

DAYLIGHT & SUNLIGHT REPORT

HAMMONDS WAY, HINCKLEY
LE10 3EG

HINCKLEY INVESTMENTS LLP



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Hammonds Way, Hinckley
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Figure 1: Oblique aerial photograph of the site looking north east
(Source: Google)

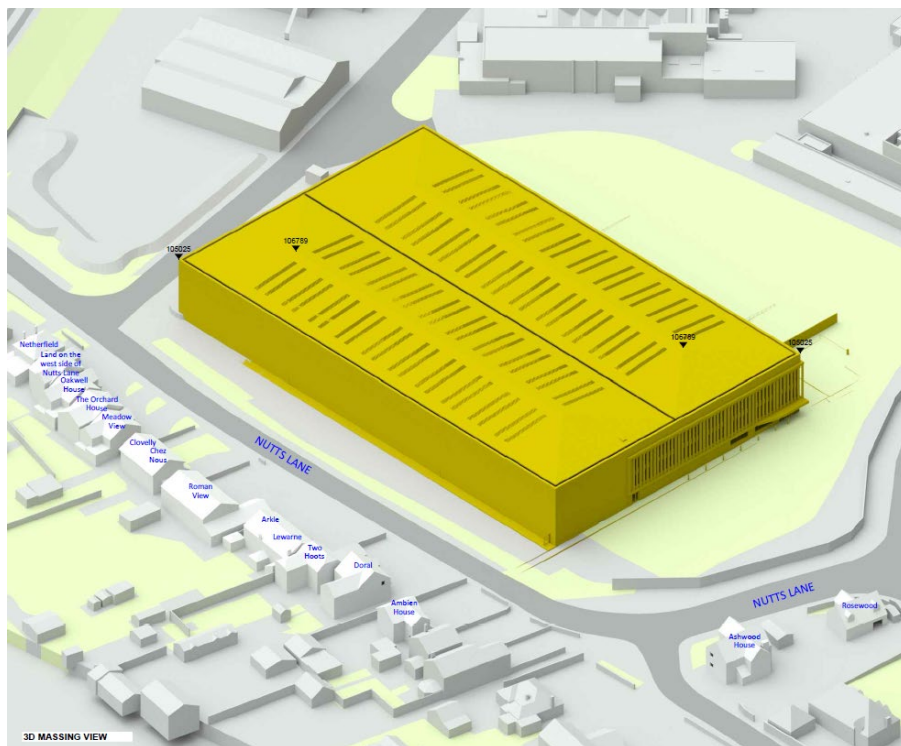


Figure 2: 3D view of computer model in the proposed condition

1. INTRODUCTION

- 1.1 Hinckley Investments LLP is proposing a development at Hammonds Way, Hinckley, LE10 3EG.
- 1.2 The application site is situated to the north of Hammonds Way and to the east of Nutts Lane.
- 1.3 Hinckley Investments LLP is conscious of the potential effect on the light to neighbouring residential properties and therefore, instructed Anstey Horne to work with the project architect, BHP Design, so that the effects of the proposed development could be properly understood and, wherever possible, minimised.
- 1.4 Anstey Horne has been commissioned to undertake a formal technical assessment of the effect of the proposed development upon the existing surrounding properties, having regard to the recommendations in Building Research Establishment (BRE) Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice*, 3rd edition, 2022 (“the BRE Guidelines”).
- 1.5 Our study has been carried out using 3D computer modelling and our specialist computer simulation software. Our 3D model is shown in Figure 2 on page 3.
- 1.6 This report summarises the relevant planning policy, the basic principles of daylighting and sunlighting, the methods used to assess the potential impact of the development, the information used in compiling our 3D computer model and the results of our technical assessment. Drawings and full tables of results of our technical assessment are attached in the appendices.

2. PLANNING POLICY AND GUIDANCE

National Planning Policy and Guidance

National Planning Practice Guidance (NPPG)

- 2.1 The NPPG states the following under its 'Effective Use of Land' guidance (Paragraph 007, Reference ID: 66-007-20190722):

"All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings.

In such situations good design (such as giving careful consideration to a building's massing and layout of habitable rooms) will be necessary to help make the best use of the site and maintain acceptable living standards."

National Planning Policy Framework (NPPF)

- 2.2 The NPPF sets out the government's planning policies and how these are expected to be applied. It provides a framework within which councils can produce their own local plans that reflect the needs and priorities of their communities.
- 2.3 Under section 11 'Making effective use of land', at paragraph 124 it states:

"Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land."

- 2.4 At paragraph 125, it notes that:

"Planning policies and decisions should ...

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)”.

2.5 Paragraph 130(c) further states that:

“local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).”

Local Planning Policy and Guidance

2.6 The development site is located within Hinckley and Bosworth Borough Council.

Hinckley and Bosworth Local Plan (2006-2026)

2.7 Policy DM10, Development and Design of the Site Allocations and Development Management Policies DPD states:

“Developments will be permitted providing the following requirements are met:

- a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion;”*

Best Practice Guidance

2.8 There are no mandatory standards for daylight or sunlight to dwellings, but the following publications offer key guidance:

- BS EN 17037:2018, ‘Daylight in Buildings’ (2018);
- The BRE Guidelines; and
- CIBSE Lighting Guide 10, ‘Daylighting – A Guide for Designers: Lighting for the Built Environment’ (SLL LG10, 2014).

2.9 For the purposes of this daylight and sunlight report, our assessments have been undertaken in accordance with the BRE Guidelines.

3. BRE METHOD OF ASSESSMENT AND NUMERICAL GUIDELINES

Daylight to existing surrounding buildings

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

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

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

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

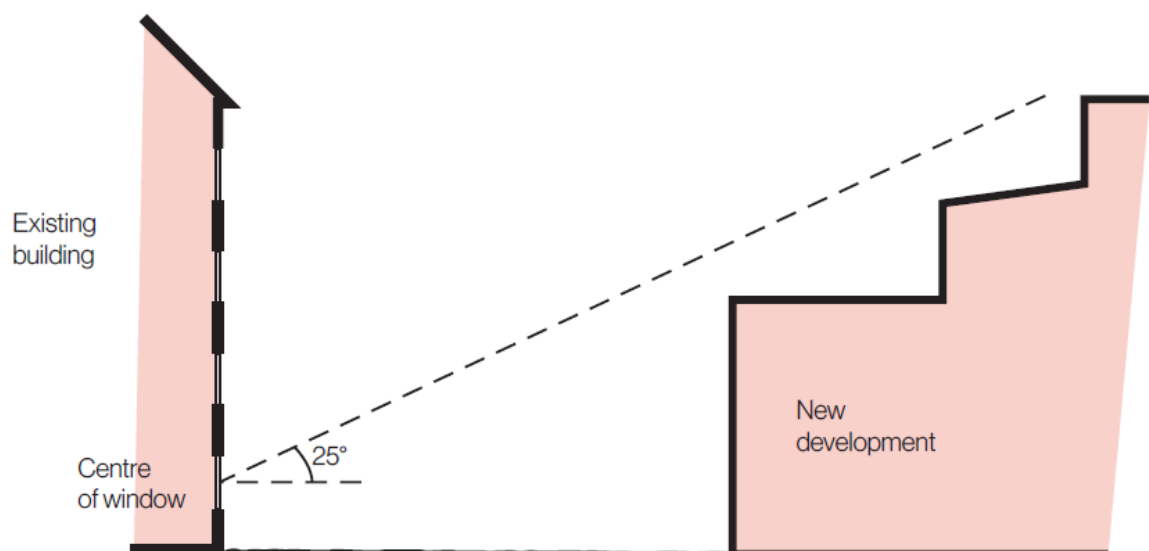


Figure 3: Section in plane perpendicular to a main window wall of an existing building (source: Figure 14 from the BRE Guidelines)

- 3.3 Where the obstruction angle is greater than 25°, both of the more detailed daylight tests may be undertaken, namely vertical sky component ('VSC') at the window and daylight distribution (DD) on the working plane. For each test the guidelines work on the general principle that if the amount of daylight is reduced to less than 0.8 times its former value (i.e. more than a 20% loss) the reduction will be noticeable to the building's occupants.
- 3.4 'Noticeable' does not necessarily equate to 'unacceptable' and the BRE's standard target values should not be considered as pass/fail criteria. Ultimately the local planning authority will need to make a judgement as to whether any impacts are acceptable when weighed against the many other planning considerations.
- 3.5 The VSC test measures the amount of skylight available at the centre of a window on the external plane of the window wall. It has a maximum value of almost 40% for a completely unobstructed vertical window wall. If a room has two or more windows of equal size, the mean of their VSCs may be taken. As the VSC calculation takes no account of the size of the window being tested, the size of the room it lights or multiple windows of unequal size, it does not measure light inside the room. It merely measures the potential conditions in the room. The VSC results can therefore be potentially misleading if considered in isolation and should be read in conjunction with those of the second test - daylight distribution.
- 3.6 The daylight distribution (DD) test calculates the area of the working plane inside a room that will have a direct view of the sky. This is done by plotting the 'no-sky line', i.e. the line on the working plane that divides those areas that receive direct skylight from those that do not, as shown in Figure 4 below. This particular analysis is also sometimes referred to as the No Sky Line (NSL) test.

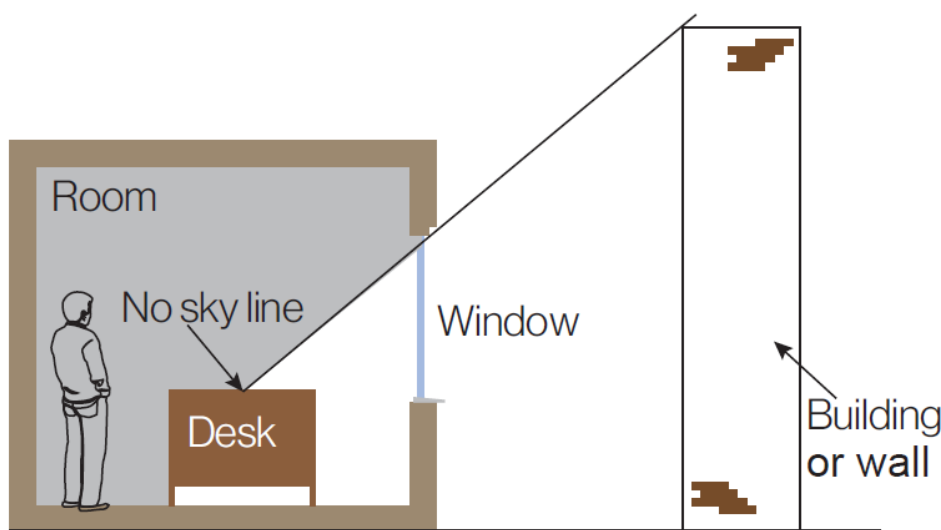


Figure 4: The 'no-sky line' shown in section.
(source: Figure 15 from BRE Guidelines)

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

Sunlight to existing surrounding buildings

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

“obstruction to sunlight may become an issue if:

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

- 3.9 If these angle criteria are not met, the guidance recommends a more detailed check to calculate the impact of the proposed development on the available sunlight. It states:

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

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

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

- 3.11 Paragraph 3.2.13 of the BRE Guidelines summarises its sunlight guidance as follows:

“If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window,

then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

- *receives less than 25% of annual probable sunlight hours and less than 0.80 times its former annual value; or less than 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.80 times its former value during that period;*
- *and also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours”.*

3.12 Therefore, if any of the above criteria are met, the BRE Guidelines are deemed to have been satisfied for the purposes of this report.

Computer simulation

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

3.14 The information upon which our computer model was based is explained in the section 6 of this report.

4. APPLICATION OF BRE GUIDELINES

Flexible application of the guidelines

4.1 In its introduction the BRE Guidelines states:

- *(Its) "main aim is ... to help to ensure good conditions in the local environment, considered broadly, with enough sunlight and daylight on or between buildings for good interior and exterior conditions."* (BRE paragraph 1.5)
- *"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."* (BRE paragraph 1.6)
- *"Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."* (BRE paragraph 1.6)

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

Alternative target values

4.3 In theory the BRE's numerical guidelines may be applied to any setting, whether that is a city centre, suburban area or rural village. However, it notes:

"In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings... The calculation methods ... are entirely flexible in this respect." (BRE paragraph 1.6)

4.4 At paragraph 2.2.3 the guidance states:

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

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

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

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

Proximity of neighbouring building to the boundary

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

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

Interpretation of relative impacts

- 4.8 Except where the BRE Guideline’s specified minimum values will be retained in the proposed condition (see paragraphs 3.1 and 3.14 above), the guide advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value. (We refer to this as the ‘BRE 0.8 guideline’.) Care must be taken when interpreting the ‘relative impact’ figures (in the columns marked “factor of former value” in the tables of results), because where an existing value is low even a small reduction in real terms can manifest itself as a large relative impact. For example, a reduction from 4% VSC to 2% VSC will appear as a reduction to 0.5 times its former value, and is therefore a transgression of the guidelines in theory, but in reality a loss of 2% VSC is very small and would be barely perceptible.

Balconies, projecting wings and other self-obstructing projections

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

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

balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light.” (BRE paragraph 2.2.11)

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

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

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

Deep rooms

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

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

5. INFORMATION USED IN THE TECHNICAL STUDY

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

Proposed scheme:

- BHP Design’s proposed scheme information received 16th and 22nd October 2025

Existing building on the site and existing surrounding buildings:

- 3D laser scan survey undertaken by Anstey Horne on 15th September 2025
- Aerial and street level photography from Google Earth
- Site photographs

Internal arrangements within existing surrounding buildings:

<u>Property</u>	<u>Source of Information</u>
Doral	Drawings associated with planning application ref. 22/00100/HOU
Lewarne	Online estate agent floorplans
Arkle	Online estate agent floorplans
Roman View	Drawings associated with planning application ref. 13/01071/HOU
Oakwell House	Drawings associated with planning application ref. 17/00725/CONDIT
The Orchard House	Drawings associated with planning application ref. 17/00725/CONDIT

Meadow View	Online estate agent floorplans
Netherfield	Online estate agent floorplans
Ambien House	Online estate agent floorplans
Rosewood	Drawings associated with planning application ref. 05/00185/FUL
Ashwood House	Drawings associated with planning application ref. 05/00098/FUL

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

6. SCOPE OF TECHNICAL STUDY

- 6.1 In our experience local planning authorities are usually only concerned with the impact on dwellings and, perhaps, schools, hospitals and nursing homes. This is the basis on which we have scoped our technical study.
- 6.2 Having regard to the preliminary tests recommended in the BRE Guidelines, we have calculated the impact of the proposed development on the daylight and sunlight levels to the following existing surrounding buildings:

Table 1 - Scope of assessments

Properties	Daylight	Sunlight
Doral	Yes	Yes
Two Hoots	Yes	Yes
Lewarne	Yes	Yes
Arkle	Yes	Yes
Roman View	Yes	Yes
Chez Nous	Yes	Yes
Clovelly	Yes	Yes
Oakwell House	Yes	Yes
The Orchard House	Yes	Yes
Meadow View	Yes	Yes
Netherfield	Yes	Yes
Craven Cottage (Land on West Side of Nutts	Yes	Yes
Ambien House	Yes	Yes
Rosewood	Yes	Yes
Ashwood House	Yes	Yes

- 6.3 Where verifiable, we have only tested the impact on the main rooms in each property, as advised by the BRE. It is not necessary to test staircases, hallways, bathrooms, toilets etc.
- 6.4 Each of the existing surrounding buildings tested is shown labelled on the plan views of the computer model on our drawings at Appendix A of this report.

7. IMPACT UPON SURROUNDING PROPERTIES

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

Daylight to existing surrounding buildings

- 7.2 The numerical results of the VSC and DD daylight tests and the APSH sunlight test are tabulated within Appendix B to D. The contour plans for the DD test are provided at Appendix E.
- 7.3 It is important to note that the key neighbouring windows/rooms under consideration either currently enjoy an unobstructed outlook or are inherently constrained by their position i.e. located within the corners, facing perpendicular to the buildings, and/or situated underneath roof overhangs. Such contextual constraints will inevitably exaggerate their potential sensitivity to changes in massing on the Site and are contextual factors that the BRE specifically recognises make larger relative reductions unavoidable.
- 7.4 The technical analysis confirms that the following surrounding properties will fully satisfy the BRE criteria for daylight:

- Doral
- Meadow View
- Arkle
- Netherfield
- Chez Nous
- Ambien House
- Oakwell House
- Rosewood
- The Orchard House
- Ashwood House

- 7.5 The remaining buildings will not satisfy the initial daylight criteria and are therefore discussed in further detail below.

Two Hoots

- 7.6 Two Hoots is a two-storey house situated to the west of the Site across Nutts Lane. This property has been modelled based on assumed room layouts in the absence of layout information available online. We have tested five windows serving five rooms in this property.

