

RICHARD W STAIG
CHARTERED BUILDING SURVEYOR

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Date: Tuesday, August 30, 2022
Our ref: rs/ROL.22/1

Dear Mr Allen

**173-174 FRIAR STREET READING RG1 1HE
DAYLIGHT**

This Report has been commissioned by Messrs. Mountley Group prepared in support of a *Prior Approval Application* in respect of Permitted Development rights relating to *Part 20; Construction of New Dwelling Houses – Class A; New Dwelling Houses on Detached Blocks of Flats of the Town & Country (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020*, as shown on Messrs. JDW Architects drawings jw 1077-020B, 021B & 022C to advise with regard to adequate daylight to the proposed dwellings having regard to *BR209 (2022)*.

For the purposes of this Report, I would confirm that I am a Chartered Building Surveyor working predominately in the field of rights of light including daylight and sunlight assessments. I have an extensive and highly specialised knowledge, in these areas having worked in the past for both Anstey Horne & Co. for five years and Schatunowski Brooks (formerly known as Michael Brooks Associates as it was when I joined, then known as GVA Schatunowski Brooks and now part of Avison Young) for three years, as well as Delva Patman Associates - now known as Delva Patman Redler LLP - for four years prior to joining in Partnership Dixon Payne in 2001. All are acknowledged Experts in these fields; I now act under my own banner.

I regularly provide Expert Witness advice in respect of Planning Applications in respect of daylight and sunlight at Planning Inquiries acting for both Appellants and Planning Authorities. I was consulted by the *Building Research Establishment* prior to the revision of their guidelines in 2011 and was part of the further consultation about further revisions currently being considered following the publication of *BS EN 17037:2018*. Those discussions have resulted in the recently published *BR209 2022*.

Following the publication of the information paper entitled "*Site Layout planning for daylight and sunlight: A guide to good practice*" by the *Building Research Establishment* in 1991, the assessment of daylight and sunlight has been generally carried out in accordance with the criteria set by this publication and which is generally taken to be the accepted basis for such assessment and adopted by most Planning Authorities. This publication has now been superseded by the *Second Edition* issued *October 2011* which itself has been superseded by *BR209 (2022)*.



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RICHARD STAIG BSc. MRICS

The BR209 (2022) does give numerical guidelines, but recommends that these should be interpreted flexibly. Paragraph 1.6 of the BR209 (2022) states in entirety *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 (see Section 5). 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. Alternatively, where natural light is of special importance, less obstruction and hence more sunlight and daylight may be deemed necessary. The calculation methods in Appendices A and B are entirely flexible in this respect. Appendix F gives advice on how to develop a consistent set of target values for skylight under such circumstances.*

With regard to providing adequate daylight to the proposed units, paragraph 2.16 of the BR 209(2022) provides:

- 2.1.6 *The amount of daylight a room needs depends on what it is being used for. But roughly speaking, if θ is:*
- *greater than 65° (obstruction angle less than 25° or VSC at least 27%) conventional window design will usually give reasonable results.*
 - *between 45° and 65° (obstruction angle between 25° and 45°, VSC between 15% and 27%) special measures (larger windows, changes to room layout) are usually needed to provide adequate daylight.*
 - *between 25° and 45° (obstruction angle between 45° and 65°, VSC between 5% and 15%) it is very difficult to provide adequate daylight unless very large windows are used.*
 - *less than 25° (obstruction angle greater than 65°, VSC less than 5%) it is often impossible to achieve reasonable daylight, even if the whole window wall is glazed*

The VSC (vertical sky component), simply put, is the amount of light received at the centre of a window with the maximum that can be received on a vertical face being 39.6%.

Utilising a 3D survey computer model of the surrounding buildings prepared by Messrs. ZMapping, with the proposed facades modelled using the Architects' drawings, technical analysis has been undertaken in accordance with Appendix B of the BR209 (2022) to quantify the VSC received by the proposed fenestration.

The results demonstrate that the quantum of daylight received is above 27% VSC in all instances and therefore, considering the size of the fenestration proposed, the proposed dwellings should receive adequate daylight. (The analysis is hereto attached).

To conclude, in my Expert opinion, the analysis demonstrates that the proposed fenestration to the proposed dwellings accords with the guidance of the BR209 (2022) with regard to adequate daylight.

I hope that the foregoing is sufficient, but if you have any queries, please do not hesitate to contact me.

