

EATON COURT, READING RG1 7LL

DAYLIGHT, SUNLIGHT AND OVERSHADOWING REPORT

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1 Executive Summary

1.1 This report has considered the daylight, sunlight and overshadowing effects to the surrounding residential properties as a result of the implementation of the proposed scheme at Eaton Court, within Reading Borough Council. The quality of daylight within the proposed residential units has also been assessed along with an overshadowing review of the proposed amenity space.

1.2 The assessments contained within this report have been undertaken in accordance with the Building Research Establishment report entitled 'Site layout planning for daylight and sunlight: A guide to good practice', more commonly known as "the BRE Guidelines".

External Daylight and Sunlight

1.3 For daylight, the VSC results demonstrate that 253 out of 318 windows (80%) meet the recommendations of the BRE Guidelines. Recognising the low-lying existing site, the majority of the VSC transgressions retain good levels of light and is considered acceptable for an urban location.

1.4 The results for the second daylight test, the NSL, show that 160 out of 198 rooms (81%) meet the strict application of the BRE Guidelines. Whilst the headline results show 38 transgressions beyond the BRE's permissible 20% change from former value, the majority of affected rooms retain good levels of light considered acceptable for an urban location.

1.5 For sunlight, the results demonstrate full BRE compliance.

Internal Daylight, Sunlight and Overshadowing

1.6 The scheme has been designed to maximise the daylight levels within the main living areas whilst still providing each unit with a private external amenity space in the form of balconies. Whilst these features can lead to sub-optimal daylight levels within the rooms that are overhung by them, this should be considered against the considerable amenity benefits these areas bring the occupants of these spaces.

1.7 The results of the CBDM assessment show that 69% of assessed rooms will either meet or exceed their room classification target. The most challenged rooms are those with an inward facing orientation, although it is noted that all LKDs benefit from private amenity in the form of balconies. The technical analysis further shows that whilst the rear of the affected rooms recorded in the assessment may not achieve the target, spaces at the front of the rooms far exceed the target values.

1.8 The results of the internal sunlight assessment that considers only the main habitable room (being an LKD) within each unit that falls within an orientation of 90 degrees due south, records a BRE compliance of 73%.

- 1.9 In terms of the internal Sun Hours on Ground (SHoG) assessment, the results show that whilst the internal central courtyard does not achieve 50% surface area that receives at least 2 hours in sunlight on March 21st, the BRE's target is achieved on April 14th (within circa 3.5 weeks of the test date). All 6 terrace amenity spaces record full BRE compliance on March 21st.
- 1.10 The SHoG assessment has been extended to consider the summer months when outdoor spaces will more likely be used and enjoyed. The results of this assessment date record full BRE compliance across all assessed internal amenity spaces.
- 1.11 In summary, the Proposed Development will relate well to the neighbouring residential properties. The results of the internal daylight and sunlight assessment demonstrate good levels of light, particularly at the front areas of the rooms, notwithstanding the presence of overhanging balconies that have been designed to deliver private amenity. The proposal is considered acceptable and fall within the practical application of the BRE Guidelines.

2

- "Demolition and residential redevelopment to provide three buildings comprising residential units (Use Class C3) along with car parking, cycle parking and associated landscaping, amenity space, plant and refuse areas, and access arrangements"*

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Plate 01 – Existing Eaton Court Site (shaded dark blue) and Scope Zone (outlined in pink)

3 Guidance

NATIONAL PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2021

3.1 Paragraph 125 (C) of the NPPF states:

“Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. In these circumstances: ...

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

LOCAL POLICY CONTEXT

POLICY CC8 (SAFEGUARDING AMENITY) READING LOCAL PLAN (ADOPTED NOVEMBER 2019)

3.2 Page 31 of the document states:

“For instance, reference to the ‘BRE Site Layout Planning for Daylight and Sunlight: A guide to good practice’ document may be of use in ensuring that new development adjacent to residential properties is not of adverse bulk and does not block out sunlight and daylight to habitable rooms and outdoor living spaces”.

4 Methodology

- 4.1 When assessing any potential effects on the surrounding properties, the BRE Guidelines suggest that only those windows that have a reasonable expectation of daylight or sunlight need to be assessed. In particular the BRE Guidelines at paragraph 2.2.2 state:

“The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices”.

- 4.2 Further to the above statement, it is considered that most commercial properties do not have a reasonable expectation of daylight or sunlight. This is because they are generally designed to rely on artificial electric lighting rather than natural light.
- 4.3 If a property is considered to have a reasonable expectation of daylight or sunlight the following methodology to assess the impacts has been used:

DAYLIGHTING

- 4.4 It is usual to assess daylight and sunlight in relation to the guidelines set out in the 2011 Building Research Establishment (BRE) Report 'Site layout planning for daylight and sunlight - A guide to good practice' by Paul Littlefair. This document is most widely accepted by planning authorities as the means by which to judge the acceptability of a scheme. One of the primary sources for the BRE Report is the more detailed guidance contained within 'British Standard 8206 Part 2:2008'.
- 4.5 The BRE Guidelines are not mandatory, and they explicitly state that the numerical target values should be interpreted flexibly. While local planning authorities will consider the acceptability of a proposed scheme in relation to BRE guidance, consideration will be given to the context within which a scheme is located, and daylight and sunlight will be one of several planning considerations.
- 4.6 In relation to the properties surrounding a site, usually the local planning authority will only be concerned with the impact to main habitable accommodation (i.e. living rooms, bedrooms and kitchens) within residential properties.
- 4.7 To determine whether a neighbouring existing building may be adversely affected, the initial test provided by the BRE is to establish if any part of the proposal subtends an angle of more than 25° from the lowest window serving the existing building. If this is the case then there may be an adverse effect, and more detailed calculations are required to quantify the extent of any impact.

- 4.8 The BRE Guidelines provide two principal measures of daylight for assessing the impact on properties neighbouring a site, namely Vertical Sky Component (VSC) and No-Sky Line (NSL).
- 4.9 In terms of sunlight we examine the BRE Annual Probable Sunlight Hours (APSH); and in relation to sunlight amenity to gardens and amenity spaces, we apply the quantitative BRE overshadowing guidance.
- 4.10 These measures of daylight and sunlight are discussed in the following paragraphs -

DIFFUSE DAYLIGHT

- 4.11 **Vertical Sky Component (VSC)** – VSC is a measure of the direct skylight reaching a point from an overcast sky. It is the ratio of the illuminance at a point on a given vertical plane to the illuminance at a point on a horizontal plane due to an unobstructed sky.
- 4.12 For existing buildings, the BRE guideline is based on the loss of VSC at a point at the centre of a window, on the outer plane of the wall.
- 4.13 The BRE Guidelines state that if the VSC at the centre of a window is less than 27%, and it is less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the reduction in skylight will be noticeable, and the existing building may be adversely affected.
- 4.14 **No-Sky Line (NSL)** - NSL is a measure of the distribution of daylight within a room. It maps out the region within a room where light can penetrate directly from the sky, and therefore accounts for the size of and number of windows by simple geometry.
- 4.15 The BRE suggest that the area of the working plane within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value (i.e. the proportional reduction in area should not be greater than 20%).

INTERNAL DAYLIGHT AND SUNLIGHT

- 4.16 **Climate Based Daylight Modelling (CBDM)**
- 4.17 The new CBDM methodology is based on the British Standard 'Daylight in Buildings' (BS EN17037). This contains advice and guidance on interior daylighting for all buildings across Europe but also has a UK National Annex which provides suggested targets for dwellings in the UK.
- 4.18 BS EN17037 supersedes BS 8206 Part 2 which was based on Average Daylight Factor.

- 4.19 The CBDM methodology is based on target illuminances from daylight. This is the Daylight Illuminance (DI) to be achieved over half the area of the room (measured on a reference plane at tabletop level) for at least half of the daylight hours in a typical year. The calculations are based on weather data files which cover different regions of the UK. The calculations are done for each hour of the day for every day of the year. There are 8760 hours in the year, of which 4380 are daylight hours, and therefore the targets should be achieved for 2190 hours in the year. The methodology uses a more accurate sky model which simulates the movement of the sun throughout the day and accounts for the weather conditions at the time. As a result, CBDM accounts for the presence of sunlight and therefore the orientation of the rooms/windows is accounted for. A south facing room is likely to have access to higher levels of natural light than a north facing room and as a result, in order to comply a north facing room would typically need larger windows.
- 4.20 The UK National Annex gives illuminance recommendations of 100 Lux in bedrooms, 150 Lux in living rooms and 200 Lux in kitchens. These are median illuminances to be achieved over 50% of the assessment grid for at least half of the daylight hours.
- 4.21 Where a room has a shared use, the highest target should apply. However, it also says that Local Authorities could use discretion here and that a living room target of 150 Lux could be used for combined living/kitchen/dining room (LKD) if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in the design.

Sunlight within Proposed Developments

- 4.22 For new buildings, the BRE guidelines refer to BS EN 17037 which says that a space should receive a minimum of 1.5 hours of sunlight on a selected date between 1st February and 21st March with cloudless conditions. The BRE document suggests 21st March be used. For dwellings, at least one habitable room, preferably a main living room, should achieve at least this minimum criterion and that at least one main window faces within 90 degrees of south. Whilst BS EN 17037 applies to all orientations, the BRE guidelines say that if the room faces significantly north of due east or west, the criterion is unlikely to be met.
- 4.23 Where dwellings have a requirement for private amenity space and these are in the form of balconies, it must be acknowledged that this can have a limiting effect on the sunlight availability to rooms located beneath those balconies where the underside of the balcony structure blocks a portion of the sky dome when viewed from the centre of the window. This is particularly the case in larger developments within urban locations, where there is a likelihood that there will be a greater requirement for private amenity provision in the form of balconies and where buildings generally tend to be taller and in closer proximity to one another.

OVERSHADOWING

- 4.24 The BRE Guidelines acknowledge that sunlight in the space between buildings has an important effect on the overall appearance and ambience of a development. It states:

“...good site layout planning for daylight and sunlight should not limit itself to providing good natural light inside buildings. Sunlight in the space between buildings has an important effect on the overall appearance and ambience of a development.”

SUN ON GROUND

- 4.25 The method for assessing sun on the ground is the ‘sun-on-ground indicator’. The BRE Guidelines suggest that the Spring Equinox (March 21) is a suitable date for the assessment.
- 4.26 Using specialist software, the path of the sun is tracked to determine where the sun would reach the ground and where it would not. This assessment reviews the total percentage of an area that receives at least 2 hours of direct sunlight on the March 21.
- 4.27 The Guidelines suggest that for a garden or amenity area to appear adequately sunlit throughout the year, no more than half (50%) of the area should be prevented by buildings from receiving 2 hours of sunlight on the 21st March or the area that can receive two hours of sun on 21 March should not be less than 0.8 times former value. The BRE guidelines advise that any alteration beyond these standards may be noticeable to occupants.
- 4.28 It is also beneficial to run an additional test for the 21 June to establish how the sunlight potential to receive 2 hours of sun improves over the summer when occupants typically use outdoor amenity spaces more frequently.

SOURCES OF INFORMATION

- 4.29 In the process of compiling this report, the following sources of information have been used:

Point 2 Surveyors

PointCloud Lase Scan
Site Photography

Squire & Partners

Proposed Scheme Information (received 16/01/2023)

- 5.1 The development site is known as Eaton Court and is situated within Reading Borough Council.
- 5.2 The existing site is depicted in drawings P2854/10-12 which can be found within Appendix 1 of this report and on the Plate 02 below.

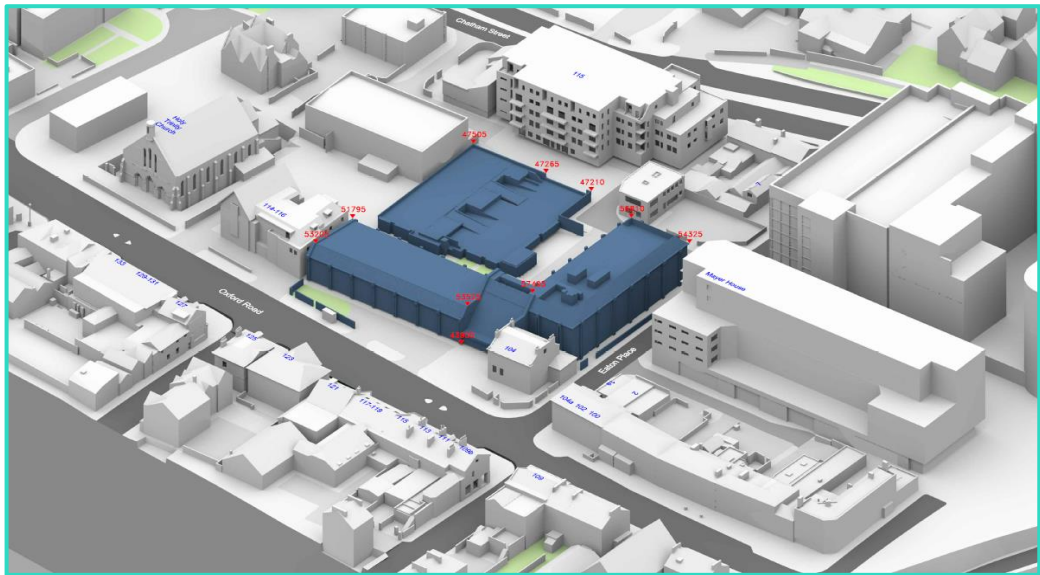


Plate 02 – Existing Site Plan

5.3 The Proposed Development is shown on drawings P2854/13-15 in Appendix 1. A further 3D view of the proposal is included for ease of reference below.



Plate 03- Proposed Squire & Partners Scheme Proposal

6 Site Context and Scope of Assessment

6.1 It is understood that the following properties are registered with a residential usage or include a residential component which in turn could experience a change in light as a result of the implementation of the proposed scheme:

- 114-116 Oxford Road
- Mayer House
- 100-102 Oxford Road
- 104a Oxford Road
- 109 Oxford Road
- 111-115 (odd) Oxford Road
- 121 Oxford Road
- 123 Oxford Road, Phoenix Place
- 129-131 Oxford Road
- 133 Oxford Road
- 115 Chatham Street

6.2 The above scope has been determined by reference to the scale of Proposed Development and those residential receptors that could experience a change in light as a result of its implementation.

6.3 A site plan illustrating the above surrounding properties is shown below. The BRE Guidelines mainly focuses on residential properties in terms of daylight and thus this review concentrates on those specific buildings. Those residential receptors (highlighted in aqua) and commercial buildings (highlighted in dark blue) in vicinity of the site (as shown in orange) with a clear view of the proposed massing are shown on Plate 05 whereas the location of the consented 115 Chatham Street which also includes residential usages is shown in pink.

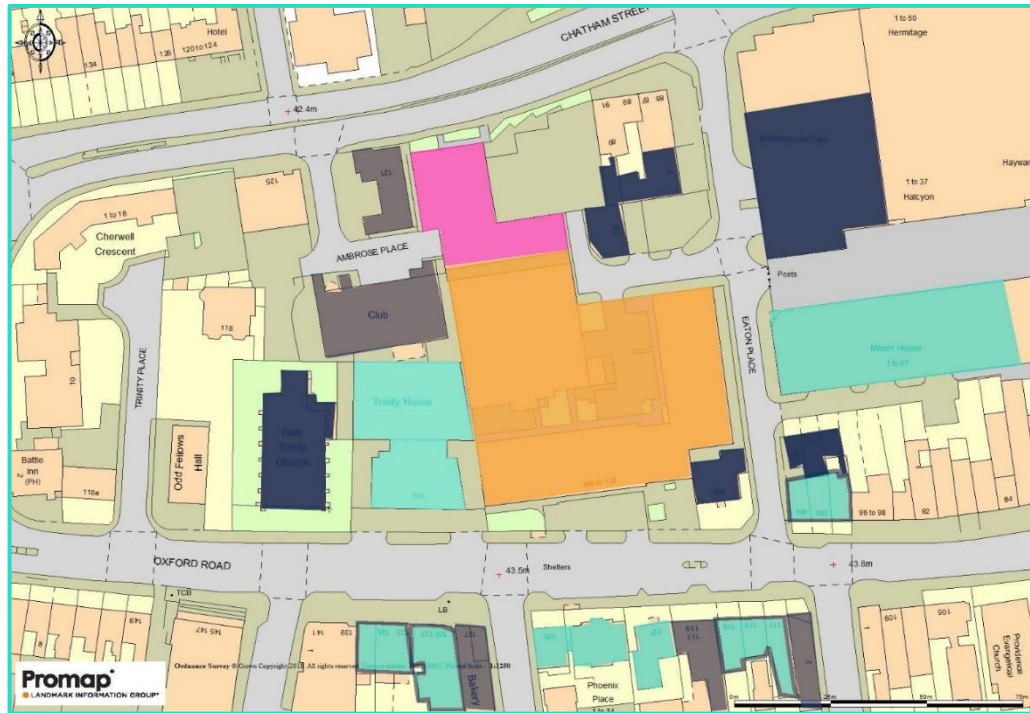


Plate 05 – Plan showing 115 Chatham Street Road (pink), residential (aqua) and non-residential (dark blue) properties surrounding the Eaton Court site (orange)

7 Daylight & Sunlight Results

- 7.1 Following the identification of those properties that are considered to have a reasonable expectation for daylight and sunlight, VSC, NSL, and where appropriate, APSH tests have been undertaken.
- 7.2 The tabulated daylight and sunlight results for each window and room can be found in Appendix 2.
- 7.3 It should be minded that the existing site is low-lying and therefore it is likely that the existing neighbouring daylight levels are extremely high, resulting in VSC of 30% or more and an NSL of 90% or more, values that are uncommon for urban location. Any reasonable proposal that departs from the existing baseline is therefore likely to trigger a breach beyond the BRE's permissible 20% change from former value. In such instances retained values should be considered within the assessment.
- 7.4 The BRE Guidelines recognise that the document has been assembled to assess a suburban context and therefore advocate the use of alternative target values (Appendix F) to appropriately reflect the location of the proposal. Alternative target values that have been widely adopted throughout the industry for urban areas relate to retained VSC values in the mid-teens (rather than the BRE's 27% target).

DAYLIGHT

- 7.5 A summary of the VSC impacts has been provided in Table 1 below:

Table 1 – VSC Summary

VSC SUMMARY						
Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Windows
		20-29% Loss	30-39.9% Loss	>=40% Loss	Total	
114-116 Oxford Road	27	7	3	0	10	37
115 Chatham Street	91	19	12	9	40	131
Mayer House	48	6	9	0	15	63
100 Oxford Road	1	0	0	0	0	1
102 Oxford Road	3	0	0	0	0	3
104a Oxford Road	5	0	0	0	0	5
109 Oxford Road	16	0	0	0	0	16
111 Oxford Road	4	0	0	0	0	4
113 Oxford Road	3	0	0	0	0	3
115 Oxford Road	2	0	0	0	0	2
121 Oxford Road	12	0	0	0	0	12

VSC SUMMARY						
Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Windows
		20-29% Loss	30-39.9% Loss	>=40% Loss	Total	
123 Oxford Road, Phoenix Place	12	0	0	0	0	12
125 Oxford Road	11	0	0	0	0	11
129-131 Oxford Road	8	0	0	0	0	8
133 Oxford Road	10	0	0	0	0	10
Total	253	32	24	9	65	318

7.6 The VSC results demonstrate that 253 out of 318 windows (80%) exceed the recommendations of the BRE Guidelines following the implementation of the Proposed Development.

7.7 A summary of the NSL effects has been provided in Table 2 below:

Table 2 – NSL Summary

NSL SUMMARY						
Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Rooms
		20-29% Loss	30-39.9% Loss	>=40% Loss	Total	
114-116 Oxford Road	13	1	1	0	2	15
115 Chatham Street	45	7	6	13	26	71
Mayer House	35	4	3	0	7	42
100 Oxford Road	1	0	0	0	0	1
102 Oxford Road	3	0	0	0	0	3
104a Oxford Road	5	0	0	0	0	5
109 Oxford Road	16	0	0	0	0	16
111 Oxford Road	4	0	0	0	0	4
113 Oxford Road	3	0	0	0	0	3
115 Oxford Road	1	0	0	0	0	1
121 Oxford Road	8	0	0	0	0	8
123 Oxford Road, Phoenix Place	10	0	2	0	2	12
125 Oxford Road	8	1	0	0	1	9
129-131 Oxford Road	4	0	0	0	0	4
133 Oxford Road	4	0	0	0	0	4
Total	160	13	12	13	38	198

- 7.8 The results of the second daylight test, the NSL, demonstrate that 160 out of 198 rooms (81%) meet the strict application of the BRE Guidelines.
- 7.9 The following properties record full BRE compliance in respect of the VSC and NSL methodologies:
- 100-102 Oxford Road
 - 104a Oxford Road
 - 109-115 (odd) Oxford Road
 - 121 Oxford Road
 - 129-131 Oxford Road
 - 133 Oxford Road
- 7.10 There are an isolated number of properties surrounding the site that do not meet the strict recommendations of the BRE Guidelines in respect of the VSC and NSL methodologies. These properties are discussed in more detail below.

