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DAYLIGHT & SUNLIGHT REPORT

The Former Dee Road Fire Station
Reading, RG30 4FS

Our Ref: 5570

5 August 2022

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1 Introduction

- 1.1.1 eb7 have been instructed to assess the effect of proposed development at the former Dee Road Fire Station on daylight and sunlight to the existing surrounding properties and neighbouring amenity spaces as well as daylight and sunlight within the proposal itself. These assessments consider the latest DHA Architecture Ltd scheme proposals received 27/07/2022.
- 1.1.2 The methodology and criteria used for these assessments is provided by the Building Research Establishment's (BRE) guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (BRE 209 3rd edition, 2022).
- 1.1.3 In order to carry out an assessment, we have generated a 3D computer model (Test Environment) of the existing site, the key surrounding properties and the proposed scheme. Using this model and our specialist software, we have calculated the daylight and sunlight levels in both the existing and proposed conditions for the relevant neighbouring buildings.
- 1.1.4 As well as considering the daylight and sunlight to neighbouring properties, we have also quantified the overshadowing effects to neighbouring amenity areas and gardens, again considering both the existing and proposed conditions.
- 1.1.5 As the proposed development includes residential accommodation, the daylight and sunlight to rooms within the proposal has also been considered. In addition to this, overshadowing to proposed amenity spaces within the scheme has been assessed.
- 1.1.6 The numerical criteria suggested within the BRE guidelines has been applied to each of the assessments mentioned above. It is important to note that these guidelines are not a rigid set of rules, but are advisory and need to be applied flexibly according to the specific context of a site.

2 Guidance

2.1 Daylight & sunlight for planning

'Site layout planning for daylight and sunlight: A guide to good practice', BRE 2022'

- 2.1.1 The Building Research Establishment (BRE) Report 209, *'Site layout planning for daylight and sunlight: A guide to good practice'*, is the reference document used by most local authorities for assessing daylight and sunlight in relation to new developments. Commonly referred to as 'the BRE guidelines', it provides various testing methodologies to calculate the potential light levels received by neighbours of a development site and provided within proposed new development.
- 2.1.2 The 2022 update to the BRE guidance was published on 9th June 2022. The assessment methodologies and target metrics in respect of the impacts to neighbouring properties remain broadly unchanged from the earlier guidance save for some areas of clarification. The primary change relates to the assessment of internal daylight and sunlight amenity within the proposed habitable accommodation. The new guidance reflects the British Standard BS EN17037, published in 2018, which was based on the relevant European Standard but included a 'National Annex' clarifying the proposed application of the new internal guidance within the UK.
- 2.1.3 Detailed guidance upon the updated internal amenity standards is set out below. It is however important to note that the standard set out in BS EN70137 / BRE 209 (2022) are generally harder to achieve than the previous Average Daylight Factor (ADF) assessments adopted under the 2011 version of the guidance. A lower compliance rate with the new targets does not therefore indicate a less acceptable scheme as the difference in the assessment metrics should be noted. This is particularly so in respect of urban development where a number of important design factors such as the provision of balcony private amenity space and limiting solar gain / overheating may lead to a trade-off against achieving higher internal amenity levels.
- 2.1.4 As an informative, particularly during this early period of adoption of the 2022 guidance, we consider a comparative assessment with the 2011 ADF analysis to also be useful in assessing the acceptability of the internal daylight / sunlight provision. This supplementary study has been undertaken and is attached to this report at appendix 5.

Detailed daylight assessments (neighbouring properties)

- 2.1.5 The guidance outlines detailed methods for calculating daylight to neighbours - the Vertical Sky Component (VSC) and the No-Sky Line (NSL).
- 2.1.6 The VSC test measures the amount of sky that is visible to a specific point on the outside of a property, which is directly related to the amount of daylight that can be

received. It is measured on the outside face of the external walls, usually at the centre point of a window.

- 2.1.7 The NSL test calculates the distribution of daylight within rooms by determining the area of the room at desk / work surface height (the 'working plane') which can and cannot receive a direct view of the sky and hence 'sky light'. The working plane height is set at 850mm above floor level within residential property.
- 2.1.8 For the above methods, the guidance suggests that existing daylight may be noticeably affected by new development if: -
- Windows achieve a VSC below 27% and are reduced to less than 0.8 times their former value; and
 - Levels of NSL within rooms are reduced to less than 0.8 times their former values.
- 2.1.9 Where rooms are greater than 5m in depth and lit from only one side, the guidance recognises that *"a greater movement of the no sky line may be unavoidable"* (page 16, paragraph 2.2.12).

Detailed sunlight assessments (neighbouring properties)

- 2.1.10 For sunlight, the Annual Probable Sunlight Hours (APSH) test calculates the percentage of probable hours of sunlight received by a window or room over the course of a year.
- 2.1.11 In assessing sunlight effects to existing properties surrounding a new development, only those windows orientated within 90° of due south and which overlook the site require assessment. The main focus is on living rooms, with bedrooms and kitchens deemed less important.
- 2.1.12 The guidelines suggest that the main living rooms within new buildings should achieve at least 25% of annual sunlight hours, with 5% during the winter period. For neighbouring buildings, the guide suggests that occupiers will notice the loss of sunlight if the APSH to main living rooms is both less than 25% annually (with 5% during winter) and that the amount of sunlight, following the proposed development, is reduced by more than 4%, to less than 0.8 times its former value.

Daylight to new buildings or consented developments (BRE2022)

- 2.1.13 The 2022 update to the BRE 209 document was published on June 9th 2022. The new guidance reflects the UK National Annex of the British Standard: BS EN17037 (2018) and provides two methodologies for assessing the internal daylight amenity to new residential properties. These assessment methods are known as 'Daylight Illuminance' or 'Daylight Factor' and are described in more detail below:

Daylight Illuminance Assessment

- 2.1.14 The Daylight Illuminance method utilises climactic data for the location of the site, based on a weather file for a typical or average year, to calculate the illuminance at points within a room on at least hourly intervals across a year. The illuminance is

calculated across an assessment grid sat at the reference plane (usually desk height).

2.1.15 The guidance provides target illuminance levels that should be achieved across at least half of the reference plane for half of the daylight hours within a year.¹ The targets set out within the national annex are as follows:

- Bedrooms – 100 Lux
- Living Rooms – 150 Lux
- Kitchens – 200 Lux

2.1.16 For spaces with a shared use the higher target would generally apply such that it would be appropriate to adopt a target of 150 Lux for a student bed sitting room if students would often spend time in their room during the day. The guidance notes that discretion should be used and, for example, a target of 150 Lux may be appropriate in a Living / Kitchen / Dining Room within a modern flatted development where the kitchens are not 'habitable' space and small separate kitchens are to be avoided.

Daylight Factor Assessment

2.1.17 The Daylight Factor method involves the computation of the daylight factor at each calculation point on the assessment grid.

2.1.18 The daylight factor is a ratio between internal and external illuminance expressed as a percentage. The calculation uses the CIE overcast sky model and is independent of orientation and location. In order to account for different climatic conditions at different locations different daylight factor targets may be applied for different cities with targets varying throughout the UK.

2.1.19 The daylight factor targets are to be achieved over at least 50% of the room assessment grid and are expressed as a median figure. For London/south east these median daylight factor targets are:

- Bedrooms – 0.7%
- Living Rooms – 1.1%
- Kitchens – 1.4%

Sunlight to new buildings or consented developments (BRE2022)

2.1.20 In respect of direct sunlight the 2022 BRE guidance reflects the BS EN 17037 recommendation 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. It is suggested that 21 March (equinox) be used for the assessment.

2.1.21 The BS EN 17037 criterion can be applied to all rooms of a unit but it is preferable

¹ The European Standard also includes a minimum illuminance target to be achieved over 95% of the reference plane however this need not apply to dwellings in the UK.

for the target to be achieved within a main living room. Rooms in all orientations may be assessed and the sunlight received by different windows may be added together providing there is no 'double-counting'.

- 2.1.22 Where a group of dwellings are planned the site layout and design should maximise the number of dwellings with main living rooms meeting these targets. It is also advised that a dwelling has at least one window wall facing within 90 degrees of due south.

Daylight to new buildings or consented developments (BRE2011)

- 2.1.23 The previous 2011 edition of the BRE 209 document utilised the Average Daylight Factor method for calculating internal amenity. This formula assessed the mean average illuminance within a room as a proportion of the illuminance available to an unobstructed point outdoors under a sky of known luminance and luminance distribution. The 2011 BRE guidance and former British Standard 8206:II (2008) set the following recommended ADF levels for habitable room uses: -

- Bedrooms – 1% ADF
- Living Rooms – 1.5% ADF
- Kitchens – 2% ADF

- 2.1.24 For multi-purpose living / kitchen / diner arrangements the higher 2% 'kitchen' target could be difficult to achieve due to the depth of internal space. In such cases we consider the application of the living room 1.5% target to be acceptable as the predominant use of the space.

Sunlight to new buildings or consented developments (BRE2011)

- 2.1.25 For sunlight the 2011 version of the BRE document also utilised the Annual Probable Sunlight Hours (APSH) test to calculate the percentage of probable hours of sunlight received by a window or room over the course of a year.
- 2.1.26 The guidelines suggest that the main living rooms within new buildings should achieve at least 25% of annual sunlight hours, with 5% during the winter period.
- 2.1.27 The guidance also suggested that the number of more northerly facing living rooms should be minimised. Where south facing spaces could not be achieved a compensating factor such as a pleasant view may provide some mitigation.

Sunlight Amenity

- 2.1.28 The impact to overshadowing and the provision of sunlight to open spaces is assessed using the Sunlight Amenity test. This looks at the proportion of an amenity area that receives at least 2 hours of sun on the 21st of March in the present condition and compares this with the proportion of the area that receives at least 2 hours of sun on the 21st of March with the proposal in place.
- 2.1.29 For an amenity space within a proposal to be considered well sunlit throughout the year, the BRE guide suggests that at least 50% of the space should enjoy at least 2

hours of direct sunlight on March 21st.

- 2.1.30 When considering the overshadowing impacts to neighbouring amenity spaces, for the area to be considered well sunlit it is similarly recommended that at least half of the area should receive at least 2hrs of sunlight on the 21st March or that reductions are limited to 0.8 times their existing value.

3 Application of the guidance

3.1 Scope of assessment

Impact analysis for neighbouring buildings

- 3.1.1 The BRE guidelines state that when assessing any potential effects on surrounding sensitive receptors, only those windows and rooms that have a 'reasonable expectation' of daylight and sunlight need to be considered. Paragraph 2.2.2 of the guidelines clarifies what are considered sensitive receptors with a 'reasonable expectation' of daylight and sunlight as follows:

"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."

- 3.1.2 Our assessments therefore consider the neighbouring residential properties only, which the BRE recognises have the highest expectation for natural light. We have tested the impact on the main rooms in each residential property and ignored non-habitable space (e.g. staircases, hallways, bathrooms, toilets, stores etc.) as per BRE guidance.

The Assessment for proposed accommodation

- 3.1.3 Our assessment has considered all of the proposed residential units within the scheme. The daylight assessment considers all of the main habitable rooms (bedrooms, living rooms, kitchens etc.), toilets, hallways and staircases are not considered habitable use.
- 3.1.4 For sunlight the BRE acknowledges that windows with a predominantly northern orientation are less likely to satisfy its targets and should be limited where possible. Additionally, sunlight to main living rooms is considered most important.

3.2 Application of the numerical criteria

- 3.2.1 The opening paragraphs of the BRE guidelines state:

"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."

Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design...In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".

- 3.2.2 It is therefore very important to apply the BRE guidance sensibly and flexibly, with careful consideration of the specific site context. Its numerical targets theoretically apply to any built environment, from city centres to rural villages. However, in more tightly constrained environments, achieving the default BRE targets can be challenging and conflict with other beneficial factors of site layout design.
- 3.2.3 Paragraph F5 on page 86 seeks *“to ensure that new development matches the height and proportions of existing buildings”*. This recognises that higher degrees of obstruction may be unavoidable if this objective is to be achieved with a flexible approach being required.
- 3.2.4 Furthermore, the inherent design constraints of surrounding buildings can also be a key factor, making windows and rooms particularly sensitive and exaggerating the effect of new development. For example, if windows are set beneath balconies, are recessed or located adjacent to projecting wings, the BRE acknowledges that “even a modest obstruction opposite may result in a large relative impact” (page 16, paragraph 2.2.13).
- 3.2.5 In instances where neighbouring windows are located beneath external balconies or overhangs, the BRE recommends that additional assessments are carried out for the existing and proposed conditions without the balcony in place to show if the presence of the balcony is the main factor driving the relative loss of the light rather than the new development.

4 Planning Policy

- 4.1.1 We have considered local, regional and national planning policy relating to daylight and sunlight. In general terms, planning policy advises that new development will only be permitted where it is shown not to cause unacceptable loss of daylight or sunlight amenity to neighbouring properties.
- 4.1.2 The need to protect amenity of neighbours is echoed within recent publications from Reading Borough Council and the Secretary of State for Levelling Up, Housing and Communities. Although, these documents also stress that current guidance needs to be used flexibly where developments are located in urban areas and intend to achieve higher densities. Specifically, these documents suggest that the nationally applicable criteria given within the BRE guidance needs to be applied in consideration of the development's context.

4.2 Reading Borough Council

Reading Borough Local Plan (November 2019)

- 4.2.1 This flexibility in approach is also reflected in the Reading Local Plan which states the following:
- 4.2.2 Section 4.1.36

'One of the key concerns of planning is to ensure that new development does not reduce the quality of the environment for others, particularly where it would affect residential properties. At the same time, ensuring that new development creates a quality living environment for future residents is also critical. The policy aims to ensure that existing and additional residential properties provide an acceptable living environment, which is a key element of a high quality of life. It is applicable to any type of development.'

CC8: SAFEGUARDING AMENITY

Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- *Privacy and overlooking;*
- *Access to sunlight and daylight;*
- *Visual dominance and overbearing effects of a development;*
- *Harm to outlook;*
- *Noise and disturbance;*
- *Artificial lighting;*
- *Vibration;*
- *Dust and fumes;*
- *Smell;*
- *Crime and safety; or*

- Wind, where the proposals involve new development of more than 8 storeys.

The position of habitable rooms, windows and outdoor living spaces will be particularly important. A back-to-back distance of 20 metres between dwellings is usually appropriate, although the circumstances on individual sites may enable dwellings to be closer without a detrimental effect on privacy.

4.2.3 Section 4.1.40

'Amenity levels for new residential development may also be considered. For instance, layouts should avoid locating living rooms, bathrooms and kitchens next to, above, or below proposed and neighbouring bedrooms unless effects can be adequately mitigated through design. Another example is that 'dual aspect' units will help to increase access to light.

4.2.4 Section 4.1.42

'There is good practice guidance available on some of these issues²². The Council's Supplementary Planning Guidance on House Extensions provides some useful guidance on how extensions can be designed to accord with the principles of this policy, and that SPG continues to be current. For instance, the SPG sets out a basic way to protect light to main rooms in adjoining dwellings, through avoiding extensions that would infringe on an area measured at an angle of 45° from the midpoint of the closest window to a habitable room in a neighbouring property.

²² 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.'

4.3 The National Planning Policy Framework - Department for Housing, Communities and Local Government (July 2021)

- 4.3.1 The latest version of the National Planning Policy Framework was issued in February 2021. The document sets out planning policies for England and how these are expected to be applied. In respect of daylight and sunlight it stresses the need to make optimal use of sites and to take a flexible approach to daylight and sunlight guidance. Para 125 States: -

11. Making effective use of land

Achieving appropriate densities

"125. Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. 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).

5 Sources of Information & Assumptions

- 5.1.1 Architectural drawings, Ordnance Survey information and site photographs have been used to create a 3D computer model of the proposed development in the context of the existing site and surrounding buildings.
- 5.1.2 Where survey or planning information was unavailable, the position of the neighbouring property elevations has been estimated based upon brick counts from site photographs. Window positions and dimensions used directly affect the results of all assessment methods.
- 5.1.3 We have not sought access to the surrounding properties and, unless we have been able to source floor layouts via public records, the internal configuration and floor levels have been estimated. Unless the building form dictates otherwise, we assume room depths of c. 4.2m for principal living space. Room layouts used directly affect the results of the NSL and ADF assessments.
- 5.1.4 Where possible neighbouring building use has been identified via online research, including Valuation Office Agency (VOA) searches, and/or external observation.
- 5.1.5 The list of the source of information used in this assessment is as follows: -

5.2 DHA Architecture Ltd

Dee Road - Illustrative Model.skp
Received 29/06/2022
092102-BEL-TV- Planning Layout - 26.07.22.dwg
Received 26/07/2022
APT Working - 27.07.22
Received 28/07/2022
2107330-004A Proposed Levels Strategy.pdf
Received 29/07/2022

6 The Site and Proposal

- 6.1.1 The site is bound between Leven Street to the north-west, Spey Road to the north-east and Dee Road to the south. The site currently contains a number of buildings previously used by The Royal Berkshire Fire Authority, along with associated parking.
- 6.1.2 The proposals involve the redevelopment of former fire station to provide 63 dwellings, comprising 30 apartments and 33 houses, together with associated access, parking and landscaping.
- 6.1.3 The majority of the neighbouring properties comprise rows of terraced houses along Leven Street, Spey Road, Dee Road and Gairn Close. There is also the Montague House block of flats located directly to the north of the site, on the other side of Leven Street.

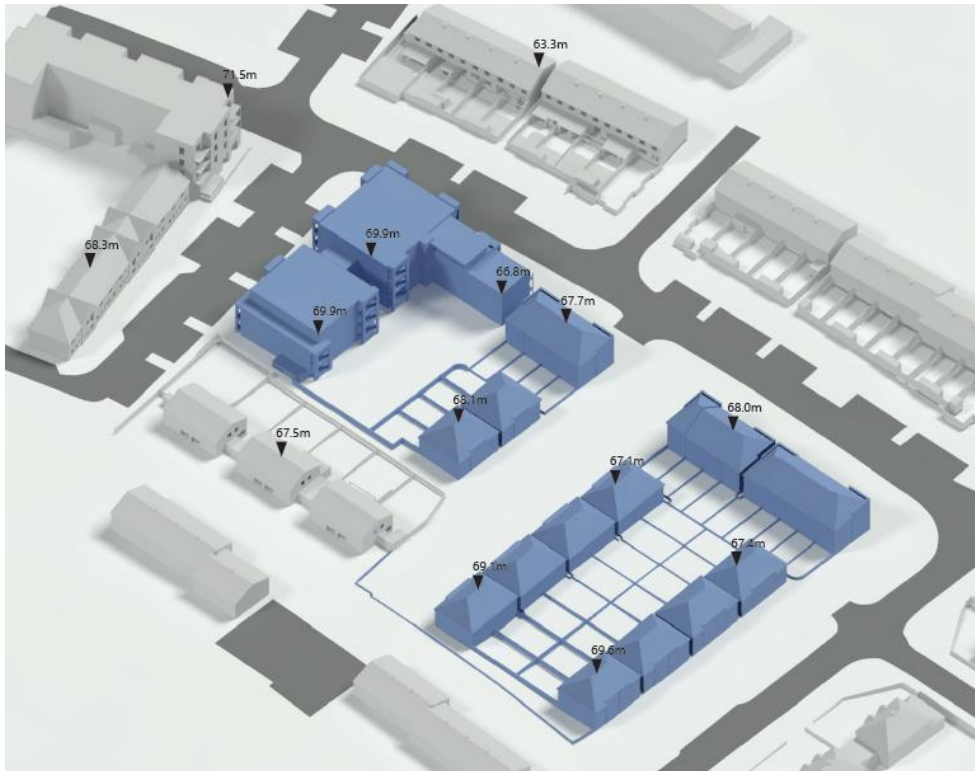


Image 1 - Isometric view of the proposed development and context

7 Assessment results

7.1 Daylight and sunlight to neighbouring buildings

- 7.1.1 Full results of the daylight and sunlight assessments are attached within Appendix 2. Drawings to show the existing and proposed buildings in the context of the neighbouring properties are attached within Appendix 1.
- 7.1.2 Our assessment has considered the closest neighbouring residential properties with windows overlooking the proposed development, with a specific focus on the surrounding properties which will look towards the two blocks of flats located at the north of the proposed development.
- 7.1.3 The properties on the opposite side of Dee Road to the south of the site are sufficiently offset from the proposals so as not to be affected by the proposed scheme.
- 7.1.4 8-28 Eldart Close and 40-52 Gairn Close currently have an outlook over the existing three-storey buildings that are part of the former Dee Road Fire Station. Under the proposals they will face two-storey townhouses such that again they will be unaffected by the proposed scheme.
- 7.1.5 We have considered the following neighbouring properties in our assessment, shown in the following image: -
1. 11-21 Eldart Close
 2. 1-9 Eldart Close
 3. 26-36 Spey Road
 4. 23-41 Leven Street
 5. Montague House, 12 Spey Road

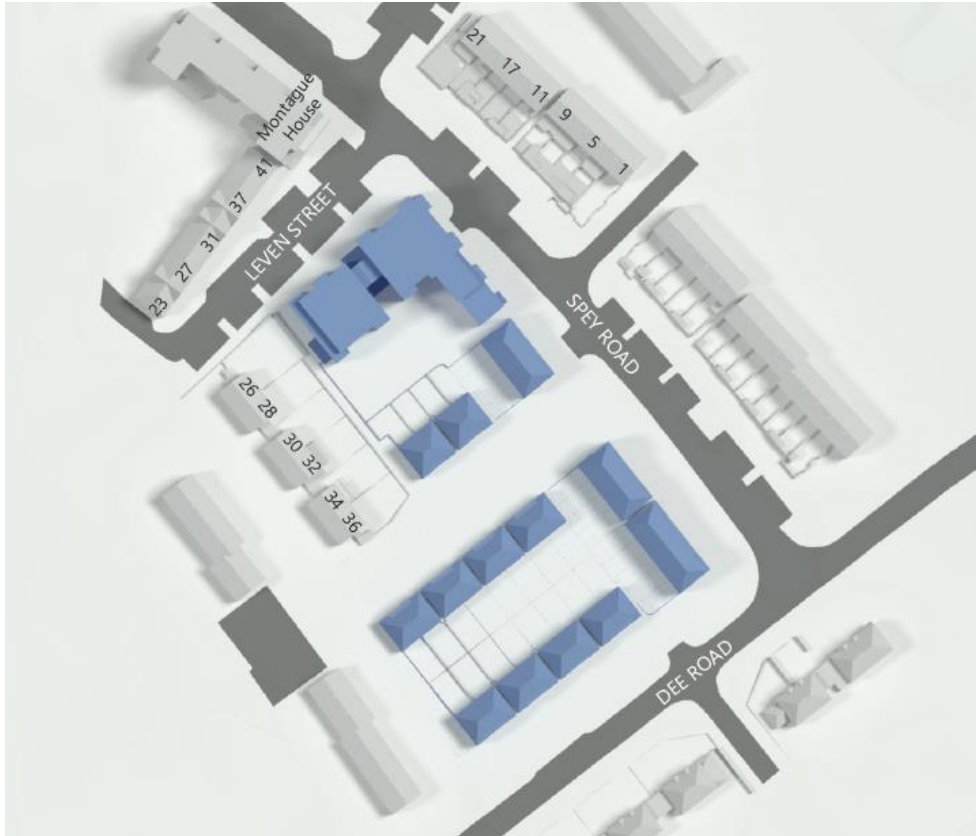


Image 2 - Map showing site location and neighbouring residential properties

11-21 Eldart Close, RG30 4DA



Image 3 - Street view of 11-21 Eldart Close

- 7.1.6 This row of terraced properties is located to the north of the site, on the opposite side of Spey Road. Their windows on their south-western façade currently look towards the north-eastern corner of the development site which is currently an open car park.
- 7.1.7 In the absence of detailed floorplans, we have modelled this row of properties using a combination of estate agent floorplans and appropriate assumed layouts.

Daylight

- 7.1.8 The results of the VSC assessments for these properties demonstrate full compliance with the BRE guidance, with all the windows tested retaining VSC values well in excess of the BRE targets. There are also no material changes in NSL levels with the retained values being well within 0.80 times the pre-existing value.

Sunlight

- 7.1.9 The APSH assessment confirms no material shifts in retained sunlight with all of the relevant habitable rooms significantly exceeding the BRE APSH targets.

1-9 Eldart Close, RG30 4DA



Image 4 - Street view of 1-9 Eldart Close

- 7.1.10 This row of two-storey terraced properties is located to the northeast of the proposed scheme, on the opposite side of Spey Road.
- 7.1.11 In the absence of detailed floorplans, we have modelled this row of properties using a combination of estate agent floorplans and appropriate assumed layouts.

Daylight

- 7.1.12 The results of the VSC and NSL assessments for these properties demonstrate full compliance with the BRE guidance. The retained VSC levels shown are well in excess of the suggested numerical targets and we record no material alteration in NSL.

Sunlight

- 7.1.13 The results of our APSH assessments show all relevant main living rooms that face within 90 degrees of due south retain sunlight levels well in excess of the 25% target for total annual probable sunlight hours and 5% winter probable sunlight hours.

26-36 Spey Road, RG30 4DG



Image 5 - Street view of 26-36 Spey Road

- 7.1.14 This row of six properties is located at the north-western corner of the development, with the windows in their rear façades looking towards the proposed blocks at the northern side of the development site.
- 7.1.15 In the absence of detailed floorplans, we have modelled this row of properties using a combination of estate agent floorplans and appropriate assumed layouts.

