

Battle Street (Central Pool) Reading RG1 7NU

Daylight/Sunlight Report - Neighbours

12 September 2022

Matthew Craske

For and on behalf of Daylight Sunlight Consulting Ltd

Contents

1.	Introduction	3
2.	Executive Summary	4
3.	Principles for assessing daylight and sunlight	5
4.	Affected adjoining properties	11
5.	Summary and conclusions	20

Appendix 1 – Plan and 3D views of the development site

Appendix 2 – Vertical Sky Component + Annual Probable Sunlight Hours Results

Appendix 3 – Daylight Distribution Results

Appendix 4 - Consented Scheme Results

Appendix 5 - Sun-on-ground Assessment Results

1. Introduction

- 1.1 Daylight Sunlight Consulting Ltd has been instructed to provide daylight and sunlight advice with regard to the redevelopment of the Central Pool Site on Battle Street, Reading.
- 1.2 We have assessed the effects that the proposed development has on the adjacent sensitive receptors, as well as considering the overshadowing considerations on surrounding amenity areas.
- 1.3 We have been provided with the existing and proposed drawings from Hampshire County Council drawing series E05077 and attended site to properly understand the relationship between the development site and adjacent properties.
- 1.4 We have also reviewed the Council Tax records in order to locate residential properties around the site. Commercial and retail properties should not be a material planning consideration and have not been assessed.
- 1.5 Where possible, we have reviewed the on-line planning portal or estate agents' websites in order to try and ascertain the internal configurations of the adjacent properties and room uses.

2. Executive Summary

- 2.1 The assessments to the neighbouring properties have demonstrated that acceptable levels of daylight and sunlight will be retained in the proposed condition, in accordance with the BRE guidelines.
- 2.2 The results show that 148 Chatham Street, 32 Bedford Road, 16-30 Battle Street, 23 Battle Street, 8 James Street, 1-14 Allison Court, The Christadelphian Church, 1-7 Bedford Road and 9-21 Bedford Road maintain good levels of daylight, with all properties adhering to the daylight distribution assessment, ensuring the occupants will not experience noticeable reductions in daylight with the proposed works in place. The sunlight assessments also demonstrate acceptable sunlight levels are maintained to the main habitable rooms.
- 2.3 12-14 Battle Street shows very marginal breaches to the lower ground floor level windows/rooms, with the ground and first floor levels fully adhering to the BRE guidelines.
- 2.4 6, 8 and 10 Battle Street have the greater reductions in daylight and sunlight, but these are limited to the lower ground floor rooms only. The lower ground floor daylight and sunlight levels are still considered acceptable with the proposed works in place, especially as the outline planning permission massing had comparable levels of daylight and sunlight reduction to that of the proposed scheme.
- 2.5 The overshadowing assessment to 8 James Street also shows comparable sunlight effects between the outline planning scheme and the proposed works. The residual sunlight levels to 8 James Street will be in line with those of its immediate neighbours at 4 and 6 Battle Street, which is why the effects are considered acceptable.

3. Principles for assessing daylight and sunlight

3.1 The main document for testing and evaluating daylight and sunlight effects is the Building Research Establishment (BRE) guidelines – Site Layout Planning for Daylight and Sunlight: A guide to good practice (2022).

3.2 It is important to understand that the BRE document is only a guideline, and this is highlighted in the introduction: -

"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 developer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of the many factors in site layout design."

3.3 The guidelines go on to highlight that,

"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."

Daylight to existing buildings

3.4 The testing methodology and suggested target criteria for the assessment of daylight to existing buildings around a development site are set out in Part 2.2 of the BRE guidelines.

3.5 The evaluation of what constitutes a sensitive receptor is essentially where occupants have a reasonable expectation of light. We consider this to be residential uses, care homes, student accommodation, hostels, worship areas, educational classrooms, worship areas and key rooms within a hospital. Uses such as hotels and

most commercial properties are not considered to be of importance for natural lighting. For residential properties, only habitable rooms need to be tested, with bathrooms, toilets, store rooms, circulation areas and garages not requiring assessment.

- 3.6 There are two types of simplistic tests that are identified in the BRE guidelines, these being a 25° angle test and a 45° angle test. The 25° angle test can be used where there is a continuous obstruction parallel to an affected window. The BRE guidelines state that:

“If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected.”

- 3.7 The 45° angle test is only applicable to the assessment of small side extensions to domestic residential properties. If a proposed development projects out such that a 45° angle subtended back towards a neighbouring property covers the centre point of a habitable window, both in plan and elevation, then the light might be affected and further testing is required.

- 3.8 We have undertaken a preliminary review of the 25° test, as this allows us to focus our assessments on the properties most likely to be affected. We have then considered the more comprehensive daylight assessments identified in the BRE guidelines, these being the Vertical Sky Component (VSC) test and Daylight Distribution (DD) test. A more detailed summary of these tests is set out below.

VERTICAL SKY COMPONENT

- 3.9 The Vertical Sky Component (VSC) test assesses the amount of daylight obtained at the centre point of the external plane of a window. The guidelines state the following: -

"If this VSC is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the vertical sky component with the new development in place, is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice the reduction in the amount of skylight."

- 3.10 We therefore work on the basis of seeking to achieve 27% VSC in the proposed condition, as it is considered adequate, but where this value is not achieved, reductions of 0.8 times the former value (the same as saying a 20% reduction when compared against the existing condition) is not considered noticeable and therefore not a material effect.
- 3.11 As the VSC test only assesses daylight reaching the external plane of the window, this shows only the potential for light, rather than actual. This is because much depends upon the size of the window, its relationship to the room, the size of the room, and whether there are other windows lighting the same room.
- 3.12 Therefore, where layouts are known, and as recommended by the BRE guidelines, the daylight distribution assessment (as discussed below) should be considered at the same time, reviewing both sets of results before forming an opinion on the overall effect to the occupants within the neighbouring property.

DAYLIGHT DISTRIBUTION

- 3.13 The BRE guidelines suggest that daylight distribution assessments can be undertaken where room layouts are known, but we believe it is better to run tests to

all of the neighbouring buildings being run for the VSC test, making assumptions on the room configurations if nothing can be found through research.

- 3.14 The daylight distribution test establishes the amount of the sky light entering a room at a working plane height of 850mm above floor level, plotting the 'no sky line' area in both the existing and the proposed. There is no test of adequacy in just the proposed condition, rather the reduction in light between the existing and proposed is assessed, and where light is reduced to less than 0.8 times its former value (the same as saying a 20% reduction), this will be noticeable to occupants. Ratio reductions of 0.8 or higher are considered not to be noticeable to the occupants within the rooms tested.

Sunlight to existing buildings

- 3.15 The assessment of sunlight for properties adjacent to a development site are set out in Part 3.2 of the BRE guidelines. As with the daylight assessment, the evaluation of what constitutes a sensitive receptor is essentially where occupants have a reasonable expectation of sunlight. We consider this to be residential accommodation, care homes, student accommodation, hostels, worship areas, educational classrooms and hospital properties.
- 3.16 Paragraph 3.2.3 states, *"To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. Normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms that also comprise a living space, for example a bed sitting room in an old people's home..."*

3.17 The BRE guidelines further reiterates in Figure 27 that no checks on sunlight are required if the proposed works lie within 90° of due north of the window under consideration.

3.18 The calculation of sunlight is taken on the outside face of a window, at its centre point, unless it is a floor to ceiling window such as a patio door, where instead a point at the centre of the window is taken 1.6m above the ground. Each window is assessed in terms of the percentage of Annual Probable Sunlight Hours (APSH), with the BRE guidelines suggesting at paragraph 3.2.6: -

"If a room can receive more than one quarter of annual probable sunlight hours (APSH), including at least 5% of APSH in the winter months between 21st September and 21st March, then the room should still receive enough sunlight. Also, if the overall annual loss of APSH is 4% or less, the loss of sunlight is small..."

3.19 Paragraph 3.2.7 goes on to say, *"Any reduction in sunlight access below these levels should be kept to a minimum. If the available sunlight hours are both less than the amount above and less than 0.80 times their former value, either over the whole year or just in the winter months (21 September to 21 March), and the overall annual loss is greater than 4% of APSH, then the occupants of the existing building will notice the loss of sunlight; the room may appear colder and less cheerful and pleasant..."*

3.20 To summarize the above, a good level of sunlight to a window is 25% APSH, of which 5% should be in winter months in the proposed condition. Where sunlight levels fall below the suggested level, a comparison with the existing and proposed is undertaken. A noticeable amount of sunlight will occur if:

- the reduction is less than 0.8 times its former value (the same as a 20% reduction), for both or one of the annual and winter APSH levels; and
- has a reduction in sunlight received over the whole year greater than 4% APSH

- 3.21 Paragraph 3.2.8 of the BRE guidelines highlight that where rooms have two or more windows, the aggregate sunlight level can be obtained and utilised to establish whether the occupants will achieve the above target levels. The bespoke computer software utilised for this report ensures that none of the APSH levels are double counted within the totalled sunlight levels for the room.

Sunlight to existing amenity areas

- 3.22 The assessment of sunlight for amenity areas, such as gardens and open spaces adjacent to a development site are set out in Part 3.3 of the BRE guidelines. A sensitive receptor is considered a garden (generally the more private back garden area), parks, playing fields, playgrounds, outdoor swimming/paddling pools and public open spaces used for sitting/key focal points.

- 3.23 The assessment considers the amount of sunlight an amenity area can achieve on 21st March, as this represents the mid-point between the height of summer and depths of winter. The BRE guidelines state at paragraph 3.3.17,

“It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area that can receive two hours of sun on 21 March is less than 0.80 times its former value, then the loss of sunlight is likely to be noticeable.”

- 3.24 Fences lower than 1.5m do not need to be included as an obstruction in the assessment model, and sunlight at an altitude of 10° is also excluded.

4. Affected adjoining properties

- 4.1 Having attended site and reviewed the sensitive receptors we have undertaken technical assessments, the results of which are set out in more detail below, together with a short explanation of the property in question. At Appendix 1 of this report are the plans and 3D views of the development site, with Appendix 2 showing the tabled results for the Vertical Sky Component (VSC) and Annual Probable Sunlight Hours (APSH). Appendix 3 shows the tabled daylight distribution results, along with the plans of the affected properties and how the light pools are enjoyed within the rooms.
- 4.2 Whilst the swimming pool has been demolished, the technical assessments have assessed the scenario of the pre-demolished swimming pool massing in the existing condition versus the proposed scheme, as although there has been some time since the demolition of the swimming pool, this is the appropriate assessment of the light reductions.
- 4.3 The technical assessment has used the following information to build the 3D CAD model: -
- Hampshire County Council – Existing and proposed drawings
 - Topographical point cloud scan survey of the current buildings
 - Survey/Design/Build – Demolition drawings for the Central Pool building
 - Planning Application reference 03/00826/OUT/JL - Consented outline planning approval for the Battle Street swimming pool site
 - Planning application information for the neighbouring properties
 - Estate agents' website information for the neighbouring properties

148 Chatham Street

- 4.4 This property is located to the east of the development site and is a restaurant at ground floor level, with residential use above. Layout information for this property was obtained from the planning portal, which showed only the first floor level required assessment for the daylight and sunlight effects.
- 4.5 The Vertical Sky Component (VSC) results show that the one first floor window tested adheres to the BRE guidelines, obtaining a VSC level over the 27% target in the proposed condition.
- 4.6 The daylight distribution results show that the first floor bedroom adheres to the BRE guidelines by obtaining a ratio reduction of 0.95, well above the 0.8 target.
- 4.7 The Annual Probable Sunlight Hours (APSH) results show that the first floor bedroom adheres to the BRE guidelines, obtaining sunlight levels in excess of the target 25% APSH, of which 5% should be in winter months, in the proposed condition.

32-36 Bedford Road

- 4.8 These properties are located to the north-east of the development site and are a terrace of residential properties. 32 Bedford Road has been modelled and tested as it is nearest to the development site.
- 4.9 The Vertical Sky Component (VSC) results show that all 6 of the windows tested adhere to the BRE guidelines, obtaining VSC levels over the 27% target in the proposed condition.
- 4.10 The daylight distribution results show all 3 rooms tested adhere to the BRE guidelines by obtaining ratio reduction in excess of the 0.8 target.

- 4.11 The Annual Probable Sunlight Hours (APSH) results show that all 3 rooms tested adhere to the BRE guidelines, obtaining sunlight levels in excess of the target 25% APSH, of which 5% should be in winter months, in the proposed condition.

33 Bedford Road (AF Jones Stonemasons)

- 4.12 This property is located to the north of the development site and is currently a set of buildings serving a stonemason business. As this building is currently in commercial use, it is not a material planning consideration in relation to daylight and sunlight.
- 4.13 Having reviewed the planning portal, there was an application for the demolition of the workshop buildings, with residential uses within in the proposed massing. However, this application has been withdrawn, and therefore no assessment of the daylight and sunlight effects are required.

6-30 Battle Street

- 4.14 These properties are located to the north of the development site and have habitable rooms at the lower ground, ground and first floor level. Layout information for 6 Battle Street was obtained, which was then used for the other properties.
- 4.15 For 16-30 Battle Street, the Vertical Sky Component (VSC), Daylight Distribution and Annual Probable Sunlight Hours (APSH) assessments all fully adhere to the BRE guidelines, ensuring the occupants will maintain acceptable levels of daylight and sunlight with the proposed development in place.
- 4.16 12-14 Battle Street, whilst having one window on the lower ground floor level fall just below the VSC ratio reduction target of 0.8, with a value of 0.77, the other three windows to the ground and first floor level either meet or exceed the 0.8 target. The Daylight Distribution assessment shows all rooms, at all levels, pass the BRE guidelines ratio reduction target, ensuring the occupants will not experience a

noticeable reduction in daylight with the proposed works in place. The sunlight assessment shows that for 12-14 Battle Street, three of the four windows adhere to the BRE guidelines, with the lower ground floor window falling just below the winter sunlight target by 2% APSH. The lower ground floor window does greatly exceed the BRE guidelines target of 25% APSH, with the proposed condition showing a value of 45% APSH.

- 4.17 6, 8 and 10 Battle Street have similar effects from the proposed development. Here, the VSC assessments show the lower ground floor and ground floor windows falling below the ratio reduction target of 0.8, obtaining levels ranging between 0.67 and 0.76. All the first floor windows exceed the VSC target level of 27% in the proposed condition. However, the Daylight Distribution assessment shows that it is only the lower ground floor level rooms where there are likely to be noticeable reductions in light, as the ground and first floor rooms adhere to the BRE guidelines target. The sunlight results show that for 6, 8 and 10 Battle Street, all the ground and first floor rooms adhere to the BRE guidelines, greatly exceeding the APSH target levels in the proposed condition. The lower ground floor rooms all obtain annual sunlight levels in excess of the suggested 25% APSH in the proposed condition, but have winter sunlight levels that fall below the 5% APSH target.
- 4.18 The above summary of results show that for 6 – 30 Battle Street, 16-30 Battle Street fully adhere to the BRE guidelines for daylight and sunlight. The effects to 12-14 Battle Street show very marginal breaches to the lower ground floor level windows/rooms, with the floor level above fully adhering to the BRE guidelines. 6, 8 and 10 Battle Street have the greater reductions in daylight and sunlight, but these are really only limited to the lower ground floor rooms. The outline planning permission massing has been assessed as well, with the results shown in Appendix 4 of this report. Here we can see that the outline consent had comparable levels of light reduction to that of the proposed scheme, and given that the outline planning permission was considered acceptable, so should the proposed scheme.

23 Battle Street

- 4.19 This property is located to the west of the development site, being a two-storey residential property. Layout information for 27 Battle Street was obtained, and used as a comparable for the likely layout to 23 Battle Street.
- 4.20 The Vertical Sky Component (VSC) results show that of the 5 windows tested, 3 adhere to the BRE guidelines, either by obtaining VSC levels of 27% or higher, or obtaining ratio reductions of 0.8 or higher. The remaining two windows are two of three to the ground floor kitchen, showing a ratio reduction of 0.59 and 0.58 respectively. The daylight distribution assessment should be reviewed when considering the overall effects to the room, as there are multiple windows serving the same room.
- 4.21 The daylight distribution results show all 3 rooms tested adhere to the BRE guidelines by obtaining ratio reductions in excess of the 0.8 target.
- 4.22 The Annual Probable Sunlight Hours (APSH) results show that all 3 rooms tested adhere to the BRE guidelines, obtaining sunlight levels in excess of the target 25% APSH, of which 5% should be in winter months, in the proposed condition.
- 4.23 With regard to the rear garden amenity area to 23 Battle Street, as there will remain an unfettered access to sunlight throughout the day, full adherence to the 2-hour sun-on-ground test is achieved. The tabled results of the assessment are shown at Appendix 5 of this report, with the plan of the garden and sunlight penetration at Appendix 4.

8 James Street

- 4.24 This property is located to the west of the development site, being a two-storey residential property. Layout information for 4 James Street was obtained, and used as a comparable for the likely layout to 8 James Street.

