ANSTEYHORNE

# LIGHT WITHIN REPORT
# BARN HOTEL, RUISLIP

CHASE NEW HOMES

# CONTENTS



**APPENDICES**

Figure 1: Oblique aerial photograph of the Site


Figure 2: 3D view of computer model

# 1. INTRODUCTION

1.1 Anstey Horne has been appointed by Chase New Homes ('the Applicant') to undertake a detailed technical assessment of the potential effects of the proposed development at Barn Hotel, Ruislip ("the Proposed Development"), located at West End Road, Ruislip HA4 6JB ("the Site").

1.2 Anstey Horne has been instructed to undertake a formal technical assessment of the daylight and sunlight levels within the proposed accommodation and sunlight to proposed amenity spaces. We have used 3D computer modelling and our specialist computer software to calculate the levels of daylight and sunlight that will be available in the proposed habitable rooms. Our 3D model of the proposed scheme is illustrated in Figure 2 at page 3 and in our drawings at Appendix A.

1.3 There are no mandatory standards for daylight or sunlight to dwellings, but the following publications offer guidance:

- BS EN 17037:2018 Daylight in Buildings (2018)
- BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (third edition, 2022)
- CIBSE Lighting Guide 10, Daylighting - A Guide for Designers: Lighting for the Built Environment (SLL LG10, 2014)

1.4 The assessments have been undertaken based on BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022). The BRE Guidelines give advice on minimum recommended Target Illuminance (TI) and Daylight Factor (DF) in habitable rooms in dwellings. They also make recommendations for minimum levels of sunlight availability to interiors, based on hours of direct sunlight.

1.5 This report summarises the relevant planning policy, the basic principles of daylighting, the methods used to assess the potential levels that will be achieved in the new accommodation, the information used in compiling our 3D computer model and the results of our technical assessment. Drawings and full tables of results of our assessment are attached in the appendices.

# 2. PLANNING POLICY AND GUIDANCE

**National Planning Policy and Guidance**

2.1 The Revised National Planning Policy Framework (updated December 2024) sets out the Government's planning policies and how these are expected to be applied. It provides a framework within which councils can produce their own local plans that reflect the needs and priorities of their communities.

2.2 Chapter 11 'Making effective use of land' states in paragraph 130 (c) that:

*"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)."*

2.3 The Building Research Establishment, whose aims include achieving a higher quality built environment, published the BRE guidelines 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (third edition, 2022) by PJ Littlefair in June 2022. This guide gives advice on site layout planning to retain good daylighting and sunlighting in existing surrounding buildings and achieve to it in new buildings. The guide is intended for use by designers, consultants and planning officials and notes that:

*"The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."*

**Regional Planning Policy and Guidance**

<u>Mayor's London Plan</u>

2.4 The Mayor of London's London Plan March 2021 sets out the spatial development strategy for London. It forms part of the development plan for Greater London, along with local plans of the London boroughs.

2.5 Policy D6 '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..."*

Mayor's Housing Supplementary Planning Guidance

2.6 The Mayor of London's '*Housing Supplementary Planning Guidance'* (March 2016) provides guidance on how to implement the housing policies in the London Plan. It replaces the 2012 Housing Supplementary Planning Guidance.

2.7 Part 1 of the SPG covers housing supply and sets out the Plan's approach to optimising housing output. In relation to daylight and sunlight within new housing developments it advises:

"*An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight … within new developments. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time."*

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

2.8 Part 2 of the SPG covers quality and design of housing developments. It contains standards that set out the minimum level of quality and design that new homes should meet. The standards and corresponding guidance that relate to daylight and sunlight in new housing are as follows:

*Communal and public open space*

| |
|---|
| *"Standard 4 - Where communal open space is provided, development proposals should demonstrate that the space … is designed to take advantage of direct sunlight."* |

*Home as a place of retreat*

*"… Natural light is also vital to a sense of wellbeing in the home, and this may be restricted in densely developed parts of the city. The Mayor seeks to encourage the kind of housing that provides comfortable and enjoyable places of retreat and privacy. Factors to be considered include privacy, the importance of dual aspect development, noise mitigation, floor to ceiling heights, daylight and sunlight."*

*Dual aspect*

*"Standard 29 - Developments should minimise the number of single aspect dwellings. Single aspect dwellings that are north facing, or exposed to noise levels above which significant adverse effects on health and quality of life occur, or which contain three or more bedrooms should be avoided."*

*"Dual aspect dwellings with opening windows on at least two sides have many inherent benefits. These include better daylight, a greater chance of direct sunlight for longer periods, natural cross ventilation and a greater capacity to address overheating, mitigating pollution, offering a choice of views, access to a quiet side of the building, greater flexibility in the use of rooms, and more potential for future adaptability by altering the use of rooms. Where possible the provision of dual aspect dwellings should be maximised in a development proposal."*

*"The design of single aspect flats will need to demonstrate that all habitable rooms and the kitchen are provided with adequate ventilation, privacy and daylight and the orientation enhances amenity, including views. North facing single aspect dwellings should be avoided wherever possible. However, in applying this standard consideration should also be given to other planning and design objectives for a site, for example the aim to maximise active frontages and minimise inactive frontages."*

*"Good single aspect one and two bedroom homes are possible where limited numbers of rooms are required, the frontage is generous, the plan is shallow, the orientation and or outlook is favourable, and care is taken to mitigate the potential for overheating without the need for mechanical cooling. Single aspect dwellings may also be appropriate when being used to wrap podium level car parks or large retail units with active frontages."*

*"In single aspect dwellings with more than two bedrooms it is difficult to achieve adequate natural ventilation and daylight to all rooms in an efficient plan layout which avoids long internal corridors. Single aspect dwellings containing three or more bedrooms should therefore be avoided. The design of single aspect ground floor dwellings will require particular consideration to maintain privacy and adequate levels of daylight."*

*Daylight and sunlight*

> *"Standard 32 - 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."*

*"Daylight enhances residents' enjoyment of an interior and reduces the energy needed to provide light for everyday activities, while controlled sunlight can help to meet part of the winter heating requirement. Sunlight is particularly desirable in living areas and kitchen dining spaces. The risk of overheating should be taken into account when designing for sunlight alongside the need to ensure appropriate levels of privacy. In addition to the above standards, BRE good practice guidelines and methodology can be used to assess the levels of daylight and sunlight achieved within new developments, taking into account guidance below and in Section 1.3."*

*"Where direct sunlight cannot be achieved in line with Standard 32, developers should demonstrate how the daylight standards proposed within a scheme and individual units will achieve good amenity for residents. They should also demonstrate how the design has sought to optimise the amount of daylight and amenity available to residents, for example, through the design, colour and landscaping of surrounding buildings and spaces within a development."*

*"BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognising the London Plan's strategic approach to optimise housing output (Policy 3.4) and the need to accommodate additional housing supply in locations with good accessibility suitable for higher density development (Policy 3.3). Quantitative standards on daylight and sunlight should not be applied rigidly, without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London."*

**Local Planning Policy and Guidance**

2.9 The development site is located within the London Borough of Hillingdon.

Hillingdon Local Plan Part 2 - Development Management Policies

1.1 Hillingdon's Local Plan was adopted in January 2020. Paragraph 5.4.1 under 'Design of New Development' states the following:

*"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 London Borough of Hillingdon Local Plan Part 2 - Development Management Policies 49 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".*

1.2 Policy DMHB 11: Design of New Development states that:

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

# 3. METHOD OF ASSESSMENT AND NUMERICAL GUIDELINES

**Daylight within new development**

3.1 Section 2.1 of the BRE guide makes recommendations concerning daylight in new buildings. At the site layout stage of the design process, when window positions and sizes are unknown, the potential for daylight may be checked at a series of reference points on each main face of the building. At each of these reference points the amount of available skylight falling on the vertical wall can be quantified as the vertical sky component (VSC).

3.2 Where window positions and sizes are known, it is more informative to calculate the interior daylighting inside the building. The guidelines recommend two methodologies and state that either of these can be used to check daylight provision in new rooms within a development. The methodology utilised is described below:

Illuminance Method

3.3 The illuminance method involves using climatic data for the location of the site to calculate the illuminance from daylight at each point on an assessment grid on the reference plane at a minimum hourly interval for a typical year.

3.4 The UK National Annex provides minimum illuminance recommendations for daylight provision within UK dwellings as follows:

- Bedrooms: 100 lux
- Living rooms: 150 lux
- Kitchens: 200 lux

3.5 The above recommendations are based upon the median illuminances that should be achieved over at least 50% of the assessment grid for at least 50% of the daylight hours over the course of the calendar year.

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

*be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design".*

**Sunlight within new development**

3.7 Section 3.1 of the BRE Guidelines make recommendations concerning sunlight in new buildings. It advises that *"In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of 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 mornings rather than the afternoon."*

3.8 The BRE Guidelines advise that site layout can be used to affect the duration of sunlight in buildings. It notes that *"A dwelling with no main window wall within 90° of due south is likely to be perceived as insufficiently sunlit. This is usually an issue only for flats. Sensitive layout design of flats will attempt to ensure that each individual dwelling has at least one main living room which can receive a reasonable amount of sunlight."*

3.9 The BRE Guidelines note that *"The aim should be to minimise the number of dwellings whose living rooms face solely north, northeast or northwest, unless there is some corresponding factor such as an appealing view to the north."* It also acknowledges that *"for larger developments of flats, especially those with constraints, it may not be possible to have every living room facing within 90° of due south"*.

3.10 The BRE Guidelines recommend an approach to measuring sunlight exposure (SE) setting out that internal spaces should be able to receive a minimum of 1.5 hours of direct sunlight on a selected date between 1st February and 21st March with cloudless conditions. The BRE recommend that the test date should be 21st March and that at least one habitable room, preferably a main living room, should achieve at least the minimum criterion. It further notes that the criterion applies to rooms of all orientations, although if a room faces significantly north of due east or west, it is unlikely to be met.

3.11 The presence of balconies to provide private amenity within new developments does create challenges in relation to maximising sunlight potential as it limits the sky visibility from the centre point of the window. A flexible approach is therefore needed (particularly on large-scale developments where building heights tend to be greater and separation distances smaller) to strike a balance between the provision of balconies and achieving adequate levels of sunlight.

3.12 Whilst the BRE Guidelines intend to give good access to sunlight in a range of situations, it is noted that in some circumstances *"the designer or planning authority may wish to choose a different target value for hours of sunlight."*

3.13 In summary the BRE Guidelines state that a dwelling will appear reasonably sunlit provided *"at least one main window wall faces within 90° of due south"* and *"a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March".* Where groups of dwellings are planned, *"site layout design should aim to maximise the number of dwellings with a main living room that meets the above recommendations"*.

**Sunlight to proposed amenity spaces within new development**

3.14 Section 3.3 of the BRE guide makes recommendations concerning sunlight to open spaces between buildings. It notes that sunlight into these open spaces *"is valuable for a number of reasons, to:*

*provide attractive sunlit views (all year)*

*make outdoor activities like sitting out and children's play more pleasant (mainly warmer months)*

*encourage plant growth (mainly spring and summer)*

*dry out the ground, reducing moss and slime (mainly in colder months).*

*melt frost, ice and snow (in winter)*

*dry clothes (all year)."*

3.15 The BRE guide recognises that different types of amenity space can have different sunlighting requirements and that it is difficult to suggest a hard and fast rule. The equinox (21 March) can be chosen as a date for assessment. The guide recommends that *"at least half of the amenity areas … should receive at least two hours of sunlight on 21 March. It is instructive to draw the 'two hours sun contour', which marks this area on plan, because the use of specific parts of a site can be planned with sunlight in mind".*

# 4. APPLICATION OF THE BRE GUIDELINES

4.1 In its introduction BRE Report 209 states its "main aim is … to help ensure good conditions in the local environment considered broadly, with enough sunlight and daylight on or between the buildings for good interior and exterior conditions".

4.2 The guide notes that it *"is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."*

4.3 Clearly, the BRE guide is an advisory document, not a rigid set of rules. Care must therefore be taken when applying its recommendations.

4.4 In theory the BRE report's numerical guidelines may be applied to any setting, whether that is a city centre, suburban area or rural village. However, it notes, "*In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.*"

4.5 Furthermore, as noted at paragraph 2.8 above, the Mayor of London's *Housing Supplementary Planning Guidance* emphasises that fully optimising housing potential on large sites may necessitate departure from conventional guidelines and the adoption of alternative target values.

4.6 Clearly, rigid application of the BRE Report's standard numerical guidelines may be inappropriate in a built-up urban environment where higher density affordable development may be desirable and where there simply cannot be the same expectation of light as in a suburban or rural context.

# 5. INFORMATION USED IN THE TECHNICAL STUDY

5.1 We undertook our technical study using a 3D computer model of the proposed scheme and its surrounding buildings, which we built from the following information:

- Proposed scheme:
  - Aros Architect's 3D model of the proposed scheme received 3 March
  - Aros Architect's 3D model of updated elevations for Block K received 30 March
- Surrounding buildings:
  - Anstey Horne's laser scan undertaken on 17 January 2023
  - Aerial photography from Google
  - Site visit, photographs and measurements

5.2 The computer model is illustrated on the drawings at Appendix A.

5.3 In calculating the daylight availability to the proposed habitable rooms, the following values were applied:

- Diffuse glass transmission: 0.68 for clear double glazing with a low emissivity coating;
- Maintenance factor for dirt on glass: 0.92 (i.e. 8% loss) for vertical glazing;
- Window aperture area: measured from 3D computer model multiplied by 0.6 for the frame correction factor;
- Surface reflectance's of each room based on the following surface finishes and reflectances:
  - Ceilings: white 0.80
  - Walls: pale cream 0.80
  - Floors: light wood flooring 0.4

# 6. RESULTS OF TECHNICAL STUDY

6.1 We have tested all habitable rooms in the proposed development. Where windows are set back beneath balconies serving the floor above, we have included the obstructing effect of the balcony within our model.

6.2 The rooms tested are shown outlined on our drawing nos. ROL01027_R08_V02_TI-601 to 609 at Appendix D. The drawings give the use of each room and the room and window references used in our detailed tables of results.

**Daylight within new development**

6.3 The daylight availability within the proposed habitable rooms has been calculated in accordance with the illuminance method. The results for the proposed habitable rooms tested are shown in the table at Appendix B (along with the relevant target for the room use concerned) and on the room layout drawings at Appendix D.

6.4 The results demonstrate that of the 204 rooms assessed across the Proposed Development, 195 (**96%**) will achieve illuminance levels that either meet or exceed the minimum guideline values for their room-usage. This is a very good level of adherence for a multi-block development within the Greater London area.

6.5 Below, the results are further broken down on the basis of room use:

| Room type | Number of rooms tested | Rooms exceeding BRE criteria | |
|---|---|---|---|
| | | No. | % |
| Living rooms, kitchens and dining rooms (or a combination thereof) | 72 | 68 | 94% |
| Bedrooms | 131 | 126 | 96% |

Table 1. Illuminance results on a room-by-room basis

6.6 It is worth noting that in the very limited number of instances where rooms sit below the guideline criteria, they are either:

- LKDs located underneath balconies on the floor above. The balconies naturally limit the daylight that can be received to the rooms below, although the daylight received to the balconies will assist in the perception of a reasonably daylit unit. The kitchens are located to the rear of these LKDs, and the main living spaces located closest to the window. These areas are generally well daylit, and the

remaining portions of the room will be supplemented by artificial task lighting to provide an optimum lighting balance across the whole space. Furthermore, all of the bedrooms within these units exceed the guideline criteria and so the future occupants of these units will have access to additional well-daylit spaces.

- Bedrooms, which the BRE consider less important in terms of daylight. It is worth noting that all of the remaining bedrooms are located within units with at least one other habitable room achieving the guideline values.

- Located within the listed building. There is inevitably a trade-off between maximising daylight availability when designing within the constraints of an existing building.

**Sunlight within new development**

6.1 The focus of the BRE sunlight guidelines is on main living rooms, rather than bedrooms and kitchens, which the guide views as less important. However, the BRE recommends at para. 3.1.15 that:

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

*a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March."*

6.2 The guidelines acknowledge that *"if a room faces significantly north of due east or west [the sunlight criterion] is unlikely to be met"* and further acknowledges that *"for larger developments of flats, especially those with site constraints, it may not be possible to have every living room facing within 90° of south."* Despite this, we have tested all the rooms in our model regardless of orientation.

6.3 The sunlight results for the rooms tested are given in the table at Appendix C. As advised by the BRE Guidelines, these are room-based aggregate figures taking account of sunlight available to all windows, where they are served by more than one, but no sunlight hours have been double counted.

6.4 The results demonstrate that 174 (**85**%) of the 204 rooms assessed across the development will achieve sunlight exposure levels that either meet or exceed the minimum guideline values.

6.5 If we consider the residential units as a whole as the BRE advise, all (**100**%) of the 70 units assessed include at least one habitable room that achieves sunlight exposure levels that

meet or exceed the minimum guideline values, demonstrating that all of the units will appear reasonably sunlit.

**Sunlight to proposed amenity spaces**

6.6 The results for sunlight to the amenity spaces within the proposed development are shown on our drawings at Appendix E. Areas that will be able to receive at least two hours of sunlight on 21 March are shown cross-hatched yellow and areas that will receive sunlight for a shorter duration are cross-hatched grey. The proportion of each space achieving the two-hour guideline on 21 March is expressed as a percentage on the drawing and in the second column of Table 2 below. The BRE target is 50% of a space.

| Amenity area | Percentage of area in sunlight on 21 March for ≥ 2 hrs | Amenity area | Percentage of area in sunlight on 21 March for ≥ 2 hrs |
|---|---|---|---|
| A1 | 69.45% | A15 | 81.70% |
| A2 | 75.89% | A16 | 82.36% |
| A3 | 98.20% | A17 | 80.67% |
| A4 | 68.16% | A18 | 51.83% |
| A5 | 74.63% | A19 | 80.33% |
| A6 | 68.72% | A20 | 78.81% |
| A7 | 75.22% | A21 | 69.70% |
| A8 | 67.87% | A22 | 83.12% |
| A9 | 74.81% | A23 | 80.34% |
| A10 | 67.08% | A24 | 61.59% |
| A11 | 70.77% | A25 | 70.37% |
| A12 | 100.00% | A26 | 74.18% |
| A13 | 32.94% | A27 | 72.81% |
| A14 | 73.44% | | |

Table 2. Sun on ground assessment on 21 March

6.7 The two-hour sun contour results show that all but one of the amenity areas assessed either meet or exceed the BRE's guideline values on 21 March, including the space at A1 which is the main amenity area within the proposed development. All future occupants will have access to a number of other well sunlit spaces and therefore have the ability to choose the spaces that they occupy according to preference.

