DAYLIGHT & SUNLIGHT REPORT

for

PROPOSED DEVELOPMENT

at

THE BARN HOTEL

WEST END ROAD

RUISLIP

REF: GI/EK/ROL01027
September 2024

expertise *applied*

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Figure 1: Oblique aerial photograph of the site looking south (Source: Google)

Figure 2: 3D view of computer model in the proposed condition

1. INTRODUCTION

1.1 Chase New Homes Limited is proposing a development at The Barn Hotel, West End Road, Ruislip, HA4 6JB. The development comprises the partial demolition of 1no. Grade II Listed Building and conversion of both (2no.) listed buildings to provide 3no. dwellings. Demolition and redevelopment of the remainder of the site for residential use with associated infrastructure, public open space and landscaping.

1.2 The application site is situated to the south of Ruislip Station and is bounded by properties in Eversley Crescent and Garden Close.

1.3 Chase New Homes Limited is conscious of the need to minimise impact on the light to neighbouring residential properties and therefore instructed Anstey Horne to work with the project architect, CMYK Architects, so that the effects of the proposed development could be properly understood and, wherever possible, minimised.

1.4 Anstey Horne has been commissioned to undertake a formal technical assessment of the effect of the proposed development upon the existing surrounding properties, having regard to the recommendations in BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022). We have also been commissioned to undertake a study of the interior light levels within the proposed development, which is the subject of a separate report.

1.5 Our study has been carried out using 3D computer modelling and our specialist computer simulation software. Our 3D model is shown in Figure 2 on page 1.

1.6 This report summarises the relevant planning policy, the basic principles of daylighting and sunlighting, the methods used to assess the potential impact of the development, the information used in compiling our 3D computer model and the results of our technical assessment. Drawings and full tables of results of our technical assessment are attached in the appendices.

2. PLANNING POLICY AND GUIDANCE

National Planning Policy and Guidance

2.1 The Revised National Planning Policy Framework (revised December 2023, Department for Communities and Local Government) 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 In terms of daylight and sunlight, under section 11 *'Making effective use of land'*, paragraph 129(c) states 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, publish BRE guidelines 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022) by PJ Littlefair. 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>London Plan March 2021</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:

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 edition.

2.7 Part 1 of the SPG covers housing supply and sets out the Mayor's approach to optimising housing output. In relation to the effect on daylight and sunlight to surrounding properties it advises:

"Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines[1] *to assess the daylight and sunlight impacts of new development on surrounding properties … 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 degree of harm on adjacent properties … 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 and avoid unacceptable harm."

[1] BRE Report 209*, Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022).

Local Planning Policy and Guidance

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

Hillingdon Local Plan Part 2 - Development Management Policies

2.9 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".

2.10 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…"

2.11 We confirm that we have undertaken our daylight and sunlight study in accordance with BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022).

3. BRE METHOD OF ASSESSMENT AND NUMERICAL GUIDELINES

Daylight to existing surrounding buildings

3.1 Section 2.2 of the BRE Report makes recommendations concerning the impact on daylight to existing buildings. In summary, the BRE report states that:

"If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- *the VSC [vertical sky component] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value; [or]*
- *the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value."*

3.2 So, where the angle to the horizontal subtended by the new development measured at the centre of the lowest window in an existing surrounding building (the angle of obstruction) is less than 25° (see Figure 3 below), the diffuse daylight to that building is unlikely to be significantly affected and need not be tested.

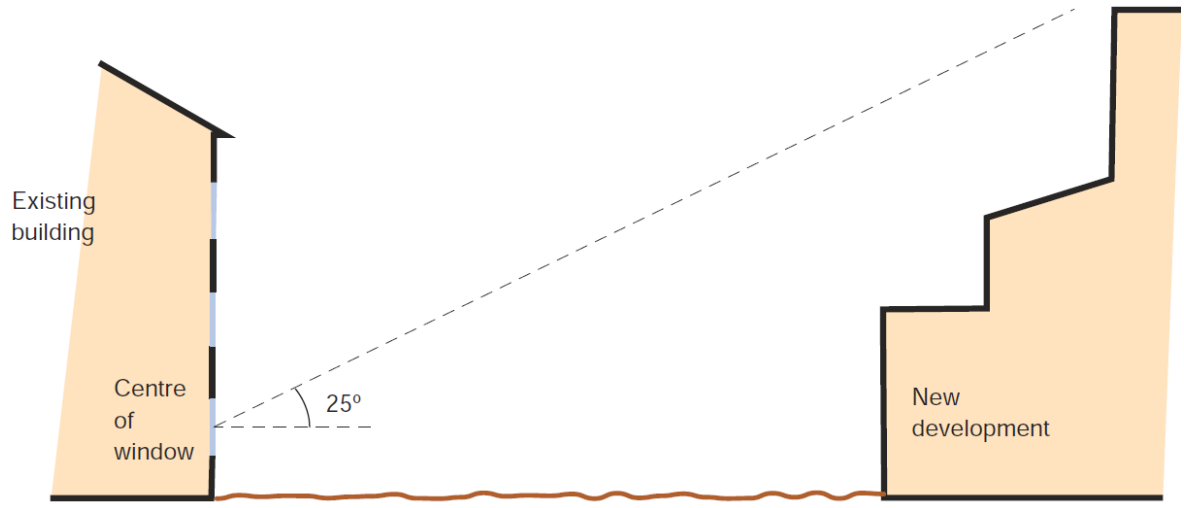


Figure 3 - Section perpendicular to a main window wall of an existing building showing a new development subtending an angle of less than 25° to the horizontal from the centre of the lowest window. (© BRE Report 209)

3.3 Where the obstruction angle is greater than 25°, both of the more detailed daylight tests should be undertaken, namely vertical sky component ('VSC') at the window and daylight distribution on the working plane. For each test the guidelines operate on the general principle that if the amount of daylight is reduced to less than 0.8 times its former value (i.e. there will be more than a 20% loss) the reduction will be noticeable to the building's occupants.

3.4 'Noticeable' does not necessarily equate to 'unacceptable' and the BRE's standard target values should not be considered as pass/fail criteria. Ultimately the local planning authority will need to make a judgement as to whether any impacts are acceptable when weighed against the many other planning considerations.

3.5 The VSC test measures the amount of skylight available at the centre of a window on the external plane of the window wall. It has a maximum value of almost 40% for a completely unobstructed vertical window wall. If a room has two or more windows of equal size, the mean of their VSCs may be taken. As the VSC calculation takes no account of the size of the window being tested, the size of the room it lights or multiple windows of unequal size, it does not measure light inside the room. It merely measures the potential conditions in the room. The VSC results can therefore be potentially misleading if considered in isolation and should be read in conjunction with those of the second test - daylight distribution.

3.6 The daylight distribution test calculates the area of the working plane inside a room that will have a direct view of the sky. This is done by plotting the no-sky line, i.e. the line on the working plane that divides those areas that receive direct skylight from those that do not, as shown in Figure 4 below.

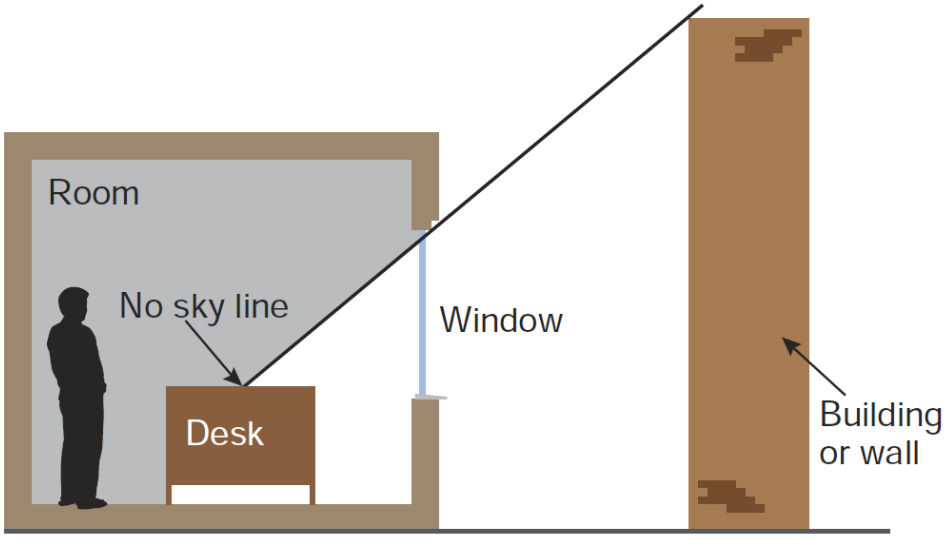


Figure 4 - The no-sky line divides areas of the working plan which can and cannot receive direct skylight.
(© BRE Report 209)

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

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

Sunlight to existing surrounding buildings

3.9 Section 3.2 of the BRE Report makes recommendations concerning the impact on sunlight to existing dwellings or non-domestic buildings where there is a particular requirement for sunlight. The guide notes at paragraph 3.2.2 that:

"obstruction to sunlight may become an issue if:

- *some part of a new development is situated within 90° of due south of a main window wall of an existing building; and*
- *in the section drawn perpendicular to the existing window wall, the new development subtends an angle greater than 25° to the horizontal measured from the centre of the lowest window to a main living room."*

3.10 If these angle criteria are not met, the guide recommends a more detailed check to calculate the impact of the proposed development on the available sunlight.

3.11 The guide suggests:

"all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within 90° of due south anyway." (BRE paragraph 3.2.3)

3.12 The available sunlight is measured in terms of the percentage of annual probable sunlight hours ('APSH') at the centre point of the window. 'Probable sunlight hours' is defined as:

"the long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account)."

3.13 Paragraph 3.2.13 of the BRE Report summarises its sunlight guidance as follows:

"If a living room of an existing dwelling has a main window facing within 90º of due south, and any part of a new development subtends an angle of more than 25º to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

- *receives less than 25% of annual probable sunlight hours and less than 0.80 times its former annual value; or less than 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.80 times its former value during that period;*

- *and also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours".*

Sunlight to existing surrounding gardens and open spaces

3.14 Section 3.3 of the BRE Report makes recommendations concerning the impact of proposed development on sunlight to open spaces between buildings, such as main back gardens of houses, allotments, parks and playing fields, children's playgrounds, outdoor swimming pools, sitting-out areas, such as in public squares and focal points for views, such as a group of monuments or fountains. The guide recommends that the level of overshadowing on such areas should be checked on the equinox (21 March).

3.15 The BRE Report recognises that each of these spaces has different sunlighting requirements and that it is difficult to suggest a hard and fast rule. It recommends that at least half of the amenity area should receive at least two hours of sunlight on the equinox on 21 March.

3.16 When assessing the impact of a proposed development on the level of overshadowing of an existing open amenity, the BRE guide recommends that:

"if, as a result of new development the area which can receive two hours of direct sunlight on 21 March is reduced to less than 0.8 times its former size, this further loss of sunlight is significant. The garden or amenity area will tend to look more heavily overshadowed".

3.17 Sunlight at an altitude of 10° or less does not count, because it is likely to be blocked by planting anyway. Driveways and hard standing for cars is usually left out of the area calculation. Around housing, front gardens which are relatively small and visible from public footpaths can be omitted with only main back gardens needing to be analysed.

3.18 Fences or walls less than 1.5 metres high can be ignored. Where low fences or walls are intended – or railings or trellises that let through sunlight – no calculation of

3.19 shadows is necessary. The guide notes that:

"normally, trees and shrubs need not be included, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than a deep shadow of a building".

This is especially the case for deciduous trees, which provide welcome shade in the summer whilst allowing sunlight to penetrate during the winter months.

Computer simulation

3.20 Appendix A of the BRE guide describes a method for calculating VSC and APSH using various indicator templates and Appendix D shows how the no-sky line may be plotted inside a room. Where the obstructions on the skyline are complex these manual methods can be difficult to apply and the results can be crude. We therefore prefer to use computer simulation and our specialist software, which is based on the more accurate Waldram method, which is described in Appendix B of the BRE guide.

3.21 The information upon which our computer model was based is explained in the section 5 of this report.

4. APPLICATION OF BRE GUIDELINES

Flexible application of the guidelines

4.1 In its introduction the BRE Report 209 (third edition, 2022) states:

- *(Its) "main aim is … to help to ensure good conditions in the local environment, considered broadly, with enough sunlight and daylight on or between buildings for good interior and exterior conditions."* (BRE paragraph 1.5)

- *"The guide is intended for building designers and their clients, consultants and planning officials. 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."* (BRE paragraph 1.6)

- *"Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."* (BRE paragraph 1.6)

4.2 Clearly, the BRE guide is an advisory document, not a rigid set of rules. Care must therefore be taken to apply its recommendations in a manner fitting to the location of the proposed development.

Alternative target values

4.3 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… The calculation methods … are entirely flexible in this respect." (BRE paragraph 1.6)

4.4 At paragraph 2.2.3 the guide states:

"Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints."

4.5 Appendix F of the BRE Guide gives advice on setting alternative target values for skylight access. At page 85 it states:

"different targets may be used, based on the special requirements of the proposed development or its location".

