



**Sunlight**  
Assessments UK

# Sunlight & Daylight Assessments

## Impact Assessment

Site address: 10 Beacon Cl, Uxbridge UB8 1PX, UK

Impact address: 8 & 12 Beacon Cl, Uxbridge UB8 1PX, UK

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Designer/Architects **The Market Design & Built**

23 February 2026

Technical analysis by Milica Mijajlović





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# 1. Introduction

- 1.1 Sunlight Assessments UK have been instructed to assess the daylight and sunlight of the proposed extension on 10 Beacon CI, Uxbridge UB8 1PX, UK.
- 1.2 The report relates to the proposed Scheme presented by The Market Design & Built, and provides detailed technical support regarding the potential impact to the daylight and sunlight of 8 & 12 Beacon CI, Uxbridge UB8 1PX, UK.
- 1.3 The Local Authority will be informed of this by the BRE document entitled 'Site layout planning for daylight and sunlight: a guide to good practice' (BR209 2022). This document is the principal guidance in this area and sets out the methodology for measuring light and recommends what it considers to be permitted or unobtrusive levels of change.
- 1.4 The BRE guidelines are not mandatory, though local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE guidance. Consideration will be given to the urban context within which a scheme is located, and the daylight and sunlight will be one of several planning considerations which the local authority will weigh.

## Sources of Information

- 1.5 In the process of compiling this report, the following sources of information have been used:
  - Ordnance Survey Data
  - OS Map
  - Proposed drawings in Appendix 1



## 2. Methodology

### Effect on daylight

Vertical Sky Component (VSC), to surrounding properties.

BRE guidance summary on daylight:

2.2.23 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 measured at the centre of an existing main window is less than 27%, and less than 0.80 times its former value.

the area of the working plane in a room which can receive direct skylight is reduced to less than 0.80 times its former value.

### Effect on sunlight

Annual probable sunlight hours (APSH), to surrounding properties.

BRE guidance summary on sunlight:

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

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

### Sun on ground

Sunlight on ground (SOG) to surrounding properties.

BRE guidance summary on gardens and amenity spaces:

3.3.17 It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area that can receive two hours of sun on 21 March is less than 0.80 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March



## 3. Standard Survey Limitations

- 3.1 Although we have undertaken as detailed an inspection as possible, we are required by our professional indemnity insurers to notify you that our report is based upon the Standard Terms and Conditions. Our understanding of the proposed development is informed in the drawings in Appendix 1 and information supplied by The Market Design & Built.
- 3.2 In addition to our standard limitations, the following limitations and assumptions also apply:
- Best estimates were made in establishing building use (residential or commercial) and room uses; generally, these were made from external observations and recourse to planning records where available.
  - Where floor plans of surrounding properties were not available, room depths have been assumed from external observations. Where no indicators of room depth were available a standard of 4m, 6m or 8m depths have been used.



## 4. The Site

4.1 The site is located at 10 Beacon Cl, Uxbridge UB8 1PX, UK.

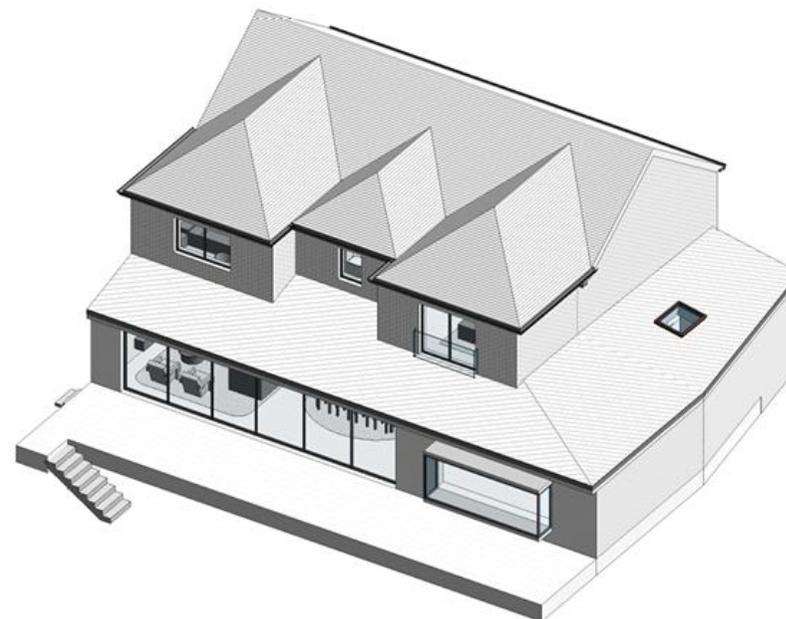




## 5. The Proposal

### PROPOSED DEVELOPMENT

- 5.1 Our understanding of the proposed new build is illustrated in the drawings, located in Appendix 1.
- 5.2 The Market Design & Built has provided floorplans and elevations.





## 6. Impact on the Surrounding Properties

- 6.1 Due to the proximity to the site, we have assessed the windows and garden of 8 & 12 Beacon Cl, Uxbridge UB8 1PX, UK.
- 6.2 These residential properties are located adjacent to the Site.
- 6.3 The location of these properties is highlighted in the map:





## 7. Assessment Results

### Vertical Sky Component (VSC)

- 7.1 The results show that the windows and associated room will not experience a noticeable reduction in daylight as defined in the BRE guidance.

