

TECHNICAL NOTE FOR DAYLIGHT / SUNLLIGHT AT 13 – 16 MARKET PLACE, READING

This Technical Note has been prepared to support the detailed Daylight Sunlight Assessment produced by ACCON-UK (A4731/DS/010, Dated 01.12.2023), following comments raised in the BRE Client Report – “Review of daylight and sunlight assessment for 13 – 16 Market Place, Reading” (P126227-1001 Issue: 2, Dated 08.01.2023). A meeting with Danks Badnell Architects was held on the 22 January 2023 which provides additional information and clarity about the proposed development and the surrounding properties. This Technical Note should be read in conjunction with A4731/DS/010 and P126227-1001 Issue: 2.

This Technical Note has been split into two sections, the first section provides updated results for 10 of the rooms at the existing residential properties to the south of the site (11 – 12 Market Place), and the second section provides a response to comments made within the BRE Client Report and which have been highlighted by the planning Case Officer – Jonathan Markwell.

11 – 12 Market Place

In the meeting that took place between ACCON-UK and Danks Badnell Architects it was identified that there is no wall between the rooms 90 and 91, 92 and 93, 94 and 95, 97 and 98, and 100 and 101 as erroneously identified in - A4731/DS/010. These rooms had previously been modelled as 10 separate rooms however they are in fact 5 studio flats with no partition between the different areas. The updated results for internal Daylight Distribution (DD) for these rooms are identified below in **Table 1** and the Daylight Distribution contours are identified in **Appendix 1**. The rooms that do not meet the target values for Daylight Distribution are identified in **Bold**.

Table 1: Daylight Distribution

Room Ref.	Existing Ratio	Proposed Ratio	Ratio Between Existing and Proposed	Room Use
90 – 91	0.96	0.64	0.67	Studio
92 – 93	0.96	0.90	0.94	Studio
94 – 95	0.77	0.44	0.58	Studio
97 – 98	0.96	0.86	0.89	Studio
100 – 101	0.98	0.98	1.00	Studio

It can be identified that 2 of the 5 rooms do not meet the BRE target values as there is a greater than 20% decrease in light availability. It should be noted that the BRE targets should be used flexibly and due to the location of the proposed development it will be hard to meet these targets at all of the receptors. It can be concluded from the DD for the surrounding buildings identified in **Table 1** and in A4731/DS/010 that overall, the impact of the proposed development will be minimal.

Response to comments in BRE Client report

ACCON-UK has prepared responses to key comments identified within the BRE Client Report (P126227-1001 Issue: 2, Dated 08.01.2023). The BRE Client Report comments can be identified in **red** and the response in black.

Table 2: BRE Client Report ACCON Response

Table 2: BRE Client Report/ACCON Response

BRE Paragraph Ref	Response																									
2.2.4	Comment – There are a number of obscured glazed windows to the neighbouring 11- 12 Market Place. The VSC is still a good measure for assessment of loss of daylight to these windows since it measures the skylight received at the windows and is unaffected by the glazing type. The previous ACCON UK included an assessment of obscured windows, but the latest version excludes them. The report does not make clear why they are not included Response – The results for those windows are presented below and window No. locations are identified in Appendix 2; <table><tr><th rowspan="2">Window</th><th colspan="2">VSC (%)</th><th rowspan="2">Ratio</th><th rowspan="2">Room Use</th></tr><tr><th>Existing</th><th>Proposed</th></tr><tr><td>172</td><td>27.32</td><td>12.63</td><td>0.46</td><td rowspan="2">Studio</td></tr><tr><td>173</td><td>19.97</td><td>9.43</td><td>0.47</td></tr><tr><td>174</td><td>30.68</td><td>20.43</td><td>0.67</td><td rowspan="2">Studio</td></tr><tr><td>175</td><td>22.33</td><td>15.33</td><td>0.69</td></tr></table> None of these windows meet the BRE guideline target values; however, all of these windows let into rooms with multiple other windows as can be identified in the ACCON report A4731/DS/010. It can be identified from the DD results in Table 1, that the rooms these windows let into meet the required internal DD and therefore the rooms will not be significantly impacted.	Window	VSC (%)		Ratio	Room Use	Existing	Proposed	172	27.32	12.63	0.46	Studio	173	19.97	9.43	0.47	174	30.68	20.43	0.67	Studio	175	22.33	15.33	0.69
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172	27.32	12.63	0.46	Studio																						
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2.2.8	Comment – The ACCON UK report mentions this guidance and the revised version now includes daylight distribution calculations at the surrounding buildings analysed. The information used for the layouts used has not be referenced so this could not be checked in detail. Response – The plans used for the internal layouts of the surrounding properties have been included within Appendix 5 of this note.																									
2.2.9	Comment – For existing rooms lit by obscured glazing the daylight distribution calculations may still be useful, however the glazing would tend to diffuse and scatter the daylight into the room which may help the overall distribution in cases where parts of the room would not receive direct skylight with clear glazing. It is unclear if the daylight distribution calculations included obscure windows. Response – ACCON are unable to model obscure glazing and therefore it has been modelled as clear glazing, The BRE Site Layout guideline states “Diffusing glass lets through light but does not allow a view out. A fine diffusing texture is required on the glass otherwise a distorted view may be possible.																									