4.6 Furthermore, as noted at paragraph 2.7 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.

4.7 Clearly, rigid application of the numerical guidelines could well give rise to an inappropriate answer and form of development for city centre sites, in which case it may be appropriate to adopt lower target values that are more appropriate to the location concerned.

Proximity of neighbouring building to the boundary

4.8 The BRE guide permits the reasonableness or otherwise of the distance of the neighbouring building from the boundary to be taken into account. At paragraph 2.2.3 it states:

"Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light".

Interpretation of relative impacts

4.9 Except where the BRE guide's specified minimum values will be retained in the proposed condition (see paragraphs 3.1, 3.13 and 3.14 above), the guide advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value. (We refer to this as the 'BRE 0.8 guideline'.) Care must be taken when interpreting the 'relative impact' figures (in the columns marked "factor of former value" in the tables of results), because where an existing value is low even a small reduction in real terms can manifest itself as a large relative impact. For example a reduction from 6% VSC to 3% VSC will appear as a reduction to 0.5 times its former value, and is therefore a transgression of the guidelines in theory, but in reality a loss of 3% VSC is very small and would be barely perceptible.

4.10 When the BRE launched the second edition of their guidelines in 2011, they cited the above logic as the reason for introducing the third tier to their sunlight criteria, as referred to in paragraph 3.13 above, namely that sunlight will be adversely affected where it is reduced below 25% APSH annually or 5% APSH in winter and to less than 0.8 times its former value and where the reduction annually is greater than 4% APSH.

Balconies, projecting wings and other self-obstructing projections

4.11 The BRE guide acknowledges that balconies and projecting wings to existing neighbouring buildings artificially limit the available daylight and sunlight and, as a consequence, larger relative reductions in light may be unavoidable. More specifically it states:

"Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light." (BRE paragraph 2.2.11)

"A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above." (BRE paragraph 2.2.14)

"Balconies and overhangs above an existing window tend to block sunlight, especially in summer. Even a modest obstruction opposite may result in a large relative impact on the sunlight received. One way to demonstrate this would be to carry out an additional calculation of the APSH, for both the existing and proposed situations, without the balcony in place. For example, if the proposed APSH with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of sunlight." (BRE paragraph 3.2.11)

4.12 Clearly, where windows are inset or self-obstructed by balconies or other projections they will be unusually sensitive to changes in massing opposite and transgressions of the BRE's default numerical guidelines are more likely to arise. In such circumstances flexible application of the guidelines is very important.

Deep rooms

4.13 The BRE guide advises that light penetration into deep rooms lit from one side only may be unavoidably affected. At paragraph 2.2.12 it states

"The guidelines … need to be applied sensibly and flexibly. There is little point in designing tiny gaps in the roof lines of new development in order to safeguard no sky lines in existing buildings. If an existing building contains rooms lit from one side only and greater than 5 m deep, then a greater movement of the no sky line may be unavoidable."

5. INFORMATION USED IN THE TECHNICAL STUDY

5.1 In order to carry out the tests recommended in the BRE Report, we commenced by building a 3D computer model of the existing buildings on the site, the existing surrounding buildings to be studied, other relevant background massing and the proposed scheme. The computer model is illustrated on the drawings at Appendix A and is based on the information listed below.

Proposed scheme:

- CMYK's 2D drawings of the proposed scheme received 21 August 2024

Existing building on the site and existing surrounding buildings:

- Anstey Horne's drone survey data collected 17 January 2023
- Site photographs

Internal arrangements within existing surrounding buildings:

Property	Drawings with planning application ref.
37 Eversley Crescent	Proposed plans obtained under 18543-APP-2011-2442
45 Eversley Crescent	Proposed plans obtained under 19433/APP/2015/543

5.2 Where plans of the existing surrounding buildings were not available, we estimated the internal arrangements and room uses based on an external inspection. Where we have had to estimate internal arrangements and room uses, this has no bearing upon the tests for VSC or APSH because the reference point is at the centre of the window. It is relevant to the daylight distribution assessment, but in the absence of suitable plans, estimation is a conventional approach.

6. SCOPE OF TECHNICAL STUDY

6.1 In our experience local planning authorities are usually only concerned with the impact on dwellings and, perhaps, schools, hospitals and nursing homes. This is the basis on which we have scoped our technical study.

6.2 Having regard to the preliminary 25°-line test and orientation test recommended in the BRE Report, as explained above in paragraphs 3.1 to 0 and 3.9, we have calculated the impact of the proposed development on the daylight and sunlight levels to relevant rooms in the following existing surrounding buildings:

Table 1 - Scope of assessments

Properties	Daylight	Sunlight	Sunlight to gardens
1-6 Garden Close	Yes	No	No
7-12 Garden Close	Yes	No	No
13-18 Garden Close	Yes	No	No
19-25 Garden Close	Yes	No	No
26-32 Garden Close	Yes	No	No
33-38 Garden Close	Yes	Yes	No
37 Eversley Crescent	Yes	Yes	Yes
39 Eversley Crescent	Yes	Yes	Yes
41 Eversley Crescent	Yes	Yes	Yes
43 Eversley Crescent	Yes	Yes	Yes
45 Eversley Crescent	Yes	Yes	Yes
3 West End Road	Yes	No	No

6.3 We have only tested the impact on the main rooms in each property, as advised in the BRE guidelines. It is not necessary to test staircases, hallways, bathrooms, toilets etc.

6.4 Each of the existing surrounding buildings tested is shown labelled on the plan views of the computer model on our drawings at Appendix A of this report.

6.5 The daylight distribution contour plans at Appendix E show the window positions and room layouts that have been tested in each of the buildings concerned.

6.6 We have calculated the impact of the proposed development on sunlight on 21 March to the gardens/open spaces at 37 – 45 (odds) Eversley Crescent. The locations of these spaces and the proportion of each that receives at least two hours of sunlight on 21 March in the existing and proposed conditions are shown on our drawing(s) at Appendix F.

7. IMPACT UPON SURROUNDING PROPERTIES

7.1 In this section of our report, we set out our analysis of the results of our impact study under the headings of daylight and sunlight. For each element we will provide commentary on the results taking each property, or groups of properties, in turn.

7.2 To re-cap briefly on the assessment criteria explained in section 5, each of the tests is run in the existing and proposed condition so that the daylight and sunlight levels before and after development are quantified and the relative change is determined. Except where the BRE guide's specified minimum values will be retained in the proposed condition, it advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value (the "BRE 0.8 guideline").

Daylight and sunlight to existing surrounding buildings

7.3 The numerical results of the vertical sky component ('VSC') test are tabulated at Appendix B. For the daylight distribution test, numerical results are tabulated at Appendix C and no-sky contour plans are shown on our drawings at Appendix E. On the plans, the area of the room with a view of sky in the proposed condition is enclosed by the red contour and in the existing condition by the green contour. Where there will be no effect on the no-sky contour the red contour sits on top of the green one and only the red contour is visible. Where there will be a change, the areas of the room that will either lose or gain a view of sky are cross-hatched black.

7.4 The numerical results of the percentage of annual probable sunlight hours ('APSH') test are tabulated at Appendix D. Only those buildings identified by application of the BRE guide's preliminary 25° line test and orientation test, as explained above, have been tested.

7.5 In terms of daylight and sunlight to neighbouring properties, the headline adherence rates are as follows:

- 187 (98%) of the 190 windows tested for VSC achieve the guideline values.
- 129 (99%) of the 130 rooms tested for daylight distribution achieve the guideline values.
- 30 (100%) of the 30 rooms tested for APSH meet the guideline values on an annual basis and 30 (100%) meet the guidelines on a winter basis

7.6 Overall, the results demonstrate that almost all of the windows and rooms within the neighbouring properties assessed would achieve, and in many cases, exceed the BRE's guideline values for both daylight and sunlight.

7.7 For the two properties which contain windows or rooms that sit outside of the guidelines, we discuss these in further detail below:

45 Eversley Crescent

7.8 The VSC results for this property confirm that all 7 of the windows assessed would exceed the BRE's absolute guideline of 27% VSC with the proposed development in place. In terms of daylight distribution, 2 of the 3 rooms are shown to meet the guideline values. The remaining room is a bedroom which achieves 0.67 times its former value. It is important to note that the BRE suggests that whilst bedrooms should be analysed, they are considered less important. Additionally, the window lighting this bedroom retains a high absolute VSC value of 30.45%, in excess of the BRE's suggested level of 27%, which demonstrates that the room will retain adequate daylight availability when both daylighting assessments are considered in conjunction with one another as the BRE suggest.

7.9 In terms of sunlight availability only the LKD was assessed as it contains windows which face within 90 degrees of due south. The results confirm that the LKD achieves 100% APSH on an annual basis and 30% during the winter months which is well in excess of the BRE's guideline of 25% and 5% respectively.

3 West Road

7.10 The VSC results for this property confirm that 2 of the 5 windows assessed would meet the guideline values. The three remaining windows are located on the side elevation of 3 West Road and achieve results ranging between 0.76 and 0.13 times their former value. It is worth noting that the rooms these windows serve are all shown to achieve the guideline values for daylight distribution. For completeness, each of these windows is discussed in further detail below:

- On the ground floor, there is a side window that achieves 0.13 times its former value, which we believe is a secondary window lighting a larger room with an outlook onto the rear garden. The BRE prescribe VSC testing to primary windows in the first instance, with main window lighting this room retaining a high absolute VSC value of 35.73%. Additionally, the daylight distribution assessment confirms that there is no reduction in the lit area, with the room retaining visible sky access to 100% of its area, demonstrating that adequate daylight availability will remain for this room.

- On the first floor, there are two windows that achieve results of 0.79 and 0.76 times their former value and are therefore only marginally beyond the 0.8 recommended by the BRE. When externally reviewing the size and shape of the windows, as well as their proximity to visible plumbing features, we think it likely that these windows serve bathroom or WC. The BRE suggest that bathrooms and WCs do not have the same

expectation for natural light, although we have assessed these windows for completeness. The daylight distribution assessment further confirms that there is no reduction in the lit area, with the room retaining visible sky access to 100% of its area.

Sunlight to surrounding gardens and open spaces

7.11 In accordance with the BRE guide we have calculated the effect on the gardens at 37 -45 (odds) Eversley Crescent by plotting the two-hour sun contour on 21 March in the existing and proposed condition as shown on our drawings at Appendix F. The parts of each garden receiving at least two hours of sunlight are shaded yellow and expressed as a percentage on the drawings. The figures are also set out in Table 2 below, along with the factor by with the existing sunlit area will change as a consequence of the proposed development.

Table 2 - Summary of two-hour sun-on-ground results

Address	Proportion in sun for ≥ 2 hrs on 21 March		Factor of former value
	Existing	Proposed	
37 Eversley Crescent	85%	86%	1.02
39 Eversley Crescent	79%	79%	0.99
41 Eversley Crescent	86%	86%	1.00
43 Eversley Crescent	77%	76%	0.99
45 Eversley Crescent	86%	86%	0.99

7.12 The results of the two-hour sun contour test confirm that all of the neighbouring amenity spaces assessed will exceed the BREs guideline values in the proposed condition, either experiencing no change in the area which receives 2 hours of sunlight or experiencing slight increases in sunlight availability.

8. SUMMARY AND CONCLUSION

8.1 Hillingdon's planning policy seeks to safeguard daylight and sunlight to existing buildings and points to the guidance published in BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice*.

8.2 We have undertaken a study of the impact of the proposed development on the relevant rooms in the surrounding dwellings. The tests were undertaken in accordance with the BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022). The BRE guide gives useful advice and recommends various numerical guidelines by which to assess the impact of development on daylight and sunlight to existing surrounding properties.

8.3 For daylight, the results of the assessments demonstrate that 98% of the neighbouring windows and 99% of the neighbouring rooms meet the BRE's guideline values which is an excellent level of adherence to the guidelines. Where there are a small number of windows or rooms outside of the guideline recommendations for daylight, adequate daylight availability remains when we consider both the VSC and daylight distribution assessments in conjunction with one another as the BRE advise.

8.4 For sunlight, 100% of the rooms assessed achieve the BRE guideline values for both annual and winter sunlight, which is an excellent level of adherence. Additionally, the sun on ground results demonstrates that all of the neighbouring amenity spaces would also exceed the BREs guideline values, either experiencing a negligible change in the area which receives two hours of sunlight or experiencing slight increases in sunlight availability as a result of the proposed development.

8.5 In conclusion, the layout of the proposed development follows the BRE guidelines and will not significantly reduce sunlight or daylight to existing surrounding properties.

