

# UXBRIDGE HIGH STREET, HILLINGDON

## DAYLIGHT, SUNLIGHT AND OVERSHADING

**DIRECTOR:** JUSTIN BOLTON

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Point 2 Surveyors Limited,  
17 Slingsby Place,  
London, WC2E 9AB

0207 836 5828  
[point2.co.uk](http://point2.co.uk)



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## Appendices

**Appendix 1:** Site Plan & 3D Drawings  
**Appendix 2:** Daylight & Sunlight Results  
**Appendix 3:** Sun Hours on Ground

# 1 Executive Summary

- 1.1 This report has considered the daylight, sunlight and overshadowing effects to the surrounding residential properties and amenity space as a result of the implementation of the proposed scheme at Uxbridge High Street scheme located within the London Borough of Hillingdon.
- 1.2 The assessments contained within this report have been undertaken in accordance with the Building Research Establishment report entitled 'Site layout planning for daylight and sunlight: A guide to good practice', more commonly known as "the BRE Guidelines".

## Daylight and sunlight

- 1.3 The daylight and sunlight assessment has taken into consideration the surrounding residential buildings and the Premier Inn hotel.
- 1.4 The results of the VSC test show that 244 out of 311 windows (78%) will meet the strict application of the BRE Guidelines. The technical assessment shows that the majority of BRE transgressions are isolated to 1-3 Bakers Road, although this is by virtue of the deep inset window/room design arrangement of the building. This design configuration renders many windows with low existing light levels and therefore any slight outlook alteration is likely to translate into a disproportionate percentage change in light. The majority of the transgressions within 1-3 Bakers Road are bedrooms, a classification recognised by the BRE Guidelines to carry less expectation for natural light when compared to a living room.
- 1.5 In terms of the remaining VSC transgressions, the majority of windows record good retained VSC levels, considered acceptable for an urban location.
- 1.6 The result of the NSL test shows that 181 out of 208 rooms (87%) will meet the strict application of the BRE Guidelines. Of the 27 NSL transgressions, 20 alterations beyond the BRE's permissible 20% are situated within 1-3 Bakers Road. This is by virtue of the buildings unusual design comprising deep inset arrangements. Although, it is noted that the majority of material changes occur to bedrooms. Where there are light changes to living-kitchen-diners, the assessment shows these changes are marginal and fall within 10% beyond the BRE's permissible 20% change from former value.
- 1.7 The result of the sunlight test, the APSH, shows that 125 out of 142 rooms (88%) will meet the strict application of the BRE Guidelines. The results show that the majority of sunlight transgressions are isolated to 1-3 Bakers Road. The technical analysis shows 6 out of 14 affected rooms within 1-3 Bakers are bedrooms, and a further 8 rooms record APSH >15%. This level of retained APSH is considered good for an urban area, particularly when sunlight challenges can often be unavoidable as it is dependent on the orientation of the room outlook.

### **Sun Hour on Ground**

- 1.8 The Sun Hours on Ground assessment records full BRE compliance (100%) on March 21<sup>st</sup> in respect of the surrounding shopping centre amenity space.
- 1.9 In summary, the proposed Uxbridge High Street scheme will relate well with the neighbouring context and will fall within the practical application of the BRE Guidelines.

## 2 Introduction

- 2.1 Point 2 have been instructed to review the amenity position associated with the proposed development of the Uxbridge High Street ("the Site") located in the London Borough of Hillingdon.
- 2.2 The assessments contained within this report have been undertaken in accordance with the Building Research Establishment Guidelines, entitled 'Site layout planning for daylight and sunlight: A guide to good practice', more commonly known as "The BRE Guidelines".
- 2.3 The extents of the of the current site can be found on drawings P3518/01-03 within Appendix 1. The Proposed Development under assessment has been designed by CGL Architects which can also be seen on drawings P3518/04-06 also within Appendix 1.
- 2.4 The extent of the scope of the review has been determined by considering which neighbouring properties may experience a change in light as a result of the implementation of the Proposed Development. The scope zone, as shown by the pink line on Plate 01 below, considers the size and extent of the proposed CGL Architects scheme along with the proximity and outlook of neighbouring residential properties or properties that contain a residential component.



Plate 01 – Existing High Street Uxbridge (dark blue) and Scope Zone (outlined in pink)

## 3 Guidance

### NATIONAL PLANNING POLICY

#### NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2023

3.1 Paragraph 129 of the NPPF states:

*"Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. In these circumstances: ...*

*...c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."*

### LOCAL POLICY

#### LONDON PLAN POLICIES

3.2 London Borough of Hillingdon Local Plan Part II: Development Policies states within Policy DMHB 11: Design of New Development:

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

3.3 In addition, paragraph 5.41 of the DMPC (2020) states:

*"The Council will aim to minimise the impact of the loss of daylight and sunlight and unacceptable overshadowing caused by new development on habitable rooms, amenity space and public open space. The Council will also seek to ensure that the design of new development optimises the levels of daylight and sunlight. The Council will expect the impact of the development to be assessed following the methodology set out in the most recent version of the Building Research Establishments (BRE) "Site layout planning for daylight and sunlight: A guide to good practice."*

## 4 Methodology

4.1 When assessing any potential effects on the surrounding properties, the BRE Guidelines suggest that only those windows that have a reasonable expectation of daylight or sunlight need to be assessed. In particular the BRE Guidelines at paragraph 2.2.2 state:

*"The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices".*

4.2 Further to the above statement, it is considered that most commercial properties do not have a reasonable expectation of daylight or sunlight. This is because they are generally designed to rely on artificial electric lighting rather than natural light. This report has therefore considered those buildings that contain residential components or rooms that may have an expectation for natural light over the proposed Uxbridge High Street scheme. The following methodologies have been undertaken to assess the potential effects.

### DAYLIGHT

4.3 It is usual to assess daylight and sunlight in relation to the guidelines set out in the 2022 Building Research Establishment (BRE) Report 'Site layout planning for daylight and sunlight - A guide to good practice' by Paul Littlefair. This document is most widely accepted by planning authorities as the means by which to judge the acceptability of a scheme. One of the primary sources for the BRE Report is the more detailed guidance contained within 'British Standard 8206 Part 2:2008'.

4.4 The BRE Guidelines are not mandatory, and they explicitly state that the numerical target values should be interpreted flexibly. While local planning authorities will consider the acceptability of a proposed scheme in relation to BRE guidance, consideration will be given to the context within which a scheme is located, and daylight and sunlight will be one of several planning considerations.

4.5 In relation to the properties surrounding a site, usually the local planning authority will only be concerned with the impact to main habitable accommodation (i.e. living rooms, bedrooms and kitchens) within residential properties.

4.6 To determine whether a neighbouring existing building may be adversely affected, the initial test provided by the BRE is to establish if any part of the proposal subtends an angle of more than 25° from the lowest window serving the existing building. If this is the case then there may be an adverse effect, and more detailed calculations are required to quantify the extent of any impact.

- 4.7 The BRE Guidelines provide two principal measures of daylight for assessing the impact on properties neighbouring a site, namely Vertical Sky Component (VSC) and No-Sky Line (NSL).
- 4.8 In terms of sunlight we examine the BRE Annual Probable Sunlight Hours (APSH); and in relation to sunlight amenity to gardens and amenity spaces, we apply the quantitative BRE overshadowing guidance.
- 4.9 These measures of daylight (VSC & NSL) and sunlight (APSH) are discussed in the following paragraphs -

### DIFFUSE DAYLIGHT

- 4.10 **Vertical Sky Component (VSC)** – VSC is a measure of the direct skylight reaching a point from an overcast sky. It is the ratio of the illuminance at a point on a given vertical plane to the illuminance at a point on a horizontal plane due to an unobstructed sky.
- 4.11 For existing buildings, the BRE guideline is based on the loss of VSC at a point at the centre of a window, on the outer plane of the wall.
- 4.12 The BRE Guidelines state that if the VSC at the centre of a window is less than 27%, and it is less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the reduction in skylight will be noticeable, and the existing building may be adversely affected.
- 4.13 **No-Sky Line (NSL)** - NSL is a measure of the distribution of daylight within a room. It maps out the region within a room where light can penetrate directly from the sky, and therefore accounts for the size of and number of windows by simple geometry.
- 4.14 The BRE suggest that the area of the working plane within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value (i.e. the proportional reduction in area should not be greater than 20%).

### SUNLIGHT

- 4.15 **Annual Probable Sunlight Hours (APSH)** - In relation to sunlight, the BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter.
- 4.16 Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%).
- 4.17 The BRE guidelines state that ‘...all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block out too much sun’.

4.18 The APSH figures are calculated for each window, and where a room is served by more than one window the contribution of each is accounted for in the overall figures for the room. The acceptability criteria are applied to overall room-based figures.

## OVERSHADOWING

4.19 The BRE Guidelines acknowledge that sunlight in the space between buildings has an important effect on the overall appearance and ambience of a development. It states:

*“...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 ambience of a development.”*

## SUN ON THE GROUND

4.20 The method for assessing sun on the ground is the ‘sun-on-ground indicator’. The BRE Guidelines suggest that the Spring Equinox (March 21) is a suitable date for the assessment.

4.21 Using specialist software, the path of the sun is tracked to determine where the sun would reach the ground and where it would not. This assessment reviews the total percentage of an area that receives at least 2 hours of direct sunlight on the March 21.

4.22 The Guidelines suggest that for a garden or amenity area to appear adequately sunlit throughout the year, no more than half (50%) of the area should be prevented by buildings from receiving 2 hours of sunlight on the 21st March or the area that can receive two hours of sun on 21 March should not be less than 0.8 times former value. The BRE guidelines advise that any alteration beyond these standards may be noticeable to occupants.

4.23 It is also beneficial to run an additional test for the 21 June to establish how the sunlight potential to receive 2 hours of sun improves over the summer when occupants typically use outdoor amenity spaces more frequently.

## 5 Sources of Information

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

**Z-map Model**

Received 06/12/23

**Child Graddon Lewis Architects**

Proposed Scheme Information (05/03/24)

**Hillingdon Planning Portal Internal Layouts**

9 Belmont Road

11 Belmont Road

1-3 Bakers Road

Premier Inn

Middlesex House

Armstrong House

## 6 Existing Site & Proposals

- 6.1 The development site is known as High Street, Uxbridge and is situated within the London Borough of Hillingdon.
- 6.2 The existing site is depicted in drawings P3518/01-03 which can be found within Appendix 1 of this report and on the Plate 02 below.

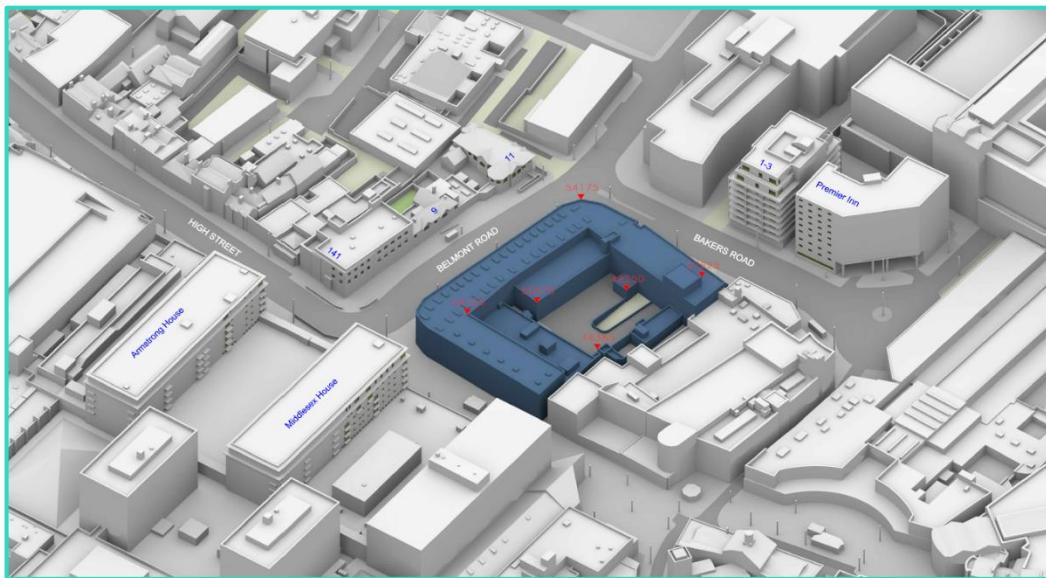


Plate 02 – Existing Site Plan (dark blue)

- 6.3 Our understanding of the massing of the Proposed Development is shown on drawings P3518/04-06 in Appendix 1. A further 3D view of the proposal is included for ease of reference below.

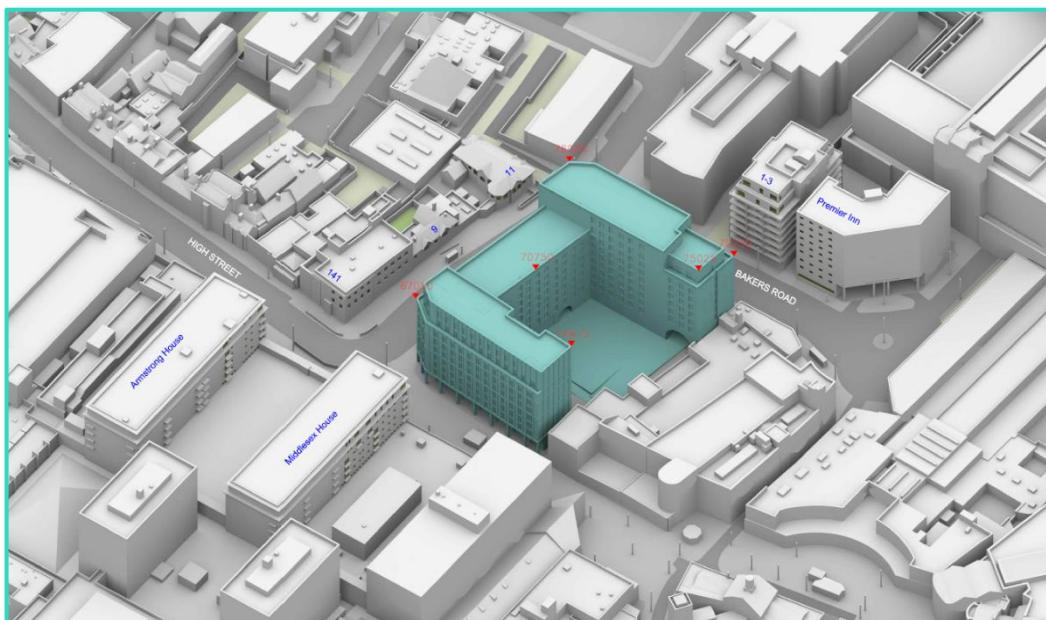


Plate 03- Proposed CGL Architects Scheme (aqua)

## 7 Site Context and Scope of Assessment

7.1 It is understood that the following properties are registered with a residential usage or include a residential component which in turn could experience a change in light as a result of the implementation of the proposed scheme:

- 141 High Street
- 9 Belmont Road
- 11 Belmont Road
- 1-3 Bakers Road
- Premier Inn
- Middlesex House
- Armstrong House

7.2 The above scope has been determined by reference to the scale of Proposed Development and those residential receptors that could experience a change in light as a result of its implementation.

7.3 A site plan illustrating the above surrounding properties is shown below. The BRE Guidelines mainly focuses on residential properties in terms of daylight and thus this review concentrates on those specific buildings. Those residential receptors (highlighted in aqua) and commercial buildings (highlighted in light blue) in vicinity of the site (as indicatively outlined in red) with a clear view of the proposed massing are shown on Plate 04.