	Frosted glass often has an overall transmittance similar to, or slightly less than, clear glass” and therefore we believe this is an appropriate approach as a worst-case for Daylight Distribution.																																																											
2.6.6	Comment – The ACCON UK assessment has used the targets in the standard: a best practice approach. They have calculated the daylight factor within proposed room and compared the results against the minimum recommendations of achieving at least 2.1% daylight factor over at least half of the assessment area with at least 0.7% over 95% of the assessment area. Values of median daylight factors are not given so it is not possible to fully compare against UK National Annex targets, although the data presented does allow some comparison. Response – The below Table identifies the results of the daylight factors for those room that do not meet the recommended BRE guideline targets. The median daylight factors have been assessed against those set out in the UK National Annex targets. The targets set out in the UK National Annex are 1.4% for at least 50% of the assessment grid for Kitchens / Living Rooms and 0.7% for at least 50% of the assessment grid for bedrooms based on the London (Gatwick Airport) location. The Room Ref. and daylight factor contours can be identified in Appendix 3 of the ACCON UK Report - A4731/DS/010. <table> <tr> <th rowspan="2">Room Ref.</th><th rowspan="2">Room</th><th rowspan="2">Median Daylight Factor</th><th colspan="3">BRE Targets</th><th colspan="2">UK National Annex Target</th></tr> <tr> <th>Percentage area meeting the Target daylight factor (2.1%) for 50% of the assessment grid</th><th>Percentage area meeting the Target daylight factor (0.7%) for 95% of assessment grid</th><th>Meets BRE Criteria</th><th>Percentage area meeting UK National Annex Target for 50% of the assessment grid</th><th>Meets UK National Annex Target</th></tr> <tr> <td>2.0</td><td>Kitchen / Living Room</td><td>1.60%</td><td>23%</td><td>80%</td><td>No</td><td>59%</td><td>Yes</td></tr> <tr> <td>3.2</td><td>Bedroom</td><td>2.10%</td><td>24%</td><td>100%</td><td>No</td><td>100%</td><td>Yes</td></tr> <tr> <td>3.3</td><td>Bedroom</td><td>2.00%</td><td>28%</td><td>100%</td><td>No</td><td>100%</td><td>Yes</td></tr> <tr> <td>5.0</td><td>Kitchen / Living Room</td><td>2.70%</td><td>49%</td><td>100%</td><td>No</td><td>97%</td><td>Yes</td></tr> <tr> <td>12.1</td><td>Bedroom</td><td>0.20%</td><td>0%</td><td>17%</td><td>No</td><td>18%</td><td>No</td></tr> </table> It can be identified that of the 5 rooms that do not meet the BRE target values 4 of them do meet the target values set out in The UK National Annex and therefore these rooms will receive acceptable levels of daylight. Bedroom 12.1 is located in the existing building of the proposed development and does not meet the guideline target values, therefore in this room it would be recommended that additional artificial lighting would be installed to ensure there is a reasonable level of light for the occupant which is in line with the BRE guidance.							Room Ref.	Room	Median Daylight Factor	BRE Targets			UK National Annex Target		Percentage area meeting the Target daylight factor (2.1%) for 50% of the assessment grid	Percentage area meeting the Target daylight factor (0.7%) for 95% of assessment grid	Meets BRE Criteria	Percentage area meeting UK National Annex Target for 50% of the assessment grid	Meets UK National Annex Target	2.0	Kitchen / Living Room	1.60%	23%	80%	No	59%	Yes	3.2	Bedroom	2.10%	24%	100%	No	100%	Yes	3.3	Bedroom	2.00%	28%	100%	No	100%	Yes	5.0	Kitchen / Living Room	2.70%	49%	100%	No	97%	Yes	12.1	Bedroom	0.20%	0%	17%	No	18%	No
