

2 Hexham Road Reading RG2 7UG

Daylight/Sunlight Report - Neighbours

20 January 2023

Matthew Craske

For and on behalf of Daylight Sunlight Consulting Ltd

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1. Introduction

- 1.1 Daylight Sunlight Consulting Ltd has been instructed to provide daylight and sunlight advice with regard to the redevelopment of 2 Hexham Road, Reading RG2 7UG. We have assessed the effects that the proposed development has on the adjacent sensitive receptors, as well as considering the overshadowing considerations on surrounding amenity areas.
- 1.2 We have been provided with the existing and proposed drawings from Hampshire County Council drawing reference E05076 and attended site to properly understand the relationship between the development site and adjacent properties.
- 1.3 We have also reviewed the Council Tax records in order to locate residential properties around the site. Commercial and retail properties should not be a material planning consideration and have not been assessed.
- 1.4 Where possible, we have reviewed the on-line planning portal to try and ascertain the internal configurations of the adjacent properties and room uses.

2. Executive Summary

- 2.1 The assessments to the neighbouring properties have demonstrated that acceptable levels of daylight and sunlight will be retained in the proposed condition, in accordance with the BRE guidelines.
- 2.2 The adjoining occupants will not experience noticeable reductions in daylight or sunlight, and in most cases, obtain light levels well in excess of the BRE guidelines, in the proposed condition.

3. Principles for assessing daylight and sunlight

- 3.1 The main document for testing and evaluating daylight and sunlight effects is the Building Research Establishment (BRE) guidelines – Site Layout Planning for Daylight and Sunlight: A guide to good practice (2022).
- 3.2 It is important to understand that the BRE document is only a guideline, and this is highlighted in the introduction: -

"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; Its aim is to help rather than constrain the developer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of the many factors in site layout design."

Daylight to existing buildings

- 3.3 The testing methodology and suggested target criteria for the assessment of daylight to existing buildings around a development site are set out in Part 2.2 of the BRE guidelines.
- 3.4 The evaluation of what constitutes a sensitive receptor is essentially where occupants have a reasonable expectation of light. We consider this to be residential uses, care homes, student accommodation, hostels, educational classrooms, worship areas and key rooms within a hospital. Uses such as hotels and most commercial properties are not considered to be of importance for natural lighting. For residential properties, only habitable rooms need to be tested, with bathrooms, toilets, store rooms, circulation areas and garages not requiring assessment.
- 3.5 There are two types of simplistic tests that are identified in the BRE guidelines, these being a 25° angle test and a 45° angle test. The 25° angle test can be used where

there is a continuous obstruction parallel to an affected window. The BRE guidelines state 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.”

- 3.6 The 45° angle test is only applicable to the assessment of small side extensions to domestic residential properties. If a proposed development projects out such that a 45° angle subtended back towards a neighbouring property covers the centre point of a habitable window, both in plan and elevation, then the light might be affected and further testing is required.
- 3.7 We have undertaken a preliminary review of the 25° test, as this allows us to focus our assessments on the properties most likely to be affected. We have then considered the more comprehensive daylight assessments identified in the BRE guidelines, these being the Vertical Sky Component (VSC) test and Daylight Distribution (DD) test. A more detailed summary of these tests is set out below.

VERTICAL SKY COMPONENT

- 3.8 The Vertical Sky Component (VSC) test assesses the amount of daylight obtained at the centre point of the external plane of a window. The guidelines state the following: -

"If this VSC is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the vertical sky component with the new development in place, is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice the reduction in the amount of skylight."

- 3.9 We therefore work on the basis of seeking to achieve 27% VSC in the proposed condition, as it is considered adequate, but where this value is not achieved, reductions of 0.8 times the former value (the same as saying a 20% reduction when compared against the existing condition) is not considered noticeable and therefore not a material effect.
- 3.10 As the VSC test only assesses daylight reaching the external plane of the window, this shows only the potential for light, rather than actual. This is because much depends upon the size of the window, its relationship to the room, the size of the room, and whether there are other windows lighting the same room.
- 3.11 Therefore, where layouts are known, and as recommended by the BRE guidelines, the daylight distribution assessment (as discussed below) should be considered at the same time, reviewing both sets of results before forming an opinion on the overall effect to the occupants within the neighbouring property.

DAYLIGHT DISTRIBUTION

- 3.12 The BRE guidelines suggest that daylight distribution assessments can be undertaken where room layouts are known, but we believe it is better to run tests to all of the neighbouring buildings being run for the VSC test, making assumptions on the room configurations if nothing can be found through research.
- 3.13 The daylight distribution test establishes the amount of the sky light entering a room at a working plane height of 850mm above floor level, plotting the 'no sky line' area in both the existing and the proposed. There is no test of adequacy in just the proposed condition, rather the reduction in light between the existing and proposed is assessed, and where light is reduced to less than 0.8 times its former value (the same as saying a 20% reduction), this will be noticeable to occupants. Ratio reductions of 0.8 or higher are considered not to be noticeable to the occupants within the rooms tested.

Sunlight to existing buildings

- 3.14 The assessment of sunlight for properties adjacent to a development site are set out in Part 3.2 of the BRE guidelines. As with the daylight assessment, the evaluation of what constitutes a sensitive receptor is essentially where occupants have a reasonable expectation of sunlight. We consider this to be residential accommodation, care homes, student accommodation, hostels, educational classrooms and hospital properties.
- 3.15 Paragraph 3.2.3 states, *“To assess loss of sunlight to an existing building, it is suggested that 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. Normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms that also comprise a living space, for example a bed sitting room in an old people’s home...”*
- 3.16 The BRE guidelines further reiterates in Figure 27 that no checks on sunlight are required if the proposed works lie within 90° of due north of the window under consideration.
- 3.17 The calculation of sunlight is taken on the outside face of a window, at its centre point, unless it is a floor to ceiling window such as a patio door, where instead a point at the centre of the window is taken 1.6m above the ground. Each window is assessed in terms of the percentage of Annual Probable Sunlight Hours (APSH), with the BRE guidelines suggesting at paragraph 3.2.6: -
- “If a room can receive more than one quarter of annual probable sunlight hours (APSH), including at least 5% of APSH in the winter months between 21st September and 21st March, then the room should still receive enough sunlight. Also, if the overall annual loss of APSH is 4% or less, the loss of sunlight is small...”*

- 3.18 Paragraph 3.2.7 goes on to say, *“Any reduction in sunlight access below these levels should be kept to a minimum. If the available sunlight hours are both less than the amount above and less than 0.80 times their former value, either over the whole year or just in the winter months (21 September to 21 March), and the overall annual loss is greater than 4% of APSH, then the occupants of the existing building will notice the loss of sunlight; the room may appear colder and less cheerful and pleasant...”*
- 3.19 To summarize the above, a good level of sunlight to a window is 25% APSH, of which 5% should be in winter months in the proposed condition. Where sunlight levels fall below the suggested level, a comparison with the existing and proposed is undertaken. A noticeable amount of sunlight will occur if:
- the reduction is less than 0.8 times its former value (the same as a 20% reduction), for both or one of the annual and winter APSH levels; and
 - has a reduction in sunlight received over the whole year greater than 4% APSH
- 3.20 Paragraph 3.2.8 of the BRE guidelines highlight that where rooms have two or more windows, the aggregate sunlight level can be obtained and utilised to establish whether the occupants will achieve the above target levels. The bespoke computer software utilised for this report ensures that none of the APSH levels are double counted within the totalled sunlight levels for the room.

Sunlight to existing amenity areas

- 3.21 The assessment of sunlight for amenity areas, such as gardens and open spaces adjacent to a development site are set out in Part 3.3 of the BRE guidelines. A sensitive receptor is considered a garden (generally the more private back garden area), parks, playing fields, playgrounds, outdoor swimming/paddling pools and public open spaces used for sitting/key focal points.

- 3.22 The assessment considers the amount of sunlight an amenity area can achieve on 21st March, as this represents the mid-point between the height of summer and depths of winter. The BRE guidelines state at paragraph 3.3.17,

“It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area that can receive two hours of sun on 21 March is less than 0.80 times its former value, then the loss of sunlight is likely to be noticeable.”

