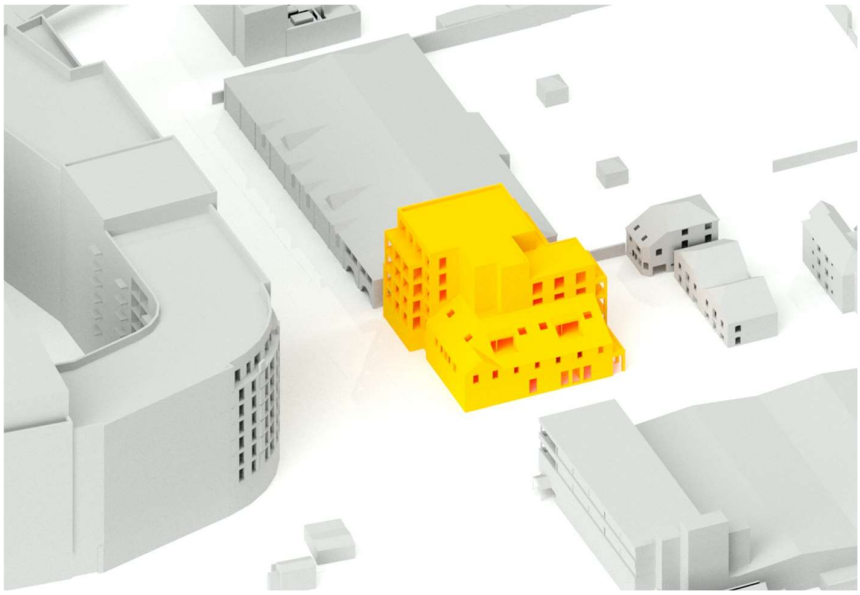


Daylight and Sunlight Report

71-73 Caversham Road, Reading, RG1 8JA

For

Quod

L190224/PS/G8

September 2022

Report on Daylight and Sunlight

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Date	20/09/22	**Date**	20/09/22

1 INTRODUCTION

1.1 The client is proposing Partial demolition of former retail warehouse and erection of a mixed-use building comprising 29 residential units, 318 sqm of retail floorspace (Use Class E) at ground floor and associated car parking, cycle parking and landscaping and calfordseaden LLP has been instructed to undertake the assessment in accordance with the recommendations contained in BR209 Site Layout Planning for Daylight and Sunlight A Guide to Good Practice (V6 June 2022).

1.2 This report has been prepared by calfordseaden LLP solely for Quod and S2 Estates. No representation or Warranty (expressed or implied) is given as to the accuracy, completeness or reasonableness of the report to any other parties, who rely on the report and its contents entirely at their own risk. Calfordseaden LLP shall have no liability whatsoever to any other parties for any inaccuracy in, omission from, or use of the report or relating to any decision based on the report.

2 BASIS OF ASSESSMENT

2.1 In BR 209 it states:

This guide gives advice on site layout planning to achieve good sunlighting and daylighting, both within buildings and in the open spaces between them. It is intended to be used in conjunction with the interior daylight recommendations for new buildings in the British Standard Daylight in buildings, BS EN 17037. It contains guidance on site layout to provide good natural lighting within a new development; safeguarding of daylight and sunlight within existing buildings nearby; and the protection of daylighting of adjoining land for future development.

This report is a comprehensive revision of the 2011 edition of Site layout planning for daylight and sunlight: a guide to good practice. It is purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location.

2.2 The main criteria considered for daylighting to neighbouring properties remain unchanged from the previous BR209 (2011) and are the Vertical Sky Component (VSC) measured on the face of the window and daylight uniformity measured using the No Sky Line (NSL). This latter is the series of points within the room at 850 mm (tabletop height) above floor level where the sky is no longer visible through the window(s).

2.3 The criteria for assessing daylight to proposed habitable rooms are the Daylight Factor (DF) test which is different to Average Daylight Factor (ADF) and analyses points on a grid within a room and assesses the area of the room achieving specific target daylight factors **OR** an Spatial Daylight Autonomy (SDA) illuminance test using Lux values. Both tests take into account reflectance of the internal and external surfaces.

2.4 Daylight (Neighbouring Properties)

2.4.1 As a preliminary assessment BR209 suggests the use of a series of reference points around the proposed building, for new developments. If none of the surrounding obstructions subtends an angle to the horizontal, at the reference point, of greater than 25 degrees then there will be the potential for good day-lighting in the interior and there should therefore be no need to produce further calculations to demonstrate the levels of daylighting available.

2.4.2 If an obstruction is taller than this, then there may still be the potential to achieve a satisfactory level of daylighting if the obstruction is not continuous and is narrow enough to allow adequate daylight around its sides and here further calculations should be used.

2.4.3 BR209 also describes a simple assessment using 45 degree lines in the horizontal and vertical planes from the extremities of an obstruction and where both these lines crossed above the centre of any window there is then a likelihood that the daylighting in the room will be adversely affected. For this reason, we have concentrated on those windows, which fall within the 45-degree lines. If the results proved to be adverse for all windows in this area then our scope would be extended.

2.4.4 The amount of skylight falling on a vertical wall or window can be quantified as the Vertical Sky Component (VSC). This is the ratio of direct sky illuminance falling on the vertical wall at a reference point, to the simultaneous horizontal illuminance under an unobstructed sky. The maximum value is 40% for a completely unobstructed vertical wall.

2.4.5 For a room with non-continuous obstructions, there is the potential for good daylighting provided that the VSC at the window position, 2 metres above ground is not less than the value for a continuous obstruction of altitude 25 degrees which is equal to a VSC of 27%. This is a complex way of saying that sufficient day-lighting can be achieved by other means and the guidance suggests that if the VSC of 27% is achieved within 4 metres horizontally from any window then sufficient daylighting is still likely to be achieved.

2.4.6 At paragraph 2.1.6 of BR209 it advises that where a room is served by a single window and the VSC meets or exceeds 27% then conventional window design will usually provide adequate daylighting. Where the VSC value is between 15% and 27% then larger windows or changes to room layout will normally be required and if the value is between 5% and 15% then large windows will almost certainly be required. Below this value the room is unlikely to benefit from adequate daylighting.

2.4.7 A modified form of these calculations can be used for existing buildings to determine the impact potential of new developments but, as in this case, we prefer to use our software for this process as the results are more useful and relevant. Our software has been produced specifically for this purpose and is used by other consultants in the field. It is our practice to benchmark test results periodically against the manual methods described by the BRE and against our competitors who use different software providers. In this way we can ensure the relative accuracy of our results.

2.4.8 Again according to BR209, when considering existing buildings, if the VSC or the no-sky line contours produce results which reflect a reduction of daylight, caused by any new obstruction, below 80% of that which was originally available and the VSC is less than 27%, then the loss would be noticeable to the occupants.

2.5 **Sunlight (Neighbouring Properties)**

2.5.1 Sunlighting is measured using sunlight availability indicators or sun path indicators, which are also reproduced in the guidance by P J Littlefair for a selection of latitudes. Here too we have computer software to produce the results.

2.5.2 The British Standard recommends that at least 25% of annual probable sunlight hours be available at the reference point, including at least 5% of annual probable sunlight hours in the winter months, between Sept 21 and March 21. This is checked using the horizontal equinox line on the sunlight availability indicator.

2.5.3 When using the sunlight indicator, any obstructions to the north can be ignored as can any windows that do not face within 90 degrees of due south.

2.6 The current BRE guidance also sets out limited parameters for assessment of shadow in amenity space and stipulates that at least 50% of the area considered should have the potential benefit of 2 hours of direct sunlight on 21st March each year. If an existing garden or outdoor space is already

heavily obstructed, then any further loss of sunlight should be kept to a minimum. If as a result of new development, the area which can receive two hours sunlight on 21 March is reduced to less than 0.8 times its former size, this further loss is significant.

2.7 **Daylight (Proposed Habitable Rooms)**

2.7.1 The BRE states at 2.1.22 of the BRE guidance:

"To check that adequate daylight is provided in new rooms , daylight factor or interior illuminance may be calculated and compared with the recommendations in BS EN 17037 Daylight in Buildings".

2.7.2 Daylight Factor Method (DF)

2.7.3 This method involves the computation of the daylight factor at each calculation point on an assessment grid.

2.7.4 The daylight factor is the illuminance at a point at a point of the reference plane in a space, divided by the illuminance on an unobstructed horizontal surface outdoors. The CIE standard overcast sky is used and the ratio is usually expressed as a percentage.

2.7.5 Since the calculation uses an overcast sky model, the daylight factor is independent of orientation and location.

2.7.6 The UK National Annex gives specific minimum recommendations for habitable rooms in dwellings in the United Kingdom. It gives illuminance recommendations of 100 lux in bedrooms, 150 lux in living rooms and 200 lux in kitchens. These are the median illuminances to be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours.

2.7.7 The table below shows the daylight factors to be achieved over at least 50% of the assessment grid in domestic habitable rooms with vertical and/or inclined daylight apertures.

Table C3 – Target daylight factors (D_T) to achieve over at least 50% of the assessment grid in UK domestic habitable rooms with vertical and/or inclined daylight apertures

Location	D_T for 100 lx (Bedroom)	D_T for 150 lx (Living room)	D_T for 200 lx (Kitchen)
St Peter (Jersey)	0.6%	0.9%	1.2%
London (Gatwick Airport)	0.7%	1.1%	1.4%
Birmingham	0.6%	0.9%	1.2%
Hemsby (Norfolk)	0.6%	0.9%	1.3%
Finningley (Yorkshire)	0.7%	1.0%	1.3%
Aughton (Lancashire)	0.7%	1.1%	1.4%
Belfast	0.7%	1.0%	1.4%
Leuchars (Fife)	0.7%	1.1%	1.4%
Oban	0.8%	1.1%	1.5%
Aberdeen	0.7%	1.1%	1.4%

2.7.8 The recommendations are met if the median of the daylight factors calculated in a room meets or exceeds the specific target for room type and location.

2.7.9 Illuminance Method

2.7.10 This method involves using climatic data for the location of the site (via the use of an appropriate, typical or average year, weather file within the software) to calculate the illuminance from daylight at each point on an assessment grid on the reference plane at an at least hourly interval for a typical year.

2.7.11 A target illuminance should be achieved across at least half of the reference plane in a daylit space for at least half of the daylight hours. Although there are targets within EN 17037, the National Annex for BS EN 17037 specifies minimum recommendations for habitable rooms within the UK. These are:

100 lux in Bedrooms

150 lux in Living Rooms

200 lux in Kitchens

2.7.12 The illuminance method is detailed and calculation intensive. It may take some time to process depending on the software, detail of the calculation model and the available computing power.

2.8 **Sunlight (Proposed Habitable Rooms)**

2.8.1 For interiors, access to sunlight can be quantified. BS EN 17037 recommends 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. Its is suggested that 21 March (equinox) be used. For dwellings, at least one habitable room, preferably a main living room, should meet at least the minimum criterion.

2.8.2 The BS EN 17037 criterion applies to rooms of all orientations, although if a room faces significantly north of due east or west it is unlikely to be met.

3 INFORMATION PROVIDED OR OBTAINED

3.1 We have been provided with the following information that has been used to develop our electronic model:

- Details of proposed scheme

  Received from JTP Studios on the 6th January 2022

- Existing building on the site and existing surrounding buildings

  3D model received from Accucities on the 8th August 2019

- Aerial photography from Google Earth and Bing

- Site visit, photographs and measurements

  Site visit undertaken on the 7th February 2022

- Internal arrangements within existing surrounding buildings

- Property Drawings from Websites etc.

- Where drawings were not available we estimated the internal arrangements and room uses based on our external inspection

3.2 Where we have had to estimate the internal arrangements and room uses, as noted above, this will not affect the results for VSC or APSH because the reference point is at the centre of the window being tested. It is relevant to the daylight distribution assessment, but in the absence of suitable plans, estimation is a conventional approach.

4 INTERPRETATION OF RESULTS

4.1 The BRE report sets targets for adequacy in terms of daylight and sunlight and overshadowing. It also describes the levels at which any reduction would be noticeable.

4.2 A habitable room may be adversely affected if any part of a new building measured in a vertical section perpendicular to the window wall subtends an angle of 25° taken from the centre of the window or a point at the centre of a window opening receives less than 27% VSC; and there is a reduction greater than 20% of its former value.

4.3 It should be noted in respect of kitchens that most Local Authorities recognise small kitchens as non-habitable and therefore do not require to be assessed.

4.4 For sunlight APSH assessment, a living room may be adversely affected if a point at the centre of an existing window receives less than 25% of the total APSH of which at least 5% should be available during the winter months (21 September to 21 March) and there will be a reduction greater than 20% of its former value during either period.

4.5 It is recommended that at least half of the area of the amenity space should be able to benefit from at least 2 hours of sunlight on 21st March. This applies to both new gardens and amenity spaces and to existing ones which are affected by new developments. If an existing garden or outdoor space is already heavily obstructed then any further loss of sunlight should be kept to a minimum. If as a result of new development, the area which can receive two hours sunlight on 21 March is reduced to less than 0.8 times its former size, this further loss is significant.

4.6 There is no published research into how the levels of noticeability might be categorised but for the purposes of this report the following has been adopted:

4.6.1 VSC Results

Pass/ Unaffected	=	Meets BRE target value or is unaffected by the proposals
Negligible	=	The VSC will be reduced between 20% and 30%.
Noticeable 1	=	The VSC will be reduced between 30% and 40%.
Noticeable 2	=	The VSC will be reduced between 40% and 50%.
Noticeable 3	=	The VSC will be reduced by greater than 50%.

4.6.2 Daylight Distribution Results

Pass	=	At least 80% of the proposed room can receive direct daylight or the existing value will be reduced by no more than 20%.
Negligible	=	Between 64% and 79% of the room will be able to receive direct daylight or the existing value will be reduced by no more than 30%.
Noticeable 1	=	Between 48% and 63% of the room will be able to receive direct daylight or the existing value will be reduced by no more than 40%
Noticeable 2	=	Between 32% and 47% of the room will be able to receive direct daylight or the existing value will be reduced by no more than 50%
Noticeable 3	=	Less than 31% of the room will be able to receive direct daylight or the existing value will be reduced by more than 50%

4.6.3 APSH Sunlight Results

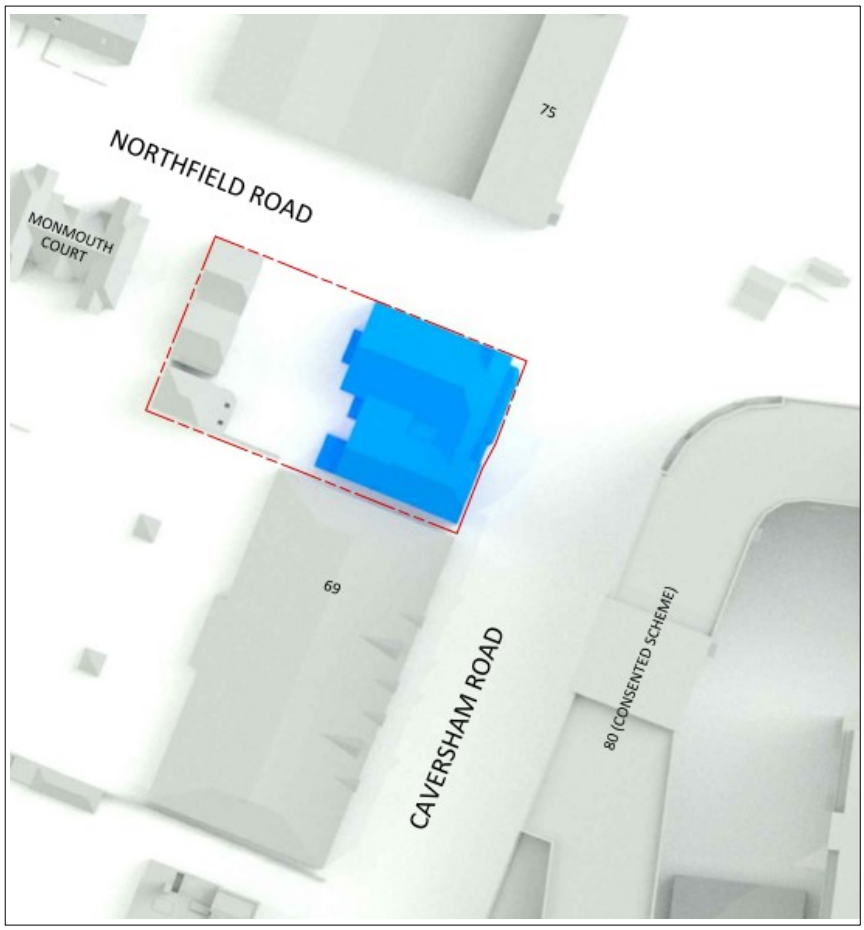
Pass	=	At least 25% of annual probable sunlight hours achieved or existing being reduced by no more than 20%.
Negligible	=	Existing reduced by no more than 30% or proposed at least 20% APSH
Noticeable 1	=	Existing reduced by no more than 40% or proposed at least 15% APSH
Noticeable 2	=	Existing reduced by no more than 50% or proposed at least 10% APSH
Noticeable 3	=	Existing reduced by more than 50% or proposed less than 10% APSH

5 SITE VISIT

5.1.1 We visited the site on the 7th February 2022 and took the photographs appended to this report.

5.1.2 The site is situated on the corner of Caversham Road and Northfield Road. To the west is an apartment block called Monmouth Court. To the north is a self-storage unit at 75 Caversham Road. To the east is the former Network Rail industrial unit at 80 Caversham Road. We understand this site is subject to a current planning application and therefore we have assessed this as if this has been consented. Any reference below to 80 Caversham Road will refer to this scheme.

5.1.3



Site Plan

6 ASSESSMENT OF EXISTING PROPERTIES

6.1 Daylight

6.1.1 We have assessed impacts on existing habitable rooms in the adjacent surrounding residential properties. Our detailed results are appended and the tables below show the results for Vertical Sky Component (VSC) on individual windows. We have then assessed the Daylight Distribution (DD) using the No-Sky Line.

6.1.2

VSC		VSC reduction %			
		Negligible	Noticeable		
	Pass	20 – 30 %	30 – 40 %	40 – 50 %	50% +
Monmouth Court	12	0	0	0	0
80 Caversham Road	133	3	0	0	0

6.1.3 All of the windows analysed at Monmouth Court will meet the BRE recommendations for VSC.

6.1.4 All of the windows to the consented scheme at 80 Caversham Road will meet the recommendations for VSC or are negligible.

6.1.5 In the below table we summarise the results for Daylight Distribution.

6.1.6

Daylight Distribution (No-Sky Line)		Daylight Distribution reduction %			
		Negligible	Noticeable		
	Pass	20 – 30 %	30 – 40 %	40 – 50 %	50% +
Monmouth Court	12	0	0	0	0
80 Caversham Road	56	0	0	0	0

6.1.7 All of the rooms analysed at Monmouth Court will meet the BRE recommendations for DD.

6.1.8 All of the rooms analysed in the consented scheme at 80 Caversham Road meet the BRE recommendations for DD.

6.2 **Sunlight**

6.2.1 The test we have carried out to assess the impact on neighbouring sunlight is the Annual Probable Sunlight Hours (APSH). We have provided summary results for both annual and winter calculations.

