THE·GREEN SOUTHALL

External Daylight Sunlight and Overshadowing Report

April 2021

Peabody

External Daylight and Sunlight Report
The Green, Southall UB2 4BQ

Peabody Developments Ltd and London Borough of Ealing

08th April 2021

Contents

Appendices

Prepared By: Avison Young
Status: Final
Date: 8th April 2021
Report Reference: 02B822285 External
For and on behalf of GVA Grimley Limited t/a Avison Young

1. Introduction

1.1 We are instructed by Peabody Developments Ltd and London Borough of Ealing to consider potential daylight and sunlight effects upon neighbouring residential properties associated with their proposed development for the site at land on the east side of Land comprising public car park, business premises, roads and adjacent land lying to the north west and rear of The Green and adjoining Featherstone Terrance, Dominion Road and Dilloway Yard, Southall, UB2 ("Site").

1.2 Attached drawings labelled BRE_01 and BRE_02 in Appendix 1 and Figure 1 below illustrate our 3D model of the existing Site conditions and surrounding context. Drawings labelled BRE_03 and BRE_04 in Appendix 1 and Figures 2 and 3 below illustrate our 3D model incorporating the proposed development by Hunter Architects ("Proposed Development").

1.3 A description of the Proposed Development is as follows:

> ""*Demolition and mixed-use redevelopment (phased) to provide 3 urban blocks comprising residential units (Use Class C3), flexible commercial and employment floorspace (Use Classes E, F1 & F2), private and public car parking, servicing bays, public realm and associated landscaping, play and amenity space, plant and refuse areas, and access arrangements*."

1.4 The proposed development will comprise 564 residential dwellings (Use Class C3) and 2922.8 sq.m. of flexible commercial and employment floorspace (Use Classes E, F1 & F2). The proposals constitute three urban blocks which will rise between two to 19 storeys (ground inclusive). A total of 60 car parking spaces will be allocated to the residential development and 90 public car parking spaces will be re-provided on the Site.

1.5 The daylight and sunlight assessments have been undertaken utilising the abovementioned 3D model and with reference to the BRE guidelines document 'Site Layout Planning for Daylight and Sunlight – A guide to good practice' (2011) ("BRE Guidelines").

1.6 The BRE Guidelines are not mandatory and are aimed at helping rather than constraining the designer. Although they give numerical guidelines, they should be interpreted flexibly because natural lighting is only one of many factors in site layout design.

1.7 Policy context is important in establishing acceptable levels of daylight and sunlight. The appropriateness of the Proposed Development should therefore be considered not only against the BRE Guidelines but also key documents which seek to encourage more efficient use of land and increase density in urban locations. In addition, the Ealing Southall Opportunity Area Planning Framework July 2014 designates the Site as appropriate for regeneration and development as part of an area-wide improvement plan whilst maintaining consideration for light amenity.

1.8 The proximity and orientation of the neighbours is such that the implementation of the Proposed Development will mean that strict compliance with the BRE Guidelines is unrealistic in this particular location. Daylight and sunlight matters should therefore not be limited to an overly simplistic technical exercise against the BRE Guideline recommendations without due regard for the current and future physical and planning context.

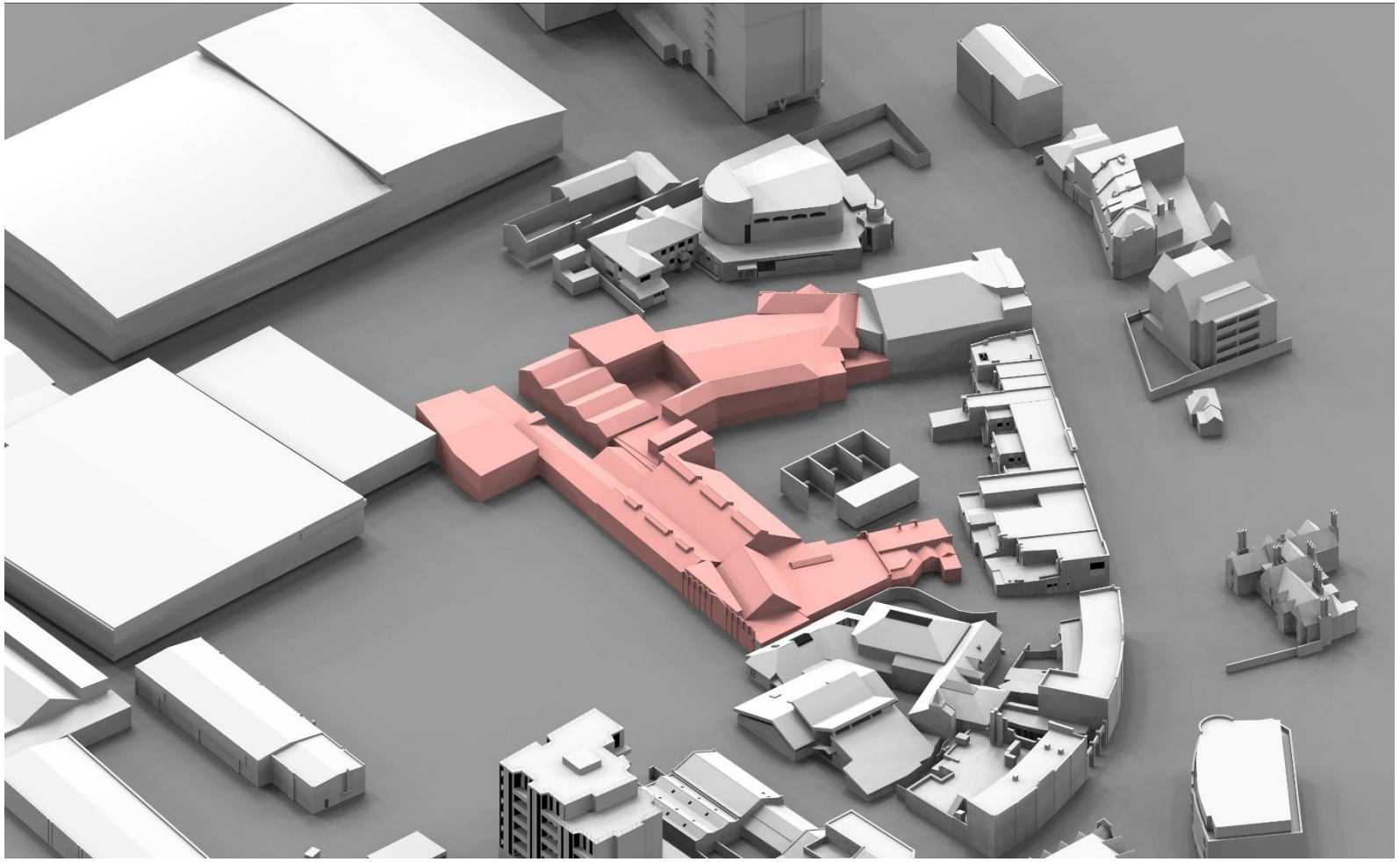


Figure 1: Our 3D model showing existing Site buildings in red

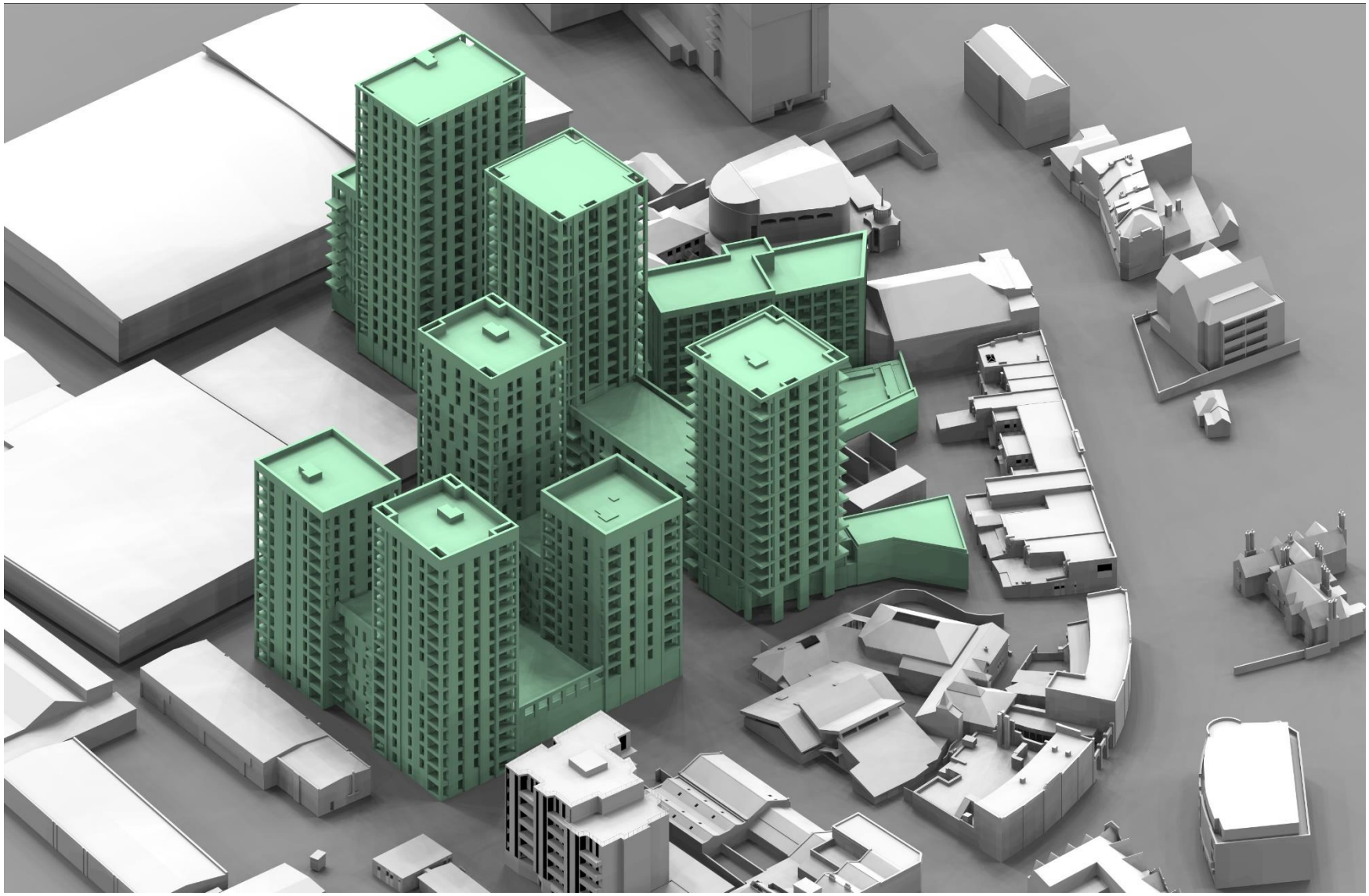


Figure 2: Our 3D model showing a bird's eye view of the Proposed Development in green

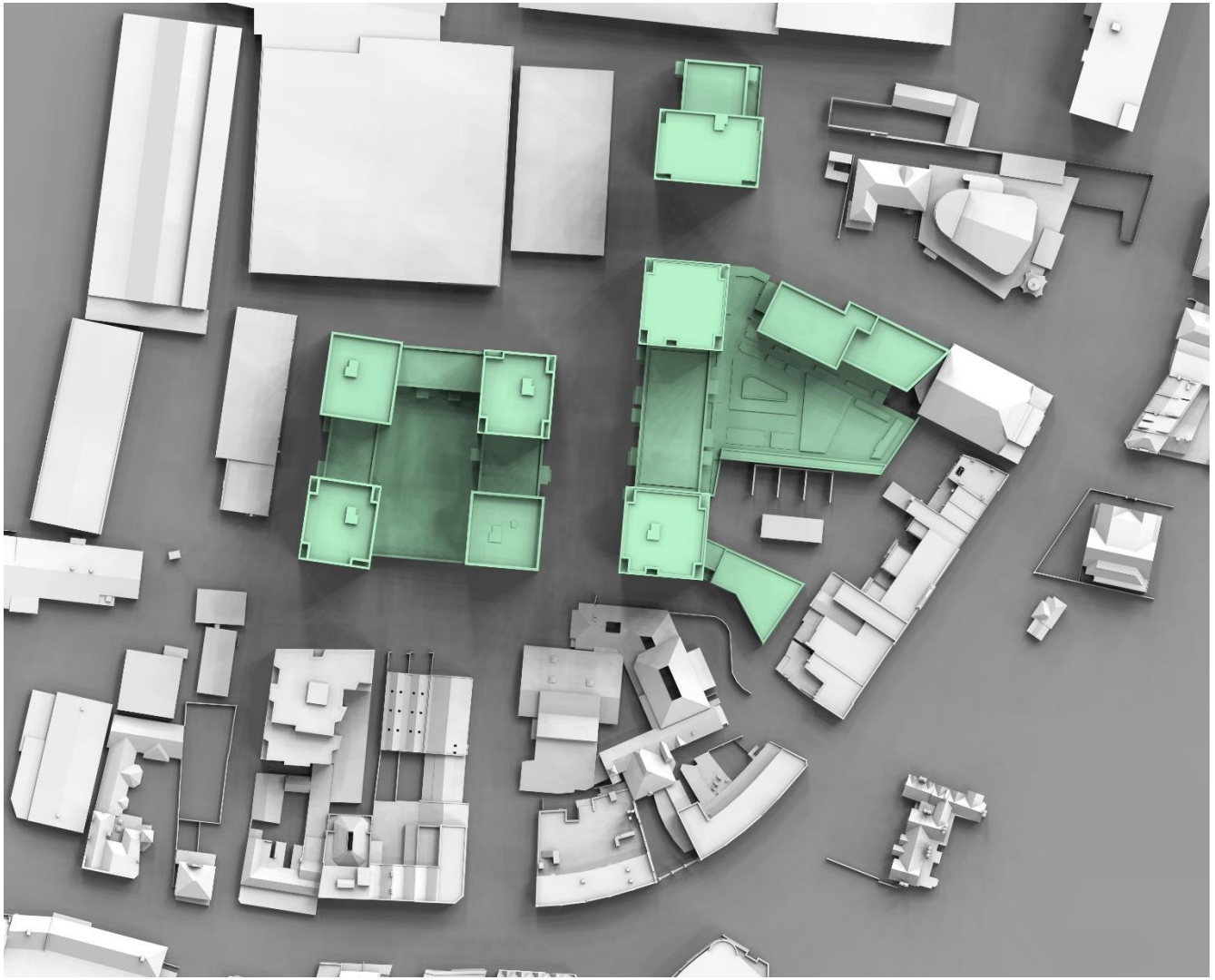


Figure 3: Our 3D model showing a plan view of the Proposed Development in green and neighbouring addresses (approximate locations)

2. Information Relied Upon and Assumptions

2.1 Our 3D model and assessment is based on the following information:-

- 3D laser-measured survey received from MBS Software on 22nd February 2019.
- 3D DWG. model and information regarding Proposed Development received 25th October 2019, 5th December 2019 and 9th March 2021 from Hunters Architects.
- Avison Young site photographs taken 24th October 2018.
- Ordinance Survey data.
- Land Registry data.
- Valuation Office Agency data.
- Google aerial imagery.
- Bing aerial imagery.
- Ealing Council planning documentation.

2.2 The information used to generate the 3D model and analyses described in this report is listed on the drawings in Appendix 2.

2.3 Avison Young have not accessed any of the neighbouring properties.

Internal layouts sourced from the Local Authorities planning application portal have been reasonably applied for the following properties:

- Saint Anselm's Catholic Church; and
- Southall Working Men's Club

In the absence of detailed planning drawings for neighbouring properties, internal layouts have been modelled based on site visit information. In such cases, room depth assumptions have been applied at 4.2m unless building form dictates otherwise. Assumed layouts have been reasonably applied for the following properties:

- 70-98, 102-122 (even) The Green
- 10-14, 20-26 (even), 13-17, 21-17 (odd) Featherstone Terrace Best estimates have been made as to the uses of the neighbouring properties with reference to external observations and online research including VOA search.

2.4 Since the time of our assessment parts of the façades of the Proposed Development have been optimised, in so far as the arrangement of façade materials and their thickness has been refined. A review of the design façade optimisation has established that there would be no material change to the analysis discussed within this report.

3. Policy and Guidance Context

3.1 Policy and guidance context is important in establishing acceptable levels of amenity. The appropriateness of a proposed development should be considered against the following key documents:

- National Planning Performance Guidance July 2019 ("NPPG");
- National Planning Policy Framework February 2019 ("NPPF");
- London Plan 2021;
- Housing Supplementary Planning Guidance London Plan March 2016 ("Housing SPG");
- London Borough of Ealing's ("LBE") Development Strategy 2026 (Development Plan Document) (adopted 2012) ("DS");
- LBE Development Management (Development Plan Document) (adopted 2013) ("DM");
- Southall Opportunity Area Planning Framework July 2014 ("Southall OAPF");
- LBEs Development site Development Plan Document;
- Brownfield Land Registry; and
- BRE Guidelines.

3.2 The relevant sections of the above-mentioned documents are set out below.

NPPG

3.3 The NPPG Paragraph 007 (Reference ID: 66-007-20190722) states that all developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings. In such situations good design (such as giving careful consideration to a building's massing and layout of habitable rooms) will be necessary to help make the best use of the site and maintain acceptable living standards.

NPPF

3.4 The NPPF gives guidance at government level. It seeks to ensure that the planning system encourages more efficient use of land and avoid building low density homes in accessible urban locations. It promotes a flexible approach in adopting and applying policy and guidance that could inhibit these objectives, which specifically includes reference to daylight and sunlight:

"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)(Paragraph 123")."

London Plan

3.5 The London Plan deals with things of strategic importance to Greater London taking account of the principal purposes of the Greater London Authority which are; promoting economic development, social development and environmental improvement.

3.6 Policy D6 (Housing Quality and Standards) states that 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.

Housing SPG

3.7 The Housing SPG predicates the need to move away from applying the same daylight and sunlight values in all locations and promotes a contextual analysis as a pertinent way of assessing acceptable levels of amenity. This aims to ensure that light matters are not limited to an overly simplistic technical exercise against the default BRE Guidelines recommendations without due regard for the current and future physical and planning context.

3.8 The Housing SPG sets out the following:

"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."

3.9 The document goes on to state:

"Whilst taking into account other policy objectives, boroughs should ensure that all opportunities to secure sustainable housing capacity should be fully realised in order to meet London's strategic housing requirements and help close the gap between need and supply across London as a whole (1.1.7")."

3.10 Importantly the Housing SPG acknowledges that effects from proposals should not be assessed via a strict application of national criteria but also with reference to broadly comparable residential typologies:

"The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm (1.3.46)."

LBE Development Strategy 2026

3.11 The Development Strategy was adopted in 2012 as the basis for development strategy and future development in the London Borough of Ealing.

3.12 3.19 Section 1.2 (h) states:

"… To support higher densities in areas of good public transport accessibility. Whilst proper regard shall be made to relevant London Plan policies, the council will take into account primarily the quality of the design, the location of the site and the need to provide a suitable housing mix. Tall buildings are acceptable where they contribute positively to the urban environment and do not cause harm to existing heritage assets. The quality of the design solution proposed, especially in relation to its context, and the accessibility of its location are the overriding considerations in the assessment of any proposed development. Tall buildings may be suitable in specified sites within Acton, Ealing and Southall town centres, gateways to Park Royal and identified development sites only. Specific locations identified as suitable for tall buildings will be designated through the Development Sites DPD and also through SPDs/AAPs. In these documents additional work to refine suitable sites and formations with particular regard to heritage assets and their settings will be undertaken. Policies for the management of tall buildings will be developed in the Development Management DPD."

LBE Development Management

3.13 The DPD was adopted in December 2013 and provides the London Borough of Ealing with the criteria by which planning applications are assessed, as part of Ealing"s broader Local Plan.

3.14 Reference to daylight, sunlight and overshadowing is made in Policy 7B Ealing Local Policy-Design Amenity (Section – Planning Decisions), which states:

"New development must achieve a high standard of amenity for users and for adjacent uses by ensuring;

…b) good levels of daylight and sunlight…"

3.15 In relation to Living Places & Spaces it states:

"…Good levels of daylight or sunlight are levels that are appropriate to the uses proposed for internal rooms and external spaces within the curtilage of the building."

Southall OAPF

3.16 The Southall OAPF sets out how new development can be managed to maximise the potential of the area for the benefit of existing and new residents and businesses.

3.17 The Framework intends to deliver at least 6,000 new homes and 3,000 new jobs across a 520 ha opportunity area over 20 years. The Site is identified as one of the 10 development sites.

3.18 It was adopted by Ealing Council on 15 July 2014 as a Supplementary Planning Document (SPD) to Ealing's Local Plan and adopted by the Mayor of London on 16 July 2014 as Supplementary Planning Guidance (SPG) to the London Plan. It therefore is a material consideration in the determination of planning applications in the Southall opportunity area.

Development site DPD

3.19 The Site is earmarked for redevelopment as part of the Development site DPD. In relation to the Site, the document describes the site as being within an urban setting and provides an indicative delivery timetable for its redevelopment of 2021-2026. The document also specifies that any residential dwellings proposed should be dual aspect (north facing single aspect units are not acceptable) and provide access to suitable private and/or communal garden space.

Brownfield Land Register

3.20 The purpose of these registers is to provide up-to-date, publicly available information on brownfield land that is suitable for housing, to help provide certainty for developers and communities and encourage investment in local areas.

3.21 The allocation promotes mixed use development appropriate to the town centre, with continued protection of existing industrial uses on the Featherstone, Dominion and Suterwalla estates as a Locally Significant Industrial Site and retention of the Dominion Arts Centre.

BRE Guidelines

3.22 The BRE Guidelines are well established and are adopted by most Local Authorities as the appropriate scientific and empirical methods of measuring daylight and sunlight in order to provide objective data upon which to apply their planning policies. The BRE Guidelines are not fixed standards but should be applied flexibly to take account of the specific circumstances of each case.

3.23 The Introduction of the BRE Guidelines states:

"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 developer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design."

3.24 The 'flexibility' recommended in the BRE Guidelines should reflect the specific characteristics of each case being considered. For example, as the numerical targets within the BRE Guidelines have been derived on the basis of a low density suburban housing model, it is entirely appropriate to apply a more flexible approach when dealing with higher rise developments in a denser urban environment where the general scale of development is greater. In addition, where existing and proposed buildings have specific design features such as projecting balconies, deep recesses, bay windows etc., it is also equally valid to apply a degree of flexibility to take account of the effect of these particular design features.

Daylight

3.25 In respect of daylighting, the BRE Guidelines adopt different methods of measurement depending on whether the assessment is for the impact on existing neighbouring premises or for measuring the adequacy of proposed new dwellings. For safeguarding the daylight received by existing neighbouring residential buildings around a proposed development, the relevant recommendations are set out in Section 2.2 of the BRE Guidelines.

3.26 The adequacy of daylight received by existing neighbouring dwellings is measured using two methods of measurement. First, it is necessary to measure the Vertical Sky Component ("VSC") followed by the

measurement of internal Daylight Distribution by plotting the position of the 'existing' and 'proposed' no sky line contour.

3.27 VSC is measured at the mid-point on the external face of the window serving a habitable room. For the purpose of the BRE Guidelines, a "habitable" room is defined as a Kitchen, Living Room or Bedroom. Bathrooms, hallways and circulation space are excluded from this definition. In addition, many Local Authorities make a further distinction in respect of small kitchens. Where the internal area of a small kitchen limits the use to food preparation and is not of sufficient size to accommodate some other form of "habitable" use such as dining, the kitchen need not be classed as a "habitable" room in its own right.

3.28 VSC is a 'spot' measurement taken on the face of the window and is a measure of the availability of light from the sky from over the "existing" and "proposed" obstruction caused by buildings or structures in front of the window. As it is measured on the outside face of the window, one of the inevitable shortcomings is that it does not take account of the size of the window or the size or use of the room served by the window. For this reason, the BRE Guidelines require internal Daylight Distribution to be measured in addition to VSC.

3.29 The No Sky Line ("NSL") contour plotted for the purpose of measuring internal Daylight Distribution identifies those areas within the room usually measured on a horizontal working plane set at table top level, where there is direct sky visibility. This therefore represents those parts within the room where the sky can be seen through the window. This second measure therefore takes account of the size of the window and the size of the room but is only more reliable than VSC when the actual room uses, layouts and dimensions are known. When interpreted in conjunction with the VSC value, the likely internal lighting conditions, and hence the quality of lighting within the room, can be assessed.

3.30 For VSC, the BRE Guidelines states that:

"If this Vertical Sky Component is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the Vertical Sky Component with the new development in place is both less than 27% and less than 0.8 times its former value, then the occupants of the existing building will notice the reduction in the amount of skylight."

3.31 To put this in context, the maximum VSC value that can be received for a totally unobstructed vertical window is 40%. There are however circumstances where the VSC value is already below 27%. In such circumstances, it is permissible to reduce the existing VSC value by a factor of 0.2 (i.e. 20%) so that the value on the 'proposed' conditions remains more than 0.8 times its former value. The scientific reasoning for this permissible margin of reduction is that existing daylight (and sunlight) levels can be reduced by a factor of 20% before the loss becomes materially noticeable. This factor of reduction applies to VSC, daylight distribution, sunlight and overshadowing.

3.32 By contrast, the adequacy of daylight for proposed 'New-Build' dwellings is measured using the standards in the British Standard Code of Practice for Daylighting, BS8206 Part 2 (now superseded but still referenced in the BRE Guidelines).

3.33 The British Standard relies upon the use of Average Daylight Factors ("ADF") rather than VSC and NSL. The use of ADF is referred to in the BRE Guidelines (Appendix C) but its use is usually limited as a supplementary 'check' of internal lighting conditions once the VSC and NSL tests have been completed.

3.34 ADF is sometimes seen as a more accurate and representative measure of internal lighting conditions as it comprises a greater number of design factors and input variables/coefficients. That is, the value of ADF is derived from:

- The actual amount of daylight received by the window(s) serving the room expressed as the "angle of visible sky" which is derived from the VSC value and therefore represents the amount of light striking the face of the window.
- The loss of transmittance through the glazing.
- The size of the window (net area of glazing).
- The size of the room served by the window(s) (net internal surface area of the room).
- The internal reflectance values of the internal finishes within the room.
- The specific use of the room.

3.35 One of the main reasons why ADF is more appropriate for New-Build dwellings is that any of the above input variables can be changed during the course of the design process in order to achieve the required internal lighting values. The ability to make such changes is not usually available when dealing with existing neighbouring buildings.

3.36 Unlike the application of VSC and NSL, the British Standard differentiates between different room uses. It places the highest ADF standard on Family Kitchens where the minimum target value is 2% df. Living Rooms should achieve 1.5% df, and Bedrooms 1.0% df.

Reasonableness of retained values in a site's context

3.37 The BRE Guidelines are not fixed standards but should be applied flexibly to take account of the specific circumstances of each case. Paragraph 2.2.3 of the BRE Guidelines 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 constraints.'

3.38 The 'flexibility' should reflect the specific characteristics of each site being considered. For instance, when developing in a dense urban environment with more obstructions inherent in the local area, due to the closer proximity and scale of surrounding buildings, it is entirely appropriate and logical to apply a more flexible and contextualised approach to the BRE Guidelines.

3.39 This does not mean that the recommendations and targets within the BRE Guidelines can be disregarded but, instead, the 'flexibility' that should be applied should be founded on sound scientific principles that can be supported and justified. This requires a certain level of professional value judgement and experience, but also evidence of the existing/contextual levels of light and/or architectural features which may be material considerations for the design or local authority to consider.

3.40 As previously discussed, the BRE Guidelines state that the numerical guidelines are not mandatory and must be interpreted flexibly because natural lighting is only one of many factors in site layout design and in areas

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.

3.41 Therefore, assessment results must be interpreted carefully, with due consideration given to the site context and whether acceptable amounts of daylight and sunlight will be retained for an urban context. This is further emphasised in the NPPG, NPPF and Housing SPG. The Housing SPG, for instance, predicates the need to move away from applying the same daylight and sunlight values in all locations and promotes a contextual analysis as a pertinent way of assessing acceptable levels of amenity.

3.42 It is therefore reasonable to consider broadly comparable residential typologies within the area and of a similar nature across London. For instance a planning proposal may incur transgressions from the BRE Guidelines but be shown to be commensurate with residential typologies in the locality indicating that the amenity levels are reasonable given the site context and as such the proposal may be considered acceptable.

3.43 An example of this is given in an Inspector's appeal decision in February 2019 (Appeal Ref: APP/E5900/W/17/3171437) in relation to The Whitechapel Estate (site between Varden Street and Ashfield Street, London E1). The Inspector stated at paragraphs 108, 109, 112 and 113 respectively:

"The BRE document offers guidance on generally acceptable standards of daylight and sunlight, but advises that numerical values are not to be rigidly applied and recognises the importance of the specific circumstances of each case. Inner city development is one of the examples where a different approach might be justified. This is specifically endorsed by the [Mayor of London's] Housing SPG, which calls for guidelines to be applied sensitively to higher density developments, especially in (among others) opportunity areas and accessible locations, taking into account local circumstances, the need to optimise housing capacity, and the scope for the character and form of an area to change over time. … I agree with the appellants that blanket application of the BRE guide optimum standards, which are best achieved in relatively low-rise well-spaced layouts, is not appropriate in this instance."