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2.6.10	Comment – The Accon UK assessment states that for internal walls and ceilings 0.8 is used and 0.4 is used for floors. It states that these values have been advised by the client. The internal reflectances used are therefore at the maximum of the BRE guidelines, with the wall reflectance above the maximum for light pastel walls, and would only be appropriate if the material décor design stated white walls and ceilings and light wood floors in the final building. Response – ACCON believes that it has been modelled accurately following advice from the client on the final interior finish of the proposed development.																																																																
2.6.11	Comment – It is not stated what values are used for exterior surfaces. Response – The average reflectance value used for the exterior surfaces is 0.2.																																																																
2.6.12	Comment – The glazing transmittance used is reasonable but it is unclear how window framing has been taken into account. Response – The average reflectance value used for the window framing was 0.6 for normal windows with opening lights.																																																																
2.6.13	Comment – The Accon UK report states that it is assumed the windows are clean and therefore it appears that no maintenance factor to account for dirt on the glazing is used. Response – A maintenance factor of 8% was applied to the modelling in line with the UK National Annex.																																																																
2.6.14	Comment – The results may therefore be an overestimate of the daylight received and in reality, the daylight levels in the proposed development may be lower than those suggested in the Accon UK report. Response – ACCON believes that it has been modelled accurately taking into consideration the above input data and advice from the client on the final interior finish of the proposed development.																																																																
3.1.2	Comment – The previous version of ACCON UK report reviewed included analysis at 10 – 12 The Forbury. This is not included in the revised report, which does not make clear why it is excluded. Response –The results for the VSC, APSH and DD are now presented below. The Window No. can be identified in Appendix 3. VSC <table><tr><th rowspan="2">Window</th><th rowspan="2">Floor</th><th colspan="2">VSC (%)</th><th rowspan="2">Ratio</th><th rowspan="2">Room Use</th></tr><tr><th>Existing</th><th>Proposed</th></tr><tr><td>176</td><td>Ground</td><td>19.85</td><td>15.67</td><td>0.79</td><td rowspan="2">Bedroom</td></tr><tr><td>177</td><td>Ground</td><td>7.62</td><td>7.28</td><td>0.96</td></tr><tr><td>178</td><td>Ground</td><td>12.73</td><td>10.8</td><td>0.85</td><td rowspan="2">Kitchen</td></tr><tr><td>179</td><td>Ground</td><td>13.15</td><td>10.73</td><td>0.82</td></tr><tr><td>180</td><td>Ground</td><td>8.91</td><td>8.18</td><td>0.92</td><td>Living Room</td></tr><tr><td>181</td><td>First</td><td>11.88</td><td>11.61</td><td>0.98</td><td>Bedroom</td></tr><tr><td>182</td><td>First</td><td>15.51</td><td>14.1</td><td>0.91</td><td rowspan="3">Kitchen / Living Room</td></tr><tr><td>183</td><td>First</td><td>16.31</td><td>14.65</td><td>0.9</td></tr><tr><td>184</td><td>First</td><td>13.82</td><td>13.33</td><td>0.96</td></tr><tr><td>185</td><td>Second</td><td>21.09</td><td>19.98</td><td>0.95</td><td>Living Room</td></tr></table>	Window	Floor	VSC (%)		Ratio	Room Use	Existing	Proposed	176	Ground	19.85	15.67	0.79	Bedroom	177	Ground	7.62	7.28	0.96	178	Ground	12.73	10.8	0.85	Kitchen	179	Ground	13.15	10.73	0.82	180	Ground	8.91	8.18	0.92	Living Room	181	First	11.88	11.61	0.98	Bedroom	182	First	15.51	14.1	0.91	Kitchen / Living Room	183	First	16.31	14.65	0.9	184	First	13.82	13.33	0.96	185	Second	21.09	19.98	0.95	Living Room
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It can be noted that all of the windows except for one meet the target values. Window 176 is only marginally below the recommended ratio of 0.8 with the proposed development and therefore the impact of the development on The Forbury will be negligible.

