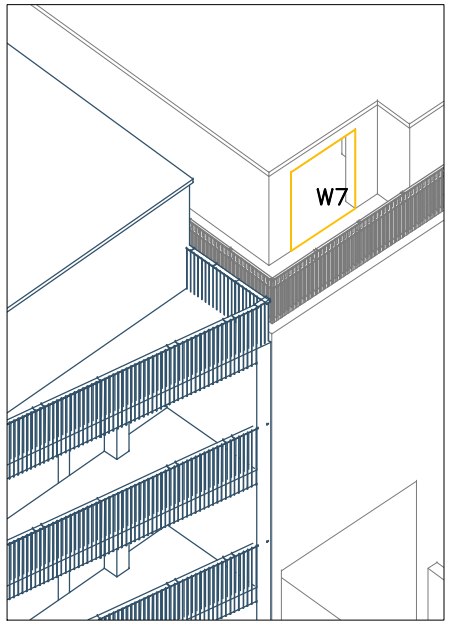
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3868	KC	LR

DWG REF.: NSL contours

DWG No.: 3868_08

146 Field End Road
Third Floor Plan





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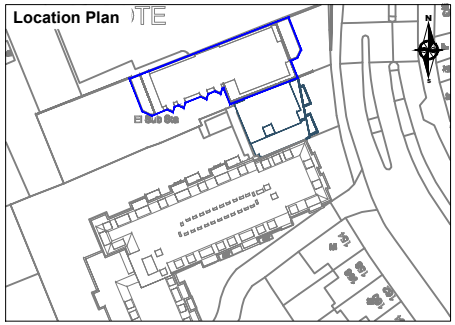
Location Plan



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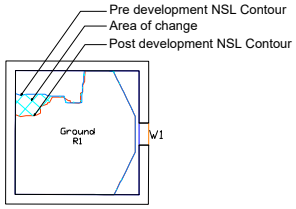


Rev	Description	Date
02	Third issue	17/01/2025
01	Second issue	27/09/2024

CLIENT: Albemarle Property

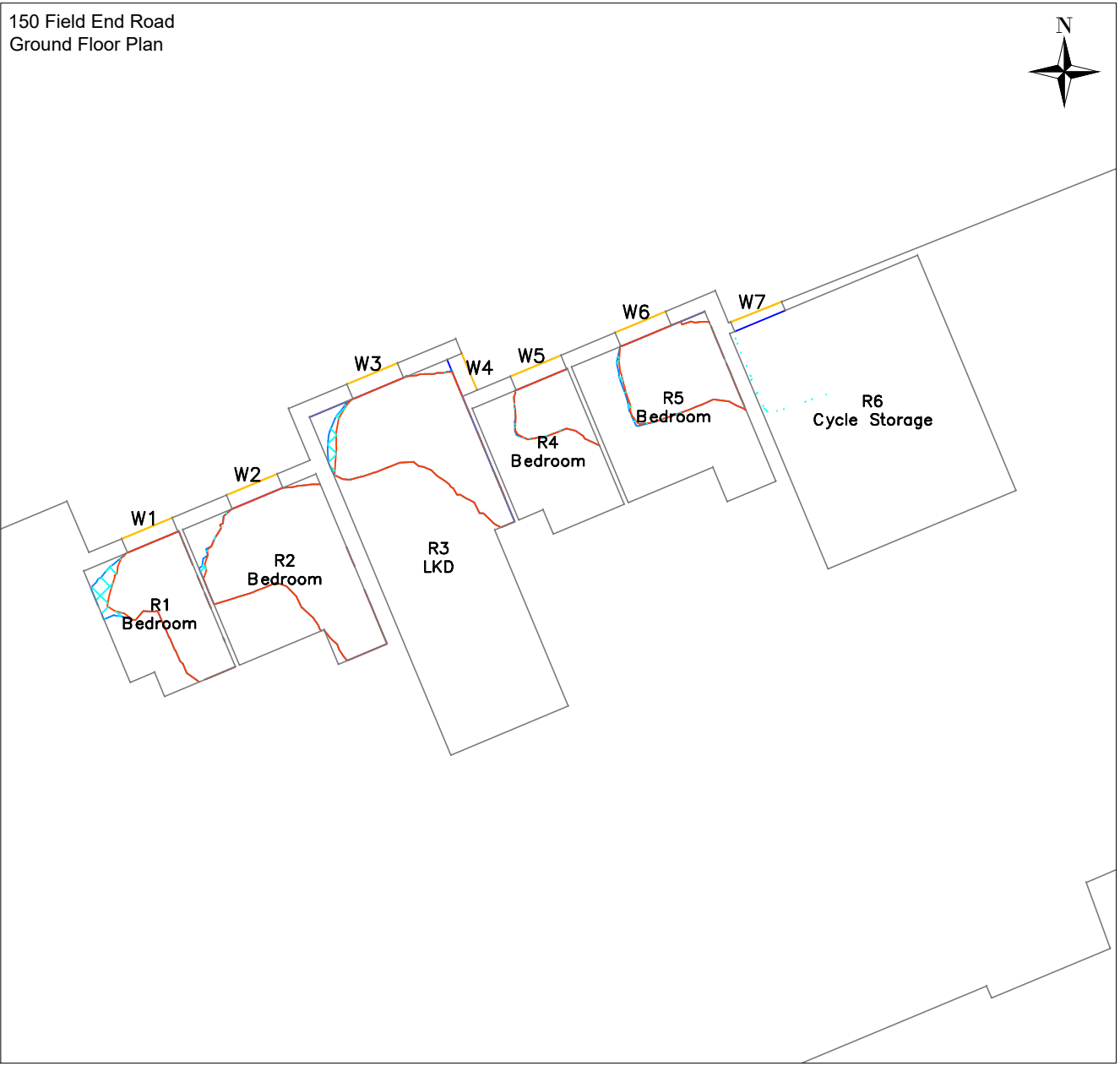
PROJECT: Field End Road, Ruislip

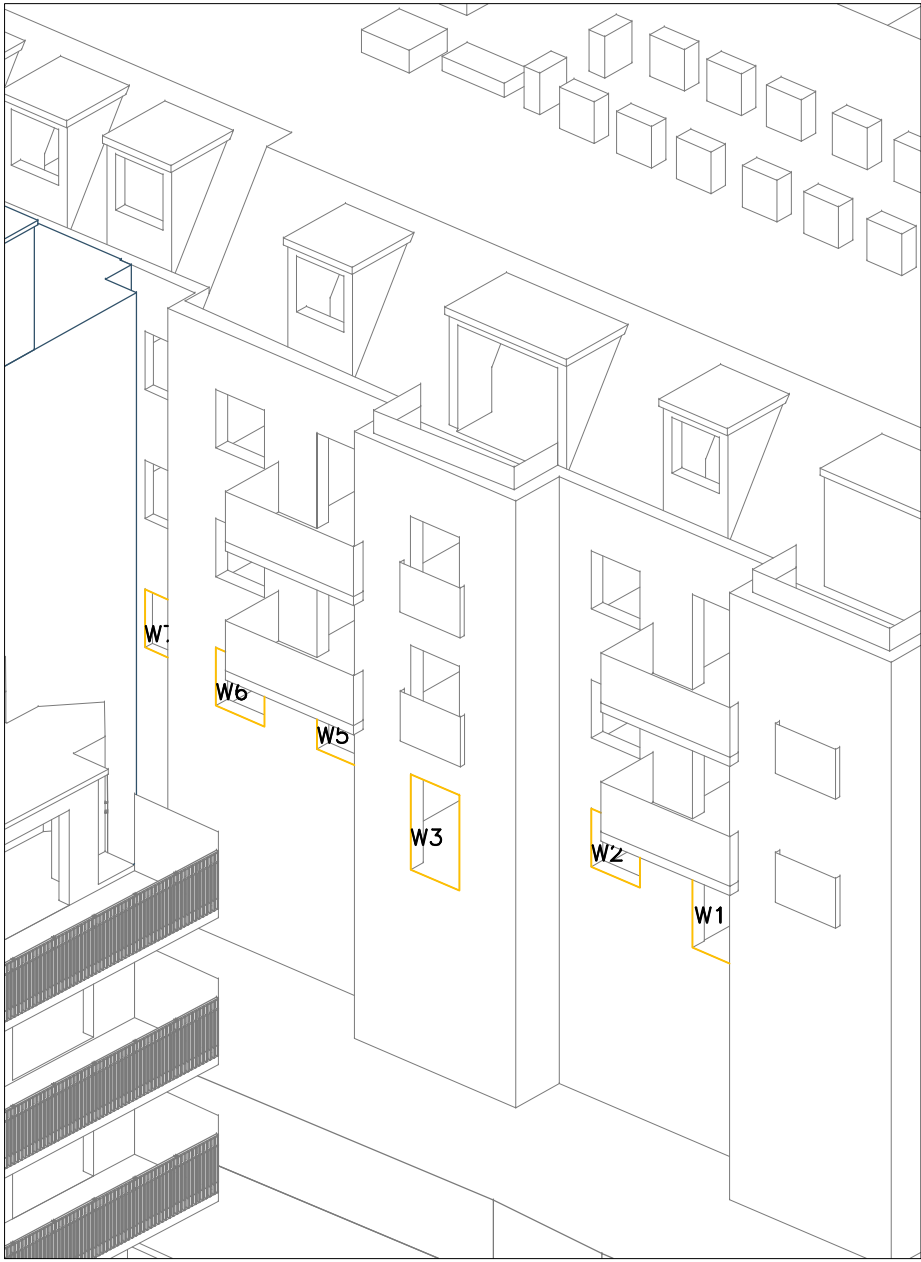
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3868	KC	LR

DWG REF.: NSL contours

DWG No.: 3868_09

150 Field End Road
Ground Floor Plan





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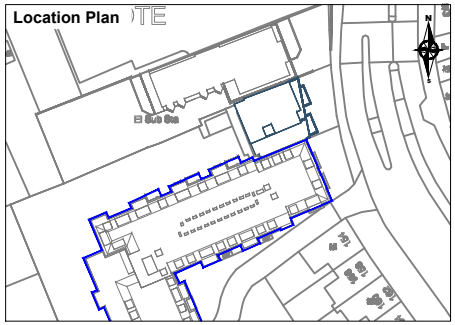
Part of eps

CANTERBURY | LONDON | CAMBRIDGE | BRISTOL | LEEDS

Specialists in the built environment - Coastal, Flood Risk, Drainage, Light Analysis

Location Plan



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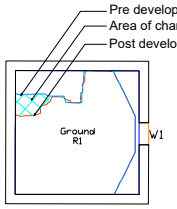