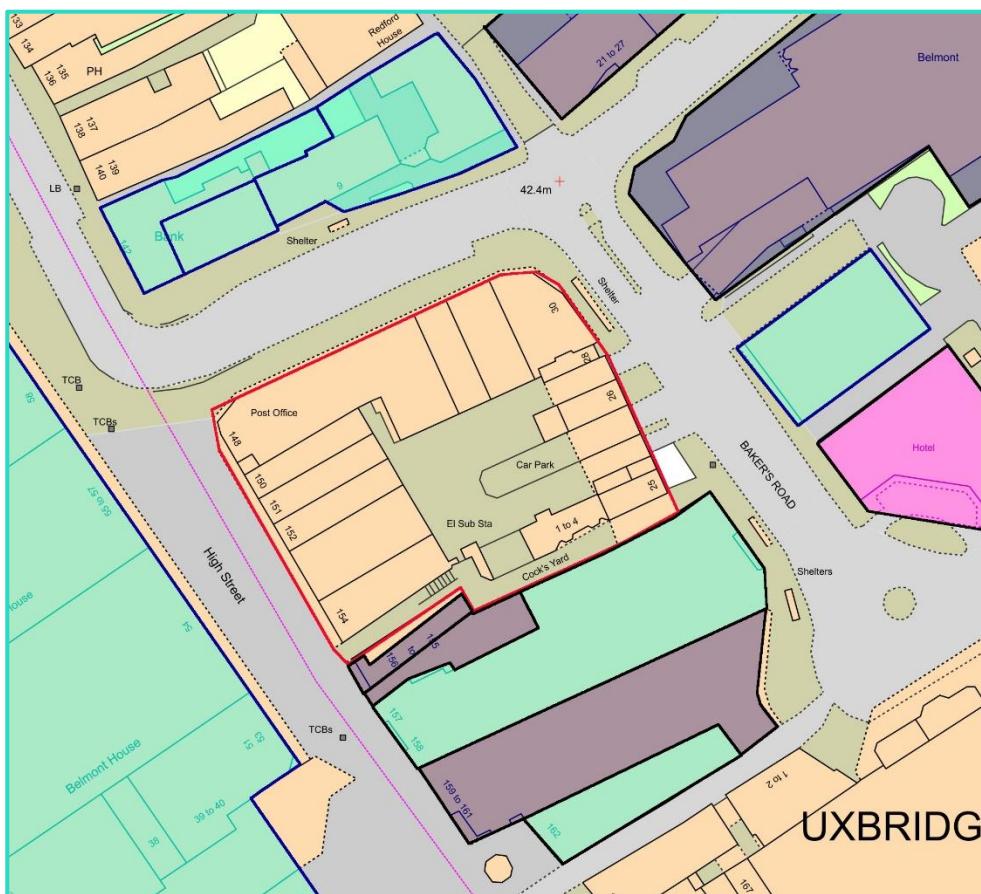


Plate 04 – High Street, Uxbridge (outlined in red) VOA Search – Residential (aqua) and non-residential (dark blue)

7.4 The research using the VOA confirms that there are a number of residential components that surround the Site and will therefore be included within the technical assessment. The VOA further confirms that the majority of the buildings that contain residential uses also comprise commercial uses, most likely at ground level (with the residential uses situated on the upper floors).

## 8 Daylight & Sunlight Results

- 8.1 Following the identification of those properties that are considered to have a reasonable expectation for daylight and sunlight, VSC, NSL, and where appropriate, APSH tests have been undertaken.
- 8.2 The tabulated daylight and sunlight results for each window and room can be found in Appendix 2.

### DAYLIGHT

- 8.3 Acknowledging that the daylight methodologies have their own limitations, it is important to address the daylight methodologies together, in combination with professional judgement.
- 8.4 A summary of the VSC impacts has been provided in Table 1 below:

VSC SUMMARY						
Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Windows
		20-29% Loss	30-39.9% Loss	>=40% Loss	Total	
141 High St	2	2	7	0	9	11
9 Belmont Rd	0	0	0	3	3	3
11 Belmont Rd	7	0	4	0	4	11
1-3 Bakers Rd	64	6	4	29	39	103
Premier Inn	32	0	0	0	0	32
Middlesex House	80	2	3	7	12	92
Armstrong House	59	0	0	0	0	59
Total	244	10	18	39	67	311

- 8.5 The results of the VSC test show that 244 out of 311 windows (78%) will meet the strict application of the BRE Guidelines. The technical assessment shows that the majority of BRE transgressions are isolated to the residential floors of 1-3 Bakers Road.

8.6 A summary of the NSL effects has been provided in Table 2 below:

NSL SUMMARY						
Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Rooms
		20-29% Loss	30-39.9% Loss	>=40% Loss	Total	
141 High St	3	1	0	0	1	4
9 Belmont Rd	0	0	0	3	3	3
11 Belmont Rd	5	0	0	0	0	5
1-3 Bakers Rd	59	6	0	14	20	79
Premier Inn	32	0	0	0	0	32
Middlesex House	54	3	0	0	3	57
Armstrong House	28	0	0	0	0	28
<b>Total</b>	<b>181</b>	<b>10</b>	<b>0</b>	<b>17</b>	<b>27</b>	<b>208</b>

8.7 The result of the NSL test shows that 181 out of 208 rooms (87%) will meet the strict application of the BRE Guidelines. The technical assessment shows that the majority of BRE transgressions are isolated to 1-3 Bakers Road.

8.8 The above tables provide the results in accordance with the strict application of the BRE Guidelines. However, the BRE Guidelines advocate the use of appropriate target values for an urban area, given the document has been assembled to consider a suburban environment where daylight availability is less challenged. This is outlined within Appendix F: Setting alternative target values for skyline and sunlight access.

8.9 Following recent planning appeal outcomes, such as the Whitechapel Appeal (Appeal ref: APP/E5900/W/17/3171437); Monmouth House and Tileyard and York Way, that state retained VSC in the mid-teens is acceptable for an urban area across London, an alternative retained target value of 15% has been adopted.

8.10 The BRE also recognise the difference in light expectation associated with room classifications. The BRE acknowledges that bedrooms do not carry same expectation for natural light when compared to a living room, stating on para 2.2.10:

*“Where room layouts are known, the impact on the daylighting distribution in the existing building should be found by plotting the no sky line in each of the main rooms. For houses this would include living rooms, dining rooms and kitchens; bedrooms should also be analysed although they are less important.”*

8.11 The results of each affected building are discussed and reference the application of alternative target values and the weighting of room classifications appropriately.

8.12 The following neighbouring residential properties do not record BRE transgressions in either the VSC or NSL assessments.

- Premier Inn
- Amstrong House

8.13 The remaining assessed properties that record BRE transgressions are discussed below.

### **141 High Street**

8.14 This property is located to the north of the proposed scheme and comprises commercial use on the ground floor and residential use on the upper levels.

8.15 The result of the first daylight test, the VSC, shows that 2 out of 11 windows will meet the strict application of the BRE Guidelines. The technical assessments show that whilst 9 windows record BRE transgressions, ie light loss beyond the permissible 20% change from former value, each window records a retained VSC >20%. A retained VSC value of this nature is considered very good for an urban location such as Uxbridge High Street. Plate 05 below shows the windows that retained >18% VSC (green).



*Plate 05 – 141 High Street – Windows retaining >18% VSC (green)*

8.16 In respect of the NSL assessment, the result shows that 3 out of 4 rooms (75%) will meet the strict application of the BRE Guidelines. The isolated room (room ref: R3/62) records a 27.6% light change from former value, although this is within 10% beyond the BRE's permissible target value. Notwithstanding the BRE transgression, the retained NSL value exceeds 70% and is considered an indicator for good levels of daylight availability.

### 9 Belmont Road

8.17 This property is located to the north of the proposed scheme and comprises commercial uses on the ground floor and residential components on the upper levels.

8.18 The result of the VSC assessment show that 0 out of 3 windows will meet the strict application of the BRE Guidelines. The technical assessment shows that the 3 rooms record retained VSC >15% and is considered acceptable by reference to the Whitechapel Appeal (Appeal ref APP/E5900/W/17/3171437). The inspector within the appeal states that retained values in the mid-teens is considered acceptable for an urban area across London. Plate 06 below shows the windows that retained >15%-17.9% (amber).



Plate 06 – 9 Belmont Road – Windows retained >15%-17.9% VSC (amber)

8.19 The technical assessment further confirms that 2 out of the 3 affected windows serve bedrooms. A bedroom classification is recognised by the BRE Guidelines to carry less expectation for natural light when compared to a living room. The remaining window serves a kitchen.

8.20 In respect of the NSL test, the result shows that 0 out of 3 rooms will meet the strict application of the BRE Guidelines. It is noted that the existing NSL values for each room exceeds 97% and is considered uncommon for an urban location. Whilst the technical assessment records BRE transgressions beyond the permissible 20% change from former value, the retained values are not untypical for an urban context. Notably, two of the affected rooms are bedrooms and it is recognised by the BRE Guidelines that this room classification does not carry the same expectation for natural light when compared to a living room.

## 11 Belmont Road

8.21 This property is located to the north of the proposed scheme and comprises commercial uses on the ground floor and residential components on the upper levels.

8.22 The result of the VSC test show that 7 out of 11 windows (63%) will meet the strict application of the BRE Guidelines. The 4 windows that do not meet the strict application of the BRE Guidelines serve living-kitchen-diner (LKD) and a bedroom. Two windows (window ref: W4/41 & W5/41) serve the same LKD and retain VSC values >17%. The two remaining windows adjoin a number of windows serving the same room that record full BRE compliance (and retained VSC >26%). Plate 07 below shows the windows that retained >18% VSC (green) and 15%-17.9% (amber).



Plate 07 – 11 Belmont Road - windows retaining >18% VSC (green) and 15%-17.9% (amber)

8.23 In respect of the remaining two affected windows (window ref: W6/41 & W7/41), they both serve the same bedroom and record retained VSC >19% and is considered acceptable for an urban area, particularly when taking into account room classification served.

8.24 The result of the NSL assessment records full BRE compliance (100%), commensurate with the BRE's permissible 20% change from former value.

### 1-3 Bakers Road

8.25 This property is located to the east of the proposed scheme and has a direct outlook over the Site on its western elevation. This property is an unusual design that comprises a double-glazed limited retractable screen that surrounds the perimeter walkway of the building, with separate second tier windows behind that serve each habitable interest. Plate 08 below shows an internal layout plan illustrating the configuration and Plate 09 shows a street view image of the double-glazed screen.

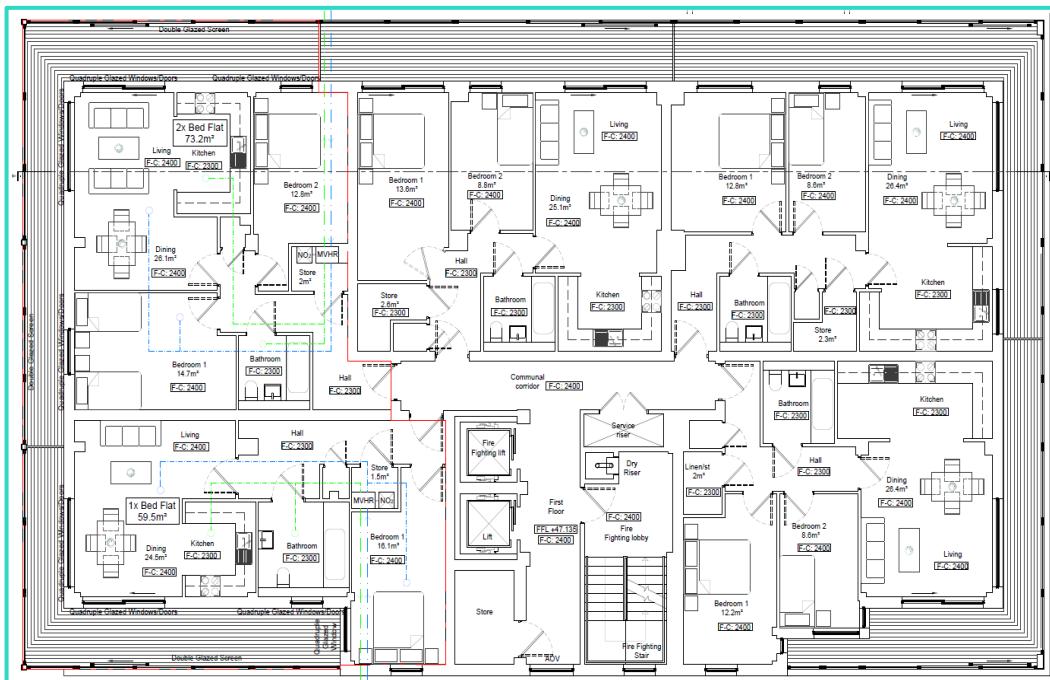


Plate 08 – 1-3 Bakers Road – Internal layout and screen configuration

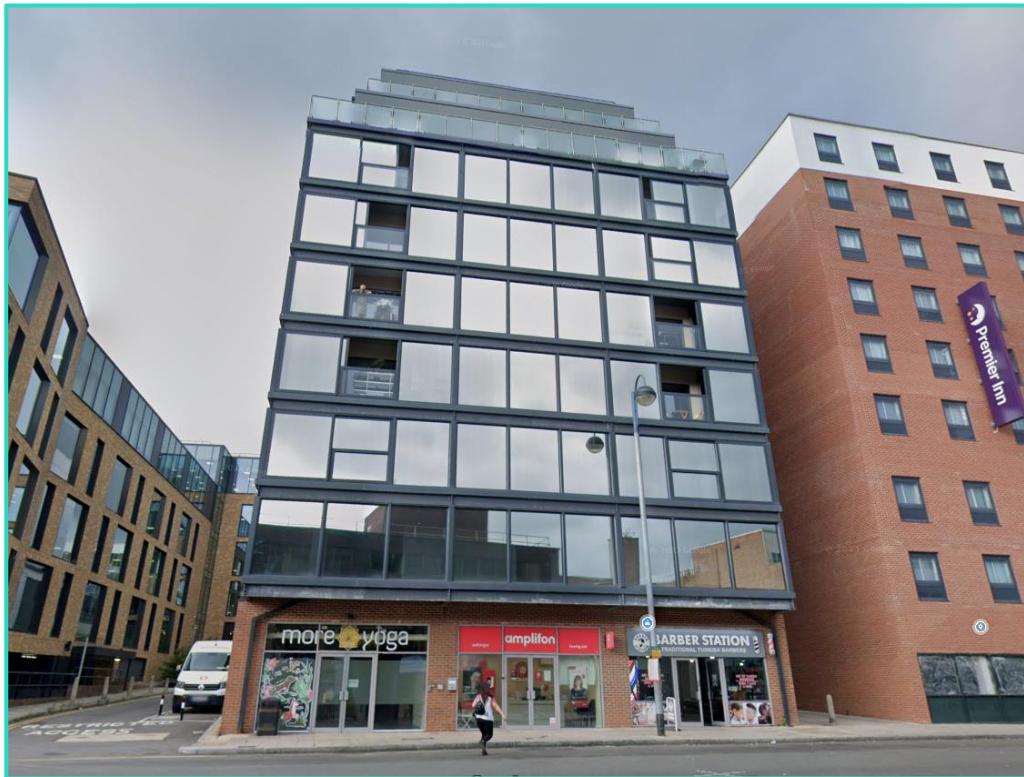


Plate 09 – 1-3 Bakers Road – Street view image of 1-3 Bakers Road and the external glazed screen (a number of panels retracted)

- 8.26 It appears the design of the glazed screen has been implemented to provide privacy for the residents. Although, by reference to the internal layouts, there are a limited number of windows serving the flats (in behind the outer glazed screen).
- 8.27 The outer glazing that protects the perimeter walkway does not consistently align with the apertures serving habitable interests. Therefore, the outer glazed screen has been removed and calculation points have been arranged to consider the windows / apertures situated on the habitable rooms to reflect a scenario of where light is received by the internal area. In the absence of the perimeter glazed screen, the design configuration of the building demonstrates a number of projecting overhangs that challenges the daylight availability recorded on the serving windows and daylight penetration into the rooms behind. Plate 10 below shows the inset configuration of the windows.



*Plate 10 – 1-3 Bakers Road – Inset / overhang modelling configuration*

- 8.28 The configuration of the inset nature of windows/rooms, and subsequent external walkway, create a projecting obstruction that limits the view of the sky and therefore contributes to daylight challenges. It is therefore likely that the existing daylight values for many rooms are extremely low and susceptible to any slight departure from the existing Site, or the windows/rooms are designed as such to be solely dependent on a direct outlook (rather than oblique) for natural light availability. Any reasonable development scheme at High Street Uxbridge is therefore likely to record BRE transgressions as a result of the inhibiting 1-3 Bakers Road design.
- 8.29 The result of the VSC assessment show that 64 out of 103 windows (62%) will meet the strict application of the BRE Guidelines. The technical results show that 39 windows will record BRE transgressions of which 18 rooms are single aspect bedrooms. Although it is noted that BRE Guidelines acknowledges bedrooms do not carry same the expectation for natural light when compared to a living room.

8.30 By virtue of the building's inset configuration that includes the projecting overhangs limiting the view of the sky, 20 windows record an existing VSC value <10%. An alteration to a low existing value, as a result of the implemented scheme, is therefore likely to translate into a disproportionate percentage change in light. Whereas in real terms, the VSC values are marginal – all affected low existing 20 windows record real term VSC change <2.62%.

8.31 In terms of the secondary daylight test, the NSL, the results show that 59 out of 79 rooms (75%) will meet the strict application of the BRE Guidelines. Of the 20 rooms that record BRE transgressions, 11 are single aspect bedrooms and it is noted that the BRE Guidelines note that bedrooms do not carry same the expectation for natural light when compared to a living room.

