



ANSTEYHORNE

DAYLIGHT & SUNLIGHT REPORT

Premier Inn
57 North Street
Horsham
RH12 1RB

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ROL01896
Daylight & Sunlight to Neighbouring Properties
Revision 1
9th March 2026

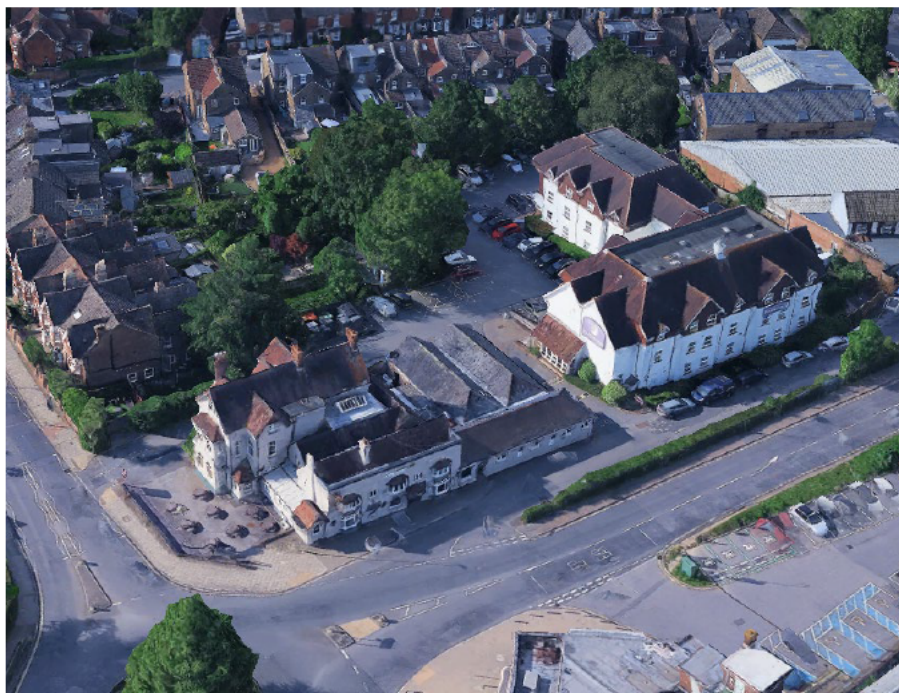


Figure 1: Oblique aerial photograph of the site looking north-east
(Source: Google)



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

1. INTRODUCTION

- 1.1 Anstey Horne has been appointed to undertake a detailed technical assessment of the potential effects of the proposed development at Premier Inn, 57 North Street, Horsham, RH12 1RB ("The Proposed Development") by reference to daylight and sunlight . The Proposed Development involves the extension of the existing restaurant to create an extended three-storey building for use as hotel accommodation.
- 1.2 The application site is situated in Horsham, to the immediate northwest of Horsham Railway Station. The site is bounded by residential properties to the northwest of the site, including terraced houses on Hurst Road which have been considered from a daylight and sunlight perspective.
- 1.3 Technical assessment of the effects of the proposed development been carried out upon the existing surrounding properties, having regard to the recommendations in BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022), more commonly referred to as the "BRE Guidelines".
- 1.4 The study has been carried out using 3D computer modelling and our specialist computer simulation software. The 3D model is shown in Figure 2 on page 3.
- 1.5 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

- 2.1 The Revised National Planning Policy Framework (updated 12 December 2024) 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.

- 2.2 In terms of daylight and sunlight, under section 11 '*Making effective use of land*', paragraph 130(c) 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)."

- 2.3 The Building Research Establishment, whose aims include achieving a higher quality built environment, publish BRE guidelines 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022) by PJ Littlefair. This guide gives advice on site layout planning to retain good daylighting and sunlighting in existing surrounding buildings and achieve to it in new buildings. The guide is intended for use by designers, consultants and planning officials and notes that:

"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."

Local Planning Policy and Guidance

- 2.4 The development site is located within the jurisdiction of Horsham District Council.

Horsham District Planning Framework (Adopted November 2015)

- 2.5 The Horsham District Planning Framework (HDPF) is the overarching planning document for Horsham district outside the South Downs National Park (SDNP), and replaces the Core Strategy and General Development Control Policies documents which were adopted in 2007. This document sets out the planning strategy for the years up to 2031.

- 2.6 In respect of new developments, *Policy 33 Conserving and Enhancing the Natural and Built Environment* states that new developments shall be required to:

Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development

- 2.7 We confirm that we have undertaken our daylight and sunlight study in accordance with BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022).

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.

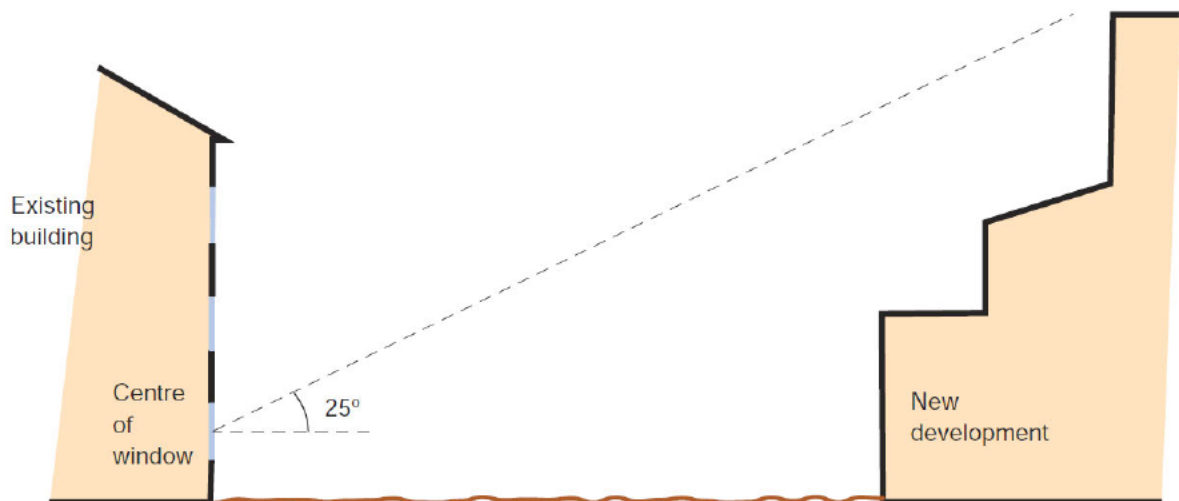


Figure 3 - Section perpendicular to a main window wall of an existing building showing a new development subtending an angle of less than 25° to the horizontal from the centre of the lowest window. (© BRE Guidelines)

- 3.3 Where the obstruction angle is greater than 25°, both of the more detailed daylight tests should be undertaken, namely vertical sky component ('VSC') at the window and daylight distribution on the working plane. For each test the guidelines operate on the general principle that if the amount of daylight is reduced to less than 0.8 times its former value (i.e. there will be 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 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.