Anstey Horne

ANSTEY HORNE

3 September 2024

APPENDIX A

-

PLAN AND 3D VIEWS OF THE COMPUTER MODEL

DRAWING NOS. ROL01027_R06_V01_001 TO 006

AnsteyHorne
CHARTERED SURVEYORS
www.ansteyhorne.co.uk
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362

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
CMYK PLANNING AND DESIGN
Received on 21/08/24

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: 21/08/24

DRAWING TITLE: SITE PLAN VIEW
EXISTING CONDITION

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
AK/AH/BS	30/08/24	1:750	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01027_R06_V01_			001

Site Plan

3D MASSING VIEW

AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

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
CMYK PLANNING AND DESIGN
Received on 21/08/24

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

PROJECT INFORMATION

CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 21/08/24

DRAWING TITLE: 3D MASSING MODEL VIEW
EXISTING CONDITION

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
AK/AH/BS	30/08/24	1:500	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01027_R06_V01_			002

3D Massing Model

AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

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
CMYK PLANNING AND DESIGN
Received on 21/08/24

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

PROJECT INFORMATION

CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 21/08/24

DRAWING TITLE: 3D MASSING MODEL VIEW
EXISTING CONDITION

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
AK/AH/BS	30/08/24	1:500	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01027_R06_V01_			003

3D Massing Model

SITE PLAN VIEW

AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

- Existing
- Proposed
- AOD Height (mm) — 12120
- Consented
- Cutback

SOURCES OF INFORMATION:

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

Site and aerial photos.

PROPOSED BUILDINGS
CMYK PLANNING AND DESIGN
Received on 21/08/24

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

PROJECT INFORMATION

CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

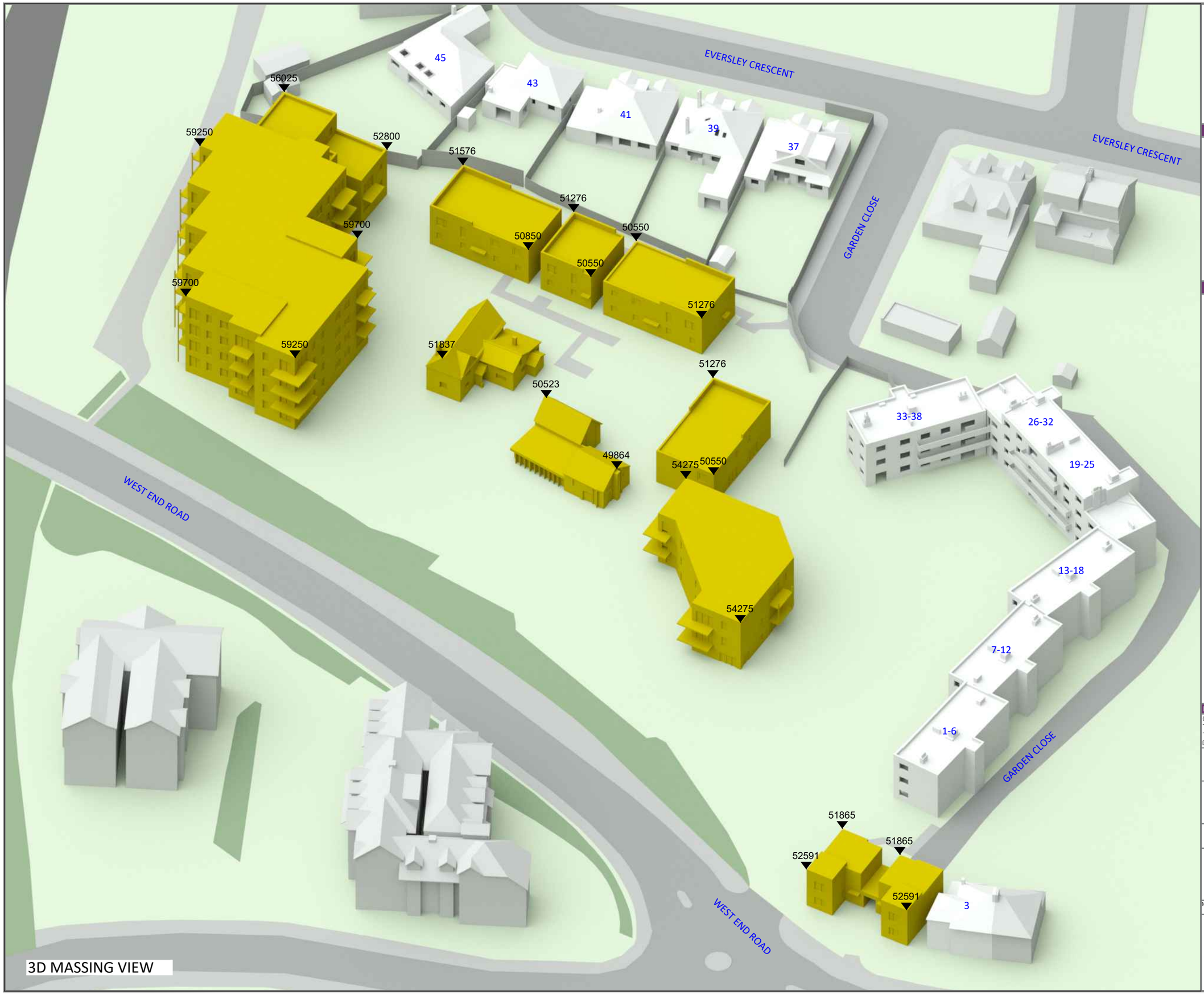
SCHEME REF: SCHEME RECEIVED: 21/08/24

DRAWING TITLE: SITE PLAN VIEW
PROPOSED SCHEME

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
AK/AH/BS	30/08/24	1:750	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01027_R06_V01_			004

Site Plan



3D MASSING VIEW

AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

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
CMYK PLANNING AND DESIGN
Received on 21/08/24

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

PROJECT INFORMATION

CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 21/08/24

DRAWING TITLE: 3D MASSING MODEL VIEW
PROPOSED SCHEME

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
AK/AH/BS	30/08/24	1:500	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01027_R06_V01_			005

3D Massing Model

AnsteyHorne

CHARTERED SURVEYORS

London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362

www.ansteyhorne.co.uk

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
CMYK PLANNING AND DESIGN
Received on 21/08/24

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

PROJECT INFORMATION

CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 21/08/24

DRAWING TITLE: 3D MASSING MODEL VIEW
PROPOSED SCHEME

MODELLED BY: / DRAWN BY	DATE:	SCALE:	
AK/AH/BS	30/08/24	1:500	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01027_R06_V01_			006

3D Massing Model

APPENDIX B

-

VERTICAL SKY COMPONENT ('VSC') TABLE

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

AnsteyHorne

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
1-6 Garden Close							
Gnd Floor							
R1	RESIDENTIAL		LIVING ROOM	W1	37.32	33.64	N/A
R1	RESIDENTIAL		LIVING ROOM	W6	36.99	35.81	N/A
R2	RESIDENTIAL		LIVING ROOM	W2	25.32	23.67	0.93
R3	RESIDENTIAL		BEDROOM	W3	23.65	22.22	0.94
R4	RESIDENTIAL		BEDROOM	W4	24.56	23.23	0.95
R5	RESIDENTIAL		BEDROOM	W5	35.93	34.72	N/A
1st Floor							
R1	RESIDENTIAL		LIVING ROOM	W1	38.10	36.40	N/A
R1	RESIDENTIAL		LIVING ROOM	W7	37.99	37.23	N/A
R2	RESIDENTIAL		LIVING ROOM	W2	27.07	25.98	0.96
R2	RESIDENTIAL		LIVING ROOM	W3	20.52	19.47	0.95
R3	RESIDENTIAL		BEDROOM	W4	23.93	22.99	0.96
R4	RESIDENTIAL		BEDROOM	W5	24.82	23.95	0.96
R5	RESIDENTIAL		BEDROOM	W6	36.93	36.14	N/A
2nd Floor							
R1	RESIDENTIAL		LIVING ROOM	W1	38.80	38.60	N/A
R1	RESIDENTIAL		LIVING ROOM	W7	38.70	38.31	N/A
R2	RESIDENTIAL		LIVING ROOM	W2	36.41	35.87	N/A
R2	RESIDENTIAL		LIVING ROOM	W3	34.91	34.44	N/A
R3	RESIDENTIAL		BEDROOM	W4	38.46	38.04	N/A
R4	RESIDENTIAL		BEDROOM	W5	38.69	38.29	N/A
R5	RESIDENTIAL		BEDROOM	W6	38.71	38.34	N/A
7-12 Garden Close							
Gnd Floor							
R1	RESIDENTIAL		LIVING ROOM	W1	24.07	22.17	0.92
R2	RESIDENTIAL		BEDROOM	W2	19.84	17.88	0.90
R3	RESIDENTIAL		BEDROOM	W3	20.69	18.68	0.90
R4	RESIDENTIAL		BEDROOM	W4	35.17	33.12	N/A
R5	RESIDENTIAL		LIVING ROOM	W5	36.50	34.34	N/A
R5	RESIDENTIAL		LIVING ROOM	W6	21.52	21.33	0.99
1st Floor							
R1	RESIDENTIAL		LIVING ROOM	W1	27.03	25.62	0.95
R1	RESIDENTIAL		LIVING ROOM	W2	20.49	19.21	0.94
R2	RESIDENTIAL		BEDROOM	W3	22.90	21.52	0.94
R3	RESIDENTIAL		BEDROOM	W4	23.84	22.44	0.94
R4	RESIDENTIAL		BEDROOM	W5	36.55	35.16	N/A
R5	RESIDENTIAL		LIVING ROOM	W6	37.81	36.44	N/A
R5	RESIDENTIAL		LIVING ROOM	W8	24.29	24.16	0.99
R5	RESIDENTIAL		LIVING ROOM	W9	14.79	14.67	0.99
2nd Floor							
R1	RESIDENTIAL		LIVING ROOM	W1	36.87	36.09	N/A
R1	RESIDENTIAL		LIVING ROOM	W2	35.71	35.03	N/A
R2	RESIDENTIAL		BEDROOM	W3	38.42	37.71	N/A
R3	RESIDENTIAL		BEDROOM	W4	38.61	37.92	N/A
R4	RESIDENTIAL		BEDROOM	W5	38.68	38.00	N/A
R5	RESIDENTIAL		LIVING ROOM	W6	38.72	38.06	N/A
R5	RESIDENTIAL		LIVING ROOM	W8	30.40	30.34	N/A
R5	RESIDENTIAL		LIVING ROOM	W9	22.89	22.83	1.00
13-18 Garden Close							

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

AnsteyHorne

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
Gnd Floor							
R1	RESIDENTIAL		LIVING ROOM	W1	33.90	32.24	N/A
R1	RESIDENTIAL		LIVING ROOM	W6	23.68	22.57	0.95
R2	RESIDENTIAL		BEDROOM	W2	32.33	30.97	N/A
R3	RESIDENTIAL		BEDROOM	W3	17.02	15.82	0.93
R4	RESIDENTIAL		BEDROOM	W4	15.35	14.31	0.93
R5	RESIDENTIAL		LIVING ROOM	W5	18.52	17.63	0.95
1st Floor							
R1	RESIDENTIAL		LIVING ROOM	W1	36.25	35.07	N/A
R1	RESIDENTIAL		LIVING ROOM	W7	16.97	16.19	0.95
R1	RESIDENTIAL		LIVING ROOM	W8	26.27	25.51	0.97
R2	RESIDENTIAL		BEDROOM	W2	34.46	33.41	N/A
R3	RESIDENTIAL		BEDROOM	W3	19.92	18.98	0.95
R4	RESIDENTIAL		BEDROOM	W4	18.16	17.32	0.95
R5	RESIDENTIAL		LIVING ROOM	W5	21.66	20.89	0.96
R5	RESIDENTIAL		LIVING ROOM	W6	15.73	15.05	0.96
2nd Floor							
R1	RESIDENTIAL		LIVING ROOM	W1	37.96	37.29	N/A
R1	RESIDENTIAL		LIVING ROOM	W7	25.17	24.76	0.98
R1	RESIDENTIAL		LIVING ROOM	W8	32.03	31.67	N/A
R2	RESIDENTIAL		BEDROOM	W2	37.51	36.89	N/A
R3	RESIDENTIAL		BEDROOM	W3	36.88	36.31	N/A
R4	RESIDENTIAL		BEDROOM	W4	35.77	35.25	N/A
R5	RESIDENTIAL		LIVING ROOM	W5	33.01	32.49	N/A
R5	RESIDENTIAL		LIVING ROOM	W6	32.40	31.95	N/A
19-25 Garden Close							
Gnd Floor							
R1	RESIDENTIAL		LIVING ROOM	W1	24.58	23.50	0.96
R2	RESIDENTIAL		BEDROOM	W2	18.19	17.18	0.94
R3	RESIDENTIAL		BEDROOM	W3	29.10	28.15	N/A
R4	RESIDENTIAL		BEDROOM	W4	24.54	23.61	0.96
1st Floor							
R1	RESIDENTIAL		LIVING ROOM	W1	27.03	26.24	0.97
R1	RESIDENTIAL		LIVING ROOM	W2	22.67	21.95	0.97
R2	RESIDENTIAL		BEDROOM	W3	22.54	21.81	0.97
R3	RESIDENTIAL		BEDROOM	W4	32.08	31.38	N/A
R4	RESIDENTIAL		BEDROOM	W5	27.92	27.24	N/A
R4	RESIDENTIAL		BEDROOM	W6	17.77	17.07	0.96
2nd Floor							
R1	RESIDENTIAL		LIVING ROOM	W1	30.08	29.67	N/A
R1	RESIDENTIAL		LIVING ROOM	W2	24.43	24.08	0.99
R2	RESIDENTIAL		BEDROOM	W3	36.32	35.94	N/A
R3	RESIDENTIAL		BEDROOM	W4	36.65	36.26	N/A
R4	RESIDENTIAL		BEDROOM	W5	32.70	32.32	N/A
R4	RESIDENTIAL		BEDROOM	W6	25.89	25.47	0.98
3rd Floor							
R1	RESIDENTIAL		LIVING ROOM	W1	39.18	38.96	N/A
R1	RESIDENTIAL		LIVING ROOM	W2	39.25	39.06	N/A
R2	RESIDENTIAL		BEDROOM	W3	39.25	39.07	N/A
R3	RESIDENTIAL		BEDROOM	W4	39.25	39.08	N/A
26-32 Garden Close							