The SPG advises that the daylight effect on adjacent properties should be assessed drawing on "broadly comparable residential typologies within the area and of a similar nature across London...

The figures [from comparable typologies from a range of example sites across Central London analysed by the appellants, comprising both traditional urban streets and recently permitted areas of significant development] show that a proportion of residual Vertical Sky Component ('VSC') values in the mid-teens have been found acceptable in Major developments across London. This echoes the Mayor's endorsement in the pre SPG decision at Monmouth House, Islington that VSC values in the mid-teens are acceptable in an inner urban environment. They also show a smaller proportion in the bands below 15%...

I acknowledge that a focus on overall residual levels could risk losing sight of individual problem areas. It is accepted that light is only one factor in assessing overall levels of amenity, but I consider that the trade-off with other factors, such as access to public transport or green space, is likely to be of more relevance to an occupier of new development than to an existing neighbour whose long-enjoyed living conditions would be adversely affected by new buildings. However, I also consider that Inner London is an area where there should generally be a high expectation of development taking place. This is particularly so in the case of the appeal site, where the Whitechapel Vision Masterplan and the City Fringe Opportunity Area Planning Framework have flagged the desirability of high density development. Existing residents would in my view be prepared for

change and would not necessarily expect existing standards of daylight and sunlight to persist after development."

3.44 Notwithstanding that a development might result in a noticeable reduction in light, it may be possible to conclude that the effect would nonetheless be acceptable if, the retained daylight levels would be commensurate with alterative criteria and comparable typologies from a range of example sites across London. However, at the end of day, whether affected properties would be left with acceptable levels of daylight and sunlight having regard to the context and relevant planning policies and guidance is a matter of judgement and opinion.

Sunlight

3.45 The requirements for protecting sunlight to existing residential buildings are set out in section 3.2 of the BRE Guidelines.

3.46 The availability of sunlight varies throughout the year with the maximum amount of sunlight being available on the summer solstice and the minimum on the winter solstice. In view of this, the internationally accepted test date for measuring sunlight is the spring equinox (21 March), on which day the United Kingdom has equal periods of daylight and darkness and sunlight is available from approximately 0830hrs to 1730hrs. In addition, on that date, sunlight received perpendicular to the face of a window would only be received where that window faces within 90° of due south. The BRE Guidelines therefore limit the extent of testing for sunlight where a window faces within 90° of due south.

3.47 The recommendation for sunlight is:

"If this window reference point can receive more than one quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours during the winter months of 21 September and 21 March, then the room should still receive enough sunlight ... Any reduction in sunlight access below this level should be kept to a minimum. If the availability of sunlight hours are both less than the amounts given and less than 0.8 times their former value, either over the whole year or just during the winter months, then the occupants of the existing building will notice the loss of sunlight."

3.48 A good level of sunlight will therefore be achieved where a window achieves more than 25% Annual Probable Sunlight Hours ("APSH"), of which 5% should be in the winter months. Where sunlight levels fall below this suggested recommendation, a comparison with the existing condition should be undertaken and if the reduction ratio is less than 0.2, i.e. the window continues to receive more than 0.8 times its existing sunlight levels, the impact on sunlight will be acceptable.

3.49 Requirements for provision of sunlight to new residential buildings are set out in Part 3.1 of the BRE Guidelines. Sunlight is considered important for living rooms and conservatories but is viewed as less important in bedrooms and in kitchens.

3.50 The BRE Guidelines accepts that site layout (i.e. orientation and overshadowing) as the most important factor affecting the duration of sunlight in buildings.

3.51 BS 8206-2 states that: "The degree of satisfaction is related to the expectation of sunlight. If a room is necessarily north facing or if the building is in a densely-built urban area, the absence of sunlight is more acceptable than when its exclusion seems arbitrary."

3.52 In Part 3.1 of the BRE Guidelines it is stated that the BS 8206-2 criterion applies to rooms of all orientations, although if a room faces significantly north of due east or west it is unlikely to be met. This report considers proposed windows within the Proposed Development which face within 90 degrees of due south only.

3.53 Access to sunlight can be quantified for the interior of rooms. The BRE Guidelines state: "BS 8206-2 recommends that interiors where the occupants expect sunlight should receive at least one quarter (25%) of APSH, including in the winter months between 21 September and 21 March at least 5% of APSH."

3.54 The BRE Guidelines also state that the above criterion is intended to give good access to sunlight, but that in special circumstances the planning authority may wish to choose a different value.

Overshadowing

3.55 The BRE Guidelines acknowledge that good site layout planning for daylight and sunlight should not be limited to providing good natural lighting within buildings. The BRE Guidelines state that the availability of sunlight should be checked for all open spaces where it will be required.

3.56 Given the diverse nature and usage of amenity spaces, the BRE Guidelines consider it inappropriate to suggest a standard rule for all. They do however recommend checking for adequate sunlight penetration where at least half of the amenity areas should receive at least 2 hours of sunlight on the Vernal Equinox, 21 March. This date is chosen as it represents average annual conditions, therefore sunlight amenity within the amenity area is expected to increase after this point, to a maximum on the summer solstice.

3.57 The guidance applies both to new amenity areas as well as existing ones which are affected by new development. If an existing garden or outdoor space is already heavily obstructed then any further loss of sunlight should be kept to a minimum.

3.58 In the case of poorly sunlight spaces (i.e. where a space is already heavily obstructed), if as a result of new development the area which can receive 2 hours of direct sunlight on 21 March is reduced to less than 0.8 times its former value, this further loss of sunlight may be considered significant.

3.59 Further information on the BRE Guidelines is in Appendix 2.

Solar Glare

3.60 New buildings with extensive areas of glazing, highly reflective glass or metal cladding, or areas of sloping glass may present a risk of solar glare if they are visible from roads or railways. It is understood from the architect that the glazed and reflective parts of the Proposed Development are limited to the windows of the residential and commercial areas, and that the facades of the scheme will therefore be predominantly brick clad. On this basis the Proposed Development is understood not to contain unusually large or extensive areas of glazing or reflective materials, as such there is not anticipated to be unusual levels of glare as a result of the Proposed Development and a technical solar glare assessment has not been considered necessary.

Light pollution

3.61 A light pollution assessment has not been considered necessary on the basis that the Proposed Development will be predominantly brick clad and residential in nature meaning night time illumination will be broken up by the façade and intermittent.

4. Assessment Results

4.1 Best estimates have been made as to the uses of the neighbouring properties. Whether or not a property is habitable or non-habitable has been estimated from external observation and where possible from online research including a VOA search. In accordance with the BRE Guidelines (paragraph 2.2.2) non-habitable rooms have been scoped out unless there is a specific requirement for natural light.

4.2 Our research has identified the following neighbouring properties which are potentially relevant for assessment:

- 70-98, 102-122 (even) The Green
- 10-14, 20-26 (even), 13-17, 21-27 (odd) Featherstone Terrace
- Saint Anselm's Catholic Church; and
- Southall Working Men's Club

4.3 The location of each property relative to the Site is shown in Figure 3 above and the drawings in Appendix 1.

4.4 We have not accessed any of the neighbouring properties and where room layouts and dimensions are not known reasonable assumptions have been made, unless stated otherwise in this report.

4.5 With reference to the BRE Guidelines the daylight and sunlight assessments include VSC, NSL and APSH.

4.6 A detailed critique of the likely effects for each of the neighbouring properties follows where relevant.

70 The Green

4.7 70 The Green is understood to be a 2-storey mixed use property located to the south west of the Proposed Development. A VOA search did not identify a residential council tax band suggesting the property is wholly commercial and therefore assessment would not be required. On the other hand, observations during site visits indicate that a dwelling may be located on the 1st floor and so for completeness an assessment for this part of the building has been undertaken.

4.8 With regards to daylight, 2 rooms and 2 windows have undergone assessment. With the Proposed Development in place one window sees an increase to the VSC value of the window as well as an increase in the NSL value to the room it gives light to. The window to the other room experiences a reduction in VSC of 24% which is technically a minor adverse effect however the NSL value for the room increases.

4.9 In consideration of that the VSC loss which may be unnoticeable to the affected window and that amenity increases in terms of the NSL result the daylight impact upon the property is considered to be negligible.

4.10 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and has been scoped out of the APSH assessment.

72 The Green

4.11 72 The Green is understood to be a mixed use property located to the south west of the Proposed Development. A VOA search did not identify a residential council tax band suggesting the property is wholly commercial and therefore assessment is not required. On the other hand, observations during site visits indicate that a dwelling may be located on the first floor an assessment for this part of the building has been undertaken for completeness.

4.12 With regards to daylight (VSC and NSL) amenity 1 room and 4 windows have been assessed. No rooms or windows experience a breach of the BRE Guidelines and therefore the effect on the property is considered to be negligible.

4.13 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

74 The Green

4.14 74 The Green is a mixed use property located to the south east of the Proposed Development. A VOA search has identified that the first floor contains residential use.

4.15 With regards to daylight (VSC and NSL) we have assessed 2 windows and 1 room. The VSC assessment has shown that the two windows will experience reductions of 37% and 38% which are moderate adverse effects strictly looking at percentage changes. One window retains 15% VSC, which can be considered reasonable for an inner urban environment; the other window retains 21% VSC which is considered reasonably close to the BRE Guideline of 27%.

4.16 The NSL assessment shows that the room will adhere to the BRE Guideline with a retained NSL of 83%, meaning the sky can be seen for a large proportion of the room area.

4.17 In consideration of the VSC reductions, retained VSC values and high NSL area the effect upon daylight amenity is considered to be minor to moderate adverse.

4.18 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

76 The Green

4.19 76 The Green is located to the south east of the Proposed Development. A VOA search has identified that the first floor contains residential use.

4.20 With regards to daylight (VSC and NSL) we have assessed 2 windows and 1 room. The VSC assessment has shown that the two windows will experience reductions of 37% and 33% which are moderate adverse effects strictly looking at percentage changes. The retained values of 21% and 17% VSC are in the mid-teens are considered reasonable for an inner urban environment.

4.21 The NSL assessment shows that the room will adhere to the BRE Guideline with a retained NSL of 87%, meaning the sky can be seen from a large proportion of the room area.

4.22 In consideration of the reductions, retained VSC values and high NSL result the effect upon daylight amenity is considered to be minor to moderate adverse.

4.23 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

78 The Green

4.24 78 The Green is understood to be a 2-storey mixed use property located to the south west of the Proposed Development. A VOA search did not identify a residential council tax band suggesting the property is wholly commercial and therefore assessment is not required. On the other hand, observations during site visits indicate that a dwelling may be located on the 1st floor and so for completeness an assessment has been undertaken.

4.25 With regards to daylight (VSC and NSL) and sunlight (APSH) amenity 2 rooms and 4 windows have been assessed. The VSC results show that 2 windows would meet the BRE guideline and the 2 other windows would experience major adverse effects strictly looking at percentage reductions. The two windows which experience major adverse effects are understood to give light to a room with an additional window which does meet the BRE guideline with a VSC of 28% and an NSL of 99%.1 window experiences a reduction 44% from the existing value retains 20% VSC which is considered reasonable close to the BRE Guideline of 27%, the room the window gives light to also retain a value of 99% meaning the sky can be seen for a large majority of the room area.

4.26 The NSL assessment shows that the rooms will adhere to the BRE Guideline with retained NSL values of 89% and 99%.

4.27 In consideration of the reductions, retained VSC values and NSL areas the effect upon daylight amenity is considered to be minor to moderate adverse.

4.28 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

80 The Green

4.29 80 The Green is a 2-storey mixed use property located to the south east of the Proposed Development. A VOA search has identified that the first floor contains residential use.

4.30 With regards to daylight (VSC and NSL) we have assessed 5 windows and 2 rooms. The VSC assessment has shown that two windows will adhere to the BRE Guidelines and therefore considered to experience a negligible effect. the 3 remaining windows experience a moderate adverse effect strictly considering percentage changes.

4.31 All three windows which experience a transgression from the BRE guideline retain 18% VSC or more which is considered to be in the mid-teens and reasonable for an inner urban environment. It is important to note also that the rooms the windows gives light retains an NSL of 95% or more meaning the sky can be seen from nearly the entirety of the room area.

4.32 The NSL assessment shows that the rooms will adhere to the BRE Guideline with retained NSL values of 95% and 99%.

4.33 In consideration of the VSC reductions and retained VSC and NSL amenity the effect upon daylight amenity is considered to be minor to moderate adverse.

4.34 With regards to sunlight, of the 4 windows assessed 2 adhere to the BRE Guidelines, 1 experiences a minor adverse effect and another experiences a moderate adverse effect. The windows retain APSH values of 21 and 22% which is considered reasonably near to the BRE guideline of 25%.

4.35 Importantly all 4 windows are understood give light to the same room and therefore the reductions are considered to be mitigated by the windows which retains an APSH values of 51% and 29% which are in excess of the BRE Guideline of 25% APSH.

4.36 In consideration of the reductions and retained APSH values the effect upon sunlight amenity is considered to be minor adverse.

82 The Green

4.37 82 The Green is a 2-storey mixed use property located to the south east of the Proposed Development. A VOA search has identified that the first floor contains residential use.

4.38 With regards to daylight (VSC and NSL) we have assessed 3 windows and 2 rooms. The VSC assessment has shown that two windows will adhere to the BRE Guidelines and therefore considered to experience a negligible effect. The remaining window will experience a moderate adverse when strictly looking at percentage changes. The retained value of 19% VSC is considered to be reasonable in the context of an inner urban environment and furthermore the window gives light to a room with an NSL of 93% meaning the sky will be visible for almost the entirety of the room area.

4.39 The NSL assessment shows that the rooms will adhere to the BRE Guideline with retained NSL values of 93% and 94%.

4.40 In consideration of the VSC reductions and retained VSC and NSL amenity the effect upon daylight amenity is considered to be minor adverse.

4.41 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

84 The Green

4.42 84 The Green is a 2-storey mixed use property located to the south east of the Proposed Development. A VOA search has identified that the first floor contains residential use.

4.43 With regards to daylight (VSC and NSL) we have assessed 5 windows and 2 rooms. The VSC assessment has shown that two windows will adhere to the BRE Guidelines and are therefore considered to experience a negligible effect. Of the 3 remaining windows, one window will experience a moderate adverse effect and two will experience a major adverse effect strictly looking at percentage changes.

4.44 The window experiencing a moderate adverse effect nevertheless retains 18% VSC which is considered to be in the mid-teens and reasonable for an inner urban environment. It's important to note also that the room the window gives light to retains an NSL value of 96% meaning the sky can be seen from nearly the entirety of the room area.

4.45 The two windows which experience major adverse percentage reductions give light to the same room along with 2 additional windows that adhere to the BRE Guidelines. The retained values of these four windows are 22%, 22%, 24% and 19% which are considered reasonably close to the BRE Guideline of 27%, or reasonable for an inner urban environment. The room these windows give light to retains an NSL value of 99%.

4.46 The NSL assessment shows that the rooms will adhere to the BRE Guideline with retained NSL values of 96% and 99%.

4.47 In consideration of the VSC reductions, retained VSC and NSL amenity the effect upon daylight amenity is considered to be minor to moderate adverse.

4.48 With regards to total sunlight, of the 4 windows assessed two adhere to the BRE Guidelines and are considered to experience a negligible effect. one experiences a minor adverse effect and one experiences a moderate adverse effect. Both windows retain 20% APSH.

4.49 Importantly all four windows are understood to give light to the same room and as the reductions are considered to be mitigated by the windows which retains an APSH values of 51% and 29% and in excess of the BRE Guideline of 25% APSH.

4.50 With regards to winter sunlight (WPSH), all windows adhere to the BRE Criteria aside from one window which experiences a loss of 25% in percentage terms which is technically a minor adverse reduction. Importantly in absolute terms the reduction of 4% to 3% WPSH which is unlikely to be noticeable to the occupants.

4.51 In consideration of the reductions and retained sunlight values the effect upon sunlight amenity is considered to be minor adverse.

86 The Green

4.52 86 The Green is a 2-storey mixed use property located to the south east of the Proposed Development. A VOA search has identified that the first floor contains residential use.

4.53 With regards to daylight (VSC and NSL) we have assessed 5 windows and 2 rooms. The VSC assessment has shown that three windows will adhere to the BRE Guidelines and therefore considered to experience a negligible effect. Of the remaining two windows, one will experience moderate adverse and the other major adverse effects when strictly looking at percentage changes. One window retains a value of 17% VSC which is considered to be reasonable in the context of an inner urban environment and furthermore the window gives light to a room with an NSL of 93% meaning the sky will be visible for almost the entirety of the room area. The major adverse reduction experienced by the remaining window is considered to be mitigated on the understanding that it gives light to a room with three other windows which do adhere to the BRE Guideline, in addition the NSL result for the room is 90% meaning the sky can be seen from nearly all of the room area.

4.54 The NSL assessment shows that the rooms will adhere to the BRE Guideline with retained NSL values of 93% and 90%.

4.55 In consideration of the VSC reductions and retained VSC and NSL values the effect upon daylight amenity is considered to be minor to moderate adverse.

4.56 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

88 The Green

4.57 88 The Green is a 2-storey mixed use property located to the south east of the Proposed Development. A VOA search has identified that the first floor contains residential use.

4.58 With regards to daylight (VSC and NSL) we have assessed 2 windows and 1 room. The VSC assessment has shown that two windows will experience major adverse effects when strictly looking at percentage changes. On the other hand both windows retain 20% VSC which is considered to be reasonably close to the BRE Guideline of 27% in the context of an urban environment. Furthermore the windows given light to a room with an NSL of 86% meaning the sky will be visible for almost the entirety of the room area.

4.59 The NSL assessment shows that the rooms will adhere to the BRE Guideline with a retained NSL of 86%.

4.60 In consideration of the VSC reductions and retained VSC and NSL amenity the effect upon daylight amenity is considered to be minor to moderate adverse.

4.61 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

90 The Green

4.62 90 The Green is a 2-storey mixed use property located to the south east of the Proposed Development. A VOA search did not identify a residential council tax band suggesting the property is wholly commercial and therefore assessment is not required. On the other hand, observations during site visits indicate that a dwelling may be located on the 1st floor and so for completeness an assessment has been undertaken.

4.63 With regards to daylight (VSC and NSL) we have assessed 2 windows and 2 rooms. The VSC assessment has shown that one window will experience a minor adverse effect and the other a moderate adverse effect when strictly looking at percentage changes. On the other hand both windows retain values of 19% VSC which is considered to be reasonable in consideration of the inner urban environment. Furthermore the windows give light to a room with NSLs values of 76% and 77% meaning the sky will be visible for the majority of the room area.

4.64 The NSL assessment shows that the rooms will adhere to the BRE Guideline with retained NSL areas of 76% and 77%.

4.65 In consideration of the VSC reductions and retained VSC and NSL amenity the effect upon daylight amenity is considered to be minor adverse.

4.66 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

92 The Green

4.67 92 The Green is a 2-storey mixed use property located to the south east of the Proposed Development. A VOA search did not identify a residential council tax band suggesting the property is wholly commercial and therefore assessment is not required. On the other hand, observations during site visits indicate that a dwelling may be located on the 1st floor and so for completeness an assessment has been undertaken.

4.68 With regards to daylight (VSC and NSL) we have assessed 2 windows and 1 room. The VSC assessment has shown that both windows will experience major adverse effects when strictly looking at percentage changes. It is important to note that both windows give light amenity to the same room which retains an NSL value of 90% meaning the sky will be visible for the majority of the room area.

4.69 The NSL assessment shows that the room will adhere to the BRE Guideline with a retained NSL of 90%.

4.70 In consideration of the reductions, retained VSC values and high NSL result the effect upon daylight amenity is considered to be moderate adverse.

4.71 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

94 The Green

4.72 94 The Green is a 2-storey mixed use property located to the south east of the Proposed Development. A VOA search did not identify a residential council tax band suggesting the property is wholly commercial and therefore assessment is not required. On the other hand, observations during site visits indicate that a dwelling may be located on the 1st floor and so for completeness an assessment has been undertaken.

4.73 With regards to daylight (VSC and NSL) we have assessed 2 windows and 1 room. The VSC assessment has shown that both windows will experience major adverse effects when strictly looking at percentage changes. Whilst reductions do occur the retained values of 18% and 15% VSC can be considered reasonable for an inner urban environment, furthermore the room retains an NSL value of 88% meaning the sky will be visible for the majority of the room area.

4.74 The NSL assessment shows that the room will adhere to the BRE Guideline with a retained NSL of 88%.

4.75 In consideration of the VSC reductions and retained VSC and NSL amenity the effect upon daylight amenity is considered to be moderate adverse.

4.76 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

96 The Green

4.77 96 The Green is a 2-storey mixed use property located to the south east of the Proposed Development. A VOA search has identified that the first floor contains residential use.

4.78 With regards to daylight (VSC and NSL) we have assessed 2 windows and 1 room. The VSC assessment has shown that one window will experience a moderate adverse effect and the other will experience a major adverse effect when strictly looking at percentage changes. On the other hand the windows retain values of 17% and 19% VSC which is considered reasonable for an inner urban environment. Furthermore the windows gives light to a room with an NSL of 83% meaning the sky will be visible for almost the entirety of the room area.

4.79 The NSL assessment shows that the room will adhere to the BRE Guideline with a retained NSL of 83%.

4.80 In consideration of the VSC reductions and retained VSC and NSL amenity the effect upon daylight amenity is considered to be minor to moderate adverse.

4.81 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment

98 The Green

4.82 98 The Green is a 2-storey mixed use property located to the south east of the Proposed Development. A VOA search has identified that the first floor contains residential use.

4.83 With regards to daylight (VSC and NSL) we have assessed 2 windows and 2 rooms. The VSC assessment has shown that one window will adhere to the BRE Guidelines and therefore considered to experience a negligible effect. The other will experience a minor adverse effect when strictly looking at percentage changes. On the other hand the window which experiences a minor adverse change retains 20% VSC which is considered reasonably close to the BRE Guideline of 27% given the urban context. Furthermore the windows gives light to a room with an NSL of 79% meaning the sky will be visible for the majority of the room area.

4.84 The NSL assessment shows that the rooms will adhere to the BRE Guideline with retained NSLs of 79% and 97%.

4.85 In consideration of the VSC reductions and retained VSC and NSL amenity the effect upon daylight amenity is considered to be minor adverse.

4.86 With regards to sunlight amenity, 1 window has been assessed (APSH) which adheres to the BRE Guidelines and the effect upon sunlight amenity is therefore considered to be negligible.

102 The Green

4.87 102 The Green is a 3-storey mixed use property located to the south east of the Proposed Development. A VOA search has identified that the first and second floors contain residential use.

4.88 With regards to daylight (VSC and NSL) we have assessed 8 windows and 4 rooms. The VSC assessment has shown that 5 windows will adhere to the BRE Guidelines and therefore considered to experience a negligible effect. 2 windows will experience a minor adverse effect and 1 will experience a moderate adverse effect when strictly looking at percentage changes. All three windows that do not meet the BRE Guidelines give light to a room with an additional window that does retain 27% VSC which adheres to the BRE Guideline. The room also retains an NSL of 93% meaning the sky can be seen from nearly the entirety of the room area.

4.89 The NSL assessment shows that the rooms will adhere to the BRE Guideline with a retained NSL of 85-93%.

4.90 In consideration of the VSC reductions and retained VSC and NSL amenity and the effect upon daylight amenity is considered to be negligible to minor adverse.

4.91 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment

104 The Green

4.92 104 The Green is a 3-storey mixed use property located to the south east of the Proposed Development. A VOA search has identified that the first and second floors contains residential use.

4.93 With regards to daylight (VSC and NSL) we have assessed 7 windows and 4 rooms. The VSC assessment has shown that 5 windows will adhere to the BRE Guidelines and therefore considered to experience a negligible effect. 1 window will experience a minor adverse effect and another will experience a moderate adverse effect when strictly looking at percentage changes. The 2 windows that do not meet the BRE Guidelines retain VSC values between 20% and 25% and give light to a room with two additional windows that do retain 27% VSC and adhere to the BRE Guideline. The room also retains an NSL of 91% meaning the sky can be seen from nearly the entirety of the room area.

4.94 The NSL assessment shows that the rooms will adhere to the BRE Guideline with retained NSLs of 80-91%.

4.95 In consideration of the VSC reductions and retained VSC and NSL amenity the effect upon daylight amenity is considered to be negligible to minor adverse.

4.96 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

106 The Green

4.97 106 The Green is a 3-storey mixed use property located to the south east of the Proposed Development. A VOA search has identified that the first and second floors contains residential use.

4.98 With regards to daylight (VSC and NSL) we have assessed 8 windows and 4 rooms. The VSC assessment has shown that 5 windows will adhere to the BRE Guidelines and therefore considered to experience a negligible effect. 3 windows will experience a minor adverse effect when strictly looking at percentage changes. The 3 windows that do not meet the BRE Guidelines retain VSC values between 24% and 26% and give light to a room with an additional window that does retain 27% VSC and adhere to the BRE Guideline. The room also retains an NSL of 88% meaning the sky can be seen from nearly the entirety of the room area.

4.99 The NSL assessment shows that the rooms will adhere to the BRE Guideline with retained NSLs of 81-87%.

4.100 In consideration of the VSC reductions, retained VSC values and high NSL result the effect upon daylight amenity is considered to be negligible to minor adverse.

4.101 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

108 The Green

4.102 108 The Green is a 3-storey mixed use property located to the south east of the Proposed Development. A VOA search has identified that the first and second floors contains residential use.

4.103 With regards to daylight (VSC and NSL) we have assessed 7 windows and 4 rooms. The VSC assessment has shown that 4 windows will adhere to the BRE Guidelines and therefore considered to experience a negligible effect. 3 windows will experience a minor adverse effect when strictly looking at percentage changes. 2 of the windows that do not meet the BRE Guidelines both retain VSC values of 24% and give light to a room with an additional 2 windows that do retain 27% VSC and adhere to the BRE Guideline. The remaining window retains 25% VSC which is considered reasonably near to the BRE Guideline.

4.104 The NSL assessment shows that the 1 room will adhere to the BRE Guidelines and therefore experience a negligible effect. 1 room will experience a minor adverse effect and 2 rooms will experience a moderate adverse effect when considering percentage changes. All three rooms nevertheless retain NSL values between 66 and 69% meaning the sky can be seen from the majority of the room area.

4.105 In consideration of the amenity reductions and retained amenity values the result the effect upon daylight amenity is considered to be minor adverse.

4.106 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

110 The Green

4.107 110 The Green is a 3-storey mixed use property located to the south east of the Proposed Development. A VOA search has identified that the first and second floors contains residential use.

4.108 With regards to daylight (VSC and NSL) we have assessed 8 windows and 4 rooms. The VSC assessment has shown that 5 windows will experience a minor adverse effect and one will experience a moderate adverse effect when strictly looking at percentage changes. All 5 windows give light to the same room and 4 retain VSC values between 16% and 17% which can be considered reasonable in an inner urban environment. The remaining window retains 14% VSC. The room the 5 windows give light to retains an NSL of 86% meaning the sky can be seen from nearly the entirety of the room area.

4.109 The NSL assessment shows that 2 rooms will adhere to the BRE Guidelines and therefore experience a negligible effect. Another 2 rooms will experience a minor adverse effect however both retain NSLs of more than 71% meaning the sky can be seen from the majority of the room area.

4.110 In consideration of the VSC and NSL reductions and retained amenity the effect upon daylight amenity is considered to be minor adverse.

4.111 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

114 The Green

4.112 114 The Green is a 3-storey mixed use property located to the south east of the Proposed Development. A VOA search has identified that the first and second floors contain residential use.

4.113 With regards to daylight (VSC and NSL) we have assessed 6 windows and 4 rooms. The VSC assessment has shown that all windows will adhere to the BRE Guidelines and therefore considered to experience a negligible effect.

4.114 The NSL assessment shows that all rooms will adhere to the BRE Guideline and are therefore considered to experience a negligible effect.

4.115 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

116 The Green

4.116 116 The Green is a 3-storey mixed use property located to the south east of the Proposed Development. A VOA search has identified that the first and second floors contains residential use.

4.117 With regards to daylight (VSC and NSL) we have assessed 7 windows and 4 rooms. The VSC assessment has shown that 5 windows will adhere to the BRE Guidelines and therefore experience a negligible effect. 1 window experiences a minor adverse effect and another will experience a moderate adverse effect when strictly looking at percentage changes. Of the two windows that do not meet the BRE Guideline criteria, one retains a VSC of 26% and the other retains 9% VSC and both give light to the same room which has an additional window which adheres to the BRE Guidelines with a retained value of 27%. It is important to note also that the two windows that do not meet the BRE Guideline criteria give light to a room which retains an NSL of 89% meaning the sky can be seen for a large portion of room area.