### Annual probable sunlight hours (APSH)

- 7.2 The results show that all windows and associated rooms will not experience a noticeable reduction in sunlight as defined in the BRE guidance.

### Garden Amenity (SOG)

- 7.3 The results show that the garden amenity space will not experience a noticeable reduction in sunlight as defined in the BRE guidance.

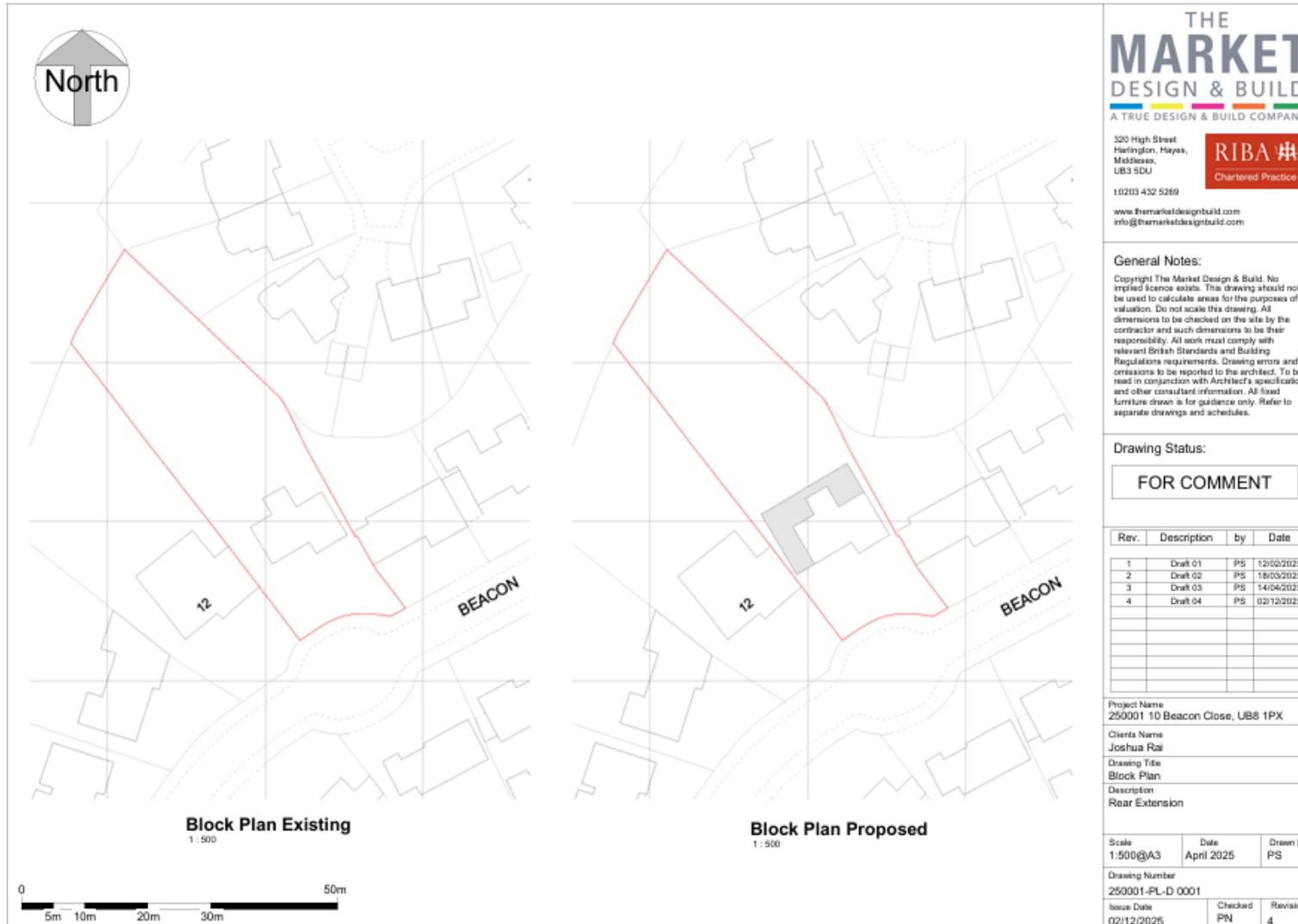


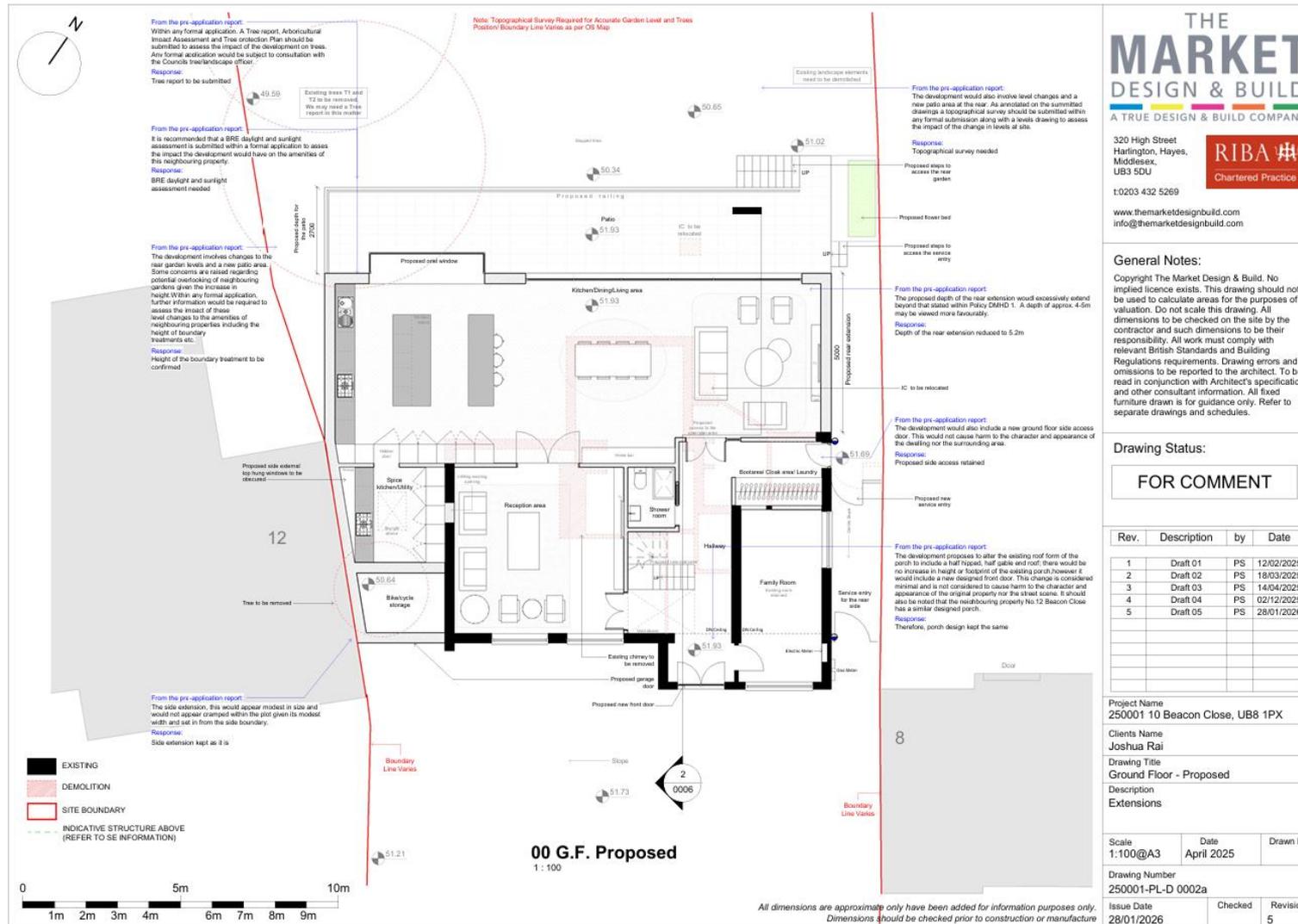
## 8. Conclusion

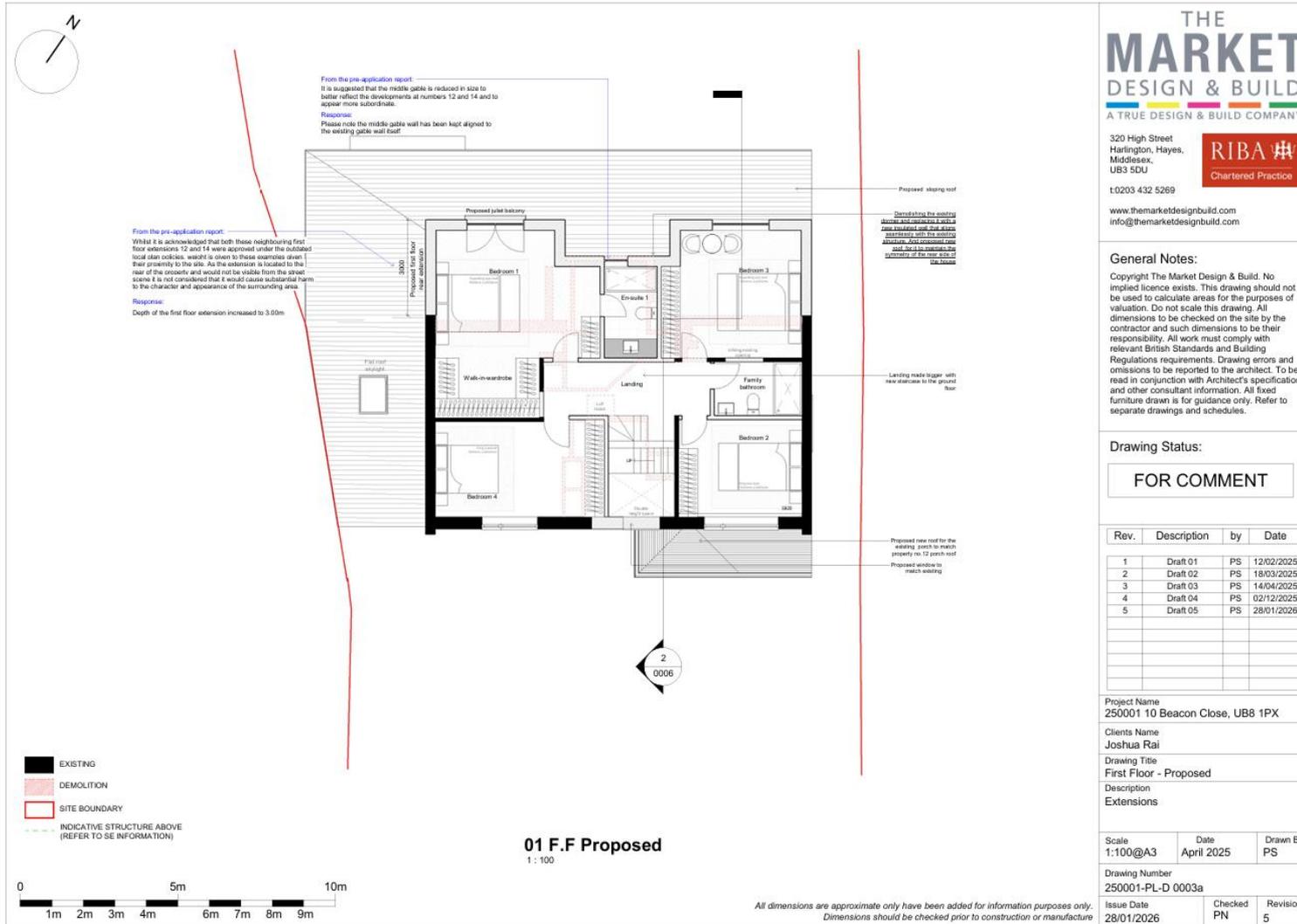
- 8.1 The daylight and sunlight to the analysed windows and garden space of 8 & 12 Beacon Cl, Uxbridge UB8 1PX, UK will not experience a noticeable reduction of daylight and sunlight as set out in the BRE guidelines.