- 7.7 Of the five windows assessed for VSC, four meet the BRE Guidelines. The remaining window does not meet the default BRE criteria, experiencing a VSC value which is 0.43 times its former level. However, it is important to note that this window is located beneath an overhanging roof and therefore, its existing VSC value is already low (at 8.89% compared to the BRE target of 27%). As a result, the view of sky afforded is self-inhibited and at a shallow angle across the Site, such that greater relative reductions are inevitable with any meaningful development opposite. The absolute change is comparatively small (approximately 5%).
- 7.8 In relation to DD, four of five rooms assessed meet the BRE Guidelines. The remaining room does not meet the default BRE criteria; however, this represents a very minor deviation (0.76 times its former value) and three-quarters of the room will retain a direct view of sky in the proposed condition.
- 7.9 In consideration of the above, the potential effect on the daylight amenity to this building is considered acceptable.

Lewarne

- 7.10 Lewarne is a two-storey house situated to the west of the Site across Nutts Lane. This property has been modelled utilising online estate agent information. We have tested a total of five windows serving five rooms in this property.
- 7.11 Of the five windows assessed for VSC, four meet the BRE Guidelines. The remaining window below the default criteria experiences a minor deviation only (0.73 times its former value) and retains a VSC value of approximately 18%. It is worth highlighting that this window forms a thin strip of glazing above a double door and is located tight underneath an overhanging section of roof, which exaggerates the sensitivity to changes in massing opposite. Nevertheless, the room it serves will satisfy the second daylight test of DD.
- 7.12 In relation to DD overall, four of five rooms assessed meet the BRE Guidelines. The remaining room does not meet the default criteria, experiencing a deviation of 0.68 times its former level; however, this serves less sensitive bedrooms use. Nevertheless, three-quarters of the room will retain a direct view of sky in the proposed condition and the
- 7.13 In consideration of the above, the potential effect on the daylight amenity to this building is considered acceptable.

Roman View

- 7.14 Roman View is a two-storey house situated to the west of the Site across Nutts Lane. This property has been modelled utilising plans sourced from Hinckley and Bosworth's Planning Portal. We have tested a total of five windows serving four rooms in this property.
- 7.15 Of the five windows assessed for VSC, one will meet the BRE Guidelines and the four remaining will fall below the default criteria. However, all of the affected windows record minor deviations of between 0.71 and 0.76 times their former values (avg. 0.74). Additionally, they are located beneath an overhanging roof section, which constrains the view of sky from above and exaggerates their sensitivity to changes in massing opposite. All of these windows serve rooms that meet the second daylight test of DD.
- 7.16 Moving to DD overall, all four rooms assessed will meet the BRE Guidelines.
- 7.17 In consideration of the above, the potential effect on the daylight amenity to this building is considered acceptable.

Clovelly

- 7.18 Clovelly is a two-storey house situated to the west of the Site across Nutts Lane. This property has been modelled based on assumed room layouts in the absence of layout information available online. We have tested six windows serving three rooms in this property. Of the six windows assessed for VSC, four will meet the BRE Guidelines. The remaining two windows fall below the suggested guidance values; however, these represent very minor or fractional deviations of 0.75 and 0.78 times their former values, while one of the windows retains a VSC value of 26.7% i.e. only marginally short of the BRE's optimal 27% target. Just as importantly, both affected windows form part of a wider bay window, the remaining portions of which retain VSC values in excess of the BRE recommendations. Furthermore, the room served by these windows will meet the second daylight test of DD.
- 7.19 Moving to DD overall, all three rooms assessed will meet the BRE Guidelines.
- 7.20 In consideration of the above, the potential effect on the daylight amenity to this building is considered acceptable.

Craven Cottage (Referred to on the Land Registry as the Land on the West Side of Nutts Lane)

- 7.21 Craven Cottage is a two-storey house situated to the west of the Site across Nutts Lane. This property has been modelled based on assumed room layouts in the absence of layout information available online. We have tested nine windows serving four rooms in this property.
- 7.22 Of the nine windows assessed for VSC, five will meet the BRE Guidelines. The remaining four windows fall below the suggested BRE criteria, recording VSC values which are between 0.03 and 0.51 times their former levels. All four affected windows are located beneath a canopy above the entrance to the property, which greatly inhibits the view of sky, and form the glazing within the entrance door. Consequently, the existing values are already low, such that greater relative reductions are inevitable with any meaningful development opposite. The absolute changes are generally very small (approximately 3%-5.5%). Given these windows are located within the entrance door, these may serve non-habitable space such as a hallway. Should this be the case, they can be discounted from assessment entirely.
- 7.23 In relation to DD, three of the four rooms assessed meet the BRE Guidelines. The one room falling short of the default criteria records a DD value of 0.58 times its former level. This room relates to the aforementioned entrance door, which may serve non-habitable space, and will retain a direct view of sky over half its area.
- 7.24 In consideration of the above, the potential effect on the daylight amenity to this building is considered acceptable.

Sunlight to existing surrounding buildings

- 7.25 The numerical results of the percentage of annual probable sunlight hours ('APSH') test are tabulated at Appendix D. Only those buildings identified by application of the BRE guide's preliminary 25° line and orientation test, as identified in 1 on page 16, have been tested.
- 7.26 Of the 15 properties tested, 12 will fully meet the BRE Guidelines for APSH.
- 7.27 The three properties which fall short of the default BRE recommendations for sunlight are Two Hoots, Roman View, and Craven Cottage. All three properties are discussed in further detail below.

Two Hoots

- 7.28 Of the four rooms assessed for APSH in this property, three satisfy the BRE criteria for annual sunlight, and all four meet the BRE criteria for winter sunlight.
- 7.29 The only room falling short for annual sunlight records APSH of 0.33 times its former level. It is worth noting that this room is well below the BRE Guidelines in the existing condition, owing to the following inherent design contextual constraints: i) the affected room is heavily blinkered by an overhanging section of roof above and a deep projection along one side, which artificially restricting the view of sun; and ii) faces primarily east and therefore, the access to sunlight is inevitably limited to only half the day. This makes the room unduly sensitive to changes in massing on the Site and greater effect inevitable with any meaningful development opposite.
- 7.30 In consideration of the above, the potential effect on the sunlight amenity to this building is considered acceptable.

Roman View

- 7.31 Of the four rooms assessed for APSH in this property, three satisfy the BRE criteria for annual and winter sunlight.
- 7.32 The only room falling short for both annual and winter sunlight records an annual APSH value of 0.76 times its former level, i.e. only marginally below the BRE recommended 0.8 times. Nonetheless, the room retains an annual PSH value of 19%, which is not far from the BRE target of 25%.
- 7.33 For winter sunlight, the room records a winter APSH value of 0 times its former level; however, this room experiences a very low winter value of just 1%. Its low existing value therefore results in the disproportionate relative reduction recorded. In common with Two Hoots above, this room is also heavily blinkered by a deep projection along one side, which artificially restricting the view of sun, and faces primarily east. Therefore, the access to sunlight is very limited and the room unduly sensitive to changes in massing on the Site; in that context, strict application of the default values would be unrealistic with any meaningful development opposite.
- 7.34 In consideration of the above, the potential effect on the sunlight amenity to this building is considered acceptable.

Craven Cottage

- 7.35 Of the four rooms assessed for APSH in this property, three satisfy the BRE criteria for annual and winter sunlight.

- 7.36 The only room falling short for both annual and winter sunlight records an annual PSH value of 0.72 times its former level, i.e., marginally below the BRE recommended 0.8 times. It is worth noting that this room does not meet the BRE Guidelines in the existing condition for annual sunlight, with an annual PSH value of 18% against the BRE recommended 25%. For winter sunlight, the room records an APSH value of 0.57 times its former level; however, it retains 4% APSH, which is only marginally below the BRE recommended target of 5%.
- 7.37 In common with Two Hoots and Roman View above, this room is also heavily blinkered by a projection along one side, which artificially restricts the view of sun, and faces primarily east. Therefore, the access to sunlight is very limited and the room unduly sensitive to changes in massing on the Site; in that context, strict application of the default values would be unrealistic with any meaningful development opposite.
- 7.38 As mentioned for daylight, this room is served by the entrance door to the property and is therefore highly likely to relate to non-habitable space. Should this be the case, it can be discounted from assessment entirely.
- 7.39 In consideration of the above, the potential effect on the sunlight amenity to this building is considered acceptable.

8. SUMMARY AND CONCLUSION

- 8.1 We have undertaken a study of the impact of the proposed development on the relevant rooms in the surrounding dwellings. The tests were undertaken in accordance with the BRE Guidelines. The BRE gives useful advice and recommends various numerical guidelines by which to assess the impact of development on daylight and sunlight to existing surrounding properties.
- 8.2 The BRE Guidelines should be applied sensitively and in view of the specific site constraints concerned. Its default numerical guidelines must be interpreted flexibly because natural lighting is only one of many factors in site layout design. The BRE acknowledge that its criteria should be considered pragmatically against the constraints presented by the existing context, along with any wider benefits of the development. Therefore, notwithstanding that a development may result in some deviations from its suggested values, it may be possible to conclude that the effect of a Proposed Development would nonetheless be acceptable.
- 8.3 It is important to reiterate that a number of the windows/rooms surrounding the Site are hampered by their existing context given they are situated beneath roof overhangs. Therefore, when considering redevelopment of the Site in this context, it is to be expected that some alterations in daylight and sunlight will occur which fall short of the base target criteria suggested by the BRE. Their orientation is also primarily east-facing, which inherently limits the access to sunlight to just half the day. Furthermore, the neighbouring windows/rooms under consideration currently enjoy an unobstructed outlook across the Site. Such contextual constraints will inevitably exaggerate their potential sensitivity to changes in massing on the Site and are contextual factors that the BRE specifically recognises make larger relative reductions unavoidable.
- 8.4 For daylight and sunlight, the results of our technical assessments indicate that the majority of windows (85% for VSC) and rooms (94% for DD and 94%/96% for Annual/Winter APSH) tested within the neighbouring buildings will satisfy the initial BRE criteria. Therefore, the Proposed Development is considered to perform very well overall.
- 8.5 Our assessment has identified a small number of windows and rooms falling below BRE Guidelines in properties located to the west of the Site, across Nutts Lane. In all but one case, the affected windows are positioned beneath roof overhangs and/or adjacent projections, which are existing architectural features that inherently make them more sensitive to changes in massing on the Site. The remaining isolated few remaining relate to two windows within a larger bay window, the remaining two windows of which remain fully BRE compliant, ensuring good overall light levels are maintained.

- 8.6 In conclusion, the layout of the proposed development follows the BRE Guidelines and will not significantly reduce sunlight or daylight to existing surrounding properties. In our opinion, Hinckley and Bosworth's planning policy on daylight and sunlight to neighbouring properties will be satisfied.



.....
ANSTEY HORNE

30 October 2025

APPENDICES

APPENDIX A

-

PLAN AND 3D VIEWS OF THE COMPUTER MODEL

DRAWING NOS. ROL01765_R03_V01_3D-001 TO ROL01765_R03_V01_3D-006



SITE VIEW

ANSTEY

A

HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Existing

Proposed

12120

Consented

Cutback

AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

SURVEY/ACCUCITIES

Received on 04/08/25

Site and aerial photos.

PROPOSED BUILDINGS

BHP DESIGN

Received on 16/10/25

N

E

S

W

0m

2.5m

5m

7.5m

10m

12.5m

PROJECT INFORMATION:

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CLIENT:

GRAFTONGATE

PROJECT TITLE:

HAMMONDS WAY

HINCKLEY

LE10 3EJ

SCHEME REF:

SCHEME RECEIVED: 16/10/25

DRAWING TITLE:

SITE PLAN VIEW

EXISTING CONDITION

LEAD: / UPDATED:

DATE:

SCALE:

A3

PROJECT No:

RELEASE No:

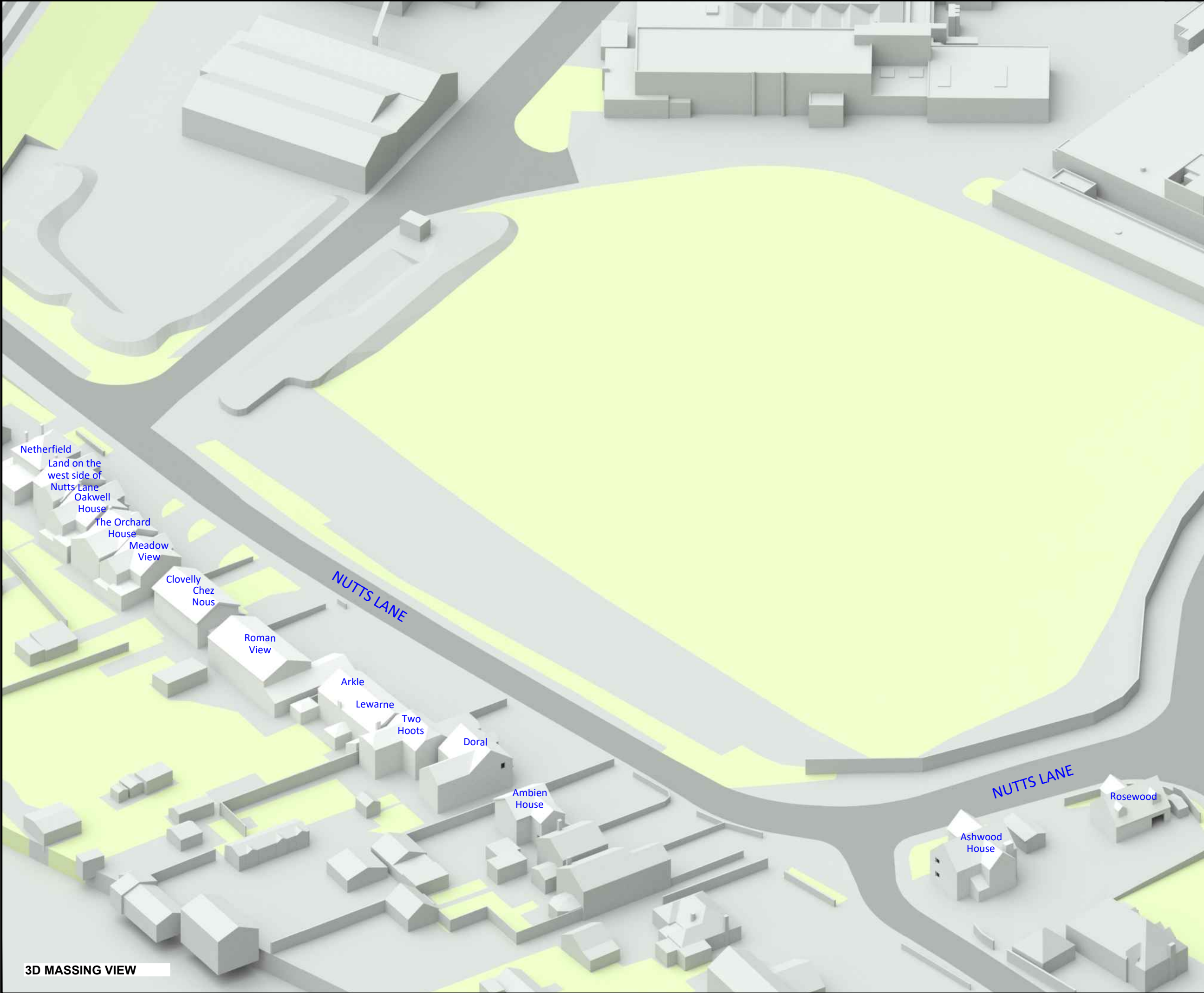
VERSION No:

DRAWING No:

ROL01765_R03_V01_

001

Site Plan



3D MASSING VIEW

ANSTEY

A

HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Existing

Proposed

12120

Consented

Cutback

AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

SURVEY/ACCUCITIES

Received on 04/08/25

Site and aerial photos.

PROPOSED BUILDINGS

BHP DESIGN

Received on 16/10/25

PROJECT INFORMATION:

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CLIENT:

GRAFTONGATE

PROJECT TITLE:

HAMMONDS WAY
HINCKLEY
LE10 3EJ

SCHEME REF:

SCHEME RECEIVED: 16/10/25

DRAWING TITLE:

3D MASSING MODEL VIEW
EXISTING CONDITION

LEAD: / UPDATED:
AH/AK

DATE:
22/10/25

SCALE: N.T.S.

