Our ref: MG/HS/ROL01155

Slough Borough Council
25 Windsor Road
Slough
SL1 2EL

7 May 2024

Re: (ROL01155) – Slough Trading Estate – Daylight and Sunlight

We write in respect of SEGRO's proposed Simplified Planning Zone (SPZ) massing for Slough Trading Estate. Anstey Horne have been commissioned to undertake a review of the daylight and sunlight position in support of the SPZ massing. This technical note therefore provides an overview of the daylight and sunlight assessments in order to understand and advise on the effects of the SPZ massing and, wherever possible, minimise the impact on the light to neighbouring residential properties.

We have carried out our assessments in accordance with the BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (third edition, 2022). Our computer model of the surrounding context was compiled from the 3D land survey model provided by AccuCities, GPS data collected during our site visit on 18 October 2023 and aerial photography from Google Earth. We have been through an iterative process with the design team, working closely with SEGRO's architects to inform the design from a daylight and sunlight perspective.

In the first round of assessment, we modelled the SPZ massing based on Chetwoods Architects' 2D drawings received on 7 August 2023 and the heights advised by Stantec. We then carried out a Vertical Sky Component (VSC) testing to the façades of the neighbouring residential properties in the immediate vicinity of the site to see what extent their daylight (VSC) will be affected by the proposed envelope for the SPZ massing. In the initial VSC façade testing, detailed elements of the façade of the neighbouring residential properties such as balconies or other projecting overhangs were not considered.

Given the number of neighbouring residential properties that we considered in the assessment, we have distilled these down into property groups. We have tested 27 property groups in total and the results of the VSC façade testing helped us identify six 'pinch points' (property groups that did not satisfy the BRE recommended VSC values). Using these pinch points as the main drivers for further investigation, we created a VSC envelope that represents an SPZ massing to allow the receptors identified better access to daylight.

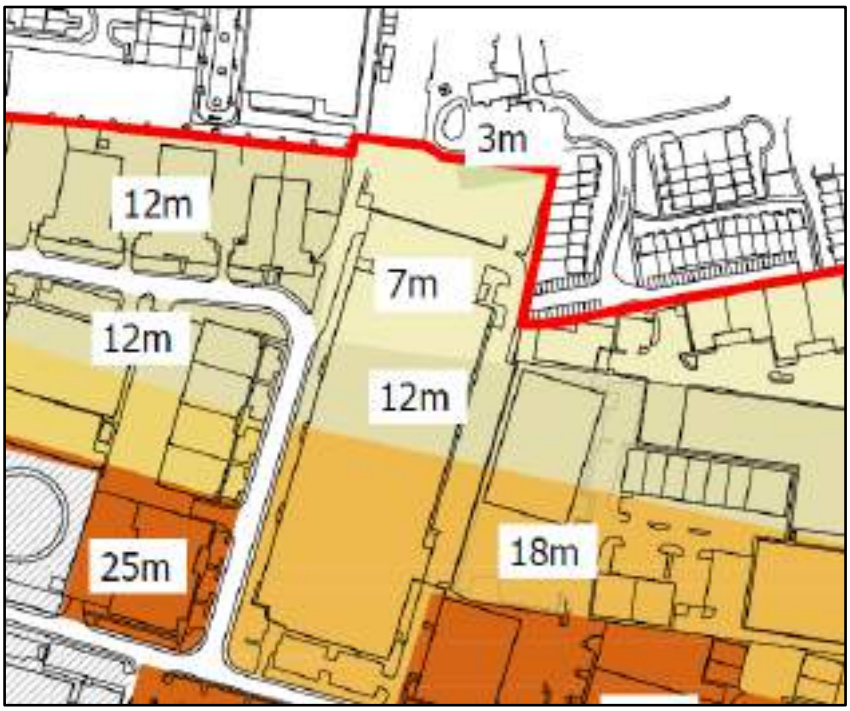
Further to the initial daylight testing, we also considered the sunlight performance of the gardens and amenity spaces attached to the neighbouring residential properties, as well as the sunlight performance of the façades of the neighbouring residential properties.

For sunlight availability, we carried out some overshadowing testing to around 110 gardens of neighbouring residential properties in the vicinity of the estate to determine if any gardens are likely to be impacted by the SPZ massing. We identified and narrowed down the number of gardens to 30 and we carried out a more detailed overshadowing testing (2-hour sun on ground assessment) to these gardens. Exploring sunlight further, we carried out Annual Probable Sunlight Hour (APSH) testing to the façades of the neighbouring residential properties and used those results to inform an APSH envelope.

The results of the initial daylight and sunlight assessments were reviewed with SEGRO and the design team. We were then instructed to prepare an amalgamated envelope to factor in both daylight and sunlight considerations.

In relation to the six pinch points identified, it was possible to make reasonable adjustments to the envelope for four of these using the façade-based analysis. This leaves two remaining pinch points. One of these pinch points relates to the effects on the neighbouring properties along Rowan Way and Furnival Avenue..

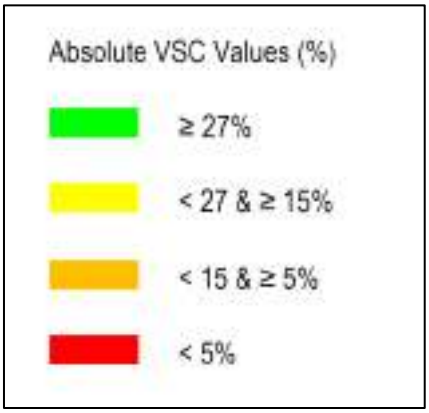
To understand the reduction of the SPZ heights parameters and the distance from the boundary required to ensure that the daylight and sunlight impact to Furnival Avenue properties is 'acceptable', we carried out the BRE recommended 25 degree line test. Informed by the results of the 25 degree line test, SEGRO have reduced the building heights parameters in this part of the SPZ scheme boundary to include a 3m development height zone adjacent to the Furnival Avenue properties and positioned the proposed 7m building height parameter 11.65m from the southern boundary and 9.63m from the southwestern boundary (see below SPZ building heights plans) as a result of these changes the daylight and sunlight impact to Furnival Avenue properties is considered 'acceptable'.



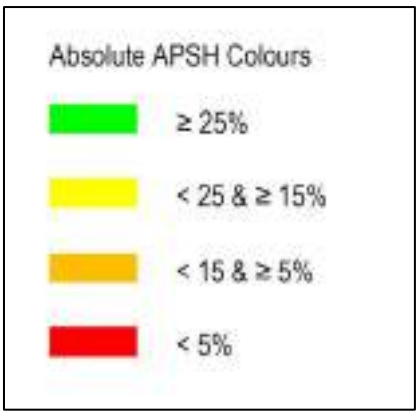
In relation to the other pinch point, Priory Heights, we felt the results of the initial assessment warranted a more detailed study therefore we modelled and assessed this property in more detail.