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

AnsteyHorne

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
Gnd Floor							
R1	RESIDENTIAL		BEDROOM	W1	33.59	33.84	1.01
R2	RESIDENTIAL		BEDROOM	W2	23.54	23.54	1.00
R3	RESIDENTIAL		BEDROOM	W3	24.67	23.58	0.96
R4	RESIDENTIAL		BEDROOM	W4	29.21	28.20	N/A
R5	RESIDENTIAL		BEDROOM	W5	18.09	17.07	0.94
R6	RESIDENTIAL		LIVING ROOM	W6	24.55	23.47	0.96
1st Floor							
R1	RESIDENTIAL		BEDROOM	W1	35.68	35.75	N/A
R2	RESIDENTIAL		BEDROOM	W2	25.13	25.13	1.00
R3	RESIDENTIAL		BEDROOM	W3	15.92	15.34	0.96
R3	RESIDENTIAL		BEDROOM	W4	28.32	27.71	N/A
R4	RESIDENTIAL		BEDROOM	W5	32.36	31.72	N/A
R5	RESIDENTIAL		BEDROOM	W6	22.65	21.97	0.97
R6	RESIDENTIAL		LIVING ROOM	W7	27.05	26.30	0.97
R6	RESIDENTIAL		LIVING ROOM	W8	22.69	22.00	0.97
2nd Floor							
R1	RESIDENTIAL		BEDROOM	W1	38.23	38.12	N/A
R2	RESIDENTIAL		BEDROOM	W2	30.60	30.60	N/A
R3	RESIDENTIAL		BEDROOM	W3	26.39	26.17	0.99
R3	RESIDENTIAL		BEDROOM	W4	33.93	33.74	N/A
R4	RESIDENTIAL		BEDROOM	W5	37.05	36.84	N/A
R5	RESIDENTIAL		BEDROOM	W6	36.53	36.28	N/A
R6	RESIDENTIAL		LIVING ROOM	W7	30.18	29.86	N/A
R6	RESIDENTIAL		LIVING ROOM	W8	24.49	24.21	0.99
3rd Floor							
R1	RESIDENTIAL		BEDROOM	W1	39.24	39.02	N/A
R2	RESIDENTIAL		BEDROOM	W2	39.25	39.04	N/A
R3	RESIDENTIAL		LIVING ROOM	W3	39.19	38.95	N/A
R3	RESIDENTIAL		LIVING ROOM	W4	39.25	39.05	N/A
33-38 Garden Close							
Gnd Floor							
R1	RESIDENTIAL		KITCHEN	W1	31.40	33.72	1.07
R4	RESIDENTIAL		KITCHEN	W5	21.06	21.06	1.00
R4	RESIDENTIAL		KITCHEN	W6	29.87	30.10	1.01
R7	RESIDENTIAL		BEDROOM	W9	36.08	36.64	1.02
R8	RESIDENTIAL		LIVING ROOM	W10	17.74	17.34	0.98
R9	RESIDENTIAL		BEDROOM	W11	15.22	14.75	0.97
R10	RESIDENTIAL		BEDROOM	W12	16.99	16.34	0.96
R11	RESIDENTIAL		BEDROOM	W13	31.56	30.71	N/A
R12	RESIDENTIAL		LIVING ROOM	W14	33.15	31.83	N/A
R12	RESIDENTIAL		LIVING ROOM	W15	34.53	30.73	N/A
R13	RESIDENTIAL		BEDROOM	W16	33.49	29.96	N/A
1st Floor							
R1	RESIDENTIAL		KITCHEN	W1	34.26	35.70	1.04
R4	RESIDENTIAL		KITCHEN	W4	21.70	21.70	1.00
R4	RESIDENTIAL		KITCHEN	W5	31.15	31.31	1.01
R7	RESIDENTIAL		BEDROOM	W8	37.81	38.10	1.01
R8	RESIDENTIAL		LIVING ROOM	W9	20.29	20.02	0.99
R8	RESIDENTIAL		LIVING ROOM	W10	14.74	14.53	0.99
R9	RESIDENTIAL		BEDROOM	W11	16.97	16.68	0.98
R10	RESIDENTIAL		BEDROOM	W12	18.78	18.39	0.98
R11	RESIDENTIAL		BEDROOM	W13	33.74	33.22	N/A
R12	RESIDENTIAL		LIVING ROOM	W14	35.56	34.74	N/A
R12	RESIDENTIAL		LIVING ROOM	W15	36.83	34.40	N/A

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

AnsteyHorne

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R13	RESIDENTIAL		BEDROOM	W16	36.28	34.06	N/A
2nd Floor							
R1	RESIDENTIAL		KITCHEN	W1	37.32	37.83	1.01
R4	RESIDENTIAL		KITCHEN	W4	22.51	22.51	1.00
R4	RESIDENTIAL		KITCHEN	W5	33.33	33.43	N/A
R7	RESIDENTIAL		BEDROOM	W8	39.03	39.02	N/A
R8	RESIDENTIAL		LIVING ROOM	W9	32.12	32.01	N/A
R8	RESIDENTIAL		LIVING ROOM	W10	31.33	31.26	N/A
R9	RESIDENTIAL		BEDROOM	W11	34.97	34.87	N/A
R10	RESIDENTIAL		BEDROOM	W12	36.22	36.08	N/A
R11	RESIDENTIAL		BEDROOM	W13	36.92	36.71	N/A
R12	RESIDENTIAL		LIVING ROOM	W14	37.42	37.06	N/A
R12	RESIDENTIAL		LIVING ROOM	W15	38.45	37.29	N/A
R13	RESIDENTIAL		BEDROOM	W16	38.25	37.33	N/A
37 Eversley Crescent							
Gnd Floor							
R1	RESIDENTIAL		LD	W1	32.63	32.78	N/A
R1	RESIDENTIAL		LD	W2	25.42	25.72	1.01
R1	RESIDENTIAL		LD	W3	20.67	20.75	1.00
R2	RESIDENTIAL		LIVING ROOM	W4	27.36	27.78	1.02
R2	RESIDENTIAL		LIVING ROOM	W5	20.23	20.56	1.02
R2	RESIDENTIAL		LIVING ROOM	W6	29.96	30.32	1.01
R2	RESIDENTIAL		LIVING ROOM	W7	22.84	23.12	1.01
R2	RESIDENTIAL		LIVING ROOM	W8	5.07	5.17	1.02
1st Floor							
R1	RESIDENTIAL		BEDROOM	W1	36.95	36.81	N/A
39 Eversley Crescent							
Gnd Floor							
R1	RESIDENTIAL		UNKNOWN	W1	30.79	29.86	N/A
R1	RESIDENTIAL		UNKNOWN	W2	34.38	33.21	N/A
R2	RESIDENTIAL		UNKNOWN	W3	31.20	30.18	N/A
R3	RESIDENTIAL		UNKNOWN	W4	31.17	30.19	N/A
R3	RESIDENTIAL		UNKNOWN	W7	17.06	17.09	1.00
R3	RESIDENTIAL		UNKNOWN	W8	31.14	30.28	N/A
R3	RESIDENTIAL		UNKNOWN	W9	32.12	31.02	N/A
R3	RESIDENTIAL		UNKNOWN	W10	22.88	21.38	0.93
R4	RESIDENTIAL		UNKNOWN	W5	24.23	23.62	0.97
R4	RESIDENTIAL		UNKNOWN	W6	20.64	19.45	0.94
R5	RESIDENTIAL		UNKNOWN	W11	31.57	30.63	N/A
1st Floor							
R1	RESIDENTIAL		UNKNOWN	W1	84.76	84.46	N/A
R1	RESIDENTIAL		UNKNOWN	W2	84.74	84.42	N/A
R2	RESIDENTIAL		UNKNOWN	W3	83.83	83.45	N/A
41 Eversley Crescent							
Gnd Floor							
R1	RESIDENTIAL		KITCHEN	W1	11.58	11.57	1.00
R1	RESIDENTIAL		KITCHEN	W2	27.60	27.67	N/A
R1	RESIDENTIAL		KITCHEN	W3	33.14	31.61	N/A
R2	RESIDENTIAL		LIVING ROOM	W4	33.82	31.16	N/A
R3	RESIDENTIAL		BEDROOM	W5	33.60	31.63	N/A
43 Eversley Crescent							

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

AnsteyHorne

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
Gnd Floor							
R1	RESIDENTIAL		UNKNOWN	W1	23.21	23.10	1.00
R1	RESIDENTIAL		UNKNOWN	W2	33.03	29.98	N/A
R2	RESIDENTIAL		UNKNOWN	W3	24.30	22.69	0.93
R3	RESIDENTIAL		UNKNOWN	W4	26.97	26.55	0.98
R3	RESIDENTIAL		UNKNOWN	W5	33.57	29.27	N/A
45 Eversley Crescent							
Gnd Floor							
R1	RESIDENTIAL		BEDROOM	W1	34.86	30.45	N/A
R2	RESIDENTIAL		LKD	W2	34.85	31.41	N/A
R2	RESIDENTIAL		LKD	W4	36.00	33.33	N/A
R2	RESIDENTIAL		LKD	W5	97.44	96.58	N/A
R2	RESIDENTIAL		LKD	W6	97.39	96.60	N/A
R2	RESIDENTIAL		LKD	W7	98.11	97.45	N/A
R3	RESIDENTIAL		BEDROOM	W3	35.23	31.32	N/A
3 West End Road							
Gnd Floor							
R1	RESIDENTIAL		UNKNOWN	W1	36.14	35.73	N/A
R1	RESIDENTIAL		UNKNOWN	W2	37.44	4.77	0.13
1st Floor							
R1	RESIDENTIAL		UNKNOWN	W1	32.03	25.25	0.79
R1	RESIDENTIAL		UNKNOWN	W2	20.78	15.76	0.76
R2	RESIDENTIAL		UNKNOWN	W3	31.27	26.30	0.84

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

APPENDIX C
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DAYLIGHT DISTRIBUTION TABLE

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

AnsteyHorne

Property / room ref.	Property type	Flat no.	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
1-6 Garden Close							
Gnd Floor							
R1	RESIDENTIAL		LIVING ROOM	13.31	13.30	13.30	1.00
R2	RESIDENTIAL		LIVING ROOM	14.10	13.76	13.76	1.00
R3	RESIDENTIAL		BEDROOM	7.43	7.13	7.13	1.00
R4	RESIDENTIAL		BEDROOM	7.44	7.22	7.22	1.00
R5	RESIDENTIAL		BEDROOM	8.17	7.94	7.94	1.00
1st Floor							
R1	RESIDENTIAL		LIVING ROOM	13.31	13.30	13.30	1.00
R2	RESIDENTIAL		LIVING ROOM	14.10	13.68	13.68	1.00
R3	RESIDENTIAL		BEDROOM	7.43	7.11	7.11	1.00
R4	RESIDENTIAL		BEDROOM	7.44	7.21	7.21	1.00
R5	RESIDENTIAL		BEDROOM	8.17	7.94	7.94	1.00
2nd Floor							
R1	RESIDENTIAL		LIVING ROOM	13.31	13.30	13.30	1.00
R2	RESIDENTIAL		LIVING ROOM	14.10	13.97	13.97	1.00
R3	RESIDENTIAL		BEDROOM	7.43	7.28	7.28	1.00
R4	RESIDENTIAL		BEDROOM	7.44	7.29	7.29	1.00
R5	RESIDENTIAL		BEDROOM	8.17	7.95	7.95	1.00
7-12 Garden Close							
Gnd Floor							
R1	RESIDENTIAL		LIVING ROOM	13.22	12.96	12.96	1.00
R2	RESIDENTIAL		BEDROOM	7.33	7.07	7.07	1.00
R3	RESIDENTIAL		BEDROOM	7.28	7.08	7.08	1.00
R4	RESIDENTIAL		BEDROOM	8.00	7.77	7.77	1.00
R5	RESIDENTIAL		LIVING ROOM	13.25	13.06	13.06	1.00
1st Floor							
R1	RESIDENTIAL		LIVING ROOM	13.22	12.78	12.78	1.00
R2	RESIDENTIAL		BEDROOM	7.33	7.07	7.07	1.00
R3	RESIDENTIAL		BEDROOM	7.28	7.08	7.08	1.00
R4	RESIDENTIAL		BEDROOM	8.00	7.77	7.77	1.00
R5	RESIDENTIAL		LIVING ROOM	13.25	13.08	13.08	1.00
2nd Floor							
R1	RESIDENTIAL		LIVING ROOM	13.22	13.14	13.14	1.00
R2	RESIDENTIAL		BEDROOM	7.33	7.23	7.23	1.00
R3	RESIDENTIAL		BEDROOM	7.28	7.19	7.19	1.00
R4	RESIDENTIAL		BEDROOM	8.00	7.86	7.86	1.00
R5	RESIDENTIAL		LIVING ROOM	13.25	13.20	13.20	1.00
13-18 Garden Close							
Gnd Floor							
R1	RESIDENTIAL		LIVING ROOM	12.98	12.85	12.85	1.00
R2	RESIDENTIAL		BEDROOM	8.07	7.70	7.70	1.00
R3	RESIDENTIAL		BEDROOM	7.32	6.89	6.89	1.00
R4	RESIDENTIAL		BEDROOM	7.32	6.68	6.68	1.00
R5	RESIDENTIAL		LIVING ROOM	15.23	14.43	14.43	1.00
1st Floor							
R1	RESIDENTIAL		LIVING ROOM	12.98	12.83	12.83	1.00
R2	RESIDENTIAL		BEDROOM	8.07	7.69	7.69	1.00