114-116 Ford Road

- 7.11 In lead up to the submission of the original planning application (planning ref: 210639) in April 2021 114-116 Oxford Road had not been built-out and was considered as a consented scheme, based on drawings obtained from the Reading Planning Portal, within the technical assessments. Recognising the neighbouring building would be erected prior to practical completion of a successful Eaton Court proposal, Point 2 worked closely with Squire & Partners and the rest of the design team to ensure that light effects to this adjoining neighbour were minimised so far as possible.
- 7.12 114-116 Oxford Road has now been completed and is considered as part of the existing baseline. Although, it should be noted that 114-116 Oxford Road lies in close proximity to the existing site and has a number of windows/rooms located on the boundary line overlooking the development site. In the absence of a survey or internal inspection, plans secured from the Reading Planning Portal have been secured and relied upon within the assessment.

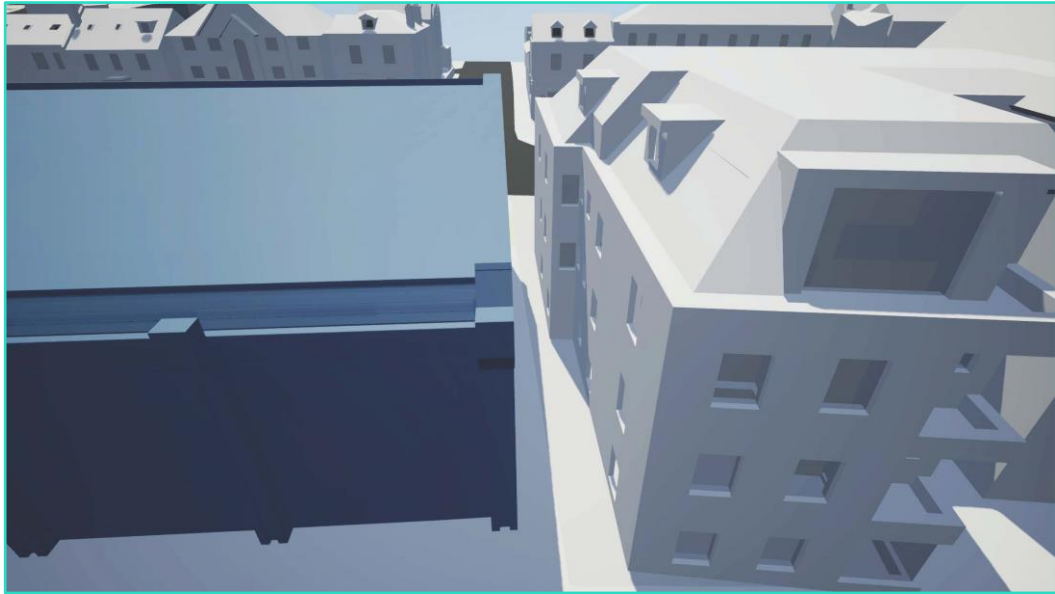


Plate 06 – Existing Eaton Court building (dark blue) and the residential scheme at 114-116 Oxford Road (shown on the right of image)

- 7.13 In order to respond to the introduction of habitable rooms on the site boundary at 114-116 Oxford Road, this proposal includes a setback along this area to improve the levels of light that are able to penetrate within the rooms overlooking the Eaton Court development site.
- 7.14 The results of the first daylight assessment, the VSC, shows that 27 out of 37 windows (73%) will meet the strict application of the BRE Guidelines. The technical analysis shows that out of the 10 recorded light transgressions that breach the BRE's permissible 20% change from former value, 8 windows record a retained VSC in excess of 20%. This level of retained light, taking into account the proximity and the neighbour's action to erect windows overlooking a potential development site, is considered exceptional for an urban area. In respect of the 2 remaining VSC transgressions (window ref: W3/22 & W4/22A), these windows record low existing levels of light (9.9% & 8.95% respectively) and therefore any slight alteration in the outlook of the windows is likely to translate into a disproportionate change in light.
- 7.15 It should be noted that as a product of careful and considerate design of the Proposed Development to respect the neighbouring 114-116 Oxford Road the technical analysis shows 6 windows that record light improvements.

- 7.16 In terms of the second daylight assessment, the NSL, the results show that 13 out of 15 windows (87%) will meet the strict application of the BRE Guidelines. The two rooms (room ref: R2/22 & R1/23) that record light transgressions beyond the BRE Guidelines are bedrooms and it is recognised by the BRE that these room classifications do not carry the same expectation for natural light when compared to a living room. The BRE Guidelines (2022) Paragraph 2.2.10 states:

“...the impact on the daylighting distribution in the existing building should be found by plotting the no sky line in each of the main rooms. For houses this would include living rooms, dining rooms, and kitchens; bedrooms should also be analysed although they are less important.”

115 Chatham House

- 7.17 115 Chatham House has recently secured planning permission (planning ref: 210349) in 2021 for the “Demolition of the existing buildings on site and erect of a 3-5 storey building to provide 54 residential units (Class C3). Provision of private and communal external amenity areas, car and cycle parking and refuse storage.”
- 7.18 Whilst this building has not been completed, given planning permission has been secured it is likely 115 Chatham House will be constructed ahead of the Proposed Development. Therefore, this building has been considered within the existing baseline as per the drawings and information made available on the Reading Planning Portal under planning reference: 210349.
- 7.19 The results of the VSC assessment show that 91 out of 131 windows (69%) will meet the strict application of the BRE Guidelines. The technical analysis shows that of the affected rooms, 18 are bedrooms and 22 are either living-diners (“LDs”) or living-kitchen-diners (“LKDs”).
- 7.20 Of the 18 affected bedrooms, 13 rooms record a retained VSC value in excess of 18% and is considered acceptable for an urban area. Further, the room classification is recognised by the BRE Guidelines to carry less expectation for natural light when compared to a living room, by virtue of its functionality.
- 7.21 Further, the technical assessments show that 13 transgressions are adjoined either by an aperture serving the same room that is BRE compliant or retains a VSC value in excess of 16%. A number of affected windows that adjoin compliant apertures serving the same space or adjoin apertures that achieve well-lit retained values are not the primary source of light to the room and record very low existing levels of light (ranging between 2.69%-8.35%). Any slight alteration in the outlook of these windows is therefore likely to translate into a disproportionate change in light in percentage terms. In respect of the multifunctional rooms (LDs & LKDs), 13 of the 22 affected rooms retain VSC values in excess of 15% and is considered acceptable for an urban area.

- 7.22 In respect of the second daylight assessment, the NSL, the results show that 45 out of 71 rooms (63%) will meet the strict application of the BRE Guidelines. The technical analysis shows that 22 out of the 26 rooms that record breaches beyond the BRE's permissible 20% change from former value retain light coverage to at least 50% (ranging to 78%) of the room and is an indicator for good levels of light. The results demonstrate that the area closest to the window, that is most likely to be used and enjoyed, will have a view of the sky and will experience good light levels.
- 7.23 Half of the affected rooms (13) are bedrooms, and it is recognised by the BRE Guidelines that this use classification does not carry the same expectation for natural light when compared to a living room, by virtue of its functionality.

Mayer House

- 7.24 Mayor House is situated to the east of the development site and its flank elevation faces the Eaton Court site. It comprises seven storeys of residential usages which currently have a view over the low-rise existing site. Information on the internal subdivision and room uses for this property have been secured and adopted as part of the technical review.
- 7.25 The results of the VSC test show that 48 out of 63 windows tested (76%) tested will meet the strict application of the BRE Guidelines. The technical analysis shows that 14 out of the 15 VSC transgressions record retained VSC in excess of 20% and is considered very good and acceptable for an urban location. In respect of the remaining window (window ref: W4/64) this window records a light alteration of 2.10% beyond the permissible 20% change but is adjoined by an aperture serving the same room that records BRE compliance.
- 7.26 Further, the technical analysis shows that 11 of the 15 affected windows serve a bedroom. This use classification is recognised by the BRE Guidelines to carry less expectation for natural light when compared to a living room.
- 7.27 With regards to the NSL test, 35 out of 42 rooms tested (83%) will meet the strict application of the BRE Guidelines. The technical assessment shows that each affected room is a bedroom. This use classification is recognised by the BRE Guidelines to carry less expectation for natural light when compared to a living room and is outlined within The BRE Guidelines (2022) Paragraph 2.2.10 states:

"...the impact on the daylighting distribution in the existing building should be found by plotting the no sky line in each of the main rooms. For houses this would include living rooms, dining rooms, and kitchens; bedrooms should also be analysed although they are less important."

123 Oxford Road, Phoenix Place

- 7.28 123 Oxford Road is located directly to the south of the Proposed Development and has an unobstructed view of the development site.
- 7.29 The results of the first daylight methodology, the VSC test, records full BRE compliance (100%) commensurate with the permissible 20% change from former value.
- 7.30 In terms of the second daylight test, the NSL, the results show that 10 out of 12 rooms (83%) will meet the strict application of the BRE Guidelines. The 2 transgressions (room ref: R2/210 & R4/210) records retained daylight levels in excess of 64% and is considered good for an urban location.

125 Oxford Road

- 7.31 125 Oxford Road is located to the south of the Proposed Development. The building has an unobstructed view of the development site.
- 7.32 The results of the VSC methodology records full BRE compliance (100%), commensurate with the permissible 20% from former value.
- 7.33 In respect of the NSL methodology, the results show that 8 out of 9 rooms (88%) will meet the strict application of the BRE Guidelines. The isolated transgression (room ref: R1/229) records a light change within 4% beyond the BRE's permissible 20% from former value.
- 7.34 Notwithstanding the BRE breaches, the room retains a daylight value in excess of 74% and is considered good for an urban area.

SUNLIGHT

- 7.35 A summary of the APSH effects has been provided in Table 3 below:

Table 3 – APSH Summary

APSH ROOM SUMMARY										
Address	Meet BRE Guidelines	No. of rooms below the APSH stated in BRE Guidelines								Total No. Rooms
		Below Threshold for Winter APSH				Below Threshold for Total APSH				
		20-30%	30-40%	>40%	Total	20-30%	30-40%	>40%	Total	
114-116 Oxford Road	5	0	0	0	0	0	0	0	0	5
115 Chatham Street	66	0	0	0	0	0	0	0	0	66
Mayer House	27	0	0	0	0	0	0	0	0	27
104a Oxford Road	4	0	0	0	0	0	0	0	0	4
109 Oxford Road	8	0	0	0	0	0	0	0	0	8

121 Oxford Road	1	0	0	0	0	0	0	0	0	1
125 Oxford Road	4	0	0	0	0	0	0	0	0	4
Total	115	0	0	0	0	0	0	0	0	115

7.36 In terms of sunlight, full BRE compliance (100%) has been recorded, commensurate with the BRE's permissible 20% from former value.

8 Internal Light Amenity to the Proposed Development

- 8.1 Point 2 have worked closely with Squire & Partners to maximise the daylight potential of the proposed units. With developments such as the Eaton Court site, there is often a trade-off between the provision of private amenity and maximising daylight potential.

PARAMETERS AND ASSUMPTIONS

- 8.2 In relation to the CBDM assessment of the daylight within the proposed scheme, the following assumptions and parameters have been used: light pastel walls with a reflectance of 0.7, light wood veneer floors/ cream carpets with a reflectance of 0.4, and white ceilings with a reflectance of 0.8. All external reflectance levels have been assumed to be 0.2 as per the guidelines.
- 8.3 As per the guidelines, for most windows a transmittance factor of 0.68 has been used, except where there is obscured glazing, a lower transmittance factor of 0.56 has been assumed. A window framing factor of 0.8 has been adopted. A maintenance factor of 8% has been allowed to account for the effect of dirt on the glass in an urban environment. The room assessment grid area excludes a 300mm band around the perimeter of the room, as per the paragraph C28 of the guidelines.
- 8.4 The internal daylight assessment has been undertaken to a selection of habitable rooms across the proposed scheme that warrant assessment, to provide a comprehensive understanding of the internal daylight potential of the proposed habitable rooms within the scheme proposal.
- 8.5 Drawings P2854/CBDM/05-11 located in Appendix 3 show the internal arrangements within the proposal, together with daylight illuminance (Lux level) contours that are achieved for 50% of daylight hours. The drawings also show the median daylight illuminance figure for each room.
- 8.6 Whilst the BRE Guidelines outline that for rooms with shared uses the highest lux level target should be applied ie a bed-sitting room, the value for a living room should be applied). Although, it is outlined within the BRE Guidelines that a target for a living room (150 lux) could be adopted for a combined living-kitchen-diner area, to avoid small separate kitchens in a design. Having reviewed the internal layouts of the proposed accommodation, the designed layouts have been configured as an open space and therefore a target for a multifunctional space (LKD) of 150 lux has been applied.
- 8.7 Table 04 below shows the headline internal daylight results, illustrating the BRE compliance when adopting the specific room classification CBDM target values.

Table 04 – Internal Daylight CBDM Results (LKDs 150 lux)

	Living Kitchen Diner (LKD)			Bedroom			Studio			All Rooms		
	Pass	Total	%	Pass	Total	%	Pass	Total	%	Pass	Total	%
Eaton Court, Reading	22	37	59	43	58	74	4	5	80	69	100	100
Total	22	37	59	43	58	74	4	5	80	69	100	69

- 8.8 The technical results show that 69 out of 100 rooms (69%) will either meet or exceed the minimum CBDM target value based on their use classification.
- 8.9 Of the 100 assessed rooms 58 are bedrooms, 37 are living-kitchen-diners (LKDs) and 5 are studio apartments. The technical analysis and calculations have taken into consideration the presence of balconies and it should therefore be acknowledged that there is a trade-off between private amenity and daylight amenity.
- 8.10 The technical analysis shows that 22 out of 37 LKDs (59%) will meet or exceed the 150 lux classification target value. It should be noted, however, that this room classification hosts deep and large spaces and therefore areas to the rear of the rooms will inherently receive less natural light. Whilst the rear of the room will receive less natural light availability, the spaces that host habitable areas at the front of the room will receive very good levels of daylight. Drawings P2854/CBDM/05-11 show that the spaces at the front of the room, closest to the window record lux levels in excess of 150 lux, with most LKDs recording in excess of 200 lux to the front section of the habitable space.
- 8.11 The technical analysis shows that 43 out of 58 bedrooms (74%) will meet or exceed the 100 lux classification target value. The results show that of the 15 rooms that do not meet the 100 lux target value, 7 rooms record >70 lux (within 30 lux of the target value) and is considered to be an indicator for acceptable lighting, taking into account the functionality of the room. It is also recognised by the BRE Guidelines that this room classification does not carry the same expectation for natural light when compared to a living room.
- 8.12 In respect of the studios, 4 out of 5 rooms (80%) will meet or exceed the suggested target value of 150%. The isolated studio (room ref: R16/2001) records a lux level of 101.5, although this level of light is considered to demonstrate an indicator for good light availability within the space. The technical analysis shows that the areas closest to the front of the room achieves in excess of 150 lux and further, benefits from private amenity in the form of a projecting balcony.

- 8.13 The rooms most challenged for natural light have an orientation towards the internal courtyard of the scheme, however, it should be minded that all assessed multifunctional spaces benefit from private amenity in the form of balconies. A trade-off between daylight amenity and private amenity space should therefore be considered within the technical assessment.

INTERNAL SUNLIGHT EXPOSURE

- 8.14 The updated BRE Guidelines (2022) refer to BS EN 17037 and state that a 'space should receive a minimum of 1.5 hours of direct sunlight on a selected date between 1 February and 21 March with cloudless conditions'.
- 8.15 The potential amount of sunlight a window can receive depends on the direction it faces. A south facing window has the potential to receive the highest amount of sunlight as well as the highest expectation of sunlight. Conversely, a north facing window has the lowest potential and the occupants of a north facing room would therefore expect to receive very little sunlight. The situation varies between these two extremes and, for existing buildings, the BRE suggest a cut-off of 90 degrees from south, i.e., easterly, or westerly facades. Although the results for the north-facing windows have been presented, as per a strict interpretation of the guidelines, they should be regarded as less important.
- 8.16 For new developments, the BRE suggest that dwellings should be orientated so that at least one main window wall faces within 90 degrees of due south. In practice, for a large block of units in an urban area it is usual for some units to have a northerly aspect. Table 05 below shows the results of the Internal Sunlight Exposure Analysis. The full extent of the internal sunlight results can be found within Appendix 3.

Table 05 – Eaton Court, Reading – Internal Light Exposure – LKD Assessment

Internal Sunlight Exposure - Living-Kitchen-Diners (LKDs)			
	Pass	Total	% BRE Compliant
Eaton Court, Reading	27	37	73

- 8.17 The results show that 27 out of 37 living-kitchen-diners (73%) with an orientation of 90 degrees south will achieve at least 1.5 hours on a selected date between 1st February and 21st March, the BRE's suggested window of assessment.

9 Internal Sun Hours on Ground

- 9.1 An assessment of the sun-on-ground overshadowing to the spaces within the Proposed Development has been undertaken. The results are highlighted on drawing P2854/SHA/02 in Appendix 4 which shows the sunlight position on both 21st March and 21st June.
- 9.2 The results of the 21st March technical overshadowing assessment show that the central internal courtyard space will not achieve the BRE's suggested target of 50% surface area that receives at least 2 hours in sunlight and is considered by virtue of the site's orientation that can be unavoidable. The remaining 6 assessed terraced spaces all achieve BRE compliance, recording a surface area coverage in excess 90% that receives at least 2 hours in sunlight.
- 9.3 A further extension of the Sun Hours on Ground (SHoG) assessment has been undertaken to establish the date that the central internal courtyard space achieves the BRE's 50% target value. The result of the extended analysis shows that the suggested target value is met on 14th April, within circa 3.5 weeks beyond March 21st.
- 9.4 In order to better understand the overshadowing position, the review has been extended to also consider 21st June, when this space is more likely to be used and enjoyed. The results demonstrate that all assessed internal amenity spaces will achieve the BRE's target, recording at least 89% surface area that receives at least 2 hours in sunlight.

10 Summary

10.1 This report has considered the daylight and sunlight to the surrounding residential properties as a result of the implementation of the proposed scheme at Eaton Court, within Reading Borough Council. The quality of daylight within the proposed residential units has also been assessed along with an overshadowing review of the proposed amenity space.

10.2 The assessments contained within this report have been undertaken in accordance with the Building Research Establishment report entitled 'Site layout planning for daylight and sunlight: A guide to good practice', more commonly known as "the BRE Guidelines".

External Daylight and Sunlight

10.3 For daylight, the VSC results demonstrate that 253 out of 318 windows (80%) meet the recommendations of the BRE Guidelines. Recognising the low-lying existing site, the majority of the VSC transgressions retain good levels of light and is considered acceptable for an urban location.

10.4 The results for the second daylight test, the NSL, show that 160 out of 198 rooms (81%) meet the strict application of the BRE Guidelines. Whilst the headline results show 38 transgressions beyond the BRE's permissible 20% change from former value, the majority of affected rooms recorded in the assessment retain good levels of light considered acceptable for an urban location.

10.5 For sunlight, the results demonstrate full BRE compliance.

Internal Daylight, Sunlight and Overshadowing

10.6 The scheme has been designed to maximise the daylight levels within the main living areas whilst still providing each unit with a private external amenity space in the form of balconies. Whilst these features can lead to sub-optimal daylight levels within the rooms that are overhung by them, this should be considered against the considerable amenity benefits these areas bring the occupants of these spaces.

10.7 The results of the CBDM assessment show that 69% of assessed rooms will either meet or exceed their room classification target. The most challenged rooms are those with an inward facing orientation, although it is noted that all LKDs benefit from private amenity in the form of balconies. The technical analysis further shows that whilst the rear of the affected rooms may not achieve the target, spaces at the front of the rooms far exceed the target values.

- 10.8 The results of the internal sunlight assessment that considers only the main habitable room (being an LKD) within each unit that falls within an orientation of 90 degrees due south, records a BRE compliance of 73%.
- 10.9 In terms of the internal Sun Hours on Ground (SHoG) assessment, the results show that whilst the internal central courtyard does not achieve 50% surface area that receives at least 2 hours in sunlight on March 21st, the BRE's target is achieved on April 14th (within circa 3.5 weeks of the test date). All 6 terrace amenity spaces record full BRE compliance on March 21st.
- 10.10 The SHoG assessment has been extended to consider the summer months when outdoor spaces will more likely be used and enjoyed. The results of this assessment date record full BRE compliance across all assessed internal amenity spaces.
- 10.11 In summary, the Proposed Development will relate well to the neighbouring residential properties and records acceptable internal light availability to the proposed accommodation. The proposed Eaton Court scheme is considered acceptable and falls within the practical application of the BRE Guidelines.

