

# FLORINGHAM LODGE, OLD BRACKNELL LANE EAST, RG12 7AJ

## DAYLIGHT AND SUNLIGHT REPORT

**CLIENT:** MCCARTHY & STONE RETIREMENT LIFESTYLES LTD.  
**DATE:** 14 MAY 2026  
**VERSION:** V1  
**PROJECT:** 3941

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# 1 Introduction

- 1.1 McCarthy & Stone Retirement Lifestyles Ltd. have instructed Point 2 to assess the daylight and sunlight impact of the proposed development at Floringham Lodge, Old Bracknell Lane East, RG12 7AJ (the “Proposed Development”) on the neighbouring properties and amenity spaces.
- 1.2 The analysis has been based on the scheme drawings by Re-Format, a 3D Zmapping model, and any relevant surrounding property information obtained through our research and site imagery.
- 1.3 The analysis has been carried out in accordance with the methodologies contained in the Building Research Establishment’s *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* (2022) (known as the “BRE Guidelines”), which is often used by local authorities to determine the acceptability of a proposal in terms of its daylight and sunlight.



## 2 Sources of Information

2.1 In the process of compiling this report, the following sources of information have been used:

### **Point 2**

- Site Photography

### **Re-Format**

- Proposed Scheme Information (received June 2025)

### **Zmapping Ltd**

- 3D Zmapping Model

### **Local Authority's Online Planning Portal**

- Broome Court
- Laurel Cottage Old Bracknell Lane East

### **Online Estate Agent Websites (e.g. Rightmove)**

- 31 Old Bracknell Lane East
- 26 Boxford Ridge
- Little Bramshaw
- The Carriage House

### **Valuation Office Agency**

- Property Uses

## 3 Planning Policy

- 3.1 Below we have set out relevant sections from the planning policies and guidance documents as they are, in our opinion, the most pertinent in relation to daylight and sunlight matters and how we have approached the potential effects of the Proposed Development on surrounding properties.

### NATIONAL PLANNING POLICY

#### National Planning Policy Framework (NPPF) 2024

- 3.2 The NPPF discusses the need to make efficient use of land and recognises that, in order to do so, it is necessary to take a flexible approach when it comes to considering daylight and sunlight. Paragraph 130 of the NPPF states:

*“...Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:...*

*(c) 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).”*

### LOCAL PLANNING POLICY

- 3.3 Bracknell Forest Local Plan, Policy LP18 Design states:

*“All new development must achieve a high standard of design and positively contribute to the distinctive character and amenity of the local area. Proposals should be design-led and will be supported where they:*

*Provide acceptable standards of amenity space, privacy and daylight and do not adversely affect the amenity of the locality or surrounding properties;”*

- 3.4 Bracknell Forest - Design Supplementary Planning Document (SPD) states:

*“3.9.19 Principle: New development should be sited and designed to minimise any potential impacts on neighbouring properties and/or its surroundings.*

*3.9.20 New development should make sure that neighbouring properties continue to receive adequate levels of sunlight and daylight and that new development is not unduly overbearing.*

*3.9.21 The appropriate distance from an apartment block to on-site assets such as trees, or to neighbouring properties, and between different buildings that form part of the development, should be governed by:*

- *sunlight and daylight considerations, so that each dwelling has some sunshine in its living spaces for part of the day, and habitable room windows should be assessed in accordance with BRE standards; and*
- *how the blocks enclose the space to create attractive places that are comfortable to use, whether these are communal outdoor spaces or parking areas. “*

## 4 Assessment Methodology

### THE BRE GUIDELINES

- 4.1 The main reference document typically used to determine the acceptability of proposals in terms of their impact on daylight and sunlight to the surrounding properties is the BRE Guidelines, used in conjunction with British Standard Daylight in Buildings, BS EN 17037.
- 4.2 The BRE Guidelines is a document that is applied across the country. Due to its national application, the framework is a 'one size fits all' approach to the assessment of daylight and sunlight. Theoretically, the methodology and subsequent technical specification offered by the BRE Guidelines is applicable to all manner of built environments, ranging from villages to dense city centres, to areas where significant regeneration is taking place. Notwithstanding the stark disparity between these environments, the suggested target daylight and sunlight values remain consistent despite a suburban setting having very little in common with inner urban locations.
- 4.3 When assessing the effects on surrounding properties, the BRE guidelines suggest that only those windows that have a 'reasonable expectation' of daylight or sunlight need to be assessed. In particular, the BRE guidelines state at paragraph 2.2.2:

*"The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices."*

- 4.4 Commercial properties are generally not treated as having a reasonable expectation of daylight or sunlight. This is because they are usually designed to rely on electric lighting to provide sufficient light by which to work rather than natural daylight or sunlight. In addition to commercial buildings, windows to residential properties which serve non-habitable rooms, such as entrance ways, garages, bathrooms or storerooms, are also considered not to have a reasonable expectation of daylight or sunlight and are therefore not assessed.

### Daylight and Sunlight Criteria to Surrounding Properties

- 4.5 According to the BRE Guidelines, a surrounding existing building to a proposed scheme will retain the potential for good interior daylighting if the scheme subtends less than 25 degrees from the horizontal as measured from the lowest habitable windows in the neighbouring windows. If this is the case then there may be an adverse effect, and more detailed calculations are required to quantify the extent of any impact.
- 4.6 The BRE Guidelines provide two principal measures of daylight for assessing the impact on properties neighbouring a site, namely Vertical Sky Component (VSC) and No-Sky Line (NSL).

4.7 In terms of sunlight, we examine the Annual Probable Sunlight Hours (APSH) and in relation to sunlight amenity to gardens and amenity spaces, we apply the quantitative BRE overshadowing guidance.

4.8 These measures of daylight and sunlight are discussed in the following paragraphs.

#### **Diffuse Daylight**

4.9 **Vertical Sky Component (VSC)** – VSC is a measure of the direct skylight reaching a point from an overcast sky. It is the ratio of the illuminance at a point on a given vertical plane to the illuminance at a point on a horizontal plane due to an unobstructed sky.

4.10 The BRE guidelines state that if the VSC at the centre of a window is less than 27%, and it is less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the reduction in skylight will be noticeable, and the existing building may be adversely affected.

4.11 Where there are multiple windows serving a room, an overall VSC can be derived by weighting the VSC for each window in accordance with its window area. This method should not be used where the windows are more than 5m apart.

4.12 **No-Sky Line (NSL)** - NSL is a measure of the distribution of daylight within a room. It maps out the region within a room where light can penetrate directly from the sky, and therefore accounts for the size of and number of windows by simple geometry. It may be used where the room layouts are known.

4.13 The BRE suggest that the area of the working plane (set at 850mm above the floor) within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value (i.e. the proportional reduction in area should not be greater than 20%).

#### **Sunlight**

4.14 **Annual Probable Sunlight Hours (APSH)** - In relation to sunlight, the BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter.

4.15 Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%).

4.16 The BRE guidelines state that ‘...all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block out too much sun. Normally loss of sunlight need not be analysed to kitchens and bedrooms....’.

4.17 In accordance with the BRE Guidelines we have not assessed bedrooms or kitchens for APSH. The APSH figures are calculated for each window, and where a room is served by more than one window the contribution of each is accounted for in the overall figures for the room. The criteria is applied to overall room-based figures.

#### **Internal Daylight and Sunlight Criteria for New Builds**

- 4.18 The BRE Guidelines set out their interior daylight recommendations in Appendix C of their document. They refer to the British Standard Daylight in Buildings BS EN17037 and its UK National Annex which sets out two criteria for assessing interior daylight. Daylight provision in new rooms may be checked using either of the methods in BS EN 17037. One is based on target illuminances from daylight to be achieved over specified fractions of the reference plane (a plane at tabletop height covering the room) for at least half of the daylight hours in a typical year. The other, alternative, method is based on calculating the daylight factors achieved over specified fractions of the reference plane. We have undertaken the assessment based on the illuminance method.
- 4.19 This method involves using climatic data for the location of the site (via the use of an appropriate, typical or average year, weather file within the software) to calculate the illuminance from daylight at each point on an assessment grid on the reference plane at an at least hourly interval for a typical year.
- 4.20 The UK National Annex gives illuminance recommendations of:
- 100 lux in bedrooms
  - 150 lux in living rooms
  - 200 lux in kitchens.
- 4.21 These are the median illuminances, to be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours. The recommended levels over 95% of a reference plane need not apply to dwellings in the UK.
- 4.22 The BRE Guidelines state in paragraph C17 that:
- “Where a room has a shared use, the highest target should apply. For example in a bed sitting room in student accommodation, the value for a living room should be used if students would often spend time in their rooms during the day. Local authorities could use discretion here. For example, the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design.”*
- 4.23 For internal sunlight, the BRE Guidelines state in paragraph 3.1.15:
- “In general a dwelling, or non-domestic building that has a particular requirement for sunlight, will appear reasonably sunlit provided:*
- *at least one main window wall faces within 90° of due south and*
  - *a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March. This is assessed at the inside centre of the window(s); sunlight received by different windows can be added provided they occur at different times and sunlight hours are not double counted.”*

### **Method for analysing acceptable sunlight amenity to the open amenity spaces within and surrounding the proposed scheme**

4.24 The BRE Guidelines state that for an amenity space to appear adequately sunlit throughout the year, at least half of the amenity area should receive at least two hours of sunlight on 21st March. If as a result of new development an existing amenity area does not meet the above, it should retain at least 80% of its former value with the proposal in place. If a detailed calculation cannot be carried out and the area is a simple shape, the BRE Guidelines suggest that the centre area of each amenity space should receive at least 2 hours of sunlight on March 21st.

4.25 The BRE Guidelines recommend that the availability of sunlight should be checked for all open spaces where it will be required. This would normally include:

- Main rear gardens or communal gardens (including courtyards and roof terraces)
- Parks, playgrounds, and playing fields
- Outdoor swimming pools and other recreational water spaces
- Sitting out areas and public squares
- Nature reserves

## 5 Alternative Target Values and Applying a Flexible Approach

- 5.1 The BRE Guidelines specify that the daylight and sunlight results should be considered flexibly and in the context of the site. The important factor in all cases is whether the levels of daylight and sunlight are contextually appropriate taking into account all the planning policy requirements of the site. The BRE Guidelines acknowledge this in the introduction where they state in paragraph 1.6:

*“The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly as natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values.”*

- 5.2 The BRE Guidelines go on to state in paragraph 2.2.3:

*“Note that numerical values given here are purely advisory. Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking more than its fair share of light. Appendix F gives further guidance.”*

- 5.3 The numerical figures set out in the BRE Guidelines should therefore not be rigidly applied, but instead used as part of the overall evaluation of the daylight and sunlight to the surroundings in context of the site, its existing massing, and the need for regeneration and local planning policy guidance for the site. In particular, existing local precedents or recent planning consents may provide a good indication as to appropriate levels in the vicinity.

