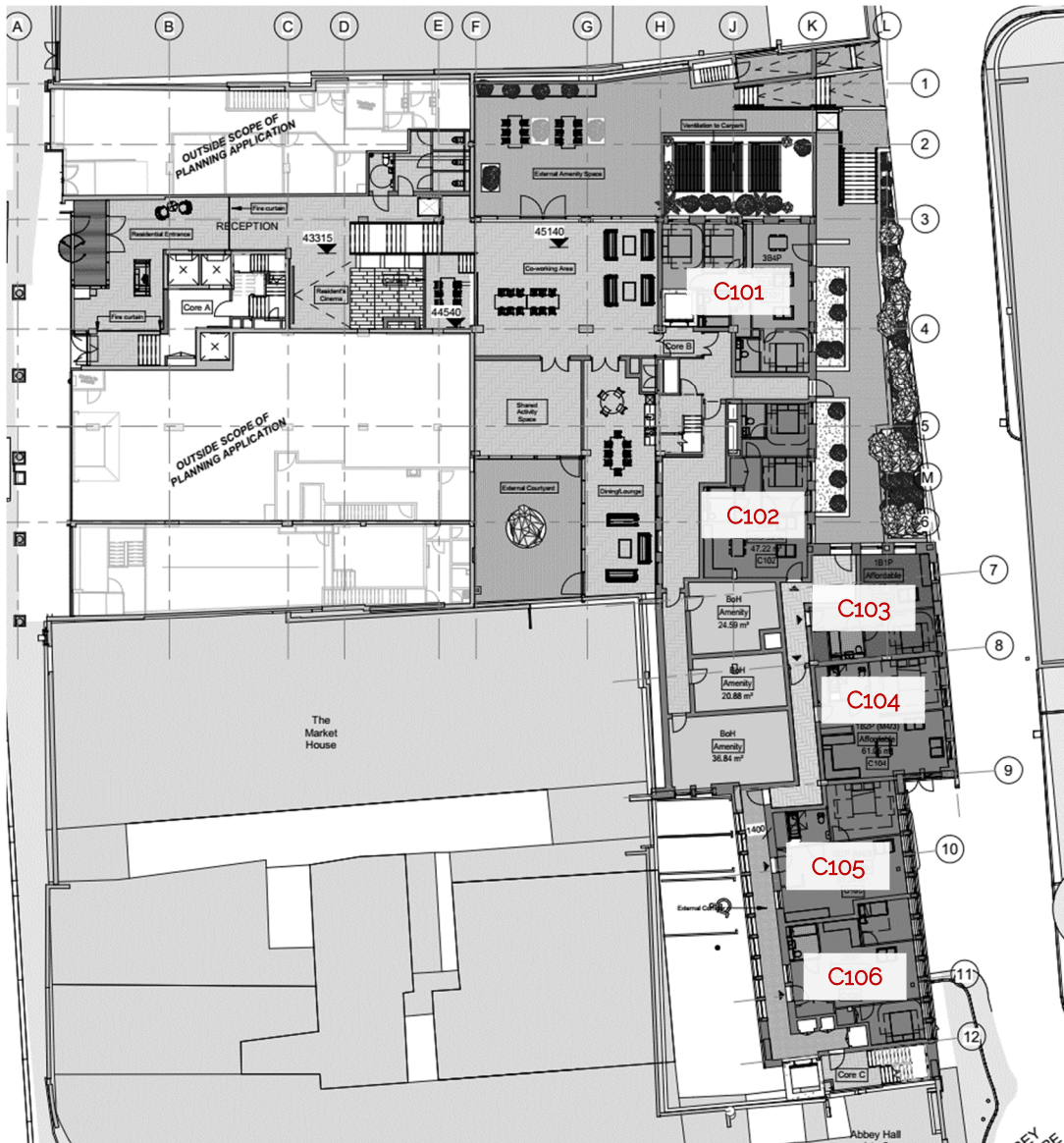


11.0 Daylight within the Proposal



Ground Floor as Proposed

11.0 Daylight within the Proposal



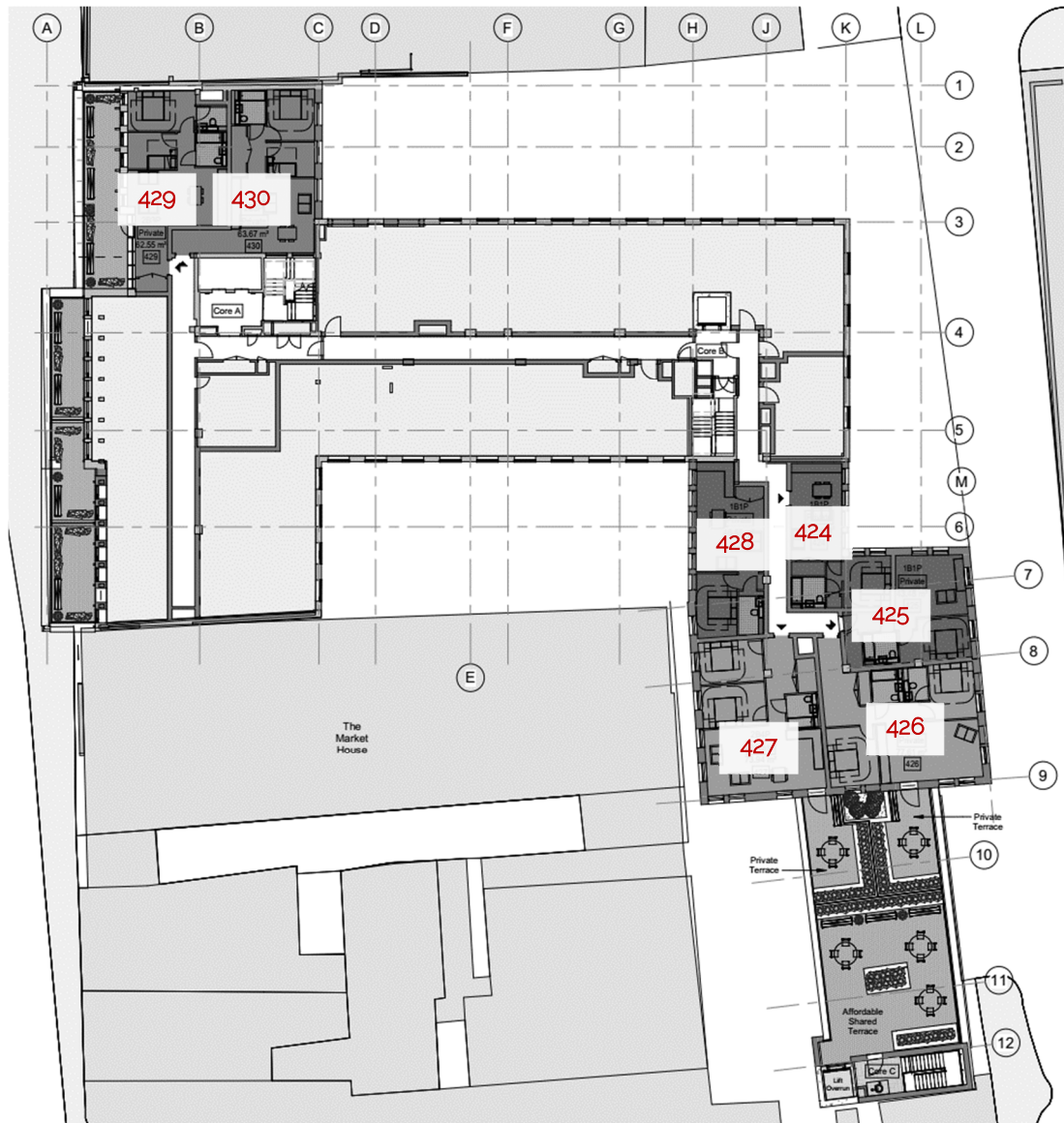
Second Floor as Proposed

11.0 Daylight within the Proposal



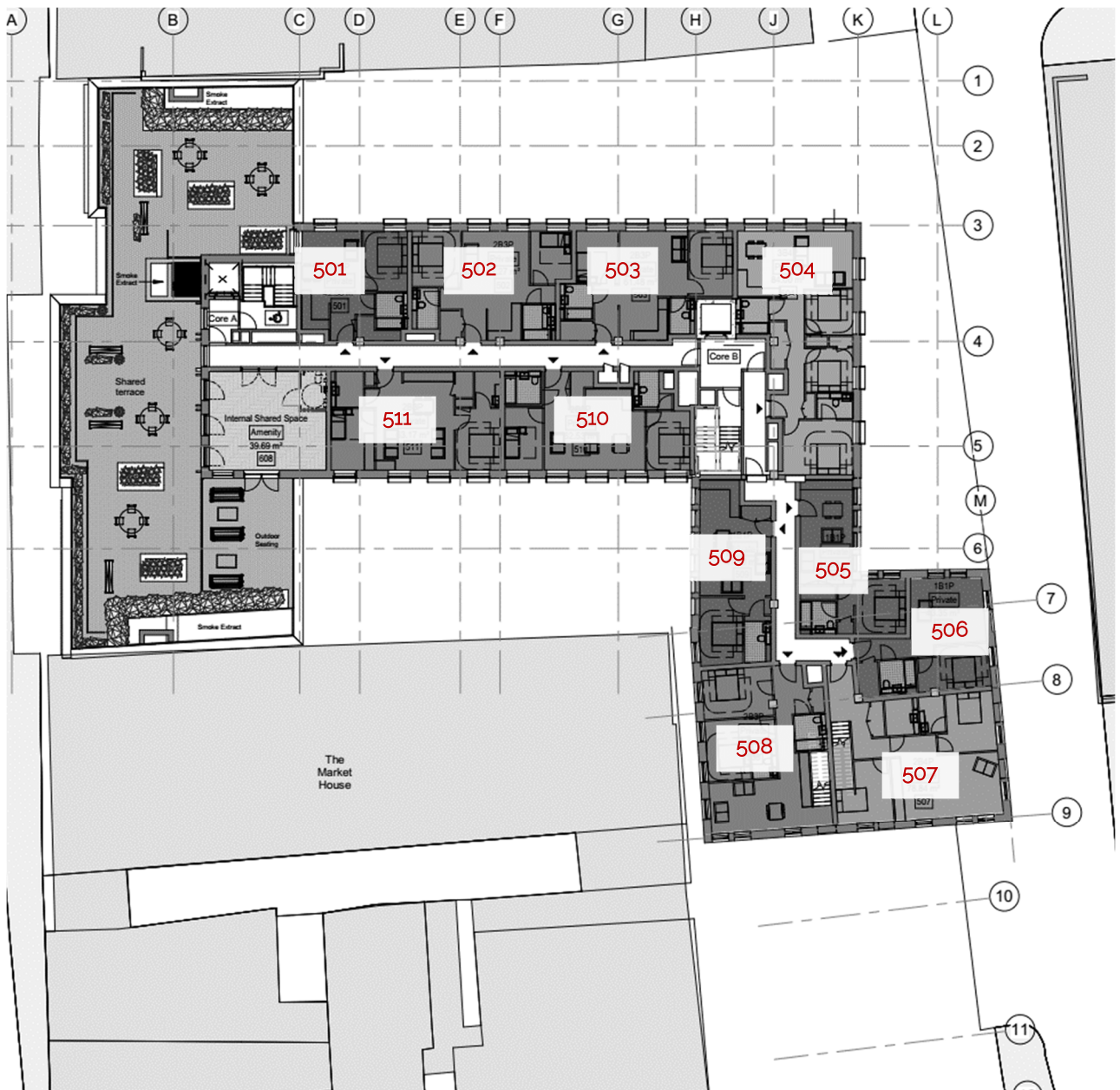
Third Floor as Proposed

11.0 Daylight within the Proposal



Fourth Floor as Proposed

11.0 Daylight within the Proposal



Fifth Floor as Proposed

11.0 Daylight within the Proposal