6.8 Across a multi-block development, there are naturally going to be some areas that are more challenging on the 21 March assessment date and will fall short of the suggested target guidance, however that does not mean that they will not still have access to meaningful levels of sunlight.

6.9 To better understand the sunlight levels, we have also provided a study on 21 June, and the drawings can be found at Appendix F. The rationale behind this assessment date is that this study provides an understanding of the sunlight availability in the summer months, when the spaces are more likely to be used and enjoyed. The proportion of each space achieving the two-hour guideline on 21 June is expressed as a percentage on the drawing and in the third column of Table 3 below.

| Amenity area | Percentage of area in sunlight on 21 June for ≥ 2 hrs | Amenity area | Percentage of area in sunlight on 21 June for ≥ 2 hrs |
|---|---|---|---|
| A1 | 90.85% | A15 | 97.75% |
| A2 | 95.29% | A16 | 99.27% |
| A3 | 99.90% | A17 | 97.29% |
| A4 | 94.19% | A18 | 87.12% |
| A5 | 96.03% | A19 | 94.88% |
| A6 | 93.99% | A20 | 97.78% |
| A7 | 94.76% | A21 | 97.81% |
| A8 | 92.26% | A22 | 96.33% |
| A9 | 94.37% | A23 | 96.90% |
| A10 | 91.39% | A24 | 91.90% |
| A11 | 92.45% | A25 | 90.08% |
| A12 | 100.00% | A26 | 97.22% |
| A13 | 93.46% | A27 | 96.14% |
| A14 | 92.92% | | |

Table 3. Sun on ground assessment on 21 June

6.10 The results of the 21 June assessment demonstrate that all amenity areas assessed will achieve very good levels of sunlight amenity in the summer months, when the spaces are most likely to be enjoyed and utilised.

# 7. SUMMARY AND CONCLUSION

7.1 There are no mandatory standards for daylight or sunlight provision within dwellings. BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (third edition, 2022) provides useful guidance on the subject.

7.2 We have assessed daylight and sunlight to all habitable rooms across the Proposed Development. The tests were undertaken in accordance with the BRE methodologies. We also assessed sunlight to the main amenity spaces within the scheme.

7.3 The results of the daylight assessment demonstrate that 96% of the rooms assessed will meet or exceed the guideline recommendations for the illuminance methodology, which is a very good level of daylight adherence for a multi-block development within Greater London.

7.4 The results of the sunlight assessment demonstrate that 100% of the units contain at least one habitable room that achieves the BRE's minimum recommendations for sunlight exposure on 21st March, which is a very good level of adherence.

7.5 In terms of sunlight to the proposed amenity spaces, all but one of the areas assessed achieve good levels of direct sunlight in March for at least two-hours. The additional June assessment, when the spaces are likely to be utilised and enjoyed, demonstrates that all areas will receive at least two hours of sunlight to over half their area. As all future occupants will have access to a number of amenity spaces, varying levels of sunlight will enable occupants to utilise spaces according to their preference.

7.6 Although the BRE guide gives numerical guidelines, these are intended to be applied flexibly since natural lighting is only one of many factors in site layout design. Where higher density development is desirable there simply cannot be the same expectation of light as in a suburban or rural context. Furthermore, the Mayor of London's *Draft Interim Housing Supplementary Planning Guidance* emphasises that fully optimising housing potential may necessitate departure from conventional guidelines whilst still achieving satisfactory levels of residential amenity.

7.7 In conclusion, the scheme follows practical application of the BRE guidelines and will provide good daylight and sunlight conditions across the Proposed Development.

**ANSTEY HORNE**

31 March 2026

# APPENDICES

# APPENDIX A
# -
# PLAN AND 3D VIEWS OF THE COMPUTER MODEL


ANSTEY HORNE
EST. 1795
Chartered Surveyors

- Rights of Light/ Daylight & Sunlight
- Party Wall & Neighbourly Matters
- Building Consultancy
- Fire Consultancy
- Project & Cost Management
- Building Safety

## LEGEND:

Existing
Proposed
12120 AOD Height (mm)
Consented
Cutback

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
ANSTEY HORNE
Received on 17/01/23

Site and aerial photos.

**PROPOSED BUILDINGS**
AROS
Received on 04/03/26

N

0m 7.5m 15m 22.5m 30m 37.5m

## PROJECT INFORMATION:



CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 04/03/26

DRAWING TITLE: SITE PLAN VIEW
EXISTING CONDITION

| LEAD: / UPDATED: | DATE: | SCALE: | |
|---|---|---|---|
| AK/AH/BS/EY | 10/03/26 | 1:750 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL01027_R08_V01_ | | | 001 |

# Site Plan


3D MASSING VIEW

ANSTEY HORNE
EST. 1795
Chartered Surveyors

- Rights of Light/ Daylight & Sunlight
- Party Wall & Neighbourly Matters
- Building Consultancy
- Fire Consultancy
- Project & Cost Management
- Building Safety

## LEGEND:

Existing
Consented
Proposed
Cutback
12120 AOD Height (mm)

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
ANSTEY HORNE
Received on 17/01/23

Site and aerial photos.

**PROPOSED BUILDINGS**
AROS
Received on 04/03/26

0m 5m 10m 15m 20m 25m

## PROJECT INFORMATION:



CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 04/03/26

DRAWING TITLE: 3D MASSING MODEL VIEW
EXISTING CONDITION

| LEAD: / UPDATED: | DATE: | SCALE: | |
|---|---|---|---|
| AK/AH/BS/EY | 10/03/26 | 1:500 | A3 |

| PROJECT No: RELEASE No: VERSION No: | DRAWING No: |
|---|---|
| ROL01027_R08_V01_ | 002 |

# 3D Massing Model


ANSTEY HORNE
EST. 1795
Chartered Surveyors

¦ Rights of Light/ Daylight & Sunlight
¦ Party Wall & Neighbourly Matters
¦ Building Consultancy
¦ Fire Consultancy
¦ Project & Cost Management
¦ Building Safety

## LEGEND:

Existing
Consented
Proposed
Cutback
12120 AOD Height (mm)

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
ANSTEY HORNE
Received on 17/01/23

Site and aerial photos.

**PROPOSED BUILDINGS**
AROS
Received on 04/03/26

0m 5m 10m 15m 20m 25m

## PROJECT INFORMATION:



CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 04/03/26

DRAWING TITLE: 3D MASSING MODEL VIEW
EXISTING CONDITION

| LEAD: / UPDATED: | DATE: | SCALE: | |
|---|---|---|---|
| AK/AH/BS/EY | 10/03/26 | 1:500 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL01027_R08_V01_ | | | 003 |

**3D Massing Model**


ANSTEY HORNE
EST. 1795
Chartered Surveyors

- Rights of Light/ Daylight & Sunlight
- Party Wall & Neighbourly Matters
- Building Consultancy
- Fire Consultancy
- Project & Cost Management
- Building Safety

## LEGEND:

Existing
Proposed
12120 AOD Height (mm)
Consented
Cutback

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
ANSTEY HORNE
Received on 17/01/23

Site and aerial photos.

**PROPOSED BUILDINGS**
AROS
Received on 04/03/26

0m 7.5m 15m 22.5m 30m 37.5m

## PROJECT INFORMATION:



CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

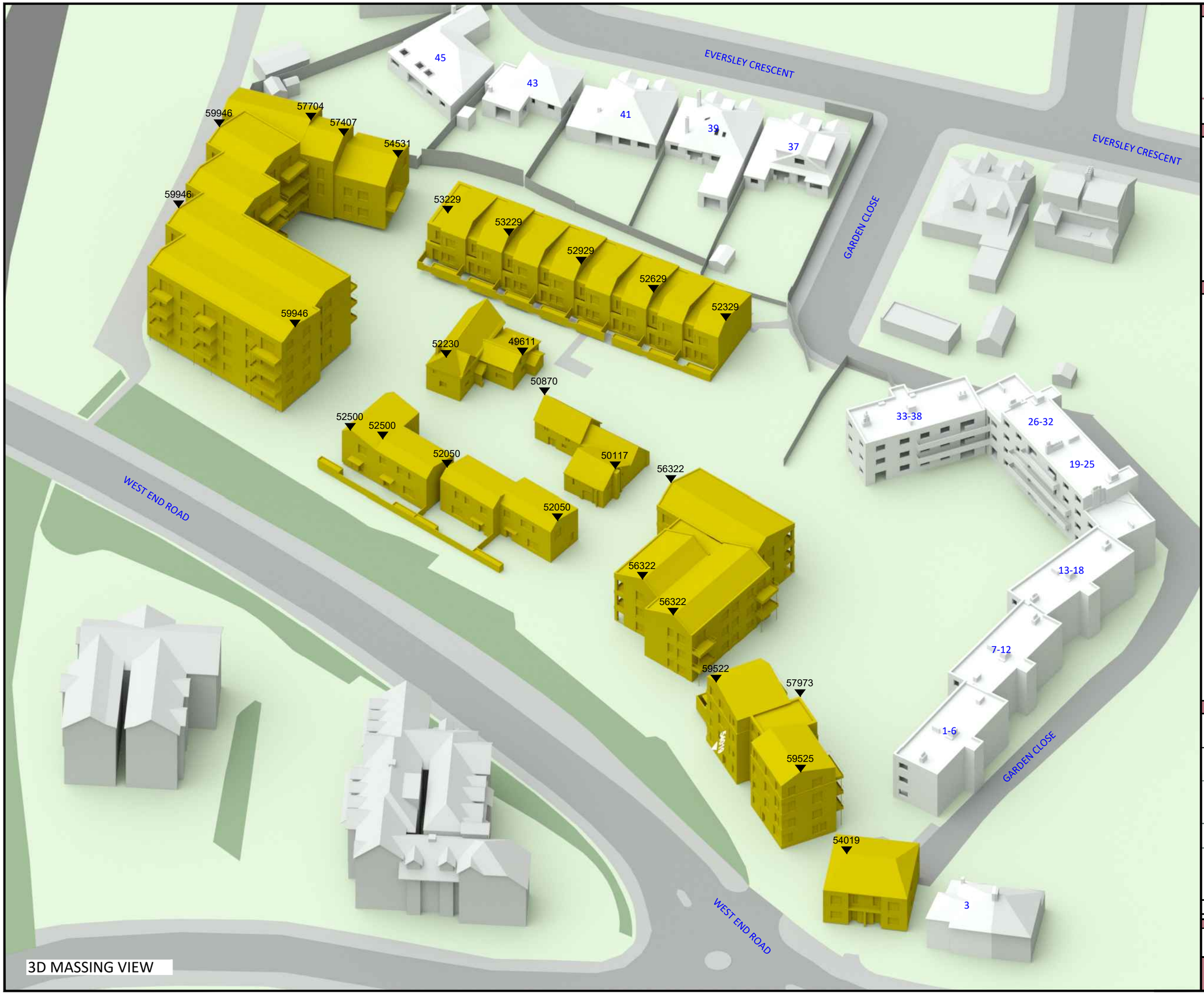
SCHEME REF: SCHEME RECEIVED: 04/03/26

DRAWING TITLE: SITE PLAN VIEW
PROPOSED SCHEME

| LEAD: / UPDATED: | DATE: | SCALE: | |
|---|---|---|---|
| AK/AH/BS/EY | 10/03/26 | 1:750 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL01027_R08_V01_ | | | 004 |

# Site Plan




3D MASSING VIEW

ANSTEY HORNE
EST. 1795
Chartered Surveyors

¦ Rights of Light/ Daylight & Sunlight
¦ Party Wall & Neighbourly Matters
¦ Building Consultancy
¦ Fire Consultancy
¦ Project & Cost Management
¦ Building Safety

## LEGEND:

Existing
Consented
Proposed
Cutback
12120 AOD Height (mm)

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
ANSTEY HORNE
Received on 17/01/23

Site and aerial photos.

**PROPOSED BUILDINGS**
AROS
Received on 04/03/26

## PROJECT INFORMATION:



CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

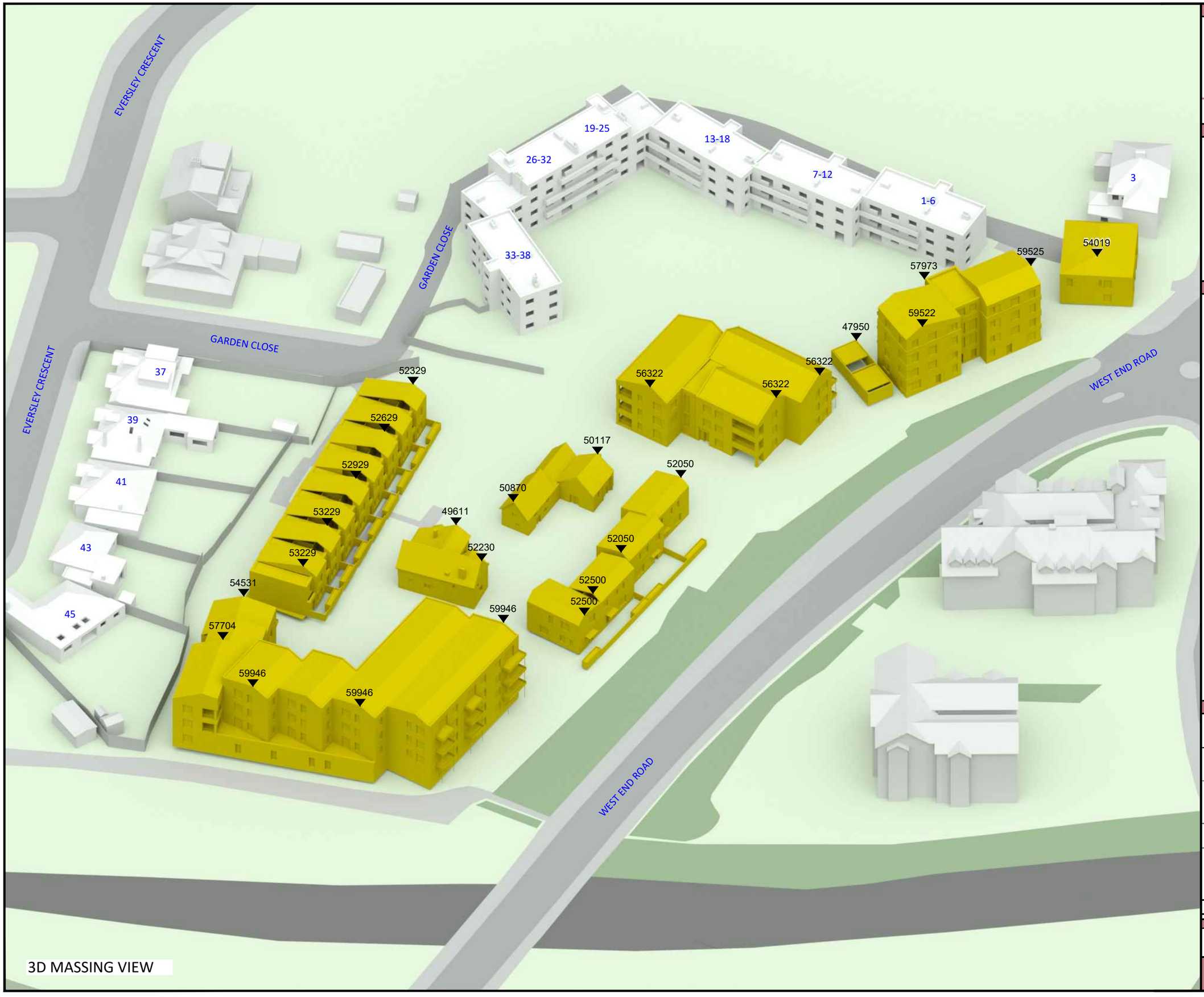
SCHEME REF: SCHEME RECEIVED: 04/03/26

DRAWING TITLE: 3D MASSING MODEL VIEW
PROPOSED SCHEME

| LEAD: / UPDATED: | DATE: | SCALE: | |
|---|---|---|---|
| AK/AH/BS/EY | 10/03/26 | 1:500 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL01027_R08_V01_ | | | 005 |

# 3D Massing Model




3D MASSING VIEW

ANSTEY HORNE
EST. 1795
Chartered Surveyors

- Rights of Light/ Daylight & Sunlight
- Party Wall & Neighbourly Matters
- Building Consultancy
- Fire Consultancy
- Project & Cost Management
- Building Safety

## LEGEND:

Existing
Proposed
12120 AOD Height (mm)
Consented
Cutback

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
ANSTEY HORNE
Received on 17/01/23

Site and aerial photos.