Rev	Description	Date
02	Third issue	17/01/2025
01	Second issue	27/09/2024

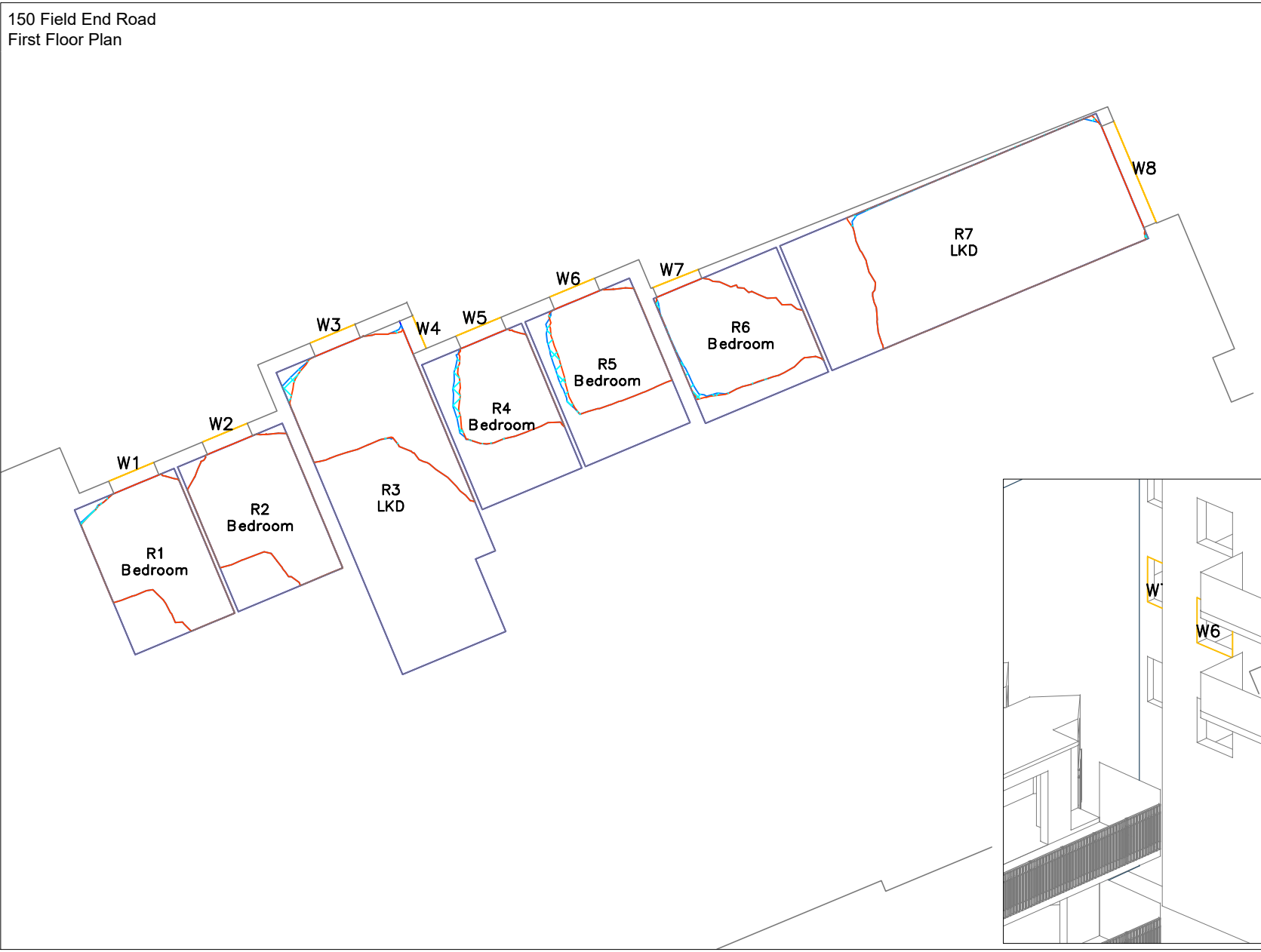
CLIENT: Albemarle Property

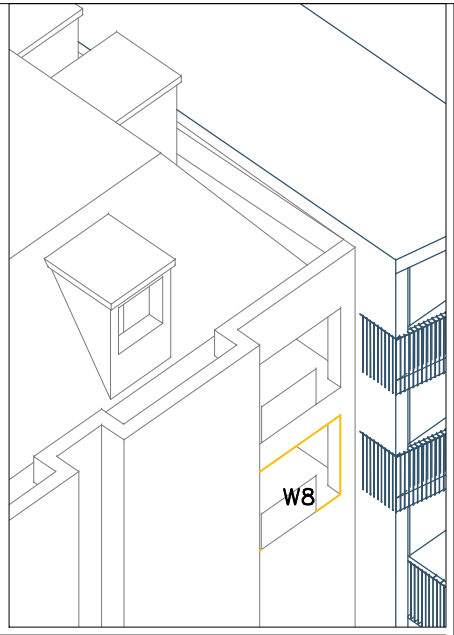
PROJECT: Field End Road, Ruislip

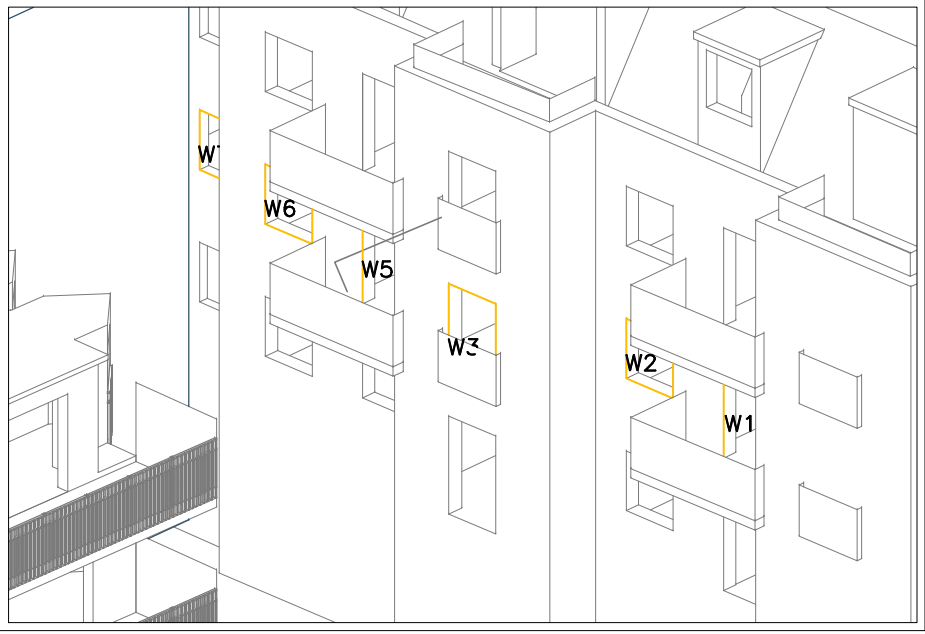
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3868	KC	LR

DWG REF.	DWG No.
NSL contours	3868_10

150 Field End Road
First Floor Plan







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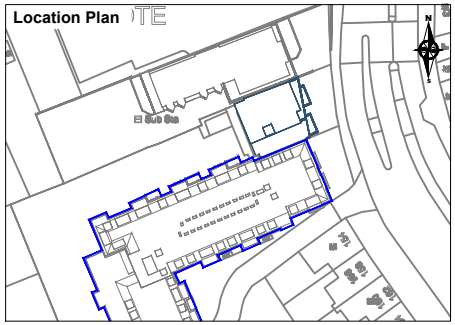
Part of eps

CANTERBURY | LONDON | CAMBRIDGE | BRISTOL | LEEDS

Specialists in the built environment - Coastal, Flood Risk, Drainage, Light Analysis

Location Plan



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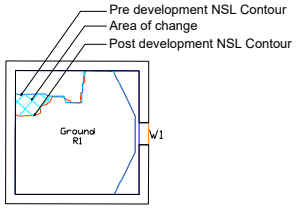


Rev	Description	Date
02	Third issue	17/01/2025
01	Second issue	27/09/2024

CLIENT: Albemarle Property

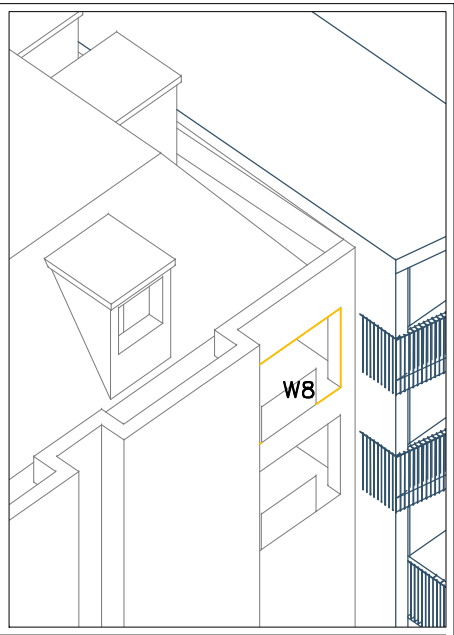
PROJECT: Field End Road, Ruislip

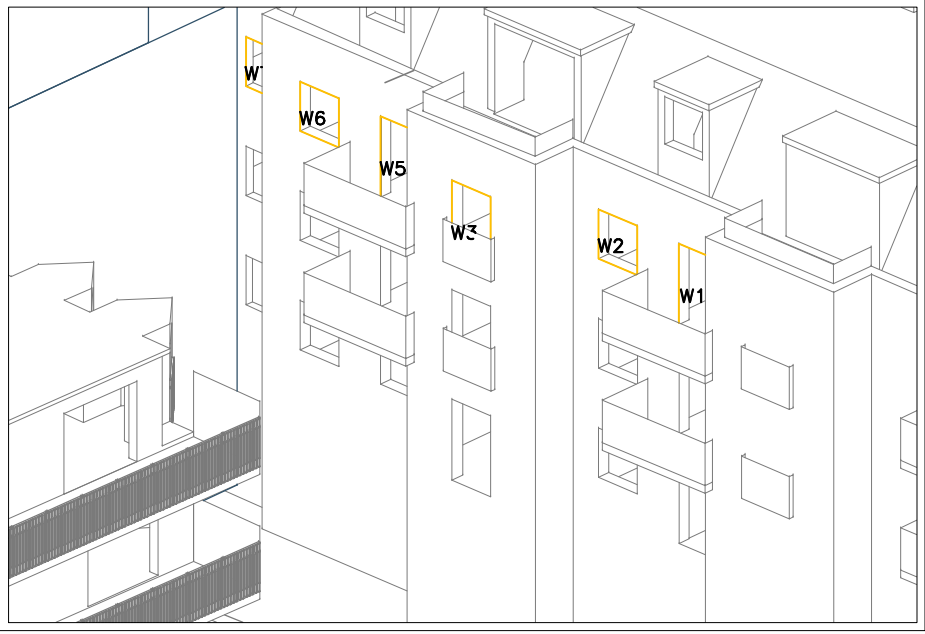
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3868	KC	LR

DWG REF.: NSL contours

DWG No.: 3868_11

150 Field End Road
Second Floor Plan





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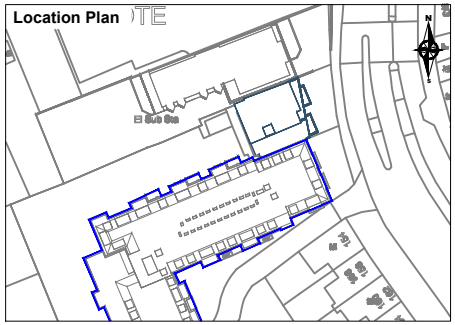
CANTERBURY | LONDON | CAMBRIDGE | BRISTOL | LEEDS

Specialists in the built environment - Coastal, Flood Risk, Drainage, Light Analysis

Location Plan



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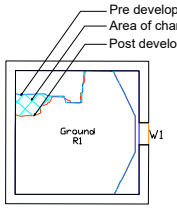