4.118 The NSL assessment shows that the 3 rooms will adhere to the BRE Guidelines and therefore experience a negligible effect. 1 room will experience a minor adverse effect however retains an NSL of more than 71% meaning the sky can be seen from the majority of the room area.

4.119 In consideration of the VSC and NSL reductions and retained values the effect upon daylight amenity is considered to be minor adverse.

4.120 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

118 The Green

4.121 118 The Green is a 3-storey mixed use property located to the south east of the Proposed Development. A VOA search has identified that the first and second floors contains residential use.

4.122 With regards to daylight (VSC and NSL) we have assessed 7 windows and 4 rooms. The VSC assessment has shown that 6 windows will adhere to the BRE Guidelines and therefore experience a negligible effect. 1 window experiences a moderate adverse effect with a retained VSC of 14%, this window gives light to a room with 4 additional windows which adhere to the VSC BRE Guideline.

4.123 The NSL assessment shows that all rooms will adhere to the BRE Guideline and are therefore considered to experience a negligible effect.

4.124 In consideration of the VSC reductions and retained daylight amenity values the effect upon daylight amenity is considered to be minor adverse.

4.125 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

120 The Green

4.126 120 The Green is a 3-storey mixed use property located to the south east of the Proposed Development. A VOA search has identified that the first and second floors contains residential use.

4.127 With regards to daylight (VSC and NSL) we have assessed 7 windows and 4 rooms. The VSC assessment has shown that 6 windows will adhere to the BRE Guidelines and therefore experience a negligible effect. 1 window experiences a moderate adverse effect with a retained VSC of 16%, this window gives light to a room with 4 additional windows which adhere to the VSC BRE Guideline.

4.128 The NSL assessment shows that all rooms will adhere to the BRE Guideline and are therefore considered to experience a negligible effect.

4.129 In consideration of the VSC reductions and retained values the effect upon daylight amenity is considered to be minor adverse.

4.130 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

122 The Green

4.131 120 The Green is a 3-storey mixed use property located to the south east of the Proposed Development. A VOA search has identified that the first and second floors contains residential use.

4.132 With regards to daylight (VSC and NSL) we have assessed 5 windows and 4 rooms. The VSC assessment has shown that 4 windows will adhere to the BRE Guidelines and therefore experience a negligible effect. 1 window experiences a minor adverse effect with a retained VSC of 26% which is only marginally short of the BRE Guideline of 27% VSC.

4.133 The NSL assessment shows that all rooms will adhere to the BRE Guideline and are therefore considered to experience a negligible effect.

4.134 In consideration of the VSC reductions and retained amenity values the effect upon daylight amenity is considered to be minor adverse.

4.135 The property does not have windows which face within 90 degrees due south and therefore have been scoped out of the APSH assessment for sunlight amenity.

10 Featherstone Road

4.136 10 Featherstone Road is a 3-storey mixed use property located to the south of the Proposed Development. A VOA search has identified that the first and second floors contains residential use.

4.137 With regards to daylight (VSC and NSL) we have assessed 4 windows and 2 rooms. The VSC assessment has shown that 2 windows will adhere to the BRE Guidelines and therefore experience a negligible effect. 2 windows will experience a minor adverse effect and both retain a VSC of 26% which is marginally short of the BRE Guideline of 27%.

4.138 The NSL assessment shows that all rooms will adhere to the BRE Guideline and are therefore considered to experience a negligible to minor adverse effect.

4.139 In consideration of the VSC reductions and retained values the effect upon daylight amenity is considered to be minor adverse.

4.140 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

12 Featherstone Road

4.141 12 Featherstone Road is a 3-storey mixed use property located to the south of the Proposed Development. A VOA search has identified that the ground, first and second floors contains residential use.

4.142 With regards to daylight (VSC and NSL) we have assessed 7 windows and 4 rooms. The VSC assessment has shown that 3 windows will adhere to the BRE Guidelines and therefore experience a negligible effect. 4 windows will experience a minor adverse effect and all retain VSC values of 20%-25% which is considered reasonably close to the BRE Guideline of 27%.

4.143 The NSL assessment shows that all rooms will adhere to the BRE Guideline and are therefore considered to experience a negligible effect.

4.144 In consideration of the VSC reductions and retained values the effect upon daylight amenity is considered to be minor adverse.

4.145 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

13 Featherstone Road

4.146 13 Featherstone Road is a 2-storey residential property located to the south of the Proposed Development. A VOA search has identified that the ground and first floors contain residential use.

4.147 With regards to daylight (VSC and NSL) we have assessed 5 windows and 2 rooms. The VSC assessment has shown all windows will adhere to the BRE Guidelines and therefore experience a negligible effect.

4.148 The NSL assessment shows that the room will adhere to the BRE Guideline and is therefore considered to experience a negligible effect.

4.149 In consideration of the reductions and retained values the effect upon daylight amenity is considered to be minor adverse.

4.150 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

14 Featherstone Road

4.151 14 Featherstone Road is a 3-storey residential property located to the south of the Proposed Development. A VOA search has identified that the ground, first and second floors may contain residential use.

4.152 With regards to daylight (VSC and NSL) we have assessed 6 windows and 4 rooms. The VSC assessment has shown that 3 windows will adhere to the BRE Guidelines and therefore experience a negligible effect. 3 windows will experience a minor adverse effect. Of the windows which do not meet the BRE Guideline, One window retains a VSC of 21% which is considered reasonably close to the BRE Guideline of 27%, particularly given the urban context. The other 2 windows experience reductions of 20% and 21% from the existing value which is only marginally beyond the BRE Guideline of 20%. These two windows retain VSC values of 18% and 19% which may be considered reasonable for an inner urban environment.

4.153 The NSL assessment shows that all 4 rooms will adhere to the BRE Guideline and are therefore considered to experience a negligible effect.

4.154 In consideration of the reductions and retained values the effect upon daylight amenity is considered to be minor adverse.

4.155 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

15 Featherstone Road

4.156 15 Featherstone Road is a 2-storey residential property located to the south of the Proposed Development. A VOA search has identified that the ground and first floors contain residential use.

4.157 With regards to daylight (VSC and NSL) we have assessed 5 windows and 2 rooms. The VSC assessment has shown all windows will adhere to the BRE Guidelines and therefore experience a negligible effect.

4.158 The NSL assessment shows that the room will adhere to the BRE Guideline and is therefore considered to experience a negligible effect.

4.159 In consideration of the reductions and retained values the effect upon daylight amenity is considered to be negligible.

4.160 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

17 Featherstone Road

4.161 17 Featherstone Road is a 2-storey residential property located to the south of the Proposed Development. A VOA search has identified that the ground and first floors contain residential use.

4.162 With regards to daylight (VSC and NSL) we have assessed 10 windows and 6 rooms. The VSC assessment has shown all windows will adhere to the BRE Guidelines and therefore experience a negligible effect.

4.163 The NSL assessment shows that the room will adhere to the BRE Guideline and is therefore considered to experience a negligible effect.

4.164 In consideration of the reductions and retained values the effect upon daylight amenity is considered to be negligible.

4.165 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

20 Featherstone Road

4.166 20 Featherstone Road is a 2-storey mixed use property located to the south of the Proposed Development. A VOA search has identified that the first floors contain residential use.

4.167 With regards to daylight (VSC and NSL) we have assessed 2 windows and 1 room. The VSC assessment has shown all windows will adhere to the BRE Guidelines and therefore experience a negligible effect.

4.168 The NSL assessment shows that the room will experience a minor adverse effect in terms of percentage reductions, that said the room retains an NSL of 68% meaning the sky can be seen for a large proportion of the room area.

4.169 On balance of the daylight amenity reductions and retained values the effect upon daylight amenity is considered to be minor adverse.

4.170 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

21 Featherstone Road

4.171 21 Featherstone Road is a 2-storey mixed use property located to the south of the Proposed Development. A VOA search has identified that the first floors contain residential use.

4.172 With regards to daylight (VSC and NSL) we have assessed 3 windows and 1 room. The VSC assessment has shown all windows will adhere to the BRE Guidelines and therefore experience a negligible effect.

4.173 The NSL assessment shows that the room will adhere to the BRE Guideline and is therefore considered to experience a negligible effect.

4.174 On balance of the daylight amenity reductions and retained values the effect upon daylight amenity is considered to be minor adverse.

4.175 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

22 Featherstone Road

4.176 22 Featherstone Road is a 2-storey mixed use property located to the south of the proposed development. A VOA search did not identify a residential council tax band suggesting the property is wholly commercial and therefore assessment is not required. On the other hand, observations during site visits indicate that a dwelling may be located on the 1st floor and so for completeness an assessment has been undertaken.

4.177 With regards to daylight (VSC and NSL) we have assessed 1 window and 1 room. The VSC assessment has shown the window will adhere to the BRE Guidelines and therefore experience a negligible effect.

4.178 The NSL assessment shows that the room will experience a moderate adverse effect and retain an NSL value of 42%. It is important to note that 20 Featherstone Terrace which adjoins 22 Featherstone Terrace blinkers light ingress to the room and as such daylight amenity is likely to be lower as a result.

4.179 In consideration of the NSL reductions and retained daylight values the effect upon daylight amenity is considered to be moderate adverse.

4.180 The property does not have windows which face within 90 degrees due south and therefore have been scoped out of the APSH assessment for sunlight amenity.

23 Featherstone Road

4.181 23 Featherstone Road is a 2-storey mixed use property located to the south of the Proposed Development. A VOA search has identified that the first floors contain residential use.

4.182 With regards to daylight (VSC and NSL) we have assessed 2 windows and 2 rooms. The VSC assessment has shown all windows will adhere to the BRE Guidelines and therefore experience a negligible effect.

4.183 The NSL assessment shows that the room will adhere to the BRE Guideline and is therefore considered to experience a negligible effect.

4.184 On balance of the daylight amenity reductions and retained values the effect upon daylight amenity is considered to be negligible.

4.185 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

24 Featherstone Road

4.186 24 Featherstone Road is a 2-storey mixed use property located to the south of the Proposed Development. A VOA search did not identify a residential council tax band suggesting the property is wholly commercial and therefore assessment is not required. On the other hand, observations during site visits indicate that a dwelling may be located on the 1st floor and so for completeness an assessment has been undertaken.

4.187 With regards to daylight (VSC and NSL) we have assessed 1 window and 1 room. The VSC assessment has shown the window will adhere to the BRE Guidelines and therefore experience a negligible effect.

4.188 The NSL assessment has shown the room will adhere to the BRE Guidelines and therefore experience a negligible effect.

4.189 On balance of the daylight amenity reductions and retained values the effect upon daylight amenity is considered to be negligible.

4.190 The property does not have windows which face within 90 degrees due south and therefore have been scoped out of the APSH assessment for sunlight amenity.

25 Featherstone Road

4.191 25 Featherstone Road is a 2-storey mixed use property located to the south of the Proposed Development. A VOA search has identified that the first floors contain residential use.

4.192 With regards to daylight (VSC and NSL) we have assessed 2 windows and 2 rooms. The VSC assessment has shown all windows will adhere to the BRE Guidelines and therefore experience a negligible effect.

4.193 The NSL assessment shows that the room will adhere to the BRE Guideline and is therefore considered to experience a negligible effect.

4.194 On balance of the daylight amenity reductions and retained values the effect upon daylight amenity is considered to be negligible.

4.195 The property does not have windows which face within 90 degrees due south and towards the Proposed Development and therefore the property has been scoped out of the sunlight (APSH) assessment.

26 Featherstone Road

4.196 26 Featherstone Road is a 2-storey mixed use property located to the south of the Proposed Development. A VOA search did not identify a residential council tax band suggesting the property is wholly commercial and therefore assessment would not be required. On the other hand, observations during site visits indicate that a dwelling may be located on the 1st floor and so for completeness an assessment has been undertaken.

4.197 With regards to daylight (VSC and NSL) we have assessed 1 windows and 1 room. The VSC assessment has shown the window will adhere to the BRE Guidelines and therefore experience a negligible effect.

4.198 The NSL assessment has shown the room will adhere to the BRE Guidelines and therefore experience a negligible effect.

4.199 On balance of the daylight amenity reductions and retained values the effect upon daylight amenity is considered to be negligible.

4.200 The property does not have windows which face within 90 degrees due south and therefore have been scoped out of the APSH assessment for sunlight amenity.

27 Featherstone Road

4.201 27 Featherstone Road is a 2-storey mixed use property located to the south of the Proposed Development. A VOA search has identified that the first floor contains residential use.

4.202 With regards to daylight (VSC and NSL) we have assessed 2 windows and 2 rooms. The VSC assessment has shown all windows will adhere to the BRE Guidelines and therefore experience a negligible effect.

4.203 The NSL assessment shows that the room will adhere to the BRE Guideline and is therefore considered to experience a negligible effect.

4.204 On balance of the daylight amenity reductions and retained values the effect upon daylight amenity is considered to be negligible.

4.205 The property does not have windows which face within 90 degrees due south and therefore have been scoped out of the APSH assessment for sunlight amenity.

Saint Anselm's Church

4.206 St Anselm's Church is located to the east of the Proposed Development and is understood to potentially contain residential use within a two-storey building to the rear of the main church, and in close proximity to Block C1 of the Proposed Development. It is possible that the residential element is not in constant use, nonetheless, the parts that may contain residential use have undergone assessment for daylight and sunlight.

4.207 With regards to daylight (VSC and NSL) we have assessed 21 windows and 14 rooms. Of the 21 windows assessed 3 adhere to the BRE Guideline for VSC and are therefore considered to experience a negligible effect. 1 window experience a minor adverse effect, 5 experiences a moderate adverse effect and 12 experience a major adverse effect when considering percentage changes.

4.208 The 1 window which experience a minor adverse effect retain VSC values of 16% which is reasonable in an inner urban context.

4.209 All of the 5 windows which experience a moderate adverse change, are located in rooms with a NSL are of more than 60% meaning the sky can be seen from the majority of the room area.

4.210 All 12 windows which experience a major adverse change retain a VSC between 10% and 19%. 10 give light to rooms where each retains a view of the sky for the majority of the room area, which is considered to be reasonable given the urban context. 2 further windows give light to the same large room which retains an NSL value of 42%.

4.211 The NSL assessment shows 6 rooms adhere to the BRE Guidelines and are therefore considered to experience a negligible effect. 3 rooms experience a minor adverse effect, 3 rooms experience a moderate effect and 2 experiences a major adverse effect.

4.212 All 6 rooms which experience minor or moderate adverse effects upon NSL in percentage terms nevertheless retain NSL values of 60%-76% meaning the sky can be seen for a large proportion of the room area.

4.213 Of the 2 rooms which experience a major adverse reduction in NSL when considering percentage alterations, one retains 45% NSL meaning the sky will still be visible to a proportion of the room. The remaining room retains an NSL value of 42% however it is important to note that the room is understood to be a converted garage with reference to the LBE planning portal and as such is unusually large relative to the window size and other

rooms in the building indicating that the BRE Guideline will be harder to achieve and lower NSL levels should be expected.

4.214 Overall the effect upon the daylight amenity to the residential parts of St Anselm's Church is considered to be moderate to major adverse.

4.215 With regards to sunlight 14 out of 15 windows adhere to the BRE Guidelines for both winter and total sunlight. Only one window experiences a major adverse effect in relation to winter sunlight but nevertheless retains a WPSH of 3% which is considered to be reasonably close to the BRE Guideline of 5%. This same window retains an APSH of 32% which is in excess of the BRE Guidelines of 25%.

4.216 On balance, the effect upon sunlight amenity and in consideration of the retained levels the effects are considered to be minor adverse.

4.217 The residential building has outdoor amenity areas to the front and rear of the property and these parts have undergone assessment for overshadowing, as per the drawings in Appendix 6. The 2 amenity areas both adhere to the BRE Guidelines, the effect therefore is considered to be negligible. Area 1 is the rear garden and analysis has shown that none of the area would receive 2 hours of direct sun in the existing condition and this remains the same in the existing condition. Area 2 receives direct sunlight to the entire front garden and will continue to do so in the proposed condition the overshadowing effect is therefore considered to be negligible.

Southall Working Men's Club

4.218 It is understood that the construction of Southall Working Men's Club is underway in line with planning permission 166501FUL.

4.219 It is important to note that the property is located in close proximity to the Proposed Development to the south across Featherstone terrace. The property currently looks out across the existing clear site meaning amenity levels may be higher in the existing condition in comparison to the locality. The introduction of the Proposed Development to the currently clear site can therefore result in larger percentage changes. As the scheme the scheme has been recently constructed it is understood that any occupants would have only experienced daylight and sunlight across the Site in its existing low level condition for a relatively short period of time.

4.220 145 window and 70 rooms at the property have been assessed for daylight amenity (VSC, NSL and ADF).

4.221 The VSC assessment has shown that 95 windows (65%) will adhere to the BRE Guideline and are therefore considered to experience a negligible effect.

4.222 5 windows experience a minor adverse effect, 11 experiences a moderate adverse effect and 34 experience a major adverse effect when looking at percentage alterations.

4.223 All 5 windows which experience a minor adverse effect in percentage terms are located in rooms with additional windows that retain VSCs in the upper-teens and retain NSL areas of 50-90% meaning the sky can be seen for the majority of the room areas.

4.224 Of the 11 windows which experience moderate adverse effects 9 are located within rooms with multiple additional windows which do adhere to the BRE Guidelines. The remaining 2 windows are located within bedrooms which have a lower requirement for amenity compared to other room uses; these windows also retain VSC values of 24% and 25% which are considered reasonably near to the BRE Guideline of 27%.

4.225 With regards to the windows which experience a major adverse effect 16 give light to bedrooms which have a lower requirement for daylight compared to other room uses. Of the 16 windows 10 retain a VSC between 18 and 24%VSC which can be considered reasonable for an urban environment and/or reasonably near to the BRE Guidelines of 27%.

4.226 The remaining 18 windows are located within LKD rooms with additional windows which provide mitigating amenity. 7 of the windows which experience a breach of guidance are located within a room where an additional window to the room adheres to the BRE Guidelines. A further 9 are located within rooms with multiple windows which retain a BRE Compliant NSL value. The remaining two windows are located within a room with an NSL value of 52% meaning the sky can be seen for the majority of the room area.

4.227 The NSL assessment has identified 50 out of 70 (71%) will adhere to the BRE Guidelines and therefore considered to experience a negligible effect. 6 rooms will experience minor adverse, 7 rooms will experience moderate adverse effect and 7 will experience a major adverse effect.

4.228 All 6 rooms which experience a minor adverse change retain an NSL value of more than 50% meaning the sky can be seen for the majority of the room area. 5 of these are bedrooms which have a lower requirement for sunlight amenity compared to other room uses.

4.229 Of the 7 rooms which experience a moderate adverse impact 6 are bedrooms which have a lower requirement for natural light amenity due to their use. Furthermore all 6 rooms retain an NSL result between 59% and 71% meaning the sky can be seen from the majority of the room area.

4.230 All 7 rooms which experience a major adverse effect are bedrooms which have a lower requirement for natural light compared to other room uses. 6 retain NSL values of 47-51% meaning the sky can be seen for nearly the majority of the room areas. The remaining room is located behind a recessed balcony meaning daylight ingress to the room is more limited compared to that available at the window face. The relevance of the recessed balcony in reducing daylight ingress is corroborated by the increased amenity within comparable rooms that do not sit behind a recessed balcony. The balcony offers valuable amenity to the occupant however it should be expected that lower levels of amenity may occur to rooms behind such design features.

4.231 Since the internal layouts of the building are known an ADF assessment can be undertaken. This is a more comprehensive assessment of daylight amenity within a room compared to NSL.

4.232 The BRE Guidelines provide recommendation based on room uses, namely, 2% for kitchens, 1.5% for Living Rooms and 1% for bedrooms. Whilst the BRE Guidelines provide guideline recommendations they do not provide a reduction criteria for ADF, we have therefore considered the reduction criteria used in the VSC and NSL methodologies, where reductions to below 0.8x former value, and below guideline levels, are identified.

4.233 The ADF assessment has shown that 14 rooms experience a reduction to below the BRE Guideline for room type and to less than 0.8x the former value reduction criteria as used for the VSC and NSL methodologies.

4.234 8 of the rooms which experience a reduction to less than 0.8x their former ADF value are LKDs. Whilst they do not meet the 2% recommendation for Kitchen they do retain values of 1.26 – 1.9% which are considered reasonably close or in excess of the BRE Guideline of 1.5% ADF for a living room.

4.235 The remaining 6 rooms are bedrooms which have a lower expectation for daylight compared to other room uses. Importantly each of these rooms is located behind a recessed balcony which restricts daylight ingress, as referred to above.

4.236 Overall in consideration of the daylight amenity reductions, the retained values and design features at the property, the impact upon daylight amenity is considered to be moderate adverse.

4.237 In relation to sunlight amenity, we have assessed 75 windows. The assessment results show that all windows will adhere to the BRE Guidelines and therefore the impact upon sunlight amenity is considered to be negligible.

5. Summary and Conclusions

5.1 The appropriateness of the Proposed Development has been considered against the BRE Guidelines and key policy documents.

5.2 The assessments have identified adverse impacts to some of the neighbouring properties, which present challenges due to the proximity, orientation and in some cases inherent architectural design features. Whilst a number of breaches of the BRE Guidelines are expected, in overall terms the levels of compliance and retained amenity is considered to be reasonable particularly given the urban location.

5.3 The Proposed Development must balance out a number of constraints and practicalities and daylight and sunlight amenity should be considered against a background of other contextual factors which, combined, influence the wellbeing of neighbouring residents.

5.4 The implementation of the Southall OAP with larger buildings will mean that compliance with the BRE Guidelines is unrealistic in this particular location. Daylight and sunlight matters should therefore not be limited to an overly simplistic technical exercise against the default BRE Guidelines recommendations without due regard for the current and future physical and planning context.

5.5 The analysis has shown that the proposal has been reasonably optimised for daylight and sunlight amenity as the majority of sensitive receptors experience negligible or minor adverse effect, with only one property out of 41 considered to experience a moderate to major adverse effect. This is a very good result considering the scale of the proposal, urban context and number of neighbouring sensitive receptors.

5.6 This level of daylight and sunlight amenity retained to neighbouring residential properties is considered to be reasonable for a development of this size in an urban context and likely to be better or broadly comparable with other residential typologies within the area and of a similar nature across London.

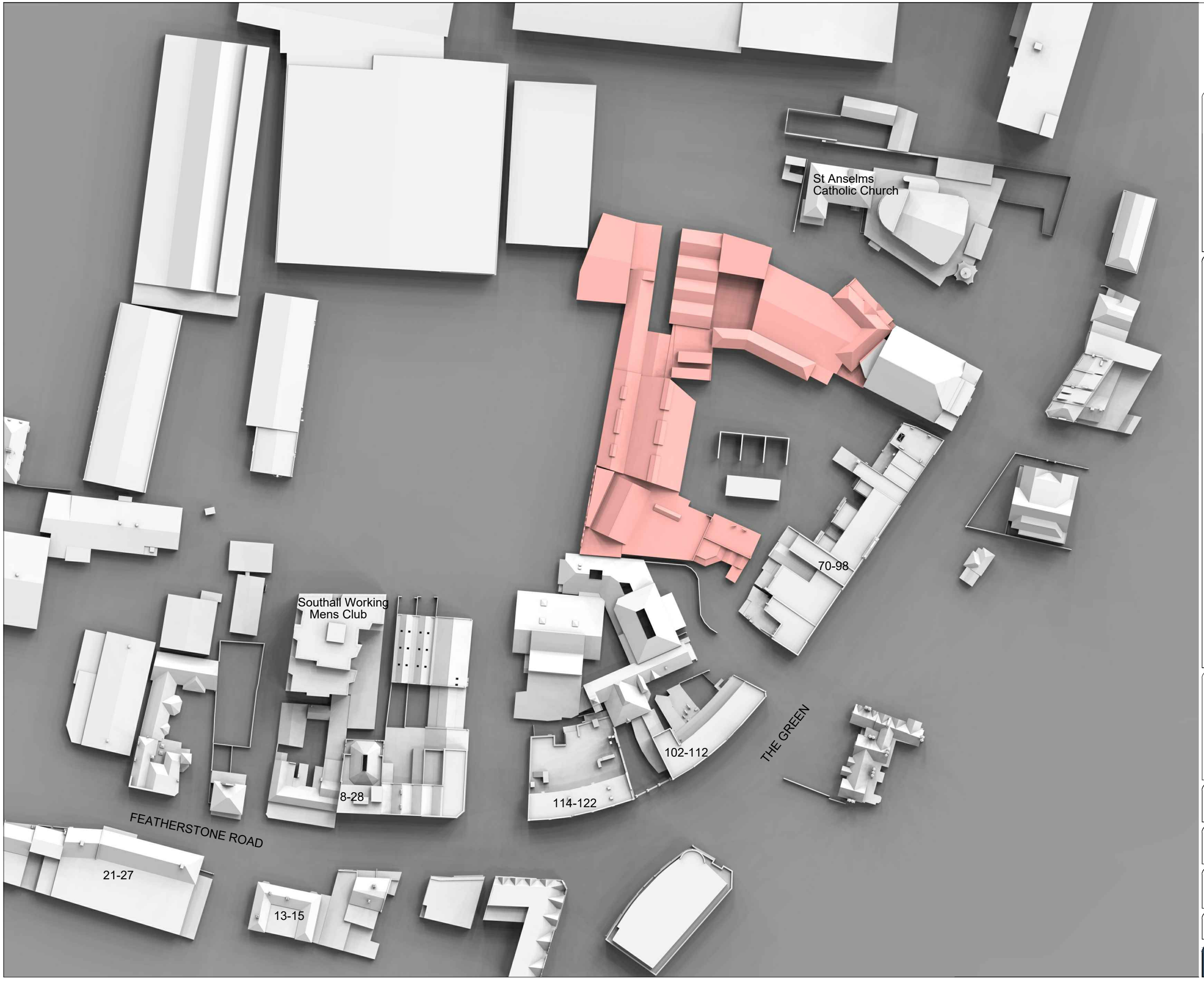
5.7 It is our professional opinion that the Proposed Development is acceptable in its own right for this particular location.

Contact Details

Enquiries
Avison Young Daylight and Sunlight Department
+44 (0)20 7911 2088

Visit us online
avisonyoung.co.uk

Appendix I
Existing and Proposed Development Drawings



Do not scale this drawing.
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.

Legend

Daylight

Existing

Proposed

1ft Grid Loss Hatching

Room Layout

Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

INFO RECEIVED 19 FEBRUARY 2019 MBS SURVEY
MBS19_950 The Green, Southall

SURROUNDING BUILDINGS

INFO RECEIVED 19.02.2019 MBS SURVEY
MBS19_950 The Green, Southall

Consented Scheme
42. Southall Working Mens Club 166501FUL

PROPOSED BUILDING

INFO RECEIVED 09 MAR 2021 HUNTERS FINAL PLANNIG SCHEME

Architects dwgs

AVISON YOUNG
08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
THE GREEN SOUTHALL

Client
PEABODY

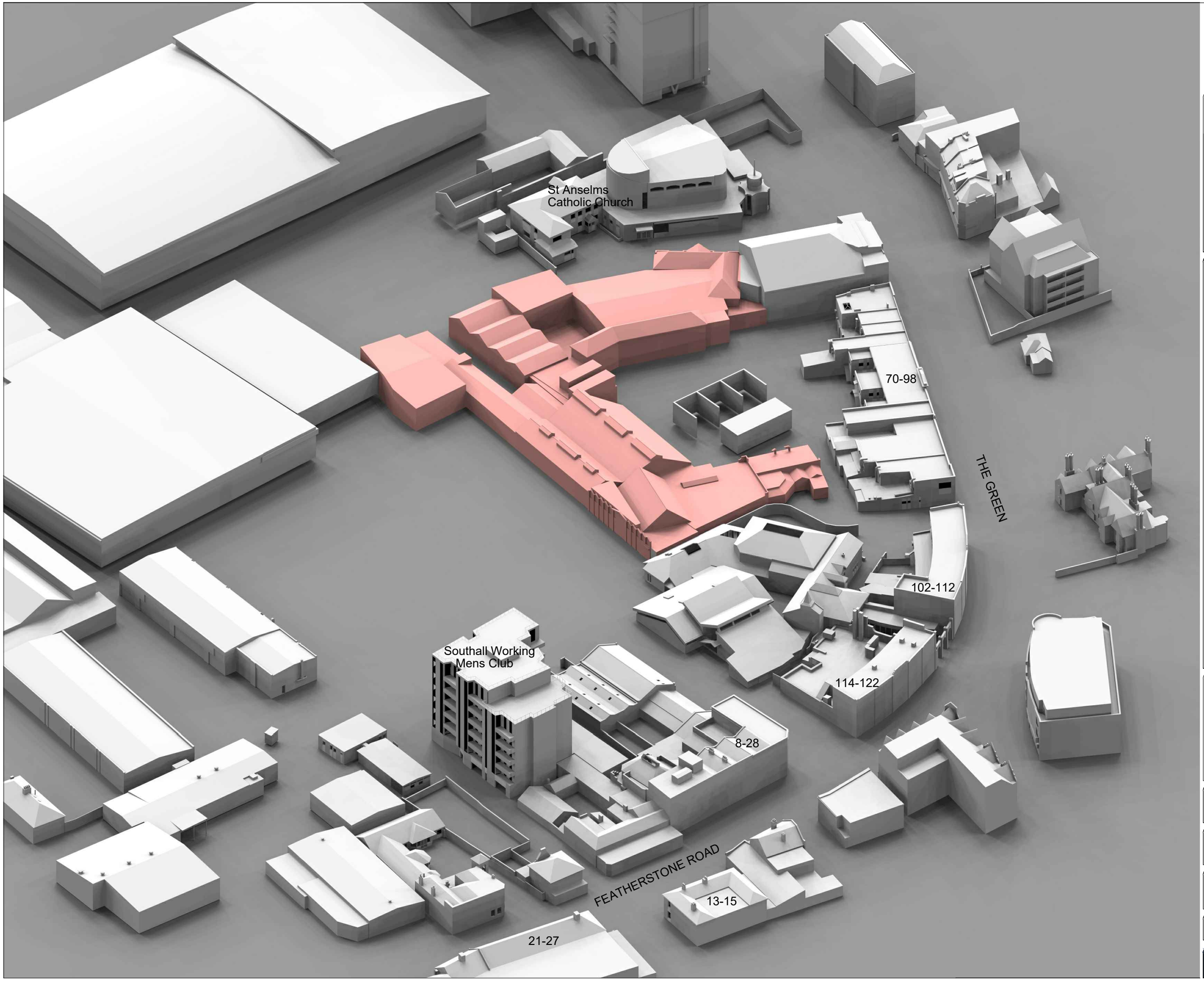
Drawing Title
PLAN VIEW
EXISTING CONDITION

Drawn By	Chk'd By	Scale @ A3	Date
CC	-	-	18 MAR 2020

Project No.	Drawing No.	Revision
GR221_20	BRE_01	

Daylight

A3



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All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.