**PROPOSED BUILDINGS**
AROS
Received on 04/03/26

0m 5m 10m 15m 20m 25m

## PROJECT INFORMATION:



CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 04/03/26

DRAWING TITLE: 3D MASSING MODEL VIEW
PROPOSED SCHEME

| LEAD: / UPDATED: | DATE: | SCALE: | |
|---|---|---|---|
| AK/AH/BS/EY | 10/03/26 | 1:500 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL01027_R08_V01_ | | | 006 |

# 3D Massing Model

# APPENDIX B
# -
# DAYLIGHT ILLUMINANCE TABLE

ROL01027 - R08 - V02
THE BARN HOTEL
Proposed Scheme
30/03/2026

ANSTEYHORNE
EST. 1795

## Target Illuminance

**PARAMETERS:**
**Reflectances**

| | |
|---|---|
| Internal Ceiling: | 0.8 |
| Internal Wall: | 0.8 |
| Internal Floor: | 0.4 |
| Surrounding: | 0.2 |

| Floor Ref | Room Ref | Room Attribute | Property Type | Room Use | Room Area m2 | Effective Area | Area Meeting Req Lux | % of Area Meeting Req Lux |
|---|---|---|---|---|---|---|---|---|
| **BLOCK A** | | | | | | | | |
| **Ground** | R1 | HOUSE-01 | Residential | LKD | 41.63 | 32.39 | 32.39 | 100% |
| | R2 | HOUSE-02 | Residential | LKD | 41.63 | 32.39 | 32.39 | 100% |
| **1st Floor** | R1 | HOUSE-01 | Residential | Bedroom | 12.81 | 8.78 | 8.78 | 100% |
| | R2 | HOUSE-01 | Residential | Bedroom | 12.54 | 8.62 | 8.62 | 100% |
| | R3 | HOUSE-01 | Residential | Bedroom | 8.59 | 5.26 | 5.26 | 100% |
| | R4 | HOUSE-02 | Residential | Bedroom | 8.59 | 5.26 | 5.26 | 100% |
| | R5 | HOUSE-02 | Residential | Bedroom | 12.54 | 8.62 | 8.62 | 100% |
| | R6 | HOUSE-02 | Residential | Bedroom | 12.81 | 8.78 | 8.78 | 100% |
| **BLOCK B** | | | | | | | | |
| **Ground** | R1 | FLAT-01 | Residential | Bedroom | 11.50 | 7.78 | 7.78 | 100% |
| | R2 | FLAT-01 | Residential | LKD | 26.59 | 20.61 | 15.68 | 76% |
| | R3 | FLAT-01 | Residential | Bedroom | 11.45 | 7.71 | 7.71 | 100% |
| | R4 | FLAT-02 | Residential | Bedroom | 11.45 | 7.71 | 7.71 | 100% |
| | R5 | FLAT-02 | Residential | LKD | 26.57 | 20.59 | 20.22 | 98% |
| | R6 | FLAT-02 | Residential | Bedroom | 11.50 | 7.78 | 7.78 | 100% |
| **1st Floor** | R1 | FLAT-03 | Residential | LKD | 28.82 | 21.47 | 21.47 | 100% |
| | R2 | FLAT-03 | Residential | Bedroom | 12.46 | 8.56 | 8.56 | 100% |
| | R3 | FLAT-04 | Residential | Bedroom | 12.46 | 8.56 | 8.56 | 100% |
| | R4 | FLAT-04 | Residential | LKD | 28.90 | 21.54 | 21.54 | 100% |
| | R5 | FLAT-04 | Residential | Bedroom | 10.31 | 6.69 | 6.69 | 100% |
| | R6 | FLAT-03 | Residential | Bedroom | 10.31 | 6.69 | 6.69 | 100% |
| **2nd Floor** | R1 | FLAT-05 | Residential | LKD | 30.59 | 23.09 | 23.09 | 100% |
| | R2 | FLAT-05 | Residential | Bedroom | 11.04 | 7.39 | 7.39 | 100% |
| | R3 | FLAT-06 | Residential | Bedroom | 11.04 | 7.39 | 7.39 | 100% |
| | R4 | FLAT-06 | Residential | LKD | 30.59 | 23.09 | 23.09 | 100% |
| | R5 | FLAT-06 | Residential | Bedroom | 11.98 | 8.08 | 8.08 | 100% |

ROL01027 - R08 - V02
THE BARN HOTEL
Proposed Scheme
30/03/2026

ANSTEYHORNE
EST. 1795

## Target Illuminance

**PARAMETERS:**
**Reflectances**

| | |
|---|---|
| Internal Ceiling: | 0.8 |
| Internal Wall: | 0.8 |
| Internal Floor: | 0.4 |
| Surrounding: | 0.2 |

| Floor Ref | Room Ref | Room Attribute | Property Type | Room Use | Room Area m2 | Effective Area | Area Meeting Req Lux | % of Area Meeting Req Lux |
|---|---|---|---|---|---|---|---|---|
| | R6 | FLAT-05 | Residential | Bedroom | 11.98 | 8.08 | 8.08 | 100% |
| **3rd Floor** | R1 | FLAT-07 | Residential | LKD | 30.59 | 23.09 | 23.09 | 100% |
| | R2 | FLAT-07 | Residential | Bedroom | 11.04 | 7.39 | 7.39 | 100% |
| | R3 | FLAT-08 | Residential | Bedroom | 11.04 | 7.39 | 7.39 | 100% |
| | R4 | FLAT-08 | Residential | LKD | 30.59 | 23.09 | 23.09 | 100% |
| | R5 | FLAT-08 | Residential | Bedroom | 11.98 | 8.08 | 8.08 | 100% |
| | R6 | FLAT-07 | Residential | Bedroom | 11.98 | 8.08 | 8.08 | 100% |
| **BLOCK C** | | | | | | | | |
| **Ground** | R1 | FLAT-01 | Residential | LKD | 26.14 | 19.86 | 17.95 | 90% |
| | R2 | FLAT-01 | Residential | Bedroom | 12.20 | 8.37 | 8.37 | 100% |
| | R3 | FLAT-02 | Residential | Bedroom | 10.15 | 6.68 | 6.68 | 100% |
| | R4 | FLAT-02 | Residential | LKD | 24.93 | 18.29 | 18.20 | 100% |
| | R5 | FLAT-03 | Residential | Bedroom | 9.66 | 6.29 | 6.29 | 100% |
| | R6 | FLAT-03 | Residential | LKD | 27.18 | 19.56 | 19.56 | 100% |
| | R7 | FLAT-04 | Residential | LKD | 24.85 | 18.60 | 15.62 | 84% |
| | R8 | FLAT-04 | Residential | Bedroom | 9.96 | 6.54 | 6.54 | 100% |
| | R9 | FLAT-05 | Residential | Bedroom | 11.74 | 7.94 | 7.94 | 100% |
| | R10 | FLAT-05 | Residential | LKD | 26.19 | 19.19 | 16.08 | 84% |
| **1st Floor** | R1 | FLAT-06 | Residential | LKD | 27.30 | 21.35 | 21.07 | 99% |
| | R2 | FLAT-06 | Residential | Bedroom | 13.60 | 9.28 | 9.28 | 100% |
| | R3 | FLAT-06 | Residential | Bedroom | 12.35 | 8.17 | 8.17 | 100% |
| | R4 | FLAT-07 | Residential | Bedroom | 10.15 | 6.68 | 6.68 | 100% |
| | R5 | FLAT-07 | Residential | LKD | 25.62 | 18.97 | 18.97 | 100% |
| | R6 | FLAT-08 | Residential | Bedroom | 9.76 | 6.37 | 6.37 | 100% |
| | R7 | FLAT-08 | Residential | LKD | 27.17 | 19.55 | 19.55 | 100% |
| | R8 | FLAT-09 | Residential | LKD | 24.85 | 18.60 | 18.60 | 100% |
| | R9 | FLAT-09 | Residential | Bedroom | 9.96 | 6.53 | 6.53 | 100% |

**ROL01027 - R08 - V02**
**THE BARN HOTEL**
**Proposed Scheme**
**30/03/2026**

ANSTEYHORNE
EST. 1795

## Target Illuminance

**PARAMETERS:**
**Reflectances**
Internal Ceiling: 0.8
Internal Wall: 0.8
Internal Floor: 0.4
Surrounding: 0.2

| Floor Ref | Room Ref | Room Attribute | Property Type | Room Use | Room Area m2 | Effective Area | Area Meeting Req Lux | % of Area Meeting Req Lux |
|---|---|---|---|---|---|---|---|---|
| | R10 | FLAT-10 | Residential | Bedroom | 11.87 | 8.05 | 8.05 | 100% |
| | R11 | FLAT-10 | Residential | LKD | 26.19 | 19.19 | 18.13 | 94% |
| **2nd Floor** | R1 | FLAT-11 | Residential | LKD | 24.52 | 18.93 | 18.93 | 100% |
| | R2 | FLAT-11 | Residential | Bedroom | 13.59 | 9.27 | 9.27 | 100% |
| | R3 | FLAT-11 | Residential | Bedroom | 12.17 | 8.03 | 8.03 | 100% |
| | R4 | FLAT-12 | Residential | Bedroom | 10.15 | 6.68 | 6.68 | 100% |
| | R5 | FLAT-12 | Residential | LKD | 25.62 | 18.97 | 18.97 | 100% |
| | R6 | FLAT-13 | Residential | Bedroom | 9.76 | 6.37 | 6.37 | 100% |
| | R7 | FLAT-13 | Residential | LKD | 27.18 | 19.56 | 19.56 | 100% |
| | R8 | FLAT-14 | Residential | LKD | 24.85 | 18.60 | 18.60 | 100% |
| | R9 | FLAT-14 | Residential | Bedroom | 10.15 | 6.68 | 6.68 | 100% |
| | R10 | FLAT-15 | Residential | Bedroom | 11.62 | 7.83 | 7.83 | 100% |
| | R11 | FLAT-15 | Residential | LKD | 26.19 | 19.19 | 19.19 | 100% |
| **BLOCK D** | | | | | | | | |
| **Ground** | R1 | HOUSE-01 | Residential | LKD | 26.95 | 19.31 | 19.31 | 100% |
| | R2 | HOUSE-02 | Residential | LKD | 27.66 | 19.94 | 19.94 | 100% |
| **1st Floor** | R1 | HOUSE-01 | Residential | Bedroom | 9.56 | 6.19 | 6.19 | 100% |
| | R2 | HOUSE-01 | Residential | Bedroom | 6.50 | 3.76 | 3.76 | 100% |
| | R3 | HOUSE-02 | Residential | Bedroom | 6.50 | 3.76 | 3.76 | 100% |
| | R4 | HOUSE-02 | Residential | Bedroom | 11.86 | 7.27 | 7.27 | 100% |
| | R5 | HOUSE-02 | Residential | Bedroom | 7.00 | 4.16 | 4.16 | 100% |
| | R6 | HOUSE-01 | Residential | Bedroom | 7.00 | 4.16 | 4.16 | 100% |
| **BLOCK E** | | | | | | | | |
| **Ground** | R1 | HOUSE-01 | Residential | LKD | 27.95 | 20.28 | 20.28 | 100% |
| | R2 | HOUSE-02 | Residential | LKD | 27.66 | 19.94 | 19.94 | 100% |
| **1st Floor** | R1 | HOUSE-01 | Residential | Bedroom | 7.79 | 4.69 | 4.69 | 100% |
| | R2 | HOUSE-01 | Residential | Bedroom | 12.14 | 7.52 | 7.52 | 100% |

ROL01027 - R08 - V02
THE BARN HOTEL
Proposed Scheme
30/03/2026

ANSTEYHORNE
EST. 1795

## Target Illuminance

**PARAMETERS:**
**Reflectances**

| | |
|---|---|
| Internal Ceiling: | 0.8 |
| Internal Wall: | 0.8 |
| Internal Floor: | 0.4 |
| Surrounding: | 0.2 |

| Floor Ref | Room Ref | Room Attribute | Property Type | Room Use | Room Area m2 | Effective Area | Area Meeting Req Lux | % of Area Meeting Req Lux |
|---|---|---|---|---|---|---|---|---|
| | R3 | HOUSE-02 | Residential | Bedroom | 6.50 | 3.76 | 3.76 | 100% |
| | R4 | HOUSE-02 | Residential | Bedroom | 10.02 | 6.57 | 6.57 | 100% |
| | R5 | HOUSE-02 | Residential | Bedroom | 6.99 | 4.15 | 4.15 | 100% |
| | R6 | HOUSE-01 | Residential | Bedroom | 7.00 | 4.16 | 4.16 | 100% |
| **BLOCK F** | | | | | | | | |
| **Ground** | R1 | HOUSE-01 | Residential | LKD | 28.00 | 21.55 | 20.21 | 94% |
| | R2 | HOUSE-01 | Residential | Bedroom | 7.13 | 4.17 | 4.17 | 100% |
| | R3 | HOUSE-01 | Residential | Bedroom | 12.61 | 8.70 | 8.70 | 100% |
| | R4 | HOUSE-01 | Residential | LKD | 34.13 | 26.72 | 18.67 | 70% |
| **1st Floor** | R1 | HOUSE-01 | Residential | Bedroom | 14.06 | 9.83 | 9.83 | 100% |
| | R2 | HOUSE-01 | Residential | Bedroom | 8.57 | 5.30 | 1.54 | 29% |
| **BLOCK G** | | | | | | | | |
| **Ground** | R1 | HOUSE-01 | Residential | LD | 18.54 | 12.94 | 6.52 | 50% |
| | R2 | HOUSE-01 | Residential | Kitchen | 18.26 | 13.02 | 1.87 | 14% |
| | R3 | HOUSE-01 | Residential | Living Room | 26.19 | 19.33 | 3.62 | 19% |
| | R4 | HOUSE-01 | Residential | Bedroom | 18.71 | 13.46 | 11.20 | 83% |
| **1st Floor** | R1 | HOUSE-01 | Residential | Bedroom | 19.62 | 14.59 | 6.10 | 42% |
| | R2 | HOUSE-01 | Residential | Bedroom | 16.06 | 11.62 | 7.04 | 61% |
| | R3 | HOUSE-01 | Residential | Bedroom | 20.16 | 14.85 | 4.71 | 32% |
| **BLOCK H - J** | | | | | | | | |
| **Ground** | R1 | HOUSE-01 | Residential | LKD | 34.98 | 25.70 | 24.50 | 95% |
| | R2 | HOUSE-02 | Residential | LKD | 35.14 | 25.86 | 25.48 | 99% |
| | R3 | HOUSE-03 | Residential | LKD | 35.14 | 25.86 | 24.74 | 96% |
| | R4 | HOUSE-04 | Residential | LKD | 35.30 | 26.01 | 25.63 | 99% |
| | R5 | HOUSE-05 | Residential | LKD | 35.30 | 26.01 | 25.82 | 99% |
| | R6 | HOUSE-06 | Residential | LKD | 35.30 | 26.01 | 25.82 | 99% |
| | R7 | HOUSE-07 | Residential | LKD | 35.30 | 26.01 | 25.73 | 99% |

**ROL01027 - R08 - V02**
**THE BARN HOTEL**
**Proposed Scheme**
**30/03/2026**

ANSTEYHORNE
EST. 1795

## Target Illuminance

**PARAMETERS:**
**Reflectances**

| | |
|---|---|
| Internal Ceiling: | 0.8 |
| Internal Wall: | 0.8 |
| Internal Floor: | 0.4 |
| Surrounding: | 0.2 |

| Floor Ref | Room Ref | Room Attribute | Property Type | Room Use | Room Area m2 | Effective Area | Area Meeting Req Lux | % of Area Meeting Req Lux |
|---|---|---|---|---|---|---|---|---|
| | R8 | HOUSE-08 | Residential | LKD | 35.30 | 26.01 | 25.82 | 99% |
| **1st Floor** | R1 | HOUSE-01 | Residential | Bedroom | 9.20 | 5.70 | 5.70 | 100% |
| | R2 | HOUSE-01 | Residential | Bedroom | 10.54 | 6.96 | 6.96 | 100% |
| | R3 | HOUSE-02 | Residential | Bedroom | 9.20 | 5.70 | 5.70 | 100% |
| | R4 | HOUSE-02 | Residential | Bedroom | 10.66 | 7.06 | 7.06 | 100% |
| | R5 | HOUSE-03 | Residential | Bedroom | 9.20 | 5.70 | 5.70 | 100% |
| | R6 | HOUSE-03 | Residential | Bedroom | 10.66 | 7.06 | 7.06 | 100% |
| | R7 | HOUSE-04 | Residential | Bedroom | 9.20 | 5.70 | 5.70 | 100% |
| | R8 | HOUSE-04 | Residential | Bedroom | 10.61 | 7.02 | 7.02 | 100% |
| | R9 | HOUSE-05 | Residential | Bedroom | 9.20 | 5.70 | 5.70 | 100% |
| | R10 | HOUSE-05 | Residential | Bedroom | 10.66 | 7.06 | 7.06 | 100% |
| | R11 | HOUSE-06 | Residential | Bedroom | 9.20 | 5.70 | 5.70 | 100% |
| | R12 | HOUSE-06 | Residential | Bedroom | 10.66 | 7.06 | 7.06 | 100% |
| | R13 | HOUSE-07 | Residential | Bedroom | 9.20 | 5.70 | 5.70 | 100% |
| | R14 | HOUSE-07 | Residential | Bedroom | 10.66 | 7.06 | 7.06 | 100% |
| | R15 | HOUSE-08 | Residential | Bedroom | 9.20 | 5.70 | 5.70 | 100% |
| | R16 | HOUSE-08 | Residential | Bedroom | 10.66 | 7.06 | 7.06 | 100% |
| | R17 | HOUSE-08 | Residential | Bedroom | 13.56 | 9.15 | 9.15 | 100% |
| | R18 | HOUSE-07 | Residential | Bedroom | 13.56 | 9.15 | 9.15 | 100% |
| | R19 | HOUSE-06 | Residential | Bedroom | 13.56 | 9.15 | 9.15 | 100% |
| | R20 | HOUSE-05 | Residential | Bedroom | 13.56 | 9.15 | 9.15 | 100% |
| | R21 | HOUSE-04 | Residential | Bedroom | 13.56 | 9.15 | 9.15 | 100% |
| | R22 | HOUSE-03 | Residential | Bedroom | 13.56 | 9.15 | 9.15 | 100% |
| | R23 | HOUSE-02 | Residential | Bedroom | 13.56 | 9.15 | 9.15 | 100% |
| | R24 | HOUSE-01 | Residential | Bedroom | 13.48 | 9.09 | 9.09 | 100% |
| **BLOCK K** | | | | | | | | |
| **Ground** | R1 | FLAT-01 | Residential | LKD | 30.14 | 22.16 | 15.59 | 70% |