- 3.23 The BRE guidelines go on to highlight that fences lower than 1.5m do not need to be included as an obstruction in the assessment model, and sunlight at an altitude of 10° is also excluded. In addition, when working out the total amenity area to be considered, driveways and hard standing for cars should be left out. Around housing, front gardens that are relatively small and visible from public footpaths should be omitted; only the main back garden should be analysed.
- 3.24 Having reviewed the surrounding amenity areas, it was only the rear gardens to 8 Hexham Road and 1 Bede Walk that required detailed assessment. The small front gardens to 1-19 Hexham Road are not a material consideration, as they are visible from the street. To the west of the site, the gardens to the residential properties are too far away to require assessment, being able to maintain the same quality of unfettered sunlight from the south. The amenity areas to the school are located to the south of the development site, so will not be affected by the proposed development.
- 3.25 The tabled results for the sun-on-ground assessment are shown at Appendix 2, with the plan showing the gardens assessed in Appendix 3.

4. Affected adjoining properties

- 4.1 Having attended site and reviewed the sensitive receptors we have undertaken technical assessments, the results of which are set out in more detail, together with a short explanation of the property in question.
- 4.2 The technical assessments have used the following information to build the 3D CAD model: -
- Hampshire County Council – Existing and proposed drawings
 - Topographical survey data of the existing building and surrounding site
 - Planning application information for the neighbouring properties
 - Estate agents' website information for the neighbouring properties
 - Site inspection photographs

Northumberland Training Academy (Reading Girls School)

- 4.3 This property is located to the south of the proposed works and is an educational use building. Layout information of the property was obtained from the planning portal, which showed that on the north facing elevation, only the first floor level would contain classrooms/study areas that would require testing. The ground floor north facing windows serve ancillary areas that do not have a requirement for natural lighting.
- 4.4 A review of the 25 degree angle test was undertaken, with the results showing the first floor windows would not be materially affected by the proposed development, with angles being below 25 degrees. In addition to the first floor level windows passing the 25 degree angle test, there are also other windows supplementing the light to the rooms, ensuring no noticeable reductions in daylight or sunlight will occur.

- 4.5 Therefore, no further assessments were required, with acceptable light levels being maintained for the occupants/users within the Northumberland Training Academy block.

1-19 Hexham Road

- 4.6 These properties are located to the north of the proposed works and are a series of two storey terraced properties containing residential accommodation. Layout information of 1, 3 and 21 Hexham Road was obtained from the planning portal and estate agents' websites. Given the Hexham Road properties were originally identical, the layouts of the other properties were assumed to be the same/handed.
- 4.7 The Vertical Sky Component (VSC) results show that of the 33 windows tested, all 33 adhere to the BRE guidelines, either by obtaining VSC levels of 27% or higher, or obtaining ratio reductions of 0.8 or higher.
- 4.8 The daylight distribution results show that of the 33 rooms tested, all 33 adhere to the BRE guidelines, by obtaining ratio reductions of 0.8 or higher.
- 4.9 The Annual Probable Sunlight Hours (APSH) results show that of the 33 rooms tested, all 33 adhere to the BRE guidelines, obtaining sunlight levels in excess of the 25% APSH, of which 5% should be in winter months, in the proposed condition.

8 Hexham Road

- 4.10 This property is located to the east of the development site and is a two-storey residential property. It is the south facing windows that have an oblique view of the development site, so these have been tested in detail.
- 4.11 The Vertical Sky Component (VSC) results show that of the 3 windows tested, all 3 adhere to the BRE guidelines by obtaining VSC levels of 27% or higher in the proposed condition.

- 4.12 The daylight distribution results show that of the 3 rooms tested, all 3 adhere to the BRE guidelines, by obtaining ratio reductions of 0.8 or higher.
- 4.13 The Annual Probable Sunlight Hours (APSH) results show that of the 3 rooms tested, all 3 adhere to the BRE guidelines, obtaining sunlight levels in excess of the 25% APSH, of which 5% should be in winter months in the proposed condition.
- 4.14 The sun-on-ground assessment has been undertaken to the rear garden of this property with the results demonstrating there will be no noticeable reduction in sunlight with the proposed works in place. The proposed sun-on-ground assessment shows 76% of the garden achieves at least two hours of sunlight on the assessment date of 21st March. In addition, the existing results show no change in the amount of sunlight, in comparison to the proposed condition.

1 Bede Walk

- 4.15 This property is located to the east of the development site and is a two-storey residential property. It is the north facing windows that have an oblique view of the development site, so these have been tested in detail.
- 4.16 The Vertical Sky Component (VSC) results show that of the 3 windows tested, all 3 adhere to the BRE guidelines by obtaining VSC levels of 27% or higher in the proposed condition.
- 4.17 The daylight distribution results show that of the 3 rooms tested, all 3 adhere to the BRE guidelines, by obtaining ratio reductions of 0.8 or higher.
- 4.18 Sunlight is not a material consideration as the windows are facing due north.
- 4.19 The sun-on-ground assessment has been undertaken to the rear garden of this property with the results demonstrating there will be no noticeable reduction in sunlight with the proposed works in place. The proposed sun-on-ground

assessment shows 50% of the garden achieves at least two hours of sunlight on the assessment date of 21st March. In addition, the existing results show a ratio reduction of 0.99, well above the suggested target of 0.8 or higher.

130 Northumberland Avenue

- 4.20 This property is located to the west of the development site and is a two-storey residential property. It is the east facing windows that have a view of the development site, so these have been tested in detail.
- 4.21 The Vertical Sky Component (VSC) results show that of the 2 windows tested, both adhere to the BRE guidelines by obtaining VSC levels of 27% or higher in the proposed condition.
- 4.22 The daylight distribution results show that of the 2 rooms tested, both adhere to the BRE guidelines, by obtaining ratio reductions of 0.8 or higher.
- 4.23 The Annual Probable Sunlight Hours (APSH) results show that of the 2 rooms tested, both adhere to the BRE guidelines, obtaining sunlight levels in excess of the 25% APSH, of which 5% should be in winter months, in the proposed condition.

132 Northumberland Avenue

- 4.24 This property is located to the west of the development site and is a two-storey residential property. It is the east facing windows that have a view of the development site, so these have been tested in detail.
- 4.25 The Vertical Sky Component (VSC) results show that of the 4 windows tested, all 4 adhere to the BRE guidelines by obtaining VSC levels of 27% or higher in the proposed condition.
- 4.26 The daylight distribution results show that of the 4 rooms tested, all 4 adhere to the BRE guidelines, by obtaining ratio reductions of 0.8 or higher.

- 4.27 The Annual Probable Sunlight Hours (APSH) results show that of the 4 rooms tested, all 4 adhere to the BRE guidelines, obtaining sunlight levels in excess of the 25% APSH, of which 5% should be in winter months, in the proposed condition.