APSH

Window	APSH Annual (%)		Ratio	APSH Winter (%)		Ratio	Room Use
	Existing	Proposed		Existing	Proposed		
176	21	19	North	5	3	North	Bedroom
177	28	26	0.93	7	5	0.71	
178	41	38	0.93	13	10	0.77	Kitchen
179	26	24	0.92	7	5	0.71	
180	36	29	0.81	11	4	0.36	Living Room
181	18	15	North	5	2	North	Bedroom
182	22	20	0.91	6	4	0.67	Kitchen / Living Room
183	24	19	0.79	9	4	0.44	
184	21	19	0.90	6	4	0.67	Living Room
185	38	36	0.95	10	8	0.80	

It can be identified that there is a minor adverse impact to sunlight at two of the windows that let into habitable rooms. However, window 180 meets the BRE guideline values for the Annual Probable Sunlight Hours, but does not meet the guideline for the winter sunlight hours. Window 183 does not meet the target values; however, it can be noted that the APSH is only marginally below the target ratio and there are 2 windows that let into the same space that do meet the target values and therefore the impact of the proposed development on The Forbury can be considered to be negligible.

Daylight Distribution

The DD contours can be identified in **Appendix 4**

Room Ref.	Existing Ratio	Proposed Ratio	Ratio Between Existing and Proposed	Room Use
104	0.56	0.51	0.92	Bedroom
105	0.00	0.00	N/A	Kitchen
106	0.64	0.61	0.95	Living Room
107	0.72	0.72	1.00	Bedroom

	108	0.72	0.72	1.00	Kitchen / Living Room
	109	0.99	0.98	0.99	Living Room
	It can be identified from the Daylight Distribution results that there will be no adverse impact at the Forbury as a result of the proposed development.				
3.1.6	Comment – The existing buildings analysed in the revised ACCON-UK report now include daylight distribution calculations. It is assumed the layouts used are accurate, but since the information used to inform the assessment has not been referenced this could not be checked in detail. Response – The plans used for the internal layouts of the surrounding properties have been included within Appendix 5 of this note.				
3.1.7	Comment – An application at 6-8 Market Place (Soane Point), reference 221446 permitted in August 2023, involves additional storeys to the existing building. When assessing loss of light the revised ACCON UK report appears to include the additional storeys as built in the existing and proposed analysis. When comparing the numerical results between the two versions of the reports reviewed there are differences in the values. Since the massing of the proposed development has not been updated, differences in values could at least partly be explained by the development at 6-8 Market Place now being included in the calculations. The analysis presented in the latest version of the ACCON UK report therefore shows the impact of the proposed development in isolation assuming that the additional storeys of 6-8 Market Place are built. No cumulative impact of both developments is presented. Response – As stated in section 4.2 of the ACCON report (A4731/DS/010) the cumulative impact on existing properties has been assessed with the extension at 6 – 8 Market Place and the proposed development at 13 – 16 Market Place as a worst case scenario.				
3.2	Comments – 10 – 12 The Forbury Response – The results can be identified in the response to 3.1.2				
3.5	Comments – R3 11 – 12 Market Place Response – The points identified under 3.5 have been addressed under points 2.2.8 and 2.2.4				
4.1.1	Comment – The revised ACCON UK report now includes a detailed analysis of daylight provision using the latest methodology in BS EN17037 and the BRE Report. The ACCON UK report has calculated the daylight factor at points on an assessment grid and compared the results with the recommendation in the main standard. This is a best practice approach since it uses targets higher than those in the UK National Annex. The daylight factor contour plots shown in Appendix 3 of the ACCON UK report suggest that the assessment grids used are reasonable. As explained in sections 2.6.7 to 2.6.14 the results may be an underestimate due to high reflectance used and lack of a maintenance factor. Response – The points identified under 4.1.1 have been addressed under points 2.6.10, 2.6.11, 2.6.12, 2.6.13 and 2.6.14				
4.1.5	Comment – There would be two living/dining/kitchen areas below the recommendations in the main standard. Results suggest one of these would meet the kitchen recommendation in the UK National Annex. It is unclear if the remaining living/dining/kitchen area (Flat 3, labelled as 2.0 in the ACCON UK report) would meet the recommendations in the UK National Annex.				

	Response – The points identified under 4.1.5 have been addressed under 2.6.6
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Conclusion

11 – 12 Market Place

It can be identified from A4731/DS/010 and the additional updated data proved in this supporting note that there will only be a minor impact to internal daylight availability at the surrounding properties. All of the rooms except for two meet the required target value in respect of the Daylight Distribution due to the scale and location of the proposed development the impact on the surrounding properties can be considered as minor.

10 – 12 The Forbury

The results in this note identify that there will be a minor adverse impact at the windows of The Forbury and the Daylight Distribution results state that there will be no impact on the availability of light within the rooms and therefore impacts on this property are considered to be negligible.

Proposed Development

When the 5 worst affected rooms are compared against the target values set out in the UK National Annex, 4 of these rooms meet the target values. One bedroom does not meet the target value so additional artificial lighting would be recommended in this room.

Overall Conclusion

There will be a minor impact on the surrounding properties as a result of the development, this impact should be considered acceptable due to the location and scale of the proposed development with the majority of occupants in the surrounding area not experiencing any impact in respect of Daylight and Sunlight. Overall the proposed development will receive good levels of natural light in all of the kitchens and living rooms and the majority of the bedrooms.