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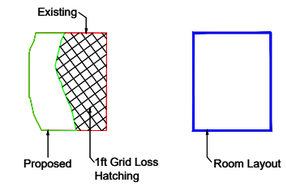
Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

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MBS19_950 The Green, Southall

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www.gva.co.uk

Project Name
THE GREEN SOUTHALL

Client
PEABODY

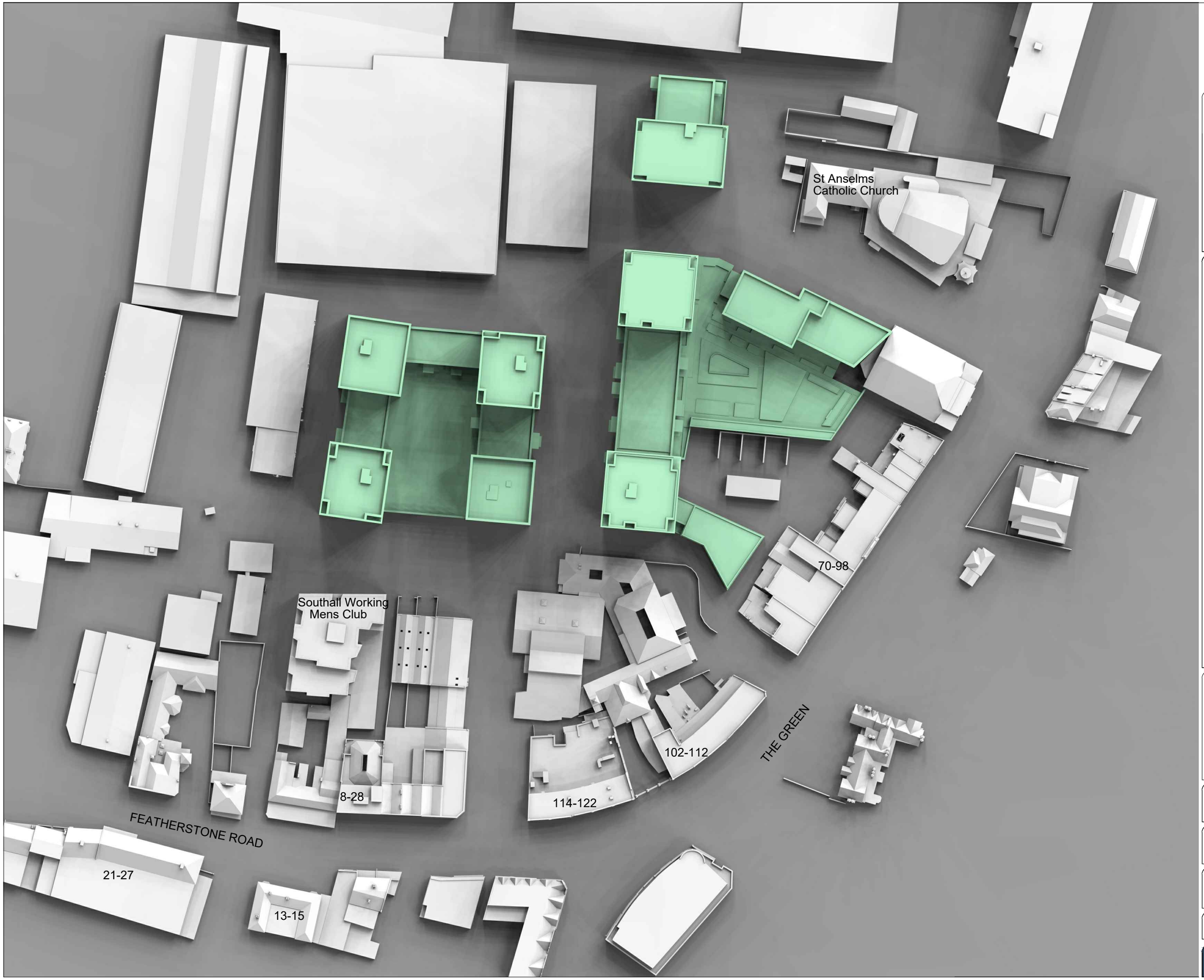
Drawing Title
3D VIEW
EXISTING CONDITION

Drawn By	Chk'd By	Scale @ A3	Date
CC	-	-	18 MAR 2020

Project No.	Drawing No.	Revision
GR221_20	BRE_02	

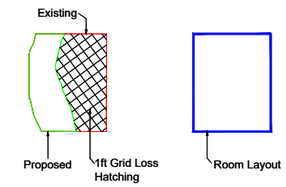
Daylight

A3



Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

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AVISON YOUNG

08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
THE GREEN SOUTHALL

Client
PEABODY

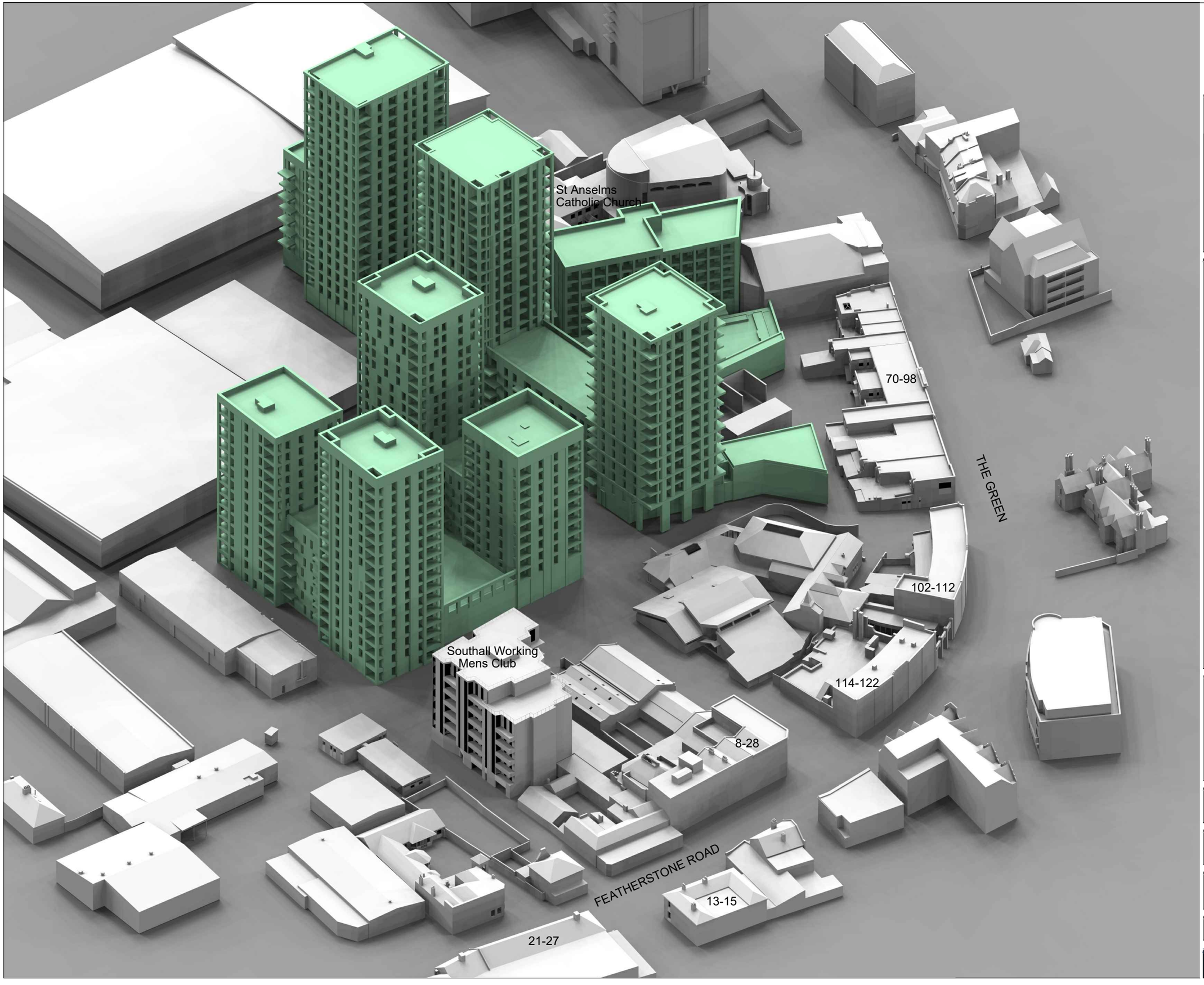
Drawing Title
PLAN VIEW
PROPOSED CONDITION

Drawn By	Chk'd By	Scale @ A3	Date
CC	-	-	18 MAR 2020

Project No.	Drawing No.	Revision
GR221_20	BRE_03	

Daylight

A3



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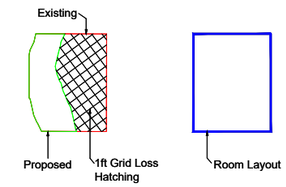
Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

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65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

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THE GREEN SOUTHALL

Client
PEABODY

Drawing Title
3D VIEW
PROPOSED CONDITION

Drawn By	Chk'd By	Scale @ A3	Date
CC	-	-	18 MAR 2020

Project No.	Drawing No.	Revision
GR221_20	BRE_04	

Daylight

A3

Appendix II
Principles of Daylight & Sunlight

Daylight & Sunlight Principles

The BRE Guidelines – Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice are well established and are adopted by most Local Authorities as the appropriate scientific and empirical methods of measuring daylight and sunlight in order to provide objective data upon which to apply their planning policies. The Guidelines are not fixed standards but should be applied flexibly to take account of the specific circumstances of each case.

The Introduction of the Guidelines states:

"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 developer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design."

The 'flexibility' recommended in the Guidelines should reflect the specific characteristics of each case being considered. For example, as the numerical targets within the Guidelines have been derived on the basis of a low density suburban housing model, it is entirely appropriate to apply a more flexible approach when dealing with higher rise developments in a denser urban environment where the general scale of development is greater. In addition, where existing and proposed buildings have specific design features such as projecting balconies, deep recesses, bay windows etc., it is also equally valid to apply a degree of flexibility to take account of the effect of these particular design features. This does not mean that the recommendations and targets within the Guidelines can be disregarded but, instead, the 'flexibility' that should be applied should be founded on sound scientific principles that can be supported and justified. This requires a certain level of professional value judgement and experience.

Daylighting

In respect of daylighting, the BRE Guidelines adopt different methods of measurement depending on whether the assessment is for the impact on existing neighbouring premises or for measuring the adequacy of proposed new dwellings. For safeguarding the daylight received by existing neighbouring residential buildings around a proposed development, the relevant recommendations are set out in Section 2.2 of the Guidelines.

The adequacy of daylight received by existing neighbouring dwellings is measured using two methods of measurement. First, it is necessary to measure the Vertical Sky Component (VSC) followed by the measurement of internal Daylight Distribution by plotting the position of the 'existing' and 'proposed' no sky line contour.

VSC is measured at the mid-point on the external face of the window serving a habitable room. For the purpose of the Guidelines, a "habitable" room is defined as a Kitchen, Living Room or Bedroom. Bathrooms, hallways and circulation space are excluded from this definition. In addition, many Local Authorities make a further distinction in respect of small kitchens. Where the internal area of a small kitchen limits the use to food preparation and is not of sufficient size to accommodate some other form of "habitable" use such as dining, the kitchen need not be classed as a "habitable" room in its own right.

VSC is a 'spot' measurement taken on the face of the window and is a measure of the availability of light from the sky from over the "existing" and "proposed" obstruction caused by buildings or structures in front of the window. As it is measured on the outside face of the window, one of the inevitable shortcomings is that it does not take account of the size of the window or the size or use of the room served by the window. For this reason, the BRE Guidelines require internal Daylight Distribution to be measured in addition to VSC.

The 'No Sky Line' contour plotted for the purpose of measuring internal Daylight Distribution identifies those areas within the room usually measured on a horizontal working plane set at table top level, where there is direct sky visibility. This therefore represents those parts within the room where the sky can be seen through the window. This second measure therefore takes account of the size of the window and the size of the room but is only more reliable than VSC when the actual room uses, layouts and dimensions are known. When interpreted in conjunction with the VSC value, the likely internal lighting conditions, and hence the quality of lighting within the room, can be assessed.

For VSC, the Guidelines states that:

"If this Vertical Sky Component is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the Vertical Sky Component with the new development in place is both less than 27% and less than 0.8 times its former value, then the occupants of the existing building will notice the reduction in the amount of skylight."

To put this in context, the maximum VSC value that can be received for a totally unobstructed vertical window is 40%. There are however circumstances where the VSC value is already below 27%. In such circumstances, it is permissible to reduce the existing VSC value by a factor of 0.2 (i.e. 20%) so that the value on the 'proposed' conditions remains more than 0.8 times its former value. The scientific reasoning for this permissible margin of reduction is that existing daylight (and sunlight) levels can be reduced by a factor of 20% before the loss becomes materially noticeable. This factor of reduction applies to VSC, daylight distribution, sunlight and overshadowing.

By contrast, the adequacy of daylight for proposed 'New-Build' dwellings is measured using the standards in the British Standard Code of Practice for Daylighting, BS8206 Part 2.

The British Standard relies upon the use of Average Daylight Factors (ADF) rather than VSC and Daylight Distribution. The use of ADF is referred to in the BRE Guidelines (Appendix C) but its use is usually limited as a supplementary 'check' of internal lighting conditions once the VSC and Daylight Distribution tests have been completed.

ADF is sometimes seen as a more accurate and representative measure of internal lighting conditions as it comprises a greater number of design factors and input variables/coefficients. That is, the value of ADF is derived from:

- The actual amount of daylight received by the window(s) serving the room expressed as the "angle of visible sky" which is derived from the VSC value and therefore represents the amount of light striking the face of the window.
- The loss of transmittance through the glazing.
- The size of the window (net area of glazing).
- The size of the room served by the window(s) (net internal surface area of the room).
- The internal reflectance values of the internal finishes within the room.
- The specific use of the room.

One of the main reasons why ADF is more appropriate for New-Build dwellings is that any of the above input variables can be changed during the course of the design process in order to achieve the required internal lighting values. The ability to make such changes is not usually available when dealing with existing neighbouring buildings.

Unlike the application of VSC and daylight distribution, the British Standard differentiates between different room uses. It places the highest ADF standard on Family Kitchens where the minimum target value is 2% df. Living Rooms should achieve 1.5% df, and Bedrooms 1.0% df.

Sunlighting

The requirements for protecting sunlight to existing residential buildings are set out in section 3.2 of the BRE Guidelines.

The availability of sunlight varies throughout the year with the maximum amount of sunlight being available on the summer solstice and the minimum on the winter solstice. In view of this, the internationally accepted test date for measuring sunlight is the spring equinox (21 March), on which day the United Kingdom has equal periods of daylight and darkness and sunlight is available from approximately 08:30hrs to 17:30hrs. In addition, on that date, sunlight received perpendicular to the face of a window would only be received where that window faces within 90º of due south. The BRE Guidelines therefore limit the extent of testing for sunlight where a window faces within 90º of due south.

The sunlight standards are normally applied to the principal Living Room within each dwelling rather than to kitchens and bedrooms.

The recommendation for sunlight is:

"If this window reference point can receive more than one quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours during the winter months of 21 September and 21 March, then the room should still receive enough sunlight .

Any reduction in sunlight access below this level should be kept to a minimum. If the availability of sunlight hours are both less than the amounts given and less than 0.8 times their former value, either over the whole year or just during the winter months, then the occupants of the existing building will notice the loss of sunlight."

A good level of sunlight will therefore be achieved where a window achieves more than 25% APSH, of which 5% should be in the winter months. Where sunlight levels fall below this suggested recommendation, a comparison with the existing condition should be undertaken and if the reduction ratio is less than 0.2, i.e. the window continues to receive more than 0.8 times its existing sunlight levels, the impact on sunlight will be acceptable.

Appendix III
Window Maps

Sources of Information

EXISTING BUILDING

INFO RECEIVED 19 FEBRUARY 2019 MBS SURVEY
MBS19_950 The Green, Southall

SURROUNDING BUILDINGS

INFO RECEIVED 19.02.2019 MBS SURVEY
MBS19_950 The Green, Southall

Consented Scheme
42. Southall Working Mens Club 166501FUL

PROPOSED BUILDING

INFO RECEIVED 19.10.25 Hunters scheme DWGs
The Green_3d model-design freeze.dwg

INFO 19.10.30 Hunter FrozenModelPlans
2019.10.18 GAs to All Consultants

AVISON YOUNG

08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
THE GREEN SOUTHALL

Client
PEABODY

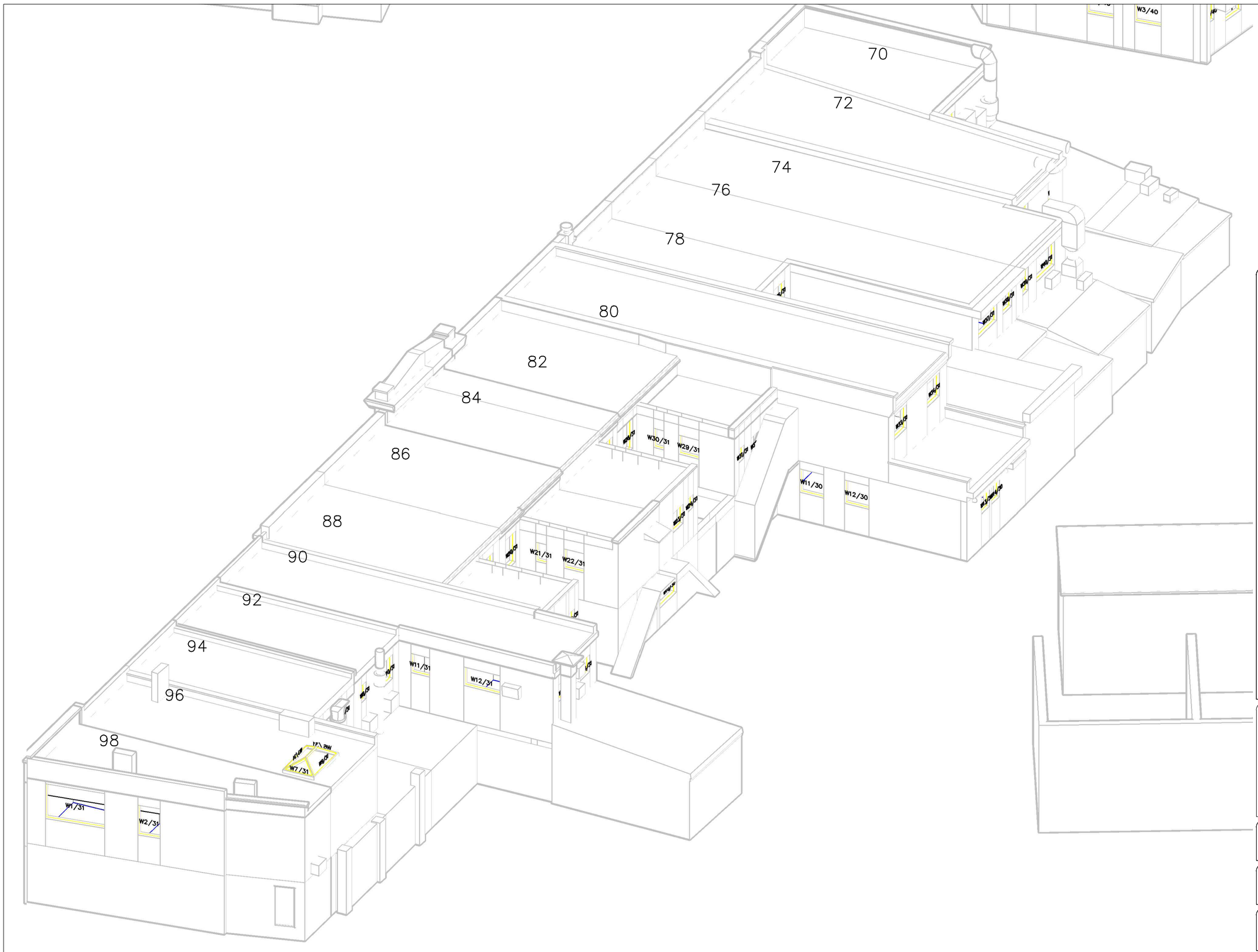
Drawing Title
WINDOW MAP FOR
1 SAINT ANSELME'S CATHOLIC CHURCH

Drawn By	Chk'd By	Scale @ A3	Date
CC	–	N/A	17 DEC 2019

Project No.	Drawing No.	Revision
GR221_16	BRE_204	

Daylight

A3



Sources of Information

EXISTING BUILDING

INFO RECEIVED 19 FEBRUARY 2019 MBS SURVEY
MBS19_950 The Green, Southall

SURROUNDING BUILDINGS

INFO RECEIVED 19.02.2019 MBS SURVEY
MBS19_950 The Green, Southall

Consented Scheme
42. Southall Working Mens Club 166501FUL

PROPOSED BUILDING

INFO RECEIVED 19.10.25 Hunters scheme DWGs
The Green_3d model-design freeze.dwg

INFO 19.10.30 Hunter FrozenModelPlans
2019.10.18 GAs to All Consultants

AVISON YOUNG

08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
THE GREEN SOUTHALL

Client
PEABODY

Drawing Title
WINDOW MAP FOR
70–98 THE GREEN

Drawn By	Chk'd By	Scale @ A3	Date
CC	–	N/A	17 DEC 2019

Project No.	Drawing No.	Revision
GR221_16	BRE_207	

Daylight

A3

Sources of Information

EXISTING BUILDING

INFO RECEIVED 19 FEBRUARY 2019 MBS SURVEY
MBS19_950 The Green, Southall

SURROUNDING BUILDINGS

INFO RECEIVED 19.02.2019 MBS SURVEY
MBS19_950 The Green, Southall

Consented Scheme
42. Southall Working Mens Club 166501FUL

PROPOSED BUILDING

INFO RECEIVED 19.10.25 Hunters scheme DWGs
The Green_3d model-design freeze.dwg

INFO 19.10.30 Hunter FrozenModelPlans
2019.10.18 GAs to All Consultants

AVISON YOUNG
08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
THE GREEN SOUTHALL

Client
PEABODY

Drawing Title
WINDOW MAP FOR
70–98 THE GREEN

Drawn By	Chk'd By	Scale @ A3	Date
CC	–	N/A	17 DEC 2019

Project No.	Drawing No.	Revision
GR221_16	BRE_208	

Daylight

A3

Sources of Information

EXISTING BUILDING

INFO RECEIVED 19 FEBRUARY 2019 MBS SURVEY
MBS19_950 The Green, Southall

SURROUNDING BUILDINGS

INFO RECEIVED 19.02.2019 MBS SURVEY
MBS19_950 The Green, Southall

Consented Scheme
42. Southall Working Mens Club 166501FUL

PROPOSED BUILDING

INFO RECEIVED 19.10.25 Hunters scheme DWGs
The Green_3d model-design freeze.dwg

INFO 19.10.30 Hunter FrozenModelPlans
2019.10.18 GAs to All Consultants

AVISON YOUNG
08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
THE GREEN SOUTHALL

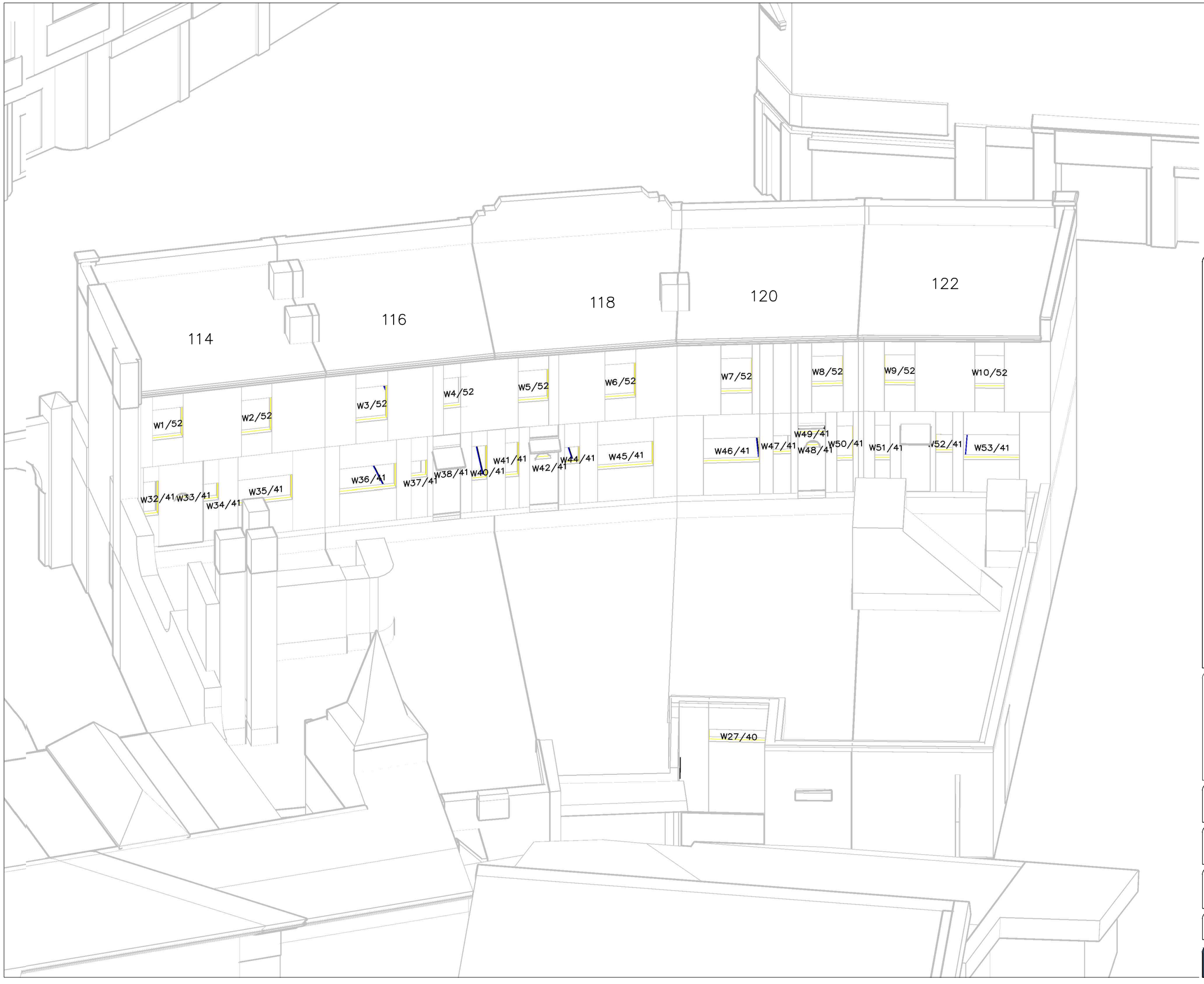
Client
PEABODY

Drawing Title
WINDOW MAP FOR
102–112 THE GREEN

Drawn By	Chk'd By	Scale @ A3	Date
CC	–	N/A	17 DEC 2019

Project No.	Drawing No.	Revision
GR221_16	BRE_209	

Daylight
A3



Sources of Information

EXISTING BUILDING

INFO RECEIVED 19 FEBRUARY 2019 MBS SURVEY
MBS19_950 The Green, Southall

SURROUNDING BUILDINGS

INFO RECEIVED 19.02.2019 MBS SURVEY
MBS19_950 The Green, Southall

Consented Scheme
42. Southall Working Mens Club 166501FUL

PROPOSED BUILDING

INFO RECEIVED 19.10.25 Hunters scheme DWGs
The Green_3d model-design freeze.dwg

INFO 19.10.30 Hunter FrozenModelPlans
2019.10.18 GAs to All Consultants

AVISON YOUNG
08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
THE GREEN SOUTHALL