Appendix 1: Site Plan & 3D Drawings



Sources:
Point2Surveyors
Point Cloud Laser Scan
Site Photos

Squire and Partners
Planning Drawings Received 16/01/23
3D Model Received 18/01/23
17110-SQP-ZZ-ZZ-M3-Building_AOD3CA8B - 3D View - EXPORT-DWG.dwg

Key:  Existing Buildings
 Proposed Scheme

Project: Eaton Court
Reading

Title: Site Plan
Existing Buildings
Consented Surrounds

Scheme Confirmed:
Squire and Partners

Date:
24/01/23

Drawn By:
AMM

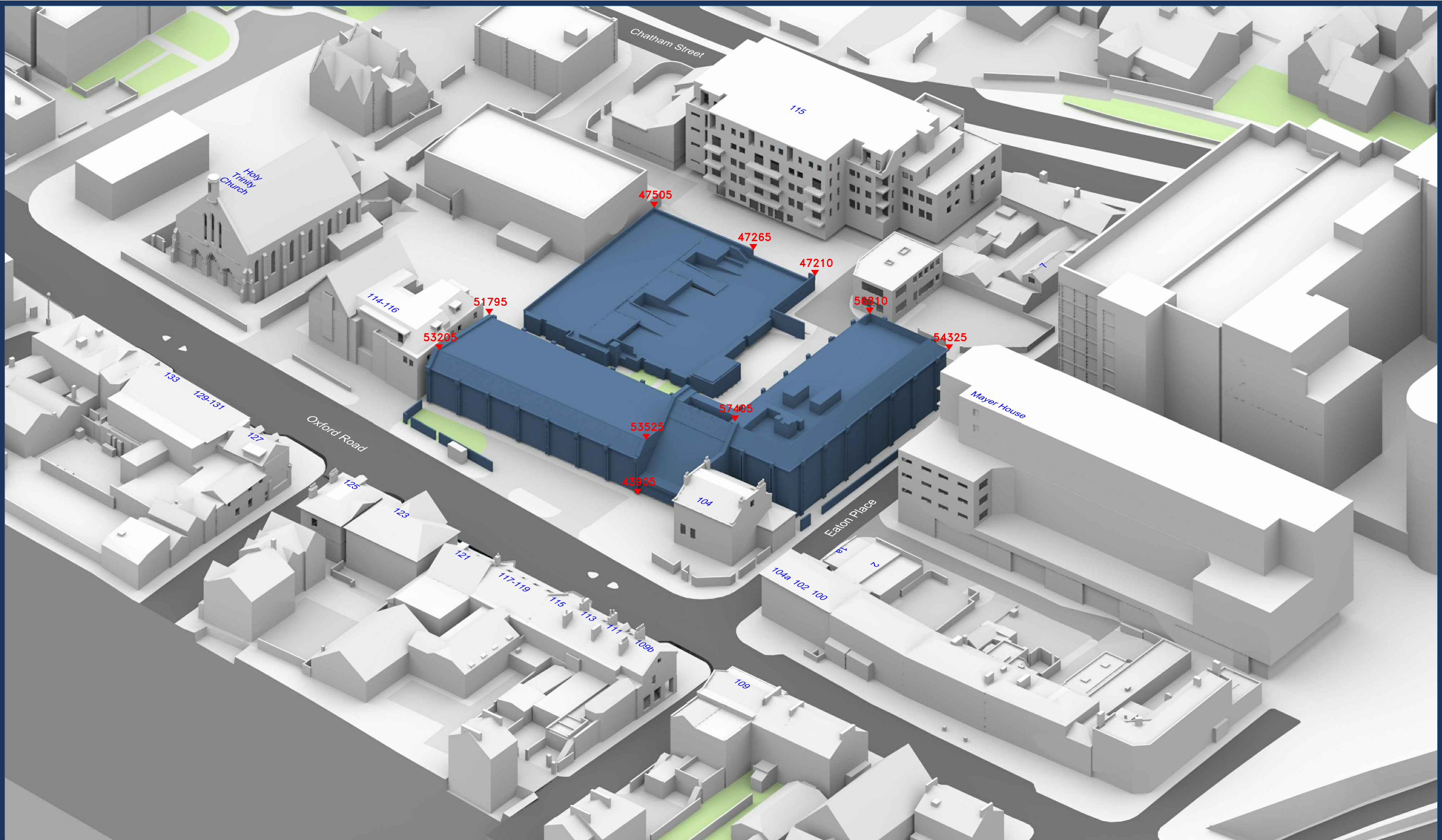
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Date:
Jan 23

Dwg No:
P2854/10

Rel:
04





Sources:
Point2Surveyors
Point Cloud Laser Scan
Site Photos

Squire and Partners
Planning Drawings Received 16/01/23
3D Model Received 18/01/23
17110-SQP-ZZ-ZZ-M3-Building_AOD3CA8B - 3D View - EXPORT-DWG.dwg

Key:  Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Project: Eaton Court
Reading

Title: 3D View
Existing Buildings
Consented Surrounds

Scheme Confirmed:
Squire and Partners

Date:
24/01/23

Drawn By:
AMM

Scale:
NS @ A3

Date:
Jan 23

Dwg No:
P2854/11

Rel:
04





Sources:
Point2Surveyors
Point Cloud Laser Scan
Site Photos

Squire and Partners
Planning Drawings Received 16/01/23
3D Model Received 18/01/23
17110-SQP-ZZ-ZZ-M3-Building_AOD3CA8B - 3D View - EXPORT-DWG.dwg

Key: Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Project: Eaton Court
Reading

Title: 3D View
Existing Buildings
Consented Surrounds

Scheme Confirmed:
Squire and Partners

Date:
24/01/23

Drawn By:
AMM

Scale:
NS @ A3

Date:
Jan 23

Dwg No:
P2854/12

Rel:
04





Sources:
Point2Surveyors
Point Cloud Laser Scan
Site Photos

Squire and Partners
Planning Drawings Received 16/01/23
3D Model Received 18/01/23
17110-SQP-ZZ-ZZ-M3-Building_AOD3CA8B - 3D View - EXPORT-DWG.dwg

Key: Existing Buildings
 Proposed Scheme

Project: Eaton Court
Reading

Title: Site Plan
Proposed Scheme Dated 18/01/23
Consented Surrounds

Scheme Confirmed:
Squire and Partners

Date:
24/01/23

Drawn By:
AMM

Scale:
1:750 @ A3

Date:
Jan 23

Dwg No:
P2854/13

Rel:
04





Sources:
Point2Surveyors
Point Cloud Laser Scan
Site Photos

Squire and Partners
Planning Drawings Received 16/01/23
3D Model Received 18/01/23
17110-SQP-ZZ-ZZ-M3-Building_AOD3CA8B - 3D View - EXPORT-DWG.dwg

Key:  Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Project: Eaton Court
Reading

Title: 3D View
Proposed Scheme Dated 18/01/23
Consented Surrounds

Scheme Confirmed:
Squire and Partners

Date:
24/01/23

Drawn By:
AMM

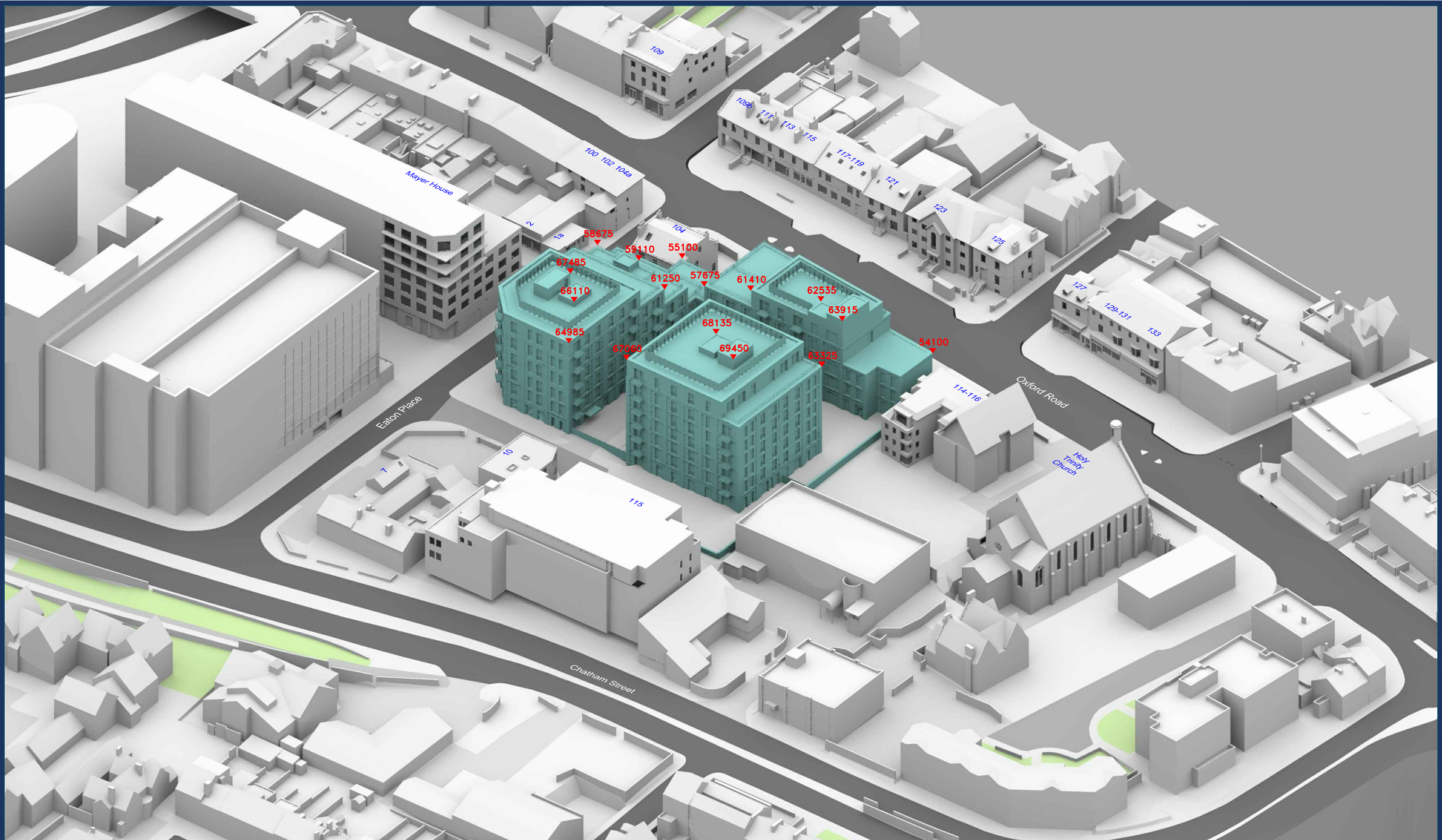
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Jan 23

Dwg No:
P2854/14

Rel:
04





Sources:
Point2Surveyors
Point Cloud Laser Scan
Site Photos

Squire and Partners
Planning Drawings Received 16/01/23
3D Model Received 18/01/23
17110-SQP-ZZ-ZZ-M3-Building_AOD3CA8B - 3D View - EXPORT-DWG.dwg

Key: Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Project: Eaton Court
Reading

Title: 3D View
Proposed Scheme Dated 18/01/23
Consented Surrounds

Scheme Confirmed:
Squire and Partners

Date:
24/01/23

Drawn By:
AMM

Scale:
NS @ A3

Date:
Jan 23

Dwg No:
P2854/15

Rel:
04



Appendix 2: Daylight & Sunlight Results



DAYLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

DAYLIGHT						
Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
114-116 Oxford Road						
R1/20	BEDROOM	W1/20	2.03	2.40	-0.37	-18.23
R2/20	BEDROOM	W2/20	1.59	3.43	-1.84	-115.72
R4/20	BEDROOM	W4/20	4.06	11.56	-7.50	-184.73
R5/20	LKD	W5/20	12.62	13.82	-1.20	-9.51
R5/20	LKD	W6/20	31.33	22.98	8.35	26.65
R5/20	LKD	W7/20	31.46	24.05	7.41	23.55
R5/20	LKD	W8/20	31.52	25.04	6.48	20.56
R5/20	LKD	W9/20	20.16	20.16	0.00	0.00
R5/20	LKD	W10/20	17.63	17.63	0.00	0.00
R1/21	BEDROOM	W2/21	3.06	3.23	-0.17	-5.56
R2/21	BEDROOM	W3/21	9.08	11.48	-2.40	-26.43
R2/21	BEDROOM	W4/21	4.61	7.79	-3.18	-68.98
R4/21	BEDROOM	W5/21	7.65	14.23	-6.58	-86.01
R5/21	LKD	W6/21	15.68	16.59	-0.91	-5.80
R5/21	LKD	W7/21	33.95	25.40	8.55	25.18
R5/21	LKD	W8/21	33.95	26.54	7.41	21.83
R5/21	LKD	W9/21	11.50	11.50	0.00	0.00
R5/21	LKD	W10/21	8.76	8.61	0.15	1.71
R5/21	LKD	W11/21	13.87	11.24	2.63	18.96
R5/21	LKD	W12/21	20.74	20.74	0.00	0.00
R1/22	BEDROOM	W1/22	36.81	36.81	0.00	0.00
R1/22	BEDROOM	W2/22	36.87	36.87	0.00	0.00
R1/22	BEDROOM	W3/22	9.90	7.03	2.87	28.99
R2/22	BEDROOM	W4/22	8.95	6.26	2.69	30.06
R2/22	BEDROOM	W5/22	16.48	15.16	1.32	8.01
R5/22	BEDROOM	W6/22	20.54	18.47	2.07	10.08
R6/22	LKD	W7/22	27.79	20.22	7.57	27.24
R6/22	LKD	W8/22	35.74	27.91	7.83	21.91



DAYLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

DAYLIGHT						
Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R6/22	LKD	W9/22	35.78	29.10	6.68	18.67
R6/22	LKD	W10/22	13.62	13.62	0.00	0.00
R6/22	LKD	W11/22	10.17	10.04	0.13	1.28
R6/22	LKD	W12/22	15.47	12.90	2.57	16.61
R6/22	LKD	W13/22	25.21	25.21	0.00	0.00
R1/23	BEDROOM	W3/23	33.70	21.94	11.76	34.90
R2/23	BEDROOM	W1/23	34.45	34.41	0.04	0.12
R2/23	BEDROOM	W2/23	35.61	22.65	12.96	36.39
R3/23	LKD	W4/23	37.00	31.60	5.40	14.59

115 Chatham Street

R1/270	BEDROOM	W1/270	31.76	19.14	12.62	39.74
R2/270	LKD	W2/270	27.49	15.40	12.09	43.98
R2/270	LKD	W3/270	25.56	14.03	11.53	45.11
R3/270	LKD	W4/270	25.40	14.43	10.97	43.19
R3/270	LKD	W5/270	26.99	16.65	10.34	38.31
R4/270	BEDROOM	W6/270	30.86	21.25	9.61	31.14
R5/270	BEDROOM	W7/270	30.38	21.64	8.74	28.77
R6/270	LKD	W8/270	25.86	17.96	7.90	30.55
R7/270	BEDROOM	W9/270	13.86	12.64	1.22	8.80
R8/270	LKD	W10/270	2.95	1.53	1.42	48.14
R8/270	LKD	W11/270	28.31	23.28	5.03	17.77
R8/270	LKD	W12/270	3.62	3.62	0.00	0.00
R8/270	LKD	W13/270	2.93	2.93	0.00	0.00
R1/271	LKD	W1/271	38.56	38.56	0.00	0.00
R1/271	LKD	W2/271	38.50	38.50	0.00	0.00
R1/271	LKD	W3/271	28.81	28.56	0.25	0.87
R1/271	LKD	W4/271	26.34	26.34	0.00	0.00



DAYLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

DAYLIGHT						
Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/271	BEDROOM	W5/271	17.78	17.78	0.00	0.00
R2/271	BEDROOM	W6/271	17.07	15.54	1.53	8.96
R3/271	LKD	W7/271	28.39	27.88	0.51	1.80
R3/271	LKD	W8/271	28.44	27.86	0.58	2.04
R3/271	LKD	W9/271	31.63	25.58	6.05	19.13
R3/271	LKD	W10/271	30.87	24.57	6.30	20.41
R4/271	BEDROOM	W11/271	27.95	21.79	6.16	22.04
R4/271	BEDROOM	W12/271	23.43	18.72	4.71	20.10
R5/271	BEDROOM	W13/271	19.38	18.37	1.01	5.21
R5/271	BEDROOM	W14/271	15.97	10.83	5.14	32.19
R6/271	BEDROOM	W15/271	29.53	21.15	8.38	28.38
R7/271	LKD	W16/271	25.43	18.13	7.30	28.71
R7/271	LKD	W17/271	21.98	16.08	5.90	26.84
R8/271	LD	W18/271	20.32	18.66	1.66	8.17
R8/271	LD	W19/271	24.20	22.29	1.91	7.89
R8/271	LD	W20/271	25.62	13.71	11.91	46.49
R9/271	BEDROOM	W21/271	33.98	22.07	11.91	35.05
R10/271	BEDROOM	W22/271	34.10	22.32	11.78	34.55
R11/271	LD	W23/271	24.82	13.71	11.11	44.76
R12/271	LD	W24/271	24.65	14.49	10.16	41.22
R13/271	BEDROOM	W25/271	33.82	25.14	8.68	25.67
R14/271	BEDROOM	W26/271	33.80	25.76	8.04	23.79
R15/271	LD	W27/271	24.86	17.71	7.15	28.76
R15/271	LD	W28/271	22.65	22.65	0.00	0.00
R16/271	BEDROOM	W29/271	11.01	9.82	1.19	10.81
R17/271	LKD	W30/271	2.69	1.41	1.28	47.58



DAYLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

DAYLIGHT						
Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R17/271	LKD	W31/271	32.52	28.07	4.45	13.68
R17/271	LKD	W32/271	9.13	9.13	0.00	0.00
R17/271	LKD	W33/271	8.59	8.59	0.00	0.00
R1/272	LKD	W1/272	39.24	39.24	0.00	0.00
R1/272	LKD	W2/272	39.20	39.20	0.00	0.00
R1/272	LKD	W3/272	31.71	31.46	0.25	0.79
R1/272	LKD	W4/272	30.64	30.64	0.00	0.00
R2/272	BEDROOM	W5/272	20.94	20.94	0.00	0.00
R2/272	BEDROOM	W6/272	18.90	17.45	1.45	7.67
R3/272	LKD	W7/272	30.93	30.44	0.49	1.58
R3/272	LKD	W8/272	30.79	30.23	0.56	1.82
R3/272	LKD	W9/272	33.92	28.18	5.74	16.92
R3/272	LKD	W10/272	32.78	26.95	5.83	17.79
R4/272	BEDROOM	W11/272	29.44	23.78	5.66	19.23
R4/272	BEDROOM	W12/272	24.57	20.29	4.28	17.42
R5/272	BEDROOM	W13/272	22.75	21.80	0.95	4.18
R5/272	BEDROOM	W14/272	16.92	12.26	4.66	27.54
R6/272	BEDROOM	W15/272	31.29	23.82	7.47	23.87
R7/272	LKD	W16/272	26.86	20.31	6.55	24.39
R7/272	LKD	W17/272	23.10	17.80	5.30	22.94
R8/272	LD	W18/272	22.46	20.93	1.53	6.81
R8/272	LD	W19/272	26.54	24.80	1.74	6.56
R8/272	LD	W20/272	27.07	16.28	10.79	39.86
R9/272	BEDROOM	W21/272	36.15	25.45	10.70	29.60
R10/272	BEDROOM	W22/272	36.26	25.68	10.58	29.18
R11/272	LD	W23/272	26.40	16.39	10.01	37.92
R12/272	LD	W24/272	26.37	17.25	9.12	34.58
R13/272	BEDROOM	W25/272	36.41	28.70	7.71	21.18



DAYLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

DAYLIGHT						
Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R14/272	BEDROOM	W26/272	36.60	29.49	7.11	19.43
R15/272	LD	W27/272	27.50	21.17	6.33	23.02
R15/272	LD	W28/272	26.26	26.26	0.00	0.00
R16/272	BEDROOM	W29/272	12.58	11.60	0.98	7.79
R17/272	LKD	W30/272	2.87	1.77	1.10	38.33
R17/272	LKD	W31/272	35.57	31.74	3.83	10.77
R17/272	LKD	W32/272	37.07	37.07	0.00	0.00
R17/272	LKD	W33/272	37.08	37.08	0.00	0.00
R1/273	BEDROOM	W1/273	39.49	39.49	0.00	0.00
R1/273	BEDROOM	W2/273	39.48	39.48	0.00	0.00
R1/273	BEDROOM	W3/273	30.57	30.57	0.00	0.00
R2/273	BEDROOM	W4/273	29.66	29.66	0.00	0.00
R2/273	BEDROOM	W5/273	34.59	34.59	0.00	0.00
R3/273	BEDROOM	W6/273	33.68	33.27	0.41	1.22
R4/273	BEDROOM	W7/273	33.22	32.60	0.62	1.87
R4/273	BEDROOM	W8/273	30.86	26.03	4.83	15.65
R4/273	BEDROOM	W9/273	25.56	21.87	3.69	14.44
R5/273	BEDROOM	W10/273	27.82	26.96	0.86	3.09
R5/273	BEDROOM	W11/273	17.71	13.71	4.00	22.59
R6/273	BEDROOM	W12/273	33.49	27.14	6.35	18.96
R7/273	LKD	W13/273	28.85	23.25	5.60	19.41
R7/273	LKD	W14/273	24.56	20.02	4.54	18.49
R8/273	LD	W15/273	26.19	24.85	1.34	5.12
R8/273	LD	W16/273	29.70	28.18	1.52	5.12
R8/273	LD	W17/273	38.54	29.31	9.23	23.95
R9/273	BEDROOM	W18/273	38.71	29.71	9.00	23.25
R10/273	BEDROOM	W19/273	38.74	29.85	8.89	22.95



DAYLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

DAYLIGHT						
Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R11/273	LD	W20/273	38.73	30.24	8.49	21.92
R12/273	LD	W21/273	38.78	31.09	7.69	19.83
R13/273	BEDROOM	W22/273	38.90	32.49	6.41	16.48
R14/273	BEDROOM	W23/273	38.92	33.02	5.90	15.16
R15/273	LD	W24/273	38.88	33.59	5.29	13.61
R15/273	LD	W25/273	29.66	29.66	0.00	0.00
R16/273	BEDROOM	W26/273	13.77	12.97	0.80	5.81
R17/273	LKD	W27/273	3.21	2.21	1.00	31.15
R17/273	LKD	W28/273	37.00	33.75	3.25	8.78
R17/273	LKD	W29/273	39.43	39.43	0.00	0.00
R17/273	LKD	W30/273	39.45	39.45	0.00	0.00
R1/274	BEDROOM	W1/274	34.46	33.89	0.57	1.65
R1/274	BEDROOM	W2/274	36.79	32.11	4.68	12.72
R2/274	LKD	W3/274	23.55	19.68	3.87	16.43
R3/274	LKD	W4/274	31.76	30.71	1.05	3.31
R3/274	LKD	W5/274	33.90	32.71	1.19	3.51
R3/274	LKD	W6/274	39.14	32.27	6.87	17.55
R3/274	LKD	W7/274	39.15	32.17	6.98	17.83
R4/274	BEDROOM	W8/274	39.18	32.25	6.93	17.69
R4/274	BEDROOM	W9/274	4.96	4.41	0.55	11.09
R5/274	BEDROOM	W10/274	8.35	4.73	3.62	43.35
R6/274	LKD	W11/274	39.24	32.77	6.47	16.49
R6/274	LKD	W12/274	39.26	33.08	6.18	15.74
R7/274	BEDROOM	W13/274	39.27	33.47	5.80	14.77
R7/274	BEDROOM	W14/274	4.94	4.87	0.07	1.42
R8/274	BEDROOM	W15/274	8.35	5.95	2.40	28.74



DAYLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

DAYLIGHT						
Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R9/274	LKD	W16/274	39.31	34.41	4.90	12.47
R9/274	LKD	W17/274	39.32	34.85	4.47	11.37
R10/274	BEDROOM	W18/274	39.33	35.24	4.09	10.40
R10/274	BEDROOM	W19/274	4.92	4.92	0.00	0.00
R11/274	BEDROOM	W20/274	8.35	7.52	0.83	9.94
R12/274	STUDIO	W21/274	29.84	29.07	0.77	2.58
R12/274	STUDIO	W22/274	24.17	22.45	1.72	7.12
Mayer House						
R1/61	BEDROOM	W1/61	15.79	15.71	0.08	0.51
R2/61	LKD	W2/61	17.77	17.64	0.13	0.73
R3/61	LKD	W3/61	20.27	20.10	0.17	0.84
R3/61	LKD	W4/61	23.13	22.88	0.25	1.08
R3/61	LKD	W5/61	30.04	21.00	9.04	30.09
R4/61	BEDROOM	W6/61	29.67	20.13	9.54	32.15
R5/61	BEDROOM	W7/61	29.52	20.15	9.37	31.74
R6/61	BEDROOM	W8/61	29.49	20.70	8.79	29.81
R7/61	BEDROOM	W9/61	29.51	22.03	7.48	25.35
R8/61	LKD	W10/61	29.66	23.77	5.89	19.86
R8/61	LKD	W11/61	36.49	36.60	-0.11	-0.30
R8/61	LKD	W12/61	36.82	36.89	-0.07	-0.19
R9/61	LKD	W13/61	36.98	37.00	-0.02	-0.05
R9/61	LKD	W14/61	37.12	37.09	0.03	0.08
R9/61	LKD	W15/61	23.25	23.25	0.00	0.00
R1/62	BEDROOM	W1/62	17.34	17.23	0.11	0.63
R2/62	LKD	W2/62	19.22	19.05	0.17	0.88



DAYLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

DAYLIGHT						
Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/62	LKD	W3/62	21.69	21.43	0.26	1.20
R3/62	LKD	W4/62	24.64	24.22	0.42	1.70
R3/62	LKD	W5/62	34.36	23.85	10.51	30.59
R4/62	BEDROOM	W6/62	34.15	23.20	10.95	32.06
R5/62	BEDROOM	W7/62	34.17	23.60	10.57	30.93
R6/62	BEDROOM	W8/62	34.40	24.68	9.72	28.26
R7/62	BEDROOM	W9/62	34.54	26.45	8.09	23.42
R8/62	LKD	W10/62	34.70	28.45	6.25	18.01
R8/62	LKD	W11/62	38.74	38.73	0.01	0.03
R8/62	LKD	W12/62	38.88	38.84	0.04	0.10
R9/62	LKD	W13/62	38.95	38.89	0.06	0.15
R9/62	LKD	W14/62	39.00	38.94	0.06	0.15
R9/62	LKD	W15/62	24.83	24.83	0.00	0.00
R1/63	BEDROOM	W1/63	15.59	15.49	0.10	0.64
R2/63	LKD	W2/63	17.15	16.98	0.17	0.99
R3/63	LKD	W3/63	19.51	19.26	0.25	1.28
R3/63	LKD	W4/63	22.39	21.91	0.48	2.14
R3/63	LKD	W5/63	33.82	23.26	10.56	31.22
R4/63	BEDROOM	W6/63	33.72	22.82	10.90	32.33
R5/63	BEDROOM	W7/63	33.85	23.51	10.34	30.55
R6/63	BEDROOM	W8/63	38.10	28.77	9.33	24.49
R7/63	BEDROOM	W9/63	38.63	30.90	7.73	20.01
R8/63	LKD	W10/63	38.70	32.75	5.95	15.37
R8/63	LKD	W11/63	39.59	39.47	0.12	0.30
R8/63	LKD	W12/63	39.60	39.49	0.11	0.28



DAYLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

DAYLIGHT						
Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R9/63	LKD	W13/63	39.60	39.51	0.09	0.23
R9/63	LKD	W14/63	39.61	39.53	0.08	0.20
R9/63	LKD	W15/63	26.38	26.38	0.00	0.00
R1/64	BEDROOM	W1/64	17.50	17.41	0.09	0.51
R2/64	LKD	W2/64	18.78	18.66	0.12	0.64
R3/64	LKD	W3/64	20.87	20.68	0.19	0.91
R3/64	LKD	W4/64	17.92	13.96	3.96	22.10
R4/64	BEDROOM	W6/64	33.66	26.02	7.64	22.70
R5/64	BEDROOM	W7/64	33.99	27.01	6.98	20.54
R1/65	BEDROOM	W1/65	20.81	20.76	0.05	0.24
R2/65	LKD	W2/65	21.89	21.82	0.07	0.32
R3/65	LKD	W3/65	23.66	23.56	0.10	0.42
R3/65	LKD	W4/65	18.98	16.79	2.19	11.54
R4/65	BEDROOM	W6/65	33.93	29.98	3.95	11.64
R5/65	BEDROOM	W7/65	34.24	30.78	3.46	10.11
R1/66	BEDROOM	W1/66	29.52	29.51	0.01	0.03
R2/66	LKD	W2/66	30.85	30.84	0.01	0.03
R3/66	LKD	W3/66	32.29	32.27	0.02	0.06
R3/66	LKD	W4/66	37.91	37.28	0.63	1.66
R4/66	BEDROOM	W6/66	39.62	38.57	1.05	2.65
R5/66	BEDROOM	W7/66	39.62	38.65	0.97	2.45

100 Oxford Road

R3/102	ASSUMED	W3/102	24.84	23.84	1.00	4.03
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DAYLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

DAYLIGHT						
Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
102 Oxford Road						
R3/101	ASSUMED	W3/101	23.45	23.45	0.00	0.00
R1/120	ASSUMED	W1/120	27.48	26.52	0.96	3.49
R1/121	ASSUMED	W1/121	25.62	24.51	1.11	4.33
104a Oxford Road						
R1/100		W1/100	31.32	30.93	0.39	1.25
R1/101	ASSUMED	W2/101	29.41	28.84	0.57	1.94
R2/101		W1/101	33.45	32.84	0.61	1.82
R1/102	ASSUMED	W2/102	24.49	23.26	1.23	5.02
R2/102		W1/102	20.20	19.05	1.15	5.69
109 Oxford Road						
R1/141	ASSUMED_RESI	W1/141	33.69	33.06	0.63	1.87
R2/141	ASSUMED_RESI	W2/141	34.10	33.43	0.67	1.96
R3/141	ASSUMED_RESI	W3/141	34.20	33.46	0.74	2.16
R4/141	ASSUMED_RESI	W4/141	34.26	33.47	0.79	2.31
R5/141	ASSUMED_RESI	W5/141	34.70	33.96	0.74	2.13
R6/141	ASSUMED_RESI	W6/141	35.16	34.74	0.42	1.19
R7/141	ASSUMED_RESI	W7/141	35.45	35.14	0.31	0.87
R1/142	ASSUMED_RESI	W1/142	34.41	33.62	0.79	2.30
R2/142	ASSUMED_RESI	W2/142	34.70	33.87	0.83	2.39
R3/142	ASSUMED_RESI	W3/142	34.81	33.92	0.89	2.56



DAYLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

DAYLIGHT						
Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R4/142	ASSUMED_RESI	W4/142	34.92	33.99	0.93	2.66
R5/142	ASSUMED_RESI	W5/142	38.07	37.27	0.80	2.10
R6/142	ASSUMED_RESI	W6/142	38.22	37.45	0.77	2.01
R7/142	ASSUMED_RESI	W7/142	38.21	37.54	0.67	1.75
R8/142	ASSUMED_RESI	W8/142	38.19	37.67	0.52	1.36
R1/143	ASSUMED_RESI	W1/143	38.94	38.17	0.77	1.98
111 Oxford Road						
R3/171	BEDROOM	W4/171	33.34	31.99	1.35	4.05
R4/171	LIVINGROOM	W5/171	33.41	32.00	1.41	4.22
R2/172	ASSUMED_RESI	W2/172	79.63	79.03	0.60	0.75
R3/172	ASSUMED_RESI	W3/172	34.90	33.45	1.45	4.15
113 Oxford Road						
R5/171	ASSUMED_RESI	W6/171	33.47	31.95	1.52	4.54
R6/171	ASSUMED_RESI	W7/171	33.49	31.91	1.58	4.72
R4/172	ASSUMED_RESI	W4/172	77.44	76.57	0.87	1.12
115 Oxford Road						
R7/171	RESI	W8/171	33.49	31.81	1.68	5.02
R7/171	RESI	W9/171	33.59	31.81	1.78	5.30
121 Oxford Road						
R1/190	LIVINGROOM	W1/190	30.91	28.03	2.88	9.32
R3/190	LIVINGROOM	W3/190	31.04	27.81	3.23	10.41



DAYLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

DAYLIGHT						
Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss

R4/190	BEDROOM	W4/190	6.68	5.64	1.04	15.57
R1/191	LK	W1/191	32.82	30.02	2.80	8.53
R2/191	LIVINGROOM	W2/191	32.68	29.75	2.93	8.97
R2/191	LIVINGROOM	W3/191	32.30	29.26	3.04	9.41
R1/192	WC	W1/192	82.16	80.66	1.50	1.83
R2/192	LKD	W2/192	85.34	83.80	1.54	1.80
R2/192	LKD	W3/192	36.06	33.69	2.37	6.57
R2/192	LKD	W4/192	27.21	26.87	0.34	1.25
R2/192	LKD	W5/192	27.48	27.16	0.32	1.16
R1/201	BEDROOM	W1/201	9.84	8.87	0.97	9.86

123 Oxford Road, Phoenix Place

R1/210	ASSUMED_RESI	W1/210	32.04	28.24	3.80	11.86
R2/210	ASSUMED_RESI	W2/210	30.66	26.70	3.96	12.92
R4/210	ASSUMED_RESI	W5/210	30.68	26.74	3.94	12.84
R5/210	ASSUMED_RESI	W6/210	32.01	28.30	3.71	11.59
R1/211	ASSUMED_RESI	W1/211	33.63	30.09	3.54	10.53
R2/211	ASSUMED_RESI	W2/211	32.60	28.92	3.68	11.29
R4/211	ASSUMED_RESI	W4/211	32.59	28.93	3.66	11.23
R5/211	ASSUMED_RESI	W5/211	33.51	30.09	3.42	10.21
R1/212	ASSUMED_RESI	W1/212	30.29	27.23	3.06	10.10
R2/212	ASSUMED_RESI	W2/212	33.64	30.48	3.16	9.39
R4/212	ASSUMED_RESI	W4/212	33.85	30.70	3.15	9.31



DAYLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

DAYLIGHT						
Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R5/212	ASSUMED_RESI	W5/212	28.50	25.58	2.92	10.25
125 Oxford Road						
R1/229	ASSUMED_RESI	W1/229	31.44	28.11	3.33	10.59
R2/230	BEDROOM	W3/230	34.12	30.93	3.19	9.35
R3/230	BEDROOM	W4/230	30.29	30.27	0.02	0.07
R4/230	LIVINGROOM	W5/230	30.25	30.23	0.02	0.07
R4/230	LIVINGROOM	W6/230	17.14	17.14	0.00	0.00
R1/231	ASSUMED_RESI	W1/231	34.44	31.52	2.92	8.48
R2/231	ASSUMED_RESI	W2/231	34.50	31.74	2.76	8.00
R3/231	ASSUMED_RESI	W3/231	34.20	34.19	0.01	0.03
R3/231	ASSUMED_RESI	W4/231	24.44	24.44	0.00	0.00
R1/232	ASSUMED_RESI	W1/232	33.84	31.57	2.27	6.71
R1/235	ASSUMED_RESI	W1/235	22.36	22.36	0.00	0.00
129-131 Oxford Road						
R1/261	ASSUMED_RESI	W1/261	35.07	33.42	1.65	4.70
R2/261	ASSUMED_RESI	W2/261	31.52	29.80	1.72	5.46
R2/261	ASSUMED_RESI	W3/261	34.50	33.04	1.46	4.23
R2/261	ASSUMED_RESI	W4/261	31.29	30.63	0.66	2.11
R1/262	ASSUMED_RESI	W1/262	34.97	33.42	1.55	4.43
R1/262	ASSUMED_RESI	W2/262	34.80	33.32	1.48	4.25
R2/262	ASSUMED_RESI	W3/262	34.83	33.44	1.39	3.99
R2/262	ASSUMED_RESI	W4/262	34.82	33.50	1.32	3.79
133 Oxford Road						
R3/261	ASSUMED_RESI	W5/261	31.15	29.63	1.52	4.88



DAYLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

DAYLIGHT						
Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/261	ASSUMED_RESI	W6/261	34.42	33.18	1.24	3.60
R3/261	ASSUMED_RESI	W7/261	31.61	31.08	0.53	1.68
R4/261	ASSUMED_RESI	W8/261	31.26	29.94	1.32	4.22
R4/261	ASSUMED_RESI	W9/261	34.68	33.64	1.04	3.00
R4/261	ASSUMED_RESI	W10/261	31.80	31.47	0.33	1.04
R3/262	ASSUMED_RESI	W5/262	34.79	33.57	1.22	3.51
R3/262	ASSUMED_RESI	W6/262	34.95	33.82	1.13	3.23
R4/262	ASSUMED_RESI	W7/262	35.13	34.10	1.03	2.93
R4/262	ASSUMED_RESI	W8/262	35.30	34.33	0.97	2.75



NSL ANALYSIS

EATON COURT, READING

EXISTING vs PROPOSED SCHEME DATED 18/01/23

CONSENTED SURROUNDS

Room	Room Use	Whole Room sq ft	NSI		Loss sq ft	%Loss
			Existing sq ft	Proposed sq ft		

114-116 Oxford Road

R1/20	BEDROOM	111.9	0.4	0.9	-0.5	-125.0
R2/20	BEDROOM	92.8	0.0	4.7	-4.7	0.0
R4/20	BEDROOM	84.7	4.6	51.3	-46.6	-1013.0
R5/20	LKD	297.4	294.7	294.7	0.0	0.0
R1/21	BEDROOM	86.5	0.0	2.2	-2.1	0.0
R2/21	BEDROOM	81.6	18.2	35.7	-17.5	-96.2
R4/21	BEDROOM	84.7	11.8	55.0	-43.1	-365.3
R5/21	LKD	269.4	267.0	266.2	0.8	0.3
R1/22	BEDROOM	117.1	111.9	111.9	0.0	0.0
R2/22	BEDROOM	109.9	74.6	56.8	17.8	23.9
R5/22	BEDROOM	84.4	61.9	64.2	-2.3	-3.7
R6/22	LKD	268.8	267.1	266.9	0.2	0.1
R1/23	BEDROOM	103.5	78.1	50.2	27.9	35.7
R2/23	BEDROOM	190.5	172.1	171.8	0.3	0.2
R3/23	LKD	175.2	170.6	165.3	5.2	3.0

115 Chatham Street

R1/270	BEDROOM	165.2	164.6	38.8	125.8	76.4
R2/270	LKD	315.3	315.1	131.9	183.3	58.2
R3/270	LKD	315.3	315.1	231.9	83.2	26.4
R4/270	BEDROOM	165.2	164.7	128.6	36.1	21.9
R5/270	BEDROOM	165.2	164.7	102.5	62.2	37.8
R6/270	LKD	315.3	312.7	194.1	118.6	37.9
R7/270	BEDROOM	144.3	144.2	144.2	0.0	0.0
R8/270	LKD	237.1	172.4	168.1	4.3	2.5
R1/271	LKD	284.2	282.1	282.1	0.0	0.0
R2/271	BEDROOM	92.3	52.9	52.9	0.0	0.0
R3/271	LKD	289.3	288.0	284.9	3.1	1.1
R4/271	BEDROOM	126.0	123.4	116.6	6.7	5.4
R5/271	BEDROOM	125.2	125.2	117.6	7.6	6.1
R6/271	BEDROOM	89.8	86.6	80.1	6.5	7.5
R7/271	LKD	296.6	295.5	208.9	86.7	29.3
R8/271	LD	194.0	191.8	154.3	37.5	19.6
R9/271	BEDROOM	126.5	122.9	60.7	62.2	50.6
R10/271	BEDROOM	126.5	122.8	60.8	62.0	50.5
R11/271	LD	194.0	193.7	98.0	95.6	49.4
R12/271	LD	194.0	193.5	110.0	83.5	43.2
R13/271	BEDROOM	126.5	123.0	113.6	9.3	7.6