Rev	Description	Date
02	Third issue	17/01/2025
01	Second issue	27/09/2024

CLIENT: Albemarle Property

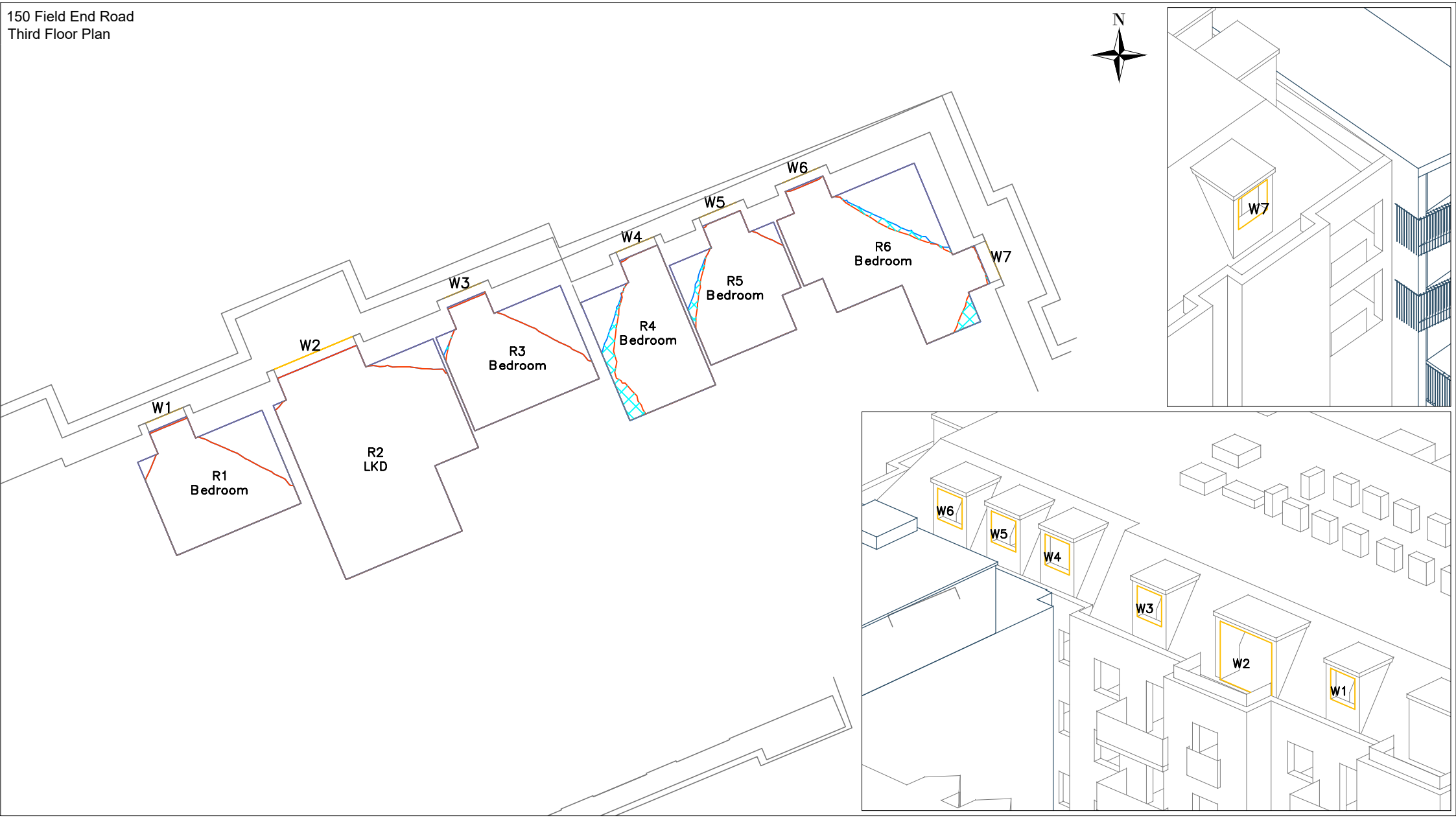
PROJECT: Field End Road, Ruislip

SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3868	KC	LR

DWG REF.: NSL contours

DWG No.: 3868_12

150 Field End Road
Third Floor Plan



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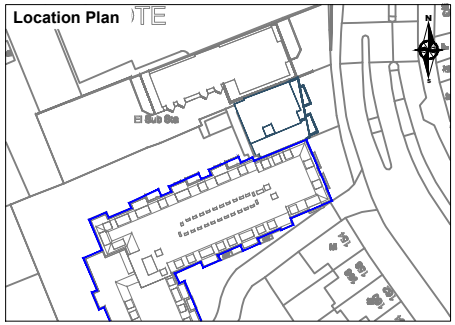
CANTERBURY | LONDON | CAMBRIDGE | BRISTOL | LEEDS

Specialists in the built environment - Coastal, Flood Risk, Drainage, Light Analysis

Location Plan



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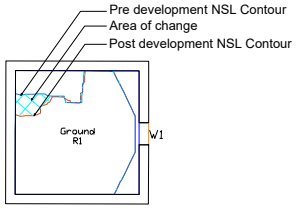

Rev	Description	Date
02	Third issue	17/01/2025
01	Second issue	27/09/2024

CLIENT: Albemarle Property

PROJECT: Field End Road, Ruislip

SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3868	KC	LR

DWG REF.: NSL contours

DWG No.: 3868_13

Amenity Area

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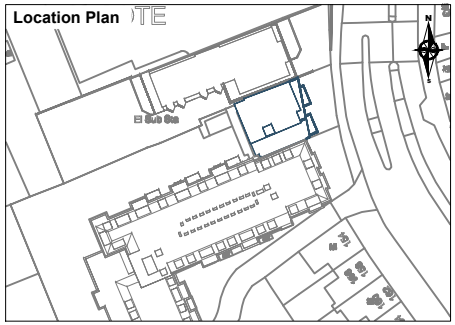
Specialists in the built environment - Coastal, Flood Risk, Drainage, Light Analysis

Location Plan



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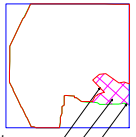


2hr Sun on ground contour (post development)
Area of change
2hr Sun-on-ground contour (pre-development)

Rev	Description	Date
02	Third issue	17/01/2025
01	Second issue	27/09/2024

CLIENT: Albemarle Property

PROJECT: Field End Road, Ruislip

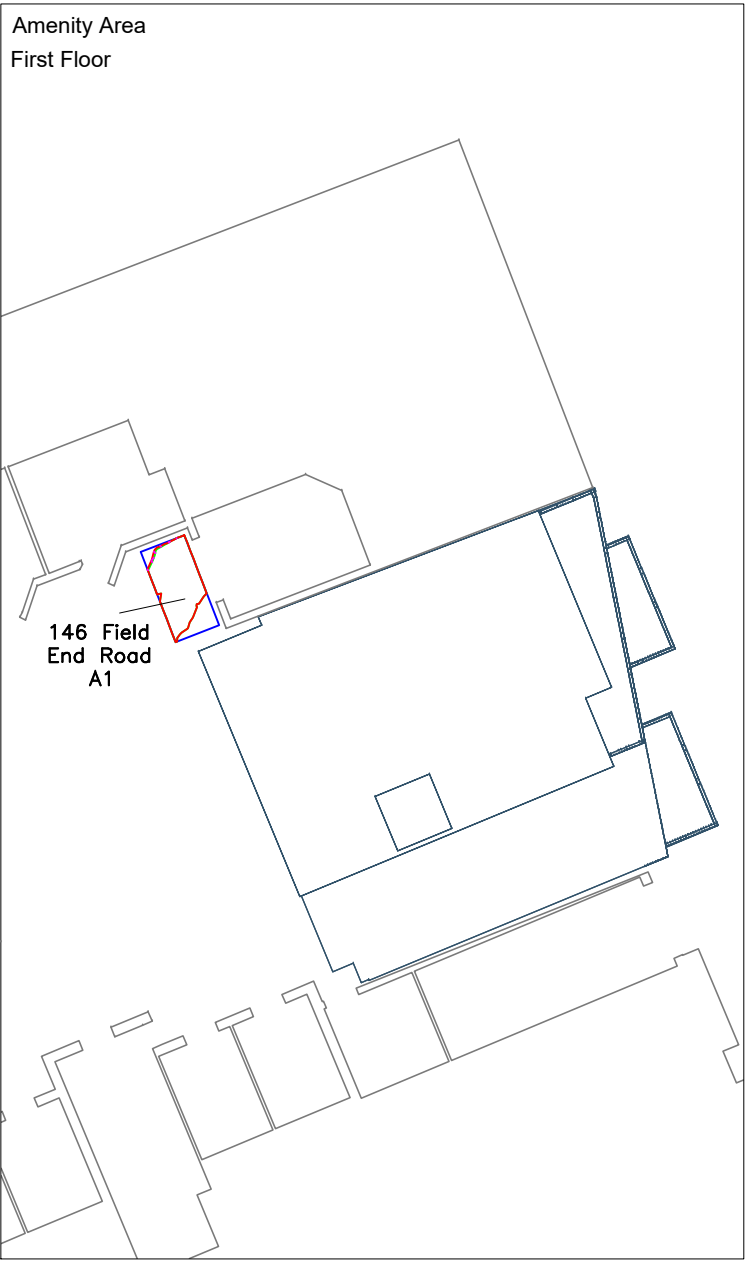
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3868	KC	LR

DWG REF.: 2hr SoG amenity contours

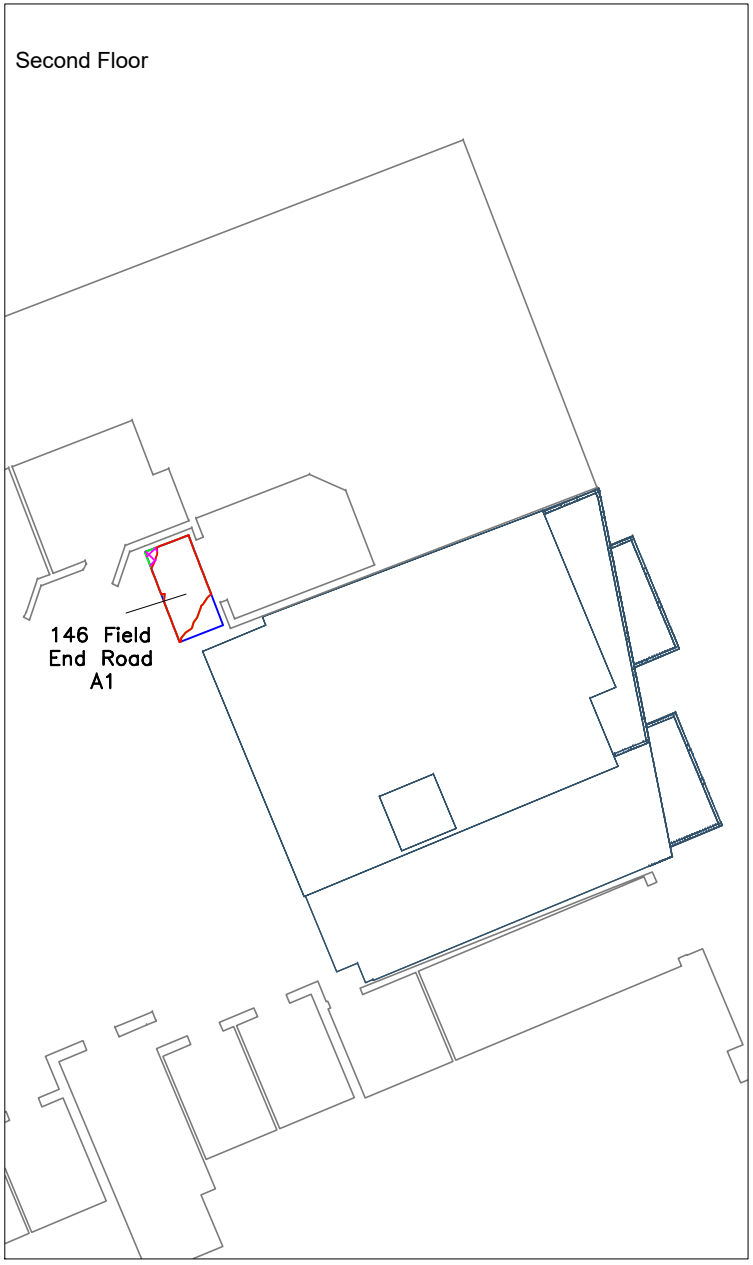
DWG No.: 3868_14

Amenity Area

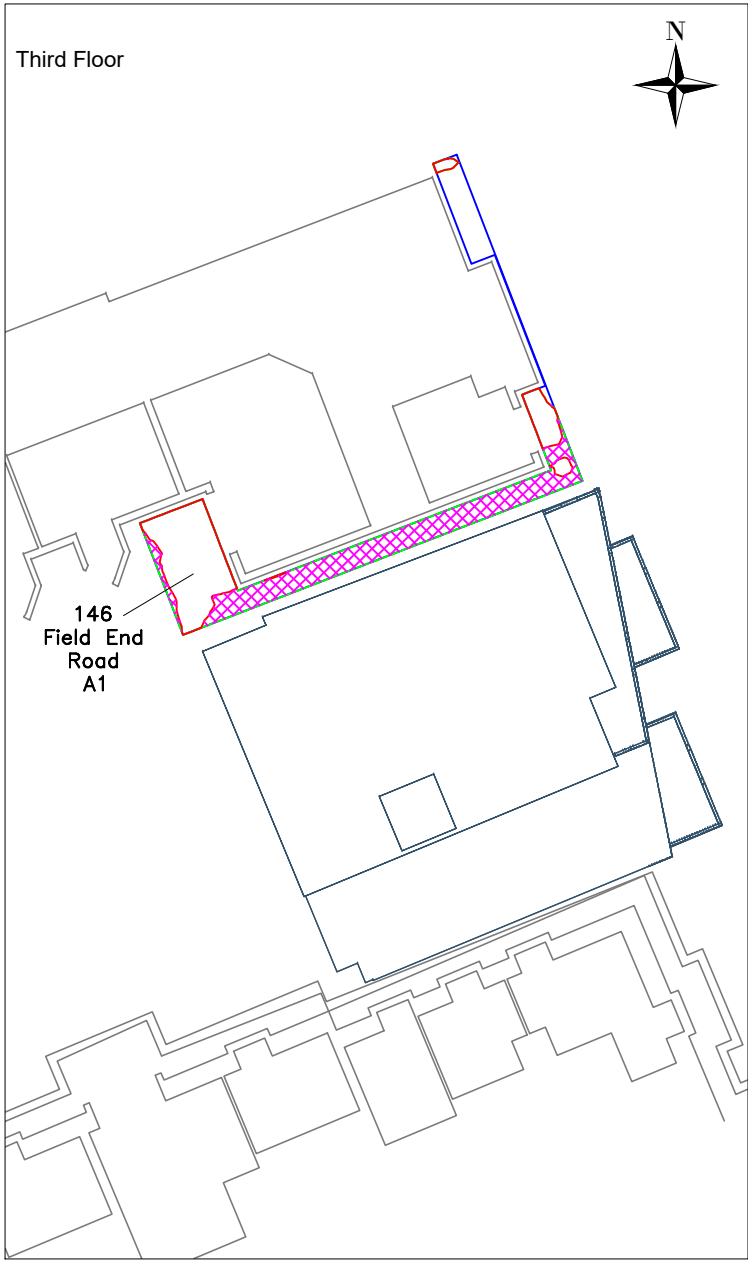
First Floor



Second Floor



Third Floor



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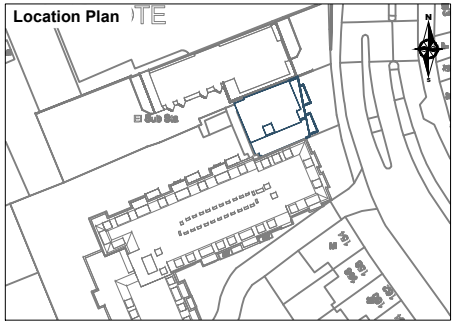
CANTERBURY | LONDON | CAMBRIDGE | BRISTOL | LEEDS