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

AnsteyHorne

Property / room ref.	Property type	Flat no.	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
R3	RESIDENTIAL		BEDROOM	7.32	6.96	6.96	1.00
R4	RESIDENTIAL		BEDROOM	7.32	6.80	6.80	1.00
R5	RESIDENTIAL		LIVING ROOM	15.23	14.42	14.42	1.00
2nd Floor							
R1	RESIDENTIAL		LIVING ROOM	12.98	12.95	12.95	1.00
R2	RESIDENTIAL		BEDROOM	8.07	7.83	7.83	1.00
R3	RESIDENTIAL		BEDROOM	7.32	7.13	7.13	1.00
R4	RESIDENTIAL		BEDROOM	7.32	7.15	7.15	1.00
R5	RESIDENTIAL		LIVING ROOM	15.23	14.98	14.98	1.00
19-25 Garden Close							
Gnd Floor							
R1	RESIDENTIAL		LIVING ROOM	10.75	10.06	10.06	1.00
R2	RESIDENTIAL		BEDROOM	7.38	6.97	6.97	1.00
R3	RESIDENTIAL		BEDROOM	6.33	6.11	6.11	1.00
R4	RESIDENTIAL		BEDROOM	9.09	8.51	8.51	1.00
1st Floor							
R1	RESIDENTIAL		LIVING ROOM	10.75	10.29	10.29	1.00
R2	RESIDENTIAL		BEDROOM	7.38	7.26	7.26	1.00
R3	RESIDENTIAL		BEDROOM	6.33	6.23	6.23	1.00
R4	RESIDENTIAL		BEDROOM	9.09	8.60	8.60	1.00
2nd Floor							
R1	RESIDENTIAL		LIVING ROOM	10.75	10.59	10.59	1.00
R2	RESIDENTIAL		BEDROOM	7.38	7.28	7.28	1.00
R3	RESIDENTIAL		BEDROOM	6.33	6.27	6.27	1.00
R4	RESIDENTIAL		BEDROOM	9.09	8.95	8.95	1.00
3rd Floor							
R1	RESIDENTIAL		LIVING ROOM	10.75	10.61	10.61	1.00
R2	RESIDENTIAL		BEDROOM	7.38	7.29	7.29	1.00
R3	RESIDENTIAL		BEDROOM	6.33	6.27	6.27	1.00
26-32 Garden Close							
Gnd Floor							
R1	RESIDENTIAL		BEDROOM	10.50	10.23	10.23	1.00
R2	RESIDENTIAL		BEDROOM	10.38	9.62	9.62	1.00
R3	RESIDENTIAL		BEDROOM	9.62	8.59	8.59	1.00
R4	RESIDENTIAL		BEDROOM	6.36	6.15	6.15	1.00
R5	RESIDENTIAL		BEDROOM	7.41	7.01	7.01	1.00
R6	RESIDENTIAL		LIVING ROOM	10.80	10.14	10.14	1.00
1st Floor							
R1	RESIDENTIAL		BEDROOM	10.50	10.31	10.31	1.00
R2	RESIDENTIAL		BEDROOM	10.38	9.71	9.71	1.00
R3	RESIDENTIAL		BEDROOM	9.62	8.75	8.75	1.00
R4	RESIDENTIAL		BEDROOM	6.36	6.26	6.26	1.00
R5	RESIDENTIAL		BEDROOM	7.41	7.29	7.29	1.00
R6	RESIDENTIAL		LIVING ROOM	10.80	10.36	10.36	1.00
2nd Floor							
R1	RESIDENTIAL		BEDROOM	10.50	10.33	10.33	1.00
R2	RESIDENTIAL		BEDROOM	10.38	10.24	10.24	1.00
R3	RESIDENTIAL		BEDROOM	9.62	9.44	9.44	1.00
R4	RESIDENTIAL		BEDROOM	6.36	6.31	6.31	1.00
R5	RESIDENTIAL		BEDROOM	7.41	7.31	7.31	1.00
R6	RESIDENTIAL		LIVING ROOM	10.80	10.65	10.65	1.00

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

AnsteyHorne

Property / room ref.	Property type	Flat no.	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
3rd Floor							
R1	RESIDENTIAL		BEDROOM	6.36	6.31	6.31	1.00
R2	RESIDENTIAL		BEDROOM	7.41	7.32	7.32	1.00
R3	RESIDENTIAL		LIVING ROOM	10.80	10.66	10.66	1.00
33-38 Garden Close							
Gnd Floor							
R1	RESIDENTIAL		KITCHEN	5.68	5.62	5.62	1.00
R4	RESIDENTIAL		KITCHEN	5.74	5.66	5.66	1.00
R7	RESIDENTIAL		BEDROOM	10.88	10.65	10.65	1.00
R8	RESIDENTIAL		LIVING ROOM	15.08	14.34	14.22	0.99
R9	RESIDENTIAL		BEDROOM	10.29	9.81	9.78	1.00
R10	RESIDENTIAL		BEDROOM	10.85	10.44	10.44	1.00
R11	RESIDENTIAL		BEDROOM	10.94	10.72	10.72	1.00
R12	RESIDENTIAL		LIVING ROOM	13.36	13.34	13.34	1.00
R13	RESIDENTIAL		BEDROOM	10.08	9.89	9.88	1.00
1st Floor							
R1	RESIDENTIAL		KITCHEN	5.68	5.62	5.62	1.00
R4	RESIDENTIAL		KITCHEN	5.74	5.66	5.66	1.00
R7	RESIDENTIAL		BEDROOM	10.88	10.67	10.67	1.00
R8	RESIDENTIAL		LIVING ROOM	15.08	14.43	14.37	1.00
R9	RESIDENTIAL		BEDROOM	10.29	9.92	9.92	1.00
R10	RESIDENTIAL		BEDROOM	10.85	10.55	10.55	1.00
R11	RESIDENTIAL		BEDROOM	10.94	10.72	10.72	1.00
R12	RESIDENTIAL		LIVING ROOM	13.36	13.34	13.34	1.00
R13	RESIDENTIAL		BEDROOM	10.08	9.89	9.90	1.00
2nd Floor							
R1	RESIDENTIAL		KITCHEN	5.68	5.60	5.60	1.00
R4	RESIDENTIAL		KITCHEN	5.74	5.65	5.65	1.00
R7	RESIDENTIAL		BEDROOM	10.88	10.73	10.73	1.00
R8	RESIDENTIAL		LIVING ROOM	15.08	14.94	14.94	1.00
R9	RESIDENTIAL		BEDROOM	10.29	10.21	10.21	1.00
R10	RESIDENTIAL		BEDROOM	10.85	10.76	10.76	1.00
R11	RESIDENTIAL		BEDROOM	10.94	10.83	10.83	1.00
R12	RESIDENTIAL		LIVING ROOM	13.36	13.35	13.35	1.00
R13	RESIDENTIAL		BEDROOM	10.08	9.89	9.89	1.00
37 Eversley Crescent							
Gnd Floor							
R1	RESIDENTIAL		LD	20.04	19.73	19.73	1.00
R2	RESIDENTIAL		LIVING ROOM	17.16	17.06	17.06	1.00
1st Floor							
R1	RESIDENTIAL		BEDROOM	27.41	26.59	26.59	1.00
39 Eversley Crescent							
Gnd Floor							
R1	RESIDENTIAL		UNKNOWN	13.36	13.35	13.35	1.00
R2	RESIDENTIAL		UNKNOWN	12.01	11.58	11.58	1.00
R3	RESIDENTIAL		UNKNOWN	12.55	12.46	12.46	1.00
R4	RESIDENTIAL		UNKNOWN	9.87	9.76	9.76	1.00
R5	RESIDENTIAL		UNKNOWN	5.68	5.66	5.66	1.00
1st Floor							
R1	RESIDENTIAL		UNKNOWN	10.64	10.24	10.24	1.00

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

AnsteyHorne

Property / room ref.	Property type	Flat no.	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
R2	RESIDENTIAL		UNKNOWN	8.69	7.28	7.28	1.00
41 Eversley Crescent							
Gnd Floor							
R1	RESIDENTIAL		KITCHEN	11.30	11.28	11.28	1.00
R2	RESIDENTIAL		LIVING ROOM	22.27	22.18	22.17	1.00
R3	RESIDENTIAL		BEDROOM	10.46	10.45	10.45	1.00
43 Eversley Crescent							
Gnd Floor							
R1	RESIDENTIAL		UNKNOWN	9.99	9.84	9.84	1.00
R2	RESIDENTIAL		UNKNOWN	6.41	5.89	5.89	1.00
R3	RESIDENTIAL		UNKNOWN	16.91	16.89	16.89	1.00
45 Eversley Crescent							
Gnd Floor							
R1	RESIDENTIAL		BEDROOM	10.82	9.53	6.38	0.67
R2	RESIDENTIAL		LKD	44.07	44.05	43.70	0.99
R3	RESIDENTIAL		BEDROOM	7.81	7.70	6.94	0.90
3 West End Road							
Gnd Floor							
R1	RESIDENTIAL		UNKNOWN	11.60	11.60	11.59	1.00
1st Floor							
R1	RESIDENTIAL		UNKNOWN	9.31	8.40	8.39	1.00
R2	RESIDENTIAL		UNKNOWN	6.80	6.76	6.75	1.00

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

APPENDIX D

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ANNUAL PROBABLE SUNLIGHT HOURS ('APSH') TABLE

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

AnsteyHorne

PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
33-38 Garden Close																
Gnd Floor																
R8	RESIDENTIAL		W10	LIVING ROOM	38	37	N/A	8	8	N/A	38	37	N/A	8	8	N/A
R9	RESIDENTIAL		W11	BEDROOM	34	32	N/A	12	12	N/A	34	32	N/A	12	12	N/A
R10	RESIDENTIAL		W12	BEDROOM	34	30	N/A	12	12	N/A	34	30	N/A	12	12	N/A
R11	RESIDENTIAL		W13	BEDROOM	55	51	N/A	15	15	N/A	55	51	N/A	15	15	N/A
R12	RESIDENTIAL		W14	LIVING ROOM	67	61	N/A	19	19	N/A						
R12	RESIDENTIAL		W15	LIVING ROOM	29	23	0.79	5	5	N/A	67	61	N/A	19	19	N/A
1st Floor																
R8	RESIDENTIAL		W9	LIVING ROOM	42	41	N/A	10	10	N/A						
R8	RESIDENTIAL		W10	LIVING ROOM	31	30	N/A	9	9	N/A	43	42	N/A	11	11	N/A
R9	RESIDENTIAL		W11	BEDROOM	35	34	N/A	13	13	N/A	35	34	N/A	13	13	N/A
R10	RESIDENTIAL		W12	BEDROOM	38	37	N/A	16	16	N/A	38	37	N/A	16	16	N/A
R11	RESIDENTIAL		W13	BEDROOM	60	58	N/A	18	18	N/A	60	58	N/A	18	18	N/A
R12	RESIDENTIAL		W14	LIVING ROOM	71	67	N/A	22	22	N/A						
R12	RESIDENTIAL		W15	LIVING ROOM	30	26	N/A	6	6	N/A	71	67	N/A	22	22	N/A
2nd Floor																
R8	RESIDENTIAL		W9	LIVING ROOM	60	60	N/A	13	13	N/A						
R8	RESIDENTIAL		W10	LIVING ROOM	61	61	N/A	13	13	N/A	61	61	N/A	13	13	N/A
R9	RESIDENTIAL		W11	BEDROOM	72	72	N/A	23	23	N/A	72	72	N/A	23	23	N/A
R10	RESIDENTIAL		W12	BEDROOM	72	72	N/A	23	23	N/A	72	72	N/A	23	23	N/A
R11	RESIDENTIAL		W13	BEDROOM	76	76	N/A	27	27	N/A	76	76	N/A	27	27	N/A
R12	RESIDENTIAL		W14	LIVING ROOM	76	76	N/A	27	27	N/A						
R12	RESIDENTIAL		W15	LIVING ROOM	30	30	N/A	6	6	N/A	76	76	N/A	27	27	N/A
37 Eversley Crescent																
Gnd Floor																
R1	RESIDENTIAL		W1	LD	45	46	1.02	14	15	1.07						
R1	RESIDENTIAL		W2	LD	22	22	1.00	3	3	1.00						
R1	RESIDENTIAL		W3	LD	26	26	N/A	4	4	1.00	46	46	N/A	15	15	N/A
R2	RESIDENTIAL		W4	LIVING ROOM	45	46	1.02	14	14	N/A						
R2	RESIDENTIAL		W5	LIVING ROOM	39	38	N/A	12	12	N/A						
R2	RESIDENTIAL		W6	LIVING ROOM	44	43	N/A	13	13	N/A						
R2	RESIDENTIAL		W7	LIVING ROOM	41	41	N/A	15	15	N/A						
R2	RESIDENTIAL		W8	LIVING ROOM	21	21	1.00	5	5	N/A	48	47	N/A	15	15	N/A
1st Floor																
R1	RESIDENTIAL		W1	BEDROOM	54	55	1.02	17	18	1.06	54	55	1.02	17	18	1.06
39 Eversley Crescent																