Client
PEABODY

Drawing Title
WINDOW MAP FOR
114–122 THE GREEN

Drawn By	Chk'd By	Scale @ A3	Date
CC	–	N/A	17 DEC 2019

Project No.	Drawing No.	Revision
GR221_16	BRE_211	

Daylight

A3

Sources of Information

EXISTING BUILDING

INFO RECEIVED 19 FEBRUARY 2019 MBS SURVEY
MBS19_950 The Green, Southall

SURROUNDING BUILDINGS

INFO RECEIVED 19.02.2019 MBS SURVEY
MBS19_950 The Green, Southall

Consented Scheme
42. Southall Working Mens Club 166501FUL

PROPOSED BUILDING

INFO RECEIVED 19.10.25 Hunters scheme DWGs
The Green_3d model-design freeze.dwg

INFO 19.10.30 Hunter FrozenModelPlans
2019.10.18 GAs to All Consultants

AVISON YOUNG
08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
THE GREEN SOUTHALL

Client
PEABODY

Drawing Title
WINDOW MAP FOR
10–26 FEATHERSTONE ROAD

Drawn By	Chk'd By	Scale @ A3	Date
CC	–	N/A	17 DEC 2019

Project No.	Drawing No.	Revision
GR221_16	BRE_214	

Daylight
A3

Sources of Information

EXISTING BUILDING

INFO RECEIVED 19 FEBRUARY 2019 MBS SURVEY
MBS19_950 The Green, Southall

SURROUNDING BUILDINGS

INFO RECEIVED 19.02.2019 MBS SURVEY
MBS19_950 The Green, Southall

Consented Scheme
42. Southall Working Mens Club 166501FUL

PROPOSED BUILDING

INFO RECEIVED 19.10.25 Hunters scheme DWGs
The Green_3d model-design freeze.dwg

INFO 19.10.30 Hunter FrozenModelPlans
2019.10.18 GAs to All Consultants

AVISON YOUNG

08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
THE GREEN SOUTHALL

Client
PEABODY

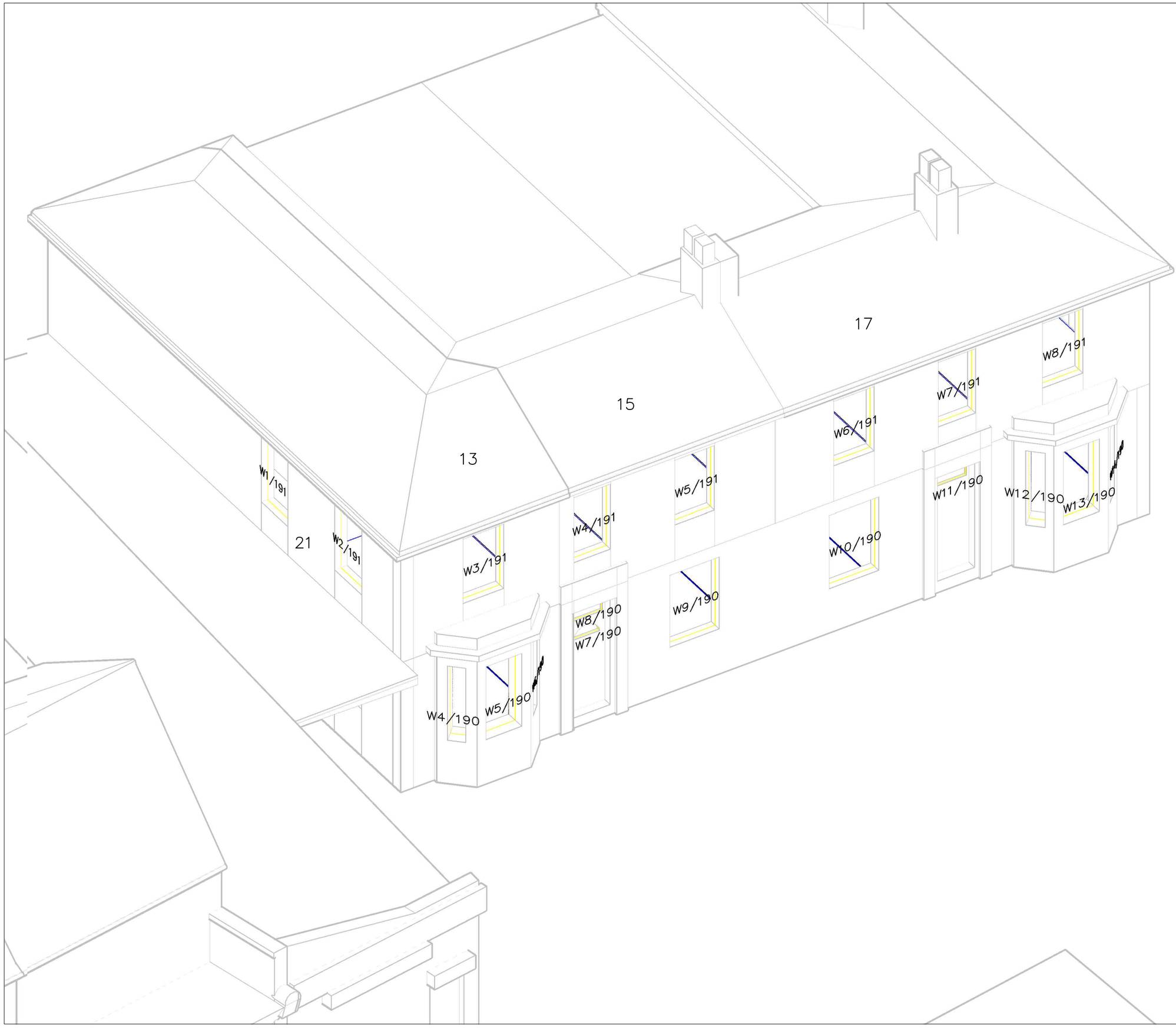
Drawing Title
WINDOW MAP FOR
SOUTHALL WORKING MENS CLUB

Drawn By	Chk'd By	Scale @ A3	Date
CC	–	N/A	17 DEC 2019

Project No.	Drawing No.	Revision
GR221_16	BRE_215	

Daylight

A3



Sources of Information

EXISTING BUILDING

INFO RECEIVED 19 FEBRUARY 2019 MBS SURVEY
MBS19_950 The Green, Southall

SURROUNDING BUILDINGS

INFO RECEIVED 19.02.2019 MBS SURVEY
MBS19_950 The Green, Southall

Consented Scheme
42. Southall Working Mens Club 166501FUL

PROPOSED BUILDING

INFO RECEIVED 19.10.25 Hunters scheme DWGs
The Green_3d model-design freeze.dwg

INFO 19.10.30 Hunter FrozenModelPlans
2019.10.18 GAs to All Consultants

AVISON YOUNG

08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
THE GREEN SOUTHALL

Client
PEABODY

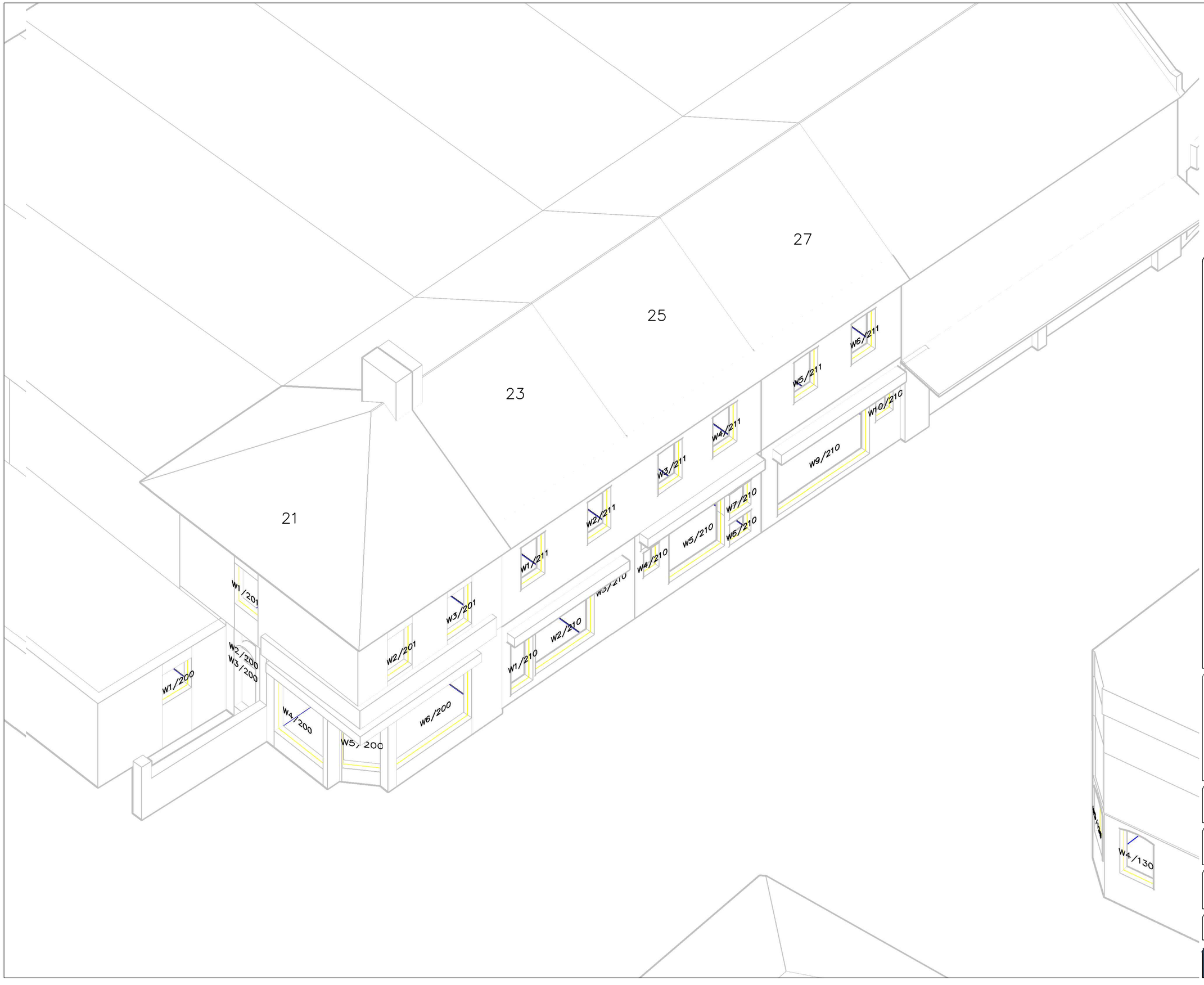
Drawing Title
WINDOW MAP FOR
13–17 FEATHERSTONE ROAD

Drawn By	Chk'd By	Scale @ A3	Date
CC	–	N/A	17 DEC 2019

Project No.	Drawing No.	Revision
GR221_16	BRE_216	

Daylight

A3



Sources of Information

EXISTING BUILDING

INFO RECEIVED 19 FEBRUARY 2019 MBS SURVEY
MBS19_950 The Green, Southall

SURROUNDING BUILDINGS

INFO RECEIVED 19.02.2019 MBS SURVEY
MBS19_950 The Green, Southall

Consented Scheme
42. Southall Working Mens Club 166501FUL

PROPOSED BUILDING

INFO RECEIVED 19.10.25 Hunters scheme DWGs
The Green_3d model-design freeze.dwg

INFO 19.10.30 Hunter FrozenModelPlans
2019.10.18 GAs to All Consultants

AVISON YOUNG

08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
THE GREEN SOUTHALL

Client
PEABODY

Drawing Title
WINDOW MAP FOR
21–27 FEATHERSTONE ROAD

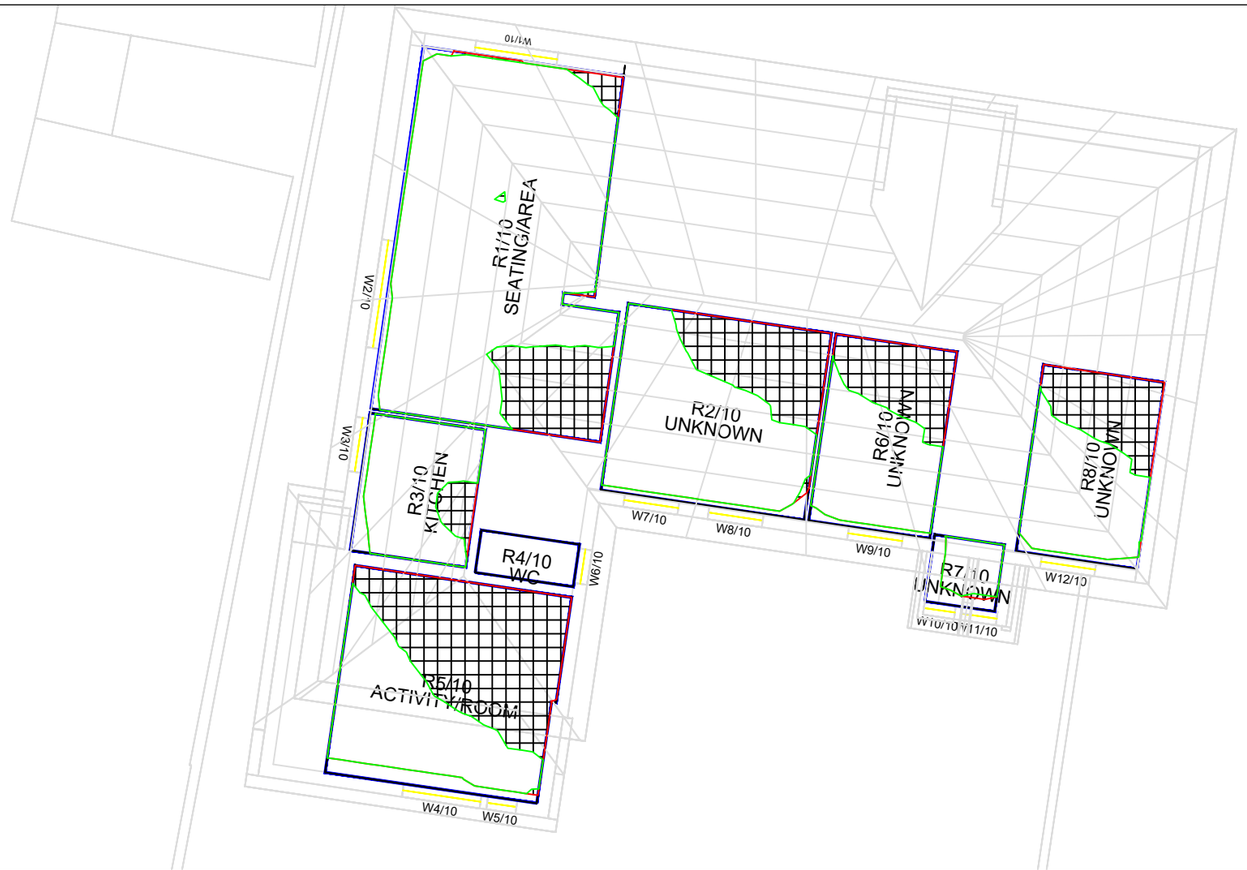
Drawn By	Chk'd By	Scale @ A3	Date
CC	–	N/A	17 DEC 2019

Project No.	Drawing No.	Revision
GR221_16	BRE_217	

Daylight

A3

Appendix IV
NSL Drawings



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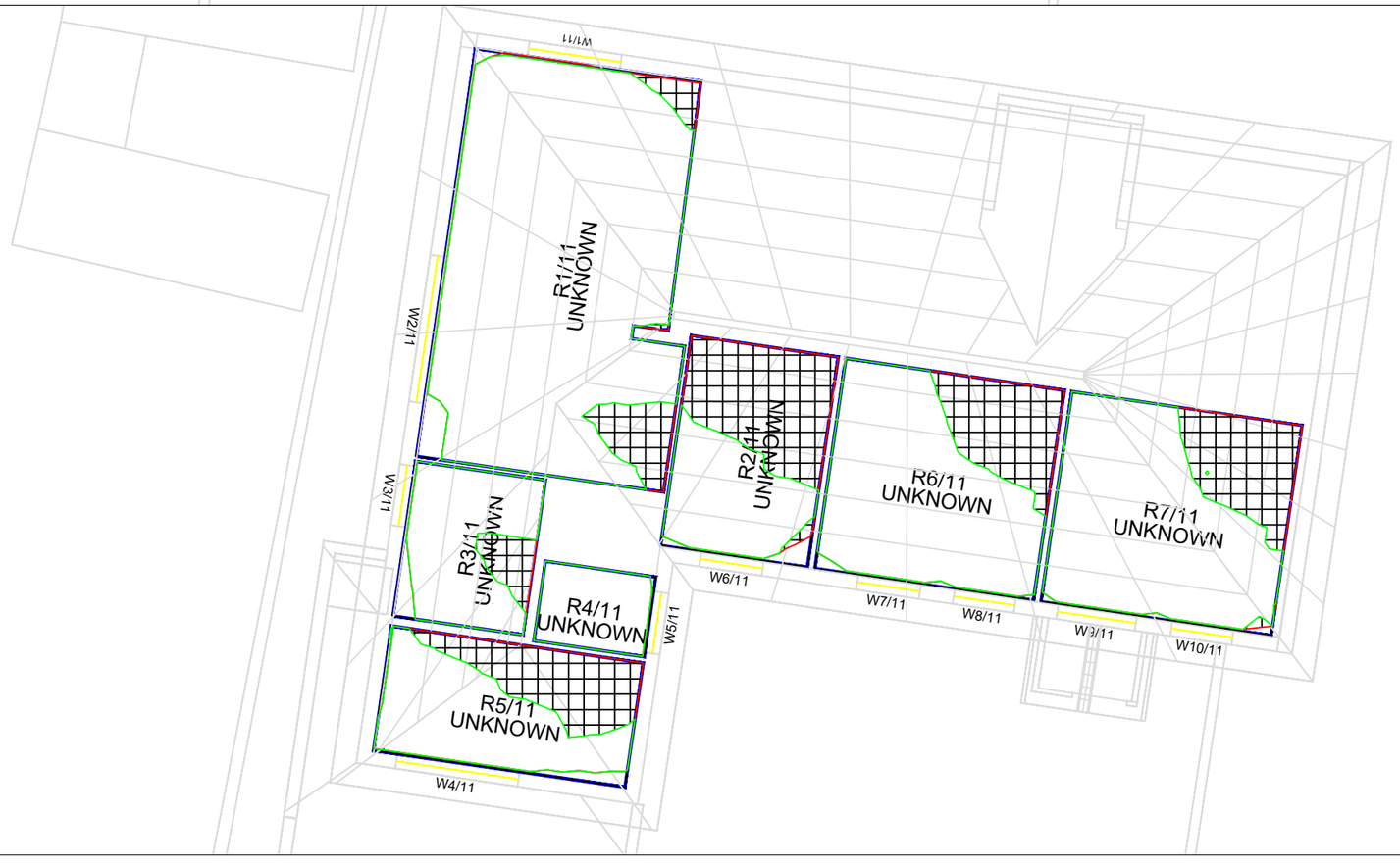
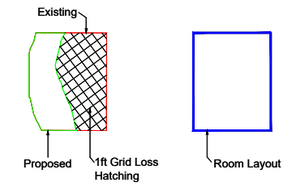


1ST

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

INFO RECEIVED 19 FEBRUARY 2019 MBS SURVEY
MBS19_950 The Green, Southall

SURROUNDING BUILDINGS

INFO RECEIVED 19.02.2019 MBS SURVEY
MBS19_950 The Green, Southall

Consented Scheme
42. Southall Working Mens Club 166501FUL

PROPOSED BUILDING

INFO RECEIVED 09 MAR 2021 HUNTERS FINAL PLANNIG SCHEME

Architects dwgs

AVISON YOUNG

08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
THE GREEN SOUTHALL

Client
PEABODY

Drawing Title
NO-SKYLINE CONTOURS FOR
SAINT ANSELM'S CATHOLIC CHURCH

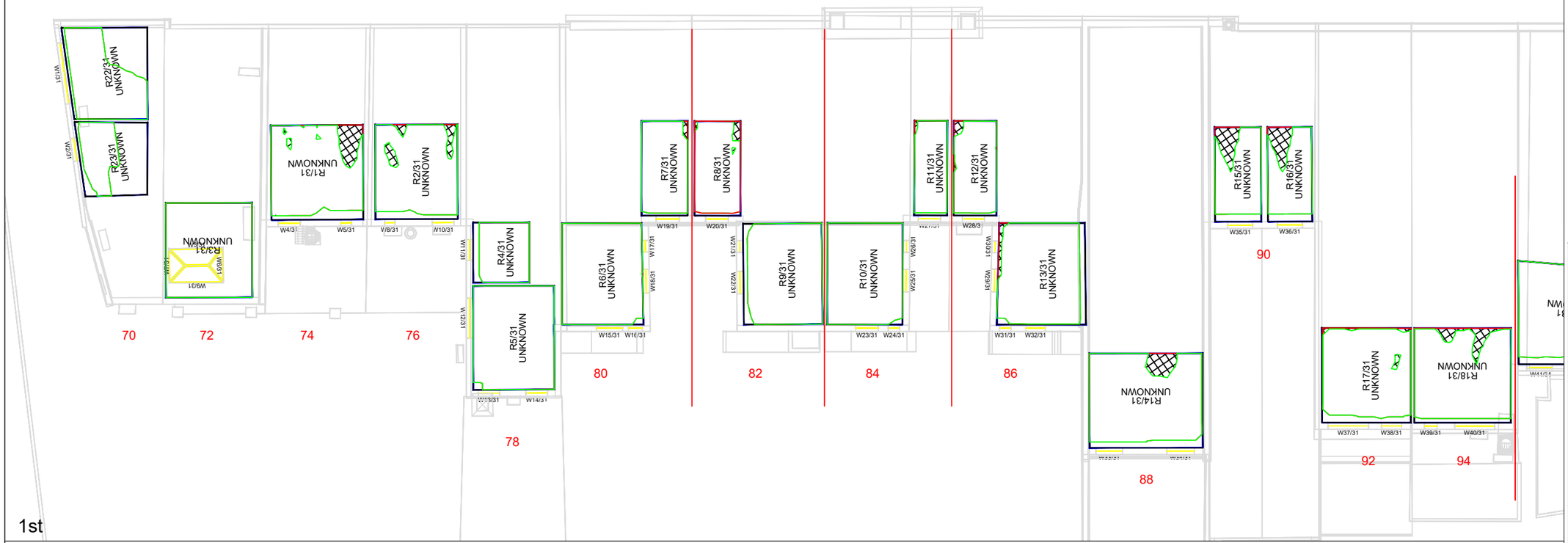
Drawn By	Chk'd By	Scale @ A3	Date
CC	-	-	18 MAR 2020

Project No.	Drawing No.	Revision
GR221_20	BRE_05	

Daylight

A3

Do not scale this drawing.
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.



Legend

Daylight

Existing

Proposed

1ft Grid Loss Hatching

Room Layout

Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

INFO RECEIVED 19 FEBRUARY 2019 MBS SURVEY
MBS19_950 The Green, Southall

SURROUNDING BUILDINGS

INFO RECEIVED 19.02.2019 MBS SURVEY
MBS19_950 The Green, Southall

Consented Scheme
42. Southall Working Mens Club 166501FUL

PROPOSED BUILDING

INFO RECEIVED 09 MAR 2021 HUNTERS FINAL PLANNIG SCHEME

Architects dwgs

AVISON YOUNG
08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
THE GREEN SOUTHALL

Client
PEABODY

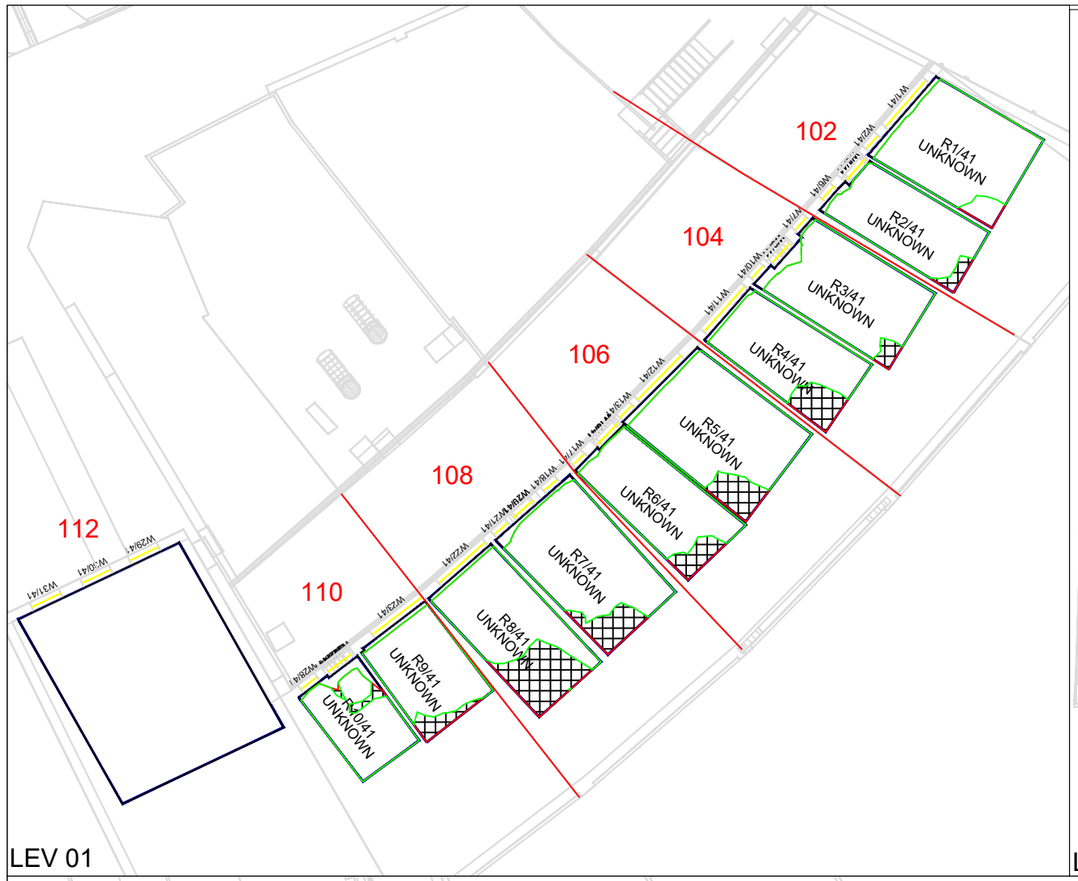
Drawing Title
NO-SKYLINE CONTOURS FOR 70-98 THE GREEN