Specialists in the built environment - Coastal, Flood Risk, Drainage, Light Analysis

Location Plan



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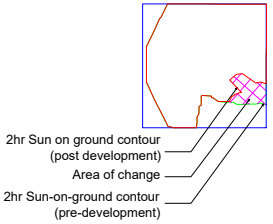

Rev	Description	Date
02	Third issue	17/01/2025
01	Second issue	27/09/2024

CLIENT: Albemarle Property

PROJECT: Field End Road, Ruislip

SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3868	KC	LR

DWG REF.: 2hr SoG amenity contours

DWG No.: 3868_15

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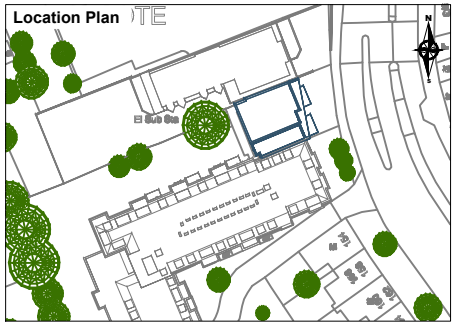
CANTERBURY | LONDON | CAMBRIDGE | BRISTOL | LEEDS

Specialists in the built environment - Coastal, Flood Risk, Drainage, Light Analysis

Location Plan



Legend

- Proposed Buildings
- Surrounding Buildings

Rev	Description	Date
02	Third issue	17/01/2025
01	Second issue	27/09/2024

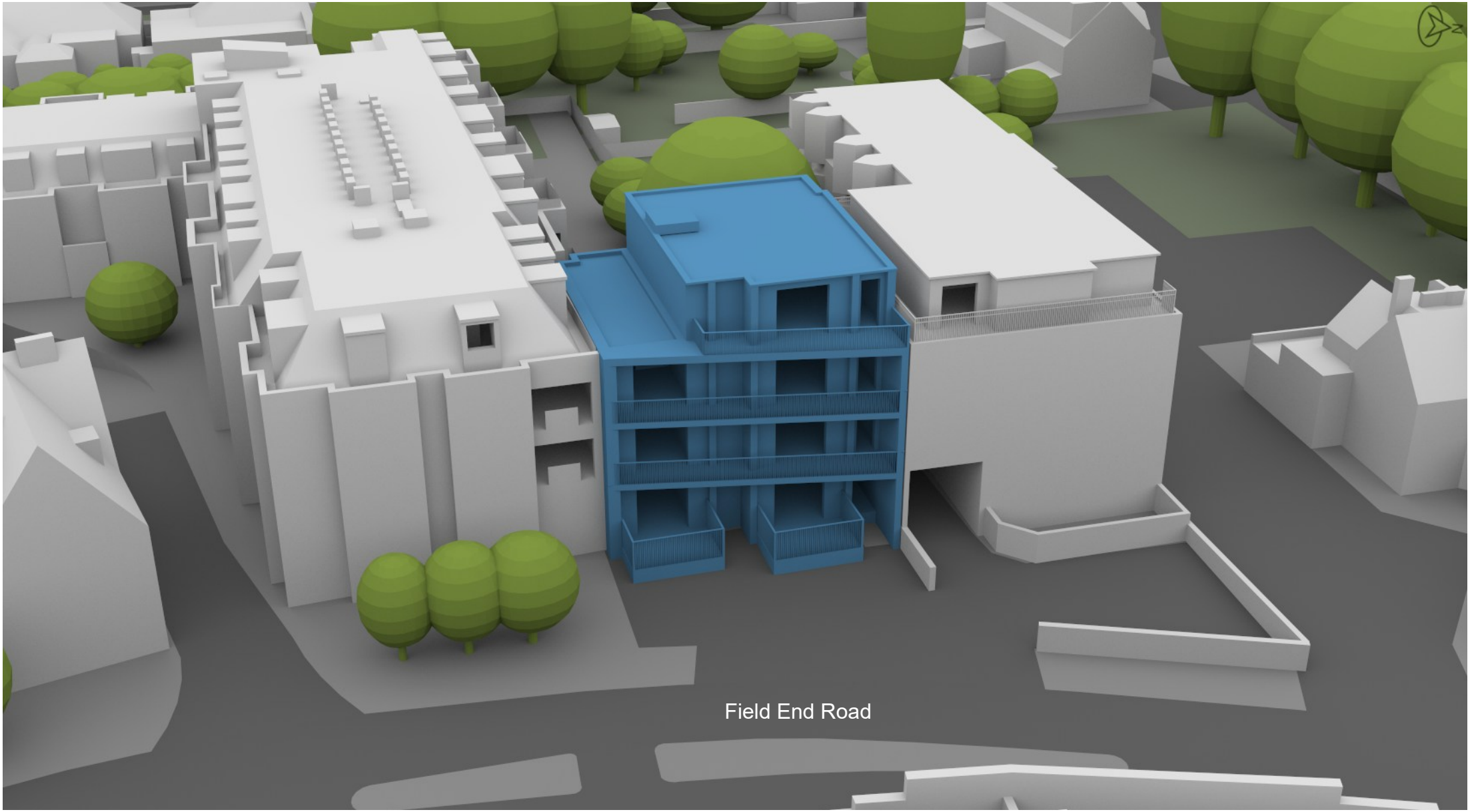
CLIENT: Albemarle Property

PROJECT: Field End Road, Ruislip

SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3868	KC	LR

DWG REF.: 3D Model - Proposed Location Plan

DWG No.: 3868_16



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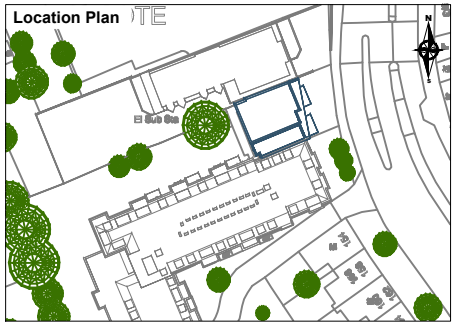
CANTERBURY | LONDON | CAMBRIDGE | BRISTOL | LEEDS

Specialists in the built environment - Coastal, Flood Risk, Drainage, Light Analysis

Location Plan



Legend

Proposed Buildings

Surrounding Buildings

Rev	Description	Date
02	Third issue	17/01/2025
01	Second issue	27/09/2024

CLIENT: Albemarle Property

PROJECT: Field End Road, Ruislip

SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3868	KC	LR

DWG REF.: 3D Model - Proposed Site Scenarios

DWG No.: 3868_17

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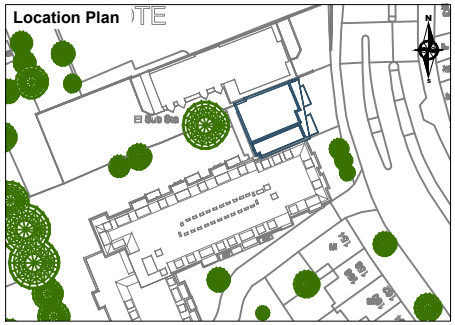
CANTERBURY | LONDON | CAMBRIDGE | BRISTOL | LEEDS

Specialists in the built environment - Coastal, Flood Risk, Drainage, Light Analysis

Location Plan



Legend

Proposed Buildings

Surrounding Buildings

Rev	Description	Date
02	Third issue	17/01/2025
01	Second issue	27/09/2024

CLIENT: Albemarle Property

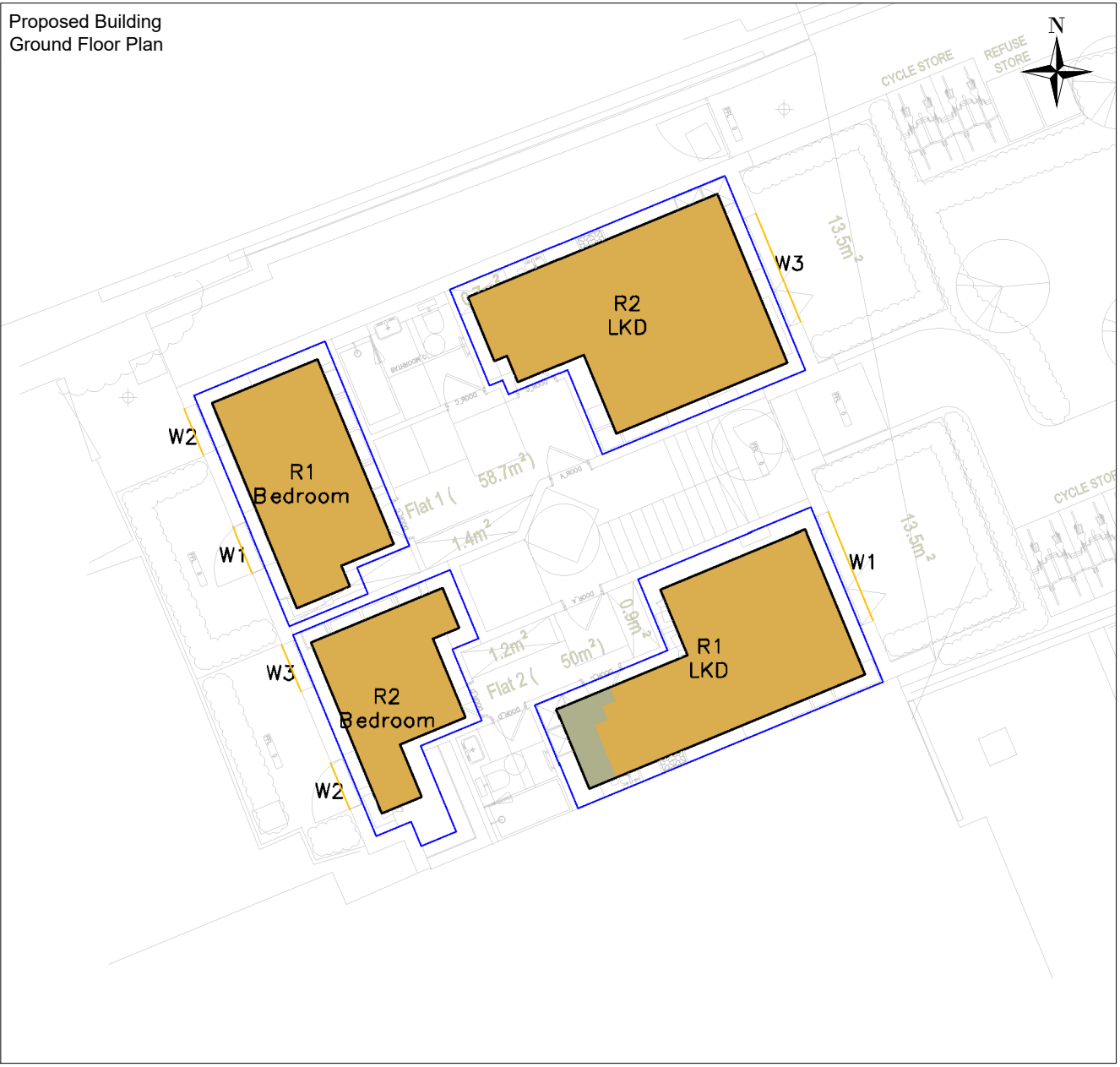
PROJECT: Field End Road, Ruislip

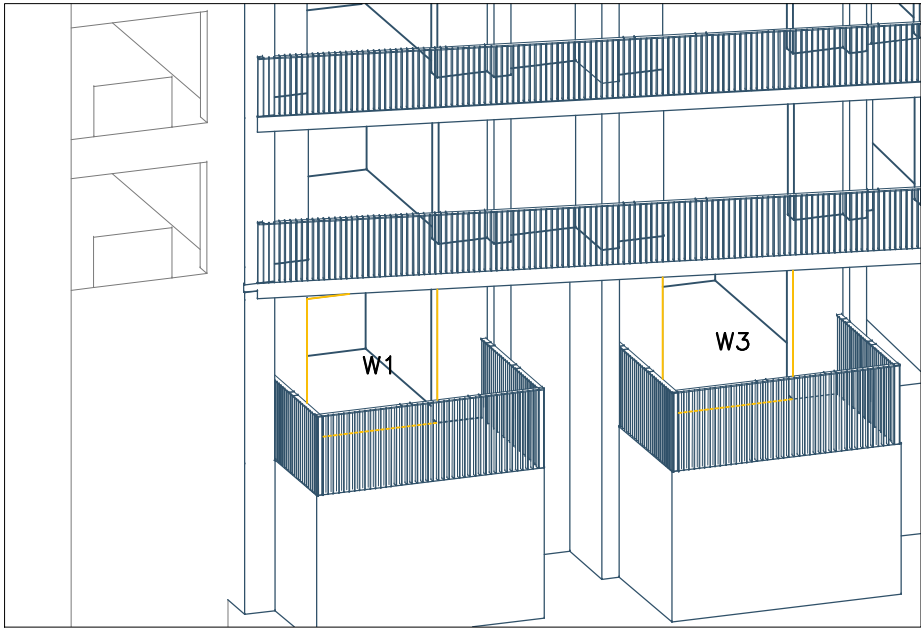
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3868	KC	LR