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

AnsteyHorne

PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
Gnd Floor																
R1	RESIDENTIAL		W1	UNKNOWN	45	45	N/A	14	14	N/A						
R1	RESIDENTIAL		W2	UNKNOWN	6	7	1.17	0	0	-	48	48	N/A	14	14	N/A
R3	RESIDENTIAL		W4	UNKNOWN	42	39	N/A	8	7	N/A						
R3	RESIDENTIAL		W7	UNKNOWN	37	36	N/A	9	9	N/A						
R3	RESIDENTIAL		W8	UNKNOWN	42	40	N/A	9	9	N/A						
R3	RESIDENTIAL		W9	UNKNOWN	46	44	N/A	13	13	N/A						
R3	RESIDENTIAL		W10	UNKNOWN	22	20	0.91	3	3	1.00	47	45	N/A	13	13	N/A
R4	RESIDENTIAL		W5	UNKNOWN	24	22	0.92	0	0	-						
R4	RESIDENTIAL		W6	UNKNOWN	20	18	0.90	1	1	1.00	27	25	N/A	1	1	1.00
R5	RESIDENTIAL		W11	UNKNOWN	43	42	N/A	12	13	1.08	43	42	N/A	12	13	1.08
1st Floor																
R1	RESIDENTIAL		W1	UNKNOWN	84	84	N/A	25	26	1.04						
R1	RESIDENTIAL		W2	UNKNOWN	84	85	1.01	25	27	1.08	84	85	1.01	25	27	1.08
41 Eversley Crescent																
Gnd Floor																
R1	RESIDENTIAL		W1	KITCHEN	34	35	1.03	1	2	2.00						
R1	RESIDENTIAL		W2	KITCHEN	71	72	1.01	20	21	1.05						
R1	RESIDENTIAL		W3	KITCHEN	46	46	N/A	14	15	1.07	83	83	N/A	20	21	1.05
R2	RESIDENTIAL		W4	LIVING ROOM	49	44	N/A	15	13	N/A	49	44	N/A	15	13	N/A
R3	RESIDENTIAL		W5	BEDROOM	46	44	N/A	13	13	N/A	46	44	N/A	13	13	N/A
43 Eversley Crescent																
Gnd Floor																
R1	RESIDENTIAL		W1	UNKNOWN	64	64	N/A	9	9	N/A						
R1	RESIDENTIAL		W2	UNKNOWN	45	41	N/A	14	14	N/A	80	76	N/A	16	16	N/A
R2	RESIDENTIAL		W3	UNKNOWN	38	37	N/A	12	12	N/A	38	37	N/A	12	12	N/A
R3	RESIDENTIAL		W4	UNKNOWN	59	59	N/A	19	19	N/A						
R3	RESIDENTIAL		W5	UNKNOWN	46	41	N/A	13	12	N/A	65	62	N/A	19	19	N/A
45 Eversley Crescent																
Gnd Floor																
R2	RESIDENTIAL		W2	LKD	33	28	N/A	8	6	N/A						
R2	RESIDENTIAL		W4	LKD	34	30	N/A	8	6	N/A						
R2	RESIDENTIAL		W5	LKD	99	99	N/A	29	29	N/A						
R2	RESIDENTIAL		W6	LKD	99	98	N/A	29	28	N/A						
R2	RESIDENTIAL		W7	LKD	100	99	N/A	30	29	N/A	100	100	N/A	30	30	N/A

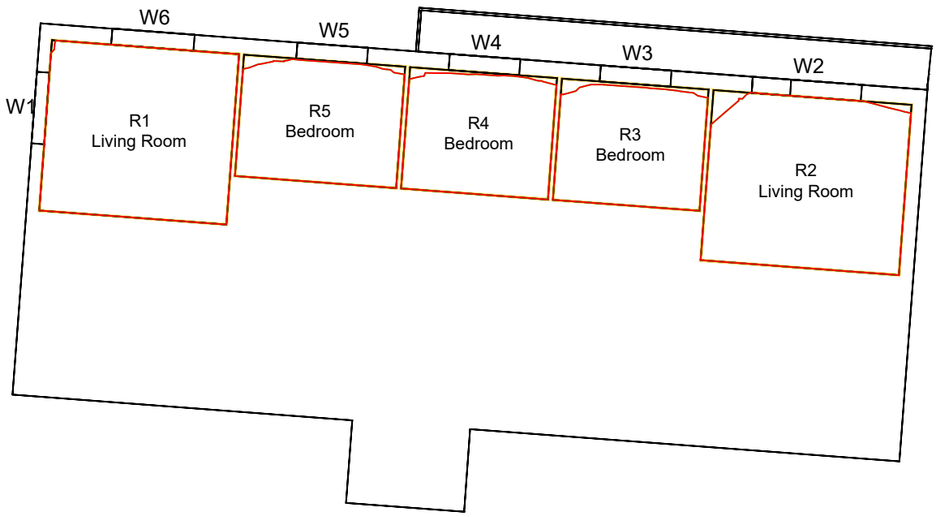
*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

APPENDIX E

-

DAYLIGHT DISTRIBUTION CONTOUR PLANS

DRAWING NOS. ROL01027_R06_V01_101-01 TO 111-01



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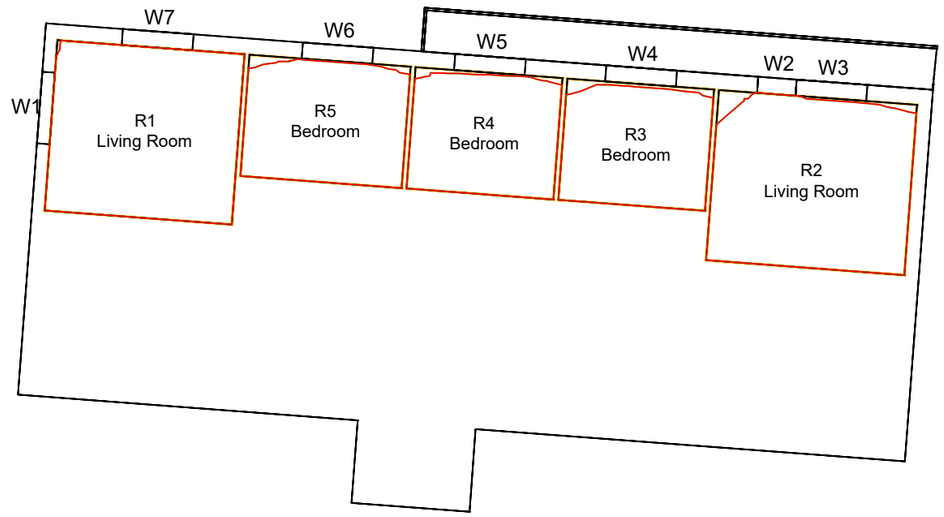
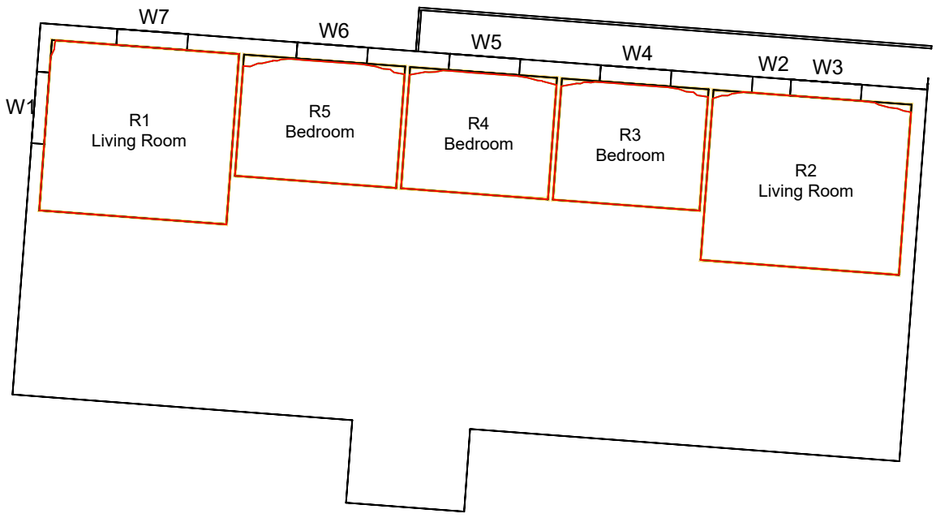


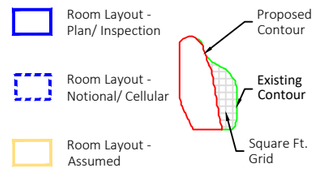
1ST FLOOR



2ND FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

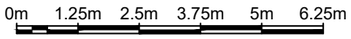


SOURCES OF INFORMATION:

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

Site and aerial photos.

PROPOSED BUILDINGS
CMYK PLANNING AND DESIGN
Received on 21/08/24



PROJECT INFORMATION

CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 21/08/24

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
1-6 GARDEN CLOSE

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
AK/AH/BS	30/08/24	1:125	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01027_R06_V01_			101-01

Daylight & Sunlight

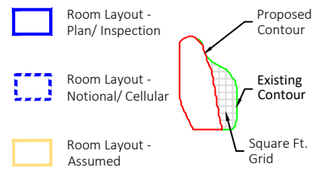
GROUND

1ST FLOOR

2ND FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

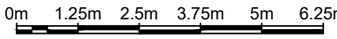


SOURCES OF INFORMATION:

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

Site and aerial photos.

PROPOSED BUILDINGS
CMYK PLANNING AND DESIGN
Received on 21/08/24



PROJECT INFORMATION

CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

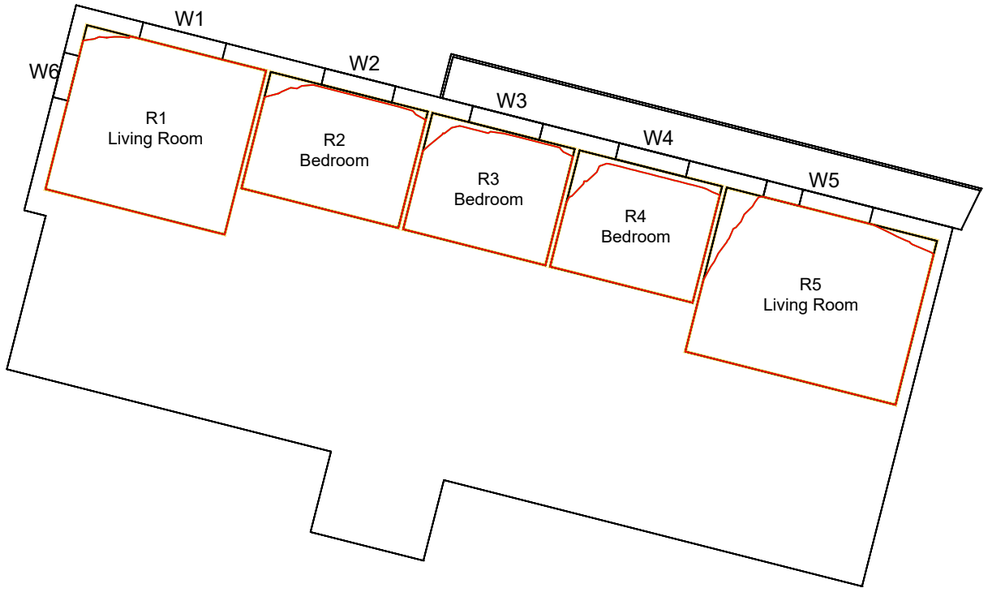
SCHEME REF: SCHEME RECEIVED: 21/08/24

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
7-12 GARDEN CLOSE

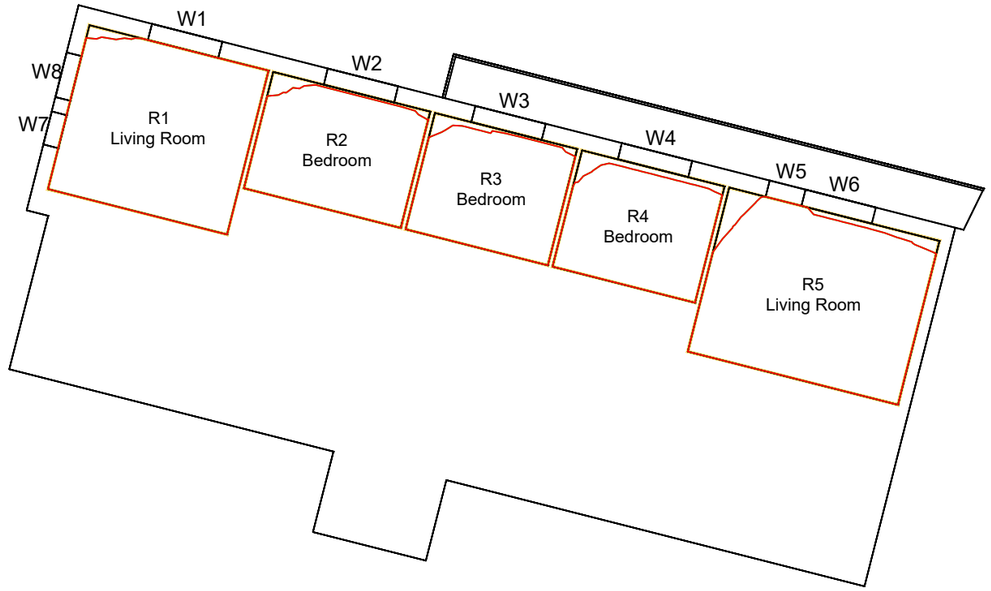
MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
AK/AH/BS	30/08/24	1:125	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01027_R06_V01_			102-01