A3

PROJECT No:

RELEASE No:

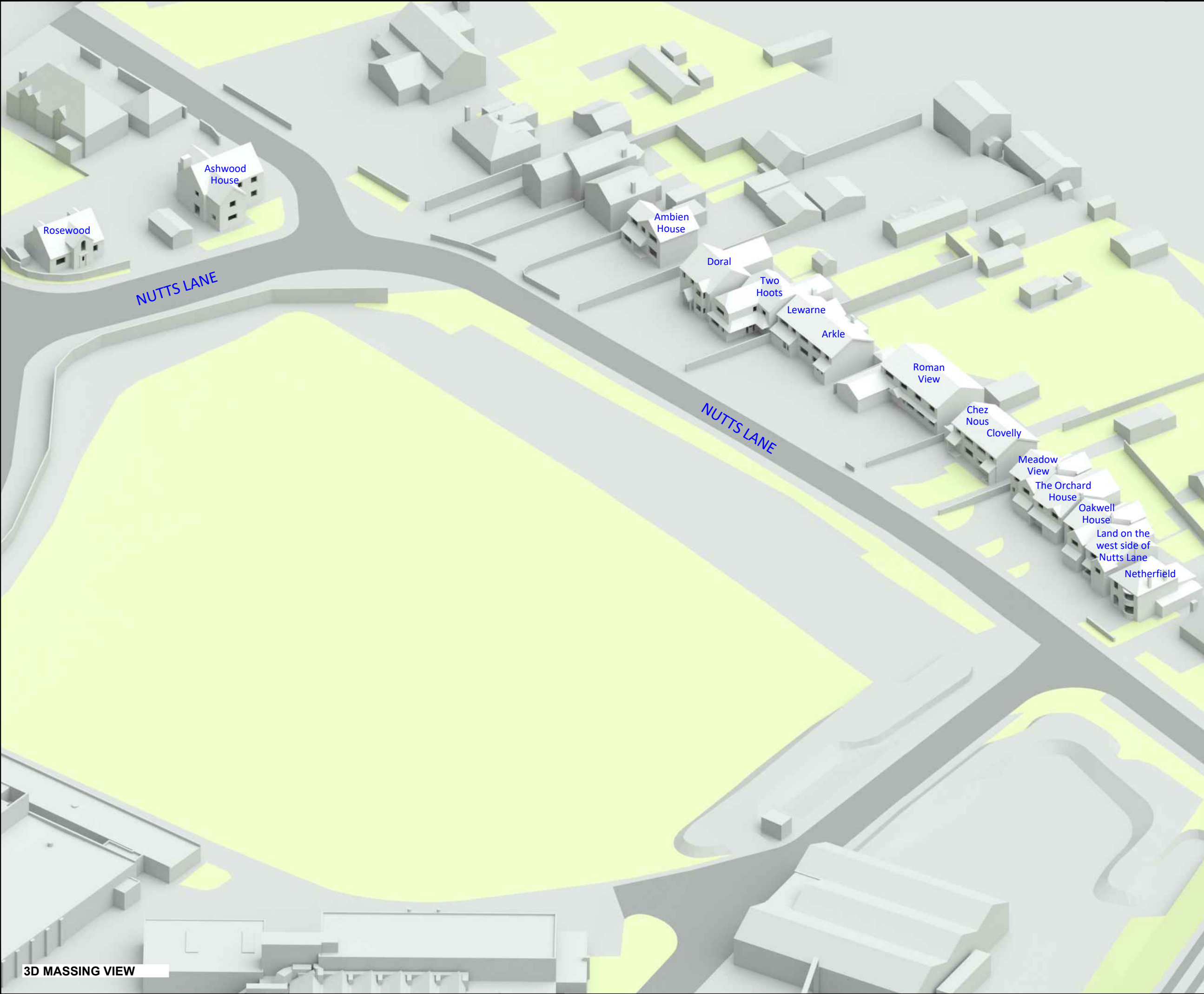
VERSION No:

DRAWING No:

ROL01765_R03_V01_

002

3D Massing Model



3D MASSING VIEW

ANSTEY

AH

HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Existing

Proposed

12120

Consented

Cutback

AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

SURVEY/ACCUCITIES

Received on 04/08/25

Site and aerial photos.

PROPOSED BUILDINGS

BHP DESIGN

Received on 16/10/25

PROJECT INFORMATION:

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CLIENT:

GRAFTONGATE

PROJECT TITLE:

HAMMONDS WAY
HINCKLEY
LE10 3EJ

SCHEME REF:

SCHEME RECEIVED: 16/10/25

DRAWING TITLE:

3D MASSING MODEL VIEW
EXISTING CONDITION

LEAD: / UPDATED:

DATE:

SCALE:

A3

PROJECT No:

RELEASE No:

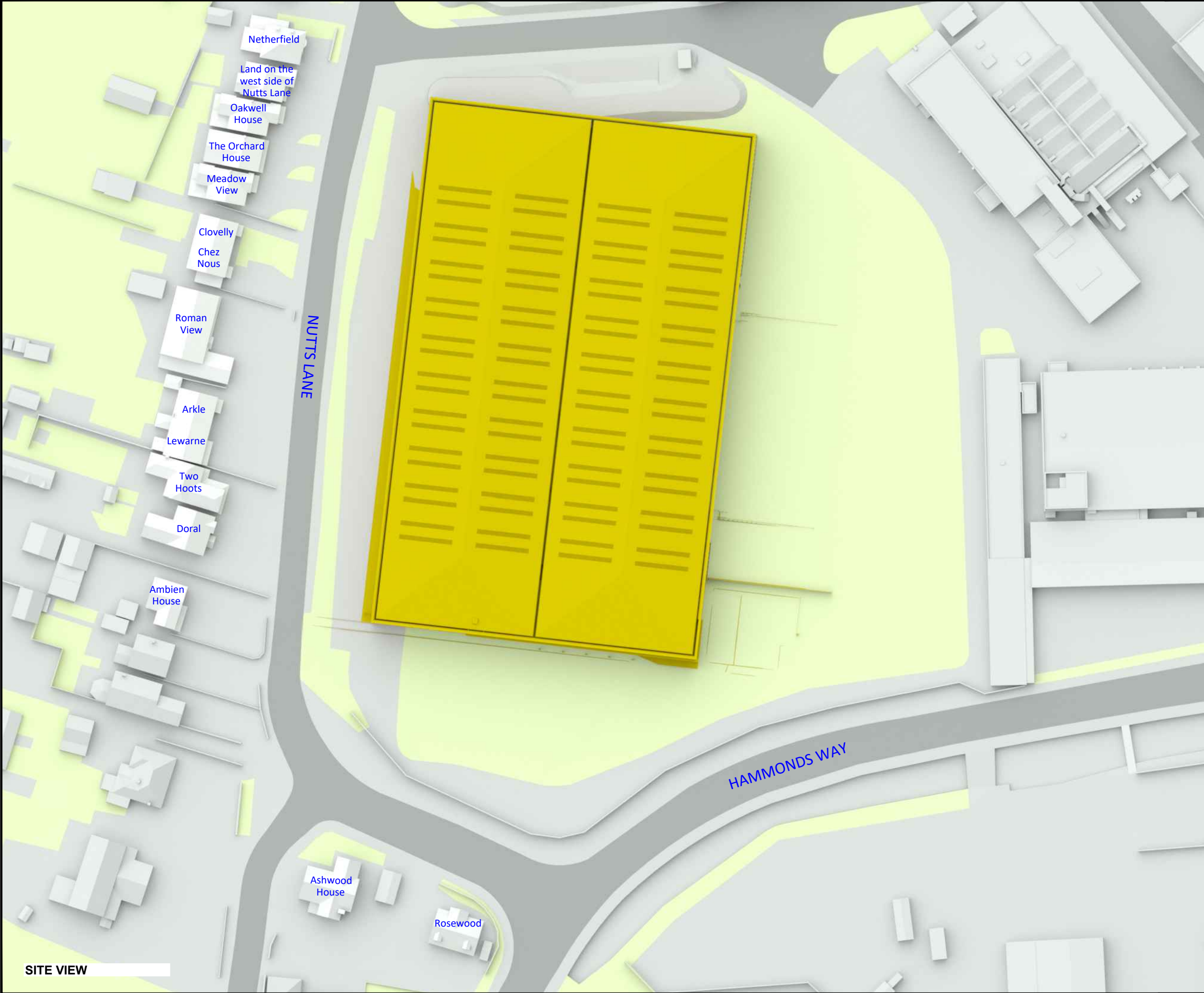
VERSION No:

DRAWING No:

ROL01765_R03_V01_

003

3D Massing Model



ANSTEY

AH

HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Existing

Proposed

12120

Consented

Cutback

AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

SURVEY/ACCUCITIES

Received on 04/08/25

Site and aerial photos.

PROPOSED BUILDINGS

BHP DESIGN

Received on 16/10/25

N

E

S

W

0m

2.5m

5m

7.5m

10m

12.5m

PROJECT INFORMATION:

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CLIENT:

GRAFTONGATE

PROJECT TITLE:

HAMMONDS WAY

HINCKLEY

LE10 3EJ

SCHEME REF:

SCHEME RECEIVED: 16/10/25

DRAWING TITLE:

SITE PLAN VIEW

PROPOSED SCHEME

LEAD: / UPDATED:

DATE:

SCALE:

A3

PROJECT No:

RELEASE No:

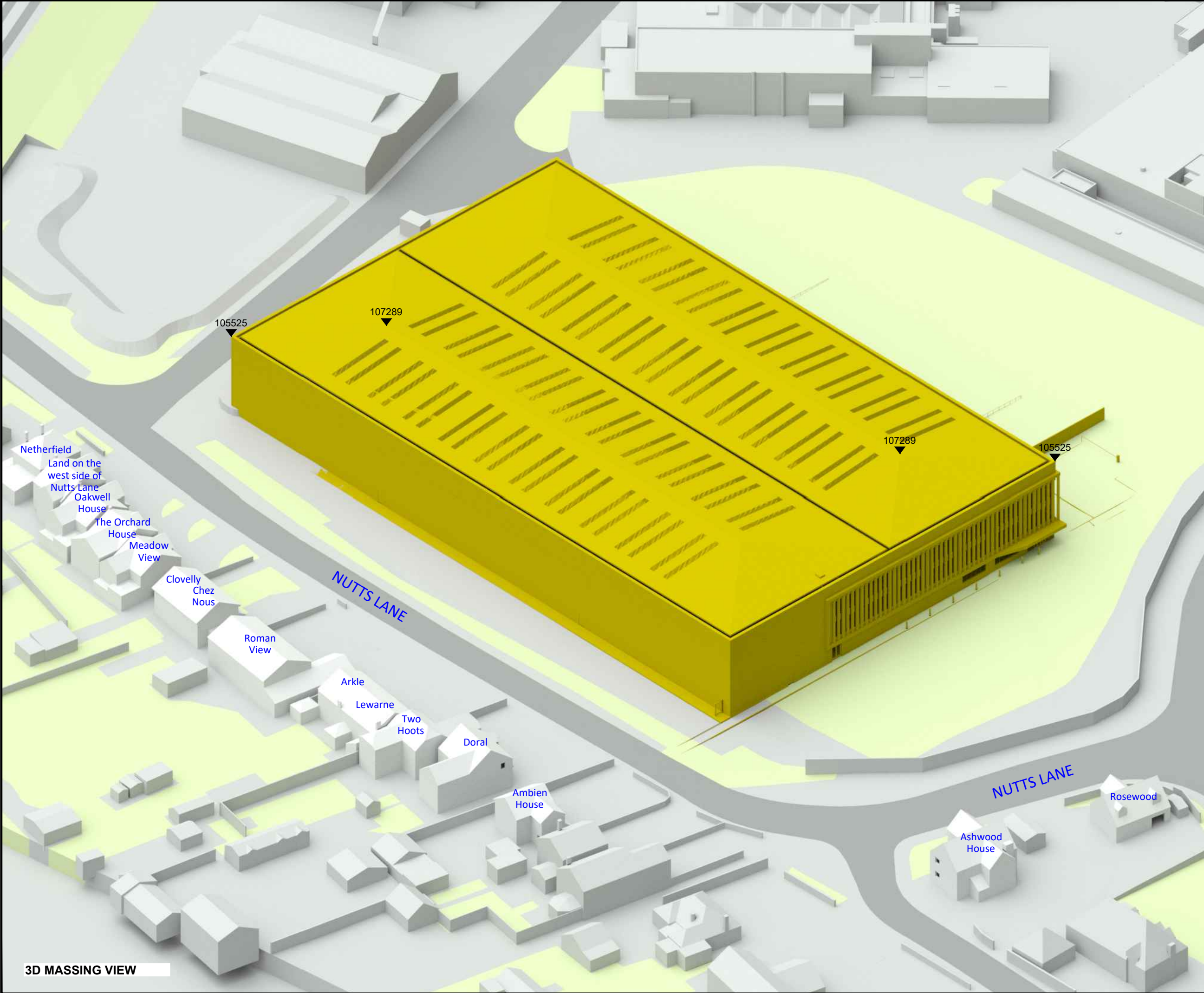
VERSION No:

DRAWING No:

ROL01765_R03_V01_

004

Site Plan



ANSTEY A HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Existing

Proposed

12120

Consented

Cutback

AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

SURVEY/ACCUCITIES

Received on 04/08/25

Site and aerial photos.

PROPOSED BUILDINGS

BHP DESIGN

Received on 16/10/25

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CLIENT:

GRAFTONGATE

PROJECT TITLE:

HAMMONDS WAY
HINCKLEY
LE10 3EJ

SCHEME REF:

SCHEME RECEIVED: 16/10/25

DRAWING TITLE:

3D MASSING MODEL VIEW
PROPOSED SCHEME

LEAD: / UPDATED:

DATE:

SCALE:

A3

PROJECT No:

RELEASE No:

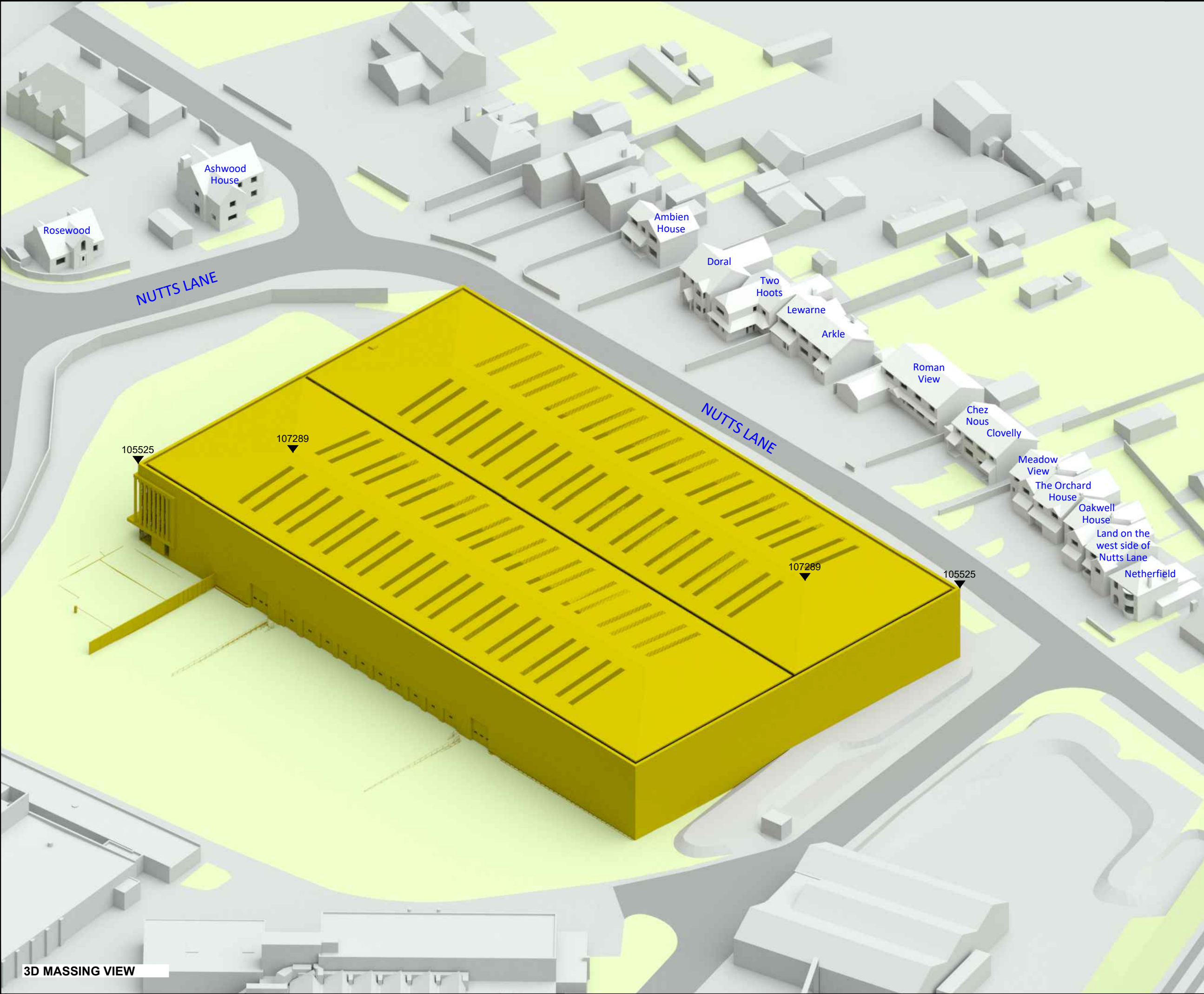
VERSION No:

DRAWING No:

ROL01765_R03_V01_

005

3D Massing Model



3D MASSING VIEW

ANSTEY HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Existing

Proposed

12120

Consented

Cutback

AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

SURVEY/ACCUCITIES

Received on 04/08/25

Site and aerial photos.