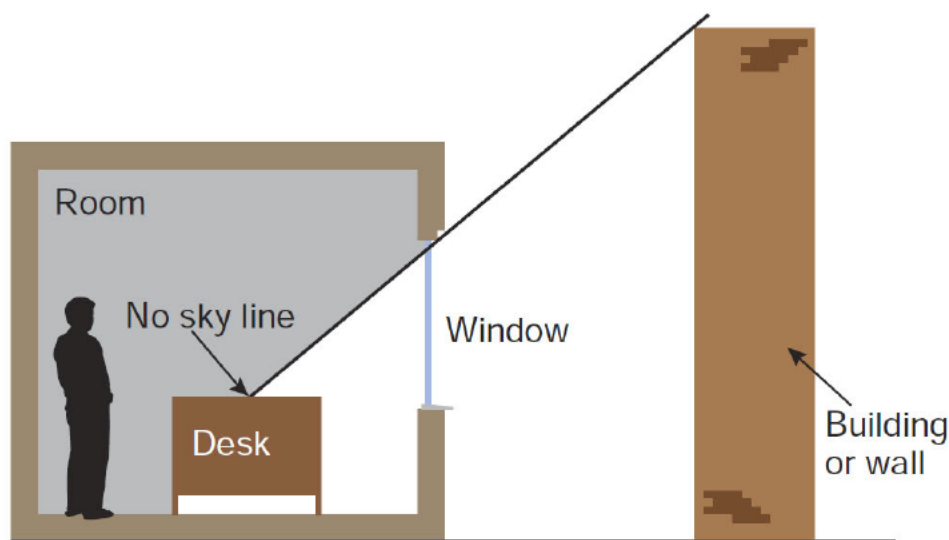


Figure 4 - The no-sky line divides areas of the working plan which can and cannot receive direct skylight. (© BRE Guidelines)

- 3.7 One benefit of the daylight distribution test is that the resulting contour plans show where the light falls within a room, both in the existing and proposed conditions, and a judgement may be made as to whether the room will retain light to a reasonable depth.
- 3.8 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

- 3.9 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.”*

- 3.10 If these angle criteria are not met, the guide recommends a more detailed check to calculate the impact of the proposed development on the available sunlight.

- 3.11 The BRE Guidelines suggests:

“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.” (BRE paragraph 3.2.3)

- 3.12 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).”

3.13 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”.*

Sunlight to existing surrounding gardens and open spaces

3.14 Section 3.3 of the BRE Guidelines makes recommendations concerning the impact of Proposed Development on sunlight to open spaces between buildings, such as main back gardens of houses, allotments, parks and playing fields, children’s playgrounds, outdoor swimming pools, sitting-out areas, such as in public squares and focal points for views, such as a group of monuments or fountains. The guide recommends that the level of overshadowing on such areas should be checked on the equinox (21 March). The BRE Report recognises that each of these spaces has different sunlighting requirements and that it is difficult to suggest a hard and fast rule. It recommends that at least half of the amenity area should receive at least two hours of sunlight on the equinox on 21 March.

3.15 When assessing the impact of a Proposed Development on the level of overshadowing of an existing open amenity, the BRE guide recommends that:

“if, as a result of new development the area which can receive two hours of direct sunlight on 21 March is reduced to less than 0.8 times its former size, this further loss of sunlight is significant. The garden or amenity area will tend to look more heavily overshadowed”.

3.16 Sunlight at an altitude of 10° or less does not count, because it is likely to be blocked by planting anyway. Driveways and hard standing for cars is usually left out of the area calculation. Around housing, front gardens which are relatively small and visible from public footpaths can be omitted with only main back gardens needing to be analysed.

3.17 Fences or walls less than 1.5 metres high can be ignored. The Guidelines note that:

“normally, trees and shrubs need not be included, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than a deep shadow of a building”.

This is especially the case for deciduous trees, which provide welcome shade in the summer whilst allowing sunlight to penetrate during the winter months.

3.18 Paragraph 3.3.13 of the BRE notes that:

“Where a large building is proposed that may affect a number of gardens or open spaces it is often illustrative to plot a shadow plan showing the location of shadows at different times of day and year.”

Computer simulation

- 3.19 Appendix A of the BRE 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.
- 3.20 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 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 Guidelines states:

"Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site 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's specified minimum values will be retained in the proposed condition 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 6% VSC to 3% 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 3% VSC is very small and would be barely perceptible.
- 4.9 When the BRE launched the second edition of their guidelines in 2011, they cited the above logic as the reason for introducing the third tier to their sunlight criteria, as referred to in paragraph 3.14 above, namely that sunlight will be adversely affected where it is reduced below 25% APSH annually or 5% APSH in winter and to less than 0.8 times its former value and where the reduction annually is greater than 4% APSH.

Deep rooms

- 4.10 The BRE 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 commenced by building 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:

- Axiom Architect’s 3D model of the proposed scheme received 17th February 2026

Existing building on the site and existing surrounding buildings:

- Anstey Horne’s Measured Survey undertaken on 26th February 2026
- Aerial photography from Google Earth

Internal arrangements within existing surrounding buildings:

<u>Property</u>	<u>Drawings Source</u>
2A Hurst Road	Rightmove
2B Hurst Road	Lease Plans obtained from Land Registry
4 Hurst Road	Plans for No. 8 Hurst Road obtained from Rightmove and replicated across

5.2 Where plans of the existing surrounding buildings were not available or assumed, we estimated the internal arrangements and room uses based on an external inspection or reasoned assumptions.

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 Having regard to the preliminary 25°-line test and orientation test recommended in the BRE Report, as explained above in paragraphs 3.1 to 3.3 and 3.10, we have calculated the impact of the proposed development on the daylight and sunlight levels to relevant rooms in the following existing surrounding buildings:

Table 1 - Scope of assessments

Properties	Daylight	Sunlight	Sunlight to Gardens
2A Hurst Road	Yes	Yes	Yes
2B Hurst Road	Yes	Yes	Yes
4 Hurst Road	Yes	Yes	Yes

- 6.2 We have only tested the potential effects on the main rooms in each property, as advised in the BRE Guidelines. It is not necessary to test staircases, hallways, bathrooms, toilets etc. Where room uses have not been determined, we have tested all rooms and windows as a 'worst-case' position.
- 6.3 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.
- 6.4 The daylight distribution contour plans at Appendix E show the window positions and room layouts that have been tested in each of the buildings concerned.

7. EFFECTS UPON SURROUNDING PROPERTIES

- 7.1 In this section of our report, we set out our analysis of the results of our daylight and sunlight study under the headings of daylight and sunlight. For each element we will provide commentary on the results taking each affected property, in turn.
- 7.2 To re-cap briefly on the assessment criteria explained in section 5, each of the tests is run in the existing and proposed condition so that the daylight and sunlight levels before and after development are quantified and the relative change is determined. Except where the BRE's specified minimum values will be retained in the proposed condition, it advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value (the "BRE 0.8 guideline").

Daylight to existing surrounding buildings

- 7.3 The numerical results of the vertical sky component ('VSC') test are tabulated at Appendix B. For the daylight distribution test, numerical results are tabulated at Appendix C and no-sky contour plans are shown on our drawings at Appendix E. On the plans, the area of the room with a view of sky in the proposed condition is enclosed by the red contour and in the existing condition by the green contour. Where there will be no effect on the no-sky contour the red contour sits on top of the green one and only the red contour is visible. Where there will be a change, the areas of the room that will either lose or gain a view of sky are cross-hatched black.
- 7.4 The headline adherence rates for daylight availability are summarised below:
- 17 of 17 windows assessed (100%) will adhere to the numerical guidelines suggested by the BRE in relation to Vertical Sky Component (VSC)
 - 9 of 9 rooms assessed (100%) will adhere to the numerical guidelines suggested by the BRE in relation to Daylight Distribution (DD)

- 7.5 As confirmed above, all windows rooms within all neighbouring properties adhere to the BRE's daylight guidelines and therefore daylight is not discussed in any further detail.

Sunlight to existing surrounding buildings

- 7.6 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 test and orientation test, as explained above, have been tested.