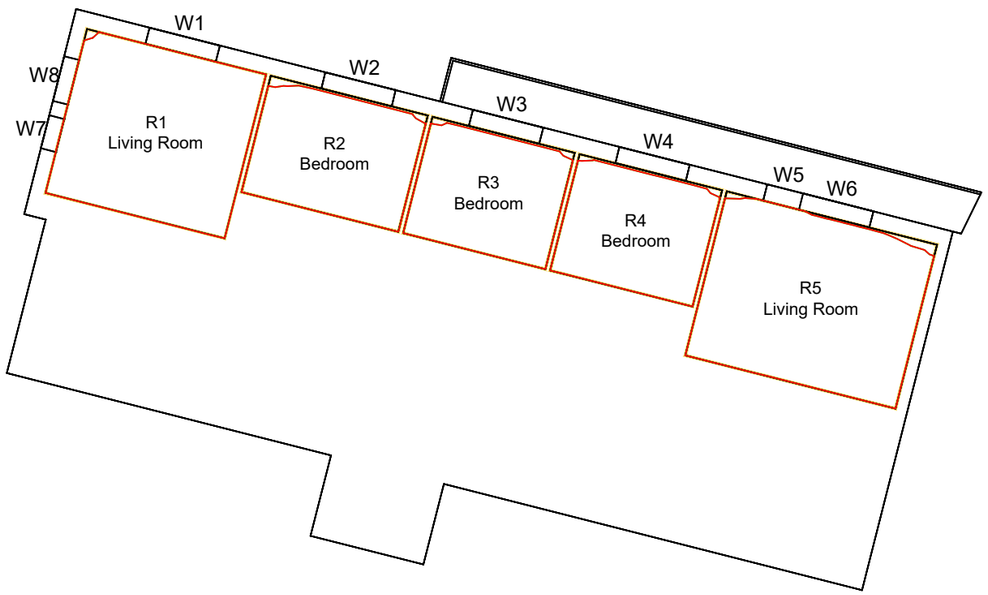
Daylight & Sunlight



GROUND



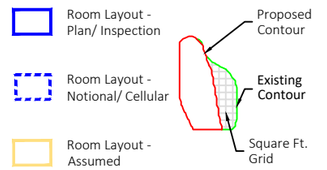
1ST FLOOR



2ND FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

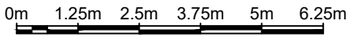


SOURCES OF INFORMATION:

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

Site and aerial photos.

PROPOSED BUILDINGS
CMYK PLANNING AND DESIGN
Received on 21/08/24



PROJECT INFORMATION

CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 21/08/24

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
13-18 GARDEN CLOSE

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
AK/AH/BS	30/08/24	1:125	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01027_R06_V01_			103-02

Daylight & Sunlight

GROUND

1ST FLOOR

2ND FLOOR

AnsteyHorne
CHARTERED SURVEYORS
www.ansteyhorne.co.uk
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
Received on 17/01/23

Site and aerial photos.

PROPOSED BUILDINGS

CMYK PLANNING AND DESIGN
Received on 21/08/24

0m 1.25m 2.5m 3.75m 5m 6.25m

PROJECT INFORMATION

CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 21/08/24

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
19-25 GARDEN CLOSE

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
AK/AH/BS	30/08/24	1:125	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01027_R06_V01_			104-01

Daylight & Sunlight

GROUND

1ST FLOOR

2ND FLOOR

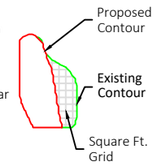
AnsteyHorne
CHARTERED SURVEYORS
www.ansteyhorne.co.uk
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
Received on 17/01/23

Site and aerial photos.

PROPOSED BUILDINGS

CMYK PLANNING AND DESIGN
Received on 21/08/24

0m 1.25m 2.5m 3.75m 5m 6.25m

PROJECT INFORMATION

CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 21/08/24

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
26-32 GARDEN CLOSE

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
AK/AH/BS	30/08/24	1:125	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01027_R06_V01_			105-01

Daylight & Sunlight

GROUND

1ST FLOOR

2ND FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

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

Site and aerial photos.

PROPOSED BUILDINGS
CMYK PLANNING AND DESIGN
Received on 21/08/24

0m 1.25m 2.5m 3.75m 5m 6.25m

PROJECT INFORMATION

CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

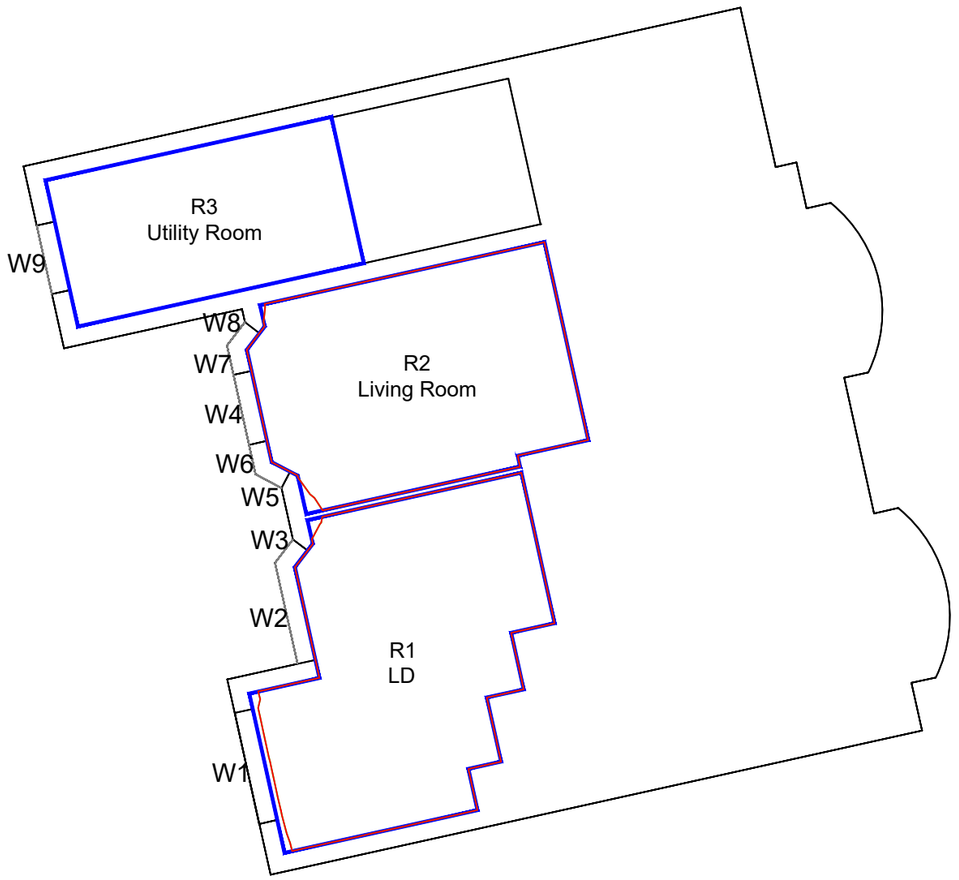
SCHEME REF: SCHEME RECEIVED: 21/08/24

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
33-38 GARDEN CLOSE

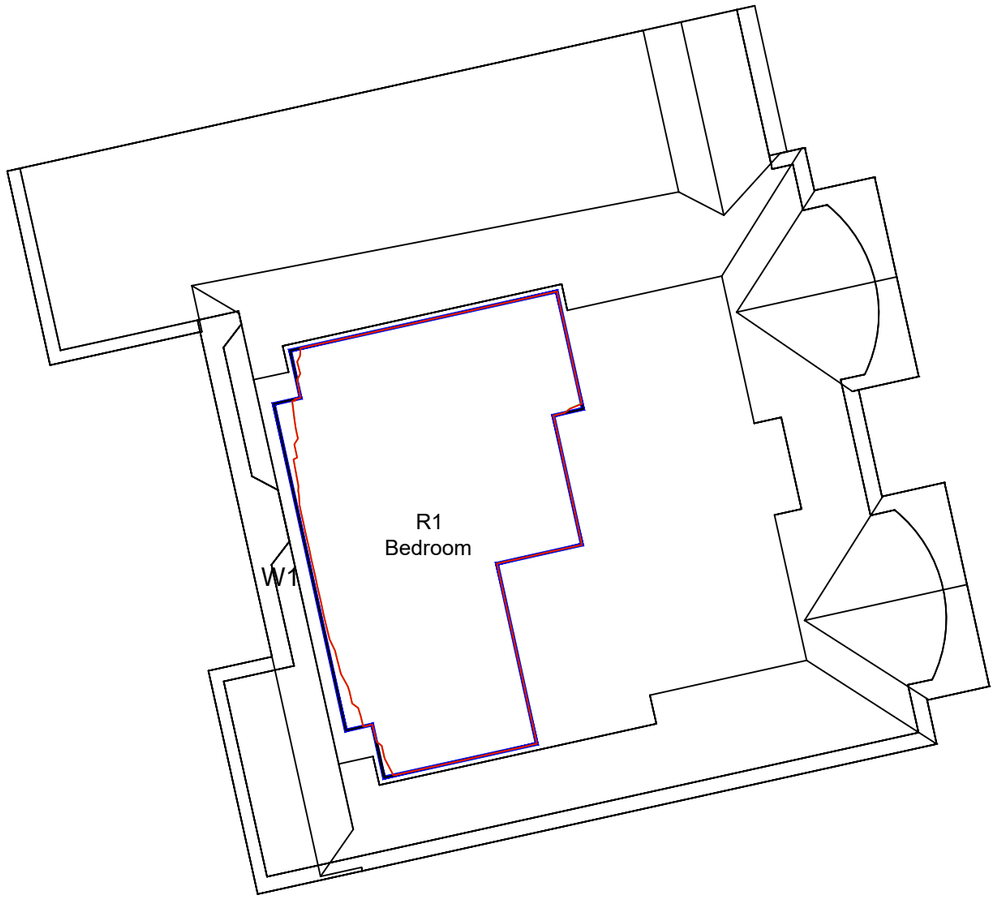
MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
AK/AH/BS	30/08/24	1:125	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01027_R06_V01_			106-01

Daylight & Sunlight



GROUND



1ST FLOOR

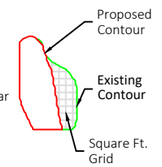
AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

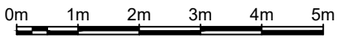


SOURCES OF INFORMATION:

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

Site and aerial photos.

PROPOSED BUILDINGS
CMYK PLANNING AND DESIGN
Received on 21/08/24



PROJECT INFORMATION

CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 21/08/24

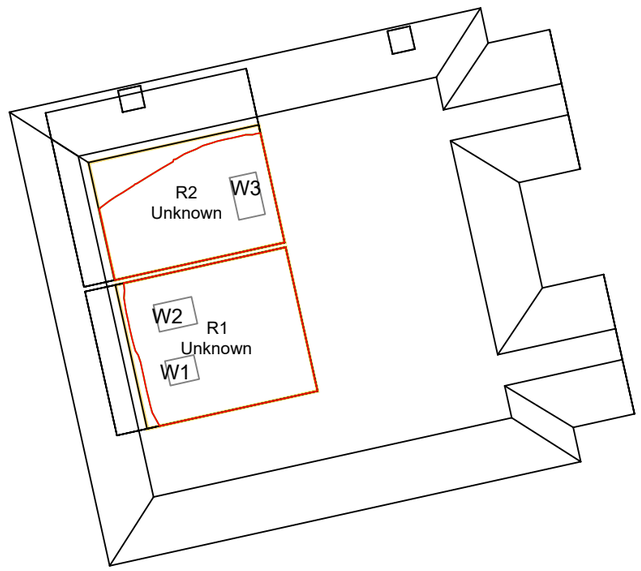
DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
37 EVERSLEY CRESCENT

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
AK/AH/BS	30/08/24	1:100	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01027_R06_V01_			107-01

Daylight & Sunlight

GROUND



1ST FLOOR

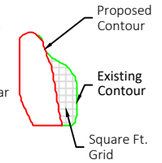
AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed



SOURCES OF INFORMATION:

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

Site and aerial photos.