To improve the source information on which the amalgamated envelope was based, our technical team visited site to collect survey data on Priory Heights (one of the pinch points referred to as Group 26 in the appended results tables). We then updated the amalgamated envelope and shared this with the design team. The SPZ massing was then modified further to improve the daylight and sunlight adherence levels of this receptor relative to the BRE guidelines.

The design team provided us with the refined parameter plan for the SPZ massing on 14 November 2023. We updated our model and reran the façade assessments for all neighbouring residential properties around the site. The model used for our assessment can be found Appendix A. The results of the daylight façade testing shown by property group can be found at Appendix B and those images can be read in conjunction with the following legends for daylight (VSC).



The results of the sunlight façade testing can be found at Appendix C and those images can be read in conjunction with the following legends for sunlight (APSH).



We have also carried out a detailed daylight and sunlight assessment to Priory Heights. We tested all windows facing the estate using the VSC and APSH tests. In terms of daylight availability, 97 (89%) of the 109 windows tested will satisfy the guideline values for VSC by achieving the 27% target or retaining 0.8 times their former value. Of the 12 windows which do not meet the guideline values, five windows would achieve VSC figures between 0.70 to 0.79 times their former values and are therefore marginally below the BRE guidelines. The remaining windows that would receive lower daylight levels are primarily located on the lower floors. In terms of sunlight availability, the results show all tested windows will achieve the guideline values for sunlight. The tabulated results can be found at Appendix D.

Overall, the design process and assessments carried out for the SPZ massing demonstrates that SEGRO have carefully considered the heights and position of the proposals to minimise the impact on the light to neighbouring residential properties. Where our initial assessments had identified reductions in daylight and sunlight availability to neighbouring residential properties, we prepared an amalgamated daylight and sunlight envelop that the design team utilised to refine the SPZ massing. The results of the façade testing and detailed analysis confirm that any reductions in daylight or sunlight to existing neighbouring residential properties has

been minimised. In conclusion, the proposed SPZ massing follows the BRE guidelines and will not significantly reduce sunlight or daylight to existing surrounding properties.

We trust this is a clear and helpful summary of the position. We are happy to discuss any of the above further if needed.

Yours sincerely

Anstey Horne
7 May 2024

Appendix A

The scaling of this drawing cannot be assured

Revision		Date	Drn	Ckd
K	Final issue	08.05.24	DD	DD

LEGEND

N

Site Boundary

Excluded Zone
(Power Station sub-zone)
Approximate existing heights:
Chimney Stack - 105m
CHP cooling towers - 49m
CHP plant - 48m

Maximum Building Heights Permitted

- Development Height 36m
- Development Height 31m
- Development Height 25m
- Development Height 20m
- Development Height 18m
- Development Height 15m
- Development Height 12m
- Development Height 7m
- Development Height 3m

slough trading estate

J:\20000\20712 - New SPZ Scheme\A4 - Drawings & Registers\Landscape\20712 LN-LP-12_RevK Building Heights Plan.dwg - A1

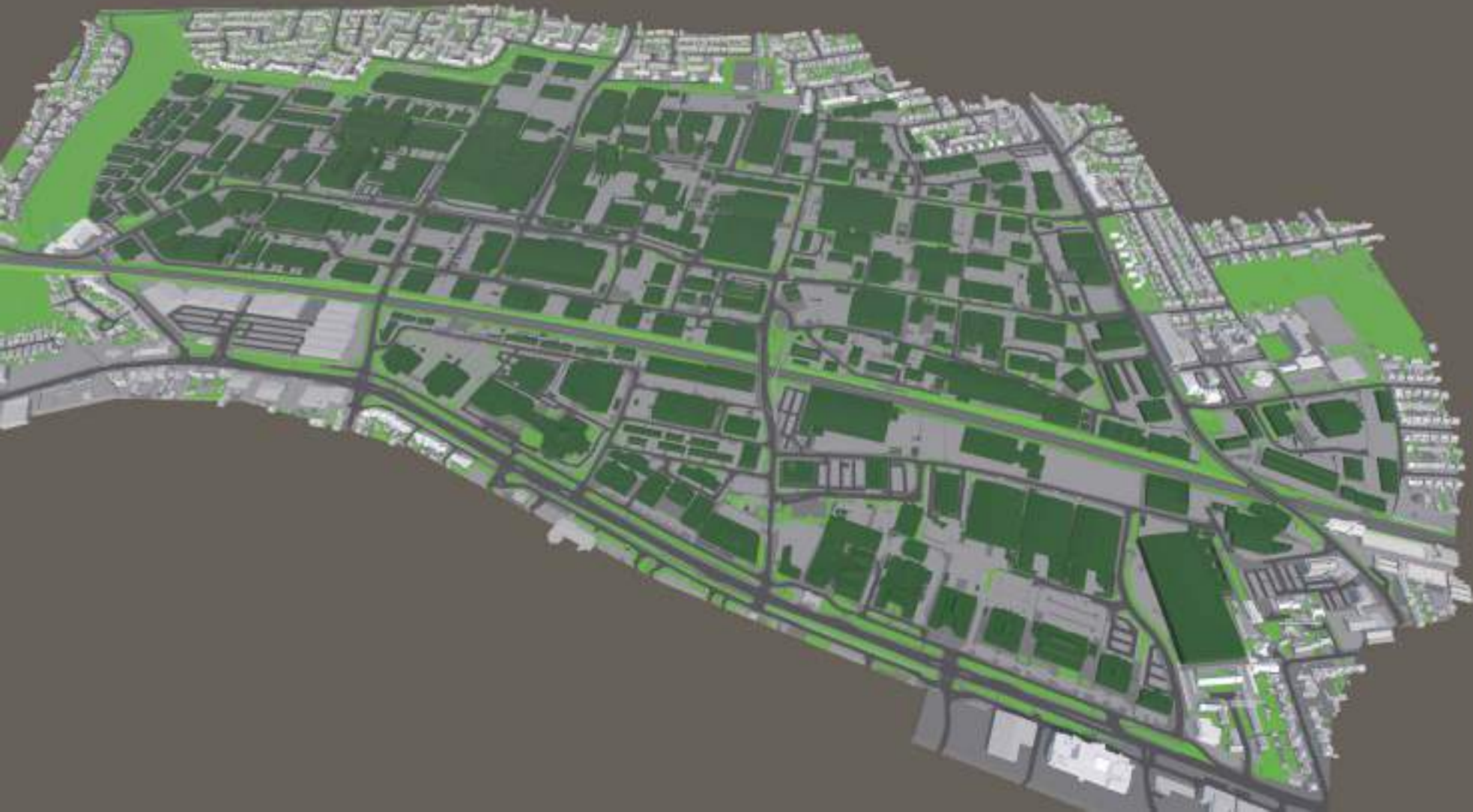
Project
Slough Simplified Planning Zone Renewal