8.32 In respect of the affected living-kitchen-diners (LKD) (9 rooms), 6 LKD are dual aspect and record marginal BRE transgressions, recording percentage light change within 2% beyond the permissible 20% change from former value. Notwithstanding the marginal percentage change, the same rooms record retain NSL values >74% and is considered good daylight availability. The remaining 3 affected LKD record existing NSL values <11.5% and therefore any slight alteration in the overhung outlook is likely to translate into a disproportionate percentage change in light.

8.33 Plate 11 below shows a typical LKD with an outlook over the development site. The layout shows that the multifunctional space (outlined in red) is large, configuring the kitchen (outlined blue) at the back of the room and habitable space away from the apertures.

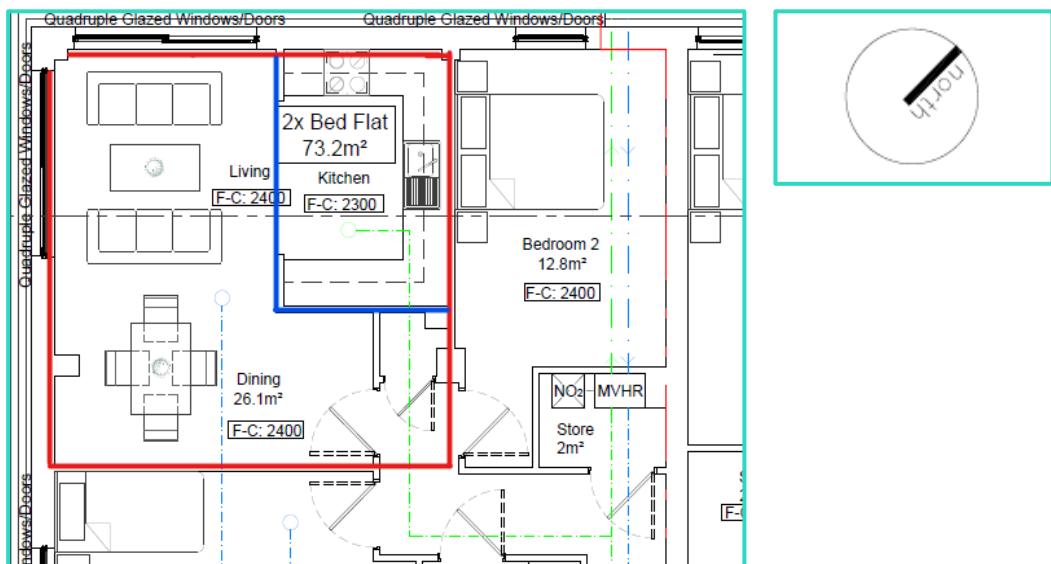


Plate 11 – 1-3 Bakers Road – Typical LKD with outlook over development site (outlined red) and kitchen position (outlined blue)

### Middlesex House

8.34 This building is located to the west of the Proposed Development with an outlook over the hotel element of the scheme.

8.35 The result of the VSC test show that 80 out of 92 windows (87%) will meet the strict application of the BRE Guidelines. The result of the technical assessment confirm that all affected windows serve as a multi-aspect aperture that adjoins at least one other BRE compliant window serving the same space.

8.36 The assessment also confirms that 8 affected windows retain >15% VSC and is considered acceptable by reference to recent planning outcomes such as the Whitechapel Appeal.

8.37 In addition, the technical model confirms that the majority of affected windows are located below an overhanging feature that inhibits a full view of the sky. A trade-off between private amenity and daylight amenity within an adjoining scheme design should therefore be taken into consideration within the assessment. Plate 12 below shows the affected windows in red and amber.



Plate 12 – Middlesex House – Affected windows shown in red and amber

8.38 In terms of the NSL assessment, the result shows that 54 out of 57 rooms (95%) will meet the strict application of the BRE Guidelines. The assessment confirms that all 3 transgressions occur to a living-kitchen-diner and record a minor alteration (21%-26%) beyond the BRE'S permissible 20% change from former value. Each affected room records a retained NSL value >69% and is considered good light availability for an urban location.

## SUNLIGHT

8.39 A summary of the APSH impacts has been provided in Table 3 below:

APSH ROOM SUMMARY											
Address	Meet BRE Guidelines	No. of rooms below the APSH stated in BRE Guidelines								Total No. Rooms	
		Below Threshold for Winter APSH				Below Threshold for Total APSH					
		20-30%	30-40%	>40%	Total	20-30%	30-40%	>40%	Total		
141 High St	4	0	0	0	0	0	0	0	0	4	
9 Belmont Rd	0	0	0	3	3	0	2	1	3	3	
11 Belmont Rd	5	0	0	0	0	0	0	0	0	5	
1-3 Bakers Rd	10	0	3	9	12	0	0	14	14	24	
Premier Inn	32	0	0	0	0	0	0	0	0	32	
Middlesex House	52	0	0	0	0	0	0	0	0	52	
Armstrong House	22	0	0	0	0	0	0	0	0	22	
<b>Total</b>	<b>125</b>	<b>0</b>	<b>3</b>	<b>12</b>	<b>15</b>	<b>0</b>	<b>2</b>	<b>15</b>	<b>17</b>	<b>142</b>	

8.40 The result of the APSH test shows that 125 out of 142 rooms (88%) will meet the strict application of the BRE Guidelines. The technical assessment shows that 1-3 Bakers Road records the most BRE transgressions (14).

8.41 The following properties record full BRE compliance (100%), commensurate with the permissible 20% change from former value.

- 141 High Street
- 11 Belmont Road
- Premier Inn
- Middlesex House
- Armstrong House

8.42 Properties that record APSH BRE transgressions are discussed below.

### **9 Belmont Road**

8.43 This property is located to the north of the Site and will have an outlook over the proposed scheme on its southern elevation.

8.44 The result of the sunlight test shows that 0 out of 3 rooms will meet the strict application of the BRE Guidelines. The technical assessment shows that each affected room retains >37% across the annual months, beyond the BRE's suggested 25% target value. The transgressions are therefore isolated to the winter months when sunlight is inherently more challenged given the low sun path.

### **1-3 Bakers Road**

8.45 This building is located to the east of the Proposed Development.

8.46 The result of the sunlight test shows that 10 out of 24 rooms (42%) will meet the strict application of the BRE Guidelines. The technical analysis shows that 6 out of 14 affected rooms are bedrooms, a room classification that the BRE recognises carries less expectation for natural light when compared to a living room. Further, 8 rooms record APSH >15% which is considered good for an urban area, particularly when sunlight challenges can often be unavoidable as it is dependent on the orientation of the room outlook.

## 9 Sun Hours on Ground

- 9.1 An assessment of the sun-on-ground overshadowing to the spaces neighbouring and within the Proposed Development has been undertaken. The existing and proposed result of the neighbouring shopping centre amenity space is shown P3518/SHA/01 and can be found within Appendix 3.
- 9.2 The assessed amenity space is situated to the west of the development site and is located within the shopping centre. The amenity space is largely used for transient footfall, although it appears there are allocated benches for relaxation. The amenity space is arranged along a corridor and is therefore dependent on sunlight availability from the southern opening.
- 9.3 The result of the March 21<sup>st</sup> existing assessment records 80.8% surface area that receives at least 2 hours in sunlight, far exceeding the BRE's 50% target value. Plate 13 below shows the existing condition result on March 21<sup>st</sup>.



Plate 13 – March 21<sup>st</sup> – Existing Shopping Centre Amenity Space

- 9.4 The result of the March 21<sup>st</sup> proposed records full BRE compliance (100%), showing that 63.3% surface area receives at least 2 hours in sunlight, far exceeding the BRE's 50% target value. Plate 14 below shows the existing condition result on March 21<sup>st</sup>.



Plate 14 – March 21<sup>st</sup> – Proposed Shopping Centre Amenity Space

## 10 Summary

- 10.1 This report has considered the daylight, sunlight and overshadowing effects to the surrounding residential properties as a result of the implementation of the proposed scheme at Uxbridge High Street scheme located within the London Borough of Hillingdon.
- 10.2 The assessments contained within this report have been undertaken in accordance with the Building Research Establishment report entitled 'Site layout planning for daylight and sunlight: A guide to good practice', more commonly known as "the BRE Guidelines".

### Daylight and sunlight

- 10.3 The daylight and sunlight assessment has taken into consideration the surrounding residential buildings and the Premier Inn hotel.
- 10.4 The results of the VSC test show that 244 out of 311 windows (78%) will meet the strict application of the BRE Guidelines. The technical assessment shows that the majority of BRE transgressions are isolated to 1-3 Bakers Road, although this is by virtue of the deep inset window/room design arrangement of the building. This design configuration renders many windows with low existing light levels and are therefore any slight outlook alteration is likely to translate into a disproportionate percentage change in light. The majority of the transgressions within 1-3 Bakers Road are bedrooms, a classification recognised by the BRE Guidelines to carry less expectation for natural light when compared to a living room.
- 10.5 In terms of the remaining VSC transgressions, the majority of windows record good retained VSC levels, considered acceptable for an urban location.
- 10.6 The result of the NSL test shows that 181 out of 208 rooms (87%) will meet the strict application of the BRE Guidelines. Of the 27 NSL transgressions, 20 alterations beyond the BRE's permissible 20% are situated within 1-3 Bakers Road. This is by virtue of the buildings unusual design comprising deep inset arrangements. Although, it is noted that the majority of material changes occur to bedrooms where there are changes to living-kitchen-diners, the assessment shows these changes are marginal and fall within 10% beyond the BRE's permissible 20% change from former value.
- 10.7 The result of the sunlight test, the APSH, shows that 125 out of 142 rooms (88%) will meet the strict application of the BRE Guidelines. The results show that the majority of sunlight transgressions are isolated to 1-3 Bakers Road. The technical analysis shows 6 out of 14 affected rooms the transgressions within 1-3 Bakers that are bedrooms, and a further 8 rooms record APSH >15%. This level of retained APSHS is considered good for an urban area, particularly when sunlight challenges can often be unavoidable as it is dependent on the orientation of the room outlook.

### **Sun Hour on Ground**

10.8 The Sun Hours on Ground assessment records full BRE compliance (100%) on March 21<sup>st</sup> in respect of the surrounding shopping centre amenity space.

10.9 In summary, the proposed Uxbridge High Street scheme will relate well with the neighbouring context and will fall within the practical application of the BRE Guidelines.

# Appendix 1:

## Site Plan & 3D Drawings



Sources: Z-map model (received 06/12/23)  
Uxbridge\_extended.dwg

Child Graddon Lewis  
Proposed Info (received 05/03/24)  
UXB-CGL-CL-ZZ-M3-A-00004-Coliving\_detached.rvt  
UXB-CGL-HT-ZZ-M3-A-00002-Hotel\_detached.rvt

Key:  
Existing Buildings  
Proposed Scheme

Project: High St  
Uxbridge  
London

Title: 3D View  
Existing Building

Scheme Confirmed:

Date:

Drawn By:

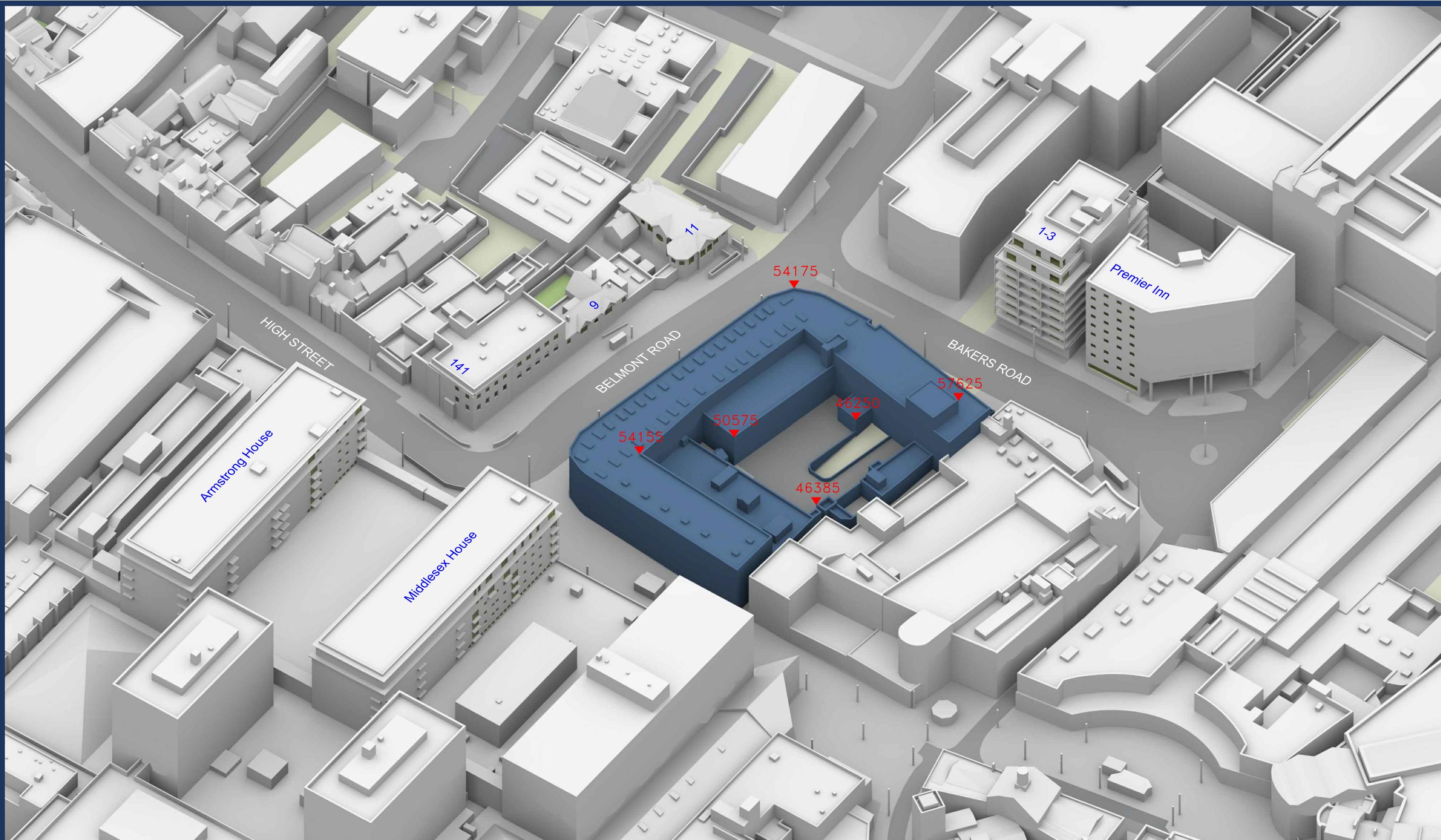
Scale:  
1:800@A3

Date:  
Mar 24

Dwg No:  
**P3518/01**

Rel:  
**02**

**POINT**



Sources: Z-map model (received 06/12/23)  
Uxbridge\_extended.dwg

Child Graddon Lewis  
Proposed Info (received 05/03/24)  
UXB-CGL-CL-ZZ-M3-A-00004-Coliving\_detached.rvt  
UXB-CGL-HT-ZZ-M3-A-00002-Hotel\_detached.rvt

Key: Existing Buildings  
Proposed Scheme

All Heights in mm AOD

Project: High St  
Uxbridge  
London

Title: 3D View  
Existing Building

Scheme Confirmed:

Date:

Drawn By:

Scale:

Date:

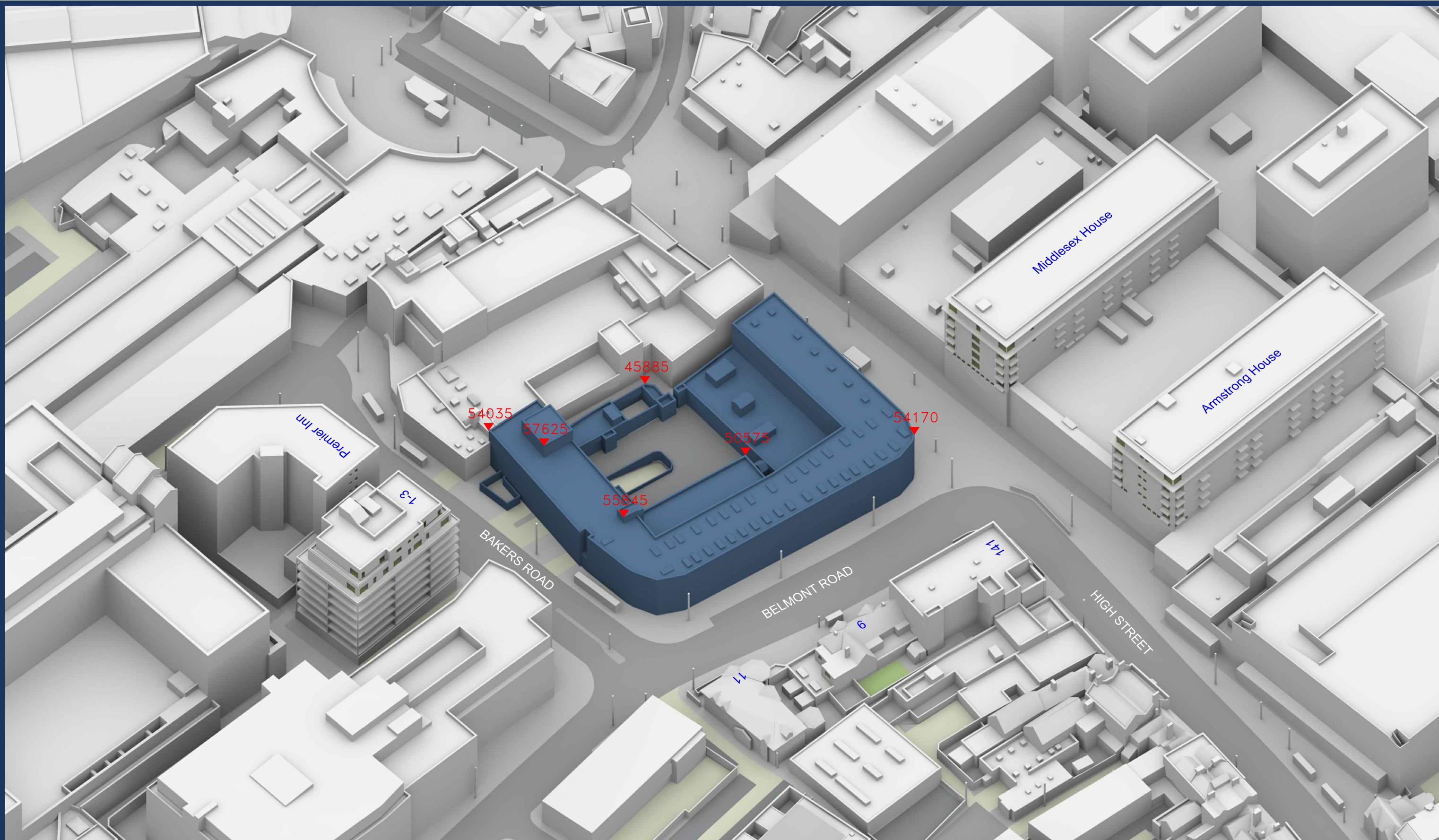
Dwg No:

P3518/02

Rel:

02





Sources: Z-map model (received 06/12/23)  
Uxbridge\_extended.dwg

Child Graddon Lewis  
Proposed Info (received 05/03/24)  
UXB-CGL-CL-ZZ-M3-A-00004-Coliving\_detached.rvt  
UXB-CGL-HT-ZZ-M3-A-00002-Hotel\_detached.rvt

Key:  
■ Existing Buildings  
■ Proposed Scheme

All Heights in mm AOD

Project: High St  
Uxbridge  
London

Title: 3D View  
Existing Building

Scheme Confirmed:

Date:

Drawn By:

Scale:

Date:

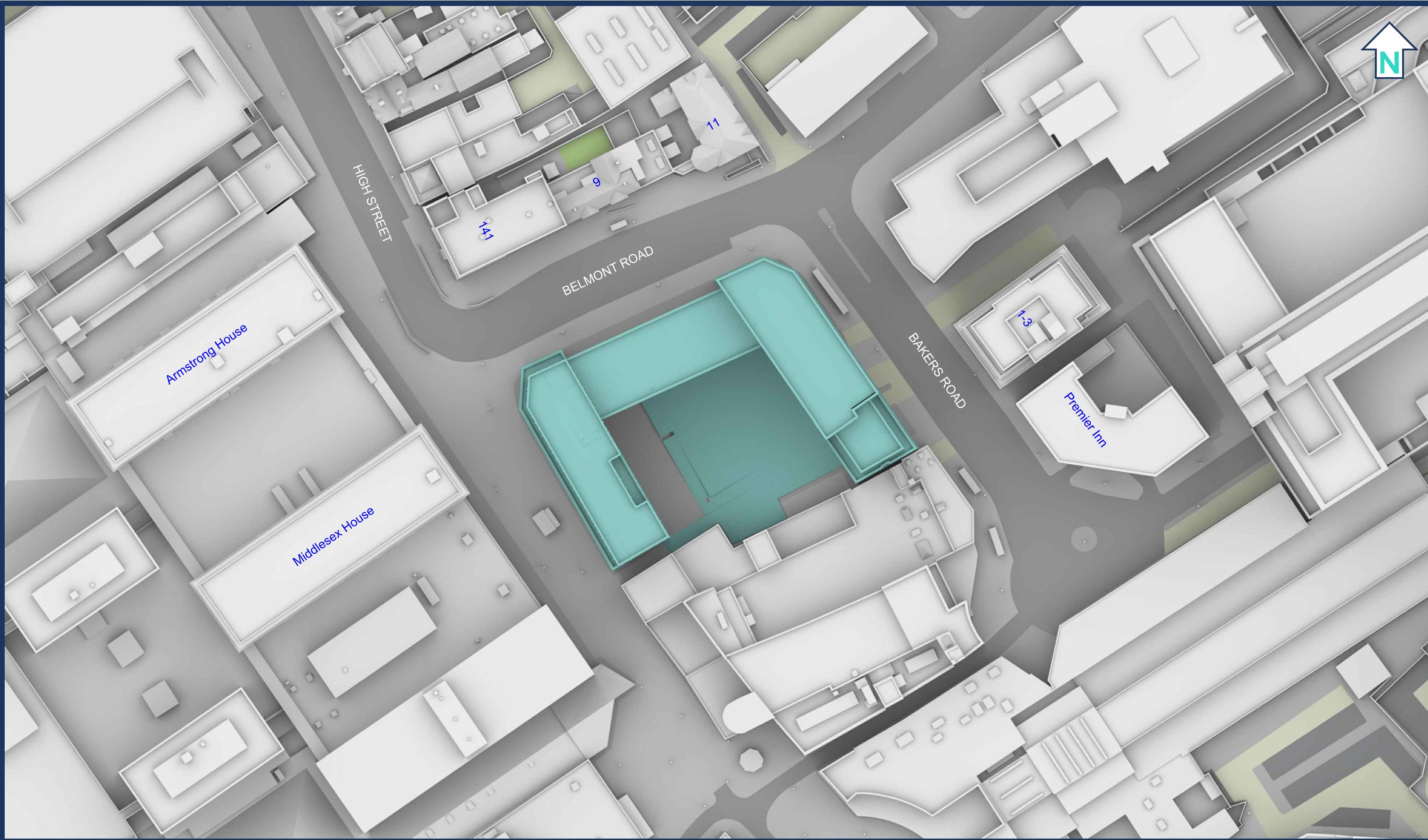
Dwg No:

P3518/03

Rel:

02





Sources: Z-map model (received 06/12/23)  
Uxbridge\_extended.dwg

Child Graddon Lewis  
Proposed Info (received 05/03/24)  
UXB-CGL-CL-ZZ-M3-A-00004-Coliving\_detached.rvt  
UXB-CGL-HT-ZZ-M3-A-00002-Hotel\_detached.rvt

Key:  
Existing Buildings  
Proposed Scheme

Project: High St  
Uxbridge  
London

Title: 3D View  
Proposed Scheme Received 05/03/24

Scheme Confirmed:

Date:

Drawn By:

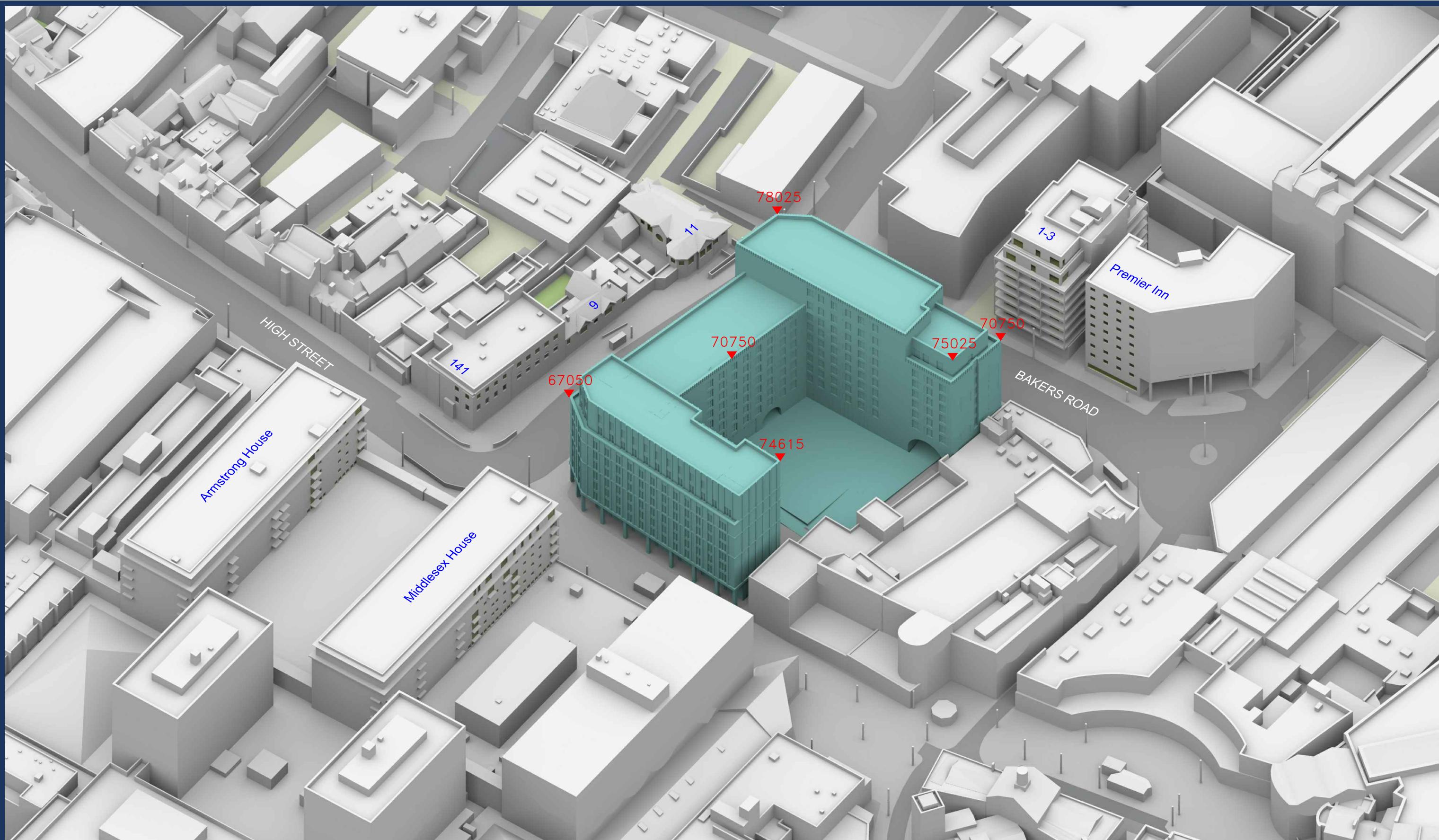
Scale: 1:800@A3

Date: Mar 24

Dwg No: P3518/04

Rel: 02





Sources: Z-map model (received 06/12/23)  
Uxbridge\_extended.dwg

Child Graddon Lewis  
Proposed Info (received 05/03/24)  
UXB-CGL-CL-ZZ-M3-A-00004-Coliving\_detached.rvt  
UXB-CGL-HT-ZZ-M3-A-00002-Hotel\_detached.rvt

Key: Existing Buildings  
Proposed Scheme

All Heights in mm AOD

Project: High St  
Uxbridge  
London

Title: 3D View  
Proposed Scheme Received 05/03/24

Scheme Confirmed:

Date:

Drawn By:

Scale:

Date:

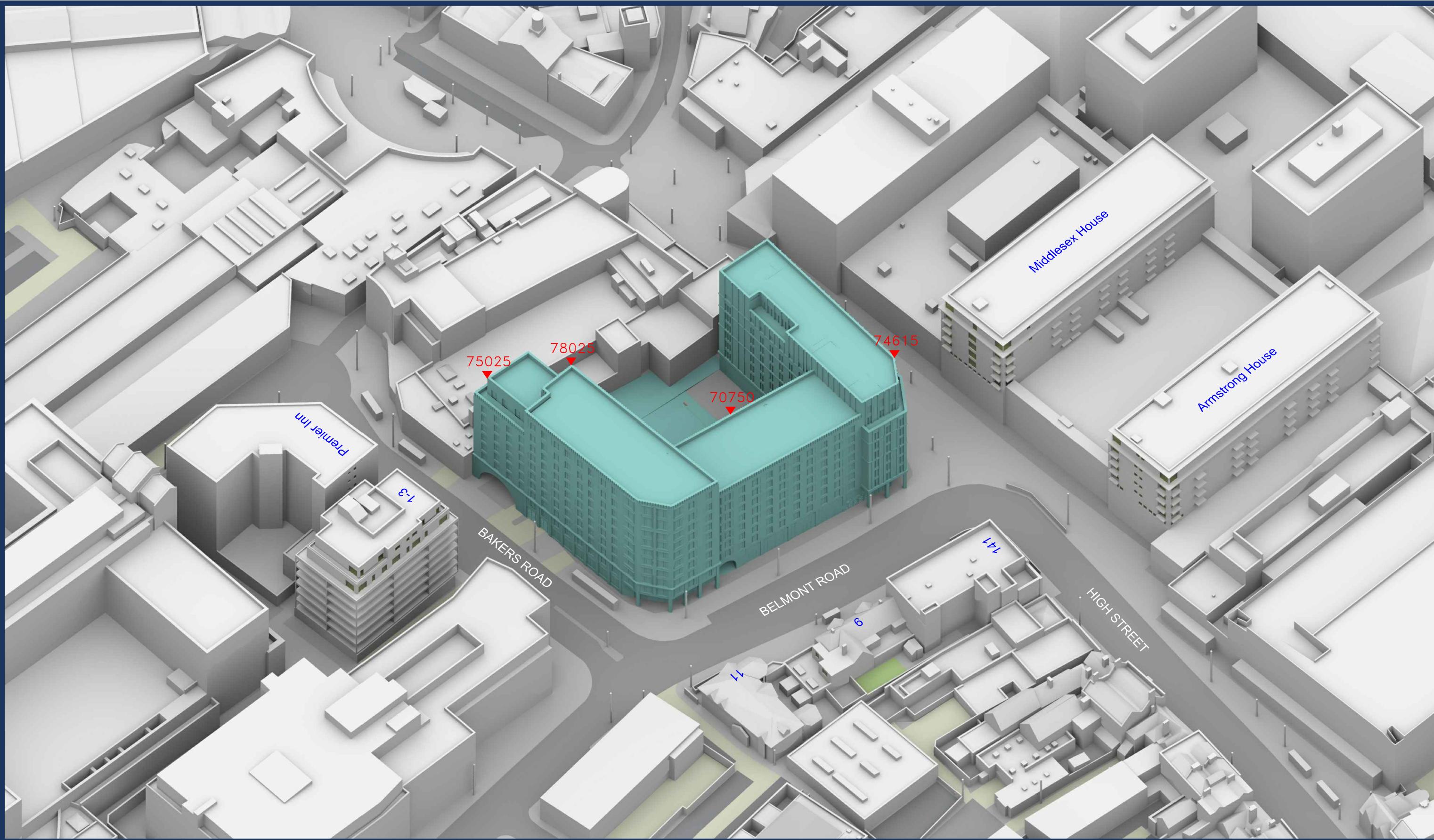
Dwg No:

P3518/05

Rel:

02





Sources: Z-map model (received 06/12/23)  
Uxbridge\_extended.dwg

Child Graddon Lewis  
Proposed Info (received 05/03/24)  
UXB-CGL-CL-ZZ-M3-A-00004-Coliving\_detached.rvt  
UXB-CGL-HT-ZZ-M3-A-00002-Hotel\_detached.rvt

Key: Existing Buildings  
 Proposed Scheme

All Heights in mm AOD

Scheme Confirmed:

Date:

Drawn By:

Scale:

Date:

DB

N.T.S

Date:

Mar 24

Dwg No:

P3518/06

Rel:

02

## Appendix 2:

### Daylight & Sunlight Results



## High Street, Uxbridge

05.03.2023

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
------	----------	--------	--------------	--------------	------	-------