6.2.2

APSH – Annual & Winter		APSH reduction %			
		Negligible	Noticeable		
	Pass	20 – 30 %	30 – 40 %	40 – 50 %	50% +
Monmouth Court	12	0	0	0	0
80 Caversham Road	N/A	N/A	N/A	N/A	N/A

6.2.3 All of the windows analysed at Monmouth Court will meet the BRE recommendations for APSH.

6.2.4 All of the windows analysed to 80 Caversham Road face within 90 degrees of due north and therefore, in line with the BRE recommendations, do not need to be analysed for sunlight.

7 ASSESSMENT OF PROPOSED PROPERTIES

7.1 Daylight

7.1.1 The BRE guidelines have been updated in June 2022. These changes are mostly around the assessment of proposed habitable rooms. For the purposes of this report, we have assessed the proposed habitable rooms using the criteria in the previous guidelines and also the criteria in the new guidelines for comparison. For the criteria relating to the previous guidelines, we have assessed using Average Daylight Factor (ADF) and Daylight Distribution (DD). We summarise this below.

7.1.2

Average Daylight Factor (ADF)		Daylight Levels			
		Negligible	Noticeable		
	Pass	Less than 20% below	21% to 40% below	41% to 60% below	Greater than 60 % below
Proposed Block	39	4	5	6	12

7.1.3

Daylight Distribution (No-Sky Line)		Daylight Levels			
		Negligible	Noticeable		
	Pass	Between 64% and 79%	Between 48% and 63%	Between 32% and 47%	Less than 31%
Proposed Block	47	3	3	1	12

7.1.4 The ADF results show that the majority of rooms will meet the BRE recommendations or will be within a negligible distance. Where the rooms are beyond negligible, these rooms are situated on the elevation that faces the scheme being determined at 80 Caversham Road.

7.1.5 The DD results show that the majority of rooms will meet the BRE recommendations or will be within a negligible distance. Where the rooms are below negligible, again, these rooms are situated on the elevation that faces the scheme being determined at 80 Caversham Road.

7.1.6 We have assessed the proposed habitable rooms using the Spatial Daylight Autonomy (SDA Illuminance) test under the latest BRE guidelines.

7.1.7 The values in the table below were used in the calculations. These assume that light coloured finishes will be used in the rooms within the proposal. The balustrades on balconies were not included in the analysis as they are open metal railings.

7.1.8

Surface	Reflectance
Interior Walls	0.7
Interior Ceilings	0.8
Interior Floors	0.4
Light Coloured Balconies	0.6
Surrounding Buildings	0.3

7.1.9

Transmittance	0.68
Maintenance Factor	92%
Frame Correction Factor	0.8

7.1.10 We summarise this below and our detailed results are appended.

7.1.11

Property	Number of Rooms Tested	Rooms satisfying Criteria		Rooms not satisfying Criteria
		No.	%	
Proposed	66	48	73%	18

7.1.12 73% of habitable rooms analysed within the proposed development will meet the BRE recommendations for daylight illuminance. This means meeting or exceeding the recommendations to 50% of the assessment area within the room. The target values assessed are 100 lux for bedrooms, 150 lux for living rooms and 200 lux for kitchens.

7.1.13 The majority of rooms that do not satisfy the criteria, have the benefit of balconies. Whilst the balcony restricts visibility from the top part of the sky, it provides amenity for future occupiers.

7.2 **Sunlight**

7.3 For sunlight, we have used the sunlight exposure test in the new BRE guidelines. The criterion applies to rooms of all orientations, although if a room faces significantly north of due east or west it is unlikely to be met.

7.3.1

Property	Number of Dwellings Tested	Dwellings satisfying Criteria		Dwellings not satisfying Criteria
		No.	%	
Proposed	29	26	90%	3

7.3.2 The guidelines state for dwellings, at least one habitable room, preferably a main living room, should meet at least the minimum criterion. The results show that 26 of the 29 dwellings analysed will have a least one habitable room that will meet the minimum criteria.

7.3.3 It should be noted that this analysis requires that all rooms of all orientations are analysed but the BRE guide recognises that rooms with windows facing within 90 degrees of due north are unlikely to meet the recommendations.

8 SUMMARY AND CONCLUSION

8.1 Existing Buildings

8.1.1 All of the surrounding windows analysed will meet the BRE recommendations for Vertical Sky Component or are within a negligible distance of the recommendations.

8.1.2 All of the rooms analysed for Daylight Distribution in the consented scheme at 80 Caversham Road meet the BRE recommendations.

8.2 Proposed Buildings

8.2.1 The daylight results show that 73% of the rooms meet the BRE recommendation for SDA (Illuminance). Where the rooms are below negligible, these rooms are situated on the elevation that faces the proposed scheme at 80 Caversham Road and also rooms with overhanging balconies above. We believe any building proposed for this site will struggle to meet the recommendations on this elevation due to the bulk and massing of the proposed scheme at 80 Caversham Road.

8.2.2 The sunlight exposure results show that 90% of the dwellings rooms will meet the BRE recommendations. It should be noted that this analysis requires that all rooms of all orientations are analysed but the BRE guide recognises that rooms with windows facing within 90 degrees of due north are unlikely to meet the recommendations.

8.3 Having due consideration for the nature of urban development it is encouraging to note that this scheme causes the minimum impact on existing surrounding dwellings whilst achieving results expected in an urban area within the proposed development.



Peter Spence

For and on behalf of

calfordseaden LLP 20/09/2022

Appendix 1

QUALIFICATIONS AND EXPERIENCE

1 Qualifications And Experience

1.1 This report has been prepared by Peter Spence, an Associate within calfordseaden LLP. Peter is a specialist in the area of practice known as Neighbourly Matters, having practiced in this discipline since 2005.

1.2 Calfordseaden's daylighting studies are undertaken using specialist computer software, specifically written for the purposes of carrying out the tests described in BR 209.

Appendix 2

SITE PHOTOGRAPHS AND IMAGES



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9

Appendix 3

RESULTS

Caversham Road
VSC and APSH Results

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Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
80 Caversham Road (Proposed Scheme)										
001 First	R001	nknown Residenti	W001	Existing	37.89	1.00	*North*		*North*	
				Proposed	37.87					
			W002	Existing	37.67	1.00	*North*		*North*	
				Proposed	37.60					
			W003	Existing	37.09	0.99	*North*		*North*	
				Proposed	36.74					
	R002	nknown Residenti	W004	Existing	37.25	0.98	*North*		*North*	
				Proposed	36.64					
			W005	Existing	37.06	0.97	*North*		*North*	
				Proposed	36.03					
			W006	Existing	35.90	0.95	*North*		*North*	
				Proposed	34.13					
	R003	nknown Residenti	W007	Existing	36.58	0.94	*North*		*North*	
				Proposed	34.28					
			W008	Existing	36.91	0.93	*North*		*North*	
				Proposed	34.14					
	R004	nknown Residenti	W009	Existing	36.90	0.92	*North*		*North*	
				Proposed	33.97					
			W010	Existing	36.95	0.92	*North*		*North*	
				Proposed	33.92					
	R005	nknown Residenti	W011	Existing	37.01	0.92	*North*		*North*	
				Proposed	33.98					
			W012	Existing	37.03	0.92	*North*		*North*	
				Proposed	34.12					
	R006	nknown Residenti	W013	Existing	36.99	0.93	*North*		*North*	
				Proposed	34.29					
			W014	Existing	35.45	0.93	*North*		*North*	
				Proposed	33.08					
	R007	nknown Residenti	W015	Existing	7.67	0.79	*North*		*North*	
				Proposed	6.08					
			W016	Existing	6.93	0.72	*North*		*North*	
				Proposed	5.01					
			W017	Existing	37.38	0.95	*North*		*North*	

Caversham Road
VSC and APSH Results

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Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
				Proposed	35.33					
			W018	Existing	37.39	0.95		*North*		*North*
				Proposed	35.52					
	R008	nknown Residenti	W019	Existing	8.15	0.86		*North*		*North*
				Proposed	6.97					
002 Second	R009	nknown Residenti	W020	Existing	38.63	1.00		*North*		*North*
				Proposed	38.62					
			W021	Existing	38.53	1.00		*North*		*North*
				Proposed	38.45					
			W022	Existing	38.09	0.99		*North*		*North*
				Proposed	37.76					
	R010	nknown Residenti	W023	Existing	38.35	0.98		*North*		*North*
				Proposed	37.77					
			W024	Existing	38.30	0.97		*North*		*North*
				Proposed	37.31					
			W025	Existing	37.39	0.95		*North*		*North*
				Proposed	35.68					
	R011	nknown Residenti	W026	Existing	38.25	0.94		*North*		*North*
				Proposed	36.04					
			W027	Existing	38.70	0.93		*North*		*North*
				Proposed	36.05					
	R012	nknown Residenti	W028	Existing	38.74	0.93		*North*		*North*
				Proposed	35.93					
			W029	Existing	38.77	0.93		*North*		*North*
				Proposed	35.89					
	R013	nknown Residenti	W030	Existing	38.81	0.93		*North*		*North*
				Proposed	35.92					
			W031	Existing	38.80	0.93		*North*		*North*
				Proposed	36.02					
	R014	nknown Residenti	W032	Existing	38.70	0.93		*North*		*North*
				Proposed	36.11					
			W033	Existing	37.06	0.94		*North*		*North*
				Proposed	34.82					

Caversham Road
VSC and APSH Results

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Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
	R015	nknown Residenti	W034	Existing	8.64	0.83		*North*		*North*
				Proposed	7.20					
			W035	Existing	7.86	0.78		*North*		*North*
				Proposed	6.11					
			W036	Existing	39.00	0.95		*North*		*North*
				Proposed	37.16					
			W037	Existing	39.03	0.96		*North*		*North*
				Proposed	37.34					
	R016	nknown Residenti	W038	Existing	9.22	0.88		*North*		*North*
				Proposed	8.16					
003 Third	R017	nknown Residenti	W039	Existing	39.04	1.00		*North*		*North*
				Proposed	39.03					
			W040	Existing	39.02	1.00		*North*		*North*
				Proposed	38.95					
			W041	Existing	38.69	0.99		*North*		*North*
				Proposed	38.40					
	R018	nknown Residenti	W042	Existing	39.01	0.99		*North*		*North*
				Proposed	38.53					
			W043	Existing	39.04	0.98		*North*		*North*
				Proposed	38.23					
			W044	Existing	38.19	0.96		*North*		*North*
				Proposed	36.81					
	R019	nknown Residenti	W045	Existing	39.07	0.95		*North*		*North*
				Proposed	37.30					
			W046	Existing	39.48	0.95		*North*		*North*
				Proposed	37.40					
	R020	nknown Residenti	W047	Existing	39.48	0.94		*North*		*North*
				Proposed	37.30					
			W048	Existing	39.48	0.94		*North*		*North*
				Proposed	37.26					
	R021	nknown Residenti	W049	Existing	39.48	0.94		*North*		*North*
				Proposed	37.27					
			W050	Existing	39.44	0.95		*North*		*North*
				Proposed	37.31					

Caversham Road
VSC and APSH Results

calfordseaden

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
	R022	nknown Residenti	W051	Existing	39.29	0.95		*North*		*North*
				Proposed	37.31					
			W052	Existing	37.61	0.95		*North*		*North*
				Proposed	35.86					
	R023	nknown Residenti	W053	Existing	8.89	0.87		*North*		*North*
				Proposed	7.78					
			W054	Existing	8.22	0.83		*North*		*North*
				Proposed	6.82					
			W055	Existing	39.55	0.96		*North*		*North*
				Proposed	38.08					
			W056	Existing	39.55	0.97		*North*		*North*
				Proposed	38.21					
	R024	nknown Residenti	W057	Existing	9.48	0.91		*North*		*North*
				Proposed	8.64					
004 Fourth	R025	nknown Residenti	W058	Existing	39.14	1.00		*North*		*North*
				Proposed	39.13					
			W059	Existing	39.13	1.00		*North*		*North*
				Proposed	39.09					
			W060	Existing	38.81	1.00		*North*		*North*
				Proposed	38.66					
	R026	nknown Residenti	W061	Existing	39.14	0.99		*North*		*North*
				Proposed	38.88					
			W062	Existing	39.16	0.99		*North*		*North*
				Proposed	38.72					
			W063	Existing	38.30	0.98		*North*		*North*
				Proposed	37.54					
	R027	nknown Residenti	W064	Existing	39.16	0.98		*North*		*North*
				Proposed	38.19					
			W065	Existing	39.56	0.97		*North*		*North*
				Proposed	38.41					
	R028	nknown Residenti	W066	Existing	39.56	0.97		*North*		*North*
				Proposed	38.35					
			W067	Existing	39.56	0.97		*North*		*North*
				Proposed	38.33					

Caversham Road
VSC and APSH Results

calfordseaden

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
	R029	nknown Residenti	W068	Existing	39.55	0.97		*North*		*North*
				Proposed	38.33					
			W069	Existing	39.51	0.97		*North*		*North*
				Proposed	38.33					
	R030	nknown Residenti	W070	Existing	39.36	0.97		*North*		*North*
				Proposed	38.25					
			W071	Existing	37.67	0.97		*North*		*North*
				Proposed	36.69					
	R031	nknown Residenti	W072	Existing	8.89	0.93		*North*		*North*
				Proposed	8.28					
			W073	Existing	8.25	0.91		*North*		*North*
				Proposed	7.47					
			W074	Existing	39.60	0.98		*North*		*North*
				Proposed	38.77					
			W075	Existing	39.60	0.98		*North*		*North*
				Proposed	38.85					
	R032	nknown Residenti	W076	Existing	9.49	0.95		*North*		*North*
				Proposed	9.02					
005 Fifth	R033	nknown Residenti	W077	Existing	39.18	1.00		*North*		*North*
				Proposed	39.18					
			W078	Existing	39.17	1.00		*North*		*North*
				Proposed	39.16					
			W079	Existing	38.86	1.00		*North*		*North*
				Proposed	38.82					
	R034	nknown Residenti	W080	Existing	39.19	1.00		*North*		*North*
				Proposed	39.12					
			W081	Existing	39.21	1.00		*North*		*North*
				Proposed	39.09					
			W082	Existing	38.34	0.99		*North*		*North*
				Proposed	38.13					
	R035	nknown Residenti	W083	Existing	39.20	0.99		*North*		*North*
				Proposed	38.93					
			W084	Existing	39.60	0.99		*North*		*North*
				Proposed	39.28					

Caversham Road
VSC and APSH Results

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Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
	R036	nknown Residenti	W085	Existing	39.59	0.99		*North*		*North*
				Proposed	39.26					
			W086	Existing	39.59	0.99		*North*		*North*
				Proposed	39.25					
	R037	nknown Residenti	W087	Existing	39.58	0.99		*North*		*North*
				Proposed	39.24					
			W088	Existing	39.54	0.99		*North*		*North*
				Proposed	39.20					
	R038	nknown Residenti	W089	Existing	39.39	0.99		*North*		*North*
				Proposed	39.08					
			W090	Existing	37.70	0.99		*North*		*North*
				Proposed	37.42					
	R039	nknown Residenti	W091	Existing	8.89	0.98		*North*		*North*
				Proposed	8.73					
			W092	Existing	8.27	0.97		*North*		*North*
				Proposed	8.05					
			W093	Existing	39.62	0.99		*North*		*North*
				Proposed	39.39					
			W094	Existing	39.62	0.99		*North*		*North*
				Proposed	39.41					
	R040	nknown Residenti	W095	Existing	9.49	0.99		*North*		*North*
				Proposed	9.36					
006 Sixth	R041	nknown Residenti	W096	Existing	39.20	1.00		*North*		*North*
				Proposed	39.20					
			W097	Existing	39.19	1.00		*North*		*North*
				Proposed	39.19					
			W098	Existing	38.92	1.00		*North*		*North*
				Proposed	38.92					
	R042	nknown Residenti	W099	Existing	39.19	1.00		*North*		*North*
				Proposed	39.19					
			W100	Existing	39.24	1.00		*North*		*North*
				Proposed	39.24					
			W101	Existing	38.35	1.00		*North*		*North*
				Proposed	38.35					

Caversham Road
VSC and APSH Results

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Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
	R043	nknown Residenti	W102	Existing	39.20	1.00		*North*		*North*
				Proposed	39.20					
			W103	Existing	39.60	1.00		*North*		*North*
				Proposed	39.60					
	R044	nknown Residenti	W104	Existing	39.60	1.00		*North*		*North*
				Proposed	39.60					
			W105	Existing	39.60	1.00		*North*		*North*
				Proposed	39.60					
	R045	nknown Residenti	W106	Existing	39.59	1.00		*North*		*North*
				Proposed	39.59					
			W107	Existing	39.55	1.00		*North*		*North*
				Proposed	39.55					
	R046	nknown Residenti	W108	Existing	39.40	1.00		*North*		*North*
				Proposed	39.40					
			W109	Existing	37.71	1.00		*North*		*North*
				Proposed	37.71					
	R047	nknown Residenti	W110	Existing	8.89	1.00		*North*		*North*
				Proposed	8.89					
			W111	Existing	8.27	1.00		*North*		*North*
				Proposed	8.27					
			W112	Existing	39.62	1.00		*North*		*North*
				Proposed	39.62					
			W113	Existing	39.62	1.00		*North*		*North*
				Proposed	39.62					
	R048	nknown Residenti	W114	Existing	9.49	1.00		*North*		*North*
				Proposed	9.49					
007 Seventh	R049	nknown Residenti	W115	Existing	36.98	1.00		*North*		*North*
				Proposed	36.98					
			W116	Existing	38.95	1.00		*North*		*North*
				Proposed	38.95					
			W117	Existing	31.92	1.00		*North*		*North*
				Proposed	31.92					
	R050	nknown Residenti	W118	Existing	39.50	1.00		*North*		*North*

Caversham Road
VSC and APSH Results

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Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
				Proposed	39.50					
			W119	Existing	39.44	1.00		*North*		*North*
				Proposed	39.44					
			W120	Existing	30.22	1.00		*North*		*North*
				Proposed	30.22					
	R051	nknown Residenti	W121	Existing	37.85	1.00		*North*		*North*
				Proposed	37.85					
			W122	Existing	39.61	1.00		*North*		*North*
				Proposed	39.61					
	R052	nknown Residenti	W123	Existing	39.61	1.00		*North*		*North*
				Proposed	39.61					
			W124	Existing	39.61	1.00		*North*		*North*
				Proposed	39.61					
	R053	nknown Residenti	W125	Existing	39.60	1.00		*North*		*North*
				Proposed	39.60					
			W126	Existing	39.57	1.00		*North*		*North*
				Proposed	39.57					
	R054	nknown Residenti	W127	Existing	39.44	1.00		*North*		*North*
				Proposed	39.44					
			W128	Existing	37.76	1.00		*North*		*North*
				Proposed	37.76					
	R055	nknown Residenti	W129	Existing	8.89	1.00		*North*		*North*
				Proposed	8.89					
			W130	Existing	8.27	1.00		*North*		*North*
				Proposed	8.27					
			W131	Existing	39.62	1.00		*North*		*North*
				Proposed	39.62					
			W132	Existing	39.62	1.00		*North*		*North*
				Proposed	39.62					
	R056	nknown Residenti	W133	Existing	9.49	1.00		*North*		*North*
				Proposed	9.49					