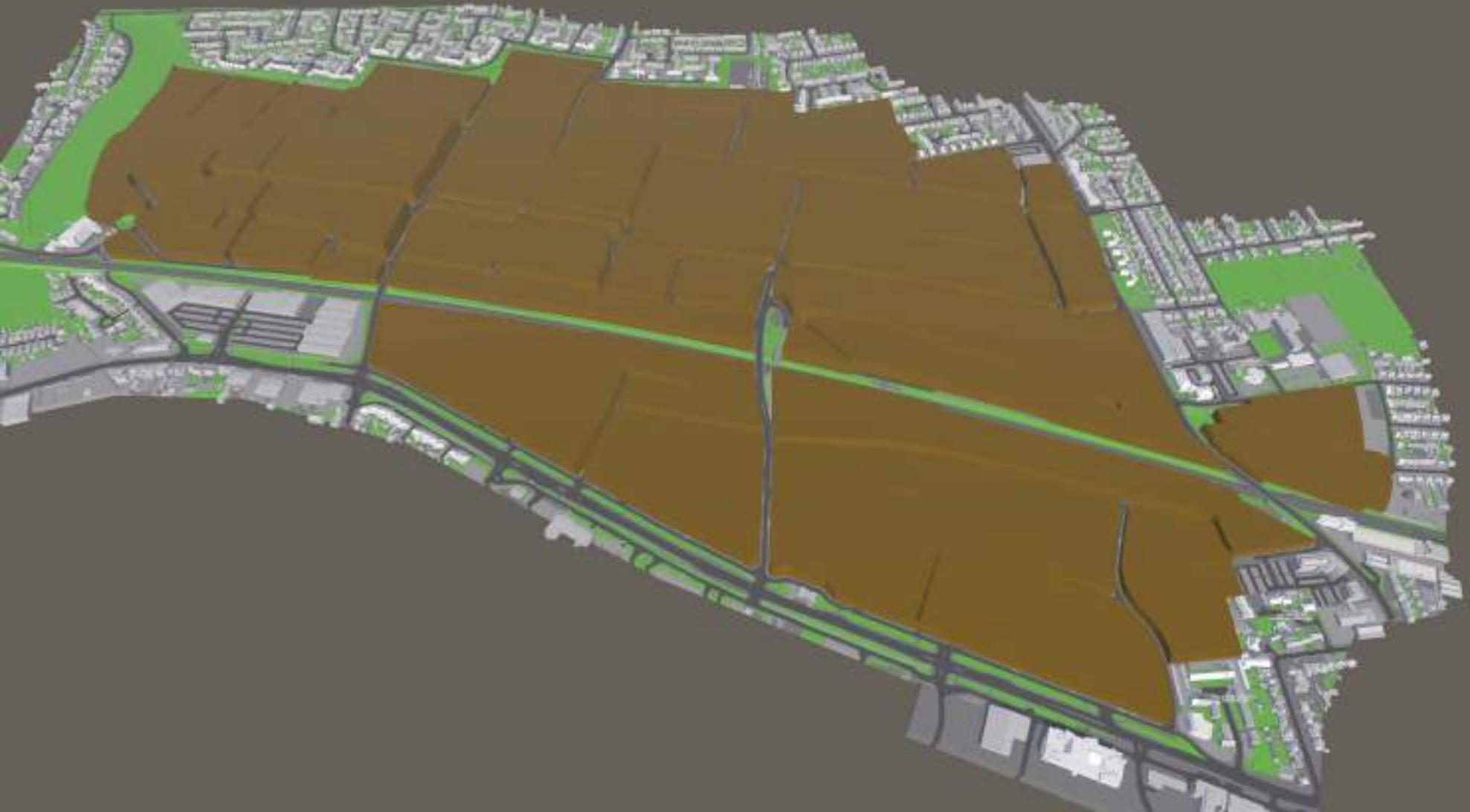
Drawing Title
Plan 3 -
Building Heights Plan

Date	Scale	Drawn by	Check by
26.09.2023	1:3250 @A1	ML	DD

Project No	Drawing No	Revision
20712	LN-LP-12	K

Stantec
Stantec UK Limited
101 Victoria Street
Bristol
BS1 6PU
T: 0117 929 9677
stantec.com\uk