## 141 High St

R1/62	ESIDENTIAL_ASSUME	W1/62	28.85	28.85	0.00	0.00
R1/62	ESIDENTIAL_ASSUME	W2/62	28.68	28.68	0.00	0.00
R1/62	ESIDENTIAL_ASSUME	W3/62	32.73	24.09	8.64	26.40
R1/62	ESIDENTIAL_ASSUME	W4/62	32.91	23.38	9.53	28.96
R2/62	ESIDENTIAL_ASSUME	W5/62	33.09	22.91	10.18	30.76
R2/62	ESIDENTIAL_ASSUME	W6/62	33.29	22.47	10.82	32.50
R3/62	ESIDENTIAL_ASSUME	W7/62	33.55	21.82	11.73	34.96
R3/62	ESIDENTIAL_ASSUME	W8/62	33.77	21.49	12.28	36.36
R4/62	ESIDENTIAL_ASSUME	W9/62	33.91	21.15	12.76	37.63
R4/62	ESIDENTIAL_ASSUME	W10/62	34.03	20.87	13.16	38.67
R4/62	ESIDENTIAL_ASSUME	W11/62	34.14	20.64	13.50	39.54

## 9 Belmont Rd

R1/51	BEDROOM	W1/51	29.54	16.97	12.57	42.55
R2/51	BEDROOM	W2/51	28.08	15.33	12.75	45.41
R3/51	KITCHEN	W3/51	29.56	16.87	12.69	42.93

## 11 Belmont Rd

R1/41	BEDROOM	W10/41	30.33	27.70	2.63	8.67
R1/41	BEDROOM	W11/41	30.25	28.10	2.15	7.11
R2/41	LKD	W12/41	33.36	30.69	2.67	8.00
R3/41	BEDROOM	W13/41	20.83	20.72	0.11	0.53
R4/41	LKD	W1/41	21.88	21.88	0.00	0.00
R4/41	LKD	W2/41	32.26	31.87	0.39	1.21
R4/41	LKD	W3/41	31.40	26.89	4.51	14.36
R4/41	LKD	W4/41	29.55	18.70	10.85	36.72
R4/41	LKD	W5/41	28.13	17.64	10.49	37.29



## High Street, Uxbridge

05.03.2023

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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R5/41	BEDROOM	W6/41	29.68	19.88	9.80	33.02
R5/41	BEDROOM	W7/41	29.49	19.90	9.59	32.52

## 1-3 Bakers Rd

R1/21	LKD	W1/21	4.39	4.39	0.00	0.00
R1/21	LKD	W2/21	0.15	0.01	0.14	93.33
R2/21	BEDROOM	W3/21	0.18	0.00	0.18	100.00
R3/21	BEDROOM	W4/21	0.00	0.00	0.00	0.00
R4/21	LKD	W5/21	0.65	0.00	0.65	100.00
R5/21	BEDROOM	W6/21	1.11	0.00	1.11	100.00
R6/21	BEDROOM	W7/21	1.46	0.57	0.89	60.96
R7/21	BEDROOM	W8/21	3.29	1.79	1.50	45.59
R8/21	LKD	W9/21	6.85	4.97	1.88	27.45
R8/21	LKD	W10/21	17.62	4.26	13.36	75.82
R9/21	BEDROOM	W11/21	16.78	4.90	11.88	70.80
R10/21	LKD	W12/21	17.28	8.12	9.16	53.01
R10/21	LKD	W13/21	4.71	4.70	0.01	0.21
R1/22	LKD	W1/22	5.49	5.49	0.00	0.00
R1/22	LKD	W2/22	0.18	0.01	0.17	94.44
R2/22	BEDROOM	W3/22	0.21	0.00	0.21	100.00
R3/22	BEDROOM	W4/22	0.00	0.00	0.00	0.00
R4/22	LKD	W5/22	0.75	0.00	0.75	100.00



## High Street, Uxbridge

05.03.2023

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R5/22	BEDROOM	W6/22	1.28	0.00	1.28	100.00
R6/22	BEDROOM	W7/22	1.60	0.59	1.01	63.13
R7/22	BEDROOM	W8/22	3.65	1.83	1.82	49.86
R8/22	LKD	W9/22	7.50	5.11	2.39	31.87
R8/22	LKD	W10/22	20.09	5.05	15.04	74.86
R9/22	BEDROOM	W11/22	19.65	6.38	13.27	67.53
R10/22	LKD	W12/22	19.97	9.25	10.72	53.68
R10/22	LKD	W13/22	5.07	5.06	0.01	0.20
R1/23	LKD	W1/23	7.17	7.17	0.00	0.00
R1/23	LKD	W2/23	2.41	2.16	0.25	10.37
R2/23	BEDROOM	W3/23	2.57	2.30	0.27	10.51
R3/23	BEDROOM	W4/23	2.28	2.28	0.00	0.00
R4/23	LKD	W5/23	3.19	2.36	0.83	26.02
R5/23	BEDROOM	W6/23	3.64	2.28	1.36	37.36
R6/23	BEDROOM	W7/23	3.76	2.71	1.05	27.93
R7/23	BEDROOM	W8/23	4.88	2.90	1.98	40.57
R8/23	LKD	W9/23	9.05	6.44	2.61	28.84
R8/23	LKD	W10/23	21.50	6.02	15.48	72.00
R9/23	BEDROOM	W11/23	21.23	7.67	13.56	63.87
R10/23	LKD	W12/23	21.56	10.49	11.07	51.35
R10/23	LKD	W13/23	5.40	5.39	0.01	0.19
R1/24	LKD	W1/24	10.01	10.01	0.00	0.00



High Street, Uxbridge

05.03.2023

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/24	LKD	W2/24	7.60	7.15	0.45	5.92
R2/24	BEDROOM	W3/24	7.83	7.35	0.48	6.13
R3/24	BEDROOM	W4/24	7.07	7.07	0.00	0.00
R4/24	LKD	W5/24	8.27	7.29	0.98	11.85
R5/24	BEDROOM	W6/24	8.78	7.41	1.37	15.60
R6/24	BEDROOM	W7/24	8.66	7.63	1.03	11.89
R7/24	BEDROOM	W8/24	7.97	5.97	2.00	25.09
R8/24	LKD	W9/24	12.48	9.82	2.66	21.31
R8/24	LKD	W10/24	22.36	7.73	14.63	65.43
R9/24	BEDROOM	W11/24	22.05	9.40	12.65	57.37
R10/24	LKD	W12/24	22.41	12.17	10.24	45.69
R10/24	LKD	W13/24	5.70	5.68	0.02	0.35
R1/25	LKD	W1/25	13.34	13.34	0.00	0.00
R1/25	LKD	W2/25	12.78	12.18	0.60	4.69
R2/25	BEDROOM	W3/25	12.96	12.33	0.63	4.86
R3/25	BEDROOM	W4/25	11.78	11.78	0.00	0.00
R4/25	LKD	W5/25	13.22	12.14	1.08	8.17
R5/25	BEDROOM	W6/25	13.96	12.64	1.32	9.46
R6/25	BEDROOM	W7/25	13.67	12.72	0.95	6.95
R7/25	BEDROOM	W8/25	11.40	9.45	1.95	17.11
R8/25	LKD	W9/25	16.04	13.43	2.61	16.27
R8/25	LKD	W10/25	22.80	9.79	13.01	57.06



## High Street, Uxbridge

05.03.2023

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R9/25	BEDROOM	W11/25	22.47	11.32	11.15	49.62
R10/25	LKD	W12/25	22.86	13.87	8.99	39.33
R10/25	LKD	W13/25	5.89	5.88	0.01	0.17
R1/26	LKD	W1/26	16.62	16.62	0.00	0.00
R1/26	LKD	W2/26	16.88	16.23	0.65	3.85
R2/26	BEDROOM	W3/26	17.09	16.42	0.67	3.92
R3/26	BEDROOM	W4/26	15.58	15.58	0.00	0.00
R4/26	LKD	W5/26	17.11	16.02	1.09	6.37
R5/26	BEDROOM	W6/26	18.07	16.86	1.21	6.70
R6/26	BEDROOM	W7/26	17.67	16.86	0.81	4.58
R7/26	BEDROOM	W8/26	14.23	12.41	1.82	12.79
R8/26	LKD	W9/26	18.92	16.44	2.48	13.11
R8/26	LKD	W10/26	23.08	12.03	11.05	47.88
R9/26	BEDROOM	W11/26	22.73	13.33	9.40	41.36
R10/26	LKD	W12/26	23.11	15.56	7.55	32.67
R10/26	LKD	W13/26	5.99	5.98	0.01	0.17
R1/27	LKD	W1/27	37.02	37.02	0.00	0.00
R1/27	LKD	W2/27	38.97	38.31	0.66	1.69
R2/27	BEDROOM	W3/27	39.08	38.34	0.74	1.89
R3/27	BEDROOM	W4/27	39.18	38.29	0.89	2.27
R4/27	LKD	W5/27	39.25	38.14	1.11	2.83
R5/27	BEDROOM	W6/27	39.31	37.97	1.34	3.41



## High Street, Uxbridge

05.03.2023

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R6/27	BEDROOM	W7/27	39.34	37.79	1.55	3.94
R7/27	BEDROOM	W8/27	39.24	37.34	1.90	4.84
R8/27	LKD	W9/27	39.40	36.79	2.61	6.62
R8/27	LKD	W10/27	39.34	30.44	8.90	22.62
R9/27	BEDROOM	W11/27	39.34	31.84	7.50	19.06
R10/27	LKD	W12/27	39.35	33.35	6.00	15.25
R10/27	LKD	W13/27	25.31	25.30	0.01	0.04
R1/28	ESIDENTIAL_ASSUME	W1/28	39.53	39.02	0.51	1.29
R1/28	ESIDENTIAL_ASSUME	W12/28	38.47	38.47	0.00	0.00
R2/28	ESIDENTIAL_ASSUME	W2/28	34.73	34.73	0.00	0.00
R3/28	ESIDENTIAL_ASSUME	W3/28	39.60	38.79	0.81	2.05
R4/28	ESIDENTIAL_ASSUME	W4/28	39.60	38.64	0.96	2.42
R5/28	ESIDENTIAL_ASSUME	W5/28	39.60	38.51	1.09	2.75
R6/28	ESIDENTIAL_ASSUME	W6/28	35.87	34.44	1.43	3.99
R7/28	ESIDENTIAL_ASSUME	W7/28	39.47	37.56	1.91	4.84
R7/28	ESIDENTIAL_ASSUME	W8/28	39.51	33.77	5.74	14.53
R8/28	ESIDENTIAL_ASSUME	W9/28	39.49	34.58	4.91	12.43
R9/28	ESIDENTIAL_ASSUME	W10/28	39.43	35.28	4.15	10.52
R9/28	ESIDENTIAL_ASSUME	W11/28	33.82	33.82	0.00	0.00

## Premier Inn

R1/11	BEDROOM	W1/11	34.32	27.25	7.07	20.60
R2/11	BEDROOM	W2/11	34.55	28.38	6.17	17.86



High Street, Uxbridge

05.03.2023

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/11	BEDROOM	W3/11	34.59	29.20	5.39	15.58
R4/11	BEDROOM	W4/11	34.56	29.87	4.69	13.57
R1/12	BEDROOM	W1/12	36.14	28.94	7.20	19.92
R2/12	BEDROOM	W2/12	36.29	30.02	6.27	17.28
R3/12	BEDROOM	W3/12	36.29	30.84	5.45	15.02
R4/12	BEDROOM	W4/12	36.20	31.51	4.69	12.96
R1/13	BEDROOM	W1/13	37.67	30.96	6.71	17.81
R2/13	BEDROOM	W2/13	37.73	31.93	5.80	15.37
R3/13	BEDROOM	W3/13	37.72	32.71	5.01	13.28
R4/13	BEDROOM	W4/13	37.69	33.37	4.32	11.46
R1/14	BEDROOM	W1/14	38.47	32.47	6.00	15.60
R2/14	BEDROOM	W2/14	38.54	33.38	5.16	13.39
R3/14	BEDROOM	W3/14	38.53	34.10	4.43	11.50
R4/14	BEDROOM	W4/14	38.53	34.71	3.82	9.91
R1/15	BEDROOM	W1/15	38.91	33.73	5.18	13.31
R2/15	BEDROOM	W2/15	38.97	34.53	4.44	11.39
R3/15	BEDROOM	W3/15	38.98	35.18	3.80	9.75
R4/15	BEDROOM	W4/15	39.00	35.74	3.26	8.36
R1/16	BEDROOM	W1/16	39.19	34.88	4.31	11.00



High Street, Uxbridge

05.03.2023

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/16	BEDROOM	W2/16	39.21	35.55	3.66	9.33
R3/16	BEDROOM	W3/16	39.23	36.09	3.14	8.00
R4/16	BEDROOM	W4/16	39.24	36.56	2.68	6.83
R1/17	BEDROOM	W1/17	39.39	36.00	3.39	8.61
R2/17	BEDROOM	W2/17	39.39	36.51	2.88	7.31
R3/17	BEDROOM	W3/17	39.40	36.93	2.47	6.27
R4/17	BEDROOM	W4/17	39.40	37.30	2.10	5.33
R1/18	BEDROOM	W1/18	39.53	37.07	2.46	6.22
R2/18	BEDROOM	W2/18	39.52	37.43	2.09	5.29
R3/18	BEDROOM	W3/18	39.53	37.73	1.80	4.55
R4/18	BEDROOM	W4/18	39.53	37.99	1.54	3.90

Middlesex House

R1/81	LKD	W1/81	21.20	20.42	0.78	3.68
R1/81	LKD	W2/81	14.32	13.40	0.92	6.42
R1/81	LKD	W3/81	14.51	13.49	1.02	7.03
R2/81	BEDROOM	W4/81	22.70	21.60	1.10	4.85
R2/81	BEDROOM	W5/81	24.27	23.07	1.20	4.94
R3/81	BEDROOM	W6/81	24.79	23.50	1.29	5.20
R3/81	BEDROOM	W7/81	25.41	24.05	1.36	5.35
R4/81	BEDROOM	W8/81	25.96	24.46	1.50	5.78
R4/81	BEDROOM	W9/81	26.43	24.84	1.59	6.02
R5/81	BEDROOM	W10/81	26.70	25.10	1.60	5.99
R5/81	BEDROOM	W11/81	25.86	24.26	1.60	6.19



## High Street, Uxbridge

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## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R6/81	LKD	W12/81	18.49	16.64	1.85	10.01
R6/81	LKD	W13/81	19.35	17.14	2.21	11.42
R6/81	LKD	W14/81	26.96	24.57	2.39	8.86
R7/81	BEDROOM	W15/81	28.50	25.87	2.63	9.23
R7/81	BEDROOM	W16/81	28.91	26.03	2.88	9.96
R8/81	BEDROOM	W17/81	29.26	26.13	3.13	10.70
R8/81	BEDROOM	W18/81	29.29	26.15	3.14	10.72
R8/81	BEDROOM	W19/81	28.76	25.00	3.76	13.07
R9/81	LKD	W20/81	30.15	26.20	3.95	13.10
R9/81	LKD	W21/81	28.66	24.95	3.71	12.94
R9/81	LKD	W22/81	21.69	17.47	4.22	19.46
R9/81	LKD	W23/81	23.29	17.83	5.46	23.44
R9/81	LKD	W24/81	27.53	11.06	16.47	59.83
R9/81	LKD	W25/81	29.40	13.33	16.07	54.66
R9/81	LKD	W26/81	35.52	20.01	15.51	43.67
R9/81	LKD	W27/81	36.38	21.33	15.05	41.37
R1/82	LKD	W1/82	24.74	23.84	0.90	3.64
R2/82	BEDROOM	W2/82	29.57	28.52	1.05	3.55
R3/82	BEDROOM	W3/82	29.93	28.73	1.20	4.01
R4/82	BEDROOM	W4/82	30.06	28.74	1.32	4.39
R5/82	BEDROOM	W5/82	30.17	28.76	1.41	4.67
R6/82	LKD	W6/82	26.91	25.00	1.91	7.10
R7/82	BEDROOM	W7/82	31.14	28.80	2.34	7.51
R8/82	BEDROOM	W8/82	31.79	28.95	2.84	8.93
R8/82	BEDROOM	W9/82	32.12	28.71	3.41	10.62
R9/82	LKD	W10/82	21.54	17.72	3.82	17.73