Drawn By	Chk'd By	Scale @ A3	Date
CC	-	-	18 MAR 2020

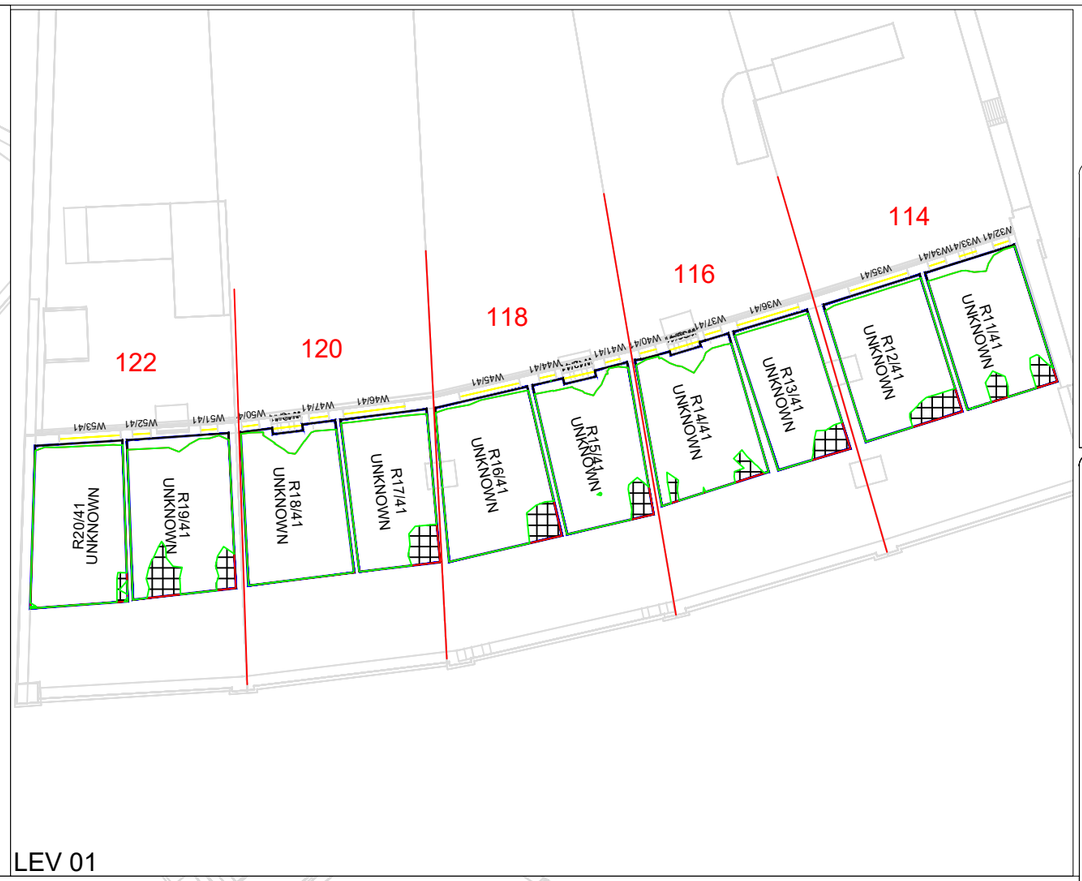
Project No.	Drawing No.	Revision
GR221_20	BRE_06	

Daylight

A3



LEV 01



LEV 01

LEV 02

Legend

Daylight

Existing

Proposed

1ft Grid Loss Hatching

Room Layout

Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

INFO RECEIVED 19 FEBRUARY 2019 MBS SURVEY
MBS19_950 The Green, Southall

SURROUNDING BUILDINGS

INFO RECEIVED 19.02.2019 MBS SURVEY
MBS19_950 The Green, Southall

Consented Scheme
42. Southall Working Mens Club 166501FUL

PROPOSED BUILDING

INFO RECEIVED 19.10.25 Hunters scheme DWGs
The Green_3d model-design freeze.dwg

INFO 19.10.30 Hunter FrozenModelPlans
2019.10.18 GAs to All Consultants

AVISON YOUNG
08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
THE GREEN SOUTHALL

Client
PEABODY

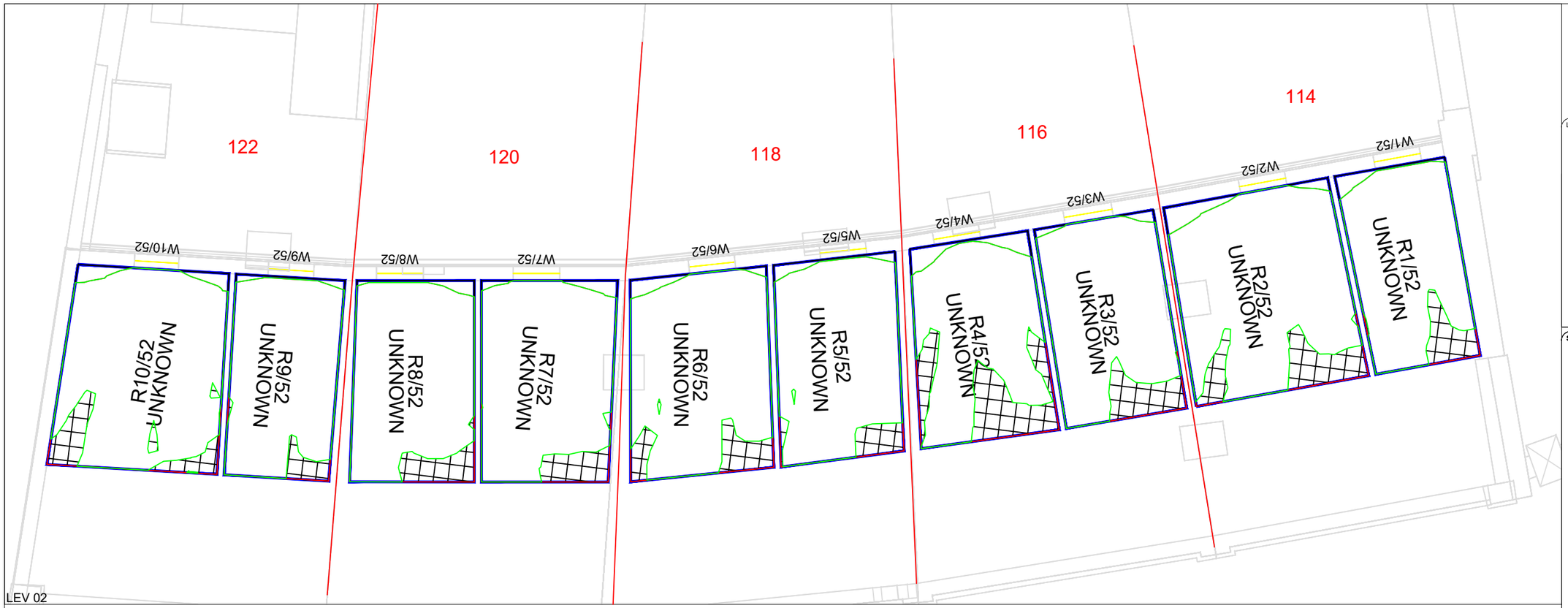
Drawing Title
NO-SKYLINE CONTOURS FOR
102 - 122 THE GREEN

Drawn By	Chk'd By	Scale @ A3	Date
CC	-	-	30 OCT 2019

Project No.	Drawing No.	Revision
GR221_09	BRE_55	

Daylight

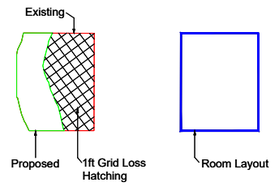
A3



Do not scale this drawing.
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

INFO RECEIVED 19 FEBRUARY 2019 MBS SURVEY
MBS19_950 The Green, Southall

SURROUNDING BUILDINGS

INFO RECEIVED 19.02.2019 MBS SURVEY
MBS19_950 The Green, Southall

Consented Scheme
42. Southall Working Mens Club 166501FUL

PROPOSED BUILDING

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2019.10.18 GAs to All Consultants

AVISON YOUNG
08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
THE GREEN SOUTHALL

Client
PEABODY

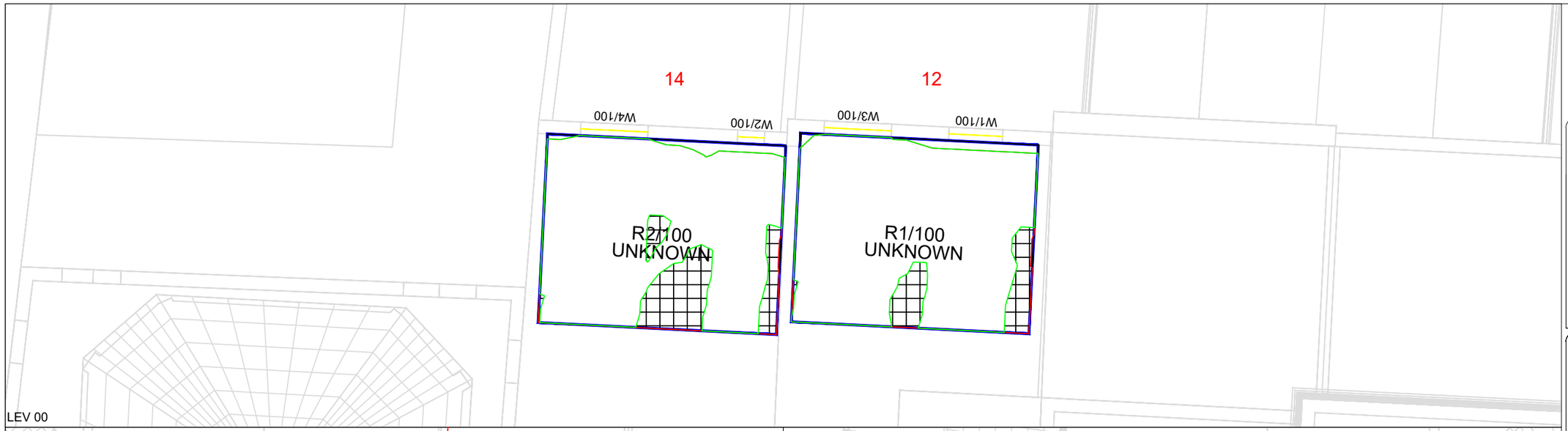
Drawing Title
NO-SKYLINE CONTOURS FOR
102 - 122 THE GREEN

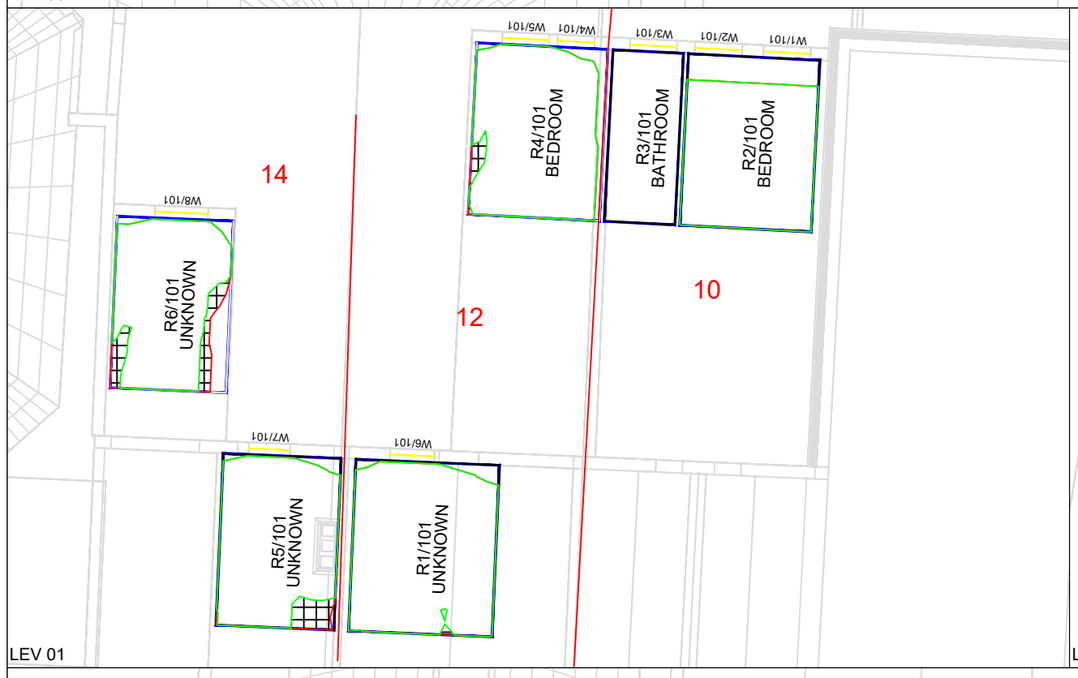
Drawn By	Chk'd By	Scale @ A3	Date
CC	-	-	30 OCT 2019

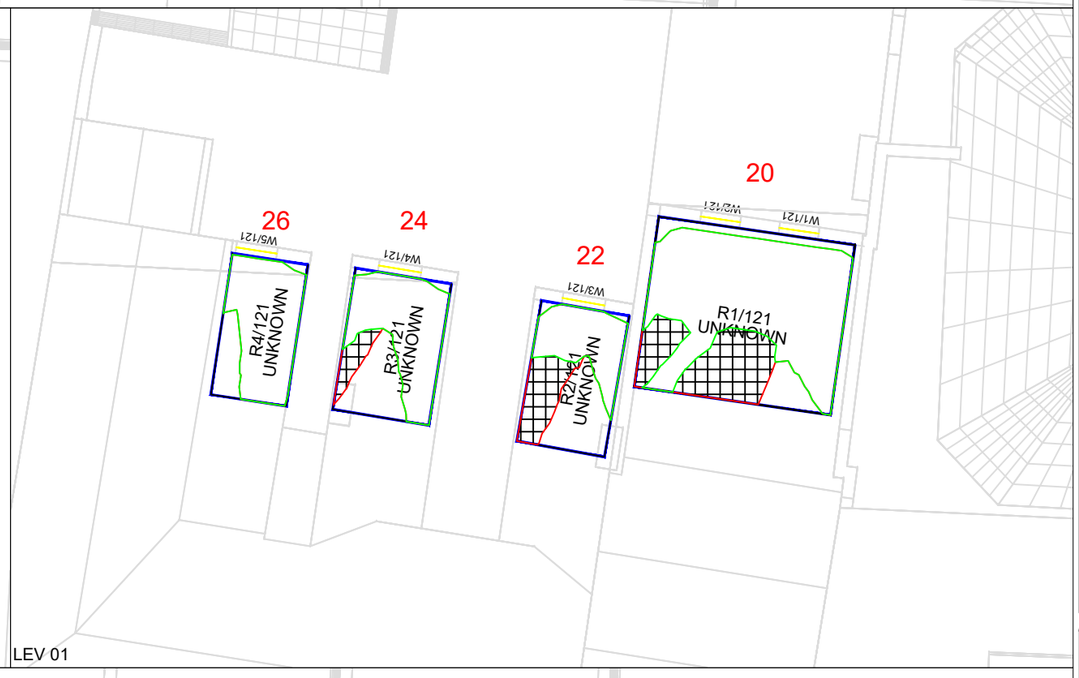
Project No.	Drawing No.	Revision
GR221_09	BRE_56	

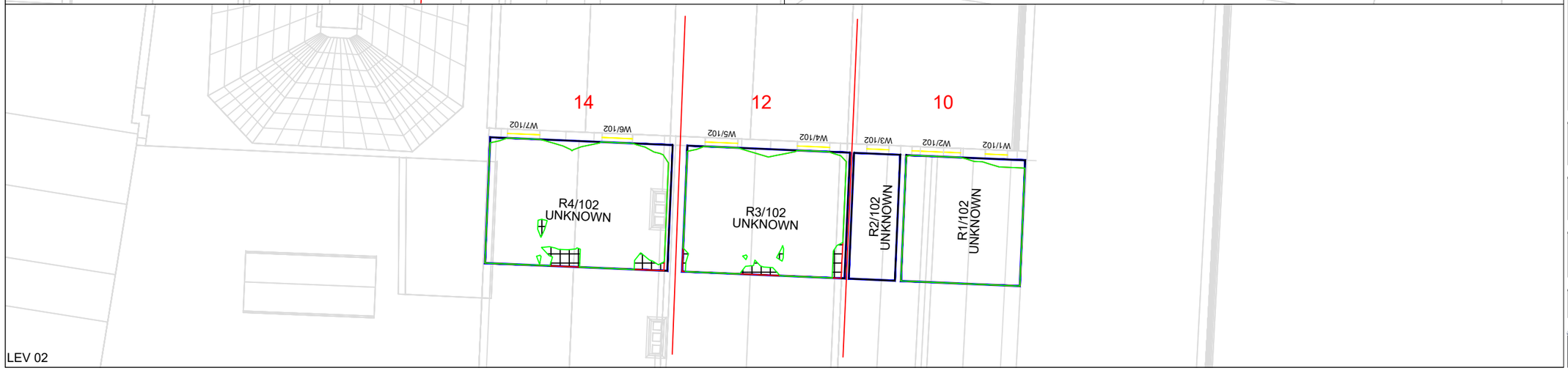
Daylight

A3



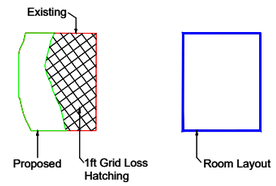






Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

INFO RECEIVED 19 FEBRUARY 2019 MBS SURVEY
MBS19_950 The Green, Southall

SURROUNDING BUILDINGS

INFO RECEIVED 19.02.2019 MBS SURVEY
MBS19_950 The Green, Southall

Consented Scheme
42. Southall Working Mens Club 166501FUL

PROPOSED BUILDING

INFO RECEIVED 19.10.25 Hunters scheme DWGs
The Green_3d model-design freeze.dwg

INFO 19.10.30 Hunter FrozenModelPlans
2019.10.18 GAs to All Consultants

AVISON YOUNG

08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
THE GREEN SOUTHALL

Client
PEABODY

Drawing Title
NO-SKYLINE CONTOURS FOR
10-26 FEATHERSTONE ROAD

Drawn By	Chk'd By	Scale @ A3	Date
CC	-	-	30 OCT 2019

Project No.	Drawing No.	Revision
GR221_09	BRE_57	

Daylight

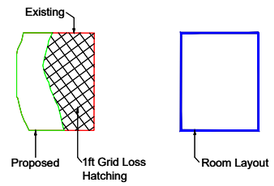
A3

LEV 01

LEV 02

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

INFO RECEIVED 19 FEBRUARY 2019 MBS SURVEY
MBS19_950 The Green, Southall

SURROUNDING BUILDINGS

INFO RECEIVED 19.02.2019 MBS SURVEY
MBS19_950 The Green, Southall

Consented Scheme
42. Southall Working Mens Club 166501FUL

PROPOSED BUILDING

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INFO 19.10.30 Hunter FrozenModelPlans
2019.10.18 GAs to All Consultants

AVISON YOUNG

08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
THE GREEN SOUTHALL

Client
PEABODY

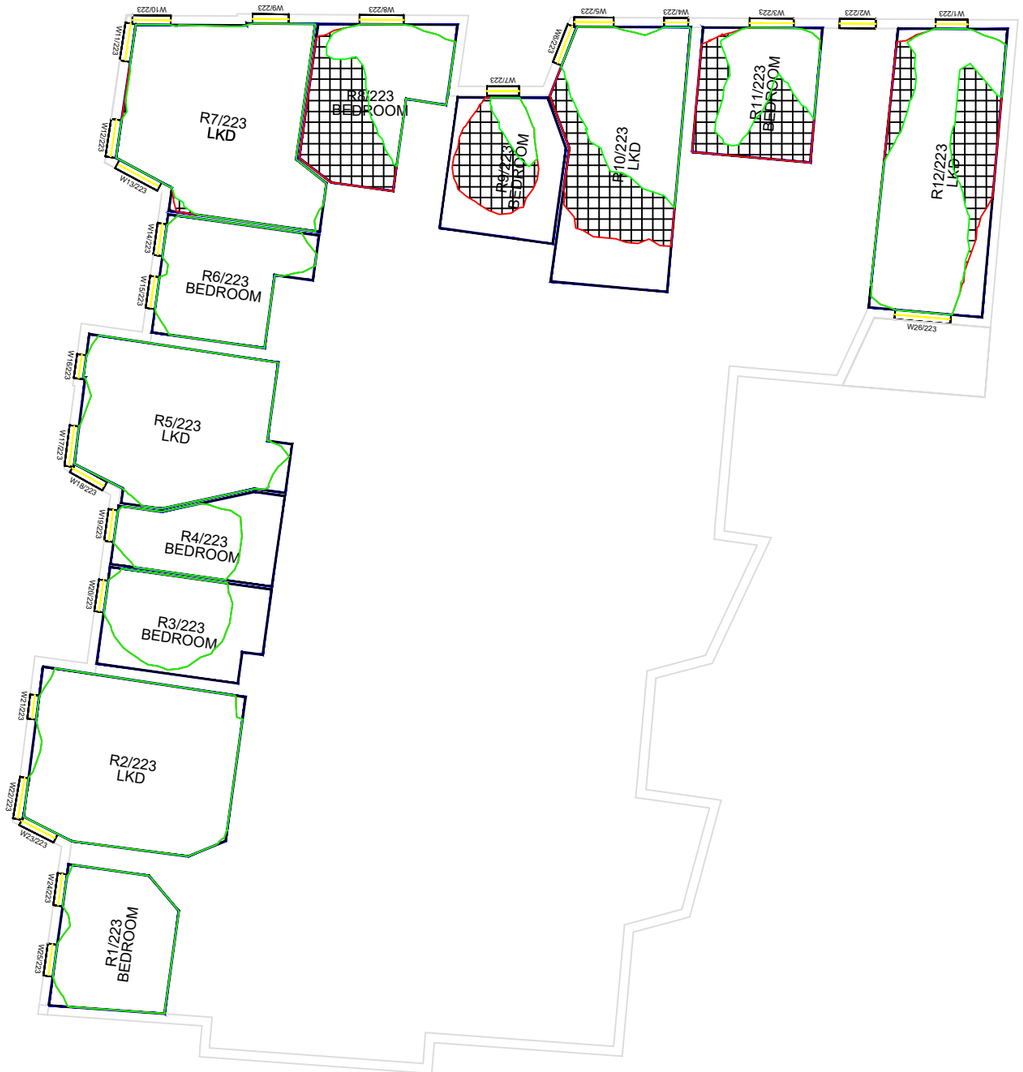
Drawing Title
NO-SKYLINE CONTOURS FOR
SOUTHALL WORKING MENS CLUB

Drawn By	Chk'd By	Scale @ A3	Date
CC	-	-	30 OCT 2019

Project No.	Drawing No.	Revision
GR221_09	BRE_58	

Daylight

A3

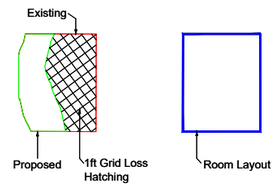


LEV 03

LEV 04

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

INFO RECEIVED 19 FEBRUARY 2019 MBS SURVEY
MBS19_950 The Green, Southall

SURROUNDING BUILDINGS

INFO RECEIVED 19.02.2019 MBS SURVEY
MBS19_950 The Green, Southall

Consented Scheme
42. Southall Working Mens Club 166501FUL

PROPOSED BUILDING

INFO RECEIVED 19.10.25 Hunters scheme DWGs
The Green_3d model-design freeze.dwg

INFO 19.10.30 Hunter FrozenModelPlans
2019.10.18 GAs to All Consultants

AVISON YOUNG

08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
THE GREEN SOUTHALL

Client
PEABODY

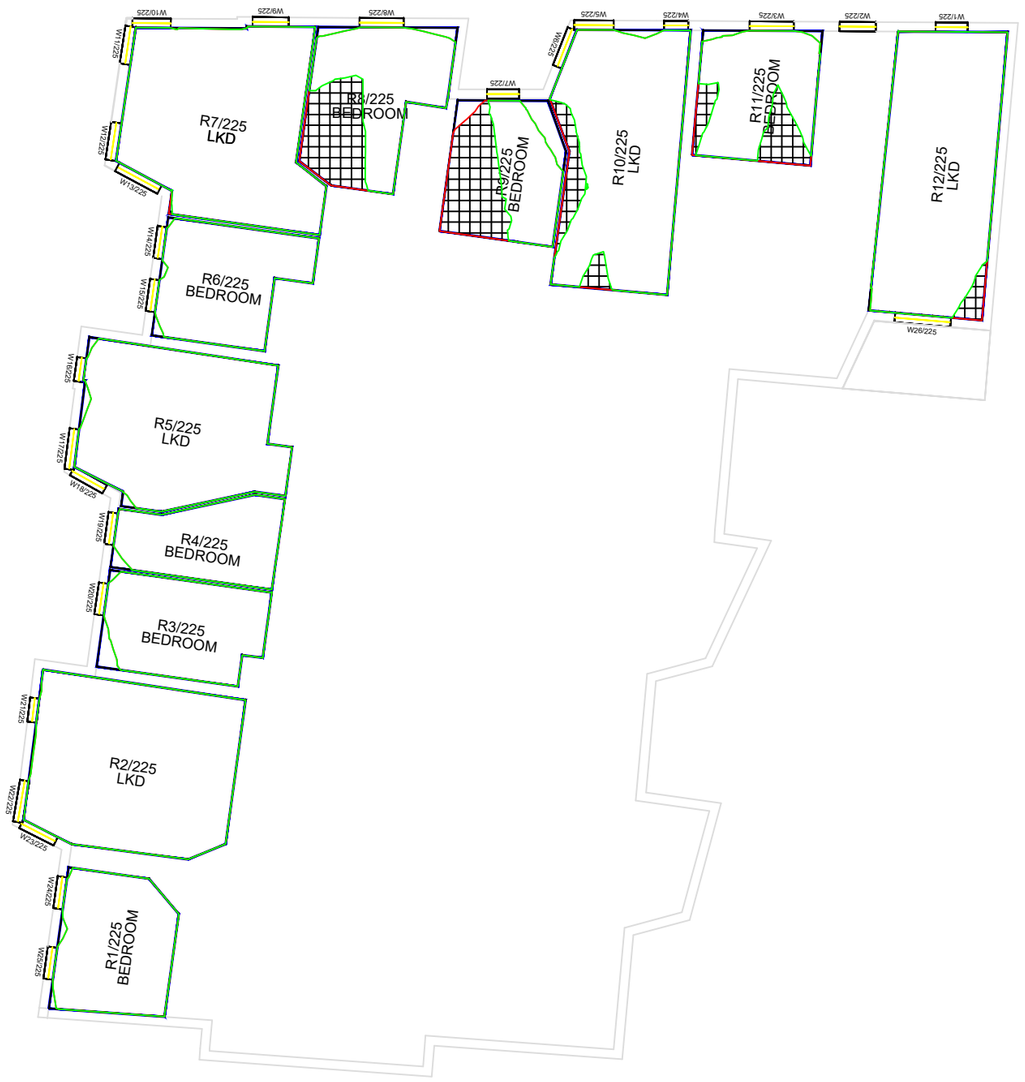
Drawing Title
NO-SKYLINE CONTOURS FOR SOUTHALL WORKING MENS CLUB

Drawn By	Chk'd By	Scale @ A3	Date
CC	-	-	30 OCT 2019

Project No.	Drawing No.	Revision
GR221_09	BRE_59	

Daylight

A3

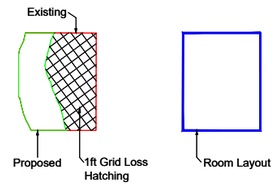


LEV 05

LEV 06

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

INFO RECEIVED 19 FEBRUARY 2019 MBS SURVEY
MBS19_950 The Green, Southall

SURROUNDING BUILDINGS

INFO RECEIVED 19.02.2019 MBS SURVEY
MBS19_950 The Green, Southall

Consented Scheme
42. Southall Working Mens Club 166501FUL

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Project Name
THE GREEN SOUTHALL

Client
PEABODY

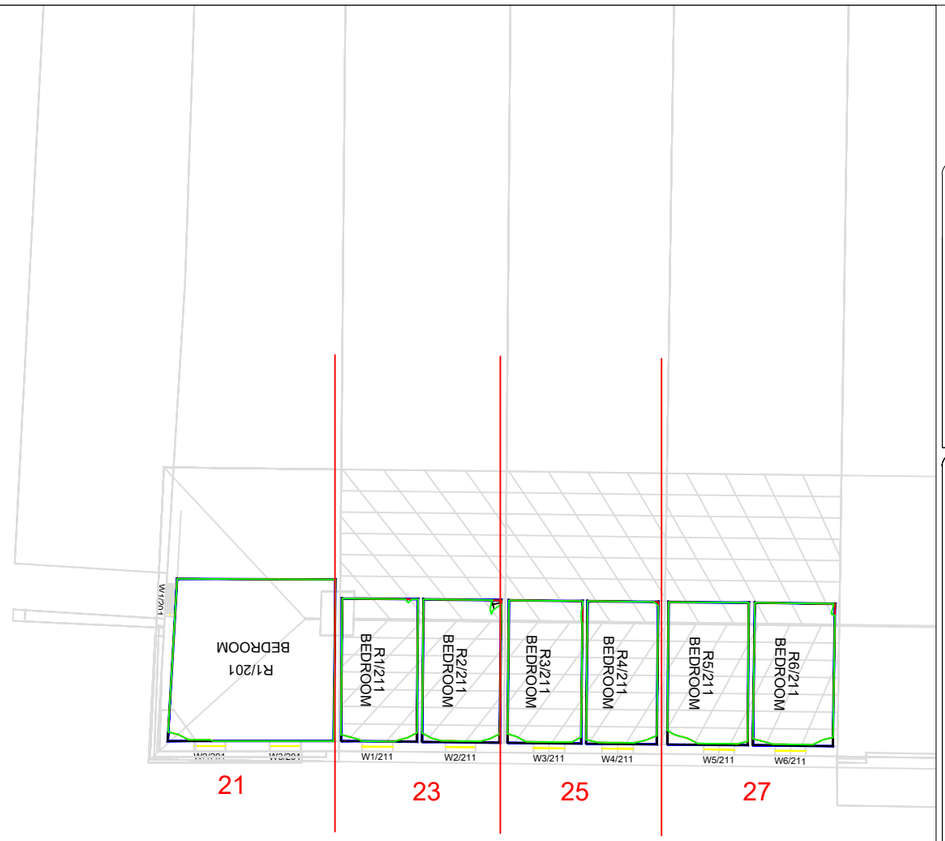
Drawing Title
NO-SKYLINE CONTOURS FOR
SOUTHALL WORKING MENS CLUB