134 Northumberland Avenue

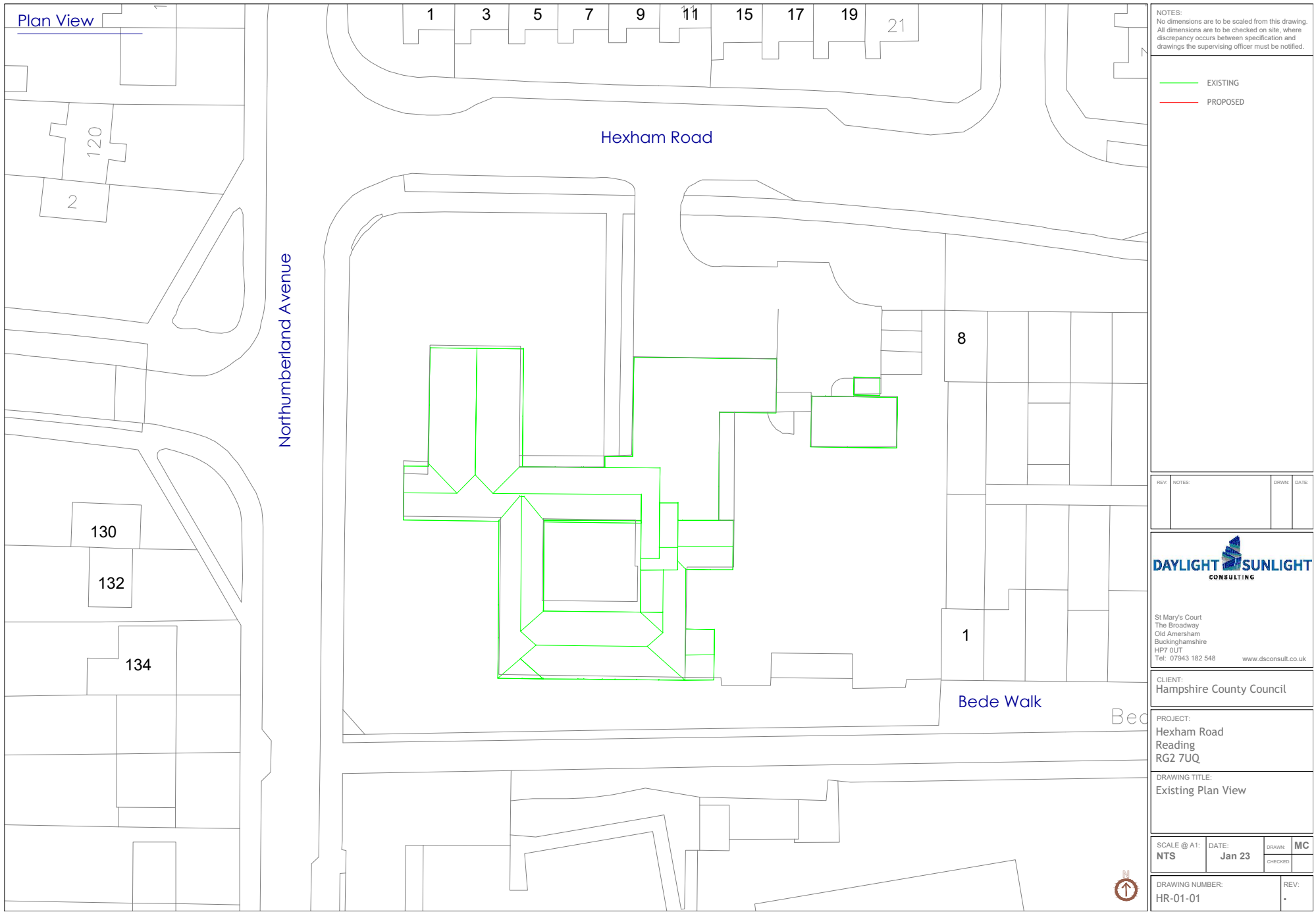
- 4.28 This property is located to the west of the development site and is a two-storey residential property. It is the east facing windows that have a view of the development site, so these have been tested in detail.
- 4.29 The Vertical Sky Component (VSC) results show that of the 4 windows tested, all 4 adhere to the BRE guidelines by obtaining VSC levels of 27% or higher in the proposed condition.
- 4.30 The daylight distribution results show that of the 4 rooms tested, all 4 adhere to the BRE guidelines, by obtaining ratio reductions of 0.8 or higher.
- 4.31 The Annual Probable Sunlight Hours (APSH) results show that of the 4 rooms tested, all 4 adhere to the BRE guidelines, obtaining sunlight levels in excess of the 25% APSH, of which 5% should be in winter months, in the proposed condition.

5. Summary and conclusions

- 5.1 The assessments have been undertaken in line with the Building Research Establishment (BRE) guidelines – Site Layout Planning for Daylight and Sunlight: A guide to good practice (2022).
- 5.2 The assessments to the neighbouring properties have demonstrated that acceptable levels of daylight and sunlight will be retained in the proposed condition, in accordance with the BRE guidelines.
- 5.3 The adjoining occupants will not experience noticeable reductions in daylight or sunlight, and in most cases, obtain light levels that are well in excess of the BRE guidelines.
- 5.4 We therefore conclude that the proposed redevelopment at 2 Hexham Road meets the expectations set out in the BRE guidelines, ensuring acceptable daylight and sunlight levels to the neighbouring properties.

Appendix 1

Plan and 3D views of the development site



Plan View

1 3 5 7 9 11 15 17 19 21

Hexham Road

Northumberland Avenue

8

130

132

134

1

Bede Walk

NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

EXISTING
PROPOSED

REV	NOTES	DRAWN	DATE



St Mary's Court
The Broadway
Old Amersham
Buckinghamshire
HP7 0UT
Tel: 07943 182 548
www.dsconsult.co.uk

CLIENT:
Hampshire County Council

PROJECT:
Hexham Road
Reading
RG2 7UQ

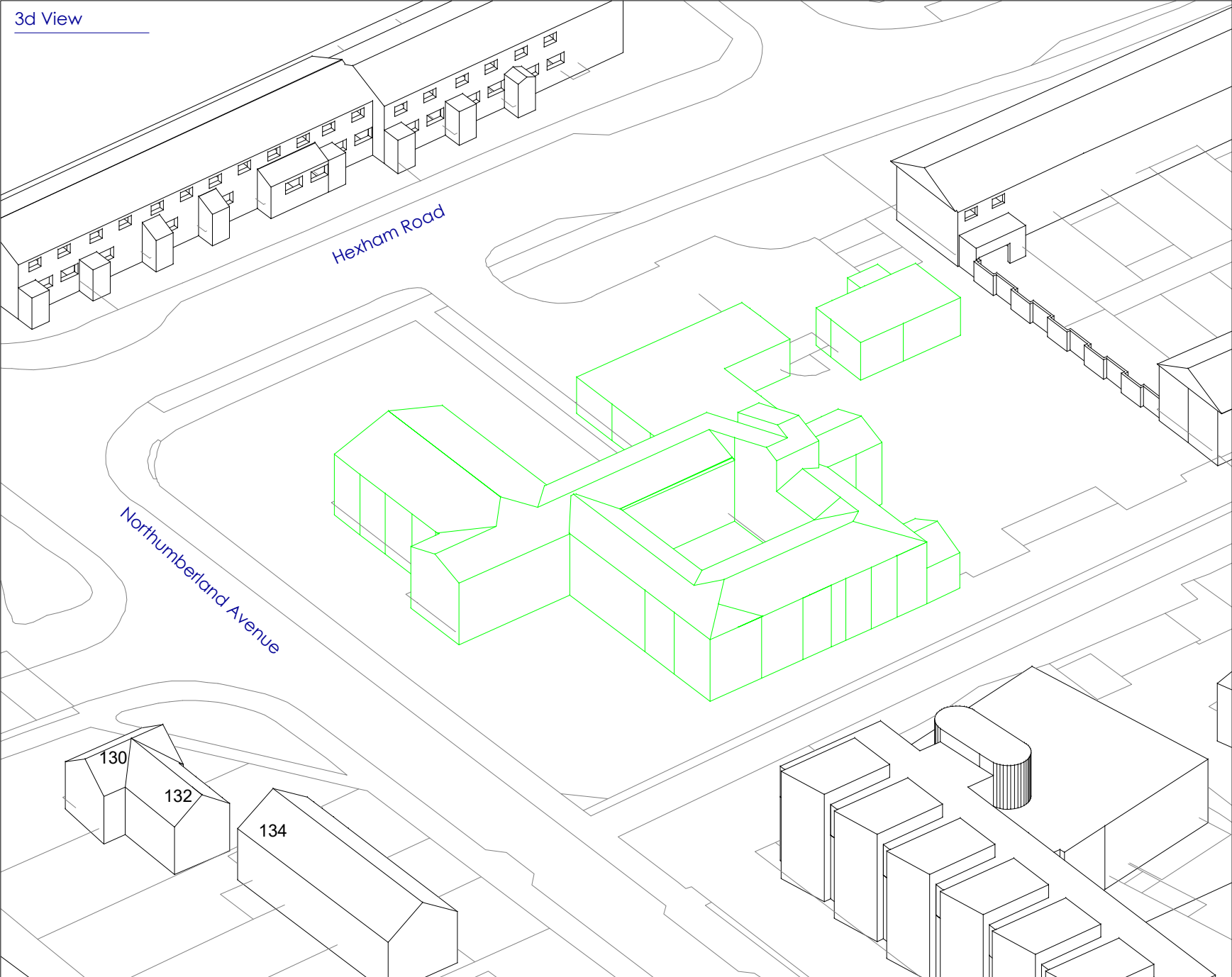
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Proposed Plan View