- 8.2 We, therefore, conclude that the effects of the proposed scheme in relation to daylight and sunlight are BRE compliant and we have identified no grounds for rejection of a planning application for this proposal.

# Appendix 1:

Drawings







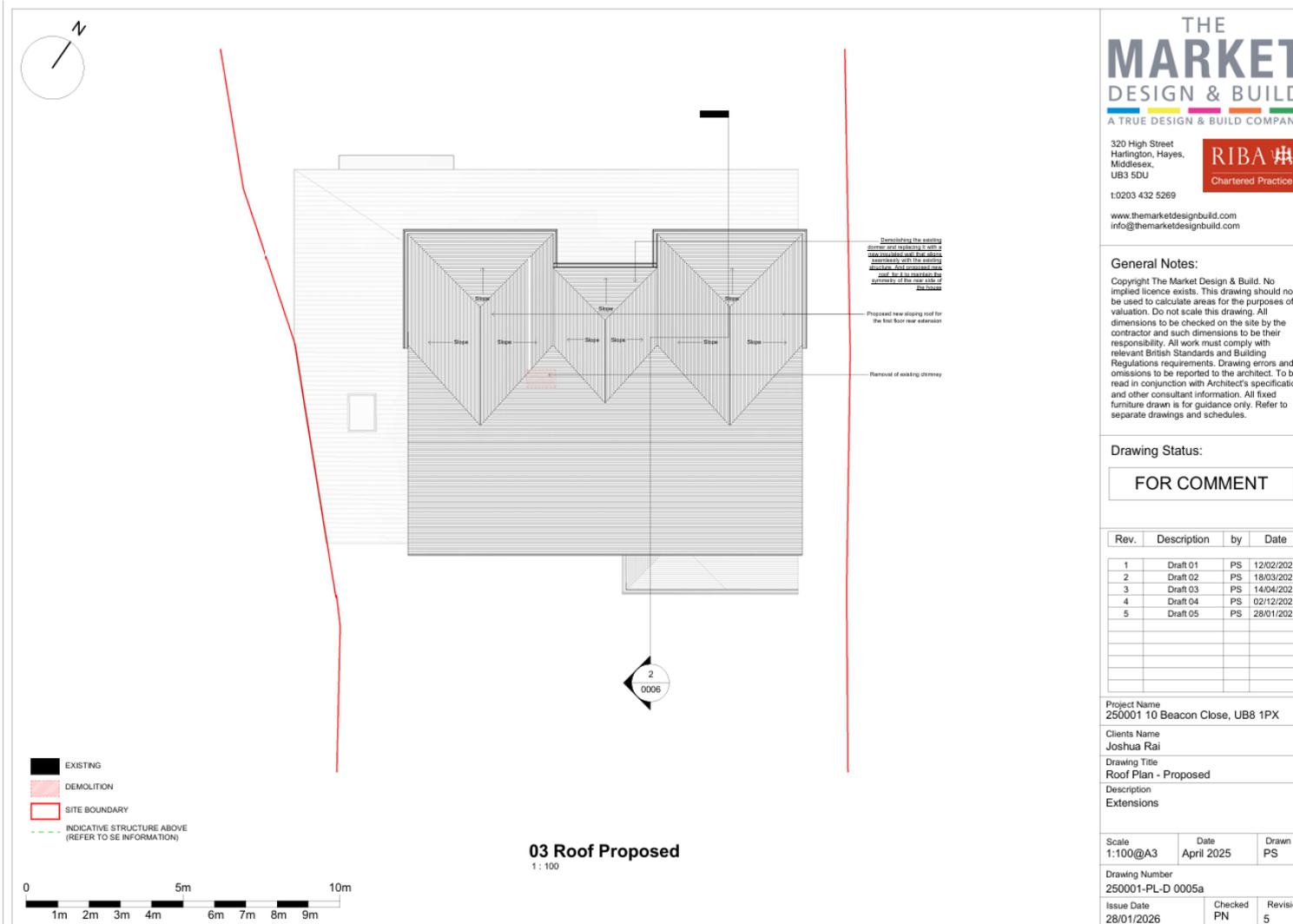
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**General Notes:**