Yours sincerely,

R W STAIG

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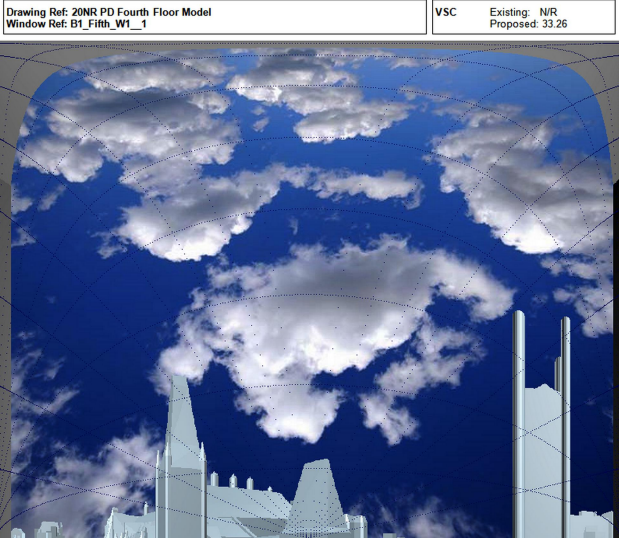
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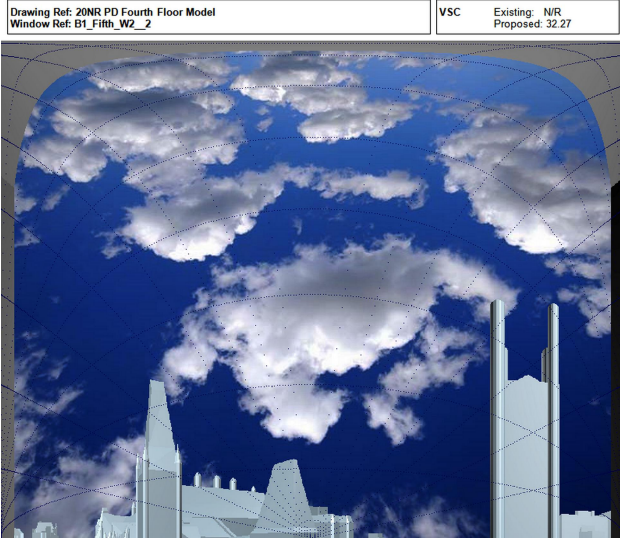
BR209 (2022)
174-175 FRIAR STREET
VSC

Building Name	Floor Name	Window Name	Window Id	Vsc Proposed	Meets BR Criteria
B1	Fourth	W1	1	33.256811	YES
B1	Fourth	W2	2	32.268014	YES
B1	Fourth	W3	3	32.013811	YES
B1	Fourth	W4	4	31.673404	YES
B1	Fourth	W5	5	31.23681	YES
B1	Fourth	W6	6	30.640576	YES
B1	Fourth	W7	7	30.109498	YES
B1	Fourth	W8	8	29.718792	YES
B1	Fourth	W9	9	29.473566	YES
B1	Fourth	W10	10	35.084439	YES
B1	Fourth	W11	11	35.0442	YES
B1	Fourth	W12	12	35.037235	YES
B1	Fourth	W13	13	35.03414	YES
B1	Fourth	W14	14	35.030735	YES
B1	Fourth	W15	15	35.021991	YES
B1	Fourth	W16	16	35.019592	YES
B1	Fourth	W17	17	35.019128	YES
B1	Fourth	W18	18	35.023925	YES
B1	Fourth	W19	19	33.041223	YES
B1	Fourth	W20	20	32.160916	YES
B1	Fourth	W21	21	30.180071	YES
B1	Fourth	W22	22	27.753655	YES

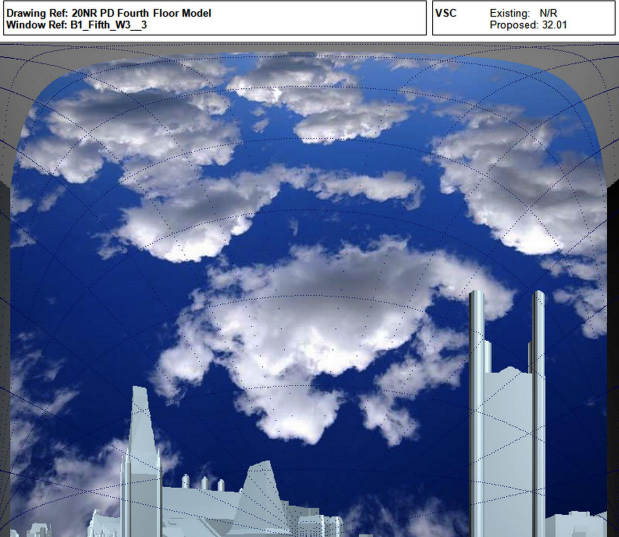
BR209 2022
173-174 FRIAR STREET
DAYLIGHT/WALDRAM ANALYSIS