- 5.4 Appendix F of the BRE Guidelines advises on setting alternative target values. The BRE recommend that, in urban development locations, alternative baselines or lower target values may be used. Paragraph F1 states:

*“These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location. Such alternative targets may be generated from the layout dimensions of existing development, or they may be derived from considering the internal layout and daylight needs of the proposed development itself.”*

- 5.5 In setting alternative target values, Appendix F of the BRE Guidelines sets out methodologies that could be used.

### Balconies

- 5.6 The BRE Guidelines recognise that balconies and overhangs inherently restrict the quantum of daylight and sunlight reaching windows below them. With regards to daylight, the BRE comment in paragraph 2.2.13:

*“Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place.”*

- 5.7 With regards to sunlight, the BRE comments on page 25, paragraph 3.2.11:

*“Balconies and overhangs above an existing window tend to block sunlight, especially in summer above south facing windows. Even a modest obstruction opposite may result in a large relative impact on the sunlight received”.*

### **Two-Stage Approach**

- 5.8 Applying flexibility when considering the BRE Guidelines in planning terms is supported by the BRE Guidelines and the NPPF.

- 5.9 It is important to note that the BRE Guidelines merely state that occupants may "notice" reductions of more than 20% and do not talk about acceptability.

- 5.10 Planning appeal decisions and investigations carried out by the Inspectorate in recent years (such as appeal Plot H1, Elephant Park, Land bounded by Walworth Road, Elephant Road, Deacon Street, and Sayer Street North, London SE17 ref. APP/A5840/W/23/3319797 dated 30th November 2023) have made it clear that, in assessing daylight and sunlight impacts, the context of the site is key in understanding whether occupants in surrounding properties will be left with appropriate levels of amenity and whether or not reductions are acceptable. For instance, where the resulting levels of daylight and sunlight are comparable to those of other local residents, changes (i.e. reductions) can be considered acceptable and contextually appropriate. It is also important to remember that residential amenity should be balanced against the advantages of living in such a location (such as close links to transport, amenities, employment, services etc.) and the wider benefits that such a scheme would deliver.

- 5.11 The Appeal (APP/A5840/W/23/3319797) decision states that, in considering daylight and sunlight impacts, the following two-stage process should be considered:

*“49... first as a matter of calculation, whether there would be a material deterioration in conditions; and second, as a matter of judgment, whether any deterioration would be acceptable or unacceptable in the particular circumstances of the case.”*

- 5.12 In considering planning policy, it is important therefore to firstly establish whether the impact of a proposed development on the daylighting and sunlight conditions of surrounding property to the development would result in a noticeable impact, and secondly whether such an impact can be considered acceptable or not in view of the site context. A two-stage approach can therefore be adopted as follows:

1. Whether a proposed scheme would or would not result in an alteration in daylight and sunlight as assessed against the BRE's target values, with a 20% or more reduction in daylight and sunlight being considered as having a "noticeable" impact; and

2. whether such alteration would be considered acceptable or not given the context of the site.

## 6 Assumptions

- 6.1 Uses of the surrounding properties have been based on research via the VOA website and also on external appearances to determine whether they are residential or commercial in use.
- 6.2 All property addresses are taken from the Land Registry MapSearch website or OS Map information.
- 6.3 We have obtained layouts for the following properties from the local planning portal and/or estate agency listings. Please note that we have not had access to the neighbouring properties in order to verify whether they layouts obtained are accurate.
- Broome Court
  - 31 Old Bracknell Lane East
  - 26 Boxford Ridge
  - Laurel Cottage Old Bracknell Lane East
  - Little Bramshaw
  - The Carriage House
- 6.4 In accordance with normal working practice, where we have not been able to obtain layouts or gain access internally to the surrounding properties, details of the internal layouts and floor level heights have been assumed from the external appearance of the building, and the locations of windows. Unless known or otherwise, appropriate the depths of rooms have been assumed at C.4m-5m for residential properties and 6m-8m for commercial properties, or half the building depth if this is less than these dimensions.

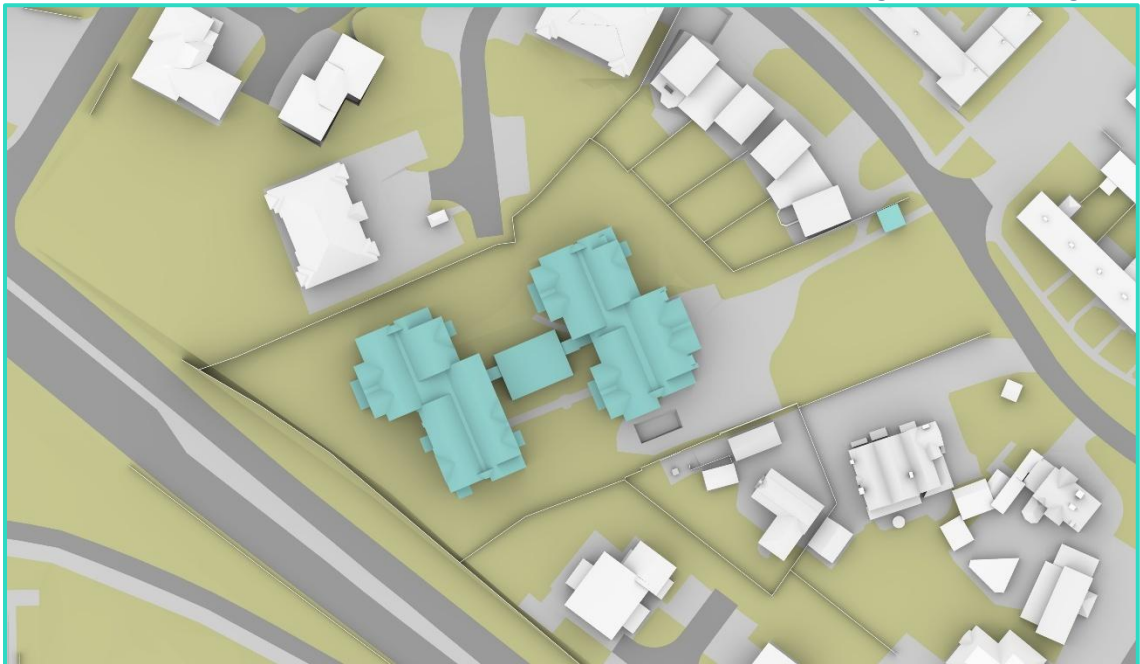


## 7 Site Context and Scope of Assessment

7.1 The existing site and Proposed Development can be seen in the images below.



*Image 1: The Existing Site*



*Image 2: The Proposed Development*

7.2 In terms of daylight and sunlight, the following properties were analysed due to their sensitive use and proximity to the development site given the height and massing of the proposal. All other properties were deemed to be sufficiently far from the site that their daylight and sunlight is unlikely to be adversely affected by the Proposed Development.

1. 9-17 Broome Court
2. 24-28 Boxford Ridge
3. Laurel Cottage
4. 25 Old Bracknell Lane East
5. 27 Old Bracknell Lane East
6. 29 Old Bracknell Lane East
7. 31 Old Bracknell Lane East
8. Bramwell
9. Little Bramwell



The following properties meet the target values a set out in the BRE Guidelines for daylight (in terms of VSC and NSL) and sunlight (in terms of APSH) and therefore, are not commented on further:

2. 24, 25, 26, 27 Boxford Ridge
3. Laurel Cottage
4. 25 Old Bracknell Lane East
5. 27 Old Bracknell Lane East
6. 29 Old Bracknell Lane East
7. 31 Old Bracknell Lane East
8. Bramwell
9. Little Bramwell

7.3 Commentary on the remaining properties follows below.

## 8 Daylight and Sunlight Assessment Results to Surrounding Properties

### 9-17 BROOME COURT



#### Property Description

- 8.1 This property is located to the northwest of the proposed development and consists of eight flats over two floors. Four flats have a flank wall that face the proposal. We have obtained room layouts for these flats which have been incorporated within the model used in our analysis.

#### Results (Stage 1)

##### Daylight VSC

- 8.2 Of the 18 windows facing the proposal, 12 will retain at least 80% of their existing levels of daylight in VSC terms therefore will meet recommended level. Six windows retain between 50% and 70% of their existing VSC. However, at paragraph the BRE Guidelines state:

*“2.2.6 Any reduction in the total amount of [daylight] can be calculated by finding the VSC at the centre of each main window. In the case of a floor-to-ceiling window such as a patio door, a point 1.6 m above ground (or balcony level for an upper storey) on the centre line of the window may be used. For a bay window, the centre window facing directly outwards can be taken as the main window. If a room has two or more windows of equal size, the mean of their VSCs may be taken.”*

- 8.3 When the mean of the VSC for all the windows serving the rooms within this property are taken, all rooms retain at least 80% of their existing mean VSC with the development in place and will therefore meet recommended levels of daylight in VSC terms.

Daylight NSL

- 8.4 All rooms within this property retain at least 80% of their existing room area that can see the sky at room height with the proposal in place. This property therefore meets recommended levels when considering daylight distribution.

Sunlight APSH

- 8.5 When considering sunlight, all rooms either see no loss of annual and winter sunlight or retain at least 25% APSH & 5%wPSH and therefore meet recommended levels.

**Commentary (Stage 2)**

- 8.6 These flats fully comply with the levels recommended within the BRE Guidelines for both daylight and sunlight when all windows serving each room within these flats are considered.

## 28 BOXFORD RIDGE



### Building Description

- 8.7 This property is located to the south of the proposed development. There is a thick band of mature trees between the proposed development and this property which will be mostly retained. We have not been able to obtain layouts and room used with this property and these have been assumed based on external observation. There are two small windows in the north east façade of this property, however, they are frosted and we have assumed they serve non-habitable spaces and have not been considered.

### Results (Stage 1)

#### Daylight VSC

- 8.8 Of the five windows facing the proposal, three will retain at least 80% of their existing levels of daylight in VSC terms therefore will meet recommended levels. The remaining two windows (W2/60 & W3/60) on the ground floor retain 73.9% and 69.1% of their existing VSC. Results are shown on the image below.



### Daylight NSL

- 8.9 All assumed rooms within this property retain at least 80% of their existing room area that can see the sky at room height with the proposal in place. This property therefore meets recommended levels when considering daylight distribution.

### Sunlight APSH

- 8.10 When considering the impacts to sunlight, the BRE Guidelines recommend that only windows that face within 90 degrees of due south should be assessed. No windows within this property meet that criteria and therefore this property meets recommendations when considering sunlight.

### **Commentary (Stage 2)**

- 8.11 The results of our analysis demonstrate that this property will meet recommendations within the BRE guidelines for sunlight and daylight in terms of daylight distribution (NSL). There are two windows under the canopy over the front door that retain 73.9% and 69.1% of their existing daylight when considering the Vertical Sky Component (VSC) test, where reductions below 80% will likely be noticeable. However, the BRE Guidelines recognise that balconies and overhangs inherently restrict the quantum of daylight and sunlight reaching windows below them. With regards to daylight, the BRE comment in paragraph 2.2.13:

*“Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight.”*

- 8.12 The results for the neighbouring window that is not overhung (W1/60) show that it will retain 29.8% VSC, above the 27% recommended. This shows that it is the overhang that is the primary cause of lower daylight levels to these two windows and not the proposed development.
- 8.13 In our opinion, therefore the impacts to this property are in keeping with the recommendations within the BRE Guidelines and are acceptable.