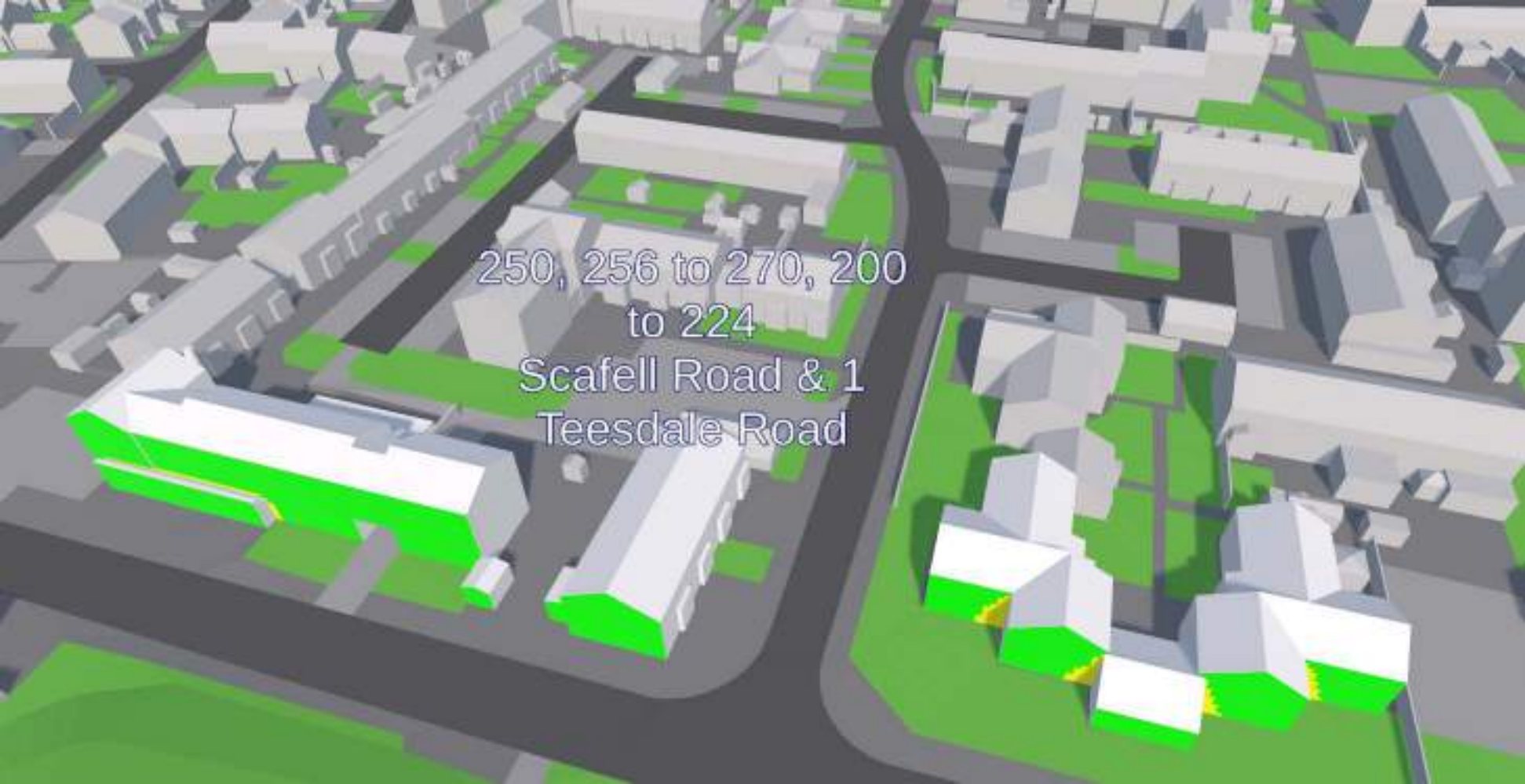
Appendix B


46 to 62
Amberley Road


68,70,74,76 & 67-109 (odd)
Greystoke Road


1 to 25 (odd)
Sandown Road
33 to 65 (odd)
Greystoke Road &
12 to 22 (even)
Sandown Road

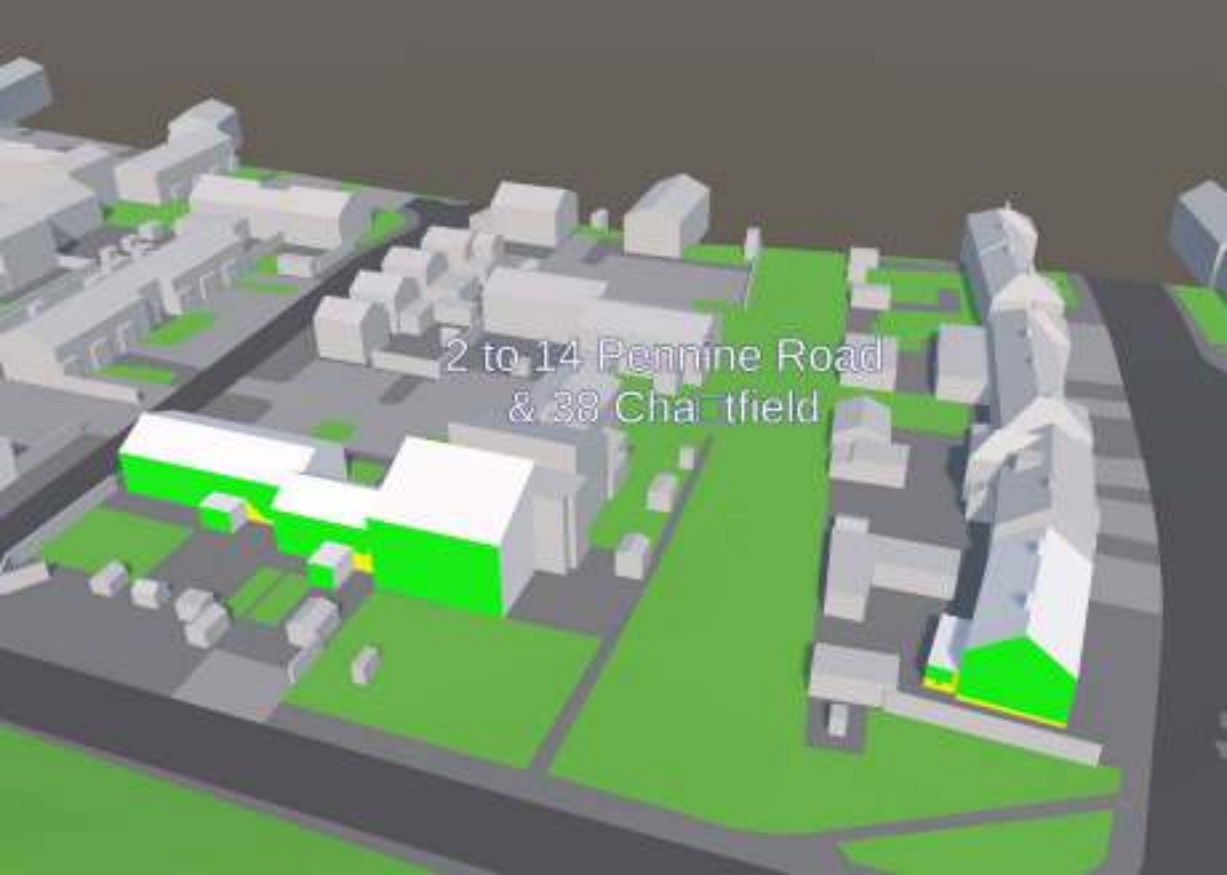

33 to 65 (odd)
Greystoke Road &
12 to 22 (even)
Sandown Road
1 to 25 (odd)
Sandown Road