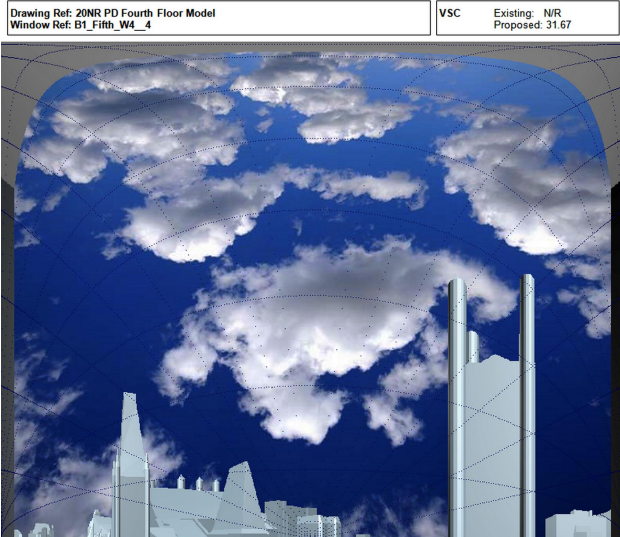
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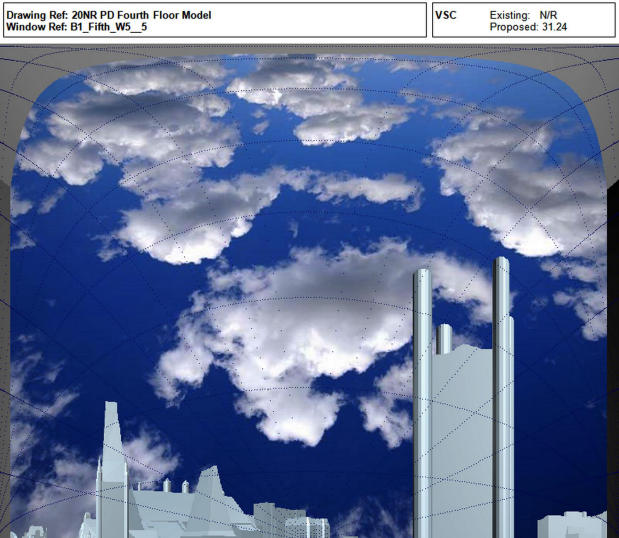
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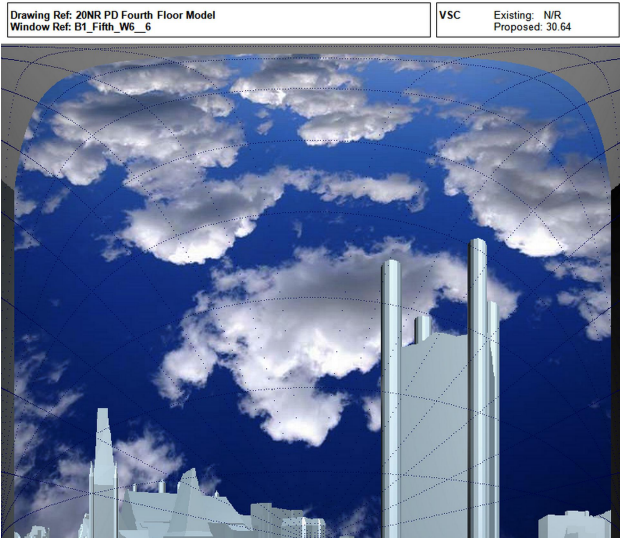
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VSC-B1_Fifth_W4__4