Copyright The Market Design & Build. No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information. All fixed furniture drawn is for guidance only. Refer to separate drawings and schedules.

**Drawing Status:**

FOR COMMENT

Rev.	Description	by	Date
1	Draft 01	PS	12/02/2025
2	Draft 02	PS	18/03/2025
3	Draft 03	PS	14/04/2025
4	Draft 04	PS	02/12/2025
5	Draft 05	PS	28/01/2026

Project Name  
 250001 10 Beacon Close, UB8 1PX

Clients Name  
 Joshua Rai

Drawing Title  
 Roof Plan - Proposed

Description  
 Extensions

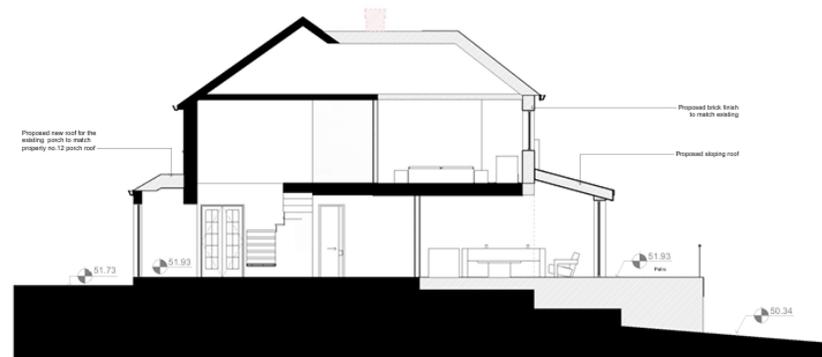
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Drawing Number  
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Issue Date 28/01/2026	Checked PN	Revision 5
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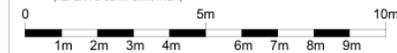
**Section 1 - Existing**  
1: 100



**Section 1 - Proposed**  
1: 100

- EXISTING
- DEMOLITION
- SITE BOUNDARY

INDICATIVE STRUCTURE ABOVE  
(REFER TO SEE INFORMATION)



*All dimensions are approximate only have been added for information purposes only.  
Dimensions should be checked prior to construction or manufacture*

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**Drawing Status:**

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Rev.	Description	by	Date
1	Draft 01	PS	12/02/2025
2	Draft 02	PS	18/03/2025
3	Draft 03	PS	14/04/2025
4	Draft 04	PS	02/12/2025
5	Draft 05	PS	28/01/2026

Project Name  
250001 10 Beacon Close, UB8 1PX

Clients Name  
Joshua Rai

Drawing Title  
Section 1

Description  
Extensions

Scale 1:100@A3	Date April 2025	Drawn By PS
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Drawing Number  
250001-PL-D 0006

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2	Draft 02	PS	18/03/2025
3	Draft 03	PS	14/04/2025
4	Draft 04	PS	02/12/2025
5	Draft 05	PS	28/01/2026

Project Name  
250001 10 Beacon Close, UB8 1PX

Clients Name  
Joshua Rai

Drawing Title  
Front Elevation

Description  
Extensions

Scale 1:100@A3	Date April 2025	Drawn By PS
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Drawing Number  
250001-PL-D 0008

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 250001 10 Beacon Close, UB8 1PX