PROPOSED BUILDINGS

BHP DESIGN

Received on 16/10/25

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CLIENT:

GRAFTONGATE

PROJECT TITLE:

HAMMONDS WAY
HINCKLEY
LE10 3EJ

SCHEME REF:

SCHEME RECEIVED: 16/10/25

DRAWING TITLE:

3D MASSING MODEL VIEW
PROPOSED SCHEME

LEAD: / UPDATED:

DATE:

SCALE:

A3

PROJECT No:

RELEASE No:

VERSION No:

DRAWING No:

ROL01765_R03_V01_

006

3D Massing Model

APPENDIX B

-

VERTICAL SKY COMPONENT ('VSC') TABLE

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
Doral							
Gnd Floor							
R2	RESIDENTIAL		LIVING ROOM	W3	8.89	8.77	0.99
R2	RESIDENTIAL		LIVING ROOM	W4	38.07	31.57	N/A
R2	RESIDENTIAL		LIVING ROOM	W5	17.34	14.08	0.81
1st Floor							
R1	RESIDENTIAL		UNKNOWN	W1	36.29	36.28	N/A
R1	RESIDENTIAL		UNKNOWN	W2	37.85	33.58	N/A
R2	RESIDENTIAL		BEDROOM	W3	36.73	32.32	N/A
R3	RESIDENTIAL		BEDROOM	W4	22.93	22.83	1.00
R3	RESIDENTIAL		BEDROOM	W5	39.07	33.92	N/A
R3	RESIDENTIAL		BEDROOM	W6	22.74	20.09	0.88
Two Hoots							
Gnd Floor							
R1	RESIDENTIAL		UNKNOWN	W1	35.46	28.10	N/A
R4	RESIDENTIAL		UNKNOWN	W7	8.89	3.85	0.43
1st Floor							
R1	RESIDENTIAL		UNKNOWN	W1	39.02	33.04	N/A
R2	RESIDENTIAL		UNKNOWN	W2	27.32	25.05	0.92
R3	RESIDENTIAL		UNKNOWN	W3	33.45	28.64	N/A
Lewarne							
Gnd Floor							
R1	RESIDENTIAL		PLAY ROOM	W1	24.95	18.21	0.73
R3	RESIDENTIAL		LIVING ROOM	W5	35.65	28.52	N/A
1st Floor							
R1	RESIDENTIAL		BEDROOM	W1	33.24	27.78	N/A
R2	RESIDENTIAL		BEDROOM	W2	34.37	28.74	N/A
R3	RESIDENTIAL		BEDROOM	W3	34.73	28.92	N/A
Arkle							
Gnd Floor							
R3	RESIDENTIAL		LIVING ROOM	W3	33.51	26.90	0.80
1st Floor							
R1	RESIDENTIAL		BEDROOM	W1	35.01	28.86	N/A
R2	RESIDENTIAL		BEDROOM	W2	34.90	28.89	N/A
Roman View							
Gnd Floor							
R1	RESIDENTIAL		PLAY ROOM	W1	15.43	11.02	0.71
R4	RESIDENTIAL		OFFICE	W4	27.22	20.56	0.76
R5	RESIDENTIAL		UTILITY ROOM	W5	28.32	21.28	0.75
R5	RESIDENTIAL		UTILITY ROOM	W6	28.80	21.68	0.75
1st Floor							
R1	RESIDENTIAL		BEDROOM	W1	37.56	32.09	N/A

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
Chez Nous							
Gnd Floor R1	RESIDENTIAL		UNKNOWN	W1	35.70	28.30	N/A
1st Floor R1	RESIDENTIAL		UNKNOWN	W1	33.15	27.16	N/A
R2	RESIDENTIAL		UNKNOWN	W2	33.19	27.24	N/A
Clovelly							
Gnd Floor R1	RESIDENTIAL		UNKNOWN	W1	34.14	26.71	0.78
R1	RESIDENTIAL		UNKNOWN	W2	23.07	17.39	0.75
R1	RESIDENTIAL		UNKNOWN	W5	35.49	28.75	N/A
R1	RESIDENTIAL		UNKNOWN	W6	37.74	30.29	N/A
1st Floor R1	RESIDENTIAL		UNKNOWN	W1	33.16	27.12	N/A
R2	RESIDENTIAL		UNKNOWN	W2	33.14	27.12	N/A
Oakwell House							
1st Floor R1	RESIDENTIAL		BEDROOM	W1	38.78	33.16	N/A
R2	RESIDENTIAL		BEDROOM	W2	30.74	25.21	0.82
The Orchard House							
1st Floor R1	RESIDENTIAL		BEDROOM	W1	36.82	30.94	N/A
R2	RESIDENTIAL		BEDROOM	W2	35.05	28.96	N/A
Meadow View							
1st Floor R1	RESIDENTIAL		BEDROOM	W1	32.01	25.98	0.81
R2	RESIDENTIAL		BEDROOM	W2	38.82	32.66	N/A
Netherfield							
Gnd Floor R2	RESIDENTIAL		LIVING ROOM	W2	34.23	32.78	N/A
R2	RESIDENTIAL		LIVING ROOM	W3	37.93	34.74	N/A
R2	RESIDENTIAL		LIVING ROOM	W4	38.24	33.17	N/A
R2	RESIDENTIAL		LIVING ROOM	W5	37.14	31.16	N/A
R2	RESIDENTIAL		LIVING ROOM	W6	32.73	26.93	0.82
1st Floor R1	RESIDENTIAL		BEDROOM	W1	32.93	31.74	N/A
R1	RESIDENTIAL		BEDROOM	W2	37.95	35.31	N/A
R1	RESIDENTIAL		BEDROOM	W3	38.36	34.17	N/A
R1	RESIDENTIAL		BEDROOM	W4	37.64	32.69	N/A
R1	RESIDENTIAL		BEDROOM	W5	31.88	27.08	N/A
R2	RESIDENTIAL		BEDROOM	W6	36.55	32.15	N/A

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
Land on the west side of Nutts Lane							
Gnd Floor							
R1	RESIDENTIAL		UNKNOWN	W1	12.91	10.36	0.80
R1	RESIDENTIAL		UNKNOWN	W4	36.16	29.59	N/A
R1	RESIDENTIAL		UNKNOWN	W5	3.94	3.82	0.97
R2	RESIDENTIAL		UNKNOWN	W2	10.78	5.55	0.51
R2	RESIDENTIAL		UNKNOWN	W3	10.03	4.43	0.44
R2	RESIDENTIAL		UNKNOWN	W6	3.66	0.59	0.16
R2	RESIDENTIAL		UNKNOWN	W7	3.44	0.12	0.03
1st Floor							
R1	RESIDENTIAL		UNKNOWN	W1	33.46	28.44	N/A
R2	RESIDENTIAL		UNKNOWN	W2	38.78	33.87	N/A
Ambien House							
Gnd Floor							
R2	RESIDENTIAL		DINING ROOM	W3	35.83	32.40	N/A
R3	RESIDENTIAL		LIVING ROOM	W4	36.74	33.72	N/A
R3	RESIDENTIAL		LIVING ROOM	W5	24.50	24.50	1.00
1st Floor							
R1	RESIDENTIAL		BEDROOM	W1	38.54	35.80	N/A
R3	RESIDENTIAL		BEDROOM	W3	37.17	34.84	N/A
Rosewood							
Gnd Floor							
R2	RESIDENTIAL		LD	W2	35.07	32.39	N/A
R2	RESIDENTIAL		LD	W4	37.38	37.38	N/A
Ashwood House							
Gnd Floor							
R2	RESIDENTIAL		KITCHEN	W2	38.11	35.50	N/A
R2	RESIDENTIAL		KITCHEN	W3	34.83	34.19	N/A
R3	RESIDENTIAL		STUDY	W4	37.55	37.52	N/A
R3	RESIDENTIAL		STUDY	W5	35.17	32.88	N/A
R4	RESIDENTIAL		LIVING ROOM	W6	33.73	33.19	N/A
1st Floor							
R2	RESIDENTIAL		BEDROOM	W2	38.76	36.48	N/A
R3	RESIDENTIAL		BEDROOM	W3	38.71	38.69	N/A
R3	RESIDENTIAL		BEDROOM	W4	37.25	35.34	N/A
R4	RESIDENTIAL		BEDROOM	W5	38.74	38.28	N/A

APPENDIX C

-

DAYLIGHT DISTRIBUTION TABLE

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Flat no.	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
Doral							
Gnd Floor R2	RESIDENTIAL		LIVING ROOM	13.61	13.45	12.67	0.94
1st Floor R1	RESIDENTIAL		UNKNOWN	7.56	7.55	7.55	1.00
R2	RESIDENTIAL		BEDROOM	4.30	4.08	4.08	1.00
R3	RESIDENTIAL		BEDROOM	13.61	13.52	13.52	1.00
Two Hoots							
Gnd Floor R1	RESIDENTIAL		UNKNOWN	8.89	8.47	8.47	1.00
R4	RESIDENTIAL		UNKNOWN	12.20	10.65	8.12	0.76
1st Floor R1	RESIDENTIAL		UNKNOWN	17.27	16.99	16.76	0.99
R2	RESIDENTIAL		UNKNOWN	11.86	10.48	10.46	1.00
R3	RESIDENTIAL		UNKNOWN	12.20	12.06	12.03	1.00
Lewarne							
Gnd Floor R1	RESIDENTIAL		PLAY ROOM	10.60	7.72	7.72	1.00
R3	RESIDENTIAL		LIVING ROOM	17.06	16.66	14.13	0.85
1st Floor R1	RESIDENTIAL		BEDROOM	15.94	15.94	10.88	0.68
R2	RESIDENTIAL		BEDROOM	4.55	4.49	4.49	1.00
R3	RESIDENTIAL		BEDROOM	12.14	12.14	11.62	0.96
Arkle							
Gnd Floor R3	RESIDENTIAL		LIVING ROOM	14.51	13.79	13.47	0.98
1st Floor R1	RESIDENTIAL		BEDROOM	5.77	5.73	5.73	1.00
R2	RESIDENTIAL		BEDROOM	12.78	12.76	12.70	1.00
Roman View							
Gnd Floor R1	RESIDENTIAL		PLAY ROOM	20.58	11.64	9.60	0.82
R4	RESIDENTIAL		OFFICE	5.74	5.58	5.58	1.00
R5	RESIDENTIAL		UTILITY ROOM	19.81	19.20	16.72	0.87
1st Floor R1	RESIDENTIAL		BEDROOM	12.59	12.36	12.36	1.00
Chez Nous							
Gnd Floor R1	RESIDENTIAL		UNKNOWN	13.48	13.46	12.14	0.90

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Flat no.	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
1st Floor							
R1	RESIDENTIAL		UNKNOWN	13.11	13.11	11.61	0.89
R2	RESIDENTIAL		UNKNOWN	8.67	8.65	7.55	0.87
Clovelly							
Gnd Floor							
R1	RESIDENTIAL		UNKNOWN	13.23	13.16	11.07	0.84
1st Floor							
R1	RESIDENTIAL		UNKNOWN	8.98	8.94	7.63	0.85
R2	RESIDENTIAL		UNKNOWN	13.22	13.22	11.63	0.88
Oakwell House							
1st Floor							
R1	RESIDENTIAL		BEDROOM	13.39	13.17	12.20	0.93
R2	RESIDENTIAL		BEDROOM	6.74	6.59	6.58	1.00
The Orchard House							
1st Floor							
R1	RESIDENTIAL		BEDROOM	15.29	15.10	12.05	0.80
R2	RESIDENTIAL		BEDROOM	10.14	9.99	9.71	0.97
Meadow View							
1st Floor							
R1	RESIDENTIAL		BEDROOM	7.97	7.81	7.81	1.00
R2	RESIDENTIAL		BEDROOM	13.92	13.81	12.28	0.89
Netherfield							
Gnd Floor							
R2	RESIDENTIAL		LIVING ROOM	15.60	15.55	15.46	0.99
1st Floor							
R1	RESIDENTIAL		BEDROOM	14.84	14.80	14.57	0.98
R2	RESIDENTIAL		BEDROOM	5.67	5.64	5.64	1.00
Land on the west side of Nutts Lane							
Gnd Floor							
R1	RESIDENTIAL		UNKNOWN	10.73	10.68	8.79	0.82
R2	RESIDENTIAL		UNKNOWN	5.58	5.37	3.10	0.58
1st Floor							
R1	RESIDENTIAL		UNKNOWN	12.48	12.09	11.79	0.97
R2	RESIDENTIAL		UNKNOWN	11.14	11.10	10.30	0.93
Ambien House							
Gnd Floor							
R2	RESIDENTIAL		DINING ROOM	11.60	11.56	11.56	1.00

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Flat no.	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
R3	RESIDENTIAL		LIVING ROOM	14.38	14.38	14.38	1.00
1st Floor							
R1	RESIDENTIAL		BEDROOM	11.60	11.57	11.57	1.00
R3	RESIDENTIAL		BEDROOM	11.03	10.93	10.93	1.00
Rosewood							
Gnd Floor							
R2	RESIDENTIAL		LD	25.08	25.08	25.06	1.00
Ashwood House							
Gnd Floor							
R2	RESIDENTIAL		KITCHEN	11.66	11.59	11.59	1.00
R3	RESIDENTIAL		STUDY	8.04	7.95	7.95	1.00
R4	RESIDENTIAL		LIVING ROOM	16.98	16.63	16.63	1.00
1st Floor							
R2	RESIDENTIAL		BEDROOM	17.09	16.16	16.09	1.00
R3	RESIDENTIAL		BEDROOM	11.57	11.53	11.53	1.00
R4	RESIDENTIAL		BEDROOM	12.76	11.33	11.33	1.00

APPENDIX D

-

ANNUAL PROBABLE SUNLIGHT HOURS ('APSH') TABLE

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY					ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
Doral										
Gnd Floor										
R2	RESIDENTIAL		W3	LIVING ROOM						
R2	RESIDENTIAL		W4	LIVING ROOM						
R2	RESIDENTIAL		W5	LIVING ROOM	58	49	N/A	16	14	N/A
1st Floor										
R1	RESIDENTIAL		W1	UNKNOWN						
R1	RESIDENTIAL		W2	UNKNOWN	97	95	N/A	28	28	N/A
R2	RESIDENTIAL		W3	BEDROOM	54	50	N/A	18	16	N/A
R3	RESIDENTIAL		W4	BEDROOM						
R3	RESIDENTIAL		W5	BEDROOM						
R3	RESIDENTIAL		W6	BEDROOM	66	61	N/A	21	19	N/A
Two Hoots										
Gnd Floor										
R1	RESIDENTIAL		W1	UNKNOWN	52	42	N/A	18	15	N/A
R4	RESIDENTIAL		W7	UNKNOWN	9	3	0.33	0	0	-
1st Floor										
R1	RESIDENTIAL		W1	UNKNOWN	59	51	N/A	19	16	N/A
R3	RESIDENTIAL		W3	UNKNOWN	45	41	N/A	5	3	0.60
Lewarne										
Gnd Floor										
R1	RESIDENTIAL		W1	PLAY ROOM	33	25	N/A	8	5	N/A
R3	RESIDENTIAL		W5	LIVING ROOM	45	36	N/A	9	6	N/A
1st Floor										
R1	RESIDENTIAL		W1	BEDROOM	43	38	N/A	10	7	N/A

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY					ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R2	RESIDENTIAL		W2	BEDROOM	47	42	N/A	14	11	N/A
R3	RESIDENTIAL		W3	BEDROOM	49	44	N/A	16	13	N/A
Arkle										
Gnd Floor	RESIDENTIAL		W3	LIVING ROOM	54	46	N/A	17	14	N/A
R3										
1st Floor										
R1	RESIDENTIAL		W1	BEDROOM	49	44	N/A	16	13	N/A
R2	RESIDENTIAL		W2	BEDROOM	49	44	N/A	16	13	N/A
Roman View										
Gnd Floor	RESIDENTIAL		W1	PLAY ROOM	25	19	0.76	1	0	0.00
R1										
R4										
R5										
R5										
1st Floor	RESIDENTIAL		W6	UTILITY ROOM	40	32	N/A	13	10	N/A
R1										
R1	RESIDENTIAL		W1	BEDROOM	51	47	N/A	15	13	N/A
Chez Nous										
Gnd Floor	RESIDENTIAL		W1	UNKNOWN	45	36	N/A	9	6	N/A
R1										
1st Floor										
R1	RESIDENTIAL		W1	UNKNOWN	45	40	N/A	15	12	N/A
R2	RESIDENTIAL		W2	UNKNOWN	47	42	N/A	17	14	N/A
Clovelly										