7.7 The headline adherence rates for sunlight availability are summarised below:

- 12 of 12 windows (100%) will adhere to the numerical guidelines suggested by the BRE in relation to annual probable sunlight hours (APSH) and winter probable sunlight hours (WPSH).

7.8 As confirmed above, all rooms within all neighbouring properties adhere to the BRE's sunlight guidelines on both an annual and winter basis therefore sunlight is not discussed in any further detail.

Sunlight to surrounding gardens and open spaces

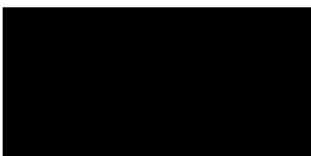
7.9 In accordance with the BRE Guidelines we have calculated the effect on the surrounding gardens by plotting the two-hour sun contour on 21 March in the existing and proposed condition as shown on our drawings at Appendix F. The parts of each garden receiving at least two hours of sunlight are shaded yellow and expressed as a percentage on the drawings. The figures are also set out in Table 2 below, along with the factor by which the existing sunlit area will change as a consequence of the proposed development.

Address	Area ref.	Proportion in sun for ≥ 2 hrs on 21 March		Factor of former value
		Existing	Proposed	
2A Hurst Road	A1	46.91%	46.91%	1.00
2B Hurst Road	A2	73.24%	73.24%	1.00
4 Hurst Road	A3	78.87%	78.78%	1.00

7.10 The results confirm that all neighbouring amenity spaces will adhere to the BRE's numerical guidelines on 21st March. Sunlight levels will only be greater throughout the summer months.

8. SUMMARY AND CONCLUSION

- 8.1 Anstey Horne has undertaken a technical assessment of the proposed development of the Premier Inn Horsham site by reference to daylight and sunlight. The tests were undertaken in accordance with the BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (third edition, 2022), more commonly known as the BRE Guidelines.
- 8.2 In summary, of the Proposed Development achieves full compliance with the recommendations of the BRE Guidelines as follows:
- 17 of 17 windows assessed (100%) will adhere to the numerical guidelines suggested by the BRE in relation to Vertical Sky Component (VSC);
 - 9 of 9 rooms assessed (100%) will adhere to the numerical guidelines suggested by the BRE in relation to Daylight Distribution (DD);
 - 12 of 12 windows (100%) will adhere to the numerical guidelines suggested by the BRE in relation to annual probable sunlight hours (APSH) and winter probable sunlight hours (WPSH);
 - 3 out of 3 amenity spaces (100%) will adhere to the numerical guidelines suggested by the BRE in relation to the Sun on Ground (SOG) test.



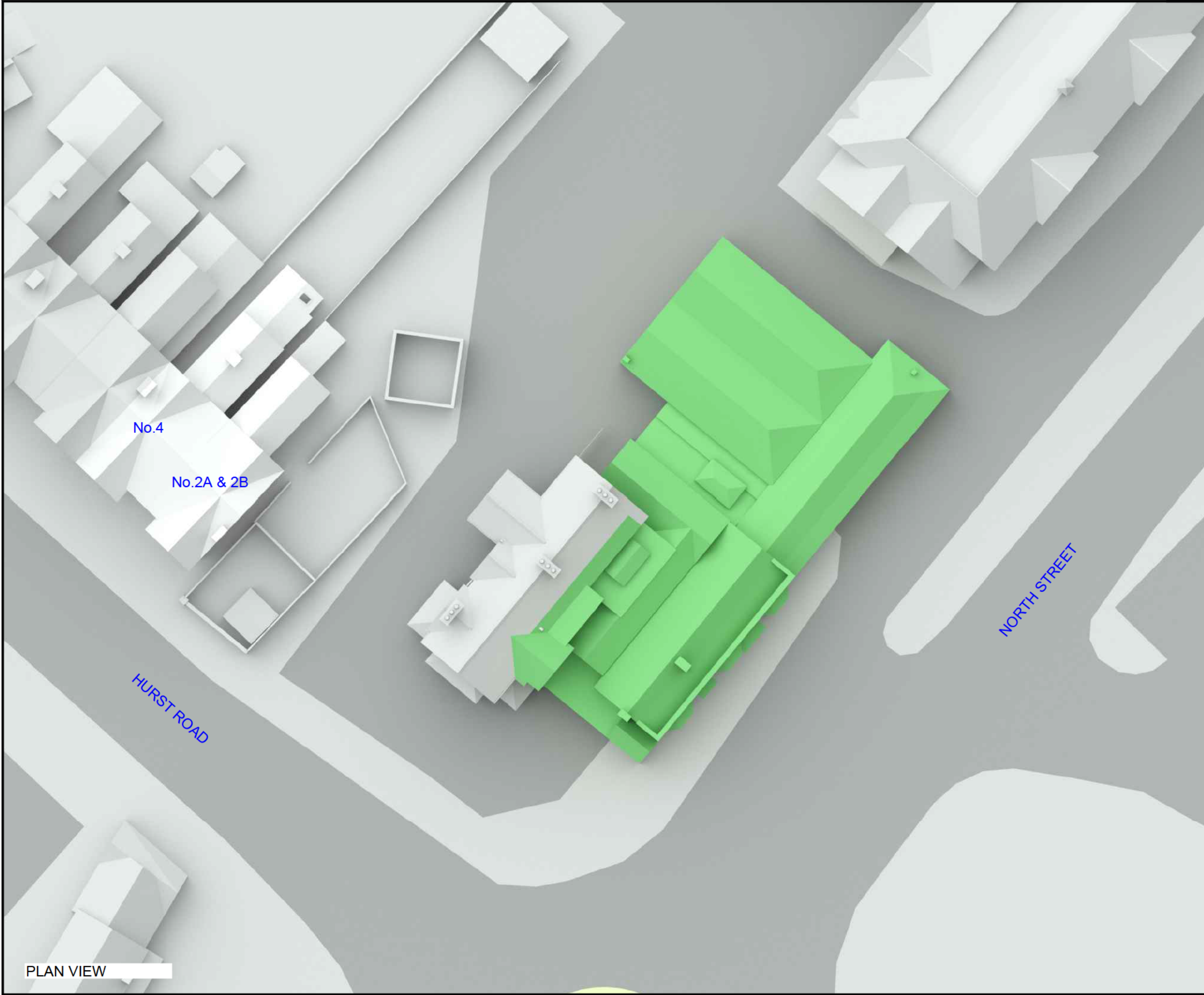
ANSTEY HORNE
9 March 2026

APPENDICES

APPENDIX A

-

PLAN AND 3D VIEWS OF THE COMPUTER MODEL



PLAN 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

AOD Height (mm)

Consented

Cutback

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE

Received on 25/02/26

Site and aerial photos.