Clients Name  
 Joshua Rai

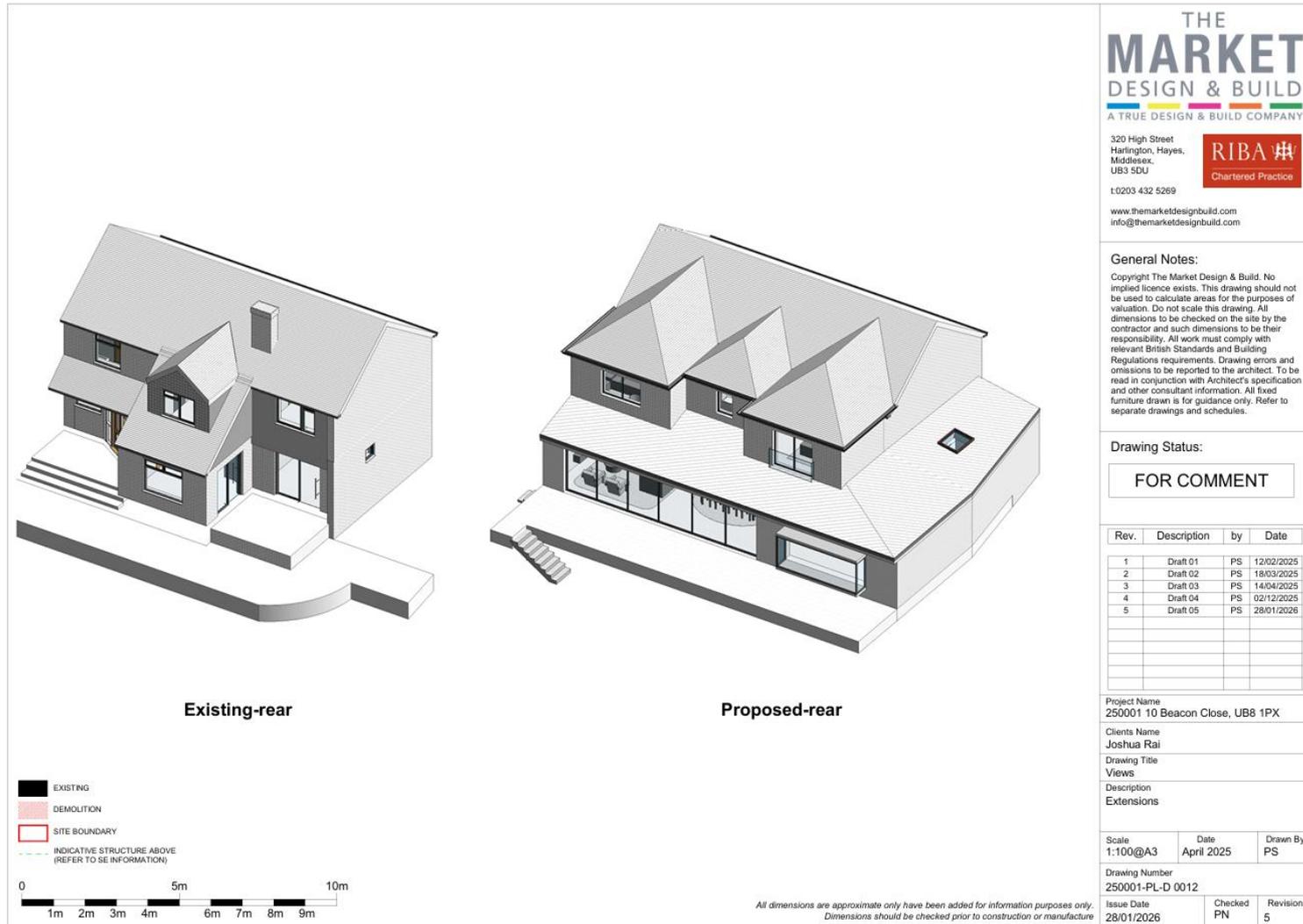
Drawing Title  
 Side Elevation 2

Description  
 Extensions

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Issue Date 28/01/2026	Checked PN	Revision 5
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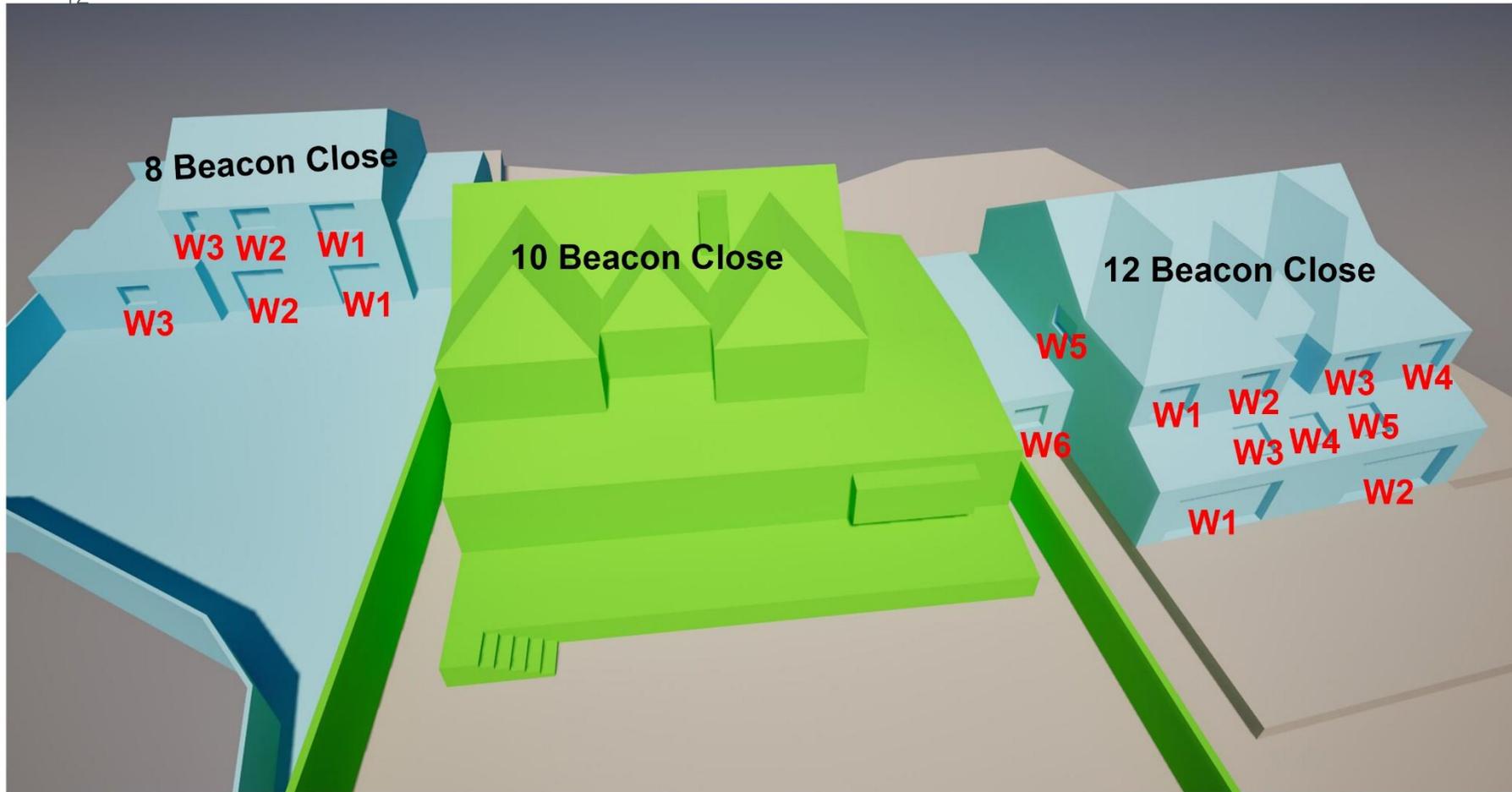


# Appendix 2:

Window Maps



12



Key:  
Proposed Massing on Site  
Neighbouring Analysed Properties  
Surrounding Massing  
Scale - NTS

Project	10 Beacon Close, UB8 1PX
Client	Joshua Rai
Address	10 Beacon Close, UB8 1PX
Drawn	The Market Design & Built

# Appendix 3:

Technical Analysis



### Vertical Sky Component (VSC) results

Building Name	Floor Name	Window Name	Window Orientation	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria
8 Beacon Cl	First	W1	329°N	37.49	37.2	0.99	YES
8 Beacon Cl	First	W2	329°N	38.73	38.47	0.99	YES
8 Beacon Cl	First	W3	329°N	39.07	38.86	0.99	YES
8 Beacon Cl	Ground	W1	329°N	33.33	32.75	0.98	YES
8 Beacon Cl	Ground	W2	329°N	35.19	34.68	0.99	YES
8 Beacon Cl	Ground	W3	329°N	37.72	37.39	0.99	YES
12 Beacon Cl	First	W1	322°N	39.62	39.62	1	YES
12 Beacon Cl	First	W2	322°N	39.62	39.62	1	YES
12 Beacon Cl	First	W3	322°N	39.62	39.62	1	YES
12 Beacon Cl	First	W4	322°N	39.62	39.62	1	YES
12 Beacon Cl	First	W5	52°N	34.48	33.24	0.96	YES
12 Beacon Cl	Ground	W1	322°N	38.3	38.3	1	YES
12 Beacon Cl	Ground	W2	322°N	38.9	38.9	1	YES
12 Beacon Cl	Ground	W3	322°N Inc	83.68	83.69	1	YES