## 9 Internal Daylight Analysis

- 9.1 Further to correspondence with planning officers during the design process, analysis of the internal daylight and sunlight levels for a group of three bedrooms (one each in units 1, 14 and 28) has been undertaken. Each of these rooms feature two windows, one of which is glazed with obscured glass to limit overlooking to neighbouring properties and to provide privacy.
- 9.2 The results of the internal daylight and sunlight analysis are included in Appendix 3. The methodologies and target values are detailed above in Section 4.

### RESULTS

- 9.3 The results show that the three bedrooms will be well daylit, achieving at least 264 lux versus the target 100 lux. They also surpass the target sunlight exposure level, achieving at least 8.8 hours sunlight in March.

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## 10 Overshadowing of External Amenity Spaces

- 10.1 As set out within Section 4, we have assessed the level of sunlight to the relevant outdoor amenity spaces within the surrounding properties. The overshadowing results can be found in Appendix 4.
- 10.2 Based on our review of the open spaces surrounding the proposed development, we have undertaken a Sun on Ground (overshadowing) assessment for the following amenity areas (gardens):
- 9-17 Broome Court
  - 24-28 Boxford Ridge
  - Laurel Cottage
  - 25 Old Bracknell Lane East
  - 27 Old Bracknell Lane East
  - 29 Old Bracknell Lane East
  - 31 Old Bracknell Lane East
  - 19-28 Boxford Ridge
  - The Carriage House
  - Bramshaw
  - Little Bramshaw
- 10.3 We did not identify any other external amenity areas by reference to the BRE Guidelines suggested list within a reasonable vicinity of the Site that are relevant for analysis.

### Results

- 10.4 The analysis demonstrates that all amenity spaces will retain at least 2hr of sunlight to at least 50% of their areas on March 21<sup>st</sup> with most experiencing no change in their well sunlit area on that date. They will therefore meet the recommended levels within the BRE Guidelines.

## 11 Conclusions

- 11.1 McCarthy & Stone Retirement Lifestyles Ltd. have instructed Point 2 to assess the daylight and sunlight impact of the Proposed Development on the neighbouring residential properties and amenity spaces.
- 11.2 The analysis has been carried out in accordance with the methodologies contained in the BRE Guidelines, which is often used by local authorities to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.
- 11.3 The analysis demonstrates that most neighbouring properties will remain well daylit and sunlit.
- 11.4 At 9-17 Broome Court, some individual windows see losses of daylight and sunlight beyond a 20%, however, these flats fully comply with the levels recommended within the BRE Guidelines for both daylight and sunlight when all windows serving each room within these flats are considered.
- 11.5 At 28 Boxford Ridge, all windows meet recommended sunlight levels, and all rooms meet recommended levels in terms of daylight distribution (NSL). There are two windows under the canopy over the front door that retain 73.9% and 69.1% of their existing daylight when considering VSC, however, the BRE Guidelines recognise that balconies and overhangs inherently restrict the quantum of daylight and sunlight reaching windows below them. The results for the windows that are not overhung show that the overhang is the primary cause of lower daylight levels to these two windows and not the proposed development. In our opinion, therefore the impacts to this property are acceptable.
- 11.6 Overall, therefore, in our opinion, all properties comply with the recommendations within the BRE Guidelines for both daylight and sunlight.
- 11.7 The results of the internal daylight and sunlight analysis for a selection of bedrooms that feature a secondary glazed window demonstrate that all of these rooms will be well daylit and receive levels well in excess of the minimum target.
- 11.8 All properties around the proposed development will retain at least 2hr of sunlight to their areas on March 21st and will therefore meet recommended levels within the BRE Guidelines.

# Appendix 1:

## Site Plan & 3D Drawings



Sources: Research Property Info  
McCarthy Stone  
Proposed Info (received 19/03/26)

Key:

Existing Buildings

Proposed Scheme

Scheme Confirmed:

-

Date:

-

Project:

Floringham Lodge, Old Bracknell Lane East

Drawn By:

DF

Scale:

1:550

Date:

APR 26

Title:

EXISTING PLAN VIEW

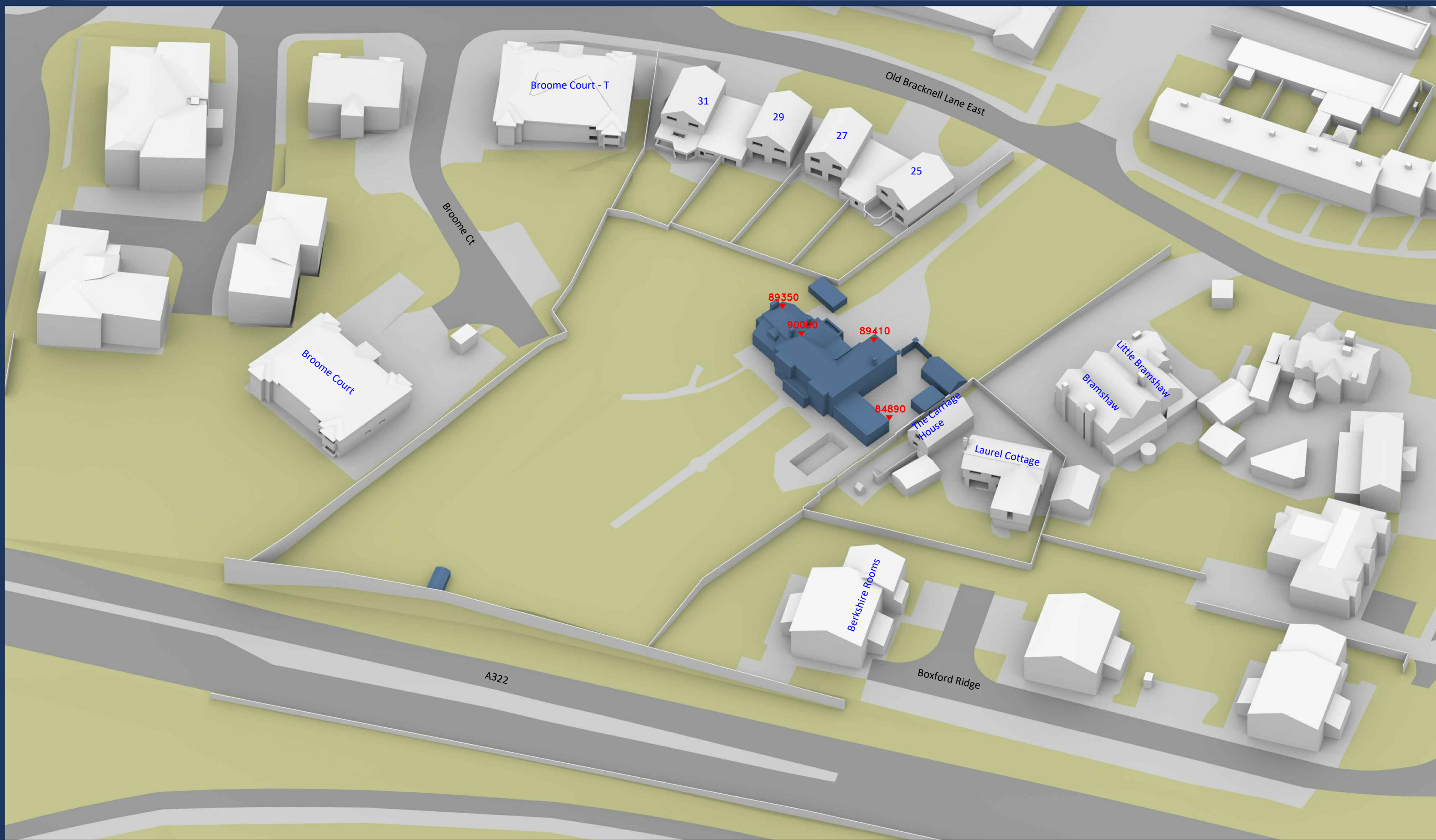
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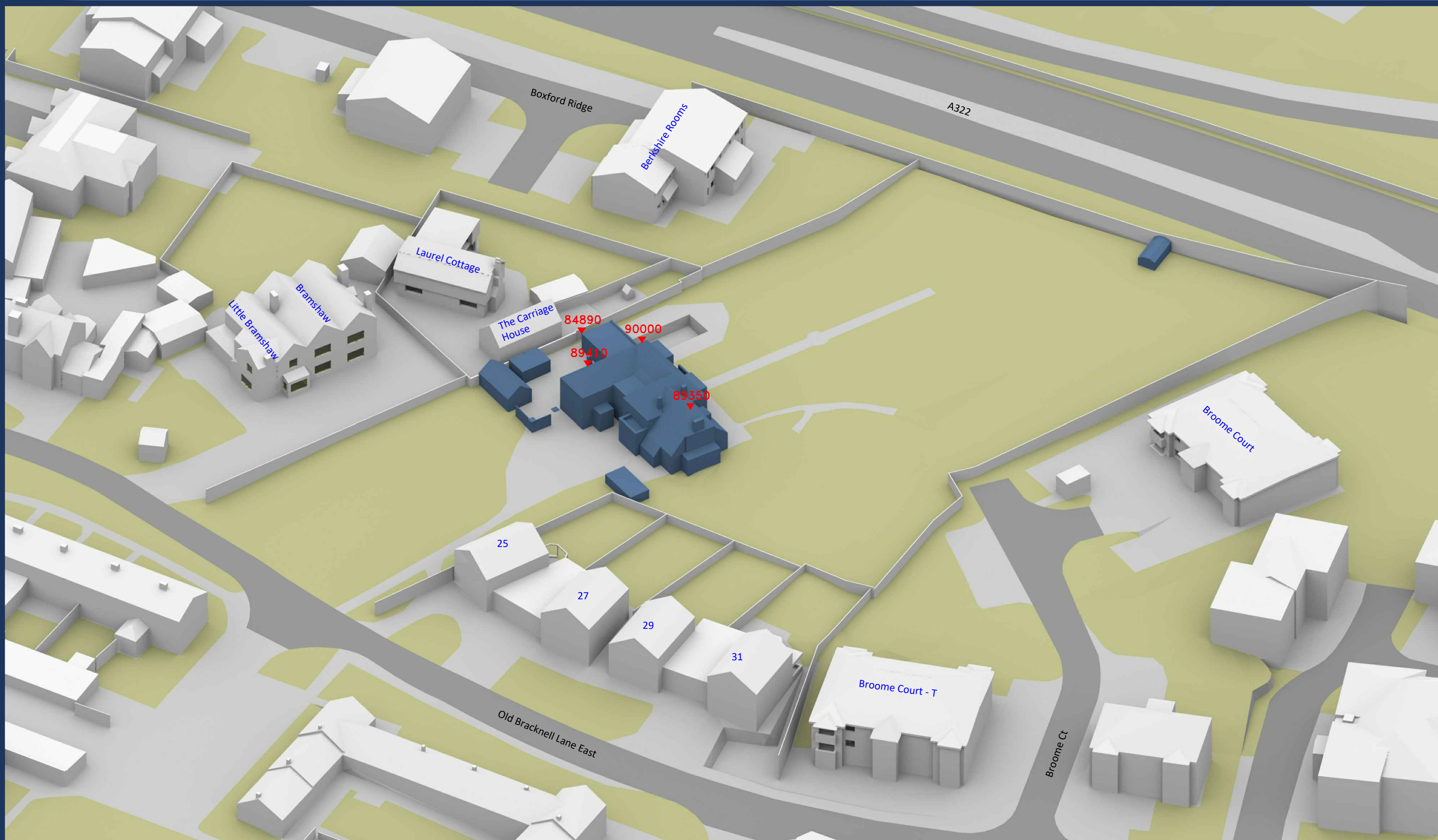
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|                                                                                                                   |  |                                                                                                                                |                                    |                                                               |                                    |                                            |                                    |                               |  |
|-------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------|------------------------------------|--------------------------------------------|------------------------------------|-------------------------------|--|
| <div>Sources: Research Property Info</div> <div>McCarthy Stone</div> <div>Proposed Info (received 19/03/26)</div> |  | <div>Key:</div> <div><div><div></div><div>Existing Buildings</div></div><div><div></div><div>Proposed Scheme</div></div></div> |                                    | <div>Project: Floringham Lodge, Old Bracknell Lane East</div> |                                    |                                            | <div>Title: EXISTING 3D VIEW</div> |                               |  |
| <div>Scheme Confirmed:</div> <div>-</div>                                                                         |  | <div>Date:</div> <div>-</div>                                                                                                  | <div>Drawn By:</div> <div>DF</div> | <div>Scale:</div> <div>NTS</div>                              | <div>Date:</div> <div>APR 26</div> | <div>Dwg No:</div> <div>P3941102XXXX</div> |                                    | <div>Rel:</div> <div>02</div> |  |