Daylight

- 7.1.16 The results of the VSC assessment indicate that these properties will not be materially affected by the proposed scheme, with retained levels remaining at or above 0.80 times their former value and thus fully meeting the BRE guidance.
- 7.1.17 The NSL assessment also confirms very limited changes in daylight distribution, with retained proportional values remaining above the BRE target.

Sunlight

- 7.1.18 For sunlight, in accordance with BRE recommendations, it has not been necessary to test this property because the windows facing the site are not within 90° of due south.

23-41 Leven Street



Image 6 - Street view of 23-41 Leven Street

- 7.1.19 This row of properties is located to the northwest of the development site, on the opposite side of Leven Street. Their elevations that front onto Leven Street will look towards the two proposed blocks at the north of the development site.
- 7.1.20 We have modelled the internal layouts of these properties using a combination of planning drawings from the local planning authority, estate agent floorplans and appropriate assumed room depths.

Daylight

- 7.1.21 The results of our VSC assessments for these houses confirm that these properties will not be materially affected by the proposed scheme. Each of the windows relevant for assessment will experience very limited changes. All of the absolute retained VSC values will remain above the BRE target of 27%.
- 7.1.22 The NSL assessment also confirms that these properties will not be materially affected by the proposed scheme, with full compliance with the BRE guidance.

Sunlight

- 7.1.23 The results of our APSH assessments show that all relevant rooms with windows within 90 degrees of due south retain good APSH levels remaining well in excess of the BRE target values.

Montague House, 12 Spey Road



Image 7 - Montague House, 12 Spey Road

- 7.1.24 This block is arranged over four storeys, with commercial units at the ground floor level and residential flats above. It is located to the north of the site, on the other side of Leven Street.
- 7.1.25 In the absence of detailed floorplans, we have modelled this block using a combination of estate agent floorplans and appropriate assumed layouts.

Daylight

- 7.1.26 The results of the VSC and NSL assessments for this block of flats demonstrate full compliance with the BRE guidance. Retained levels remain within 0.80 times their former value and thus fully meet the BRE guidance.

Sunlight

- 7.1.27 The APSH assessment confirms no material shifts in retained sunlight with all of the relevant habitable rooms significantly exceeding the BRE target values.

7.2 Overshadowing to neighbouring amenity

Sunlight Amenity Assessment (2-hour sun on ground)

7.2.1 We have assessed any potential shading effect on the proposal on neighbouring gardens and amenity areas using the two-hour sun on ground / sunlight amenity assessment. This has considered the following amenity areas and opens spaces: -

- Garden to the rear of 36 Spey Road
- Garden to the rear of 34 Spey Road
- Garden to the rear of 32 Spey Road
- Garden to the rear of 30 Spey Road
- Garden to the rear of 28 Spey Road
- Garden to the rear of 26 Spey Road

7.2.2 The results of the analysis are shown below and within Appendix 4.



Existing Scenario - March 21st



Proposed Scenario - March 21st

7.2.3 The results of our assessment show that all the gardens analysed will experience no material reduction in sunlight availability as a result of the proposed development. All of the gardens will continue to receive 2 hours of direct sunlight to well over 50% of the space which is fully in accordance with the BRE targets. In addition, the garden to the rear of 36 Spey Road identified as number 6, will see an increase in sunlight due to the removal of the existing building to the south of 36 Spey Road and the offset nature of the proposed row of townhouses.

7.2.4 The results of the sunlight amenity assessment confirms that the proposed development will fully satisfy the BRE guidance in terms of overshadowing..

7.3 Daylight and sunlight within the proposal

- 7.3.1 The daylight and sunlight amenity provided within the proposed residential accommodation has been assessed using both the daylight illuminance assessments following the methodology of the 2022 BRE guidance and the ADF and APSH tests of the 2011 BRE guidance.
- 7.3.2 Full results of the daylight and sunlight assessments within the proposed apartments, along with drawings to show the layout of rooms and windows, are attached within Appendix 3.

2022 BRE Assessment

Daylight

Assessment Method	Total No. of Rooms	Rooms meeting target
Daylight Illuminance	245	234 (96%)

Table 1 - Summary daylight results for the proposed accommodation

- 7.3.3 The results of the Daylight Illuminance assessment indicate that 234 of the 245 rooms meet or exceed the BRE target. Of the 11 rooms that do not meet the criteria, 8 of these are LKD's within the proposed ATP blocks and 3 of these are kitchen/diners within the Walker and Lardner townhouses.
- 7.3.4 Of the 8 LKDs that fall below the targets, 6 of these only experience minor deviation achieving the 50% illuminance target to between 42% and 49% of the assessment plane.). The 3 kitchen/diners within the Walker and Lardner townhouses also marginally fall below the 50% due to the greater depth of these open-plan spaces.
- 7.3.5 Overall, our internal assessments indicate that the proposed development has a very high level of compliance with the 2022 BRE guidelines.

Sunlight

Number of Units	Total No. of units with meeting sunlight target
63	49 (78%)

Table 2 - Summary APSH results for proposed accommodation

- 7.3.6 In respect of direct sunlight, the target is for units to achieve at least 1.5 hours of direct sunlight on March 21st ideally within the main living space.
- 7.3.7 Overall, the scheme performs well with 78% of units meeting or exceeding the target with the majority of these units achieving the figure within the main living space.
- 7.3.8 Whilst the BRE guide suggests that all units are tested sunlight availability is orientation specific such that those units with a more northerly orientation will

receive less sunlight particularly early in the year. It is common that site constraints will result in not all units being south facing however the proposal limits the properties outside of this orientation and the overall compliance is considered to appropriate and in line with the BRE guidance.

2011 BRE Assessment

Daylight

Room Type	ADF Target	Total No. of Rooms	Rooms That Meet ADF Target
L/K/Ds	1.5%	30	29 (97%)
Living	2%	33	33 (100%)
Kitchen	2%	33	33(100%)
Bedroom	1%	149	149 (100%)
Total		245	244 (99%)

Table 1 - Summary ADF results for the proposed accommodation

- 7.3.1 The results of the ADF assessment have shown that 244 (99%) of the 245 habitable rooms surpass the 2011 BRE and British Standard guidance criteria. This is an excellent level of compliance with the targets.
- 7.3.2 There is one LKD that falls below the target levels as set out in the guidance section above. This LKD is located on the ground floor of the proposed Block ATP achieves and ADF of 1.3% so only marginally below the 1.5% target. This is an isolated deviation which will not materially affect the use of this space particularly as the kitchen to the rear will benefit from task lighting.



Image 8 - The single LKD that falls below the BRE target

Sunlight

Room Type	Total No. of rooms orientated within 90 degrees of due south	Rooms that meet APSH/WPSH criteria
L/K/Ds or living rooms	25	23 (92%)

Table 1 - Summary APSH results for proposed accommodation

- 7.3.3 The focus of the 2011 BRE sunlight guidelines was on main living rooms.
- 7.3.4 The results of the sunlight assessment have shown that 23 (92%) of the 25 of the main living rooms that are orientated within 90 degrees of due south achieve the recommended levels of 25% APSH and 5% WPSH. Two of the LKDs in the apartment building achieve of 20% APSH for annual sun so fall only marginally below the target. Again, this is considered to be a good level of internal daylight compliance.

8 Conclusions

- 8.1.1 This practice has undertaken a detailed assessment of the potential daylight and sunlight effects of the proposed development at the former Dee Road Fire Station on the key neighbouring properties. We have also undertaken an assessment of the provision of daylight and sunlight within the proposed residential units.

8.2 Daylight and sunlight impact to neighbouring properties

- 8.2.1 Our assessments have been undertaken using the VSC, NSL (daylight) and APSH (sunlight) tests set out within the BRE guidance. Our assessments confirm excellent levels of retained amenity with the effects to all neighbouring properties fully meeting BRE targets in respect of both daylight and sunlight amenity.

8.3 Overshadowing impact to neighbouring properties

- 8.3.1 The assessment of sunlight amenity (overshadowing) within Appendix 4 has shown that the neighbouring gardens will not be adversely affected by the proposed development and will exceed the target levels of sunlight on March 21st. Furthermore, the garden to the rear of 36 Spey Road will see an increase in sunlight as a result of the proposals.
- 8.3.2 As such, the proposed scheme will fully satisfy the BRE guidance in terms of overshadowing to the neighbouring amenity.

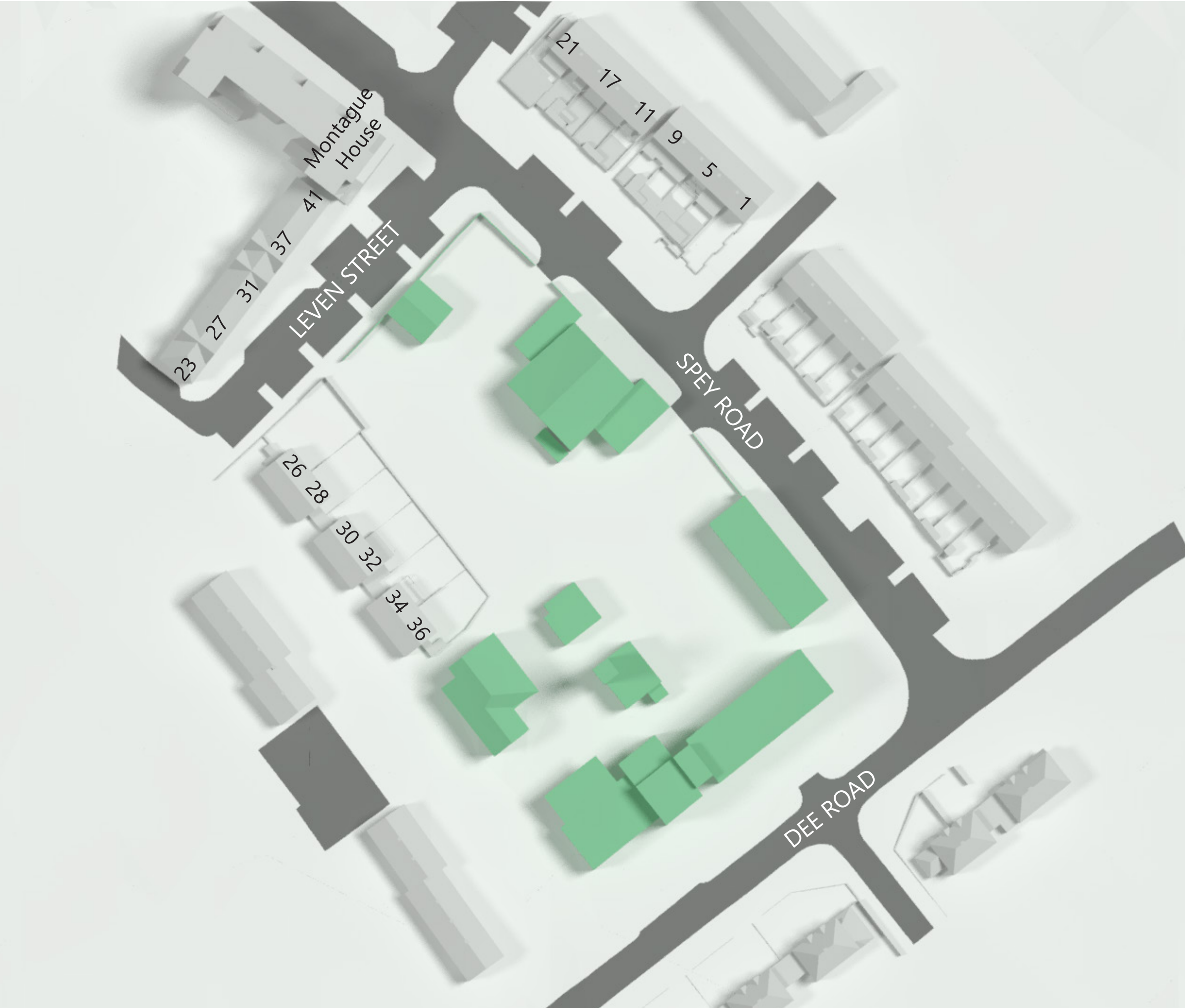
8.4 Daylight and sunlight within the proposed residential units

- 8.4.1 The assessment of daylight within the proposed apartments has shown that the vast majority of rooms receive good levels in excess of the relevant 2011 and 2022 BRE targets. The Daylight Illuminance assessments have indicated that 96% of the proposed habitable rooms will meet or exceed the 2022 BRE targets. The ADF assessment confirms that 99% of units will meet or exceed the 2011 BRE targets. Both these assessments confirm very high levels of compliance and reflect the high quality of the design.
- 8.4.2 Whilst direct sunlight levels are more orientation specific, 78% of the units meet the 2022 BBE targets which is considered to be a good level of compliance and wholly acceptable. While in terms of the 2011 BRE targets, 92% of the 25 main habitable rooms that are orientated within 90 degrees of due south achieve the recommended levels of 25% APSH and 5% WPSH.
- 8.4.3 Overall, the scheme no preserves amenity to existing residents having no material impact on the neighbouring properties nor the outdoor amenity spaces. The proposals also achieve a high compliance rate in respect of internal amenity which will provide a high quality living environment for future residents.



Appendix 1

Drawings of the existing, proposed and surrounding buildings



Sources of information

DHA Architecture Ltd
Dee Road - Illustrative Model.skp
Received 29/06/2022

092102-BEL-TV- Planning Layout -
26.07.22.dwg
Received 26/07/2022

APT Working - 27.07.22
Received 28/07/2022

2107330-004A Proposed Levels Strategy.
pdf
Received 29/07/2022

EB7 Ltd
Ordnance Survey



Key		Existing Building
		Proposed Development

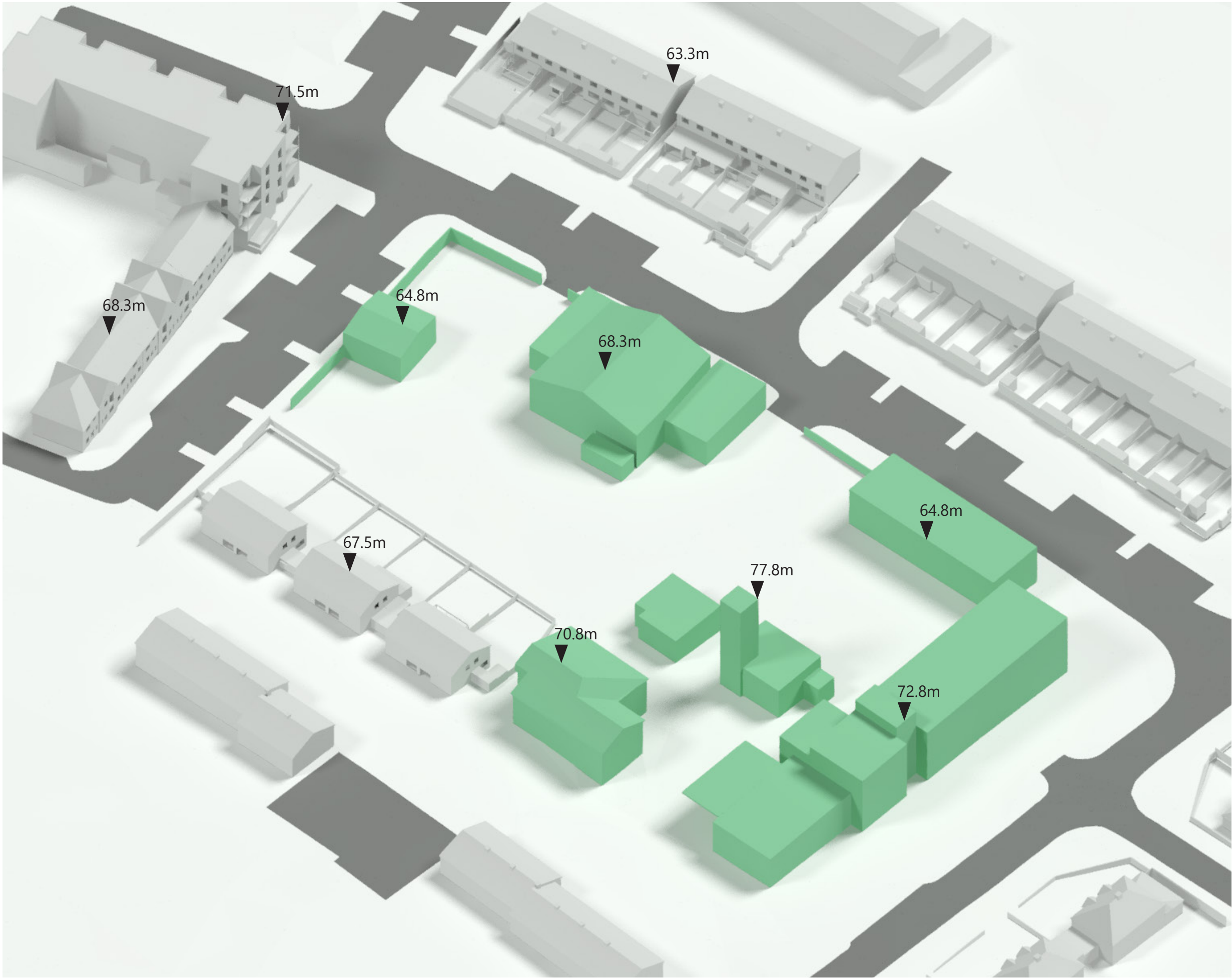
Project Dee Road Fire Station
Reading
RG30 4BT

Title Existing Condition
Plan View

Drawn	AP	Checked	--
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Date	01/08/2022	Project	5570
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Rel no.	Prefix	Page no.
01	DS01	01



Sources of information

DHA Architecture Ltd
Dee Road - Illustrative Model.skp
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pdf
Received 29/07/2022

EB7 Ltd
Ordnance Survey

Key	Existing Building
	Proposed Development

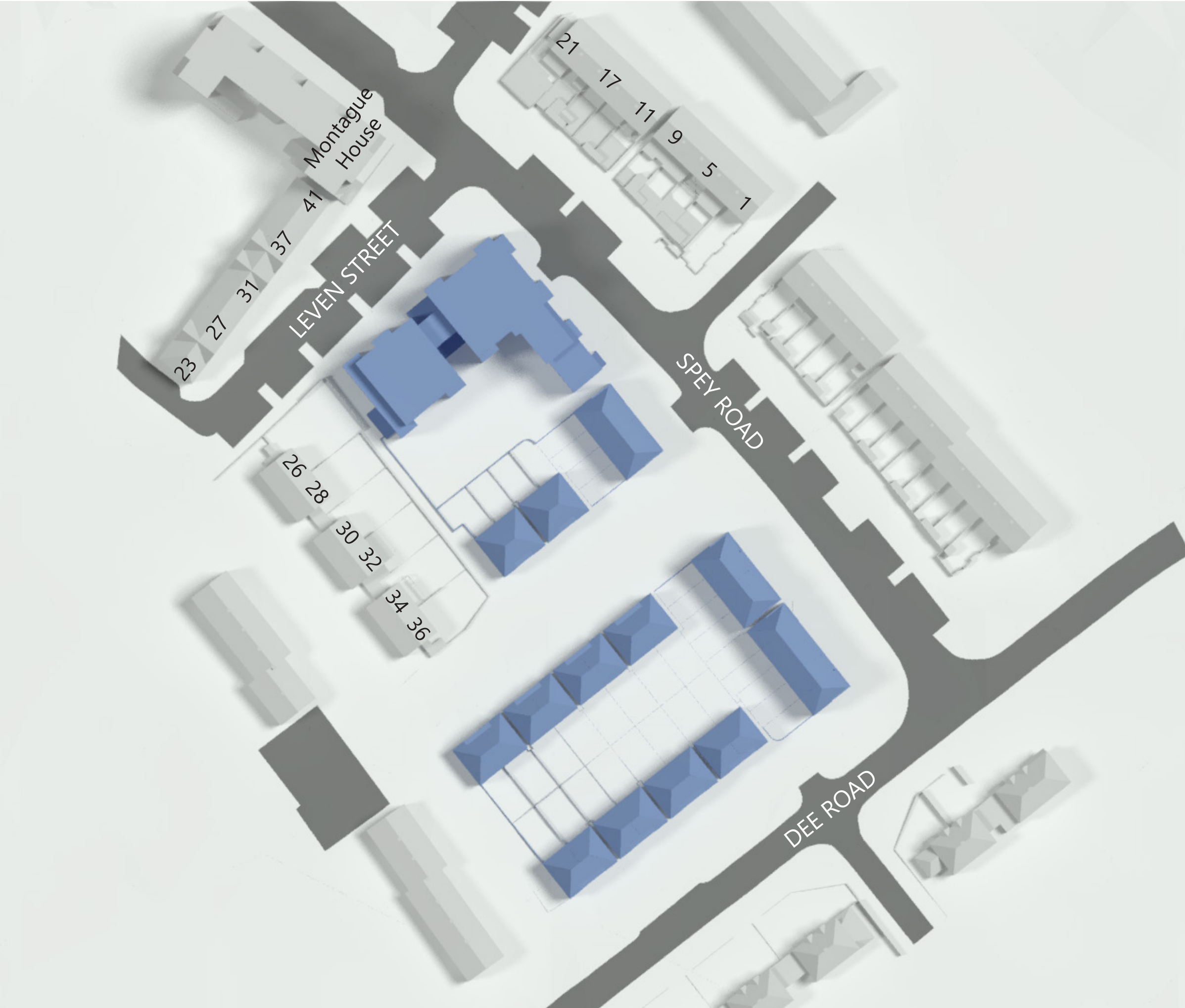
Project Dee Road Fire Station
Reading
RG30 4BT

Title Existing Condition
3D View

Drawn	AP	Checked	--
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Date	01/08/2022	Project	5570
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Rel no.	Prefix	Page no.
01	DS01	02



Sources of information

DHA Architecture Ltd
Dee Road - Illustrative Model.skp
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26.07.22.dwg
Received 26/07/2022

APT Working - 27.07.22
Received 28/07/2022

2107330-004A Proposed Levels Strategy.
pdf
Received 29/07/2022

EB7 Ltd
Ordnance Survey



Key		Existing Building
		Proposed Development

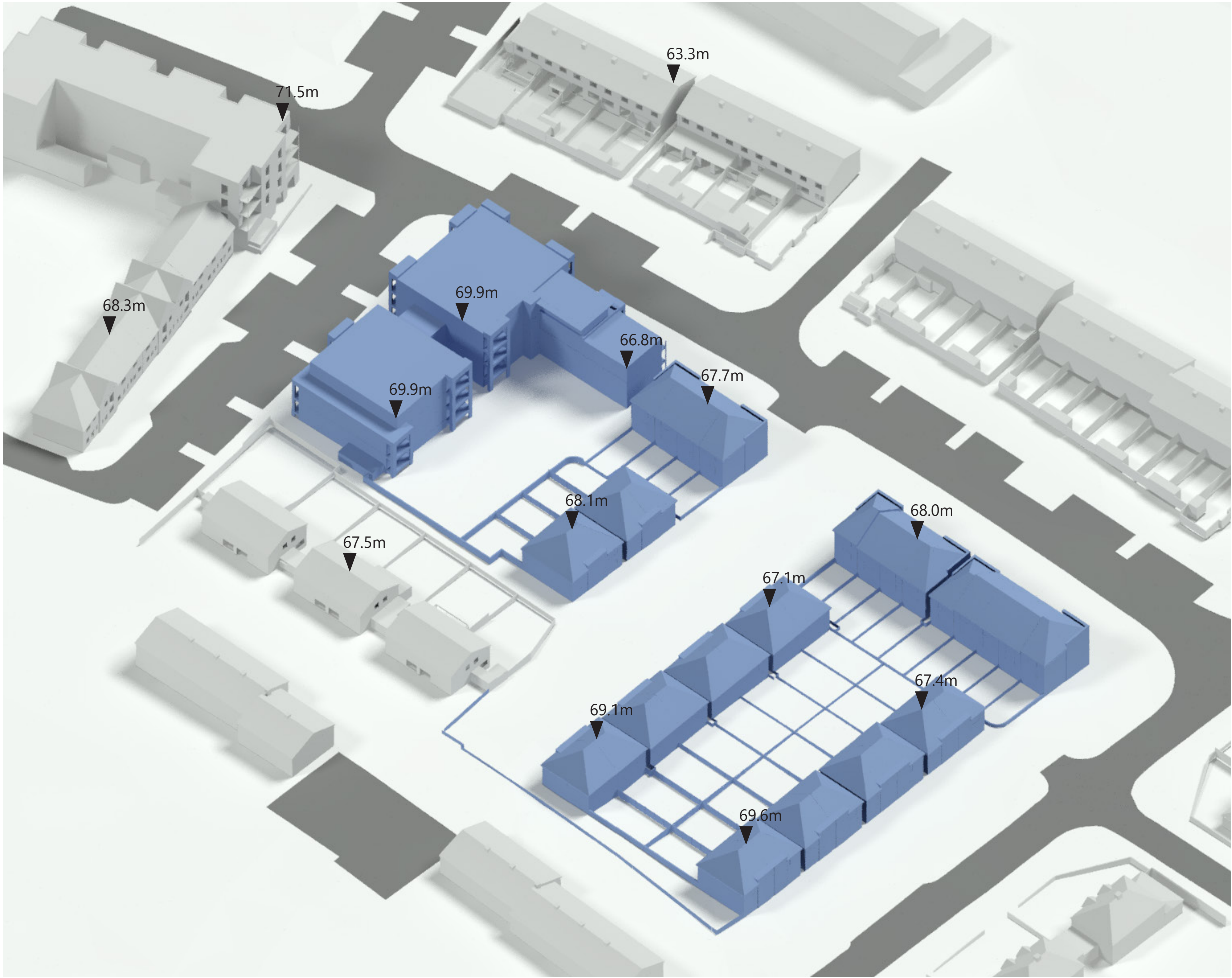
Project Dee Road Fire Station
Reading
RG30 4BT