PROPOSED BUILDINGS
CMYK PLANNING AND DESIGN
Received on 21/08/24

0m 1.25m 2.5m 3.75m 5m 6.25m

PROJECT INFORMATION

CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 21/08/24

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
39 EVERSLEY CRESCENT

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
AK/AH/BS	30/08/24	1:125	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01027_R06_V01_			108-01

Daylight & Sunlight

GROUND

AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

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

Site and aerial photos.

PROPOSED BUILDINGS
CMYK PLANNING AND DESIGN
Received on 21/08/24

0m 0.5m 1m 1.5m 2m 2.5m

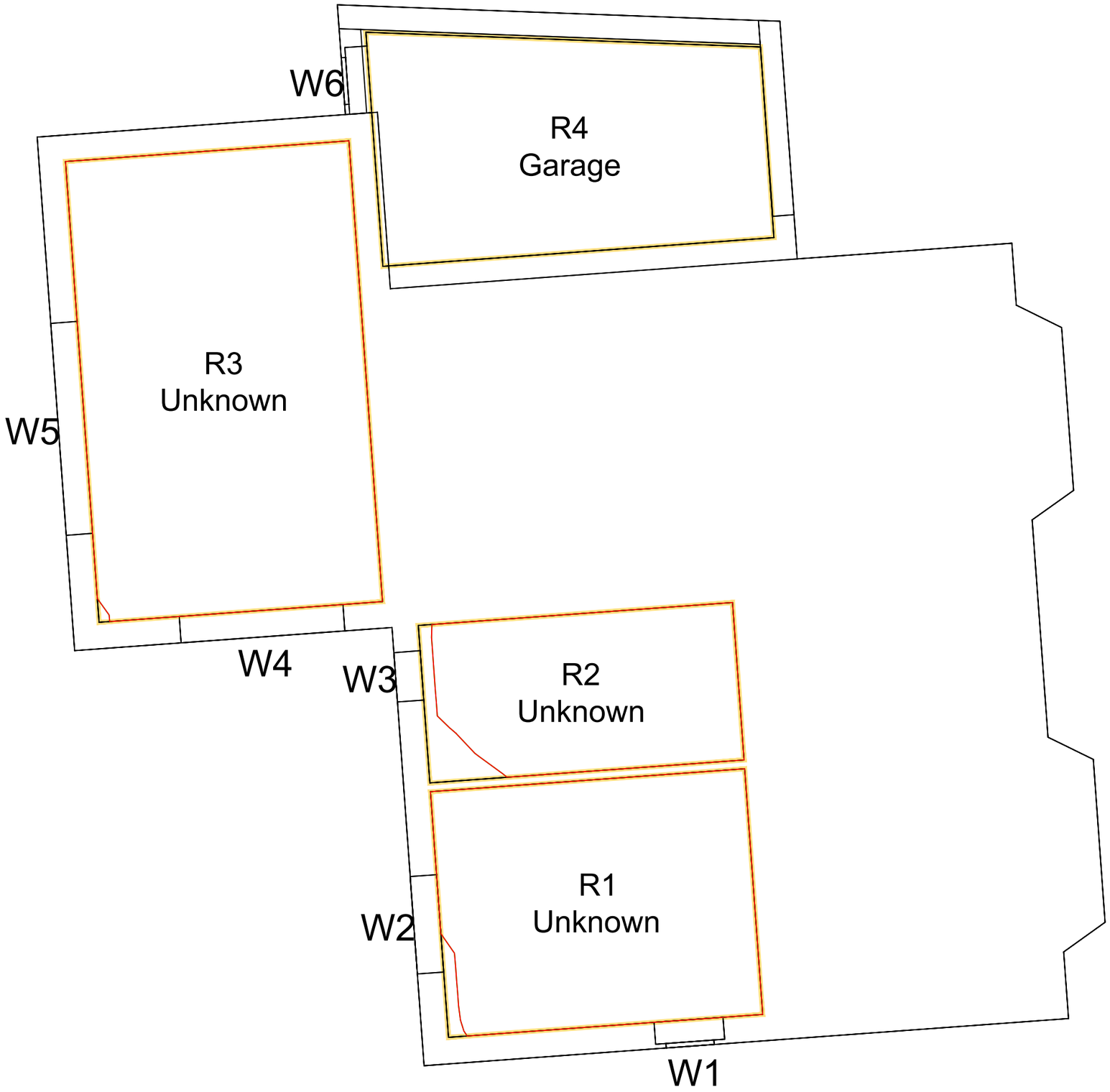
PROJECT INFORMATION

CLIENT:	CHASE NEW HOMES
PROJECT TITLE:	THE BARN HOTEL RUISLIP, HA4 6JB
SCHEME REF:	SCHEME RECEIVED: 21/08/24
DRAWING TITLE:	DAYLIGHT DISTRIBUTION CONTOURS 41 EVERSLEY CRESCENT

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
AK/AH/BS	30/08/24	1:50	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01027_R06_V01_			109-01

Daylight & Sunlight



GROUND

AnsteyHorne

CHARTERED SURVEYORS

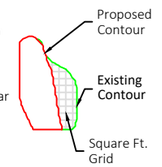
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed



SOURCES OF INFORMATION:

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

Site and aerial photos.

PROPOSED BUILDINGS
CMYK PLANNING AND DESIGN
Received on 21/08/24

0m 0.5m 1m 1.5m 2m 2.5m

PROJECT INFORMATION

CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 21/08/24

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
43 EVERSLEY CRESCENT

MODELLED BY: / DRAWN BY	DATE:	SCALE:	
AK/AH/BS	30/08/24	1:50	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01027_R06_V01_			110-01

Daylight & Sunlight

AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

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

Site and aerial photos.

PROPOSED BUILDINGS
CMYK PLANNING AND DESIGN
Received on 21/08/24

0m 0.5m 1m 1.5m 2m 2.5m

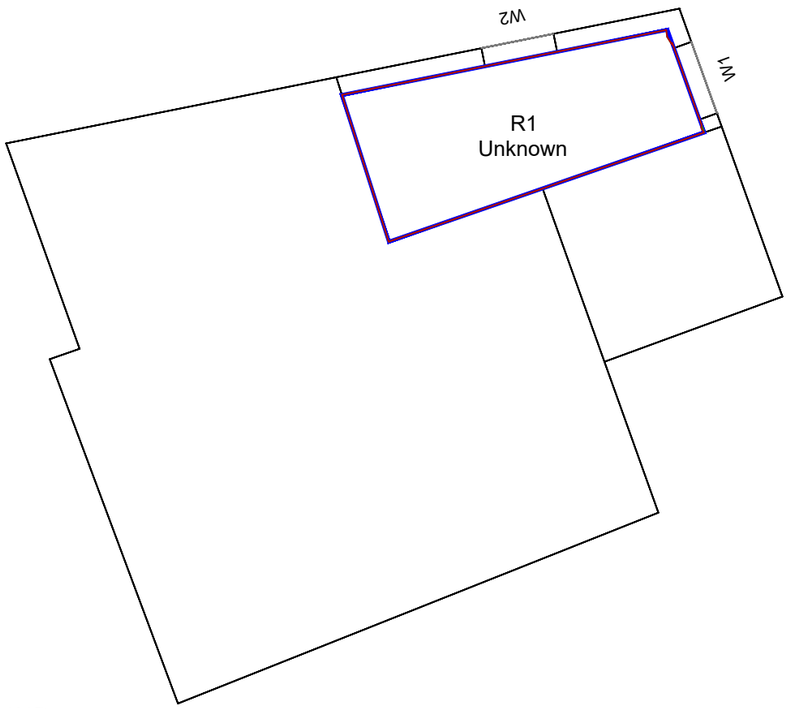
PROJECT INFORMATION

CLIENT:	CHASE NEW HOMES
PROJECT TITLE:	THE BARN HOTEL RUISLIP, HA4 6JB
SCHEME REF:	SCHEME RECEIVED: 21/08/24
DRAWING TITLE:	DAYLIGHT DISTRIBUTION CONTOURS 45 EVERSLEY CRESCENT

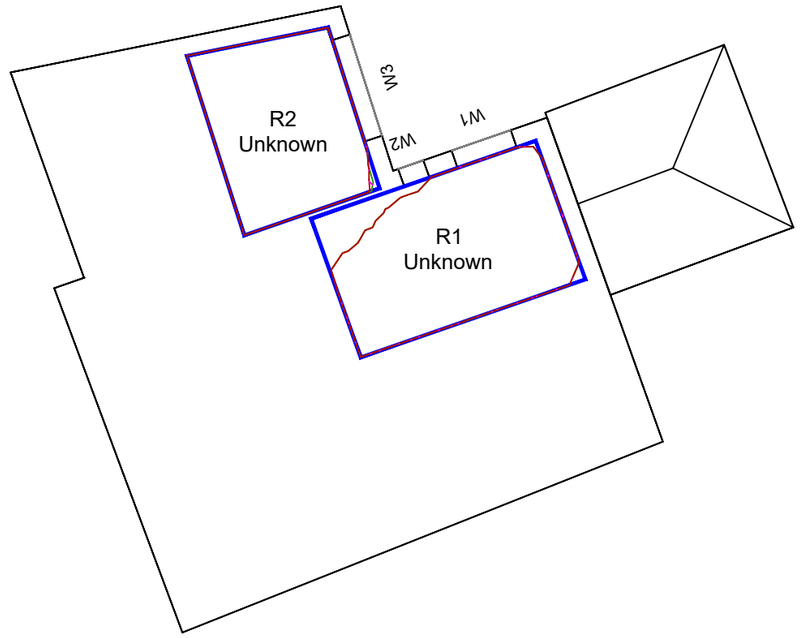
MODELLED BY: / DRAWN BY	DATE:	SCALE:	
AK/AH/BS	30/08/24	1:50	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01027_R06_V01_			111-01

Daylight & Sunlight



GROUND



1ST FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

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

Site and aerial photos.

PROPOSED BUILDINGS
CMYK PLANNING AND DESIGN
Received on 21/08/24

N

0m 0.5m 1m 1.5m 2m 2.5m

PROJECT INFORMATION

CLIENT: CHASE NEW HOMES

PROJECT TITLE: THE BARN HOTEL
RUISLIP, HA4 6JB

SCHEME REF: SCHEME RECEIVED: 21/08/24

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
3 WEST END ROAD

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
AK/AH/BS	30/08/24	1:50	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01027_R06_V01_			112-01

Daylight & Sunlight

APPENDIX F

-

TWO-HOUR SUN CONTOUR ON 21 MARCH DRAWINGS

DRAWING NOS. ROL01027_R06_V01_301-01 TO 301-2

SITE PLAN VIEW

AnsteyHorne
CHARTERED SURVEYORS
www.ansteyhorne.co.uk
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362

LEGEND:

- Area receiving ≥ 2hr Sunlight on 21st March
- Area receiving < 2hr Sunlight on 21st March
- X% - Percentage of Amenity Space receiving ≥ 2hr Sunlight on 21st March

SOURCES OF INFORMATION:

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

Site and aerial photos.

PROPOSED BUILDINGS
CMYK PLANNING AND DESIGN
Received on 21/08/24

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: 21/08/24

DRAWING TITLE: TWO-HOUR SUNLIGHT TEST
EXISTING CONDITION
NEIGHBOURS

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
AK/AH/BS	30/08/24	1:750	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01027_R06_V01_			301-01

2Hr Sun-On-Ground

SITE PLAN VIEW

AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

- Area receiving ≥ 2hr Sunlight on 21st March
- Area receiving < 2hr Sunlight on 21st March
- X% - Percentage of Amenity Space receiving ≥ 2hr Sunlight on 21st March

SOURCES OF INFORMATION:

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

Site and aerial photos.

PROPOSED BUILDINGS
CMYK PLANNING AND DESIGN
Received on 21/08/24

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: 21/08/24

DRAWING TITLE: TWO-HOUR SUNLIGHT TEST
PROPOSED SCHEME
NEIGHBOURS

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
AK/AH/BS	30/08/24	1:750	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01027_R06_V01_			301-02

2Hr Sun-On-Ground

AnsteyHorne

ansteyhorne.co.uk

Regulated by RICS

Chartered Surveyors

Rights of Light | Party Walls | Building Consultancy | Fire Consultancy

LONDON BIRMINGHAM MANCHESTER BRISTOL PLYMOUTH NORWICH

expertise *applied*