- 4.25 The Vertical Sky Component (VSC) results show that of the 6 windows tested, 4 adhere to the BRE guidelines, either by obtaining VSC levels of 27% or higher, or obtaining ratio reductions of 0.8 or higher. The remaining two windows show ratio reductions of 0.74 and 0.79, which are only just below the target reduction level of 0.8.
- 4.26 The daylight distribution results show all 5 rooms tested adhere to the BRE guidelines by obtaining ratio reductions in excess of the 0.8 target. Therefore, the occupants will not experience a noticeable reduction in daylight with the proposed works in place.
- 4.27 The Annual Probable Sunlight Hours (APSH) results show that of the 3 rooms requiring assessment, two adhere to the BRE guidelines, obtaining sunlight levels in excess of the target 25% APSH, of which 5% should be in winter months, in the proposed condition. The one room falling below is a kitchen, which the BRE guidelines highlight is less important and need not be analysed. The ground floor living area greatly exceeds the BRE guidelines in the proposed condition, so the occupants will maintain acceptable sunlight conditions to the main habitable rooms.
- 4.28 The rear external amenity area to 8 James Street has been tested using the sun-on-ground test. The results show there will be a noticeable reduction in sunlight, with a ratio reduction of 0.2 being shown between the existing and proposed conditions. This sunlight reduction is by virtue of the car park area offering up no obstruction at present, whereas the proposed scheme has a two storey residential block continuing the building line on James Street. The outline planning permission massing has been assessed as well, as this was considered to have had an acceptable effect on 8 James Street. The outline planning permission results show there would be a ratio reduction of 0.16, a slight worsening in comparison to the proposed scheme. As the

proposed scheme shows a comparable effect to the sunlight to the rear amenity area of 8 James Street as the outline consented scheme, it is considered acceptable.

1-14 Allison Court

- 4.29 This property is located to the south-west of the development site, and is one of two four-storey residential blocks, made up of a series of flats. Layout information for one flat was obtained and utilised for all the other flats as the layouts looked to be identical.
- 4.30 The Vertical Sky Component (VSC) results show that of the 36 windows tested, 35 adhere to the BRE guidelines, either by obtaining VSC levels of 27% or higher, or obtaining ratio reductions of 0.8 or higher. The remaining one window shows a ratio reduction of 0.79, which is only just below the target reduction level of 0.8.
- 4.31 The daylight distribution results show all 27 rooms tested adhere to the BRE guidelines by obtaining ratio reduction in excess of the 0.8 target. Therefore, the occupants will not experience a noticeable reduction in daylight with the proposed works in place.
- 4.32 The Annual Probable Sunlight Hours (APSH) results show that all 18 rooms requiring assessment adhere to the BRE guidelines, obtaining sunlight levels in excess of the target 25% APSH, of which 5% should be in winter months, in the proposed condition.

130-134 Oxford Road

- 4.33 These properties are located to the south of the development site, being a collection of commercial properties and a church.
- 4.34 134 Oxford Road is a commercial property, and therefore not a material planning consideration. 130 and 132 Oxford Road are too far away to be of consideration, if

they did contain any uses appropriate for daylight and sunlight assessments, and therefore been ignored.

- 4.35 The Christadelphian Church is accessed from between 130 and 132 Oxford Road and has a series of windows on the west facing elevation. We have modelled the effects assuming the windows light only half the building depth, with two windows on the south facing elevation. If the windows on the east facing elevation were included, the daylight distribution assessment would show full adherence as there is unfettered light from the east, even if the west facing windows were affected, so assessing half the building depth will enable us to understand the effects from the proposed development solely.
- 4.36 The Vertical Sky Component (VSC) results show that all 5 windows to the Christadelphian Church adhere to the BRE guidelines, either by obtaining VSC levels of 27% or higher, or obtaining ratio reductions of 0.8 or higher.
- 4.37 The daylight distribution results show that the worship area adheres to the BRE guidelines by obtaining a ratio reduction in excess of the 0.8 target. Therefore, the occupants will not experience a noticeable reduction in daylight with the proposed works in place.
- 4.38 The Annual Probable Sunlight Hours (APSH) results show that the worship area adheres to the BRE guidelines, obtaining sunlight levels in excess of the target 25% APSH, of which 5% should be in winter months, in the proposed condition.

1-21 Bedford Road

- 4.39 These properties are located to the south of the (old swimming pool) development site and are residential properties made up of two buildings. The block nearest Bedford Road is referenced 1-7 Bedford Road, with the block to the rear of the site being referenced 9-21 Bedford Road. 9-21 Bedford Road has been run in two

scenarios, with the difference being the living/dining/kitchen rooms on the north facing elevation, as the planning drawings show that the north facing window could serve a single aspect kitchen, whereas the estate agents' sales literature obtained shows that there is no wall around the kitchen.

- 4.40 For 1-7 Bedford Road, the VSC, Daylight Distribution and APSH results show full adherence to the BRE guidelines.
- 4.41 For 9-21 Bedford Road, the Vertical Sky Component (VSC) results show that of the 36 windows tested, 34 adhere to the BRE guidelines, either by obtaining VSC levels of 27% or higher, or obtaining ratio reductions of 0.8 or higher. The remaining two windows show ratio reductions of 0.73 and 0.75, which are only just below the target reduction level of 0.8.
- 4.42 The daylight distribution results, for both the open plan and separated kitchen option, show all the rooms tested adhere to the BRE guidelines by obtaining ratio reduction in excess of the 0.8 target. Therefore, the occupants within 9-21 Bedford Road will not experience a noticeable reduction in daylight with the proposed works in place.
- 4.43 The Annual Probable Sunlight Hours (APSH) results show that all 12 rooms requiring assessment adhere to the BRE guidelines, obtaining sunlight levels in excess of the target 25% APSH, of which 5% should be in winter months in the proposed condition, ratio reductions of 0.8 or higher, or a reduction in sunlight no greater than 4% APSH.

5. Summary and conclusions

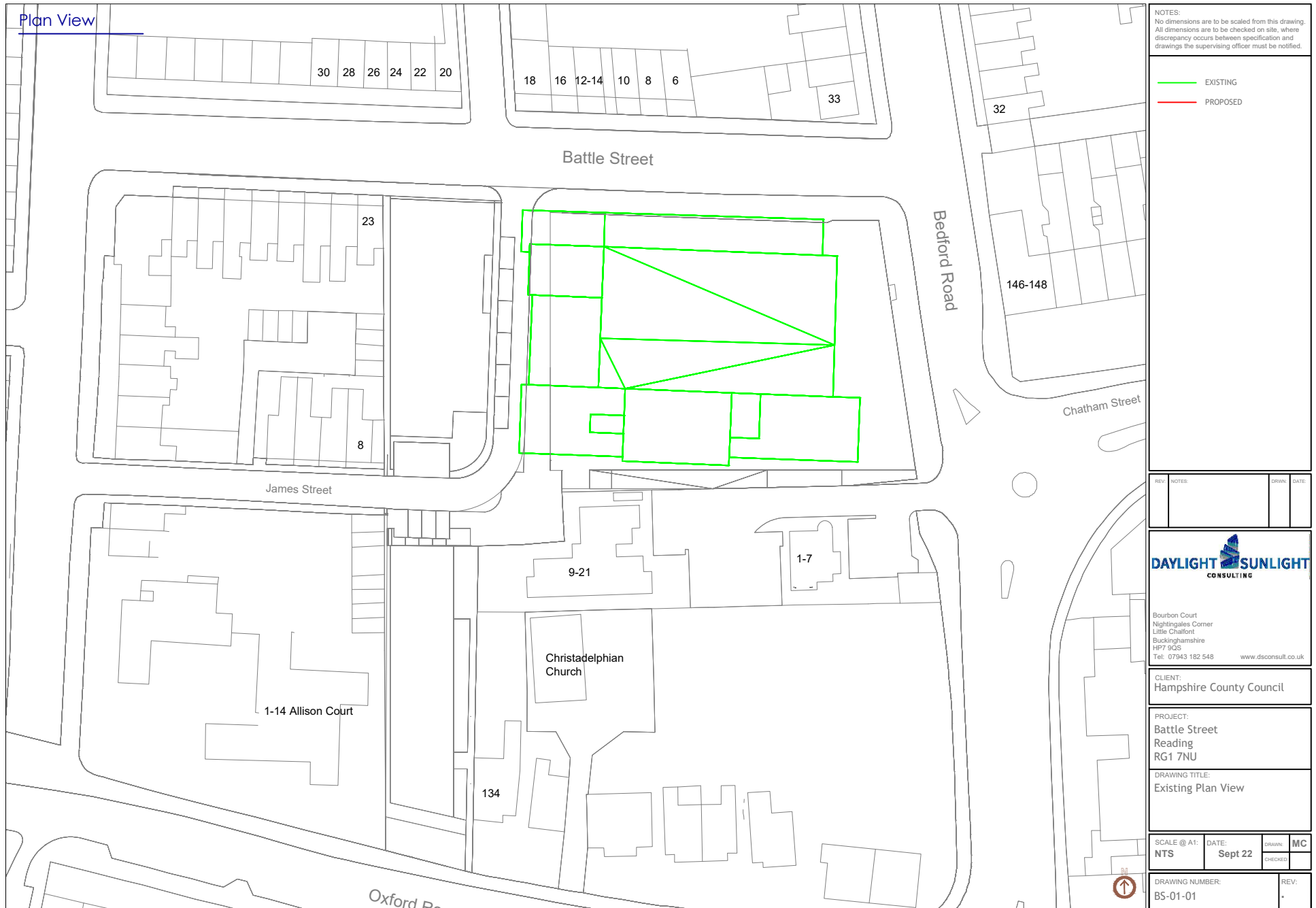
- 5.1 The assessments have been undertaken in line with the Building Research Establishment (BRE) guidelines – Site Layout Planning for Daylight and Sunlight: A guide to good practice (2022).
- 5.2 The assessments to the neighbouring properties have demonstrated that acceptable levels of daylight and sunlight will be retained in the proposed condition, in accordance with the BRE guidelines.
- 5.3 The effects can be summarised as follows: -
 - 5.3.1 148 Chatham Street, 32 Bedford Road, 16-30 Battle Street, 23 Battle Street, 8 James Street, 1-14 Allison Court, The Christadelphian Church, 1-7 Bedford Road and 9-21 Bedford Road maintain good levels of daylight, with all properties adhering to the daylight distribution assessment, ensuring the occupants will not experience noticeable reductions in daylight with the proposed works in place. The sunlight assessments also demonstrate acceptable sunlight levels are maintained to the main habitable rooms.
 - 5.3.2 12-14 Battle Street shows very marginal breaches to the lower ground floor level windows/rooms, with the ground and first floor levels fully adhering to the BRE guidelines.
 - 5.3.3 6, 8 and 10 Battle Street have the greater reductions in daylight and sunlight, but these are limited to the lower ground floor rooms only. The lower ground floor level daylight and sunlight levels are still considered acceptable with the proposed works in place. The outline planning permission massing had comparable levels of daylight and sunlight reduction to that of the proposed scheme, and given that the outline planning permission was considered acceptable, so should the proposed scheme.

- 5.4 The overshadowing assessment to 8 James Street shows there will be noticeable reductions in sunlight to the rear garden area, but the outline planning permission massing results are again comparable to the proposed scheme, if not marginally worse than the proposed works. The residual sunlight levels to 8 James Street will be in line with those of its immediate neighbours at 4 and 6 Battle Street, so the effects are considered acceptable.
- 5.5 We therefore conclude that the proposed redevelopment of the Battle Street (Central Pool) site meets the expectations set out in the BRE guidelines, ensuring acceptable daylight and sunlight levels to the neighbouring residents.

Appendix 1

Plan and 3D views of the development site

Plan View



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

— EXISTING
— PROPOSED

REV	NOTES	DRWN	DATE



Bourbon Court
Nightingales Corner
Little Chalfont
Buckinghamshire
HP7 8GS
Tel: 07943 182 548
www.dsconsult.co.uk

CLIENT:
Hampshire County Council

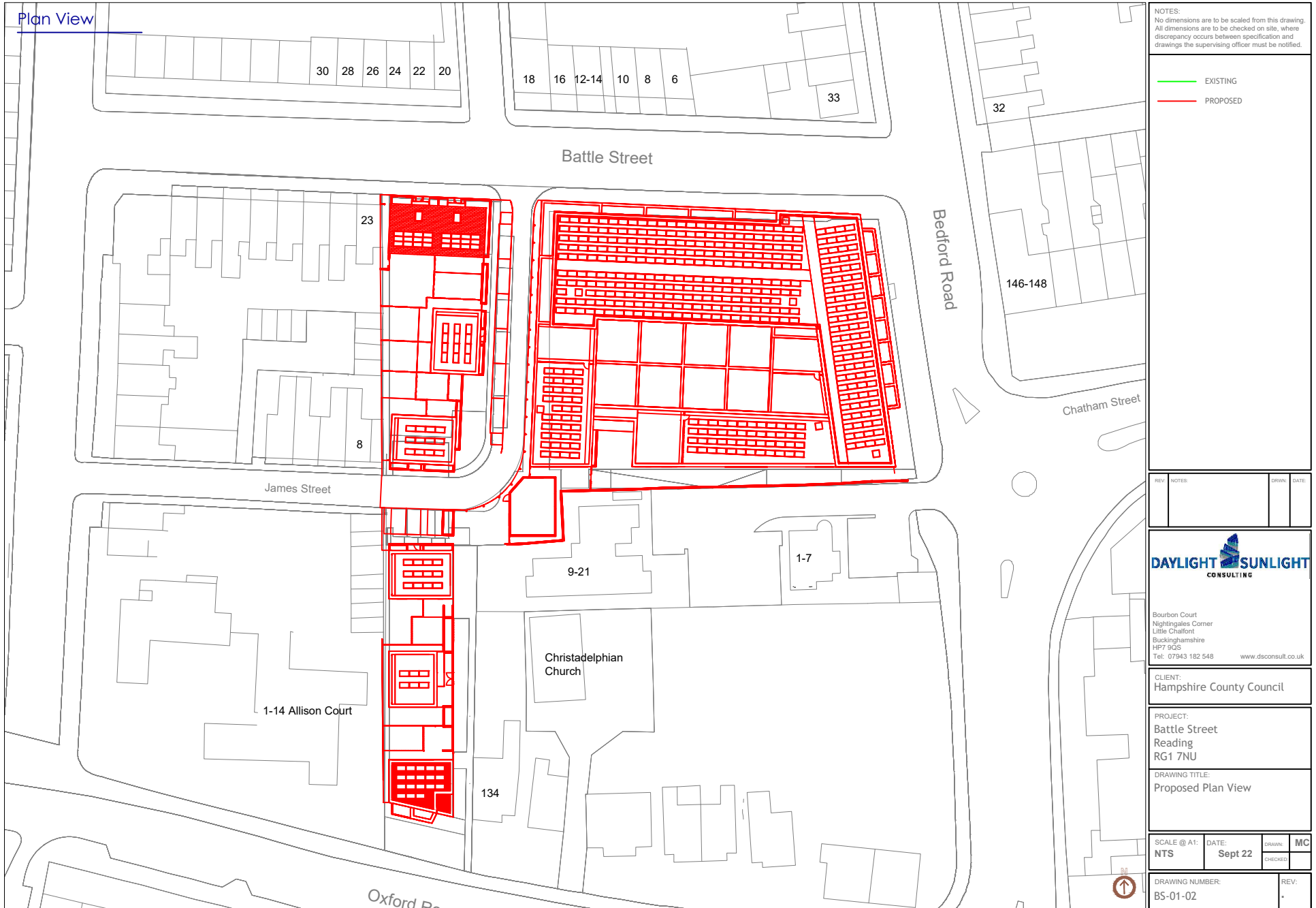
PROJECT:
Battle Street
Reading
RG1 7NU

DRAWING TITLE:
Existing Plan View

SCALE @ A1: NTS	DATE: Sept 22	DRWN MC	CHECKED
--------------------	------------------	------------	---------

DRAWING NUMBER: BS-01-01	REV: -
-----------------------------	-----------

Plan View



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

EXISTING
PROPOSED

REV	NOTES	DRAWN	DATE



Bourbon Court
Nightingales Corner
Little Chalfont
Buckinghamshire
HP7 8QS
Tel: 07943 182 548
www.dsconsult.co.uk