**ROL01027 - R08 - V02**
**THE BARN HOTEL**
**Proposed Scheme**
**30/03/2026**

ANSTEYHORNE
EST. 1795

## Target Illuminance

**PARAMETERS:**
**Reflectances**

| | |
|---|---|
| Internal Ceiling: | 0.8 |
| Internal Wall: | 0.8 |
| Internal Floor: | 0.4 |
| Surrounding: | 0.2 |

| Floor Ref | Room Ref | Room Attribute | Property Type | Room Use | Room Area m2 | Effective Area | Area Meeting Req Lux | % of Area Meeting Req Lux |
|---|---|---|---|---|---|---|---|---|
| | R2 | FLAT-01 | Residential | Bedroom | 8.10 | 5.04 | 5.04 | 100% |
| | R3 | FLAT-01 | Residential | Bedroom | 11.59 | 7.85 | 7.85 | 100% |
| | R4 | FLAT-02 | Residential | LKD | 26.92 | 20.75 | 20.75 | 100% |
| | R5 | FLAT-02 | Residential | Bedroom | 10.07 | 6.58 | 6.58 | 100% |
| | R6 | FLAT-03 | Residential | Bedroom | 13.45 | 9.32 | 9.32 | 100% |
| | R7 | FLAT-03 | Residential | LKD | 27.39 | 20.51 | 6.61 | 32% |
| | R8 | FLAT-04 | Residential | Bedroom | 11.74 | 7.89 | 7.89 | 100% |
| | R9 | FLAT-04 | Residential | Bedroom | 11.74 | 7.89 | 7.89 | 100% |
| | R10 | FLAT-04 | Residential | LKD | 28.88 | 22.42 | 22.42 | 100% |
| | R11 | FLAT-05 | Residential | Bedroom | 10.21 | 6.73 | 6.73 | 100% |
| | R12 | FLAT-05 | Residential | Bedroom | 12.58 | 8.54 | 8.54 | 100% |
| | R13 | FLAT-05 | Residential | LKD | 26.19 | 20.15 | 20.15 | 100% |
| | R14 | FLAT-06 | Residential | Bedroom | 10.26 | 6.77 | 6.77 | 100% |
| | R15 | FLAT-06 | Residential | LKD | 24.72 | 18.48 | 18.48 | 100% |
| | R16 | FLAT-07 | Residential | Bedroom | 10.56 | 6.97 | 6.97 | 100% |
| | R17 | FLAT-07 | Residential | LKD | 22.37 | 16.22 | 14.73 | 91% |
| **1st Floor** | R1 | FLAT-08 | Residential | LKD | 22.37 | 16.22 | 16.22 | 100% |
| | R2 | FLAT-09 | Residential | Bedroom | 10.82 | 7.23 | 7.23 | 100% |
| | R3 | FLAT-09 | Residential | Bedroom | 10.82 | 7.23 | 7.23 | 100% |
| | R4 | FLAT-10 | Residential | Bedroom | 10.82 | 7.23 | 7.23 | 100% |
| | R5 | FLAT-10 | Residential | Bedroom | 10.82 | 7.23 | 7.23 | 100% |
| | R6 | FLAT-11 | Residential | Bedroom | 7.53 | 4.56 | 0.93 | 20% |
| | R7 | FLAT-11 | Residential | LKD | 29.08 | 22.19 | 22.19 | 100% |
| | R8 | FLAT-11 | Residential | Bedroom | 11.93 | 8.13 | 8.13 | 100% |
| | R9 | FLAT-12 | Residential | Bedroom | 8.25 | 5.16 | 5.16 | 100% |
| | R10 | FLAT-12 | Residential | Bedroom | 11.80 | 8.00 | 8.00 | 100% |

**ROL01027 - R08 - V02**
**THE BARN HOTEL**
**Proposed Scheme**
**30/03/2026**

ANSTEYHORNE
EST. 1795

## Target Illuminance

**PARAMETERS:**
**Reflectances**

| | |
|---|---|
| Internal Ceiling: | 0.8 |
| Internal Wall: | 0.8 |
| Internal Floor: | 0.4 |
| Surrounding: | 0.2 |

| Floor Ref | Room Ref | Room Attribute | Property Type | Room Use | Room Area m2 | Effective Area | Area Meeting Req Lux | % of Area Meeting Req Lux |
|---|---|---|---|---|---|---|---|---|
| | R11 | FLAT-12 | Residential | LKD | 23.84 | 17.52 | 17.52 | 100% |
| | R12 | FLAT-10 | Residential | LKD | 30.65 | 23.44 | 22.44 | 96% |
| | R13 | FLAT-09 | Residential | LKD | 30.60 | 23.39 | 17.68 | 76% |
| | R14 | FLAT-13 | Residential | Bedroom | 13.45 | 9.32 | 9.32 | 100% |
| | R15 | FLAT-13 | Residential | LKD | 27.38 | 20.50 | 7.13 | 35% |
| | R16 | FLAT-14 | Residential | Bedroom | 11.74 | 7.89 | 7.89 | 100% |
| | R17 | FLAT-14 | Residential | Bedroom | 11.74 | 7.89 | 7.89 | 100% |
| | R18 | FLAT-14 | Residential | LKD | 28.88 | 22.42 | 22.42 | 100% |
| | R19 | FLAT-15 | Residential | Bedroom | 10.21 | 6.73 | 6.73 | 100% |
| | R20 | FLAT-15 | Residential | Bedroom | 12.58 | 8.54 | 8.54 | 100% |
| | R21 | FLAT-15 | Residential | LKD | 26.19 | 20.15 | 20.15 | 100% |
| | R22 | FLAT-16 | Residential | Bedroom | 10.26 | 6.77 | 6.77 | 100% |
| | R23 | FLAT-16 | Residential | LKD | 24.72 | 18.48 | 15.84 | 86% |
| | R24 | FLAT-08 | Residential | Bedroom | 12.23 | 8.27 | 8.27 | 100% |
| **2nd Floor** | R1 | FLAT-17 | Residential | LKD | 22.37 | 16.22 | 16.22 | 100% |
| | R2 | FLAT-18 | Residential | Bedroom | 10.82 | 7.23 | 7.23 | 100% |
| | R3 | FLAT-18 | Residential | Bedroom | 10.82 | 7.23 | 7.23 | 100% |
| | R4 | FLAT-19 | Residential | Bedroom | 10.81 | 7.22 | 7.22 | 100% |
| | R5 | FLAT-19 | Residential | Bedroom | 10.82 | 7.23 | 7.23 | 100% |
| | R6 | FLAT-20 | Residential | Bedroom | 7.53 | 4.56 | 1.12 | 24% |
| | R7 | FLAT-20 | Residential | LKD | 29.08 | 22.19 | 22.19 | 100% |
| | R8 | FLAT-20 | Residential | Bedroom | 11.94 | 8.14 | 8.14 | 100% |
| | R9 | FLAT-19 | Residential | LKD | 30.65 | 23.44 | 23.08 | 98% |
| | R10 | FLAT-18 | Residential | LKD | 30.60 | 23.39 | 20.76 | 89% |
| | R11 | FLAT-21 | Residential | Bedroom | 13.45 | 9.32 | 9.32 | 100% |
| | R12 | FLAT-21 | Residential | LKD | 27.38 | 20.50 | 10.57 | 52% |

**ROL01027 - R08 - V02**
**THE BARN HOTEL**
**Proposed Scheme**
**30/03/2026**

ANSTEYHORNE
EST. 1795

## Target Illuminance

**PARAMETERS:**
**Reflectances**

| | |
|---|---|
| Internal Ceiling: | 0.8 |
| Internal Wall: | 0.8 |
| Internal Floor: | 0.4 |
| Surrounding: | 0.2 |

| Floor Ref | Room Ref | Room Attribute | Property Type | Room Use | Room Area m2 | Effective Area | Area Meeting Req Lux | % of Area Meeting Req Lux |
|---|---|---|---|---|---|---|---|---|
| | R13 | FLAT-22 | Residential | Bedroom | 11.74 | 7.89 | 7.89 | 100% |
| | R14 | FLAT-22 | Residential | Bedroom | 11.74 | 7.89 | 7.89 | 100% |
| | R15 | FLAT-22 | Residential | LKD | 28.88 | 22.42 | 22.42 | 100% |
| | R16 | FLAT-23 | Residential | Bedroom | 10.21 | 6.73 | 6.73 | 100% |
| | R17 | FLAT-23 | Residential | Bedroom | 12.58 | 8.54 | 8.54 | 100% |
| | R18 | FLAT-23 | Residential | LKD | 26.19 | 20.15 | 20.15 | 100% |
| | R19 | FLAT-24 | Residential | Bedroom | 10.26 | 6.77 | 6.77 | 100% |
| | R20 | FLAT-24 | Residential | LKD | 24.72 | 18.48 | 16.50 | 89% |
| | R21 | FLAT-17 | Residential | Bedroom | 10.59 | 6.99 | 6.99 | 100% |
| **3rd Floor** | R1 | FLAT-25 | Residential | LKD | 22.37 | 16.22 | 16.22 | 100% |
| | R2 | FLAT-26 | Residential | Bedroom | 10.81 | 7.22 | 7.22 | 100% |
| | R3 | FLAT-26 | Residential | Bedroom | 10.82 | 7.23 | 7.23 | 100% |
| | R4 | FLAT-26 | Residential | LKD | 30.65 | 23.44 | 22.44 | 96% |
| | R5 | FLAT-27 | Residential | LKD | 23.08 | 17.02 | 17.02 | 100% |
| | R6 | FLAT-27 | Residential | Bedroom | 13.27 | 9.14 | 9.14 | 100% |
| | R7 | FLAT-28 | Residential | Bedroom | 13.45 | 9.32 | 9.32 | 100% |
| | R8 | FLAT-28 | Residential | LKD | 27.38 | 20.50 | 16.44 | 80% |
| | R9 | FLAT-29 | Residential | Bedroom | 11.74 | 7.89 | 7.89 | 100% |
| | R10 | FLAT-29 | Residential | Bedroom | 11.74 | 7.89 | 7.89 | 100% |
| | R11 | FLAT-29 | Residential | LKD | 28.88 | 22.42 | 22.42 | 100% |
| | R12 | FLAT-30 | Residential | Bedroom | 10.21 | 6.73 | 6.73 | 100% |
| | R13 | FLAT-30 | Residential | Bedroom | 12.58 | 8.54 | 8.54 | 100% |
| | R14 | FLAT-30 | Residential | LKD | 26.19 | 20.15 | 20.15 | 100% |
| | R15 | FLAT-31 | Residential | Bedroom | 10.26 | 6.77 | 6.77 | 100% |
| | R16 | FLAT-31 | Residential | LKD | 24.72 | 18.48 | 18.48 | 100% |
| | R17 | FLAT-25 | Residential | Bedroom | 10.59 | 6.99 | 6.99 | 100% |

**ROL01027 - R08 - V02**
**THE BARN HOTEL**
**Proposed Scheme**
**30/03/2026**

ANSTEYHORNE
EST. 1795

## Target Illuminance

**PARAMETERS:**
**Reflectances**

| | |
|---|---|
| Internal Ceiling: | 0.8 |
| Internal Wall: | 0.8 |
| Internal Floor: | 0.4 |
| Surrounding: | 0.2 |

| Floor Ref | Room Ref | Room Attribute | Property Type | Room Use | Room Area m2 | Effective Area | Area Meeting Req Lux | % of Area Meeting Req Lux |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

# APPENDIX C
# -
# SUNLIGHT EXPOSURE TABLE

ROL01027 - R08 - V02
THE BARN HOTEL
Proposed Scheme
30/03/2026

ANSTEYHORNE
EST. 1795

## Sunlight Exposure

| Floor Ref | Room Ref | Room Attribute | Property Type | Room Use | Window Ref | Window Orientation | Proposed Sunlight Exposure (Hours) |
|---|---|---|---|---|---|---|---|
| **BLOCK A** | | | | | | | |
| **Ground** | R1 | HOUSE-01 | Residential | LKD | W1 | 339°N | 0.0 |
| | | | | | W2 | 69°N | 0.1 |
| | | | | | W7 | 249° | 4.2 |
| | R2 | HOUSE-02 | Residential | LKD | W3 | 69°N | 2.6 |
| | | | | | W4 | 69°N | 0.5 |
| | | | | | W5 | 159° | 3.8 |
| | | | | | W6 | 249° | 4.2 |
| **1st Floor** | R1 | HOUSE-01 | Residential | Bedroom | W1 | 339°N | 0.0 |
| | | | | | W10 | 249° | 4.2 |
| | R2 | HOUSE-01 | Residential | Bedroom | W2 | 339°N | 0.0 |
| | | | | | W3 | 69°N | 1.8 |
| | R3 | HOUSE-01 | Residential | Bedroom | W4 | 69°N | 1.2 |
| | R4 | HOUSE-02 | Residential | Bedroom | W5 | 69°N | 1.4 |
| | R5 | HOUSE-02 | Residential | Bedroom | W6 | 69°N | 1.7 |
| | | | | | W7 | 159° | 4.9 |
| | R6 | HOUSE-02 | Residential | Bedroom | W8 | 159° | 6.1 |
| | | | | | W9 | 249° | 4.2 |
| **BLOCK B** | | | | | | | |
| **Ground** | R1 | FLAT-01 | Residential | Bedroom | W1 | 34°N | 0.0 |
| | | | | | W12 | 304°N | 0.7 |
| | R2 | FLAT-01 | Residential | LKD | W2 | 34°N | 0.0 |
| | | | | | W3 | 34°N | 0.0 |
| | | | | | W4 | 124° | 3.3 |
| | R3 | FLAT-01 | Residential | Bedroom | W5 | 124° | 3.7 |
| | R4 | FLAT-02 | Residential | Bedroom | W6 | 124° | 4.7 |
| | R5 | FLAT-02 | Residential | LKD | W7 | 124° | 1.6 |
| | | | | | W8 | 214° | 3.9 |
| | | | | | W9 | 214° | 4.7 |
| | R6 | FLAT-02 | Residential | Bedroom | W10 | 214° | 4.6 |
| | | | | | W11 | 304°N | 1.2 |
| **1st Floor** | R1 | FLAT-03 | Residential | LKD | W1 | 34°N | 0.0 |
| | | | | | W2 | 34°N | 0.0 |
| | | | | | W3 | 124° | 3.3 |
| | | | | | W12 | 304°N | 0.0 |
| | R2 | FLAT-03 | Residential | Bedroom | W4 | 124° | 3.7 |
| | R3 | FLAT-04 | Residential | Bedroom | W5 | 124° | 4.7 |
| | R4 | FLAT-04 | Residential | LKD | W6 | 124° | 3.8 |
| | | | | | W7 | 214° | 6.0 |
| | | | | | W8 | 214° | 5.5 |

ROL01027 - R08 - V02
THE BARN HOTEL
Proposed Scheme
30/03/2026

ANSTEYHORNE
EST. 1795

## Sunlight Exposure

| Floor Ref | Room Ref | Room Attribute | Property Type | Room Use | Window Ref | Window Orientation | Proposed Sunlight Exposure (Hours) |
|---|---|---|---|---|---|---|---|
| | | | | | W9 | 304°N | 0.0 |
| | R5 | FLAT-04 | Residential | Bedroom | W10 | 304°N | 0.7 |
| | R6 | FLAT-03 | Residential | Bedroom | W11 | 304°N | 0.7 |
| **2nd Floor** | R1 | FLAT-05 | Residential | LKD | W1 | 34°N | 0.0 |
| | | | | | W2 | 34°N | 0.0 |
| | | | | | W3 | 124° | 3.3 |
| | | | | | W12 | 304°N | 0.0 |
| | R2 | FLAT-05 | Residential | Bedroom | W4 | 124° | 3.7 |
| | R3 | FLAT-06 | Residential | Bedroom | W5 | 124° | 4.9 |
| | R4 | FLAT-06 | Residential | LKD | W6 | 124° | 3.8 |
| | | | | | W7 | 214° | 6.0 |
| | | | | | W8 | 214° | 5.5 |
| | | | | | W9 | 304°N | 0.0 |
| | R5 | FLAT-06 | Residential | Bedroom | W10 | 304°N | 0.7 |
| | R6 | FLAT-05 | Residential | Bedroom | W11 | 304°N | 0.7 |
| **3rd Floor** | R1 | FLAT-07 | Residential | LKD | W1 | 34°N | 0.0 |
| | | | | | W2 | 34°N | 0.0 |
| | | | | | W3 | 124° | 5.6 |
| | | | | | W12 | 304°N | 0.5 |
| | R2 | FLAT-07 | Residential | Bedroom | W4 | 124° | 3.8 |
| | R3 | FLAT-08 | Residential | Bedroom | W5 | 124° | 5.1 |
| | R4 | FLAT-08 | Residential | LKD | W6 | 124° | 5.6 |
| | | | | | W7 | 214° | 6.3 |
| | | | | | W8 | 214° | 5.8 |
| | | | | | W9 | 304°N | 0.5 |
| | R5 | FLAT-08 | Residential | Bedroom | W10 | 304°N | 1.2 |
| | R6 | FLAT-07 | Residential | Bedroom | W11 | 304°N | 1.2 |
| **BLOCK C** | | | | | | | |
| **Ground** | R1 | FLAT-01 | Residential | LKD | W1 | 9°N | 0.0 |
| | | | | | W20 | 279°N | 1.5 |
| | R2 | FLAT-01 | Residential | Bedroom | W2 | 9°N | 0.0 |
| | R3 | FLAT-02 | Residential | Bedroom | W3 | 9°N | 0.0 |
| | R4 | FLAT-02 | Residential | LKD | W4 | 9°N | 0.0 |
| | | | | | W5 | 99° | 0.6 |
| | | | | | W6 | 9°N | 0.0 |
| | | | | | W7 | 99° | 2.9 |
| | R5 | FLAT-03 | Residential | Bedroom | W8 | 99° | 2.9 |