Monmouth Court

Caversham Road
VSC and APSH Results

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Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
000 Ground	R001	nknown Residenti	W001	Existing	28.78	1.00	49.00	1.00	14.00	1.00
				Proposed	28.71		49.00		14.00	
	R002	nknown Residenti	W002	Existing	28.16	0.99	44.00	1.00	11.00	1.00
				Proposed	28.00		44.00		11.00	
	R003	nknown Residenti	W003	Existing	28.47	0.99	46.00	1.00	12.00	1.00
				Proposed	28.20		46.00		12.00	
	R004	nknown Residenti	W004	Existing	29.51	0.99	50.00	1.00	13.00	1.00
				Proposed	29.21		50.00		13.00	
001 First	R005	nknown Residenti	W005	Existing	33.12	0.99	55.00	0.98	17.00	1.00
				Proposed	32.80		54.00		17.00	
	R006	nknown Residenti	W006	Existing	32.62	0.99	55.00	1.00	17.00	1.00
				Proposed	32.26		55.00		17.00	
	R007	nknown Residenti	W007	Existing	32.67	0.99	55.00	1.00	17.00	1.00
				Proposed	32.24		55.00		17.00	
	R008	nknown Residenti	W008	Existing	33.55	0.99	56.00	1.00	17.00	1.00
				Proposed	33.13		56.00		17.00	
002 Second	R009	nknown Residenti	W009	Existing	30.24	0.99	47.00	1.00	14.00	1.00
				Proposed	30.05		47.00		14.00	
	R010	nknown Residenti	W010	Existing	33.87	0.99	55.00	1.00	17.00	1.00
				Proposed	33.64		55.00		17.00	
	R011	nknown Residenti	W011	Existing	34.01	0.99	54.00	1.00	17.00	1.00
				Proposed	33.76		54.00		17.00	
	R012	nknown Residenti	W012	Existing	30.43	0.99	46.00	1.00	14.00	1.00
				Proposed	30.19		46.00		14.00	

Caversham Road
VSC and APSH Results



Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex

Caversham Road
DD Results

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Floor Ref.	Room Ref.	Room Attribute	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
80 Caversham Road (Proposed Scheme)								
001 First	R001		Unknown Residential	Area m2	50.49	49.58	49.57	
				% of room		98%	98%	1.00
	R002		Unknown Residential	Area m2	51.45	50.46	50.46	
				% of room		98%	98%	1.00
	R003		Unknown Residential	Area m2	49.71	49.35	49.35	
				% of room		99%	99%	1.00
	R004		Unknown Residential	Area m2	53.77	53.27	49.48	
				% of room		99%	92%	0.93
	R005		Unknown Residential	Area m2	55.53	55.00	53.39	
				% of room		99%	96%	0.97
	R006		Unknown Residential	Area m2	54.75	54.07	54.07	
				% of room		99%	99%	1.00
	R007		Unknown Residential	Area m2	70.25	69.52	69.52	
				% of room		99%	99%	1.00
	R008		Unknown Residential	Area m2	24.96	23.33	22.26	
				% of room		93%	89%	0.95
002 Second	R009		Unknown Residential	Area m2	50.49	49.58	49.57	
				% of room		98%	98%	1.00
	R010		Unknown Residential	Area m2	51.45	50.46	50.46	
				% of room		98%	98%	1.00
	R011		Unknown Residential	Area m2	49.71	49.35	49.35	
				% of room		99%	99%	1.00
	R012		Unknown Residential	Area m2	53.77	53.27	49.96	
				% of room		99%	93%	0.94
	R013		Unknown Residential	Area m2	55.53	55.00	53.74	
				% of room		99%	97%	0.98
	R014		Unknown Residential	Area m2	54.75	54.07	54.07	
				% of room		99%	99%	1.00
	R015		Unknown Residential	Area m2	70.25	69.52	69.52	
				% of room		99%	99%	1.00
	R016		Unknown Residential	Area m2	24.96	23.34	23.30	
				% of room		93%	93%	1.00
003 Third	R017		Unknown Residential	Area m2	50.49	49.58	49.58	
				% of room		98%	98%	1.00
	R018		Unknown Residential	Area m2	51.45	50.46	50.46	
				% of room		98%	98%	1.00
	R019		Unknown Residential	Area m2	49.71	49.35	49.35	
				% of room		99%	99%	1.00
	R020		Unknown Residential	Area m2	53.77	53.27	51.33	
				% of room		99%	95%	0.96
	R021		Unknown Residential	Area m2	55.53	55.00	54.01	
				% of room		99%	97%	0.98
	R022		Unknown Residential	Area m2	54.75	54.07	54.07	
				% of room		99%	99%	1.00
	R023		Unknown Residential	Area m2	70.25	69.52	69.52	
				% of room		99%	99%	1.00

Caversham Road
DD Results

calfordseaden

Floor Ref.	Room Ref.	Room Attribute	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
	R024		Unknown Residential	Area m2	24.96	23.34	23.33	
				% of room		93%	93%	1.00
004 Fourth	R025		Unknown Residential	Area m2	50.49	49.58	49.58	
				% of room		98%	98%	1.00
	R026		Unknown Residential	Area m2	51.45	50.46	50.46	
				% of room		98%	98%	1.00
	R027		Unknown Residential	Area m2	49.71	49.35	49.35	
				% of room		99%	99%	1.00
	R028		Unknown Residential	Area m2	53.77	53.27	53.27	
				% of room		99%	99%	1.00
	R029		Unknown Residential	Area m2	55.53	55.00	55.00	
				% of room		99%	99%	1.00
	R030		Unknown Residential	Area m2	54.75	54.07	54.07	
				% of room		99%	99%	1.00
	R031		Unknown Residential	Area m2	70.25	69.52	69.52	
				% of room		99%	99%	1.00
	R032		Unknown Residential	Area m2	24.96	23.34	23.33	
				% of room		93%	93%	1.00
005 Fifth	R033		Unknown Residential	Area m2	50.49	49.58	49.58	
				% of room		98%	98%	1.00
	R034		Unknown Residential	Area m2	51.45	50.46	50.46	
				% of room		98%	98%	1.00
	R035		Unknown Residential	Area m2	49.71	49.35	49.35	
				% of room		99%	99%	1.00
	R036		Unknown Residential	Area m2	53.77	53.27	53.27	
				% of room		99%	99%	1.00
	R037		Unknown Residential	Area m2	55.53	55.00	55.00	
				% of room		99%	99%	1.00
	R038		Unknown Residential	Area m2	54.75	54.07	54.07	
				% of room		99%	99%	1.00
	R039		Unknown Residential	Area m2	70.25	69.52	69.52	
				% of room		99%	99%	1.00
	R040		Unknown Residential	Area m2	24.96	23.34	23.34	
				% of room		93%	93%	1.00
006 Sixth	R041		Unknown Residential	Area m2	50.49	49.58	49.58	
				% of room		98%	98%	1.00
	R042		Unknown Residential	Area m2	51.45	50.46	50.46	
				% of room		98%	98%	1.00
	R043		Unknown Residential	Area m2	49.71	49.35	49.35	
				% of room		99%	99%	1.00
	R044		Unknown Residential	Area m2	53.77	53.27	53.27	
				% of room		99%	99%	1.00
	R045		Unknown Residential	Area m2	55.53	55.00	55.00	
				% of room		99%	99%	1.00
	R046		Unknown Residential	Area m2	54.75	54.07	54.07	
				% of room		99%	99%	1.00
	R047		Unknown Residential	Area m2	70.25	69.52	69.52	
				% of room		99%	99%	1.00
	R048		Unknown Residential	Area m2	24.96	23.34	23.34	

Caversham Road
DD Results

calfordseaden

Floor Ref.	Room Ref.	Room Attribute	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
				% of room		93%	93%	1.00
007 Seventh	R049		Unknown Residential	Area m2	41.68	41.26	41.26	
				% of room		99%	99%	1.00
	R050		Unknown Residential	Area m2	41.97	41.61	41.61	
				% of room		99%	99%	1.00
	R051		Unknown Residential	Area m2	44.94	44.45	44.45	
				% of room		99%	99%	1.00
	R052		Unknown Residential	Area m2	53.77	53.27	53.27	
				% of room		99%	99%	1.00
	R053		Unknown Residential	Area m2	55.53	55.00	55.00	
				% of room		99%	99%	1.00
	R054		Unknown Residential	Area m2	54.75	54.07	54.07	
				% of room		99%	99%	1.00
	R055		Unknown Residential	Area m2	70.25	69.52	69.52	
				% of room		99%	99%	1.00
	R056		Unknown Residential	Area m2	24.96	23.34	23.34	
				% of room		93%	93%	1.00
Monmouth Court								
000 Ground	R001		Unknown Residential	Area m2	5.07	4.44	4.44	
				% of room		88%	88%	1.00
	R002		Unknown Residential	Area m2	7.84	7.75	7.74	
				% of room		99%	99%	1.00
	R003		Unknown Residential	Area m2	7.84	7.75	7.75	
				% of room		99%	99%	1.00
	R004		Unknown Residential	Area m2	5.07	4.39	4.39	
				% of room		87%	87%	1.00
001 First	R005		Unknown Residential	Area m2	5.07	4.60	4.60	
				% of room		91%	91%	1.00
	R006		Unknown Residential	Area m2	7.84	7.75	7.75	
				% of room		99%	99%	1.00
	R007		Unknown Residential	Area m2	7.84	7.75	7.75	
				% of room		99%	99%	1.00
	R008		Unknown Residential	Area m2	5.07	4.59	4.59	
				% of room		91%	91%	1.00
002 Second	R009		Unknown Residential	Area m2	5.07	4.33	4.33	
				% of room		85%	85%	1.00
	R010		Unknown Residential	Area m2	7.84	7.75	7.75	
				% of room		99%	99%	1.00
	R011		Unknown Residential	Area m2	7.84	7.75	7.75	
				% of room		99%	99%	1.00
	R012		Unknown Residential	Area m2	5.07	4.32	4.32	
				% of room		85%	85%	1.00

Caversham Road
Proposed ADF Results

calfordseaden

Floor Ref.	Room Ref.	Room Attribute	Room Use.	Window Ref.	Glass Transmittance	ADF Proposed	Req'd Value
			Proposed				
000 Ground	R001		LKD	W001	0.68	0.73	
				W002	0.68	1.39	
				W003	0.68	1.73	
						3.84	2.00
000 Ground	R002		Bedroom	W004	0.68	3.42	
				W005	0.68	3.42	
						6.84	1.00
000 Ground	R003		Bedroom	W006	0.68	2.89	
						2.89	1.00
001 First	R004		LKD	W007-L	0.68	0.14	
				W007-U	0.68	0.96	
						1.10	2.00
001 First	R005		Bedroom	W008-L	0.68	0.10	
				W008-U	0.68	0.67	
						0.77	1.00
001 First	R006		Bedroom	W009-L	0.68	0.09	
				W009-U	0.68	0.62	
						0.72	1.00
001 First	R007		LKD	W010-L	0.68	0.10	
				W010-U	0.68	0.68	
						0.78	2.00
001 First	R008		Bedroom	W011-L	0.68	0.13	
				W011-U	0.68	1.43	
				W012-L	0.68	0.11	
				W012-U	0.68	0.75	
						2.43	1.00
001 First	R009		LKD	W013-L	0.68	0.16	
				W013-U	0.68	1.04	
						1.20	2.00
001 First	R010		Bedroom	W014-L	0.68	0.15	
				W014-U	0.68	1.58	
						1.72	1.00
001 First	R011		LKD	W015-L	0.68	0.06	
				W015-U	0.68	0.65	
				W016-L	0.68	0.18	
				W016-U	0.68	1.96	

Caversham Road
Proposed ADF Results

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Floor Ref.	Room Ref.	Room Attribute	Room Use.	Window Ref.	Glass Transmittance	ADF Proposed	Req'd Value
				W017	0.68	0.57	
						3.42	2.00
001 First	R012		Bedroom	W018	0.68	1.23	
						1.23	1.00
001 First	R013		Bedroom	W019	0.68	0.96	
						0.96	1.00
001 First	R014		Bedroom	W020	0.68	1.59	
						1.59	1.00
001 First	R015		Bedroom	W021	0.68	1.25	
						1.25	1.00
001 First	R016		LKD	W022	0.68	0.94	
				W023	0.68	0.95	
				W024	0.68	0.95	
						2.83	2.00
001 First	R017		LKD	W025	0.68	0.93	
				W026	0.68	1.28	
				W027	0.68	0.91	
						3.11	2.00
001 First	R018		Bedroom	W028	0.68	1.15	
						1.15	1.00
001 First	R019		Bedroom	W029-L	0.68	0.14	
				W029-U	0.68	1.59	
						1.73	1.00
001 First	R020		LKD	W030-L	0.68	0.05	
				W030-U	0.68	0.35	
						0.40	2.00
001 First	R021		Bedroom	W031-L	0.68	0.03	
				W031-U	0.68	0.23	
						0.26	1.00
001 First	R022		LKD	W032-L	0.68	0.06	
				W032-U	0.68	0.35	
						0.41	2.00
002 Second	R023		LKD	W033-L	0.68	0.16	
				W033-U	0.68	1.06	
						1.22	2.00
002 Second	R024		Bedroom	W034-L	0.68	0.11	
				W034-U	0.68	0.74	
						0.85	1.00
002 Second	R025		Bedroom	W035-L	0.68	0.10	

Caversham Road
Proposed ADF Results

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Floor Ref.	Room Ref.	Room Attribute	Room Use.	Window Ref.	Glass Transmittance	ADF Proposed	Req'd Value
				W035-U	0.68	0.69	
						0.79	1.00
002 Second	R026		LKD	W036-L	0.68	0.11	
				W036-U	0.68	0.75	
						0.86	2.00
002 Second	R027		Bedroom	W037-L	0.68	0.14	
				W037-U	0.68	1.52	
				W038-L	0.68	0.12	
				W038-U	0.68	0.84	
						2.61	1.00
002 Second	R028		LKD	W039-L	0.68	0.17	
				W039-U	0.68	1.15	
						1.31	2.00
002 Second	R029		LKD	W040-L	0.68	0.07	
				W040-U	0.68	0.79	
				W041	0.68	2.66	
				W042-L	0.68	0.28	
				W042-U	0.68	3.26	
						7.06	2.00
002 Second	R030		Bedroom	W043-L	0.68	0.11	
				W043-U	0.68	1.49	
				W044	0.68	3.91	
						5.51	1.00
002 Second	R031		LKD	W045	0.68	2.21	
				W046-L	0.68	0.23	
				W046-U	0.68	2.68	
				W047-L	0.68	0.06	
				W047-U	0.68	0.81	
						5.99	2.00
002 Second	R032		Bedroom	W048	0.68	5.03	
						5.03	1.00
002 Second	R033		Bedroom	W049	0.68	3.01	
						3.01	1.00
002 Second	R034		Bedroom	W050-L	0.68	0.17	
				W050-U	0.68	1.84	
						2.01	1.00
002 Second	R035		LKD	W051-L	0.68	0.06	
				W051-U	0.68	0.36	
						0.42	2.00

Caversham Road
Proposed ADF Results

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Floor Ref.	Room Ref.	Room Attribute	Room Use.	Window Ref.	Glass Transmittance	ADF Proposed	Req'd Value
002 Second	R036		Bedroom	W052-L	0.68	0.04	
				W052-U	0.68	0.24	
						0.28	1.00
002 Second	R037		LKD	W053-L	0.68	0.07	
				W053-U	0.68	0.37	
						0.44	2.00
003 Third	R038		LKD	W054-L	0.68	0.16	
				W054-U	0.68	1.08	
						1.24	2.00
003 Third	R039		Bedroom	W055-L	0.68	0.11	
				W055-U	0.68	0.76	
						0.87	1.00
003 Third	R040		Bedroom	W056-L	0.68	0.10	
				W056-U	0.68	0.70	
						0.80	1.00
003 Third	R041		LKD	W057-L	0.68	0.11	
				W057-U	0.68	0.78	
						0.89	2.00
003 Third	R042		LKD	W058-L	0.68	0.08	
				W058-U	0.68	0.53	
				W059-L	0.68	0.13	
				W059-U	0.68	0.90	
				W060	0.68	1.43	
						3.08	2.00
003 Third	R043		Bedroom	W061	0.68	2.90	
						2.90	1.00
003 Third	R044		Bedroom	W062	0.68	2.82	
						2.82	1.00
003 Third	R045		Bedroom	W063-L	0.68	0.16	
				W063-U	0.68	1.72	
				W064-L	0.68	0.18	
				W064-U	0.68	1.96	
						4.01	1.00
003 Third	R046		LKD	W065-L	0.68	0.08	
				W065-U	0.68	0.43	
						0.51	2.00
003 Third	R047		Bedroom	W066-L	0.68	0.06	
				W066-U	0.68	0.27	
						0.33	1.00

Caversham Road
Proposed ADF Results

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Floor Ref.	Room Ref.	Room Attribute	Room Use.	Window Ref.	Glass Transmittance	ADF Proposed	Req'd Value
003 Third	R048		LKD	W067-L	0.68	0.10	
				W067-U	0.68	0.48	
						0.58	2.00
004 Fourth	R049		LKD	W068-L	0.68	0.28	
				W068-U	0.68	3.02	
						3.30	2.00
004 Fourth	R050		Bedroom	W069-L	0.68	0.20	
				W069-U	0.68	2.18	
						2.39	1.00
004 Fourth	R051		Bedroom	W070-L	0.68	0.18	
				W070-U	0.68	2.00	
						2.18	1.00
004 Fourth	R052		LKD	W071-L	0.68	0.19	
				W071-U	0.68	2.22	
						2.42	2.00
004 Fourth	R053		LKD	W072-L	0.68	0.13	
				W072-U	0.68	1.40	
				W073-L	0.68	0.22	
				W073-U	0.68	2.38	
				W074-L	0.68	0.16	
				W074-U	0.68	1.72	
						6.01	2.00
004 Fourth	R054		Bedroom	W075-L	0.68	0.32	
				W075-U	0.68	3.47	
						3.79	1.00
004 Fourth	R055		Bedroom	W076-L	0.68	0.31	
				W076-U	0.68	3.38	
						3.69	1.00
004 Fourth	R056		Bedroom	W077-L	0.68	0.16	
				W077-U	0.68	1.78	
				W078-L	0.68	0.20	
				W078-U	0.68	2.20	
						4.34	1.00
004 Fourth	R057		LKD	W079-L	0.68	0.09	
				W079-U	0.68	0.43	
						0.52	2.00
004 Fourth	R058		Bedroom	W080-L	0.68	0.07	
				W080-U	0.68	0.28	
						0.35	1.00

Caversham Road
Proposed ADF Results

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Floor Ref.	Room Ref.	Room Attribute	Room Use.	Window Ref.	Glass Transmittance	ADF Proposed	Req'd Value
004 Fourth	R059		LKD	W081-L	0.68	0.11	
				W081-U	0.68	0.49	
						0.60	2.00
005 Fifth	R060		LKD	W082-L	0.68	0.21	
				W082-U	0.68	2.20	
						2.41	2.00
005 Fifth	R061		Bedroom	W083-L	0.68	0.24	
				W083-U	0.68	2.61	
						2.85	1.00
005 Fifth	R062		Bedroom	W084-L	0.68	0.38	
				W084-U	0.68	4.05	
						4.43	1.00
005 Fifth	R063		Bedroom	W085-L	0.68	0.17	
				W085-U	0.68	2.00	
				W086-L	0.68	0.24	
				W086-U	0.68	2.58	
						4.98	1.00
005 Fifth	R064		LKD	W087-L	0.68	0.20	
				W087-U	0.68	2.17	
						2.37	2.00
005 Fifth	R065		Bedroom	W088-L	0.68	0.16	
				W088-U	0.68	1.79	
						1.96	1.00
005 Fifth	R066		LKD	W089-L	0.68	0.22	
				W089-U	0.68	2.46	
						2.68	2.00