CLIENT:
Hampshire County Council

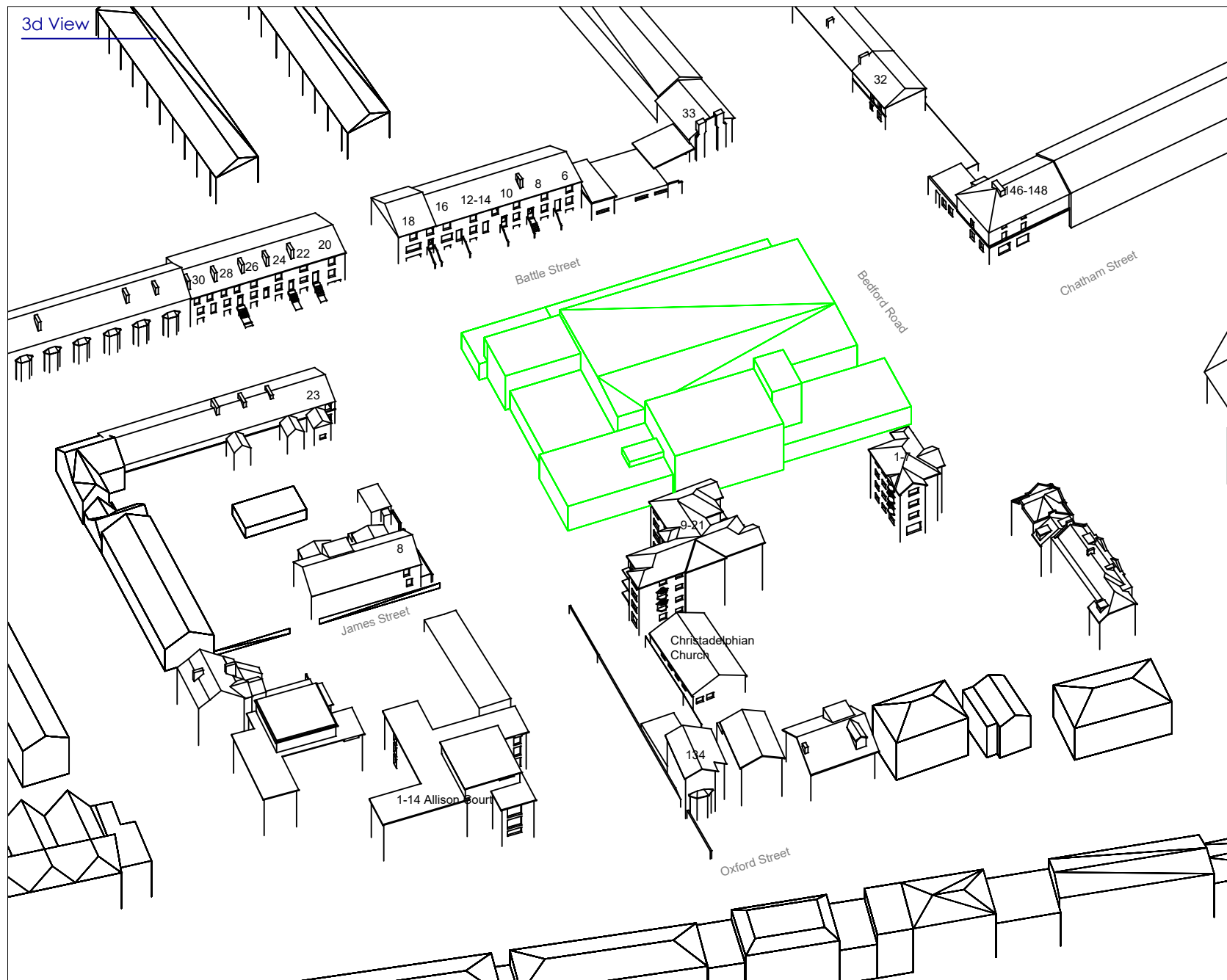
PROJECT:
Battle Street
Reading
RG1 7NU

DRAWING TITLE:
Proposed Plan View

SCALE @ A1: NTS	DATE: Sept 22	DRAWN CHECKED	MC
--------------------	------------------	------------------	----

DRAWING NUMBER: BS-01-02	REV: .
-----------------------------	-----------

3d View



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

EXISTING
PROPOSED

REV	NOTES	DATE



Bourbon Court
Nightingales Corner
Little Chalfont
Buckinghamshire
HP7 8GS
Tel: 07943 182 548
www.dsconsult.co.uk

CLIENT:
Hampshire County Council

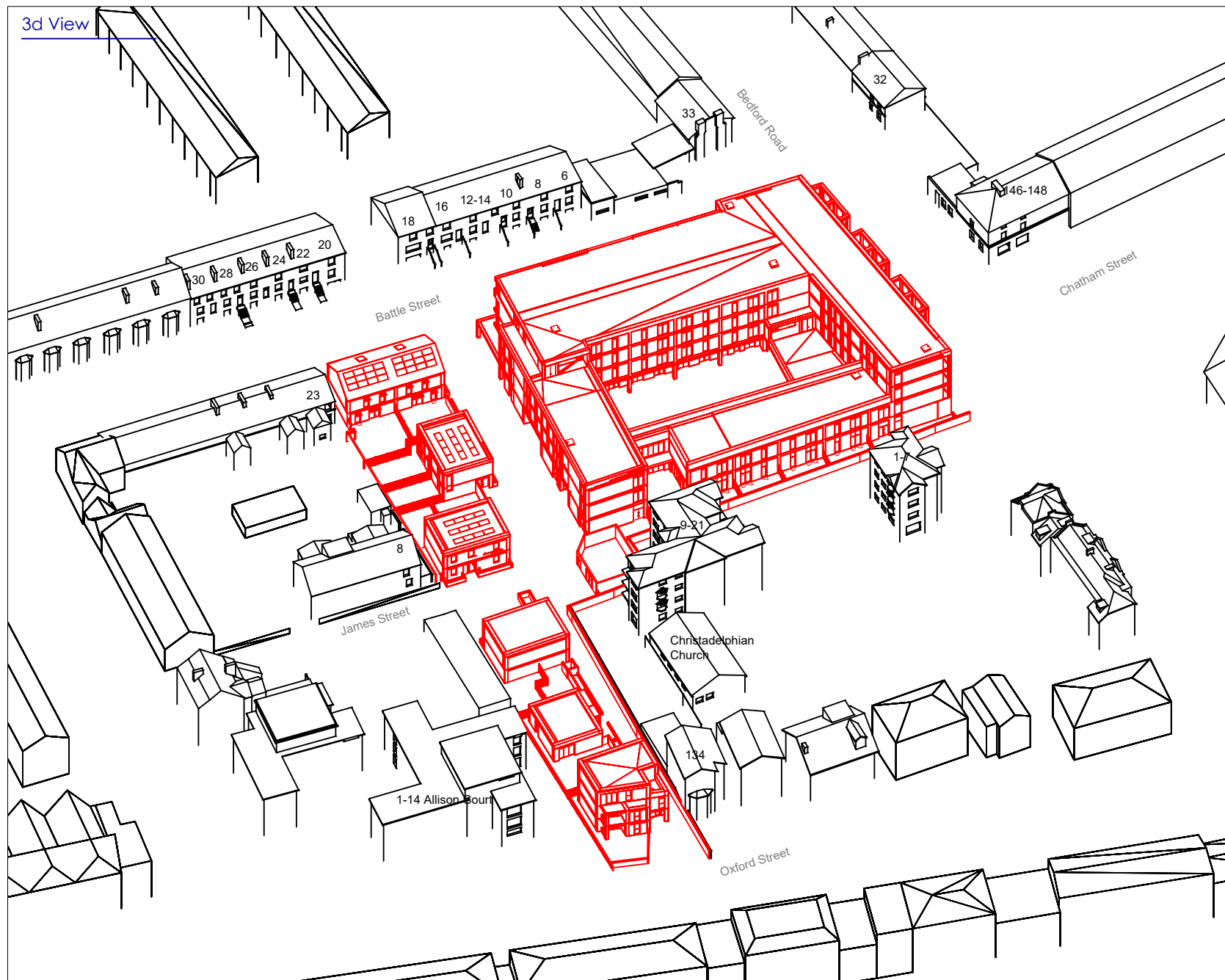
PROJECT:
Battle Street
Reading
RG1 7NU

DRAWING TITLE:
Existing 3d View

SCALE @ A1:	DATE:	DRAWN:	MC
NTS	Sept 22	CHECKED:	

DRAWING NUMBER:	REV:
BS-01-03	

3d View



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

EXISTING
PROPOSED

REV	NOTES	DATE



Bourbon Court
Nightingales Corner
Little Chalfont
Buckinghamshire
HP7 8GS
Tel: 07943 182 548
www.dsconsult.co.uk

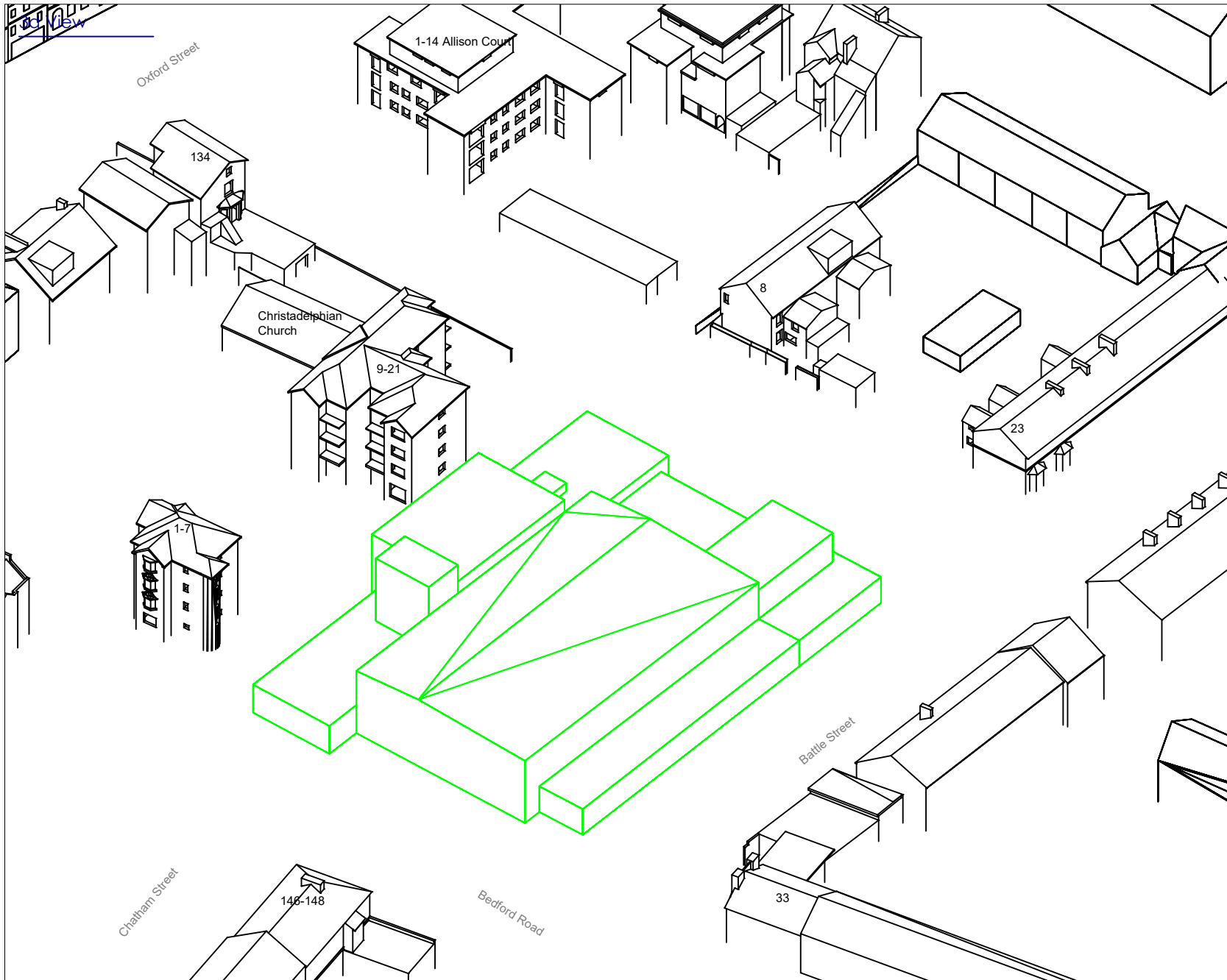
CLIENT:
Hampshire County Council

PROJECT:
Battle Street
Reading
RG1 7NU

DRAWING TITLE:
Proposed 3d View

SCALE @ A1:	DATE:	DRAWN:	MC
NTS	Sept 22	CHECKED:	

DRAWING NUMBER:	REV:
BS-01-04	



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

— EXISTING
— PROPOSED

REV	NOTES	DRWN	DATE



Bourbon Court
Nightingales Corner
Little Chalfont
Buckinghamshire
HP7 8GS
Tel: 07943 182 548 www.dsconsult.co.uk

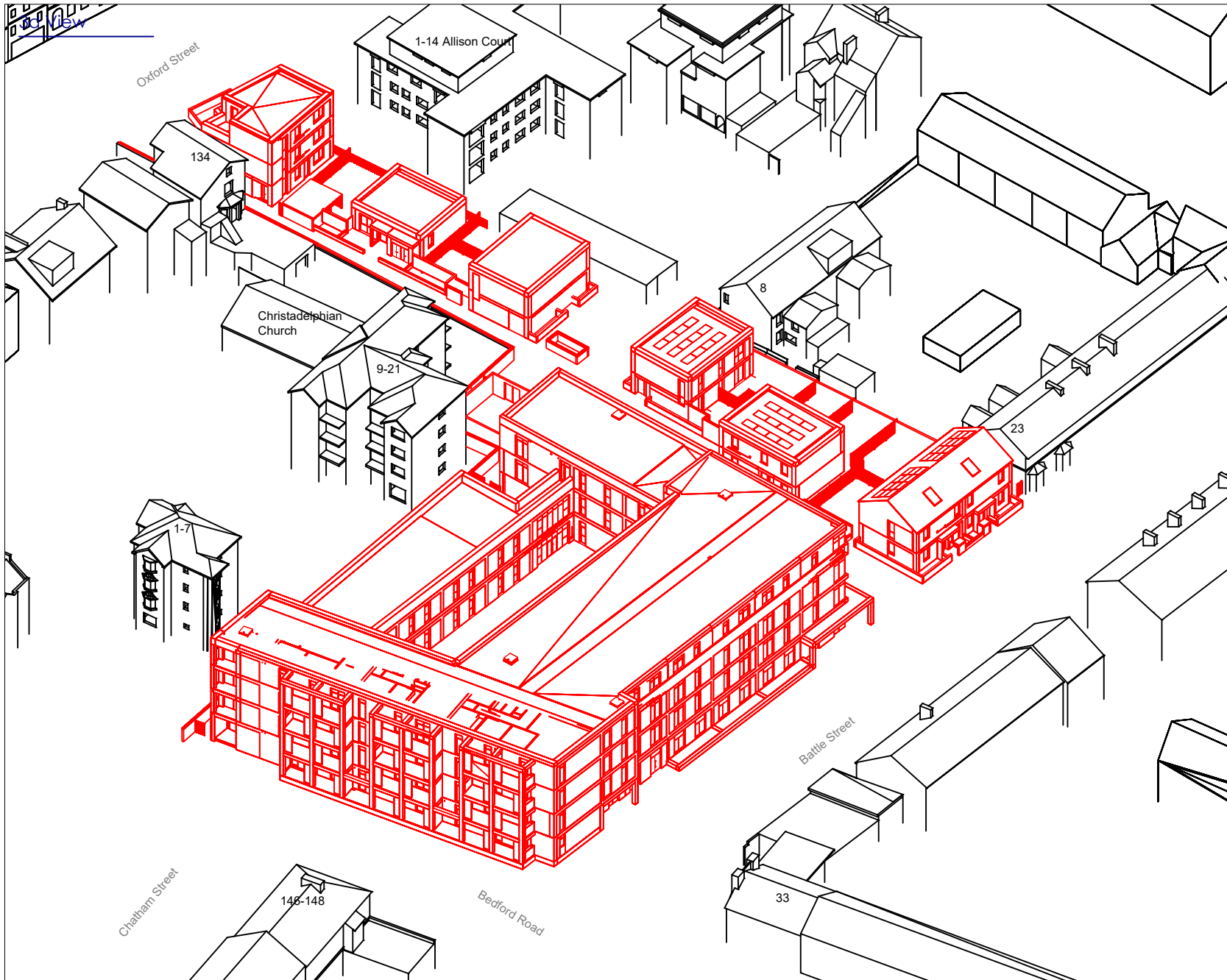
CLIENT:
Hampshire County Council

PROJECT:
Battle Street
Reading
RG1 7NU

DRAWING TITLE:
Existing 3d View

SCALE @ A1: NTS	DATE: Sept 22	DRWN MC	CHECKED
---------------------------	-------------------------	------------	---------

DRAWING NUMBER: BS-01-05	REV: •
------------------------------------	-----------



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

— EXISTING
— PROPOSED

REV	NOTES	DRWN	DATE



Bourbon Court
Nightingales Corner
Little Chalfont
Buckinghamshire
HP7 8GS
Tel: 07943 182 548 www.dsconsult.co.uk

CLIENT:
Hampshire County Council

PROJECT:
Battle Street
Reading
RG1 7NU

DRAWING TITLE:
Proposed 3d View

SCALE @ A1: NTS	DATE: Sept 22	DRWN MC	CHECKED
--------------------	------------------	------------	---------

DRAWING NUMBER: BS-01-06	REV: •
-----------------------------	-----------

Appendix 2

Vertical Sky Component + Annual Probable Sunlight Hours Results

Project Name: Battle Street - Reading Project No.: 1 Report Title: Daylight & Sunlight Analysis - Neighbour Date of Analysis: 08/09/2022														
Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Pr/Ex	Total Suns per Room Winter	Pr/Ex
146-148 Chatham Street														
First	R1	Bedroom	W1	Existing	36.36	0.80	50.00	0.76	15.00	0.67	50.00 38.00	0.76	15.00 10.00	0.67
				Proposed	28.95		38.00		10.00					
32 Bedford Road														
Lower Ground	R1	Residential	W1	Existing	33.34	0.90	48.00	0.90	14.00	0.64	48.00 43.00	0.90	14.00 9.00	0.64
				Proposed	29.89		43.00		9.00					
Ground	R1	Living Room	W1	Existing	34.91	0.91	48.00	0.92	14.00	0.71	50.00 45.00	0.90	16.00 11.00	0.69
				Proposed	31.70		44.00		10.00					
			W2	Existing	34.80	0.92	47.00	0.91	14.00	0.71				
				Proposed	31.85		43.00		10.00					
			W3	Existing	35.25	0.92	49.00	0.90	15.00	0.67				
				Proposed	32.40		44.00		10.00					
First	R1	Bedroom	W1	Existing	35.59	0.92	49.00	0.92	16.00	0.75	49.00 45.00	0.92	16.00 12.00	0.75
				Proposed	32.75		45.00		12.00					
			W2	Existing	35.54	0.93	48.00	0.92	15.00	0.73				
				Proposed	32.92		44.00		11.00					
6 Battle Street														
Lower Ground	R1	Living Room	W1	Existing	22.93	0.67	45.00	0.71	14.00	0.07	45.00 32.00	0.71	14.00 1.00	0.07
				Proposed	15.41		32.00		1.00					
Ground	R1	Living Room	W1	Existing	30.92	0.75	72.00	0.79	24.00	0.38	72.00 57.00	0.79	24.00 9.00	0.38
				Proposed	23.16		57.00		9.00					
First	R1	Bedroom	W1	Existing	35.52	0.77	84.00	0.85	30.00	0.57	84.00 71.00	0.85	30.00 17.00	0.57
				Proposed	27.41		71.00		17.00					