Henry Robins

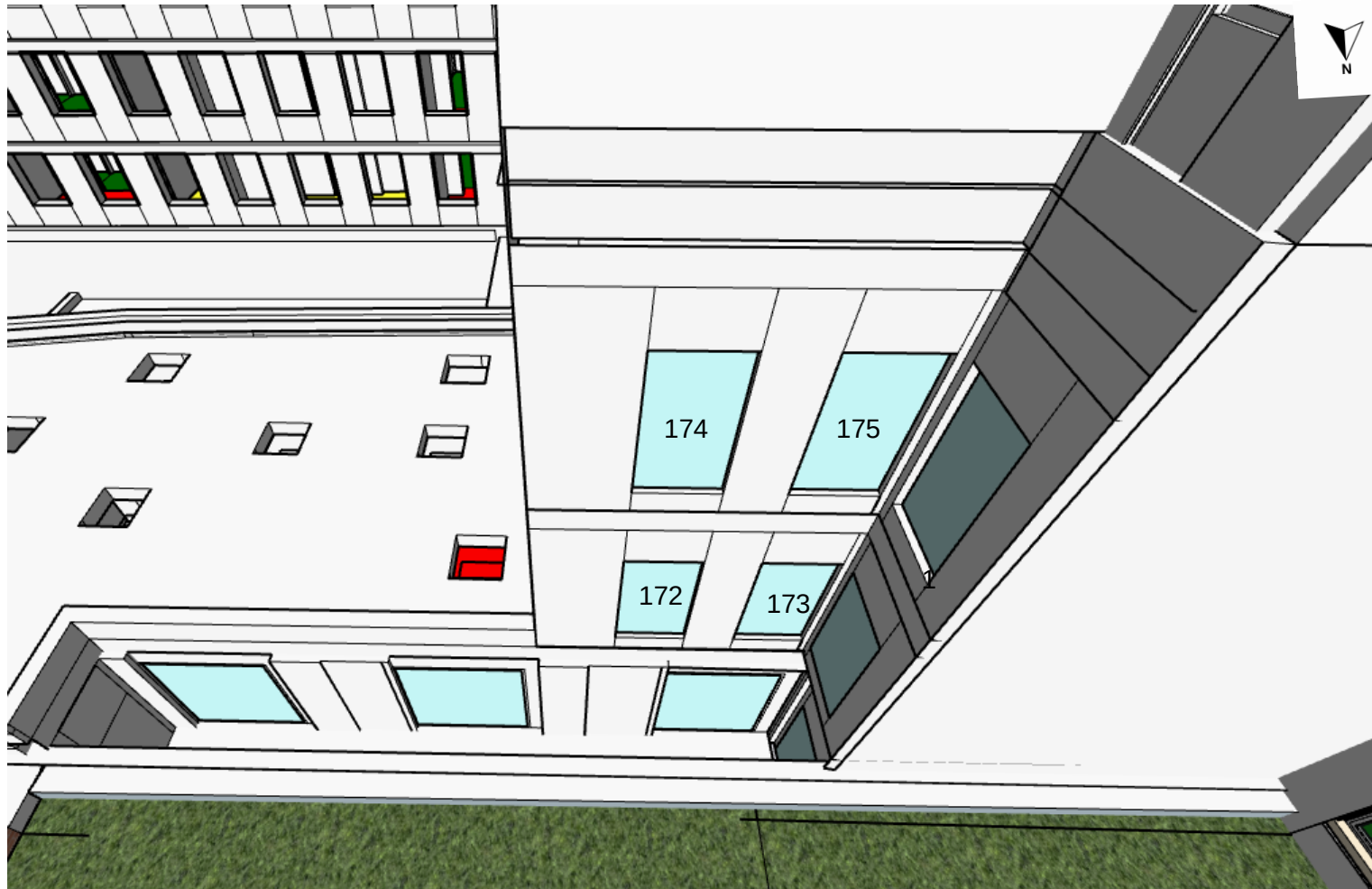
Environmental Consultant

24.01.2024

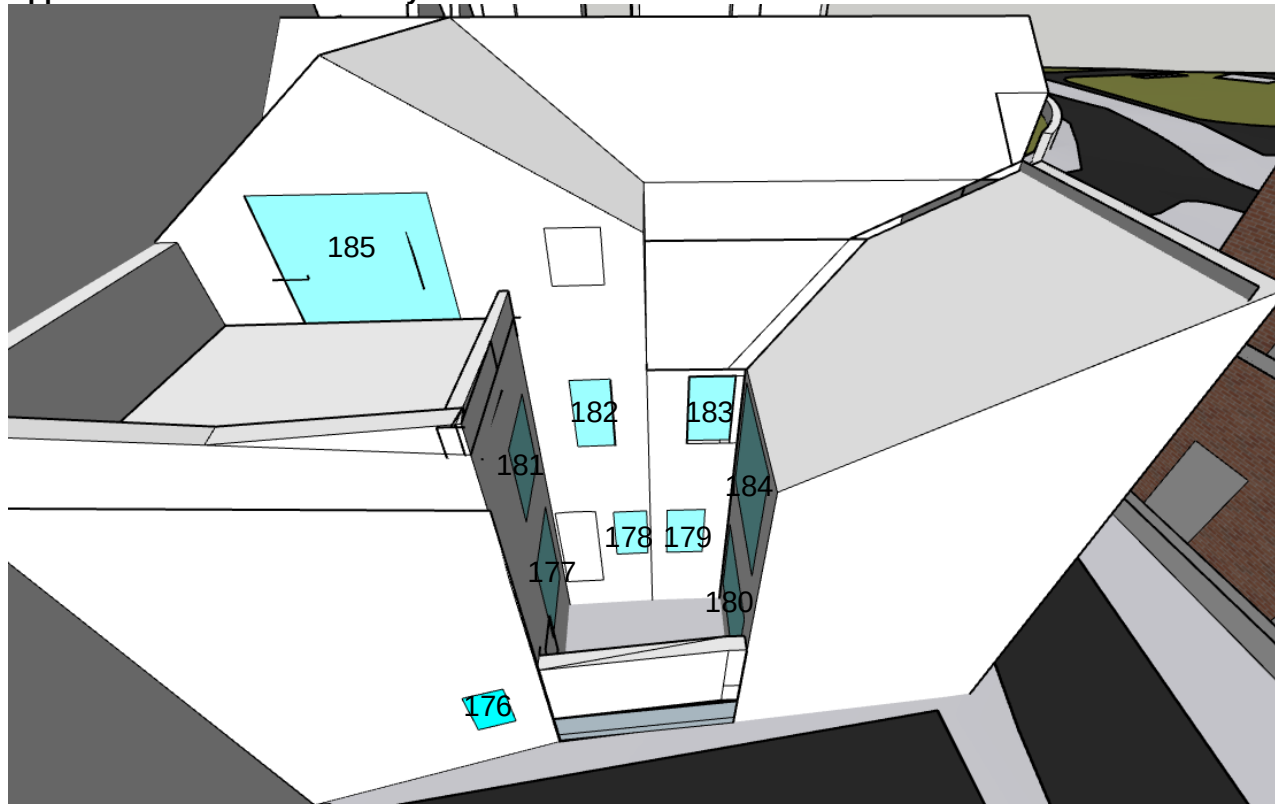