Caversham Road
Proposed DD Results

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Floor Ref.	Room Ref.	Room Attribute	Room Use.		Room Area	Lit Area Proposed
Proposed						
000 Ground	R001		LKD	Area m2	28.80	28.61
				% of room		99%
	R002		Bedroom	Area m2	10.99	10.89
				% of room		99%
	R003		Bedroom	Area m2	12.46	11.17
				% of room		90%
001 First	R004		LKD	Area m2	20.46	20.36
				% of room		99%
	R005		Bedroom	Area m2	14.78	14.45
				% of room		98%
	R006		Bedroom	Area m2	15.37	14.50
				% of room		94%
	R007		LKD	Area m2	24.59	24.50
				% of room		100%
	R008		Bedroom	Area m2	13.85	13.26
				% of room		96%
	R009		LKD	Area m2	20.67	20.55
				% of room		99%
	R010		Bedroom	Area m2	8.10	7.93
				% of room		98%
	R011		LKD	Area m2	28.62	25.18
				% of room		88%
	R012		Bedroom	Area m2	12.29	11.49
				% of room		94%
	R013		Bedroom	Area m2	14.74	13.64
				% of room		93%
	R014		Bedroom	Area m2	8.50	8.09
				% of room		95%
	R015		Bedroom	Area m2	12.04	11.18
				% of room		93%
	R016		LKD	Area m2	24.79	23.69
				% of room		96%
	R017		LKD	Area m2	21.73	15.34
				% of room		71%
	R018		Bedroom	Area m2	19.69	14.85
				% of room		75%

Caversham Road
Proposed DD Results

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Floor Ref.	Room Ref.	Room Attribute	Room Use.		Room Area	Lit Area Proposed
	R019		Bedroom	Area m2	12.27	5.78
				% of room		47%
	R020		LKD	Area m2	24.01	4.98
				% of room		21%
	R021		Bedroom	Area m2	14.84	2.18
				% of room		15%
	R022		LKD	Area m2	20.40	4.49
				% of room		22%
002 Second	R023		LKD	Area m2	20.46	20.36
				% of room		99%
	R024		Bedroom	Area m2	14.78	14.45
				% of room		98%
	R025		Bedroom	Area m2	15.37	14.52
				% of room		95%
	R026		LKD	Area m2	24.59	24.50
				% of room		100%
	R027		Bedroom	Area m2	13.85	13.27
				% of room		96%
	R028		LKD	Area m2	20.67	20.55
				% of room		99%
	R029		LKD	Area m2	22.53	22.53
				% of room		100%
	R030		Bedroom	Area m2	12.93	12.89
				% of room		100%
	R031		LKD	Area m2	25.68	25.67
				% of room		100%
	R032		Bedroom	Area m2	8.73	8.47
				% of room		97%
	R033		Bedroom	Area m2	11.71	11.04
				% of room		94%
	R034		Bedroom	Area m2	12.27	6.34
				% of room		52%
	R035		LKD	Area m2	24.01	5.04
				% of room		21%
	R036		Bedroom	Area m2	14.84	2.22
				% of room		15%
	R037		LKD	Area m2	20.40	4.63
				% of room		23%
003 Third	R038		LKD	Area m2	20.46	20.36

Caversham Road
Proposed DD Results



Floor Ref.	Room Ref.	Room Attribute	Room Use.		Room Area	Lit Area Proposed
				% of room		99%
	R039		Bedroom	Area m2	14.78	14.45
				% of room		98%
	R040		Bedroom	Area m2	15.37	14.50
				% of room		94%
	R041		LKD	Area m2	24.59	24.50
				% of room		100%
	R042		LKD	Area m2	28.97	28.96
				% of room		100%
	R043		Bedroom	Area m2	11.55	11.32
				% of room		98%
	R044		Bedroom	Area m2	11.66	11.39
				% of room		98%
	R045		Bedroom	Area m2	12.27	11.07
				% of room		90%
	R046		LKD	Area m2	24.01	5.44
				% of room		23%
	R047		Bedroom	Area m2	14.84	2.58
				% of room		17%
	R048		LKD	Area m2	20.01	4.97
				% of room		25%
004 Fourth	R049		LKD	Area m2	20.46	20.43
				% of room		100%
	R050		Bedroom	Area m2	14.78	14.63
				% of room		99%
	R051		Bedroom	Area m2	15.37	14.72
				% of room		96%
	R052		LKD	Area m2	24.59	24.54
				% of room		100%
	R053		LKD	Area m2	28.97	28.96
				% of room		100%
	R054		Bedroom	Area m2	11.55	11.45
				% of room		99%
	R055		Bedroom	Area m2	11.66	11.53
				% of room		99%
	R056		Bedroom	Area m2	12.27	11.27
				% of room		92%
	R057		LKD	Area m2	24.01	5.87
				% of room		24%

Caversham Road
Proposed DD Results



Floor Ref.	Room Ref.	Room Attribute	Room Use.		Room Area	Lit Area Proposed
	R058		Bedroom	Area m2	14.84	2.99
				% of room		20%
	R059		LKD	Area m2	20.40	5.75
				% of room		28%
005 Fifth	R060		LKD	Area m2	29.58	28.36
				% of room		96%
	R061		Bedroom	Area m2	13.04	12.65
				% of room		97%
	R062		Bedroom	Area m2	14.79	14.72
				% of room		100%
	R063		Bedroom	Area m2	12.27	11.70
				% of room		95%
	R064		LKD	Area m2	24.01	12.23
				% of room		51%
	R065		Bedroom	Area m2	14.84	10.50
				% of room		71%
	R066		LKD	Area m2	20.40	12.27
				% of room		60%

Project Name: L190224 - 71-73 Caversham Road, Reading_With CS
Project No.: 1
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 28/07/2022

							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	Meets Criteria
				001					
000 Ground	R001	LKD	28.80	22.23	22.23	100%	200	50%	YES
	R002	Bedroom	10.99	7.29	7.29	100%	100	50%	YES
	R003	Bedroom	12.46	7.87	7.60	97%	100	50%	YES
				101					
001 First	R010	Bedroom	8.10	4.91	4.91	100%	100	50%	YES
	R011	LKD	28.62	20.29	15.86	78%	200	50%	YES
	R012	Bedroom	12.29	8.41	4.28	51%	100	50%	YES
	R013	Bedroom	14.74	9.49	4.74	50%	100	50%	YES
				102					
001 First	R014	Bedroom	8.50	5.36	5.36	100%	100	50%	YES
	R015	Bedroom	12.04	8.24	5.68	69%	100	50%	YES
	R016	LKD	24.79	17.46	14.89	85%	200	50%	YES
				103					
001 First	R017	LKD	21.73	15.82	9.62	61%	200	50%	YES
	R018	Bedroom	19.69	14.02	3.54	25%	100	50%	NO
				104					
001 First	R021	Bedroom	14.84	9.94	0.84	8%	100	50%	NO
	R022	LKD	20.40	14.74	0.17	1%	200	50%	NO
				105					
001 First	R019	Bedroom	12.27	8.15	4.91	60%	100	50%	YES
	R020	LKD	24.01	17.59	0.48	3%	200	50%	NO
				106					
001 First	R004	LKD	20.46	14.80	6.04	41%	200	50%	NO
	R005	Bedroom	14.78	9.88	6.69	68%	100	50%	YES
				107					
001 First	R006	Bedroom	15.37	9.99	7.01	70%	100	50%	YES
	R007	LKD	24.59	18.05	3.92	22%	200	50%	NO
				108					
001 First	R008	Bedroom	13.85	8.94	8.94	100%	100	50%	YES
	R009	LKD	20.67	15.26	8.60	56%	200	50%	YES
				201					
002 Second	R036	Bedroom	14.84	9.94	1.38	14%	100	50%	NO
	R037	LKD	20.40	14.74	1.01	7%	200	50%	NO
				202					
002 Second	R031	LKD	25.68	18.59	18.59	100%	200	50%	YES
	R032	Bedroom	8.73	5.54	5.54	100%	100	50%	YES
	R033	Bedroom	11.71	7.56	7.56	100%	100	50%	YES
				203					

Project Name: L190224 - 71-73 Caversham Road, Reading_With CS
Project No.: 1
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 28/07/2022

Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Criteria		Meets Criteria
							Req Lux	Req % of Effective Area	
002 Second	R034	Bedroom	12.27	8.15	6.18	76%	100	50%	YES
	R035	LKD	24.01	17.59	0.68	4%	200	50%	NO
				205					
002 Second	R023	LKD	20.46	14.80	8.00	54%	200	50%	YES
	R024	Bedroom	14.78	9.88	7.66	77%	100	50%	YES
				206					
002 Second	R025	Bedroom	15.37	9.99	7.50	75%	100	50%	YES
	R026	LKD	24.59	18.05	5.05	28%	200	50%	NO
				207					
002 Second	R027	Bedroom	13.85	8.94	8.94	100%	100	50%	YES
	R028	LKD	20.67	15.26	11.47	75%	200	50%	YES
				208					
002 Second	R029	LKD	22.53	16.89	16.89	100%	200	50%	YES
	R030	Bedroom	12.93	8.60	8.60	100%	100	50%	YES
				301					
003 Third	R042	LKD	28.97	22.35	22.35	100%	200	50%	YES
	R043	Bedroom	11.55	7.81	7.81	100%	100	50%	YES
	R044	Bedroom	11.66	7.78	7.78	100%	100	50%	YES
				302					
003 Third	R045	Bedroom	12.27	8.15	8.15	100%	100	50%	YES
	R046	LKD	24.01	17.59	2.37	13%	200	50%	NO
				303					
003 Third	R047	Bedroom	14.84	9.94	2.92	29%	100	50%	NO
	R048	LKD	20.01	14.38	2.67	19%	200	50%	NO
				304					
003 Third	R038	LKD	20.46	14.80	8.60	58%	200	50%	YES
	R039	Bedroom	14.78	9.88	8.57	87%	100	50%	YES
				305					
003 Third	R040	Bedroom	15.37	9.99	7.56	76%	100	50%	YES
	R041	LKD	24.59	18.05	5.93	33%	200	50%	NO
				401					
004 Fourth	R053	LKD	28.97	22.35	22.35	100%	200	50%	YES
	R054	Bedroom	11.55	7.81	7.81	100%	100	50%	YES
	R055	Bedroom	11.66	7.78	7.78	100%	100	50%	YES
				402					
004 Fourth	R056	Bedroom	12.27	8.15	8.15	100%	100	50%	YES
	R057	LKD	24.01	17.59	2.65	15%	200	50%	NO
				403					

Project Name: L190224 - 71-73 Caversham Road, Reading_With CS
Project No.: 1
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 28/07/2022

							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	Meets Criteria
004 Fourth	R058	Bedroom	14.84	9.94	3.61	36%	100	50%	NO
	R059	LKD	20.40	14.74	3.04	21%	200	50%	NO
				404					
004 Fourth	R049	LKD	20.46	14.80	13.64	92%	200	50%	YES
	R050	Bedroom	14.78	9.88	9.88	100%	100	50%	YES
				405					
004 Fourth	R051	Bedroom	15.37	9.99	9.99	100%	100	50%	YES
	R052	LKD	24.59	18.05	11.38	63%	200	50%	YES
				501					
005 Fifth	R063	Bedroom	12.27	8.15	8.15	100%	100	50%	YES
	R064	LKD	24.01	17.59	8.18	47%	200	50%	NO
				502					
005 Fifth	R065	Bedroom	14.84	9.94	7.86	79%	100	50%	YES
	R066	LKD	20.40	14.74	8.33	56%	200	50%	YES
				503					
005 Fifth	R060	LKD	29.58	21.97	17.28	79%	200	50%	YES
	R061	Bedroom	13.04	9.06	9.06	100%	100	50%	YES
	R062	Bedroom	14.79	10.51	10.51	100%	100	50%	YES

Project Name: L190224 - 71-73 Caversham Road, Reading_With CS
Project No.: 1
Report Title: Sunlight Exposure Analysis - Proposed Scheme <Report Title>
Date: 28/07/2022

Floor Ref	Room Ref	Room Use	Window Ref	Existing Sunlight Exposure (Hours)	Rating	Calc Datetime
			001			
000 Ground	R001	LKD	W001	292°N	0	
			W002	292°N	0	
			W003	22°N	0.5	
					0.5	Failed
000 Ground	R002	Bedroom	W004	22°N	0.5	
			W005	22°N	0.5	
					0.5	Failed
000 Ground	R003	Bedroom	W006	22°N	0.4	
					0.4	Failed
			101			
001 First	R010	Bedroom	W014	292°N	3.6	
					3.6	Medium
001 First	R011	LKD	W015	292°N	3.6	
			W016	292°N	3.6	
			W017	22°N	0.6	
					4.2	High
001 First	R012	Bedroom	W018	22°N	0.6	
					0.6	Failed
001 First	R013	Bedroom	W019	22°N	0.5	
					0.5	Failed
			102			
001 First	R014	Bedroom	W020	22°N	0.5	
					0.5	Failed
001 First	R015	Bedroom	W021	22°N	0.5	
					0.5	Failed
001 First	R016	LKD	W022	22°N	0.5	
			W023	22°N	0.6	
			W024	112°	5.2	
					5.2	High
			103			
001 First	R017	LKD	W025	112°	4.2	
			W026	112°	3.2	
			W027	112°	3.1	
					4.2	High
001 First	R018	Bedroom	W028	112°	3.3	
					3.3	Medium
			104			
001 First	R021	Bedroom	W031	112°	4	
					4	Medium
001 First	R022	LKD	W032	112°	3.8	
					3.8	Medium

Project Name: L190224 - 71-73 Caversham Road, Reading_With CS
Project No.: 1
Report Title: Sunlight Exposure Analysis - Proposed Scheme <Report Title>
Date: 28/07/2022

Floor Ref	Room Ref	Room Use	Window Ref	Existing Sunlight Exposure (Hours)	Rating	Calc Datetime
			105			
001 First	R019	Bedroom	W029	112°	3.6	
					3.6	Medium
001 First	R020	LKD	W030	112°	4.1	
					4.1	High
			106			
001 First	R004	LKD	W007	292°N	0	
					0	Failed
001 First	R005	Bedroom	W008	292°N	1	
					1	Failed
			107			
001 First	R006	Bedroom	W009	292°N	1.4	
					1.4	Failed
001 First	R007	LKD	W010	292°N	2	
					2	Minimum
			108			
001 First	R008	Bedroom	W011	202°	8.2	
			W012	292°N	3.6	
					8.2	High
001 First	R009	LKD	W013	292°N	3.6	
					3.6	Medium
			201			
002 Second	R036	Bedroom	W052	112°	4.8	
					4.8	High
002 Second	R037	LKD	W053	112°	4.6	
					4.6	High
			202			
002 Second	R031	LKD	W045	22°N Inc	7.1	
			W046	22°N	0.6	
			W047	22°N	0.6	
					7.1	High
002 Second	R032	Bedroom	W048	112° Inc	7.6	
					7.6	High
002 Second	R033	Bedroom	W049	112° Inc	6.3	
					6.3	High
			203			
002 Second	R034	Bedroom	W050	112°	3.6	
					3.6	Medium

Project Name: L190224 - 71-73 Caversham Road, Reading_With CS
Project No.: 1
Report Title: Sunlight Exposure Analysis - Proposed Scheme <Report Title>
Date: 28/07/2022

Floor Ref	Room Ref	Room Use	Window Ref	Existing Sunlight Exposure (Hours)	Rating	Calc Datetime
002 Second	R035	LKD	W051	112°	4.1	
					4.1	High
			205			
002 Second	R023	LKD	W033	292°N	0	
					0	Failed
002 Second	R024	Bedroom	W034	292°N	1.1	
					1.1	Failed
			206			
002 Second	R025	Bedroom	W035	292°N	2	
					2	Minimum
002 Second	R026	LKD	W036	292°N	3.6	
					3.6	Medium
			207			
002 Second	R027	Bedroom	W037	202°	8.3	
			W038	292°N	3.6	
					8.3	High
002 Second	R028	LKD	W039	292°N	3.6	
					3.6	Medium
			208			
002 Second	R029	LKD	W040	292°N	3.6	
			W041	22°N Inc	7.2	
			W042	22°N	0.6	
					9.1	High
002 Second	R030	Bedroom	W043	22°N	0.6	
			W044	22°N Inc	7.2	
					7.2	High
			301			
003 Third	R042	LKD	W058	292°N	3.6	
			W059	292°N	3.6	
			W060	22°N	0.6	
					4.2	High
003 Third	R043	Bedroom	W061	22°N	0.6	
					0.6	Failed
003 Third	R044	Bedroom	W062	22°N	0.6	
					0.6	Failed
			302			
003 Third	R045	Bedroom	W063	22°N	0.6	
			W064	112°	3.8	
					4.2	High
003 Third	R046	LKD	W065	112°	4.1	

Project Name: L190224 - 71-73 Caversham Road, Reading_With CS
Project No.: 1
Report Title: Sunlight Exposure Analysis - Proposed Scheme <Report Title>
Date: 28/07/2022

Floor Ref	Room Ref	Room Use	Window Ref	Existing Sunlight Exposure (Hours)	Rating	Calc Datetime
					4.1	High
			303			
003 Third	R047	Bedroom	W066	112°	4.8	
					4.8	High
003 Third	R048	LKD	W067	112°	5.1	
					5.1	High
			304			
003 Third	R038	LKD	W054	292°N	0	
					0	Failed
003 Third	R039	Bedroom	W055	292°N	2.3	
					2.3	Minimum
			305			
003 Third	R040	Bedroom	W056	292°N	3.6	
					3.6	Medium
003 Third	R041	LKD	W057	292°N	3.6	
					3.6	Medium
			401			
004 Fourth	R053	LKD	W072	292°N	3.6	
			W073	292°N	3.6	
			W074	22°N	0.6	
					4.2	High
004 Fourth	R054	Bedroom	W075	22°N	0.6	
					0.6	Failed
004 Fourth	R055	Bedroom	W076	22°N	0.6	
					0.6	Failed
			402			
004 Fourth	R056	Bedroom	W077	22°N	0.6	
			W078	112°	5.2	
					5.2	High
004 Fourth	R057	LKD	W079	112°	4.3	
					4.3	High
			403			
004 Fourth	R058	Bedroom	W080	112°	4.9	
					4.9	High
004 Fourth	R059	LKD	W081	112°	5.1	
					5.1	High
			404			
004 Fourth	R049	LKD	W068	292°N	3.6	

Project Name: L190224 - 71-73 Caversham Road, Reading_With CS
Project No.: 1
Report Title: Sunlight Exposure Analysis - Proposed Scheme <Report Title>
Date: 28/07/2022