ROL01027 - R08 - V02
THE BARN HOTEL
Proposed Scheme
30/03/2026

ANSTEYHORNE
EST. 1795

## Sunlight Exposure

| Floor Ref | Room Ref | Room Attribute | Property Type | Room Use | Window Ref | Window Orientation | Proposed Sunlight Exposure (Hours) |
|---|---|---|---|---|---|---|---|
| | R6 | FLAT-03 | Residential | LKD | W9 | 99° | 3.2 |
| | | | | | W10 | 189° | 0.0 |
| | | | | | W11 | 99° | 1.0 |
| | | | | | W12 | 189° | 5.9 |
| | R7 | FLAT-04 | Residential | LKD | W13 | 189° | 3.2 |
| | | | | | W14 | 189° | 3.7 |
| | R8 | FLAT-04 | Residential | Bedroom | W15 | 189° | 5.1 |
| | R9 | FLAT-05 | Residential | Bedroom | W16 | 189° | 4.8 |
| | R10 | FLAT-05 | Residential | LKD | W17 | 189° | 3.9 |
| | | | | | W18 | 279°N | 2.2 |
| | | | | | W19 | 279°N | 1.9 |
| **1st Floor** | R1 | FLAT-06 | Residential | LKD | W1 | 9°N | 0.0 |
| | | | | | W22 | 279°N | 1.5 |
| | R2 | FLAT-06 | Residential | Bedroom | W2 | 9°N | 0.0 |
| | R3 | FLAT-06 | Residential | Bedroom | W3 | 9°N | 0.0 |
| | R4 | FLAT-07 | Residential | Bedroom | W4 | 279°N | 0.0 |
| | | | | | W5 | 9°N | 0.0 |
| | R5 | FLAT-07 | Residential | LKD | W6 | 9°N | 0.0 |
| | | | | | W7 | 99° | 0.3 |
| | | | | | W8 | 9°N | 0.0 |
| | | | | | W9 | 99° | 3.5 |
| | R6 | FLAT-08 | Residential | Bedroom | W10 | 99° | 3.5 |
| | R7 | FLAT-08 | Residential | LKD | W11 | 99° | 3.5 |
| | | | | | W12 | 189° | 0.0 |
| | | | | | W13 | 99° | 1.0 |
| | | | | | W14 | 189° | 6.0 |
| | R8 | FLAT-09 | Residential | LKD | W15 | 189° | 3.5 |
| | | | | | W16 | 189° | 4.0 |
| | R9 | FLAT-09 | Residential | Bedroom | W17 | 189° | 5.6 |
| | R10 | FLAT-10 | Residential | Bedroom | W18 | 189° | 5.3 |
| | R11 | FLAT-10 | Residential | LKD | W19 | 189° | 4.7 |
| | | | | | W20 | 279°N | 2.2 |
| | | | | | W21 | 279°N | 1.9 |
| **2nd Floor** | R1 | FLAT-11 | Residential | LKD | W1 | 9°N | 0.0 |
| | | | | | W22 | 279°N | 1.9 |
| | R2 | FLAT-11 | Residential | Bedroom | W2 | 9°N | 0.0 |
| | R3 | FLAT-11 | Residential | Bedroom | W3 | 9°N | 0.0 |
| | R4 | FLAT-12 | Residential | Bedroom | W4 | 279°N | 0.0 |

ROL01027 - R08 - V02
THE BARN HOTEL
Proposed Scheme
30/03/2026

ANSTEYHORNE
EST. 1795

## Sunlight Exposure

| Floor Ref | Room Ref | Room Attribute | Property Type | Room Use | Window Ref | Window Orientation | Proposed Sunlight Exposure (Hours) |
|---|---|---|---|---|---|---|---|
| | | | | | W5 | 9°N | 0.0 |
| | R5 | FLAT-12 | Residential | LKD | W6 | 9°N | 0.0 |
| | | | | | W7 | 99° | 0.3 |
| | | | | | W8 | 9°N | 0.0 |
| | | | | | W9 | 99° | 3.5 |
| | R6 | FLAT-13 | Residential | Bedroom | W10 | 99° | 3.5 |
| | R7 | FLAT-13 | Residential | LKD | W11 | 99° | 3.5 |
| | | | | | W12 | 189° | 0.0 |
| | | | | | W13 | 99° | 1.0 |
| | | | | | W14 | 189° | 6.1 |
| | R8 | FLAT-14 | Residential | LKD | W15 | 189° | 7.6 |
| | | | | | W16 | 189° | 6.8 |
| | R9 | FLAT-14 | Residential | Bedroom | W17 | 189° | 6.8 |
| | R10 | FLAT-15 | Residential | Bedroom | W18 | 189° | 6.8 |
| | R11 | FLAT-15 | Residential | LKD | W19 | 189° | 7.7 |
| | | | | | W20 | 279°N | 2.5 |
| | | | | | W21 | 279°N | 1.9 |
| **BLOCK D** | | | | | | | |
| **Ground** | R1 | HOUSE-01 | Residential | LKD | W1 | 99° | 3.6 |
| | | | | | W2 | 99° | 2.9 |
| | | | | | W7 | 279°N | 2.9 |
| | R2 | HOUSE-02 | Residential | LKD | W3 | 99° | 2.1 |
| | | | | | W4 | 99° | 3.8 |
| | | | | | W5 | 189° | 4.2 |
| | | | | | W6 | 279°N | 2.7 |
| **1st Floor** | R1 | HOUSE-01 | Residential | Bedroom | W1 | 99° | 3.7 |
| | R2 | HOUSE-01 | Residential | Bedroom | W2 | 99° | 2.3 |
| | R3 | HOUSE-02 | Residential | Bedroom | W3 | 99° | 3.2 |
| | R4 | HOUSE-02 | Residential | Bedroom | W4 | 99° | 3.5 |
| | | | | | W5 | 189° | 7.0 |
| | R5 | HOUSE-02 | Residential | Bedroom | W6 | 279°N | 2.1 |
| | R6 | HOUSE-01 | Residential | Bedroom | W7 | 279°N | 2.1 |
| **BLOCK E** | | | | | | | |
| **Ground** | R1 | HOUSE-01 | Residential | LKD | W1 | 9°N | 0.0 |
| | | | | | W2 | 9°N | 0.0 |
| | | | | | W3 | 99° | 3.5 |
| | R2 | HOUSE-02 | Residential | LKD | W4 | 99° | 3.2 |
| | | | | | W5 | 99° | 3.5 |
| | | | | | W6 | 279°N | 2.9 |

ROL01027 - R08 - V02
THE BARN HOTEL
Proposed Scheme
30/03/2026

ANSTEYHORNE
EST. 1795

## Sunlight Exposure

| Floor Ref | Room Ref | Room Attribute | Property Type | Room Use | Window Ref | Window Orientation | Proposed Sunlight Exposure (Hours) |
|---|---|---|---|---|---|---|---|
| **1st Floor** | R1 | HOUSE-01 | Residential | Bedroom | W1 | 9°N | 0.0 |
| | R2 | HOUSE-01 | Residential | Bedroom | W2 | 99° | 3.9 |
| | R3 | HOUSE-02 | Residential | Bedroom | W3 | 99° | 3.2 |
| | R4 | HOUSE-02 | Residential | Bedroom | W4 | 99° | 3.5 |
| | R5 | HOUSE-02 | Residential | Bedroom | W5 | 279°N | 2.1 |
| | R6 | HOUSE-01 | Residential | Bedroom | W6 | 279°N | 2.5 |
| **BLOCK F** | | | | | | | |
| **Ground** | R1 | HOUSE-01 | Residential | LKD | W1 | 96° | 3.7 |
| | | | | | W2 | 96° | 4.1 |
| | | | | | W3 | 7°N | 0.0 |
| | | | | | W4 | 7°N | 0.0 |
| | | | | | W5 | 275°N | 2.1 |
| | | | | | W6 | 276°N | 0.6 |
| | R2 | HOUSE-01 | Residential | Bedroom | W15 | 96° | 2.9 |
| | R3 | HOUSE-01 | Residential | Bedroom | W13 | 95° | 3.0 |
| | | | | | W14 | 95° | 3.0 |
| | R4 | HOUSE-01 | Residential | LKD | W7 | 6°N | 0.0 |
| | | | | | W8 | 275°N | 0.3 |
| | | | | | W9 | 269° | 3.1 |
| | | | | | W10 | 184° | 6.4 |
| | | | | | W11 | 184° | 7.5 |
| | | | | | W12 | 188° | 5.7 |
| **1st Floor** | R1 | HOUSE-01 | Residential | Bedroom | W1 | 92° | 3.1 |
| | | | | | W2 | 92° | 3.0 |
| | | | | | W3 | 9°N | 0.0 |
| | | | | | W4 | 9°N | 0.0 |
| | | | | | W5 | 276°N | 3.2 |
| | R2 | HOUSE-01 | Residential | Bedroom | W6 | 277°N | 2.7 |
| **BLOCK G** | | | | | | | |
| **Ground** | R1 | HOUSE-01 | Residential | LD | W1 | 269° | 3.0 |
| | | | | | W2 | 177° | 6.2 |
| | R2 | HOUSE-01 | Residential | Kitchen | W3 | 178° | 4.6 |
| | | | | | W4 | 88°N | 1.4 |
| | | | | | W5 | 88°N | 0.6 |
| | R3 | HOUSE-01 | Residential | Living Room | W6 | 87°N | 2.8 |
| | | | | | W7 | 359°N | 0.0 |
| | | | | | W8 | 358°N | 0.0 |
| | R4 | HOUSE-01 | Residential | Bedroom | W9 | 269° | 2.5 |
| | | | | | W10 | 179° | 6.4 |
| **1st Floor** | R1 | HOUSE-01 | Residential | Bedroom | W1 | 269° | 1.0 |
| | | | | | W2 | 177° | 6.1 |

ROL01027 - R08 - V02
THE BARN HOTEL
Proposed Scheme
30/03/2026

ANSTEYHORNE
EST. 1795

## Sunlight Exposure

| Floor Ref | Room Ref | Room Attribute | Property Type | Room Use | Window Ref | Window Orientation | Proposed Sunlight Exposure (Hours) |
|---|---|---|---|---|---|---|---|
| | R2 | HOUSE-01 | Residential | Bedroom | W3 | 177° | 0.0 |
| | | | | | W4 | 90°N | 3.1 |
| | R3 | HOUSE-01 | Residential | Bedroom | W5 | 359°N | 0.0 |
| | | | | | W6 | 268° | 2.9 |
| | | | | | W7 | 179° | 8.6 |
| **BLOCK H - J** | | | | | | | |
| **Ground** | R1 | HOUSE-01 | Residential | LKD | W1 | 88°N | 3.6 |
| | | | | | W16 | 268° | 2.6 |
| | R2 | HOUSE-02 | Residential | LKD | W2 | 88°N | 3.6 |
| | | | | | W15 | 268° | 1.3 |
| | R3 | HOUSE-03 | Residential | LKD | W3 | 88°N | 3.6 |
| | | | | | W14 | 268° | 2.5 |
| | R4 | HOUSE-04 | Residential | LKD | W4 | 88°N | 3.6 |
| | | | | | W13 | 268° | 2.6 |
| | R5 | HOUSE-05 | Residential | LKD | W5 | 88°N | 3.6 |
| | | | | | W12 | 268° | 2.5 |
| | R6 | HOUSE-06 | Residential | LKD | W6 | 88°N | 3.6 |
| | | | | | W11 | 268° | 2.6 |
| | R7 | HOUSE-07 | Residential | LKD | W7 | 88°N | 3.6 |
| | | | | | W10 | 268° | 2.6 |
| | R8 | HOUSE-08 | Residential | LKD | W8 | 88°N | 3.6 |
| | | | | | W9 | 268° | 2.6 |
| **1st Floor** | R1 | HOUSE-01 | Residential | Bedroom | W1 | 88°N | 2.5 |
| | R2 | HOUSE-01 | Residential | Bedroom | W2 | 88°N | 2.3 |
| | R3 | HOUSE-02 | Residential | Bedroom | W3 | 88°N | 2.5 |
| | R4 | HOUSE-02 | Residential | Bedroom | W4 | 88°N | 2.3 |
| | R5 | HOUSE-03 | Residential | Bedroom | W5 | 88°N | 2.5 |
| | R6 | HOUSE-03 | Residential | Bedroom | W6 | 88°N | 2.3 |
| | R7 | HOUSE-04 | Residential | Bedroom | W7 | 88°N | 2.5 |
| | R8 | HOUSE-04 | Residential | Bedroom | W8 | 88°N | 2.3 |
| | R9 | HOUSE-05 | Residential | Bedroom | W9 | 88°N | 2.5 |
| | R10 | HOUSE-05 | Residential | Bedroom | W10 | 88°N | 2.3 |
| | R11 | HOUSE-06 | Residential | Bedroom | W11 | 88°N | 2.5 |
| | R12 | HOUSE-06 | Residential | Bedroom | W12 | 88°N | 2.3 |

ANSTEYHORNE
EST. 1795

## Sunlight Exposure

| Floor Ref | Room Ref | Room Attribute | Property Type | Room Use | Window Ref | Window Orientation | Proposed Sunlight Exposure (Hours) |
|---|---|---|---|---|---|---|---|
| | R13 | HOUSE-07 | Residential | Bedroom | W13 | 88°N | 2.5 |
| | R14 | HOUSE-07 | Residential | Bedroom | W14 | 88°N | 2.3 |
| | R15 | HOUSE-08 | Residential | Bedroom | W15 | 88°N | 2.5 |
| | R16 | HOUSE-08 | Residential | Bedroom | W16 | 88°N | 2.3 |
| | R17 | HOUSE-08 | Residential | Bedroom | W17 | 268° | 3.1 |
| | | | | | W18 | 268° | 1.5 |
| | R18 | HOUSE-07 | Residential | Bedroom | W19 | 268° | 3.1 |
| | | | | | W20 | 268° | 1.5 |
| | R19 | HOUSE-06 | Residential | Bedroom | W21 | 268° | 3.1 |
| | | | | | W22 | 268° | 1.5 |
| | R20 | HOUSE-05 | Residential | Bedroom | W23 | 268° | 3.1 |
| | | | | | W24 | 268° | 1.5 |
| | R21 | HOUSE-04 | Residential | Bedroom | W25 | 268° | 3.1 |
| | | | | | W26 | 268° | 1.5 |
| | R22 | HOUSE-03 | Residential | Bedroom | W27 | 268° | 3.1 |
| | | | | | W28 | 268° | 1.5 |
| | R23 | HOUSE-02 | Residential | Bedroom | W29 | 268° | 3.1 |
| | | | | | W30 | 268° | 1.5 |
| | R24 | HOUSE-01 | Residential | Bedroom | W31 | 268° | 3.1 |
| | | | | | W32 | 268° | 1.5 |
| **BLOCK K** | | | | | | | |
| **Ground** | R1 | FLAT-01 | Residential | LKD | W1 | 350°N | 0.0 |
| | | | | | W2 | 80°N | 3.0 |
| | R2 | FLAT-01 | Residential | Bedroom | W3 | 80°N | 1.8 |
| | R3 | FLAT-01 | Residential | Bedroom | W4 | 80°N | 2.4 |
| | R4 | FLAT-02 | Residential | LKD | W5 | 80°N | 1.8 |
| | | | | | W6 | 80°N | 3.0 |
| | R5 | FLAT-02 | Residential | Bedroom | W7 | 260° | 2.6 |
| | R6 | FLAT-03 | Residential | Bedroom | W8 | 99° | 2.2 |
| | R7 | FLAT-03 | Residential | LKD | W9 | 99° | 3.8 |
| | R8 | FLAT-04 | Residential | Bedroom | W10 | 99° | 3.5 |
| | R9 | FLAT-04 | Residential | Bedroom | W11 | 99° | 3.3 |
| | R10 | FLAT-04 | Residential | LKD | W12 | 99° | 2.8 |
| | | | | | W13 | 189° | 6.8 |
| | R11 | FLAT-05 | Residential | Bedroom | W14 | 189° | 4.7 |

ANSTEYHORNE
EST. 1795

## Sunlight Exposure

| Floor Ref | Room Ref | Room Attribute | Property Type | Room Use | Window Ref | Window Orientation | Proposed Sunlight Exposure (Hours) |
|---|---|---|---|---|---|---|---|
| | R12 | FLAT-05 | Residential | Bedroom | W15 | 189° | 6.8 |
| | R13 | FLAT-05 | Residential | LKD | W16 | 189° | 6.8 |
| | | | | | W17 | 279°N | 3.0 |
| | | | | | W18 | 279°N | 1.9 |
| | R14 | FLAT-06 | Residential | Bedroom | W19 | 279°N | 2.5 |
| | R15 | FLAT-06 | Residential | LKD | W20 | 279°N | 2.9 |
| | R16 | FLAT-07 | Residential | Bedroom | W21 | 279°N | 2.2 |
| | R17 | FLAT-07 | Residential | LKD | W22 | 279°N | 2.9 |
| **1st Floor** | R1 | FLAT-08 | Residential | LKD | W1 | 9°N | 0.0 |
| | | | | | W2 | 9°N | 0.0 |
| | | | | | W39 | 279°N | 2.9 |
| | R2 | FLAT-09 | Residential | Bedroom | W3 | 279°N | 0.0 |
| | | | | | W4 | 9°N | 0.0 |
| | R3 | FLAT-09 | Residential | Bedroom | W5 | 9°N | 0.0 |
| | R4 | FLAT-10 | Residential | Bedroom | W6 | 279°N | 0.0 |
| | | | | | W7 | 9°N | 0.0 |
| | R5 | FLAT-10 | Residential | Bedroom | W8 | 9°N | 0.0 |
| | R6 | FLAT-11 | Residential | Bedroom | W9 | 350°N | 0.0 |
| | R7 | FLAT-11 | Residential | LKD | W10 | 260° | 0.0 |
| | | | | | W11 | 350°N | 0.0 |
| | | | | | W12 | 80°N | 2.4 |
| | | | | | W13 | 80°N | 1.8 |
| | R8 | FLAT-11 | Residential | Bedroom | W14 | 80°N | 2.4 |
| | R9 | FLAT-12 | Residential | Bedroom | W15 | 80°N | 1.8 |
| | R10 | FLAT-12 | Residential | Bedroom | W16 | 80°N | 2.4 |
| | | | | | W17 | 170° | 6.8 |
| | R11 | FLAT-12 | Residential | LKD | W18 | 170° | 8.1 |
| | | | | | W19 | 260° | 2.8 |
| | | | | | W20 | 260° | 2.4 |
| | R12 | FLAT-10 | Residential | LKD | W21 | 189° | 2.6 |
| | | | | | W22 | 189° | 3.6 |
| | R13 | FLAT-09 | Residential | LKD | W23 | 189° | 2.0 |
| | | | | | W24 | 189° | 1.9 |
| | R14 | FLAT-13 | Residential | Bedroom | W25 | 99° | 2.6 |
| | R15 | FLAT-13 | Residential | LKD | W26 | 99° | 2.6 |