12 Beacon Cl	Ground	W4	322°N Inc	86.16	86.16	1	YES
12 Beacon Cl	Ground	W5	322°N Inc	83.91	83.91	1	YES
12 Beacon Cl	Ground	W6	322°N	25.72	22.55	0.88	YES



Annual probable sunlight hours (APSH) results

Building Name	Floor Name	Window Name	Window Orientation	Annual Ex	Annual Pr	Pr/Ex	Meets BRE Criteria	Winter Ex	Winter Pr	Pr/Ex	Meets BRE Criteria
8 Beacon Cl	First	W1	329°N	13	13	North	North	1	1	North	North
8 Beacon Cl	First	W2	329°N	15	15	North	North	1	1	North	North
8 Beacon Cl	First	W3	329°N	16	15	North	North	1	1	North	North
8 Beacon Cl	Ground	W1	329°N	4	3	North	North	0	0	North	North
8 Beacon Cl	Ground	W2	329°N	9	8	North	North	0	0	North	North
8 Beacon Cl	Ground	W3	329°N	14	13	North	North	0	0	North	North
12 Beacon Cl	First	W1	322°N	21	21	North	North	2	2	North	North
12 Beacon Cl	First	W2	322°N	21	21	North	North	2	2	North	North
12 Beacon Cl	First	W3	322°N	21	21	North	North	2	2	North	North
12 Beacon Cl	First	W4	322°N	21	21	North	North	2	2	North	North
12 Beacon Cl	First	W5	52°N	26	26	North	North	5	5	North	North
12 Beacon Cl	Ground	W1	322°N	21	21	North	North	2	2	North	North
12 Beacon Cl	Ground	W2	322°N	21	21	North	North	2	2	North	North
12 Beacon Cl	Ground	W3	322°N Inc	38	38	North	North	5	5	North	North
12 Beacon Cl	Ground	W4	322°N Inc	46	46	North	North	5	5	North	North
12 Beacon Cl	Ground	W5	322°N Inc	39	39	North	North	6	6	North	North
12 Beacon Cl	Ground	W6	322°N	0	0	North	North	0	0	North	North