Drawn By	Chk'd By	Scale @ A3	Date
CC	-	-	30 OCT 2019

Project No.	Drawing No.	Revision
GR221_09	BRE_60	

Daylight

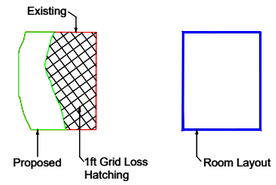
A3



LEV 01

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

INFO RECEIVED 19 FEBRUARY 2019 MBS SURVEY
MBS19_950 The Green, Southall

SURROUNDING BUILDINGS

INFO RECEIVED 19.02.2019 MBS SURVEY
MBS19_950 The Green, Southall

Consented Scheme
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AVISON YOUNG

08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
THE GREEN SOUTHALL

Client
PEABODY

Drawing Title
NO-SKYLINE CONTOURS FOR
13-27 FEATHERSTONE ROAD

Drawn By	Chk'd By	Scale @ A3	Date
CC	-	-	30 OCT 2019

Project No.	Drawing No.	Revision
GR221_09	BRE_61	

Daylight

A3

Appendix V
Technical Spreadsheets

AVISON YOUNG

THE GREEN, SOUTHALL
31-Mar-21
JOB 20 - STANDARD DAYLIGHT RESULTS

			%VSC			% Daylight Factor			Proposed No Sky	
Room/Floor	Room Use	Window	Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
Saint Anselm's Catholic Church										
Gnd Floor										
R1/10	SEATING/AREA	W1/10	25.33	24.13	4.74%	2.50	1.74	30.20%	84.05%	14.28%
		W2/10	28.14	12.51	55.54%					
R2/10	UNKNOWN	W7/10	20.31	13.72	32.45%	2.46	1.84	25.07%	67.71%	29.91%
		W8/10	26.52	17.37	34.50%					
R3/10	KITCHEN	W3/10	29.91	13.72	54.13%	2.89	1.63	43.73%	81.39%	12.33%
R5/10	ACTIVITY/ROOM	W4/10	27.56	9.76	64.59%	1.73	0.64	63.07%	42.02%	55.33%
		W5/10	29.21	11.52	60.56%					
R6/10	UNKNOWN	W9/10	27.95	15.92	43.04%	2.04	1.35	33.86%	61.12%	36.83%
R7/10	UNKNOWN	W10/10	25.53	12.68	50.33%	5.51	3.00	45.55%	64.57%	2.96%
		W11/10	25.03	12.46	50.22%					
R8/10	UNKNOWN	W12/10	21.81	14.16	35.08%	1.73	1.30	24.81%	61.46%	36.26%
1st Floor										
R1/11	UNKNOWN	W1/11	28.19	26.83	4.82%	1.78	1.38	22.71%	90.27%	7.28%
		W2/11	31.61	10.85	65.68%					
R2/11	UNKNOWN	W6/11	22.29	15.79	29.16%	1.73	1.36	21.40%	45.37%	53.12%
R3/11	UNKNOWN	W3/11	33.87	13.55	59.99%	3.18	1.66	47.84%	81.04%	14.30%
R4/11	UNKNOWN	W5/11	19.87	18.66	6.09%	4.01	3.94	1.70%	98.15%	0.00%
R5/11	UNKNOWN	W4/11	33.56	14.59	56.53%	4.41	2.42	45.20%	60.36%	36.98%
R6/11	UNKNOWN	W7/11	31.21	18.43	40.95%	3.21	2.20	31.28%	75.20%	23.60%
		W8/11	31.82	18.84	40.79%					
R7/11	UNKNOWN	W9/11	31.60	19.02	39.81%	3.46	2.42	30.22%	76.31%	22.65%
		W10/11	30.69	18.68	39.13%					
70 THE GREEN										
1st Floor										
R22/31	UNKNOWN	W1/31	13.65	13.09	4.10%	2.13	2.08	2.40%	71.23%	0.00%
R23/31	UNKNOWN	W2/31	13.00	12.35	5.00%	0.87	0.84	2.77%	44.54%	0.00%
72 THE GREEN										
1st Floor										
R3/31	UNKNOWN	W3/31	86.78	86.52	>27	4.61	4.22	8.46%	100.00%	0.00%
		W6/31	85.44	80.24	>27					
		W7/31	81.85	77.68	>27					
		W9/31	87.32	75.92	>27					
74 THE GREEN										
1st Floor										
R1/31	UNKNOWN	W4/31	24.82	15.43	37.83%	0.96	0.71	26.66%	82.72%	10.70%
		W5/31	33.95	21.38	37.03%					

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
76 THE GREEN										
1st Floor										
R2/31	UNKNOWN	W8/31	32.46	20.61	36.51%	1.05	0.80	24.03%	86.99%	7.05%
		W10/31	25.88	17.39	32.81%					
78 THE GREEN										
1st Floor										
R4/31	UNKNOWN	W11/31	25.61	22.18	13.39%	0.99	0.90	9.19%	88.73%	0.00%
R5/31	UNKNOWN	W12/31	32.14	28.20	>27	2.21	1.77	20.14%	99.22%	0.00%
		W13/31	18.74	10.88	41.94%					
		W14/31	36.03	20.33	43.57%					
80 THE GREEN										
1st Floor										
R6/31	UNKNOWN	W15/31	32.50	19.54	39.88%	2.13	1.69	20.71%	99.25%	0.06%
		W16/31	35.33	21.44	39.32%					
		W17/31	22.03	18.92	14.12%					
		W18/31	28.55	25.11	12.05%					
R7/31	UNKNOWN	W19/31	26.36	17.62	33.16%	1.50	1.15	23.01%	95.37%	1.88%
82 THE GREEN										
1st Floor										
R8/31	UNKNOWN	W20/31	26.69	18.46	30.84%	1.47	1.16	21.38%	92.86%	4.35%
R9/31	UNKNOWN	W21/31	22.36	19.55	12.57%	0.92	0.84	8.91%	93.60%	0.00%
		W22/31	28.51	24.86	12.80%					
84 THE GREEN										
1st Floor										
R10/31	UNKNOWN	W23/31	36.61	21.65	40.86%	2.02	1.59	21.22%	99.26%	0.00%
		W24/31	36.68	21.79	40.59%					
		W25/31	27.28	24.45	10.37%					
		W26/31	21.87	19.30	11.75%					
R11/31	UNKNOWN	W27/31	26.33	17.94	31.86%	1.71	1.33	22.08%	96.22%	1.24%
86 THE GREEN										
1st Floor										

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
R12/31	UNKNOWN	W28/31	25.99	17.41	33.01%	1.49	1.15	22.71%	93.45%	3.85%
R13/31	UNKNOWN	W29/31	27.70	24.62	11.12%	1.08	0.94	13.19%	89.95%	2.47%
		W30/31	21.85	19.54	10.57%					
		W31/31	33.28	19.36	41.83%					
		W32/31	0.00	0.00	0.00%					
88 THE GREEN										
1st Floor										
R14/31	UNKNOWN	W33/31	36.80	19.59	46.77%	1.90	1.19	37.27%	86.25%	6.26%
		W34/31	36.77	19.69	46.45%					
90 THE GREEN										
1st Floor										
R15/31	UNKNOWN	W35/31	26.08	18.58	28.76%	0.89	0.72	19.91%	76.89%	16.53%
R16/31	UNKNOWN	W36/31	27.52	18.64	32.27%	0.95	0.74	22.71%	76.01%	17.38%
92 THE GREEN										
1st Floor										
R17/31	UNKNOWN	W37/31	30.29	13.27	56.19%	2.14	1.27	40.81%	89.49%	2.67%
		W38/31	30.81	13.97	54.66%					
94 THE GREEN										
1st Floor										
R18/31	UNKNOWN	W39/31	35.04	18.35	47.63%	1.86	1.15	37.95%	88.47%	7.33%
		W40/31	31.78	15.39	51.57%					
96 THE GREEN										
1st Floor										
R19/31	UNKNOWN	W41/31	26.71	17.23	35.49%	1.21	0.88	27.68%	83.02%	11.08%
		W42/31	32.09	19.07	40.57%					
98 THE GREEN										
1st Floor										
R20/31	UNKNOWN	W43/31	28.50	20.28	28.84%	0.95	0.75	20.61%	79.34%	12.55%
R21/31	UNKNOWN	W44/31	35.27	35.03	>27	4.07	4.05	0.64%	96.76%	0.00%
2nd Floor										
R9/42	UNKNOWN	W9/42	34.55	25.92	24.98%	1.39	1.11	20.06%	71.88%	27.17%
R10/42	UNKNOWN	W10/42	27.02	20.01	25.94%	1.09	0.89	18.06%	71.20%	27.41%
114 THE GREEN - BRE_55-56										
1st Floor										
R11/41	UNKNOWN	W32/41	27.26	22.49	17.50%	0.88	0.77	13.07%	86.26%	8.46%
		W33/41	32.52	27.20	>27					
		W34/41	33.82	27.96	>27					
R12/41	UNKNOWN	W35/41	34.19	28.58	>27	1.46	1.26	13.39%	89.45%	8.09%
2nd Floor										
R1/52	UNKNOWN	W1/52	34.81	27.96	>27	1.14	0.96	16.20%	87.06%	10.23%
R2/52	UNKNOWN	W2/52	36.74	29.90	>27	0.98	0.82	16.21%	83.90%	12.75%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
116 THE GREEN - BRE_55-56										
1st Floor										
R13/41	UNKNOWN	W36/41	34.90	28.89	>27	1.81	1.55	14.33%	89.15%	8.39%
R14/41	UNKNOWN	W37/41	32.15	25.57	20.47%	0.85	0.72	15.67%	88.55%	5.19%
		W38/41	13.16	8.75	33.51%					
		W39/41	0.11	0.11	0.00%					
		W40/41	33.64	27.08	>27					
2nd Floor										
R3/52	UNKNOWN	W3/52	37.08	30.19	>27	1.28	1.07	16.36%	86.88%	11.65%
R4/52	UNKNOWN	W4/52	37.14	30.20	>27	1.09	0.91	16.56%	71.29%	24.54%
118 THE GREEN - BRE_55-56										
1st Floor										
R15/41	UNKNOWN	W41/41	34.86	28.50	>27	0.87	0.74	14.84%	88.58%	5.69%
		W42/41	19.89	13.57	31.77%					
		W43/41	0.35	0.34	2.86%					
		W44/41	34.48	28.11	>27					
R16/41	UNKNOWN	W45/41	35.64	29.24	>27	1.39	1.18	15.17%	91.14%	6.88%
2nd Floor										
R5/52	UNKNOWN	W5/52	37.21	30.28	>27	1.16	0.97	16.48%	90.47%	7.03%
R6/52	UNKNOWN	W6/52	37.21	30.40	>27	1.13	0.95	16.23%	87.42%	10.12%
120 THE GREEN - BRE_55-56										
1st Floor										
R17/41	UNKNOWN	W46/41	35.75	29.12	>27	1.61	1.35	15.75%	88.85%	8.73%
R18/41	UNKNOWN	W47/41	35.79	29.30	>27	1.21	1.01	15.92%	93.65%	0.00%
		W48/41	32.42	26.18	19.25%					
		W49/41	22.87	15.92	30.39%					
		W50/41	35.37	29.17	>27					
2nd Floor										
R7/52	UNKNOWN	W7/52	37.23	30.23	>27	1.20	1.00	16.68%	89.52%	8.11%
R8/52	UNKNOWN	W8/52	37.20	30.16	>27	1.14	0.95	16.70%	88.87%	8.98%
122 THE GREEN - BRE_55-56										
1st Floor										
R19/41	UNKNOWN	W51/41	33.83	27.34	>27	0.80	0.67	15.70%	82.76%	12.74%
		W52/41	32.92	26.09	20.75%					
R20/41	UNKNOWN	W53/41	35.91	28.83	>27	1.48	1.23	16.69%	96.41%	1.71%
2nd Floor										
R9/52	UNKNOWN	W9/52	37.22	30.20	>27	1.19	1.00	16.67%	92.75%	5.47%
R10/52	UNKNOWN	W10/52	37.29	30.11	>27	0.97	0.80	17.05%	86.75%	10.42%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
10 Featherstone Road - BRE_57										
1st Floor										
R2/101	BEDROOM	W1/101	33.77	25.43	24.70%	1.22	0.98	19.42%	84.87%	0.00%
		W2/101	33.91	25.65	24.36%					
2nd Floor										
R1/102	UNKNOWN	W1/102	21.64	18.78	13.22%	2.51	2.25	10.24%	97.66%	0.00%
		W2/102	28.92	24.82	14.18%					
12 Featherstone Road - BRE_57										
Gnd Floor										
R1/100	UNKNOWN	W1/100	25.92	20.22	21.99%	1.86	1.59	14.55%	88.23%	9.31%
		W3/100	24.70	19.57	20.77%					
1st Floor										
R1/101	UNKNOWN	W6/101	28.42	24.24	14.71%	1.28	1.14	10.63%	95.97%	0.59%
R4/101	BEDROOM	W4/101	32.51	24.99	23.13%	1.51	1.24	17.67%	90.35%	2.53%
		W5/101	31.74	24.36	23.25%					
2nd Floor										
R3/102	UNKNOWN	W4/102	32.44	27.22	>27	1.89	1.63	13.67%	92.50%	3.82%
		W5/102	33.97	28.01	>27					
14 Featherstone Road - BRE_57										
Gnd Floor										
R2/100	UNKNOWN	W2/100	23.19	18.46	20.40%	1.51	1.30	13.87%	82.34%	15.26%
		W4/100	23.53	18.62	20.87%					
1st Floor										
R5/101	UNKNOWN	W7/101	28.68	23.51	18.03%	1.41	1.23	13.01%	90.65%	6.26%
R6/101	UNKNOWN	W8/101	26.50	20.73	21.77%	0.98	0.83	15.07%	79.61%	10.81%
2nd Floor										
R4/102	UNKNOWN	W6/102	33.94	28.32	>27	1.70	1.48	13.13%	91.39%	4.52%
		W7/102	33.25	27.99	>27					
20 Featherstone Road - BRE_57										
1st Floor										
R1/121	UNKNOWN	W1/121	20.35	18.72	8.01%	0.74	0.69	6.66%	67.91%	24.20%
		W2/121	25.02	22.19	11.31%					
22 Featherstone Road - BRE_57										
1st Floor										
R2/121	UNKNOWN	W3/121	21.27	20.07	5.64%	0.88	0.85	3.39%	41.69%	35.90%
24 Featherstone Road - BRE_57										
1st Floor										
R3/121	UNKNOWN	W4/121	28.19	26.06	7.56%	1.03	0.97	5.46%	62.50%	12.50%
26 Featherstone Road - BRE_57										
1st Floor										
R4/121	UNKNOWN	W5/121	29.58	28.20	>27	1.35	1.31	3.48%	79.80%	0.00%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
Southall Working Mens Club - BRE_58-60										
1st Floor										
R1/221	BEDROOM	W24/221	12.37	12.37	0.00%	1.86	1.86	0.00%	97.46%	0.00%
		W25/221	19.21	19.21	0.00%					
R2/221	LKD	W21/221	38.72	38.72	>27	3.00	3.00	0.00%	99.79%	0.00%
		W22/221	38.70	38.70	>27					
		W23/221	15.91	15.91	0.00%					
R3/221	BEDROOM	W20/221	16.93	16.93	0.00%	1.01	1.01	0.00%	95.60%	0.00%
R4/221	BEDROOM	W19/221	12.14	12.14	0.00%	0.89	0.89	0.00%	98.08%	0.00%
R5/221	LKD	W16/221	38.79	38.79	>27	3.18	3.18	0.00%	98.52%	0.00%
		W17/221	38.76	38.76	>27					
		W18/221	16.02	16.02	0.00%					
R6/221	BEDROOM	W14/221	9.85	9.85	0.00%	1.52	1.52	0.00%	98.26%	0.00%
		W15/221	12.58	12.58	0.00%					
R7/221	LKD	W9/221	38.48	24.23	37.03%	5.38	4.77	11.28%	99.76%	0.10%
		W10/221	38.32	25.62	33.14%					
		W11/221	38.80	38.80	>27					
		W12/221	38.80	38.80	>27					
		W13/221	12.53	12.53	0.00%					
R8/221	BEDROOM	W8/221	38.28	21.77	43.13%	2.42	1.54	36.39%	59.40%	38.85%
R9/221	BEDROOM	W7/221	8.80	1.98	77.50%	0.72	0.32	55.80%	46.83%	47.55%
R10/221	LKD	W4/221	38.25	17.76	53.57%	2.94	1.87	36.41%	82.34%	17.10%
		W5/221	38.26	18.44	51.80%					
		W6/221	14.62	11.34	22.44%					
R11/221	BEDROOM	W3/221	38.23	17.51	54.20%	2.90	1.56	46.28%	69.52%	28.71%
R12/221	LKD	W1/221	38.22	17.00	55.52%	1.79	1.26	29.64%	94.93%	5.01%
		W26/221	9.11	9.11	0.00%					
2nd Floor										
R1/222	BEDROOM	W24/222	13.05	13.05	0.00%	1.92	1.92	0.00%	97.46%	0.00%
		W25/222	20.07	20.07	0.00%					
R2/222	LKD	W21/222	39.54	39.54	>27	3.06	3.06	0.00%	99.79%	0.00%
		W22/222	39.54	39.54	>27					
		W23/222	16.75	16.75	0.00%					
R3/222	BEDROOM	W20/222	17.54	17.54	0.00%	1.03	1.03	0.00%	95.60%	0.00%
R4/222	BEDROOM	W19/222	12.67	12.67	0.00%	0.91	0.91	0.00%	98.08%	0.00%
R5/222	LKD	W16/222	39.56	39.56	>27	3.24	3.24	0.00%	98.52%	0.00%
		W17/222	39.54	39.54	>27					
		W18/222	16.65	16.65	0.00%					
R6/222	BEDROOM	W14/222	10.28	10.28	0.00%	1.56	1.56	0.00%	98.26%	0.00%
		W15/222	13.05	13.05	0.00%					
R7/222	LKD	W9/222	39.12	24.95	36.22%	5.47	4.86	11.17%	99.76%	0.10%
		W10/222	39.06	26.45	32.28%					
		W11/222	39.56	39.56	>27					
		W12/222	39.56	39.56	>27					
		W13/222	13.05	13.05	0.00%					
R8/222	BEDROOM	W8/222	39.04	22.56	42.21%	2.47	1.58	36.02%	60.96%	37.24%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
R9/222	BEDROOM	W7/222	9.26	2.12	77.11%	0.75	0.33	55.50%	46.83%	47.55%
R10/222	LKD	W4/222	38.99	18.62	52.24%	2.99	1.92	35.80%	89.19%	10.20%
		W5/222	39.00	19.25	50.64%					
		W6/222	15.11	11.75	22.24%					
R11/222	BEDROOM	W3/222	38.97	18.49	52.55%	2.95	1.62	45.21%	71.10%	27.10%
R12/222	LKD	W1/222	38.95	18.13	53.45%	1.87	1.35	27.74%	95.18%	4.75%
		W26/222	10.21	10.21	0.00%					
3rd Floor										
R1/223	BEDROOM	W24/223	13.10	13.10	0.00%	1.93	1.93	0.00%	96.71%	0.00%
		W25/223	20.16	20.16	0.00%					
R2/223	LKD	W21/223	39.62	39.62	>27	3.07	3.07	0.00%	97.88%	0.00%
		W22/223	39.61	39.61	>27					
		W23/223	16.87	16.87	0.00%					
R3/223	BEDROOM	W20/223	17.56	17.56	0.00%	1.03	1.03	0.00%	64.22%	0.00%
R4/223	BEDROOM	W19/223	12.70	12.70	0.00%	0.91	0.91	0.00%	64.42%	0.00%
R5/223	LKD	W16/223	39.62	39.62	>27	3.24	3.24	0.00%	96.40%	0.00%
		W17/223	39.60	39.60	>27					
		W18/223	16.74	16.74	0.00%					
R6/223	BEDROOM	W14/223	10.29	10.29	0.00%	1.56	1.56	0.00%	98.26%	0.00%
		W15/223	13.05	13.05	0.00%					
R7/223	LKD	W9/223	39.36	25.39	35.49%	5.49	4.88	11.10%	98.54%	0.72%
		W10/223	39.34	26.91	31.60%					
		W11/223	39.62	39.62	>27					
		W12/223	39.62	39.62	>27					
		W13/223	13.12	13.12	0.00%					
R8/223	BEDROOM	W8/223	39.33	23.04	41.42%	2.48	1.60	35.54%	47.38%	50.78%
R9/223	BEDROOM	W7/223	9.48	2.16	77.22%	0.76	0.34	55.79%	12.16%	75.75%
R10/223		W4/223	39.31	0.82		3.01	1.50	50.22%	51.77%	35.08%
		W5/223	39.31	19.81	49.61%					
		W6/223	15.13	11.74	22.41%					
R11/223	BEDROOM	W3/223	39.30	19.18	51.20%	2.97	1.66	44.13%	50.83%	47.60%
R12/223	LKD	W1/223	39.29	18.96	51.74%	1.92	1.42	26.33%	67.07%	26.67%
		W26/223	10.91	10.91	0.00%					
4th Floor										
R1/224	BEDROOM	W24/224	13.10	13.10	0.00%	1.93	1.93	0.00%	97.46%	0.00%
		W25/224	20.16	20.16	0.00%					
R2/224	LKD	W21/224	39.62	39.62	>27	3.07	3.07	0.00%	99.79%	0.00%
		W22/224	39.61	39.61	>27					
		W23/224	16.87	16.87	0.00%					
R3/224	BEDROOM	W20/224	17.56	17.56	0.00%	1.03	1.03	0.00%	95.60%	0.00%
R4/224	BEDROOM	W19/224	12.70	12.70	0.00%	0.91	0.91	0.00%	98.08%	0.00%
R5/224	LKD	W16/224	39.62	39.62	>27	3.24	3.24	0.00%	98.52%	0.00%
		W17/224	39.60	39.60	>27					
		W18/224	16.74	16.74	0.00%					
R6/224	BEDROOM	W14/224	10.29	10.29	0.00%	1.56	1.56	0.00%	98.26%	0.00%
		W15/224	13.05	13.05	0.00%					

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
R7/224	LKD	W9/224	39.49	25.82	34.62%	5.49	4.89	10.92%	99.76%	0.10%
		W10/224	39.47	27.31	>27					
		W11/224	39.62	39.62	>27					
		W12/224	39.62	39.62	>27					
		W13/224	13.12	13.12	0.00%					
R8/224	BEDROOM	W8/224	39.47	23.51	40.44%	2.49	1.62	34.82%	63.70%	34.42%
R9/224	BEDROOM	W7/224	9.60	2.17	77.40%	0.77	0.34	56.06%	46.83%	47.55%
R10/224		W4/224	39.46	19.89	49.59%	2.19	1.98	9.64%	89.65%	8.42%
		W5/224	39.46	20.41	48.28%					
		W6/224	15.18	11.77	22.46%					
R11/224	BEDROOM	W3/224	39.45	19.93	49.48%	2.98	1.71	42.73%	74.25%	23.86%
R12/224	LKD	W1/224	39.44	19.85	49.67%	1.94	1.45	25.10%	95.84%	4.09%
		W26/224	11.48	11.48	0.00%					
5th Floor										
R1/225	BEDROOM	W24/225	35.84	35.84	>27	3.77	3.77	0.00%	98.35%	0.00%
		W25/225	38.87	38.87	>27					
R2/225	LKD	W21/225	39.62	39.62	>27	3.57	3.57	0.00%	99.79%	0.00%
		W22/225	39.61	39.61	>27					
		W23/225	30.97	30.97	>27					
R3/225	BEDROOM	W20/225	17.56	17.56	0.00%	1.03	1.03	0.00%	95.60%	0.00%
R4/225	BEDROOM	W19/225	12.70	12.70	0.00%	0.91	0.91	0.00%	98.08%	0.00%
R5/225	LKD	W16/225	39.62	39.62	>27	3.24	3.24	0.00%	98.52%	0.00%
		W17/225	39.61	39.61	>27					
		W18/225	16.74	16.74	0.00%					
R6/225	BEDROOM	W14/225	10.29	10.29	0.00%	1.56	1.56	0.00%	98.26%	0.00%
		W15/225	13.05	13.05	0.00%					
R7/225	LKD	W9/225	39.53	26.30	33.47%	5.50	4.91	10.63%	99.76%	0.10%
		W10/225	39.52	27.76	>27					
		W11/225	39.62	39.62	>27					
		W12/225	39.62	39.62	>27					
		W13/225	13.12	13.12	0.00%					
R8/225	BEDROOM	W8/225	39.53	24.04	39.19%	2.49	1.65	33.81%	64.76%	33.33%
R9/225	BEDROOM	W7/225	9.63	2.16	77.57%	0.77	0.34	55.99%	46.83%	47.55%
R10/225	LKD	W4/225	39.52	20.61	47.85%	3.02	2.01	33.37%	90.02%	9.36%
		W5/225	39.52	21.07	46.69%					
		W6/225	15.18	11.78	22.40%					
R11/225	BEDROOM	W3/225	39.51	20.73	47.53%	2.99	1.76	41.10%	76.50%	21.56%
R12/225	LKD	W1/225	39.51	20.82	47.30%	1.97	1.50	23.65%	97.01%	2.92%
		W26/225	12.05	12.05	0.00%					

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
6th Floor										
R1/226	BEDROOM	W20/226	38.62	38.62	>27	1.93	1.93	0.00%	97.12%	0.00%
R2/226	BEDROOM	W19/226	34.51	34.51	>27	1.73	1.73	0.00%	98.65%	0.29%
R3/226	LKD	W16/226	39.62	39.62	>27	3.59	3.59	0.00%	99.60%	0.00%
		W17/226	39.61	39.61	>27					
		W18/226	31.30	31.30	>27					
R4/226	BEDROOM	W14/226	33.57	33.57	>27	3.10	3.10	0.00%	99.02%	0.15%
		W15/226	30.34	30.34	>27					
R5/226	LKD	W9/226	39.56	26.84	32.15%	5.82	5.28	9.24%	99.76%	0.10%
		W10/226	39.55	28.26	>27					
		W11/226	39.62	39.62	>27					
		W12/226	39.62	39.62	>27					
		W13/226	27.60	27.60	>27					
R6/226	BEDROOM	W8/226	39.55	24.63	37.72%	2.36	1.59	32.63%	65.44%	32.63%
R7/226	BEDROOM	W7/226	24.79	10.98	55.71%	1.51	0.87	42.75%	63.82%	34.14%
R8/226	LKD	W4/226	39.55	21.39	45.92%	3.30	2.38	28.00%	90.85%	9.08%
		W5/226	39.54	21.81	44.84%					
		W6/226	26.13	22.66	13.28%					
R9/226	BEDROOM	W3/226	39.54	21.54	45.52%	2.82	1.71	39.41%	77.78%	20.25%
R10/226	LKD	W1/226	39.54	21.73	45.04%	2.85	2.43	14.85%	99.38%	0.55%
		W26/226	33.61	33.61	>27					
13 Featherstone Road - BRE_61										
Gnd Floor										
R1/190	UNKNOWN	W3/190	0.33	0.18	45.45%	2.22	2.15	3.02%	97.25%	0.00%
		W4/190	20.71	20.11	2.90%					
		W5/190	29.59	28.81	>27					
		W6/190	26.64	26.23	1.54%					
1st Floor										
R1/191	UNKNOWN	W2/191	33.14	32.81	>27	2.91	2.85	2.16%	99.14%	0.00%
		W3/191	32.00	30.54	>27					
15 Featherstone Road - BRE_61										
Gnd Floor										
R2/190	UNKNOWN	W7/190	29.32	28.49	>27	0.82	0.80	2.45%	79.80%	0.00%
		W8/190	22.23	21.31	4.14%					
R3/190	UNKNOWN	W9/190	32.23	31.21	>27	1.67	1.63	2.58%	97.21%	0.00%
1st Floor										
R2/191	UNKNOWN	W4/191	32.36	30.91	>27	2.16	2.08	3.65%	97.51%	0.00%
R3/191	UNKNOWN	W5/191	32.64	30.98	>27	1.37	1.31	4.17%	96.84%	0.00%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
17 Featherstone Road - BRE_61										
Gnd Floor										
R4/190	UNKNOWN	W10/190	32.78	31.54	>27	2.03	1.97	3.15%	98.04%	0.00%
R5/190	UNKNOWN	W11/190	24.19	22.69	6.20%	0.42	0.40	4.27%	42.19%	0.00%
R6/190	UNKNOWN	W12/190	25.66	24.43	4.79%	4.26	4.19	1.71%	99.61%	0.00%
		W13/190	32.01	30.56	>27					
		W14/190	29.77	29.16	>27					
		W15/190	34.17	34.17	>27					
1st Floor										
R4/191	UNKNOWN	W6/191	33.08	31.22	>27	1.43	1.36	4.68%	97.08%	0.00%
R5/191	UNKNOWN	W7/191	33.28	31.36	>27	1.93	1.84	4.76%	96.80%	0.00%
R6/191	UNKNOWN	W8/191	33.43	31.51	>27	3.03	2.96	2.31%	98.96%	0.00%
		W9/191	35.47	35.47	>27					
21 Featherstone Road - BRE_61										
1st Floor										
R1/201	BEDROOM	W1/201	36.09	35.51	>27	2.56	2.47	3.59%	99.43%	0.00%
		W2/201	34.87	33.01	>27					
		W3/201	34.64	32.78	>27					
23 Featherstone Road - BRE_61										
11th Floor										
R1/211	BEDROOM	W1/211	34.30	32.41	>27	1.56	1.49	4.74%	98.42%	0.10%
R2/211	BEDROOM	W2/211	34.04	32.16	>27	1.47	1.40	4.71%	97.30%	0.69%
25 Featherstone Road - BRE_61										
11th Floor										
R3/211	BEDROOM	W3/211	33.80	31.91	>27	1.51	1.44	4.70%	97.96%	0.21%
R4/211	BEDROOM	W4/211	33.65	31.81	>27	1.54	1.47	4.61%	98.09%	0.11%
27 Featherstone Road - BRE_61										
11th Floor										
R5/211	BEDROOM	W5/211	33.42	31.96	>27	1.42	1.36	3.67%	97.29%	0.00%
R6/211	BEDROOM	W6/211	33.67	32.25	>27	1.43	1.37	3.58%	97.66%	0.19%