Title Proposed Development
Plan View

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Date	01/08/2022	Project	5570
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Rel no.	Prefix	Page no.
01	DS01	03



Sources of information

DHA Architecture Ltd
Dee Road - Illustrative Model.skp
Received 29/06/2022

092102-BEL-TV- Planning Layout -
26.07.22.dwg
Received 26/07/2022

APT Working - 27.07.22
Received 28/07/2022

2107330-004A Proposed Levels Strategy.
pdf
Received 29/07/2022

EB7 Ltd
Ordnance Survey

Key		Existing Building
		Proposed Development

Project Dee Road Fire Station
Reading
RG30 4BT

Title Proposed Development
3D View

Drawn	AP	Checked	--
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Date	01/08/2022	Project	5570
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01	DS01	04



Appendix 2

Detailed results of the daylight and sunlight assessments
within neighbouring properties

				Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room						
Address	Room	Window	Room use	Existing	Proposed	Proportion	Room Area	Existing NSL		Proposed NSL		Proportion Retained	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained		m²	%	m²	%		Total	Winter	Total	Winter	Total	Winter
21 Eldart Close																		
Ground	R1	W1	Residential	37.9	37.9	1.00												
		W2-L		18.4	18.4	1.00												
		W2-U																
		W3-L		19.0	19.0	1.00												
		W3-U																
		W4-L		30.8	30.8	1.00												
		W4-U																
		W5-L		33.9	32.4	0.96												
		W5-U																
		W6-L		0.4	0.4	1.00												
W6-U																		
W7	22.5	21.9	0.97															
W8	79.5	78.9	0.99	13.1	13.1	100%	13.1	100%	1.00	77	24	76	23	0.99	0.96			
First	R1	W1-L	Bedroom	35.2	34.0	0.97												
		W1-U					9.4	8.8	94%	8.8	94%	1.00	65	23	65	23	1.00	1.00
First	R2	W2-L	Bedroom	35.3	34.0	0.97												
		W2-U					7.1	7.0	99%	7.0	99%	1.00	65	23	65	23	1.00	1.00
19 Eldart Close																		
Ground	R1	W1-L	Living Room	27.4	26.4	0.96												
		W1-U					21.1	20.4	97%	20.4	97%	1.00	53	14	50	11	0.94	0.79
Ground	R2	W2	Storage	18.6	18.6	1.00												
		W3		31.3	30.7	0.98	3.6	3.6	100%	3.6	100%	1.00	64	18	63	17	0.98	0.94
Ground	R3	W4	Residential	32.3	32.3	1.00												
		W5		32.1	32.1	1.00	5.0	4.9	99%	4.9	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W1-L	Bedroom	35.4	34.1	0.96												
		W1-U					12.1	11.7	97%	11.7	97%	1.00	65	23	65	23	1.00	1.00
First	R2	W2-L	Bedroom	35.4	34.0	0.96												
		W2-U					6.0	5.9	99%	5.9	99%	1.00	65	23	64	22	0.98	0.96
17 Eldart Close																		
Ground	R1	W1-L	Living Room	30.9	29.2	0.94												
		W1-U																
		W2		35.2	33.4	0.95	19.8	19.7	99%	19.7	99%	1.00	69	24	67	22	0.97	0.92

				Vertical Sky Component (VSC)			No-Sky Line (NSL)						Annual Probable Sunlight Hours (APSH) by Room					
Address	Room	Window	Room use	Existing	Proposed	Proportion	Room Area	Existing NSL		Proposed NSL		Proportion Retained	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained		m²	%	m²	%		Total	Winter	Total	Winter	Total	Winter
First	R1	W1-L W1-U	Bedroom	35.5	34.1	0.96	12.1	11.8	97%	11.8	97%	1.00	66	24	65	23	0.98	0.96
First	R2	W2-L W2-U	Bedroom	35.5	34.0	0.96	6.1	6.1	99%	6.1	99%	1.00	66	24	65	23	0.98	0.96
15 Eldart Close																		
Ground	R1	W1 W2-L W2-U	Living Room	35.3 30.9	33.4 29.2	0.95 0.94	21.0	20.8	99%	20.8	99%	1.00	69	24	67	22	0.97	0.92
First	R1	W1-L W1-U	Bedroom	35.6	34.0	0.96	12.1	11.8	98%	11.4	94%	0.96	67	25	66	24	0.99	0.96
First	R2	W2-L W2-U	Bedroom	35.4	33.8	0.96	6.9	6.9	99%	6.9	99%	1.00	66	25	65	24	0.98	0.96
11 Eldart Close																		
Ground	R1	W1-L W1-U W2	Residential	32.4 69.0	30.4 68.3	0.94 0.99	5.3	5.3	100%	5.3	100%	1.00	77	25	76	24	0.99	0.96
Ground	R2	W3 W4	Test	34.7 72.7	32.2 72.0	0.93 0.99	2.6	2.6	100%	2.6	100%	1.00	83	25	81	23	0.98	0.92
First	R1	W1-L W1-U	Bedroom	35.4	33.8	0.96	11.3	11.0	98%	10.3	91%	0.93	66	25	64	23	0.97	0.92
First	R2	W2-L W2-U	Bedroom	35.2	33.5	0.95	5.7	5.7	99%	5.7	99%	1.00	66	25	64	23	0.97	0.92
9 Eldart Close																		
Ground	R1	W1-L W1-U W2	Residential	32.2 29.1	30.1 27.5	0.93 0.94	15.5	15.4	100%	15.4	100%	1.00	66	22	64	20	0.97	0.91
Ground	R2	W3 W4	Residential	33.5 26.6	33.1 26.6	0.99 1.00	6.5	6.5	100%	6.5	100%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W1-L W1-U	Bedroom	35.0	33.4	0.95	12.1	11.8	98%	11.0	91%	0.93	65	25	63	23	0.97	0.92

				Vertical Sky Component (VSC)			No-Sky Line (NSL)						Annual Probable Sunlight Hours (APSH) by Room					
Address	Room	Window	Room use	Existing	Proposed	Proportion	Room Area	Existing NSL		Proposed NSL		Proportion Retained	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained		m²	%	m²	%		Total	Winter	Total	Winter	Total	Winter
First	R2	W2-L W2-U	Bedroom	35.5	33.8	0.95	6.2	6.1	99%	6.1	99%	1.00	67	25	65	23	0.97	0.92
7 Eldart Close																		
Ground	R1	W1-L	Residential	31.5	30.1	0.96	15.3	15.2	100%	15.2	100%	1.00	69	24	66	21	0.96	0.88
		W1-U W2-L W2-U		29.4	27.3	0.93												
First	R1	W1-L W1-U	Bedroom	35.6	33.9	0.95	12.1	11.8	98%	10.9	90%	0.92	67	25	65	23	0.97	0.92
First	R2	W2-L W2-U	Bedroom	35.6	34.0	0.96	5.9	5.9	99%	5.9	99%	1.00	67	25	63	21	0.94	0.84
5 Eldart Close																		
Ground	R1	W1	Dining Room	33.5	31.5	0.94	11.7	11.7	100%	11.7	100%	1.00	79	26	76	23	0.96	0.88
		W2-L W2-U		32.6	30.7	0.94												
		W3 W4		32.3	30.5	0.94												
				75.8	75.3	0.99												
Ground	R2	W5-L W5-U	LKD	15.6	14.8	0.95	36.4	36.3	100%	36.3	100%	1.00	57	13	55	12	0.96	0.92
		W6		14.6	13.8	0.95												
		W7		35.5	35.5	1.00												
		W8		35.9	35.9	1.00												
		W9		35.1	35.1	1.00												
		W10		35.2	35.2	1.00												
First	R1	W2-L W2-U	Bedroom	35.6	34.1	0.96	10.6	10.3	97%	9.5	90%	0.92	67	25	64	22	0.96	0.88
First	R2	W3-L W3-U	Bedroom	35.6	34.1	0.96	6.0	6.0	100%	6.0	100%	1.00	68	25	66	23	0.97	0.92
3 Eldart Close																		
Ground	R1	W1-L W1-U	Residential	31.8	30.8	0.97	17.2	17.2	100%	17.2	100%	1.00	68	23	67	22	0.99	0.96
		W2-L W2-U		27.9	26.8	0.96												

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)						Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Room Area	Existing NSL		Proposed NSL		Proportion Retained	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained		m ²	%	m ²	%		Total	Winter	Total	Winter	Total	Winter
First	R1	W1-L W1-U	Bedroom	35.6	34.2	0.96	12.1	11.8	98%	11.2	92%	0.94	67	24	66	23	0.99	0.96
First	R2	W2-L W2-U	Bedroom	35.4	34.2	0.96	6.0	6.0	100%	6.0	100%	1.00	66	24	65	23	0.98	0.96
1 Eldart Close																		
Ground	R1	W1 W2 W3	Living Room	32.7 35.1 35.0	32.0 33.9 33.8	0.98 0.97 0.97	19.7	19.6	99%	19.6	99%	1.00	69	23	68	22	0.99	0.96
First	R1	W1-L W1-U	Bedroom	35.4	34.3	0.97	12.1	11.8	98%	11.5	95%	0.97	66	24	64	22	0.97	0.92
First	R2	W2-L W2-U	Bedroom	35.2	34.2	0.97	6.0	6.0	99%	6.0	99%	1.00	66	24	64	22	0.97	0.92
26 Spey Road																		
Ground	R1	W1-L W1-U W3	Living Room	35.4 36.5	31.0 36.5	0.88 1.00	24.9	24.9	100%	24.8	100%	1.00	92	25	91	25	0.99	1.00
Ground	R2	W2	Kitchen	33.3	33.1	0.99	9.7	9.3	96%	9.3	96%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W1-L W1-U	Bedroom	37.4	34.5	0.92	9.7	9.6	99%	9.6	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2-L W2-U	Bedroom	37.4	34.5	0.92	5.8	5.7	98%	5.7	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R3	W3-L W3-U	Bathroom	37.6	37.5	1.00	3.2	3.2	98%	3.2	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R4	W4-L W4-U	Stairwell	37.7	37.6	1.00	5.6	3.5	63%	3.5	63%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
28 Spey Road																		
Ground	R1	W1 W6	Storage	21.7 19.8	20.3 19.8	0.94 1.00	5.6	4.8	87%	4.8	87%	1.00	61	12	61	12	1.00	1.00
Ground	R2	W2 W3	Kitchen	24.1 37.8	23.9 34.1	0.99 0.90	9.8	9.4	96%	9.4	96%	1.00	59	10	60	11	1.02	1.10

[illegible]

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room						
				Existing	Proposed	Proportion	Room Area	Existing NSL		Proposed NSL		Proportion Retained	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained		m²	%	m²	%		Total	Winter	Total	Winter	Total	Winter
Ground	R2	W2-L	Kitchen	37.4	34.3	0.92	16.3	16.3	100%	16.3	100%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
		W2-U		37.7	34.6	0.92												
		W3		37.7	34.6	0.92												
Ground	R2	W4	Kitchen	0.0	0.0	0.00	9.4	0.0	0%	0.0	0%	0.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R3	W5-L	Living Room	2.6	1.8	0.69	25.3	24.9	99%	24.6	97%	0.99	62	19	63	19	1.02	1.00
		W5-U		33.3	33.3	1.00												
First	R1	W1-L	Stairwell	30.5	30.2	0.99	4.3	2.7	63%	2.7	63%	1.00	66	16	66	16	1.00	1.00
		W1-U																
First	R2	W2-L	Bathroom	30.8	30.6	1.00	3.2	3.2	98%	3.2	98%	1.00	69	19	69	19	1.00	1.00
		W2-U																
First	R3	W3-L	Bedroom	37.5	35.9	0.96	5.8	5.7	98%	5.7	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
		W3-U																
First	R4	W4-L	Bedroom	37.5	35.8	0.95	10.0	9.9	99%	9.9	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
		W4-U																
34 Spey Road																		
Ground	R1	W1	Residential	15.5	15.4	1.00	15.3	15.3	100%	15.3	100%	1.00	47	4	50	8	1.06	2.00
		W2		37.2	34.9	0.94												
		W3-L		37.1	34.4	0.93												
		W3-U																
		W4		37.5	35.0	0.93												
		W5		29.2	28.0	0.96												
		W6		74.9	75.3	1.00												
Ground	R2	W7	Living Room	16.6	16.1	0.97	25.0	25.0	100%	25.0	100%	1.00	74	22	75	24	1.01	1.09
		W8		18.2	17.2	0.95												
		W13		34.6	34.6	1.00												
Ground	R3	W9	Kitchen	17.8	16.8	0.94	10.0	9.9	99%	9.9	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
		W10		23.6	22.7	0.96												
Ground	R4	W11	Storage	21.1	20.5	0.97	11.5	4.8	42%	4.8	42%	1.00	26	3	26	3	1.00	1.00
		W12		19.2	19.2	1.00												
First	R1	W1-L	Bedroom	37.0	36.2	0.98	9.7	9.6	99%	9.6	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
	W1-U																	

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)						Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Room Area	Existing NSL		Proposed NSL		Proportion Retained	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained		m²	%	m²	%		Total	Winter	Total	Winter	Total	Winter
First	R2	W2-L W2-U	Bedroom	37.2	36.2	0.97	5.8	5.7	98%	5.7	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R3	W3-L W3-U	Bathroom	30.3	29.6	0.98												
First	R4	W4-L W4-U	Stairwell	30.0	29.6	0.99	4.3	2.8	64%	2.8	64%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
36 Spey Road																		
Ground	R1	W1-L W1-U W4-L W4-U	Living Room	35.1	35.0	1.00	25.0	25.0	100%	25.0	100%	1.00	86	23	91	26	1.06	1.13
				31.8	31.6	0.99												
Ground	R2	W2 W3	Kitchen	18.5	29.6	1.60	10.0	9.9	100%	9.9	100%	1.00	45	4	62	13	1.38	3.25
				35.4	35.8	1.01												
First	R1	W1-L W1-U	Stairwell	30.1	36.2	1.20	4.3	3.0	69%	3.0	69%	1.01	66	22	76	26	1.15	1.18
First	R2	W2-L W2-U	Bathroom	28.3	36.1	1.28	3.2	2.8	87%	3.2	98%	1.12	63	20	76	26	1.21	1.30
First	R3	W3-L W3-U	Bedroom	35.9	36.4	1.01	5.8	5.7	98%	5.7	98%	1.01	N/F	N/F	N/F	N/F	N/F	N/F
First	R4	W4-L W4-U	Bedroom	36.6	36.3	0.99	9.7	9.6	99%	9.6	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
23 Leven Street																		
Ground	R1	W1	Kitchen	36.9	35.8	0.97	8.3	8.0	97%	8.0	97%	1.00	69	23	70	24	1.01	1.04
Ground	R2	W2 W3	Hallway	36.8	35.5	0.97	5.7	4.3	76%	4.3	76%	1.00	68	23	68	24	1.00	1.04
				36.8	35.5	0.97												
Ground	R3	W4	Bathroom	35.7	34.4	0.96	1.8	1.6	87%	1.6	87%	1.00	69	24	68	24	0.99	1.00
First	R1	W1-L W1-U	Bedroom	35.3	34.5	0.98	6.4	6.3	99%	6.3	99%	1.00	61	22	62	23	1.02	1.05
First	R2	W2	Bathroom	32.3	31.4	0.97	4.0	3.4	85%	3.4	85%	1.00	57	21	57	21	1.00	1.00

				Vertical Sky Component (VSC)			No-Sky Line (NSL)						Annual Probable Sunlight Hours (APSH) by Room					
Address	Room	Window	Room use	Existing	Proposed	Proportion	Room	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained		Area	m²	%	m²		%	Retained	Total	Winter	Total	Winter
25 Leven Street																		
Ground	R1	W1	Bathroom	37.2	35.8	0.96	1.8	1.6	90%	1.6	90%	1.00	70	24	69	24	0.99	1.00
Ground	R2	W2	Hallway	37.1	35.6	0.96	5.7	4.3	77%	4.3	76%	1.00	70	24	69	24	0.99	1.00
		W3		37.1	35.6	0.96												
Ground	R3	W4	Kitchen	37.2	35.6	0.96	13.2	12.9	98%	12.9	98%	1.00	70	24	70	24	1.00	1.00
First	R1	W1	Bathroom	38.5	37.5	0.98	4.0	3.6	89%	3.6	89%	1.00	70	24	70	24	1.00	1.00
First	R2	W2-L	Bedroom	38.2	37.1	0.97	8.1	8.0	98%	8.0	98%	1.00	70	24	70	24	1.00	1.00
		W2-U																
27 Leven Street																		
Ground	R1	W1	Kitchen	36.3	34.4	0.95	4.8	4.6	96%	4.6	96%	1.00	64	21	63	20	0.98	0.95
Ground	R2	W2	Hallway	36.6	34.6	0.95	3.2	3.2	100%	3.2	100%	1.00	68	23	67	22	0.99	0.96
		W3		36.7	34.7	0.94												
Ground	R3	W4	Bathroom	36.8	34.7	0.94	1.4	1.2	86%	1.2	86%	1.00	68	23	66	22	0.97	0.96
First	R1	W1-L	Bedroom	35.3	33.9	0.96	7.8	7.5	96%	7.5	96%	1.00	61	22	61	22	1.00	1.00
		W1-U																
29 Leven Street																		
Ground	R1	W1	Bathroom	36.9	34.7	0.94	1.5	1.4	90%	1.4	90%	1.00	68	23	66	22	0.97	0.96
Ground	R2	W2	Hallway	36.8	34.5	0.94	4.6	3.7	80%	3.7	80%	0.99	69	24	65	21	0.94	0.88
		W3		36.8	34.5	0.94												
Ground	R3	W4	Kitchen	36.9	34.5	0.93	5.7	5.5	97%	5.5	97%	1.00	69	24	65	21	0.94	0.88
First	R1	W1-L	Bedroom	35.3	33.7	0.95	7.6	7.4	96%	7.4	96%	1.00	61	22	60	21	0.98	0.95
		W1-U																
31 Leven Street																		
Ground	R1	W1	Kitchen	36.9	34.1	0.92	8.7	8.4	97%	8.0	92%	0.95	69	24	65	21	0.94	0.88
Ground	R2	W2	Hallway	36.8	33.8	0.92	4.4	4.4	100%	4.1	93%	0.93	69	24	65	21	0.94	0.88
		W3		36.7	33.7	0.92												

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)						Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Room Area	Existing NSL		Proposed NSL		Proportion Retained	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained		m²	%	m²	%		Total	Winter	Total	Winter	Total	Winter
Ground	R3	W4	Bathroom	35.8	32.8	0.92	1.4	1.2	87%	1.2	87%	1.00	69	24	65	21	0.94	0.88
First	R1	W1-L W1-U	Bedroom	35.2	33.2	0.94	7.0	6.9	99%	6.9	99%	1.00	61	22	59	20	0.97	0.91
First	R2	W2	Bathroom	32.4	30.4	0.94	3.2	2.7	85%	2.7	85%	1.00	57	21	55	19	0.96	0.90
33 Leven Street																		
Ground	R1	W1	Kitchen	37.1	33.6	0.91	12.7	12.4	98%	10.9	86%	0.88	70	24	66	21	0.94	0.88
Ground	R2	W2 W3	Hallway	37.0 37.0	33.3 33.3	0.90 0.90	5.5	4.4	80%	4.0	72%	0.90	70	24	66	21	0.94	0.88
Ground	R3	W4	Bathroom	37.2	33.4	0.90	1.4	1.3	89%	1.3	89%	1.00	70	24	67	21	0.96	0.88
First	R1	W1-L W1-U	Bedroom	38.0	35.3	0.93	8.1	8.0	98%	8.0	98%	1.00	70	24	67	21	0.96	0.88
First	R2	W2	Bathroom	38.3	35.7	0.93	3.6	3.2	90%	3.2	90%	1.00	70	24	68	22	0.97	0.92
35 Leven Street																		
Ground	R1	W1	Bathroom	37.2	33.3	0.89	1.4	1.3	88%	1.3	88%	1.00	70	24	67	21	0.96	0.88
Ground	R2	W2 W3	Hallway	37.1 37.1	33.0 33.0	0.89 0.89	5.5	4.4	80%	3.7	67%	0.84	70	24	67	21	0.96	0.88
Ground	R3	W4	Kitchen	37.2	33.0	0.89	12.7	12.4	98%	10.9	85%	0.87	70	24	67	21	0.96	0.88
First	R1	W1	Bathroom	38.3	35.5	0.93	3.6	3.2	90%	3.2	90%	1.00	70	24	68	22	0.97	0.92
First	R2	W2-L W2-U	Bedroom	38.2	34.9	0.91	8.1	8.0	98%	8.0	98%	1.00	70	24	68	22	0.97	0.92
37 Leven Street																		
Ground	R1	W1	Bathroom	35.9	31.5	0.88	1.5	1.3	86%	1.3	86%	1.00	60	20	56	17	0.93	0.85
Ground	R2	W2 W3	Hallway	36.7 36.7	32.2 32.2	0.88 0.88	4.4	4.4	100%	3.5	80%	0.80	66	21	62	18	0.94	0.86
Ground	R3	W4	Kitchen	36.8	32.4	0.88	8.7	8.4	97%	7.5	86%	0.89	67	22	62	18	0.93	0.82
First	R1	W1	Bathroom	32.4	29.2	0.90	3.3	2.8	86%	2.8	86%	1.00	57	21	55	19	0.96	0.90

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room						
				Existing	Proposed	Proportion	Room Area	Existing NSL		Proposed NSL		Proportion Retained	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained		m²	%	m²	%		Total	Winter	Total	Winter	Total	Winter
First	R2	W2-L W2-U	Bedroom	35.3	31.9	0.90	6.9	6.9	99%	6.9	99%	1.00	61	22	59	20	0.97	0.91
39 Leven Street																		
Ground	R1	W1	Residential	36.6	32.1	0.88	4.8	4.6	96%	4.6	96%	1.00	67	22	62	18	0.93	0.82
Ground	R2	W2 W3	Hallway	36.5	32.0	0.88	3.2	3.2	100%	3.2	100%	1.00	68	23	62	18	0.91	0.78
				36.5	32.0	0.88												
Ground	R3	W4	Bathroom	36.5	32.1	0.88	1.4	1.2	86%	1.2	86%	1.00	68	23	63	18	0.93	0.78
First	R1	W1-L W1-U	Bedroom	35.2	31.7	0.90	7.8	7.5	95%	7.5	95%	1.00	61	22	59	20	0.97	0.91
41 Leven Street																		
Ground	R1	W1	Bathroom	36.4	32.1	0.88	1.6	1.3	87%	1.3	87%	1.00	68	23	63	18	0.93	0.78
Ground	R2	W2 W3 W4	Kitchen	36.1	31.8	0.88	9.9	9.4	94%	9.4	94%	1.00	68	23	63	18	0.93	0.78
				36.0	31.7	0.88												
				35.3	31.1	0.88												
First	R1	W1-L W1-U	Bedroom	35.0	31.7	0.90	10.1	9.7	96%	9.7	96%	1.00	61	22	59	20	0.97	0.91
Montague House																		
Ground	R1	W1-L W1-U W2-L W2-U W3-L W3-U W4-L W4-U	Commercial	36.5	32.7	0.90	63.0	62.9	100%	62.9	100%	1.00	70	24	66	20	0.94	0.83
				36.8	33.5	0.91												
				39.0	39.0	1.00												
				39.1	39.1	1.00												
First	R1	W1-L W1-U W2-L W2-U	LKD	9.7	9.2	0.95	17.5	17.2	98%	17.2	98%	1.00	62	23	60	21	0.97	0.91
				25.2	22.1	0.88												
First	R2	W3-L W3-U	Bedroom	38.5	35.4	0.92	14.7	14.3	97%	14.3	97%	1.00	70	24	68	22	0.97	0.92

				Vertical Sky Component (VSC)			No-Sky Line (NSL)						Annual Probable Sunlight Hours (APSH) by Room					
Address	Room	Window	Room use	Existing	Proposed	Proportion	Room Area	Existing NSL		Proposed NSL		Proportion Retained	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained		m²	%	m²	%		Total	Winter	Total	Winter	Total	Winter
First	R3	W4-L W4-U	Bedroom	38.6	35.8	0.93	14.7	14.3	97%	14.3	97%	1.00	70	24	69	23	0.99	0.96
First	R4	W5-L	LKD	25.5	23.3	0.92	17.5	17.3	99%	17.3	99%	1.00	44	15	44	15	1.00	1.00
		W5-U W6-L W6-U		39.6	39.6	1.00												
Second	R1	W1-L	LKD	35.5	35.2	0.99	17.5	17.3	99%	17.3	99%	1.00	95	27	94	26	0.99	0.96
		W1-U W2-L W2-U		25.7	24.1	0.94												
Second	R2	W3-L W3-U	Bedroom	39.1	37.4	0.96	14.7	14.3	97%	14.3	97%	1.00	70	24	69	23	0.99	0.96
Second	R3	W4-L W4-U	Bedroom	39.2	37.6	0.96	14.7	14.3	97%	14.3	97%	1.00	70	24	69	23	0.99	0.96
Second	R4	W5-L	LKD	25.9	24.7	0.95	17.5	17.3	99%	17.3	99%	1.00	44	15	44	15	1.00	1.00
		W5-U W6-L W6-U		39.6	39.6	1.00												
Third	R1	W1-L	LKD	39.5	39.5	1.00	17.5	17.4	100%	17.4	100%	1.00	99	30	99	30	1.00	1.00
		W1-U W2-L W2-U		36.6	36.2	0.99												
Third	R2	W3-L W3-U	Bedroom	39.5	39.0	0.99	14.7	14.3	97%	14.3	97%	1.00	70	24	70	24	1.00	1.00
Third	R3	W4-L W4-U	Bedroom	39.5	39.1	0.99	14.7	14.3	97%	14.3	97%	1.00	70	24	70	24	1.00	1.00
Third	R4	W5-L	LKD	36.6	36.3	0.99	17.5	17.4	99%	17.4	99%	1.00	55	15	55	15	1.00	1.00
		W5-U W6-L W6-U		39.6	39.6	1.00												