High Street, Uxbridge

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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R9/82	LKD	W11/82	27.23	11.31	15.92	58.46
R11/82	LKD	W13/82	26.06	17.00	9.06	34.77
R11/82	LKD	W14/82	21.38	21.38	0.00	0.00
R1/83	LKD	W1/83	28.30	27.52	0.78	2.76
R2/83	BEDROOM	W2/83	32.03	31.14	0.89	2.78
R3/83	BEDROOM	W3/83	32.20	31.18	1.02	3.17
R4/83	BEDROOM	W4/83	32.35	31.23	1.12	3.46
R5/83	BEDROOM	W5/83	32.39	31.15	1.24	3.83
R6/83	LKD	W6/83	29.52	27.87	1.65	5.59
R7/83	BEDROOM	W7/83	33.34	31.34	2.00	6.00
R8/83	BEDROOM	W8/83	33.85	31.39	2.46	7.27
R8/83	BEDROOM	W9/83	34.07	31.10	2.97	8.72
R9/83	LKD	W10/83	23.43	20.02	3.41	14.55
R9/83	LKD	W11/83	27.92	13.42	14.50	51.93
R11/83	LKD	W13/83	26.67	18.58	8.09	30.33
R11/83	LKD	W14/83	23.03	23.03	0.00	0.00
R1/84	LKD	W1/84	33.86	33.23	0.63	1.86
R2/84	BEDROOM	W2/84	33.07	32.35	0.72	2.18
R3/84	BEDROOM	W3/84	27.45	26.63	0.82	2.99
R4/84	BEDROOM	W4/84	33.29	32.41	0.88	2.64
R5/84	BEDROOM	W5/84	27.84	26.77	1.07	3.84
R6/84	LKD	W6/84	34.35	33.00	1.35	3.93



## High Street, Uxbridge

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## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R7/84	BEDROOM	W7/84	35.21	33.58	1.63	4.63
R8/84	BEDROOM	W8/84	35.46	33.44	2.02	5.70
R8/84	BEDROOM	W9/84	35.61	33.16	2.45	6.88
R9/84	LKD	W10/84	24.67	21.80	2.87	11.63
R9/84	LKD	W11/84	28.03	15.42	12.61	44.99
R11/84	LKD	W13/84	26.75	19.85	6.90	25.79
R11/84	LKD	W14/84	24.17	24.17	0.00	0.00
R1/85	BEDROOM	W1/85	33.07	32.59	0.48	1.45
R2/85	BEDROOM	W2/85	33.08	32.56	0.52	1.57
R3/85	LKD	W3/85	34.67	34.01	0.66	1.90
R4/85	LKD	W4/85	34.88	33.99	0.89	2.55
R5/85	BEDROOM	W5/85	33.46	32.41	1.05	3.14
R6/85	BEDROOM	W7/85	33.54	32.30	1.24	3.70
R7/85	BEDROOM	W8/85	33.66	32.11	1.55	4.60
R8/85	LKD	W9/85	33.75	31.83	1.92	5.69
R8/85	LKD	W10/85	28.86	26.57	2.29	7.93
R8/85	LKD	W11/85	30.69	20.30	10.39	33.85
R11/85	LKD	W13/85	29.52	23.94	5.58	18.90
R11/85	LKD	W14/85	28.33	28.33	0.00	0.00
R11/85	LKD	W15/85	32.96	32.96	0.00	0.00
R1/86	BEDROOM	W1/86	36.29	35.92	0.37	1.02
R2/86	BEDROOM	W2/86	36.30	35.89	0.41	1.13
R3/86	LKD	W3/86	36.34	35.86	0.48	1.32



High Street, Uxbridge

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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R4/86	LKD	W4/86	36.42	35.77	0.65	1.78
R5/86	BEDROOM	W5/86	36.48	35.70	0.78	2.14
R6/86	BEDROOM	W7/86	36.51	35.56	0.95	2.60
R7/86	BEDROOM	W8/86	36.53	35.35	1.18	3.23
R8/86	LKD	W9/86	36.56	35.13	1.43	3.91
R8/86	LKD	W10/86	36.80	34.62	2.18	5.92
R8/86	LKD	W11/86	37.00	29.43	7.57	20.46
R11/86	LKD	W13/86	37.08	32.96	4.12	11.11
R11/86	LKD	W14/86	36.47	36.47	0.00	0.00
R11/86	LKD	W15/86	34.55	34.55	0.00	0.00

Armstrong House

R1/71	BEDROOM	W1/71	22.64	21.17	1.47	6.49
R1/71	BEDROOM	W2/71	10.42	8.81	1.61	15.45
R2/71	LKD	W3/71	11.98	10.24	1.74	14.52
R2/71	LKD	W4/71	24.92	23.01	1.91	7.66
R2/71	LKD	W5/71	27.11	25.09	2.02	7.45
R5/71	LKD	W15/71	37.71	35.95	1.76	4.67
R5/71	LKD	W16/71	37.66	35.95	1.71	4.54
R5/71	LKD	W17/71	37.47	35.87	1.60	4.27
R5/71	LKD	W18/71	36.17	34.65	1.52	4.20
R5/71	LKD	W19/71	28.90	27.41	1.49	5.16
R5/71	LKD	W20/71	28.99	27.58	1.41	4.86
R5/71	LKD	W21/71	26.96	26.96	0.00	0.00
R5/71	LKD	W22/71	25.50	25.50	0.00	0.00
R5/71	LKD	W23/71	32.02	32.02	0.00	0.00
R1/72	LKD	W1/72	21.07	19.55	1.52	7.21
R2/72	BEDROOM	W2/72	26.59	24.86	1.73	6.51



High Street, Uxbridge

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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/72	BEDROOM	W3/72	30.58	28.09	2.49	8.14
R4/72	LKD	W4/72	31.12	28.43	2.69	8.64
R4/72	LKD	W5/72	20.24	17.09	3.15	15.56
R4/72	LKD	W6/72	27.60	25.78	1.82	6.59
R6/72	LKD	W8/72	38.27	36.71	1.56	4.08
R6/72	LKD	W9/72	28.60	27.54	1.06	3.71
R6/72	LKD	W10/72	23.53	23.53	0.00	0.00
R1/73	LKD	W1/73	23.25	21.96	1.29	5.55
R2/73	BEDROOM	W2/73	28.61	27.14	1.47	5.14
R3/73	BEDROOM	W3/73	32.41	30.27	2.14	6.60
R4/73	LKD	W4/73	32.85	30.55	2.30	7.00
R4/73	LKD	W5/73	21.75	19.02	2.73	12.55
R4/73	LKD	W6/73	28.01	26.45	1.56	5.57
R6/73	LKD	W8/73	38.56	37.23	1.33	3.45
R6/73	LKD	W9/73	28.96	28.06	0.90	3.11
R6/73	LKD	W10/73	24.64	24.64	0.00	0.00
R1/74	LKD	W1/74	25.49	24.41	1.08	4.24
R2/74	BEDROOM	W2/74	30.88	29.67	1.21	3.92
R3/74	BEDROOM	W3/74	34.01	32.25	1.76	5.17
R4/74	LKD	W4/74	34.35	32.45	1.90	5.53
R4/74	LKD	W5/74	23.29	21.02	2.27	9.75
R4/74	LKD	W6/74	28.37	27.08	1.29	4.55
R6/74	LKD	W8/74	38.56	37.47	1.09	2.83
R6/74	LKD	W9/74	29.31	28.56	0.75	2.56
R6/74	LKD	W10/74	25.09	25.09	0.00	0.00



High Street, Uxbridge

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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/75	LKD	W1/75	33.13	32.27	0.86	2.60
R2/75	BEDROOM	W2/75	31.70	30.75	0.95	3.00
R3/75	BEDROOM	W3/75	32.19	30.83	1.36	4.22
R4/75	LKD	W4/75	32.43	30.96	1.47	4.53
R4/75	LKD	W5/75	27.00	25.21	1.79	6.63
R4/75	LKD	W6/75	30.76	29.74	1.02	3.32
R6/75	LKD	W8/75	35.19	34.33	0.86	2.44
R6/75	LKD	W9/75	31.63	31.05	0.58	1.83
R6/75	LKD	W10/75	27.51	27.51	0.00	0.00
R1/76	LKD	W1/76	34.93	34.28	0.65	1.86
R2/76	BEDROOM	W2/76	33.55	32.85	0.70	2.09
R3/76	BEDROOM	W3/76	33.80	32.87	0.93	2.75
R4/76	LKD	W4/76	33.91	32.89	1.02	3.01
R4/76	LKD	W5/76	35.87	34.60	1.27	3.54
R4/76	LKD	W6/76	37.13	36.27	0.86	2.32
R6/76	LKD	W8/76	35.22	34.61	0.61	1.73
R6/76	LKD	W9/76	37.15	36.62	0.53	1.43
R6/76	LKD	W10/76	37.47	37.47	0.00	0.00



## High Street, Uxbridge

05.03.2023

### NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
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#### 141 High St

R1/62	RESIDENTIAL_ASSUMED	299.5	299.1	296.1	3.1	1.0
R2/62	RESIDENTIAL_ASSUMED	241.9	237.2	194.4	42.8	18.0
R3/62	RESIDENTIAL_ASSUMED	320.8	310.9	225.0	85.9	27.6
R4/62	RESIDENTIAL_ASSUMED	422.6	414.2	360.1	54.1	13.1

#### 9 Belmont Rd

R1/51	BEDROOM	98.1	95.6	39.0	56.6	59.2
R2/51	BEDROOM	187.2	182.8	94.3	88.4	48.4
R3/51	KITCHEN	159.3	155.6	50.0	105.5	67.8

#### 11 Belmont Rd

R1/41	BEDROOM	163.8	162.8	162.8	0.0	0.0
R2/41	LKD	262.1	244.5	244.0	0.4	0.2
R3/41	BEDROOM	138.7	131.5	131.5	0.0	0.0
R4/41	LKD	191.6	191.2	191.1	0.2	0.1
R5/41	BEDROOM	103.0	102.8	100.2	2.6	2.5

#### 1-3 Bakers Rd

R1/21	LKD	286.8	118.1	116.6	1.5	1.3
R2/21	BEDROOM	94.1	0.4	0.0	0.4	100.0
R3/21	BEDROOM	139.7	0.0	0.0	0.0	0.0
R4/21	LKD	268.3	26.4	0.0	26.4	100.0
R5/21	BEDROOM	98.1	11.4	3.8	7.6	66.7
R6/21	BEDROOM	147.1	42.3	42.2	0.1	0.2
R7/21	BEDROOM	138.6	34.8	29.9	5.0	14.4
R8/21	LKD	281.8	267.0	209.1	57.9	21.7
R9/21	BEDROOM	159.9	154.6	67.1	87.6	56.7
R10/21	LKD	264.5	255.4	241.0	14.4	5.6
R1/22	LKD	286.8	120.3	119.2	1.1	0.9
R2/22	BEDROOM	94.1	0.4	0.0	0.4	100.0
R3/22	BEDROOM	139.7	0.0	0.0	0.0	0.0
R4/22	LKD	268.3	26.5	0.0	26.5	100.0
R5/22	BEDROOM	98.1	11.4	4.0	7.4	64.9
R6/22	BEDROOM	147.1	42.3	42.2	0.1	0.2



## High Street, Uxbridge

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## NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R7/22	BEDROOM	138.6	34.8	29.9	5.0	14.4
R8/22	LKD	281.8	267.0	209.1	57.9	21.7
R9/22	BEDROOM	159.9	154.6	67.1	87.6	56.7
R10/22	LKD	264.5	255.4	241.0	14.4	5.6
R1/23	LKD	286.8	124.8	124.7	0.1	0.1
R2/23	BEDROOM	94.1	6.7	6.2	0.4	6.0
R3/23	BEDROOM	139.7	10.6	10.6	0.0	0.0
R4/23	LKD	268.3	30.8	14.0	16.8	54.5
R5/23	BEDROOM	98.1	15.0	8.5	6.5	43.3
R6/23	BEDROOM	147.1	44.6	44.5	0.1	0.2
R7/23	BEDROOM	138.6	36.5	31.5	5.0	13.7
R8/23	LKD	281.8	267.0	209.2	57.9	21.7
R9/23	BEDROOM	159.9	154.6	67.1	87.6	56.7
R10/23	LKD	264.5	255.4	241.0	14.4	5.6
R1/24	LKD	286.8	137.7	137.7	0.0	0.0
R2/24	BEDROOM	94.1	43.1	42.9	0.2	0.5
R3/24	BEDROOM	139.7	68.6	68.6	0.0	0.0
R4/24	LKD	268.3	80.6	80.3	0.3	0.4
R5/24	BEDROOM	98.1	48.0	45.5	2.5	5.2
R6/24	BEDROOM	147.1	66.3	66.2	0.1	0.2
R7/24	BEDROOM	138.6	58.6	53.7	5.0	8.5
R8/24	LKD	281.8	267.0	209.2	57.9	21.7
R9/24	BEDROOM	159.9	154.6	68.5	86.2	55.8
R10/24	LKD	264.5	255.5	241.0	14.4	5.6
R1/25	LKD	286.8	197.0	197.0	0.0	0.0
R2/25	BEDROOM	94.1	92.0	91.9	0.1	0.1
R3/25	BEDROOM	139.7	134.2	134.2	0.0	0.0
R4/25	LKD	268.3	246.9	246.6	0.3	0.1
R5/25	BEDROOM	98.1	95.3	92.8	2.5	2.6
R6/25	BEDROOM	147.1	147.0	147.0	0.1	0.1
R7/25	BEDROOM	138.6	129.8	125.3	4.5	3.5
R8/25	LKD	281.8	273.6	215.8	57.9	21.2
R9/25	BEDROOM	159.9	154.6	72.0	82.7	53.5
R10/25	LKD	264.5	255.5	241.0	14.4	5.6
R1/26	LKD	286.8	255.6	255.6	0.0	0.0
R2/26	BEDROOM	94.1	92.4	92.4	0.0	0.0
R3/26	BEDROOM	139.7	134.5	134.5	0.0	0.0
R4/26	LKD	268.3	252.4	252.1	0.2	0.1
R5/26	BEDROOM	98.1	95.3	93.8	1.5	1.6



## High Street, Uxbridge

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### NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R6/26	BEDROOM	147.1	147.0	147.0	0.1	0.1
R7/26	BEDROOM	138.6	129.8	126.2	3.6	2.8
R8/26	LKD	281.8	273.6	216.4	57.2	20.9
R9/26	BEDROOM	159.9	154.6	82.0	72.7	47.0
R10/26	LKD	264.5	255.5	241.2	14.3	5.6
R1/27	LKD	286.7	254.3	254.3	0.0	0.0
R2/27	BEDROOM	94.0	92.0	92.0	0.0	0.0
R3/27	BEDROOM	139.6	138.2	138.2	0.0	0.0
R4/27	LKD	268.2	254.5	254.5	0.0	0.0
R5/27	BEDROOM	98.0	95.8	95.8	0.0	0.0
R6/27	BEDROOM	147.0	146.9	146.9	0.0	0.0
R7/27	BEDROOM	138.5	135.3	135.3	0.0	0.0
R8/27	LKD	281.5	273.8	239.3	34.5	12.6
R9/27	BEDROOM	159.9	157.2	129.1	28.1	17.9
R10/27	LKD	264.3	255.0	243.8	11.2	4.4
R1/28	RESIDENTIAL_ASSUMED	198.4	198.4	198.4	0.0	0.0
R2/28	RESIDENTIAL_ASSUMED	147.5	143.0	143.0	0.0	0.0
R3/28	RESIDENTIAL_ASSUMED	195.9	190.6	190.6	0.0	0.0
R4/28	RESIDENTIAL_ASSUMED	99.8	97.7	97.7	0.0	0.0
R5/28	RESIDENTIAL_ASSUMED	141.9	139.5	139.5	0.0	0.0
R6/28	RESIDENTIAL_ASSUMED	147.1	139.5	139.5	0.0	0.0
R7/28	RESIDENTIAL_ASSUMED	147.7	147.7	147.7	0.0	0.0
R8/28	RESIDENTIAL_ASSUMED	174.2	169.9	168.4	1.5	0.9
R9/28	RESIDENTIAL_ASSUMED	172.5	172.5	172.5	0.0	0.0

### Premier Inn

R1/11	BEDROOM	159.9	155.7	146.7	9.1	5.8
R2/11	BEDROOM	159.9	155.7	151.2	4.5	2.9
R3/11	BEDROOM	159.9	155.2	149.2	6.0	3.9
R4/11	BEDROOM	159.9	155.1	151.8	3.2	2.1
R1/12	BEDROOM	159.9	155.7	148.6	7.1	4.6
R2/12	BEDROOM	159.9	155.7	153.2	2.6	1.7
R3/12	BEDROOM	159.9	155.2	151.6	3.6	2.3
R4/12	BEDROOM	159.9	155.4	154.1	1.2	0.8
R1/13	BEDROOM	159.9	155.7	150.7	5.1	3.3
R2/13	BEDROOM	159.9	155.7	154.9	0.8	0.5
R3/13	BEDROOM	159.9	155.2	154.2	1.0	0.6
R4/13	BEDROOM	159.9	155.4	155.3	0.1	0.1



