

Our Ref: LT/17440

Thavies Inn House
3-4 Holborn Circus
London EC1N 2HA
020 7936 3668

06 May 2022

Geoff Wright
GW Planning Limited
21 Norfolk Road
Sutton Coldfield
B75 6SQ

info@delvapatmanredler.co.uk
www.delvapatmanredler.co.uk

Dear Geoff

Planning application 201766 – 40 Silver Street, Reading, RG1 2ST – Addendum letter

Further to your instructions I can confirm that we have completed the additional assessments following further comments from the planners given it is our understanding that we have had to make further design changes including the removal of the rear block. The latest proposals were provided to us by email on 4 April 2022.

I summarise below the additional assessments requested in bullet point form and the results discussed thereafter:

1. Assessment on both Platinum Apartments and 69 Upper Crown Street based on the current proposals provided and a comparison to the impacts resulting from the scheme which was refused as filed under 200919 to determine whether the effects would differ and be more detrimental.
2. Assessment of the current proposals provided and a comparison to the impacts resulting from the consented scheme filed under 150885 to determine whether the current proposals would worsen the effects to Platinum Apartments.
3. Assessment of the current proposals provided and a comparison to the impacts resulting from the scheme refused filed under 190449 to determine whether the current proposals would result in an improvement in daylight to 69 Upper Crown Street.

The daylight and sunlight studies have been carried out in accordance with the Building Research Establishment (BRE) guidelines "Site Layout Planning for Daylight & Sunlight. A Guide to Good Practice".

Alternative Target Values

Appendix F of the BRE Guide states:

"In assessing the loss of light to existing windows nearby a local authority may allow the vertical sky component (VSC) and annual probable sunlight hours (APSH) for the permitted scheme to be used as alternative benchmarks. However, since the permitted scheme only exists on paper, it would be inappropriate for it to be treated in the same way as an existing building and for the developer to set 0.8 times the values for the permitted scheme as benchmarks".

The extant permission as filed under 150885 sets alternative target values (instead of using the existing baseline results) given consent has been secured based on these values with which to compare the proposed development against to determine whether there will be any material change in the results.

We have in addition adopted this assessment methodology for previously refused schemes to assist the planners in understanding whether the impacts of the current proposals are an improvement to what was previously refused in daylight and sunlight terms.

We have for completeness also adopted this for NSL. Although the same comparison is not suggested within the BRE guide this can assist in understanding whether the rooms would either experience the same, an improvement or continue to meet BRE NSL guidelines.

Also at:

Delva Patman Redler
The Quay
12 Princes Parade
Liverpool L3 1BG

Delva Patman Redler
40 Berkeley Square
Bristol
BS8 1HP

Delva Patman Redler LLP. Registered in England & Wales OC335699.
A list of members can be inspected at our Registered Office above.



Celebrating
40
Years

06 May 2022

Assessment 1

Both Platinum Apartments and 69 Upper Crown Street were assessed based on the current proposals provided to compare whether the impacts resulting from the scheme which was refused as filed under 200919 to determine whether the effects would differ and be more detrimental.

The results of this assessment are tabulated below.

Property, room & window attributes				VSC				Mean VSC (room)				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exis. (%) VSC	Prop. (%) VSC	Loss (%) VSC	Pro/Ex. ratio	Exis. (%) VSC	Prop. (%) VSC	Loss (%) VSC	Pro/Ex. ratio	Exis. (% rm)	Prop. (% rm)	Loss (m²)	Pro/Ex. ratio	Annual (%APSH)				Winter (%APSH)			
																	Exis.	Prop.	Loss	Pro/Ex.	Exis.	Prop.	Pro/Ex.
69 Upper Crown Street																							
Ground	R1	Living Room	W1 ←	30.6	30.6	N/A	N/A																
		Living Room	W2 ↓	17.2	29.0	N/A	1.69	23.9	29.8	N/A	1.25	99%	99%	-0.01	1.00		39	61	N/A	1.56	6	16	2.67
	R2	Dining Room	W3 ↓	11.6	30.1	N/A	2.59	11.6	30.1	N/A	2.59	44%	88%	-3.93	1.98		N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	Kitchen	W4 ↓	15.2	27.3	N/A	1.79																
First		Kitchen	W5 ↓	15.3	25.2	-9.9	1.64	15.3	26.3	-11.0	1.72	99%	99%	0.00	1.00		N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R1	Bedroom	W1 →	31.3	32.1	N/A	1.03																
		Bedroom	W2 →	31.9	32.3	N/A	1.01	31.6	32.2	N/A	1.02	96%	96%	0.01	1.00		North	North	N/A	N/A	North	North	N/A
Platinum Apartments																							
Ground	R1	Bedroom	W1 ←	31.9	32.8	N/A	1.03	31.9	32.8	N/A	1.03	95%	89%	0.71	0.94		N/A	N/A	N/A	N/A	N/A	N/A	N/A
		LKD	W2 ↓	10.4	14.3	-3.8	1.37																
		LKD	W3 ↓	12.2	15.5	-3.3	1.27																
		LKD	W4 →	30.6	30.7	N/A	1.00	17.7	20.2	-2.4	1.14	92%	89%	0.95	0.96		42	36	N/A	N/A	6	4	0.67
First	R1	Bedroom	W1 ←	34.2	35.0	N/A	1.02	34.2	35.0	N/A	1.02	95%	91%	0.50	0.96		N/A	N/A	N/A	N/A	N/A	N/A	N/A
		LKD	W2 ↓	14.9	20.1	-5.2	1.35																
		LKD	W3 ↓	17.9	22.5	-4.6	1.26																
		LKD	W4 →	34.1	34.1	N/A	N/A	22.3	25.6	-3.3	1.15	97%	96%	0.10	1.00		56	50	N/A	N/A	12	7	N/A
Second	R1	Bedroom	W1 ←	36.5	37.0	N/A	1.01	36.5	37.0	N/A	1.01	95%	95%	0.04	1.00		N/A	N/A	N/A	N/A	N/A	N/A	N/A
		LKD	W2 ↓	21.4	26.9	-5.5	1.26																
		LKD	W3 ↓	24.2	28.6	N/A	1.18																
		LKD	W4 →	37.4	37.4	N/A	N/A	27.7	31.0	N/A	1.12	97%	97%	0.00	1.00		66	63	N/A	N/A	19	16	N/A