PROPOSED BUILDINGS

AXIOM

Received on 18/02/26

PROJECT INFORMATION:

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CLIENT: WHITBREAD

PROJECT TITLE: PREMIER INN HORSHAM

SCHEME REF: SCHEME RECEIVED: 18/02/26

DRAWING TITLE: SITE PLAN VIEW
EXISTING CONDITION

LEAD: / UPDATED: AH/AK

DATE: 05/03/26

SCALE: 1:250

A3

PROJECT No:

RELEASE No:

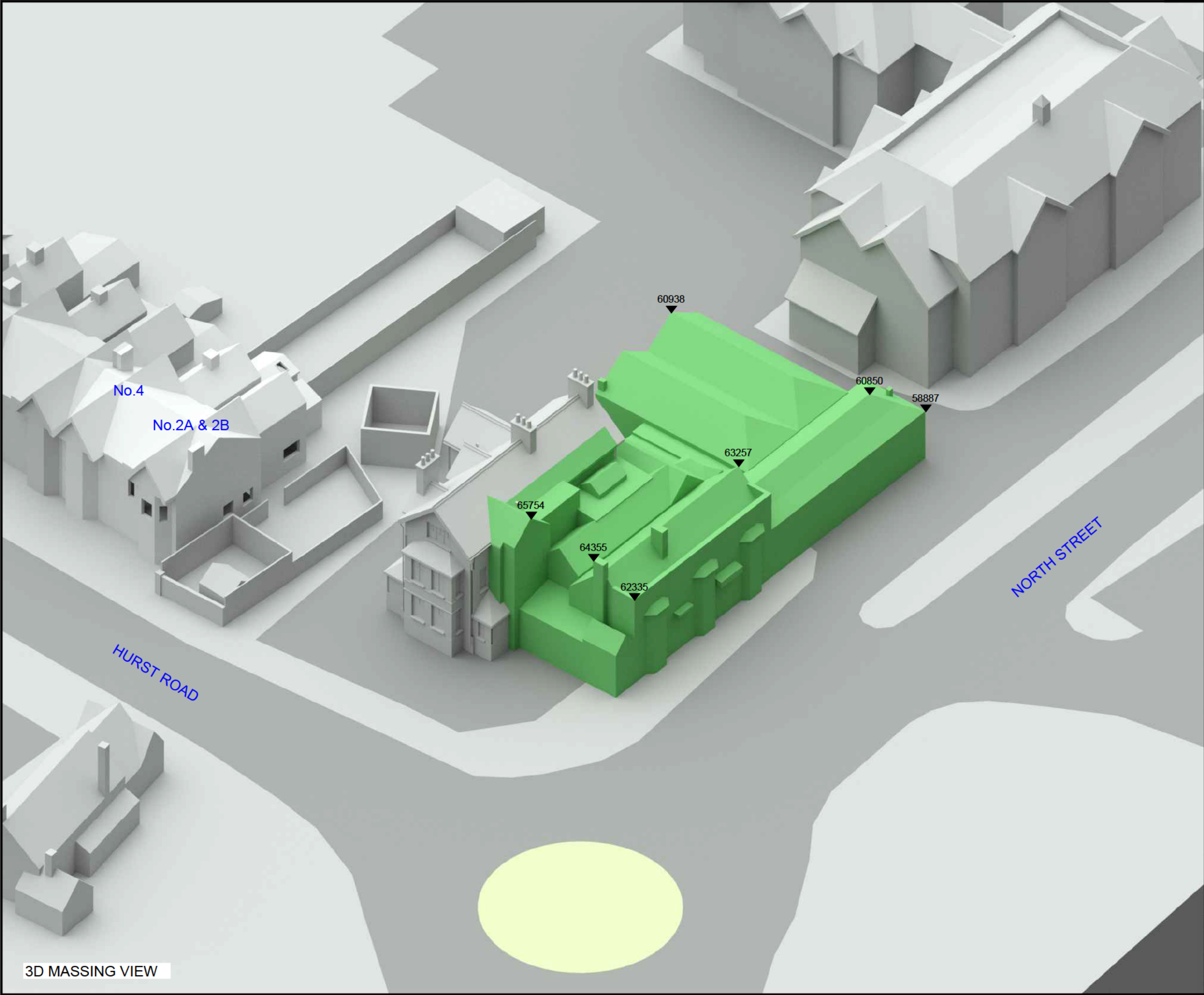
VERSION No:

DRAWING No:

ROL01896_R01_V01_

001

Site Plan



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

ANSTEY HORNE

Received on 25/02/26

Site and aerial photos.

PROPOSED BUILDINGS

AXIOM

Received on 18/02/26

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CLIENT:

WHITBREAD

PROJECT TITLE:

PREMIER INN HORSHAM

SCHEME REF:

SCHEME RECEIVED: 18/02/26

DRAWING TITLE:

3D MASSING MODEL VIEW
EXISTING CONDITION

LEAD: / UPDATED:

DATE:

SCALE:

A3

PROJECT No:

RELEASE No:

VERSION No:

DRAWING No:

ROL01896_R01_V01_

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3D Massing Model



3D MASSING VIEW

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Chartered Surveyors

Rights of Light/ Daylight & Sunlight

Party Wall & Neighbourhood Matters

Building Consultancy

Fire Consultancy

Project & Cost Management

Building Safety

LEGEND:

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Site and aerial photos.

PROPOSED BUILDINGS

AXIOM

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PROJECT TITLE:

PREMIER INN HORSHAM

SCHEME REF:

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3D MASSING MODEL VIEW

EXISTING CONDITION

LEAD: / UPDATED:

DATE:

SCALE:

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PROJECT No:

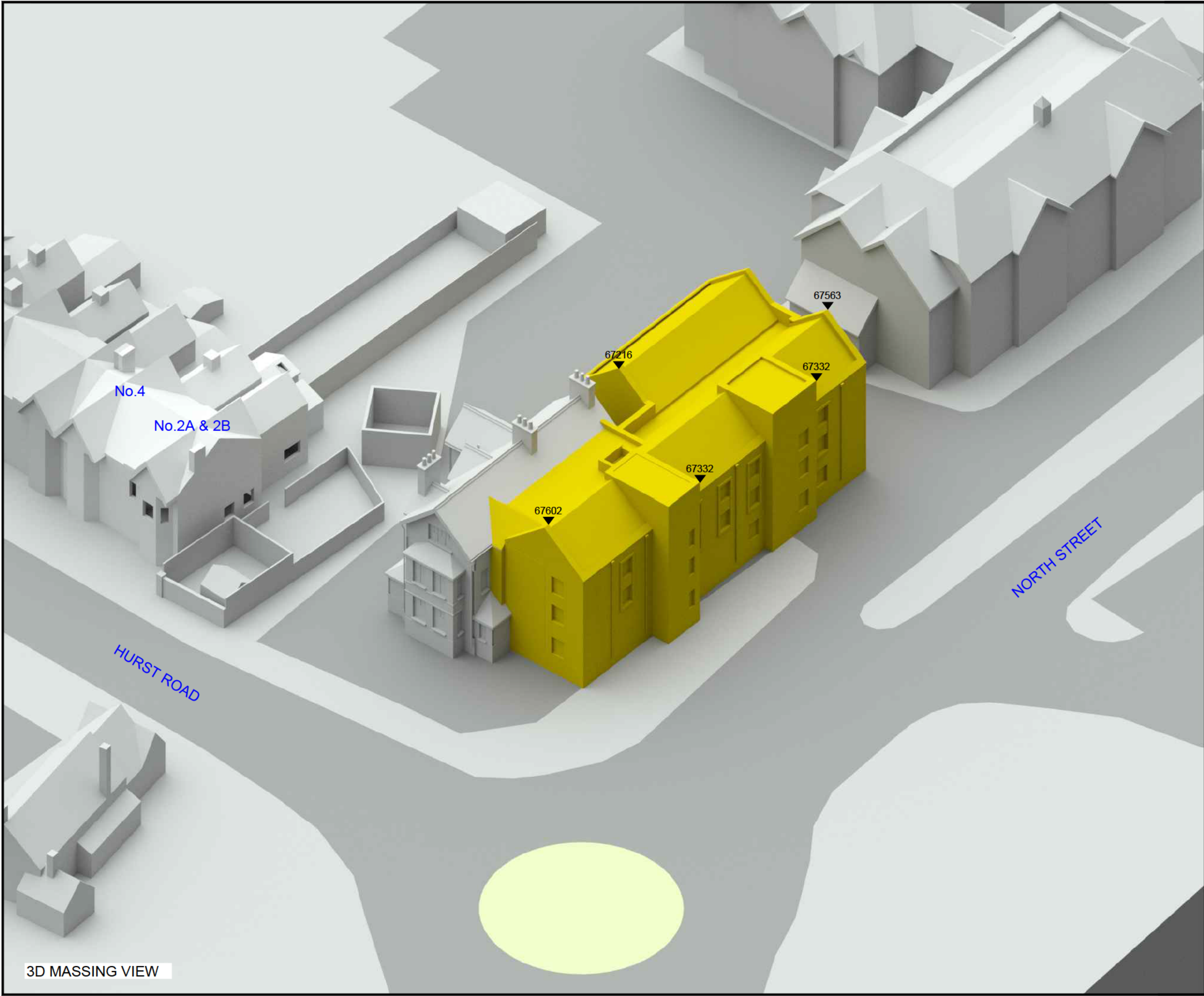
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003