Project Name: Battle Street - Reading
Project No.: 1
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 08/09/2022

Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Pr/Ex	Total Suns per Room Winter	Pr/Ex
8 Battle Street														
Lower Ground	R1	Living Room	W1	Existing Proposed	23.75 17.04	0.72	49.00 36.00	0.73	15.00 2.00	0.13	49.00 36.00	0.73	15.00 2.00	0.13
Ground	R2	Living Room	W2	Existing Proposed	33.70 25.08	0.74	86.00 70.00	0.81	28.00 12.00	0.43	86.00 70.00	0.81	28.00 12.00	0.43
First	R1	Bedroom	W1	Existing Proposed	35.59 27.74	0.78	84.00 72.00	0.86	30.00 18.00	0.60	84.00 72.00	0.86	30.00 18.00	0.60
10 Battle Street														
Lower Ground	R1	Living Room	W1	Existing Proposed	24.28 18.02	0.74	53.00 40.00	0.75	16.00 3.00	0.19	53.00 40.00	0.75	16.00 3.00	0.19
Ground	R2	Living Room	W2	Existing Proposed	34.10 26.02	0.76	87.00 71.00	0.82	30.00 14.00	0.47	87.00 71.00	0.82	30.00 14.00	0.47
First	R1	Bedroom	W1	Existing Proposed	35.73 28.40	0.79	84.00 73.00	0.87	30.00 19.00	0.63	84.00 73.00	0.87	30.00 19.00	0.63
12-14 Battle Street														
Lower Ground	R1	Living Room	W1	Existing Proposed	26.09 20.07	0.77	57.00 45.00	0.79	15.00 3.00	0.20	57.00 45.00	0.79	15.00 3.00	0.20
Ground	R1	Living Room	W1	Existing Proposed	34.63 27.95	0.81	86.00 71.00	0.83	29.00 14.00	0.48	86.00 71.00	0.83	29.00 14.00	0.48

Project Name: Battle Street - Reading Project No.: 1 Report Title: Daylight & Sunlight Analysis - Neighbour Date of Analysis: 08/09/2022														
Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Pr/Ex	Total Suns per Room Winter	Pr/Ex
First	R1	Bedroom	W1	Existing	36.01	0.83	84.00	0.87	30.00	0.63	84.00 73.00	0.87	30.00 19.00	0.63
				Proposed	30.03		84.00 73.00		30.00 19.00					
	R2	Bedroom	W2	Existing	35.88	0.81	84.00	0.87	30.00	0.63	84.00 73.00	0.87	30.00 19.00	0.63
				Proposed	29.13		84.00 73.00		30.00 19.00					
16 Battle Street														
Lower Ground	R1	Living Room	W1	Existing	27.09	0.82	57.00	0.82	17.00	0.41	57.00 47.00	0.82	17.00 7.00	0.41
				Proposed	22.32		57.00 47.00		17.00 7.00					
Ground	R1	Living Room	W1	Existing	35.01	0.84	86.00	0.86	29.00	0.59	86.00 74.00	0.86	29.00 17.00	0.59
				Proposed	29.24		86.00 74.00		29.00 17.00					
First	R1	Bedroom	W1	Existing	36.16	0.86	84.00	0.90	30.00	0.73	84.00 76.00	0.90	30.00 22.00	0.73
				Proposed	31.16		84.00 76.00		30.00 22.00					
18 Battle Street														
Lower Ground	R1	Living Room	W1	Existing	31.28	0.85	70.00	0.89	22.00	0.64	70.00 62.00	0.89	22.00 14.00	0.64
				Proposed	26.56		70.00 62.00		22.00 14.00					
Ground	R1	Living Room	W1	Existing	35.53	0.86	85.00	0.91	28.00	0.71	85.00 77.00	0.91	28.00 20.00	0.71
				Proposed	30.48		85.00 77.00		28.00 20.00					
First	R1	Bedroom	W1	Existing	36.63	0.89	84.00	0.92	30.00	0.77	84.00 77.00	0.92	30.00 23.00	0.77
				Proposed	32.48		84.00 77.00		30.00 23.00					
	R2	Bedroom	W2	Existing	36.49	0.88	84.00	0.92	30.00	0.77	84.00 77.00	0.92	30.00 23.00	0.77
				Proposed	31.97		84.00 77.00		30.00 23.00					

Project Name: Battle Street - Reading Project No.: 1 Report Title: Daylight & Sunlight Analysis - Neighbour Date of Analysis: 08/09/2022														
Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Pr/Ex	Total Suns per Room Winter	Pr/Ex
20 Battle Street														
Lower Ground	R1	Living Room	W1	Existing	32.71	0.85	77.00	0.87	25.00	0.60				
				Proposed	27.79		67.00		15.00					
			W2	Existing	29.82	0.84	68.00	0.88	23.00	0.65				
				Proposed	24.98		60.00		15.00					
											80.00		25.00	
											71.00	0.89	16.00	0.64
Ground	R1	Living Room	W1	Existing	35.55	0.89	85.00	0.96	27.00	0.89				
				Proposed	31.75		82.00		24.00					
											85.00		27.00	
											82.00	0.96	24.00	0.89
First	R1	Bedroom	W1	Existing	36.48	0.93	85.00	0.96	30.00	0.90				
				Proposed	33.91		82.00		27.00					
											85.00		30.00	
											82.00	0.96	27.00	0.90
22 Battle Street														
Lower Ground	R1	Living Room	W1	Existing	32.42	0.89	76.00	0.92	23.00	0.74				
				Proposed	28.76		70.00		17.00					
											76.00		23.00	
											70.00	0.92	17.00	0.74
Ground	R1	Living Room	W1	Existing	35.68	0.92	83.00	0.98	27.00	0.93				
				Proposed	32.74		81.00		25.00					
											83.00		27.00	
											81.00	0.98	25.00	0.93
First	R1	Bedroom	W1	Existing	35.94	0.95	83.00	0.98	30.00	0.93				
				Proposed	34.03		81.00		28.00					
											83.00		30.00	
											81.00	0.98	28.00	0.93
24 Battle Street														
Lower Ground	R1	Living Room	W1	Existing	33.03	0.91	77.00	0.96	22.00	0.86				
				Proposed	30.14		74.00		19.00					
											77.00		22.00	
											74.00	0.96	19.00	0.86
Ground	R1	Living Room	W1	Existing	35.47	0.93	83.00	0.99	27.00	0.96				
				Proposed	33.14		82.00		26.00					
											83.00		27.00	
											82.00	0.99	26.00	0.96

Project Name: Battle Street - Reading Project No.: 1 Report Title: Daylight & Sunlight Analysis - Neighbour Date of Analysis: 08/09/2022														
Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Pr/Ex	Total Suns per Room Winter	Pr/Ex
First	R1	Bedroom	W1	Existing Proposed	36.17 34.62	0.96	83.00 81.00	0.98	30.00 28.00	0.93	83.00 81.00	0.98	30.00 28.00	0.93
26 Battle Street														
Lower Ground	R1	Living Room	W1	Existing Proposed	32.54 30.12	0.93	79.00 76.00	0.96	23.00 20.00	0.87	79.00 76.00	0.96	23.00 20.00	0.87
Ground	R1	Living Room	W1	Existing Proposed	35.13 33.35	0.95	82.00 81.00	0.99	26.00 25.00	0.96	82.00 81.00	0.99	26.00 25.00	0.96
First	R1	Bedroom	W1	Existing Proposed	36.02 34.86	0.97	83.00 81.00	0.98	30.00 28.00	0.93	83.00 81.00	0.98	30.00 28.00	0.93
28 Battle Street														
Lower Ground	R1	Living Room	W1	Existing Proposed	31.66 30.30	0.96	74.00 73.00	0.99	21.00 20.00	0.95	74.00 73.00	0.99	21.00 20.00	0.95
Ground	R1	Living Room	W1	Existing Proposed	34.72 33.47	0.96	82.00 81.00	0.99	27.00 26.00	0.96	82.00 81.00	0.99	27.00 26.00	0.96
First	R1	Bedroom	W1	Existing Proposed	35.89 35.08	0.98	83.00 81.00	0.98	30.00 28.00	0.93	83.00 81.00	0.98	30.00 28.00	0.93
			W2	Existing Proposed	35.94 34.99	0.97	83.00 81.00	0.98	30.00 28.00	0.93				
30 Battle Street														
Lower Ground	R1	Living Room	W1	Existing Proposed	31.73 30.61	0.96	77.00 76.00	0.99	22.00 21.00	0.95	77.00 76.00	0.99	22.00 21.00	0.95

Project Name: Battle Street - Reading Project No.: 1 Report Title: Daylight & Sunlight Analysis - Neighbour Date of Analysis: 08/09/2022														
Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Pr/Ex	Total Suns per Room Winter	Pr/Ex
Ground	R1	Living Room	W1	Existing Proposed	34.39 33.51	0.97	82.00 81.00	0.99	27.00 26.00	0.96	82.00 81.00	0.99	27.00 26.00	0.96
First	R1	Bedroom	W1	Existing Proposed	35.75 35.16	0.98	83.00 81.00	0.98	30.00 28.00	0.93				
			W2	Existing Proposed	35.82 35.15	0.98	83.00 81.00	0.98	30.00 28.00	0.93	83.00 81.00	0.98	30.00 28.00	0.93
23 Battle Street														
Ground	R1	Living Room	W1	Existing Proposed	22.82 20.00	0.88	54.00 42.00	0.78	18.00 17.00	0.94	54.00 42.00	0.78	18.00 17.00	0.94
	R2	Kitchen	W2	Existing Proposed	34.28 32.91	0.96	84.00 81.00	0.96	26.00 25.00	0.96				
			W3	Existing Proposed	30.26 17.72	0.59	47.00 39.00	0.83	13.00 12.00	0.92	89.00 81.00	0.91	26.00 25.00	0.96
			W4	Existing Proposed	24.93 14.39	0.58	47.00 36.00	0.77	13.00 12.00	0.92				
First	R1	Bedroom	W1	Existing Proposed	33.61 32.01	0.95	79.00 67.00	0.85	24.00 22.00	0.92	79.00 67.00	0.85	24.00 22.00	0.92
8 James Street														
Ground	R1	Living Room	W1	Existing Proposed	33.59 32.37	0.96	83.00 81.00	0.98	25.00 24.00	0.96	83.00 81.00	0.98	25.00 24.00	0.96
	R2	Living Room	W2	Existing Proposed	22.61 20.63	0.91	*North		*North					
											*North		*North	

Project Name: Battle Street - Reading Project No.: 1 Report Title: Daylight & Sunlight Analysis - Neighbour Date of Analysis: 08/09/2022

Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Pr/Ex	Total Suns per Room Winter	Pr/Ex				
	R3	Kitchen	W3	Existing Proposed	24.34 18.04	0.74	17.00 3.00	0.18	1.00 0.00	0.00			17.00 3.00	0.18	1.00 0.00	0.00		
First	R1	Bedroom	W1	Existing	35.90	0.79	47.00	0.85	13.00	1.00			87.00 83.00	0.95	26.00 26.00	1.00		
				Proposed	28.53		40.00		13.00									
			W4	Existing	34.69	0.99	79.00	1.00	26.00	1.00								
				Proposed	34.36		79.00		26.00									
	R2	Bedroom	W2	Existing	35.18	0.96	*North		*North									
				Proposed	33.75													
*North																		
1-14 Allison Court																		
Ground	R1	Living Room	W1	Existing	22.10	0.97	10.00	1.00	0.00	1.00			45.00 45.00	1.00	8.00 8.00	1.00		
				Proposed	21.34		10.00		0.00									
			W14	Existing	23.38	1.00	35.00	*North	8.00	*North								
				Proposed	23.38		35.00		8.00									
	R2	Living Room	W2	Existing	34.02	0.99	85.00	0.95	27.00	1.00								
				Proposed	33.66		81.00		27.00									
			W3	Existing	33.69	0.79	47.00	0.72	14.00	0.86								
				Proposed	26.70		34.00		12.00									
	R3	Kitchen	W4	Existing	33.45	0.84	46.00	0.76	13.00	0.85								
				Proposed	28.09		35.00		11.00									
			R5	Bedroom	W6	Existing	30.36	0.88	46.00	0.87							13.00	0.69
						Proposed	26.63		40.00								9.00	
	R6	Bedroom	W7	Existing	24.56	0.88	46.00	0.93	12.00	0.75								
				Proposed	21.49		43.00		9.00									
R7			Living Room	W8	Existing	22.22	0.85	52.00	0.90	15.00	0.67							
					Proposed	18.83		47.00		10.00								

Project Name: Battle Street - Reading Project No.: 1 Report Title: Daylight & Sunlight Analysis - Neighbour Date of Analysis: 08/09/2022														
Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Pr/Ex	Total Suns per Room Winter	Pr/Ex
			W9	Existing Proposed	34.61 32.68	0.94	5.00 2.00	*North	0.00 0.00	*North				
	R8	Kitchen	W10	Existing Proposed	34.26 33.08	0.97		*North		*North	57.00 49.00	0.86	15.00 10.00	0.67
	R10	Bedroom	W12	Existing Proposed	29.77 29.01	0.97		*North		*North		*North		*North
	R11	Bedroom	W13	Existing Proposed	23.53 22.90	0.97		*North		*North		*North		*North
												*North		*North
First	R1	Living Room	W1	Existing Proposed	24.72 24.38	0.99	13.00 13.00	1.00	0.00 0.00	1.00				
			W14	Existing Proposed	28.22 28.22	1.00	39.00 39.00	*North	11.00 11.00	*North	52.00 52.00	1.00	11.00 11.00	1.00
	R2	Living Room	W2	Existing Proposed	35.59 35.38	0.99	87.00 85.00	0.98	29.00 29.00	1.00				
			W3	Existing Proposed	35.52 30.52	0.86	49.00 42.00	0.86	15.00 12.00	0.80				
	R3	Kitchen	W4	Existing Proposed	35.42 31.81	0.90	48.00 43.00	0.90	14.00 12.00	0.86	92.00 90.00	0.98	29.00 29.00	1.00
	R5	Bedroom	W6	Existing Proposed	32.91 30.57	0.93	48.00 45.00	0.94	14.00 11.00	0.79	48.00 43.00	0.90	14.00 12.00	0.86
	R6	Bedroom	W7	Existing Proposed	26.56 24.84	0.94	47.00 46.00	0.98	13.00 12.00	0.92	48.00 45.00	0.94	14.00 11.00	0.79
	R7	Living Room	W8	Existing Proposed	24.84 22.60	0.91	55.00 52.00	0.95	17.00 14.00	0.82	47.00 46.00	0.98	13.00 12.00	0.92

Project Name: Battle Street - Reading Project No.: 1 Report Title: Daylight & Sunlight Analysis - Neighbour Date of Analysis: 08/09/2022													
Floor Ref.	Room Ref.	Room Use	Window Ref.	VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Pr/Ex	Total Suns per Room Winter	Pr/Ex
			W9	Existing 36.48 Proposed 35.84	0.98	6.00 6.00	*North	0.00 0.00	*North				
	R8	Kitchen	W10	Existing 36.26 Proposed 35.77	0.99		*North		*North	61.00 58.00	0.95	17.00 14.00	0.82
	R10	Bedroom	W12	Existing 32.69 Proposed 32.27	0.99		*North		*North		*North		*North
	R11	Bedroom	W13	Existing 25.84 Proposed 25.45	0.98		*North		*North		*North		*North
											*North		*North
Second	R1	Living Room	W1	Existing 30.32 Proposed 30.03	0.99	32.00 32.00	1.00	0.00 0.00	1.00				
			W13	Existing 32.92 Proposed 32.92	1.00	39.00 39.00	*North	12.00 12.00	*North	71.00 71.00	1.00	12.00 12.00	1.00
	R2	Living Room	W2	Existing 36.59 Proposed 36.52	1.00	84.00 84.00	1.00	30.00 30.00	1.00				
			W3	Existing 36.03 Proposed 33.65	0.93	49.00 47.00	0.96	15.00 13.00	0.87	93.00 93.00	1.00	30.00 30.00	1.00
	R3	Kitchen	W4	Existing 35.23 Proposed 33.72	0.96	44.00 42.00	0.95	13.00 11.00	0.85	44.00 42.00	0.95	13.00 11.00	0.85
	R4	Bedroom	W5	Existing 34.82 Proposed 33.82	0.97	43.00 41.00	0.95	13.00 11.00	0.85	43.00 41.00	0.95	13.00 11.00	0.85
	R5	Bedroom	W6	Existing 30.02 Proposed 29.20	0.97	46.00 46.00	1.00	14.00 14.00	1.00	46.00 46.00	1.00	14.00 14.00	1.00
	R6	Living Room	W7	Existing 27.55 Proposed 26.58	0.96	65.00 65.00	1.00	21.00 21.00	1.00				