Sixth Floor as Proposed

11.0 Daylight within the Proposal

Minimum Target Daylight Factor				
Unit	Room	Required DF _T Over 50% of Room Area	Area Of Room Receiving Required DF _T	Meets Standards?
C101	Kitchen/Living/Dining	1.4%	95.3%	Yes
C101	Bedroom 1	0.7%	88.2%	Yes
C101	Bedroom 2	0.7%	90.1%	Yes
C101	Bedroom 3	0.7%	90.4%	Yes
C102	Kitchen/Living/Dining	1.4%	61.5%	Yes
C102	Bedroom 1	0.7%	88.6%	Yes
C102	Bedroom 2	0.7%	100.0%	Yes
C103	Kitchen/Living/Dining	1.4%	100.0%	Yes
C103	Bedroom 1	0.7%	89.2%	Yes
C104	Kitchen/Living/Dining	1.4%	95.4%	Yes
C104	Bedroom 1	0.7%	86.1%	Yes
C105	Kitchen/Living/Dining	1.4%	100.0%	Yes
C105	Bedroom 1	0.7%	100.0%	Yes
C106	Kitchen/Living/Dining	1.4%	100.0%	Yes
C106	Bedroom 1	0.7%	100.0%	Yes
C106	Bedroom 2	0.7%	98.9%	Yes
C243	Kitchen/Living/Dining	1.4%	100.0%	Yes
C243	Bedroom 1	0.7%	100.0%	Yes
C243	Bedroom 2	0.7%	100.0%	Yes
C244	Kitchen/Living/Dining	1.4%	100.0%	Yes
C244	Bedroom 1	0.7%	100.0%	Yes
334	Studio	1.4%	100.0%	Yes
335	Kitchen/Living/Dining	1.4%	94.9%	Yes
335	Bedroom 1	0.7%	91.5%	Yes
336	Kitchen/Living/Dining	1.4%	97.2%	Yes
336	Bedroom 1	0.7%	90.4%	Yes
C334	Kitchen/Living/Dining	1.4%	100.0%	Yes
C334	Bedroom 1	0.7%	100.0%	Yes
C334	Bedroom 2	0.7%	100.0%	Yes
C335	Kitchen/Living/Dining	1.4%	100.0%	Yes
C335	Bedroom 1	0.7%	100.0%	Yes
C336	Kitchen/Living/Dining	1.4%	98.8%	Yes
C336	Bedroom 1	0.7%	91.5%	Yes
C336	Bedroom 2	0.7%	91.6%	Yes