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3d View



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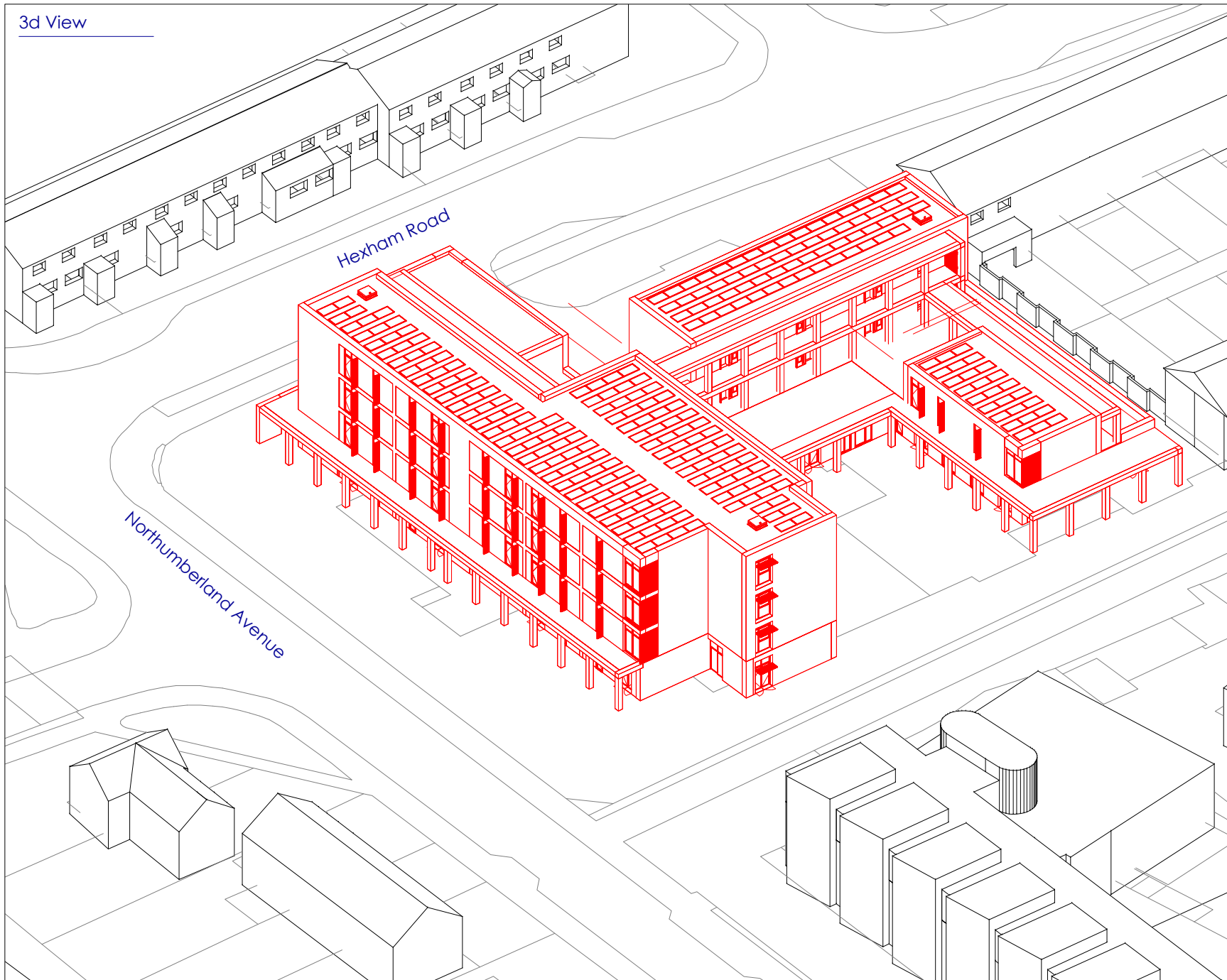
PROJECT:
Hexham Road
Reading
RG2 7UQ

DRAWING TITLE:
Existing 3d View

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3d View



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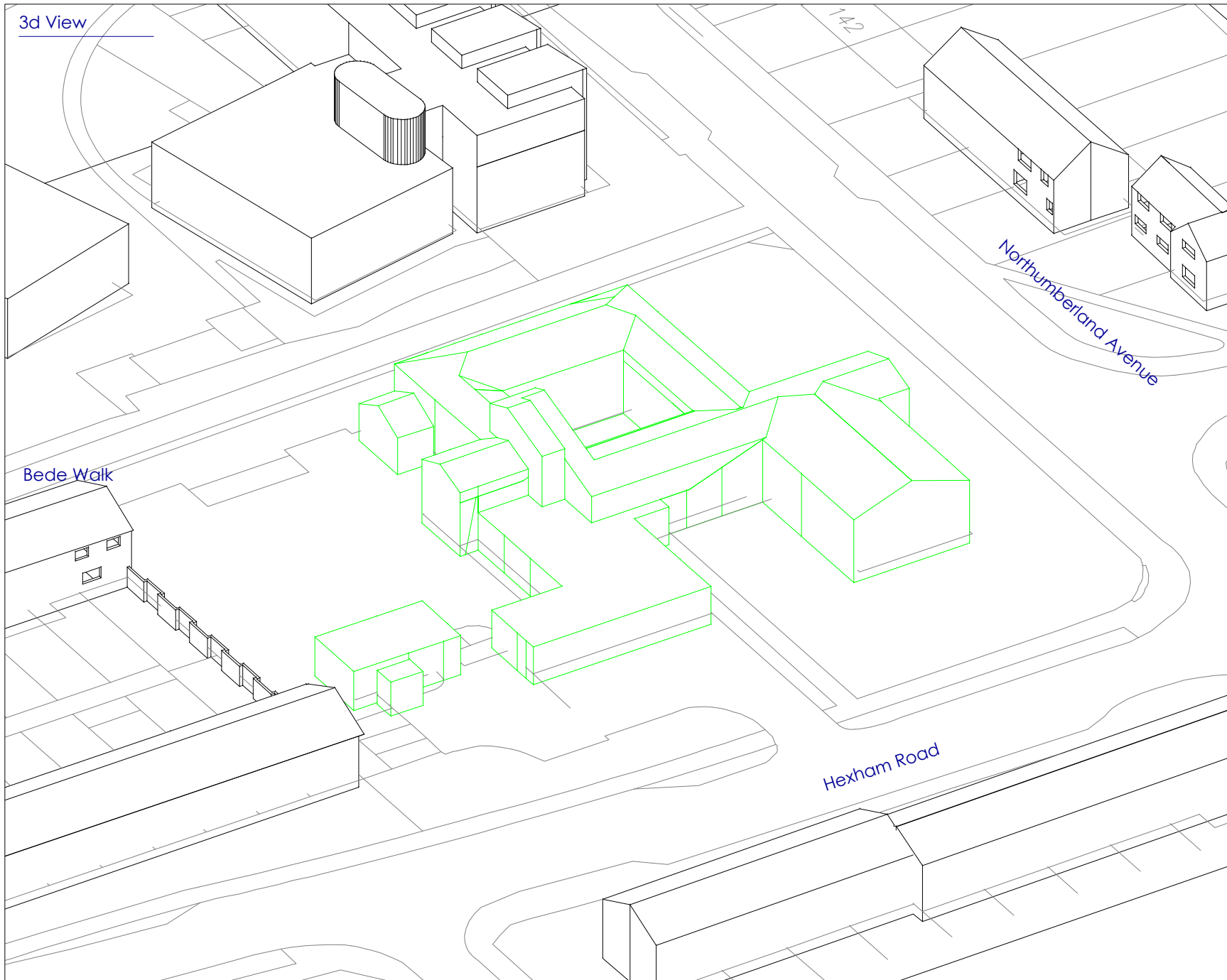
PROJECT:
Hexham Road
Reading
RG2 7UQ