NSL ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

Room	Room Use	Whole Room sq ft	NSI		Loss sq ft	%Loss
			Existing sq ft	Proposed sq ft		
R14/271	BEDROOM	126.5	122.6	79.2	43.4	35.4
R15/271	LD	194.0	193.7	178.3	15.4	8.0
R16/271	BEDROOM	114.1	109.0	106.4	2.6	2.4
R17/271	LKD	228.8	219.6	219.2	0.5	0.2
R1/272	LKD	284.2	282.1	282.1	0.0	0.0
R2/272	BEDROOM	92.3	53.4	53.4	0.0	0.0
R3/272	LKD	289.3	288.0	286.4	1.7	0.6
R4/272	BEDROOM	126.0	123.4	118.5	4.8	3.9
R5/272	BEDROOM	125.2	125.2	120.3	4.8	3.8
R6/272	BEDROOM	89.8	86.9	82.6	4.2	4.8
R7/272	LKD	296.6	295.6	215.7	79.9	27.0
R8/272	LD	194.0	191.8	160.9	30.9	16.1
R9/272	BEDROOM	126.5	122.9	64.6	58.3	47.4
R10/272	BEDROOM	126.5	122.8	64.6	58.2	47.4
R11/272	LD	194.0	193.7	102.1	91.6	47.3
R12/272	LD	194.0	193.6	113.9	79.7	41.2
R13/272	BEDROOM	126.5	123.0	116.0	6.9	5.6
R14/272	BEDROOM	126.5	122.6	82.4	40.1	32.7
R15/272	LD	194.0	193.7	181.5	12.2	6.3
R16/272	BEDROOM	114.1	109.0	108.5	0.5	0.5
R17/272	LKD	228.8	224.6	224.6	0.0	0.0
R1/273	BEDROOM	133.8	133.7	133.7	0.0	0.0
R2/273	BEDROOM	85.0	83.7	83.7	0.0	0.0
R3/273	BEDROOM	81.9	72.3	72.3	0.0	0.0
R4/273	BEDROOM	163.1	162.7	162.1	0.6	0.4
R5/273	BEDROOM	87.3	87.3	87.1	0.2	0.2
R6/273	BEDROOM	83.2	81.4	81.2	0.2	0.2
R7/273	LKD	304.5	303.1	231.4	71.7	23.7
R8/273	LD	194.0	191.8	170.2	21.5	11.2
R9/273	BEDROOM	126.5	122.9	74.5	48.5	39.5
R10/273	BEDROOM	126.5	122.8	70.9	51.8	42.2
R11/273	LD	194.0	193.7	109.1	84.6	43.7
R12/273	LD	194.0	193.6	120.9	72.7	37.6
R13/273	BEDROOM	126.5	123.0	120.4	2.6	2.1
R14/273	BEDROOM	126.5	122.6	91.5	31.1	25.4
R15/273	LD	194.0	193.7	188.8	4.9	2.5
R16/273	BEDROOM	114.1	109.0	109.0	0.0	0.0
R17/273	LKD	228.8	224.8	224.8	0.0	0.0
R1/274	BEDROOM	174.3	166.5	163.0	3.5	2.1
R2/274	LKD	291.9	255.9	240.1	15.7	6.1
R3/274	LKD	234.3	232.0	204.9	27.1	11.7



NSL ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

Room	Room Use	Whole Room sq ft	NSI		Loss sq ft	%Loss
			Existing sq ft	Proposed sq ft		
R4/274	BEDROOM	101.9	96.4	96.1	0.2	0.2
R5/274	BEDROOM	153.2	145.4	81.5	63.9	43.9
R6/274	LKD	234.3	233.4	174.5	58.9	25.2
R7/274	BEDROOM	101.9	96.3	95.6	0.7	0.7
R8/274	BEDROOM	153.2	145.4	142.9	2.5	1.7
R9/274	LKD	234.3	233.4	229.0	4.4	1.9
R10/274	BEDROOM	101.9	96.0	95.3	0.7	0.7
R11/274	BEDROOM	153.2	145.4	145.4	0.0	0.0
R12/274	STUDIO	333.9	312.6	308.1	4.5	1.4

Mayer House

R1/61	BEDROOM	129.0	68.6	68.6	0.0	0.0
R2/61	LKD	242.5	114.4	114.3	0.1	0.1
R3/61	LKD	404.8	394.8	394.5	0.2	0.1
R4/61	BEDROOM	131.3	129.4	88.6	40.8	31.5
R5/61	BEDROOM	126.8	125.0	77.5	47.5	38.0
R6/61	BEDROOM	130.0	128.2	80.9	47.2	36.8
R7/61	BEDROOM	129.4	127.6	95.2	32.4	25.4
R8/61	LKD	349.4	340.2	337.2	3.0	0.9
R9/61	LKD	286.7	266.9	266.9	0.0	0.0
R1/62	BEDROOM	129.0	71.0	71.0	0.0	0.0
R2/62	LKD	242.5	116.8	116.8	0.0	0.0
R3/62	LKD	404.8	395.1	394.5	0.6	0.2
R4/62	BEDROOM	131.3	130.6	97.8	32.7	25.0
R5/62	BEDROOM	126.8	126.3	92.7	33.7	26.7
R6/62	BEDROOM	130.0	129.5	100.7	28.9	22.3
R7/62	BEDROOM	129.4	128.9	118.5	10.4	8.1
R8/62	LKD	349.4	346.4	338.7	7.7	2.2
R9/62	LKD	286.7	264.3	264.3	0.0	0.0
R1/63	BEDROOM	129.0	74.6	74.5	0.1	0.1
R2/63	LKD	242.5	119.6	119.5	0.1	0.1
R3/63	LKD	404.8	395.1	394.8	0.4	0.1
R4/63	BEDROOM	131.3	130.6	114.4	16.2	12.4
R5/63	BEDROOM	126.8	126.3	115.5	10.8	8.6
R6/63	BEDROOM	130.0	129.5	123.7	5.9	4.6
R7/63	BEDROOM	129.4	128.9	128.9	0.0	0.0
R8/63	LKD	349.4	346.4	346.4	0.0	0.0
R9/63	LKD	286.7	267.9	267.9	0.0	0.0
R1/64	BEDROOM	124.8	85.5	85.5	0.0	0.0
R2/64	LKD	238.2	129.1	129.0	0.1	0.1



NSL ANALYSIS

EATON COURT, READING

EXISTING vs PROPOSED SCHEME DATED 18/01/23

CONSENTED SURROUNDS

Room	Room Use	Whole Room sq ft	NSI		Loss sq ft	%Loss
			Existing sq ft	Proposed sq ft		
R3/64	LKD	349.0	325.4	325.0	0.4	0.1
R4/64	BEDROOM	131.3	130.5	130.5	0.0	0.0
R5/64	BEDROOM	126.3	124.2	124.2	0.0	0.0
R1/65	BEDROOM	124.8	103.9	103.9	0.0	0.0
R2/65	LKD	238.2	142.8	142.8	0.0	0.0
R3/65	LKD	349.0	328.2	328.2	0.0	0.0
R4/65	BEDROOM	131.3	130.5	130.5	0.0	0.0
R5/65	BEDROOM	126.3	124.2	124.2	0.0	0.0
R1/66	BEDROOM	124.8	124.1	124.1	0.0	0.0
R2/66	LKD	238.2	184.8	184.8	0.0	0.0
R3/66	LKD	349.0	334.4	334.4	0.0	0.0
R4/66	BEDROOM	131.3	130.5	130.5	0.0	0.0
R5/66	BEDROOM	126.3	124.2	124.2	0.0	0.0
100 Oxford Road						
R3/102	ASSUMED	107.9	65.1	65.1	0.0	0.0
102 Oxford Road						
R3/101	ASSUMED	89.0	72.7	72.7	0.0	0.0
R1/120	ASSUMED	110.3	97.6	97.6	0.0	0.0
R1/121	ASSUMED	110.3	76.3	74.9	1.4	1.8
104a Oxford Road						
R1/100		54.7	48.5	48.5	0.0	0.0
R1/101	ASSUMED	153.6	136.1	134.5	1.6	1.2
R2/101		31.1	27.2	27.2	0.0	0.0
R1/102	ASSUMED	93.9	81.3	81.3	0.0	0.0
R2/102		31.1	21.3	21.3	0.0	0.0
109 Oxford Road						
R1/141	ASSUMED_RESI	142.1	138.3	138.3	0.0	0.0
R2/141	ASSUMED_RESI	103.2	102.2	102.2	0.0	0.0
R3/141	ASSUMED_RESI	111.6	109.8	109.8	0.0	0.0
R4/141	ASSUMED_RESI	108.1	106.6	106.6	0.0	0.0
R5/141	ASSUMED_RESI	147.3	142.3	142.3	0.0	0.0
R6/141	ASSUMED_RESI	162.6	159.1	159.1	0.0	0.0
R7/141	ASSUMED_RESI	191.7	174.9	174.9	0.0	0.0



NSL ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

Room	Room Use	Whole Room sq ft	NSI		Loss sq ft	%Loss
			Existing sq ft	Proposed sq ft		
R1/142	ASSUMED_RESI	118.5	115.7	115.7	0.0	0.0
R2/142	ASSUMED_RESI	91.5	88.8	88.8	0.0	0.0
R3/142	ASSUMED_RESI	111.1	108.8	108.8	0.0	0.0
R4/142	ASSUMED_RESI	114.8	113.0	113.0	0.0	0.0
R5/142	ASSUMED_RESI	75.8	72.9	72.9	0.0	0.0
R6/142	ASSUMED_RESI	109.4	107.1	107.1	0.0	0.0
R7/142	ASSUMED_RESI	132.2	130.5	130.5	0.0	0.0
R8/142	ASSUMED_RESI	178.7	166.3	166.3	0.0	0.0
R1/143	ASSUMED_RESI	279.4	266.7	266.7	0.0	0.0

111 Oxford Road

R3/171	BEDROOM	146.0	140.5	140.5	0.0	0.0
R4/171	LIVINGROOM	111.9	109.5	109.5	0.0	0.0
R2/172	ASSUMED_RESI	147.7	73.7	73.7	0.0	0.0
R3/172	ASSUMED_RESI	109.2	56.2	56.2	0.0	0.0

113 Oxford Road

R5/171	ASSUMED_RESI	115.3	112.9	112.9	0.0	0.0
R6/171	ASSUMED_RESI	171.8	165.7	165.7	0.0	0.0
R4/172	ASSUMED_RESI	128.3	48.2	48.2	0.0	0.0

115 Oxford Road

R7/171	RESI	257.5	250.8	250.8	0.0	0.0
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121 Oxford Road

R1/190	LIVINGROOM	132.6	128.9	128.9	0.0	0.0
R3/190	LIVINGROOM	172.1	168.5	168.5	0.0	0.0
R4/190	BEDROOM	154.9	40.6	40.6	0.0	0.0
R1/191	LK	156.9	149.9	149.9	0.0	0.0
R2/191	LIVINGROOM	240.7	234.4	234.4	0.0	0.0
R1/192	WC	54.1	31.6	31.6	0.0	0.0
R2/192	LKD	266.9	246.2	246.2	0.0	0.0
R1/201	BEDROOM	154.9	45.7	45.7	0.0	0.0

123 Oxford Road, Phoenix Place

R1/210	ASSUMED_RESI	104.2	100.6	87.0	13.6	13.5
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NSL ANALYSIS

EATON COURT, READING

EXISTING vs PROPOSED SCHEME DATED 18/01/23

CONSENTED SURROUNDS

Room	Room Use	Whole Room sq ft	NSI		Loss sq ft	%Loss
			Existing sq ft	Proposed sq ft		
R2/210	ASSUMED_RESI	105.5	104.4	67.6	36.8	35.2
R4/210	ASSUMED_RESI	106.1	104.8	73.0	31.8	30.3
R5/210	ASSUMED_RESI	105.2	102.9	88.9	14.1	13.7
R1/211	ASSUMED_RESI	104.2	100.1	97.6	2.5	2.5
R2/211	ASSUMED_RESI	105.5	103.8	90.8	13.0	12.5
R4/211	ASSUMED_RESI	106.1	104.4	86.3	18.1	17.3
R5/211	ASSUMED_RESI	105.2	102.4	97.6	4.9	4.8
R1/212	ASSUMED_RESI	104.2	100.1	100.1	0.0	0.0
R2/212	ASSUMED_RESI	105.5	103.9	100.2	3.8	3.7
R4/212	ASSUMED_RESI	106.1	104.5	98.8	5.7	5.5
R5/212	ASSUMED_RESI	105.2	102.4	102.4	0.0	0.0

125 Oxford Road

R1/229	ASSUMED_RESI	154.8	149.8	114.4	35.5	23.7
R2/230	BEDROOM	144.5	136.7	136.7	0.0	0.0
R3/230	BEDROOM	94.0	82.3	82.3	0.0	0.0
R4/230	LIVINGROOM	262.9	254.2	254.2	0.0	0.0
R1/231	ASSUMED_RESI	176.1	169.2	168.1	1.1	0.7
R2/231	ASSUMED_RESI	173.7	167.1	166.0	1.1	0.7
R3/231	ASSUMED_RESI	218.7	214.1	214.1	0.0	0.0
R1/232	ASSUMED_RESI	155.1	126.3	120.0	6.3	5.0
R1/235	ASSUMED_RESI	31.0	25.8	25.8	0.0	0.0

129-131 Oxford Road

R1/261	ASSUMED_RESI	180.6	173.3	173.3	0.0	0.0
R2/261	ASSUMED_RESI	177.6	176.1	176.1	0.0	0.0
R1/262	ASSUMED_RESI	197.6	190.7	190.7	0.0	0.0
R2/262	ASSUMED_RESI	216.8	209.4	209.4	0.0	0.0

133 Oxford Road

R3/261	ASSUMED_RESI	201.0	198.6	198.6	0.0	0.0
R4/261	ASSUMED_RESI	202.4	200.1	200.1	0.0	0.0
R3/262	ASSUMED_RESI	206.6	199.9	199.9	0.0	0.0
R4/262	ASSUMED_RESI	210.5	201.3	201.3	0.0	0.0



SUNLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		

114-116 Oxford Road

R5/20	W5/20	LKD	0	5	0	10	-	-100.0						
R5/20	W6/20	LKD	0	8	0	6	-	25.0						
R5/20	W7/20	LKD	0	8	0	6	-	25.0						
R5/20	W8/20	LKD	0	6	0	5	-	16.7						
R5/20	W9/20	LKD	0	8	0	8	-	0.0						
R5/20	W10/20	LKD	0	5	0	5	-	0.0	0	19	0	21	-	-10.5
R5/21	W6/21	LKD	2	12	1	19	50.0	-58.3						
R5/21	W7/21	LKD	0	9	0	9	-	0.0						
R5/21	W8/21	LKD	0	9	0	9	-	0.0						
R5/21	W9/21	LKD	0	5	0	5	-	0.0						
R5/21	W10/21	LKD	0	4	0	4	-	0.0						
R5/21	W11/21	LKD	0	4	0	4	-	0.0						
R5/21	W12/21	LKD	0	13	0	13	-	0.0	2	30	1	33	50.0	-10.0
R1/22	W1/22	BEDROOM	30	88	30	88	0.0	0.0						
R1/22	W2/22	BEDROOM	30	88	30	88	0.0	0.0						
R1/22	W3/22	BEDROOM	9	23	8	16	11.1	30.4	30	88	30	88	0.0	0.0
R6/22	W7/22	LKD	8	33	6	28	25.0	15.2						
R6/22	W8/22	LKD	0	10	0	10	-	0.0						
R6/22	W9/22	LKD	0	10	0	10	-	0.0						
R6/22	W10/22	LKD	0	7	0	7	-	0.0						
R6/22	W11/22	LKD	0	5	0	5	-	0.0						



SUNLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		

R6/22	W12/22	LKD	0	5	0	5	-	0.0						
R6/22	W13/22	LKD	2	22	2	22	0.0	0.0	10	61	8	52	20.0	14.8
R2/23	W1/23	BEDROOM	30	85	30	85	0.0	0.0						
R2/23	W2/23	BEDROOM	12	41	9	29	25.0	29.3	30	89	30	85	0.0	4.5

115 Chatham Street

R1/270	W1/270	BEDROOM	24	66	8	47	66.7	28.8	24	66	8	47	66.7	28.8
R2/270	W2/270	LKD	24	64	8	45	66.7	29.7						
R2/270	W3/270	LKD	23	59	9	42	60.9	28.8	24	64	10	47	58.3	26.6
R3/270	W4/270	LKD	23	58	11	43	52.2	25.9						
R3/270	W5/270	LKD	23	62	10	46	56.5	25.8	24	66	12	51	50.0	22.7
R4/270	W6/270	BEDROOM	23	64	10	49	56.5	23.4	23	64	10	49	56.5	23.4
R5/270	W7/270	BEDROOM	21	64	10	50	52.4	21.9	21	64	10	50	52.4	21.9
R6/270	W8/270	LKD	20	65	10	51	50.0	21.5	20	65	10	51	50.0	21.5
R7/270	W9/270	BEDROOM	11	26	10	25	9.1	3.8	11	26	10	25	9.1	3.8
R8/270	W10/270	LKD	8	17	3	12	62.5	29.4						
R8/270	W11/270	LKD	19	61	14	56	26.3	8.2						



SUNLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R8/270	W12/270	LKD	4	11	4	11	0.0	0.0						
R8/270	W13/270	LKD	4	11	4	11	0.0	0.0	20	62	15	57	25.0	8.1
R2/271	W5/271	BEDROOM	0	0	0	0	-	-						
R2/271	W6/271	BEDROOM	10	37	8	35	20.0	5.4	10	37	8	35	20.0	5.4
R3/271	W7/271	LKD	10	36	8	34	20.0	5.6						
R3/271	W8/271	LKD	10	36	7	33	30.0	8.3						
R3/271	W9/271	LKD	23	64	15	56	34.8	12.5						
R3/271	W10/271	LKD	22	60	15	53	31.8	11.7	23	64	17	58	26.1	9.4
R4/271	W11/271	BEDROOM	20	56	14	50	30.0	10.7						
R4/271	W12/271	BEDROOM	17	48	11	42	35.3	12.5	20	56	14	50	30.0	10.7
R5/271	W13/271	BEDROOM	11	38	8	35	27.3	7.9						
R5/271	W14/271	BEDROOM	16	37	9	30	43.8	18.9	16	45	9	38	43.8	15.6
R6/271	W15/271	BEDROOM	20	59	9	48	55.0	18.6	20	59	9	48	55.0	18.6
R7/271	W16/271	LKD	18	52	8	42	55.6	19.2						
R7/271	W17/271	LKD	13	44	6	37	53.8	15.9	18	52	8	42	55.6	19.2
R8/271	W18/271	LD	11	40	6	35	45.5	12.5						
R8/271	W19/271	LD	10	39	3	32	70.0	17.9						
R8/271	W20/271	LD	26	57	9	40	65.4	29.8	27	67	14	54	48.1	19.4



SUNLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R9/271	W21/271	BEDROOM	27	68	11	52	59.3	23.5	27	68	11	52	59.3	23.5
R10/271	W22/271	BEDROOM	27	71	11	55	59.3	22.5	27	71	11	55	59.3	22.5
R11/271	W23/271	LD	27	51	13	37	51.9	27.5	27	51	13	37	51.9	27.5
R12/271	W24/271	LD	27	50	14	37	48.1	26.0	27	50	14	37	48.1	26.0
R13/271	W25/271	BEDROOM	27	69	14	56	48.1	18.8	27	69	14	56	48.1	18.8
R14/271	W26/271	BEDROOM	27	70	15	58	44.4	17.1	27	70	15	58	44.4	17.1
R15/271	W27/271	LD	27	61	16	50	40.7	18.0						
R15/271	W28/271	LD	14	44	14	44	0.0	0.0	27	78	16	67	40.7	14.1
R16/271	W29/271	BEDROOM	15	17	14	16	6.7	5.9	15	17	14	16	6.7	5.9
R17/271	W30/271	LKD	8	16	5	13	37.5	18.8						
R17/271	W31/271	LKD	27	70	21	64	22.2	8.6						
R17/271	W32/271	LKD	7	18	7	18	0.0	0.0						
R17/271	W33/271	LKD	5	16	5	16	0.0	0.0	27	70	21	64	22.2	8.6
R2/272	W5/272	BEDROOM	0	0	0	0	-	-						
R2/272	W6/272	BEDROOM	11	39	10	38	9.1	2.6	11	39	10	38	9.1	2.6
R3/272	W7/272	LKD	10	37	8	35	20.0	5.4						



SUNLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R3/272	W8/272	LKD	10	37	8	35	20.0	5.4						
R3/272	W9/272	LKD	23	67	16	60	30.4	10.4						
R3/272	W10/272	LKD	23	63	17	57	26.1	9.5	23	67	18	62	21.7	7.5
R4/272	W11/272	BEDROOM	20	55	15	50	25.0	9.1						
R4/272	W12/272	BEDROOM	17	49	12	44	29.4	10.2	20	55	15	50	25.0	9.1
R5/272	W13/272	BEDROOM	11	38	10	37	9.1	2.6						
R5/272	W14/272	BEDROOM	16	37	13	34	18.8	8.1	16	45	13	42	18.8	6.7
R6/272	W15/272	BEDROOM	21	61	13	53	38.1	13.1	21	61	13	53	38.1	13.1
R7/272	W16/272	LKD	19	55	11	47	42.1	14.5						
R7/272	W17/272	LKD	14	46	8	40	42.9	13.0	19	55	11	47	42.1	14.5
R8/272	W18/272	LD	11	41	8	38	27.3	7.3						
R8/272	W19/272	LD	11	41	8	38	27.3	7.3						
R8/272	W20/272	LD	29	62	16	49	44.8	21.0	29	72	18	61	37.9	15.3
R9/272	W21/272	BEDROOM	28	74	14	60	50.0	18.9	28	74	14	60	50.0	18.9
R10/272	W22/272	BEDROOM	28	73	15	60	46.4	17.8	28	73	15	60	46.4	17.8
R11/272	W23/272	LD	29	54	17	42	41.4	22.2	29	54	17	42	41.4	22.2
R12/272	W24/272	LD	29	55	17	43	41.4	21.8	29	55	17	43	41.4	21.8



SUNLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R13/272	W25/272	BEDROOM	29	75	17	63	41.4	16.0	29	75	17	63	41.4	16.0
R14/272	W26/272	BEDROOM	30	75	19	64	36.7	14.7	30	75	19	64	36.7	14.7
R15/272	W27/272	LD	30	64	21	55	30.0	14.1	30	84	21	75	30.0	10.7
R15/272	W28/272	LD	17	50	17	50	0.0	0.0						
R16/272	W29/272	BEDROOM	15	17	14	16	6.7	5.9	15	17	14	16	6.7	5.9
R17/272	W30/272	LKD	8	16	5	13	37.5	18.8	28	82	24	78	14.3	4.9
R17/272	W31/272	LKD	28	74	24	70	14.3	5.4						
R17/272	W32/272	LKD	16	52	16	52	0.0	0.0						
R17/272	W33/272	LKD	16	52	16	52	0.0	0.0						
R4/273	W7/273	BEDROOM	12	41	12	41	0.0	0.0	19	59	17	57	10.5	3.4
R4/273	W8/273	BEDROOM	19	58	17	56	10.5	3.4						
R4/273	W9/273	BEDROOM	16	50	15	49	6.3	2.0						
R5/273	W10/273	BEDROOM	11	40	11	40	0.0	0.0	16	47	14	45	12.5	4.3
R5/273	W11/273	BEDROOM	16	38	14	36	12.5	5.3						
R6/273	W12/273	BEDROOM	21	67	16	62	23.8	7.5	21	67	16	62	23.8	7.5
R7/273	W13/273	LKD	19	58	14	53	26.3	8.6	19	58	14	53	26.3	8.6
R7/273	W14/273	LKD	14	48	10	44	28.6	8.3						



SUNLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R8/273	W15/273	LD	12	44	8	40	33.3	9.1						
R8/273	W16/273	LD	12	44	8	40	33.3	9.1						
R8/273	W17/273	LD	29	87	20	78	31.0	10.3	29	89	21	81	27.6	9.0
R9/273	W18/273	BEDROOM	29	87	21	79	27.6	9.2	29	87	21	79	27.6	9.2
R10/273	W19/273	BEDROOM	29	87	20	78	31.0	10.3	29	87	20	78	31.0	10.3
R11/273	W20/273	LD	29	87	20	78	31.0	10.3	29	87	20	78	31.0	10.3
R12/273	W21/273	LD	30	88	22	80	26.7	9.1	30	88	22	80	26.7	9.1
R13/273	W22/273	BEDROOM	30	89	22	81	26.7	9.0	30	89	22	81	26.7	9.0
R14/273	W23/273	BEDROOM	30	89	23	82	23.3	7.9	30	89	23	82	23.3	7.9
R15/273	W24/273	LD	30	89	24	83	20.0	6.7						
R15/273	W25/273	LD	17	50	17	50	0.0	0.0	30	94	24	88	20.0	6.4
R16/273	W26/273	BEDROOM	15	20	15	20	0.0	0.0	15	20	15	20	0.0	0.0
R17/273	W27/273	LKD	9	21	7	19	22.2	9.5						
R17/273	W28/273	LKD	28	75	26	73	7.1	2.7						
R17/273	W29/273	LKD	17	53	17	53	0.0	0.0						
R17/273	W30/273	LKD	17	52	17	52	0.0	0.0	28	83	26	81	7.1	2.4



SUNLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/274	W1/274	BEDROOM	12	44	12	44	0.0	0.0						
R1/274	W2/274	BEDROOM	24	81	22	79	8.3	2.5	24	83	22	81	8.3	2.4
R2/274	W3/274	LKD	19	43	16	40	15.8	7.0	19	43	16	40	15.8	7.0
R3/274	W4/274	LKD	13	45	10	42	23.1	6.7						
R3/274	W5/274	LKD	13	45	10	42	23.1	6.7						
R3/274	W6/274	LKD	30	89	23	82	23.3	7.9						
R3/274	W7/274	LKD	30	89	23	82	23.3	7.9	30	91	24	85	20.0	6.6
R4/274	W8/274	BEDROOM	30	89	23	82	23.3	7.9						
R4/274	W9/274	BEDROOM	11	21	9	19	18.2	9.5	30	89	24	83	20.0	6.7
R5/274	W10/274	BEDROOM	7	10	3	6	57.1	40.0	7	10	3	6	57.1	40.0
R6/274	W11/274	LKD	30	89	23	82	23.3	7.9						
R6/274	W12/274	LKD	30	89	24	83	20.0	6.7	30	89	24	83	20.0	6.7
R7/274	W13/274	BEDROOM	30	89	24	83	20.0	6.7						
R7/274	W14/274	BEDROOM	11	21	11	21	0.0	0.0	30	89	24	83	20.0	6.7
R8/274	W15/274	BEDROOM	7	10	5	8	28.6	20.0	7	10	5	8	28.6	20.0
R9/274	W16/274	LKD	30	89	24	83	20.0	6.7						
R9/274	W17/274	LKD	30	89	25	84	16.7	5.6	30	89	25	84	16.7	5.6



SUNLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R10/274	W18/274	BEDROOM	30	89	25	84	16.7	5.6						
R10/274	W19/274	BEDROOM	11	21	11	21	0.0	0.0	30	89	25	84	16.7	5.6
R11/274	W20/274	BEDROOM	7	10	7	10	0.0	0.0	7	10	7	10	0.0	0.0
R12/274	W21/274	STUDIO	24	62	24	62	0.0	0.0						
R12/274	W22/274	STUDIO	20	44	20	44	0.0	0.0	27	68	27	68	0.0	0.0

Mayer House

R3/61	W3/61	LKD	0	9	0	6	-	33.3						
R3/61	W4/61	LKD	0	7	0	5	-	28.6						
R3/61	W5/61	LKD	12	41	10	27	16.7	34.1	12	47	10	32	16.7	31.9
R4/61	W6/61	BEDROOM	12	41	10	27	16.7	34.1	12	41	10	27	16.7	34.1
R5/61	W7/61	BEDROOM	12	42	10	30	16.7	28.6	12	42	10	30	16.7	28.6
R6/61	W8/61	BEDROOM	12	42	11	33	8.3	21.4	12	42	11	33	8.3	21.4
R7/61	W9/61	BEDROOM	12	42	12	35	0.0	16.7	12	42	12	35	0.0	16.7
R8/61	W10/61	LKD	14	44	14	38	0.0	13.6						
R8/61	W11/61	LKD	26	83	26	83	0.0	0.0						
R8/61	W12/61	LKD	27	84	28	85	-3.7	-1.2	27	88	28	86	-3.7	2.3



SUNLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R9/61	W13/61	LKD	27	84	28	85	-3.7	-1.2						
R9/61	W14/61	LKD	28	85	28	85	0.0	0.0						
R9/61	W15/61	LKD	13	45	13	45	0.0	0.0	28	88	28	88	0.0	0.0
R3/62	W3/62	LKD	0	10	0	7	-	30.0						
R3/62	W4/62	LKD	0	10	0	5	-	50.0						
R3/62	W5/62	LKD	14	47	9	28	35.7	40.4	14	50	9	34	35.7	32.0
R4/62	W6/62	BEDROOM	15	47	10	29	33.3	38.3	15	47	10	29	33.3	38.3
R5/62	W7/62	BEDROOM	15	49	11	34	26.7	30.6	15	49	11	34	26.7	30.6
R6/62	W8/62	BEDROOM	15	49	14	39	6.7	20.4	15	49	14	39	6.7	20.4
R7/62	W9/62	BEDROOM	15	49	14	41	6.7	16.3	15	49	14	41	6.7	16.3
R8/62	W10/62	LKD	15	49	14	43	6.7	12.2						
R8/62	W11/62	LKD	29	87	28	86	3.4	1.1						
R8/62	W12/62	LKD	29	86	29	86	0.0	0.0	29	93	29	88	0.0	5.4
R9/62	W13/62	LKD	29	86	29	86	0.0	0.0						
R9/62	W14/62	LKD	29	86	29	86	0.0	0.0						
R9/62	W15/62	LKD	13	46	13	46	0.0	0.0	29	90	29	90	0.0	0.0
R3/63	W3/63	LKD	0	6	0	3	-	50.0						



SUNLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R3/63	W4/63	LKD	0	7	0	2	-	71.4						
R3/63	W5/63	LKD	14	41	8	24	42.9	41.5	14	41	8	26	42.9	36.6
R4/63	W6/63	BEDROOM	14	41	11	26	21.4	36.6	14	41	11	26	21.4	36.6
R5/63	W7/63	BEDROOM	17	44	14	31	17.6	29.5	17	44	14	31	17.6	29.5
R6/63	W8/63	BEDROOM	17	53	14	42	17.6	20.8	17	53	14	42	17.6	20.8
R7/63	W9/63	BEDROOM	17	53	15	44	11.8	17.0	17	53	15	44	11.8	17.0
R8/63	W10/63	LKD	17	53	16	46	5.9	13.2						
R8/63	W11/63	LKD	30	88	29	87	3.3	1.1						
R8/63	W12/63	LKD	30	88	29	87	3.3	1.1	30	96	29	89	3.3	7.3
R9/63	W13/63	LKD	30	87	29	86	3.3	1.1						
R9/63	W14/63	LKD	30	87	30	87	0.0	0.0						
R9/63	W15/63	LKD	13	46	13	46	0.0	0.0	30	91	30	91	0.0	0.0
R4/64	W6/64	BEDROOM	13	40	10	30	23.1	25.0	13	40	10	30	23.1	25.0
R5/64	W7/64	BEDROOM	17	44	14	34	17.6	22.7	17	44	14	34	17.6	22.7
R4/65	W6/65	BEDROOM	14	41	12	37	14.3	9.8	14	41	12	37	14.3	9.8
R5/65	W7/65	BEDROOM	17	44	16	40	5.9	9.1	17	44	16	40	5.9	9.1



SUNLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R4/66	W6/66	BEDROOM	17	53	17	53	0.0	0.0	17	53	17	53	0.0	0.0
R5/66	W7/66	BEDROOM	17	53	17	53	0.0	0.0	17	53	17	53	0.0	0.0
104a Oxford Road														
R1/100	W1/100	ASSUMED	16	45	16	45	0.0	0.0	16	45	16	45	0.0	0.0
R1/101	W2/101		14	37	14	37	0.0	0.0	14	37	14	37	0.0	0.0
R2/101	W1/101		16	47	16	46	0.0	2.1	16	47	16	46	0.0	2.1
R2/102	W1/102		9	27	9	26	0.0	3.7	9	27	9	26	0.0	3.7
109 Oxford Road														
R5/141	W5/141	ASSUMED_RESI	15	47	15	47	0.0	0.0	15	47	15	47	0.0	0.0
R6/141	W6/141	ASSUMED_RESI	15	47	15	47	0.0	0.0	15	47	15	47	0.0	0.0
R7/141	W7/141	ASSUMED_RESI	14	48	14	48	0.0	0.0	14	48	14	48	0.0	0.0
R5/142	W5/142	ASSUMED_RESI	16	51	16	51	0.0	0.0	16	51	16	51	0.0	0.0
R6/142	W6/142	ASSUMED_RESI	16	51	16	51	0.0	0.0	16	51	16	51	0.0	0.0



SUNLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		

R7/142	W7/142	ASSUMED_RESI	16	52	16	52	0.0	0.0	16	52	16	52	0.0	0.0
R8/142	W8/142	ASSUMED_RESI	16	52	16	52	0.0	0.0	16	52	16	52	0.0	0.0
R1/143	W1/143	ASSUMED_RESI	16	51	16	51	0.0	0.0	16	51	16	51	0.0	0.0

121 Oxford Road

R2/192	W2/192	LKD	4	71	4	71	0.0	0.0						
R2/192	W3/192	LKD	0	10	0	10	-	0.0						
R2/192	W4/192	LKD	12	39	12	39	0.0	0.0						
R2/192	W5/192	LKD	12	39	12	39	0.0	0.0	13	80	13	80	0.0	0.0

125 Oxford Road

R3/230	W4/230	BEDROOM	12	41	12	41	0.0	0.0	12	41	12	41	0.0	0.0
R4/230	W5/230	LIVINGROOM	11	40	11	40	0.0	0.0						
R4/230	W6/230	LIVINGROOM	6	50	6	50	0.0	0.0	12	62	12	62	0.0	0.0
R3/231	W3/231	ASSUMED_RESI	14	44	14	44	0.0	0.0						
R3/231	W4/231	ASSUMED_RESI	11	66	11	66	0.0	0.0	16	79	16	79	0.0	0.0
R1/235	W1/235	ASSUMED_RESI	10	29	10	29	0.0	0.0	10	29	10	29	0.0	0.0



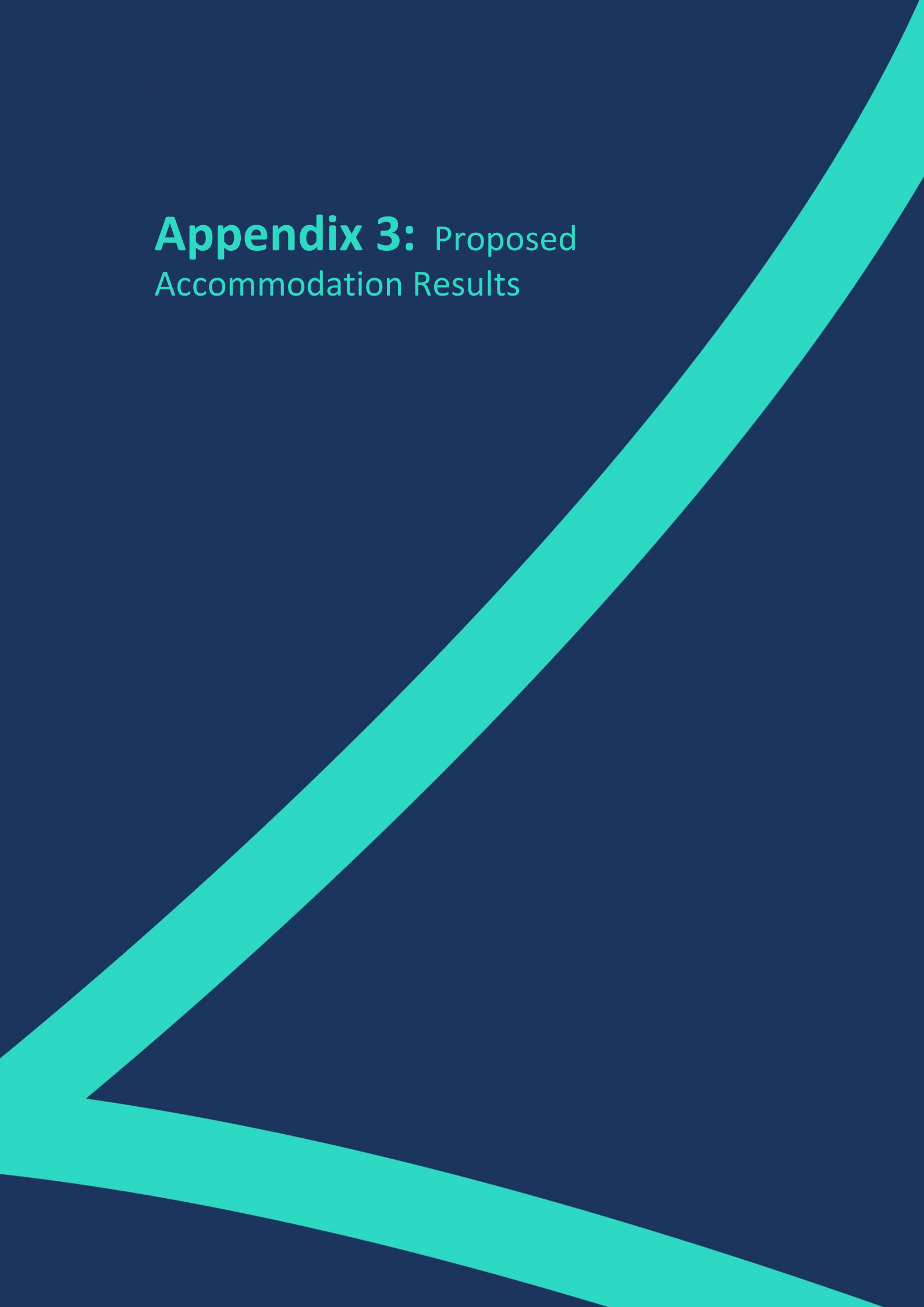
SUNLIGHT ANALYSIS

EATON COURT, READING
EXISTING vs PROPOSED SCHEME DATED 18/01/23
CONSENTED SURROUNDS

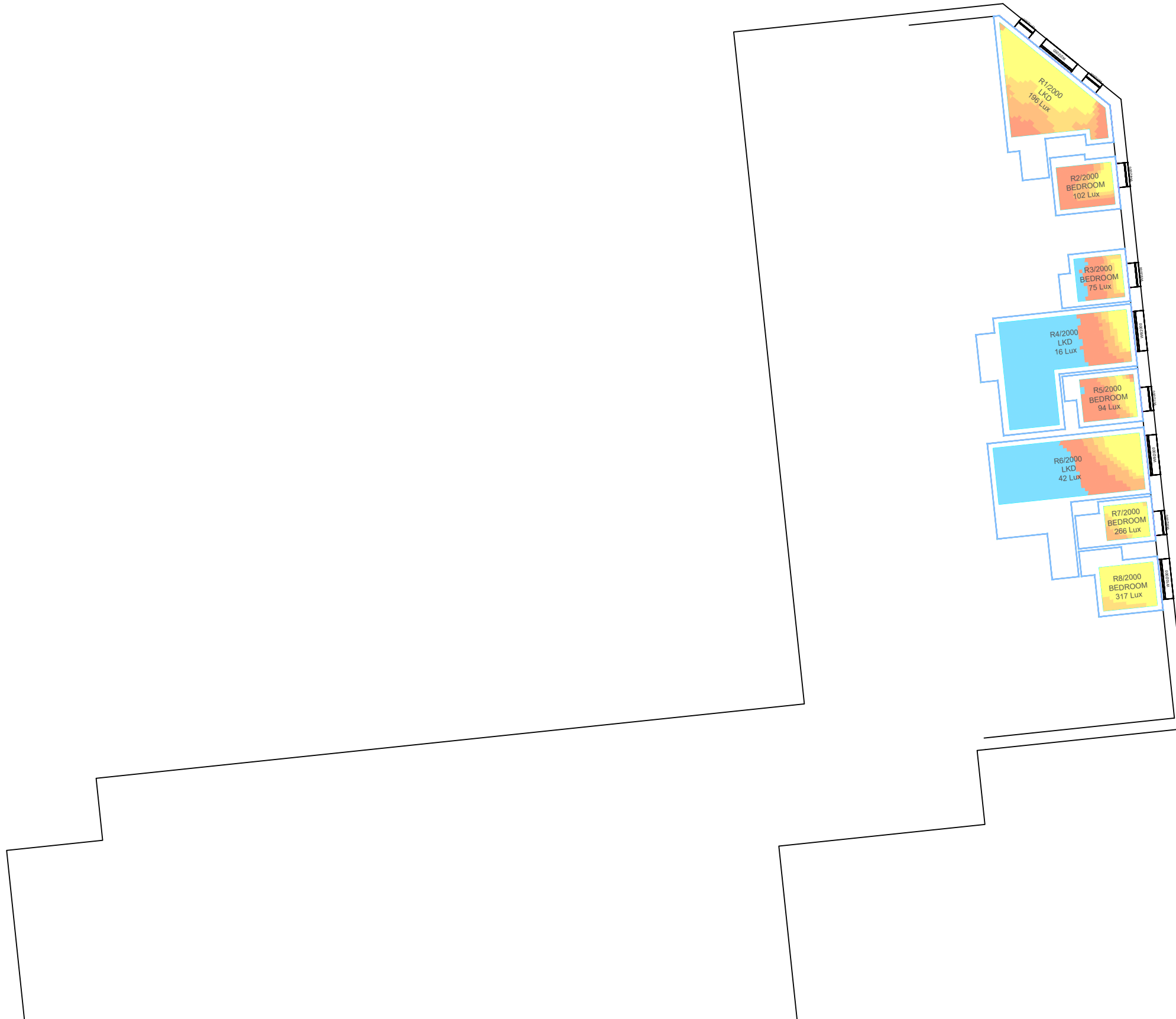
APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		

Appendix 3: Proposed Accommodation Results



Internal Daylight (CBDM)



Sources:
Point2Surveyors
Point Cloud Laser Scan
Site Photos

Squire and Partners
Planning Drawings Received 20/01/23
3D Model Received 18/01/23
17110-SQP-ZZ-M3-Building_AOD3CA8B - 3D View - EXPORT-DWG.dwg

Key: Daylight Illuminance
(achieved for 50% of daylight hours)

<50 Lux

>50 Lux

>100 Lux

>150 Lux

>200 Lux

Median Illuminance (Lux) Levels
shown for each room.