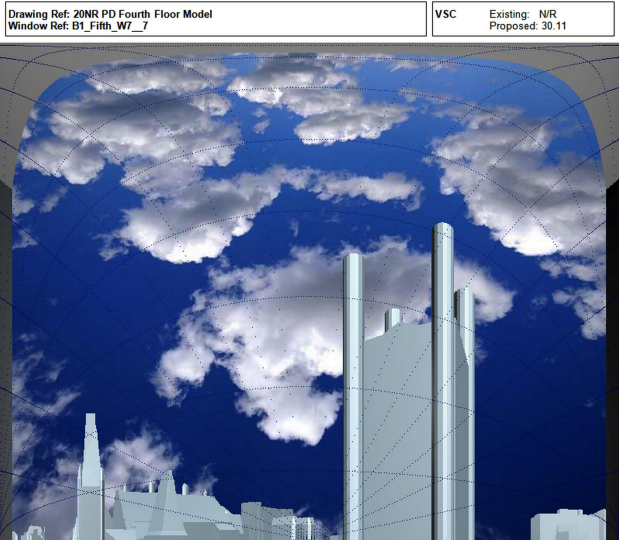


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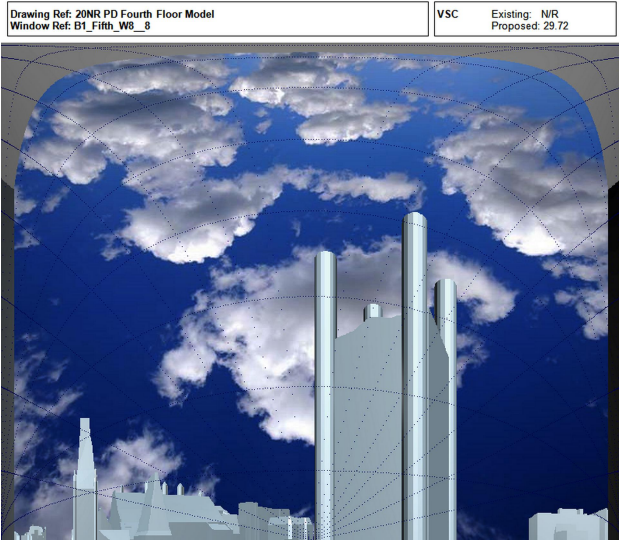


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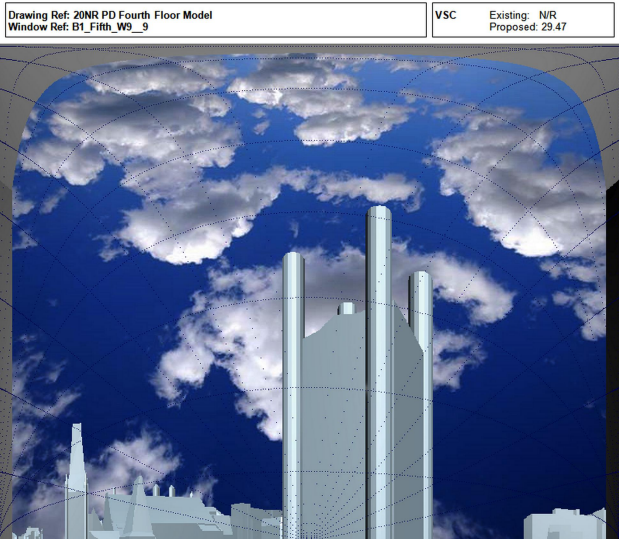
BR209 2022
173-174 FRIAR STREET
DAYLIGHT/WALDRAM ANALYSIS