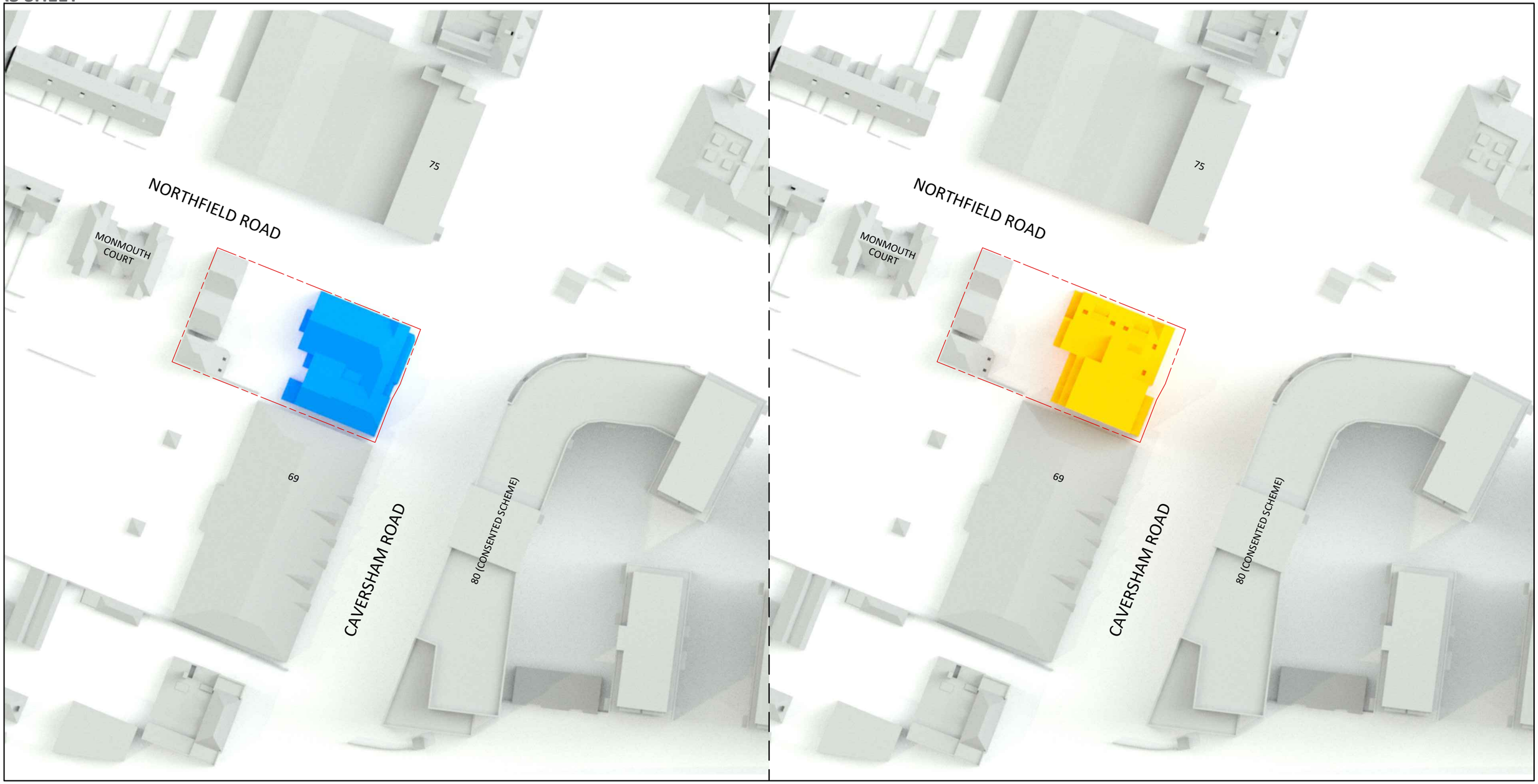
Floor Ref	Room Ref	Room Use	Window Ref	Existing Sunlight Exposure (Hours)	Rating	Calc Datetime
					3.6	Medium
004 Fourth	R050	Bedroom	W069	292°N	3.6	
					3.6	Medium
			405			
004 Fourth	R051	Bedroom	W070	292°N	3.6	
					3.6	Medium
004 Fourth	R052	LKD	W071	292°N	3.6	
					3.6	Medium
			501			
005 Fifth	R063	Bedroom	W085	22°N	0.6	
			W086	112°	5.2	
					5.2	High
005 Fifth	R064	LKD	W087	112°	5.2	
					5.2	High
			502			
005 Fifth	R065	Bedroom	W088	112°	5.1	
					5.1	High
005 Fifth	R066	LKD	W089	112°	5.1	
					5.1	High
			503			
005 Fifth	R060	LKD	W082	292°N	3.6	
					3.6	Medium
005 Fifth	R061	Bedroom	W083	292°N	3.6	
					3.6	Medium
005 Fifth	R062	Bedroom	W084	292°N	3.6	
					3.6	Medium

Appendix 4

DRAWINGS

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N

Legend

- Existing Buildings
- Proposal
- Buildings to be Demolished
- Site Boundary

REV	DESCRIPTION	DATE	INIT	CHKD
A	Proposed building amended as per architect's latest issue.	26.01.2022	CO	PS

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Client
Quod

Project
71-73 Caversham Road, Reading, RG1 8JA

Title
Existing & Proposed Site Plan (With Consented Scheme)

Scale	Date	Drawn By	Checked By	Project No:		Drawing No:	Revision
NTS	14.08.2019	CO	JH	L190224	-	Y (0)0018	A

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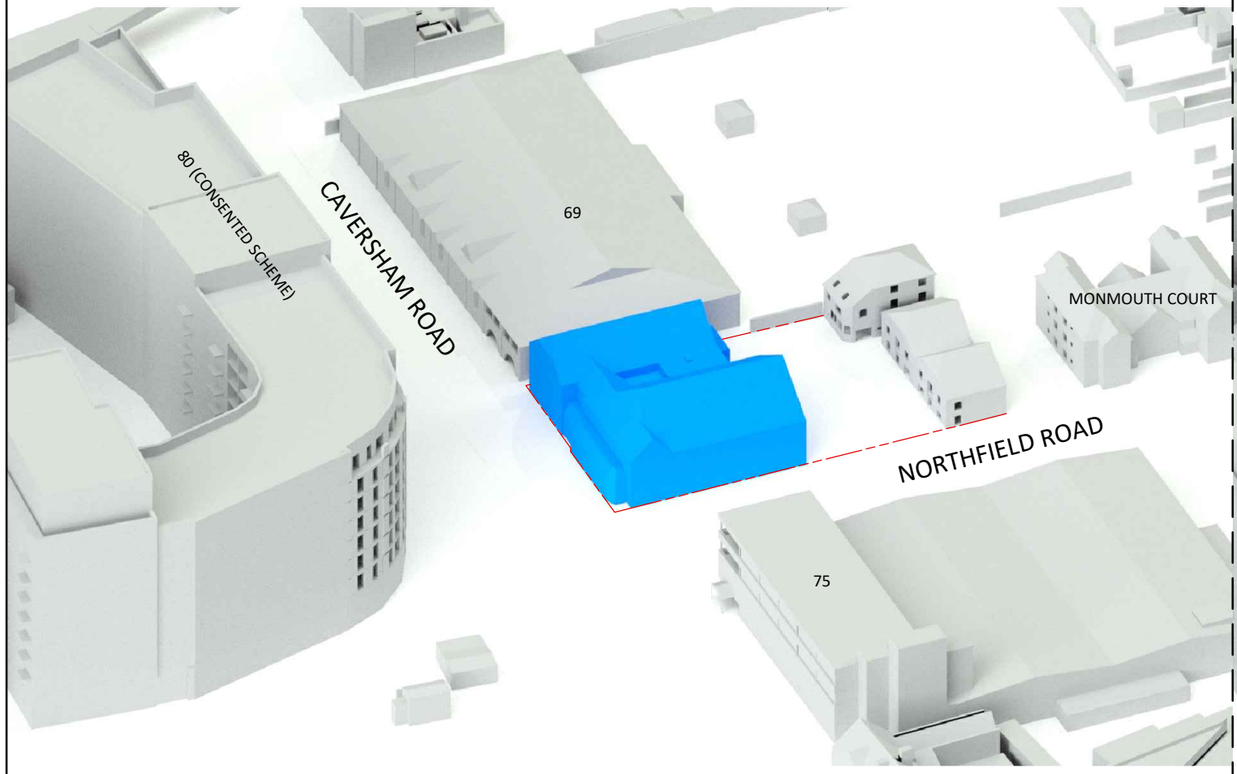
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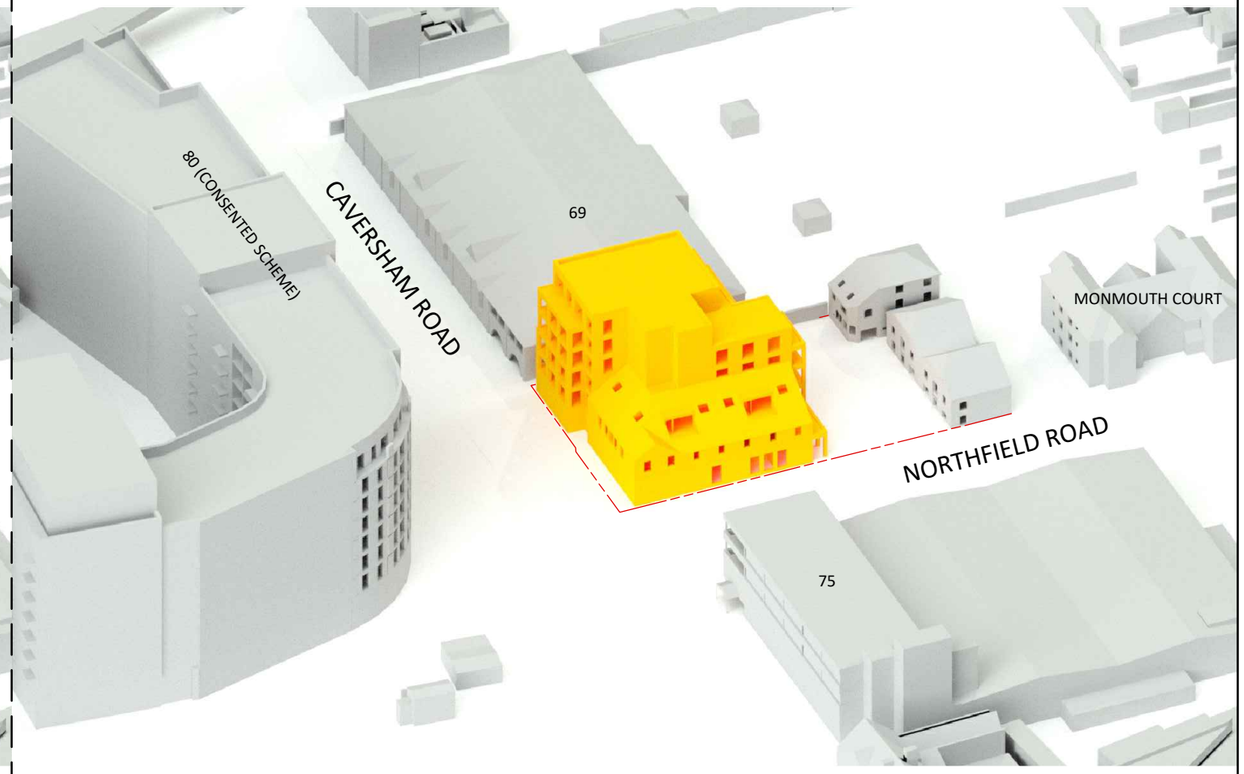
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Legend

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- Site Boundary

REV	DESCRIPTION	DATE	INIT	CHKD
A	Proposed building amended as per architect's latest issue.	26.01.2022	CO	PS

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Client
Quod

Project
71-73 Caversham Road, Reading, RG1 8JA

Title
Existing & Proposed 3D Context Views From Northeast (With Consented Scheme)

Scale	Date	Drawn By	Checked By	Project No:	Drawing No:	Revision
NTS	14.08.2019	CO	JH	L190224	- Y (0)0019	A

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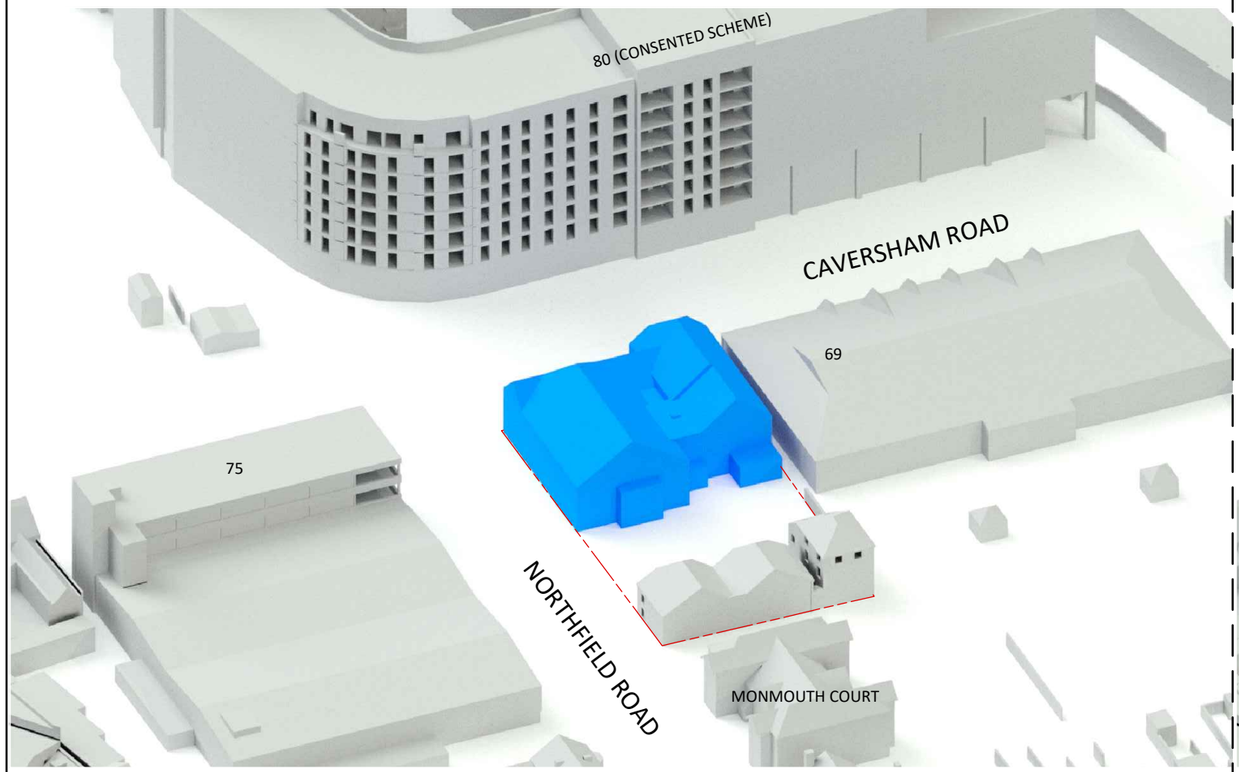
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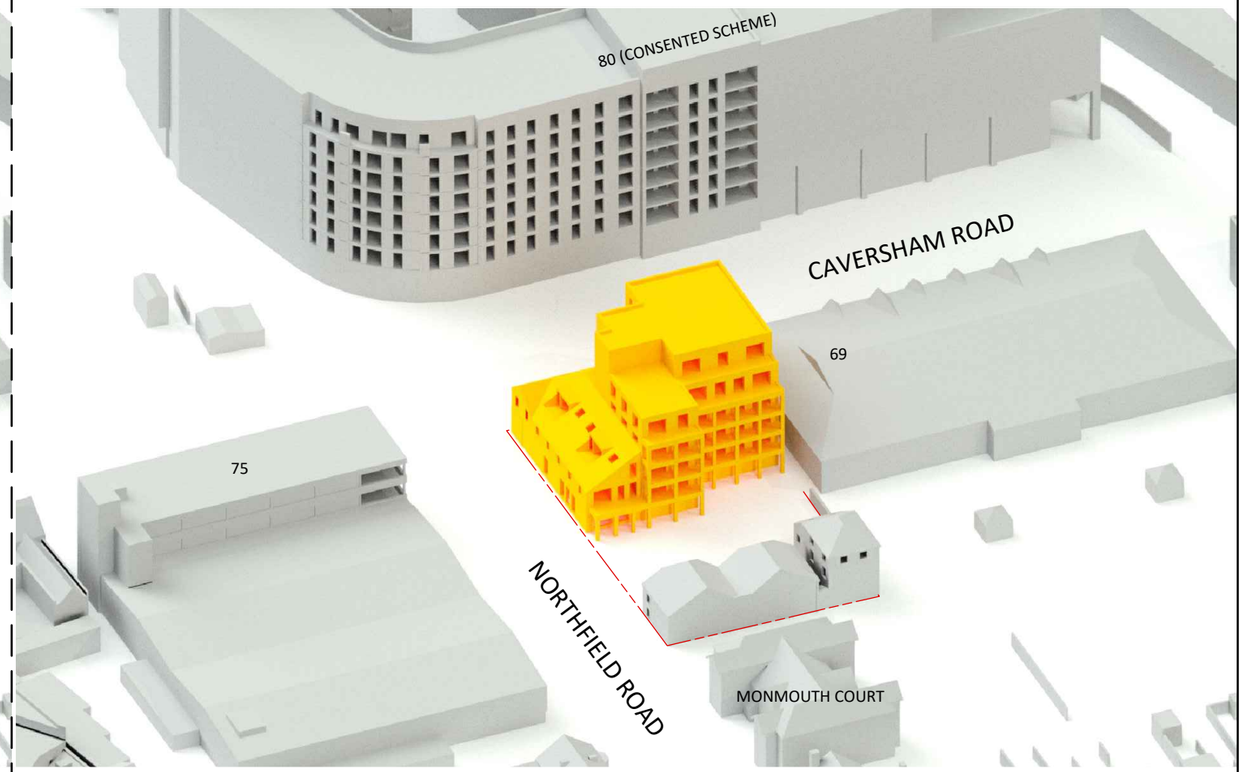
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Legend

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- Buildings to be Demolished
- Site Boundary

REV	DESCRIPTION	DATE	INIT	CHKD
A	Proposed building amended as per architect's latest issue.	26.01.2022	CO	PS