## High Street, Uxbridge

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### NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R1/14	BEDROOM	159.9	155.7	153.1	2.6	1.7
R2/14	BEDROOM	159.9	155.7	155.7	0.1	0.1
R3/14	BEDROOM	159.9	155.2	155.2	0.0	0.0
R4/14	BEDROOM	159.9	155.4	155.4	0.0	0.0
R1/15	BEDROOM	159.9	155.7	155.2	0.6	0.4
R2/15	BEDROOM	159.9	155.7	155.7	0.0	0.0
R3/15	BEDROOM	159.9	155.2	155.2	0.0	0.0
R4/15	BEDROOM	159.9	155.4	155.4	0.0	0.0
R1/16	BEDROOM	159.9	155.7	155.7	0.0	0.0
R2/16	BEDROOM	159.9	155.7	155.7	0.0	0.0
R3/16	BEDROOM	159.9	155.2	155.2	0.0	0.0
R4/16	BEDROOM	159.9	155.4	155.4	0.0	0.0
R1/17	BEDROOM	159.9	155.7	155.7	0.0	0.0
R2/17	BEDROOM	159.9	155.7	155.7	0.0	0.0
R3/17	BEDROOM	159.9	155.2	155.2	0.0	0.0
R4/17	BEDROOM	159.9	155.4	155.4	0.0	0.0
R1/18	BEDROOM	159.9	155.7	155.7	0.0	0.0
R2/18	BEDROOM	159.9	155.7	155.7	0.0	0.0
R3/18	BEDROOM	159.9	155.2	155.2	0.0	0.0
R4/18	BEDROOM	159.9	155.4	155.4	0.0	0.0

### Middlesex House

R1/81	LKD	325.2	102.9	102.9	0.0	0.0
R2/81	BEDROOM	119.8	70.6	70.6	0.0	0.0
R3/81	BEDROOM	119.8	78.0	78.0	0.0	0.0
R4/81	BEDROOM	124.8	83.8	83.8	0.0	0.0
R5/81	BEDROOM	122.0	82.7	82.7	0.0	0.0
R6/81	LKD	332.0	209.9	209.8	0.1	0.0
R7/81	BEDROOM	134.2	103.9	103.9	0.0	0.0
R8/81	BEDROOM	161.6	144.7	144.7	0.0	0.0
R9/81	LKD	369.0	365.3	365.3	0.0	0.0
R1/82	LKD	325.2	140.8	140.7	0.1	0.1
R2/82	BEDROOM	119.8	89.8	89.8	0.0	0.0
R3/82	BEDROOM	119.8	89.1	89.1	0.0	0.0
R4/82	BEDROOM	124.8	92.1	92.1	0.0	0.0
R5/82	BEDROOM	122.0	90.5	90.5	0.0	0.0
R6/82	LKD	332.0	147.3	147.3	0.0	0.0
R7/82	BEDROOM	134.2	93.3	93.3	0.0	0.0



## High Street, Uxbridge

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### NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R8/82	BEDROOM	161.6	147.9	147.9	0.0	0.0
R9/82	LKD	335.2	313.6	231.8	81.8	26.1
R11/82	LKD	265.8	255.5	237.1	18.4	7.2
R1/83	LKD	325.2	201.6	201.6	0.0	0.0
R2/83	BEDROOM	119.8	115.2	115.2	0.0	0.0
R3/83	BEDROOM	119.8	114.6	114.6	0.0	0.0
R4/83	BEDROOM	124.8	119.3	119.3	0.0	0.0
R5/83	BEDROOM	122.0	116.6	116.6	0.0	0.0
R6/83	LKD	332.0	202.9	202.9	0.0	0.0
R7/83	BEDROOM	134.2	128.4	128.4	0.0	0.0
R8/83	BEDROOM	161.6	155.9	155.9	0.0	0.0
R9/83	LKD	335.2	322.6	243.6	79.0	24.5
R11/83	LKD	361.4	298.2	280.5	17.7	5.9
R1/84	LKD	325.2	301.4	301.4	0.0	0.0
R2/84	BEDROOM	119.8	115.2	115.2	0.0	0.0
R3/84	BEDROOM	119.8	114.4	114.4	0.0	0.0
R4/84	BEDROOM	124.8	119.3	119.3	0.0	0.0
R5/84	BEDROOM	122.0	117.1	117.1	0.0	0.0
R6/84	LKD	332.0	307.8	307.8	0.0	0.0
R7/84	BEDROOM	134.2	128.4	128.4	0.0	0.0
R8/84	BEDROOM	161.6	155.9	155.9	0.0	0.0
R9/84	LKD	335.2	330.2	259.0	71.2	21.6
R11/84	LKD	361.4	302.3	285.1	17.2	5.7
R1/85	BEDROOM	117.8	112.6	112.6	0.0	0.0
R2/85	BEDROOM	119.8	114.7	114.7	0.0	0.0
R3/85	LKD	240.2	229.0	229.0	0.0	0.0
R4/85	LKD	335.0	308.9	308.8	0.1	0.0
R5/85	BEDROOM	119.7	114.7	114.7	0.0	0.0
R6/85	BEDROOM	119.2	114.1	114.1	0.0	0.0
R7/85	BEDROOM	119.9	115.0	115.0	0.0	0.0
R8/85	LKD	427.4	420.9	407.6	13.3	3.2
R11/85	LKD	373.2	356.9	347.5	9.4	2.6
R1/86	BEDROOM	102.3	98.6	98.6	0.0	0.0
R2/86	BEDROOM	104.3	100.7	100.7	0.0	0.0
R3/86	LKD	218.0	216.3	216.3	0.0	0.0
R4/86	LKD	310.8	288.8	288.8	0.0	0.0
R5/86	BEDROOM	104.1	99.7	99.7	0.0	0.0
R6/86	BEDROOM	103.2	99.5	99.5	0.0	0.0
R7/86	BEDROOM	104.0	100.4	100.4	0.0	0.0



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NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R8/86	LKD	375.9	375.9	370.6	5.3	1.4
R11/86	LKD	333.0	326.3	326.3	0.0	0.0

### Armstrong House

R1/71	BEDROOM	134.7	70.5	69.7	0.8	1.1
R2/71	LKD	264.0	137.1	129.8	7.2	5.3
R5/71	LKD	359.8	356.5	356.5	0.0	0.0
R1/72	LKD	259.5	148.1	126.7	21.4	14.4
R2/72	BEDROOM	132.8	64.4	64.4	0.0	0.0
R3/72	BEDROOM	153.7	118.8	118.8	0.0	0.0
R4/72	LKD	261.2	249.5	249.5	0.0	0.0
R6/72	LKD	279.0	273.9	271.3	2.7	1.0
R1/73	LKD	259.5	165.4	154.8	10.6	6.4
R2/73	BEDROOM	132.8	85.0	85.0	0.0	0.0
R3/73	BEDROOM	153.7	139.6	139.6	0.0	0.0
R4/73	LKD	261.2	249.9	249.9	0.0	0.0
R6/73	LKD	279.0	273.9	271.3	2.7	1.0
R1/74	LKD	259.5	193.5	188.5	5.0	2.6
R2/74	BEDROOM	132.8	116.4	116.4	0.0	0.0
R3/74	BEDROOM	153.7	144.6	144.6	0.0	0.0
R4/74	LKD	261.2	255.7	255.7	0.0	0.0
R6/74	LKD	279.0	273.9	271.3	2.7	1.0
R1/75	LKD	259.5	250.2	250.2	0.0	0.0
R2/75	BEDROOM	132.8	127.9	127.9	0.0	0.0
R3/75	BEDROOM	153.7	144.6	144.6	0.0	0.0
R4/75	LKD	261.2	255.7	255.7	0.0	0.0
R6/75	LKD	279.0	273.9	271.3	2.7	1.0
R1/76	LKD	235.3	234.0	234.0	0.0	0.0
R2/76	BEDROOM	117.3	112.5	112.5	0.0	0.0
R3/76	BEDROOM	128.3	118.8	118.8	0.0	0.0
R4/76	LKD	228.8	228.8	228.8	0.0	0.0
R6/76	LKD	239.7	239.7	239.7	0.0	0.0



## High Street, Uxbridge

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APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss				
			Existing		Proposed				Existing		Proposed							
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH						

## 141 High St

R1/62	W1/62	RESIDENTIAL_ASSUMED	14	48	14	48	0.0	0.0						
R1/62	W2/62	RESIDENTIAL_ASSUMED	15	48	14	47	6.7	2.1						
R1/62	W3/62	RESIDENTIAL_ASSUMED	21	75	13	60	38.1	20.0						
R1/62	W4/62	RESIDENTIAL_ASSUMED	21	75	12	58	42.9	22.7	22	85	15	71	31.8	16.5
R2/62	W5/62	RESIDENTIAL_ASSUMED	21	75	13	60	38.1	20.0						
R2/62	W6/62	RESIDENTIAL_ASSUMED	22	76	12	58	45.5	23.7	22	76	14	61	36.4	19.7
R3/62	W7/62	RESIDENTIAL_ASSUMED	22	75	9	53	59.1	29.3						
R3/62	W8/62	RESIDENTIAL_ASSUMED	23	77	10	55	56.5	28.6	23	77	10	55	56.5	28.6
R4/62	W9/62	RESIDENTIAL_ASSUMED	23	77	10	55	56.5	28.6						
R4/62	W10/62	RESIDENTIAL_ASSUMED	24	78	9	56	62.5	28.2						
R4/62	W11/62	RESIDENTIAL_ASSUMED	24	78	7	52	70.8	33.3	24	78	11	58	54.2	25.6

## 9 Belmont Rd

R1/51	W1/51	BEDROOM	17	70	4	44	76.5	37.1	17	70	4	44	76.5	37.1
R2/51	W2/51	BEDROOM	19	66	4	37	78.9	43.9	19	66	4	37	78.9	43.9
R3/51	W3/51	KITCHEN	18	69	3	42	83.3	39.1	18	69	3	42	83.3	39.1



## High Street, Uxbridge

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APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss				
			Existing		Proposed				Existing		Proposed							
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH						

## 11 Belmont Rd

R1/41	W10/41	BEDROOM	17	50	10	43	41.2	14.0						
R1/41	W11/41	BEDROOM	11	44	7	40	36.4	9.1	17	51	10	44	41.2	13.7
R2/41	W13/41	LKD	12	51	6	44	50.0	13.7	12	51	6	44	50.0	13.7
R3/41	W12/41	BEDROOM	4	26	4	26	0.0	0.0	4	26	4	26	0.0	0.0
R4/41	W1/41	LKD	0	15	0	15	-	0.0						
R4/41	W2/41	LKD	7	33	6	32	14.3	3.0						
R4/41	W3/41	LKD	19	56	5	40	73.7	28.6						
R4/41	W4/41	LKD	22	76	6	55	72.7	27.6						
R4/41	W5/41	LKD	20	69	5	48	75.0	30.4	23	89	8	69	65.2	22.5
R5/41	W6/41	BEDROOM	20	70	6	50	70.0	28.6						
R5/41	W7/41	BEDROOM	21	68	6	48	71.4	29.4	21	71	6	51	71.4	28.2

## 1-3 Bakers Rd

R8/21	W9/21	LKD	1	7	0	1	100.0	85.7						
R8/21	W10/21	LKD	12	33	7	8	41.7	75.8	13	34	7	8	46.2	76.5
R9/21	W11/21	BEDROOM	14	35	9	11	35.7	68.6	14	35	9	11	35.7	68.6



## High Street, Uxbridge

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APSH

Room	Window	Room Use	Window								Winter %Loss	Annual %Loss	Room								Winter %Loss	Annual %Loss						
			Existing		Proposed		Winter APSH	Annual APSH	Winter APSH	Annual APSH			Existing		Proposed		Winter APSH	Annual APSH	Winter APSH	Annual APSH								
			Winter APSH	Annual APSH	Winter APSH	Annual APSH							Winter APSH	Annual APSH	Winter APSH	Annual APSH												
R10/21	W12/21	LKD	16	37	15	18	6.3	51.4																				
R10/21	W13/21	LKD	12	12	12	12	0.0	0.0	19	40	18	21	5.3	47.5														
R8/22	W9/22	LKD	1	8	0	1	100.0	87.5																				
R8/22	W10/22	LKD	14	36	7	10	50.0	72.2	14	36	7	10	50.0	72.2														
R9/22	W11/22	BEDROOM	14	36	9	12	35.7	66.7	14	36	9	12	35.7	66.7														
R10/22	W12/22	LKD	17	39	15	19	11.8	51.3																				
R10/22	W13/22	LKD	13	13	12	12	7.7	7.7	21	43	18	22	14.3	48.8														
R8/23	W9/23	LKD	1	8	0	1	100.0	87.5																				
R8/23	W10/23	LKD	14	36	8	12	42.9	66.7	14	36	8	12	42.9	66.7														
R9/23	W11/23	BEDROOM	15	37	9	14	40.0	62.2	15	37	9	14	40.0	62.2														
R10/23	W12/23	LKD	19	41	15	22	21.1	46.3																				
R10/23	W13/23	LKD	13	13	12	12	7.7	7.7	22	44	18	25	18.2	43.2														
R8/24	W9/24	LKD	2	9	0	1	100.0	88.9																				
R8/24	W10/24	LKD	16	38	9	16	43.8	57.9	16	38	9	16	43.8	57.9														
R9/24	W11/24	BEDROOM	16	38	9	18	43.8	52.6	16	38	9	18	43.8	52.6														
R10/24	W12/24	LKD	19	41	15	24	21.1	41.5																				



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APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss				
			Existing		Proposed				Existing		Proposed							
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH						
R10/24	W13/24	LKD	13	13	12	12	7.7	7.7	22	44	18	27	18.2	38.6				
R8/25	W9/25	LKD	2	9	0	1	100.0	88.9										
R8/25	W10/25	LKD	16	38	9	18	43.8	52.6	16	38	9	18	43.8	52.6				
R9/25	W11/25	BEDROOM	16	38	9	19	43.8	50.0	16	38	9	19	43.8	50.0				
R10/25	W12/25	LKD	19	41	16	25	15.8	39.0										
R10/25	W13/25	LKD	13	13	12	12	7.7	7.7	22	44	19	28	13.6	36.4				
R8/26	W9/26	LKD	2	9	0	1	100.0	88.9										
R8/26	W10/26	LKD	16	38	9	21	43.8	44.7	16	38	9	21	43.8	44.7				
R9/26	W11/26	BEDROOM	16	38	10	22	37.5	42.1	16	38	10	22	37.5	42.1				
R10/26	W12/26	LKD	19	41	16	28	15.8	31.7										
R10/26	W13/26	LKD	13	13	12	12	7.7	7.7	22	44	19	31	13.6	29.5				
R8/27	W9/27	LKD	2	21	0	14	100.0	33.3										
R8/27	W10/27	LKD	24	67	19	56	20.8	16.4	24	67	19	57	20.8	14.9				
R9/27	W11/27	BEDROOM	24	67	19	57	20.8	14.9	24	67	19	57	20.8	14.9				
R10/27	W12/27	LKD	24	67	21	58	12.5	13.4										
R10/27	W13/27	LKD	18	58	17	57	5.6	1.7	24	84	21	75	12.5	10.7				



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## APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss				
			Existing		Proposed				Existing		Proposed							
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH						

R7/28	W7/28	RESIDENTIAL_ASSUMED	2	21	0	17	100.0	19.0						
R7/28	W8/28	RESIDENTIAL_ASSUMED	24	67	20	60	16.7	10.4	24	67	20	61	16.7	9.0
R8/28	W9/28	RESIDENTIAL_ASSUMED	24	67	21	61	12.5	9.0	24	67	21	61	12.5	9.0
R9/28	W10/28	RESIDENTIAL_ASSUMED	24	67	21	62	12.5	7.5						
R9/28	W11/28	RESIDENTIAL_ASSUMED	26	74	26	74	0.0	0.0	28	95	26	91	7.1	4.2

## Premier Inn

R1/11	W1/11	BEDROOM	22	64	21	50	4.5	21.9	22	64	21	50	4.5	21.9
R2/11	W2/11	BEDROOM	21	63	21	53	0.0	15.9	21	63	21	53	0.0	15.9
R3/11	W3/11	BEDROOM	19	61	19	52	0.0	14.8	19	61	19	52	0.0	14.8
R4/11	W4/11	BEDROOM	21	63	21	56	0.0	11.1	21	63	21	56	0.0	11.1
R1/12	W1/12	BEDROOM	24	67	22	52	8.3	22.4	24	67	22	52	8.3	22.4
R2/12	W2/12	BEDROOM	22	65	22	54	0.0	16.9	22	65	22	54	0.0	16.9
R3/12	W3/12	BEDROOM	22	65	22	55	0.0	15.4	22	65	22	55	0.0	15.4