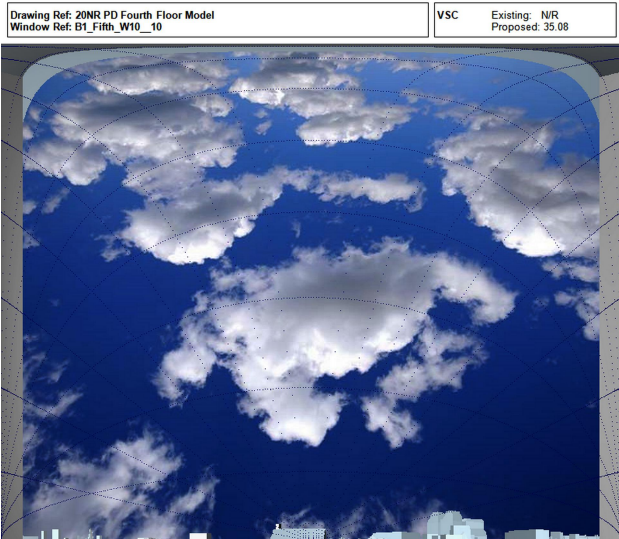
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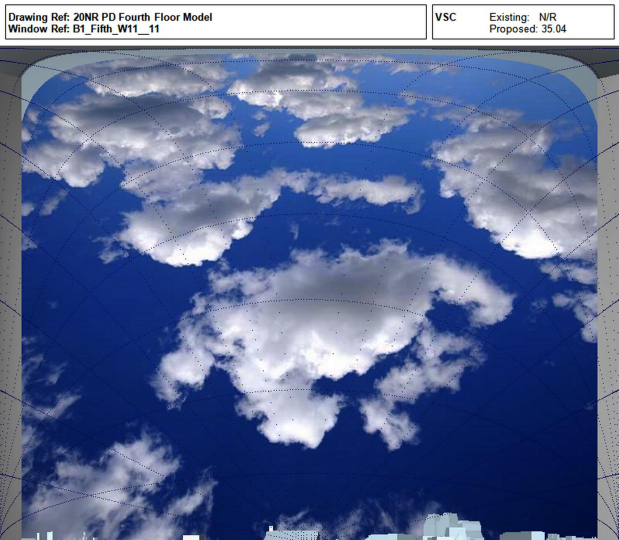
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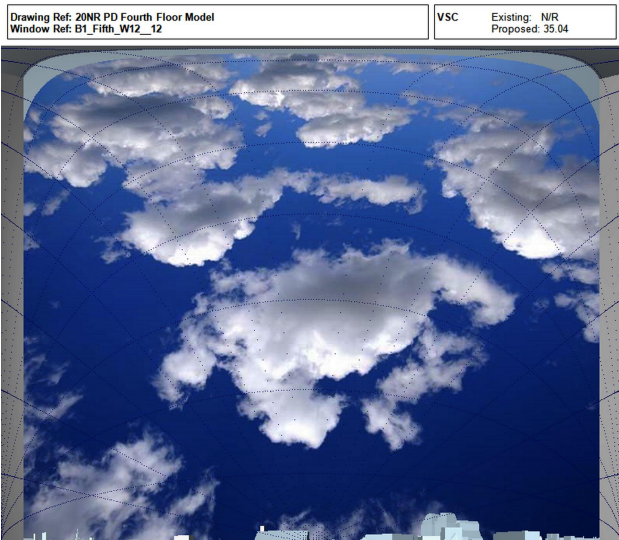
VSC-B1_Fifth_W9__9



VSC-B1_Fifth_W10__10



VSC-B1_Fifth_W11__11



VSC-B1_Fifth_W12__12

BR209 2022
173-174 FRIAR STREET
DAYLIGHT/WALDRAM ANALYSIS

Drawing Ref: 20NR PD Fourth Floor Model
Window Ref: B1_Fifth_W13__13

VSC Existing: NR
Proposed: 35.03



VSC-B1_Fifth_W13__13

Drawing Ref: 20NR PD Fourth Floor Model
Window Ref: B1_Fifth_W14__14

VSC Existing: NR
Proposed: 35.03



VSC-B1_Fifth_W14__14

Drawing Ref: 20NR PD Fourth Floor Model
Window Ref: B1_Fifth_W15__15

VSC Existing: NR
Proposed: 35.02



VSC-B1_Fifth_W15__15

Drawing Ref: 20NR PD Fourth Floor Model
Window Ref: B1_Fifth_W16__16

VSC Existing: NR
Proposed: 35.02



VSC-B1_Fifth_W16__16

Drawing Ref: 20NR PD Fourth Floor Model
Window Ref: B1_Fifth_W17__17

VSC Existing: NR
Proposed: 35.02



VSC-B1_Fifth_W17__17

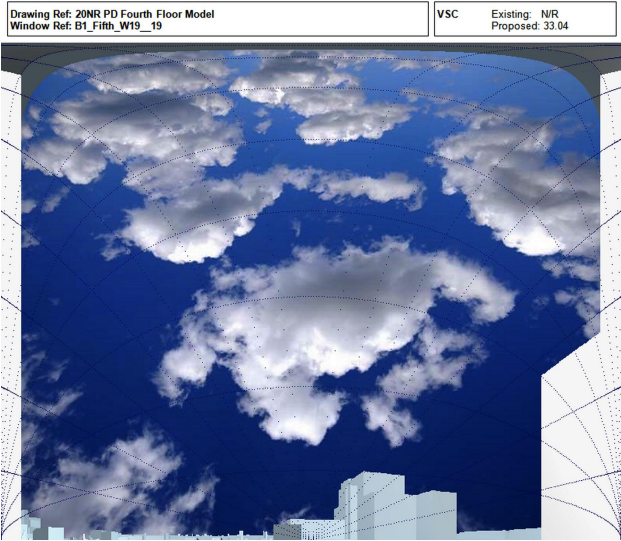
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Window Ref: B1_Fifth_W18__18