\* The BRE guidelines state regarding the APSH test “any windows facing within 90 degrees due north does not need to be analysed as there is no expectation of sunlight”.

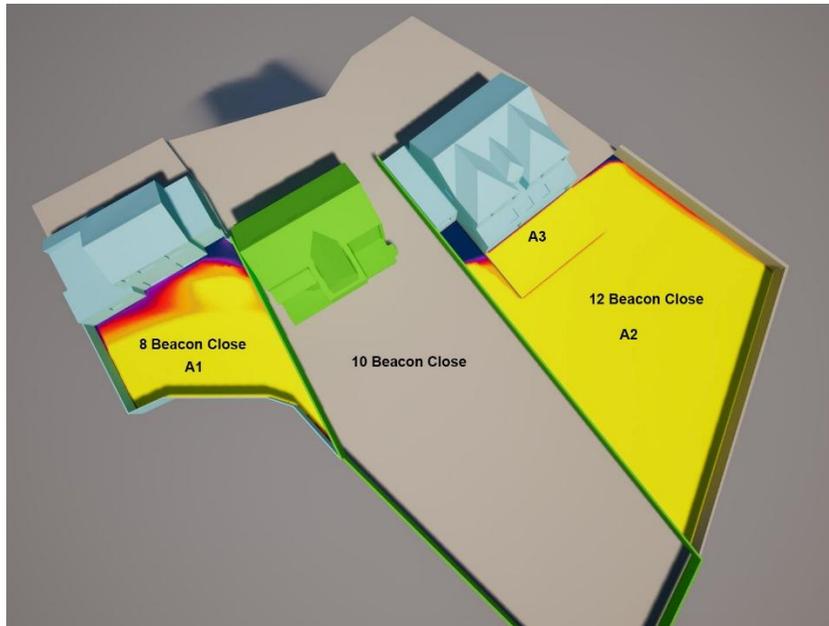


### Garden Amenity, Sun On Ground (SOG) results

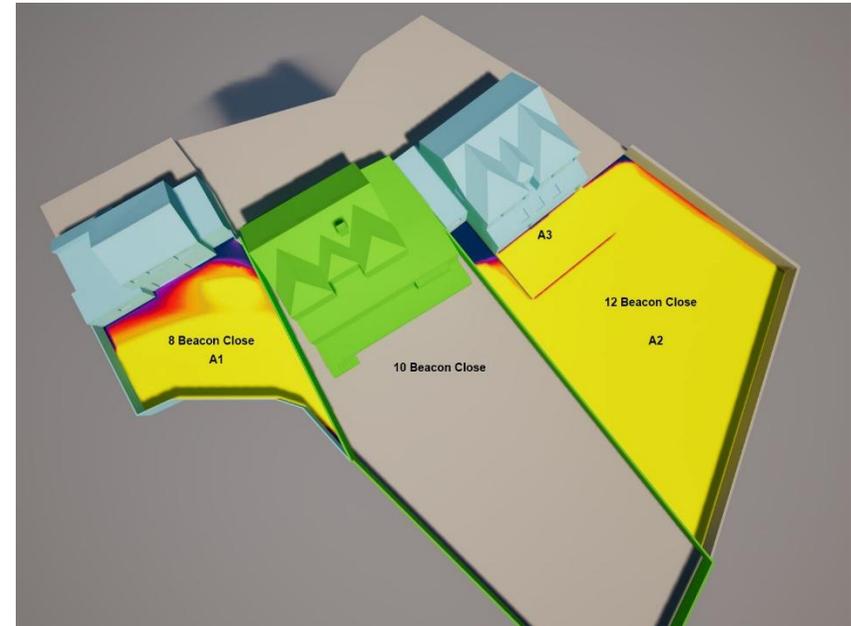
Building Name	Floor Name	Amenity Name	Amenity Area	Lit Area Ex	Lit Area Pr	Existing %	Proposed %	Pr/Ex	Meets BRE Criteria
8 Beacon Cl	Ground	A1	218.46	145.95	145.94	67%	67%	1	YES
12 Beacon Cl	Ground	A2	586.58	549.70	550.16	94%	94%	1	
12 Beacon Cl	Ground	A3	68.0	65.06	65.06	96%	96%	1	
12 Beacon Cl	Ground	total	654.58	614.76	615.22	94%	94%	1	YES



Existing garden sunlight map (March 21st)



Proposed Garden sunlight map (March 21st)



## End of report

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