## High Street, Uxbridge

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## APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss				
			Existing		Proposed				Existing		Proposed							
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH						
R4/12	W4/12	BEDROOM	21	64	21	56	0.0	12.5	21	64	21	56	0.0	12.5				
R1/13	W1/13	BEDROOM	24	67	22	54	8.3	19.4	24	67	22	54	8.3	19.4				
R2/13	W2/13	BEDROOM	23	66	23	55	0.0	16.7	23	66	23	55	0.0	16.7				
R3/13	W3/13	BEDROOM	23	66	23	57	0.0	13.6	23	66	23	57	0.0	13.6				
R4/13	W4/13	BEDROOM	23	66	23	58	0.0	12.1	23	66	23	58	0.0	12.1				
R1/14	W1/14	BEDROOM	24	67	22	55	8.3	17.9	24	67	22	55	8.3	17.9				
R2/14	W2/14	BEDROOM	24	67	23	57	4.2	14.9	24	67	23	57	4.2	14.9				
R3/14	W3/14	BEDROOM	24	67	24	60	0.0	10.4	24	67	24	60	0.0	10.4				
R4/14	W4/14	BEDROOM	24	67	24	60	0.0	10.4	24	67	24	60	0.0	10.4				
R1/15	W1/15	BEDROOM	24	67	22	57	8.3	14.9	24	67	22	57	8.3	14.9				
R2/15	W2/15	BEDROOM	24	67	23	60	4.2	10.4	24	67	23	60	4.2	10.4				
R3/15	W3/15	BEDROOM	24	67	24	61	0.0	9.0	24	67	24	61	0.0	9.0				
R4/15	W4/15	BEDROOM	24	67	24	61	0.0	9.0	24	67	24	61	0.0	9.0				



## High Street, Uxbridge

05.03.2023

APSH

Room	Window	Room Use	Window								Room							
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss				
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH						
R1/16	W1/16	BEDROOM	24	67	22	58	8.3	13.4	24	67	22	58	8.3	13.4				
R2/16	W2/16	BEDROOM	24	67	23	60	4.2	10.4	24	67	23	60	4.2	10.4				
R3/16	W3/16	BEDROOM	24	67	24	62	0.0	7.5	24	67	24	62	0.0	7.5				
R4/16	W4/16	BEDROOM	24	67	24	62	0.0	7.5	24	67	24	62	0.0	7.5				
R1/17	W1/17	BEDROOM	24	67	22	60	8.3	10.4	24	67	22	60	8.3	10.4				
R2/17	W2/17	BEDROOM	24	67	23	62	4.2	7.5	24	67	23	62	4.2	7.5				
R3/17	W3/17	BEDROOM	24	67	24	63	0.0	6.0	24	67	24	63	0.0	6.0				
R4/17	W4/17	BEDROOM	24	67	24	63	0.0	6.0	24	67	24	63	0.0	6.0				
R1/18	W1/18	BEDROOM	24	67	23	63	4.2	6.0	24	67	23	63	4.2	6.0				
R2/18	W2/18	BEDROOM	24	67	24	65	0.0	3.0	24	67	24	65	0.0	3.0				
R3/18	W3/18	BEDROOM	24	67	24	65	0.0	3.0	24	67	24	65	0.0	3.0				
R4/18	W4/18	BEDROOM	24	67	24	65	0.0	3.0	24	67	24	65	0.0	3.0				



## High Street, Uxbridge

05.03.2023

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss				
			Existing		Proposed				Existing		Proposed							
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH						

## Middlesex House

R1/81	W1/81	LKD	7	54	7	49	0.0	9.3						
R1/81	W2/81	LKD	8	45	8	40	0.0	11.1						
R1/81	W3/81	LKD	7	37	7	32	0.0	13.5	9	57	9	52	0.0	8.8
R2/81	W4/81	BEDROOM	6	47	6	42	0.0	10.6						
R2/81	W5/81	BEDROOM	7	55	7	50	0.0	9.1	7	55	7	50	0.0	9.1
R3/81	W6/81	BEDROOM	10	58	10	54	0.0	6.9						
R3/81	W7/81	BEDROOM	10	59	10	55	0.0	6.8	10	59	10	55	0.0	6.8
R4/81	W8/81	BEDROOM	9	60	9	55	0.0	8.3						
R4/81	W9/81	BEDROOM	11	62	11	57	0.0	8.1	11	62	11	57	0.0	8.1
R5/81	W10/81	BEDROOM	12	63	12	58	0.0	7.9						
R5/81	W11/81	BEDROOM	14	65	14	60	0.0	7.7	14	65	14	60	0.0	7.7
R6/81	W12/81	LKD	14	54	14	48	0.0	11.1						
R6/81	W13/81	LKD	12	44	12	38	0.0	13.6						
R6/81	W14/81	LKD	13	56	13	48	0.0	14.3	15	65	15	59	0.0	9.2
R7/81	W15/81	BEDROOM	14	63	14	54	0.0	14.3						
R7/81	W16/81	BEDROOM	16	64	16	56	0.0	12.5	16	66	16	57	0.0	13.6



## High Street, Uxbridge

05.03.2023

## APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss				
			Existing		Proposed				Existing		Proposed							
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH						
R8/81	W17/81	BEDROOM	15	64	15	55	0.0	14.1										
R8/81	W18/81	BEDROOM	14	65	14	54	0.0	16.9										
R8/81	W19/81	BEDROOM	12	62	12	52	0.0	16.1	15	66	15	56	0.0	15.2				
R9/81	W20/81	LKD	18	68	18	58	0.0	14.7										
R9/81	W21/81	LKD	19	69	19	58	0.0	15.9										
R9/81	W22/81	LKD	19	56	17	43	10.5	23.2										
R9/81	W23/81	LKD	18	49	16	35	11.1	28.6										
R9/81	W24/81	LKD	6	31	4	15	33.3	51.6										
R9/81	W25/81	LKD	5	20	3	4	40.0	80.0										
R9/81	W26/81	LKD	3	21	1	5	66.7	76.2										
R9/81	W27/81	LKD	4	28	2	12	50.0	57.1	21	71	21	61	0.0	14.1				
R1/82	W1/82	LKD	14	62	14	57	0.0	8.1	14	62	14	57	0.0	8.1				
R2/82	W2/82	BEDROOM	17	66	17	61	0.0	7.6	17	66	17	61	0.0	7.6				
R3/82	W3/82	BEDROOM	18	68	18	63	0.0	7.4	18	68	18	63	0.0	7.4				
R4/82	W4/82	BEDROOM	18	69	18	64	0.0	7.2	18	69	18	64	0.0	7.2				
R5/82	W5/82	BEDROOM	18	69	18	64	0.0	7.2	18	69	18	64	0.0	7.2				
R6/82	W6/82	LKD	18	66	18	61	0.0	7.6	18	66	18	61	0.0	7.6				



## High Street, Uxbridge

05.03.2023

## APSH

Room	Window	Room Use	Window								Room							
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss				
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH						
R7/82	W7/82	BEDROOM	18	67	18	60	0.0	10.4	18	67	18	60	0.0	10.4				
R8/82	W8/82	BEDROOM	21	71	21	62	0.0	12.7										
R8/82	W9/82	BEDROOM	22	73	22	63	0.0	13.7	22	73	22	64	0.0	12.3				
R9/82	W10/82	LKD	18	48	16	38	11.1	20.8										
R9/82	W11/82	LKD	2	19	0	5	100.0	73.7	18	51	16	38	11.1	25.5				
R1/83	W1/83	LKD	22	70	22	66	0.0	5.7	22	70	22	66	0.0	5.7				
R2/83	W2/83	BEDROOM	21	72	21	68	0.0	5.6	21	72	21	68	0.0	5.6				
R3/83	W3/83	BEDROOM	21	72	21	67	0.0	6.9	21	72	21	67	0.0	6.9				
R4/83	W4/83	BEDROOM	22	72	22	67	0.0	6.9	22	72	22	67	0.0	6.9				
R5/83	W5/83	BEDROOM	22	71	22	66	0.0	7.0	22	71	22	66	0.0	7.0				
R6/83	W6/83	LKD	24	73	24	68	0.0	6.8	24	73	24	68	0.0	6.8				
R7/83	W7/83	BEDROOM	22	72	22	66	0.0	8.3	22	72	22	66	0.0	8.3				
R8/83	W8/83	BEDROOM	27	78	27	72	0.0	7.7										
R8/83	W9/83	BEDROOM	27	78	27	70	0.0	10.3	27	78	27	72	0.0	7.7				



## High Street, Uxbridge

05.03.2023

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss				
			Existing		Proposed				Existing		Proposed							
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH						
R9/83	W10/83	LKD	22	52	20	42	9.1	19.2										
R9/83	W11/83	LKD	2	19	0	6	100.0	68.4	22	55	20	42	9.1	23.6				
R1/84	W1/84	LKD	24	75	24	73	0.0	2.7	24	75	24	73	0.0	2.7				
R2/84	W2/84	BEDROOM	25	76	25	74	0.0	2.6	25	76	25	74	0.0	2.6				
R3/84	W3/84	BEDROOM	25	59	25	56	0.0	5.1	25	59	25	56	0.0	5.1				
R4/84	W4/84	BEDROOM	22	64	22	60	0.0	6.3	22	64	22	60	0.0	6.3				
R5/84	W5/84	BEDROOM	26	71	26	67	0.0	5.6	26	71	26	67	0.0	5.6				
R6/84	W6/84	LKD	24	71	24	66	0.0	7.0	24	71	24	66	0.0	7.0				
R7/84	W7/84	BEDROOM	26	77	26	72	0.0	6.5	26	77	26	72	0.0	6.5				
R8/84	W8/84	BEDROOM	27	78	27	72	0.0	7.7										
R8/84	W9/84	BEDROOM	27	78	27	71	0.0	9.0	27	78	27	72	0.0	7.7				
R9/84	W10/84	LKD	23	53	21	46	8.7	13.2										
R9/84	W11/84	LKD	2	19	0	7	100.0	63.2	23	56	21	46	8.7	17.9				
R1/85	W1/85	BEDROOM	26	70	26	69	0.0	1.4	26	70	26	69	0.0	1.4				



## High Street, Uxbridge

05.03.2023

## APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss				
			Existing		Proposed				Existing		Proposed							
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH						
R2/85	W2/85	BEDROOM	26	70	26	69	0.0	1.4	26	70	26	69	0.0	1.4				
R3/85	W3/85	LKD	26	72	26	70	0.0	2.8	26	72	26	70	0.0	2.8				
R4/85	W4/85	LKD	26	72	26	70	0.0	2.8	26	72	26	70	0.0	2.8				
R5/85	W5/85	BEDROOM	26	70	26	67	0.0	4.3	26	70	26	67	0.0	4.3				
R6/85	W7/85	BEDROOM	26	70	26	66	0.0	5.7	26	70	26	66	0.0	5.7				
R7/85	W8/85	BEDROOM	26	70	26	65	0.0	7.1	26	70	26	65	0.0	7.1				
R8/85	W9/85	LKD	26	70	26	65	0.0	7.1										
R8/85	W10/85	LKD	23	59	22	54	4.3	8.5										
R8/85	W11/85	LKD	2	19	0	10	100.0	47.4	26	70	26	65	0.0	7.1				
R1/86	W1/86	BEDROOM	26	72	26	71	0.0	1.4	26	72	26	71	0.0	1.4				
R2/86	W2/86	BEDROOM	26	72	26	71	0.0	1.4	26	72	26	71	0.0	1.4				
R3/86	W3/86	LKD	26	72	26	71	0.0	1.4	26	72	26	71	0.0	1.4				
R4/86	W4/86	LKD	27	73	27	72	0.0	1.4	27	73	27	72	0.0	1.4				
R5/86	W5/86	BEDROOM	27	73	27	71	0.0	2.7	27	73	27	71	0.0	2.7				



High Street, Uxbridge  
05.03.2023

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss				
			Existing		Proposed				Existing		Proposed							
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH						

R6/86	W7/86	BEDROOM	27	73	27	71	0.0	2.7	27	73	27	71	0.0	2.7
R7/86	W8/86	BEDROOM	27	73	27	71	0.0	2.7	27	73	27	71	0.0	2.7
R8/86	W9/86	LKD	27	73	27	70	0.0	4.1						
R8/86	W10/86	LKD	27	73	27	68	0.0	6.8						

Armstrong House

R1/71	W1/71	BEDROOM	10	51	10	48	0.0	5.9						
R1/71	W2/71	BEDROOM	11	30	10	26	9.1	13.3	12	55	11	51	8.3	7.3
R2/71	W3/71	LKD	7	25	5	20	28.6	20.0						
R2/71	W4/71	LKD	11	54	9	49	18.2	9.3						
R2/71	W5/71	LKD	14	60	12	55	14.3	8.3	14	60	12	55	14.3	8.3
R1/72	W1/72	LKD	15	55	13	50	13.3	9.1	15	55	13	50	13.3	9.1
R2/72	W2/72	BEDROOM	11	53	9	48	18.2	9.4	11	53	9	48	18.2	9.4
R3/72	W3/72	BEDROOM	16	66	13	60	18.8	9.1	16	66	13	60	18.8	9.1
R4/72	W4/72	LKD	17	68	14	62	17.6	8.8						

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MAR 2024



High Street, Uxbridge  
05.03.2023

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss				
			Existing		Proposed				Existing		Proposed							
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH						
R4/72	W5/72	LKD	16	44	13	40	18.8	9.1										
R4/72	W6/72	LKD	2	19	0	16	100.0	15.8	18	69	15	65	16.7	5.8				
R1/73	W1/73	LKD	20	61	19	60	5.0	1.6	20	61	19	60	5.0	1.6				
R2/73	W2/73	BEDROOM	15	57	14	56	6.7	1.8	15	57	14	56	6.7	1.8				
R3/73	W3/73	BEDROOM	21	72	18	68	14.3	5.6	21	72	18	68	14.3	5.6				
R4/73	W4/73	LKD	22	73	19	69	13.6	5.5										
R4/73	W5/73	LKD	20	48	17	44	15.0	8.3										
R4/73	W6/73	LKD	2	19	0	16	100.0	15.8	23	74	20	70	13.0	5.4				
R1/74	W1/74	LKD	24	66	23	65	4.2	1.5	24	66	23	65	4.2	1.5				
R2/74	W2/74	BEDROOM	19	62	18	61	5.3	1.6	19	62	18	61	5.3	1.6				
R3/74	W3/74	BEDROOM	26	77	24	75	7.7	2.6	26	77	24	75	7.7	2.6				
R4/74	W4/74	LKD	26	77	23	74	11.5	3.9										
R4/74	W5/74	LKD	23	51	20	47	13.0	7.8										
R4/74	W6/74	LKD	2	19	0	16	100.0	15.8	26	77	23	74	11.5	3.9				
R1/75	W1/75	LKD	25	71	24	70	4.0	1.4	25	71	24	70	4.0	1.4				



High Street, Uxbridge  
05.03.2023

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss				
			Existing		Proposed				Existing		Proposed							
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH						
R2/75	W2/75	BEDROOM	25	69	24	68	4.0	1.4	25	69	24	68	4.0	1.4				
R3/75	W3/75	BEDROOM	26	70	24	68	7.7	2.9	26	70	24	68	7.7	2.9				
R4/75	W4/75	LKD	26	70	24	68	7.7	2.9										
R4/75	W5/75	LKD	23	55	21	53	8.7	3.6										
R4/75	W6/75	LKD	2	19	1	18	50.0	5.3	26	70	24	68	7.7	2.9				
R1/76	W1/76	LKD	27	73	27	73	0.0	0.0	27	73	27	73	0.0	0.0				
R2/76	W2/76	BEDROOM	27	71	27	71	0.0	0.0	27	71	27	71	0.0	0.0				
R3/76	W3/76	BEDROOM	27	71	26	70	3.7	1.4	27	71	26	70	3.7	1.4				
R4/76	W4/76	LKD	27	71	26	70	3.7	1.4										
R4/76	W5/76	LKD	27	73	25	71	7.4	2.7										
R4/76	W6/76	LKD	6	30	4	28	33.3	6.7	27	73	26	72	3.7	1.4				

## **Appendix 3: Sun Hours on Ground**



Sources: Z-map model (received 06/12/23)  
Uxbridge\_extended.dwg

Child Graddon Lewis  
Proposed Info (received 05/03/24)  
UXB-CGL-CL-ZZ-M3-A-00004-Coliving\_detached.rvt  
UXB-CGL-HT-ZZ-M3-A-00002-Hotel\_detached.rvt

Key:

- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight

50% Percentage of area with more than 2 hours of direct sunlight

Project: High St  
Uxbridge  
London

Title: BRE 2hr Sunlight Analysis  
Proposed Scheme Received 05/03/24  
21st March

Scheme Confirmed:

Date:

Drawn By:

Scale:

Date:

Dwg No:

P3518/SHA 01

Rel:

02

POINT