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3d View



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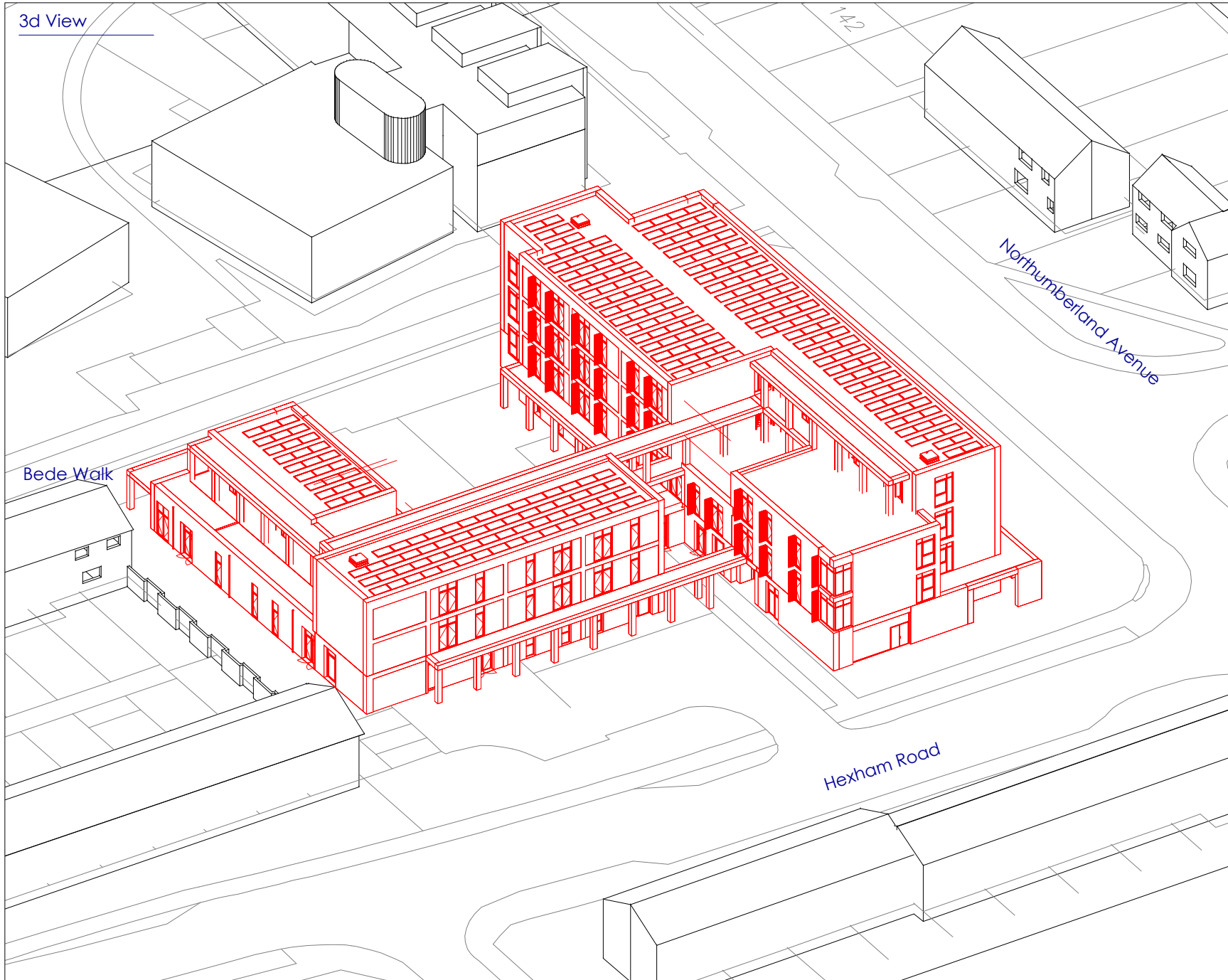
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Hexham Road
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Existing 3d View

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3d View



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Proposed 3d View

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Appendix 2

Vertical Sky Component + Annual Probable Sunlight Hours Results

Project Name: Hexham Road
Project No.: 1
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 03/01/2023

Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
1 Hexham Road																			
Ground	R1	Living Room	W1	Existing Proposed	31.89 28.79	0.90	YES	71.00 67.00	0.94	YES	22.00 18.00	0.82	YES	71.00 67.00	0.94	YES	22.00 18.00	0.82	YES
	R2	Living Room	W2	Existing Proposed	32.84 30.39	0.93	YES	69.00 64.00	0.93	YES	23.00 18.00	0.78	YES	69.00 64.00	0.93	YES	23.00 18.00	0.78	YES
First	R1	Bedroom	W1	Existing Proposed	38.82 36.19	0.93	YES	88.00 85.00	0.97	YES	30.00 27.00	0.90	YES	88.00 85.00	0.97	YES	30.00 27.00	0.90	YES
	R2	Bedroom	W2	Existing Proposed	38.81 36.03	0.93	YES	88.00 86.00	0.98	YES	30.00 28.00	0.93	YES	88.00 86.00	0.98	YES	30.00 28.00	0.93	YES
3 Hexham Road																			
Ground	R1	Living Room	W1	Existing Proposed	31.71 27.99	0.88	YES	70.00 66.00	0.94	YES	22.00 18.00	0.82	YES	70.00 66.00	0.94	YES	22.00 18.00	0.82	YES
	First	R1	Bedroom	W1	Existing Proposed	38.80 35.80	0.92	YES	88.00 87.00	0.99	YES	30.00 29.00	0.97	YES	88.00 87.00	0.99	YES	30.00 29.00	0.97
	R2	Bedroom	W2	Existing Proposed	38.78 35.47	0.91	YES	88.00 86.00	0.98	YES	30.00 28.00	0.93	YES	88.00 86.00	0.98	YES	30.00 28.00	0.93	YES
	5 Hexham Road																		
Ground	R1	Living Room	W1	Existing Proposed	30.39 26.05	0.86	YES	63.00 59.00	0.94	YES	21.00 17.00	0.81	YES	63.00 59.00	0.94	YES	21.00 17.00	0.81	YES
	First	R1	Bedroom	W1	Existing Proposed	38.75 35.22	0.91	YES	88.00 85.00	0.97	YES	30.00 27.00	0.90	YES	88.00 85.00	0.97	YES	30.00 27.00	0.90
R2		Bedroom	W2	Existing Proposed	38.72 35.11	0.91	YES	88.00 85.00	0.97	YES	30.00 27.00	0.90	YES	88.00 85.00	0.97	YES	30.00 27.00	0.90	YES

Project Name: Hexham Road
Project No.: 1
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 03/01/2023

Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria	
7 Hexham Road																				
Ground	R1	Living Room	W1	Existing Proposed	29.60 25.56	0.86	YES	62.00 58.00	0.94	YES	21.00 17.00	0.81	YES		62.00 58.00	0.94	YES	21.00 17.00	0.81	YES
First	R1	Bedroom	W1	Existing Proposed	38.69 35.13	0.91	YES	88.00 86.00	0.98	YES	30.00 28.00	0.93	YES		88.00 86.00	0.98	YES	30.00 28.00	0.93	YES
	R2	Bedroom	W2	Existing Proposed	38.66 35.23	0.91	YES	88.00 86.00	0.98	YES	30.00 28.00	0.93	YES		88.00 86.00	0.98	YES	30.00 28.00	0.93	YES
															88.00 86.00	0.98	YES	30.00 28.00	0.93	YES
9 Hexham Road																				
Ground	R1	Living Room	W1	Existing Proposed	37.62 33.16	0.88	YES	88.00 84.00	0.95	YES	30.00 26.00	0.87	YES		88.00 84.00	0.95	YES	30.00 26.00	0.87	YES
	R2	Living Room	W2	Existing Proposed	37.57 33.21	0.88	YES	87.00 83.00	0.95	YES	30.00 26.00	0.87	YES		87.00 83.00	0.95	YES	30.00 26.00	0.87	YES
															87.00 83.00	0.95	YES	30.00 26.00	0.87	YES
First	R1	Bedroom	W1	Existing Proposed	38.60 35.31	0.91	YES	88.00 86.00	0.98	YES	30.00 28.00	0.93	YES		88.00 86.00	0.98	YES	30.00 28.00	0.93	YES
	R2	Bedroom	W2	Existing Proposed	38.64 35.30	0.91	YES	88.00 85.00	0.97	YES	30.00 27.00	0.90	YES		88.00 85.00	0.97	YES	30.00 27.00	0.90	YES
															88.00 85.00	0.97	YES	30.00 27.00	0.90	YES
11 Hexham Road																				
Ground	R1	Living Room	W1	Existing Proposed	27.40 25.17	0.92	YES	50.00 50.00	1.00	YES	17.00 17.00	1.00	YES		50.00 50.00	1.00	YES	17.00 17.00	1.00	YES
	R2	Living Room	W2	Existing Proposed	27.10 23.88	0.88	YES	56.00 54.00	0.96	YES	20.00 18.00	0.90	YES		56.00 54.00	0.96	YES	20.00 18.00	0.90	YES
															56.00 54.00	0.96	YES	20.00 18.00	0.90	YES
First	R1	Bedroom	W1	Existing Proposed	38.43 35.17	0.92	YES	88.00 87.00	0.99	YES	30.00 29.00	0.97	YES		88.00 87.00	0.99	YES	30.00 29.00	0.97	YES