Appendix 3

Detailed results of the daylight and sunlight assessment within the proposed development (2022 BRE Assessment)

Project Name: Dee Road Fire Station, Reading
 SDA BS En17037 Analysis - Proposed Scheme
 Date of Analysis: 02/08/2022

							Criteria	
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area
Proposed ATP								
Ground	R1	LKD	38.76	31.05	6.74	22%	150	50%
	R2	Bedroom	14.06	9.69	9.69	100%	100	50%
	R3	Bedroom	13.69	9.48	9.48	100%	100	50%
	R4	Bedroom	8.53	5.32	5.32	100%	100	50%
	R5	LKD	36.76	28.08	5.89	21%	150	50%
First	R1	LKD	21.31	16.13	16.13	100%	150	50%
	R2	Bedroom	11.67	7.93	7.93	100%	100	50%
	R3	LKD	25.32	18.75	18.75	100%	150	50%
	R4	Bedroom	11.59	7.85	7.85	100%	100	50%
	R5	LKD	23.49	17.20	7.93	46%	150	50%
	R6	Bedroom	11.60	7.78	7.78	100%	100	50%
	R7	Bedroom	9.07	5.61	5.61	100%	100	50%
	R8	Bedroom	13.65	9.27	9.27	100%	100	50%
	R9	LKD	28.39	22.21	22.13	100%	150	50%
	R10	Bedroom	12.71	8.73	8.73	100%	100	50%
	R11	Bedroom	8.84	5.44	4.99	92%	100	50%
	R12	Bedroom	12.13	8.25	5.24	64%	100	50%
	R13	Bedroom	12.03	8.16	8.16	100%	100	50%
	R14	LKD	28.03	19.80	8.34	42%	150	50%
	R15	LKD	26.31	19.71	13.81	70%	150	50%
	R16	Bedroom	11.56	7.75	7.75	100%	100	50%
	R17	Bedroom	12.87	8.80	8.80	100%	100	50%

Project Name: Dee Road Fire Station, Reading
SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 02/08/2022

							Criteria	
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area
	R18	Bedroom	11.95	7.97	5.33	67%	100	50%
	R19	Bedroom	8.58	5.12	3.84	75%	100	50%
	R20	LKD	21.31	15.37	6.38	42%	150	50%
	R21	LKD	22.48	16.13	8.09	50%	150	50%
	R22	Bedroom	14.08	9.85	9.85	100%	100	50%
	R23	Bedroom	14.09	9.86	9.86	100%	100	50%
	R24	LKD	22.48	16.13	9.19	57%	150	50%
	R25	LKD	22.47	16.13	7.23	45%	150	50%
	R26	Bedroom	14.08	9.85	9.31	94%	100	50%
	R27	Bedroom	6.99	4.11	4.11	100%	100	50%
Second	R1	LKD	21.31	16.13	16.13	100%	150	50%
	R2	Bedroom	11.67	7.93	7.93	100%	100	50%
	R3	LKD	25.32	18.75	18.75	100%	150	50%
	R4	Bedroom	11.59	7.85	7.85	100%	100	50%
	R5	LKD	23.49	17.20	8.38	49%	150	50%
	R6	Bedroom	11.60	7.78	7.78	100%	100	50%
	R7	Bedroom	9.07	5.61	5.61	100%	100	50%
	R8	Bedroom	13.65	9.27	9.27	100%	100	50%
	R9	LKD	28.39	22.21	22.21	100%	150	50%
	R10	Bedroom	12.71	8.73	8.73	100%	100	50%
	R11	Bedroom	8.84	5.44	5.44	100%	100	50%
	R12	Bedroom	12.12	8.24	8.07	98%	100	50%
	R13	Bedroom	12.03	8.16	8.16	100%	100	50%
	R14	LKD	28.03	19.80	8.51	43%	150	50%
	R15	LKD	26.30	19.71	15.83	80%	150	50%

Project Name: Dee Road Fire Station, Reading
SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 02/08/2022

							Criteria	
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area
	R16	Bedroom	11.55	7.75	7.75	100%	100	50%
	R17	Bedroom	12.86	8.80	8.80	100%	100	50%
	R18	Bedroom	11.95	7.97	7.89	99%	100	50%
	R19	Bedroom	8.58	5.12	5.12	100%	100	50%
	R20	LKD	21.31	15.37	8.64	56%	150	50%
	R21	LKD	22.48	16.13	9.90	61%	150	50%
	R22	Bedroom	14.08	9.85	9.85	100%	100	50%
	R23	Bedroom	14.09	9.86	9.86	100%	100	50%
	R24	LKD	22.48	16.13	12.25	76%	150	50%
	R25	LKD	22.47	16.13	8.80	55%	150	50%
	R26	Bedroom	14.08	9.86	9.86	100%	100	50%
	R27	Bedroom	6.99	4.11	4.11	100%	100	50%
Third	R1	LKD	23.14	16.17	16.17	100%	150	50%
	R2	Bedroom	13.95	9.78	9.78	100%	100	50%
	R3	LKD	23.49	17.20	8.92	52%	150	50%
	R4	Bedroom	11.60	7.78	7.78	100%	100	50%
	R5	Bedroom	9.07	5.61	5.61	100%	100	50%
	R6	Bedroom	13.65	9.26	9.26	100%	100	50%
	R7	LKD	28.39	22.21	22.21	100%	150	50%
	R8	Bedroom	12.71	8.73	8.73	100%	100	50%
	R9	Bedroom	8.89	5.48	5.48	100%	100	50%
	R10	Bedroom	11.58	7.78	7.78	100%	100	50%
	R11	LKD	23.93	17.65	8.90	50%	150	50%
	R12	LKD	21.31	15.37	13.86	90%	150	50%
	R13	Bedroom	8.58	5.12	5.12	100%	100	50%

Project Name: Dee Road Fire Station, Reading
SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 02/08/2022

							Criteria	
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area
	R14	Bedroom	11.95	7.97	7.97	100%	100	50%
	R15	Bedroom	13.60	9.34	9.34	100%	100	50%
	R16	Bedroom	13.07	8.74	8.74	100%	100	50%
	R17	LKD	28.24	21.48	14.73	69%	150	50%
	R18	Bedroom	14.09	9.86	9.86	100%	100	50%
	R19	LKD	22.48	16.13	12.55	78%	150	50%
	R20	LKD	22.48	16.13	10.52	65%	150	50%
	R21	Bedroom	14.09	9.86	9.86	100%	100	50%
Proposed Cobbler A								
Ground	R1	Kitchen	18.35	13.37	13.37	100%	200	50%
	R2	Kitchen	18.35	13.37	13.37	100%	200	50%
	R3	Living Room	14.30	9.89	9.20	93%	150	50%
	R4	Living Room	14.30	9.89	9.89	100%	150	50%
First	R1	Bedroom	11.46	7.75	7.75	100%	100	50%
	R2	Bedroom	11.46	7.75	7.75	100%	100	50%
	R3	Bedroom	8.82	5.57	5.57	100%	100	50%
	R4	Bedroom	7.56	4.53	4.53	100%	100	50%
	R5	Bedroom	7.56	4.53	4.53	100%	100	50%
	R6	Bedroom	8.82	5.57	5.57	100%	100	50%
Proposed Cobbler B								
Ground	R1	Kitchen	18.35	13.37	13.37	100%	200	50%

Project Name: Dee Road Fire Station, Reading
SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 02/08/2022

							Criteria	
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area
First	R2	Kitchen	18.35	13.37	13.37	100%	200	50%
	R3	Living Room	14.30	9.89	7.82	79%	150	50%
	R4	Living Room	14.30	9.89	7.30	74%	150	50%
	R1	Bedroom	11.46	7.75	7.75	100%	100	50%
	R2	Bedroom	11.46	7.75	7.75	100%	100	50%
	R3	Bedroom	8.82	5.57	5.57	100%	100	50%
	R4	Bedroom	7.56	4.53	4.53	100%	100	50%
	R5	Bedroom	7.56	4.53	4.53	100%	100	50%
	R6	Bedroom	8.82	5.57	5.57	100%	100	50%
Proposed Cobbler C								
Ground	R1	Kitchen	18.35	13.37	13.37	100%	200	50%
	R2	Kitchen	18.35	13.37	13.37	100%	200	50%
	R3	Living Room	14.30	9.89	6.35	64%	150	50%
	R4	Living Room	14.30	9.89	6.44	65%	150	50%
First	R1	Bedroom	11.46	7.75	7.75	100%	100	50%
	R2	Bedroom	11.46	7.75	7.75	100%	100	50%
	R3	Bedroom	8.82	5.57	5.57	100%	100	50%
	R4	Bedroom	7.56	4.53	4.53	100%	100	50%
	R5	Bedroom	7.56	4.53	4.53	100%	100	50%
	R6	Bedroom	8.82	5.57	5.57	100%	100	50%
Proposed Cobbler D								

Project Name: Dee Road Fire Station, Reading
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							Criteria	
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area
Ground	R1	Kitchen	18.35	13.37	13.37	100%	200	50%
	R2	Kitchen	18.35	13.37	13.37	100%	200	50%
	R3	Living Room	14.30	9.89	5.58	56%	150	50%
	R4	Living Room	14.30	9.89	5.41	55%	150	50%
First	R1	Bedroom	11.46	7.75	7.75	100%	100	50%
	R2	Bedroom	11.46	7.75	7.75	100%	100	50%
	R3	Bedroom	8.82	5.57	5.57	100%	100	50%
	R4	Bedroom	7.56	4.53	4.53	100%	100	50%
	R5	Bedroom	7.56	4.53	4.53	100%	100	50%
	R6	Bedroom	8.82	5.57	5.57	100%	100	50%
Proposed Cobbler E								
Ground	R1	Living Room	14.30	9.89	9.89	100%	150	50%
	R2	Living Room	14.30	9.89	9.89	100%	150	50%
	R3	Kitchen	18.35	13.37	13.37	100%	200	50%
	R4	Kitchen	18.35	13.37	13.37	100%	200	50%
First	R1	Bedroom	8.82	5.57	5.57	100%	100	50%
	R2	Bedroom	7.56	4.53	4.53	100%	100	50%
	R3	Bedroom	7.56	4.53	4.53	100%	100	50%
	R4	Bedroom	8.82	5.57	5.57	100%	100	50%
	R5	Bedroom	11.46	7.75	7.75	100%	100	50%
	R6	Bedroom	11.46	7.75	7.75	100%	100	50%

Proposed Cobbler F

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							Criteria	
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area
Ground	R1	Living Room	14.30	9.89	9.89	100%	150	50%
	R2	Living Room	14.30	9.89	9.89	100%	150	50%
	R3	Kitchen	18.35	13.37	13.37	100%	200	50%
	R4	Kitchen	18.35	13.37	13.37	100%	200	50%
First	R1	Bedroom	8.82	5.57	5.57	100%	100	50%
	R2	Bedroom	7.56	4.53	4.53	100%	100	50%
	R3	Bedroom	7.56	4.53	4.53	100%	100	50%
	R4	Bedroom	8.82	5.57	5.57	100%	100	50%
	R5	Bedroom	11.46	7.75	7.75	100%	100	50%
	R6	Bedroom	11.46	7.75	7.75	100%	100	50%
Proposed Cobbler G								
Ground	R1	Living Room	14.30	9.89	9.89	100%	150	50%
	R2	Living Room	14.30	9.89	9.89	100%	150	50%
	R3	Kitchen	18.35	13.37	13.37	100%	200	50%
	R4	Kitchen	18.35	13.37	13.37	100%	200	50%
First	R1	Bedroom	8.82	5.57	5.57	100%	100	50%
	R2	Bedroom	7.56	4.53	4.53	100%	100	50%
	R3	Bedroom	7.56	4.53	4.53	100%	100	50%
	R4	Bedroom	8.82	5.57	5.57	100%	100	50%
	R5	Bedroom	11.46	7.75	7.75	100%	100	50%
	R6	Bedroom	11.46	7.75	7.75	100%	100	50%

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							Criteria	
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area
Proposed Cobbler H								
Ground	R1	Living Room	14.30	9.89	9.80	99%	150	50%
	R2	Living Room	14.30	9.89	9.89	100%	150	50%
	R3	Kitchen	18.35	13.37	13.29	99%	200	50%
	R4	Kitchen	18.35	13.37	13.20	99%	200	50%
First	R1	Bedroom	8.82	5.57	5.57	100%	100	50%
	R2	Bedroom	7.56	4.53	4.53	100%	100	50%
	R3	Bedroom	7.56	4.53	4.53	100%	100	50%
	R4	Bedroom	8.82	5.57	5.57	100%	100	50%
	R5	Bedroom	11.46	7.75	7.75	100%	100	50%
	R6	Bedroom	11.46	7.75	7.75	100%	100	50%
Proposed Dexter A								
Ground	R1	Kitchen	11.35	7.51	6.90	92%	200	50%
	R2	Kitchen	11.35	7.51	6.99	93%	200	50%
	R3	Living Room	15.95	11.43	11.43	100%	150	50%
	R4	Living Room	15.95	11.43	11.43	100%	150	50%
First	R1	Bedroom	10.60	6.68	6.68	100%	100	50%
	R2	Bedroom	10.60	6.68	6.68	100%	100	50%
	R3	Bedroom	8.90	5.69	5.69	100%	100	50%
	R4	Bedroom	7.53	4.53	4.53	100%	100	50%
	R5	Bedroom	7.53	4.53	4.53	100%	100	50%
	R6	Bedroom	8.90	5.69	5.69	100%	100	50%

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							Criteria	
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area
Proposed Dexter B								
Ground	R1	Kitchen	11.35	7.51	5.85	78%	200	50%
	R2	Kitchen	11.35	7.51	6.99	93%	200	50%
	R3	Living Room	15.95	11.43	11.35	99%	150	50%
	R4	Living Room	15.95	11.43	10.78	94%	150	50%
First	R1	Bedroom	10.60	6.68	6.68	100%	100	50%
	R2	Bedroom	10.60	6.68	6.68	100%	100	50%
	R3	Bedroom	8.90	5.69	5.69	100%	100	50%
	R4	Bedroom	7.53	4.53	4.53	100%	100	50%
	R5	Bedroom	7.53	4.53	4.53	100%	100	50%
	R6	Bedroom	8.90	5.69	5.69	100%	100	50%
Proposed W&L A								
Ground	R1	Kitchen	17.03	12.18	8.25	68%	200	50%
	R2	Kitchen	17.03	12.18	8.07	66%	200	50%
	R3	Kitchen	17.05	12.20	7.44	61%	200	50%
	R4	Kitchen	17.03	12.18	5.94	49%	200	50%
	R5	Kitchen	17.03	12.18	12.18	100%	200	50%
First	R1	Bedroom	12.03	8.18	8.18	100%	100	50%
	R2	Bedroom	12.03	8.18	8.18	100%	100	50%
	R3	Bedroom	12.03	8.18	8.18	100%	100	50%
	R4	Bedroom	12.03	8.18	8.18	100%	100	50%

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							Criteria	
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area
	R5	Bedroom	12.03	8.18	8.18	100%	100	50%
	R6	Living Room	11.44	7.33	7.33	100%	150	50%
	R7	Living Room	11.44	7.33	7.33	100%	150	50%
	R8	Living Room	11.43	7.32	7.32	100%	150	50%
	R9	Living Room	11.44	7.33	7.33	100%	150	50%
	R10	Living Room	11.44	7.33	7.33	100%	150	50%
Second	R1	Bedroom	11.98	8.14	8.14	100%	100	50%
	R2	Bedroom	11.98	8.14	8.14	100%	100	50%
	R3	Bedroom	11.98	8.14	8.14	100%	100	50%
	R4	Bedroom	11.98	8.14	8.14	100%	100	50%
	R5	Bedroom	11.98	8.14	8.14	100%	100	50%
	R6	Bedroom	10.18	6.57	6.57	100%	100	50%
	R7	Bedroom	10.18	6.57	6.57	100%	100	50%
	R8	Bedroom	10.18	6.57	6.57	100%	100	50%
	R9	Bedroom	10.18	6.57	6.57	100%	100	50%
	R10	Bedroom	10.18	6.57	6.57	100%	100	50%
Proposed W&L B								
Ground	R1	Kitchen	17.03	12.18	10.25	84%	200	50%
	R2	Kitchen	17.03	12.18	5.78	47%	200	50%
	R3	Kitchen	17.03	12.18	7.24	59%	200	50%
	R4	Kitchen	17.03	12.18	8.33	68%	200	50%
First	R1	Bedroom	12.03	8.18	8.18	100%	100	50%
	R2	Bedroom	12.03	8.18	8.18	100%	100	50%

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							Criteria	
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area
	R3	Bedroom	12.03	8.18	8.18	100%	100	50%
	R4	Bedroom	12.03	8.18	8.18	100%	100	50%
	R5	Living Room	11.44	7.33	7.33	100%	150	50%
	R6	Living Room	11.44	7.33	7.33	100%	150	50%
	R7	Living Room	11.44	7.33	7.33	100%	150	50%
	R8	Living Room	11.44	7.33	7.33	100%	150	50%
Second	R1	Bedroom	11.98	8.14	8.14	100%	100	50%
	R2	Bedroom	11.98	8.14	8.14	100%	100	50%
	R3	Bedroom	11.98	8.14	8.14	100%	100	50%
	R4	Bedroom	11.98	8.14	8.14	100%	100	50%
	R5	Bedroom	10.18	6.57	6.57	100%	100	50%
	R6	Bedroom	10.18	6.57	6.57	100%	100	50%
	R7	Bedroom	10.18	6.57	6.57	100%	100	50%
	R8	Bedroom	10.18	6.57	6.57	100%	100	50%
Proposed W&L C								
Ground	R1	Kitchen	17.03	12.18	7.51	62%	200	50%
	R2	Kitchen	17.03	12.18	6.48	53%	200	50%
	R3	Kitchen	17.03	12.18	4.87	40%	200	50%
	R4	Kitchen	17.03	12.18	10.74	88%	200	50%
First	R1	Bedroom	12.03	8.18	8.18	100%	100	50%
	R2	Bedroom	12.03	8.18	8.18	100%	100	50%
	R3	Bedroom	12.03	8.18	8.18	100%	100	50%
	R4	Bedroom	12.03	8.18	8.18	100%	100	50%

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							Criteria	
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area
	R5	Living Room	11.44	7.33	7.33	100%	150	50%
	R6	Living Room	11.44	7.33	7.33	100%	150	50%
	R7	Living Room	11.44	7.33	7.33	100%	150	50%
	R8	Living Room	11.44	7.33	7.33	100%	150	50%
Second	R1	Bedroom	11.98	8.14	8.14	100%	100	50%
	R2	Bedroom	11.98	8.14	8.14	100%	100	50%
	R3	Bedroom	11.98	8.14	8.14	100%	100	50%
	R4	Bedroom	11.98	8.14	8.14	100%	100	50%
	R5	Bedroom	10.18	6.57	6.57	100%	100	50%
	R6	Bedroom	10.18	6.57	6.57	100%	100	50%
	R7	Bedroom	10.18	6.57	6.57	100%	100	50%
	R8	Bedroom	10.18	6.57	6.57	100%	100	50%

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Floor Ref	Room Ref	Room Use	Window Ref	Rating
Proposed ATP				
Ground	R1	LKD	W1	0.8
				0.8
Ground	R2	Bedroom	W2	0
				0
Ground	R3	Bedroom	W3	1.3
				1.3
Ground	R4	Bedroom	W4	0
			W5	0
				0
Ground	R5	LKD	W6	0.3
				0.3
First	R1	LKD	W1	1.5
				1.5
First	R2	Bedroom	W2	0
			W3	0
				0
First	R3	LKD	W4	0.8
			W5	0
				0.8
First	R4	Bedroom	W6	0
			W7	0
				0
First	R5	LKD	W8	0.8
				0.8
First	R6	Bedroom	W9	0
				0
First	R7	Bedroom	W10	0
				0
First	R8	Bedroom	W11	0
			W12	0
				0
First	R9	LKD	W13	0
			W14	0
			W15	0.6
				0.6
First	R10	Bedroom	W16	0
			W17	0
				0
First	R11	Bedroom	W18	0
				0
First	R12	Bedroom	W19	0

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Floor Ref	Room Ref	Room Use	Window Ref	Rating
				0
First	R13	Bedroom	W20	0.6
				0.6
First	R14	LKD	W21	0
			W37	1.9
				1.9
First	R15	LKD	W22	0
			W23	0
			W36	2.2
				2.2
First	R16	Bedroom	W24	0
			W25	0
				0
First	R17	Bedroom	W26	0.6
				0.6
First	R18	Bedroom	W27	0
				0
First	R19	Bedroom	W28	0
				0
First	R20	LKD	W29	0.7
				0.7
First	R21	LKD	W30	3.2
				3.2
First	R22	Bedroom	W31	4.4
				4.4
First	R23	Bedroom	W32	5.5
				5.5
First	R24	LKD	W33	3.2
			W34	0
			W35	0
				3.2
First	R25	LKD	W38	2.8
				2.8
First	R26	Bedroom	W39	3.5
				3.5
First	R27	Bedroom	W40	5.2
				5.2
Second	R1	LKD	W1	1.5
				1.5
Second	R2	Bedroom	W2	0
			W3	0
				0
Second	R3	LKD	W4	0.8
			W5	0

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Floor Ref	Room Ref	Room Use	Window Ref	Rating
				0.8
Second	R4	Bedroom	W6	0
			W7	0
				0
Second	R5	LKD	W8	0.8
				0.8
Second	R6	Bedroom	W9	0
				0
Second	R7	Bedroom	W10	0
				0
Second	R8	Bedroom	W11	0
			W12	0
				0
Second	R9	LKD	W13	0
			W14	0
			W15	0.6
				0.6
Second	R10	Bedroom	W16	0
			W17	0
				0
Second	R11	Bedroom	W18	0
				0
Second	R12	Bedroom	W19	0
				0
Second	R13	Bedroom	W20	0.6
				0.6
Second	R14	LKD	W21	0
			W37	2.9
				2.9
Second	R15	LKD	W22	0
			W23	0
			W36	2.4
				2.4
Second	R16	Bedroom	W24	0
			W25	0
				0
Second	R17	Bedroom	W26	0.6
				0.6
Second	R18	Bedroom	W27	0
				0
Second	R19	Bedroom	W28	0
				0
Second	R20	LKD	W29	0.7
				0.7

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Floor Ref	Room Ref	Room Use	Window Ref	Rating
Second	R21	LKD	W30	3.9
				3.9
Second	R22	Bedroom	W31	4.4
				4.4
Second	R23	Bedroom	W32	5.5
				5.5
Second	R24	LKD	W33	3.2
			W34	0
			W35	0
				3.2
Second	R25	LKD	W38	3.3
				3.3
Second	R26	Bedroom	W39	3.7
				3.7
Second	R27	Bedroom	W40	5.2
				5.2
Third	R1	LKD	W1	5.8
			W2	0.4
			W3	0
			W36	4.3
Third	R2	Bedroom	W4	0.4
				0.4
Third	R3	LKD	W5	0.8
				0.8
Third	R4	Bedroom	W6	0
				0
Third	R5	Bedroom	W7	0
				0
Third	R6	Bedroom	W8	0
			W9	0
				0
Third	R7	LKD	W10	0
			W11	0
			W12	0.6
				0.6
Third	R8	Bedroom	W13	0
			W14	0
				0
Third	R9	Bedroom	W15	0
				0
Third	R10	Bedroom	W16	0
				0
Third	R11	LKD	W17	0.6

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Floor Ref	Room Ref	Room Use	Window Ref	Rating
				0.6
Third	R12	LKD	W18	0
			W19	0
			W20	0
			W33	0
				0
Third	R13	Bedroom	W21	0
				0
Third	R14	Bedroom	W22	0.7
				0.7
Third	R15	Bedroom	W23	0
				0
Third	R16	Bedroom	W24	0
			W25	4.3
				4.3
Third	R17	LKD	W26	4.3
			W27	4.3
			W28	5.8
				9.5
Third	R18	Bedroom	W29	5.5
				5.5
Third	R19	LKD	W30	3.9
			W31	0
			W32	0
				3.9
Third	R20	LKD	W34	3.9
				3.9
Third	R21	Bedroom	W35	4.4
				4.4
Proposed Cobbler A				
Ground	R1	Kitchen	W1	6
			W2	6.7
				6.7
Ground	R2	Kitchen	W3	6.7
			W4	6
				6.7
Ground	R3	Living Room	W5	0.3
				0.3
Ground	R4	Living Room	W6	0.3
			W7	5.3
			W8	5.3
				5.3