Appendix 1: Daylight Distribution Contours at 11 – 12 Marketplace Reading



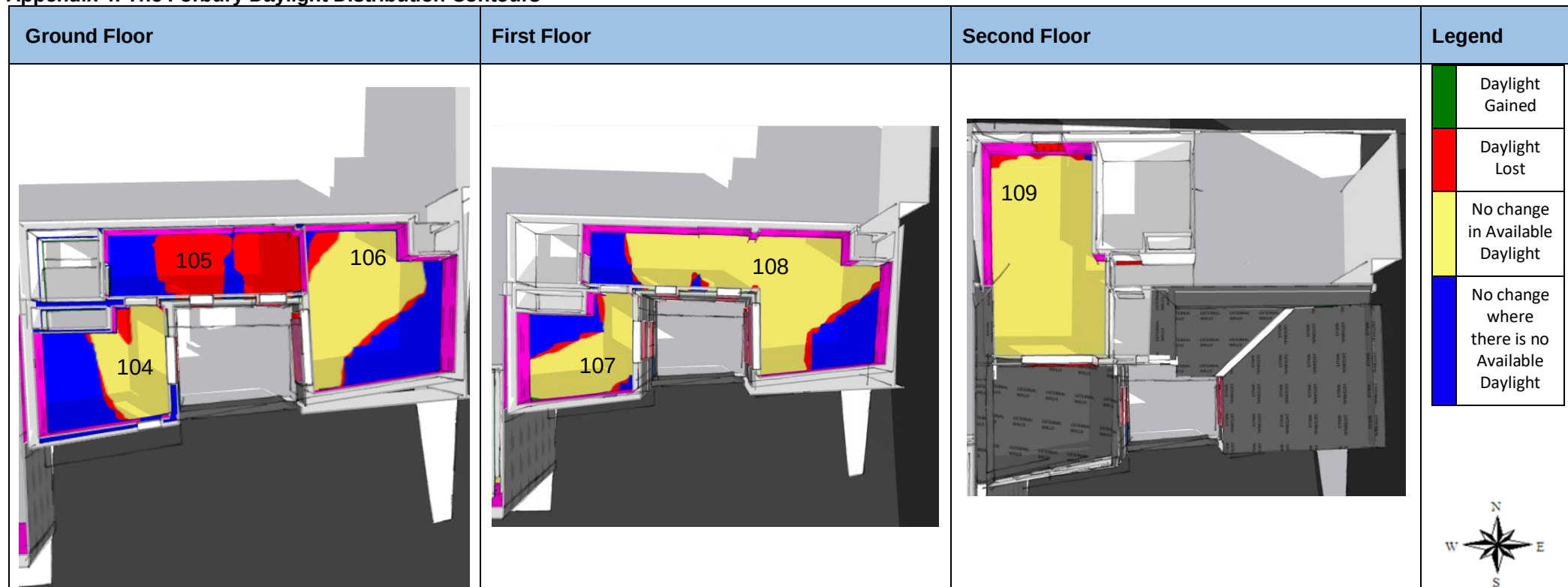
Appendix 2: 11- 12 Marketplace North Façade Window No.