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! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

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CLIENT:

WHITBREAD

PROJECT TITLE:

PREMIER INN HORSHAM

SCHEME REF:

SCHEME RECEIVED: 18/02/26

DRAWING TITLE:

3D MASSING MODEL VIEW
PROPOSED SCHEME

LEAD: / UPDATED:

DATE:

SCALE:

A3

PROJECT No:

RELEASE No:

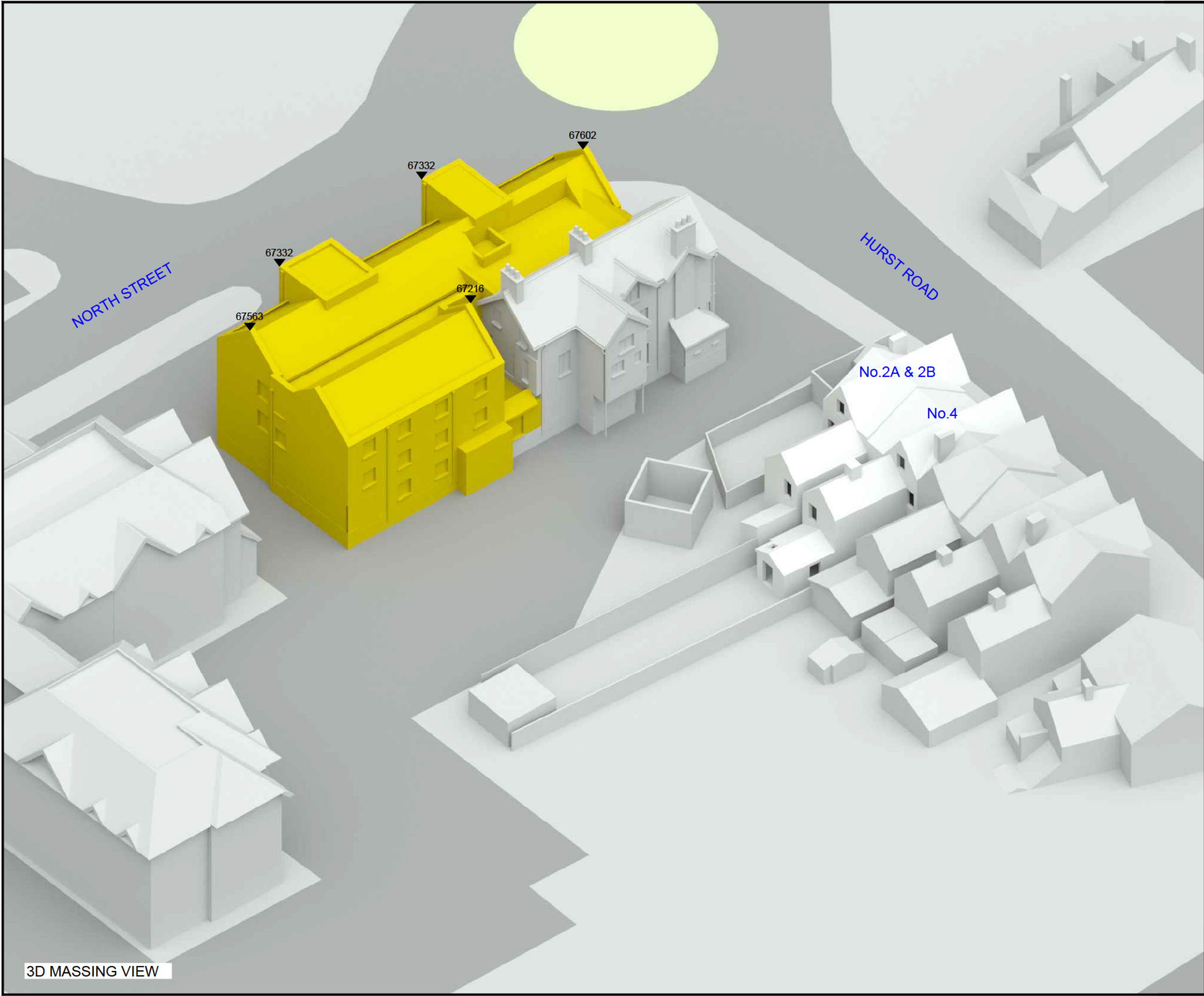
VERSION No:

DRAWING No:

ROL01896_R01_V01_

005

3D Massing Model



ANSTEY HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourhood 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

ANSTEY HORNE

Received on 25/02/26

Site and aerial photos.

PROPOSED BUILDINGS

AXIOM

Received on 18/02/26

PROJECT INFORMATION:

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CLIENT: WHITBREAD

PROJECT TITLE: PREMIER INN HORSHAM

SCHEME REF: SCHEME RECEIVED: 18/02/26

DRAWING TITLE: 3D MASSING MODEL VIEW
PROPOSED SCHEME

LEAD: / UPDATED: AH/AK

DATE: 05/03/26

SCALE: N.T.S.

A3

PROJECT No: ROL01896_R01_V01_

RELEASE No:

VERSION No:

DRAWING No: 006

3D Massing Model

APPENDIX B

-

VERTICAL SKY COMPONENT ('VSC') TABLE

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
2A Hurst Road							
Gnd Floor							
R1	RESIDENTIAL		LIVING ROOM	W1	27.09	26.69	0.99
R1	RESIDENTIAL		LIVING ROOM	W2	29.70	29.16	N/A
R1	RESIDENTIAL		LIVING ROOM	W3	18.12	17.27	0.95
R2	RESIDENTIAL		BEDROOM	W4	28.11	27.14	N/A
2B Hurst Road							
1st Floor							
R1	RESIDENTIAL		LKD	W1	34.49	34.49	N/A
R1	RESIDENTIAL		LKD	W2	30.70	30.70	N/A
R1	RESIDENTIAL		LKD	W3	38.95	38.95	N/A
R1	RESIDENTIAL		LKD	W4	35.94	35.94	N/A
R1	RESIDENTIAL		LKD	W5	25.22	24.44	0.97
R2	RESIDENTIAL		BEDROOM	W6	36.71	35.67	N/A
2nd Floor							
R1	RESIDENTIAL		BEDROOM	W1	37.53	36.92	N/A
4 Hurst Road							
Gnd Floor							
R1	RESIDENTIAL		KITCHEN	W1	16.63	16.63	1.00
R1	RESIDENTIAL		KITCHEN	W2	33.44	33.44	N/A
R1	RESIDENTIAL		KITCHEN	W3	83.59	82.55	N/A
1st Floor							
R1	RESIDENTIAL		BEDROOM	W1	36.95	36.08	N/A
R2	RESIDENTIAL		BEDROOM	W2	22.33	22.33	1.00
2nd Floor							
R1	RESIDENTIAL		BEDROOM	W1	37.34	36.86	N/A