Project Name: Battle Street - Reading Project No.: 1 Report Title: Daylight & Sunlight Analysis - Neighbour Date of Analysis: 08/09/2022														
Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Pr/Ex	Total Suns per Room Winter	Pr/Ex
			W8	Existing Proposed	36.75 36.33	0.99	7.00 7.00	*North	0.00 0.00	*North				
	R7	Kitchen	W9	Existing Proposed	36.07 35.68	0.99		*North		*North	72.00 72.00	1.00	21.00 21.00	1.00
	R9	Bedroom	W11	Existing Proposed	35.28 34.92	0.99		*North		*North		*North		*North
	R10	Bedroom	W12	Existing Proposed	31.43 31.09	0.99		*North		*North		*North		*North
Christadelphian Church														
Ground	R1	Pastoral	W1	Existing Proposed	25.25 24.34	0.96	69.00 67.00	0.97	12.00 10.00	0.83				
			W2	Existing Proposed	25.39 24.53	0.97	68.00 66.00	0.97	11.00 9.00	0.82				
			W3	Existing Proposed	34.02 31.38	0.92	41.00 38.00	0.93	10.00 8.00	0.80				
			W4	Existing Proposed	33.82 31.27	0.92	41.00 37.00	0.90	10.00 7.00	0.70				
			W5	Existing Proposed	33.53 31.04	0.93	41.00 38.00	0.93	9.00 7.00	0.78				
			W6	Existing Proposed	33.11 30.55	0.92	41.00 37.00	0.90	10.00 6.00	0.60				
											84.00 82.00	0.98	19.00 17.00	0.89
1-7 Bedford Road														
Ground	R1	Living Room	W1	Existing Proposed	33.41 33.39	1.00	80.00 80.00	1.00	24.00 24.00	1.00				
			W6	Existing Proposed	31.06 31.05	1.00	44.00 43.00	0.98	13.00 13.00	1.00				
											85.00 84.00	0.99	25.00 25.00	1.00

Project Name: Battle Street - Reading Project No.: 1 Report Title: Daylight & Sunlight Analysis - Neighbour Date of Analysis: 08/09/2022															
Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Pr/Ex	Total Suns per Room Winter	Pr/Ex	
	R3	Bedroom	W4	Existing Proposed	30.48 30.49	1.00	42.00 42.00	1.00	13.00 13.00	1.00	42.00 42.00	1.00	13.00 13.00	1.00	
	R4	Kitchen	W5	Existing Proposed	31.01 30.98	1.00	40.00 39.00	0.98	13.00 13.00	1.00	40.00 39.00	0.98	13.00 13.00	1.00	
First	R1	Living Room	W1	Existing Proposed	36.07 36.05	1.00	84.00 84.00	1.00	27.00 27.00	1.00	90.00 89.00	0.99	27.00 27.00	1.00	
			W7	Existing Proposed	27.40 27.78	1.01	24.00 23.00	*North	4.00 4.00	*North					
			W8	Existing Proposed	33.26 33.26	1.00	44.00 43.00	0.98	14.00 14.00	1.00					
			W9	Existing Proposed	30.92 30.79	1.00	49.00 48.00	0.98	16.00 16.00	1.00					
	R3	Bedroom	W4	Existing Proposed	33.36 33.61	1.01	46.00 46.00	1.00	15.00 15.00	1.00	46.00 46.00	1.00	15.00 15.00	1.00	
	R4	Kitchen	W5	Existing Proposed	33.61 33.73	1.00	42.00 41.00	0.98	14.00 14.00	1.00	42.00 41.00	0.98	14.00 14.00	1.00	
	Second	R1	Living Room	W1	Existing Proposed	38.01 38.01	1.00	86.00 86.00	1.00	29.00 29.00	1.00	93.00 93.00	1.00	29.00 29.00	1.00
				W7	Existing Proposed	29.80 29.57	0.99	26.00 26.00	*North	5.00 5.00	*North				
W8				Existing Proposed	35.55 35.36	0.99	47.00 47.00	1.00	15.00 15.00	1.00					
W9				Existing Proposed	32.22 32.15	1.00	51.00 51.00	1.00	17.00 17.00	1.00					
R3		Bedroom	W4	Existing Proposed	35.93 35.91	1.00	48.00 48.00	1.00	15.00 15.00	1.00	48.00 48.00	1.00	15.00 15.00	1.00	

Project Name: Battle Street - Reading Project No.: 1 Report Title: Daylight & Sunlight Analysis - Neighbour Date of Analysis: 08/09/2022														
Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Pr/Ex	Total Suns per Room Winter	Pr/Ex
	R4	Kitchen	W5	Existing Proposed	35.98 35.83	1.00	46.00 46.00	1.00	14.00 14.00	1.00	46.00 46.00	1.00	14.00 14.00	1.00
Third	R1	Living Room	W1	Existing Proposed	38.89 38.89	1.00	86.00 86.00	1.00	30.00 30.00	1.00	94.00 94.00	1.00	30.00 30.00	1.00
			W6	Existing Proposed	31.43 30.76	0.98	27.00 27.00	*North	5.00 5.00	*North				
			W7	Existing Proposed	37.84 37.49	0.99	48.00 48.00	1.00	15.00 15.00	1.00				
			W8	Existing Proposed	32.25 32.22	1.00	49.00 49.00	1.00	15.00 15.00	1.00				
	R3	Bedroom	W4	Existing Proposed	34.10 33.71	0.99	40.00 40.00	1.00	13.00 13.00	1.00	40.00 40.00	1.00	13.00 13.00	1.00
	R4	Kitchen	W5	Existing Proposed	33.53 33.16	0.99	39.00 39.00	1.00	12.00 12.00	1.00	39.00 39.00	1.00	12.00 12.00	1.00
9-21 Bedford Road														
Ground	R1	Bedroom	W1	Existing Proposed	30.15 24.70	0.82	27.00 23.00	0.85	2.00 1.00	0.50	27.00 23.00	0.85	2.00 1.00	0.50
	R5	Bedroom	W5	Existing Proposed	18.45 16.20	0.88	20.00 17.00	0.85	3.00 2.00	0.67	20.00 17.00	0.85	3.00 2.00	0.67
	R6	LKD	W6	Existing Proposed	10.57 9.42	0.89	8.00 5.00	*North	0.00 0.00	*North	83.00 79.00	0.95	19.00 18.00	0.95
			W7	Existing Proposed	35.19 31.69	0.90	48.00 42.00	0.88	13.00 12.00	0.92				
			W8	Existing Proposed	17.98 17.98	1.00	54.00 54.00	1.00	5.00 5.00	1.00				
			W9	Existing Proposed	20.81 20.81	1.00	55.00 55.00	1.00	7.00 7.00	1.00				

Project Name: Battle Street - Reading Project No.: 1 Report Title: Daylight & Sunlight Analysis - Neighbour Date of Analysis: 08/09/2022														
Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Pr/Ex	Total Suns per Room Winter	Pr/Ex
	R7	LKD	W10	Existing	28.74	0.97		*North		*North				
			W11	Proposed	28.00									
				Existing	24.56	0.73		*North		*North				
				Proposed	17.88									
												*North		*North
First	R1	Bedroom	W1	Existing	33.32	0.91	31.00	1.00	3.00	1.00				
				Proposed	30.45		31.00		3.00					
	R5	Bedroom	W5	Existing	23.36	0.98	23.00	0.96	4.00	0.75	31.00	1.00	3.00	1.00
				Proposed	22.85		22.00		3.00		31.00		3.00	
	R6	LKD	W6	Existing	11.06	0.94	8.00	*North	0.00	*North	23.00	0.96	4.00	0.75
				Proposed	10.37		8.00		0.00		22.00		3.00	
			W7	Existing	37.00	0.98	49.00	1.00	14.00	1.00				
				Proposed	36.28		49.00		14.00					
			W8	Existing	34.74	1.00	81.00	1.00	29.00	1.00				
				Proposed	34.71		81.00		29.00					
			W11	Existing	30.16	0.99	64.00	1.00	23.00	1.00				
				Proposed	29.75		64.00		23.00					
			W12	Existing	33.16	0.99	82.00	1.00	26.00	1.00				
				Proposed	32.82		82.00		26.00					
			W13	Existing	28.71	1.00	66.00	1.00	23.00	1.00				
				Proposed	28.65		66.00		23.00					
	R7	LKD	W9	Existing	32.31	1.00		*North		*North	95.00	1.00	30.00	1.00
				Proposed	32.40						95.00		30.00	
			W10	Existing	31.34	0.75		*North		*North				
				Proposed	23.63									
												*North		*North
Second	R1	Bedroom	W1	Existing	35.63	0.95	40.00	1.00	6.00	1.00				
				Proposed	33.76		40.00		6.00					
	R5	Bedroom	W5	Existing	23.52	1.00	24.00	1.00	5.00	1.00	40.00	1.00	6.00	1.00
				Proposed	23.52		24.00		5.00		40.00		6.00	
											24.00		5.00	
											24.00	1.00	5.00	1.00

Project Name: Battle Street - Reading Project No.: 1 Report Title: Daylight & Sunlight Analysis - Neighbour Date of Analysis: 08/09/2022

Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Pr/Ex	Total Suns per Room Winter	Pr/Ex				
	R6	LKD	W6	Existing	11.62	0.96	8.00	*North	0.00	*North	95.00 95.00	1.00	30.00 30.00	1.00				
				Proposed	11.14	8.00	0.00											
			W7	Existing	38.25	1.00	50.00	1.00	15.00	1.00								
				Proposed	38.16	50.00	15.00											
			W8	Existing	37.37	1.00	83.00	1.00	30.00	1.00								
				Proposed	37.26	83.00	30.00											
			W11	Existing	32.24	0.99	67.00	1.00	26.00	1.00								
	Proposed	32.06		67.00	26.00													
	R7	LKD	W12	Existing	37.35	1.00	86.00	1.00	30.00	1.00								
				Proposed	37.21	86.00	30.00											
			W13	Existing	31.59	1.00	68.00	1.00	25.00	1.00								
				Proposed	31.56	68.00	25.00											
			W9	Existing	35.39	1.00	*North	*North										
				Proposed	35.35	*North	*North											
W10			Existing	35.57	0.83	*North	*North											
Proposed	29.49																	
*North												*North						
Third	R1	Bedroom	W1	Existing	34.82	0.98	38.00	1.00	10.00	1.00	38.00 38.00	1.00	10.00 10.00	1.00				
				Proposed	34.14	38.00	10.00											
	R5	Bedroom	W5	Existing	33.47	1.00	30.00	1.00	4.00	1.00								
				Proposed	33.47	30.00	4.00											
	R6	LKD	W6	Existing	21.09	0.99	5.00	*North	0.00	*North					30.00 30.00	1.00	4.00 4.00	1.00
				Proposed	20.91	5.00	0.00											
			W7	Existing	35.02	1.00	40.00	1.00	13.00	1.00								
				Proposed	35.02	40.00	13.00											
			W8	Existing	35.60	1.00	79.00	1.00	30.00	1.00								
				Proposed	35.60	79.00	30.00											
	W9	Existing	33.20	1.00	74.00	1.00	30.00	1.00										
		Proposed	33.20	74.00	30.00													
	R7	LKD	W10	Existing	37.22	0.98	*North	*North	91.00 91.00	1.00					30.00 30.00	1.00		
				Proposed	36.35													
W11			Existing	33.52	0.89	*North	*North											
			Proposed	29.77														
*North												*North						

Project Name: Battle Street - Reading Project No.: 3 Report Title: Daylight & Sunlight Analysis - Neighbour Date of Analysis: 10/09/2022													
Floor Ref.	Room Ref.	Room Use	Window Ref.	VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Pr/Ex	Total Suns per Room Winter	Pr/Ex

9-21 Bedford Road																		
Ground	R1	Bedroom	W1	Existing Proposed	30.15 24.70	0.82	27.00 23.00	0.85	2.00 1.00	0.50	27.00 23.00	0.85	2.00 1.00	0.50				
	R5	Bedroom	W5	Existing Proposed	18.45 16.20	0.88	20.00 17.00	0.85	3.00 2.00	0.67								
	R6	LKD	W6	Existing Proposed	10.57 9.42	0.89	8.00 5.00	*North	0.00 0.00	*North								
			W7	Existing Proposed	35.19 31.69	0.90	48.00 42.00	0.88	13.00 12.00	0.92								
			W8	Existing Proposed	17.98 17.98	1.00	54.00 54.00	1.00	5.00 5.00	1.00								
			W9	Existing Proposed	20.81 20.81	1.00	55.00 55.00	1.00	7.00 7.00	1.00								
	R7	LD	W10	Existing Proposed	28.74 28.00	0.97		*North		*North					83.00 79.00	0.95	19.00 18.00	0.95
	R8	Kitchen	W11	Existing Proposed	24.56 17.88	0.73		*North		*North						*North		*North
																*North		*North
First	R1	Bedroom	W1	Existing Proposed	33.32 30.45	0.91	31.00 31.00	1.00	3.00 3.00	1.00	31.00 31.00	1.00	3.00 3.00	1.00				
	R5	Bedroom	W5	Existing Proposed	23.36 22.85	0.98	23.00 22.00	0.96	4.00 3.00	0.75								
	R6	LKD	W6	Existing Proposed	11.06 10.37	0.94	8.00 8.00	*North	0.00 0.00	*North								
			W7	Existing Proposed	37.00 36.28	0.98	49.00 49.00	1.00	14.00 14.00	1.00								
			W8	Existing	34.74	1.00	81.00	1.00	29.00	1.00								

Project Name: Battle Street - Reading
Project No.: 3
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 10/09/2022

Floor Ref.	Room Ref.	Room Use	Window Ref.	VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Pr/Ex	Total Suns per Room Winter	Pr/Ex
			W11	Proposed 34.71 Existing 30.16	0.99	81.00 64.00	1.00	29.00 23.00	1.00				
			W12	Proposed 29.75 Existing 33.16	0.99	64.00 82.00	1.00	23.00 26.00	1.00				
			W13	Proposed 32.82 Existing 28.71 Proposed 28.65	1.00	82.00 66.00 66.00	1.00	26.00 23.00 23.00	1.00				
	R7	LD	W9	Existing 32.31 Proposed 32.40	1.00		*North		*North	95.00 95.00	1.00	30.00 30.00	1.00
	R8	Kitchen	W10	Existing 31.34 Proposed 23.63	0.75		*North		*North		*North		*North
											*North		*North
Second	R1	Bedroom	W1	Existing 35.63 Proposed 33.76	0.95	40.00 40.00	1.00	6.00 6.00	1.00				
	R5	Bedroom	W5	Existing 23.52 Proposed 23.52	1.00	24.00 24.00	1.00	5.00 5.00	1.00	40.00 40.00	1.00	6.00 6.00	1.00
	R6	LKD	W6	Existing 11.62 Proposed 11.14	0.96	8.00 8.00	*North	0.00 0.00	*North	24.00 24.00	1.00	5.00 5.00	1.00
			W7	Existing 38.25 Proposed 38.16	1.00	50.00 50.00	1.00	15.00 15.00	1.00				
			W8	Existing 37.37 Proposed 37.26	1.00	83.00 83.00	1.00	30.00 30.00	1.00				
			W11	Existing 32.24 Proposed 32.06	0.99	67.00 67.00	1.00	26.00 26.00	1.00				
			W12	Existing 37.35 Proposed 37.21	1.00	86.00 86.00	1.00	30.00 30.00	1.00				
			W13	Existing 31.59 Proposed 31.56	1.00	68.00 68.00	1.00	25.00 25.00	1.00				
	R7	LD	W9	Existing 35.39 Proposed 35.35	1.00		*North		*North	95.00 95.00	1.00	30.00 30.00	1.00

Project Name: Battle Street - Reading
Project No.: 3
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 10/09/2022

Floor Ref.	Room Ref.	Room Use	Window Ref.	VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Pr/Ex	Total Suns per Room Winter	Pr/Ex
	R8	Kitchen	W10	Existing Proposed	35.57 29.49	0.83		*North	*North		*North		*North
											*North		*North
Third	R1	Bedroom	W1	Existing Proposed	34.82 34.14	0.98	38.00 38.00	1.00	10.00 10.00	1.00			
	R5	Bedroom	W5	Existing Proposed	33.47 33.47	1.00	30.00 30.00	1.00	4.00 4.00	1.00	38.00 38.00	1.00	10.00 10.00
	R6	LKD	W6	Existing Proposed	21.09 20.91	0.99	5.00 5.00	*North	0.00 0.00	*North			
			W7	Existing Proposed	35.02 35.02	1.00	40.00 40.00	1.00	13.00 13.00	1.00			
			W8	Existing Proposed	35.60 35.60	1.00	79.00 79.00	1.00	30.00 30.00	1.00			
			W9	Existing Proposed	33.20 33.20	1.00	74.00 74.00	1.00	30.00 30.00	1.00			
	R7	LD	W10	Existing Proposed	37.22 36.35	0.98		*North		*North	91.00 91.00	1.00	30.00 30.00
	R8	Kitchen	W11	Existing Proposed	33.52 29.77	0.89		*North		*North		*North	
											*North		*North