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

EST. 1795

PROPERTY					ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
Gnd Floor										
R1	RESIDENTIAL		W1	UNKNOWN	59	50	N/A	19	16	N/A
R1	RESIDENTIAL		W2	UNKNOWN						
R1	RESIDENTIAL		W5	UNKNOWN						
R1	RESIDENTIAL		W6	UNKNOWN						
1st Floor										
R1	RESIDENTIAL		W1	UNKNOWN	45	40	N/A	15	12	N/A
R2	RESIDENTIAL		W2	UNKNOWN	45	40	N/A	15	12	N/A
Oakwell House										
1st Floor										
R1	RESIDENTIAL		W1	BEDROOM	58	53	N/A	18	15	N/A
R2	RESIDENTIAL		W2	BEDROOM	45	39	N/A	16	13	N/A
The Orchard House										
1st Floor										
R1	RESIDENTIAL		W1	BEDROOM	49	42	N/A	15	12	N/A
R2	RESIDENTIAL		W2	BEDROOM	49	42	N/A	16	13	N/A
Meadow View										
1st Floor										
R1	RESIDENTIAL		W1	BEDROOM	45	40	N/A	16	13	N/A
R2	RESIDENTIAL		W2	BEDROOM	58	53	N/A	18	15	N/A
Netherfield										
Gnd Floor										
R2	RESIDENTIAL		W2	LIVING ROOM						

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY					ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R2	RESIDENTIAL		W3	LIVING ROOM						
R2	RESIDENTIAL		W4	LIVING ROOM						
R2	RESIDENTIAL		W5	LIVING ROOM						
R2	RESIDENTIAL		W6	LIVING ROOM	60	56	N/A	20	16	N/A
1st Floor										
R1	RESIDENTIAL		W1	BEDROOM						
R1	RESIDENTIAL		W2	BEDROOM						
R1	RESIDENTIAL		W3	BEDROOM						
R1	RESIDENTIAL		W4	BEDROOM						
R1	RESIDENTIAL		W5	BEDROOM	63	60	N/A	20	17	N/A
R2	RESIDENTIAL		W6	BEDROOM	51	47	N/A	17	14	N/A
Land on the west side of Nutts Lane										
Gnd Floor										
R1	RESIDENTIAL		W1	UNKNOWN						
R1	RESIDENTIAL		W4	UNKNOWN						
R1	RESIDENTIAL		W5	UNKNOWN	53	48	N/A	16	13	N/A
R2	RESIDENTIAL		W2	UNKNOWN						
R2	RESIDENTIAL		W3	UNKNOWN						
R2	RESIDENTIAL		W6	UNKNOWN						
R2	RESIDENTIAL		W7	UNKNOWN	18	13	0.72	7	4	0.57
1st Floor										
R1	RESIDENTIAL		W1	UNKNOWN	50	45	N/A	16	13	N/A
R2	RESIDENTIAL		W2	UNKNOWN	58	53	N/A	18	15	N/A
Ambien House										
Gnd Floor										
R2	RESIDENTIAL		W3	DINING ROOM	47	43	N/A	9	9	N/A
R3	RESIDENTIAL		W4	LIVING ROOM						

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY					ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R3	RESIDENTIAL		W5	LIVING ROOM	75	71	N/A	18	18	N/A
1st Floor										
R1	RESIDENTIAL		W1	BEDROOM	58	56	N/A	18	18	N/A
R3	RESIDENTIAL		W3	BEDROOM	52	50	N/A	16	16	N/A
Rosewood										
Gnd Floor										
R2	RESIDENTIAL		W2	LD						
R2	RESIDENTIAL		W4	LD	93	93	N/A	26	26	N/A
Ashwood House										
Gnd Floor										
R2	RESIDENTIAL		W2	KITCHEN						
R2	RESIDENTIAL		W3	KITCHEN	49	49	N/A	12	12	N/A
R4	RESIDENTIAL		W6	LIVING ROOM	53	53	N/A	16	16	N/A
1st Floor										
R4	RESIDENTIAL		W5	BEDROOM	60	60	N/A	20	20	N/A

APPENDIX E

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DAYLIGHT DISTRIBUTION CONTOUR PLANS

DRAWING NOS. ROL01765_R03_V01_PL-101-01 TO ROL01765_R03_V01_PL-115-01



ANSTEY

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HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

SURVEY/ACCUCITIES

Received on 04/08/25

Site and aerial photos.

PROPOSED BUILDINGS

BHP DESIGN

Received on 16/10/25

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CLIENT:

GRAFTONGATE

PROJECT TITLE:

HAMMONDS WAY

HINCKLEY

LE10 3EJ

SCHEME REF:

SCHEME RECEIVED: 16/10/25

DRAWING TITLE:

DAYLIGHT DISTRIBUTION CONTOURS

TWO HOOTS

LEAD: / UPDATED:

AH/AK

DATE:

22/10/25

SCALE:

1:100

A3

PROJECT No:

RELEASE No:

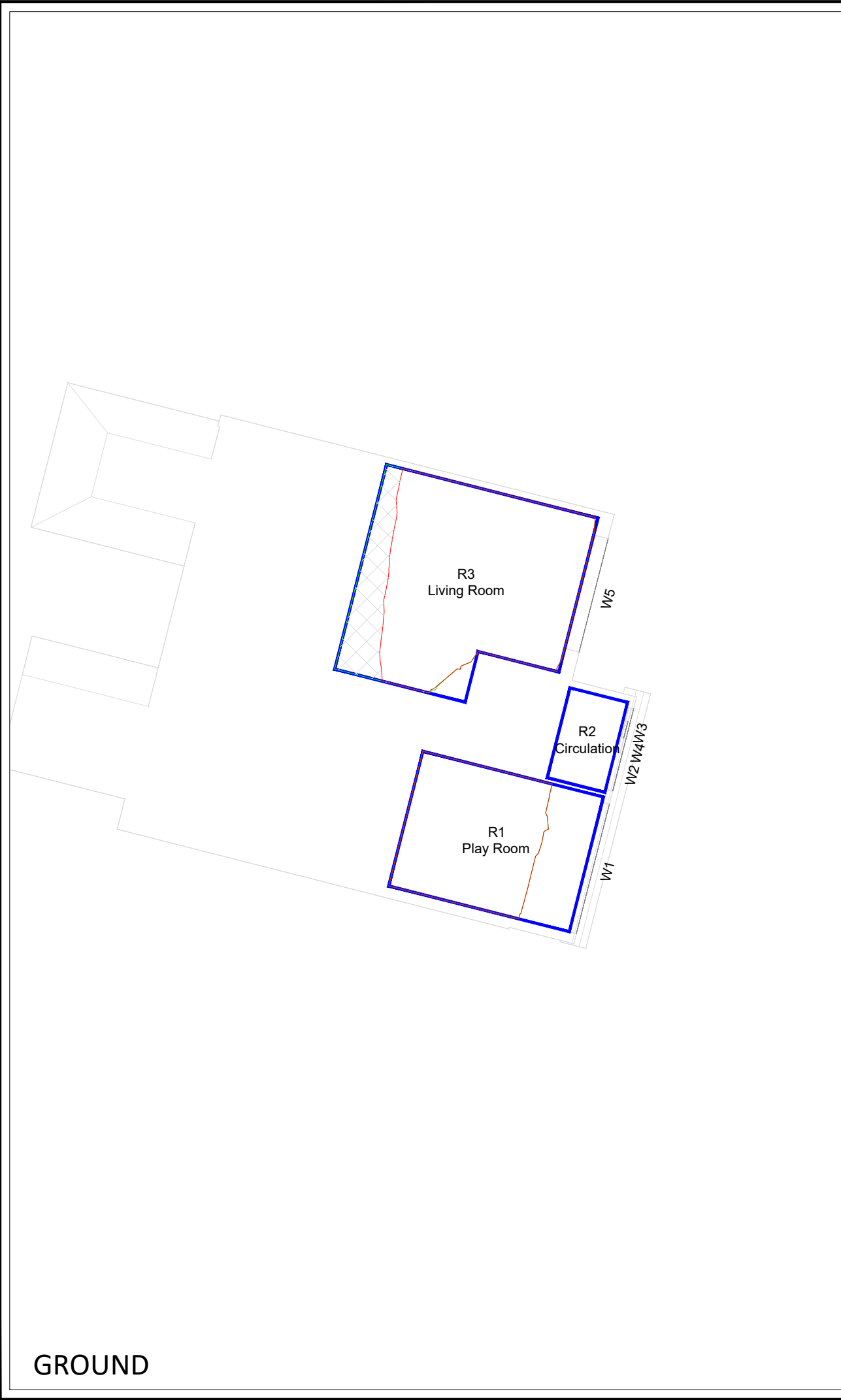
VERSION No:

DRAWING No:

ROL01765_R03_V01_

102-01

Daylight & Sunlight



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EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

SURVEY/ACCUCITIES

Received on 04/08/25

Site and aerial photos.

PROPOSED BUILDINGS

BHP DESIGN

Received on 16/10/25

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CLIENT:

GRAFTONGATE

PROJECT TITLE:

HAMMONDS WAY
HINCKLEY
LE10 3EJ

SCHEME REF:

SCHEME RECEIVED: 16/10/25

DRAWING TITLE:

DAYLIGHT DISTRIBUTION CONTOURS
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LEAD: / UPDATED:

DATE:

SCALE:

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PROJECT No:

RELEASE No:

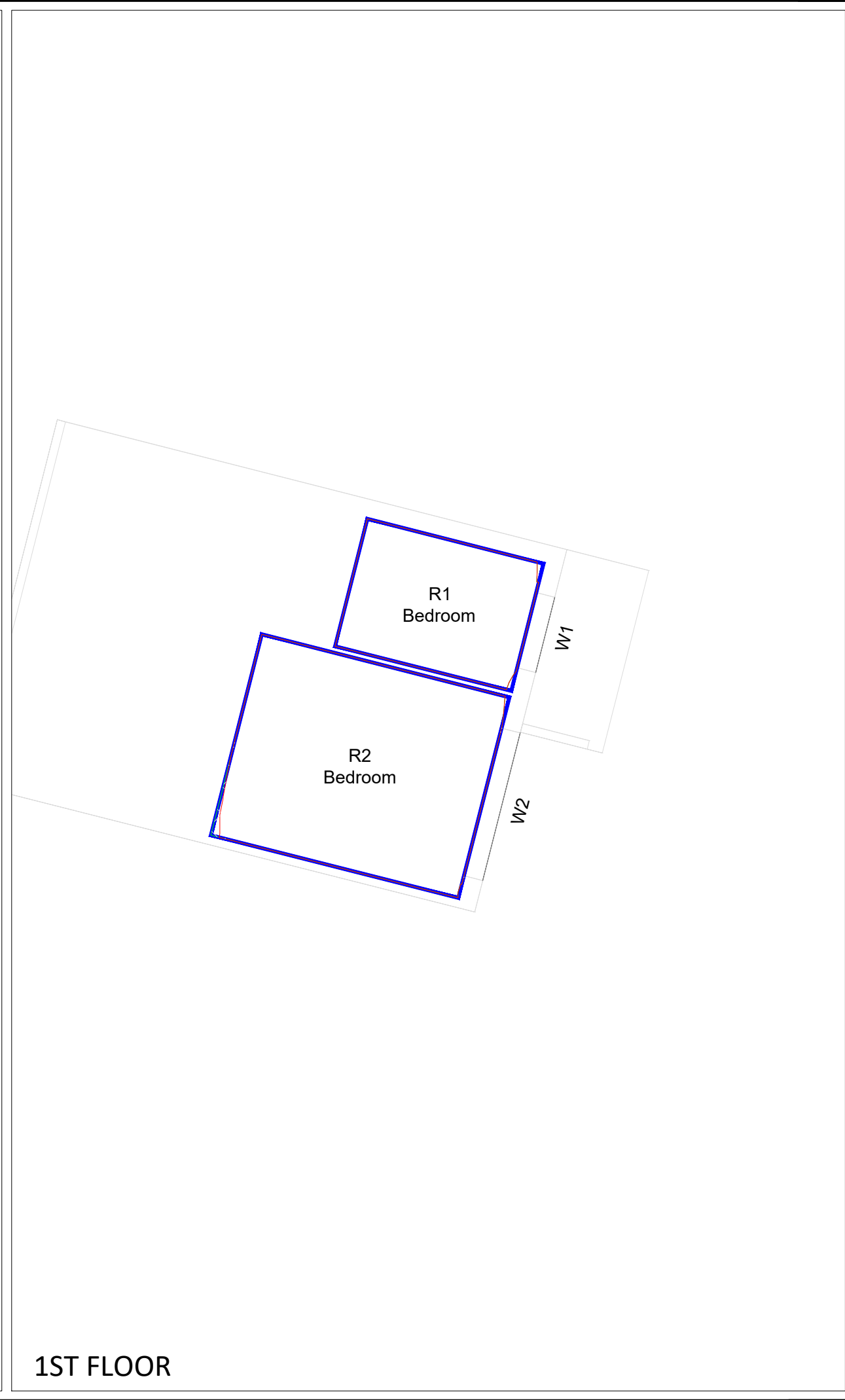
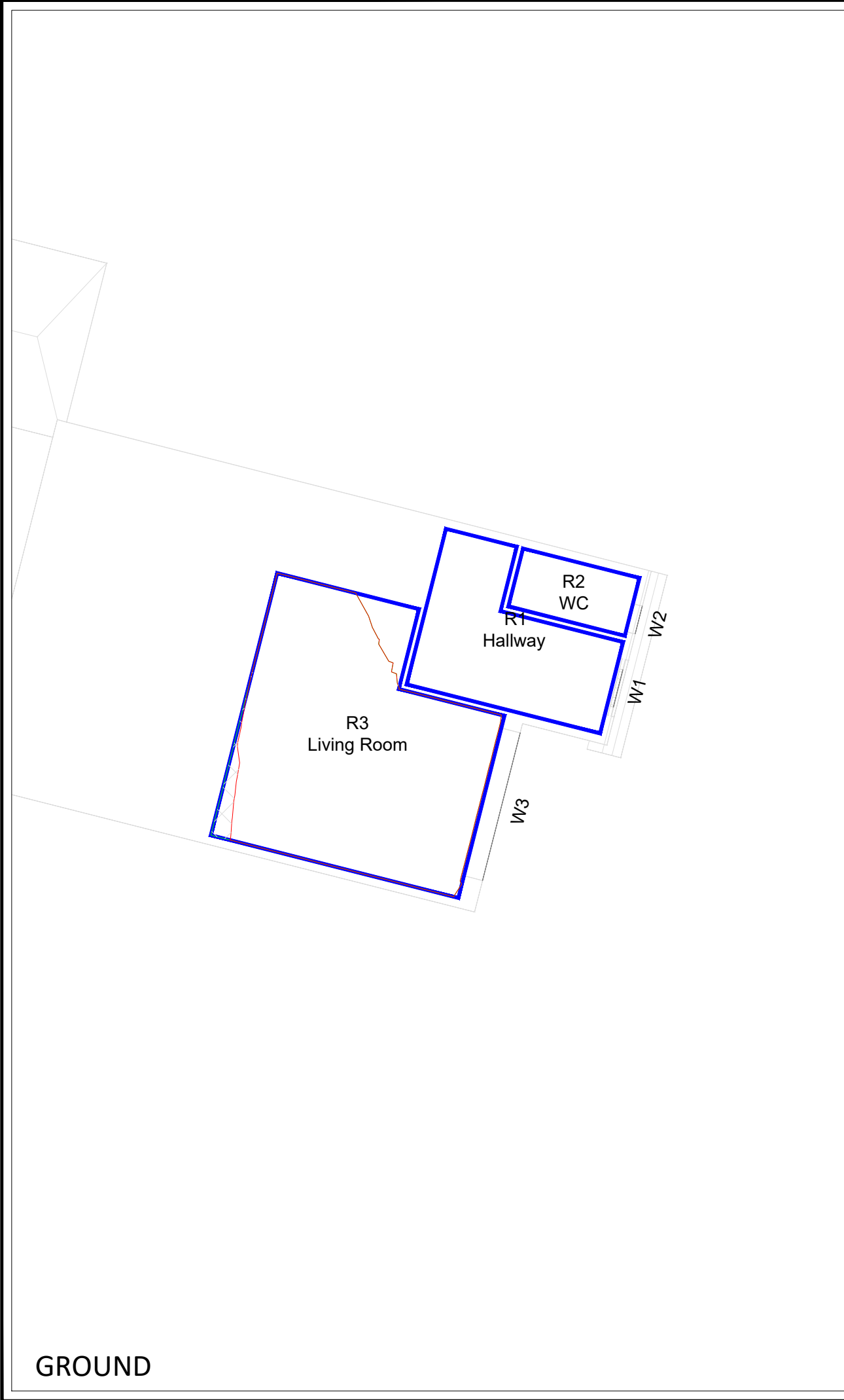
VERSION No:

DRAWING No:

ROL01765_R03_V01_

103-01

Daylight & Sunlight



ANSTEY

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EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

SURVEY/ACCUCITIES

Received on 04/08/25

Site and aerial photos.