250, 256 to 270, 200
to 224
Scafell Road & 1
Teesdale Road


27 to 63 (odd)
Pevensey Road
77 to 87 Pevensey Road
&
9 to 47 Newchurch Road


77 to 87 Pevensey Road
&
9 to 47 Newchurch Road
27 to 63 (odd)
Pevensey Road


2 to 26 Pentland Rd &
1 to 13 Pennine Road


2 to 14 Pennine Road
& 38 Cha tfield


1 to 5, 6, 18 to 22, 27
Bondmin Avenue


28 to 32, 36, 37 to 41 &
96 Bondmin Avenue


157 to 161 Furnival Ave &
2 to 20 Roman Way


1 to 12 Rose Walk,
19 Aspen Close,
25 to 33 (odds), Birch Grove

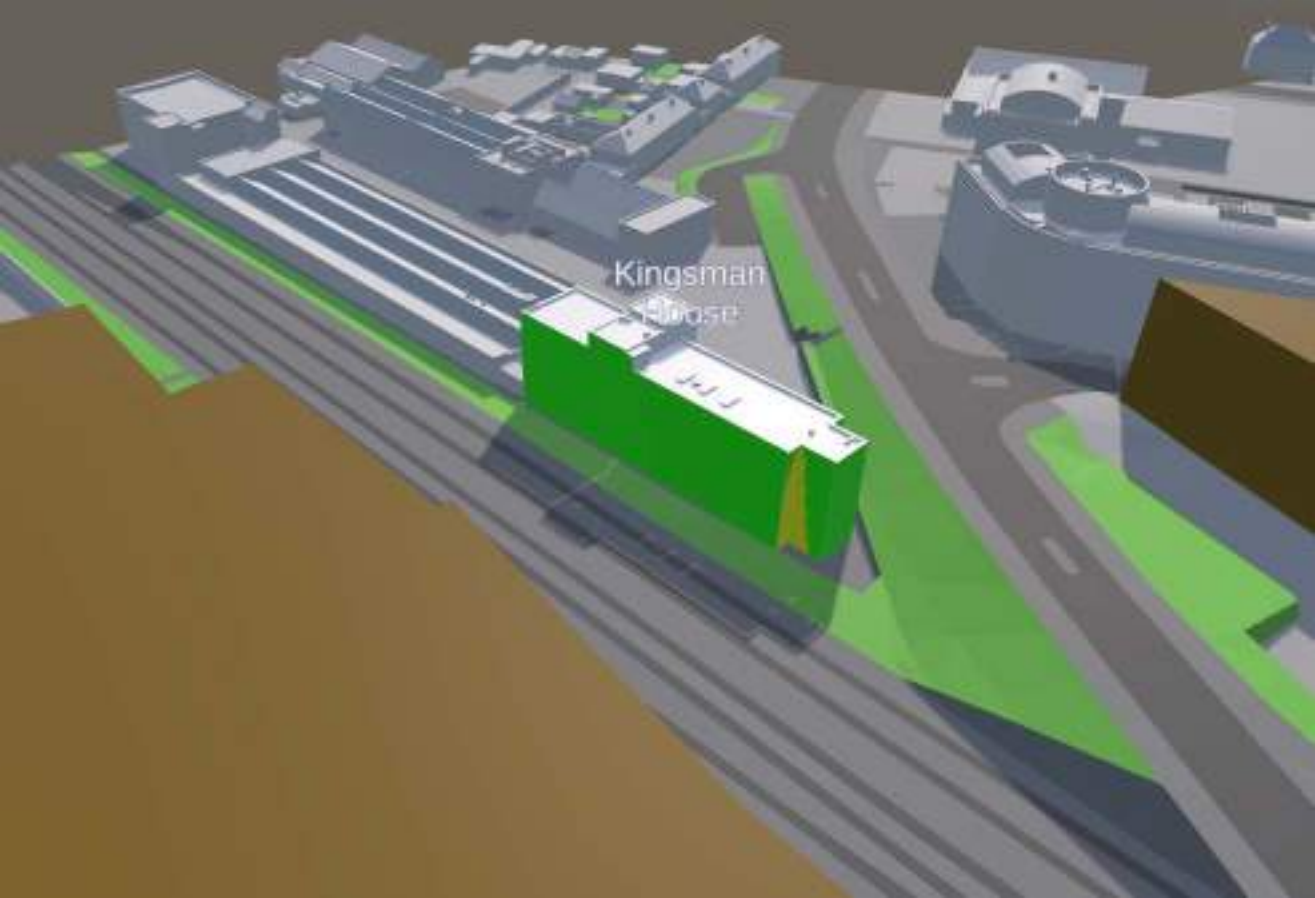

nt Farnburn Ave.
5 to 38 Montrose Avenue


216 to 254 Farnham
Road


120 to 184 Farnham
Road


Astoria Heights,
Rotunda Stadium &
Herschel Grammar School


Whitby Rd,
Carlisle RD,
Lake Ave


Kingsman


20-24, 28-36,
13-21 Hadlow Court &
19-21 Pits Rd & Shiloh Church


19a to 36b & 55 Thirkleby Close,
172-184 Bath road
20-24, 28-36,
3-21 Hadlow Court &
1 Pits Rd & Shiloh Church


Lutyn Girls' School


229 to 251
Clippenham


1 Clippenham Lane &
253 to 271 Clippenham


39 to 53 Burnham
Lane


Priory Heights

Appendix C


46 to 62
Amberley Road


68,70,74,76 & 67-109 (odd)
Greystoke Road


1 to 25 (odd)
Sandown Road
33 to 65 (odd)
Greystoke Road &
12 to 22 (even)
Sandown Road


33 to 65 (odd)
Greystoke Road &
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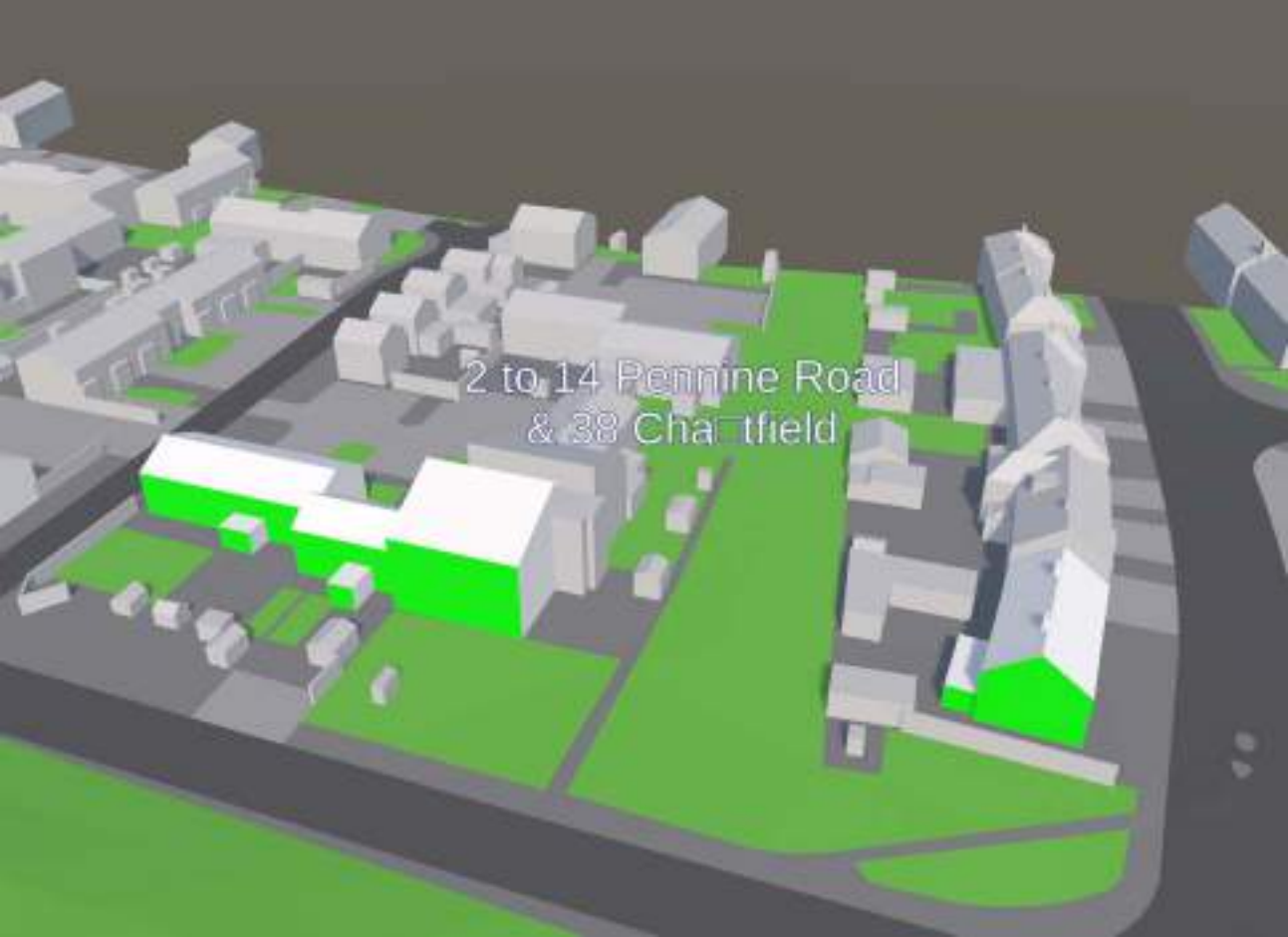
Sandown Road