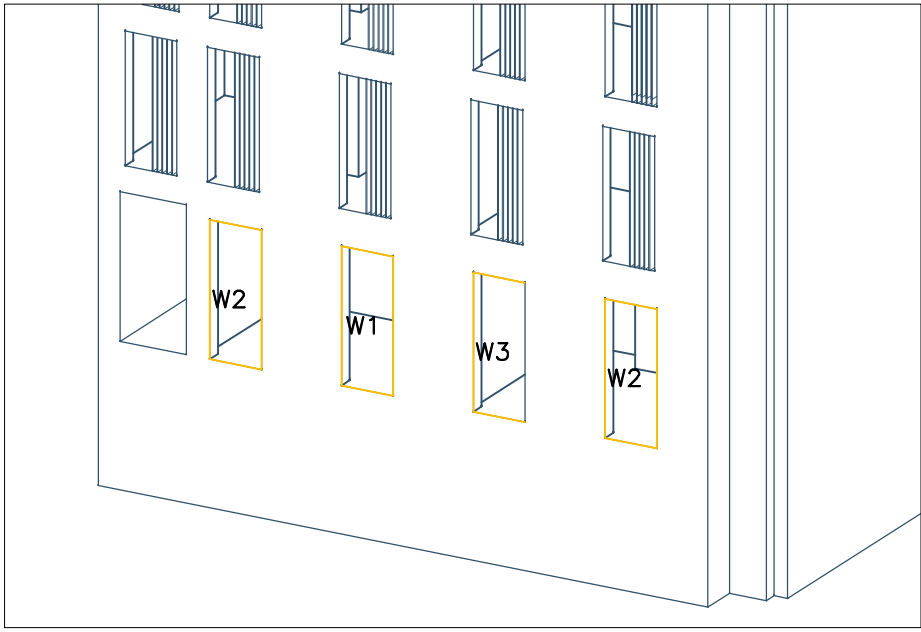
DWG REF.: 3D Model - Proposed Site Scenarios

DWG No.: 3868_18

Proposed Building
Ground Floor Plan







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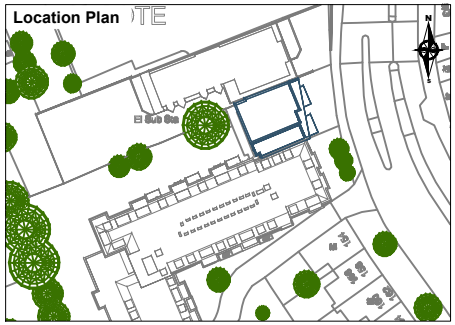
CANTERBURY | LONDON | CAMBRIDGE | BRISTOL | LEEDS

Specialists in the built environment - Coastal, Flood Risk, Drainage, Light Analysis

Location Plan



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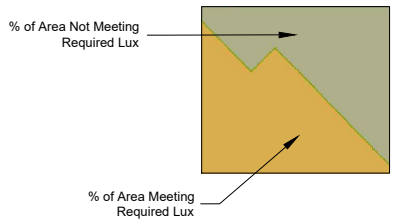


Rev	Description	Date
02	Third issue	17/01/2025
01	Second issue	27/09/2024

CLIENT: Albemarle Property

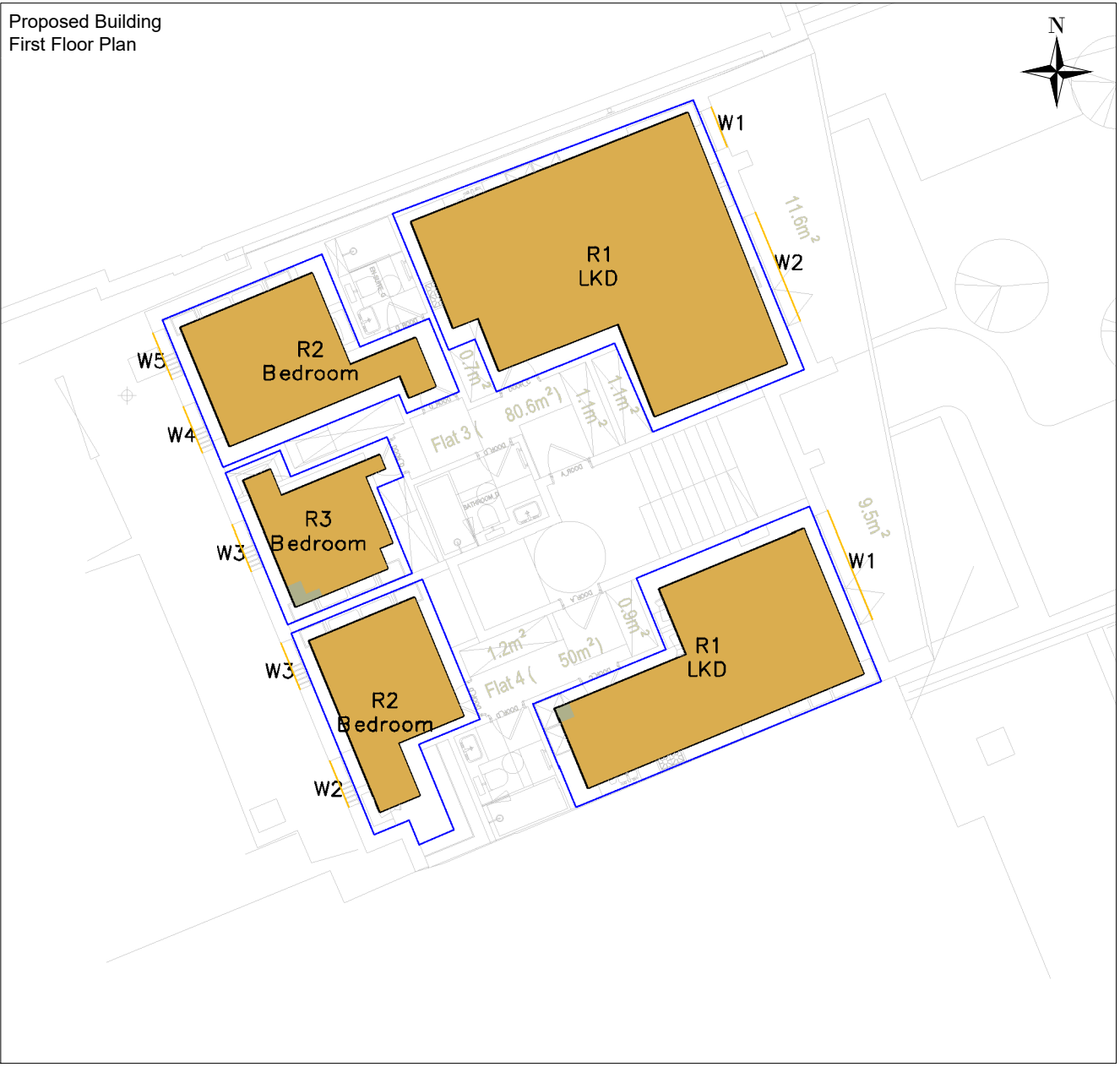
PROJECT: Field End Road, Ruislip

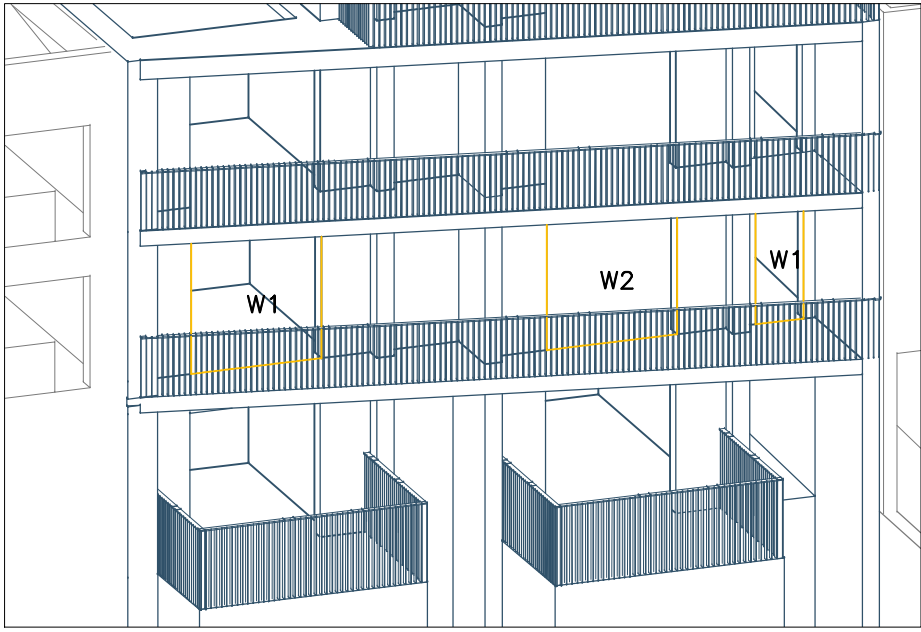
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3868	KC	LR

DWG REF.: 2hr SoG amenity contours

DWG No.: 3868_19

Proposed Building
First Floor Plan





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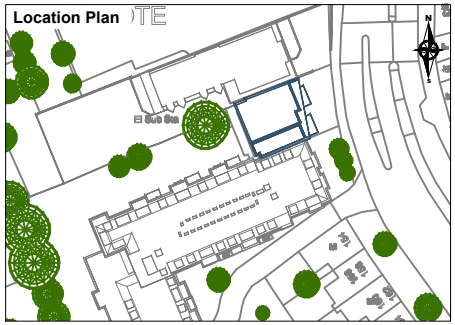
CANTERBURY | LONDON | CAMBRIDGE | BRISTOL | LEEDS

Specialists in the built environment - Coastal, Flood Risk, Drainage, Light Analysis

Location Plan



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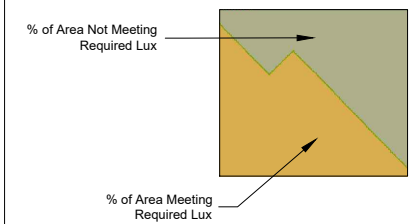