APPENDIX C

-

DAYLIGHT DISTRIBUTION TABLE

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
2A Hurst Road							
Gnd Floor							
R1	RESIDENTIAL		LIVING ROOM	14.01	14.01	14.01	1.00
R2	RESIDENTIAL		BEDROOM	9.65	8.63	8.22	0.95
2B Hurst Road							
1st Floor							
R1	RESIDENTIAL		LKD	32.70	32.57	32.57	1.00
R2	RESIDENTIAL		BEDROOM	8.39	7.70	7.70	1.00
2nd Floor							
R1	RESIDENTIAL		BEDROOM	10.66	10.11	10.11	1.00
4 Hurst Road							
Gnd Floor							
R1	RESIDENTIAL		KITCHEN	22.59	20.98	20.98	1.00
1st Floor							
R1	RESIDENTIAL		BEDROOM	8.42	7.74	7.74	1.00
R2	RESIDENTIAL		BEDROOM	11.59	10.96	10.96	1.00
2nd Floor							
R1	RESIDENTIAL		BEDROOM	10.41	10.13	10.13	1.00

APPENDIX D

-

ANNUAL PROBABLE SUNLIGHT HOURS ('APSH') TABLE

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

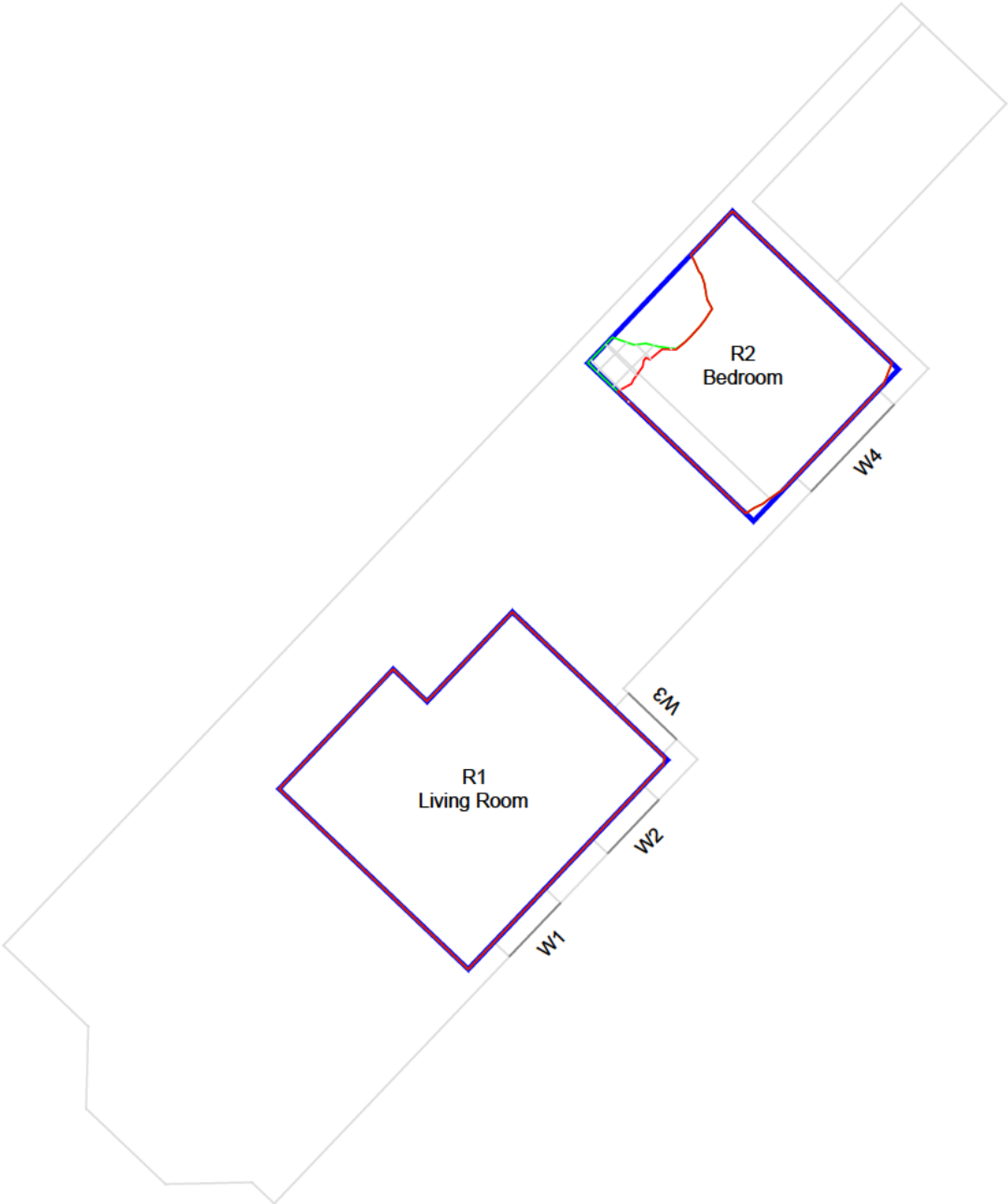
PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
2A Hurst Road																
Gnd Floor																
R1	RESIDENTIAL		W1	LIVING ROOM	57	55	N/A	15	15	N/A						
R1	RESIDENTIAL		W2	LIVING ROOM	64	61	N/A	21	21	N/A						
R1	RESIDENTIAL		W3	LIVING ROOM	18	15	0.83	0	0	-	66	63	N/A	22	22	N/A
R2	RESIDENTIAL		W4	BEDROOM	54	50	N/A	16	16	N/A	54	50	N/A	16	16	N/A
2B Hurst Road																
1st Floor																
R1	RESIDENTIAL		W1	LKD	54	54	N/A	20	20	N/A						
R1	RESIDENTIAL		W2	LKD	50	50	N/A	15	15	N/A						
R1	RESIDENTIAL		W3	LKD	72	72	N/A	26	26	N/A						
R1	RESIDENTIAL		W4	LKD	77	76	N/A	29	28	N/A						
R1	RESIDENTIAL		W5	LKD	20	19	0.95	0	0	-	96	94	N/A	29	28	N/A
4 Hurst Road																
Gnd Floor																
R1	RESIDENTIAL		W1	KITCHEN	5	5	1.00	0	0	-						
R1	RESIDENTIAL		W2	KITCHEN	20	20	1.00	1	1	1.00						
R1	RESIDENTIAL		W3	KITCHEN	61	58	N/A	9	7	N/A	62	59	N/A	9	7	N/A

APPENDIX E

-

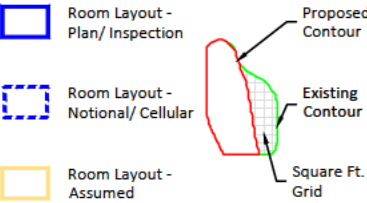
DAYLIGHT DISTRIBUTION CONTOUR PLANS

GROUND



| Rights of Light/ Daylight & Sunlight | Fire Consultancy
| Party Wall & Neighbourly Matters | Project & Cost Management
| Building Consultancy | Building Safety

LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
ANSTEY HORNE
Received on 25/02/26
Site and aerial photos.
PROPOSED BUILDINGS
AXIOM
Received on 18/02/26



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CLIENT: WHITBREAD

PROJECT TITLE: PREMIER INN HORSHAM

SCHEME REF: SCHEME RECEIVED: 18/02/26

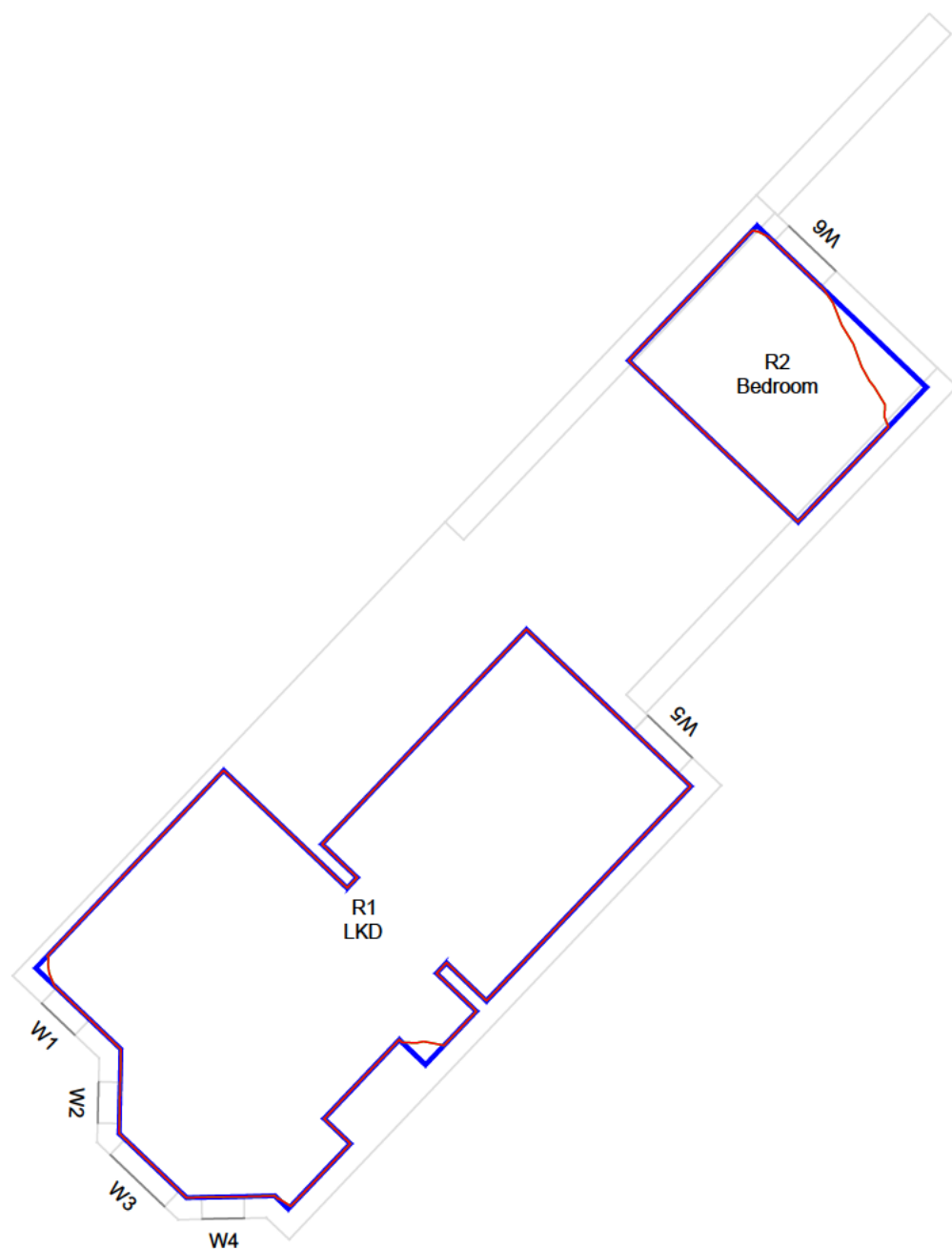
DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
2A HURST ROAD

LEAD: / UPDATED: AH/AK DATE: 05/03/26 SCALE: 1:100 A3

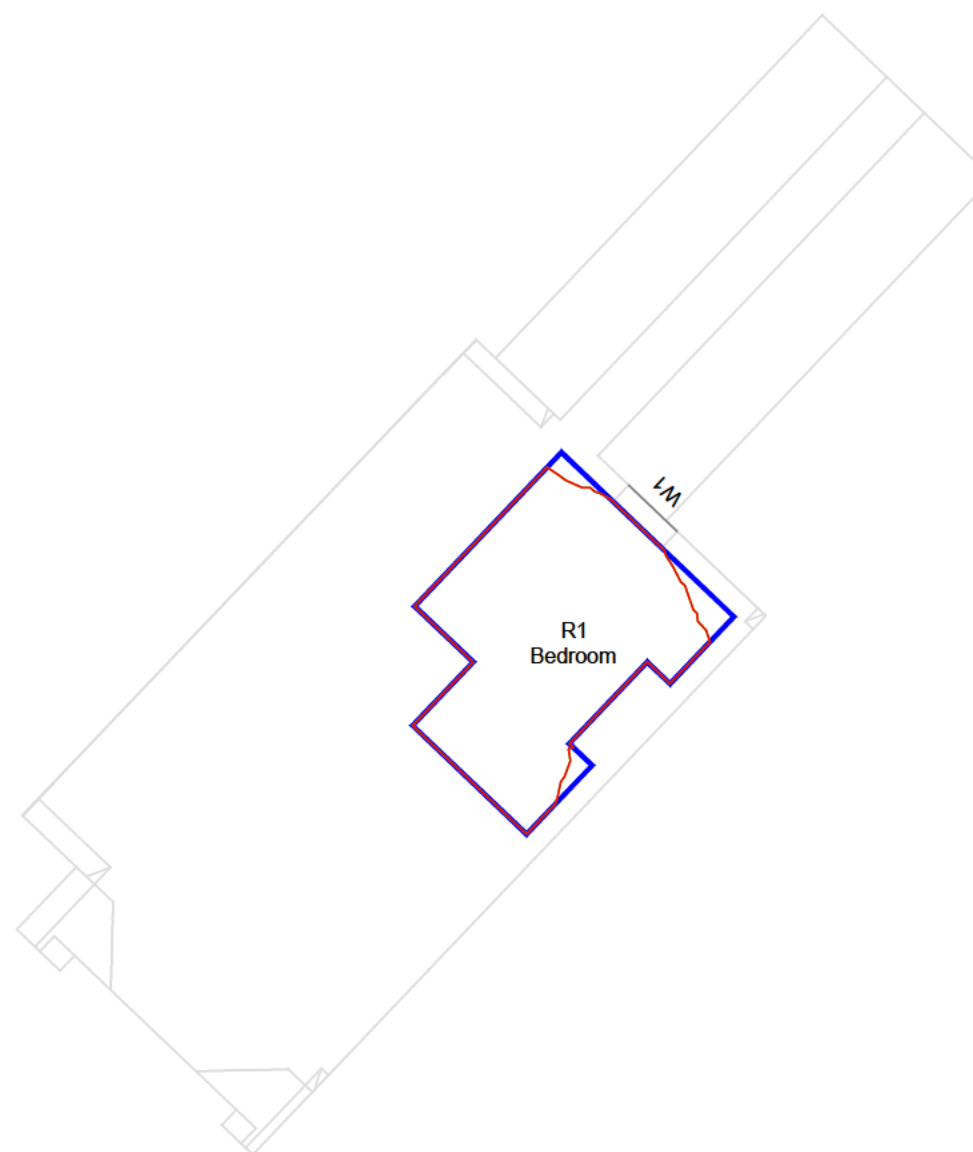
PROJECT No: RELEASE No: VERSION No: DRAWING No:

ROL01896_R01_V01_ 101-01

Daylight & Sunlight

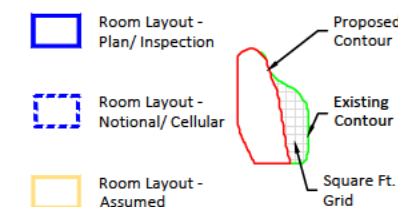


1ST FLOOR



2ND FLOOR

LEGEND:



SOURCES OF INFORMATION:

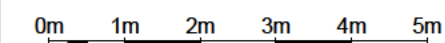
EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE
Received on 25/02/26

Site and aerial photos.

PROPOSED BUILDINGS

AXIOM
Received on 18/02/26



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CLIENT: WHITBREAD

PROJECT TITLE: PREMIER INN HORSHAM

SCHEME REF: SCHEME RECEIVED: 18/02/26

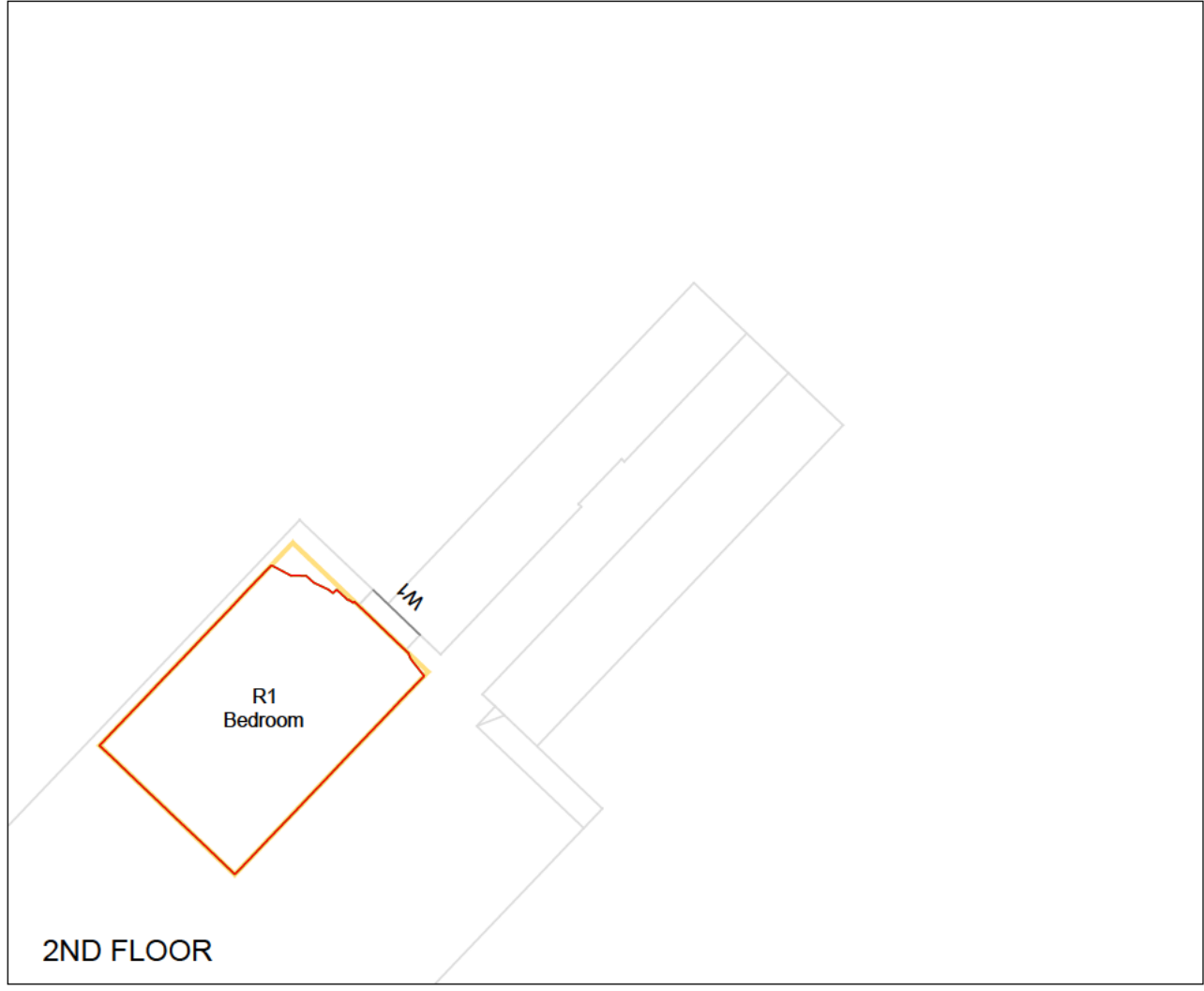
DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
2B HURST ROAD

LEAD: / UPDATED: AH/AK DATE: 05/03/26 SCALE: 1:100 A3

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

ROL01896_R01_V01_102-01

Daylight & Sunlight



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:

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

ANSTEY HORNE

Received on 25/02/26

Site and aerial photos.

PROPOSED BUILDINGS

AXIOM

Received on 18/02/26

0m

1m

2m

3m

4m

5m

N

E

S

W

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CLIENT: WHITBREAD

PROJECT TITLE: PREMIER INN HORSHAM

SCHEME REF: SCHEME RECEIVED: 18/02/26

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 4 HURST ROAD

LEAD: / UPDATED: AH/AK

DATE: 05/03/26

SCALE: 1:100

A3

PROJECT No:

RELEASE No:

VERSION No:

DRAWING No:

ROL01896_R01_V01_

103-01

Daylight & Sunlight

APPENDIX F

-

SUN ON GROUND DRAWINGS



PLAN 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:

- Area receiving ≥ 2 hr Sunlight on 21st March (GMT)

- Area receiving < 2 hr Sunlight on 21st March (GMT)

X%

- Percentage of Amenity Space receiving ≥ 2 hr Sunlight on 21st March (GMT)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE

Received on 25/02/26

Site and aerial photos.

PROPOSED BUILDINGS

AXIOM

Received on 18/02/26

N

E

S

W

0m 2.5m 5m 7.5m 10m 12.5m

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CLIENT: WHITBREAD

PROJECT TITLE: PREMIER INN HORSHAM

SCHEME REF: SCHEME RECEIVED: 18/02/26

DRAWING TITLE: TWO-HOUR SUNLIGHT TEST
21ST MARCH (GMT)
PROPOSED SCHEME

LEAD: / UPDATED: AH/AK

DATE: 05/03/26

SCALE: 1:250

A3

PROJECT No:

RELEASE No:

VERSION No:

DRAWING No:

ROL01896_R01_V01_301-02

2Hr Sun-On-Ground

LONDON

BIRMINGHAM

BRISTOL

BRIGHTON

CARDIFF

LEEDS

MANCHESTER

NORWICH

PLYMOUTH

Rights of light

Party wall

Building surveying

Fire engineering

Project & cost
Management

Building safety