Recommended Targets:

Bedroom	100 Lux
Living Room	150 Lux
Kitchen	200 Lux

Project: Eaton Court
Reading

Drawn By:
KD

Scale:
1:250

Date:
Jan 23

Title: Climate Based Daylight Modelling (CBDM) Assessment
Median Illuminance (LUX) Levels

Proposed Scheme Received 18/01/23
Buildings 1&2
Ground Floor

Dwg No:
P2854/CBDM/05

Rel:
04





Sources:
Point2Surveyors
Point Cloud Laser Scan
Site Photos

Squire and Partners
Planning Drawings Received 20/01/23
3D Model Received 18/01/23
17110-SQP-ZZ-ZZ-M3-Building_AOD3CA8B - 3D View - EXPORT-DWG.dwg

Key: Daylight Illuminance
(achieved for 50% of daylight hours)

<50 Lux

>50 Lux

>100 Lux

>150 Lux

>200 Lux

Median Illuminance (Lux) Levels shown for each room.

Recommended Targets:
Bedroom 100 Lux
Living Room 150 Lux
Kitchen 200 Lux

Project: Eaton Court Reading

Drawn By: KD

Scale: 1:250

Date: Jan 23

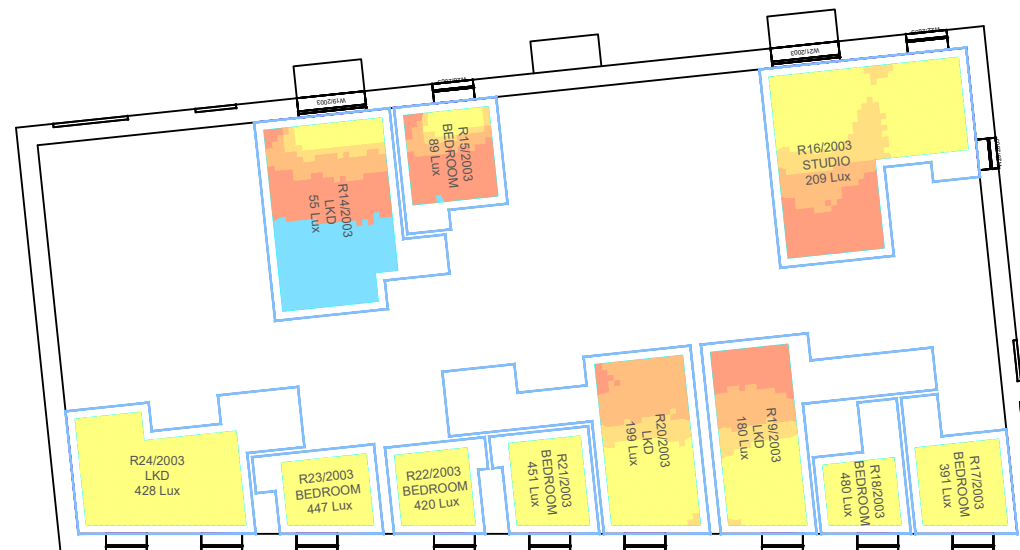
Title: Climate Based Daylight Modelling (CBDM) Assessment
Median Illuminance (LUX) Levels

Proposed Scheme Received 18/01/23
Buildings 1&2
First Floor

Dwg No: P2854/CBDM/06

Rel: 04





Sources:
Point2Surveyors
Point Cloud Laser Scan
Site Photos

Squire and Partners
Planning Drawings Received 20/01/23
3D Model Received 18/01/23
17110-SQP-ZZ-M3-Building_AOD3CA8B - 3D View - EXPORT-DWG.dwg

Key: Daylight Illuminance
(achieved for 50% of daylight hours)

Color	Median Illuminance (Lux) Levels shown for each room.
Blue	<50 Lux
Orange	>50 Lux
Yellow	>100 Lux
Light Green	>150 Lux
Dark Green	>200 Lux

Recommended Targets:
Bedroom 100 Lux
Living Room 150 Lux
Kitchen 200 Lux

Project: Eaton Court Reading

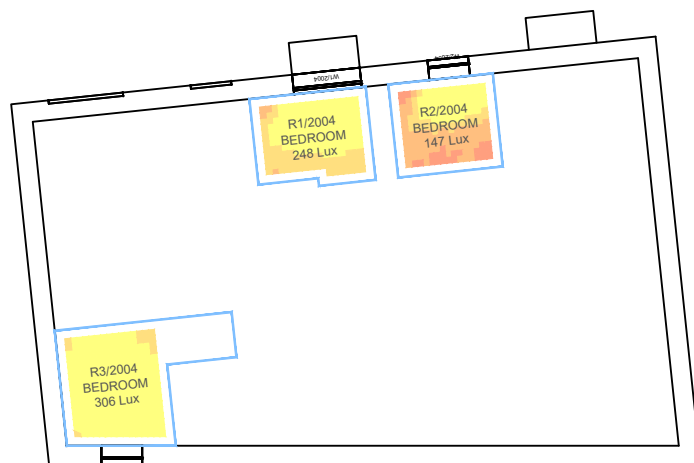
Field	Value
Drawn By:	KD
Scale:	1:250
Date:	Jan 23

Title: Climate Based Daylight Modelling (CBDM) Assessment Median Illuminance (LUX) Levels

Proposed Scheme Received 18/01/23
Buildings 1&2
Third Floor

Field	Value
Dwg No:	P2854/CBDM/07
Rel:	04





Fourth Floor Block 1

Fifth Floor Block 2

Sources:
Point2Surveyors
Point Cloud Laser Scan
Site Photos

Squire and Partners
Planning Drawings Received 20/01/23
3D Model Received 18/01/23
17110-SQP-ZZ-M3-Building_AOD3CA8B - 3D View - EXPORT-DWG.dwg

Key: Daylight Illuminance
(achieved for 50% of daylight hours)

<50 Lux	Median Illuminance (Lux) Levels shown for each room.
>50 Lux	
>100 Lux	Recommended Targets:
>150 Lux	Bedroom 100 Lux
>200 Lux	Living Room 150 Lux
	Kitchen 200 Lux

Project: Eaton Court
Reading

Drawn By:
KD

Scale:
1:250

Date:
Jan 23

Title: Climate Based Daylight Modelling (CBDM) Assessment
Median Illuminance (LUX) Levels

Proposed Scheme Received 18/01/23
Buildings 1&2
Fourth & Fifth Floor

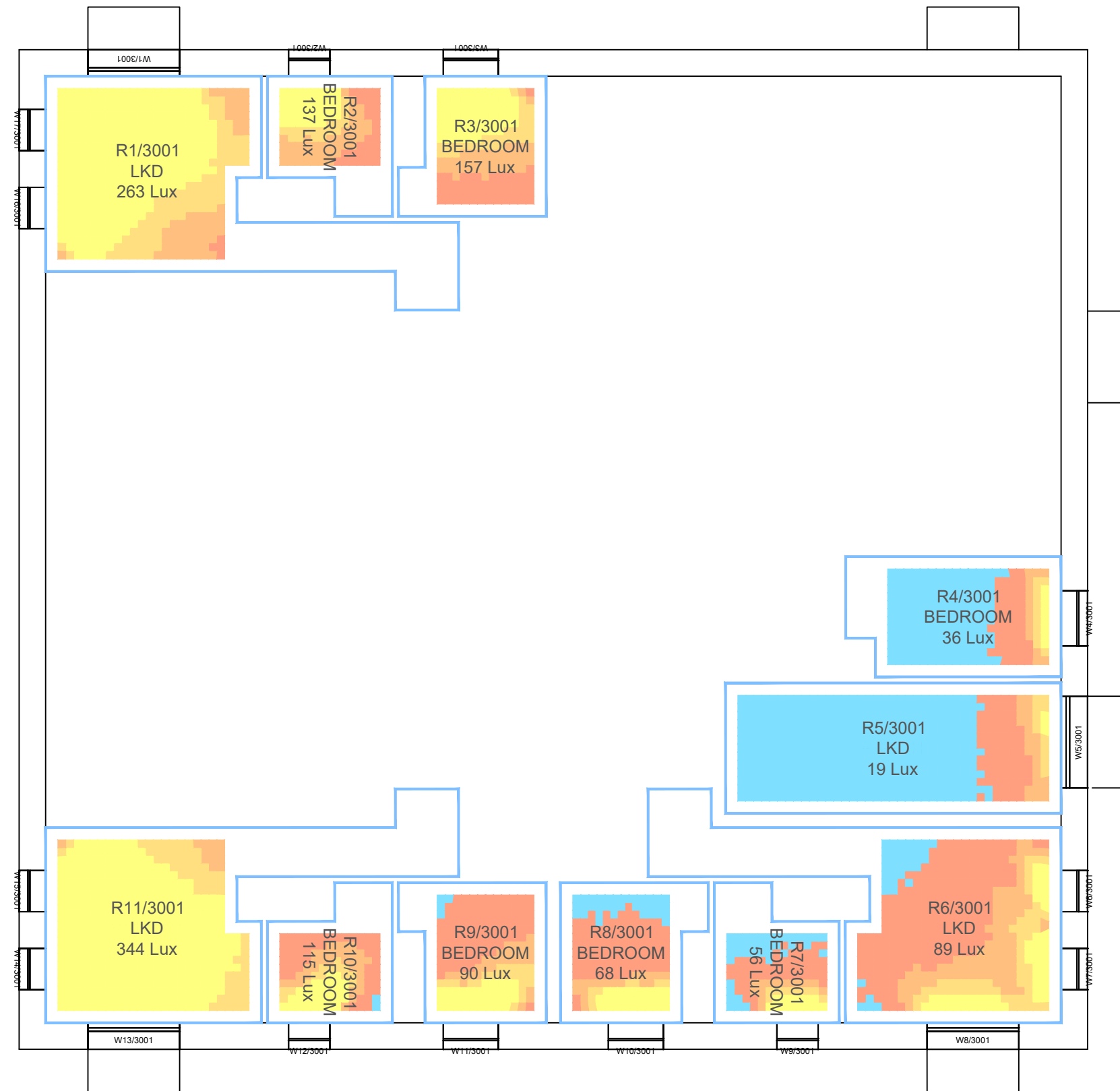
Dwg No:
P2854/CBDM/08

Rel:
04

Scheme Confirmed:
-

Date:
-



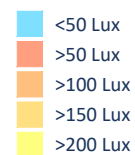


Sources:

Point2Surveyors
Point Cloud Laser Scan
Site Photos

Squire and Partners
Planning Drawings Received 20/01/23
3D Model Received 18/01/23
17110-SQP-ZZ-M3-Building_AOD3CA8B - 3D View - EXPORT-DWG.dwg

Key: Daylight Illuminance
(achieved for 50% of daylight hours)



Median Illuminance (Lux) Levels
shown for each room.

Recommended Targets:
Bedroom 100 Lux
Living Room 150 Lux
Kitchen 200 Lux

Project: Eaton Court
Reading

Title: Climate Based Daylight Modelling (CBDM) Assessment
Median Illuminance (LUX) Levels

Proposed Scheme Received 18/01/23
Building 3
First Floor

Scheme Confirmed:

-

Date:

-

Drawn By:

KD

Scale:

1:125

Date:

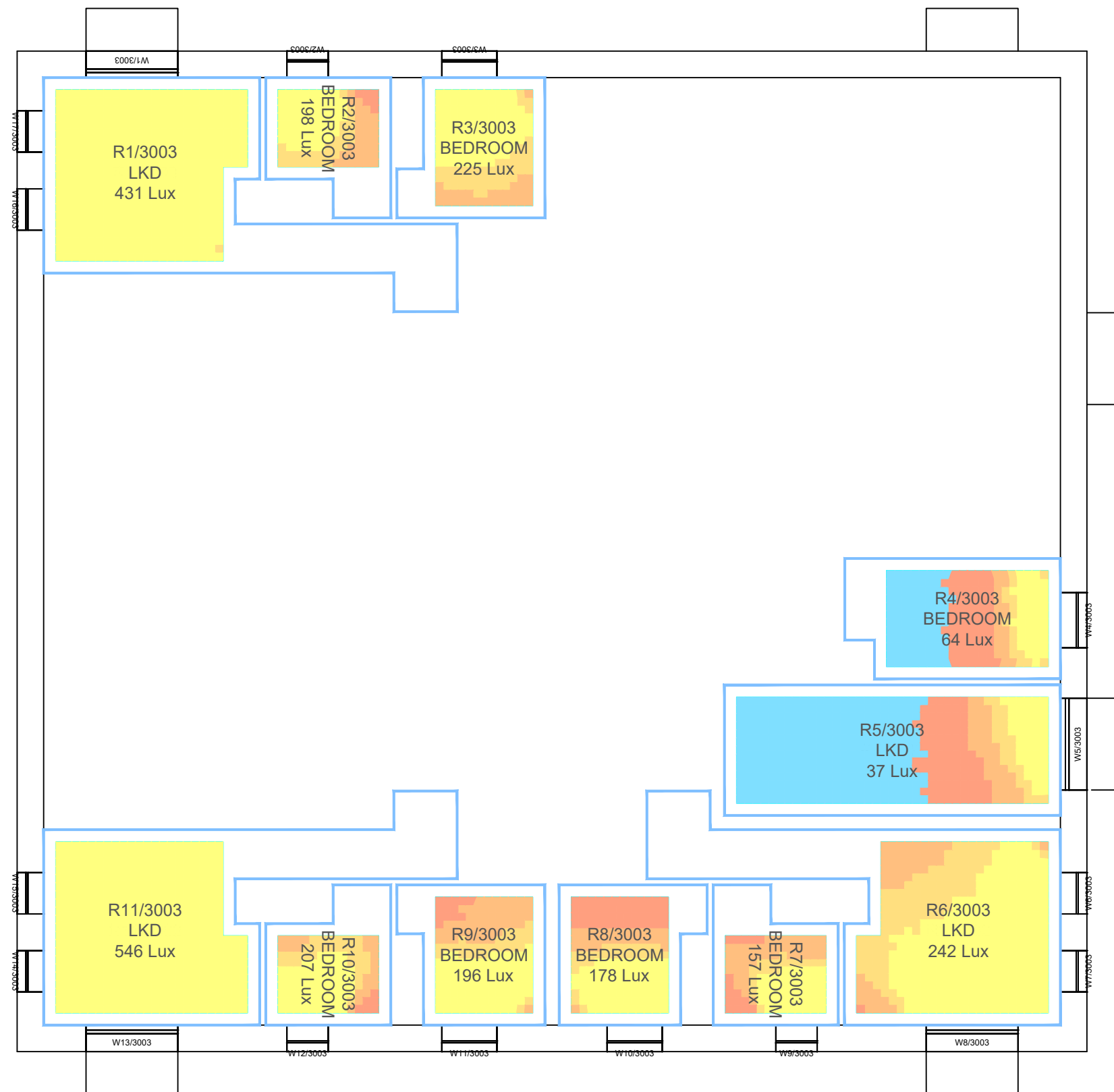
Jan 23

Dwg No:

P2854/CBDM/09

Rel:

04



Sources:
Point2Surveyors
Point Cloud Laser Scan
Site Photos

Squire and Partners
Planning Drawings Received 20/01/23
3D Model Received 18/01/23
17110-SQP-ZZ-M3-Building_AOD3CA8B - 3D View - EXPORT-DWG.dwg

Key: Daylight Illuminance
(achieved for 50% of daylight hours)

<50 Lux	Median Illuminance (Lux) Levels shown for each room.
>50 Lux	
>100 Lux	Recommended Targets:
>150 Lux	Bedroom 100 Lux
>200 Lux	Living Room 150 Lux
	Kitchen 200 Lux

Project: Eaton Court
Reading

Title: Climate Based Daylight Modelling (CBDM) Assessment
Median Illuminance (LUX) Levels

Proposed Scheme Received 18/01/23
Building 3
Third Floor

Scheme Confirmed:

-

Date:

-

Drawn By:

KD

Scale:

1:125

Date:

Jan 23

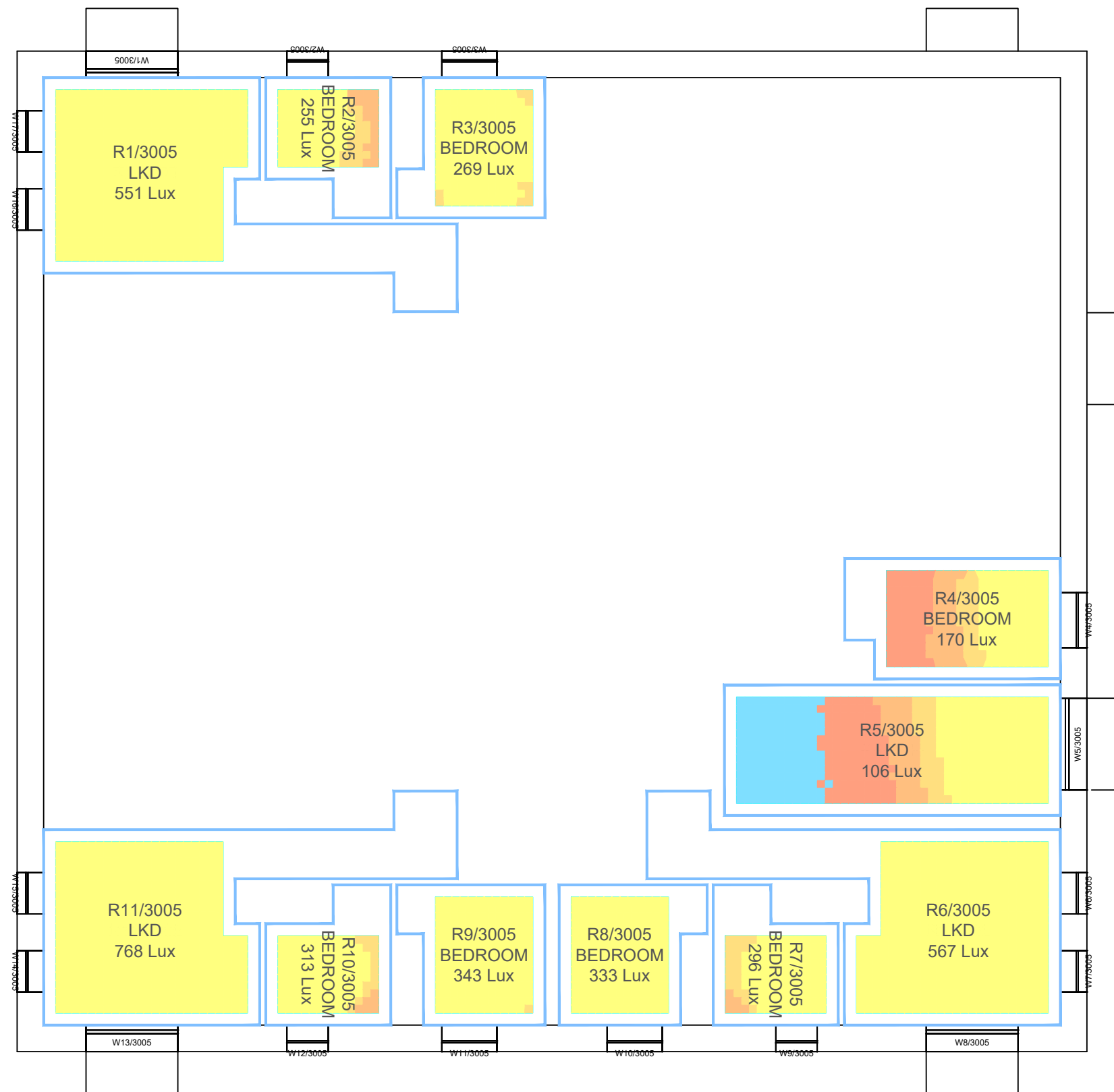
Dwg No:

P2854/CBDM/10

Rel:

04





Sources:
Point2Surveyors
Point Cloud Laser Scan
Site Photos

Squire and Partners
Planning Drawings Received 20/01/23
3D Model Received 18/01/23
17110-SQP-ZZ-M3-Building_AOD3CA8B - 3D View - EXPORT-DWG.dwg

Key: Daylight Illuminance
(achieved for 50% of daylight hours)

<50 Lux	Median Illuminance (Lux) Levels shown for each room.
>50 Lux	
>100 Lux	Recommended Targets:
>150 Lux	Bedroom 100 Lux
>200 Lux	Living Room 150 Lux
	Kitchen 200 Lux

Project: Eaton Court
Reading

Title: Climate Based Daylight Modelling (CBDM) Assessment
Median Illuminance (LUX) Levels

Proposed Scheme Received 18/01/23
Building 3
Fifth Floor

Scheme Confirmed:

-

Date:

-

Drawn By:

KD

Scale:

1:125

Date:

Jan 23

Dwg No:

P2854/CBDM/11

Rel:

04



Internal Sunlight Exposure



SUNLIGHT EXPOSURE ANALYSIS

EATON COURT, READING
INTERNAL PROPOSED SCHEME DATED 18/01/23

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
Eaton Court						
R1/2000	LKD				21-Mar	0.0
			W1/2000	Northerly	21-Mar	0.0
			W2/2000	Northerly	21-Mar	0.0
			W3/2000	Northerly	21-Mar	0.0
R2/2000	BEDROOM				21-Mar	0.0
			W4/2000	Easterly	21-Mar	0.0
R3/2000	BEDROOM				18-Mar	0.1
			W5/2000	Easterly	18-Mar	0.1
R4/2000	LKD				19-Feb	1.7
			W6/2000	Easterly	19-Feb	1.7
R5/2000	BEDROOM				07-Mar	1.4
			W7/2000	Easterly	07-Mar	1.4
R6/2000	LKD				19-Mar	3.1
			W8/2000	Easterly	19-Mar	3.1
R7/2000	BEDROOM				21-Mar	2.3
			W9/2000	Easterly	21-Mar	2.3
R8/2000	BEDROOM				21-Mar	3.3
			W10/2000	Easterly	21-Mar	3.3
R1/2001	LKD				21-Mar	0.0
			W3/2001	Northerly	21-Mar	0.0
			W2/2001	Northerly	21-Mar	0.0
			W1/2001	Northerly	21-Mar	0.0
R2/2001	BEDROOM				21-Mar	0.1
			W4/2001	Easterly	21-Mar	0.1



SUNLIGHT EXPOSURE ANALYSIS

EATON COURT, READING
INTERNAL PROPOSED SCHEME DATED 18/01/23

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
R3/2001	BEDROOM				21-Mar	0.1
			W5/2001	Easterly	21-Mar	0.1
R4/2001	BEDROOM				21-Mar	0.1
			W6/2001	Easterly	21-Mar	0.1
R5/2001	LKD				19-Feb	1.7
			W7/2001	Easterly	19-Feb	1.7
R6/2001	STUDIO				21-Mar	2.6
			W9/2001	Easterly	21-Mar	2.6
			W8/2001	Easterly	21-Mar	2.6
R7/2001	BEDROOM				02-Feb	6.4
			W10/2001	Southerly	02-Feb	6.4
R8/2001	BEDROOM				02-Feb	6.4
			W11/2001	Southerly	02-Feb	6.4
R9/2001	LKD				02-Feb	6.4
			W12/2001	Southerly	02-Feb	6.4
R10/2001	BEDROOM				02-Feb	6.4
			W13/2001	Southerly	02-Feb	6.4
R11/2001	LKD				02-Feb	6.4
			W14/2001	Southerly	02-Feb	6.4
			W15/2001	Southerly	02-Feb	6.4
R12/2001	LKD				21-Mar	0.0
			W16/2001	Northerly	21-Mar	0.0
R13/2001	BEDROOM				21-Mar	0.0
			W17/2001	Northerly	21-Mar	0.0



SUNLIGHT EXPOSURE ANALYSIS

EATON COURT, READING
INTERNAL PROPOSED SCHEME DATED 18/01/23

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
R14/2001	LKD				21-Mar	0.0
			W18/2001	Northerly	21-Mar	0.0
R15/2001	BEDROOM				21-Mar	0.0
			W19/2001	Northerly	21-Mar	0.0
R16/2001	STUDIO				21-Mar	0.8
			W20/2001	Westerly	21-Mar	0.3
			W21/2001	Westerly	21-Mar	0.8
R17/2001	LKD				21-Mar	2.2
			W22/2001	Westerly	21-Mar	2.2
R18/2001	BEDROOM				21-Mar	2.5
			W23/2001	Westerly	21-Mar	2.5
R19/2001	LKD				21-Mar	2.5
			W24/2001	Westerly	21-Mar	2.5
R20/2001	BEDROOM				14-Mar	1.0
			W25/2001	Westerly	14-Mar	1.0
R1/2003	LKD				21-Mar	0.0
			W1/2003	Northerly	21-Mar	0.0
			W2/2003	Northerly	21-Mar	0.0
R2/2003	BEDROOM				21-Mar	0.0
			W3/2003	Northerly	21-Mar	0.0
R3/2003	LKD				21-Mar	0.0
			W6/2003	Northerly	21-Mar	0.0
			W5/2003	Northerly	21-Mar	0.0
			W4/2003	Northerly	21-Mar	0.0



SUNLIGHT EXPOSURE ANALYSIS

EATON COURT, READING
INTERNAL PROPOSED SCHEME DATED 18/01/23

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
R4/2003	BEDROOM				27-Feb	0.8
			W7/2003	Easterly	27-Feb	0.8
R5/2003	BEDROOM				17-Mar	1.5
			W8/2003	Easterly	17-Mar	1.5
R6/2003	BEDROOM				21-Mar	1.8
			W9/2003	Easterly	21-Mar	1.8
R7/2003	LKD				21-Mar	2.7
			W10/2003	Easterly	21-Mar	2.7
R8/2003	STUDIO				21-Mar	3.9
			W12/2003	Easterly	21-Mar	3.9
			W11/2003	Easterly	21-Mar	3.0
R9/2003	STUDIO				21-Mar	4.5
			W13/2003	Westerly	21-Mar	2.3
			W14/2003	Westerly	21-Mar	4.5
R10/2003	LKD				21-Mar	4.3
			W15/2003	Westerly	21-Mar	4.3
R11/2003	BEDROOM				13-Mar	2.9
			W16/2003	Westerly	13-Mar	2.9
R12/2003	LKD				25-Feb	2.8
			W17/2003	Westerly	25-Feb	2.8
R13/2003	BEDROOM				23-Feb	1.1
			W18/2003	Westerly	23-Feb	1.1
R14/2003	LKD				21-Mar	0.0
			W19/2003	Northerly	21-Mar	0.0



SUNLIGHT EXPOSURE ANALYSIS

EATON COURT, READING
INTERNAL PROPOSED SCHEME DATED 18/01/23

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
R15/2003	BEDROOM				21-Mar	0.0
			W20/2003	Northerly	21-Mar	0.0
R16/2003	STUDIO				21-Mar	2.4
			W23/2003	Easterly	21-Mar	2.4
			W21/2003	Northerly	21-Mar	0.0
			W22/2003	Northerly	21-Mar	0.0
R17/2003	BEDROOM				02-Feb	6.4
			W24/2003	Southerly	02-Feb	6.4
R18/2003	BEDROOM				02-Feb	6.4
			W25/2003	Southerly	02-Feb	6.4
R19/2003	LKD				02-Feb	6.4
			W26/2003	Southerly	02-Feb	6.4
R20/2003	LKD				02-Feb	6.4
			W27/2003	Southerly	02-Feb	6.4
R21/2003	BEDROOM				02-Feb	6.4
			W28/2003	Southerly	02-Feb	6.4
R22/2003	BEDROOM				02-Feb	6.4
			W29/2003	Southerly	02-Feb	6.4
R23/2003	BEDROOM				02-Feb	6.4
			W30/2003	Southerly	02-Feb	6.4
R24/2003	LKD				02-Feb	6.4
			W31/2003	Southerly	02-Feb	6.4
			W32/2003	Southerly	02-Feb	6.4
R1/2004	BEDROOM				21-Mar	0.0
			W1/2004	Northerly	21-Mar	0.0



SUNLIGHT EXPOSURE ANALYSIS

EATON COURT, READING
INTERNAL PROPOSED SCHEME DATED 18/01/23

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
R2/2004	BEDROOM				21-Mar	0.0
			W2/2004	Northerly	21-Mar	0.0
R3/2004	BEDROOM				02-Feb	6.4
			W3/2004	Southerly	02-Feb	6.4
R1/2005	LKD				21-Mar	2.6
			W17/2005	Westerly	21-Mar	1.8
			W18/2005	Westerly	21-Mar	2.6
			W1/2005	Northerly	21-Mar	0.0
			W2/2005	Northerly	21-Mar	0.0
R2/2005	LKD				21-Mar	0.0
			W3/2005	Northerly	21-Mar	0.0
			W4/2005	Northerly	21-Mar	0.0
R3/2005	BEDROOM				21-Mar	0.0
			W5/2005	Northerly	21-Mar	0.0
R4/2005	LKD				21-Mar	0.0
			W6/2005	Northerly	21-Mar	0.0
			W7/2005	Northerly	21-Mar	0.0
			W8/2005	Northerly	21-Mar	0.0
R5/2005	BEDROOM				21-Mar	1.2
			W9/2005	Easterly	21-Mar	1.2
R6/2005	BEDROOM				06-Mar	1.6
			W10/2005	Easterly	06-Mar	1.6
R7/2005	BEDROOM				08-Mar	2.2
			W11/2005	Easterly	08-Mar	2.2
R8/2005	LKD				18-Mar	3.7



SUNLIGHT EXPOSURE ANALYSIS

EATON COURT, READING
INTERNAL PROPOSED SCHEME DATED 18/01/23

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
			W12/2005	Easterly	18-Mar	3.7
R9/2005	LKD				21-Mar	2.9
			W13/2005	Westerly	21-Mar	2.9
R10/2005	BEDROOM				21-Mar	1.8
			W14/2005	Westerly	21-Mar	1.8
R11/2005	BEDROOM				21-Mar	1.8
			W15/2005	Westerly	21-Mar	1.8
R12/2005	BEDROOM				21-Mar	1.8
			W16/2005	Westerly	21-Mar	1.8
R1/3001	LKD				21-Mar	2.7
			W16/3001	Westerly	21-Mar	2.7
			W17/3001	Westerly	21-Mar	1.8
			W1/3001	Northerly	21-Mar	0.0
R2/3001	BEDROOM				21-Mar	0.0
			W2/3001	Northerly	21-Mar	0.0
R3/3001	BEDROOM				21-Mar	0.0
			W3/3001	Northerly	21-Mar	0.0
R4/3001	BEDROOM				21-Mar	0.0
			W4/3001	Easterly	21-Mar	0.0
R5/3001	LKD				21-Mar	1.0
			W5/3001	Easterly	21-Mar	1.0
R6/3001	LKD				21-Mar	3.0
			W6/3001	Easterly	21-Mar	0.0
			W7/3001	Easterly	21-Mar	0.0
			W8/3001	Southerly	21-Mar	3.0



SUNLIGHT EXPOSURE ANALYSIS

EATON COURT, READING
INTERNAL PROPOSED SCHEME DATED 18/01/23

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
R7/3001	BEDROOM				21-Mar	0.6
			W9/3001	Southerly	21-Mar	0.6
R8/3001	BEDROOM				21-Mar	0.9
			W10/3001	Southerly	21-Mar	0.9
R9/3001	BEDROOM				21-Feb	1.6
			W11/3001	Southerly	21-Feb	1.6
R10/3001	BEDROOM				03-Feb	2.1
			W12/3001	Southerly	03-Feb	2.1
R11/3001	LKD				21-Mar	5.4
			W13/3001	Southerly	21-Mar	3.8
			W14/3001	Westerly	21-Mar	2.2
			W15/3001	Westerly	21-Mar	2.2
R1/3003	LKD				21-Mar	3.5
			W16/3003	Westerly	21-Mar	3.5
			W17/3003	Westerly	21-Mar	3.4
			W1/3003	Northerly	21-Mar	0.0
R2/3003	BEDROOM				21-Mar	0.0
			W2/3003	Northerly	21-Mar	0.0
R3/3003	BEDROOM				21-Mar	0.0
			W3/3003	Northerly	21-Mar	0.0
R4/3003	BEDROOM				19-Mar	0.7
			W4/3003	Easterly	19-Mar	0.7
R5/3003	LKD				21-Mar	1.6
			W5/3003	Easterly	21-Mar	1.6



SUNLIGHT EXPOSURE ANALYSIS

EATON COURT, READING
INTERNAL PROPOSED SCHEME DATED 18/01/23

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
R6/3003	LKD				16-Mar	7.8
			W6/3003	Easterly	16-Mar	0.8
			W7/3003	Easterly	16-Mar	1.1
			W8/3003	Southerly	16-Mar	7.4
R7/3003	BEDROOM				10-Mar	4.5
			W9/3003	Southerly	10-Mar	4.5
R8/3003	BEDROOM				10-Mar	5.6
			W10/3003	Southerly	10-Mar	5.6
R9/3003	BEDROOM				10-Mar	5.6
			W11/3003	Southerly	10-Mar	5.6
R10/3003	BEDROOM				14-Mar	4.4
			W12/3003	Southerly	14-Mar	4.4
R11/3003	LKD				21-Mar	9.8
			W13/3003	Southerly	21-Mar	7.2
			W14/3003	Westerly	21-Mar	3.0
			W15/3003	Westerly	21-Mar	3.2
R1/3005	LKD				21-Mar	3.5
			W16/3005	Westerly	21-Mar	3.5
			W17/3005	Westerly	21-Mar	3.5
			W1/3005	Northerly	21-Mar	0.0
R2/3005	BEDROOM				21-Mar	0.0
			W2/3005	Northerly	21-Mar	0.0
R3/3005	BEDROOM				21-Mar	0.0
			W3/3005	Northerly	21-Mar	0.0
R4/3005	BEDROOM				07-Mar	1.5
			W4/3005	Easterly	07-Mar	1.5



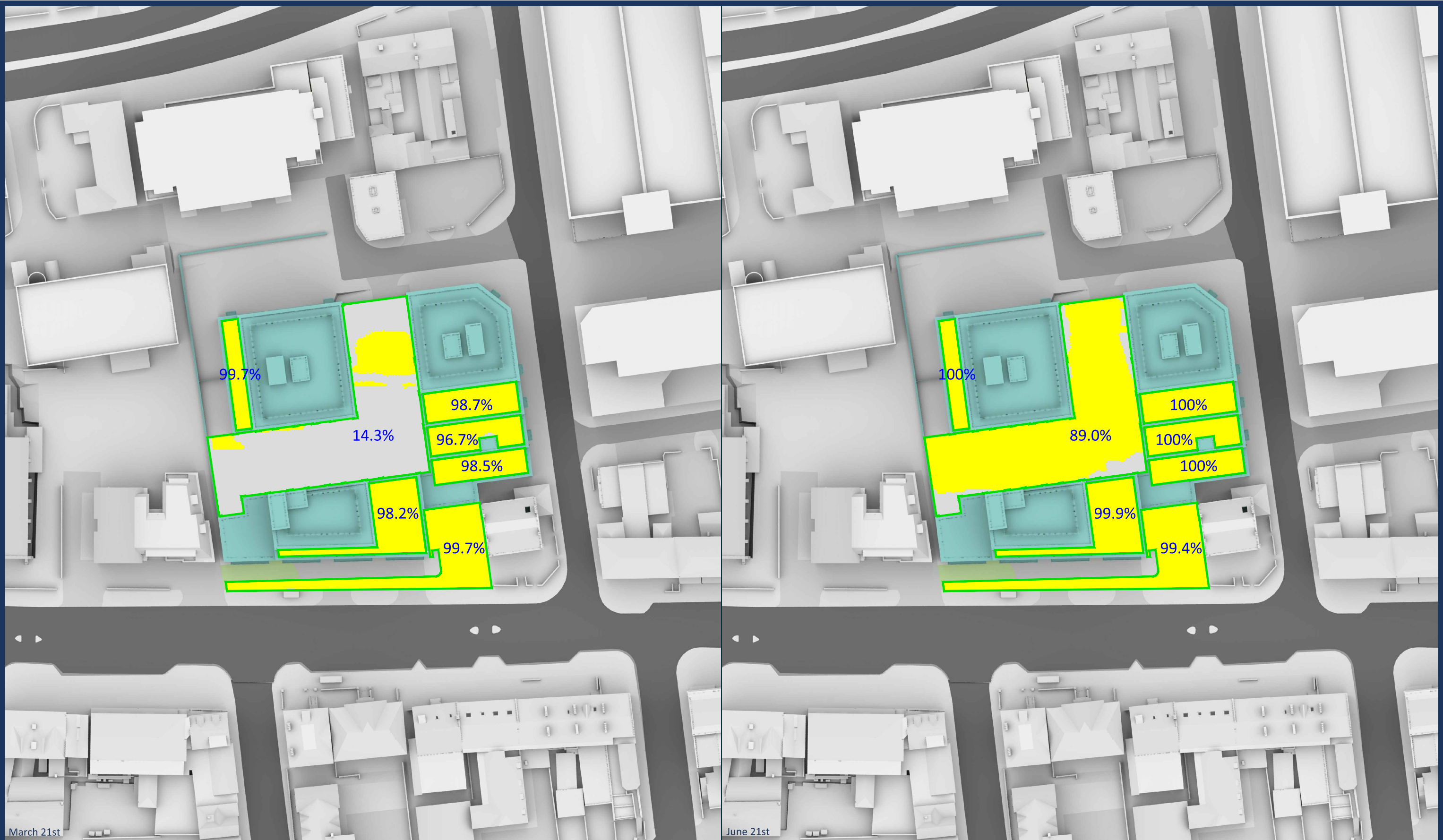
SUNLIGHT EXPOSURE ANALYSIS

EATON COURT, READING
INTERNAL PROPOSED SCHEME DATED 18/01/23

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
R5/3005	LKD				14-Mar	3.3
			W5/3005	Easterly	14-Mar	3.3
R6/3005	LKD				20-Mar	8.8
			W6/3005	Easterly	20-Mar	2.2
			W7/3005	Easterly	20-Mar	1.9
			W8/3005	Southerly	20-Mar	7.3
R7/3005	BEDROOM				02-Feb	5.3
			W9/3005	Southerly	02-Feb	5.3
R8/3005	BEDROOM				01-Feb	6.5
			W10/3005	Southerly	01-Feb	6.5
R9/3005	BEDROOM				01-Feb	6.5
			W11/3005	Southerly	01-Feb	6.5
R10/3005	BEDROOM				02-Feb	5.3
			W12/3005	Southerly	02-Feb	5.3
R11/3005	LKD				21-Mar	10.2
			W13/3005	Southerly	21-Mar	7.2
			W14/3005	Westerly	21-Mar	3.5
			W15/3005	Westerly	21-Mar	3.5

Appendix 4: Sun Hours on Ground Result



Sources:

Point2Surveyors
Point Cloud Laser Scan
Site Photos

Squire and Partners
Planning Drawings Received 20/01/23
3D Model Received 18/01/23
17110-SQP-ZZ-ZZ-M3-Building_AOD3CA8B - 3D View - EXPORT-DWG.dwg

Key:

- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight

50% Percentage of area with more than 2 hours of direct sunlight

Project: Eaton Court Reading

Title: 2 Hour in Sun Test
March and June 21st
Proposed Scheme Dated 18/01/23
Consented Surrounds

Scheme Confirmed: Squire and Partners	Date: 24/01/23	Drawn By: AMM	Scale: 1:750 @ A3	Date: Jan 23	Dwg No: P2854/SHA/02	Rel: 04
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Sources:
Point2Surveyors
Point Cloud Laser Scan
Site Photos

Squire and Partners
Planning Drawings Received 20/01/23
3D Model Received 18/01/23
17110-SQP-ZZ-ZZ-M3-Building_AOD3CA8B - 3D View - EXPORT-DWG.dwg

Key:

- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight

50% Percentage of area with more than 2 hours of direct sunlight

Project: Eaton Court
Reading

Title: 2 Hour in Sun Test
14th April 50% Target Met
Proposed Scheme Dated 18/01/23
Consented Surrounds

Scheme Confirmed:
Squire and Partners

Date:
24/01/23

Drawn By:
AMM

Scale:
1:750 @ A3

Date:
Jan 23

Dwg No:
P2854/SHA 03

Rel:
04