Rev	Description	Date
02	Third issue	17/01/2025
01	Second issue	27/09/2024

CLIENT: Albemarle Property

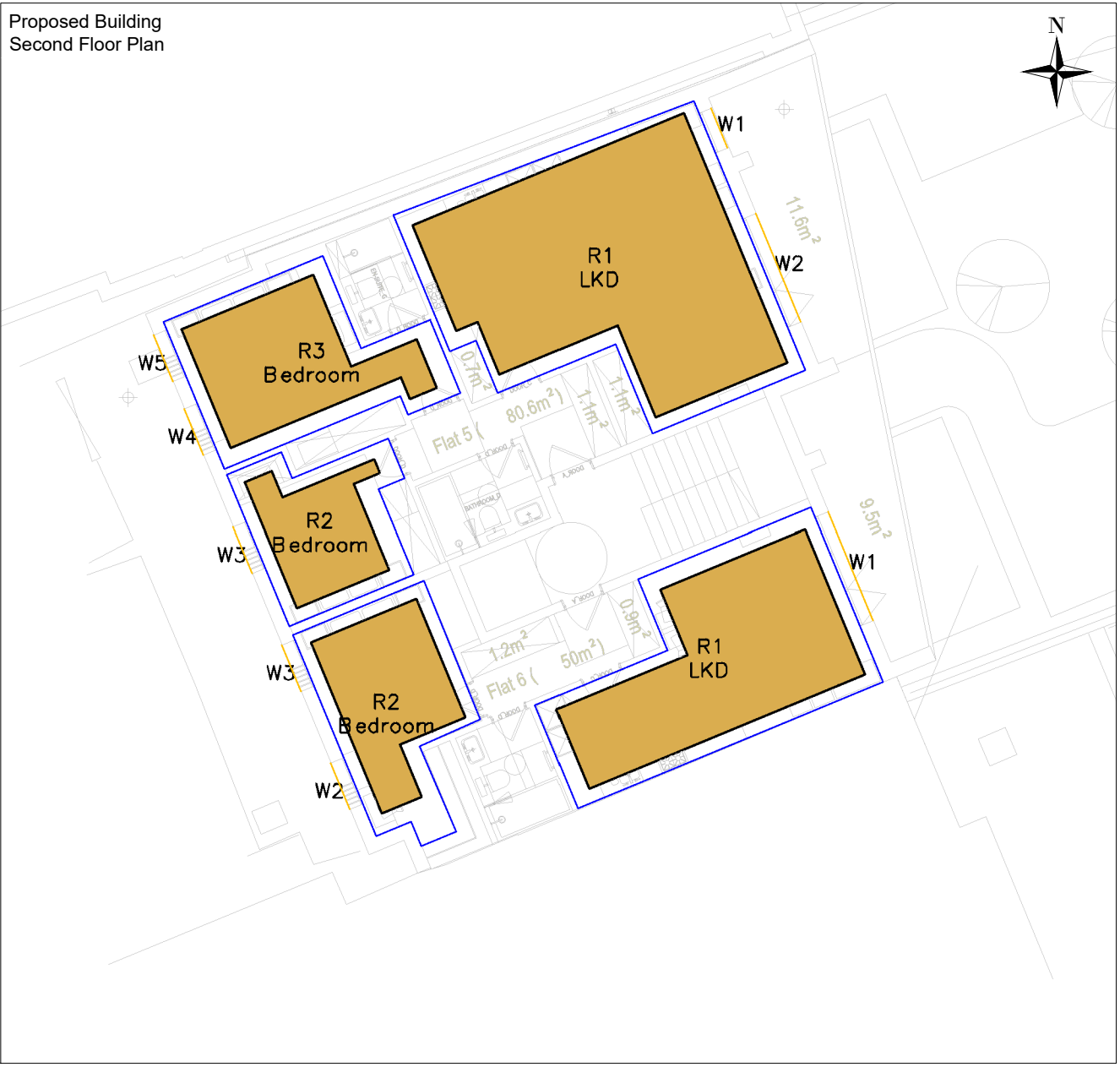
PROJECT: Field End Road, Ruislip

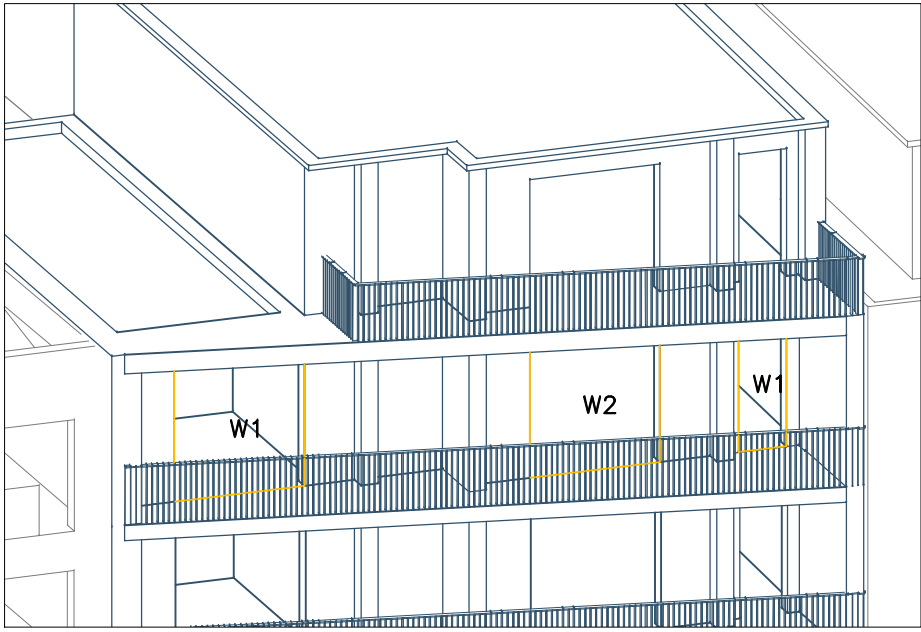
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3868	KC	LR

DWG REF.: 2hr SoG amenity contours

DWG No.: 3868_20

Proposed Building
Second Floor Plan





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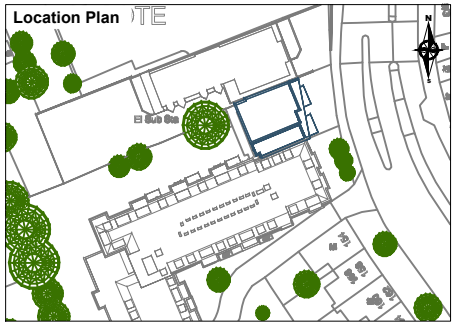
CANTERBURY | LONDON | CAMBRIDGE | BRISTOL | LEEDS

Specialists in the built environment - Coastal, Flood Risk, Drainage, Light Analysis

Location Plan



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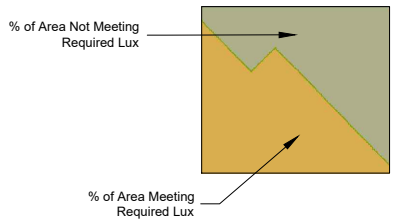


Rev	Description	Date
02	Third issue	17/01/2025
01	Second issue	27/09/2024

CLIENT: Albemarle Property

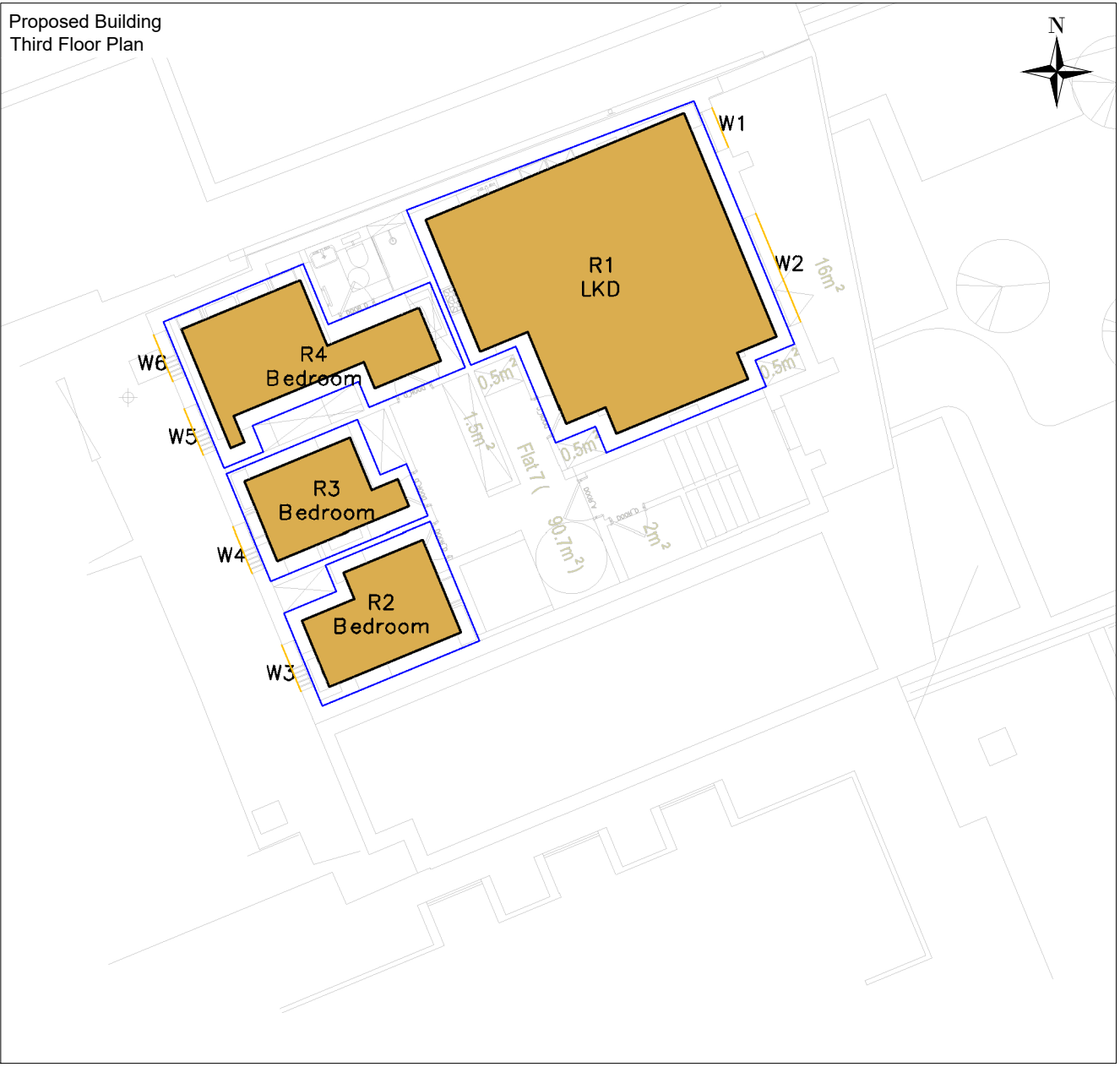
PROJECT: Field End Road, Ruislip

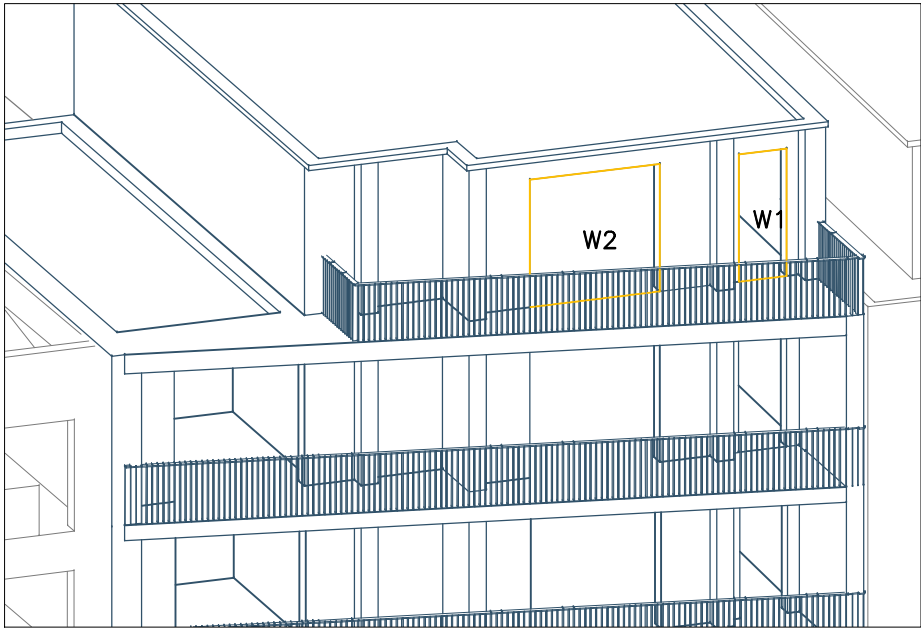
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3868	KC	LR

DWG REF.: 2hr SoG amenity contours

DWG No.: 3868_21

Proposed Building
Third Floor Plan





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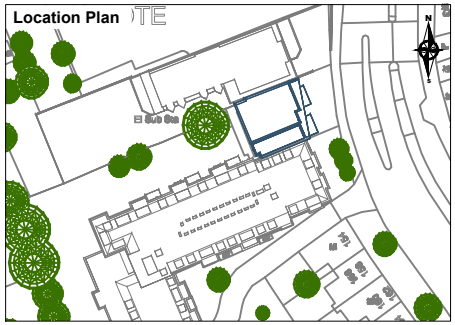
Part of eps