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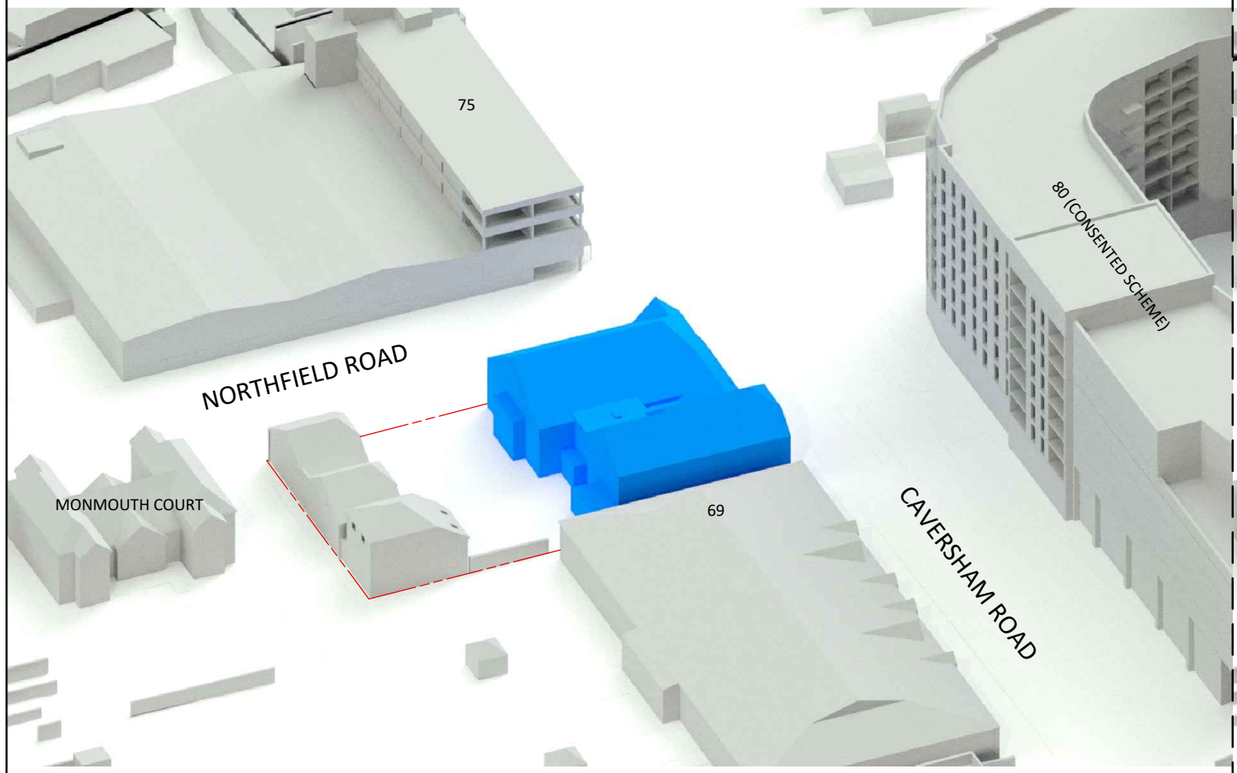
Title
Existing & Proposed 3D Context Views From Northwest (With Consented Scheme)

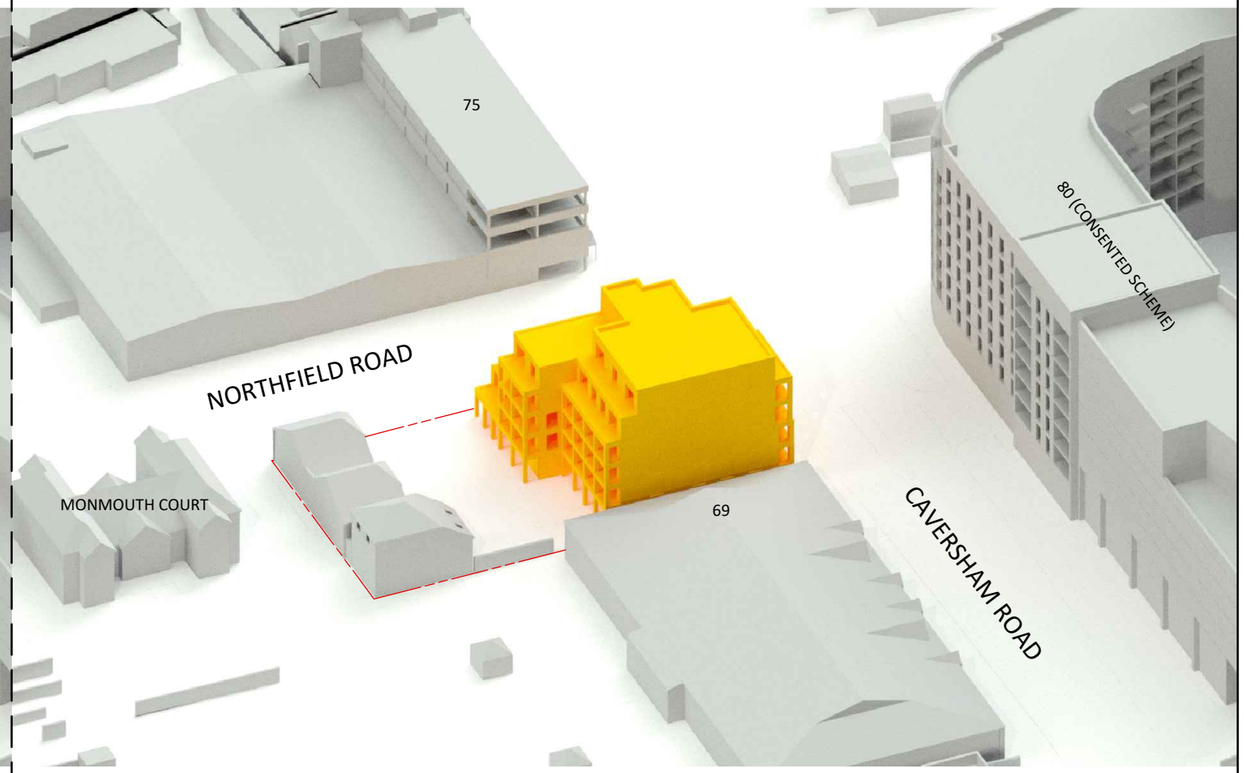
Scale	Date	Drawn By	Checked By	Project No:	Drawing No:	Revision
NTS	14.08.2019	CO	JH	L190224	- Y (0)0020	A

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Legend

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- Proposal
- Buildings to be Demolished
- Site Boundary

REV	DESCRIPTION	DATE	INIT	CHKD
A	Proposed building amended as per architect's latest issue.	26.01.2022	CO	PS

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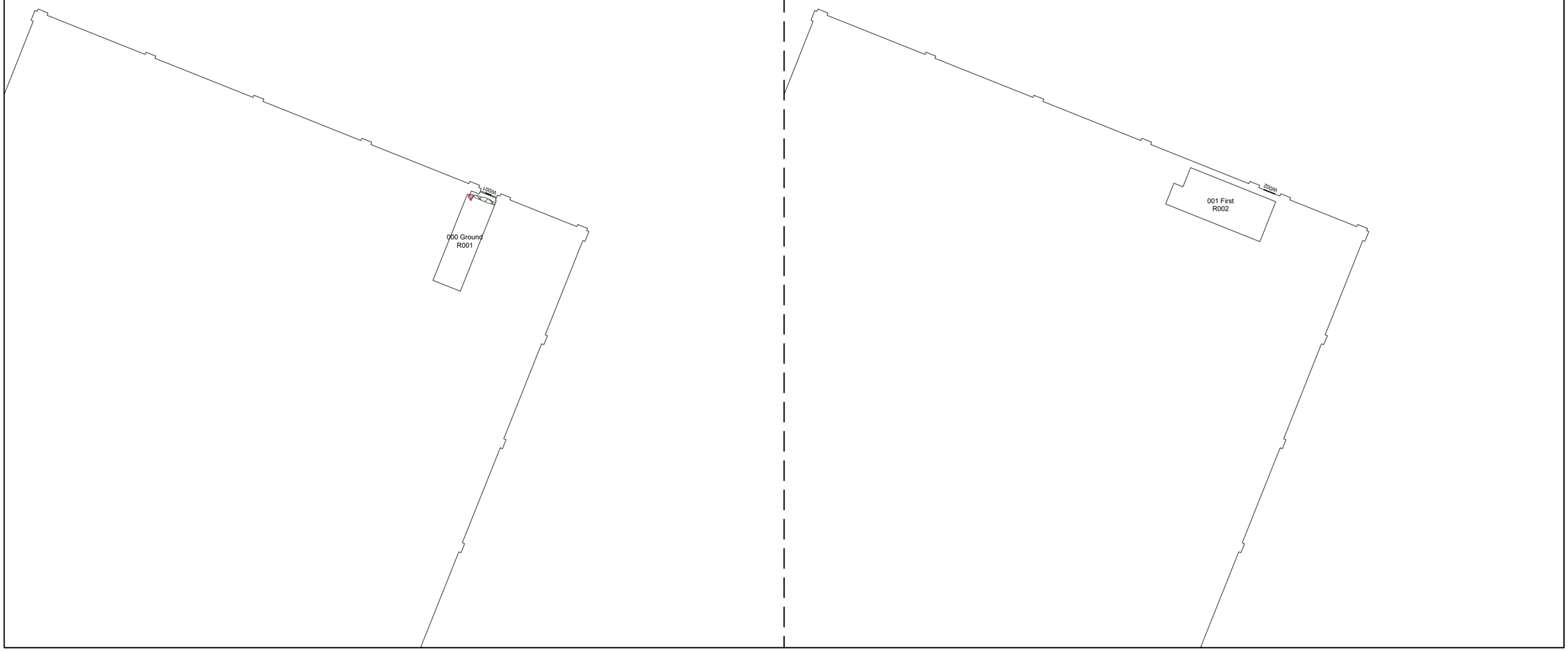
Title
Existing & Proposed 3D Context Views From Southwest (With Consented Scheme)

Scale	Date	Drawn By	Checked By	Project No:	Drawing No:	Revision
NTS	14.08.2019	CO	JH	L190224	- Y (0)0021	A

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N

Legend

- Existing Buildings
- No Sky Line Existing Lit Area
- No Sky Line Proposed Lit Area
- No Sky Line Contour

REV	DESCRIPTION	DATE	INIT	CHKD
A	Proposed building amended as per architect's latest issue.	26.01.2022	CO	PS

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Project
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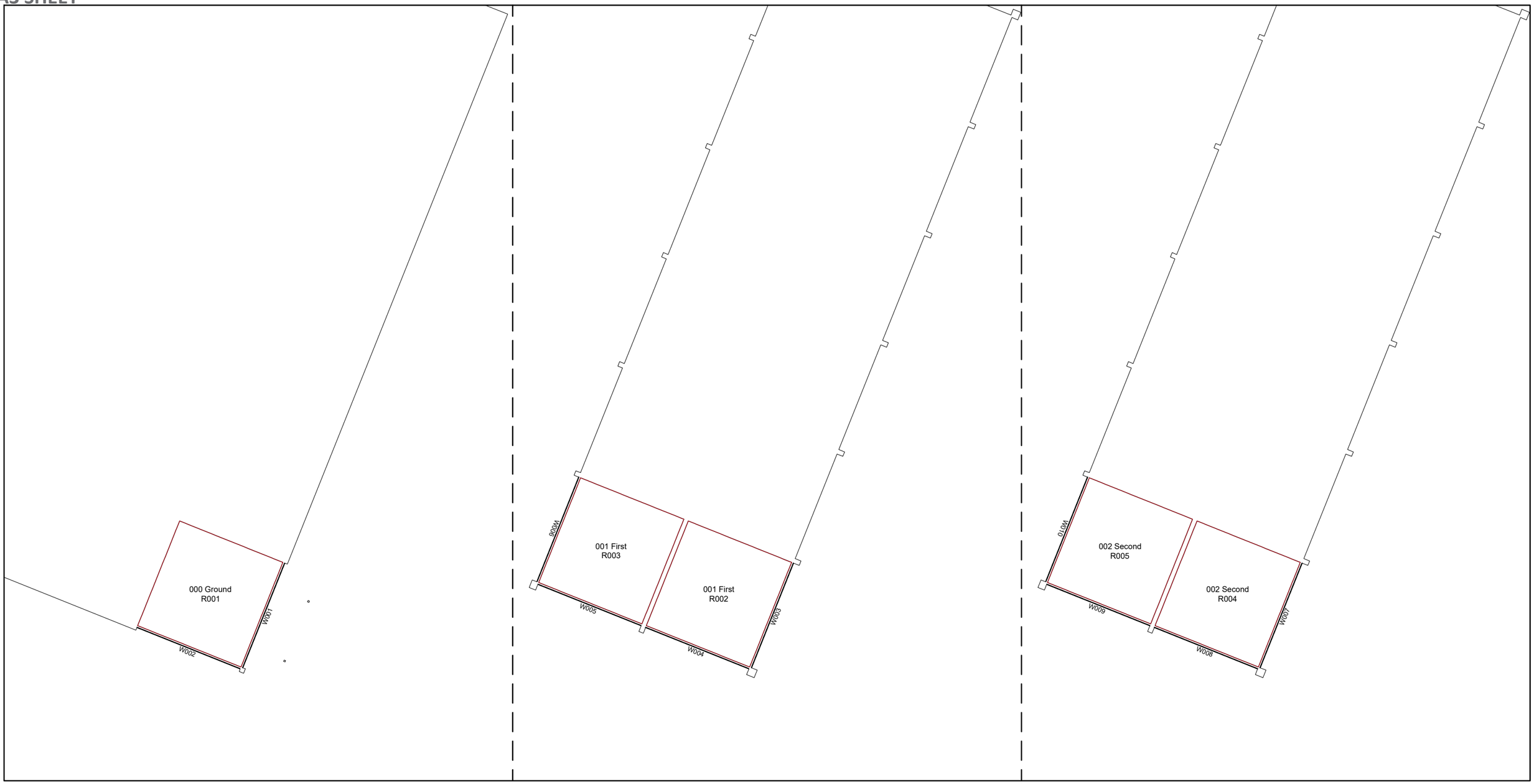
Title
Existing No-Sky Line Contours - 69 Caversham Road Ground & First Floors

Scale	Date	Drawn By	Checked By	Project No:	Drawing No:	Revision
1:200	14.08.2019	CO	JH	L190224	- Y (0)0022	A

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N

Legend

- Existing Buildings
- No Sky Line Existing Lit Area
- No Sky Line Proposed Lit Area
- No Sky Line Contour

REV	DESCRIPTION	DATE	INIT	CHKD
A	Proposed building amended as per architect's latest issue.	26.01.2022	CO	PS

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Quod

Project
71-73 Caversham Road, Reading, RG1 8JA

Title
Existing No-Sky Line Contours - 75 Caversham Road Ground, First & Second Floors

Scale	Date	Drawn By	Checked By	Project No:	Drawing No:	Revision
1:200	14.08.2019	CO	JH	L190224	- Y (0)0023	A

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Legend

- Existing Buildings
- No Sky Line Existing Lit Area
- No Sky Line Proposed Lit Area
- No Sky Line Contour

REV	DESCRIPTION	DATE	INIT	CHKD
A	Proposed building amended as per architect's latest issue.	26.01.2022	CO	PS

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Client
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Project
71-73 Caversham Road, Reading, RG1 8JA

Title
Existing No-Sky Line Contours - 80 Caversham Rd (Consented Scheme) 1st Floor

Scale	Date	Drawn By	Checked By	Project No:		Drawing No:	Revision
1:200	14.08.2019	CO	JH	L190224	-	Y (0)0024	A

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Legend

- Existing Buildings
- No Sky Line Existing Lit Area
- No Sky Line Proposed Lit Area
- No Sky Line Contour

REV	DESCRIPTION	DATE	INIT	CHKD
A	Proposed building amended as per architect's latest issue.	26.01.2022	CO	PS

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Project
71-73 Caversham Road, Reading, RG1 8JA

Title
Existing No-Sky Line Contours - 80 Caversham Rd (Consented Scheme) 2nd Floor

Scale	Date	Drawn By	Checked By	Project No:		Drawing No:	Revision
1:200	14.08.2019	CO	JH	L190224	-	Y (0)0025	A

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Legend

- Existing Buildings
- No Sky Line Existing Lit Area
- No Sky Line Proposed Lit Area
- No Sky Line Contour

REV	DESCRIPTION	DATE	INIT	CHKD
A	Proposed building amended as per architect's latest issue.	26.01.2022	CO	PS

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Project
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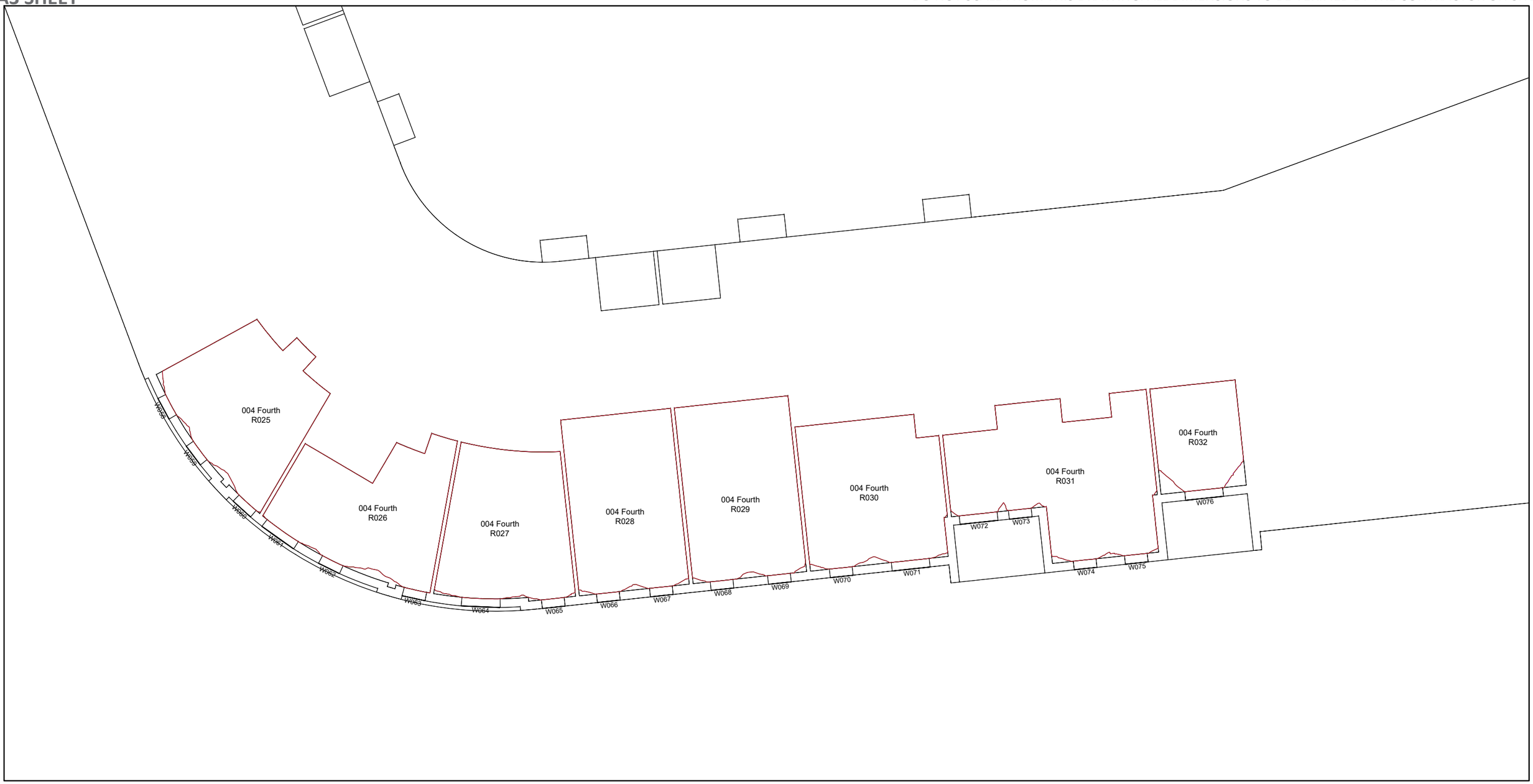
Title
Existing No-Sky Line Contours - 80 Caversham Rd (Consented Scheme) 3rd Floor

Scale	Date	Drawn By	Checked By	Project No:	Drawing No:	Revision
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Legend

- Existing Buildings
- No Sky Line Existing Lit Area
- No Sky Line Proposed Lit Area
- No Sky Line Contour

REV	DESCRIPTION	DATE	INIT	CHKD
A	Proposed building amended as per architect's latest issue.	26.01.2022	CO	PS