250, 256 to 270, 200
to 224
Scafell Road & 1
Teesdale Road


27 to 63 (odd)
Pevensey Road
77 to 87 Pevensey Road
&
9 to 47 Newchurch Road


77 to 87 Pevensey Road
&
9 to 47 Newchurch Road
27 to 63 (odd)
Pevensey Road


2 to 26 Pentland Rd &
1 to 13 Pennine Road


2 to 14 Pennine Road
& 38 Chatfield


1 to 5, 6, 18 to 22, 27
Bondmin Avenue


28 to 32, 36, 37 to 41 &
96 Bondmin Avenue


157 to 161 Furnival Ave &
2 to 20 Roman Way


to 12 Rose Walk,
19 Aspen Close,
25 to 33 (odd) Birch Grove
Way


1 Farnburn Ave.
5 to 38 Montrose Avenue


216 to 254 Farnham
Road


120 to 184 Farnham
Road


Astoria Heights,
Rotunda Stadium &
Herschel Grammar School


Whitby Rd,
Carlisle RD,
Lake Ave

Appendix D

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
GROUP_26							
Ground Floor							
R1	RESIDENTIAL		UNKNOWN	W1	30.46	28.29	N/A
R1	RESIDENTIAL		UNKNOWN	W2	35.65	33.46	N/A
R1	RESIDENTIAL		UNKNOWN	W3	36.30	34.06	N/A
R1	RESIDENTIAL		UNKNOWN	W4	35.82	33.58	N/A
R1	RESIDENTIAL		UNKNOWN	W5	34.96	32.75	N/A
R1	RESIDENTIAL		UNKNOWN	W6	27.96	25.75	0.92
R1	RESIDENTIAL		UNKNOWN	W7	24.03	22.20	0.92
R1	RESIDENTIAL		UNKNOWN	W8	24.29	22.83	0.94
R1	RESIDENTIAL		UNKNOWN	W9	20.95	19.74	0.94
R1	RESIDENTIAL		UNKNOWN	W10	30.66	25.90	0.84
R1	RESIDENTIAL		UNKNOWN	W11	35.57	30.91	N/A
R1	RESIDENTIAL		UNKNOWN	W12	35.75	25.09	0.70
R1	RESIDENTIAL		UNKNOWN	W13	34.98	24.27	0.69
R1	RESIDENTIAL		UNKNOWN	W14	34.72	23.13	0.67
R1	RESIDENTIAL		UNKNOWN	W15	32.98	21.64	0.66
R1	RESIDENTIAL		UNKNOWN	W16	22.96	12.96	0.56
R1	RESIDENTIAL		UNKNOWN	W17	34.31	16.64	0.48
R1	RESIDENTIAL		UNKNOWN	W18	31.06	20.49	0.66
1st Floor							
R1	RESIDENTIAL		UNKNOWN	W1	31.29	29.46	N/A
R1	RESIDENTIAL		UNKNOWN	W2	36.36	34.51	N/A
R1	RESIDENTIAL		UNKNOWN	W3	37.06	35.16	N/A
R1	RESIDENTIAL		UNKNOWN	W4	36.65	34.74	N/A
R1	RESIDENTIAL		UNKNOWN	W5	35.75	33.86	N/A
R1	RESIDENTIAL		UNKNOWN	W6	29.05	27.16	N/A
R1	RESIDENTIAL		UNKNOWN	W7	24.73	23.19	0.94
R1	RESIDENTIAL		UNKNOWN	W8	25.04	23.86	0.95
R1	RESIDENTIAL		UNKNOWN	W9	21.42	20.45	0.95
R1	RESIDENTIAL		UNKNOWN	W10	31.76	27.35	N/A
R1	RESIDENTIAL		UNKNOWN	W11	36.60	32.46	N/A
R1	RESIDENTIAL		UNKNOWN	W12	37.10	28.21	N/A
R1	RESIDENTIAL		UNKNOWN	W13	36.36	27.49	N/A
R1	RESIDENTIAL		UNKNOWN	W14	36.36	26.90	0.74
R1	RESIDENTIAL		UNKNOWN	W15	34.69	25.33	0.73
R1	RESIDENTIAL		UNKNOWN	W16	24.39	15.99	0.66
R1	RESIDENTIAL		UNKNOWN	W17	36.59	25.97	0.71
R1	RESIDENTIAL		UNKNOWN	W18	32.02	27.27	N/A
2nd Floor							
R1	RESIDENTIAL		UNKNOWN	W1	31.61	30.15	N/A
R1	RESIDENTIAL		UNKNOWN	W2	36.89	35.42	N/A
R1	RESIDENTIAL		UNKNOWN	W3	37.67	36.17	N/A
R1	RESIDENTIAL		UNKNOWN	W4	37.35	35.84	N/A
R1	RESIDENTIAL		UNKNOWN	W5	36.27	34.78	N/A
R1	RESIDENTIAL		UNKNOWN	W6	29.77	28.27	N/A
R1	RESIDENTIAL		UNKNOWN	W7	25.22	24.04	0.95
R1	RESIDENTIAL		UNKNOWN	W8	25.88	25.05	0.97
R1	RESIDENTIAL		UNKNOWN	W9	21.81	21.16	0.97
R1	RESIDENTIAL		UNKNOWN	W10	32.27	28.75	N/A
R1	RESIDENTIAL		UNKNOWN	W11	37.13	33.84	N/A
R1	RESIDENTIAL		UNKNOWN	W12	38.21	30.88	N/A
R1	RESIDENTIAL		UNKNOWN	W13	37.51	30.23	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