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Floor Ref	Room Ref	Room Use	Window Ref	Rating
First	R1	Bedroom	W1	6
				6
First	R2	Bedroom	W2	6
				6
First	R3	Bedroom	W3	0
				0
First	R4	Bedroom	W4	0
				0
First	R5	Bedroom	W5	0
				0
First	R6	Bedroom	W6	0
			W7	4.4
				4.4
Proposed Cobbler B				
Ground	R1	Kitchen	W1	6
			W2	6.7
				6.7
Ground	R2	Kitchen	W3	6.7
			W4	6
				6.7
Ground	R3	Living Room	W5	0.3
				0.3
Ground	R4	Living Room	W6	0.3
			W7	0
			W8	0
				0.3
First	R1	Bedroom	W1	6
				6
First	R2	Bedroom	W2	6
				6
First	R3	Bedroom	W3	0
				0
First	R4	Bedroom	W4	0
				0
First	R5	Bedroom	W5	0
				0
First	R6	Bedroom	W6	0
			W7	0
				0
Proposed Cobbler C				

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Floor Ref	Room Ref	Room Use	Window Ref	Rating
Ground	R1	Kitchen	W1	6
			W2	6.7
				6.7
Ground	R2	Kitchen	W3	6.7
			W4	6
				6.7
Ground	R3	Living Room	W5	0.3
			0.3	
Ground	R4	Living Room	W6	0.3
			W7	0
			W8	0
			0.3	
First	R1	Bedroom	W1	6
			6	
First	R2	Bedroom	W2	6
			6	
First	R3	Bedroom	W3	0
			0	
First	R4	Bedroom	W4	0
			0	
First	R5	Bedroom	W5	0
			0	
First	R6	Bedroom	W6	0
			W7	0
			0	
Proposed Cobbler D				
Ground	R1	Kitchen	W1	6
			W2	6.7
				6.7
Ground	R2	Kitchen	W3	6.5
			W4	5.7
				6.5
Ground	R3	Living Room	W5	0.3
			0.3	
Ground	R4	Living Room	W6	0.3
			W7	0
			W8	0
			0.3	
First	R1	Bedroom	W1	6
			6	
First	R2	Bedroom	W2	6
			6	

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Floor Ref	Room Ref	Room Use	Window Ref	Rating
First	R3	Bedroom	W3	0
				0
First	R4	Bedroom	W4	0
				0
First	R5	Bedroom	W5	0
				0
First	R6	Bedroom	W6	0
			W7	0
				0
Proposed Cobbler E				
Ground	R1	Living Room	W1	6.4
				6.4
Ground	R2	Living Room	W2	6.4
			W3	0.7
			W4	0
				6.4
Ground	R3	Kitchen	W5	0
			W6	0.7
				0.7
Ground	R4	Kitchen	W7	0.6
			W8	0
				0.6
First	R1	Bedroom	W1	6
				6
First	R2	Bedroom	W2	6
				6
First	R3	Bedroom	W3	6
				6
First	R4	Bedroom	W4	6
			W5	0
				6
First	R5	Bedroom	W6	0.3
				0.3
First	R6	Bedroom	W7	0.3
				0.3
Proposed Cobbler F				
Ground	R1	Living Room	W1	6.4
				6.4
Ground	R2	Living Room	W2	6.4
			W3	0.7

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Date: 02/08/2022

Floor Ref	Room Ref	Room Use	Window Ref	Rating	
Ground	R3	Kitchen	W4	0	
				6.4	
			W5	0	
Ground	R4	Kitchen	W6	0.7	
				0.7	
			W7	0.7	
Ground	R4	Kitchen	W8	0	
				0.7	
First	R1	Bedroom	W1	6	
First	R2	Bedroom	W2	6	
				6	
First	R3	Bedroom	W3	6	
First	R4	Bedroom	W4	6	
				0	
				6	
First	R5	Bedroom	W6	0.3	
				0.3	
First	R6	Bedroom	W7	0.3	
				0.3	
Proposed Cobbler G					
Ground	R1	Living Room	W1	6.4	
				6.4	
Ground	R2	Living Room	W2	6.4	
			W3	0.7	
			W4	0	
Ground	R3	Kitchen		6.4	
			W5	0	
			W6	0.7	
Ground	R4	Kitchen		0.7	
			W7	0.7	
			W8	0	
First	R1	Bedroom	W1	6	
				6	
First	R2	Bedroom	W2	6	
				6	
First	R3	Bedroom	W3	6	
				6	
First	R4	Bedroom	W4	6	
					0

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Floor Ref	Room Ref	Room Use	Window Ref	Rating
				6
First	R5	Bedroom	W6	0.3
				0.3
First	R6	Bedroom	W7	0.3
				0.3
Proposed Cobbler H				
Ground	R1	Living Room	W1	6.4
				6.4
Ground	R2	Living Room	W2	6.4
			W3	0.7
			W4	0.7
				6.4
Ground	R3	Kitchen	W5	0
			W6	0.7
				0.7
Ground	R4	Kitchen	W7	0.7
			W8	0
				0.7
First	R1	Bedroom	W1	6
				6
First	R2	Bedroom	W2	6
				6
First	R3	Bedroom	W3	6
				6
First	R4	Bedroom	W4	6
			W5	0
				6
First	R5	Bedroom	W6	0.3
				0.3
First	R6	Bedroom	W7	0.3
				0.3
Proposed Dexter A				
Ground	R1	Kitchen	W1	6.4
				6.4
Ground	R2	Kitchen	W2	6.4
				6.4
Ground	R3	Living Room	W3	0
			W4	0.1
				0.1
Ground	R4	Living Room	W5	0

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Floor Ref	Room Ref	Room Use	Window Ref	Rating
			W6	0
				0
First	R1	Bedroom	W1	6
				6
First	R2	Bedroom	W2	6
				6
First	R3	Bedroom	W3	0
				0
First	R4	Bedroom	W4	0
				0
First	R5	Bedroom	W5	0
				0
First	R6	Bedroom	W6	0
				0
Proposed Dexter B				
Ground	R1	Kitchen	W1	6.4
				6.4
Ground	R2	Kitchen	W2	6.1
				6.1
Ground	R3	Living Room	W3	0
			W4	0.1
				0.1
Ground	R4	Living Room	W5	0.1
			W6	0
				0.1
First	R1	Bedroom	W1	6
				6
First	R2	Bedroom	W2	6
				6
First	R3	Bedroom	W3	0
				0
First	R4	Bedroom	W4	0
				0
First	R5	Bedroom	W5	0
				0
First	R6	Bedroom	W6	0
				0
Proposed W&L A				
Ground	R1	Kitchen	W1	5.9
				5.9

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Floor Ref	Room Ref	Room Use	Window Ref	Rating
Ground	R2	Kitchen	W2	6
				6
Ground	R3	Kitchen	W3	6
				6
Ground	R4	Kitchen	W4	4.2
				4.2
Ground	R5	Kitchen	W5	4.3
			W6	6
				7.9
First	R1	Bedroom	W1	5.7
				5.7
First	R2	Bedroom	W2	5.7
				5.7
First	R3	Bedroom	W3	5.8
				5.8
First	R4	Bedroom	W4	5.7
				5.7
First	R5	Bedroom	W5	4.9
			W6	6
				8.7
First	R6	Living Room	W7	6
			W8	0.1
			W9	0.1
				6
First	R7	Living Room	W10	0.1
			W11	0.1
				0.1
First	R8	Living Room	W12	0.1
			W13	0.1
				0.1
First	R9	Living Room	W14	0.1
			W15	0.1
				0.1
First	R10	Living Room	W16	0.1
			W17	0.1
				0.1
Second	R1	Bedroom	W1	5.1
				5.1
Second	R2	Bedroom	W2	5.1
				5.1
Second	R3	Bedroom	W3	5.1
				5.1
Second	R4	Bedroom	W4	5.1
				5.1

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Floor Ref	Room Ref	Room Use	Window Ref	Rating
Second	R5	Bedroom	W5	5.1
			W6	5.9
				9.5
Second	R6	Bedroom	W7	6
			W8	0.1
			W9	0.1
				6
Second	R7	Bedroom	W10	1.5
				1.5
Second	R8	Bedroom	W11	1.5
				1.5
Second	R9	Bedroom	W12	1.5
				1.5
Second	R10	Bedroom	W13	0.1
			W14	0.1
				0.1
Proposed W&L B				
Ground	R1	Kitchen	W1	5
			W5	0
				5
Ground	R2	Kitchen	W2	3.9
				3.9
Ground	R3	Kitchen	W3	4.7
				4.7
Ground	R4	Kitchen	W4	5.5
				5.5
First	R1	Bedroom	W1	5.7
			W14	0
				5.7
First	R2	Bedroom	W2	4.6
				4.6
First	R3	Bedroom	W3	5.1
				5.1
First	R4	Bedroom	W4	5.7
				5.7
First	R5	Living Room	W5	0.1
			W6	0.1
				0.1
First	R6	Living Room	W7	0.1
			W8	0.1
				0.1
First	R7	Living Room	W9	0.1

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Floor Ref	Room Ref	Room Use	Window Ref	Rating			
First	R8	Living Room	W10	0.1			
				0.1			
			W11	0.1			
			W12	0.1			
Second	R1	Bedroom	W13	0			
				0.1			
			W1	5.1			
			W12	0			
Second	R2	Bedroom		5.1			
			W2	5.1			
				5.1			
				5.1			
Second	R3	Bedroom	W3	5.1			
				5.1			
				5.1			
				5.1			
Second	R4	Bedroom	W4	5.1			
				5.1			
				5.1			
				5.1			
Second	R5	Bedroom	W5	0.1			
				0.1			
			W6	0.1			
				0.1			
Second	R6	Bedroom	W7	1.5			
				1.5			
				1.5			
				1.5			
Second	R7	Bedroom	W8	1.5			
				1.5			
				1.5			
				1.5			
Second	R8	Bedroom	W9	0.1			
				0.1			
			W10	0.1			
			W11	0			
				0.1			
			Proposed W&L C				
			Ground	R1	Kitchen	W1	6
							6
W2	5.8						
	5.8						
Ground	R2	Kitchen	W3	3.9			
				3.9			
				3.9			
				3.9			
Ground	R4	Kitchen	W4	3.6			
				6			
			W5	7.2			
				7.2			
First	R1	Bedroom	W1	5.7			
				5.7			
				5.7			
				5.7			
First	R2	Bedroom	W2	5.7			
				5.7			
				5.7			
				5.7			
First	R3	Bedroom	W3	5.6			
				5.6			
				5.6			
				5.6			

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Floor Ref	Room Ref	Room Use	Window Ref	Rating
First	R4	Bedroom	W4	4.3
			W5	6
				8.1
First	R5	Living Room	W6	6
			W7	0.1
			W8	0.1
				6
First	R6	Living Room	W9	0.1
			W10	0.1
				0.1
First	R7	Living Room	W11	0.1
			W12	0.1
				0.1
First	R8	Living Room	W13	0.1
			W14	0.1
				0.1
Second	R1	Bedroom	W1	5.1
				5.1
Second	R2	Bedroom	W2	5.1
				5.1
Second	R3	Bedroom	W3	5.1
				5.1
Second	R4	Bedroom	W4	5.1
			W5	5.9
				9.5
Second	R5	Bedroom	W6	6
			W7	0.1
			W8	0.1
				6
Second	R6	Bedroom	W9	1.5
				1.5
Second	R7	Bedroom	W10	1.5
				1.5
Second	R8	Bedroom	W11	0.1
			W12	0.1
				0.1



Appendix 4

Detailed results of the daylight and sunlight assessment within the proposed development (2011 BRE Assessment)

Floor	Room	Window	Room Use	Average Daylight Factor (ADF)	Annual Probable Sunlight Hours (APSH) by Room	
				Room Total (%)	Annual APSH	Winter WPSH
Proposed ATP						
Ground	R1	W1-L W1-U	LKD LKD	1.28	10	2
Ground	R2	W2-L W2-U	Bedroom Bedroom	4.20	12	1
Ground	R3	W3-L W3-U	Bedroom Bedroom	4.27	20	2
Ground	R4	W4-L W4-U W5-L W5-U	Bedroom Bedroom Bedroom Bedroom	2.84	5	0
Ground	R5	W6-L W6-U	LKD LKD	1.57	8	0
First	R1	W1-L W1-U	LKD LKD	2.73	18	2
First	R2	W2-L W2-U W3-L W3-U	Bedroom Bedroom Bedroom Bedroom	4.21	11	0
First	R3	W4-L W4-U W5-L W5-U	LKD LKD LKD LKD	2.88	10	2
First	R4	W6-L W6-U W7-L W7-U	Bedroom Bedroom Bedroom Bedroom	4.12	11	0
First	R5	W8-L W8-U	LKD LKD	1.96	10	2
First	R6	W9-L W9-U	Bedroom Bedroom	2.06	5	0
First	R7	W10-L W10-U	Bedroom Bedroom	2.61	11	0
First	R8	W11-L W11-U	Bedroom Bedroom			

Floor	Room	Window	Room Use	Average Daylight Factor (ADF)	Annual Probable Sunlight Hours (APSH) by Room	
				Room Total (%)	Annual APSH	Winter WPSH
First	R9	W12-L	Bedroom	3.68	11	0
		W12-U	Bedroom			
		W13-L	LKD	2.88	13	1
		W13-U	LKD			
		W14-L	LKD			
		W14-U	LKD			
		W15-L	LKD			
		W15-U	LKD			
First	R10	W16-L	Bedroom	3.87	8	0
		W16-U	Bedroom			
		W17-L	Bedroom			
		W17-U	Bedroom			
First	R11	W18-L	Bedroom	2.46	8	0
		W18-U	Bedroom			
First	R12	W19-L	Bedroom	1.85	3	0
		W19-U	Bedroom			
First	R13	W20-L	Bedroom	3.02	7	2
		W20-U	Bedroom			
First	R14	W21-L	LKD	1.70	29	6
		W21-U	LKD			
		W37-L	LKD			
		W37-U	LKD			
First	R15	W22-L	LKD	2.98	23	5
		W22-U	LKD			
		W23-L	LKD			
		W23-U	LKD			
		W36-L	LKD			
		W36-U	LKD			
First	R16	W24-L	Bedroom	3.82	6	0
		W24-U	Bedroom			
		W25-L	Bedroom			
		W25-U	Bedroom			
First	R17	W26-L	Bedroom	2.73	6	2
		W26-U	Bedroom			
First	R18	W27-L	Bedroom	1.65	6	0
		W27-U	Bedroom			
First	R19	W28-L	Bedroom			

Floor	Room	Window	Room Use	Average Daylight Factor (ADF)	Annual Probable Sunlight Hours (APSH) by Room	
				Room Total (%)	Annual APSH	Winter WPSH
First	R20	W28-U	Bedroom	2.05	1	0
		W29-L	LKD	1.77	6	2
		W29-U	LKD			
First	R21	W30-L	LKD	1.81	27	15
		W30-U	LKD			
First	R22	W31-L	Bedroom	2.14	46	15
		W31-U	Bedroom			
First	R23	W32-L	Bedroom	2.13	48	20
		W32-U	Bedroom			
First	R24	W33-L	LKD	2.23	28	16
		W33-U	LKD			
		W34	LKD			
		W35	LKD			
First	R25	W38-L	LKD	1.69	22	14
		W38-U	LKD			
First	R26	W39-L	Bedroom	1.75	33	13
		W39-U	Bedroom			
First	R27	W40-L	Bedroom	3.88	47	17
		W40-U	Bedroom			
Second	R1	W1-L	LKD	3.98	21	2
		W1-U	LKD			
Second	R2	W2-L	Bedroom	4.40	11	0
		W2-U	Bedroom			
		W3-L	Bedroom			
		W3-U	Bedroom			
Second	R3	W4-L	LKD	3.10	11	2
		W4-U	LKD			
		W5-L	LKD			
		W5-U	LKD			
Second	R4	W6-L	Bedroom	4.19	11	0
		W6-U	Bedroom			
		W7-L	Bedroom			
		W7-U	Bedroom			
Second	R5	W8-L	LKD	1.99	10	2
		W8-U	LKD			

Floor	Room	Window	Room Use	Average Daylight Factor (ADF)	Annual Probable Sunlight Hours (APSH) by Room	
				Room Total (%)	Annual APSH	Winter WPSH
Second	R6	W9-L W9-U	Bedroom Bedroom	2.09	5	0
Second	R7	W10-L W10-U	Bedroom Bedroom	2.64	11	0
Second	R8	W11-L W11-U W12-L W12-U	Bedroom Bedroom Bedroom Bedroom	3.74	11	0
Second	R9	W13-L W13-U W14-L W14-U W15-L W15-U	LKD LKD LKD LKD LKD LKD	2.97	14	2
Second	R10	W16-L W16-U W17-L W17-U	Bedroom Bedroom Bedroom Bedroom	4.02	8	0
Second	R11	W18-L W18-U	Bedroom Bedroom	2.56	8	0
Second	R12	W19-L W19-U	Bedroom Bedroom	1.93	3	0
Second	R13	W20-L W20-U	Bedroom Bedroom	3.24	7	2
Second	R14	W21-L W21-U W37-L W37-U	LKD LKD LKD LKD	1.64	33	7
Second	R15	W22-L W22-U W23-L W23-U W36-L W36-U	LKD LKD LKD LKD LKD LKD	2.97	29	5
Second	R16	W24-L W24-U W25-L	Bedroom Bedroom Bedroom			

Floor	Room	Window	Room Use	Average Daylight Factor (ADF)	Annual Probable Sunlight Hours (APSH) by Room	
				Room Total (%)	Annual APSH	Winter WPSH
Second	R17	W25-U	Bedroom	4.01	8	0
		W26-L W26-U	Bedroom Bedroom	2.98	7	2
Second	R18	W27-L W27-U	Bedroom Bedroom	1.77	8	0
		W28-L W28-U	Bedroom Bedroom	2.19	3	0
Second	R20	W29-L W29-U	LKD LKD	2.13	7	2
		W30-L W30-U	LKD LKD	2.11	32	17
Second	R22	W31-L W31-U	Bedroom Bedroom	2.28	47	16
		W32-L W32-U	Bedroom Bedroom	2.24	48	20
Second	R24	W33-L W33-U W34 W35	LKD LKD LKD LKD	2.56	29	16
		W38-L W38-U	LKD LKD	1.84	25	16
Second	R26	W39-L W39-U	Bedroom Bedroom	1.93	38	14
		W40-L W40-U	Bedroom Bedroom	4.20	49	17
Third	R1	W1-L W1-U W2-L W2-U W3-L W3-U W36-L W36-U	LKD LKD LKD LKD LKD LKD LKD LKD	4.35	90	29
		W4-L W4-U	Bedroom Bedroom	2.00	13	0

Floor	Room	Window	Room Use	Average Daylight Factor (ADF)	Annual Probable Sunlight Hours (APSH) by Room	
				Room Total (%)	Annual APSH	Winter WPSH
Third	R3	W5-L W5-U	LKD LKD	2.16	11	2
Third	R4	W6-L W6-U	Bedroom Bedroom	2.11	5	0
Third	R5	W7-L W7-U	Bedroom Bedroom	2.66	11	0
Third	R6	W8-L W8-U W9-L W9-U	Bedroom Bedroom Bedroom Bedroom	3.77	11	0
Third	R7	W10-L W10-U W11-L W11-U W12-L W12-U	LKD LKD LKD LKD LKD LKD	3.29	16	2
Third	R8	W13-L W13-U W14-L W14-U	Bedroom Bedroom Bedroom Bedroom	4.17	8	0
Third	R9	W15-L W15-U	Bedroom Bedroom	2.65	8	0
Third	R10	W16-L W16-U	Bedroom Bedroom	2.07	3	0
Third	R11	W17-L W17-U	LKD LKD	2.07	7	2
Third	R12	W18-L W18-U W19-L W19-U W20-L W20-U W33	LKD LKD LKD LKD LKD LKD LKD	3.89	17	0
Third	R13	W21-L W21-U	Bedroom Bedroom	2.46	2	0
Third	R14	W22-L	Bedroom			

Floor	Room	Window	Room Use	Average Daylight Factor (ADF)	Annual Probable Sunlight Hours (APSH) by Room	
				Room Total (%)	Annual APSH	Winter WPSH
Third	R15	W22-U	Bedroom	3.65	7	2
		W23-L	Bedroom	1.75	8	0
		W23-U	Bedroom			
Third	R16	W24-L	Bedroom	2.19	40	12
		W24-U	Bedroom			
		W25	Bedroom			
Third	R17	W26	LKD	1.72	88	30
		W27	LKD			
		W28-L	LKD			
		W28-U	LKD			
Third	R18	W29-L	Bedroom	2.33	48	20
		W29-U	Bedroom			
Third	R19	W30-L	LKD	2.42	34	17
		W30-U	LKD			
		W31	LKD			
		W32	LKD			
Third	R20	W34-L	LKD	2.15	33	17
		W34-U	LKD			
Third	R21	W35-L	Bedroom	2.20	45	15
		W35-U	Bedroom			
Proposed Cobbler A						
Ground	R1	W1	Kitchen	5.29	64	21
		W2-L	Kitchen			
		W2-U	Kitchen			
Ground	R2	W3-L	Kitchen	5.29	64	21
		W3-U	Kitchen			
		W4	Kitchen			
Ground	R3	W5-L	Living Room	3.49	9	0
		W5-U	Living Room			
Ground	R4	W6-L	Living Room	7.00	44	13
		W6-U	Living Room			
		W7	Living Room			
		W8	Living Room			
First	R1	W1	Bedroom	3.02	48	20

Floor	Room	Window	Room Use	Average Daylight Factor (ADF)	Annual Probable Sunlight Hours (APSH) by Room	
				Room Total (%)	Annual APSH	Winter WPSH
First	R2	W2	Bedroom	3.02	49	21
First	R3	W3-L W3-U	Bedroom Bedroom	2.84	8	0
First	R4	W4	Bedroom	3.29	8	0
First	R5	W5	Bedroom	3.29	8	0
First	R6	W6-L W6-U W7	Bedroom Bedroom Bedroom	3.90	34	12
Proposed Cobbler B						
Ground	R1	W1 W2-L W2-U	Kitchen Kitchen Kitchen	5.18	63	20
Ground	R2	W3-L W3-U W4	Kitchen Kitchen Kitchen	5.19	64	21
Ground	R3	W5-L W5-U	Living Room Living Room	3.46	9	0
Ground	R4	W6-L W6-U	Living Room Living Room	3.44	8	0
First	R1	W1	Bedroom	2.97	48	20
First	R2	W2	Bedroom	2.97	48	20
First	R3	W3-L W3-U	Bedroom Bedroom	2.81	8	0
First	R4	W4	Bedroom	3.25	8	0
First	R5	W5	Bedroom	3.25	8	0
First	R6	W6-L W6-U	Bedroom Bedroom	2.81	8	0
Proposed Cobbler C						
Ground	R1	W1 W2-L W2-U	Kitchen Kitchen Kitchen	5.12	64	21

Floor	Room	Window	Room Use	Average Daylight Factor (ADF)	Annual Probable Sunlight Hours (APSH) by Room	
				Room Total (%)	Annual APSH	Winter WPSH
Ground	R2	W3-L W3-U W4	Kitchen Kitchen Kitchen	5.15	65	22
Ground	R3	W5-L W5-U	Living Room Living Room	3.39	9	0
Ground	R4	W6-L W6-U	Living Room Living Room	3.42	10	0
First	R1	W1	Bedroom	2.94	48	20
First	R2	W2	Bedroom	2.95	49	21
First	R3	W3-L W3-U	Bedroom Bedroom	2.78	8	0
First	R4	W4	Bedroom	3.22	8	0
First	R5	W5	Bedroom	3.22	8	0
First	R6	W6-L W6-U	Bedroom Bedroom	2.79	8	0
Proposed Cobbler D						
Ground	R1	W1 W2-L W2-U	Kitchen Kitchen Kitchen	5.09	64	22
Ground	R2	W3-L W3-U W4	Kitchen Kitchen Kitchen	5.10	64	23
Ground	R3	W5 W6 W7-L W7-U	Living Room Living Room Living Room Living Room	6.63	19	0
Ground	R4	W8-L W8-U	Living Room Living Room	3.33	8	0
First	R1	W1	Bedroom	2.92	49	21
First	R2	W2	Bedroom	2.92	49	21
First	R3	W3	Bedroom			

Floor	Room	Window	Room Use	Average Daylight Factor (ADF)	Annual Probable Sunlight Hours (APSH) by Room	
					Annual APSH	Winter WPSH
				Room Total (%)		
First	R4	W4-L	Bedroom	3.74	11	0
		W4-U	Bedroom			
		W5	Bedroom	3.17	7	0
		First	R5	W6	Bedroom	3.17
First	R6	W7-L	Bedroom	2.74	8	0
		W7-U	Bedroom			
Proposed Cobbler E						
Ground	R1	W1-L	Living Room	7.29	92	26
		W1-U	Living Room			
		W7	Living Room			
		W8	Living Room			
Ground	R2	W2-L	Living Room	3.64	66	23
		W2-U	Living Room			
Ground	R3	W3	Kitchen	5.41	14	1
		W4-L	Kitchen			
		W4-U	Kitchen			
Ground	R4	W5-L	Kitchen	5.39	12	0
		W5-U	Kitchen			
		W6	Kitchen			
First	R1	W1-L	Bedroom	3.96	76	28
		W1-U	Bedroom			
		W7	Bedroom			
First	R2	W2	Bedroom	3.35	56	21
First	R3	W3	Bedroom	3.36	56	21
First	R4	W4-L	Bedroom	2.91	52	21
		W4-U	Bedroom			
First	R5	W5	Bedroom	3.06	8	0
First	R6	W6	Bedroom	3.05	8	0
Proposed Cobbler F						
Ground	R1	W1-L	Living Room	3.61	66	23
		W1-U	Living Room			