Sources: Research Property Info  
McCarthy Stone  
Proposed Info (received 19/03/26)

Key:

Existing Buildings

Proposed Scheme

Scheme Confirmed:

-

Date:

-

Project: Floringham Lodge, Old Bracknell Lane East

Drawn By:

DF

Scale:

NTS

Date:

APR 26

Title: EXISTING 3D VIEW

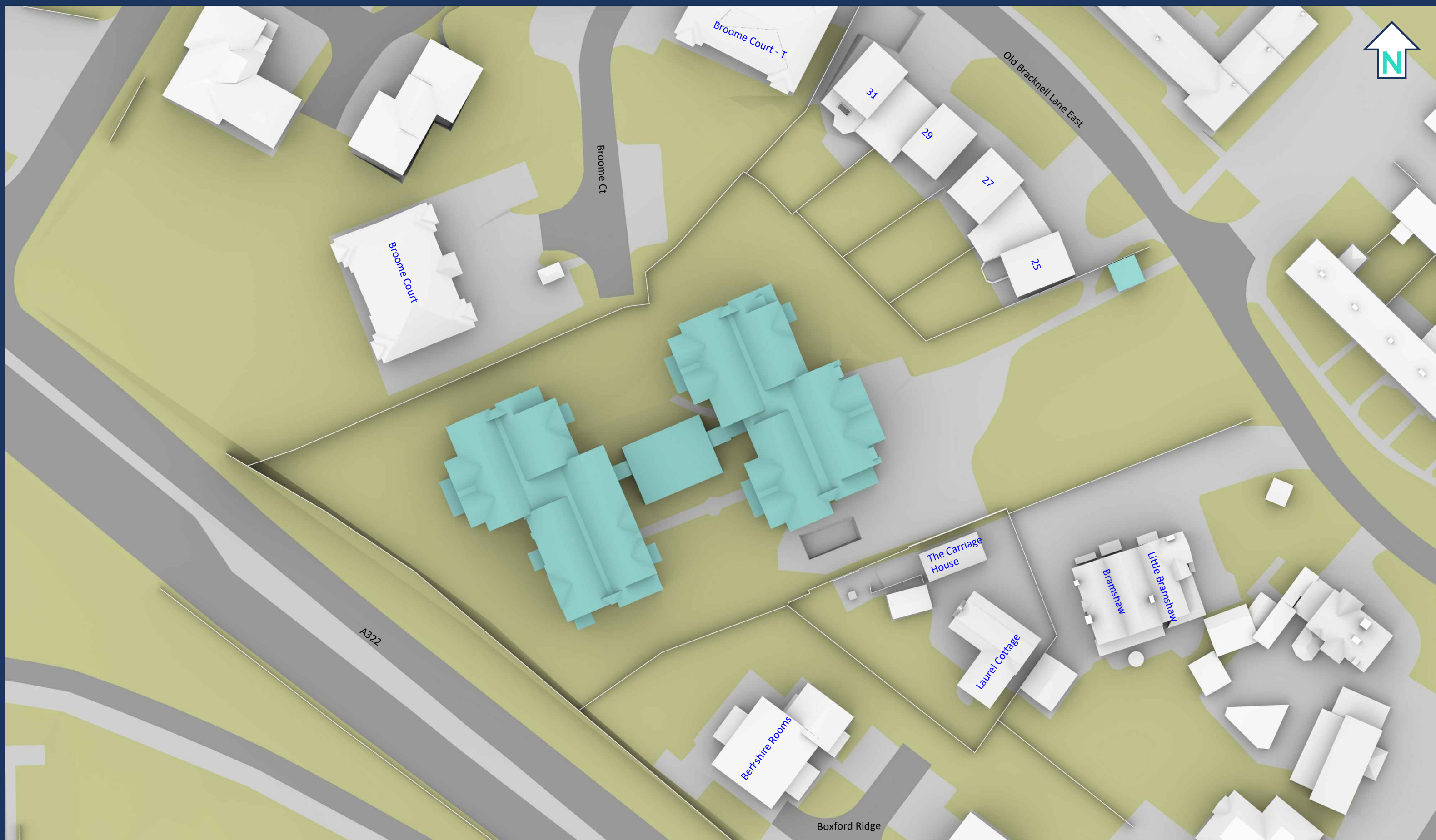
Dwg No:

P3941103XXXX

Rel:

02





Sources: Research Property Info  
McCarthy Stone  
Proposed Info (received 19/03/26)

Key:

Existing Buildings

Proposed Scheme

Scheme Confirmed:

-

Date:

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Project: Floringham Lodge, Old Bracknell Lane East

Drawn By:

DF

Scale:

1:550

Date:

APR 26

Title: PROPOSED PLAN VIEW

Dwg No:

P3941104XXXX

Rel:

02





|                                                                                                                   |  |                                                                                                                                |                                    |                                                               |                                    |                                            |                                    |                               |
|-------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------|------------------------------------|--------------------------------------------|------------------------------------|-------------------------------|
| <div>Sources: Research Property Info</div> <div>McCarthy Stone</div> <div>Proposed Info (received 19/03/26)</div> |  | <div>Key:</div> <div><div><div></div><div>Existing Buildings</div></div><div><div></div><div>Proposed Scheme</div></div></div> |                                    | <div>Project: Floringham Lodge, Old Bracknell Lane East</div> |                                    |                                            | <div>Title: PROPOSED 3D VIEW</div> |                               |
| <div>Scheme Confirmed:</div> <div>-</div>                                                                         |  | <div>Date:</div> <div>-</div>                                                                                                  | <div>Drawn By:</div> <div>DF</div> | <div>Scale:</div> <div>1:550</div>                            | <div>Date:</div> <div>APR 26</div> | <div>Dwg No:</div> <div>P3941105XXXX</div> |                                    | <div>Rel:</div> <div>02</div> |





|                                                                                                                   |  |                                                                                                                                |                                    |                                                               |                                    |                                            |                               |
|-------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------|------------------------------------|--------------------------------------------|-------------------------------|
| <div>Sources: Research Property Info</div> <div>McCarthy Stone</div> <div>Proposed Info (received 19/03/26)</div> |  | <div>Key:</div> <div><div><div></div><div>Existing Buildings</div></div><div><div></div><div>Proposed Scheme</div></div></div> |                                    | <div>Project: Floringham Lodge, Old Bracknell Lane East</div> |                                    | <div>Title: PROPOSED 3D VIEW</div>         |                               |
| <div>Scheme Confirmed:</div> <div>-</div>                                                                         |  | <div>Date:</div> <div>-</div>                                                                                                  | <div>Drawn By:</div> <div>DF</div> | <div>Scale:</div> <div>NTS</div>                              | <div>Date:</div> <div>APR 26</div> | <div>Dwg No:</div> <div>P3941106XXXX</div> | <div>Rel:</div> <div>02</div> |



# Appendix 2:

Daylight and Sunlight Results for  
Neighbouring Properties

DAYLIGHT & SUNLIGHT ANALYSIS

Project No: 3941, Floringham Lodge, Old Bracknell Lane East

Existing v Proposed 04/06/25

| Receptor |          |        | Vertical Sky Component (VSC) |              |       | No-Sky Line (NSL) |                  |                  |       | Window Orientation |        | Annual Probable Sunlight Hours (APSH) (window) |          |          |          |              |              | Annual Probable Sunlight Hours (APSH) (room) |          |          |          |              |              |
|----------|----------|--------|------------------------------|--------------|-------|-------------------|------------------|------------------|-------|--------------------|--------|------------------------------------------------|----------|----------|----------|--------------|--------------|----------------------------------------------|----------|----------|----------|--------------|--------------|
| Room     | Room Use | Window | Existing VSC                 | Proposed VSC | %Loss | Room Area (sq ft) | Existing (sq ft) | Proposed (sq ft) | %Loss | Angle from South   | Aspect | Existing                                       |          | Proposed |          | Winter %Loss | Annual %Loss | Existing                                     |          | Proposed |          | Winter %Loss | Annual %Loss |
|          |          |        |                              |              |       |                   |                  |                  |       |                    |        | Winter %                                       | Annual % | Winter % | Annual % |              |              | Winter %                                     | Annual % | Winter % | Annual % |              |              |