Project Name: Hexham Road
Project No.: 1
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 03/01/2023

Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
	R2	Bedroom	W2	Existing Proposed	35.40 32.22	0.91	YES	72.00 71.00	0.99	YES	26.00 25.00	0.96	YES	72.00 71.00	0.99	YES	26.00 25.00	0.96	YES
15 Hexham Road																			
Ground	R1	Living Room	W1	Existing Proposed	30.43 27.88	0.92	YES	67.00 67.00	1.00	YES	22.00 22.00	1.00	YES	67.00 67.00	1.00	YES	22.00 22.00	1.00	YES
	R2	Living Room	W2	Existing Proposed	31.62 27.91	0.88	YES	65.00 62.00	0.95	YES	22.00 19.00	0.86	YES	65.00 62.00	0.95	YES	22.00 19.00	0.86	YES
First	R1	Bedroom	W1	Existing Proposed	38.58 35.29	0.91	YES	88.00 87.00	0.99	YES	30.00 29.00	0.97	YES	88.00 87.00	0.99	YES	30.00 29.00	0.97	YES
	R2	Bedroom	W2	Existing Proposed	38.59 35.46	0.92	YES	88.00 86.00	0.98	YES	30.00 28.00	0.93	YES	88.00 86.00	0.98	YES	30.00 28.00	0.93	YES
17 Hexham Road																			
Ground	R1	Living Room	W1	Existing Proposed	30.28 28.06	0.93	YES	65.00 65.00	1.00	YES	21.00 21.00	1.00	YES	65.00 65.00	1.00	YES	21.00 21.00	1.00	YES
	R2	Living Room	W2	Existing Proposed	30.02 26.77	0.89	YES	61.00 59.00	0.97	YES	21.00 19.00	0.90	YES	61.00 59.00	0.97	YES	21.00 19.00	0.90	YES
First	R1	Bedroom	W1	Existing Proposed	38.57 35.62	0.92	YES	88.00 86.00	0.98	YES	30.00 28.00	0.93	YES	88.00 86.00	0.98	YES	30.00 28.00	0.93	YES
	R2	Bedroom	W2	Existing Proposed	38.57 35.80	0.93	YES	88.00 86.00	0.98	YES	30.00 28.00	0.93	YES	88.00 86.00	0.98	YES	30.00 28.00	0.93	YES

Project Name: Hexham Road
Project No.: 1
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 03/01/2023

Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
19 Hexham Road																			
Ground	R1	Living Room	W1	Existing Proposed	30.82 28.93	0.94	YES	68.00 68.00	1.00	YES	23.00 23.00	1.00	YES	68.00 68.00	1.00	YES	23.00 23.00	1.00	YES
	R2	Living Room	W2	Existing Proposed	36.98 34.16	0.92	YES	86.00 84.00	0.98	YES	28.00 26.00	0.93	YES	86.00 84.00	0.98	YES	28.00 26.00	0.93	YES
First	R1	Bedroom	W1	Existing Proposed	38.54 35.96	0.93	YES	88.00 86.00	0.98	YES	30.00 28.00	0.93	YES	88.00 86.00	0.98	YES	30.00 28.00	0.93	YES
	R2	Bedroom	W2	Existing Proposed	38.54 36.15	0.94	YES	88.00 86.00	0.98	YES	30.00 28.00	0.93	YES	88.00 86.00	0.98	YES	30.00 28.00	0.93	YES
8 Hexham Road																			
Ground	R1	Living Room	W1	Existing Proposed	32.68 30.07	0.92	YES	82.00 70.00	0.85	YES	25.00 23.00	0.92	YES	82.00 70.00	0.85	YES	25.00 23.00	0.92	YES
First	R1	Bedroom	W1	Existing Proposed	37.90 35.11	0.93	YES	88.00 79.00	0.90	YES	30.00 27.00	0.90	YES	88.00 79.00	0.90	YES	30.00 27.00	0.90	YES
	R2	Bedroom	W2	Existing Proposed	37.93 33.22	0.88	YES	88.00 71.00	0.81	YES	30.00 24.00	0.80	YES	88.00 71.00	0.81	YES	30.00 24.00	0.80	YES
1 Bede Walk																			
Ground	R1	Living Room	W1	Existing Proposed	36.31 32.23	0.89	YES	*North		*North	*North		*North	*North		*North	*North		*North
First	R1	Bedroom	W1	Existing Proposed	36.20 33.54	0.93	YES	*North		*North	*North		*North	*North		*North	*North		*North
	R2	Bedroom	W2	Existing Proposed	35.31 31.85	0.90	YES	*North		*North	*North		*North	*North		*North	*North		*North

Project Name: Hexham Road
Project No.: 1
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 03/01/2023

Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
134 Northumberland Avenue																			
Ground	R1	Living Room	W1	Existing Proposed	36.57 32.82	0.90	YES	48.00 44.00	0.92	YES	14.00 14.00	1.00	YES	48.00 44.00	0.92	YES	14.00 14.00	1.00	YES
	R2	Living Room	W2	Existing Proposed	36.44 33.15	0.91	YES	48.00 44.00	0.92	YES	14.00 14.00	1.00	YES	48.00 44.00	0.92	YES	14.00 14.00	1.00	YES
First	R1	Bedroom	W1	Existing Proposed	37.82 34.45	0.91	YES	49.00 45.00	0.92	YES	14.00 14.00	1.00	YES	49.00 45.00	0.92	YES	14.00 14.00	1.00	YES
	R2	Bedroom	W2	Existing Proposed	37.76 34.69	0.92	YES	49.00 45.00	0.92	YES	14.00 14.00	1.00	YES	49.00 45.00	0.92	YES	14.00 14.00	1.00	YES
132 Northumberland Avenue																			
Ground	R1	Living Room	W1	Existing Proposed	33.26 29.87	0.90	YES	34.00 31.00	0.91	YES	3.00 3.00	1.00	YES	34.00 31.00	0.91	YES	3.00 3.00	1.00	YES
	R2	Living Room	W2	Existing Proposed	35.16 31.59	0.90	YES	43.00 39.00	0.91	YES	9.00 9.00	1.00	YES	43.00 39.00	0.91	YES	9.00 9.00	1.00	YES
First	R1	Bedroom	W1	Existing Proposed	36.51 33.35	0.91	YES	44.00 42.00	0.95	YES	9.00 9.00	1.00	YES	44.00 42.00	0.95	YES	9.00 9.00	1.00	YES
	R2	Bedroom	W2	Existing Proposed	37.30 33.97	0.91	YES	49.00 47.00	0.96	YES	14.00 14.00	1.00	YES	49.00 47.00	0.96	YES	14.00 14.00	1.00	YES
130 Northumberland Avenue																			
Ground	R1	Living Room	W1	Existing Proposed	36.23 32.37	0.89	YES	47.00 42.00	0.89	YES	13.00 13.00	1.00	YES	47.00 42.00	0.89	YES	13.00 13.00	1.00	YES
First	R1	Bedroom	W1	Existing Proposed	37.79 34.23	0.91	YES	50.00 48.00	0.96	YES	15.00 15.00	1.00	YES	50.00 48.00	0.96	YES	15.00 15.00	1.00	YES

Project Name: 2 Hexham Road
Project No.: 1
Report Title: Two hours Sunlight to Amenity Analysis - Neighbour
Date of Analysis: 03/01/2023