Floor	Room	Window	Room Use	Average Daylight Factor (ADF)	Annual Probable Sunlight Hours (APSH) by Room	
				Room Total (%)	Annual APSH	Winter WPSH
Ground	R2	W2-L W2-U	Living Room Living Room	3.62	65	22
Ground	R3	W3 W4-L W4-U	Kitchen Kitchen Kitchen	5.33	13	1
Ground	R4	W5-L W5-U W6	Kitchen Kitchen Kitchen	5.31	13	1
First	R1	W1-L W1-U	Bedroom Bedroom	2.89	52	21
First	R2	W2	Bedroom	3.34	56	21
First	R3	W3	Bedroom	3.34	56	21
First	R4	W4-L W4-U	Bedroom Bedroom	2.90	52	21
First	R5	W5	Bedroom	3.03	8	0
First	R6	W6	Bedroom	3.03	8	0
Proposed Cobbler G						
Ground	R1	W1-L W1-U	Living Room Living Room	3.61	65	22
Ground	R2	W2-L W2-U	Living Room Living Room	3.64	66	23
Ground	R3	W3 W4-L W4-U	Kitchen Kitchen Kitchen	5.33	13	1
Ground	R4	W5-L W5-U W6	Kitchen Kitchen Kitchen	5.31	12	1
First	R1	W1-L W1-U	Bedroom Bedroom	2.89	52	21
First	R2	W2	Bedroom	3.34	56	21
First	R3	W3	Bedroom	3.35	56	21

Floor	Room	Window	Room Use	Average Daylight Factor (ADF)	Annual Probable Sunlight Hours (APSH) by Room	
				Room Total (%)	Annual APSH	Winter WPSH
First	R4	W4-L W4-U	Bedroom Bedroom	2.90	52	21
First	R5	W5	Bedroom	3.03	8	0
First	R6	W6	Bedroom	3.02	8	0
Proposed Cobbler H						
Ground	R1	W1-L W1-U	Living Room Living Room	3.61	66	23
Ground	R2	W2-L W2-U W3 W4	Living Room Living Room Living Room Living Room	6.86	66	23
Ground	R3	W5 W6-L W6-U	Kitchen Kitchen Kitchen	5.17	12	1
Ground	R4	W7-L W7-U W8	Kitchen Kitchen Kitchen	5.20	12	1
First	R1	W1-L W1-U	Bedroom Bedroom	2.88	52	21
First	R2	W2	Bedroom	3.33	56	21
First	R3	W3	Bedroom	3.34	56	21
First	R4	W4-L W4-U W5	Bedroom Bedroom Bedroom	3.87	54	21
First	R5	W6	Bedroom	2.96	8	0
First	R6	W7	Bedroom	2.96	8	0
Proposed Dexter A						
Ground	R1	W1-L W1-U	Kitchen Kitchen	3.44	64	21
Ground	R2	W2-L W2-U	Kitchen Kitchen	3.47	65	22

Floor	Room	Window	Room Use	Average Daylight Factor (ADF)	Annual Probable Sunlight Hours (APSH) by Room	
				Room Total (%)	Annual APSH	Winter WPSH
Ground	R3	W3	Living Room	3.82	10	0
		W4-L	Living Room			
		W4-U	Living Room			
Ground	R4	W5-L	Living Room	3.87	9	0
		W5-U	Living Room			
		W6	Living Room			
First	R1	W1-L	Bedroom	2.91	55	22
		W1-U	Bedroom			
First	R2	W2-L	Bedroom	2.94	54	21
		W2-U	Bedroom			
First	R3	W3	Bedroom	2.03	8	0
First	R4	W4	Bedroom	2.26	8	0
First	R5	W5	Bedroom	2.27	8	0
First	R6	W6	Bedroom	2.06	8	0
Proposed Dexter B						
Ground	R1	W1-L	Kitchen	3.44	63	20
		W1-U	Kitchen			
Ground	R2	W2-L	Kitchen	3.51	64	21
		W2-U	Kitchen			
Ground	R3	W3	Living Room	3.65	9	0
		W4-L	Living Room			
		W4-U	Living Room			
Ground	R4	W5-L	Living Room	3.71	10	0
		W5-U	Living Room			
		W6	Living Room			
First	R1	W1-L	Bedroom	2.91	55	22
		W1-U	Bedroom			
First	R2	W2-L	Bedroom	2.94	55	22
		W2-U	Bedroom			
First	R3	W3	Bedroom	1.97	7	0
First	R4	W4	Bedroom	2.19	7	0

Floor	Room	Window	Room Use	Average Daylight Factor (ADF)	Annual Probable Sunlight Hours (APSH) by Room	
				Room Total (%)	Annual APSH	Winter WPSH
First	R5	W5	Bedroom	2.20	8	0
First	R6	W6	Bedroom	1.99	8	0
Proposed W&L A						
Ground	R1	W1-L W1-U	Kitchen Kitchen	3.83	44	11
Ground	R2	W2-L W2-U	Kitchen Kitchen	3.88	46	12
Ground	R3	W3-L W3-U	Kitchen Kitchen	3.76	44	10
Ground	R4	W4-L W4-U	Kitchen Kitchen	3.63	41	10
Ground	R5	W5-L W5-U W6-L W6-U	Kitchen Kitchen Kitchen Kitchen	6.18	88	25
First	R1	W1	Bedroom	3.16	48	17
First	R2	W2	Bedroom	3.19	50	17
First	R3	W3	Bedroom	3.15	50	18
First	R4	W4	Bedroom	3.12	48	15
First	R5	W5 W6-L W6-U	Bedroom Bedroom Bedroom	5.82	93	27
First	R6	W7-L W7-U W8-L W8-U W9-L W9-U	Living Room Living Room Living Room Living Room Living Room Living Room	6.96	63	21
First	R7	W10-L W10-U W11-L W11-U	Living Room Living Room Living Room Living Room	3.89	12	0
First	R8	W12-L	Living Room			

Floor	Room	Window	Room Use	Average Daylight Factor (ADF)	Annual Probable Sunlight Hours (APSH) by Room	
				Room Total (%)	Annual APSH	Winter WPSH
First	R9	W12-U	Living Room	3.94	11	0
		W13-L	Living Room			
		W13-U	Living Room			
		W14-L	Living Room	3.88	12	0
		W14-U	Living Room			
		W15-L	Living Room			
		W15-U	Living Room			
First	R10	W16-L	Living Room	3.90	12	0
		W16-U	Living Room			
		W17-L	Living Room			
		W17-U	Living Room			
Second	R1	W1-L	Bedroom	2.80	45	19
		W1-U	Bedroom			
Second	R2	W2-L	Bedroom	2.83	45	19
		W2-U	Bedroom			
Second	R3	W3-L	Bedroom	2.83	45	19
		W3-U	Bedroom			
Second	R4	W4-L	Bedroom	2.84	44	18
		W4-U	Bedroom			
Second	R5	W5-L	Bedroom	5.13	85	29
		W5-U	Bedroom			
		W6-L	Bedroom			
		W6-U	Bedroom			
Second	R6	W7-L	Bedroom	6.58	62	21
		W7-U	Bedroom			
		W8-L	Bedroom			
		W8-U	Bedroom			
		W9-L	Bedroom			
		W9-U	Bedroom			
Second	R7	W10-L	Bedroom	5.12	18	2
		W10-U	Bedroom			
Second	R8	W11-L	Bedroom	5.13	19	3
		W11-U	Bedroom			
Second	R9	W12-L	Bedroom	5.12	19	3
		W12-U	Bedroom			
Second	R10	W13-L	Bedroom			

Floor	Room	Window	Room Use	Average Daylight Factor (ADF)	Annual Probable Sunlight Hours (APSH) by Room	
				Room Total (%)	Annual APSH	Winter WPSH
		W13-U	Bedroom			
		W14-L	Bedroom			
		W14-U	Bedroom	3.69	12	0
Proposed W&L B						
Ground	R1	W1-L	Kitchen			
		W1-U	Kitchen			
		W5-L	Kitchen			
		W5-U	Kitchen	5.86	48	12
Ground	R2	W2-L	Kitchen			
		W2-U	Kitchen	3.55	37	8
Ground	R3	W3-L	Kitchen			
		W3-U	Kitchen	3.69	40	11
Ground	R4	W4-L	Kitchen			
		W4-U	Kitchen	3.82	45	13
First	R1	W1	Bedroom			
		W14-L	Bedroom			
		W14-U	Bedroom	5.58	50	17
First	R2	W2	Bedroom	3.07	49	17
First	R3	W3	Bedroom	3.13	49	17
First	R4	W4	Bedroom	3.15	51	19
First	R5	W5-L	Living Room			
		W5-U	Living Room			
		W6-L	Living Room			
		W6-U	Living Room	3.90	12	0
First	R6	W7-L	Living Room			
		W7-U	Living Room			
		W8-L	Living Room			
		W8-U	Living Room	3.86	12	0
First	R7	W9-L	Living Room			
		W9-U	Living Room			
		W10-L	Living Room			
		W10-U	Living Room	3.85	12	0
First	R8	W11-L	Living Room			
		W11-U	Living Room			
		W12-L	Living Room			

Floor	Room	Window	Room Use	Average Daylight Factor (ADF)	Annual Probable Sunlight Hours (APSH) by Room	
				Room Total (%)	Annual APSH	Winter WPSH
		W12-U	Living Room	6.81	20	0
		W13-L	Living Room			
		W13-U	Living Room			
Second	R1	W1-L	Bedroom	5.02	44	18
		W1-U	Bedroom			
		W12-L	Bedroom			
		W12-U	Bedroom			
Second	R2	W2-L	Bedroom	2.79	43	17
		W2-U	Bedroom			
Second	R3	W3-L	Bedroom	2.80	44	18
		W3-U	Bedroom			
Second	R4	W4-L	Bedroom	2.80	44	18
		W4-U	Bedroom			
Second	R5	W5-L	Bedroom	3.69	12	0
		W5-U	Bedroom			
		W6-L	Bedroom			
		W6-U	Bedroom			
Second	R6	W7-L	Bedroom	5.12	18	2
		W7-U	Bedroom			
Second	R7	W8-L	Bedroom	5.12	19	3
		W8-U	Bedroom			
Second	R8	W9-L	Bedroom	6.51	20	0
		W9-U	Bedroom			
		W10-L	Bedroom			
		W10-U	Bedroom			
		W11-L	Bedroom			
		W11-U	Bedroom			
Proposed W&L C						
Ground	R1	W1-L	Kitchen	3.70	42	10
		W1-U	Kitchen			
Ground	R2	W2-L	Kitchen	3.53	39	7
		W2-U	Kitchen			
Ground	R3	W3-L	Kitchen	3.36	37	7
		W3-U	Kitchen			
Ground	R4	W4-L	Kitchen			

Floor	Room	Window	Room Use	Average Daylight Factor (ADF)	Annual Probable Sunlight Hours (APSH) by Room	
				Room Total (%)	Annual APSH	Winter WPSH
		W4-U	Kitchen			
		W5-L	Kitchen			
		W5-U	Kitchen	5.54	77	20
First	R1	W1	Bedroom	3.06	46	17
First	R2	W2	Bedroom	3.02	44	14
First	R3	W3	Bedroom	2.95	47	15
First	R4	W4	Bedroom			
		W5-L	Bedroom			
		W5-U	Bedroom	5.40	89	25
First	R5	W6-L	Living Room			
		W6-U	Living Room			
		W7-L	Living Room			
		W7-U	Living Room			
		W8-L	Living Room			
		W8-U	Living Room	6.73	63	21
First	R6	W9-L	Living Room			
		W9-U	Living Room			
		W10-L	Living Room			
		W10-U	Living Room	3.84	12	0
First	R7	W11-L	Living Room			
		W11-U	Living Room			
		W12-L	Living Room			
		W12-U	Living Room	3.84	12	0
First	R8	W13-L	Living Room			
		W13-U	Living Room			
		W14-L	Living Room			
		W14-U	Living Room	3.87	12	0
Second	R1	W1-L	Bedroom			
		W1-U	Bedroom	2.72	42	19
Second	R2	W2-L	Bedroom			
		W2-U	Bedroom	2.74	43	18
Second	R3	W3-L	Bedroom			
		W3-U	Bedroom	2.72	42	17
Second	R4	W4-L	Bedroom			
		W4-U	Bedroom			
		W5-L	Bedroom			

Floor	Room	Window	Room Use	Average Daylight Factor (ADF)	Annual Probable Sunlight Hours (APSH) by Room	
				Room Total (%)	Annual APSH	Winter WPSH
Second	R5	W5-U	Bedroom	4.90	82	27
		W6-L	Bedroom			
		W6-U	Bedroom			
		W7-L	Bedroom			
		W7-U	Bedroom			
		W8-L	Bedroom			
		W8-U	Bedroom	6.48	62	21
Second	R6	W9-L	Bedroom			
		W9-U	Bedroom	5.12	18	2
Second	R7	W10-L	Bedroom			
		W10-U	Bedroom	5.12	19	3
Second	R8	W11-L	Bedroom			
		W11-U	Bedroom			
		W12-L	Bedroom			
		W12-U	Bedroom	3.68	12	0



Appendix 5

Drawings of the room layouts within the proposed development



Sources of information

DHA Architecture Ltd

Dee Road - Illustrative Model.skp
Received 29/06/2022

2107330-004A Proposed Levels Strategy.
pdf
Received 29/07/2022

APT.dwg
COBBLER.dwg
DEXTER.dwg
LARDNER.dwg
WALKER.dwg
092102-BEL-TV- Planning Layout -
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Project	Dee Road Fire Station Reading RG30 4BT		
Title	Block ATP Ground Floor Room Layout		
Drawn	AP	Checked	--
Date	02/08/2022	Project	5570
Rel no.	01	Prefix	ID01
		Page no.	01



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Project Dee Road Fire Station
Reading
RG30 4BT

Title Block ATP
First Floor
Room Layout

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Date 02/08/2022 Project 5570

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Project	Dee Road Fire Station Reading RG30 4BT		
Title	Block ATP Second Floor Room Layout		
Drawn	AP	Checked	--
Date	02/08/2022	Project	5570
Rel no.	01	Prefix	ID01
		Page no.	03

Sources of information

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NORTH



Project Dee Road Fire Station
Reading
RG30 4BT

Title Block ATP
Third Floor
Room Layout

Drawn AP Checked --

Date 02/08/2022 Project 5570

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Sources of information

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NORTH



Project Dee Road Fire Station
Reading
RG30 4BT

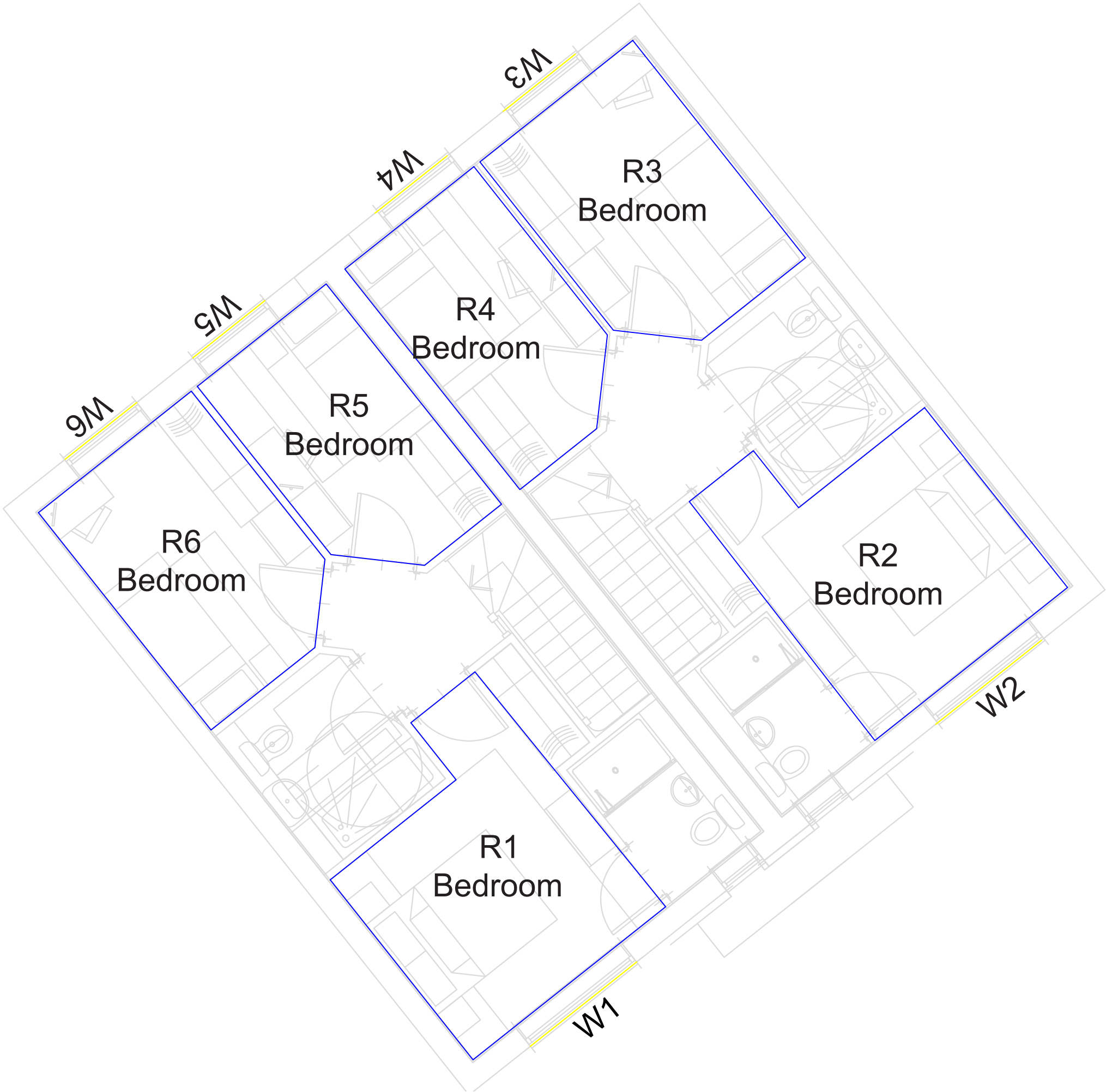
Title Blocks Dexter A and B
Ground Floor
Room Layout

Drawn AP Checked --

Date 02/08/2022 Project 5570

Rel no. 01 Prefix ID01 Page no. 05





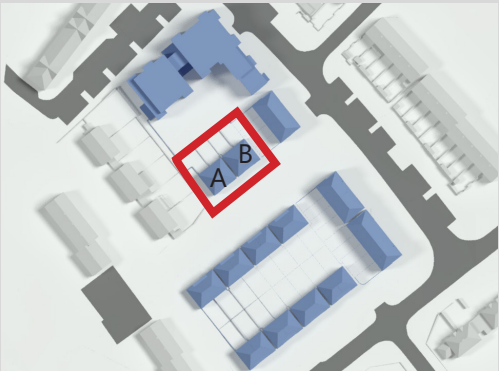
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Project Dee Road Fire Station
Reading
RG30 4BT

Title Blocks Dexter A and B
First Floor
Room Layout

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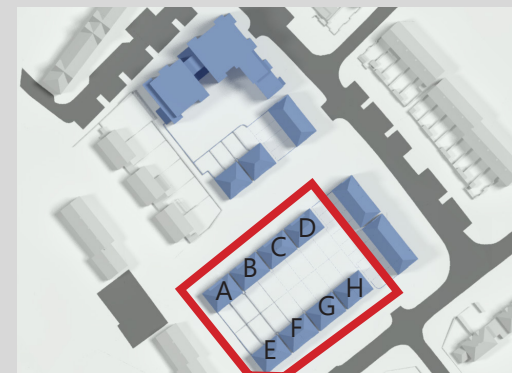
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Project Dee Road Fire Station
Reading
RG30 4BT

Title Block Cobble A
Ground Floor
Room Layout

Drawn AP Checked --

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Rel no. 01 Prefix ID01 Page no. 07



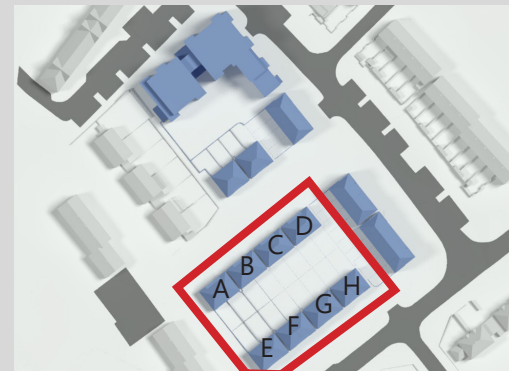
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NORTH



Project Dee Road Fire Station
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Title Block Cobbler A
First Floor
Room Layout

Drawn AP Checked --

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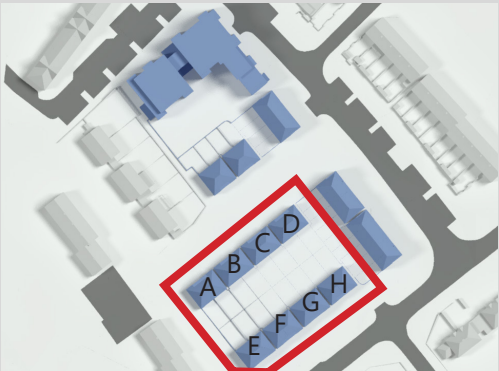
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Ordnance Survey



Project Dee Road Fire Station
Reading
RG30 4BT

Title Blocks Cobbler B and C
Ground Floor
Room Layout

Drawn AP Checked --

Date 02/08/2022 Project 5570

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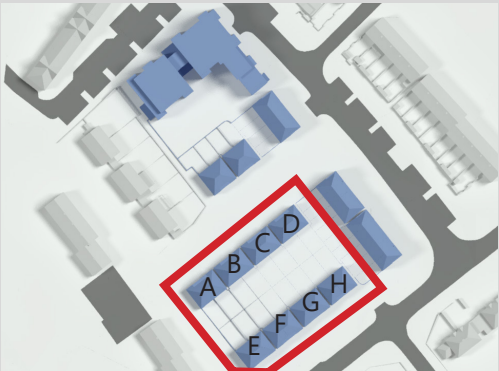
Sources of information

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pdf
Received 29/07/2022

APT.dwg
COBBLER.dwg
DEXTER.dwg
LARDNER.dwg
WALKER.dwg
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Project Dee Road Fire Station
Reading
RG30 4BT

Title Blocks Cobbler B and C
First Floor
Room Layout

Drawn AP Checked --

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Sources of information

DHA Architecture Ltd
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Project Dee Road Fire Station
Reading
RG30 4BT

Title Block Cobbler D
Ground Floor
Room Layout

Drawn AP Checked --

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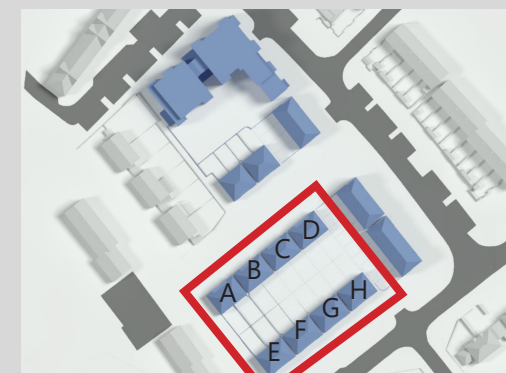
Sources of information

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01.08.22
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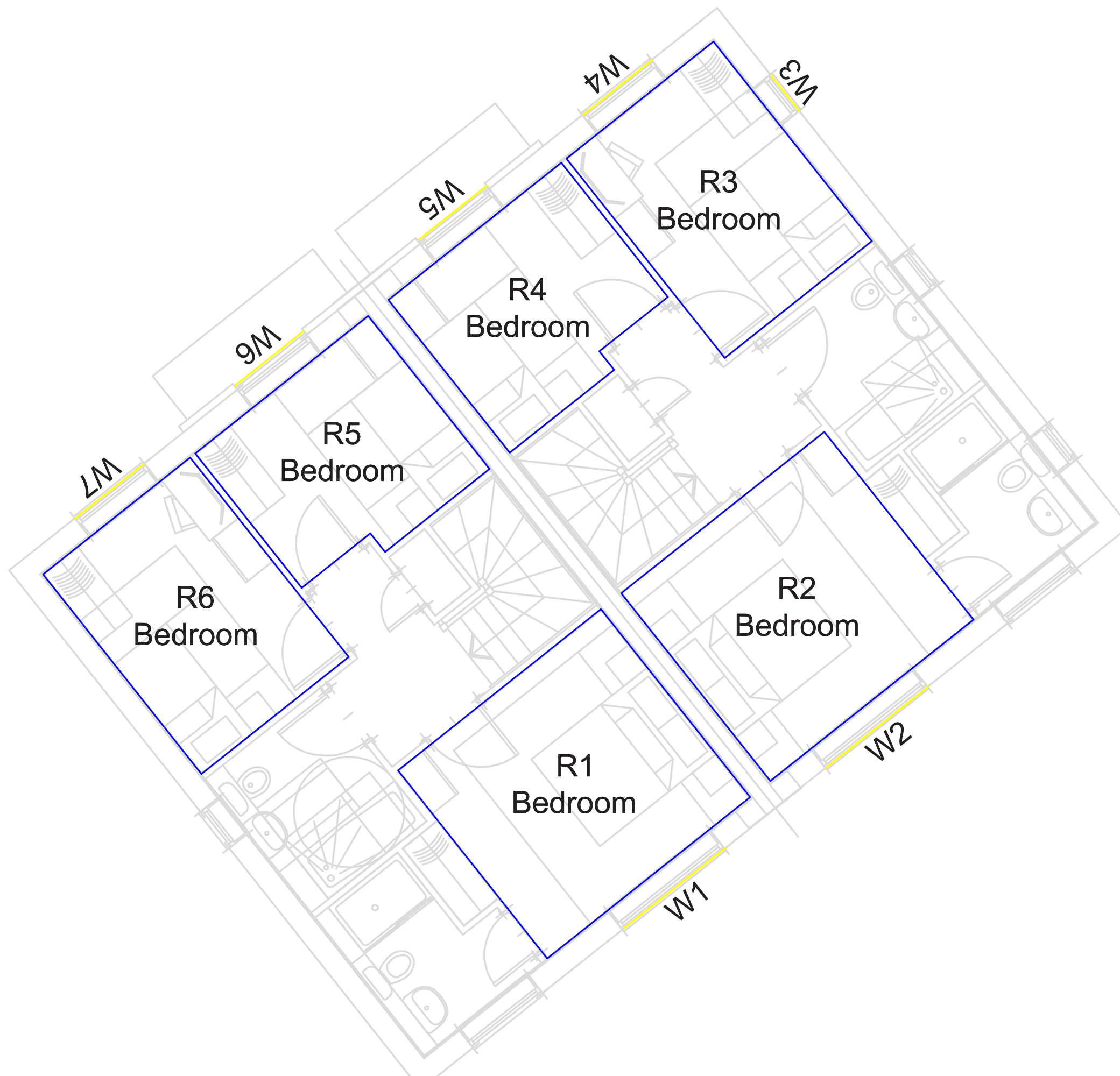
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Reading
RG30 4BT