Broome Court

|       |         |       |       |       |       |       |       |       |     |         |           |    |    |    |    |      |      |    |    |    |    |      |      |
|-------|---------|-------|-------|-------|-------|-------|-------|-------|-----|---------|-----------|----|----|----|----|------|------|----|----|----|----|------|------|
| R1/20 | LKD     | W1/20 | 22.28 | 22.28 | 0.00  |       |       |       |     | 157.7°W | Northerly | 2  | 15 | 2  | 15 | 0.0  | 0.0  |    |    |    |    |      |      |
| R1/20 | LKD     | W2/20 | 37.86 | 37.86 | 0.00  |       |       |       |     | 67.6°W  | Southerly | 21 | 60 | 21 | 60 | 0.0  | 0.0  |    |    |    |    |      |      |
| R1/20 | LKD     | W3/20 | 24.01 | 21.12 | 12.04 |       |       |       |     | 22.3°E  | Southerly | 25 | 61 | 22 | 57 | 12.0 | 6.6  |    |    |    |    |      |      |
| R1/20 | LKD     | W4/20 | 33.72 | 23.74 | 29.60 | 247.2 | 246.9 | 246.5 | 0.1 | 21.8°E  | Southerly | 26 | 80 | 16 | 62 | 38.5 | 22.5 | 28 | 97 | 24 | 88 | 14.3 | 9.3  |
| R2/20 | LKD     | W5/20 | 33.66 | 22.57 | 32.95 |       |       |       |     | 21.8°E  | Southerly | 26 | 80 | 14 | 59 | 46.2 | 26.3 |    |    |    |    |      |      |
| R2/20 | LKD     | W6/20 | 23.63 | 14.02 | 40.67 |       |       |       |     | 21.3°E  | Southerly | 13 | 49 | 1  | 30 | 92.3 | 38.8 |    |    |    |    |      |      |
| R2/20 | LKD     | W7/20 | 35.77 | 33.47 | 6.43  |       |       |       |     | 111.3°E | Northerly | 7  | 37 | 2  | 30 | 71.4 | 18.9 |    |    |    |    |      |      |
| R2/20 | LKD     | W8/20 | 18.55 | 18.55 | 0.00  | 247.2 | 246.5 | 246.5 | 0.0 | 158.7°W | Northerly | 0  | 1  | 0  | 1  | -    | 0.0  | 26 | 81 | 15 | 68 | 42.3 | 16.0 |
| R3/20 | BEDROOM | W9/20 | 30.02 | 28.68 | 4.46  | 54.1  | 52.2  | 52.2  | 0.0 |         |           |    |    |    |    |      |      |    |    |    |    |      |      |
| R1/21 | LKD     | W1/21 | 21.07 | 21.07 | 0.00  |       |       |       |     | 157.7°W | Northerly | 2  | 15 | 2  | 15 | 0.0  | 0.0  |    |    |    |    |      |      |
| R1/21 | LKD     | W2/21 | 34.98 | 34.98 | 0.00  |       |       |       |     | 67.6°W  | Southerly | 19 | 51 | 19 | 51 | 0.0  | 0.0  |    |    |    |    |      |      |
| R1/21 | LKD     | W3/21 | 23.89 | 20.56 | 13.94 |       |       |       |     | 22.3°E  | Southerly | 25 | 52 | 22 | 49 | 12.0 | 5.8  |    |    |    |    |      |      |
| R1/21 | LKD     | W4/21 | 24.29 | 13.56 | 44.17 | 247.2 | 246.9 | 246.5 | 0.1 | 21.8°E  | Southerly | 27 | 41 | 15 | 25 | 44.4 | 39.0 | 30 | 82 | 24 | 73 | 20.0 | 11.0 |
| R2/21 | LKD     | W5/21 | 24.26 | 12.16 | 49.88 |       |       |       |     | 21.8°E  | Southerly | 27 | 41 | 13 | 24 | 51.9 | 41.5 |    |    |    |    |      |      |
| R2/21 | LKD     | W6/21 | 23.32 | 12.33 | 47.13 |       |       |       |     | 21.3°E  | Southerly | 15 | 46 | 3  | 33 | 80.0 | 28.3 |    |    |    |    |      |      |
| R2/21 | LKD     | W7/21 | 33.64 | 31.42 | 6.60  |       |       |       |     | 111.3°E | Northerly | 7  | 31 | 2  | 26 | 71.4 | 16.1 |    |    |    |    |      |      |
| R2/21 | LKD     | W8/21 | 19.36 | 19.36 | 0.00  | 247.2 | 246.9 | 246.9 | 0.0 | 158.7°W | Northerly | 0  | 1  | 0  | 1  | -    | 0.0  | 27 | 61 | 15 | 48 | 44.4 | 21.3 |
| R3/21 | BEDROOM | W9/21 | 26.16 | 25.03 | 4.32  | 54.1  | 52.2  | 52.2  | 0.0 |         |           |    |    |    |    |      |      |    |    |    |    |      |      |

31 Old Bracknell Lane East

|       |            |        |       |       |      |       |       |       |     |         |           |    |    |    |    |      |     |    |    |    |    |      |     |
|-------|------------|--------|-------|-------|------|-------|-------|-------|-----|---------|-----------|----|----|----|----|------|-----|----|----|----|----|------|-----|
| R1/10 | LIVINGROOM | W1/10  | 25.90 | 25.89 | 0.04 |       |       |       |     | 132°W   | Northerly | 2  | 19 | 2  | 19 | 0.0  | 0.0 |    |    |    |    |      |     |
| R1/10 | LIVINGROOM | W2/10  | 33.68 | 30.92 | 8.19 |       |       |       |     | 42°W    | Southerly | 19 | 60 | 17 | 58 | 10.5 | 3.3 |    |    |    |    |      |     |
| R1/10 | LIVINGROOM | W3/10  | 31.14 | 30.31 | 2.67 |       |       |       |     | 97.8°W  | Northerly | 13 | 44 | 9  | 40 | 30.8 | 9.1 |    |    |    |    |      |     |
| R1/10 | LIVINGROOM | W4/10  | 34.98 | 32.39 | 7.40 |       |       |       |     | 42°W    | Southerly | 25 | 70 | 21 | 66 | 16.0 | 5.7 |    |    |    |    |      |     |
| R1/10 | LIVINGROOM | W5/10  | 30.48 | 28.57 | 6.27 |       |       |       |     | 13°E    | Southerly | 27 | 75 | 23 | 71 | 14.8 | 5.3 |    |    |    |    |      |     |
| R1/10 | LIVINGROOM | W8/10  | 80.43 | 78.38 | 2.55 |       |       |       |     | 65.3°W  | Southerly | 27 | 85 | 25 | 83 | 7.4  | 2.4 |    |    |    |    |      |     |
| R1/10 | LIVINGROOM | W9/10  | 64.12 | 63.32 | 1.25 |       |       |       |     | 70°E    | Southerly | 25 | 77 | 23 | 75 | 8.0  | 2.6 |    |    |    |    |      |     |
| R1/10 | LIVINGROOM | W12/10 | 64.05 | 63.95 | 0.16 |       |       |       |     | 110.8°W | Northerly | 16 | 68 | 15 | 67 | 6.3  | 1.5 |    |    |    |    |      |     |
| R1/10 | LIVINGROOM | W13/10 | 39.90 | 39.90 | 0.00 | 212.3 | 212.3 | 212.3 | 0.0 | 114.7°E | Northerly | 10 | 54 | 10 | 54 | 0.0  | 0.0 | 27 | 85 | 26 | 84 | 3.7  | 1.2 |
| R2/10 |            | W6/10  | 32.67 | 30.38 | 7.01 |       |       |       |     | 41.8°W  | Southerly | 22 | 63 | 17 | 58 | 22.7 | 7.9 |    |    |    |    |      |     |
| R2/10 |            | W7/10  | 34.24 | 32.27 | 5.75 | 76.9  | 69.5  | 69.5  | 0.0 | 41.8°W  | Southerly | 21 | 67 | 17 | 63 | 19.0 | 6.0 | 22 | 68 | 18 | 64 | 18.2 | 5.9 |
| R1/11 | BEDROOM    | W1/11  | 38.87 | 36.46 | 6.20 | 95.4  | 89.1  | 89.1  | 0.0 | 42°W    | Southerly | 26 | 73 | 26 | 73 | 0.0  | 0.0 | 26 | 73 | 26 | 73 | 0.0  | 0.0 |
| R2/11 | BEDROOM    | W2/11  | 38.91 | 36.42 | 6.40 | 61.3  | 59.6  | 59.6  | 0.0 | 42°W    | Southerly | 26 | 73 | 24 | 71 | 7.7  | 2.7 | 26 | 73 | 24 | 71 | 7.7  | 2.7 |

29 Old Bracknell Lane East

|       |  |        |       |       |       |       |       |       |     |        |           |    |    |    |    |      |     |    |    |    |    |      |     |
|-------|--|--------|-------|-------|-------|-------|-------|-------|-----|--------|-----------|----|----|----|----|------|-----|----|----|----|----|------|-----|
| R3/10 |  | W14/10 | 30.99 | 27.83 | 10.20 | 88.2  | 87.1  | 87.1  | 0.0 | 41.6°W | Southerly | 24 | 63 | 20 | 59 | 16.7 | 6.3 | 24 | 63 | 20 | 59 | 16.7 | 6.3 |
| R4/10 |  | W10/10 | 31.09 | 28.24 | 9.17  |       |       |       |     | 41.6°W | Southerly | 25 | 62 | 21 | 58 | 16.0 | 6.5 |    |    |    |    |      |     |
| R4/10 |  | W11/10 | 34.06 | 31.59 | 7.25  | 270.9 | 269.7 | 269.7 | 0.0 | 41.6°W | Southerly | 22 | 67 | 18 | 63 | 18.2 | 6.0 | 26 | 71 | 22 | 67 | 15.4 | 5.6 |
| R3/11 |  | W3/11  | 38.67 | 36.08 | 6.70  | 61.3  | 59.6  | 59.6  | 0.0 | 41.6°W | Southerly | 26 | 73 | 24 | 71 | 7.7  | 2.7 | 26 | 73 | 24 | 71 | 7.7  | 2.7 |