PROPOSED BUILDINGS

BHP DESIGN

Received on 16/10/25

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CLIENT: GRAFTONGATE

PROJECT TITLE: HAMMONDS WAY
HINCKLEY
LE10 3EJ

SCHEME REF: SCHEME RECEIVED: 16/10/25

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
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DATE:
22/10/25

SCALE:
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PROJECT No:

RELEASE No:

VERSION No:

DRAWING No:

ROL01765_R03_V01_

104-01

Daylight & Sunlight



GROUND



1ST FLOOR

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EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

SURVEY/ACCUCITIES

Received on 04/08/25

Site and aerial photos.

PROPOSED BUILDINGS

BHP DESIGN

Received on 16/10/25

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CLIENT: GRAFTONGATE

PROJECT TITLE: HAMMONDS WAY
HINCKLEY
LE10 3EJ

SCHEME REF: SCHEME RECEIVED: 16/10/25

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
ROMAN VIEW

LEAD: / UPDATED: AH/AK

DATE: 22/10/25

SCALE: 1:100

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PROJECT No: ROL01765_R03_V01_

RELEASE No:

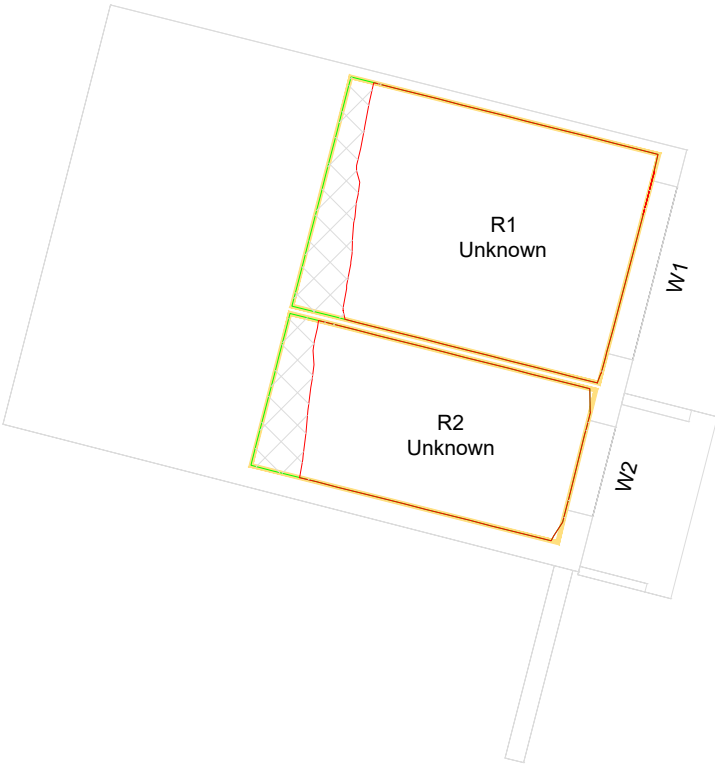
VERSION No:

DRAWING No: 105-01

Daylight & Sunlight



GROUND



1ST FLOOR

ANSTEY

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EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

SURVEY/ACCUCITIES

Received on 04/08/25

Site and aerial photos.

PROPOSED BUILDINGS

BHP DESIGN

Received on 16/10/25

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CLIENT: GRAFTONGATE

PROJECT TITLE: HAMMONDS WAY
HINCKLEY
LE10 3EJ

SCHEME REF: SCHEME RECEIVED: 16/10/25

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
CHEZ NOUS

LEAD: / UPDATED: AH/AK

DATE: 22/10/25

SCALE: 1:100

A3

PROJECT No:

RELEASE No:

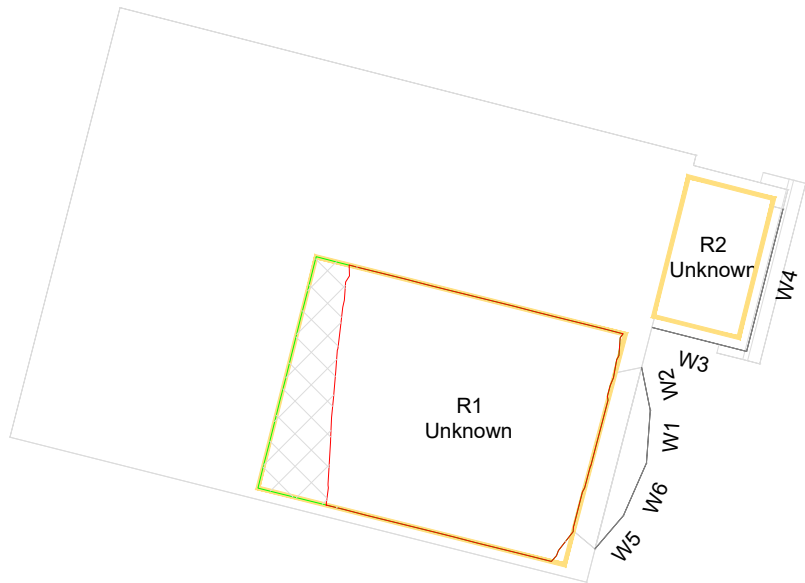
VERSION No:

DRAWING No:

ROL01765_R03_V01_

106-01

Daylight & Sunlight



GROUND



1ST FLOOR

ANSTEY

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HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

SURVEY/ACCUCITIES

Received on 04/08/25

Site and aerial photos.

PROPOSED BUILDINGS

BHP DESIGN

Received on 16/10/25

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PROJECT INFORMATION:

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CLIENT:

GRAFTONGATE

PROJECT TITLE:

HAMMONDS WAY

HINCKLEY

LE10 3EJ

SCHEME REF:

SCHEME RECEIVED: 16/10/25

DRAWING TITLE:

DAYLIGHT DISTRIBUTION CONTOURS

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LEAD: / UPDATED:

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DATE:

22/10/25

SCALE:

1:100

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PROJECT No:

RELEASE No:

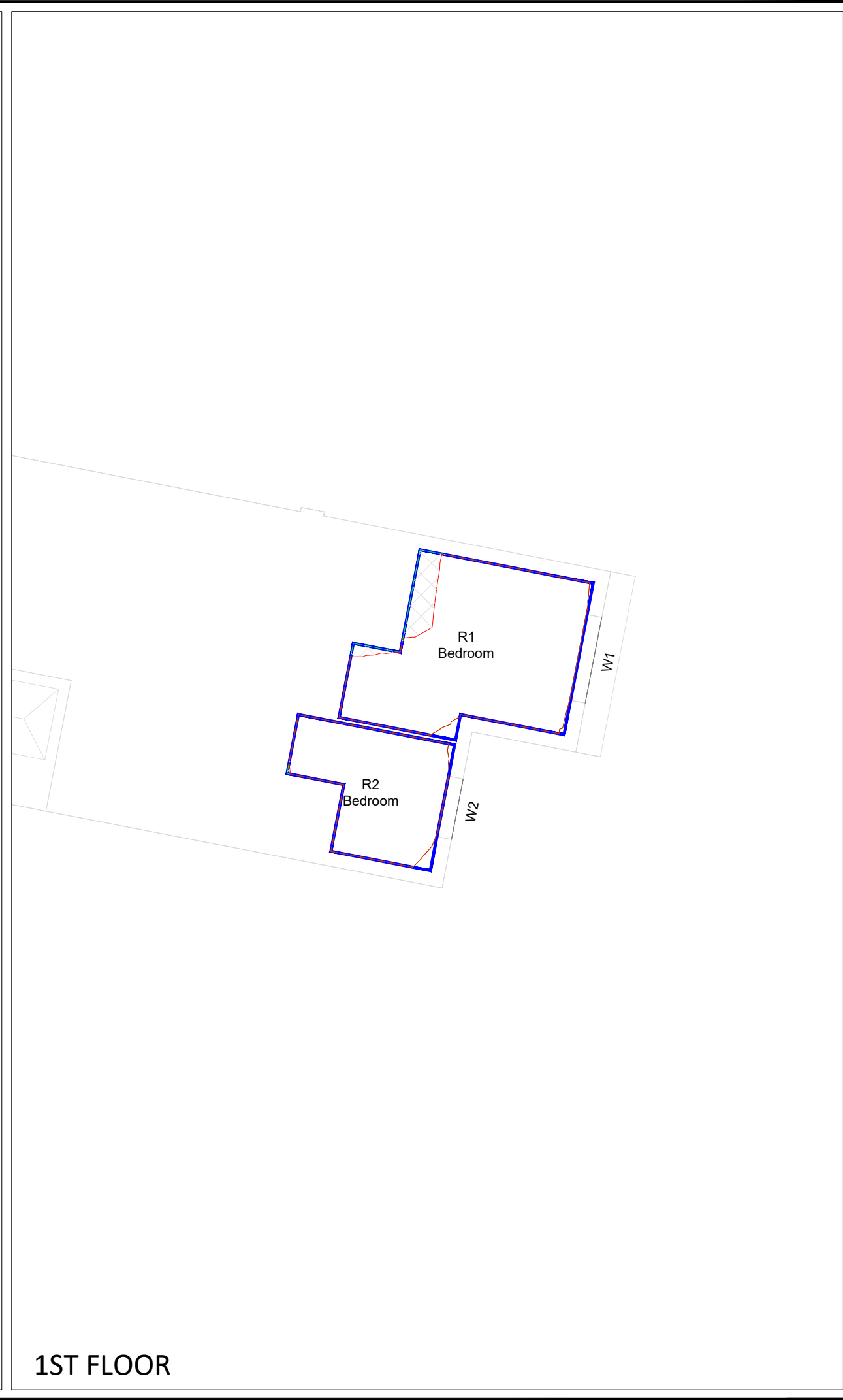
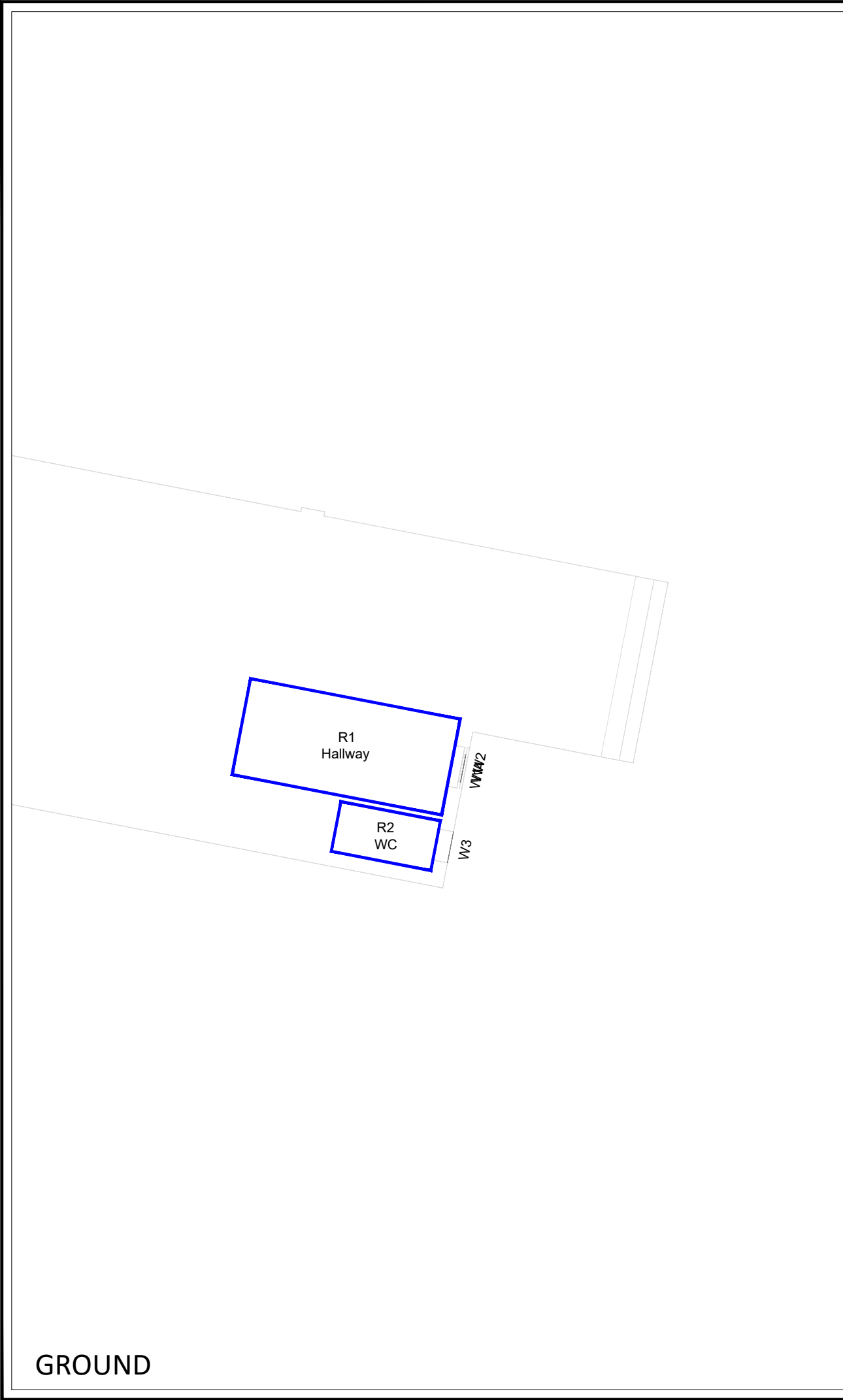
VERSION No:

DRAWING No:

ROL01765_R03_V01_

107-01

Daylight & Sunlight



ANSTEY

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HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

SURVEY/ACCUCITIES

Received on 04/08/25

Site and aerial photos.

PROPOSED BUILDINGS

BHP DESIGN

Received on 16/10/25

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CLIENT: GRAFTONGATE

PROJECT TITLE: HAMMONDS WAY
HINCKLEY
LE10 3EJ

SCHEME REF: SCHEME RECEIVED: 16/10/25

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
OAKWELL HOUSE

LEAD: / UPDATED: AH/AK

DATE: 22/10/25

SCALE: 1:100

A3

PROJECT No:

RELEASE No:

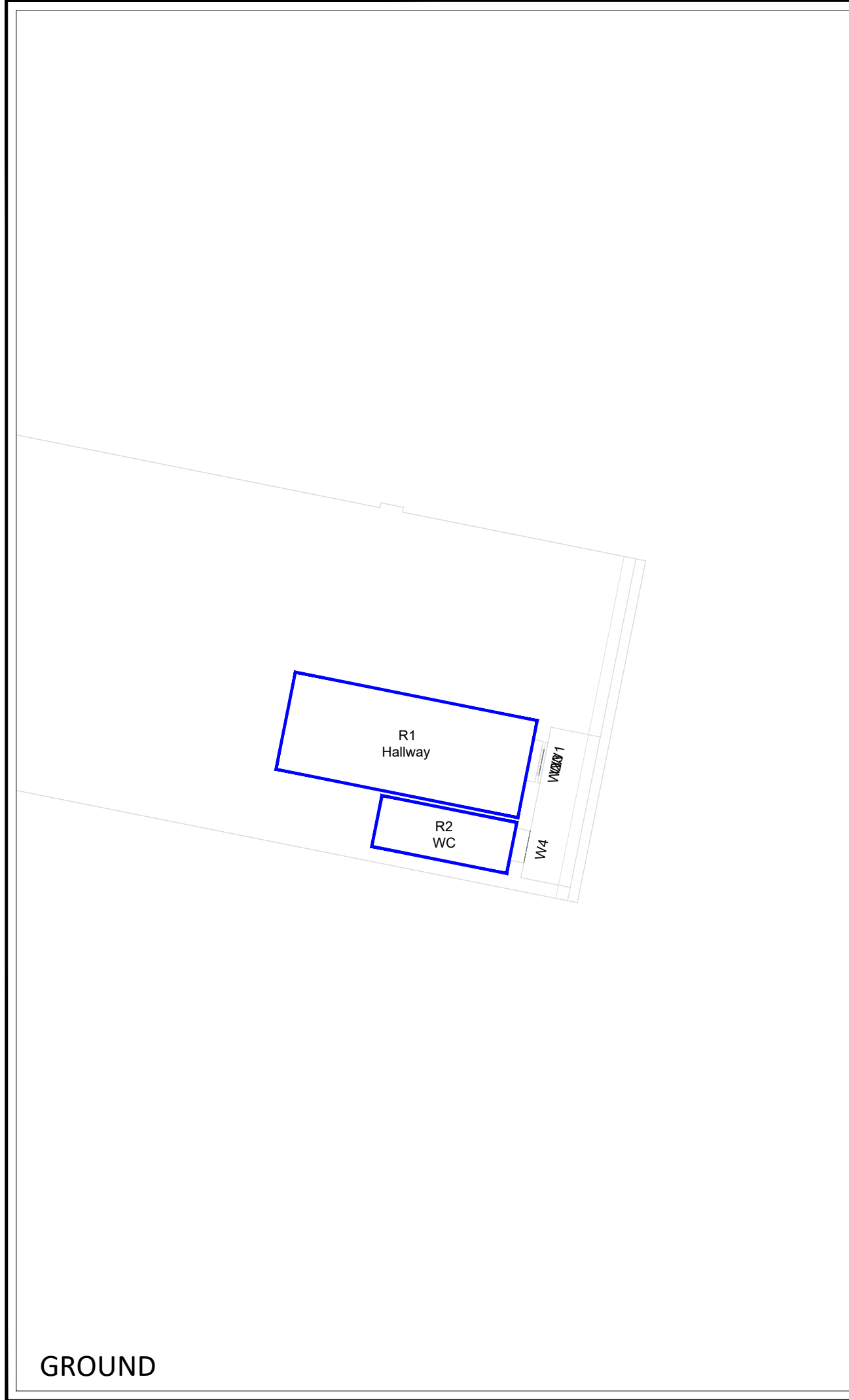
VERSION No:

DRAWING No:

ROL01765_R03_V01_

108-01

Daylight & Sunlight



GROUND



1ST FLOOR

ANSTEY

HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

SURVEY/ACCURACIES

Received on 04/08/25

Site and aerial photos.