Title Block Cobble D
First Floor
Room Layout

Drawn AP Checked --

Date 02/08/2022 Project 5570

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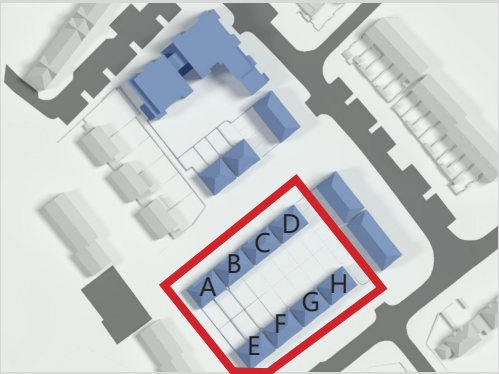
Sources of information

DHA Architecture Ltd
Dee Road - Illustrative Model.skp
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Project Dee Road Fire Station
Reading
RG30 4BT

Title Block Cobbler E
Ground Floor
Room Layout

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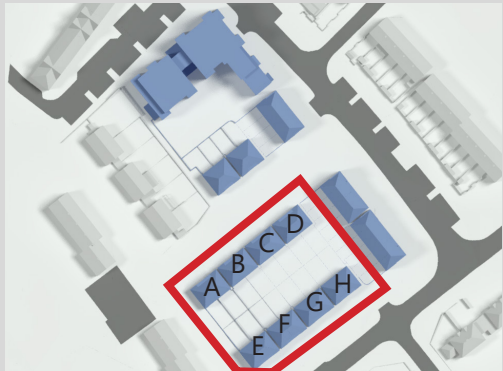
Sources of information

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Project Dee Road Fire Station
Reading
RG30 4BT

Title Block Cobble E
First Floor
Room Layout

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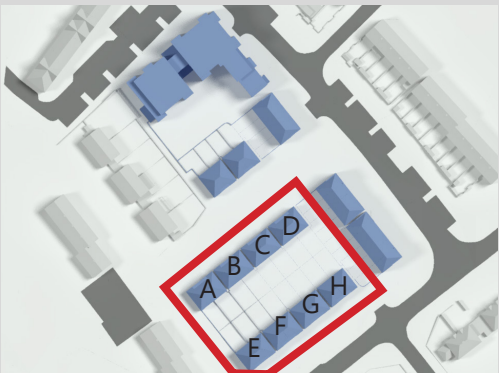
Sources of information

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Project Dee Road Fire Station
Reading
RG30 4BT

Title Blocks Cobbler F and G
Ground Floor
Room Layout

Drawn AP Checked --

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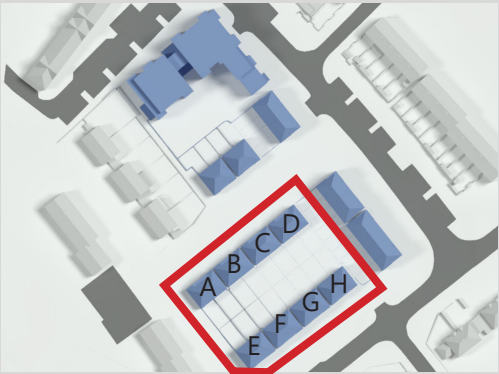
Sources of information

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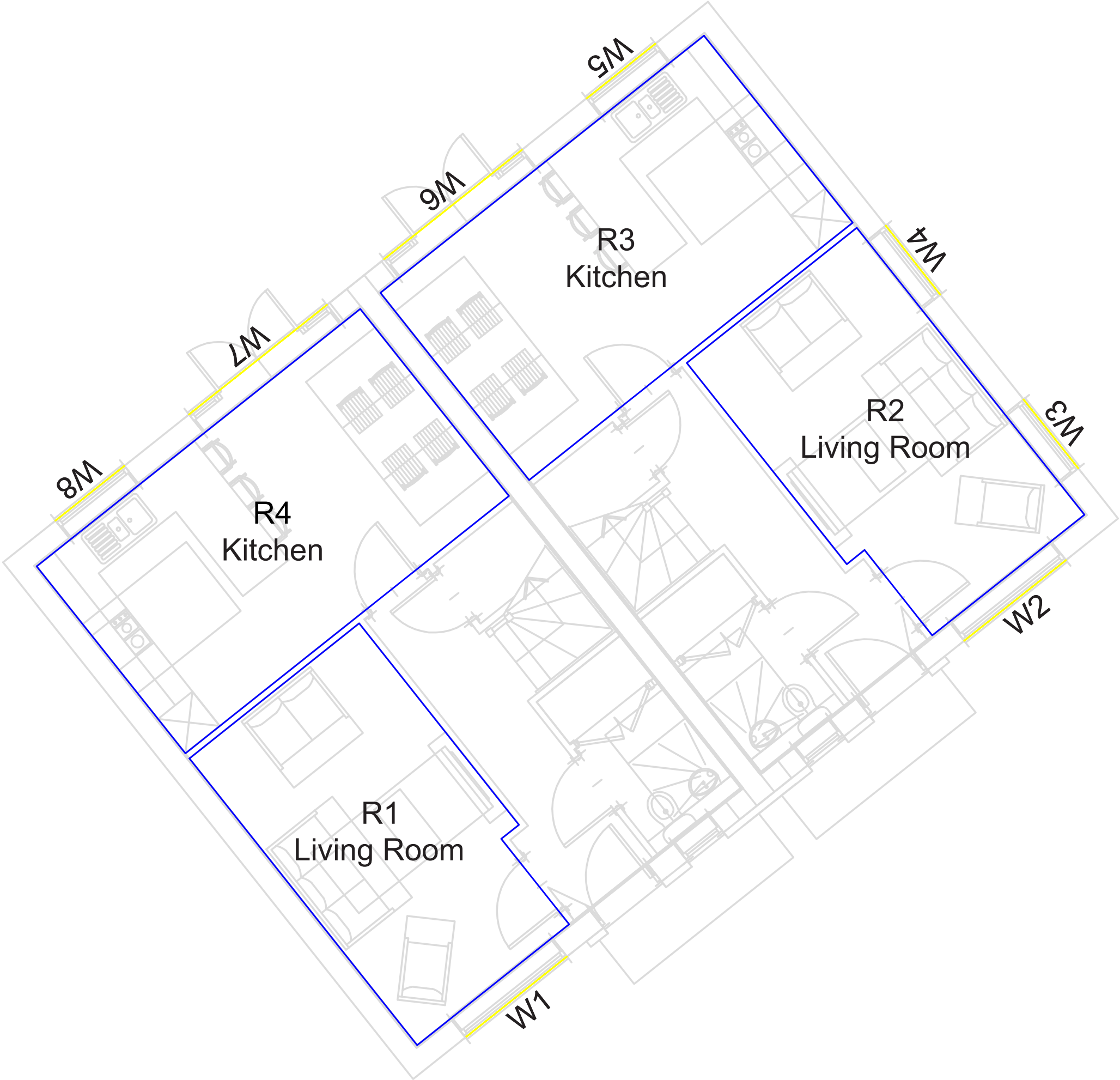
Project Dee Road Fire Station
Reading
RG30 4BT

Title Blocks Cobbler F and G
First Floor
Room Layout

Drawn AP Checked --

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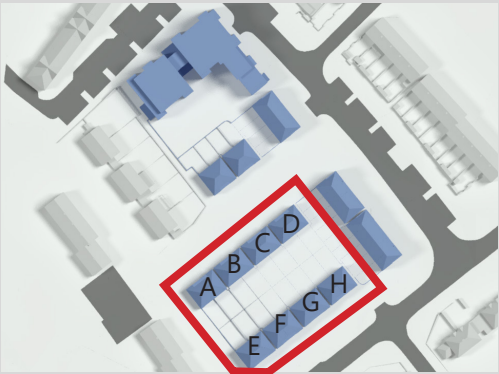
Sources of information

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Reading
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Title Block Cobble H
Ground Floor
Room Layout

Drawn AP Checked --

Date 02/08/2022 Project 5570

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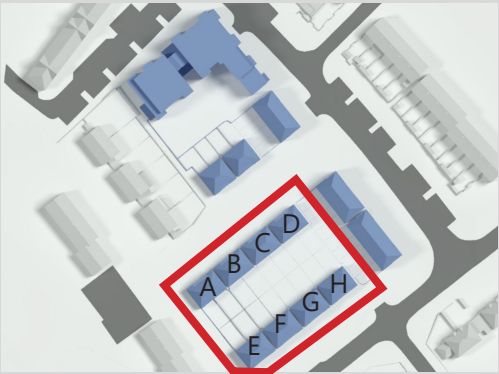
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Project Dee Road Fire Station
Reading
RG30 4BT

Title Block Cobble H
First Floor
Room Layout

Drawn AP Checked --

Date 02/08/2022 Project 5570

Rel no. 01 Prefix ID01 Page no. 18

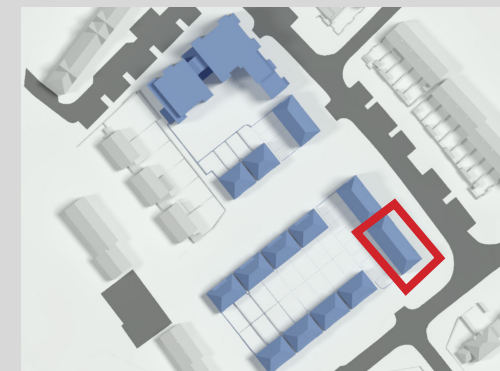
Sources of information

DHA Architecture Ltd
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092102-BEL-TV- Planning Layout -
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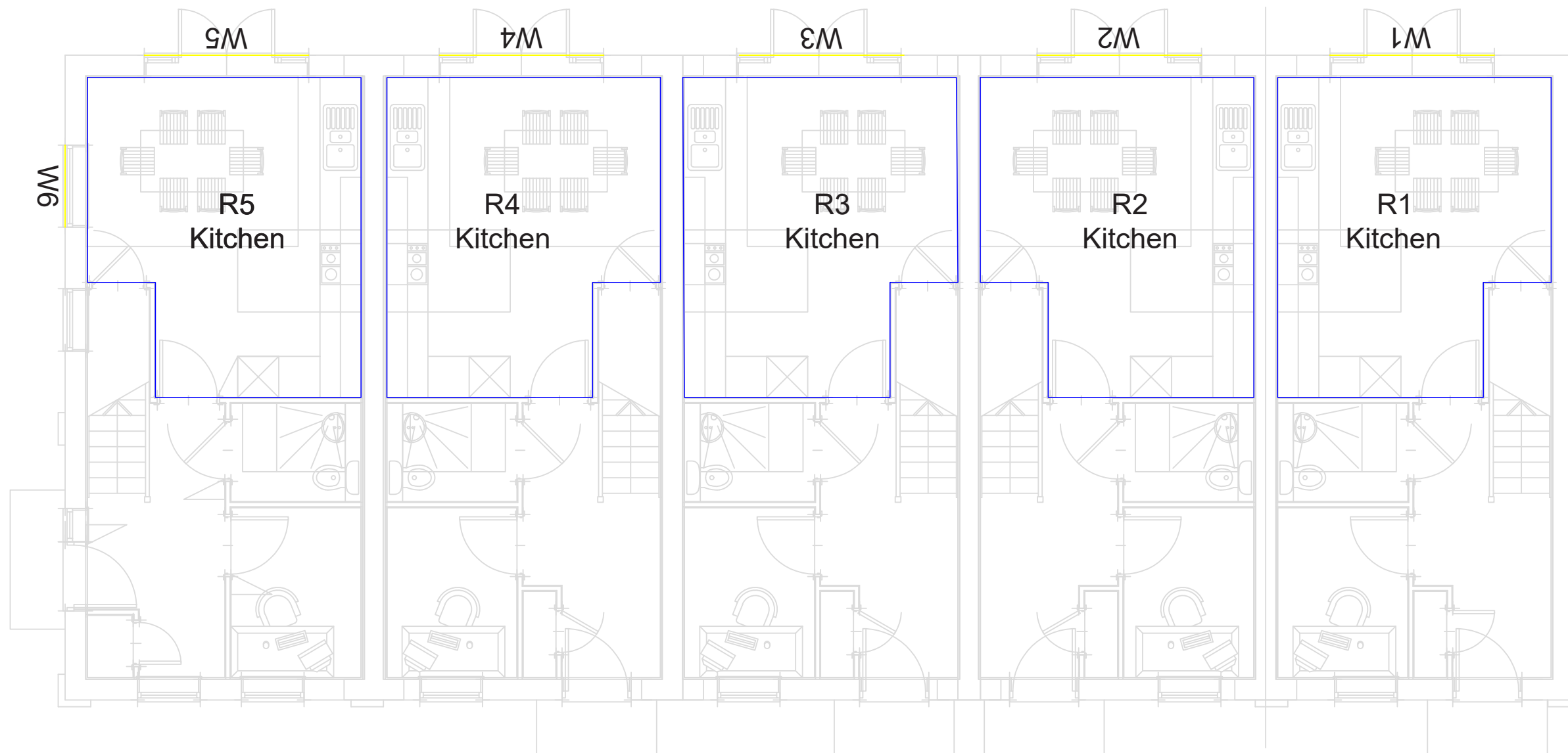
Project Dee Road Fire Station
Reading
RG30 4BT

Title Blocks Walker and Lardner A
Ground Floor
Room Layout

Drawn AP Checked --

Date 02/08/2022 Project 5570

Rel no. 01 Prefix ID01 Page no. 19



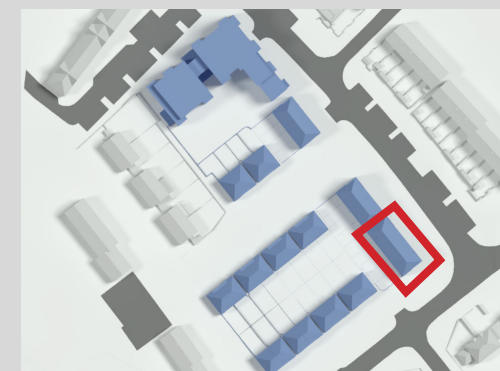
Sources of information

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WALKER.dwg
092102-BEL-TV- Planning Layout -
01.08.22
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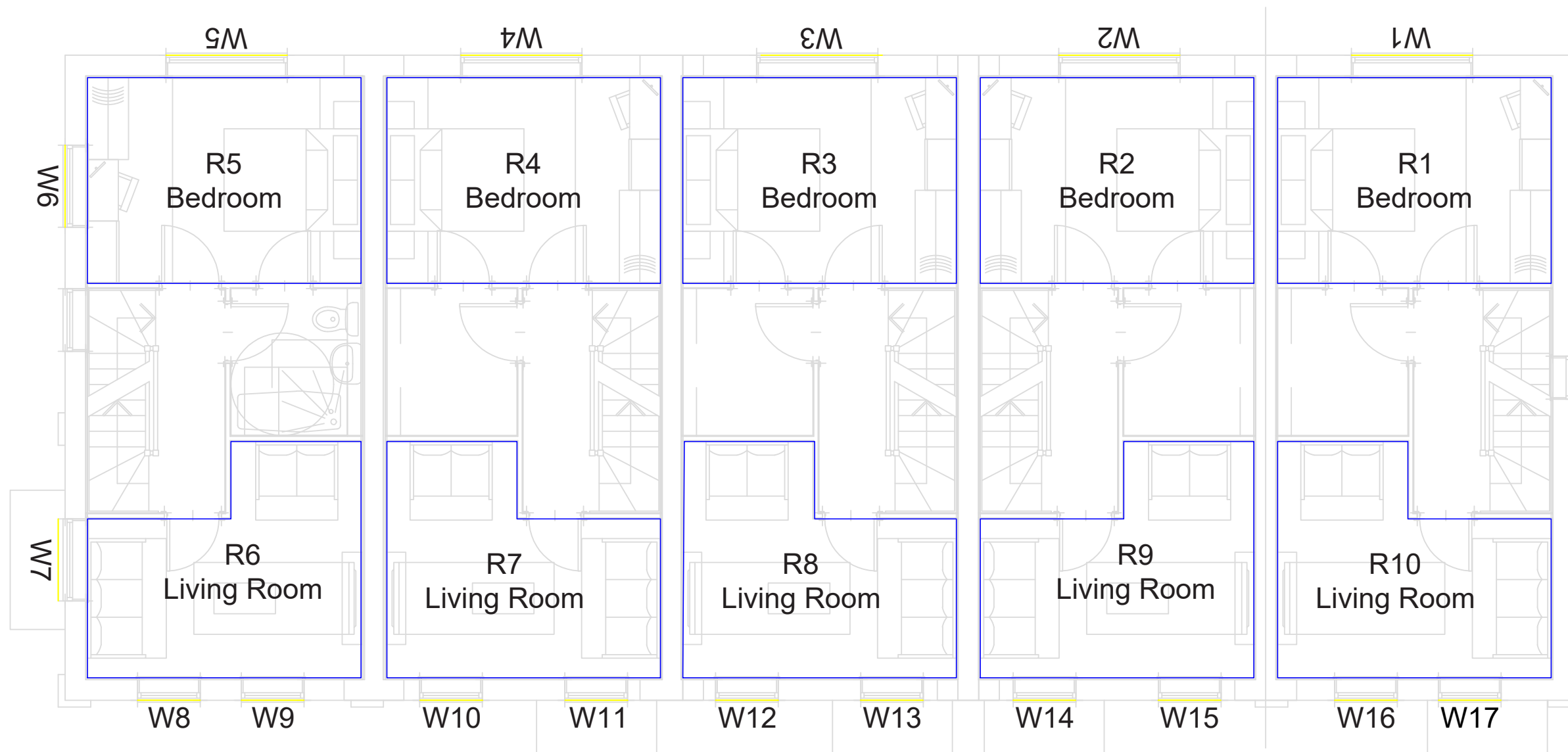
Project Dee Road Fire Station
Reading
RG30 4BT

Title Blocks Walker and Lardner A
First Floor
Room Layout

Drawn AP Checked --

Date 02/08/2022 Project 5570

Rel no. 01 Prefix ID01 Page no. 20



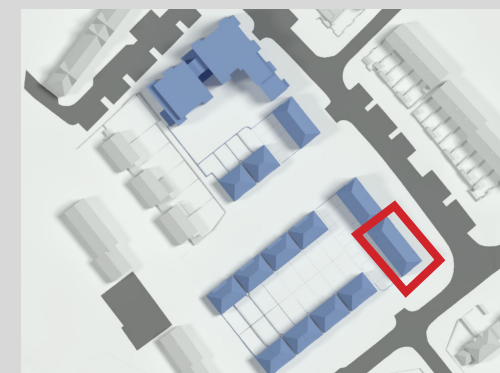
Sources of information

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Dee Road - Illustrative Model.skp
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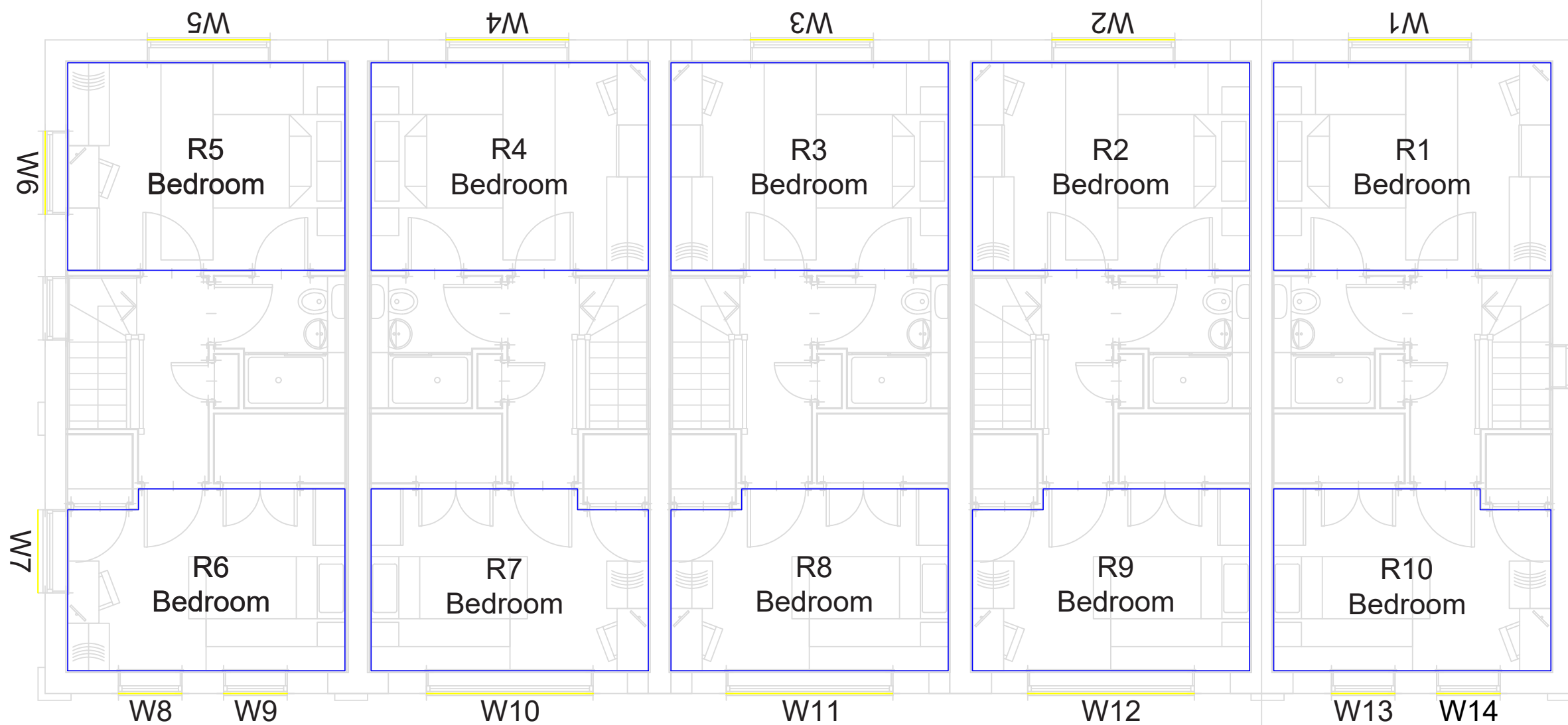
Project Dee Road Fire Station
Reading
RG30 4BT

Title Blocks Walker and Lardner A
Second Floor
Room Layout

Drawn AP Checked --

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DHA Architecture Ltd
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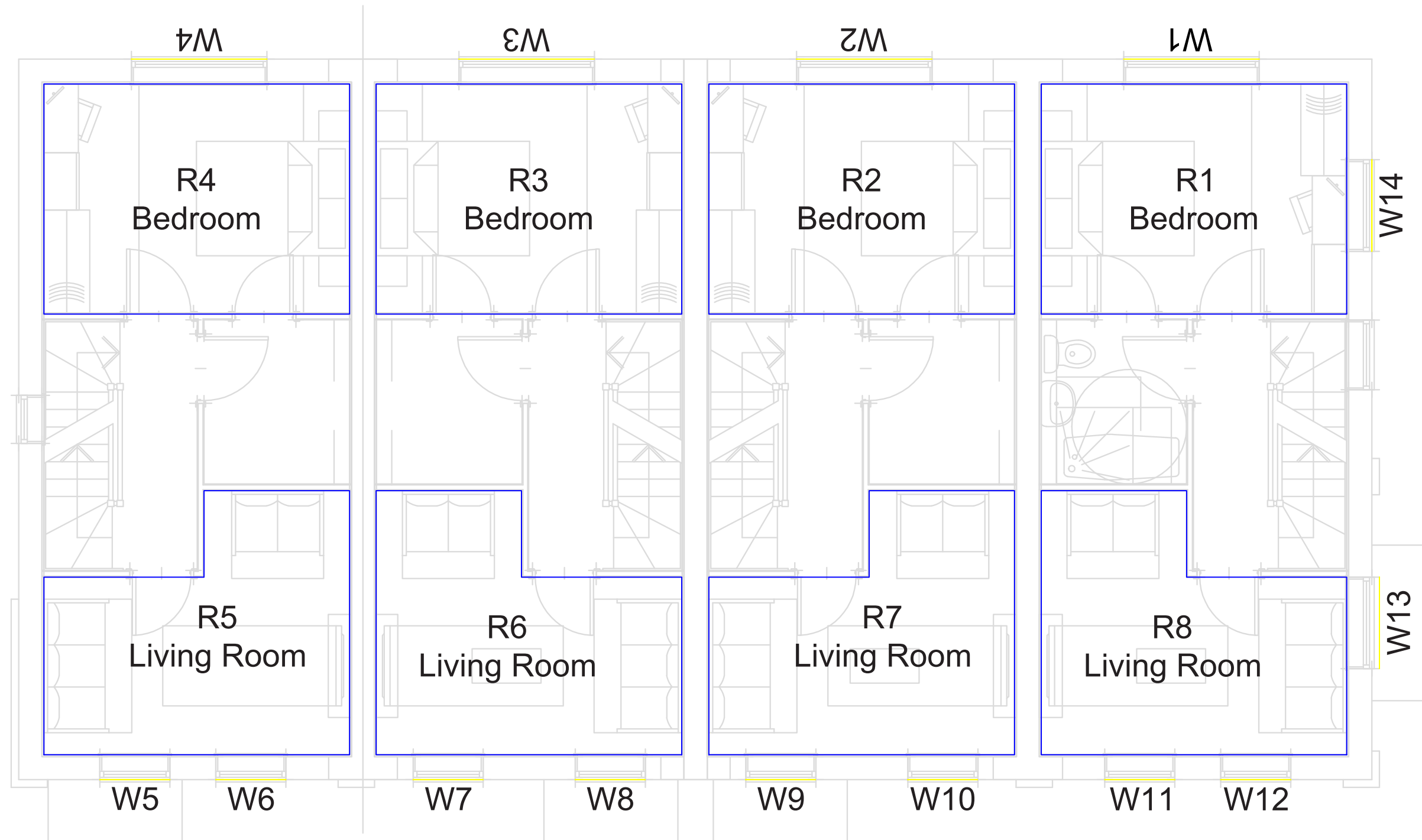
An aerial photograph of a city block. The buildings are rendered in a simplified, blocky style. A red rectangle is drawn around a specific building located in the lower right quadrant of the image. The building is a long, rectangular structure with a flat roof. The surrounding area includes other buildings of various shapes and sizes, as well as streets and parking areas.