DAYLIGHT & SUNLIGHT ANALYSIS

Project No: 3941, Floringham Lodge, Old Bracknell Lane East

Existing v Proposed 04/06/25

| Receptor                   |            |        | Vertical Sky Component (VSC) |              |       | No-Sky Line (NSL) |                  |                  |       | Window Orientation |           | Annual Probable Sunlight Hours (APSH) (window) |          |          |          |              |              | Annual Probable Sunlight Hours (APSH) (room) |          |          |          |              |              |
|----------------------------|------------|--------|------------------------------|--------------|-------|-------------------|------------------|------------------|-------|--------------------|-----------|------------------------------------------------|----------|----------|----------|--------------|--------------|----------------------------------------------|----------|----------|----------|--------------|--------------|
| Room                       | Room Use   | Window | Existing VSC                 | Proposed VSC | %Loss | Room Area (sq ft) | Existing (sq ft) | Proposed (sq ft) | %Loss | Angle from South   | Aspect    | Existing                                       |          | Proposed |          | Winter %Loss | Annual %Loss | Existing                                     |          | Proposed |          | Winter %Loss | Annual %Loss |
|                            |            |        |                              |              |       |                   |                  |                  |       |                    |           | Winter %                                       | Annual % | Winter % | Annual % |              |              | Winter %                                     | Annual % | Winter % | Annual % |              |              |
| R4/11                      |            | W4/11  | 38.54                        | 36.04        | 6.49  | 95.4              | 89.1             | 89.1             | 0.0   | 41.6°W             | Southerly | 26                                             | 73       | 24       | 71       | 7.7          | 2.7          | 26                                           | 73       | 24       | 71       | 7.7          | 2.7          |
| 27 Old Bracknell Lane East |            |        |                              |              |       |                   |                  |                  |       |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R1/30                      | LIVINGROOM | W1/30  | 36.34                        | 33.71        | 7.24  |                   |                  |                  |       | 44.9°W             | Southerly | 24                                             | 71       | 21       | 68       | 12.5         | 4.2          |                                              |          |          |          |              |              |
| R1/30                      | LIVINGROOM | W2/30  | 32.92                        | 30.31        | 7.93  | 256.3             | 255.3            | 255.3            | 0.0   | 44.9°W             | Southerly | 14                                             | 59       | 10       | 55       | 28.6         | 6.8          | 24                                           | 71       | 21       | 68       | 12.5         | 4.2          |
| R1/31                      | BEDROOM    | W1/31  | 38.52                        | 36.33        | 5.69  | 90.0              | 87.4             | 87.4             | 0.0   | 44.9°W             | Southerly | 26                                             | 73       | 24       | 71       | 7.7          | 2.7          | 26                                           | 73       | 24       | 71       | 7.7          | 2.7          |
| R2/31                      | BEDROOM    | W2/31  | 38.30                        | 36.18        | 5.54  | 69.9              | 67.7             | 67.7             | 0.0   | 44.9°W             | Southerly | 26                                             | 73       | 23       | 70       | 11.5         | 4.1          | 26                                           | 73       | 23       | 70       | 11.5         | 4.1          |
| 25 Old Bracknell Lane East |            |        |                              |              |       |                   |                  |                  |       |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R4/30                      |            | W6/30  | 31.22                        | 29.48        | 5.57  |                   |                  |                  |       | 116.9°W            | Northerly | 6                                              | 33       | 3        | 30       | 50.0         | 9.1          |                                              |          |          |          |              |              |
| R4/30                      |            | W7/30  | 35.28                        | 32.52        | 7.82  |                   |                  |                  |       | 68.4°W             | Southerly | 19                                             | 58       | 15       | 54       | 21.1         | 6.9          |                                              |          |          |          |              |              |
| R4/30                      |            | W8/30  | 35.22                        | 33.60        | 4.60  |                   |                  |                  |       | 19.9°W             | Southerly | 26                                             | 78       | 23       | 75       | 11.5         | 3.8          |                                              |          |          |          |              |              |
| R4/30                      |            | W9/30  | 25.22                        | 25.20        | 0.08  |                   |                  |                  |       | 21.6°E             | Southerly | 22                                             | 56       | 21       | 55       | 4.5          | 1.8          |                                              |          |          |          |              |              |
| R4/30                      |            | W11/30 | 71.27                        | 70.99        | 0.39  |                   |                  |                  |       | 114.6°W            | Northerly | 14                                             | 58       | 12       | 56       | 14.3         | 3.4          |                                              |          |          |          |              |              |
| R4/30                      |            | W12/30 | 87.10                        | 85.91        | 1.37  |                   |                  |                  |       | 101.6°W            | Northerly | 19                                             | 71       | 17       | 69       | 10.5         | 2.8          |                                              |          |          |          |              |              |
| R4/30                      |            | W13/30 | 86.44                        | 84.63        | 2.09  |                   |                  |                  |       | 79.1°W             | Southerly | 25                                             | 77       | 23       | 75       | 8.0          | 2.6          |                                              |          |          |          |              |              |
| R4/30                      |            | W14/30 | 84.13                        | 82.98        | 1.37  |                   |                  |                  |       | 65.4°W             | Southerly | 26                                             | 79       | 23       | 76       | 11.5         | 3.8          |                                              |          |          |          |              |              |
| R4/30                      |            | W15/30 | 63.51                        | 63.18        | 0.52  | 255.3             | 255.2            | 255.2            | 0.0   | 65.4°E             | Southerly | 23                                             | 66       | 20       | 63       | 13.0         | 4.5          | 27                                           | 81       | 24       | 78       | 11.1         | 3.7          |
| R5/30                      |            | W10/30 | 31.26                        | 28.91        | 7.52  | 113.6             | 113.1            | 113.1            | 0.0   | 68.4°W             | Southerly | 19                                             | 53       | 17       | 51       | 10.5         | 3.8          | 19                                           | 53       | 17       | 51       | 10.5         | 3.8          |
| R3/31                      | BEDROOM    | W3/31  | 38.14                        | 36.06        | 5.45  | 69.9              | 67.7             | 67.7             | 0.0   | 68.4°W             | Southerly | 20                                             | 59       | 18       | 57       | 10.0         | 3.4          | 20                                           | 59       | 18       | 57       | 10.0         | 3.4          |
| R4/31                      | BEDROOM    | W4/31  | 38.05                        | 36.03        | 5.31  | 90.0              | 87.6             | 87.6             | 0.0   | 68.4°W             | Southerly | 20                                             | 59       | 19       | 58       | 5.0          | 1.7          | 20                                           | 59       | 19       | 58       | 5.0          | 1.7          |
| Laurel Cottage             |            |        |                              |              |       |                   |                  |                  |       |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R1/40                      | LIVINGROOM | W1/40  | 31.49                        | 31.51        | -0.06 |                   |                  |                  |       | 144.3°E            | Northerly | 2                                              | 12       | 2        | 12       | 0.0          | 0.0          |                                              |          |          |          |              |              |
| R1/40                      | LIVINGROOM | W2/40  | 15.88                        | 15.20        | 4.28  |                   |                  |                  |       | 125.7°W            | Northerly | 0                                              | 1        | 0        | 1        | -            | 0.0          |                                              |          |          |          |              |              |
| R1/40                      | LIVINGROOM | W3/40  | 23.56                        | 20.51        | 12.95 |                   |                  |                  |       | 125.7°W            | Northerly | 5                                              | 22       | 5        | 20       | 0.0          | 9.1          |                                              |          |          |          |              |              |
| R1/40                      | LIVINGROOM | W4/40  | 31.34                        | 30.88        | 1.47  | 235.2             | 235.2            | 235.2            | 0.0   | 35.7°W             | Southerly | 12                                             | 56       | 12       | 54       | 0.0          | 3.6          | 15                                           | 69       | 15       | 67       | 0.0          | 2.9          |
| R2/40                      |            | W5/40  | 20.80                        | 20.35        | 2.16  | 56.3              | 45.7             | 45.7             | 0.0   | 35.7°W             | Southerly | 6                                              | 31       | 6        | 30       | 0.0          | 3.2          | 6                                            | 31       | 6        | 30       | 0.0          | 3.2          |
| R3/40                      | LKD        | W6/40  | 19.52                        | 17.94        | 8.09  |                   |                  |                  |       | 125.7°W            | Northerly | 5                                              | 29       | 5        | 28       | 0.0          | 3.4          |                                              |          |          |          |              |              |
| R3/40                      | LKD        | W7/40  | 31.02                        | 28.40        | 8.45  |                   |                  |                  |       | 125.7°W            | Northerly | 5                                              | 25       | 5        | 24       | 0.0          | 4.0          |                                              |          |          |          |              |              |
| R3/40                      | LKD        | W8/40  | 21.61                        | 21.61        | 0.00  |                   |                  |                  |       | 54.3°E             | Southerly | 17                                             | 46       | 17       | 46       | 0.0          | 0.0          |                                              |          |          |          |              |              |
| R3/40                      | LKD        | W9/40  | 16.75                        | 16.75        | 0.00  |                   |                  |                  |       | 54.3°E             | Southerly | 12                                             | 37       | 12       | 37       | 0.0          | 0.0          |                                              |          |          |          |              |              |
| R3/40                      | LKD        | W10/40 | 28.54                        | 28.57        | -0.11 | 583.7             | 578.2            | 578.2            | 0.0   | 144.3°E            | Northerly | 3                                              | 14       | 3        | 14       | 0.0          | 0.0          | 25                                           | 84       | 25       | 83       | 0.0          | 1.2          |
| R1/41                      | BEDROOM    | W1/41  | 32.53                        | 32.07        | 1.41  | 137.5             | 135.9            | 135.9            | 0.0   | 35.7°W             | Southerly | 25                                             | 64       | 25       | 63       | 0.0          | 1.6          | 25                                           | 64       | 25       | 63       | 0.0          | 1.6          |
| R2/41                      | BEDROOM    | W2/41  | 26.67                        | 26.28        | 1.46  | 81.6              | 80.1             | 80.1             | 0.0   | 35.7°W             | Southerly | 12                                             | 50       | 12       | 50       | 0.0          | 0.0          | 12                                           | 50       | 12       | 50       | 0.0          | 0.0          |
| R3/41                      | BEDROOM    | W3/41  | 20.44                        | 18.98        | 7.14  |                   |                  |                  |       | 125.7°W            | Northerly | 5                                              | 25       | 5        | 25       | 0.0          | 0.0          |                                              |          |          |          |              |              |
| R3/41                      | BEDROOM    | W4/41  | 32.62                        | 30.29        | 7.14  |                   |                  |                  |       | 125.7°W            | Northerly | 3                                              | 23       | 3        | 23       | 0.0          | 0.0          |                                              |          |          |          |              |              |
| R3/41                      | BEDROOM    | W5/41  | 37.88                        | 37.62        | 0.69  | 205.8             | 196.4            | 196.4            | 0.0   | 35.7°W             | Southerly | 26                                             | 76       | 26       | 75       | 0.0          | 1.3          | 26                                           | 76       | 26       | 76       | 0.0          | 0.0          |
| The Carriage House         |            |        |                              |              |       |                   |                  |                  |       |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |

DAYLIGHT & SUNLIGHT ANALYSIS

Project No: 3941, Floringham Lodge, Old Bracknell Lane East  
Existing v Proposed 04/06/25

| Receptor                      |            |        | Vertical Sky Component (VSC) |              |       | No-Sky Line (NSL) |                  |                  |       | Window Orientation |           | Annual Probable Sunlight Hours (APSH) (window) |          |          |          |              |              | Annual Probable Sunlight Hours (APSH) (room) |          |          |          |              |              |
|-------------------------------|------------|--------|------------------------------|--------------|-------|-------------------|------------------|------------------|-------|--------------------|-----------|------------------------------------------------|----------|----------|----------|--------------|--------------|----------------------------------------------|----------|----------|----------|--------------|--------------|
| Room                          | Room Use   | Window | Existing VSC                 | Proposed VSC | %Loss | Room Area (sq ft) | Existing (sq ft) | Proposed (sq ft) | %Loss | Angle from South   | Aspect    | Existing                                       |          | Proposed |          | Winter %Loss | Annual %Loss | Existing                                     |          | Proposed |          | Winter %Loss | Annual %Loss |
|                               |            |        |                              |              |       |                   |                  |                  |       |                    |           | Winter %                                       | Annual % | Winter % | Annual % |              |              | Winter %                                     | Annual % | Winter % | Annual % |              |              |
| R1/50                         |            | W1/50  | 35.20                        | 31.95        | 9.23  | 185.5             | 176.9            | 164.8            | 6.8   | 68.7°W             | Southerly | 20                                             | 58       | 20       | 55       | 0.0          | 5.2          | 20                                           | 58       | 20       | 55       | 0.0          | 5.2          |
| R1/51                         |            | W1/51  | 38.64                        | 35.02        | 9.37  | 185.5             | 174.9            | 173.6            | 0.7   | 68.7°W             | Southerly | 21                                             | 60       | 21       | 57       | 0.0          | 5.0          | 21                                           | 60       | 21       | 57       | 0.0          | 5.0          |
| Berkshire Rooms Boxford Ridge |            |        |                              |              |       |                   |                  |                  |       |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R1/60                         |            | W1/60  | 34.56                        | 29.79        | 13.80 | 64.9              | 61.3             | 61.3             | 0.0   |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R2/60                         |            | W2/60  | 17.02                        | 12.44        | 26.91 |                   |                  |                  |       |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R2/60                         |            | W3/60  | 13.83                        | 9.56         | 30.87 | 163.9             | 162.2            | 154.5            | 4.7   |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R3/60                         | KITCHEN    | W4/60  | 35.66                        | 30.57        | 14.27 | 46.7              | 44.3             | 44.3             | 0.0   |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R4/60                         | LD         | W5/60  | 27.79                        | 22.90        | 17.60 | 180.8             | 172.8            | 161.3            | 6.7   |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R5/60                         | LD         | W6/60  | 28.56                        | 26.98        | 5.53  | 180.8             | 172.8            | 172.8            | 0.0   |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R6/60                         | KITCHEN    | W7/60  | 36.36                        | 33.41        | 8.11  | 46.7              | 44.3             | 44.3             | 0.0   |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R1/61                         |            | W1/61  | 32.07                        | 28.42        | 11.38 | 64.9              | 61.6             | 61.6             | 0.0   |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R2/61                         |            | W2/61  | 26.21                        | 22.73        | 13.28 | 163.9             | 157.1            | 151.8            | 3.4   |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R3/61                         | KITCHEN    | W3/61  | 37.85                        | 33.82        | 10.65 | 46.7              | 44.3             | 44.3             | 0.0   |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R4/61                         | LD         | W4/61  | 37.72                        | 33.86        | 10.23 |                   |                  |                  |       |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R4/61                         | LD         | W5/61  | 37.12                        | 33.58        | 9.54  | 180.8             | 175.4            | 175.4            | 0.0   |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R5/61                         | LD         | W6/61  | 37.09                        | 33.94        | 8.49  |                   |                  |                  |       |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R5/61                         | LD         | W7/61  | 37.66                        | 34.72        | 7.81  | 180.8             | 175.4            | 175.4            | 0.0   |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R6/61                         | KITCHEN    | W8/61  | 37.79                        | 35.00        | 7.38  | 46.7              | 44.3             | 44.3             | 0.0   |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| Broome Court - Test           |            |        |                              |              |       |                   |                  |                  |       |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R1/80                         | LKD        | W1/80  | 21.34                        | 21.22        | 0.56  |                   |                  |                  |       | 116.5°W            | Northerly | 8                                              | 34       | 7        | 33       | 12.5         | 2.9          |                                              |          |          |          |              |              |
| R1/80                         | LKD        | W2/80  | 33.89                        | 32.05        | 5.43  |                   |                  |                  |       | 26.4°W             | Southerly | 23                                             | 77       | 20       | 74       | 13.0         | 3.9          |                                              |          |          |          |              |              |
| R1/80                         | LKD        | W3/80  | 16.67                        | 16.56        | 0.66  |                   |                  |                  |       | 63.5°E             | Southerly | 12                                             | 44       | 11       | 43       | 8.3          | 2.3          |                                              |          |          |          |              |              |
| R1/80                         | LKD        | W4/80  | 24.51                        | 24.33        | 0.73  | 247.2             | 246.9            | 233.4            | 5.5   | 63°E               | Southerly | 12                                             | 40       | 11       | 39       | 8.3          | 2.5          | 23                                           | 85       | 21       | 83       | 8.7          | 2.4          |
| R2/80                         |            | W5/80  | 31.49                        | 29.09        | 7.62  | 54.1              | 52.2             | 52.2             | 0.0   | 26.7°W             | Southerly | 21                                             | 58       | 18       | 55       | 14.3         | 5.2          | 21                                           | 58       | 18       | 55       | 14.3         | 5.2          |
| R1/81                         | LKD        | W1/81  | 20.65                        | 20.53        | 0.58  |                   |                  |                  |       | 116.5°W            | Northerly | 8                                              | 32       | 7        | 31       | 12.5         | 3.1          |                                              |          |          |          |              |              |
| R1/81                         | LKD        | W2/81  | 33.99                        | 30.86        | 9.21  |                   |                  |                  |       | 26.4°W             | Southerly | 27                                             | 72       | 26       | 71       | 3.7          | 1.4          |                                              |          |          |          |              |              |
| R1/81                         | LKD        | W3/81  | 20.45                        | 19.78        | 3.28  |                   |                  |                  |       | 63.5°E             | Southerly | 20                                             | 46       | 19       | 45       | 5.0          | 2.2          |                                              |          |          |          |              |              |
| R1/81                         | LKD        | W4/81  | 17.82                        | 17.40        | 2.36  | 247.2             | 246.9            | 246.5            | 0.2   | 63°E               | Southerly | 10                                             | 32       | 10       | 32       | 0.0          | 0.0          | 28                                           | 96       | 27       | 95       | 3.6          | 1.0          |
| R2/81                         |            | W5/81  | 27.01                        | 24.16        | 10.55 | 54.1              | 52.2             | 52.2             | 0.0   | 26.7°W             | Southerly | 18                                             | 52       | 17       | 51       | 5.6          | 1.9          | 18                                           | 52       | 17       | 51       | 5.6          | 1.9          |
| Little Bramshaw               |            |        |                              |              |       |                   |                  |                  |       |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R1/100                        | LIVINGROOM | W1/100 | 36.56                        | 36.56        | 0.00  |                   |                  |                  |       | 109°E              | Northerly | 7                                              | 38       | 7        | 38       | 0.0          | 0.0          |                                              |          |          |          |              |              |
| R1/100                        | LIVINGROOM | W2/100 | 21.58                        | 21.58        | 0.00  |                   |                  |                  |       | 108.7°E            | Northerly | 0                                              | 3        | 0        | 3        | -            | 0.0          |                                              |          |          |          |              |              |
| R1/100                        | LIVINGROOM | W3/100 | 37.73                        | 37.26        | 1.25  |                   |                  |                  |       | 161.3°W            | Northerly | 0                                              | 13       | 0        | 11       | -            | 15.4         |                                              |          |          |          |              |              |

DAYLIGHT & SUNLIGHT ANALYSIS

Project No: 3941, Floringham Lodge, Old Bracknell Lane East  
Existing v Proposed 04/06/25

| Receptor |            |        | Vertical Sky Component (VSC) |              |       | No-Sky Line (NSL) |                  |                  |       | Window Orientation |           | Annual Probable Sunlight Hours (APSH) (window) |          |          |          |              |              | Annual Probable Sunlight Hours (APSH) (room) |          |          |          |              |              |
|----------|------------|--------|------------------------------|--------------|-------|-------------------|------------------|------------------|-------|--------------------|-----------|------------------------------------------------|----------|----------|----------|--------------|--------------|----------------------------------------------|----------|----------|----------|--------------|--------------|
| Room     | Room Use   | Window | Existing VSC                 | Proposed VSC | %Loss | Room Area (sq ft) | Existing (sq ft) | Proposed (sq ft) | %Loss | Angle from South   | Aspect    | Existing                                       |          | Proposed |          | Winter %Loss | Annual %Loss | Existing                                     |          | Proposed |          | Winter %Loss | Annual %Loss |
|          |            |        |                              |              |       |                   |                  |                  |       |                    |           | Winter %                                       | Annual % | Winter % | Annual % |              |              | Winter %                                     | Annual % | Winter % | Annual % |              |              |
| R1/100   | LIVINGROOM | W4/100 | 20.00                        | 19.28        | 3.60  | 298.5             | 296.3            | 296.2            | 0.0   | 71.3°W             | Southerly | 1                                              | 14       | 1        | 12       | 0.0          | 14.3         | 8                                            | 52       | 8        | 50       | 0.0          | 3.8          |
| R1/101   | BEDROOM    | W1/101 | 38.40                        | 38.40        | 0.00  | 107.4             | 103.9            | 103.9            | 0.0   |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R2/101   | BEDROOM    | W2/101 | 38.99                        | 38.49        | 1.28  | 108.8             | 104.3            | 104.3            | 0.0   |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| Bramshaw |            |        |                              |              |       |                   |                  |                  |       |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R2/100   | LIVINGROOM | W5/100 | 36.91                        | 36.41        | 1.35  |                   |                  |                  |       |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R2/100   | LIVINGROOM | W6/100 | 37.29                        | 36.80        | 1.31  | 448.0             | 439.1            | 439.1            | 0.0   |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R3/101   | BEDROOM    | W3/101 | 38.93                        | 38.34        | 1.52  | 227.3             | 224.6            | 224.6            | 0.0   |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |
| R4/101   | BEDROOM    | W4/101 | 38.82                        | 38.14        | 1.75  | 213.2             | 209.8            | 209.8            | 0.0   |                    |           |                                                |          |          |          |              |              |                                              |          |          |          |              |              |

# Appendix 3:

## Internal Daylight & Sunlight Results



## BRE CBDM ANALYSIS

Floringham Lodge, PROJECT LOCATION  
SCHEME NAME

### BRE CBDM ANALYSIS

| Room Label | Room Use | Room Use Target<br>Illuminance<br>Lux | Median Illuminance<br>Lux | Fraction of Working<br>Plane<br>% Area | Pass/Fail |
|------------|----------|---------------------------------------|---------------------------|----------------------------------------|-----------|
|------------|----------|---------------------------------------|---------------------------|----------------------------------------|-----------|

#### Proposed

|        |         |     |       |     |        |
|--------|---------|-----|-------|-----|--------|
| R1/120 | BEDROOM | 100 | 369.9 | 100 | PASS   |
| R1/121 | BEDROOM | 100 | 264.1 | 100 | PASS   |
| R1/122 | BEDROOM | 100 | 346.7 | 100 | PASS   |
|        |         |     |       |     | 100.0% |