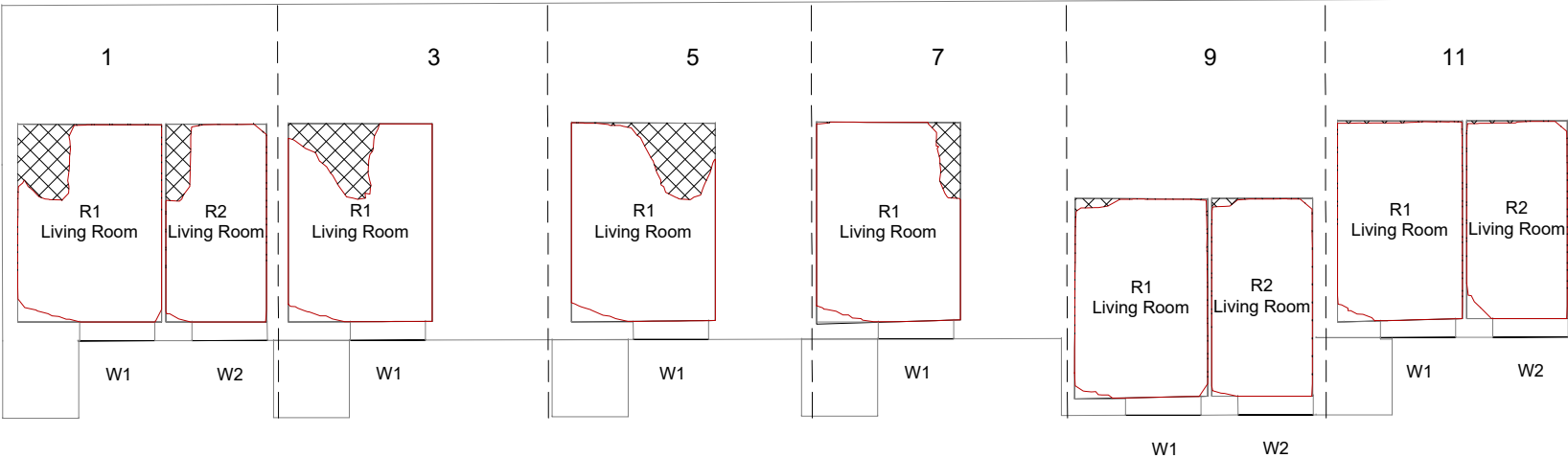
Floor Ref	Amenity Ref	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
8 Hexham Road						
Ground	A1	30.61	23.42 77%	23.39 76%	1.00	YES
1 Bede Walk						
Ground	A1	66.60	33.27 50%	33.02 50%	0.99	YES

Appendix 3

Daylight Distribution Results

Ground Floor

Hexham Road



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

EXISTING LIGHT CONTOUR
PROPOSED LIGHT CONTOUR
LIGHT REDUCTION

First Floor

Hexham Road



REV	NOTES	DRAWN	DATE



St Mary's Court
The Broadway
Old Amersham
Buckinghamshire
HP7 0UT
Tel: 07943 182 548
www.dsconsult.co.uk

CLIENT:
Hampshire County Council

PROJECT:
Hexham Road
Reading
RG2 7UQ

DRAWING TITLE:
Daylight Distribution Contours

SCALE @ A1: NTS	DATE: Jan 23	DRAWN: MC	CHECKED:
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DRAWING NUMBER: HR-01-07	REV: .
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Ground Floor

Hexham Road

NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

- EXISTING LIGHT CONTOUR
- PROPOSED LIGHT CONTOUR
- LIGHT REDUCTION

REV	NOTES	DRAWN	DATE



St Mary's Court
The Broadway
Old Amersham
Buckinghamshire
HP7 0UT
Tel: 07943 182 548
www.dsconsult.co.uk

CLIENT:
Hampshire County Council

PROJECT:
Hexham Road
Reading
RG2 7UQ

DRAWING TITLE:
Daylight Distribution Contours

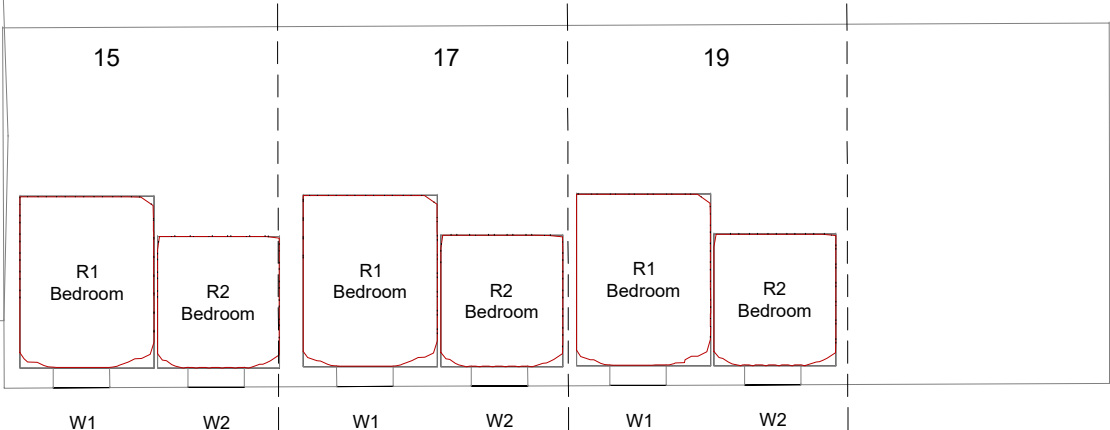
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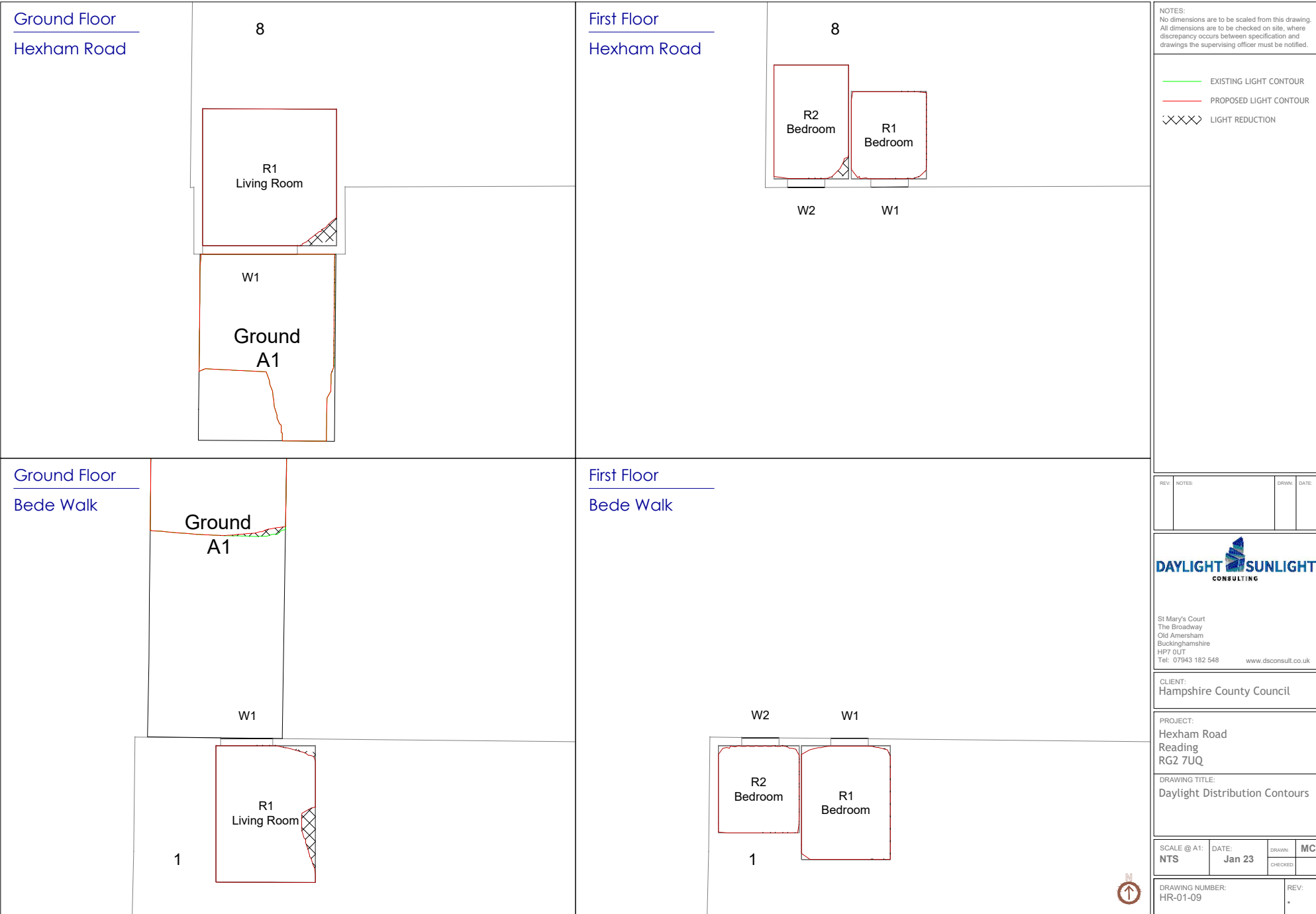
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First Floor

