

Our Ref: SG/sg/22262

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Date 21 November 2022

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Dear Mr Markwell,

1-15 Queen Victoria St & 145-148 Friar St (221232) & 138-144 Friar St (221235) Responses to comments from the BRE

Delva Patman Redler (DPR) have been passed a copy of the 'Review of daylight and sunlight report for 138-144 Friar Stret, and 145-148 Friar Street and Queen Victoria Street, Reading' report produced by the BRE dated 4 November 2022.

On review, there are three points that require responses, namely at paragraphs 3.5.2, 3.6.1 and 4.2.3.

3.5.2 Although windows would be a distance from the proposal, they do face the tallets parts of the scheme. We suggest loss of light could be checked if a dwelling is located here.

This reference relates to **46 Broad Street** to the south of the site where the BRE have identified that the second floor may contain a flat. In our preliminary research of the neighbours to this site we did not identify anything which would have suggested that this could be the case and on checking this again we come to the same conclusion.

Nevertheless, we have assessed this second-floor space adopting a notional room depth of 4m. The positioning and size of the window has been estimated using site photography.

A summary of the findings are below:

Property, room & window attributes				VSC				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% rm)	Prop. (% rm)	Loss (m ²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)			
												Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Loss	Pro./Ex.
Note: <i>Red</i> = outside BRE guidelines; <i>Blue</i> = gain in light																			
46 Broad Street																			
F02	R1	LKD	W1 ↑	28.2	24.8	3.4	0.88	99%	99%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	N/A

Here the analysis illustrates that the primary VSC assessments illustrates modest light loss with reductions of 12% only. We appreciate the BREs comments regarding NSL assessments based on notional rooms (they prefer not to rely on such studies) but we have also assessed the notional room for NSL which illustrates no change.

The orientation of this space is largely north facing so this property need not be assessed for sunlight impacts.

Overall, therefore, the analysis demonstrates that this neighbour will fully comply with the BRE Guidelines in daylight & sunlight terms.

3.6.1 to the west of the site is Union Street, an arcade of shops and commercial units. Loss of daylight and sunlight to commercial properties is less of an issue and the DPR report does not assess any

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properties here. However, council tax register suggests two flats at 8-9 Union Street. This is supported by various planning applications including approved ref: 181158 for the conversion of the first floor from an office to a two bedroom flat and ref: 190125 for part first and second floor rear extension to provide stair case access to provide a two bedroom self-contained flat at second floor. The frontage of this building faces east across Union Street towards the sites. Although the windows would be a distance from the proposals, with a view at least partially blocked by the opposing side of Union Street, they do face the tallest part of the schemes and could also be checked for loss of light.

8-9 Union Street was originally discounted from assessment as, commented by the BRE, its first floor aspect of the development site would largely be blocked by the opposing side of Union Street. Also, at second floor the rooms were anticipated to retain very good levels of light.

We have assessed the first and second floor rooms to this property adopting plan drawings from the planning archives as referred to by the BRE.

A summary of the findings are below:

Property, room & window attributes				VSC				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation		Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% rm)	Prop. (% rm)	Loss (m ²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)		
													Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.
Note: Red = outside BRE guidelines; Blue = gain in light																			
8-9 Union Street																			
F01	R1	LKD	W1 →		21.9	21.2	0.7	0.97	56%	54%	0.37	0.97	North	North	N/A	N/A	North	North	N/A
	R2	Bedroom	W2 →		22.2	21.2	1.0	0.95	80%	72%	0.87	0.89	North	North	N/A	N/A	North	North	N/A
F02	R1	Bedroom	W1 →		34.3	27.9	N/A	N/A	99%	91%	1.04	0.92	North	North	N/A	N/A	North	North	N/A
	R2	Bedroom	W2 →		34.4	27.2	N/A	N/A	98%	90%	0.80	0.92	North	North	N/A	N/A	North	North	N/A

Here the analysis illustrates that the primary VSC assessments illustrates modest light loss with reductions of 3% & 5% only to first floor windows. The second-floor windows will retain light levels in excess of 27%. We have also assessed the NSL for all four rooms which illustrates reductions of between 3-11% only.

The orientation of this space is north of the east west line, so this property need not be assessed for sunlight impacts.

Overall, therefore, the analysis demonstrates that this neighbour will also fully comply with the BRE Guidelines in daylight & sunlight terms.

4.2.3 the design for the proposal at 145-148 Friar Street and 1-15 Queen Victoria Street includes a “market square courtyard”, used as part of the retail space. The BRE Report suggests the sunlight provision guidance should be applied for all open spaces where it is required, including gardens and amenity spaces but also “sitting out areas such as those between non-domestic buildings and public squares.” The space has not been analysed in the DPR report. Sunlight provision to this space could be considered less crucial than to a garden, but good sun lighting would make the space more cheerful and pleasant. The area could therefore be checked for provision. The space would be obstructed to the east and west by existing and proposed buildings but may be able to receive some sun from the south.

This reference relates to the courtyard at the rear of the ground floor retail units.

The courtyard space has not been analysed as per previously outlined as the extent of direct sunlight to this space is not intended as a ‘sitting out area’ or designed as an ‘amenity space’ and so it is considered that this space does not qualify for assessment in shadowing terms.

The courtyard is anticipated to receive some natural light across the year albeit there will also be overshadowing of direct sunlight by the proposed buildings and surrounding context. This is also anticipated to be comparable with the former scheme. As this is not residential amenity space, our client does not see why direct sunlight needs to be assessed – they are unaware of other courtyard schemes having unrestricted full direct sunlight.

The area will receive some direct sun from the south and it is not considered necessary to demonstrate compliance with the BRE shadowing criteria given the intended use and function of the space.

The amenity of this area is more focussed on the interaction between the retail units and the aparthotel and the transient activities of a market square than in the amenity of receiving compliant sunlight levels.

This space will also benefit from electric light emitting from the commercial uses at ground floor and the area will benefit from external lighting, specifically in the evening.

Courtyards as the term implies an open area space between buildings and in relation to QVS 1 the southern end of the courtyard in particular is kept low height (ground + first floor only) specifically to allow the direct access of sunlight and we are not aware of other courtyard schemes having unrestricted full direct sunlight.

Yours faithfully

Delva Patman Redler LLP