CANTERBURY | LONDON | CAMBRIDGE | BRISTOL | LEEDS

Specialists in the built environment - Coastal, Flood Risk, Drainage, Light Analysis

Location Plan



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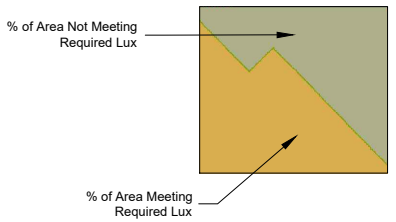

Rev	Description	Date
02	Third issue	17/01/2025
01	Second issue	27/09/2024

CLIENT: Albemarle Property

PROJECT: Field End Road, Ruislip

SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3868	KC	LR

DWG REF.: 2hr SoG amenity contours

DWG No.: 3868_22

Appendix A.3 – Tabulated Results for Daylight & Sunlight Calculations (Impact on Neighbour)

Project Name: Conex House, Field End Road
Project No.: 3868
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 16/01/2025

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
146 Field End Road																								
Ground	R1	Residential	LKD	W1	Existing	19.30	1.00	YES	249°				33.00	1.00	YES	14.00	1.00	YES						
					Proposed	19.30							33.00			14.00								
				W2	Existing	20.20	0.97	YES	159°				59.00	0.95	YES	14.00	1.00	YES						
					Proposed	19.61							56.00			14.00								
				W3	Existing	22.11	0.97	YES	159°				60.00	0.95	YES	12.00	1.00	YES						
					Proposed	21.49							57.00			12.00								
				W4	Existing	19.08	0.95	YES	159°				50.00	0.90	YES	14.00	1.00	YES						
					Proposed	18.19							45.00			14.00								
				W5	Existing	21.07	0.96	YES	159°				55.00	0.89	YES	13.00	1.00	YES						
					Proposed	20.24							49.00			13.00								
				W6	Existing	16.06	0.94	YES	159°				45.00	0.96	YES	13.00	1.00	YES						
					Proposed	15.07							43.00			13.00								
				W7	Existing	17.87	0.95	YES	159°				46.00	0.98	YES	11.00	1.00	YES						
					Proposed	17.03							45.00			11.00								
										19.59	0.97	YES							77.00			17.00		
										19.10									74.00	0.96	YES	17.00	1.00	YES
	R2	Residential	Entrance Lobby	W8	Existing	12.91	1.01	YES	159°				37.00	1.05	YES	12.00	1.08	YES						
					Proposed	12.99							39.00			13.00								
										12.91	1.01	YES							37.00			12.00		
										12.99									39.00	1.05	YES	13.00	1.08	YES
First	R1	Residential	LKD	W1	Existing	18.54	1.00	YES	249°				32.00	1.00	YES	15.00	1.00	YES						
					Proposed	18.54							32.00			15.00								
				W2	Existing	28.60	1.00	YES	206°				64.00	1.00	YES	19.00	1.00	YES						
					Proposed	28.60							64.00			19.00								
				W3	Existing	22.44	1.00	YES	206°				52.00	1.00	YES	16.00	1.00	YES						
					Proposed	22.43							52.00			16.00								
										22.00	1.00	YES							74.00			20.00		
										22.00									74.00	1.00	YES	20.00	1.00	YES
	R2	Residential	Bedroom	W4	Existing	24.72	0.99	YES	206°				55.00	0.98	YES	18.00	0.94	YES						
					Proposed	24.56							54.00			17.00								
										24.72	0.99	YES							55.00			18.00		
										24.56									54.00	0.98	YES	17.00	0.94	YES
	R3	Residential	Bedroom	W5	Existing	22.30	0.99	YES	206°				45.00	0.98	YES	15.00	1.00	YES						
					Proposed	21.99							44.00			15.00								
										22.30	0.99	YES							45.00			15.00		
										21.99									44.00	0.98	YES	15.00	1.00	YES
	R4	Residential	Bedroom	W6	Existing	9.25	0.97	YES	249°				18.00	0.94	YES	10.00	0.90	YES						
					Proposed	8.95							17.00			9.00								
										9.25	0.97	YES							18.00			10.00		
										8.95									17.00	0.94	YES	9.00	0.90	YES
Second	R1	Residential	LKD	W1	Existing	21.33	1.00	YES	249°				39.00	1.00	YES	21.00	1.00	YES						
					Proposed	21.33							39.00			21.00								
				W2	Existing	32.09	1.00	YES	206°				72.00	1.00	YES	27.00	1.00	YES						
					Proposed	32.09							72.00			27.00								
				W3	Existing	25.86	1.00	YES	206°				62.00	1.00	YES	25.00	1.00	YES						
					Proposed	25.86							62.00			25.00								
										25.12	1.00	YES							81.00			27.00		
										25.12									81.00	1.00	YES	27.00	1.00	YES
	R2	Residential	Bedroom	W4	Existing	28.90	0.99	YES	206°				64.00	0.98	YES	25.00	1.00	YES						
					Proposed	28.71							63.00			25.00								
										28.90	0.99	YES							64.00			25.00		
										28.71									63.00	0.98	YES	25.00	1.00	YES
	R3	Residential	Bedroom	W5	Existing	26.61	0.97	YES	206°				59.00	0.92	YES	25.00	0.88	YES						
					Proposed	25.93							54.00			22.00								
										26.61	0.97	YES							59.00			25.00		
										25.93									54.00	0.92	YES	22.00	0.88	YES

Project Name: Conex House, Field End Road
Project No.: 3868
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 16/01/2025

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
	R4	Residential	Bedroom	W6	Existing	11.98	0.96	YES	249°				28.00	0.89	YES	17.00	0.88	YES						
					Proposed	11.45				11.98	0.96	YES	25.00			15.00								
										11.45									28.00			17.00		
																			25.00	0.89	YES	15.00	0.88	YES
Third	R1	Residential	LKD	W1	Existing	37.26	1.00	YES	249°				58.00	1.00	YES	20.00	1.00	YES						
					Proposed	37.26							58.00			20.00								
				W2	Existing	37.84	1.00	YES	206°				81.00	1.00	YES	28.00	1.00	YES						
					Proposed	37.84							81.00			28.00								
				W3	Existing	30.88	1.00	YES	206°				64.00	1.00	YES	26.00	1.00	YES						
					Proposed	30.88							64.00			26.00								
										35.91	1.00	YES							82.00			28.00		
										35.91									82.00	1.00	YES	28.00	1.00	YES
	R2	Residential	Bathroom	W4	Existing	35.52	1.00	YES	206°				73.00	0.99	YES	26.00	0.96	YES						
					Proposed	35.44				35.52	1.00	YES	72.00			25.00								
										35.44									73.00			26.00		
																			72.00	0.99	YES	25.00	0.96	YES
	R3	Residential	Bedroom	W5	Existing	33.20	0.99	YES	206°				68.00	0.99	YES	26.00	0.96	YES						
					Proposed	32.72				33.20	0.99	YES	67.00			25.00								
										32.72									68.00			26.00		
																			67.00	0.99	YES	25.00	0.96	YES
	R4	Residential	LD	W6	Existing	25.45	0.97	YES	249°				49.00	0.94	YES	19.00	0.84	YES						
					Proposed	24.79				25.45	0.97	YES	46.00			16.00								
										24.79									49.00			19.00		
																			46.00	0.94	YES	16.00	0.84	YES
	R5	Residential	Bedroom	W7	Existing	34.33	1.00	YES	69°N					*North	*North		*North	*North						
					Proposed	34.33				34.33	1.00	YES								*North	*North		*North	*North
150 Field End Road																								
Ground	R1	Residential	Bedroom	W1	Existing	12.72	0.97	YES	337°N					*North	*North		*North	*North						
					Proposed	12.30				12.72	0.97	YES								*North	*North		*North	*North
										12.30														
	R2	Residential	Bedroom	W2	Existing	18.90	1.00	YES	337°N					*North	*North		*North	*North						
					Proposed	18.81				18.90	1.00	YES								*North	*North		*North	*North
										18.81														
	R3	Residential	LKD	W3	Existing	22.57	0.96	YES	337°N					*North	*North		*North	*North						
					Proposed	21.76																		
				W4	Existing	0.79	0.77	NO	67°N					*North	*North		*North	*North						
					Proposed	0.61				15.88	0.96	YES								*North	*North		*North	*North
										15.26														
	R4	Residential	Bedroom	W5	Existing	3.61	0.99	YES	337°N					*North	*North		*North	*North						
					Proposed	3.58				3.61	0.99	YES								*North	*North		*North	*North
										3.58														
	R5	Residential	Bedroom	W6	Existing	11.47	0.98	YES	337°N					*North	*North		*North	*North						
					Proposed	11.21				11.47	0.98	YES								*North	*North		*North	*North
										11.21														
	R6	Residential	Cycle Storage	W7	Existing	6.29	1.12	YES	338°N					*North	*North		*North	*North						
					Proposed	7.03				6.29	1.12	YES								*North	*North		*North	*North
										7.03														

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Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
First	R1	Residential	Bedroom	W1	Existing	15.84	0.97	YES	337°N	15.84	0.97	YES	*North	*North		*North	*North							
					Proposed	15.38				15.38									*North	*North		*North	*North	
	R2	Residential	Bedroom	W2	Existing	22.44	1.00	YES	337°N	22.44	1.00	YES	*North	*North		*North	*North							
					Proposed	22.37				22.37									*North	*North		*North	*North	
	R3	Residential	LKD	W3	Existing	25.50	0.95	YES	337°N	15.93	0.93	YES	*North	*North		*North	*North							
					Proposed	24.30				14.83									*North	*North		*North	*North	
				W4	Existing	2.75	0.65	NO	67°N				*North	*North		*North	*North							
					Proposed	1.79																		
	R4	Residential	Bedroom	W5	Existing	9.90	0.93	YES	337°N	9.90	0.93	YES	*North	*North		*North	*North							
					Proposed	9.19				9.19									*North	*North		*North	*North	
	R5	Residential	Bedroom	W6	Existing	16.01	0.95	YES	337°N	16.01	0.95	YES	*North	*North		*North	*North							
					Proposed	15.15				15.15									*North	*North		*North	*North	
	R6	Residential	Bedroom	W7	Existing	7.45	1.18	YES	338°N	7.45	1.18	YES	*North	*North		*North	*North							
					Proposed	8.77				8.77									*North	*North		*North	*North	
	R7	Residential	LKD	W8	Existing	33.71	0.96	YES	67°N	33.71	0.96	YES	*North	*North		*North	*North							
					Proposed	32.48				32.48									*North	*North		*North	*North	
Second	R1	Residential	Bedroom	W1	Existing	30.18	0.99	YES	337°N	30.18	0.99	YES	*North	*North		*North	*North							
					Proposed	29.78				29.78									*North	*North		*North	*North	
	R2	Residential	Bedroom	W2	Existing	30.99	1.00	YES	337°N	30.99	1.00	YES	*North	*North		*North	*North							
					Proposed	30.94				30.94									*North	*North		*North	*North	
	R3	Residential	LKD	W3	Existing	30.32	0.95	YES	337°N	24.61	0.92	YES	*North	*North		*North	*North							
					Proposed	28.89				22.53									*North	*North		*North	*North	
				W4	Existing	16.75	0.82	YES	67°N				*North	*North		*North	*North							
					Proposed	13.78																		
	R4	Residential	Bedroom	W5	Existing	27.07	0.90	YES	337°N	27.07	0.90	YES	*North	*North		*North	*North							
					Proposed	24.48				24.48									*North	*North		*North	*North	
	R5	Residential	Bedroom	W6	Existing	28.27	0.89	YES	337°N	28.27	0.89	YES	*North	*North		*North	*North							
					Proposed	25.26				25.26									*North	*North		*North	*North	
	R6	Residential	Bedroom	W7	Existing	7.68	1.55	YES	338°N	7.68	1.55	YES	*North	*North		*North	*North							
					Proposed	11.88				11.88									*North	*North		*North	*North	
	R7	Residential	LKD	W8	Existing	35.64	0.97	YES	67°N	35.64	0.97	YES	*North	*North		*North	*North							
					Proposed	34.69				34.69									*North	*North		*North	*North	