ROL01027 - R08 - V02
THE BARN HOTEL
Proposed Scheme
30/03/2026

ANSTEYHORNE
EST. 1795

## Sunlight Exposure

| Floor Ref | Room Ref | Room Attribute | Property Type | Room Use | Window Ref | Window Orientation | Proposed Sunlight Exposure (Hours) |
|---|---|---|---|---|---|---|---|
| | R16 | FLAT-14 | Residential | Bedroom | W27 | 99° | 3.5 |
| | R17 | FLAT-14 | Residential | Bedroom | W28 | 99° | 3.5 |
| | R18 | FLAT-14 | Residential | LKD | W29 | 99° | 2.6 |
| | | | | | W30 | 189° | 6.8 |
| | R19 | FLAT-15 | Residential | Bedroom | W31 | 189° | 4.7 |
| | R20 | FLAT-15 | Residential | Bedroom | W32 | 189° | 6.8 |
| | R21 | FLAT-15 | Residential | LKD | W33 | 189° | 6.8 |
| | | | | | W34 | 279°N | 2.0 |
| | | | | | W35 | 279°N | 1.2 |
| | R22 | FLAT-16 | Residential | Bedroom | W36 | 279°N | 2.5 |
| | R23 | FLAT-16 | Residential | LKD | W37 | 279°N | 2.9 |
| | R24 | FLAT-08 | Residential | Bedroom | W38 | 279°N | 2.1 |
| **2nd Floor** | R1 | FLAT-17 | Residential | LKD | W1 | 9°N | 0.0 |
| | | | | | W2 | 9°N | 0.0 |
| | | | | | W33 | 279°N | 2.9 |
| | R2 | FLAT-18 | Residential | Bedroom | W3 | 279°N | 0.0 |
| | | | | | W4 | 9°N | 0.0 |
| | R3 | FLAT-18 | Residential | Bedroom | W5 | 9°N | 0.0 |
| | R4 | FLAT-19 | Residential | Bedroom | W6 | 279°N | 0.0 |
| | | | | | W7 | 9°N | 0.0 |
| | R5 | FLAT-19 | Residential | Bedroom | W8 | 9°N | 0.0 |
| | R6 | FLAT-20 | Residential | Bedroom | W9 | 350°N | 0.0 |
| | R7 | FLAT-20 | Residential | LKD | W10 | 260° | 0.0 |
| | | | | | W11 | 350°N | 0.0 |
| | | | | | W12 | 80°N | 2.4 |
| | | | | | W13 | 80°N | 1.8 |
| | R8 | FLAT-20 | Residential | Bedroom | W14 | 80°N | 2.4 |
| | R9 | FLAT-19 | Residential | LKD | W15 | 189° | 3.2 |
| | | | | | W16 | 189° | 3.6 |
| | R10 | FLAT-18 | Residential | LKD | W17 | 189° | 2.6 |
| | | | | | W18 | 189° | 2.6 |
| | R11 | FLAT-21 | Residential | Bedroom | W19 | 99° | 2.6 |
| | R12 | FLAT-21 | Residential | LKD | W20 | 99° | 2.6 |
| | R13 | FLAT-22 | Residential | Bedroom | W21 | 99° | 3.5 |
| | R14 | FLAT-22 | Residential | Bedroom | W22 | 99° | 3.5 |

ROL01027 - R08 - V02
THE BARN HOTEL
Proposed Scheme
30/03/2026

ANSTEYHORNE
EST. 1795

## Sunlight Exposure

| Floor Ref | Room Ref | Room Attribute | Property Type | Room Use | Window Ref | Window Orientation | Proposed Sunlight Exposure (Hours) |
|---|---|---|---|---|---|---|---|
| | R15 | FLAT-22 | Residential | LKD | W23 | 99° | 2.6 |
| | | | | | W24 | 189° | 6.8 |
| | R16 | FLAT-23 | Residential | Bedroom | W25 | 189° | 4.7 |
| | R17 | FLAT-23 | Residential | Bedroom | W26 | 189° | 6.8 |
| | R18 | FLAT-23 | Residential | LKD | W27 | 189° | 6.8 |
| | | | | | W28 | 279°N | 2.0 |
| | | | | | W29 | 279°N | 1.2 |
| | R19 | FLAT-24 | Residential | Bedroom | W30 | 279°N | 2.5 |
| | R20 | FLAT-24 | Residential | LKD | W31 | 279°N | 2.9 |
| | R21 | FLAT-17 | Residential | Bedroom | W32 | 279°N | 2.1 |
| **3rd Floor** | R1 | FLAT-25 | Residential | LKD | W1 | 9°N | 0.0 |
| | | | | | W2 | 9°N | 0.0 |
| | | | | | W24 | 279°N | 3.1 |
| | R2 | FLAT-26 | Residential | Bedroom | W3 | 279°N | 0.0 |
| | | | | | W4 | 9°N | 0.0 |
| | R3 | FLAT-26 | Residential | Bedroom | W5 | 9°N | 0.0 |
| | R4 | FLAT-26 | Residential | LKD | W6 | 189° | 7.4 |
| | | | | | W7 | 189° | 4.5 |
| | R5 | FLAT-27 | Residential | LKD | W8 | 189° | 7.2 |
| | R6 | FLAT-27 | Residential | Bedroom | W9 | 189° | 4.1 |
| | R7 | FLAT-28 | Residential | Bedroom | W10 | 99° | 3.5 |
| | R8 | FLAT-28 | Residential | LKD | W11 | 99° | 4.1 |
| | R9 | FLAT-29 | Residential | Bedroom | W12 | 99° | 3.5 |
| | R10 | FLAT-29 | Residential | Bedroom | W13 | 99° | 3.5 |
| | R11 | FLAT-29 | Residential | LKD | W14 | 99° | 4.1 |
| | | | | | W15 | 189° | 6.8 |
| | R12 | FLAT-30 | Residential | Bedroom | W16 | 189° | 4.7 |
| | R13 | FLAT-30 | Residential | Bedroom | W17 | 189° | 6.8 |
| | R14 | FLAT-30 | Residential | LKD | W18 | 189° | 6.8 |
| | | | | | W19 | 279°N | 2.6 |
| | | | | | W20 | 279°N | 1.2 |
| | R15 | FLAT-31 | Residential | Bedroom | W21 | 279°N | 2.5 |
| | R16 | FLAT-31 | Residential | LKD | W22 | 279°N | 3.1 |

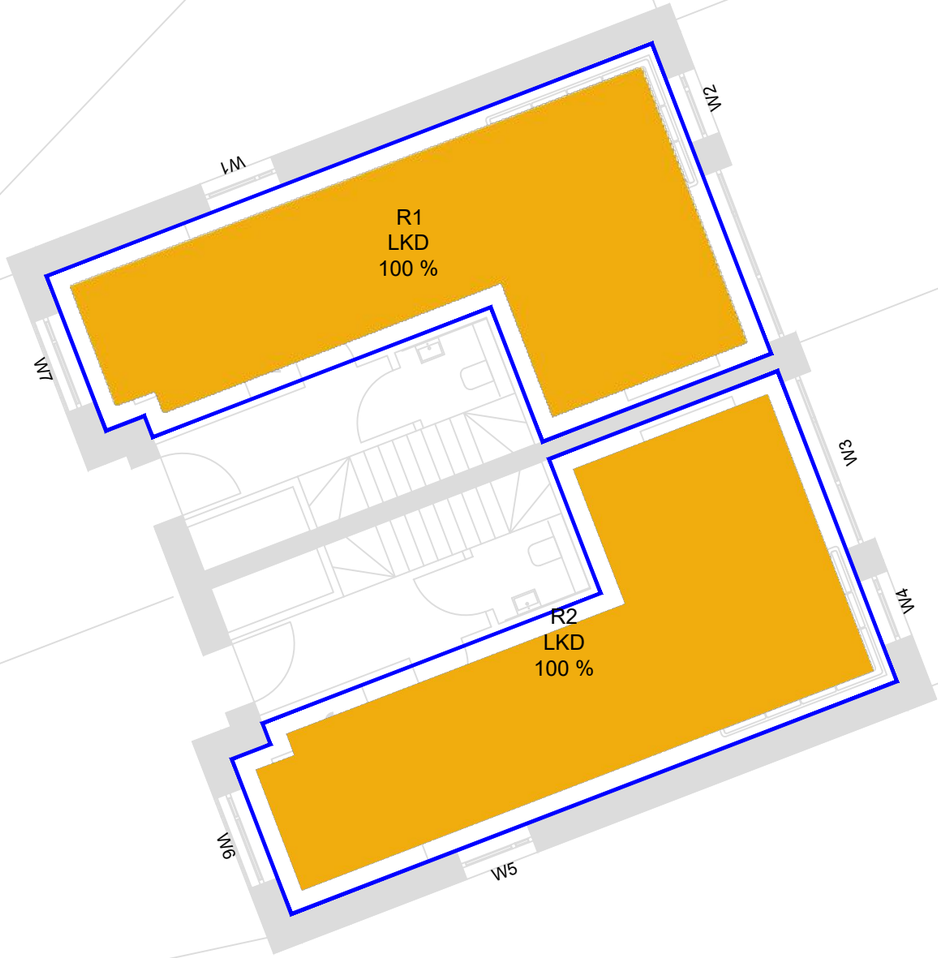
ROL01027 - R08 - V02
THE BARN HOTEL
Proposed Scheme
30/03/2026

ANSTEYHORNE
EST. 1795

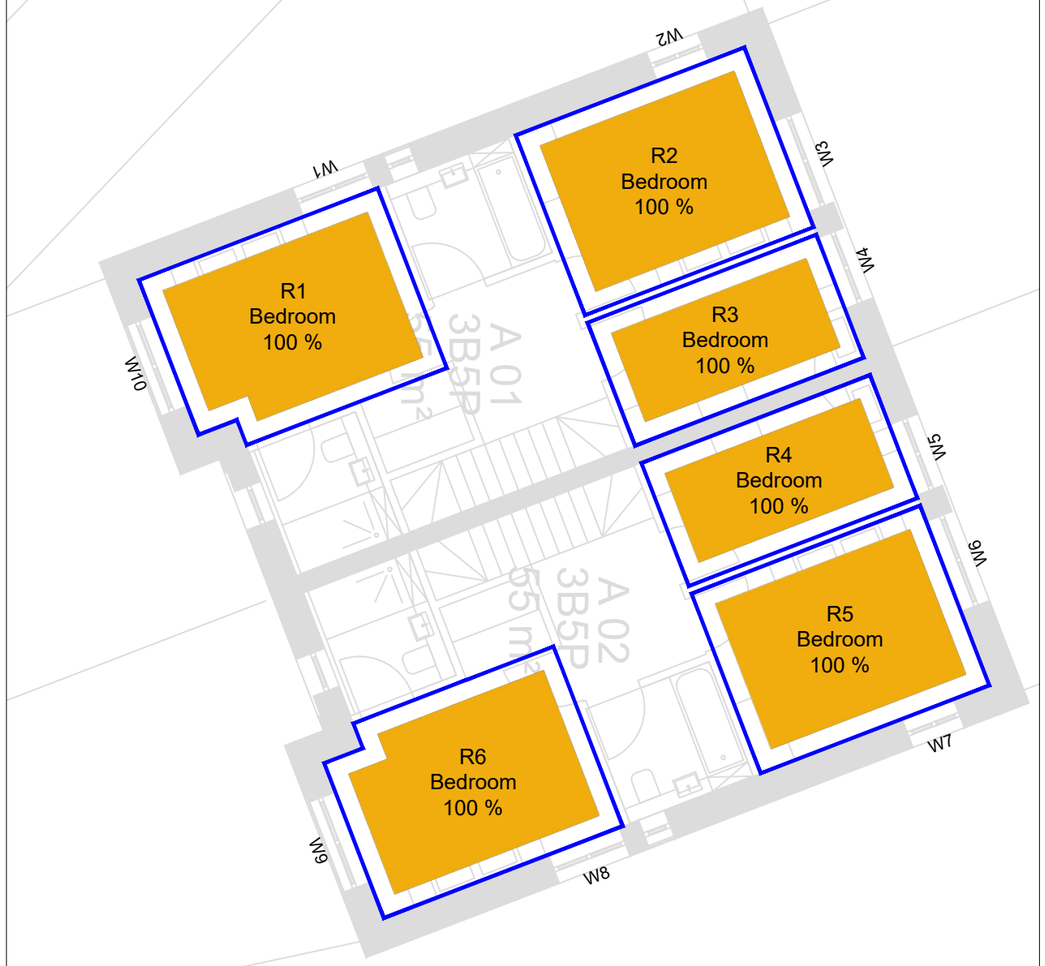
## Sunlight Exposure

| Floor Ref | Room Ref | Room Attribute | Property Type | Room Use | Window Ref | Window Orientation | Proposed Sunlight Exposure (Hours) |
|---|---|---|---|---|---|---|---|
| | R17 | FLAT-25 | Residential | Bedroom | W23 | 279°N | 2.5 |

# APPENDIX D
# -
# LAYOUT PLANS WITH DAYLIGHT ILLUMINANCE RESULTS




GROUND




1ST FLOOR

ANSTEY HORNE
EST. 1795
Chartered Surveyors

¦ Rights of Light/ Daylight & Sunlight
¦ Party Wall & Neighbourly Matters
¦ Building Consultancy
¦ Fire Consultancy
¦ Project & Cost Management
¦ Building Safety

## LEGEND:

TI - LUX LEVELS PER (50%) ANNUAL HOURS

- 200+
- 150-199
- 100-149
- 50-99
- 0-49

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**ANSTEY HORNE**
**Received on 17/01/23**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**AROS**
**Received on 30/03/26**

0m 1m 2m 3m 4m 5m

## PROJECT INFORMATION:



CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 30/03/26

DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
BLOCK A

| LEAD: / UPDATED: | DATE: | SCALE: | |
|---|---|---|---|
| AK/AH/BS/EY | 30/03/26 | 1:100 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL01027_R08_V02_ | | | 601-01 |

**Daylight & Sunlight**


GROUND


1ST FLOOR

ANSTEY HORNE
EST. 1795
Chartered Surveyors

¦ Rights of Light/ Daylight & Sunlight
¦ Party Wall & Neighbourly Matters
¦ Building Consultancy
¦ Fire Consultancy
¦ Project & Cost Management
¦ Building Safety

## LEGEND:

TI - LUX LEVELS PER (50%) ANNUAL HOURS

- 200+
- 150-199
- 100-149
- 50-99
- 0-49

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**ANSTEY HORNE**
**Received on 17/01/23**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**AROS**
**Received on 30/03/26**

0m 1m 2m 3m 4m 5m

## PROJECT INFORMATION:



CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 30/03/26

DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
BLOCK B

| LEAD: / UPDATED: | DATE: | SCALE: | |
|---|---|---|---|
| AK/AH/BS/EY | 30/03/26 | 1:100 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL01027_R08_V02_ | | | 602-01 |


2ND FLOOR


3RD FLOOR

ANSTEY HORNE
EST. 1795
Chartered Surveyors

- Rights of Light/ Daylight & Sunlight
- Party Wall & Neighbourly Matters
- Building Consultancy
- Fire Consultancy
- Project & Cost Management
- Building Safety

## LEGEND:

TI - LUX LEVELS PER (50%) ANNUAL HOURS

- 200+
- 150-199
- 100-149
- 50-99
- 0-49

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**ANSTEY HORNE**
**Received on 17/01/23**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**AROS**
**Received on 30/03/26**

0m 1m 2m 3m 4m 5m

## PROJECT INFORMATION:



CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 30/03/26

DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
BLOCK B

| LEAD: / UPDATED: | DATE: | SCALE: | |
|---|---|---|---|
| AK/AH/BS/EY | 30/03/26 | 1:100 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL01027_R08_V02_ | | | 602-02 |


ANSTEY HORNE
EST. 1795
Chartered Surveyors

¦ Rights of Light/ Daylight & Sunlight
¦ Party Wall & Neighbourly Matters
¦ Building Consultancy
¦ Fire Consultancy
¦ Project & Cost Management
¦ Building Safety

## LEGEND:

TI - LUX LEVELS PER (50%) ANNUAL HOURS

- 200+
- 150-199
- 100-149
- 50-99
- 0-49

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**ANSTEY HORNE**
**Received on 17/01/23**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**AROS**
**Received on 30/03/26**

0m 1m 2m 3m 4m 5m

## PROJECT INFORMATION:



CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 30/03/26

DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
BLOCK C

| LEAD: / UPDATED: | DATE: | SCALE: | |
|---|---|---|---|
| AK/AH/BS/EY | 30/03/26 | 1:100 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL01027_R08_V02_ | | | 603-01 |


ANSTEY HORNE
EST. 1795
Chartered Surveyors

- Rights of Light/ Daylight & Sunlight
- Party Wall & Neighbourly Matters
- Building Consultancy
- Fire Consultancy
- Project & Cost Management
- Building Safety

## LEGEND:

TI - LUX LEVELS PER (50%) ANNUAL HOURS

- 200+
- 150-199
- 100-149
- 50-99
- 0-49

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**ANSTEY HORNE**
**Received on 17/01/23**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**AROS**
**Received on 30/03/26**

0m 1m 2m 3m 4m 5m

## PROJECT INFORMATION:



CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 30/03/26

DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
BLOCK C

| LEAD: / UPDATED: | DATE: | SCALE: | |
|---|---|---|---|
| AK/AH/BS/EY | 30/03/26 | 1:100 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL01027_R08_V02_ | | | 603-02 |