Appendix 3: 10 – 12 The Forbury Window No.

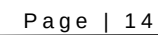


Appendix 4: The Forbury Daylight Distribution Contours

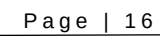


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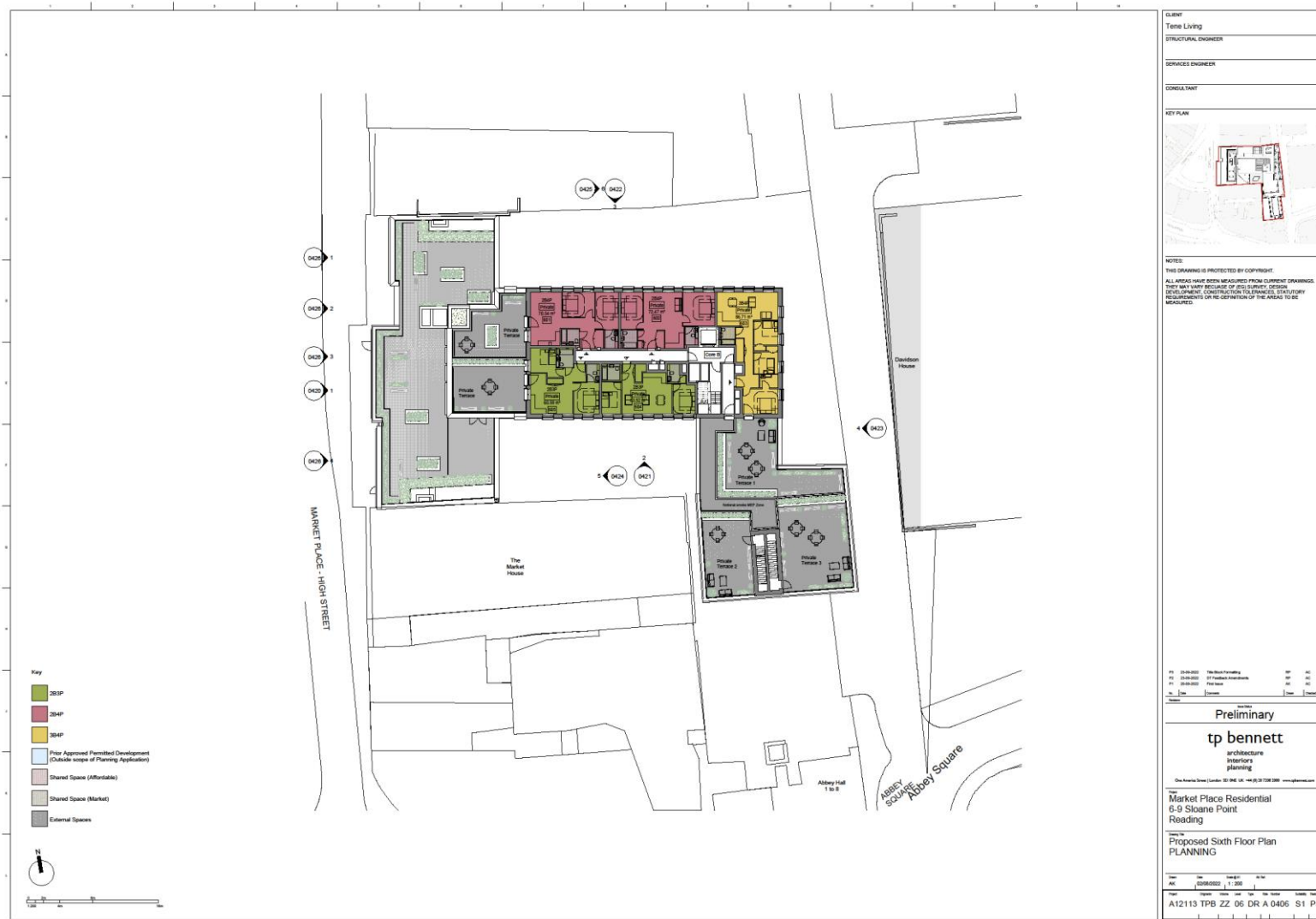