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Third	R1	Residential	Bedroom	W1	Existing	38.09	0.99	YES	337°N	38.09	0.99	YES		*North	*North		*North	*North		*North	*North		*North	*North
					Proposed	37.79				37.79														
	R2	Residential	LKD	W2	Existing	37.34	0.98	YES	337°N	37.34	0.98	YES		*North	*North		*North	*North		*North	*North		*North	*North
					Proposed	36.44				36.44														
	R3	Residential	Bedroom	W3	Existing	37.58	0.95	YES	337°N	37.58	0.95	YES		*North	*North		*North	*North		*North	*North		*North	*North
					Proposed	35.52				35.52														
	R4	Residential	Bedroom	W4	Existing	37.52	0.84	YES	337°N	37.52	0.84	YES		*North	*North		*North	*North		*North	*North		*North	*North
					Proposed	31.46				31.46														
	R5	Residential	Bedroom	W5	Existing	37.54	0.79	YES	337°N	37.54	0.79	YES		*North	*North		*North	*North		*North	*North		*North	*North
					Proposed	29.47				29.47														
	R6	Residential	Bedroom	W6	Existing	37.63	0.78	YES	337°N	38.33	0.89	YES		*North	*North		*North	*North		*North	*North		*North	*North
					Proposed	29.27				34.14														
				W7	Existing	39.03	1.00	YES	67°N					*North	*North		*North	*North						
					Proposed	39.00																		

Project Name: Conex House, Field End Road
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Report Title: Daylight Distribution Analysis - Neighbour
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Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
146 Field End Road									
Ground	R1	Residential	LKD	Area m2	35.01	34.58	34.58	1.00	YES
				% of room		98.77%	98.77%		
	R2	Residential	Entrance Lobby	Area m2	17.34	8.65	8.67	1.00	YES
				% of room		49.91%	49.99%		
First	R1	Residential	LKD	Area m2	34.20	34.12	34.12	1.00	YES
				% of room		99.76%	99.76%		
	R2	Residential	Bedroom	Area m2	11.00	8.20	8.20	1.00	YES
				% of room		74.53%	74.48%		
	R3	Residential	Bedroom	Area m2	20.90	12.84	12.75	0.99	YES
				% of room		61.44%	60.99%		
	R4	Residential	Bedroom	Area m2	20.11	18.05	18.01	1.00	YES
				% of room		89.74%	89.55%		
Second	R1	Residential	LKD	Area m2	34.25	34.21	34.21	1.00	YES
				% of room		99.88%	99.88%		
	R2	Residential	Bedroom	Area m2	11.00	10.82	10.81	1.00	YES
				% of room		98.29%	98.29%		
	R3	Residential	Bedroom	Area m2	20.90	18.78	17.32	0.92	YES
				% of room		89.84%	82.85%		
	R4	Residential	Bedroom	Area m2	20.11	18.66	18.60	1.00	YES
				% of room		92.77%	92.49%		
Third	R1	Residential	LKD	Area m2	32.06	32.05	32.05	1.00	YES
				% of room		99.97%	99.97%		
	R2	Residential	Bathroom	Area m2	11.05	10.33	10.33	1.00	YES
				% of room		93.49%	93.49%		
	R3	Residential	Bedroom	Area m2	20.59	14.61	14.54	1.00	YES
				% of room		70.94%	70.63%		
	R4	Residential	LD	Area m2	36.21	31.87	31.19	0.98	YES
				% of room		88.03%	86.15%		
	R5	Residential	Bedroom	Area m2	13.96	13.76	13.76	1.00	YES
				% of room		98.56%	98.56%		
150 Field End Road									
Ground	R1	Residential	Bedroom	Area m2	7.51	5.17	4.76	0.92	YES
				% of room		68.87%	63.41%		
	R2	Residential	Bedroom	Area m2	12.03	8.66	8.61	0.99	YES
				% of room		71.92%	71.52%		
	R3	Residential	LKD	Area m2	26.21	7.54	7.33	0.97	YES
				% of room		28.75%	27.95%		
	R4	Residential	Bedroom	Area m2	7.51	2.01	2.00	0.99	YES
				% of room		26.75%	26.61%		
	R5	Residential	Bedroom	Area m2	12.04	4.56	4.49	0.98	YES
				% of room		37.91%	37.28%		
	R6	Residential	Cycle Storage	Area m2	26.96	6.98	7.02	1.01	YES
				% of room		25.89%	26.03%		

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Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
First	R1	Residential	Bedroom	Area m2	11.01	8.98	8.97	1.00	YES
				% of room		81.62%	81.50%		
	R2	Residential	Bedroom	Area m2	11.56	9.47	9.47	1.00	YES
				% of room		81.97%	81.96%		
	R3	Residential	LKD	Area m2	27.30	10.10	9.93	0.98	YES
				% of room		36.99%	36.36%		
	R4	Residential	Bedroom	Area m2	11.00	5.77	5.53	0.96	YES
				% of room		52.49%	50.27%		
	R5	Residential	Bedroom	Area m2	11.57	7.08	6.79	0.96	YES
				% of room		61.18%	58.70%		
	R6	Residential	Bedroom	Area m2	11.73	8.17	8.32	1.02	YES
				% of room		69.68%	70.94%		
	R7	Residential	LKD	Area m2	30.16	24.08	24.16	1.00	YES
				% of room		79.83%	80.10%		
Second	R1	Residential	Bedroom	Area m2	11.00	10.81	10.81	1.00	YES
				% of room		98.31%	98.31%		
	R2	Residential	Bedroom	Area m2	11.57	11.31	11.31	1.00	YES
				% of room		97.75%	97.75%		
	R3	Residential	LKD	Area m2	27.28	15.58	15.55	1.00	YES
				% of room		57.09%	56.99%		
	R4	Residential	Bedroom	Area m2	11.00	10.81	10.76	1.00	YES
				% of room		98.27%	97.82%		
	R5	Residential	Bedroom	Area m2	11.56	11.36	10.96	0.96	YES
				% of room		98.25%	94.80%		
	R6	Residential	Bedroom	Area m2	11.73	10.05	10.05	1.00	YES
				% of room		85.68%	85.69%		
	R7	Residential	LKD	Area m2	30.15	30.08	30.13	1.00	YES
				% of room		99.75%	99.91%		
Third	R1	Residential	Bedroom	Area m2	12.84	10.28	10.28	1.00	YES
				% of room		80.09%	80.09%		
	R2	Residential	LKD	Area m2	27.62	26.57	26.57	1.00	YES
				% of room		96.22%	96.21%		
	R3	Residential	Bedroom	Area m2	12.84	10.28	10.25	1.00	YES
				% of room		80.06%	79.85%		
	R4	Residential	Bedroom	Area m2	11.33	10.14	9.14	0.90	YES
				% of room		89.47%	80.68%		
	R5	Residential	Bedroom	Area m2	10.94	9.78	9.51	0.97	YES
				% of room		89.40%	86.94%		
	R6	Residential	Bedroom	Area m2	18.51	14.87	14.12	0.95	YES
				% of room		80.33%	76.30%		

Project Name: Conex House, Field End Road
Project No.: 3868
Report Title: Two hours Sunlight to Amenity Analysis - Neighbour
Date of Analysis: 16/01/2025

Floor Ref	Amenity Ref		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Assessment Date: 21st March							
146 Field End Road							
Ground	Rear Patio (A1)	Area m2	33.62	26.74	26.74	1.00	YES
		Percentage		80%	80%		
	Front Patio (A2)	Area m2	18.68	7.49	7.29	0.97	YES
		Percentage		40%	39%		
First	Balcony/Terrace (A1)	Area m2	5.76	4.45	4.50	1.01	YES
		Percentage		77%	78%		
Second	Balcony/Terrace (A1)	Area m2	5.76	4.75	4.56	0.96	YES
		Percentage		82%	79%		
Third	Balcony/Terrace (A1)	Area m2	26.32	22.91	10.91	0.48	NO
		Percentage		87%	41%		
150 Field End Road							
Ground	Brear Garden (A1)	Area m2	380.97	231.21	231.21	1.00	YES
		Percentage		61%	61%		
Assessment Date: 21st June							
Third	Balcony/Terrace (A1)	Area m2	26.32	26.13	25.97	0.99	Yes
		Percentage		99%	99%		

Appendix A.4 – Tabulated Results for Daylight & Sunlight Calculations (Proposed Development)

Project Name: Conex House, Field End Road
Project No.: 3868
Report Title: SDA BS En17037 Analysis - Illuminance Analysis
Date of Analysis: 27/09/2024

								Criteria				
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
Flat 1												
Ground	R1	Bedroom	15.10	10.49	265	10.49	100%	100	50%	50%	4380	YES
	R2	LKD	24.74	18.66	351	18.66	100%	150	50%	50%	4380	YES
Flat 2												
Ground	R1	LKD	22.97	16.74	381	15.35	92%	150	50%	50%	4380	YES
	R2	Bedroom	13.24	8.34	278	8.34	100%	100	50%	50%	4380	YES
Flat 3												
First	R1	LKD	35.06	27.59	310	27.59	100%	150	50%	50%	4380	YES
	R2	Bedroom	14.79	9.73	207	9.73	100%	100	50%	50%	4380	YES
	R3	Bedroom	9.45	5.66	175	5.41	96%	100	50%	50%	4380	YES
Flat 4												
First	R1	LKD	22.97	16.74	401	16.64	99%	150	50%	50%	4380	YES
	R2	Bedroom	12.30	7.76	261	7.76	100%	100	50%	50%	4380	YES
Flat 5												
Second	R1	LKD	35.09	27.62	371	27.62	100%	150	50%	50%	4380	YES
	R2	Bedroom	9.45	5.66	303	5.66	100%	100	50%	50%	4380	YES
	R3	Bedroom	14.79	9.73	337	9.73	100%	100	50%	50%	4380	YES
Flat 6												
Second	R1	LKD	22.97	16.74	457	16.74	100%	150	50%	50%	4380	YES
	R2	Bedroom	12.22	7.69	436	7.69	100%	100	50%	50%	4380	YES
Flat 7												
Third	R1	LKD	36.66	29.37	550	29.37	100%	150	50%	50%	4380	YES
	R2	Bedroom	9.09	5.65	381	5.65	100%	100	50%	50%	4380	YES
	R3	Bedroom	8.06	4.79	445	4.79	100%	100	50%	50%	4380	YES
	R4	Bedroom	13.81	8.49	532	8.49	100%	100	50%	50%	4380	YES

Project Name: Conex House, Field End Road
Project No.: 3868
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 27/09/2024

Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure	Rating	Does Property Meet BRE Criteria
Flat 1								
Ground	R1	Residential	Bedroom	W1	248°	2.2		YES
				W2	247°	3.2		
						3.9	Medium	
Ground	R2	Residential	LKD	W3	68°N	2		
						2	Minimum	
Flat 2								
Ground	R1	Residential	LKD	W1	68°N	1.7		YES
						1.7	Minimum	
Ground	R2	Residential	Bedroom	W2	248°	0.7		
				W3	247°	1.4		
						1.4	Failed	
Flat 3								
First	R1	Residential	LKD	W1	68°N	0.8		YES
				W2	68°N	1.9		
						1.9	Minimum	
First	R2	Residential	Bedroom	W4	248°	0.5		
				W5	248°	0.6		
						0.6	Failed	
First	R3	Residential	Bedroom	W3	248°	0.6		
						0.6	Failed	
Flat 4								
First	R1	Residential	LKD	W1	68°N	1.9		YES
						1.9	Minimum	
First	R2	Residential	Bedroom	W2	248°	0.8		
				W3	248°	0.9		
						0.9	Failed	

Project Name: Conex House, Field End Road
Project No.: 3868
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 27/09/2024

Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure	Rating	Does Property Meet BRE Criteria
Flat 5								
Second	R1	Residential	LKD	W1	68°N	0.7		YES
				W2	68°N	1.8		
						1.8	Minimum	
Second	R2	Residential	Bedroom	W3	248°	0.6		
						0.6	Failed	
Second	R3	Residential	Bedroom	W4	248°	0.6		
				W5	248°	0.6		
						0.6	Failed	
Flat 6								
Second	R1	Residential	LKD	W1	68°N	1.8		YES
						1.8	Minimum	
Second	R2	Residential	Bedroom	W2	248°	0.9		
				W3	248°	0.9		
						0.9	Failed	
Flat 7								
Third	R1	Residential	LKD	W1	68°N	0.8		YES
				W2	68°N	2.6		
						2.6	Minimum	
Third	R2	Residential	Bedroom	W3	248°	0.9		
						0.9	Failed	
Third	R3	Residential	Bedroom	W4	248°	0.9		
						0.9	Failed	
Third	R4	Residential	Bedroom	W5	248°	0.7		
				W6	248°	0.7		
						0.7	Failed	