2ND FLOOR

ANSTEY HORNE
EST. 1795
Chartered Surveyors

- Rights of Light/ Daylight & Sunlight
- Party Wall & Neighbourly Matters
- Building Consultancy
- Fire Consultancy
- Project & Cost Management
- Building Safety

## LEGEND:

TI - LUX LEVELS PER (50%) ANNUAL HOURS

- 200+
- 150-199
- 100-149
- 50-99
- 0-49

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**ANSTEY HORNE**
**Received on 17/01/23**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**AROS**
**Received on 30/03/26**

0m 1m 2m 3m 4m 5m

## PROJECT INFORMATION:



CLIENT: CHASE NEW HOMES

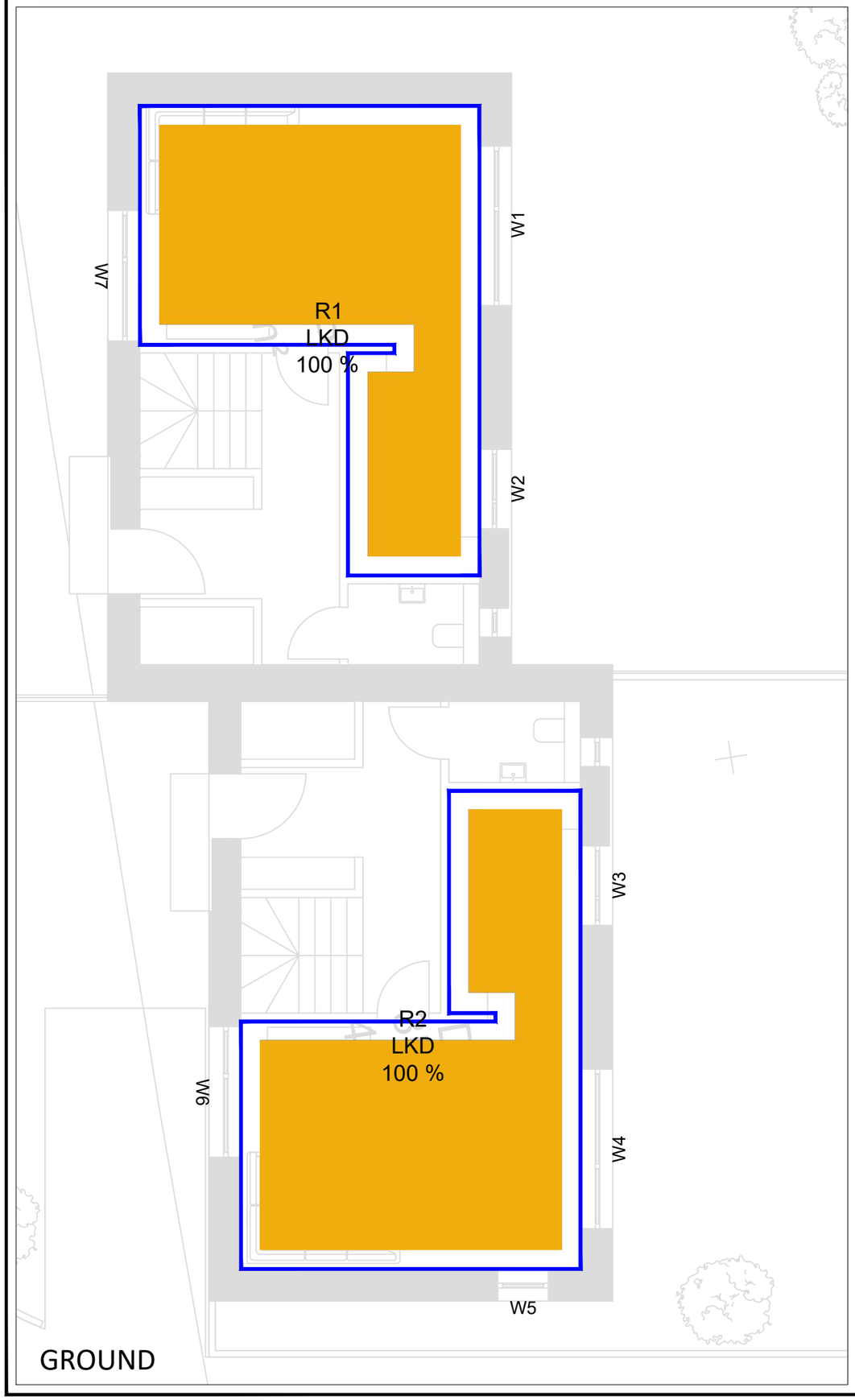
PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 30/03/26

DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
BLOCK C

| LEAD: / UPDATED: | DATE: | SCALE: | |
|---|---|---|---|
| AK/AH/BS/EY | 30/03/26 | 1:100 | A3 |

| PROJECT No: RELEASE No: VERSION No: | DRAWING No: |
|---|---|
| ROL01027_R08_V02_ | 603-03 |




GROUND


1ST FLOOR

ANSTEY HORNE
EST. 1795
Chartered Surveyors

¦ Rights of Light/ Daylight & Sunlight
¦ Party Wall & Neighbourly Matters
¦ Building Consultancy
¦ Fire Consultancy
¦ Project & Cost Management
¦ Building Safety

## LEGEND:

TI - LUX LEVELS PER (50%) ANNUAL HOURS

- 200+
- 150-199
- 100-149
- 50-99
- 0-49

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**ANSTEY HORNE**
**Received on 17/01/23**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**AROS**
**Received on 30/03/26**

0m 0.75m 1.5m 2.25m 3.0m 3.75m

## PROJECT INFORMATION:



CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

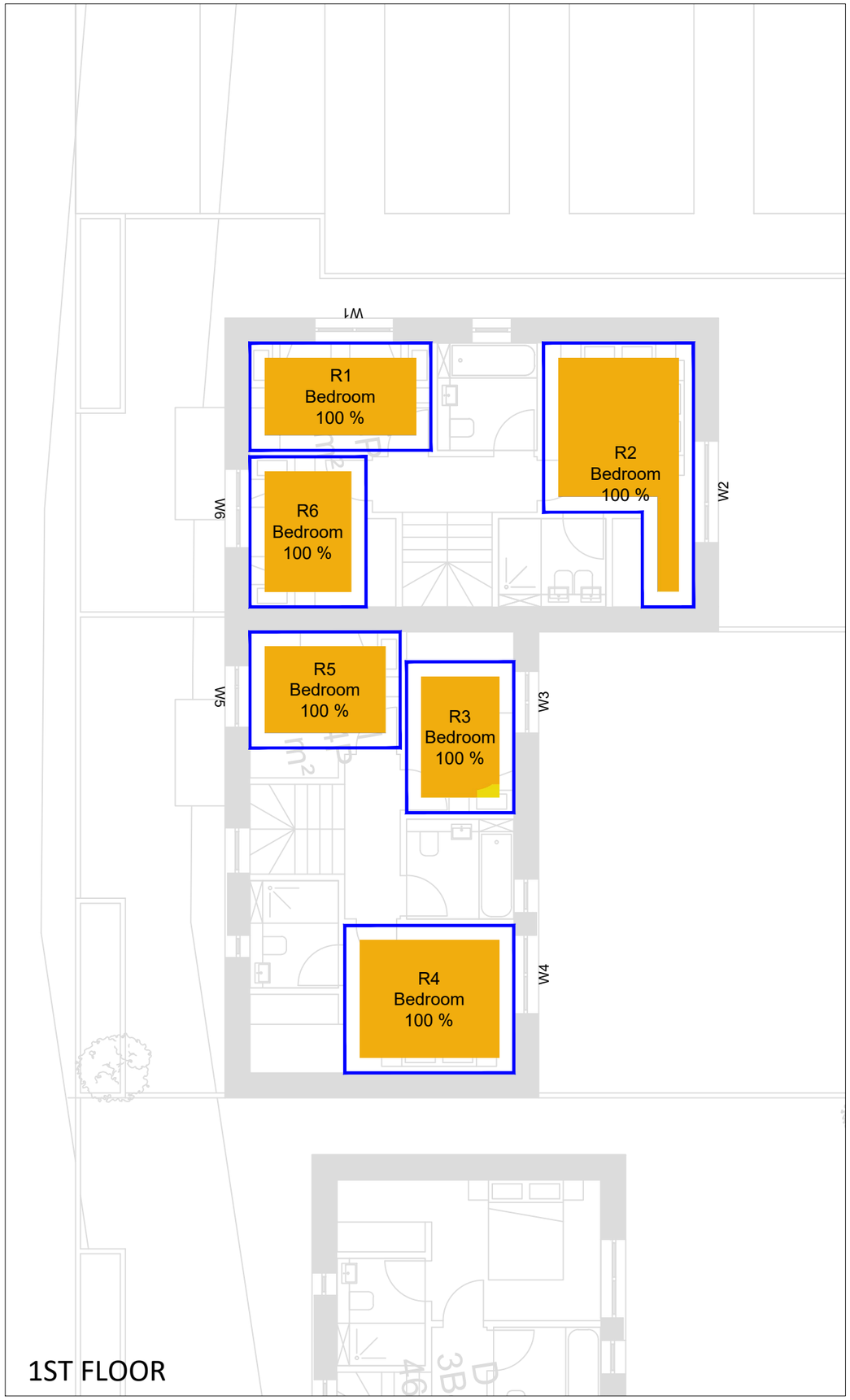
SCHEME REF: SCHEME RECEIVED: 30/03/26

DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
BLOCK D

| LEAD: / UPDATED: | DATE: | SCALE: | |
|---|---|---|---|
| AK/AH/BS/EY | 30/03/26 | 1:75 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL01027_R08_V02_ | | | 604-01 |


GROUND




1ST FLOOR

ANSTEY HORNE
EST. 1795
Chartered Surveyors

¦ Rights of Light/ Daylight & Sunlight
¦ Party Wall & Neighbourly Matters
¦ Building Consultancy
¦ Fire Consultancy
¦ Project & Cost Management
¦ Building Safety

## LEGEND:

TI - LUX LEVELS PER (50%) ANNUAL HOURS

- 200+
- 150-199
- 100-149
- 50-99
- 0-49

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**ANSTEY HORNE**
**Received on 17/01/23**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**AROS**
**Received on 30/03/26**

0m 1m 2m 3m 4m 5m

## PROJECT INFORMATION:



CLIENT: CHASE NEW HOMES

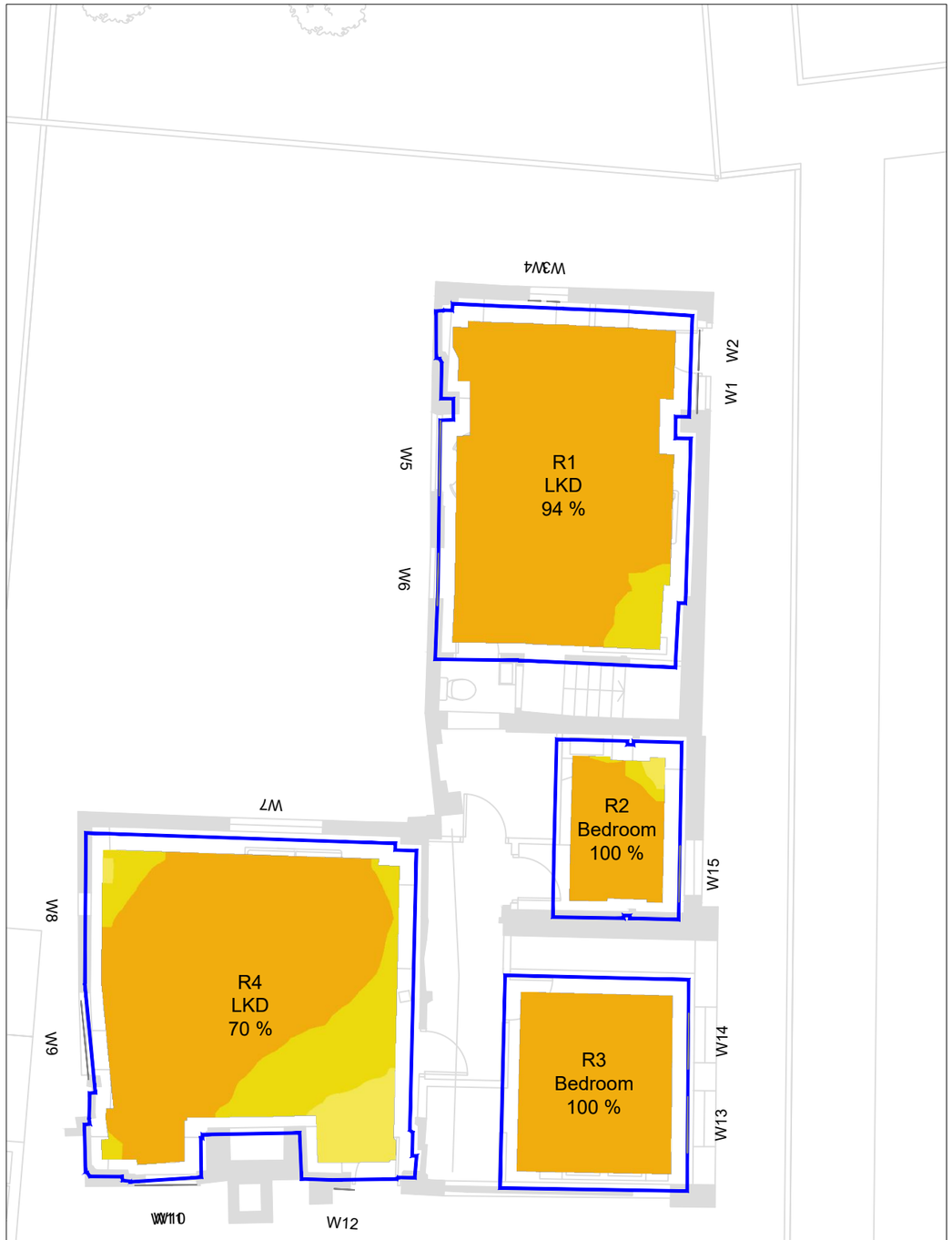
PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 30/03/26

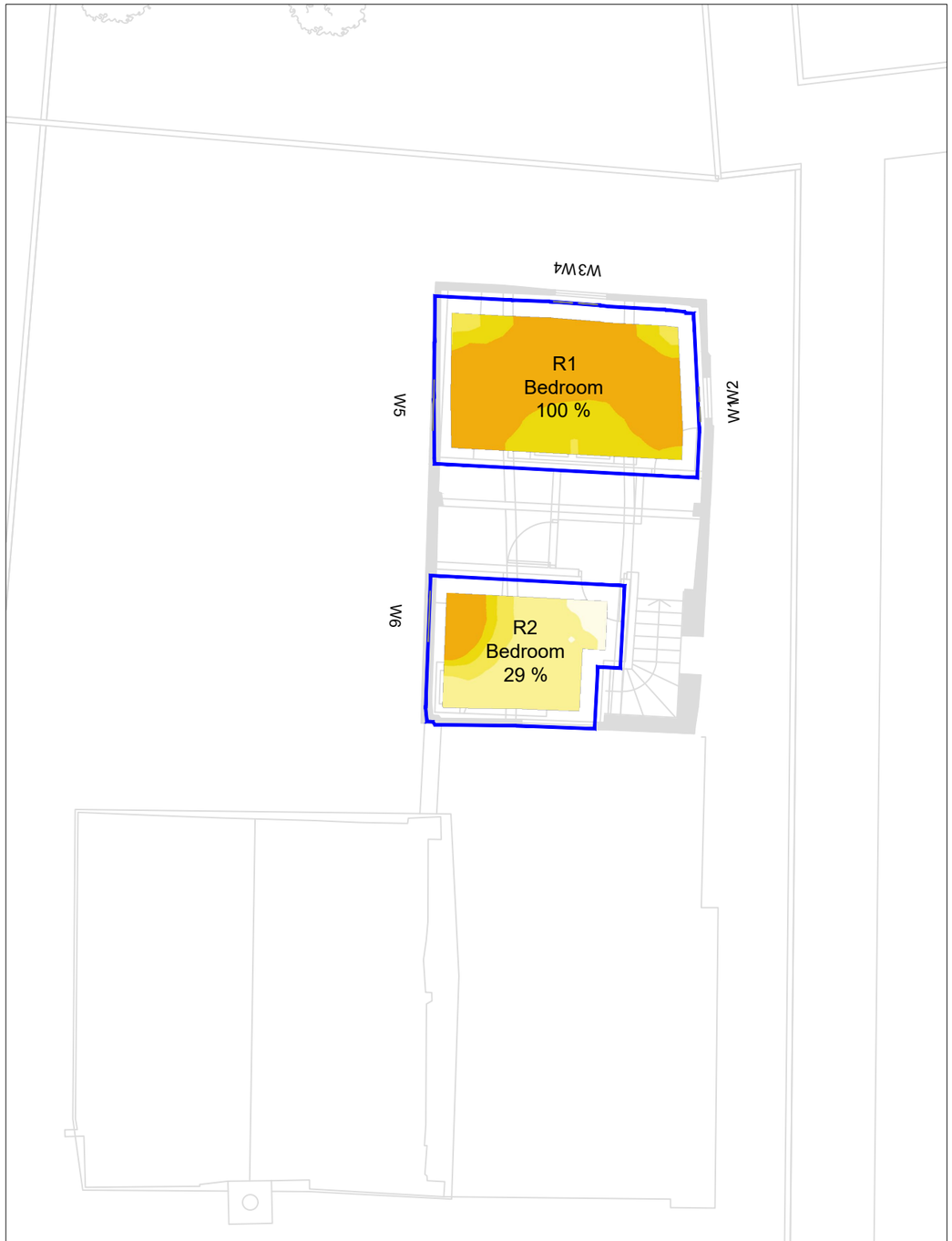
DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
BLOCK E

| LEAD: / UPDATED: | DATE: | SCALE: | |
|---|---|---|---|
| AK/AH/BS/EY | 30/03/26 | 1:100 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL01027_R08_V02_ | | | 605-01 |