PROPOSED BUILDINGS

BHP DESIGN

Received on 16/10/25

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CLIENT: GRAFTONGATE

PROJECT TITLE: HAMMONDS WAY
HINCKLEY
LE10 3EJ

SCHEME REF: SCHEME RECEIVED: 16/10/25

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
THE ORCHARD HOUSE

LEAD: / UPDATED: AH/AK

DATE: 22/10/25

SCALE: 1:100

A3

PROJECT No:

RELEASE No:

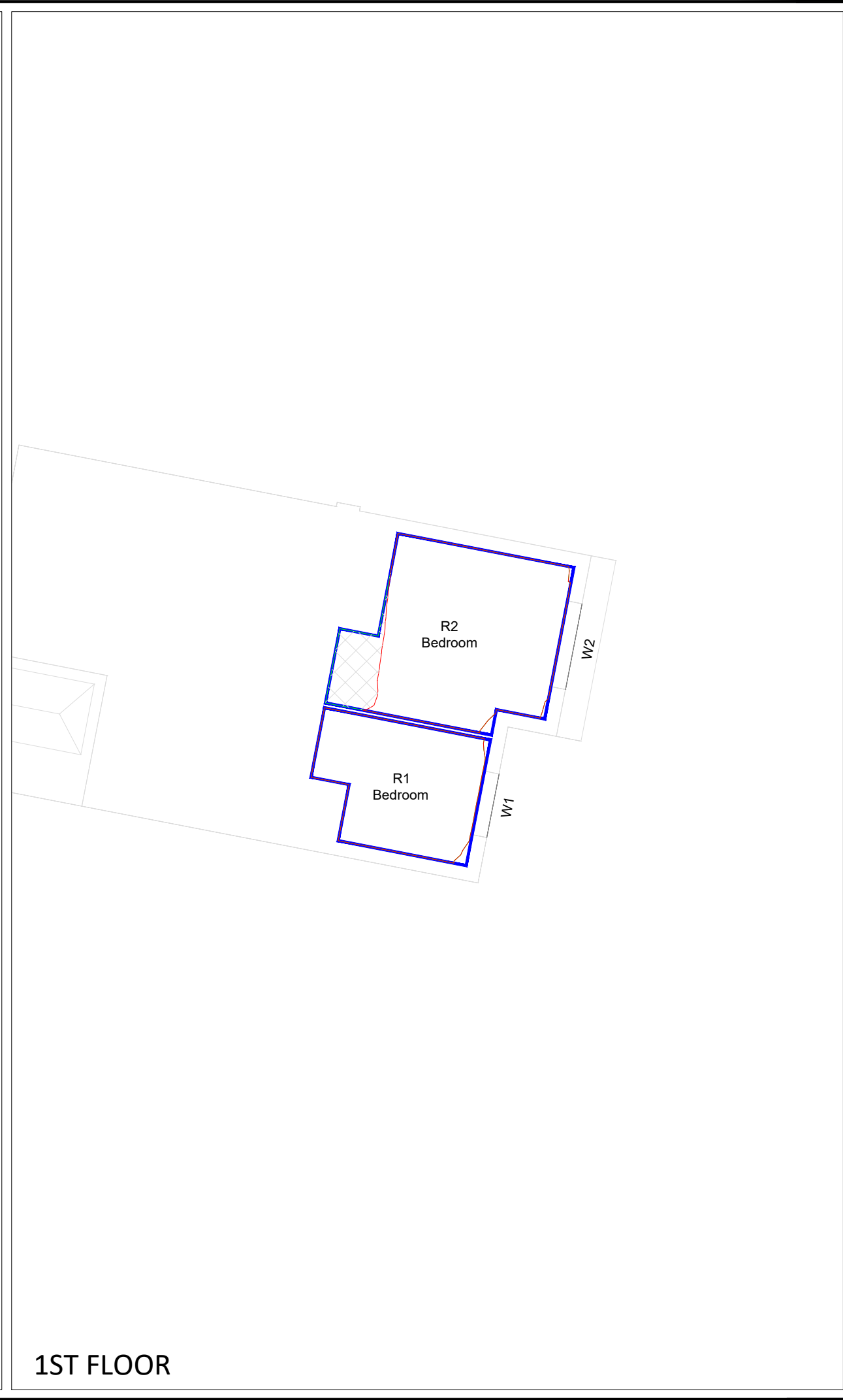
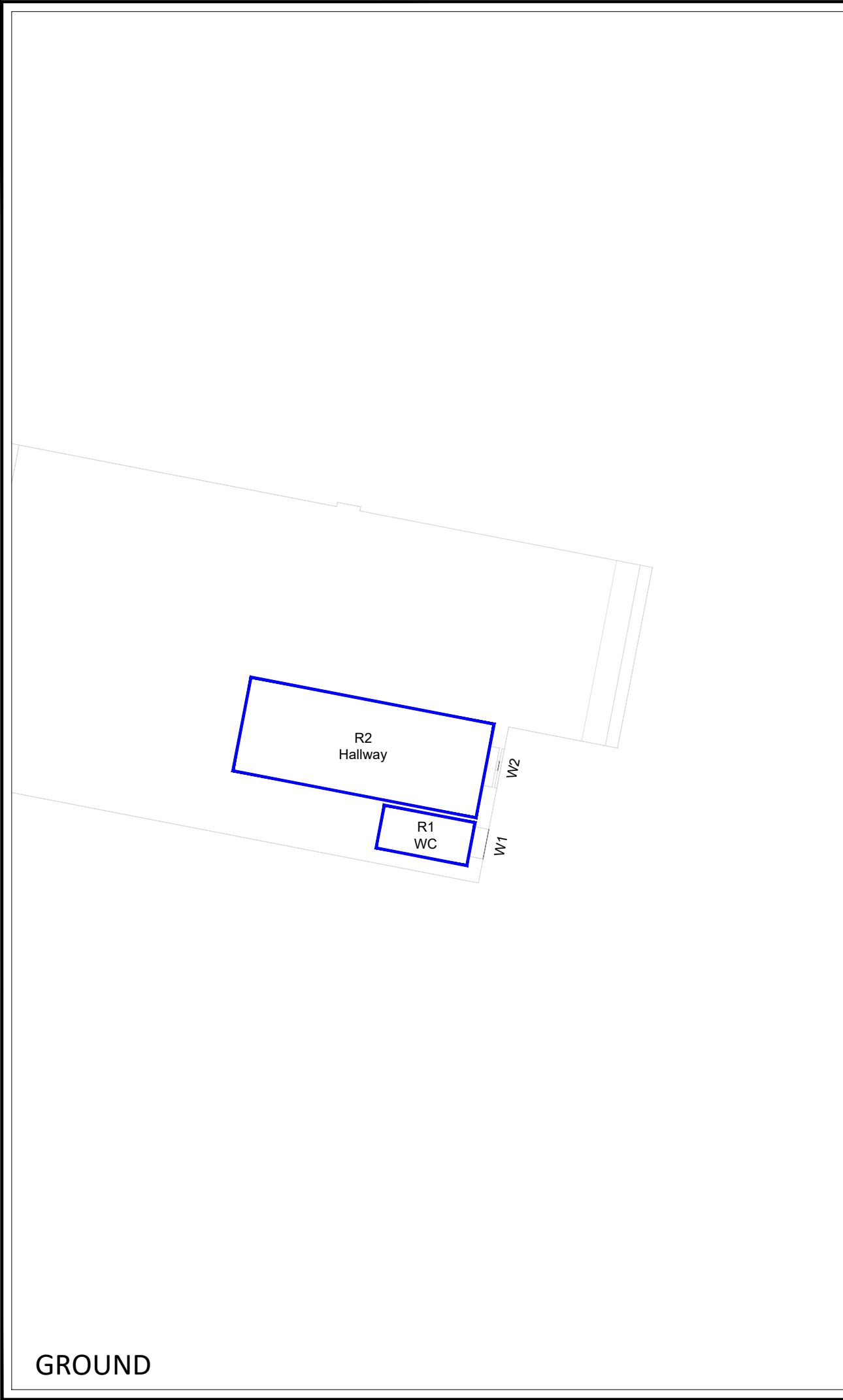
VERSION No:

DRAWING No:

ROL01765_R03_V01_

109-01

Daylight & Sunlight



ANSTEY

A

HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

SURVEY/ACCURACITIES

Received on 04/08/25

Site and aerial photos.

PROPOSED BUILDINGS

BHP DESIGN

Received on 16/10/25

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CLIENT: GRAFTONGATE

PROJECT TITLE: HAMMONDS WAY
HINCKLEY
LE10 3EJ

SCHEME REF: SCHEME RECEIVED: 16/10/25

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
MEADOW VIEW

LEAD: / UPDATED: AH/AK

DATE: 22/10/25

SCALE: 1:100

A3

PROJECT No:

RELEASE No:

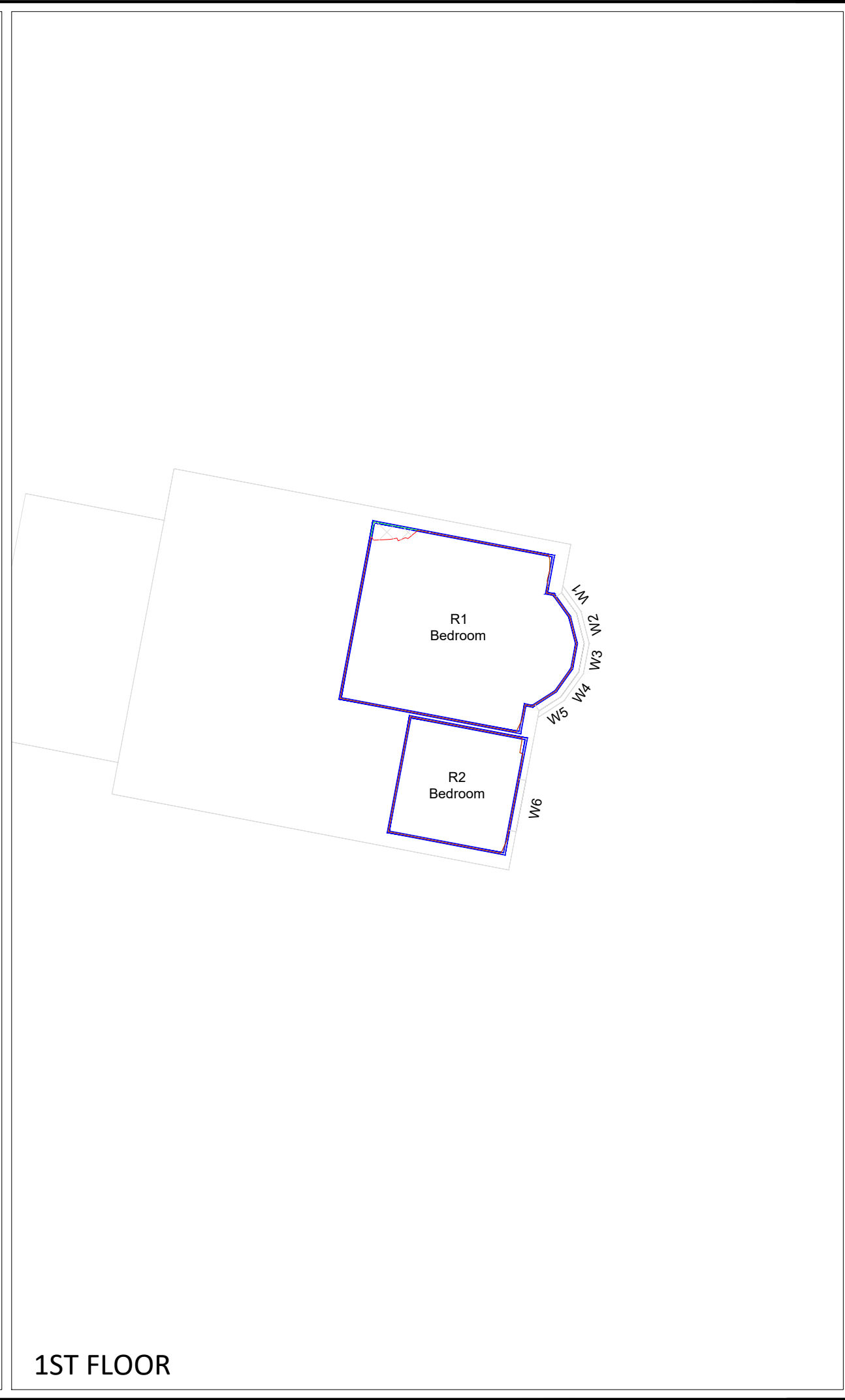
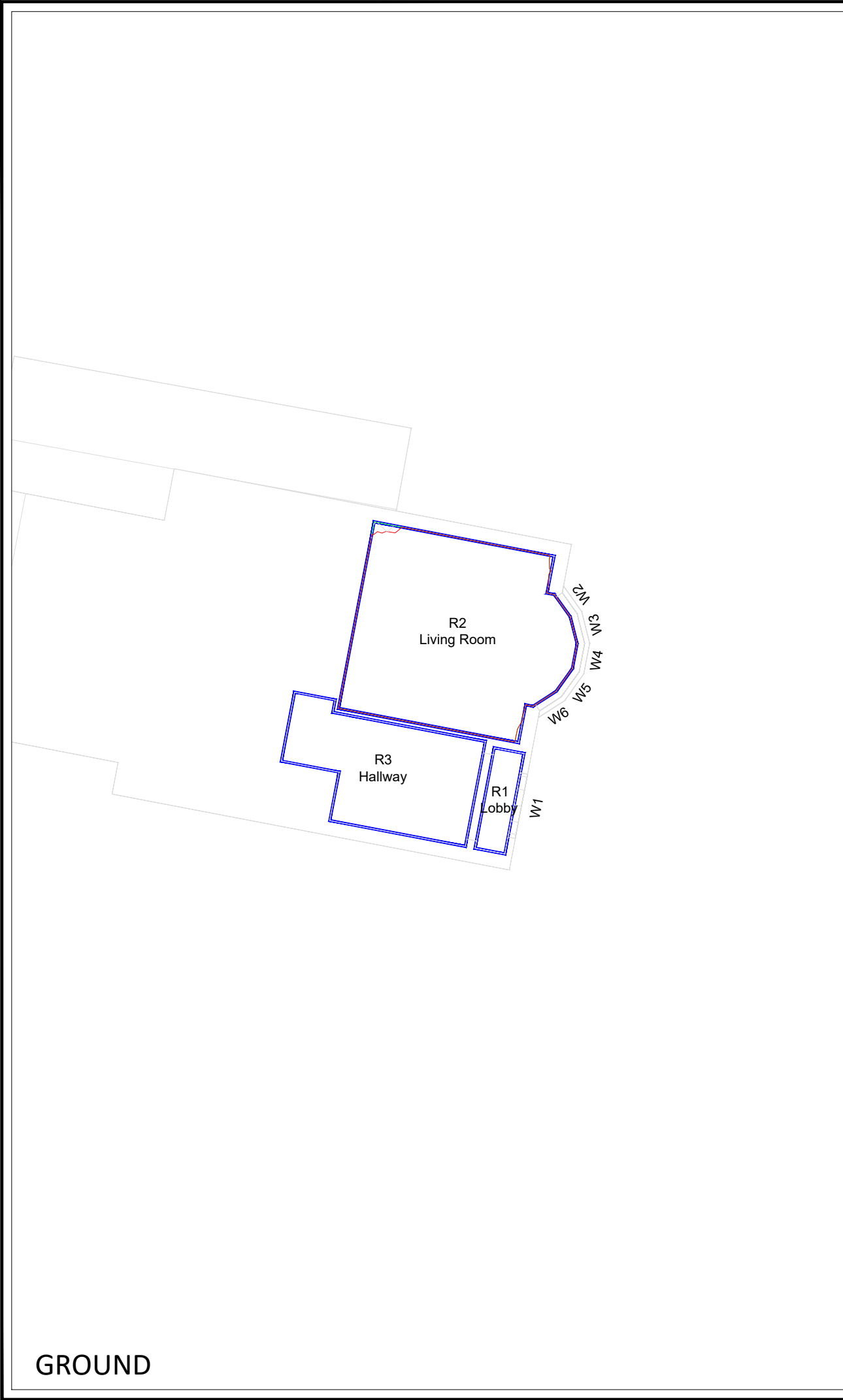
VERSION No:

DRAWING No:

ROL01765_R03_V01_

110-01

Daylight & Sunlight



ANSTEY

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EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

SURVEY/ACCUCITIES

Received on 04/08/25

Site and aerial photos.