Appendix 3

Daylight Distribution Results

NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

EXISTING LIGHT CONTOUR
PROPOSED LIGHT CONTOUR
LIGHT REDUCTION

REV.	NOTES	DRWN.	DATE



DAYLIGHT **SUNLIGHT**
CONSULTING

Bourbon Court
Nightingales Corner
Little Chalfont
Buckinghamshire
HP7 9QS
Tel: 07943 182 548

www.dsconsult.co.uk

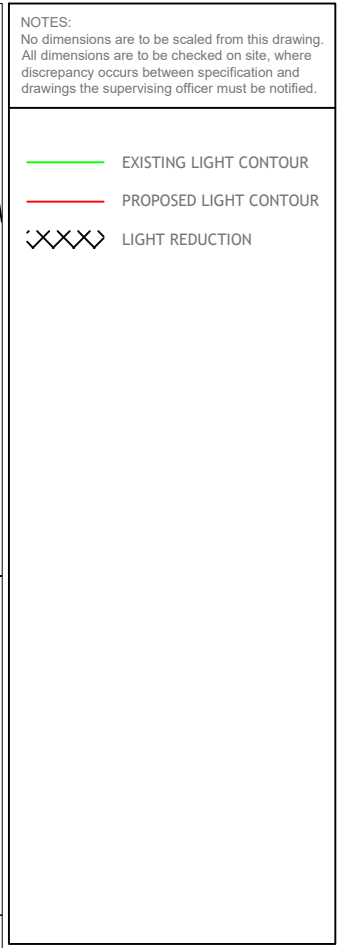
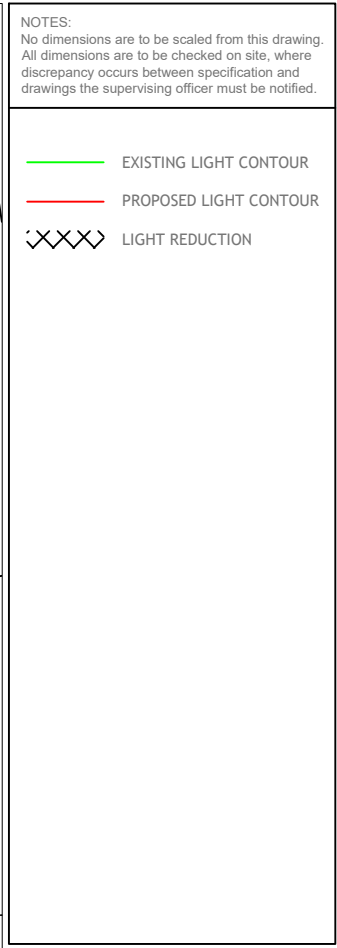
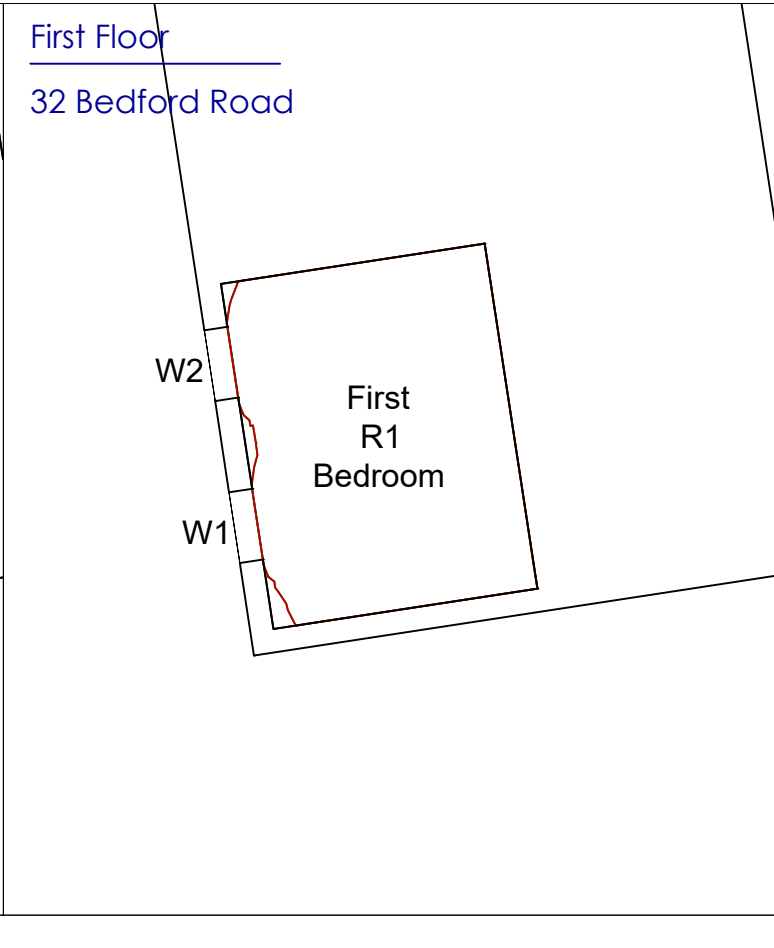
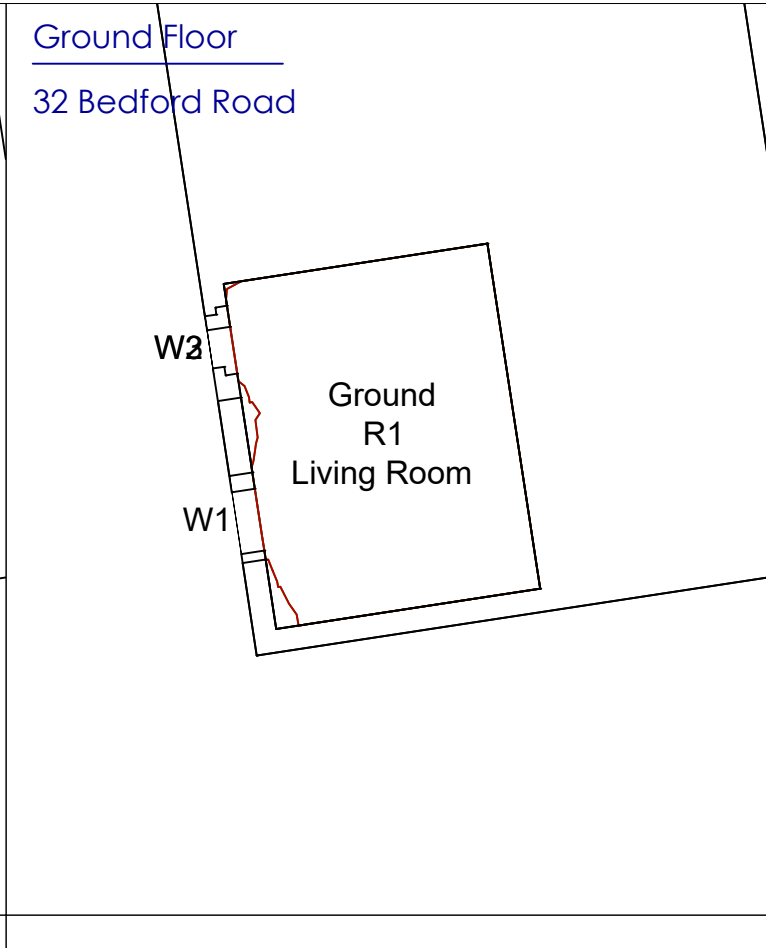
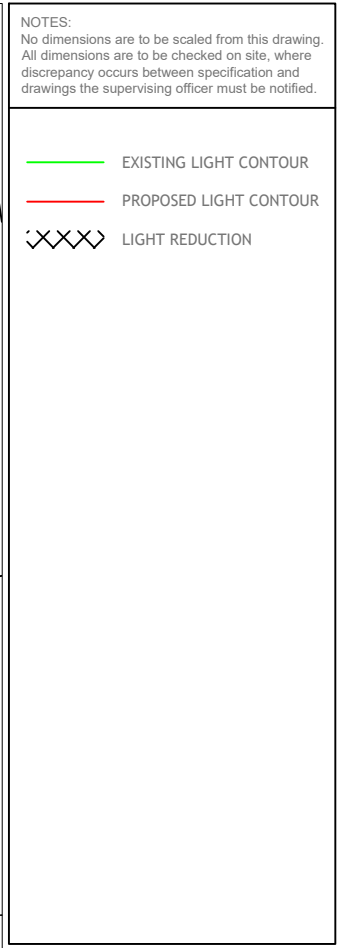
CLIENT:
Hampshire County Council

PROJECT:
Battle Street
Reading
RG1 7NU

DRAWING TITLE:
Daylight Distribution Contours

SCALE @ A1: NTS	DATE: Sept 22	DRAWN: CHECKED:	MC
--------------------	------------------	--------------------	----

DRAWING NUMBER: BS-01-07	REV: •
-----------------------------	-----------



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

EXISTING LIGHT CONTOUR
PROPOSED LIGHT CONTOUR
LIGHT REDUCTION

REV: NOTES: DRWN: DATE:

DAYLIGHT **SUNLIGHT**
CONSULTING

Bourbon Court
Nightingales Corner
Little Chalfont
Buckinghamshire
HP7 9QS
Tel: 07943 182 548 www.dsconsult.co.uk

CLIENT:
Hampshire County Council

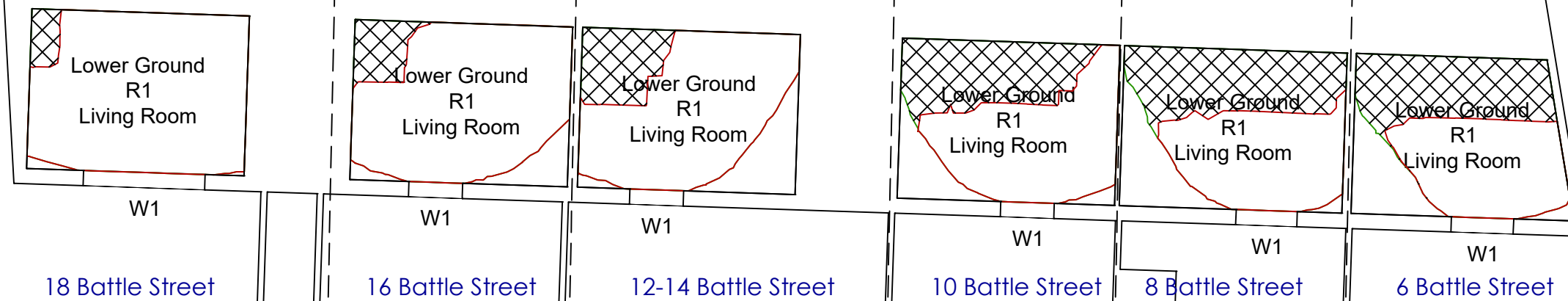
PROJECT:
Battle Street
Reading
RG1 7NU

DRAWING TITLE:
Daylight Distribution Contours

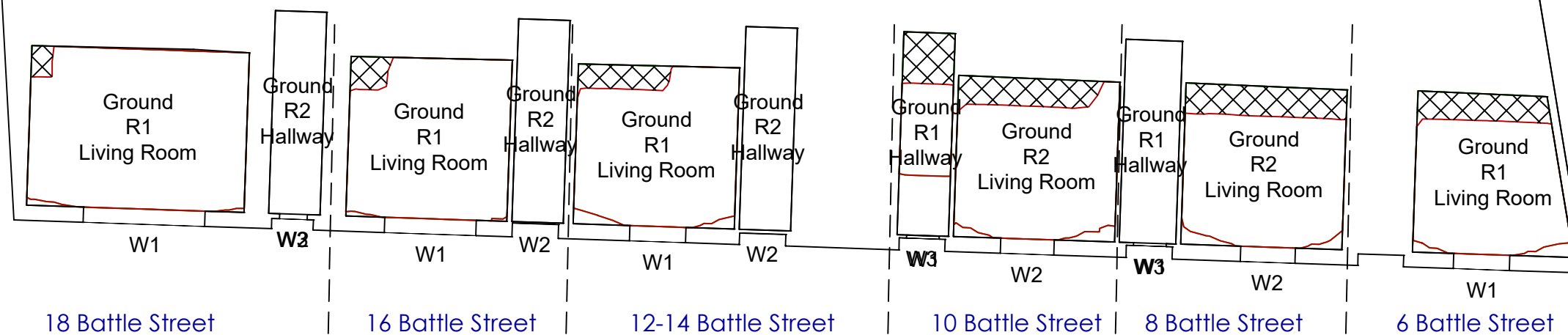
SCALE @ A1: DATE: DRAWN: MC
NTS Sept 22 CHECKED:

DRAWING NUMBER: REV:
BS-01-08 *

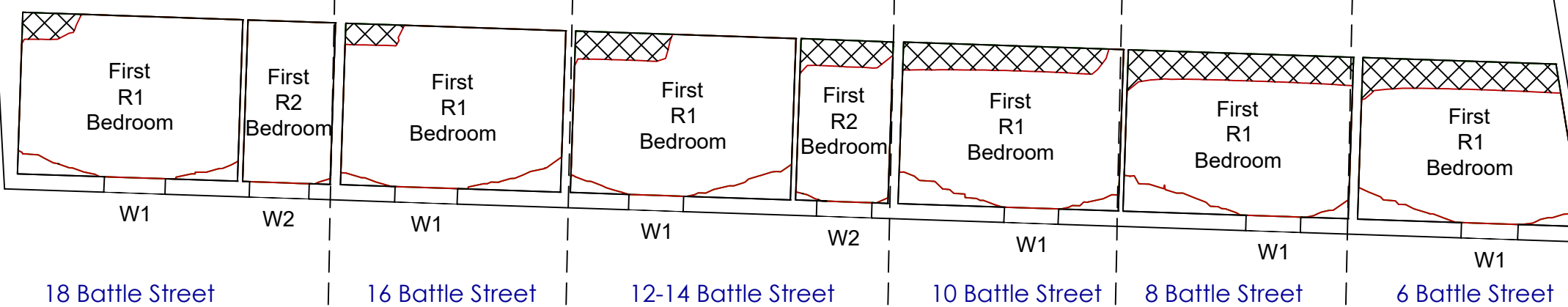
Lower Ground Floor



Ground Floor



First Floor



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

EXISTING LIGHT CONTOUR
PROPOSED LIGHT CONTOUR
LIGHT REDUCTION

REV: NOTES: DRWN: DATE:



Bourbon Court
Nightingales Corner
Little Chalfont
Buckinghamshire
HP7 9QS
Tel: 07943 182 548
www.dsconsult.co.uk

CLIENT:
Hampshire County Council

PROJECT:
Battle Street
Reading
RG1 7NU

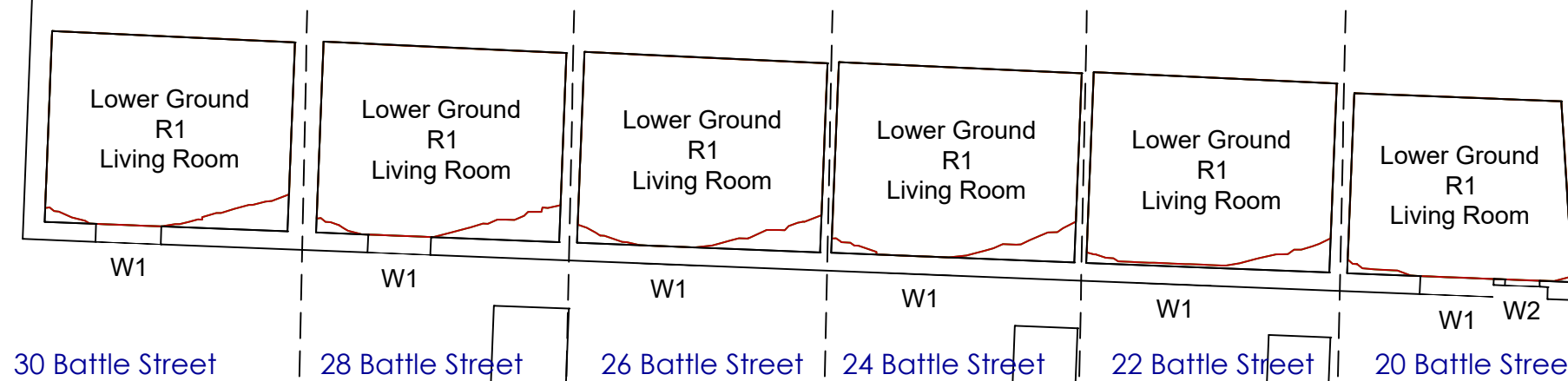
DRAWING TITLE:
Daylight Distribution Contours

SCALE @ A1: DATE: DRAWN: MC
NTS Sept 22 CHECKED:

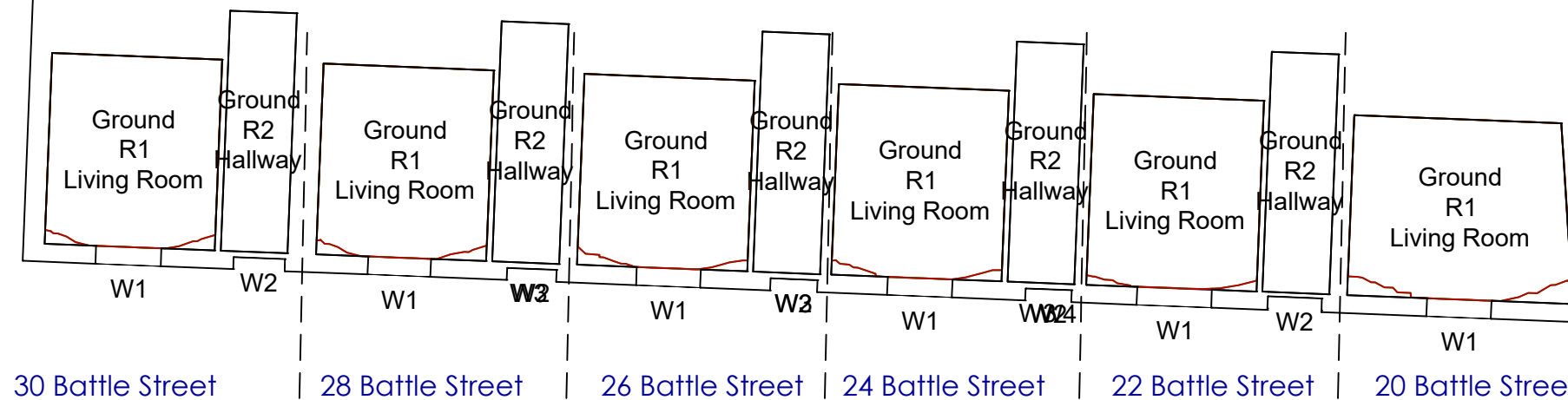
DRAWING NUMBER: REV:
BS-01-09 *



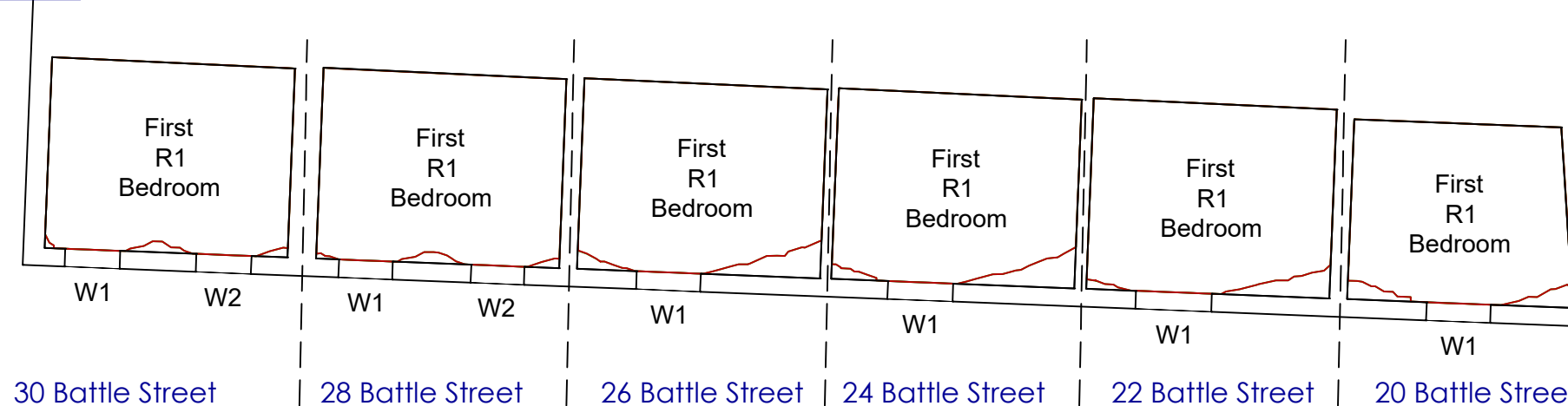
Lower Ground Floor

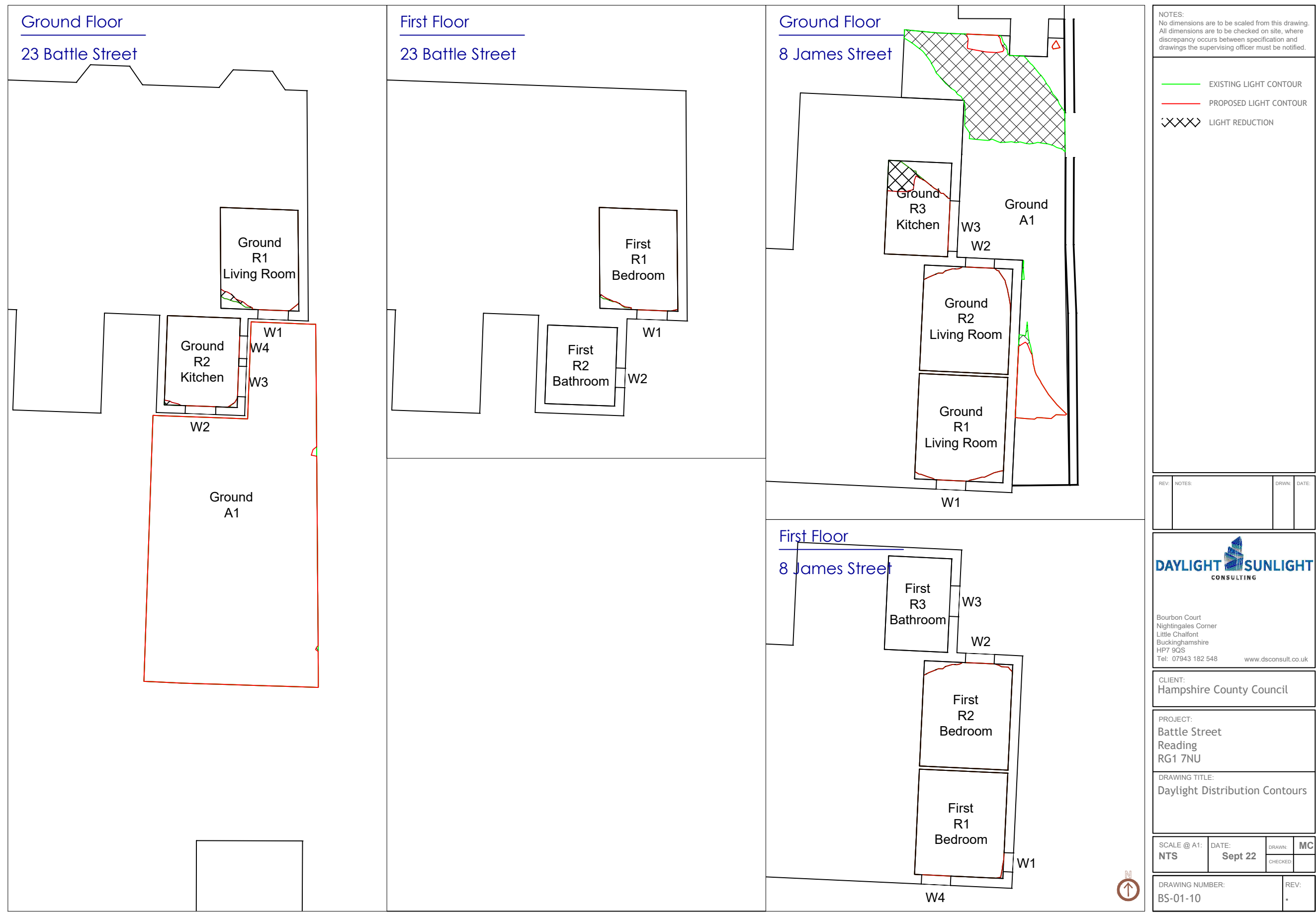


Ground Floor



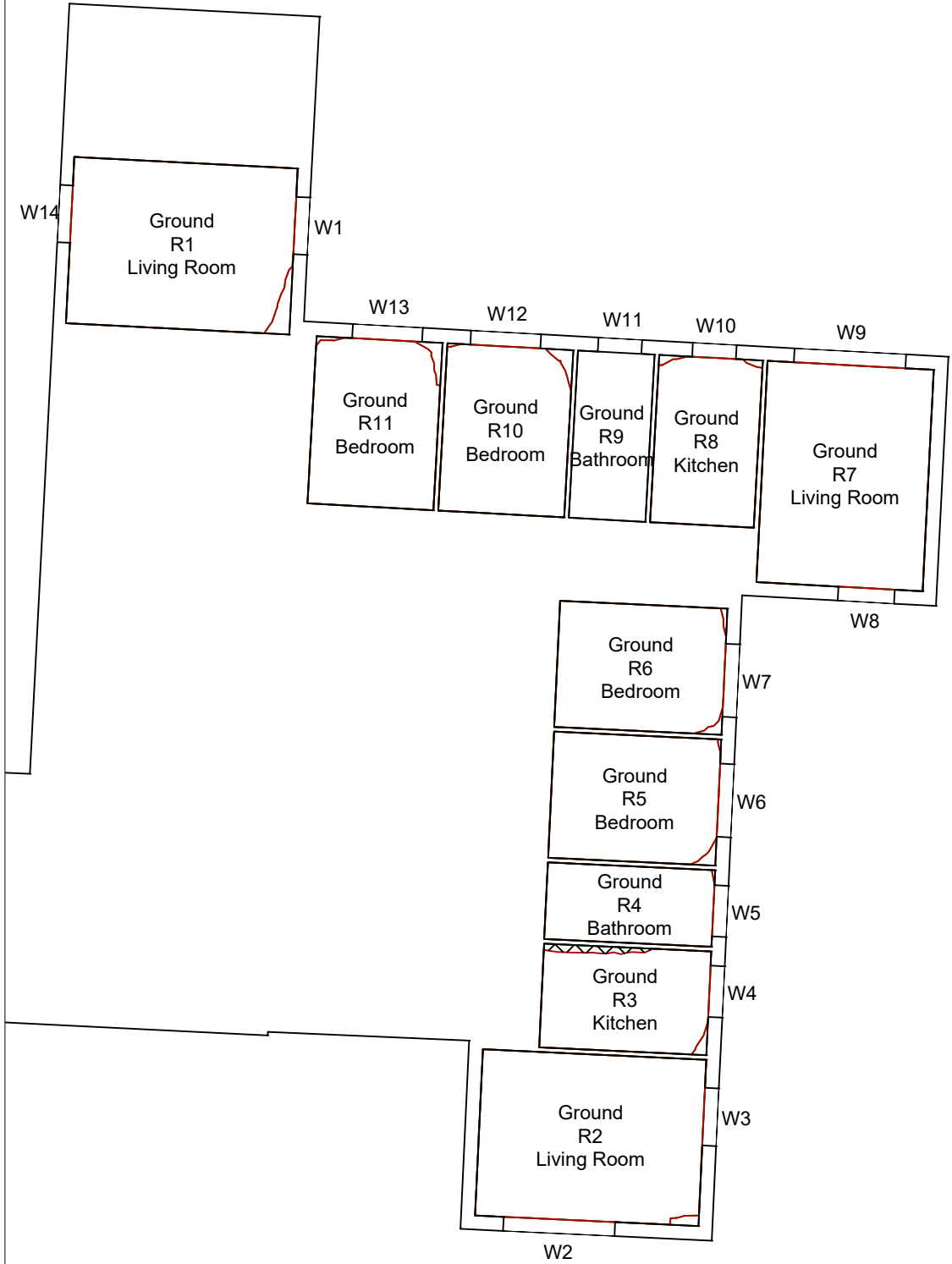
First Floor





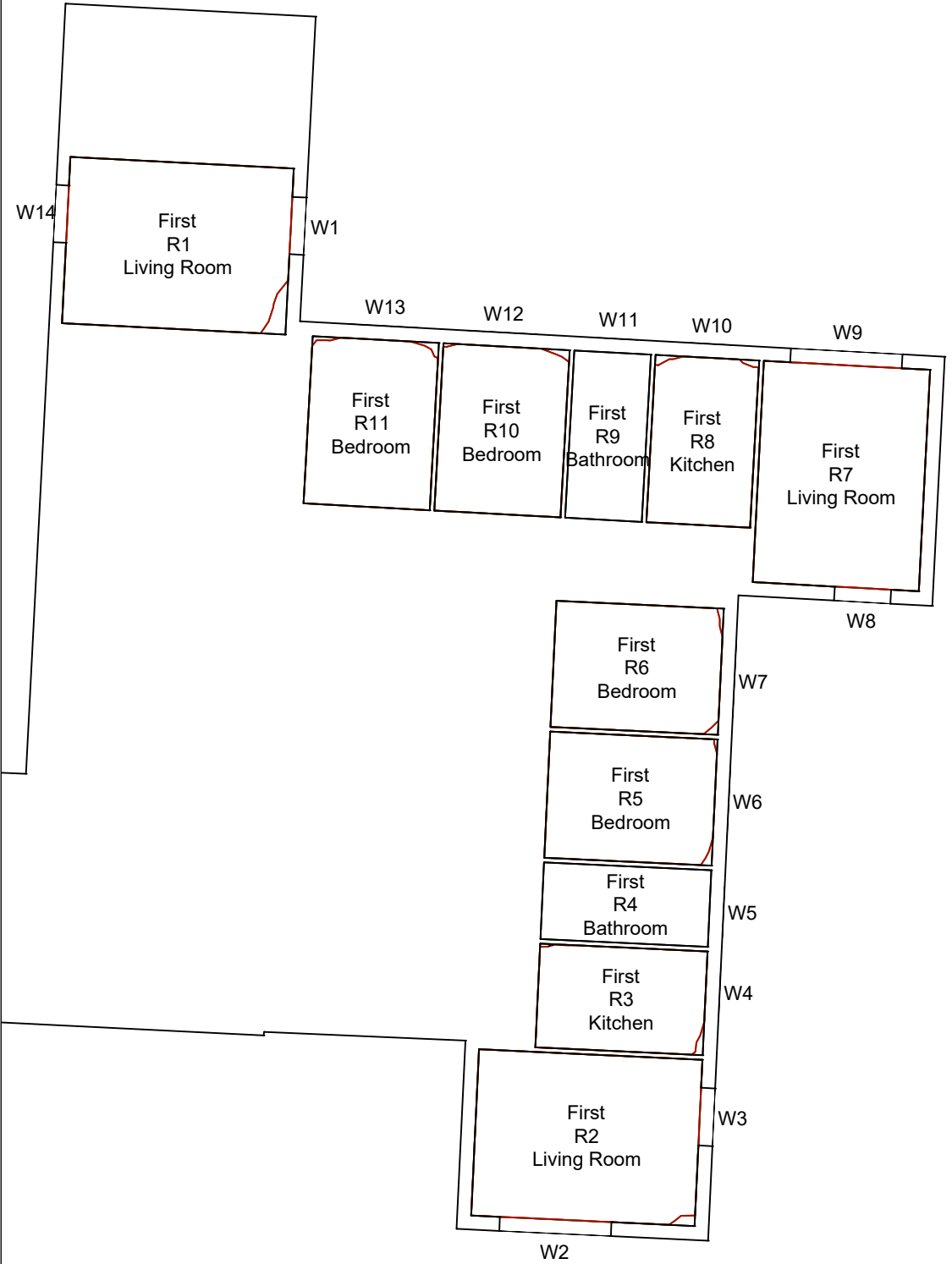
Ground Floor

1-14 Allison Court



First Floor

1-14 Allison Court



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

EXISTING LIGHT CONTOUR
PROPOSED LIGHT CONTOUR
LIGHT REDUCTION

REV.	NOTES	DRWN.	DATE

DAYLIGHT SUNLIGHT
CONSULTING

Bourbon Court
Nightingales Corner
Little Chalfont
Buckinghamshire
HP7 9QS
Tel: 07943 182 548 www.dsconsult.co.uk

CLIENT:
Hampshire County Council

PROJECT:
Battle Street
Reading
RG1 7NU

DRAWING TITLE:
Daylight Distribution Contours

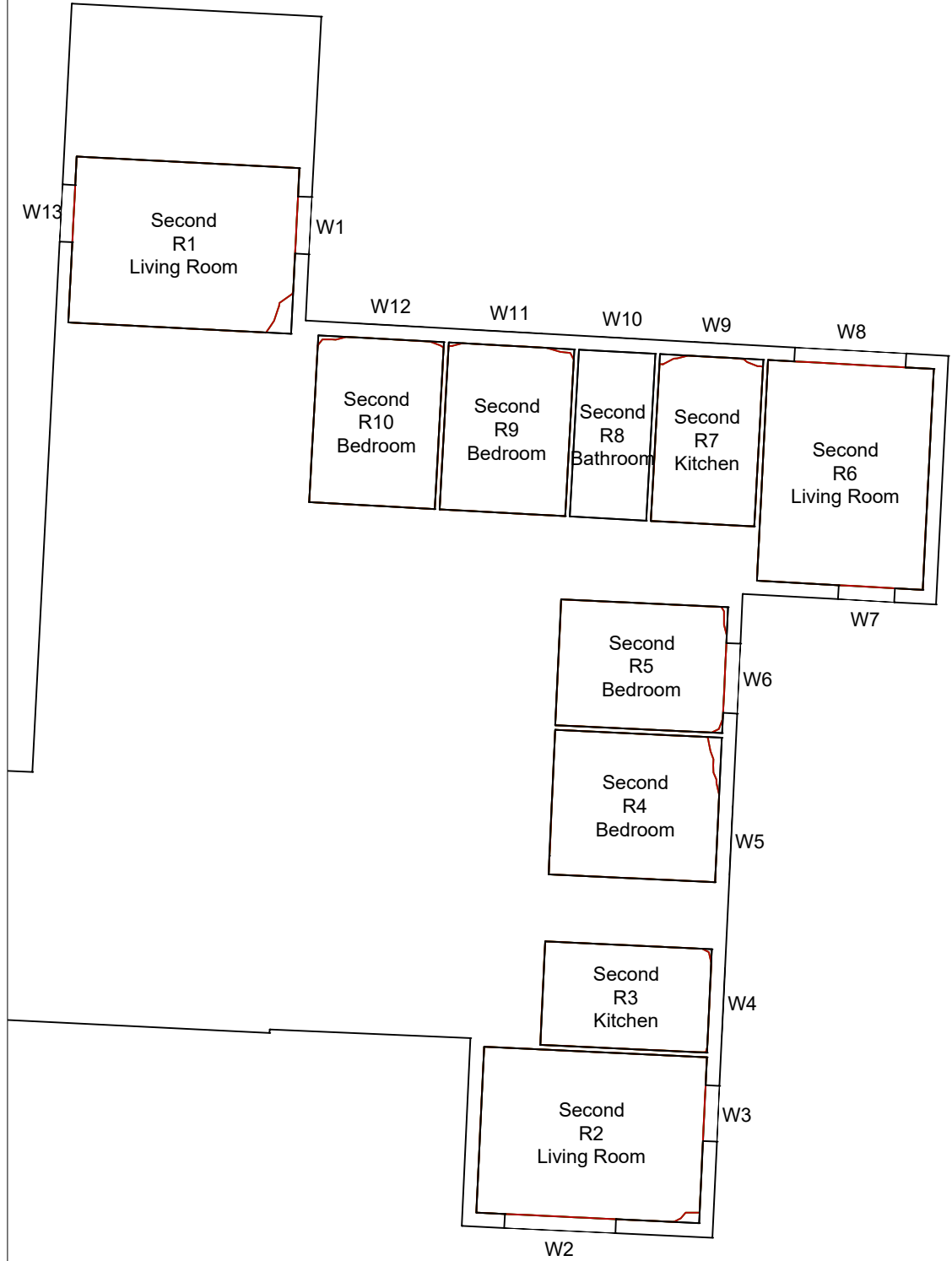
SCALE @ A1:	DATE:	DRAWN:	MC
NTS	Sept 22	CHECKED:	