# SUNLIGHT EXPOSURE ANALYSIS

Floringham Lodge, LONDON  
SCHEME 190326

## SUNLIGHT EXPOSURE

| Unit     | Room   | Room Use | Window | Orientation | Date   | Sunlight Exposure (Hours) | Window Complies? | Room Complies? | Unit Complies? |
|----------|--------|----------|--------|-------------|--------|---------------------------|------------------|----------------|----------------|
| Proposed | R1/120 | BEDROOM  |        |             | 21-Mar | 8.8                       |                  | ✓              | ✓              |
|          |        |          | W1/120 | Westerly    | 21-Mar | 3.9                       | ✓                |                |                |
|          |        |          | W2/120 | Southerly   | 21-Mar | 6.9                       | ✓                |                |                |
|          | R1/121 | BEDROOM  |        |             | 21-Mar | 9.2                       |                  | ✓              |                |
|          |        |          | W1/121 | Westerly    | 21-Mar | 4.1                       | ✓                |                |                |
|          |        |          | W2/121 | Southerly   | 21-Mar | 7.2                       | ✓                |                |                |
|          | R1/122 | BEDROOM  |        |             | 16-Mar | 9.8                       |                  | ✓              |                |
|          |        |          | W1/122 | Westerly    | 16-Mar | 4.6                       | ✓                |                |                |
|          |        |          | W2/122 | Southerly   | 16-Mar | 7.3                       | ✓                |                |                |
|          |        |          |        |             |        |                           | 100.0%           | 100.0%         | 100.0%         |
|          |        |          |        |             |        |                           | 100.0%           | 100.0%         | 100.0%         |

# Appendix 4:

## Overshadowing (Sun-on-Ground) Results



Sources: Research Property Info

McCarthy Stone  
Proposed Info (received 19/03/26)

- Key:
- Area analysed
  - Area with more than 2 hours of direct sunlight
  - Area with less than 2 hours of direct sunlight
  - 50% Percentage of area with more than 2 hours of direct sunlight

Scheme Confirmed:

-

Date:

-

Project: Floringham Lodge, Old Bracknell Lane East

Drawn By:

DF

Scale:

1:550

Date:

APR 26

Title: 2 Hours Sun on Ground Analysis  
Existing scenario  
March 21

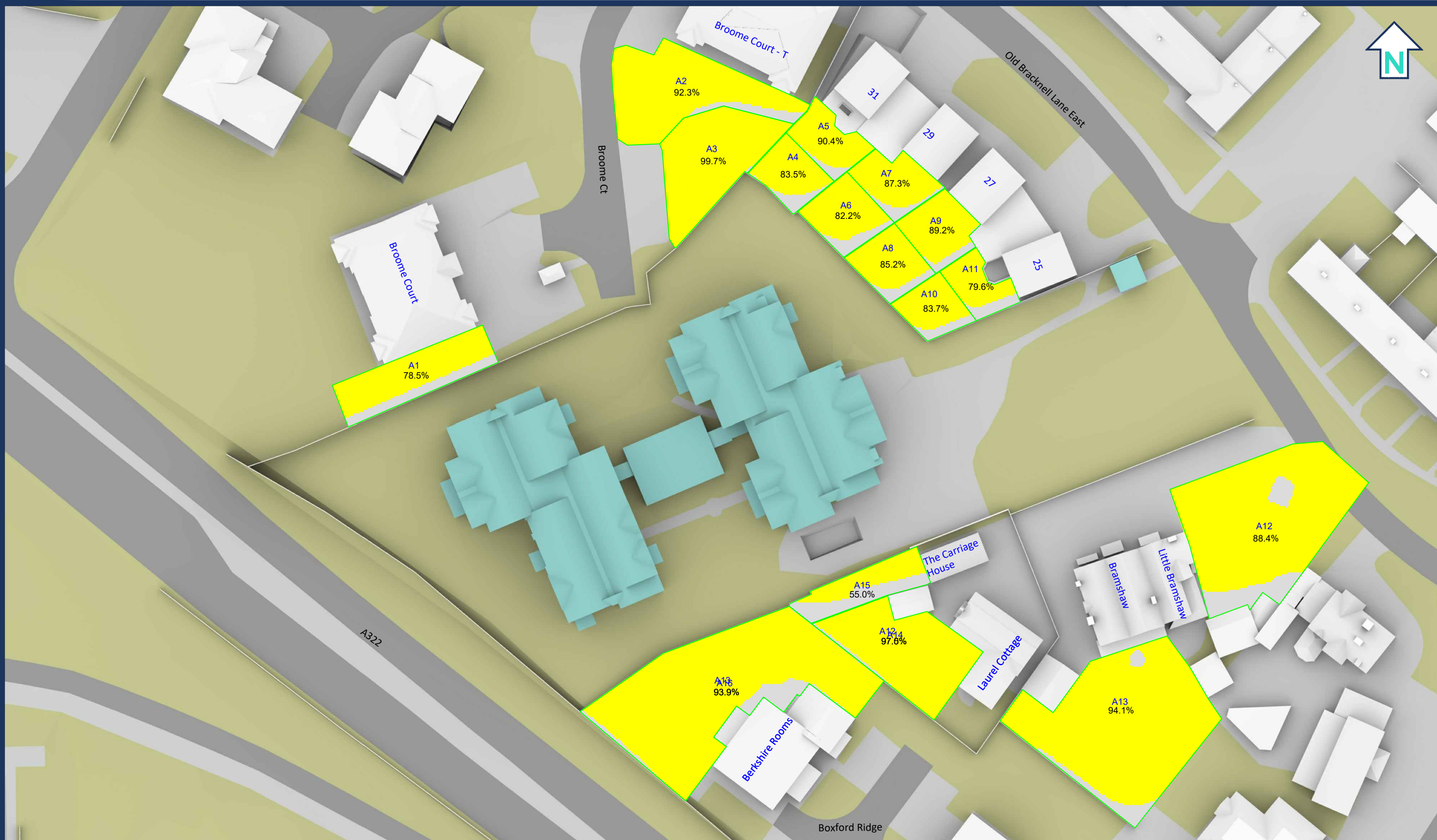
Dwg No:

~~PX0001~~ / ~~SA~~ / ~~09XX~~

Rel:

02





Sources: Research Property Info  
McCarthy Stone  
Proposed Info (received 19/03/26)

Key:

- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight
- 50% Percentage of area with more than 2 hours of direct sunlight

Project: Floringham Lodge, Old Bracknell Lane East

Title: 2 Hours Sun on Ground Analysis  
Proposed Scheme 19/03/26  
March 21

Scheme Confirmed: -

Date: -

Drawn By: DF

Scale: 1:550

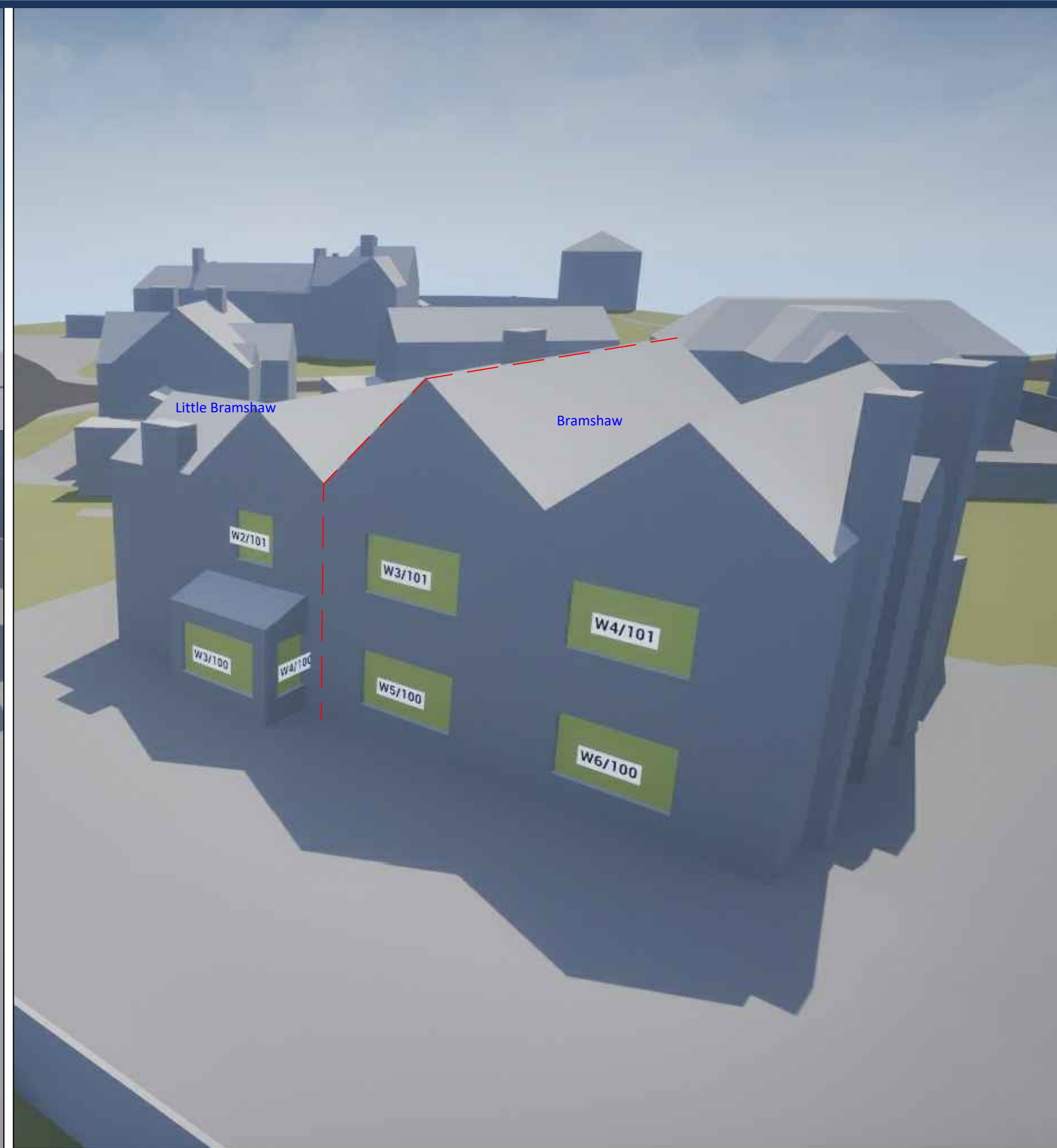
Date: APR 26

Dwg No: ~~P03041~~ / ~~SA~~ / ~~10XX~~

Rel: 02



# Appendix 5: Window Maps



|                                                                                                   |  |                   |  |                                                           |  |                                   |                          |                        |  |
|---------------------------------------------------------------------------------------------------|--|-------------------|--|-----------------------------------------------------------|--|-----------------------------------|--------------------------|------------------------|--|
| <b>Sources:</b> Research Property Info<br><br>McCarthy Stone<br>Proposed Info (received 19/03/26) |  | <b>Key:</b>       |  | <b>Project:</b> Floringham Lodge, Old Bracknell Lane East |  |                                   | <b>Title:</b> Window Map |                        |  |
| <b>Scheme Confirmed:</b><br>-                                                                     |  | <b>Date:</b><br>- |  | <b>Drawn By:</b><br>DF                                    |  | <b>Scale:</b>                     |                          | <b>Date:</b><br>APR 26 |  |
|                                                                                                   |  |                   |  |                                                           |  | <b>Dwg No:</b><br>P3941/XXX/00XXX |                          | <b>Rel:</b><br>02      |  |