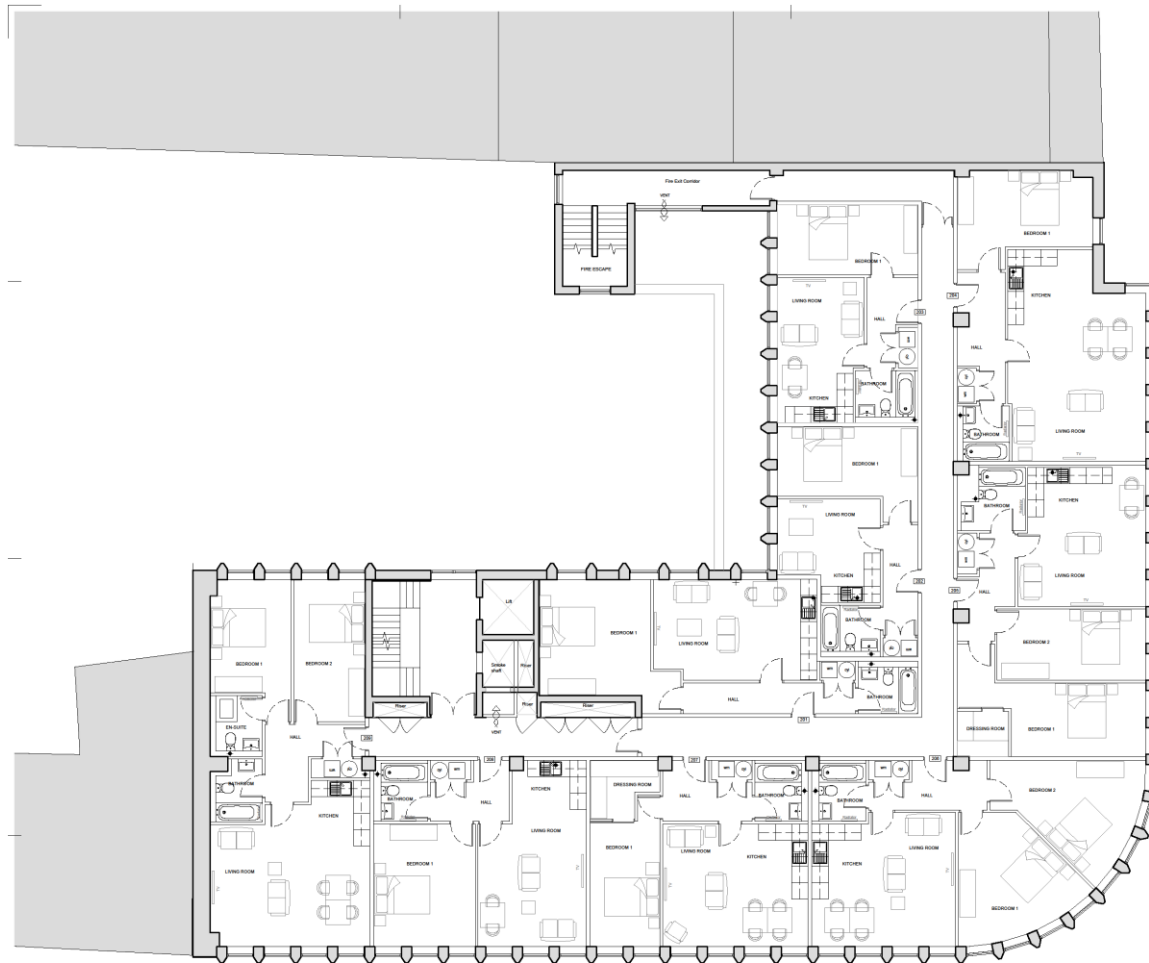












h
househamhenderson
architects
13-15, 17-19, 21-23, 25-27, 29-31, 33-35, 37-39, 41-43, 45-47, 49-51, 53-55, 57-59, 61-63, 65-67, 69-71, 73-75, 77-79, 81-83, 85-87, 89-91, 93-95, 97-99, 101-103, 105-107, 109-111, 113-115, 117-119, 121-123, 125-127, 129-131, 133-135, 137-139, 141-143, 145-147, 149-151, 153-155, 157-159, 161-163, 165-167, 169-171, 173-175, 177-179, 181-183, 185-187, 189-191, 193-195, 197-199, 201-203, 205-207, 209-211, 213-215, 217-219, 221-223, 225-227, 229-231, 233-235, 237-239, 241-243, 245-247, 249-251, 253-255, 257-259, 261-263, 265-267, 269-271, 273-275, 277-279, 281-283, 285-287, 289-291, 293-295, 297-299, 301-303, 305-307, 309-311, 313-315, 317-319, 321-323, 325-327, 329-331, 333-335, 337-339, 341-343, 345-347, 349-351, 353-355, 357-359, 361-363, 365-367, 369-371, 373-375, 377-379, 381-383, 385-387, 389-391, 393-395, 397-399, 401-403, 405-407, 409-411, 413-415, 417-419, 421-423, 425-427, 429-431, 433-435, 437-439, 441-443, 445-447, 449-451, 453-455, 457-459, 461-463, 465-467, 469-471, 473-475, 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SCHEME FOR PERMITTED DEVELOPMENT

Project Sussex House & The Forebury, Reading, RG1 3EJ		
Drawing Third Floor As Proposed		
Scale 1:50 @A0	Date March 14	Author CS
		Checked DB
Project No 4322	Drawing No L103	Revision P1