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R1	RESIDENTIAL		UNKNOWN	W14	37.76	30.27	N/A
R1	RESIDENTIAL		UNKNOWN	W15	36.17	28.71	N/A
R1	RESIDENTIAL		UNKNOWN	W16	25.59	18.90	0.74
R1	RESIDENTIAL		UNKNOWN	W17	38.47	30.54	N/A
R1	RESIDENTIAL		UNKNOWN	W18	32.80	31.45	N/A
3rd Floor							
R1	RESIDENTIAL		UNKNOWN	W1	32.13	31.01	N/A
R1	RESIDENTIAL		UNKNOWN	W2	37.31	36.20	N/A
R1	RESIDENTIAL		UNKNOWN	W3	38.22	37.10	N/A
R1	RESIDENTIAL		UNKNOWN	W4	38.00	36.90	N/A
R1	RESIDENTIAL		UNKNOWN	W5	36.81	35.74	N/A
R1	RESIDENTIAL		UNKNOWN	W6	30.83	29.75	N/A
R1	RESIDENTIAL		UNKNOWN	W7	26.47	25.68	0.97
R1	RESIDENTIAL		UNKNOWN	W8	27.26	26.79	0.98
R1	RESIDENTIAL		UNKNOWN	W9	22.38	22.09	0.99
R1	RESIDENTIAL		UNKNOWN	W10	32.61	29.99	N/A
R1	RESIDENTIAL		UNKNOWN	W11	37.44	35.02	N/A
R1	RESIDENTIAL		UNKNOWN	W12	38.92	32.80	N/A
R1	RESIDENTIAL		UNKNOWN	W13	38.27	32.21	N/A
R1	RESIDENTIAL		UNKNOWN	W14	38.57	32.54	N/A
R1	RESIDENTIAL		UNKNOWN	W15	36.96	31.01	N/A
R1	RESIDENTIAL		UNKNOWN	W16	26.19	20.83	0.80
R1	RESIDENTIAL		UNKNOWN	W17	39.24	33.40	N/A
R1	RESIDENTIAL		UNKNOWN	W18	33.44	32.50	N/A
4th Floor							
R1	RESIDENTIAL		UNKNOWN	W1	32.50	31.59	N/A
R1	RESIDENTIAL		UNKNOWN	W2	38.01	37.11	N/A
R1	RESIDENTIAL		UNKNOWN	W3	38.78	37.89	N/A
R1	RESIDENTIAL		UNKNOWN	W4	38.63	37.77	N/A
R1	RESIDENTIAL		UNKNOWN	W5	37.75	36.93	N/A
R1	RESIDENTIAL		UNKNOWN	W6	31.77	30.99	N/A
R1	RESIDENTIAL		UNKNOWN	W7	28.63	28.14	N/A
R1	RESIDENTIAL		UNKNOWN	W8	30.37	30.14	N/A
R1	RESIDENTIAL		UNKNOWN	W9	23.95	23.88	1.00
R1	RESIDENTIAL		UNKNOWN	W10	32.94	31.10	N/A
R1	RESIDENTIAL		UNKNOWN	W11	37.85	36.12	N/A
R1	RESIDENTIAL		UNKNOWN	W12	39.23	34.44	N/A
R1	RESIDENTIAL		UNKNOWN	W13	38.73	34.01	N/A
R1	RESIDENTIAL		UNKNOWN	W14	38.94	34.33	N/A
R1	RESIDENTIAL		UNKNOWN	W15	37.50	32.98	N/A
R1	RESIDENTIAL		UNKNOWN	W16	26.13	21.77	0.83
R1	RESIDENTIAL		UNKNOWN	W17	39.41	35.10	N/A
R1	RESIDENTIAL		UNKNOWN	W18	33.36	32.92	N/A
5th Floor							
R1	RESIDENTIAL		UNKNOWN	W1	39.32	38.43	N/A
R1	RESIDENTIAL		UNKNOWN	W2	39.31	38.42	N/A
R1	RESIDENTIAL		UNKNOWN	W3	39.27	38.38	N/A
R1	RESIDENTIAL		UNKNOWN	W4	39.20	38.34	N/A
R1	RESIDENTIAL		UNKNOWN	W5	39.11	38.29	N/A
R1	RESIDENTIAL		UNKNOWN	W6	38.84	38.13	N/A
R1	RESIDENTIAL		UNKNOWN	W7	37.63	37.20	N/A
R1	RESIDENTIAL		UNKNOWN	W8	36.43	36.23	N/A
R1	RESIDENTIAL		UNKNOWN	W9	31.31	31.24	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.

ROL01155 - R02 - V01
SLOUGH TRADING ESTATE
01/12/2023

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R1	RESIDENTIAL		UNKNOWN	W10	38.68	37.14	N/A
R1	RESIDENTIAL		UNKNOWN	W11	38.66	37.21	N/A
R1	RESIDENTIAL		UNKNOWN	W12	38.63	37.03	N/A
R1	RESIDENTIAL		UNKNOWN	W13	39.42	35.57	N/A
R1	RESIDENTIAL		UNKNOWN	W14	39.33	35.54	N/A
R1	RESIDENTIAL		UNKNOWN	W15	39.28	35.58	N/A
R1	RESIDENTIAL		UNKNOWN	W16	38.58	34.96	N/A
R1	RESIDENTIAL		UNKNOWN	W17	31.18	27.57	N/A
R1	RESIDENTIAL		UNKNOWN	W18	39.48	36.05	N/A
R1	RESIDENTIAL		UNKNOWN	W19	38.90	38.66	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 P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