GROUND




1ST FLOOR

ANSTEY HORNE
EST. 1795
Chartered Surveyors

- Rights of Light/ Daylight & Sunlight
- Party Wall & Neighbourly Matters
- Building Consultancy
- Fire Consultancy
- Project & Cost Management
- Building Safety

## LEGEND:

TI - LUX LEVELS PER (50%) ANNUAL HOURS

- 200+
- 150-199
- 100-149
- 50-99
- 0-49

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**ANSTEY HORNE**
**Received on 17/01/23**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**AROS**
**Received on 30/03/26**

0m 1m 2m 3m 4m 5m

## PROJECT INFORMATION:



CLIENT: CHASE NEW HOMES

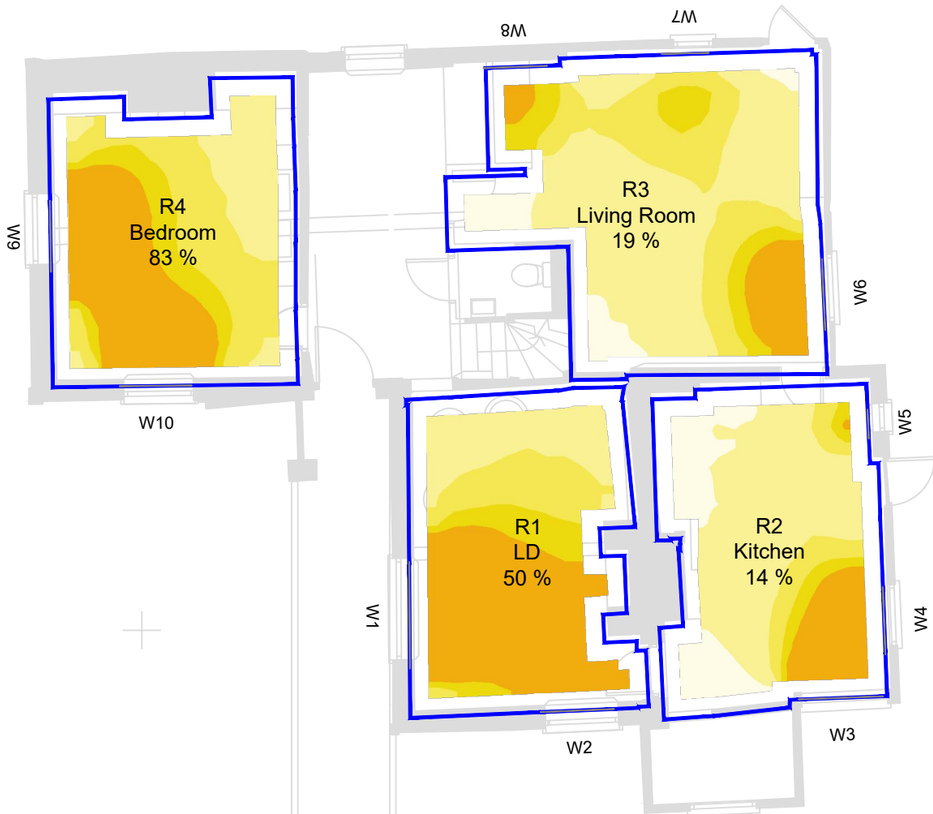
PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 30/03/26

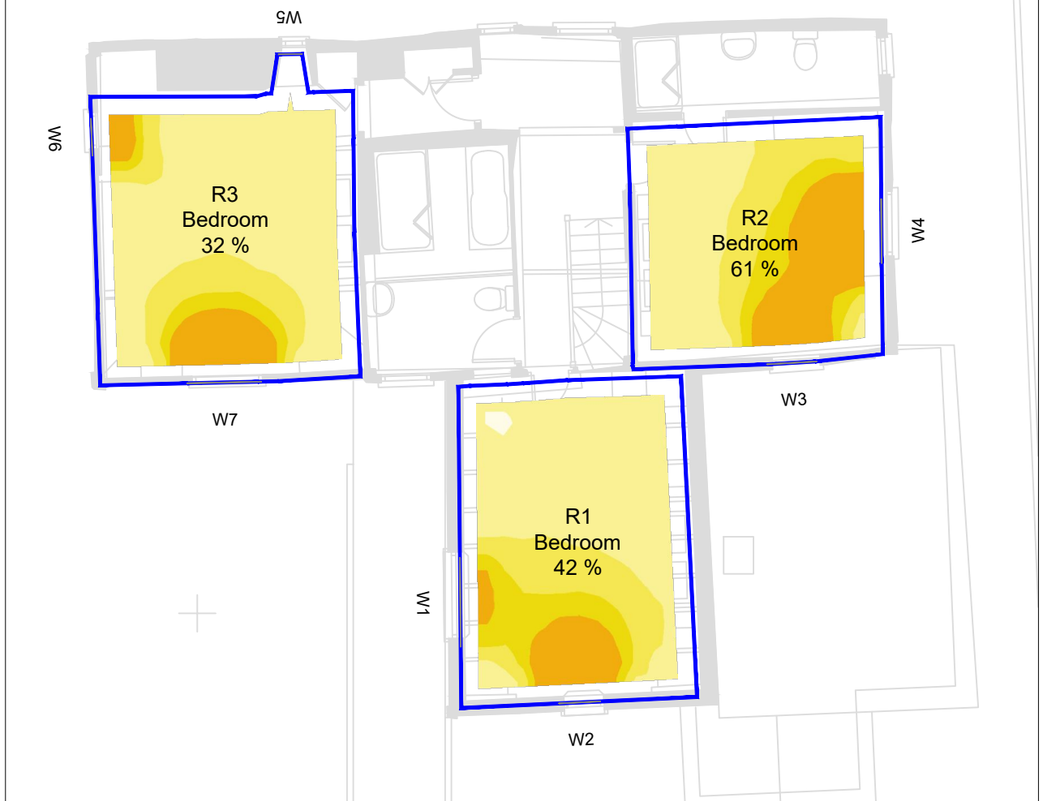
DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
BLOCK F

| LEAD: / UPDATED: | DATE: | SCALE: | |
|---|---|---|---|
| AK/AH/BS/EY | 30/03/26 | 1:100 | A3 |

| PROJECT No: RELEASE No: VERSION No: | DRAWING No: |
|---|---|
| ROL01027_R08_V02_ | 606-01 |




GROUND




1ST FLOOR

ANSTEY HORNE
EST. 1795
Chartered Surveyors

¦ Rights of Light/ Daylight & Sunlight
¦ Party Wall & Neighbourly Matters
¦ Building Consultancy
¦ Fire Consultancy
¦ Project & Cost Management
¦ Building Safety

## LEGEND:

TI - LUX LEVELS PER (50%) ANNUAL HOURS

- 200+
- 150-199
- 100-149
- 50-99
- 0-49

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**ANSTEY HORNE**
**Received on 17/01/23**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**AROS**
**Received on 30/03/26**

0m 1m 2m 3m 4m 5m

## PROJECT INFORMATION:



CLIENT: CHASE NEW HOMES

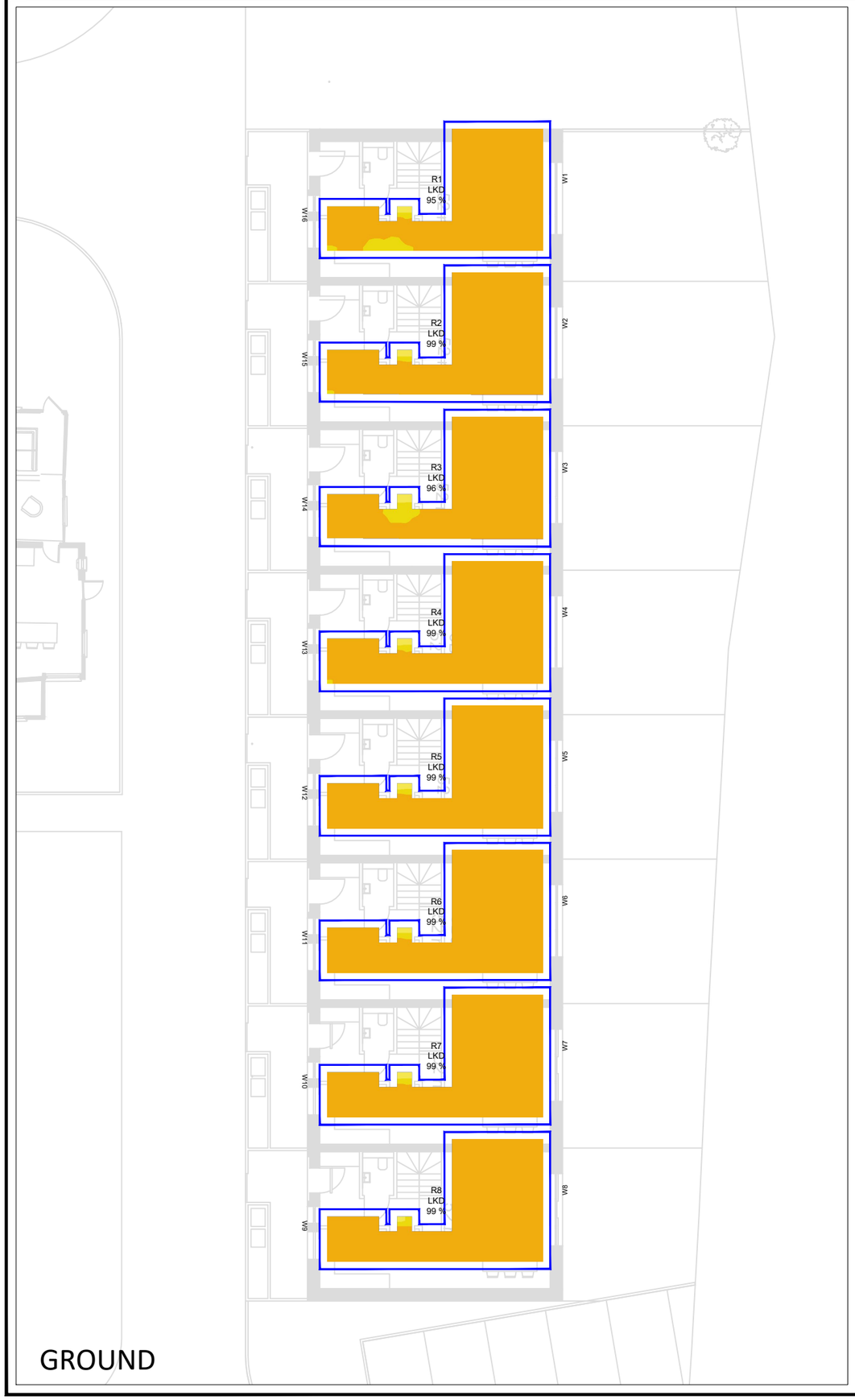
PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 30/03/26

DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
BLOCK G

| LEAD: / UPDATED: | DATE: | SCALE: | |
|---|---|---|---|
| AK/AH/BS/EY | 30/03/26 | 1:100 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL01027_R08_V02_ | | | 607-01 |




GROUND


1ST FLOOR

ANSTEY HORNE
EST. 1795
Chartered Surveyors

- Rights of Light/ Daylight & Sunlight
- Party Wall & Neighbourly Matters
- Building Consultancy
- Fire Consultancy
- Project & Cost Management
- Building Safety

## LEGEND:

TI - LUX LEVELS PER (50%) ANNUAL HOURS

- 200+
- 150-199
- 100-149
- 50-99
- 0-49

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**ANSTEY HORNE**
**Received on 17/01/23**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**AROS**
**Received on 30/03/26**

N
W
E
S

0m 2m 4m 6m 8m 10m

## PROJECT INFORMATION:



CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 30/03/26

DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
BLOCK H - J

| LEAD: / UPDATED: | DATE: | SCALE: | |
|---|---|---|---|
| AK/AH/BS/EY | 30/03/26 | 1:200 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL01027_R08_V02_ | | | 608-01 |


ANSTEY HORNE
EST. 1795
Chartered Surveyors

¦ Rights of Light/ Daylight & Sunlight
¦ Party Wall & Neighbourly Matters
¦ Building Consultancy
¦ Fire Consultancy
¦ Project & Cost Management
¦ Building Safety

## LEGEND:

TI - LUX LEVELS PER (50%) ANNUAL HOURS

- 200+
- 150-199
- 100-149
- 50-99
- 0-49

0m 2m 4m 6m 8m 10m

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**ANSTEY HORNE**
**Received on 17/01/23**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**AROS**
**Received on 30/03/26**

## PROJECT INFORMATION:



CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 30/03/26

DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
BLOCK K

| LEAD: / UPDATED: | DATE: | SCALE: | |
|---|---|---|---|
| AK/AH/BS/EY | 30/03/26 | 1:200 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL01027_R08_V02_ | | | 609-01 |


1ST FLOOR

ANSTEY HORNE
EST. 1795
Chartered Surveyors

¦ Rights of Light/ Daylight & Sunlight
¦ Party Wall & Neighbourly Matters
¦ Building Consultancy
¦ Fire Consultancy
¦ Project & Cost Management
¦ Building Safety

## LEGEND:

TI - LUX LEVELS PER (50%) ANNUAL HOURS

- 200+
- 150-199
- 100-149
- 50-99
- 0-49

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**ANSTEY HORNE**
**Received on 17/01/23**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**AROS**
**Received on 30/03/26**

N W E S

0m 2m 4m 6m 8m 10m

## PROJECT INFORMATION:



CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 30/03/26

DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
BLOCK K

| LEAD: / UPDATED: | DATE: | SCALE: | |
|---|---|---|---|
| AK/AH/BS/EY | 30/03/26 | 1:200 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL01027_R08_V02_ | | | 609-02 |


2ND FLOOR

ANSTEY HORNE
EST. 1795
Chartered Surveyors

¦ Rights of Light/ Daylight & Sunlight
¦ Party Wall & Neighbourly Matters
¦ Building Consultancy
¦ Fire Consultancy
¦ Project & Cost Management
¦ Building Safety

## LEGEND:

TI - LUX LEVELS PER (50%) ANNUAL HOURS

- 200+
- 150-199
- 100-149
- 50-99
- 0-49

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**ANSTEY HORNE**
**Received on 17/01/23**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**AROS**
**Received on 30/03/26**

N
W E
S

0m 2m 4m 6m 8m 10m

## PROJECT INFORMATION:



CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 30/03/26

DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
BLOCK K

| LEAD: / UPDATED: | DATE: | SCALE: | |
|---|---|---|---|
| AK/AH/BS/EY | 30/03/26 | 1:200 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL01027_R08_V02_ | | | 609-03 |


3RD FLOOR

ANSTEY HORNE
EST. 1795
Chartered Surveyors

¦ Rights of Light/ Daylight & Sunlight
¦ Party Wall & Neighbourly Matters
¦ Building Consultancy
¦ Fire Consultancy
¦ Project & Cost Management
¦ Building Safety

## LEGEND:

TI - LUX LEVELS PER (50%) ANNUAL HOURS

- 200+
- 150-199
- 100-149
- 50-99
- 0-49

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**ANSTEY HORNE**
**Received on 17/01/23**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**AROS**
**Received on 30/03/26**

0m 2m 4m 6m 8m 10m

## PROJECT INFORMATION:



CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 30/03/26

DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
BLOCK K

| LEAD: / UPDATED: | DATE: | SCALE: | |
|---|---|---|---|
| AK/AH/BS/EY | 30/03/26 | 1:200 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL01027_R08_V02_ | | | 609-04 |

# APPENDIX E
# -
# TWO-HOURS SUN CONTOUR PLANS – 21 MARCH ASSESSMENT


ANSTEY HORNE
EST. 1795
Chartered Surveyors

¦ Rights of Light/ Daylight & Sunlight
¦ Party Wall & Neighbourly Matters
¦ Building Consultancy
¦ Fire Consultancy
¦ Project & Cost Management
¦ Building Safety

## LEGEND:

- Area receiving ≥ 2hr Sunlight on 21st March (GMT)
- Area receiving < 2hr Sunlight on 21st March (GMT)

X% - Percentage of Amenity Space receiving ≥ 2hr Sunlight on 21st March (GMT)

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**ANSTEY HORNE**
**Received on 17/01/23**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**AROS**
**Received on 04/03/26**

0m 7.5m 15m 22.5m 30m 37.5m

## PROJECT INFORMATION:



CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 04/03/26

DRAWING TITLE: TWO-HOUR SUNLIGHT TEST
21ST MARCH (GMT)
PROPOSED SCHEME

| LEAD: / UPDATED: | DATE: | SCALE: | |
|---|---|---|---|
| AK/AH/BS/EY | 16/03/26 | 1:750 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL01027_R08_V01_ | | | 302-01 |

**2Hr Sun-On-Ground**

# APPENDIX F
# -
# TWO-HOURS SUN CONTOUR PLANS – 21 JUNE ASSESSMENT


ANSTEY HORNE
EST. 1795
Chartered Surveyors

¦ Rights of Light/ Daylight & Sunlight
¦ Party Wall & Neighbourly Matters
¦ Building Consultancy
¦ Fire Consultancy
¦ Project & Cost Management
¦ Building Safety

## LEGEND:

- Area receiving ≥ 2hr Sunlight on 21st June (BST)
- Area receiving < 2hr Sunlight on 21st June (BST)

X% - Percentage of Amenity Space receiving ≥ 2hr Sunlight on 21st June (BST)

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**ANSTEY HORNE**
**Received on 17/01/23**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**AROS**
**Received on 04/03/26**

0m 7.5m 15m 22.5m 30m 37.5m

## PROJECT INFORMATION:



CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 04/03/26

DRAWING TITLE: TWO-HOUR SUNLIGHT TEST
21ST JUNE (BST)
PROPOSED SCHEME

| LEAD: / UPDATED: | DATE: | SCALE: | |
|---|---|---|---|
| AK/AH/BS/EY | 16/03/26 | 1:750 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL01027_R08_V01_ | | | 302-02 |

**2Hr Sun-On-Ground**

LONDON
BIRMINGHAM
BRISTOL
BRIGHTON
CARDIFF
LEEDS
MANCHESTER
NORWICH
PLYMOUTH

Rights of light
Party wall
Building surveying
Fire engineering
Project & cost Management
Building safety