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Client
Quod

Project
71-73 Caversham Road, Reading, RG1 8JA

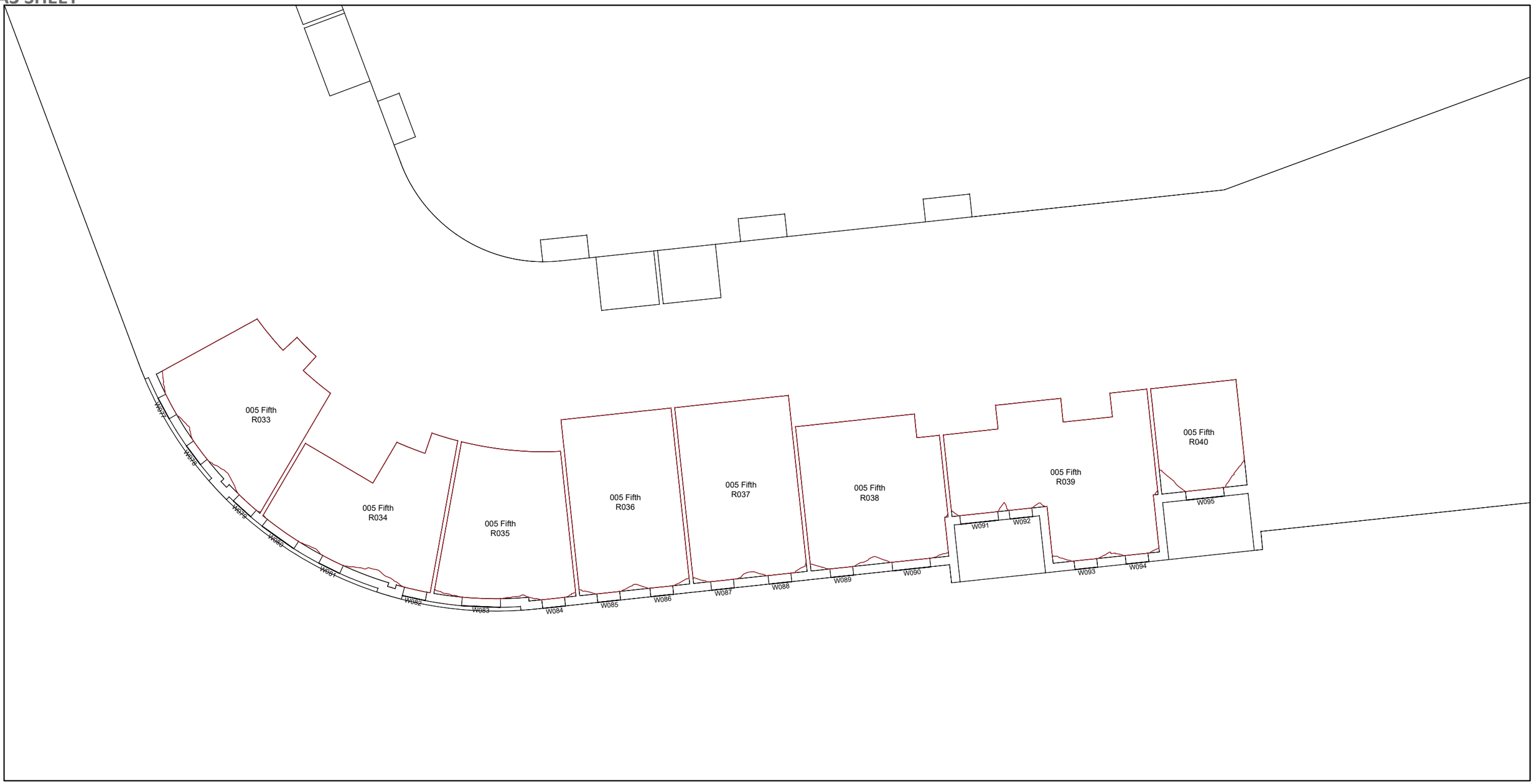
Title
Existing No-Sky Line Contours - 80 Caversham Rd (Consented Scheme) 4th Floor

Scale	Date	Drawn By	Checked By	Project No:	Drawing No:	Revision
1:200	14.08.2019	CO	JH	L190224	- Y (0)0027	A

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Legend

- Existing Buildings
- No Sky Line Existing Lit Area
- No Sky Line Proposed Lit Area
- No Sky Line Contour

REV	DESCRIPTION	DATE	INIT	CHKD
A	Proposed building amended as per architect's latest issue.	26.01.2022	CO	PS

Client
Quod

Project
71-73 Caversham Road, Reading, RG1 8JA

Title
Existing No-Sky Line Contours - 80 Caversham Rd (Consented Scheme) 5th Floor

Scale	Date	Drawn By	Checked By	Project No:		Drawing No:	Revision
1:200	14.08.2019	CO	JH	L190224	-	Y (0)0028	A

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Legend

- Existing Buildings
- No Sky Line Existing Lit Area
- No Sky Line Proposed Lit Area
- No Sky Line Contour

REV	DESCRIPTION	DATE	INIT	CHKD
A	Proposed building amended as per architect's latest issue.	26.01.2022	CO	PS

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Project
71-73 Caversham Road, Reading, RG1 8JA

Title
Existing No-Sky Line Contours - 80 Caversham Rd (Consented Scheme) 6th Floor

Scale	Date	Drawn By	Checked By	Project No:		Drawing No:	Revision
1:200	14.08.2019	CO	JH	L190224	-	Y (0)0029	A

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Legend

- Existing Buildings
- No Sky Line Existing Lit Area
- No Sky Line Proposed Lit Area
- No Sky Line Contour

REV	DESCRIPTION	DATE	INIT	CHKD
A	Proposed building amended as per architect's latest issue.	26.01.2022	CO	PS

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Quod

Project
71-73 Caversham Road, Reading, RG1 8JA

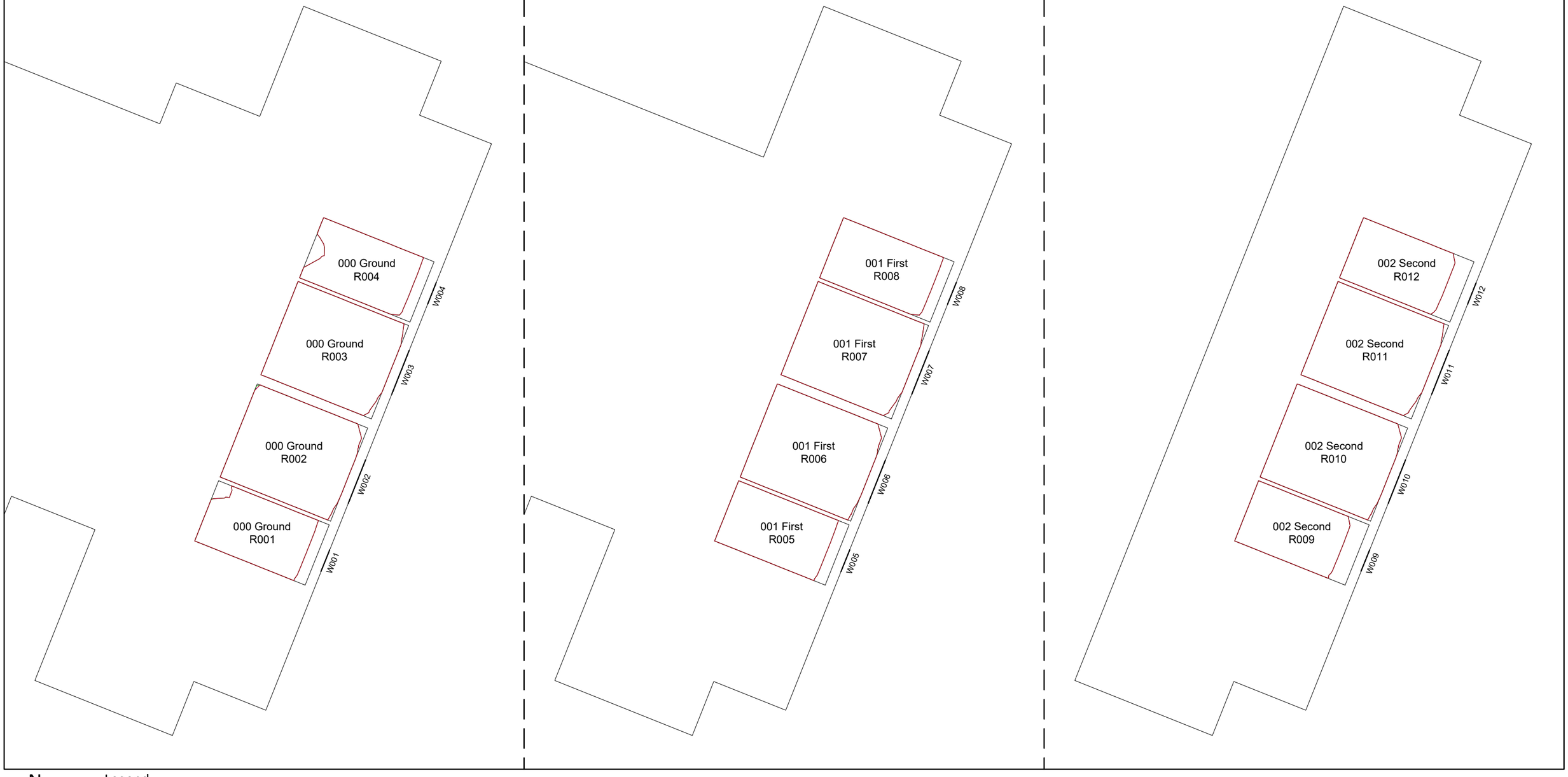
Title
Existing No-Sky Line Contours - 80 Caversham Rd (Consented Scheme) 7th Floor

Scale	Date	Drawn By	Checked By	Project No:	Drawing No:	Revision
1:200	14.08.2019	CO	JH	L190224	- Y (0)0030	A

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N

Legend

- Existing Buildings
- No Sky Line Existing Lit Area
- No Sky Line Proposed Lit Area
- No Sky Line Contour

REV	DESCRIPTION	DATE	INIT	CHKD
A	Proposed building amended as per architect's latest issue.	26.01.2022	CO	PS

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Client
Quod

Project
71-73 Caversham Road, Reading, RG1 8JA

Title
Existing No-Sky Line Contours - Monmouth Court Ground, First & Second Floors

Scale	Date	Drawn By	Checked By	Project No:		Drawing No:	Revision
1:100	14.08.2019	CO	JH	L190224	-	Y (0)0031	A

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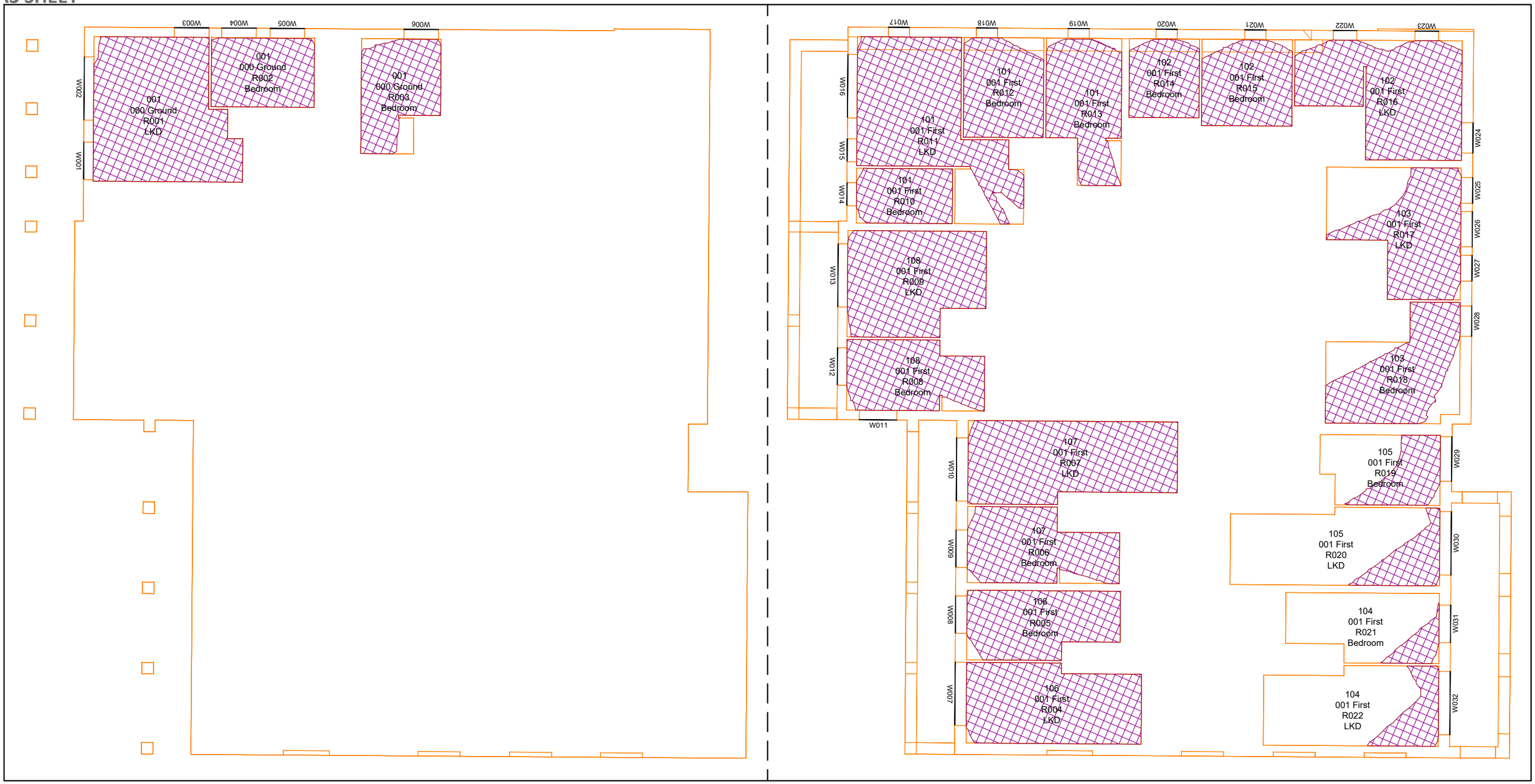
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N

Legend

- Proposal
- No Sky Line Proposed Lit Area
- No Sky Line Contour

REV	DESCRIPTION	DATE	INIT	CHKD
A	Proposed building amended as per architect's latest issue.	26.01.2022	CO	PS

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Quod

Project
71-73 Caversham Road, Reading, RG1 8JA

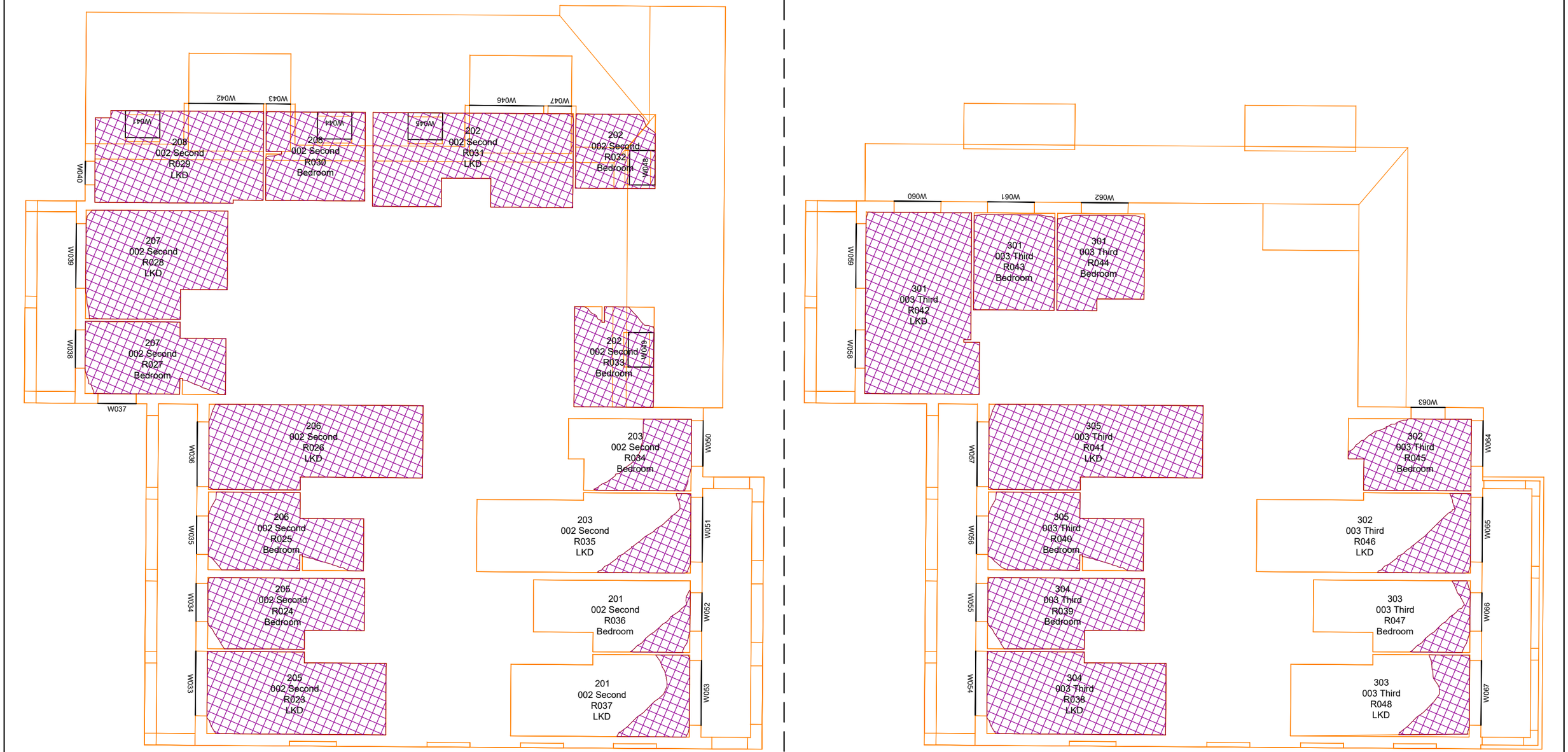
Title
Proposed No-Sky Line Contours - Ground & First Floors (With Consented Scheme)

Scale	Date	Drawn By	Checked By	Project No:	Drawing No:	Revision
1:150	26.01.2022	CO	PS	L190224	Y (0)0032	A

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Legend

- Proposal
- No Sky Line Proposed Lit Area
- No Sky Line Contour

REV	DESCRIPTION	DATE	INIT	CHKD
A	Proposed building amended as per architect's latest issue.	26.01.2022	CO	PS

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Project
71-73 Caversham Road, Reading, RG1 8JA