Given the current scheme proposals are slightly different in siting and the rear block no longer exists in comparison to the refused massing as filed under 200919 results in an overall general improvement in effects to both properties and/or the properties continue to meet default BRE guidelines in daylight and sunlight terms.

Assessment 2

Platinum Apartments was assessed based on the current proposals provided to establish whether the impacts would worsen the effects to Platinum Apartments when compared against the scheme which was consented as filed under 150885.

The results of this assessment are tabulated below:

Property, room & window attributes				VSC				Mean VSC (room)				NSL				APSH (room)								
Floor	Room	Room use	Window Ref./Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro/Ex ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro/Ex ratio	Exis. (% rm)	Prop. (% rm)	Loss (m²)	Pro/Ex ratio	Annual (%APSH)				Winter (%APSH)				
																	Exis.	Prop.	Loss	Pro/Ex	Exis.	Prop.	Loss	Pro/Ex
Platinum Apartments																								
Ground	R1	Bedroom	W1 ←	33.3	32.8	N/A	N/A	33.3	32.8	N/A	N/A	92%	89%	0.31	0.98		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	LKD	W2 ↓	16.2	14.3	1.9	0.88																	
		LKD	W3 ↓	17.7	15.5	2.1	0.88																	
		LKD	W4 →	30.7	30.7	N/A	N/A	21.5	20.2	1.3	0.94	92%	89%	0.80	0.97	44	36	N/A	N/A	6	4	0.67		
First	R1	Bedroom	W1 ←	35.4	35.0	N/A	N/A	35.4	35.0	N/A	N/A	93%	91%	0.17	0.99		N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R2	LKD	W2 ↓	22.4	20.1	2.3	0.90																	
		LKD	W3 ↓	25.3	22.5	2.8	0.89																	
		LKD	W4 →	34.1	34.1	N/A	N/A	27.3	25.6	1.7	0.94	97%	96%	0.22	0.99	55	50	N/A	N/A	9	7	N/A		
Second	R1	Bedroom	W1 ←	37.1	37.0	N/A	N/A	37.1	37.0	N/A	N/A	95%	95%	-0.05	1.00		N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R2	LKD	W2 ↓	29.0	26.9	2.2	0.93																	
		LKD	W3 ↓	30.8	28.6	N/A	N/A																	
		LKD	W4 →	37.4	37.4	N/A	N/A	32.4	31.0	N/A	N/A	97%	97%	-0.05	1.00	66	63	N/A	N/A	19	16	N/A		

When interrogating the results, only 5 windows at Platinum Apartments would experience any additional effect over and above the impacts of the consented proposals as filed under 150885 in VSC terms. However, the absolute VSC reduction is no more than 3% which is not considered to be material. In addition, the rooms are served by windows which remain unaffected by the current proposals and experience VSC values well in excess of BRE target values. This is further justified by the NSL results which demonstrate that all rooms would retain levels of daylight beyond BRE target values. The annual APSH demonstrates that all rooms where applicable would retain levels of annual APSH beyond BRE target values.

Assessment 3

69 Upper Crown Street was assessed based on the current proposals provided to establish whether the impacts would result in an improvement when compared against the scheme which was refused as filed under 190449.

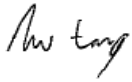
The results of this assessment are tabulated below:

Property, room & window attributes				VSC				Mean VSC (room)				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% rm)	Prop. (% rm)	Loss (m ²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)			
																Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
69 Upper Crown Street																							
Ground	R1	Living Room	W1 ←	30.6	30.6	N/A	N/A																
		Living Room	W2 ↓	20.8	29.0	N/A	1.39	25.7	29.8	N/A	1.16	99%	99%	-0.01	1.00	44	61	N/A	1.39	9	16	1.78	
	R2	Dining Room	W3 ↓	10.7	30.1	N/A	2.82	10.7	30.1	N/A	2.82	32%	88%	-5.01	2.72	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3	Kitchen	W4 ↓	11.0	27.3	N/A	2.48																
		Kitchen	W5 ↓	11.0	25.2	-14.2	2.29	11.0	26.3	-15.2	2.39	67%	99%	-2.63	1.48	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
First	R1	Bedroom	W1 →	30.8	32.1	N/A	1.04																
		Bedroom	W2 →	31.8	32.3	N/A	1.02	31.3	32.2	N/A	1.03	94%	96%	-0.16	1.02	North	North	N/A	N/A	North	North	N/A	

Given the current scheme proposals do not include the block to the rear compared to the refused scheme as filed under 190449 results in an improvement in daylight and sunlight to 69 Upper Crown Street.

I trust this covers your requests however if you have any further questions then please do not hesitate to get into contact.

Yours sincerely



Lok Tang MSc

Partner

E: lok.tang@delvapatmanredler.co.uk

M: 07872 190191