

Our Ref: 22585/ch/CH

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12 December 2022

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Dear Matt,

**Reading Borough Council (Ref: 221446) – Soane Point, 3-10 Market Place, Reading
Independent Addendum review of daylight, sunlight and overshadowing assessment**

Further to our correspondence regarding the daylight and sunlight assessment for the proposed development known as Soane Point, 3-10 Market Place, Reading, I have reviewed the addendum report provided by the Applicant's consultant, T16 Design ("the report"), which was updated following the points raised in the initial review and issued to us on 9 December 2022. The findings in this addendum review should be reviewed in conjunction with the initial report.

The following clarifications were raised following the initial review which have been addressed by applicant's consultant.

- **The permitted development flats within the scheme should be included so the implications of the scheme on these units can be evaluated:** Section 2.0 of the addendum report states that the Daylight Factor levels will remain within 20% of the existing baseline condition. It should be noted that the Daylight Factor is an assessment to proposed dwellings and not a neighbouring impact assessment. However, the results indicate that the difference in daylight appear to be negligible.
- **Provide a spot height drawing or at least an image of the 3D model so the accuracy can be verified and provide further clarification of how the neighbouring windows/rooms were modelled:** A 3D image of the model used for the assessment has been provided but not a spot height drawing.
- **You may wish to request that the NSL levels to the neighbouring rooms where floor plans are available for completeness:** The NSL results provided indicate that all rooms within Jacksons Corner satisfy the BRE guidelines.
- **The window parameters and external reflectance values used for the internal daylight assessment:** The glass transmittance and maintenance factor information has been provided but not the Frame and Glazing bar factor. It common for a frame and glazing bar correction factor of between 0.7 to 0.8 depending on window type. If a frame and glazing bar correction factor has not been used in the model the daylight factor results will present a best-case scenario which assumes a fully open aperture with no frame.

Paragraph 5.2 states that external objects are based on observed material for each building surrounding the site. The external reflectance values used in the model should be provided, as these have a bearing on the accuracy of the assessment. We are not in a position to clarify if the parameters used for the study are reasonable.

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- **The internal sunlight levels have not been included with the assessment:** The sunlight assessment used to assess the internal sunlight levels to proposed dwellings changed in June 2022 and the method reported has been superseded by the sunlight exposure assessment. The new guidelines state a proposed room in a new building will appear reasonably sunlit provided a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March.

Although the sunlight assessment in the addendum report has been based on the assessment for neighbouring buildings, the results indicate that the proposed dwellings are expected to receive sufficient levels of sunlight in the post development condition.

With regards to section 7.0 describing the impacts on the Jackson Corner Scheme, the statement in paragraph 7.2 is correct regarding the limitations of the VSC study. The NSL test shows where within a room sky is visible at around tabletop height. Both the VSC and NSL results should be evaluated when understanding the potential daylight implications of a scheme. As stated in the initial review dated 16 November 2022, the design and layout of the Jackson Corner building restricts the passage of daylight to some of the windows and that all main living areas appear to be dual aspect.

Conclusions

Except for the internal sunlight assessment, the assessment has been undertaken in accordance with the relevant BRE guidelines.

Generally, the questions raised in the initial review have been clarified but the external reflectance values and frame correction factor should be stated as these have an impact on the accuracy of the internal daylight results reported for the proposed dwellings and permitted development units.

I trust this provides you with what you need. If you have any queries, please let me know.

Yours sincerely



Chris Harris BSc

Partner

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