Title	Blocks Walker and Lardner B Ground Floor Room Layout
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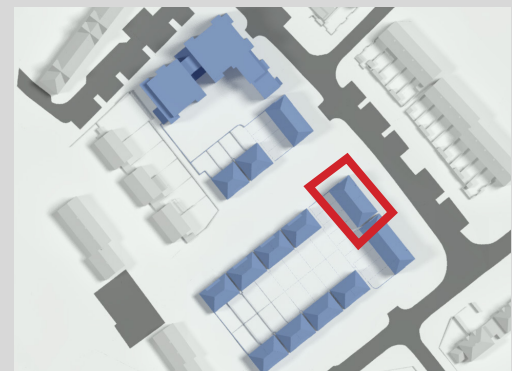
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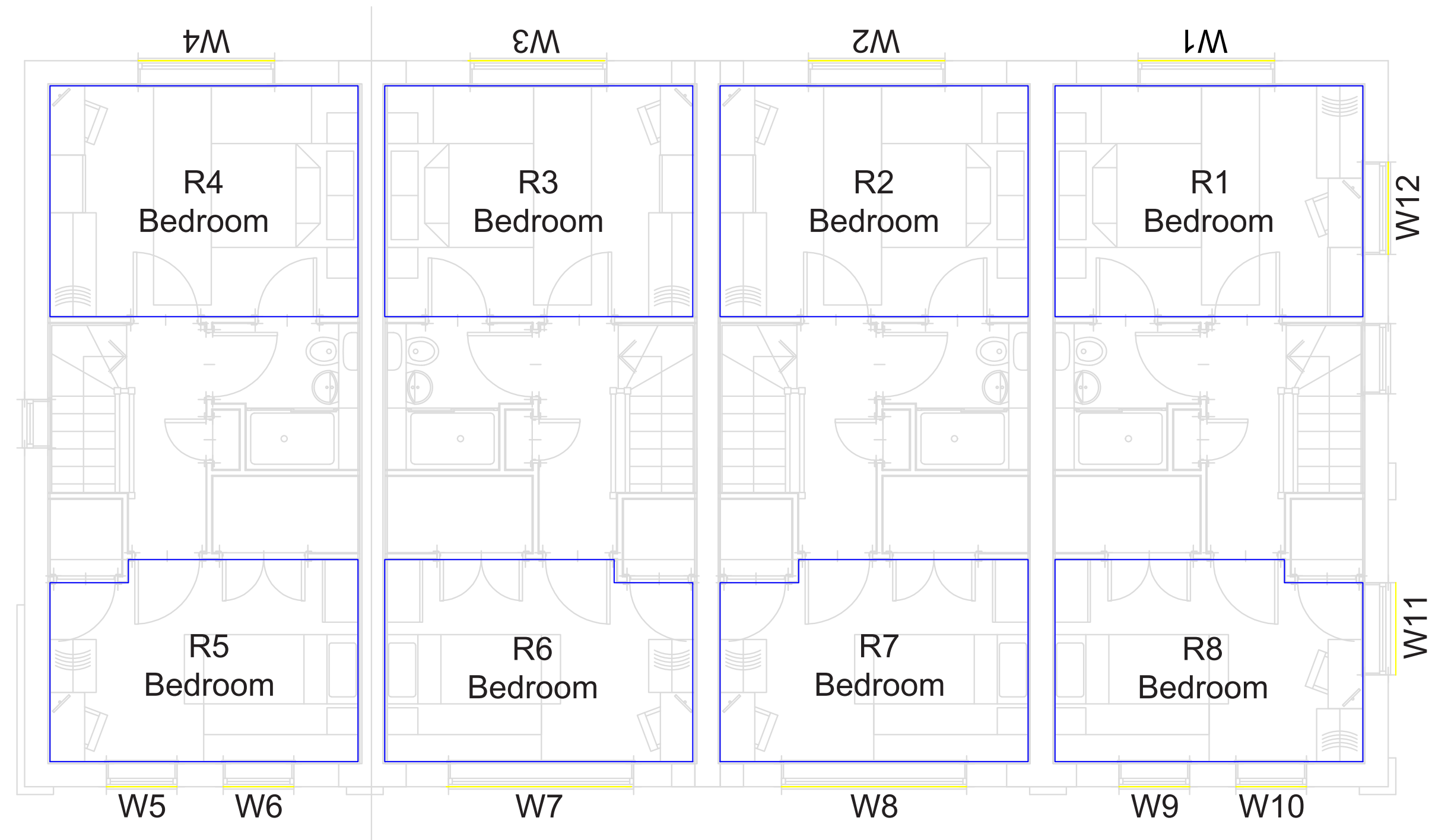
Project Dee Road Fire Station
Reading
RG30 4BT

Title Blocks Walker and Lardner B
First Floor
Room Layout

Drawn AP Checked --

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Rel no. 01 Prefix ID01 Page no. 23



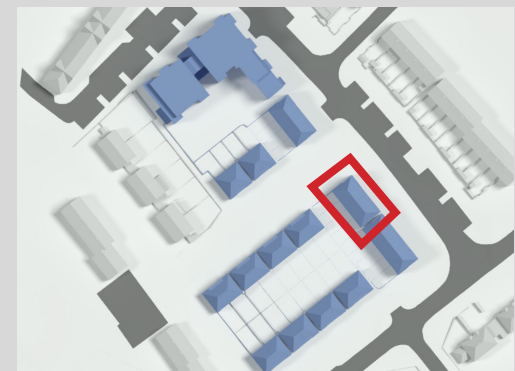
Sources of information

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Dee Road - Illustrative Model.skp
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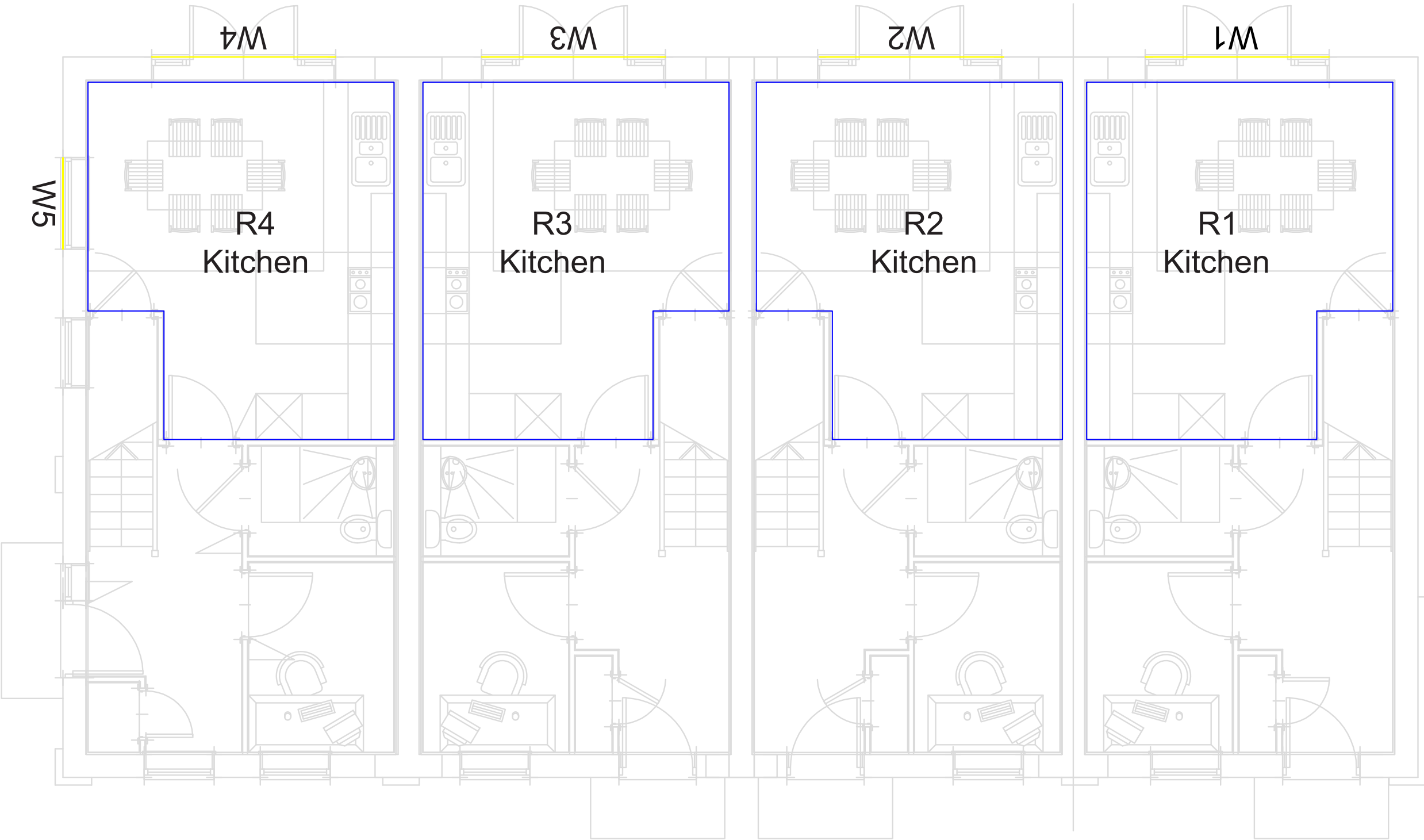
Project Dee Road Fire Station
Reading
RG30 4BT

Title Blocks Walker and Lardner B
Second Floor
Room Layout

Drawn AP Checked --

Date 02/08/2022 Project 5570

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Sources of information

DHA Architecture Ltd
Dee Road - Illustrative Model.skp
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APT.dwg
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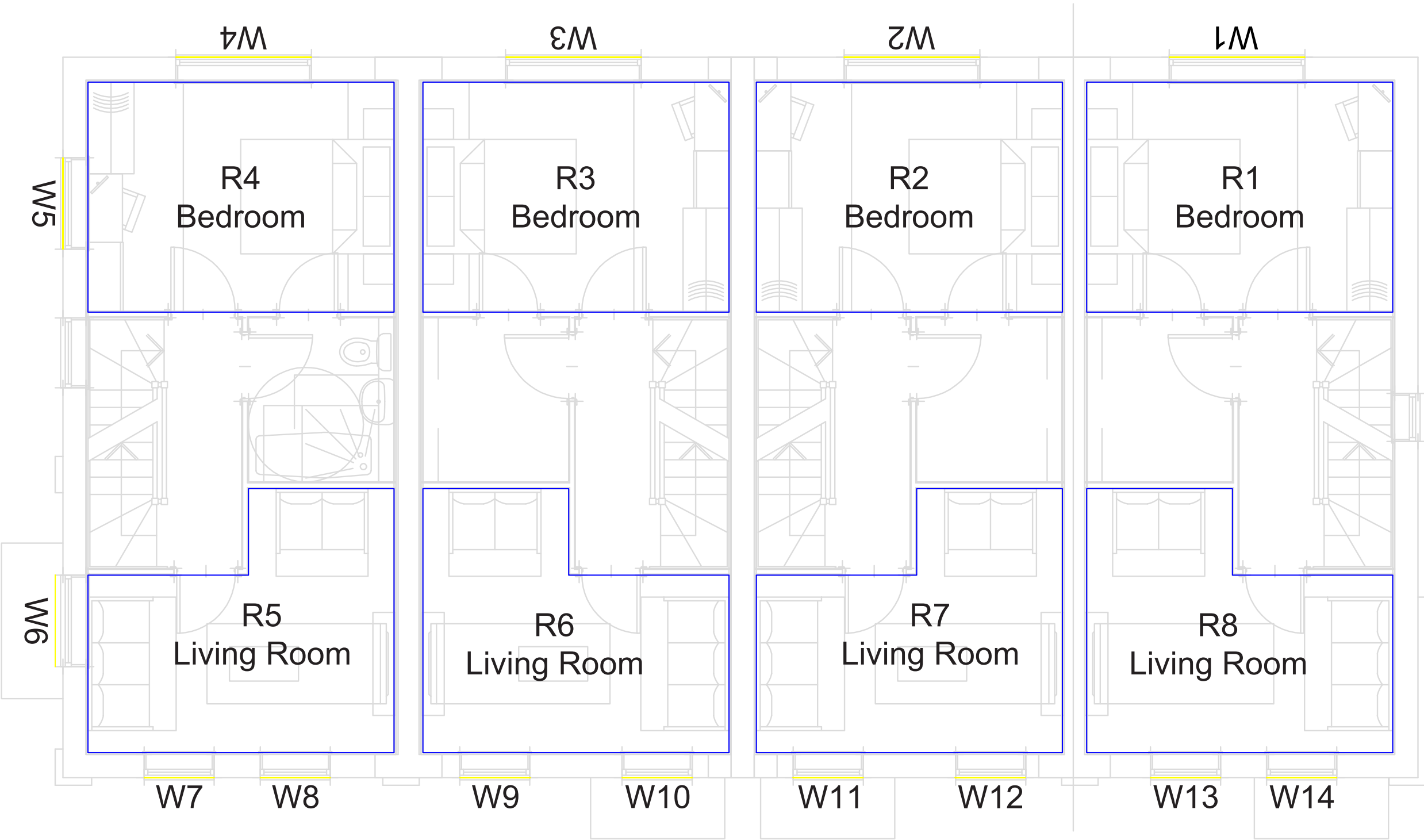
Project Dee Road Fire Station
Reading
RG30 4BT

Title Blocks Walker and Lardner C
Ground Floor
Room Layout

Drawn AP Checked --

Date 02/08/2022 Project 5570

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Sources of information

DHA Architecture Ltd
Dee Road - Illustrative Model.skp
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APT.dwg
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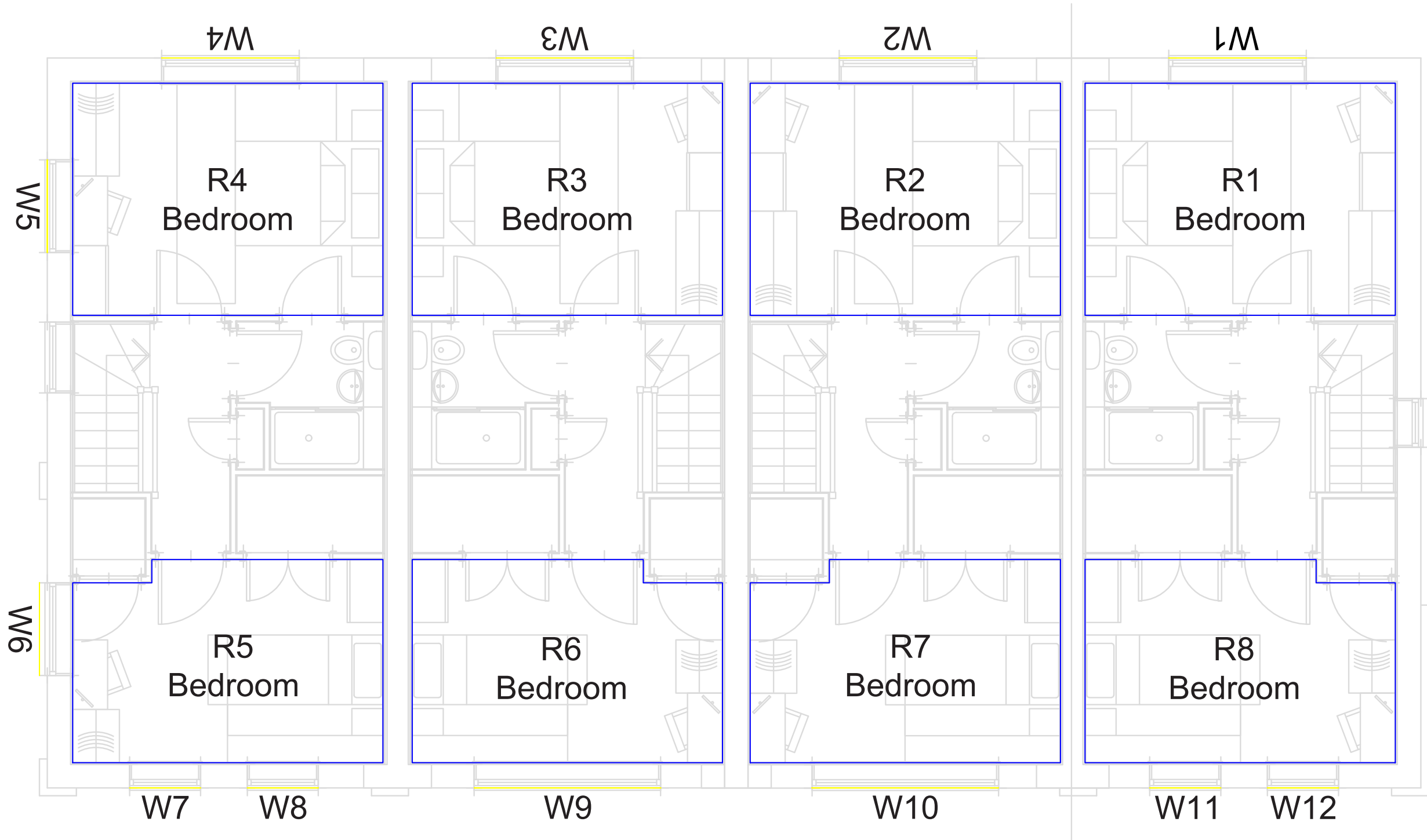
Project Dee Road Fire Station
Reading
RG30 4BT

Title Blocks Walker and Lardner C
First Floor
Room Layout

Drawn AP Checked --

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Sources of information

DHA Architecture Ltd
Dee Road - Illustrative Model.skp
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APT.dwg
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Project	Dee Road Fire Station Reading RG30 4BT		
Title	Blocks Walker and Lardner C Second Floor Room Layout		
Drawn	AP	Checked	--
Date	02/08/2022	Project	5570
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Appendix 6

Results of the sunlight amenity assessments

Sources of information

DHA Architecture Ltd
Dee Road - Illustrative Model.skp
Received 29/06/2022

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Key:

-  Existing building
-  Proposed development
-  Area of assessment
-  Area receiving more than two hours of sun on March 21st
-  Area receiving less than two hours of sun on March 21st

Project Dee Road Fire Station
Reading
RG30 4BT

Title Sunlight Amenity Study
Existing vs Proposed
21st March

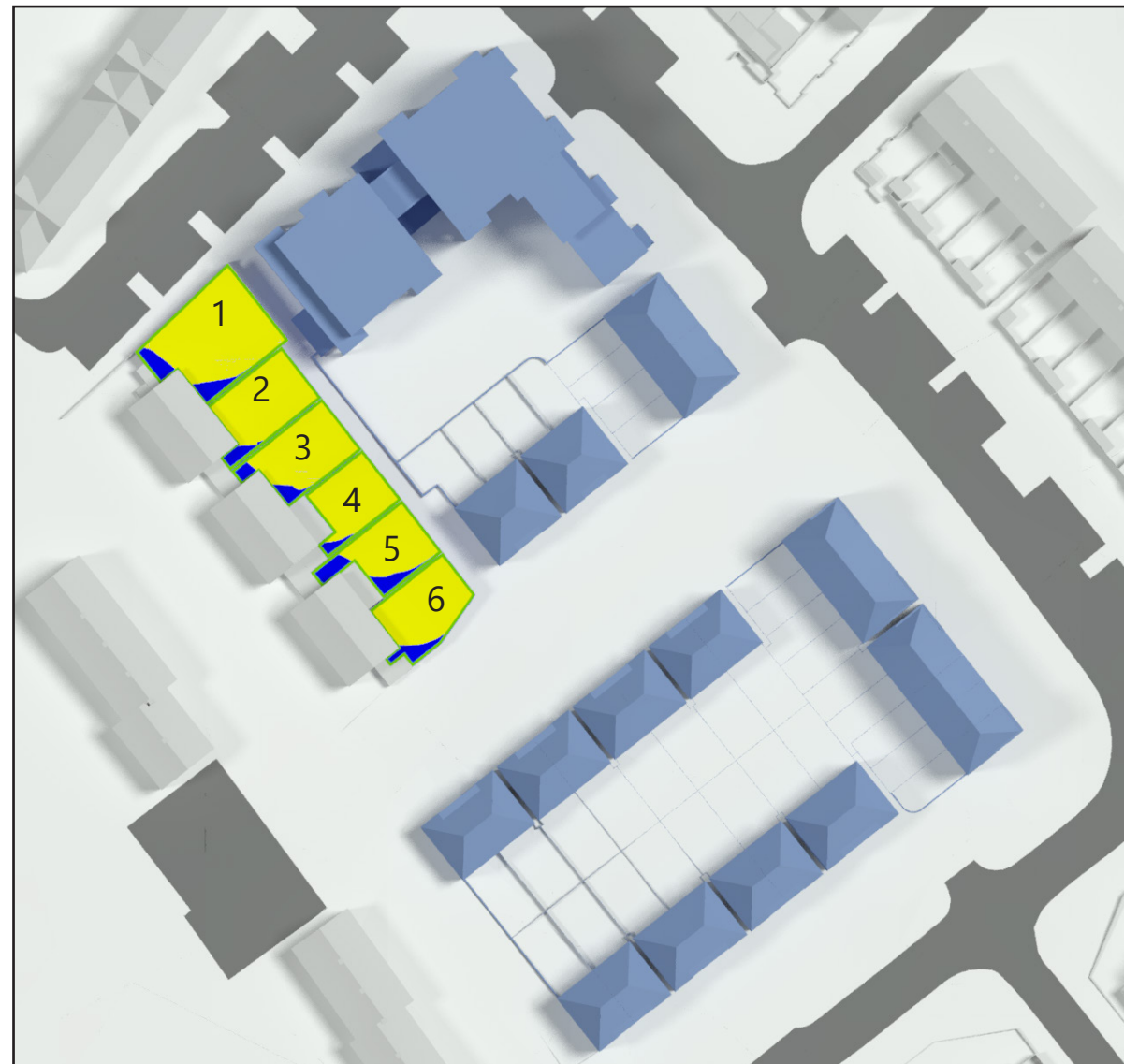
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Existing Scenario - March 21st



Proposed Scenario - March 21st

Area	Total Area (sq.m)	Existing Scenario Area receiving more than two hours of sun		Proposed Scenario Area receiving more than two hours of sun		Proportion Retained
		(m²)	%	(m²)	%	
1 - 26 Spey Road	203.61	174.98	86.0	174.97	86.0	1.00
2 - 28 Spey Road	123.98	111.27	90.0	111.27	90.0	1.00
3 - 30 Spey Road	122.53	104.52	85.0	104.42	85.0	1.00
4 - 32 Spey Road	95.10	85.71	90.0	85.71	90.0	1.00
5 - 34 Spey Road	108.06	79.88	74.0	80.50	74.0	1.01
6 - 36 Spey Road	119.63	77.13	64.0	102.75	86.0	1.33