11.0 Daylight within the Proposal

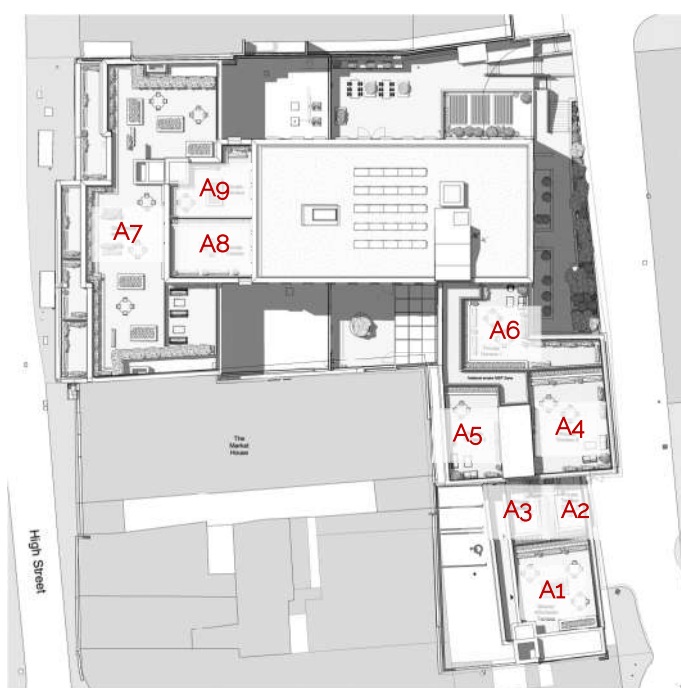
Minimum Target Daylight Factor				
Unit	Room	Required DF _T Over 50% of Room Area	Area Of Room Receiving Required DF _T	Meets Standards?
337	Kitchen/Living/Dining	1.4%	100.0%	Yes
337	Bedroom 1	0.7%	100.0%	Yes
424	Kitchen/Living/Dining	1.4%	100.0%	Yes
424	Bedroom 1	0.7%	100.0%	Yes
425	Kitchen/Living/Dining	1.4%	100.0%	Yes
425	Bedroom 1	0.7%	95.4%	Yes
426	Kitchen/Living/Dining	1.4%	91.1%	Yes
426	Bedroom 1	0.7%	93.3%	Yes
426	Bedroom 2	0.7%	94.0%	Yes
427	Kitchen/Living/Dining	1.4%	96.2%	Yes
427	Bedroom 1	0.7%	93.5%	Yes
427	Bedroom 2	0.7%	94.2%	Yes
428	Kitchen/Living/Dining	1.4%	100.0%	Yes
428	Bedroom 1	0.7%	95.4%	Yes
429	Kitchen/Living/Dining	1.4%	100.0%	Yes
429	Bedroom 1	0.7%	100.0%	Yes
429	Bedroom 2	0.7%	100.0%	Yes
430	Kitchen/Living/Dining	1.4%	88.3%	Yes
430	Bedroom 1	0.7%	95.5%	Yes
430	Bedroom 2	0.7%	99.1%	Yes
501	Studio	1.4%	86.4%	Yes
502	Kitchen/Living/Dining	1.4%	86.4%	Yes
502	Bedroom 1	0.7%	93.3%	Yes
502	Bedroom 2	0.7%	97.2%	Yes
503	Kitchen/Living/Dining	1.4%	86.5%	Yes
503	Bedroom 1	0.7%	93.3%	Yes
503	Bedroom 2	0.7%	97.1%	Yes
504	Kitchen/Living/Dining	1.4%	100.0%	Yes
504	Bedroom 1	0.7%	92.5%	Yes
504	Bedroom 2	0.7%	95.7%	Yes
504	Bedroom 3	0.7%	95.6%	Yes
505	Kitchen/Living/Dining	1.4%	100.0%	Yes
505	Bedroom 1	0.7%	100.0%	Yes
506	Kitchen/Living/Dining	1.4%	100.0%	Yes
506	Bedroom 1	0.7%	100.0%	Yes