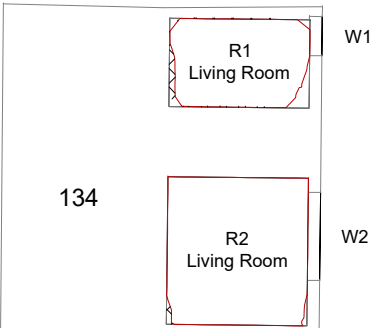
Hexham Road





Ground Floor

Northumberland Avenue



First Floor

Northumberland Avenue



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

- EXISTING LIGHT CONTOUR
- PROPOSED LIGHT CONTOUR
- LIGHT REDUCTION

REV	NOTES	DRAWN	DATE



St Mary's Court
The Broadway
Old Amersham
Buckinghamshire
HP7 0UT
Tel: 07943 182 548
www.dsconsult.co.uk

CLIENT:
Hampshire County Council

PROJECT:
Hexham Road
Reading
RG2 7UQ

DRAWING TITLE:
Daylight Distribution Contours

SCALE @ A1: NTS	DATE: Jan 23	DRAWN: MC	CHECKED:
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DRAWING NUMBER: HR-01-10	REV: .
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Project Name: Hexham Road Project No.: 1 Report Title: Daylight Distribution Analysis - Neighbour Date of Analysis: 03/01/2023							
Floor Ref.	Room Ref	Room Use	Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
1 Hexham Road							
Ground	R1	Living Room	16.41	16.04 97.73%	13.97 85.10%	0.87	YES
	R2	Living Room	11.50	11.38 98.97%	10.33 89.81%	0.91	YES
First	R1	Bedroom	12.23	11.88 97.18%	11.42 93.41%	0.96	YES
	R2	Bedroom	8.51	8.31 97.55%	8.28 97.23%	1.00	YES
3 Hexham Road							
Ground	R1	Living Room	16.44	16.18 98.42%	13.85 84.26%	0.86	YES
First	R1	Bedroom	12.23	11.88 97.18%	11.13 91.05%	0.94	YES
	R2	Bedroom	8.51	8.31 97.55%	8.27 97.18%	1.00	YES
5 Hexham Road							
Ground	R1	Living Room	16.47	16.18 98.25%	13.54 82.18%	0.84	YES
First	R1	Bedroom	12.23	11.87 97.12%	10.96 89.65%	0.92	YES
	R2	Bedroom	8.51	8.31 97.55%	8.27 97.18%	1.00	YES
7 Hexham Road							
Ground	R1	Living Room	16.59	16.29 98.22%	15.34 92.48%	0.94	YES
First	R1	Bedroom	12.23	11.89 97.22%	10.88 89.01%	0.92	YES
	R2	Bedroom	8.51	8.31 97.55%	8.19 96.16%	0.99	YES
9 Hexham Road							
Ground	R1	Living Room	15.25	15.06 98.75%	14.80 97.02%	0.98	YES
	R2	Living Room	11.50	11.40 99.16%	11.27 97.97%	0.99	YES

Project Name: Hexham Road
Project No.: 1
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 03/01/2023

Floor Ref.	Room Ref	Room Use	Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
First	R1	Bedroom	8.51	8.31 97.55%	8.28 97.29%	1.00	YES
	R2	Bedroom	12.23	11.94 97.69%	11.26 92.14%	0.94	YES
11 Hexham Road							
Ground	R1	Living Room	14.38	14.15 98.39%	14.04 97.62%	0.99	YES
	R2	Living Room	11.50	11.26 97.86%	11.16 97.06%	0.99	YES
First	R1	Bedroom	10.43	10.12 97.01%	10.00 95.84%	0.99	YES
	R2	Bedroom	8.51	8.24 96.79%	8.23 96.69%	1.00	YES
15 Hexham Road							
Ground	R1	Living Room	16.41	16.04 97.75%	15.62 95.19%	0.97	YES
	R2	Living Room	11.50	11.37 98.86%	11.00 95.67%	0.97	YES
First	R1	Bedroom	12.23	11.87 97.13%	11.84 96.85%	1.00	YES
	R2	Bedroom	8.51	8.31 97.63%	8.31 97.56%	1.00	YES
17 Hexham Road							
Ground	R1	Living Room	16.46	16.13 97.99%	15.78 95.90%	0.98	YES
	R2	Living Room	11.50	11.35 98.71%	11.02 95.82%	0.97	YES
First	R1	Bedroom	12.23	11.87 97.09%	11.85 96.90%	1.00	YES
	R2	Bedroom	8.51	8.31 97.63%	8.31 97.58%	1.00	YES

Project Name: Hexham Road
Project No.: 1
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 03/01/2023

Floor Ref.	Room Ref	Room Use	Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
19 Hexham Road							
Ground	R1	Living Room	16.51	16.22 98.25%	16.01 96.98%	0.99	YES
	R2	Living Room	11.50	11.41 99.17%	11.33 98.49%	0.99	YES
First	R1	Bedroom	12.23	11.88 97.14%	11.86 97.00%	1.00	YES
	R2	Bedroom	8.51	8.31 97.63%	8.31 97.59%	1.00	YES
8 Hexham Road							
Ground	R1	Living Room	22.14	22.03 99.53%	21.54 97.33%	0.98	YES
First	R1	Bedroom	7.91	7.77 98.27%	7.76 98.15%	1.00	YES
	R2	Bedroom	10.25	10.15 99.03%	9.95 97.11%	0.98	YES
1 Bede Walk							
Ground	R1	Living Room	16.41	16.25 99.04%	15.49 94.38%	0.95	YES
First	R1	Bedroom	12.23	11.98 97.98%	11.97 97.95%	1.00	YES
	R2	Bedroom	8.51	8.36 98.24%	8.35 98.13%	1.00	YES
134 Northumberland Avenue							
Ground	R1	Living Room	6.57	6.23 94.73%	6.06 92.18%	0.97	YES
	R2	Living Room	10.99	10.95 99.57%	10.89 99.05%	0.99	YES
First	R1	Bedroom	7.79	7.66 98.25%	7.63 97.90%	1.00	YES
	R2	Bedroom	14.51	14.29 98.46%	14.28 98.41%	1.00	YES

Project Name: Hexham Road
 Project No.: 1
 Report Title: Daylight Distribution Analysis - Neighbour
 Date of Analysis: 03/01/2023

Floor Ref.	Room Ref	Room Use	Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
132 Northumberland Avenue							
Ground	R1	Living Room	7.48	7.24 96.76%	7.13 95.26%	0.98	YES
	R2	Living Room	7.82	7.60 97.18%	7.47 95.52%	0.98	YES
First	R1	Bedroom	7.48	7.38 98.61%	7.37 98.54%	1.00	YES
	R2	Bedroom	7.82	7.78 99.56%	7.78 99.56%	1.00	YES
130 Northumberland Avenue							
Ground	R1	Living Room	20.26	19.78 97.64%	16.69 82.40%	0.84	YES
First	R1	Bedroom	20.26	19.89 98.16%	17.84 88.06%	0.90	YES



Contact Daylight Sunlight Consulting Ltd

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