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
GROUP_26																
Ground Floor																
R1	RESIDENTIAL		W1	UNKNOWN	51	49	N/A	18	17	N/A						
R1	RESIDENTIAL		W2	UNKNOWN	54	51	N/A	17	15	N/A						
R1	RESIDENTIAL		W3	UNKNOWN	60	57	N/A	20	18	N/A						
R1	RESIDENTIAL		W4	UNKNOWN	59	56	N/A	20	18	N/A						
R1	RESIDENTIAL		W5	UNKNOWN	58	56	N/A	19	18	N/A						
R1	RESIDENTIAL		W6	UNKNOWN	52	49	N/A	20	18	N/A						
R1	RESIDENTIAL		W7	UNKNOWN	48	46	N/A	20	18	N/A						
R1	RESIDENTIAL		W8	UNKNOWN	45	43	N/A	17	15	N/A						
R1	RESIDENTIAL		W9	UNKNOWN	46	44	N/A	20	18	N/A						
R1	RESIDENTIAL		W10	UNKNOWN	52	49	N/A	19	18	N/A						
R1	RESIDENTIAL		W11	UNKNOWN	60	56	N/A	20	18	N/A						
R1	RESIDENTIAL		W12	UNKNOWN	11	9	0.82	0	0	-						
R1	RESIDENTIAL		W13	UNKNOWN	11	9	0.82	0	0	-						
R1	RESIDENTIAL		W14	UNKNOWN	11	9	0.82	0	0	-						
R1	RESIDENTIAL		W15	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W16	UNKNOWN	12	10	0.83	0	0	-						
R1	RESIDENTIAL		W17	UNKNOWN	10	6	0.60	0	0	-						
R1	RESIDENTIAL		W18	UNKNOWN	30	30	N/A	6	6	N/A	90	88	N/A	26	25	N/A
1st Floor																
R1	RESIDENTIAL		W1	UNKNOWN	51	50	N/A	18	18	N/A						
R1	RESIDENTIAL		W2	UNKNOWN	54	52	N/A	17	16	N/A						
R1	RESIDENTIAL		W3	UNKNOWN	60	58	N/A	20	19	N/A						
R1	RESIDENTIAL		W4	UNKNOWN	59	58	N/A	20	19	N/A						
R1	RESIDENTIAL		W5	UNKNOWN	59	57	N/A	20	18	N/A						
R1	RESIDENTIAL		W6	UNKNOWN	52	50	N/A	20	18	N/A						
R1	RESIDENTIAL		W7	UNKNOWN	48	46	N/A	20	18	N/A						
R1	RESIDENTIAL		W8	UNKNOWN	45	44	N/A	17	16	N/A						
R1	RESIDENTIAL		W9	UNKNOWN	46	45	N/A	20	19	N/A						
R1	RESIDENTIAL		W10	UNKNOWN	53	49	N/A	20	18	N/A						
R1	RESIDENTIAL		W11	UNKNOWN	60	56	N/A	20	18	N/A						
R1	RESIDENTIAL		W12	UNKNOWN	11	9	0.82	0	0	-						
R1	RESIDENTIAL		W13	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W14	UNKNOWN	12	11	0.92	0	0	-						
R1	RESIDENTIAL		W15	UNKNOWN	12	11	0.92	0	0	-						
R1	RESIDENTIAL		W16	UNKNOWN	13	12	0.92	0	0	-						
R1	RESIDENTIAL		W17	UNKNOWN	11	8	0.73	0	0	-						
R1	RESIDENTIAL		W18	UNKNOWN	29	29	N/A	6	6	N/A	89	88	N/A	26	26	N/A
2nd Floor																
R1	RESIDENTIAL		W1	UNKNOWN	51	50	N/A	18	18	N/A						
R1	RESIDENTIAL		W2	UNKNOWN	54	53	N/A	17	17	N/A						
R1	RESIDENTIAL		W3	UNKNOWN	60	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W4	UNKNOWN	59	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W5	UNKNOWN	59	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W6	UNKNOWN	52	52	N/A	20	20	N/A						
R1	RESIDENTIAL		W7	UNKNOWN	48	47	N/A	20	19	N/A						
R1	RESIDENTIAL		W8	UNKNOWN	45	44	N/A	17	16	N/A						
R1	RESIDENTIAL		W9	UNKNOWN	46	45	N/A	20	19	N/A						
R1	RESIDENTIAL		W10	UNKNOWN	53	51	N/A	20	19	N/A						
R1	RESIDENTIAL		W11	UNKNOWN	60	58	N/A	20	19	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.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

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
R1	RESIDENTIAL		W12	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W13	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W14	UNKNOWN	12	11	0.92	0	0	-						
R1	RESIDENTIAL		W15	UNKNOWN	12	11	0.92	0	0	-						
R1	RESIDENTIAL		W16	UNKNOWN	13	12	0.92	0	0	-						
R1	RESIDENTIAL		W17	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W18	UNKNOWN	29	29	N/A	6	6	N/A	89	88	N/A	26	26	N/A
3rd Floor																
R1	RESIDENTIAL		W1	UNKNOWN	51	50	N/A	18	18	N/A						
R1	RESIDENTIAL		W2	UNKNOWN	54	53	N/A	17	17	N/A						
R1	RESIDENTIAL		W3	UNKNOWN	60	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W4	UNKNOWN	59	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W5	UNKNOWN	59	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W6	UNKNOWN	52	52	N/A	20	20	N/A						
R1	RESIDENTIAL		W7	UNKNOWN	48	48	N/A	20	20	N/A						
R1	RESIDENTIAL		W8	UNKNOWN	44	44	N/A	17	17	N/A						
R1	RESIDENTIAL		W9	UNKNOWN	45	45	N/A	20	20	N/A						
R1	RESIDENTIAL		W10	UNKNOWN	53	52	N/A	20	20	N/A						
R1	RESIDENTIAL		W11	UNKNOWN	60	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W12	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W13	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W14	UNKNOWN	12	11	0.92	0	0	-						
R1	RESIDENTIAL		W15	UNKNOWN	12	11	0.92	0	0	-						
R1	RESIDENTIAL		W16	UNKNOWN	13	12	0.92	0	0	-						
R1	RESIDENTIAL		W17	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W18	UNKNOWN	31	31	N/A	7	7	N/A	91	90	N/A	27	27	N/A
4th Floor																
R1	RESIDENTIAL		W1	UNKNOWN	51	50	N/A	18	18	N/A						
R1	RESIDENTIAL		W2	UNKNOWN	56	55	N/A	17	17	N/A						
R1	RESIDENTIAL		W3	UNKNOWN	60	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W4	UNKNOWN	59	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W5	UNKNOWN	59	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W6	UNKNOWN	52	52	N/A	20	20	N/A						
R1	RESIDENTIAL		W7	UNKNOWN	48	48	N/A	20	20	N/A						
R1	RESIDENTIAL		W8	UNKNOWN	49	49	N/A	17	17	N/A						
R1	RESIDENTIAL		W9	UNKNOWN	48	48	N/A	20	20	N/A						
R1	RESIDENTIAL		W10	UNKNOWN	53	52	N/A	20	20	N/A						
R1	RESIDENTIAL		W11	UNKNOWN	60	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W12	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W13	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W14	UNKNOWN	12	11	0.92	0	0	-						
R1	RESIDENTIAL		W15	UNKNOWN	12	11	0.92	0	0	-						
R1	RESIDENTIAL		W16	UNKNOWN	13	12	0.92	0	0	-						
R1	RESIDENTIAL		W17	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W18	UNKNOWN	30	30	N/A	7	7	N/A	90	89	N/A	27	27	N/A
5th Floor																
R1	RESIDENTIAL		W1	UNKNOWN	60	60	N/A	20	20	N/A						
R1	RESIDENTIAL		W2	UNKNOWN	60	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W3	UNKNOWN	60	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W4	UNKNOWN	59	59	N/A	20	20	N/A						

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01/12/2023

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

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
R1	RESIDENTIAL		W5	UNKNOWN	59	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W6	UNKNOWN	59	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W7	UNKNOWN	58	58	N/A	20	20	N/A						
R1	RESIDENTIAL		W8	UNKNOWN	58	58	N/A	20	20	N/A						
R1	RESIDENTIAL		W9	UNKNOWN	55	55	N/A	20	20	N/A						
R1	RESIDENTIAL		W10	UNKNOWN	60	59	N/A	20	20	N/A						
R1	RESIDENTIAL		W11	UNKNOWN	59	58	N/A	20	20	N/A						
R1	RESIDENTIAL		W12	UNKNOWN	59	58	N/A	20	20	N/A						
R1	RESIDENTIAL		W13	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W14	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W15	UNKNOWN	12	11	0.92	0	0	-						
R1	RESIDENTIAL		W16	UNKNOWN	12	11	0.92	0	0	-						
R1	RESIDENTIAL		W17	UNKNOWN	13	12	0.92	0	0	-						
R1	RESIDENTIAL		W18	UNKNOWN	11	10	0.91	0	0	-						
R1	RESIDENTIAL		W19	UNKNOWN	30	30	N/A	7	7	N/A	90	90	N/A	27	27	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.