11.0 Daylight within the Proposal

Minimum Target Daylight Factor				
Unit	Room	Required DF _T Over 50% of Room Area	Area Of Room Receiving Required DF _T	Meets Standards?
507	Kitchen/Living/Dining	1.4%	94.0%	Yes
507	Bedroom 1	0.7%	97.6%	Yes
507	Bedroom 2	0.7%	98.1%	Yes
508	Kitchen/Living/Dining	1.4%	100.0%	Yes
508	Bedroom 1	0.7%	97.9%	Yes
508	Bedroom 2	0.7%	99.4%	Yes
509	Kitchen/Living/Dining	1.4%	100.0%	Yes
509	Bedroom 1	0.7%	100.0%	Yes
510	Kitchen/Living/Dining	1.4%	82.5%	Yes
510	Bedroom 1	0.7%	91.6%	Yes
510	Bedroom 2	0.7%	94.2%	Yes
511	Kitchen/Living/Dining	1.4%	86.4%	Yes
511	Bedroom 1	0.7%	93.3%	Yes
511	Bedroom 2	0.7%	97.2%	Yes
601	Kitchen/Living/Dining	1.4%	100.0%	Yes
601	Bedroom 1	0.7%	100.0%	Yes
601	Bedroom 2	0.7%	100.0%	Yes
602	Kitchen/Living/Dining	1.4%	88.9%	Yes
602	Bedroom 1	0.7%	100.0%	Yes
602	Bedroom 2	0.7%	100.0%	Yes
603	Kitchen/Living/Dining	1.4%	100.0%	Yes
603	Bedroom 1	0.7%	100.0%	Yes
603	Bedroom 2	0.7%	100.0%	Yes
603	Bedroom 3	0.7%	100.0%	Yes
604	Kitchen/Living/Dining	1.4%	100.0%	Yes
604	Bedroom 1	0.7%	100.0%	Yes
604	Bedroom 2	0.7%	100.0%	Yes
605	Kitchen/Living/Dining	1.4%	100.0%	Yes
605	Bedroom 1	0.7%	100.0%	Yes
605	Bedroom 2	0.7%	98.9%	Yes

12.0 Sunlight to Proposed Amenity Spaces

- 12.1 The proposal as designed creates several amenity spaces, both private and shared (as identified below).
- 12.2 To assess if this space will receive sufficient sunlight, the BRE guide recommends it is assessed on March 21st. It is adequately sunlit if it receives 2 hours of direct sunlight over 50% of its area on that date.
- 12.3 The result of this test is shown below - as can be seen, the new amenity spaces all receive sunlight hours in excess of this target



Amenity Sunlight Hours			
Space	Target Area Receiving 2 Hours of Sunlight	Actual Area Receiving 2 Hours of Sunlight	Meets BRE Guidance?
A1	50.0%	83.79%	Yes
A2	50.0%	73.98%	Yes
A3	50.0%	74.27%	Yes
A4	50.0%	82.99%	Yes
A5	50.0%	80.17%	Yes
A6	50.0%	78.96%	Yes
A7	50.0%	86.36%	Yes
A8	50.0%	78.93%	Yes
A9	50.0%	78.40%	Yes

13.0 Conclusions

- 13.1 Using industry standard methodology, we have made numerical analyses to ascertain the effects of the proposal at Soane Point, 3-10 Market Place, Reading and the levels of change in daylight and sunlight for the windows of the neighbouring properties.
- 13.2 The main criteria used in this analysis to show compliance are the Vertical Sky Component and No Sky Line for daylight impacts and Annual and Winter Probable Sunlight Hours for sunlight impacts
- 13.1 As has been shown, the effect on VSC is within the 80% guidance value for the majority of the assessed windows.
- 13.2 When the more detailed No Sky Line test is run for the rooms that are served by the windows which do not meet the VSC test, the results show that the rooms retain in excess of 80% of current daylight levels.
- 13.3 We conclude that these impacts are acceptable and within the BRE guidance recommendations.
- 13.4 In terms of sunlight, all of the assessed windows continue to receive in excess of 25% of annual sunlight hours and 5% over the winter months.
- 13.5 The neighbouring proposed roof terrace retains over 80% of its existing values on March 21st.
- 13.6 The scheme is therefore compliant with BRE guidance in relation to sunlight impacts.
- 13.7 The new residential units will benefit from daylight levels in excess of the requirements of BS EN 17037:2018
- 13.8 From a planning perspective therefore, it is the conclusion of this report that the proposed development is entirely acceptable for planning, in daylight and sunlight terms.



T16 Design Ltd.

T: 01206 572452

E: info@t16design.com

W: www.t16design.com

© 2022