AVISON YOUNG

THE GREEN, SOUTHALL
31-Mar-21
JOB 20 - SUNLIGHT RESULTS

Available sunlight as a percentage of annual unobstructed total (1486.0 Hrs)

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
Saint Anselm's Catholic Church										
Gnd Floor										
UNKNOWN	W7/10	27.00	17.00	44.00	27.00	7.00	34.00	0.00%	58.82%	22.73%
UNKNOWN	W8/10	31.00	20.00	51.00	31.00	7.00	38.00	0.00%	65.00%	25.49%
ACTIVITY/ROOM	W4/10	44.00	25.00	69.00	23.00	6.00	29.00	47.73%	76.00%	57.97%
ACTIVITY/ROOM	W5/10	48.00	25.00	73.00	29.00	6.00	35.00	39.58%	76.00%	52.05%
UNKNOWN	W9/10	37.00	20.00	57.00	29.00	3.00	32.00	21.62%	85.00%	43.86%
UNKNOWN	W10/10	39.00	24.00	63.00	29.00	7.00	36.00	25.64%	70.83%	42.86%
UNKNOWN	W11/10	38.00	20.00	58.00	29.00	3.00	32.00	23.68%	85.00%	44.83%
UNKNOWN	W12/10	26.00	13.00	39.00	24.00	3.00	27.00	7.69%	76.92%	30.77%
1st Floor										
UNKNOWN	W6/11	31.00	18.00	49.00	31.00	9.00	40.00	0.00%	50.00%	18.37%
UNKNOWN	W5/11	24.00	14.00	38.00	24.00	8.00	32.00	0.00%	42.86%	15.79%
UNKNOWN	W4/11	52.00	28.00	80.00	37.00	8.00	45.00	28.85%	71.43%	43.75%
UNKNOWN	W7/11	44.00	25.00	69.00	35.00	9.00	44.00	20.45%	64.00%	36.23%
UNKNOWN	W8/11	44.00	25.00	69.00	36.00	10.00	46.00	18.18%	60.00%	33.33%
UNKNOWN	W9/11	43.00	26.00	69.00	34.00	10.00	44.00	20.93%	61.54%	36.23%
UNKNOWN	W10/11	40.00	26.00	66.00	32.00	11.00	43.00	20.00%	57.69%	34.85%
72 THE GREEN										
1st Floor										
UNKNOWN	W3/31	60.00	25.00	85.00	58.00	25.00	83.00	3.33%	0.00%	2.35%
UNKNOWN	W6/31	65.00	27.00	92.00	57.00	26.00	83.00	12.31%	3.70%	9.78%
UNKNOWN	W7/31	63.00	13.00	76.00	58.00	13.00	71.00	7.94%	0.00%	6.58%
UNKNOWN	W9/31	60.00	20.00	80.00	52.00	19.00	71.00	13.33%	5.00%	11.25%
80 THE GREEN										
1st Floor										
UNKNOWN	W15/31	25.00	6.00	31.00	16.00	5.00	21.00	36.00%	16.67%	32.26%
UNKNOWN	W16/31	25.00	6.00	31.00	16.00	6.00	22.00	36.00%	0.00%	29.03%
UNKNOWN	W17/31	34.00	4.00	38.00	25.00	4.00	29.00	26.47%	0.00%	23.68%
UNKNOWN	W18/31	49.00	10.00	59.00	41.00	10.00	51.00	16.33%	0.00%	13.56%
84 THE GREEN										
1st Floor										
UNKNOWN	W23/31	25.00	3.00	28.00	17.00	3.00	20.00	32.00%	0.00%	28.57%
UNKNOWN	W24/31	25.00	4.00	29.00	17.00	3.00	20.00	32.00%	25.00%	31.03%
UNKNOWN	W25/31	49.00	8.00	57.00	41.00	8.00	49.00	16.33%	0.00%	14.04%
UNKNOWN	W26/31	36.00	3.00	39.00	28.00	3.00	31.00	22.22%	0.00%	20.51%
98 THE GREEN										
1st Floor										
UNKNOWN	W44/31	50.00	25.00	75.00	48.00	25.00	73.00	4.00%	0.00%	2.67%
LKD	W9/224	12.00	0.00	12.00	9.00	0.00	9.00	25.00%	0.00%	25.00%
LKD	W10/224	11.00	0.00	11.00	8.00	0.00	8.00	27.27%	0.00%	27.27%
LKD	W11/224	31.00	13.00	44.00	31.00	13.00	44.00	0.00%	0.00%	0.00%
LKD	W12/224	31.00	13.00	44.00	31.00	13.00	44.00	0.00%	0.00%	0.00%
LKD	W13/224	18.00	7.00	25.00	18.00	7.00	25.00	0.00%	0.00%	0.00%
LKD	W1/224	12.00	0.00	12.00	9.00	0.00	9.00	25.00%	0.00%	25.00%

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
LKD	W26/224	4.00	13.00	17.00	4.00	13.00	17.00	0.00%	0.00%	0.00%

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
5th Floor										
LKD	W21/225	32.00	14.00	46.00	32.00	14.00	46.00	0.00%	0.00%	0.00%
LKD	W22/225	30.00	12.00	42.00	30.00	12.00	42.00	0.00%	0.00%	0.00%
LKD	W23/225	38.00	15.00	53.00	38.00	15.00	53.00	0.00%	0.00%	0.00%
LKD	W16/225	32.00	14.00	46.00	32.00	14.00	46.00	0.00%	0.00%	0.00%
LKD	W17/225	33.00	14.00	47.00	33.00	14.00	47.00	0.00%	0.00%	0.00%
LKD	W18/225	21.00	8.00	29.00	21.00	8.00	29.00	0.00%	0.00%	0.00%
LKD	W9/225	12.00	0.00	12.00	9.00	0.00	9.00	25.00%	0.00%	25.00%
LKD	W10/225	11.00	0.00	11.00	8.00	0.00	8.00	27.27%	0.00%	27.27%
LKD	W11/225	31.00	13.00	44.00	31.00	13.00	44.00	0.00%	0.00%	0.00%
LKD	W12/225	31.00	13.00	44.00	31.00	13.00	44.00	0.00%	0.00%	0.00%
LKD	W13/225	18.00	7.00	25.00	18.00	7.00	25.00	0.00%	0.00%	0.00%
LKD	W1/225	12.00	0.00	12.00	9.00	0.00	9.00	25.00%	0.00%	25.00%
LKD	W26/225	4.00	14.00	18.00	4.00	14.00	18.00	0.00%	0.00%	0.00%
6th Floor										
LKD	W16/226	32.00	14.00	46.00	32.00	14.00	46.00	0.00%	0.00%	0.00%
LKD	W17/226	33.00	14.00	47.00	33.00	14.00	47.00	0.00%	0.00%	0.00%
LKD	W18/226	37.00	15.00	52.00	37.00	15.00	52.00	0.00%	0.00%	0.00%
LKD	W9/226	12.00	0.00	12.00	9.00	0.00	9.00	25.00%	0.00%	25.00%
LKD	W10/226	11.00	0.00	11.00	8.00	0.00	8.00	27.27%	0.00%	27.27%
LKD	W11/226	30.00	13.00	43.00	30.00	13.00	43.00	0.00%	0.00%	0.00%
LKD	W12/226	31.00	13.00	44.00	31.00	13.00	44.00	0.00%	0.00%	0.00%
LKD	W13/226	37.00	11.00	48.00	37.00	11.00	48.00	0.00%	0.00%	0.00%
LKD	W1/226	12.00	0.00	12.00	9.00	0.00	9.00	25.00%	0.00%	25.00%
LKD	W26/226	46.00	25.00	71.00	46.00	25.00	71.00	0.00%	0.00%	0.00%
13 Featherstone Road - BRE_61										
Gnd Floor										
UNKNOWN	W3/190	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.00%
UNKNOWN	W4/190	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.00%
UNKNOWN	W5/190	1.00	0.00	1.00	1.00	0.00	1.00	0.00%	0.00%	0.00%
UNKNOWN	W6/190	2.00	0.00	2.00	2.00	0.00	2.00	0.00%	0.00%	0.00%
1st Floor										
UNKNOWN	W2/191	31.00	15.00	46.00	31.00	15.00	46.00	0.00%	0.00%	0.00%
UNKNOWN	W3/191	7.00	0.00	7.00	7.00	0.00	7.00	0.00%	0.00%	0.00%
21 Featherstone Road - BRE_61										
1st Floor										
BEDROOM	W1/201	36.00	18.00	54.00	36.00	18.00	54.00	0.00%	0.00%	0.00%
BEDROOM	W2/201	12.00	0.00	12.00	12.00	0.00	12.00	0.00%	0.00%	0.00%
BEDROOM	W3/201	11.00	0.00	11.00	11.00	0.00	11.00	0.00%	0.00%	0.00%

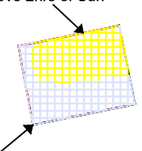
Appendix VI
Sun Hours on the Ground

AREA 1	AREA 2
Total Area - 112.19 Sq m	Total Area - 83.36 Sq m
< 2 hours - 100.00%	< 2 hours - 0.00%
> 2 hours - 0.00%	> 2 hours - 100.00%

Legend

Time in Sun

Area above 2hrs of Sun



Area below 2hrs of Sun

Sources of Information

EXISTING BUILDING

INFO RECEIVED 19 FEBRUARY 2019 MBS SURVEY
MBS19_950 The Green, Southall

SURROUNDING BUILDINGS

INFO RECEIVED 19.02.2019 MBS SURVEY
MBS19_950 The Green, Southall

Consented Scheme
42. Southall Working Mens Club 166501FUL

PROPOSED BUILDING

INFO RECEIVED 09 MAR 2021 HUNTERS FINAL PLANNIG SCHEME

Architects dwgs

AVISON YOUNG

08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
THE GREEN SOUTHALL

Client
PEABODY

Drawing Title
SHOG 21 MARCH 06.00-18.00
St ANSELMS CATHOLIC CHURCH

Drawn By	Chk'd By	Scale @ A3	Date
CC	-	-	18 MAR 2020

Project No.	Drawing No.	Revision
GR221_21	05	

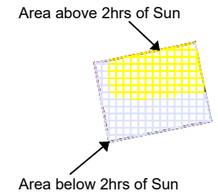
Daylight

A3

AREA 1	AREA 2
Total Area - 112.19 Sq m	Total Area - 83.36 Sq m
< 2 hours - 100.00%	< 2 hours - 0.93%
> 2 hours - 0.00%	> 2 hours - 99.07%

Legend

Time in Sun



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Project Name
THE GREEN SOUTHALL

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Drawing Title
SHOG 21 MARCH 06.00-18.00
St ANSELMS CATHOLIC CHURCH

Drawn By	Chk'd By	Scale @ A3	Date
CC	-	-	18 MAR 2020

Project No.	Drawing No.	Revision
GR221_21	06	

Daylight

A3

A Sun Hours on Ground 'SHOG' assessment has been undertaken with reference to the 2011 publication *BRE Guidelines – Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* ("BRE Guidelines").

Paragraph 3.3.7 of the BRE Guidelines states *as a check, it is recommended that at least half of the amenity areas … should receive at least two hours of sunlight on 21 March.*

Paragraph 3.3.14 of the BRE Guidelines states *that if a space is used all year round, the equinox (21 March) is the best date for which to prepare shadow plots as it gives an average level of shadowing.*

On this basis, the SHOG assessments considering amenity areas external and internal to the Proposed Development have been undertaken for 21 March.

Both amenity areas tested as part of the external amenity assessment demonstrate adherence to the BRE guideline.

The internal amenity assessment has demonstrated that areas 1, 2, 3 and 5 receive a minimum of 2 hours of sun over 50% of the area on 21st March and therefore meet the BRE Guidelines recommendations. Area 4 falls below the guidelines but is located to the north of the Proposed Development where lower levels of sunlight would be anticipated.

Overall, the Proposed Development is considered to make good use of sunlight amenity available to the site and amenity areas external to the site demonstrate adherence with the BRE Guidelines.

Paragraph 3.3.15 states *as an optional addition, plots for summertime (eg21 June) may be helpful as they will show the reduced shadowing then, although it should be borne in mind that 21 June represents the best case of minimum shadow.* Whilst the option to undertake assessment on other dates such as 21June is acknowledged, the results identified under 21March scenario are considered to be sufficient and further assessment scenarios have not been deemed necessary.

Property	**Daylight Summary**	**Sunlight Summary**
70 The Green	**Minor impact** 1 of 2 windows meet VSC targets. 1 window with minor alteration (24% reduction). 2 of 2 rooms meet NSL target.	Windows orientated outside of 90 degrees due south.
72 The Green	**BRE compliant** 2 of 2 windows meet VSC targets. 2 of 2 rooms meet NSL target.	Windows orientated outside of 90 degrees due south.
74 The Green	**Minor / moderate impact**	Windows orientated outside of 90 degrees due south.

	0 of 2 windows assessed meet VSC targets. 1 window with moderate alteration and another major adverse (38% and 41% reduction) with retained values of 15% and 20% VSC 1 of 1 room meet NSL target.	
76 The Green	**Minor / moderate impact** 0 of 2 windows assessed meet VSC targets. 1 window with moderate alteration and another major adverse (37% and 41% reduction) with mid-teen retained values. 1 of 1 room meet NSL target.	Windows orientated outside of 90 degrees due south.
78 The Green	**Minor / moderate impact** 0 of 4 windows meet VSC targets. 2 windows with minor alteration and 2 major adverse. 1 window experiences a reduction of 23% from the existing value but retains 20% VSC which is considered reasonably close to the BRE Guideline of 27%, the room the window gives light to also retains a NSL value of 89% meaning the sky can be seen for a large majority of the room area. The other 3 windows give light to the same room. Whilst breaches of the BRE Guidelines have been identified the retained values of 25% and 20% VSC are considered reasonably close to the BRE Guideline of 27%. The room itself has an NSL of 99% meaning the sky can be seen from almost the entirety of the room area. 2 of 2 rooms meet NSL target retained values of 89% and 99%.	Windows orientated outside of 90 degrees due south.
80 The Green	**Minor impact** 2 of 5 windows assessed meet VSC targets. 2 windows with moderate alteration and another major adverse. One window experiencing a moderate adverse effect window retains 18% VSC in a room with 95% NSL. The other 2	**Minor Adverse** 2 of 4 windows adhere to the BRE guideline. 1 Window minor alteration and 1 moderate alteration. 4 windows give light to the same room and therefore the reductions are considered to

	windows give light to the same room which contain additional windows with an NSL of 99%. 2 of 2 rooms meets NSL target.	be mitigated by the windows which retains an APSH values of 51% and 29%.
82 The Green	**Minor impact** 2 of 3 windows assessed meet VSC targets. One window experiencing a moderate adverse effect retains 18% VSC. 2 of 2 rooms meets NSL target.	Windows orientated outside of 90 degrees due south.
84 The Green	**Minor impact** 2 of 5 windows assessed meet VSC targets. 1 window with moderate alteration and 2 major adverse. One window experiencing a moderate adverse effect window retains 18% VSC in a room with 96% NSL. The 2 windows experiencing major adverse effects give light to the same room with an NSL of 99% and contains additional windows. 2 of 2 rooms meets NSL target.	**Negligible** With regards to total sunlight (APSH), of the 4 windows assessed two adhere to the BRE Guidelines, one experiences a minor adverse effect and one experiences a moderate adverse effect. Importantly all four windows are understood to give light to the same room and the reductions are considered to be mitigated by the windows which retains an APSH values of 49% and 31% and in excess of the BRE Guideline of 25% APSH. With regards to winter sunlight (WPSH), all windows adhere to the BRE Criteria aside from one window which experiences a loss of 25% in percentage terms which is technically a minor adverse reduction albeit with an absolute change of 1% WPSH which is unlikely to be noticeable.
86 The Green	**Minor / moderate impact** 3 of 5 windows assessed meet VSC targets. 1 window with moderate alteration and 1 major adverse. the 1 window experiencing a moderate adverse effect window retains 18% VSC in a room with 90% NSL. The 1 window experiencing major adverse effects give light to a room with additional windows with an NSL of 93%. 2 of 2 rooms meets NSL target.	Windows orientated outside of 90 degrees due south.
88 The Green	**Minor / Moderate impact**	Windows orientated outside of 90 degrees due south.

	0 of 2 windows assessed meet VSC targets. 2 windows experience major adverse alterations albeit retain 20%VSC in a room with an NSL of 86%. 1 of 1 room meet NSL Target.	
90 The Green	**Minor impact** 0 of 2 windows assessed meet VSC targets. 1 window with minor alteration and another moderate retained values of 19% VSC. 2 of 2 rooms meet NSL target.	Windows orientated outside of 90 degrees due south.
92 The Green	**Moderate Impact** 2 windows assessed which experience major adverse losses. Both windows give light to a room with an NSL of 90%. 1 of 1 room meet NSL target.	Windows orientated outside of 90 degrees due south.
94 The Green	**Moderate Impact** 2 windows assessed which experience major adverse losses. windows retain 18 and 15% VSC and give light to a room with an NSL of 90%. 1 of 1 room meet NSL target.	Windows orientated outside of 90 degrees due south.
96 The Green	**Minor / moderate Impact** 1 window moderate and 1 window major adverse. Windows retain 18 and 15% VSC and give light to a room with an NSL of 94%. 1 of 1 room meet NSL target.	Windows orientated outside of 90 degrees due south.
98 The Green	**Minor Impact** 1of 2 windows adhere to BRE guideline moderate.1 window minor adverse effect and retains 20% VSC and give light to a room with an NSL of 79%. 1 of 1 room meet NSL target.	Windows orientated outside of 90 degrees due south.
102 The Green	**Negligible / minor impact** 5 of 8 windows assessed meet VSC targets. 2 windows with minor alteration and 1 moderate adverse. All windows which do not meet guidelines give light to a room with additional windows with an NSL of 93%.	Windows orientated outside of 90 degrees due south.

	4 of 4 rooms meet NSL target.	
104 The Green	**Negligible / minor impact** 5 of 7 windows assessed meet VSC targets. 1 window with minor alteration and 1 moderate adverse. The windows which do not meet guidelines retain 20% and 25% VSC and give light to a room with additional windows with an NSL of 91%. 4 of 4 rooms meet NSL target.	Windows orientated outside of 90 degrees due south.
106 The Green	**Negligible / minor impact** 5 of 8 windows assessed meet VSC targets. 3 windows with minor alterations. The windows which do not meet guidelines retain 24% and 26% VSC and give light to a room with additional windows with an NSL of 88%. 4 of 4 rooms meet NSL target.	Windows orientated outside of 90 degrees due south.
108 The Green	**Minor impact** 4 of 7 windows assessed meet VSC targets. 3 windows with minor alterations. The windows which do not meet guidelines retain 24% and 25% VSC and give light to a rooms adhere for NSL. 1 of 4 rooms meet NSL target. 1 room minor and 2 rooms moderate adverse. All three rooms retain NSL between 66 and 69%.	Windows orientated outside of 90 degrees due south.
110 The Green	**Minor impact** 2 of 8 windows assessed meet VSC targets. 5 windows with minor alterations 1 with moderate. 5 of the windows which do not meet guidelines retain 16% and 17% VSC and give light to the same room with a NSL of 86%. 2 of 4 rooms meet NSL target. 2 rooms minor adverse, both rooms retain NSL of >71%.	Windows orientated outside of 90 degrees due south.
114 The Green	**BRE compliant** 6 of 6 windows assessed meet VSC targets. 4 of 4 rooms meet NSL target.	Windows orientated outside of 90 degrees due south.

116 The Green	**Minor impact** 5 of 7 windows assessed meet VSC targets. 1 window with minor alterations 1 with moderate. Both of windows which do not meet guidelines retain 26% and 9% VSC and give light to the same room with a NSL of 86%. 3 of 4 rooms meet NSL target. 1 rooms minor adverse retain NSL of >71%.	Windows orientated outside of 90 degrees due south.
118 The Green	**Minor impact** 6 of 7 windows assessed meet VSC targets. 1 window with moderate. The window which does not meet guidelines retains 14% VSC and gives light to a room with 4 additional windows. 4 of 4 rooms meet NSL target.	Windows orientated outside of 90 degrees due south.
120 The Green	**Negligible** 6 of 7 windows assessed meet VSC targets. 1 window with moderate effects. The window which does not meet guidelines retains 16% VSC and gives light to a room with 4 additional windows. 4 of 4 rooms meet NSL target.	Windows orientated outside of 90 degrees due south.
122 The Green	**Negligible** 4 of 5 windows assessed meet VSC targets. 1 window with a minor adverse effect. The window which does not meet guidelines retains 26% VSC and gives light to a room which meets NSL guidelines. 4 of 4 rooms meet NSL target.	Windows orientated outside of 90 degrees due south.
10 Featherstone Road	**Minor impact** 2 of 4 windows assessed meet VSC targets. 2 windows with minor adverse effect both retaining 26% VSC. 2 of 2 rooms meet NSL target.	Windows orientated outside of 90 degrees due south.
12 Featherstone Road	**Minor impact** 3 of 7 windows assessed meet VSC targets. 4 windows with minor adverse effect all retaining 20-25% VSC.	Windows orientated outside of 90 degrees due south.

	4 of 4 rooms meet NSL target.	
13 Featherstone Road	**BRE compliant** 5 of 5 windows assessed meet VSC targets. 2 of 2 rooms meet NSL target.	Windows orientated outside of 90 degrees due south.
14 Featherstone Road	**Minor adverse** 3 of 6 windows assessed meet VSC targets. 3 windows with minor adverse effect retaining 21%, 18% and 19% VSC. 4 of 4 rooms meet NSL target.	Windows orientated outside of 90 degrees due south.
15 Featherstone Road	**BRE compliant** 5 of 5 windows assessed meet VSC targets. 2 of 2 rooms meet NSL target.	Windows orientated outside of 90 degrees due south.
17 Featherstone Road	**BRE compliant** 10 of 10 windows assessed meet VSC targets. 4 of 4 rooms meet NSL target.	Windows orientated outside of 90 degrees due south.
20 Featherstone Road	**Minor Adverse** 2 of 2 windows assessed meet VSC targets. 1 of 1 room experiences minor adverse effect with a retained NSL of 68%.	Windows orientated outside of 90 degrees due south.
21 Featherstone Road	**BRE compliant** 3 of 3 windows assessed meet VSC targets. 1of 1 rooms meet NSL target.	Windows orientated outside of 90 degrees due south.
22 Featherstone Road	**Moderate adverse** 1 of 1 window will adhere to the VSC guideline. 1 of 1 room will experience a moderate adverse effect and retain an NSL of 42%.	Windows orientated outside of 90 degrees due south.
23 Featherstone Road	**BRE compliant** 2 of 2 windows assessed meet VSC targets. 2 of 2 rooms meet NSL target.	Windows orientated outside of 90 degrees due south.
24 Featherstone Road	**BRE compliant** 1 of 1 window assessed meet VSC targets. 1 of 1 room meet NSL target.	Windows orientated outside of 90 degrees due south.

25 Featherstone Road	**BRE compliant** 2 of 2 window assessed meet VSC targets. 2 of 2 room meet NSL target.	Windows orientated outside of 90 degrees due south.
26 Featherstone Road	**BRE compliant** 1 of 1 window assessed meet VSC targets. 1 of 1 room meet NSL target.	Windows orientated outside of 90 degrees due south.
27 Featherstone Road	**BRE compliant** 2 of 2 windows assessed meet VSC targets. 1 of 1 room meet NSL target.	Windows orientated outside of 90 degrees due south
Saint Anselm's Church	**Major impact** 3 of 21 windows assessed meet VSC targets. 3 windows with minor alteration, 6 with moderate and 9 major adverse. The 3 windows experiencing a minor adverse effect retains 15-17% VSC in a room with 90% NSL. Of the 6 windows which experience a moderate adverse change, 4 rooms retain a VSC value of 20% which is considered reasonably close to the BRE Guideline of 27%. The two further windows retain values of 17% and 19% VSC. All 9 windows which experience a major adverse change retain a VSC between 11% and 17%. 6 give light to rooms where each retains a view of the sky for the majority of the room area, which is considered to be reasonable given the urban context. 2 further windows give light to the same large room which retains an NSL value of 45%. The remaining room has a retained VSC of 17% which may be considered reasonable in an urban environment and gives light to a room with a retained NSL of 68%. All 6 rooms which experience minor or moderate adverse effects upon NSL in percentage terms nevertheless retain NSL values of 66%-71% meaning the sky can be seen for a large proportion of the room area.	**Minor impact** With regards to sunlight 14 out of 15 windows adhere to the BRE Guidelines for both winter and total sunlight. Only one window experiences a moderate adverse effect in relation to winter sunlight but nevertheless retains a WPSH of 3% which is considered to be reasonably close to the BRE Guideline of 5%. This same window retains an APSH of 28% which is in excess of the BRE Guidelines of 25%.

	Of the 2 rooms which experience a major adverse reduction in NSL when considering percentage alterations, one retains 51% NSL meaning the sky can be seen from the majority of the room area. The remaining room retains an NSL value of 45% however it is important to note that the room is understood to be a converted garage with reference to the LBE planning portal and as such is unusually large relative to the window size and other rooms in the building indicating that the BRE Guideline will be harder to achieve and lower NSL levels should be expected.	
Southall Working Men's Club	**Moderate impact** 95 of 145 windows adhere to BRE guideline (VSC). 5 windows experience a minor adverse effect, 11 experience a moderate adverse effect and 34 experience a major adverse effect when looking at percentage alterations. With regards to the windows which experience a major adverse effect 16 give light to bedrooms which have a lower requirement for daylight compared to other room uses. Of these 16 windows 10 retain a VSC between 18 and 24%VSC which can be considered reasonable for an urban environment and/or reasonably near to the BRE Guidelines of 27%. 4The remaining 18 windows are located within LKD rooms with additional windows which provide mitigating amenity. 7 of the windows which experience a breach of guidance are located within a room where an additional window to the room which adheres to the BRE Guidelines. A further 9 windows are located within rooms with multiple windows which retain a BRE Compliant NSL value. The remaining two windows are located within a	**BRE compliant** In relation to sunlight amenity, we have assessed 75 windows. The assessment results show that all windows will adhere to the BRE Guidelines and therefore the impact upon sunlight amenity is considered to be negligible.

	room with an NSL value of 52% meaning the sky can be seen for the majority of the room area. The NSL assessment has identified 50 out of 70 (71%) will adhere to the BRE Guidelines and therefore considered to experience a negligible effect. 6 rooms will experience minor adverse, 7 rooms will experience moderate adverse effect and 7 will experience a major adverse effect. All 7 rooms which experience a major adverse effect are bedrooms which have a lower requirement for natural light compared to other room uses. 6 retain NSL values of 47-51% meaning the sky can be seen for nearly the majority of the room areas. The remaining room is located behind a recessed balcony meaning daylight ingress to the room is more limited compared to that available at the window face.	

Contact Details

Enquiries
Avison Young Daylight and Sunlight Department
+44 (0)20 7911 2088

Visit us online
avisonyoung.co.uk