VSC Existing: NR
Proposed: 35.02

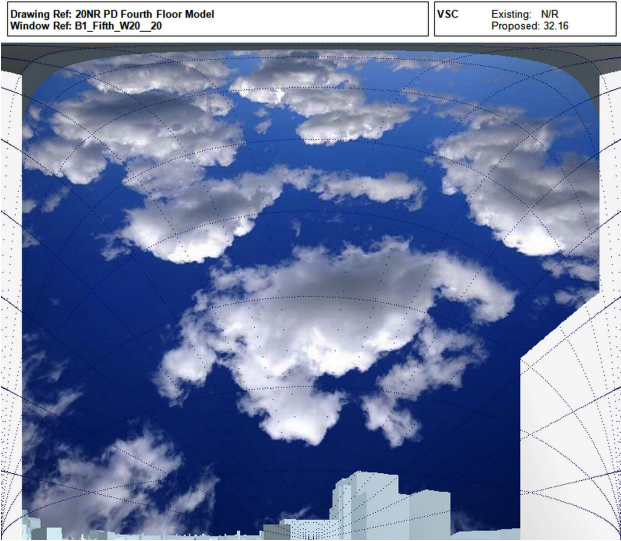


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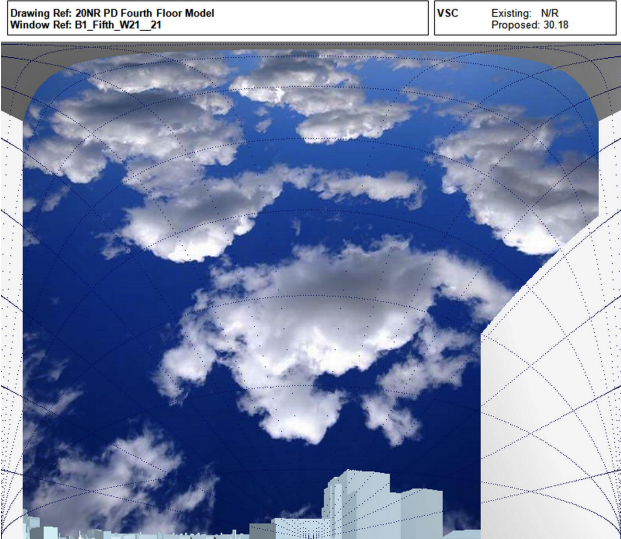
BR209 2022
173-174 FRIAR STREET
DAYLIGHT/WALDRAM ANALYSIS



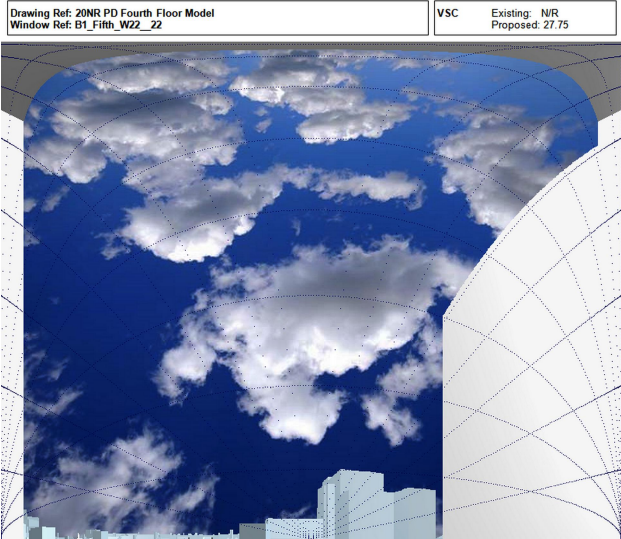
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VSC-B1_Fifth_W20__20



VSC-B1_Fifth_W21__21



VSC-B1_Fifth_W22__22