PROPOSED BUILDINGS

BHP DESIGN

Received on 16/10/25

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0m 1m 2m 3m 4m 5m

PROJECT INFORMATION:

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CLIENT: GRAFTONGATE

PROJECT TITLE: HAMMONDS WAY
HINCKLEY
LE10 3EJ

SCHEME REF: SCHEME RECEIVED: 16/10/25

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
NETHERFIELD

LEAD: / UPDATED: AH/AK

DATE: 22/10/25

SCALE: 1:100

A3

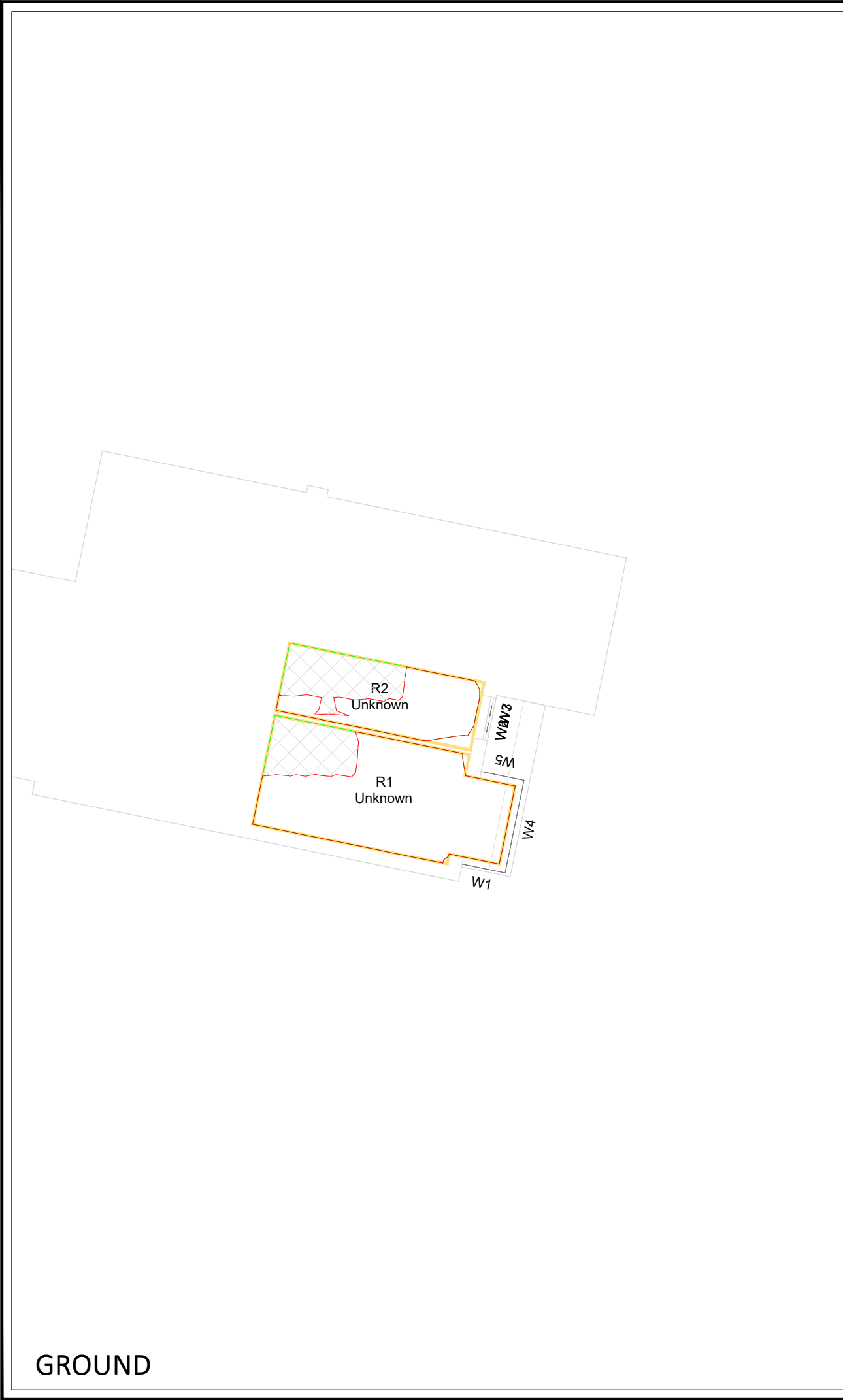
PROJECT No: ROL01765_R03_V01

RELEASE No:

VERSION No:

DRAWING No: 111-01

Daylight & Sunlight



ANSTEY

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HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

SURVEY/ACCUCITIES

Received on 04/08/25

Site and aerial photos.

PROPOSED BUILDINGS

BHP DESIGN

Received on 16/10/25

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4m

5m

PROJECT INFORMATION:

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CLIENT:

GRAFTONGATE

PROJECT TITLE:

HAMMONDS WAY
HINCKLEY
LE10 3EJ

SCHEME REF:

SCHEME RECEIVED: 16/10/25

DRAWING TITLE:

DAYLIGHT DISTRIBUTION CONTOURS
LAND ON THE WEST SIDE OF
NUTTS LANE

LEAD: / UPDATED:
AH/AK

DATE:
22/10/25

SCALE: 1:100

A3

PROJECT No:

RELEASE No:

VERSION No:

DRAWING No:

ROL01765_R03_V01_

112-01

Daylight & Sunlight



GROUND



1ST FLOOR

ANSTEY

A

HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

SURVEY/ACCUCITIES

Received on 04/08/25

Site and aerial photos.

PROPOSED BUILDINGS

BHP DESIGN

Received on 16/10/25

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3m

4m

5m

PROJECT INFORMATION:

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CLIENT:

GRAFTONGATE

PROJECT TITLE:

HAMMONDS WAY

HINCKLEY

LE10 3EJ

SCHEME REF:

SCHEME RECEIVED: 16/10/25

DRAWING TITLE:

DAYLIGHT DISTRIBUTION CONTOURS

AMBIEN HOUSE

LEAD: / UPDATED:

AH/AK

DATE:

22/10/25

SCALE:

1:100

A3

PROJECT No:

RELEASE No:

VERSION No:

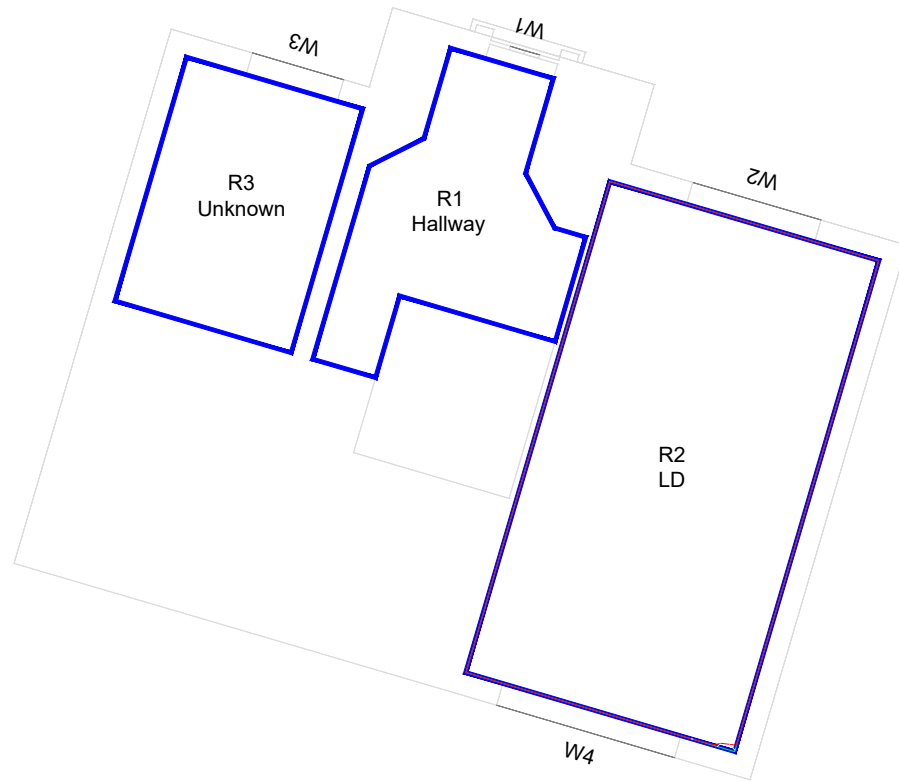
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ROL01765_R03_V01_

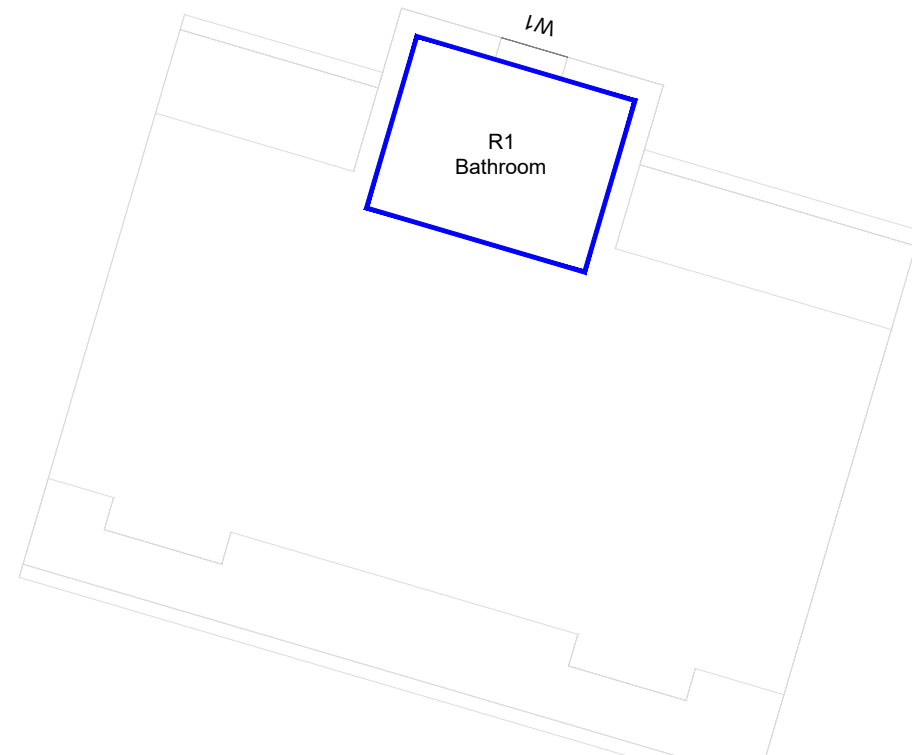
113-01

Daylight & Sunlight

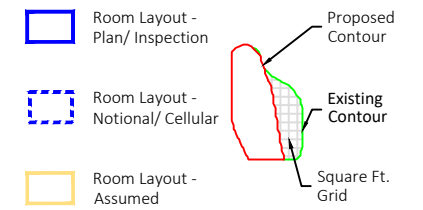
GROUND



1ST FLOOR



LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

SURVEY/ACCUCITIES
Received on 04/08/25

Site and aerial photos.

PROPOSED BUILDINGS

BHP DESIGN
Received on 16/10/25



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CLIENT: GRAFTONGATE

PROJECT TITLE: HAMMONDS WAY
HINCKLEY
LE10 3EJ

SCHEME REF: SCHEME RECEIVED: 16/10/25

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
ROSEWOOD

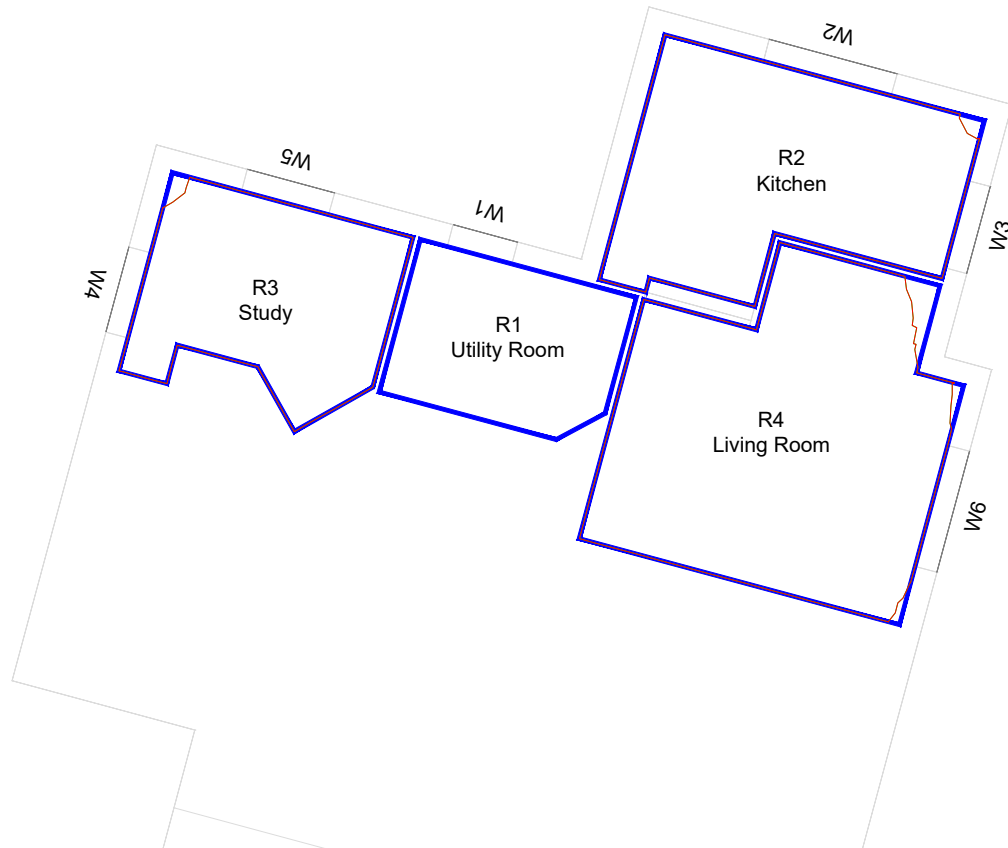
LEAD: / UPDATED: AH/AK DATE: 22/10/25 SCALE: 1:100 A3

PROJECT No: RELEASE No: VERSION No: DRAWING No:

ROL01765_R03_V01_ 114-01

Daylight & Sunlight

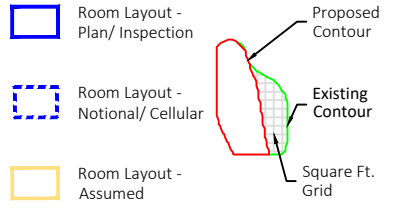
GROUND



1ST FLOOR



LEGEND:



SOURCES OF INFORMATION:

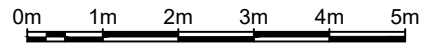
EXISTING, SURROUNDING & ANALYSED BUILDINGS

SURVEY/ACCUCITIES
Received on 04/08/25

Site and aerial photos.

PROPOSED BUILDINGS

BHP DESIGN
Received on 16/10/25



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CLIENT: GRAFTONGATE

PROJECT TITLE: HAMMONDS WAY
HINCKLEY
LE10 3EJ

SCHEME REF: SCHEME RECEIVED: 16/10/25

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
ASHWOOD HOUSE

LEAD: / UPDATED: AH/AK DATE: 22/10/25 SCALE: 1:100 A3

PROJECT No: RELEASE No: VERSION No: DRAWING No:
ROL01765_R03_V01_ 115-01

Daylight & Sunlight

LONDON

BIRMINGHAM

BRISTOL

BRIGHTON

CARDIFF

LEEDS

MANCHESTER

NORWICH

PLYMOUTH

Rights of light

Party wall

Building surveying

Fire engineering

Project & cost
Management

Building safety