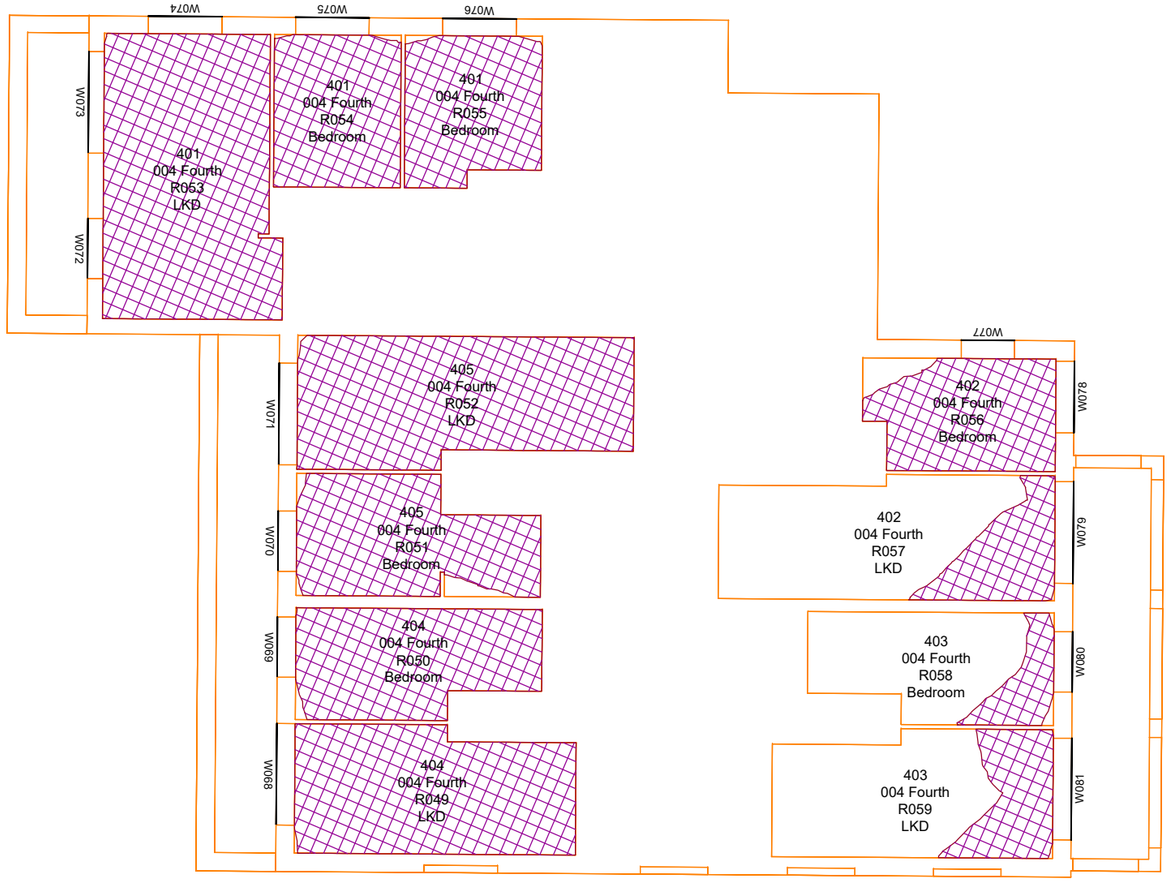
Title
Proposed No-Sky Line Contours - Second & Third Floors (With Consented Scheme)

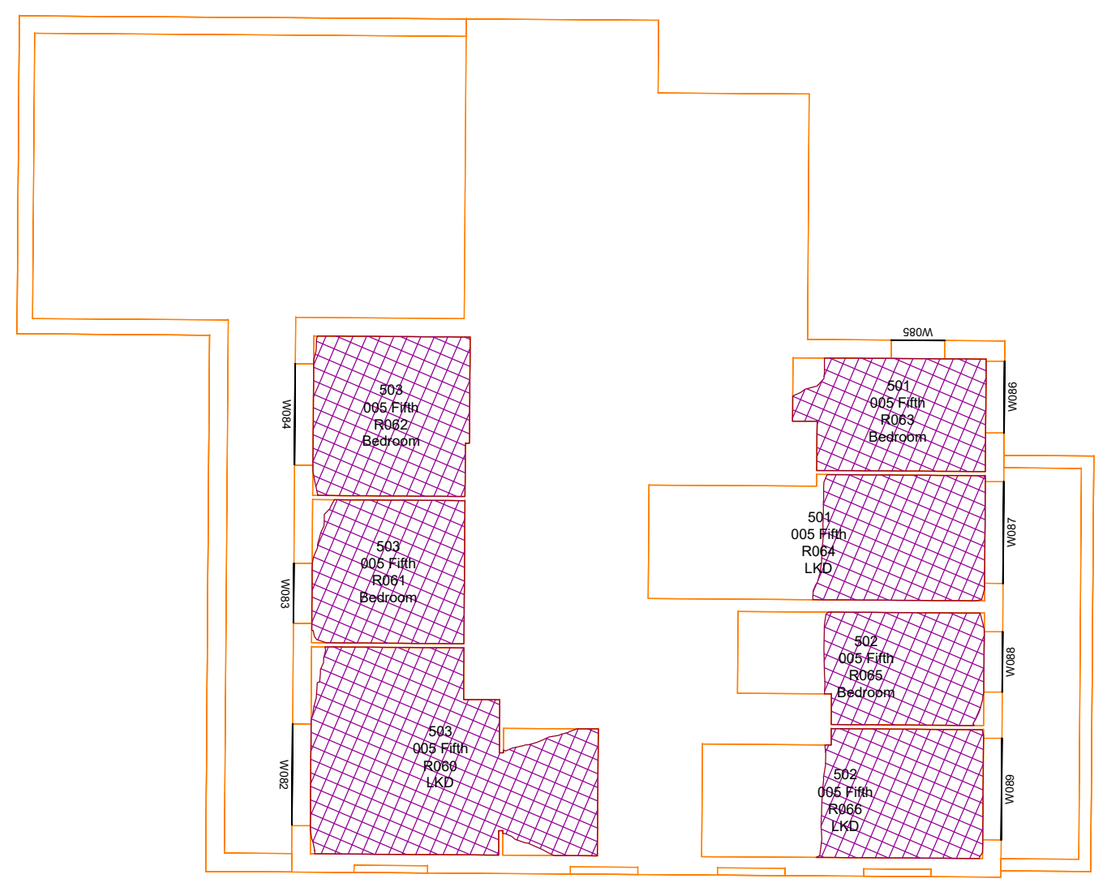
Scale	Date	Drawn By	Checked By	Project No:	Drawing No:	Revision
1:150	26.01.2022	CO	PS	L190224	- Y (0)0033	A

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REV	DESCRIPTION	DATE	INIT	CHKD
A	Proposed building amended as per architect's latest issue.	26.01.2022	CO	PS

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Project
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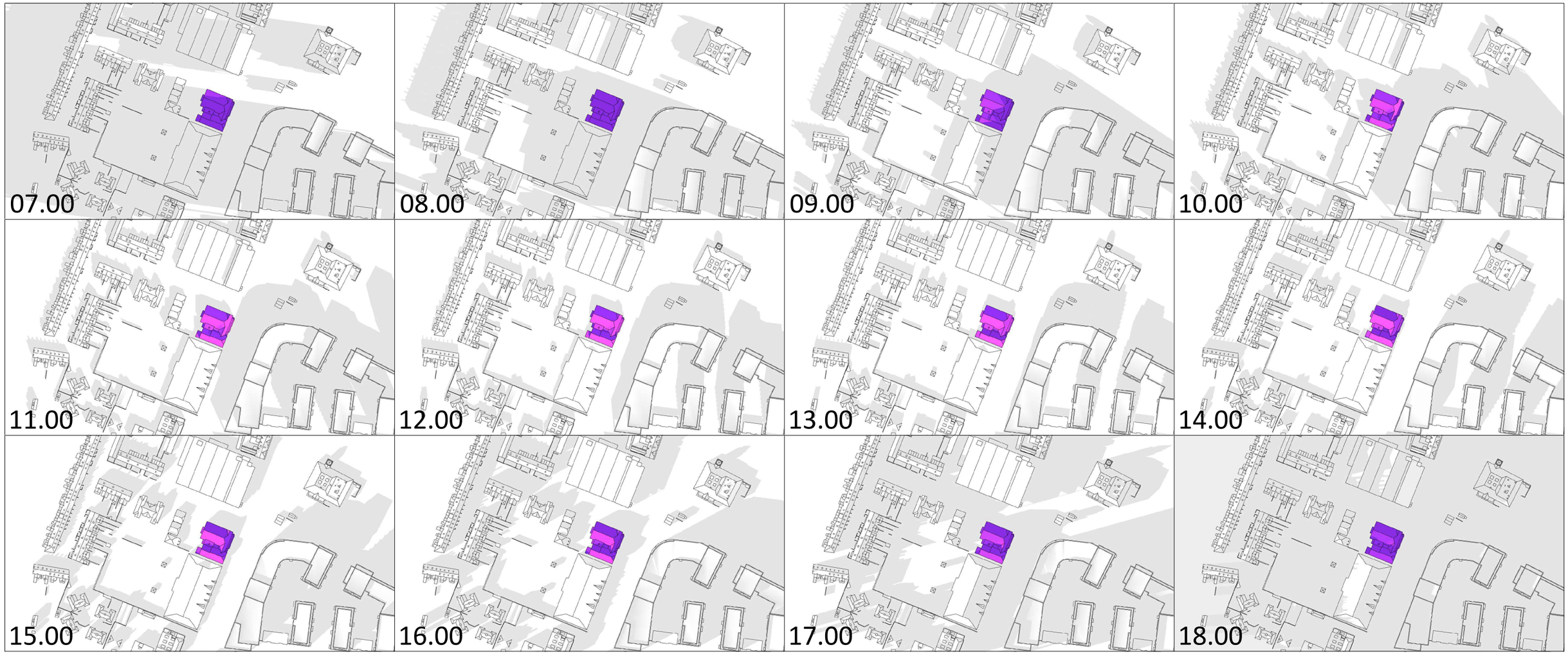
Title
Proposed No-Sky Line Contours - Fourth & Fifth Floors (With Consented Scheme)

Scale	Date	Drawn By	Checked By	Project No:	Drawing No:	Revision
1:150	26.01.2022	CO	PS	L190224	- Y (0)0034	A

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N

Legend

Existing Buildings Overshadowing

Existing Removed Overshadowing

REV	DESCRIPTION	DATE	INIT	CHKD

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Client
Quod

Project
71-73 Caversham Road, Reading, RG1 8JA

Title
Existing Overshadowing 21 March (With Consented Scheme)

Scale	Date	Drawn By	Checked By	Project No:		Drawing No:	Revision
NTS	14.08.2019	CO	JH	L190224	-	Y (0)0035	

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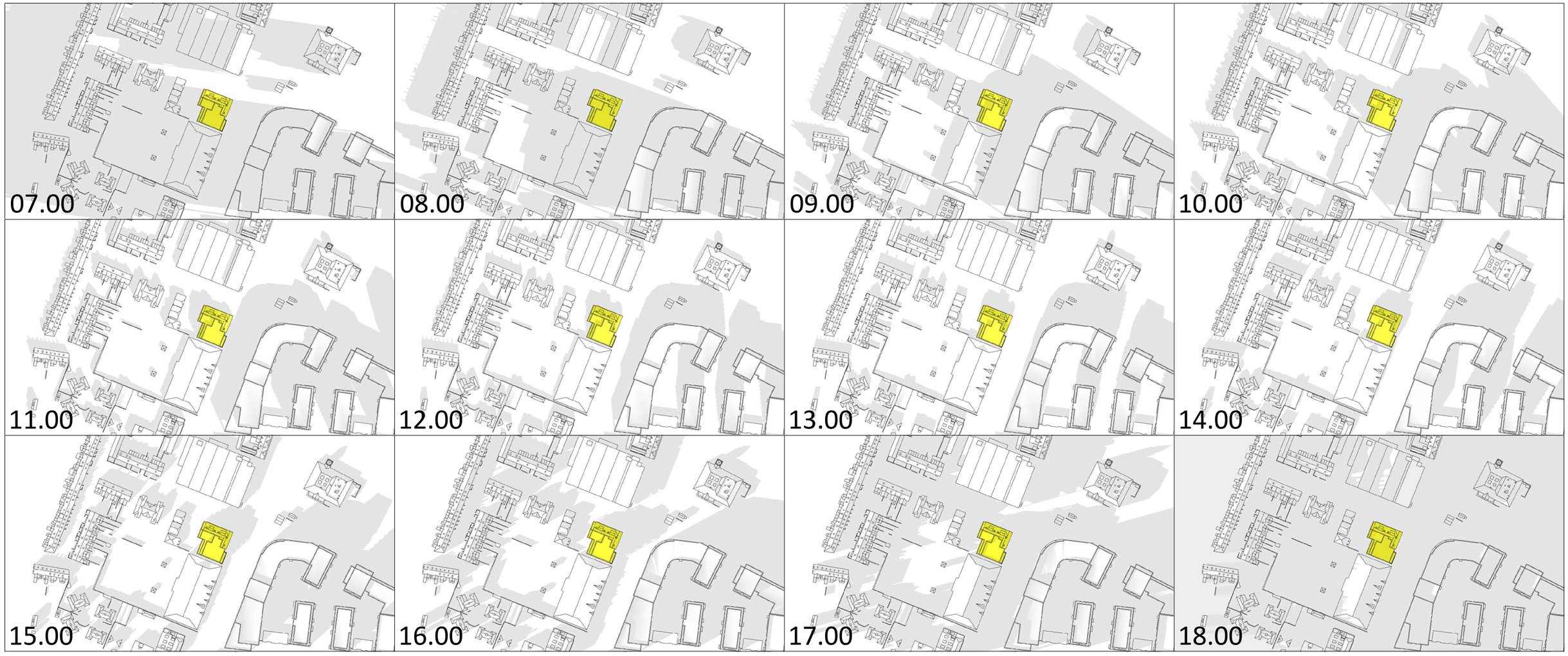
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Legend

Existing Buildings Overshadowing

Proposed Buildings Overshadowing

REV	DESCRIPTION	DATE	INIT	CHKD
A	Proposed building amended as per architect's latest issue.	26.01.2022	CO	PS

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Project
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Title
Proposed Overshadowing 21 March (With Consented Scheme)

Scale	Date	Drawn By	Checked By	Project No:		Drawing No:	Revision
NTS	14.08.2019	CO	JH	L190224	-	Y (0)0036	A

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N

Legend

Proposal

SDA % of Hours > req. lux

50

0

REV	DESCRIPTION	DATE	INIT	CHKD

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Client
Quod

Project
71-73 Caversham Road, Reading, RG1 8JA

Title
Proposed SDA (Illuminance) Contours - Ground & First Floors (With Consented Scheme)

Scale	Date	Drawn By	Checked By	Project No:	Drawing No:	Revision
1:150	26.01.2022	CO	PS	L190224	- Y (0)0040	

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N

Legend

Proposal

SDA % of Hours > req. lux

50

0

REV	DESCRIPTION	DATE	INIT	CHKD

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Client
Quod

Project
71-73 Caversham Road, Reading, RG1 8JA

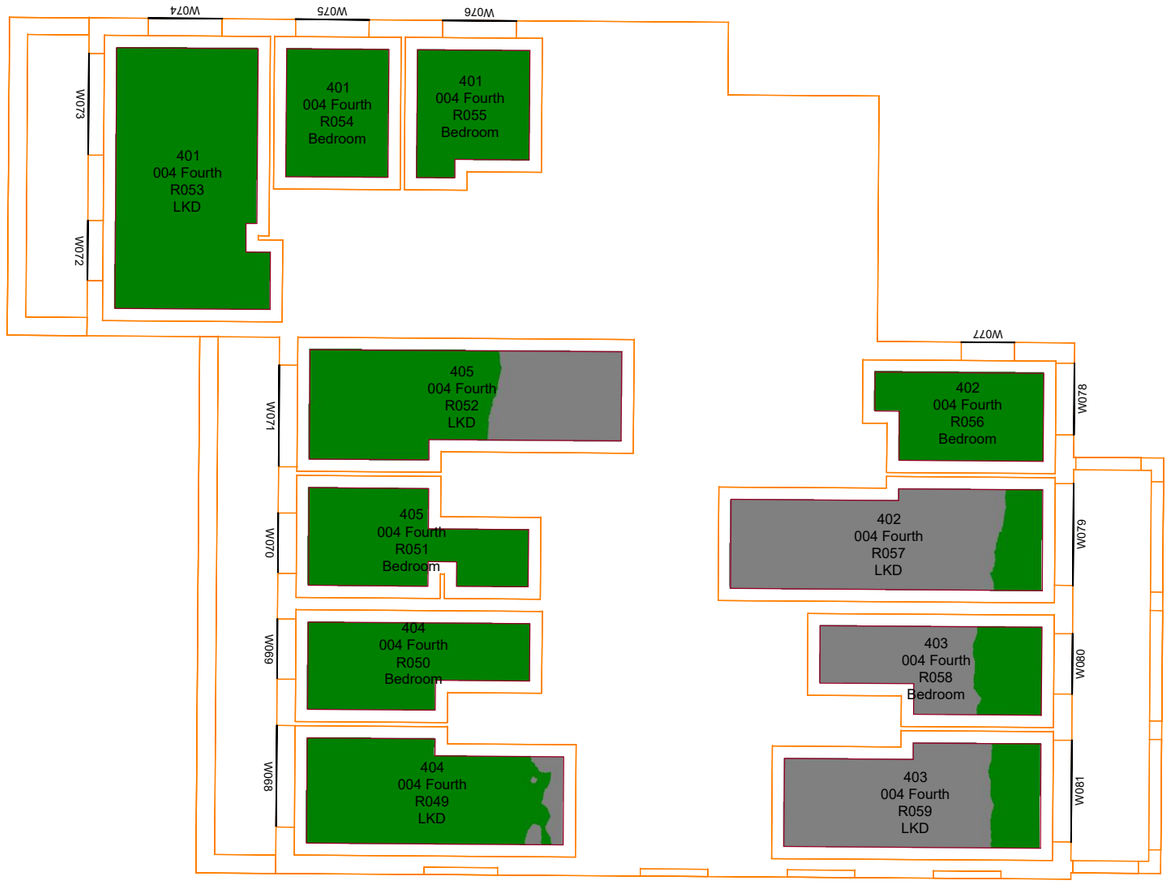
Title
Proposed SDA (Illuminance) Contours - Second & Third Floors (With Consented Scheme)

Scale	Date	Drawn By	Checked By	Project No:	Drawing No:	Revision
1:150	26.01.2022	CO	PS	L190224	- Y (0)0041	

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N

Legend

Proposal

SDA % of Hours > req. lux

50

0

REV	DESCRIPTION	DATE	INIT	CHKD

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Client
Quod

Project
71-73 Caversham Road, Reading, RG1 8JA

Title
Proposed SDA (Illuminance) Contours - Fourth & Fifth Floors (With Consented Scheme)

Scale	Date	Drawn By	Checked By	Project No:	Drawing No:	Revision
1:150	26.01.2022	CO	PS	L190224	- Y (0)0042	

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Legend

Existing Buildings

REV	DESCRIPTION	DATE	INIT	CHKD

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Client
Quod

Project
71-73 Caversham Road, Reading, RG1 8JA

Title
Window Map - 80 Caversham Road

Scale	Date	Drawn By	Checked By	Project No:	Drawing No:	Revision
NTS	14.09.2022	CO	PS	L190224	- Y (0)0045	

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Legend

Existing Buildings

REV	DESCRIPTION	DATE	INIT	CHKD

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Client
Quod

Project
71-73 Caversham Road, Reading, RG1 8JA

Title
Window Map - Monmouth Court

Scale	Date	Drawn By	Checked By	Project No:	Drawing No:	Revision
NTS	14.09.2022	CO	PS	L190224	- Y (0)0046	

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