DRAWING NUMBER:	REV:
BS-01-11	*



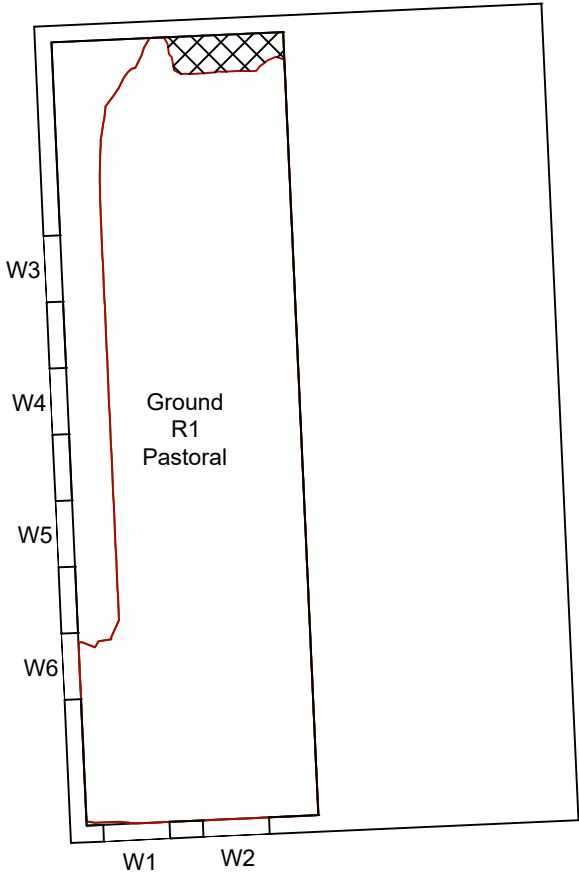
Second Floor

1-14 Allison Court



Ground Floor

Christadelphian Church



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

EXISTING LIGHT CONTOUR
PROPOSED LIGHT CONTOUR
LIGHT REDUCTION

REV:	NOTES:	DRWN:	DATE:

DAYLIGHT SUNLIGHT
CONSULTING

Bourbon Court
Nightingales Corner
Little Chalfont
Buckinghamshire
HP7 9QS
Tel: 07943 182 548
www.dsconsult.co.uk

CLIENT:
Hampshire County Council

PROJECT:
Battle Street
Reading
RG1 7NU

DRAWING TITLE:
Daylight Distribution Contours

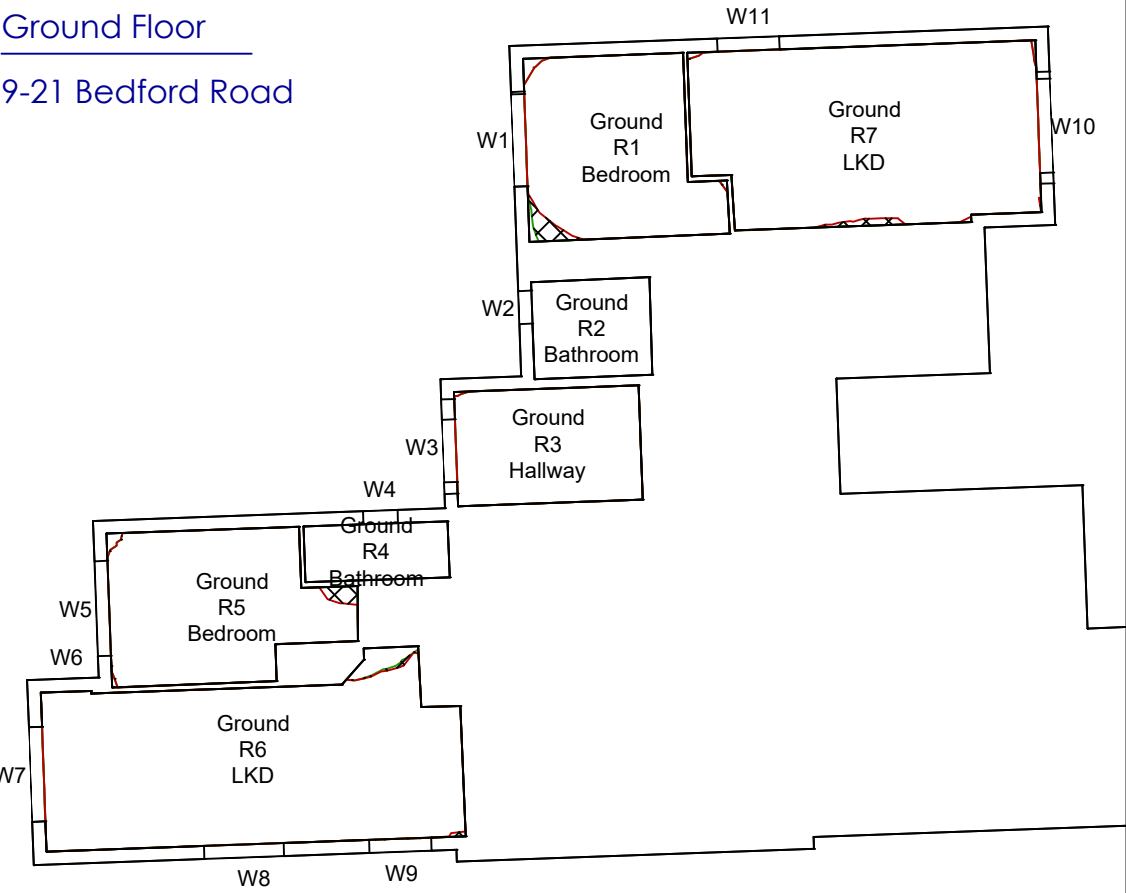
SCALE @ A1: NTS	DATE: Sept 22	DRAWN: CHECKED:	MC
--------------------	------------------	--------------------	----

DRAWING NUMBER: BS-01-12	REV: .
-----------------------------	-----------



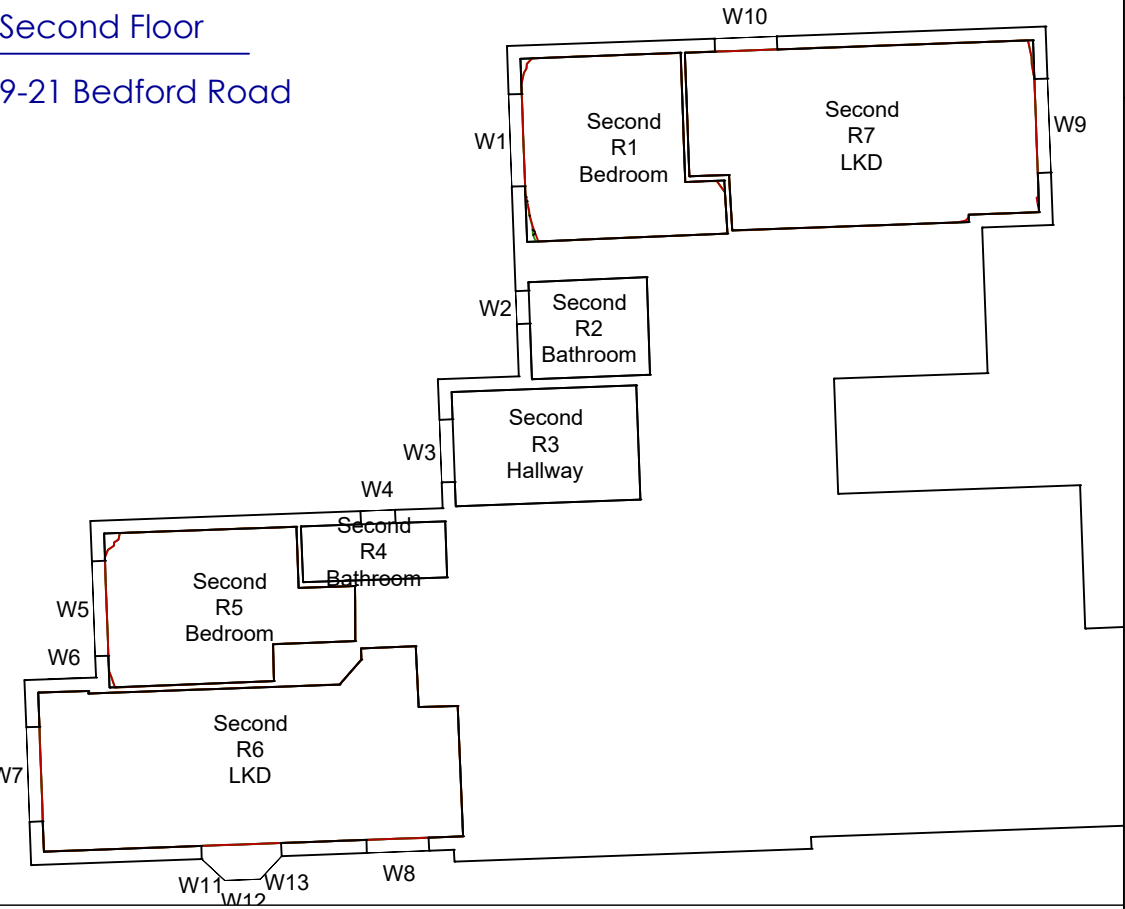
Ground Floor

9-21 Bedford Road



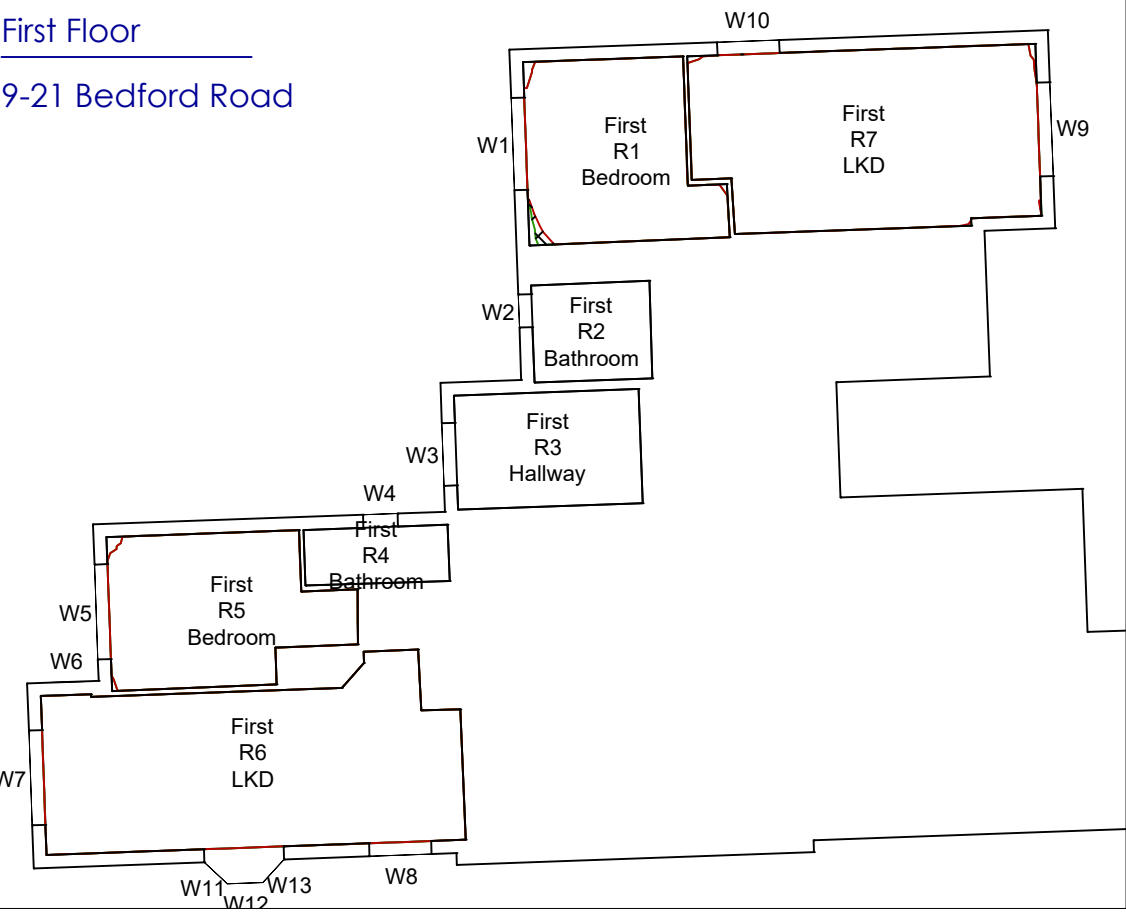
Second Floor

9-21 Bedford Road



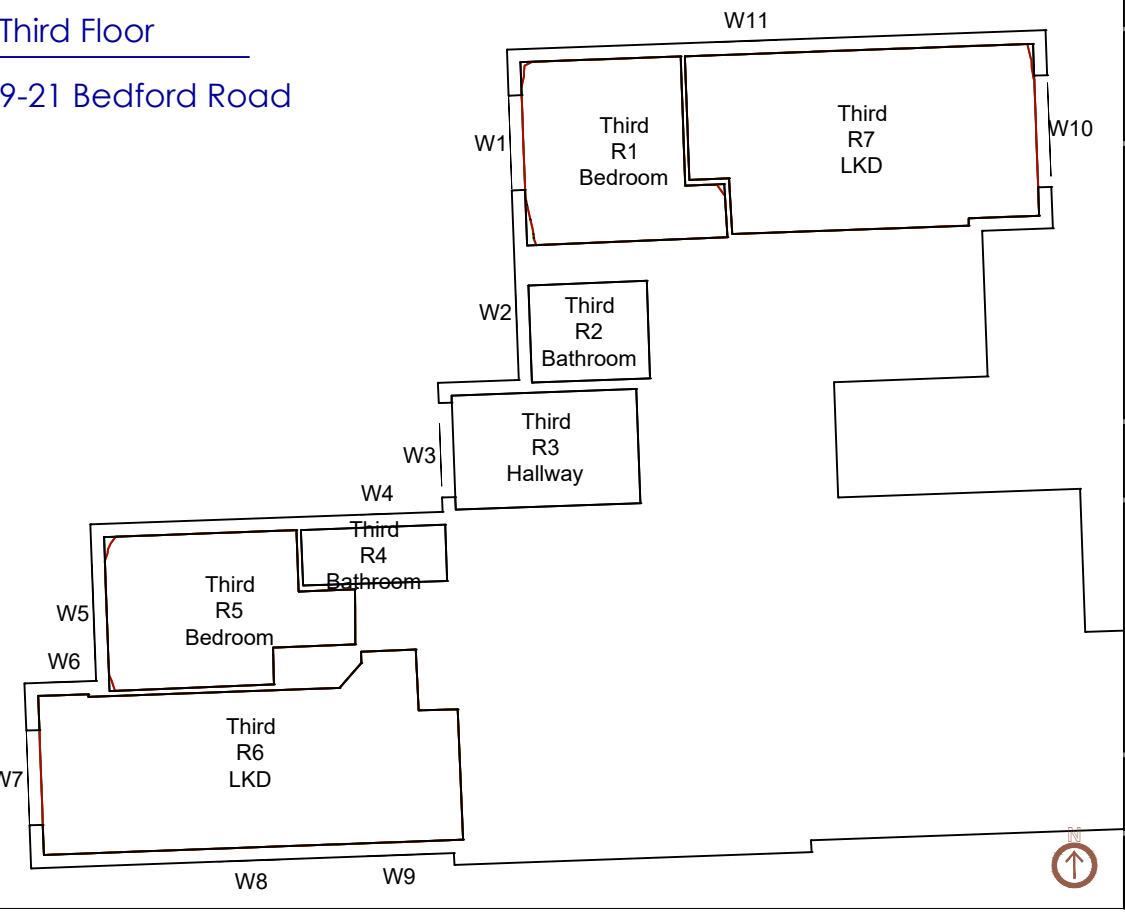
First Floor

9-21 Bedford Road



Third Floor

9-21 Bedford Road



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

EXISTING LIGHT CONTOUR
PROPOSED LIGHT CONTOUR
LIGHT REDUCTION

REV.	NOTES	DRWN.	DATE

DAYLIGHT SUNLIGHT
CONSULTING

Bourbon Court
Nightingales Corner
Little Chalfont
Buckinghamshire
HP7 9QS
Tel: 07943 182 548
www.dsconsult.co.uk

CLIENT:
Hampshire County Council

PROJECT:
Battle Street
Reading
RG1 7NU

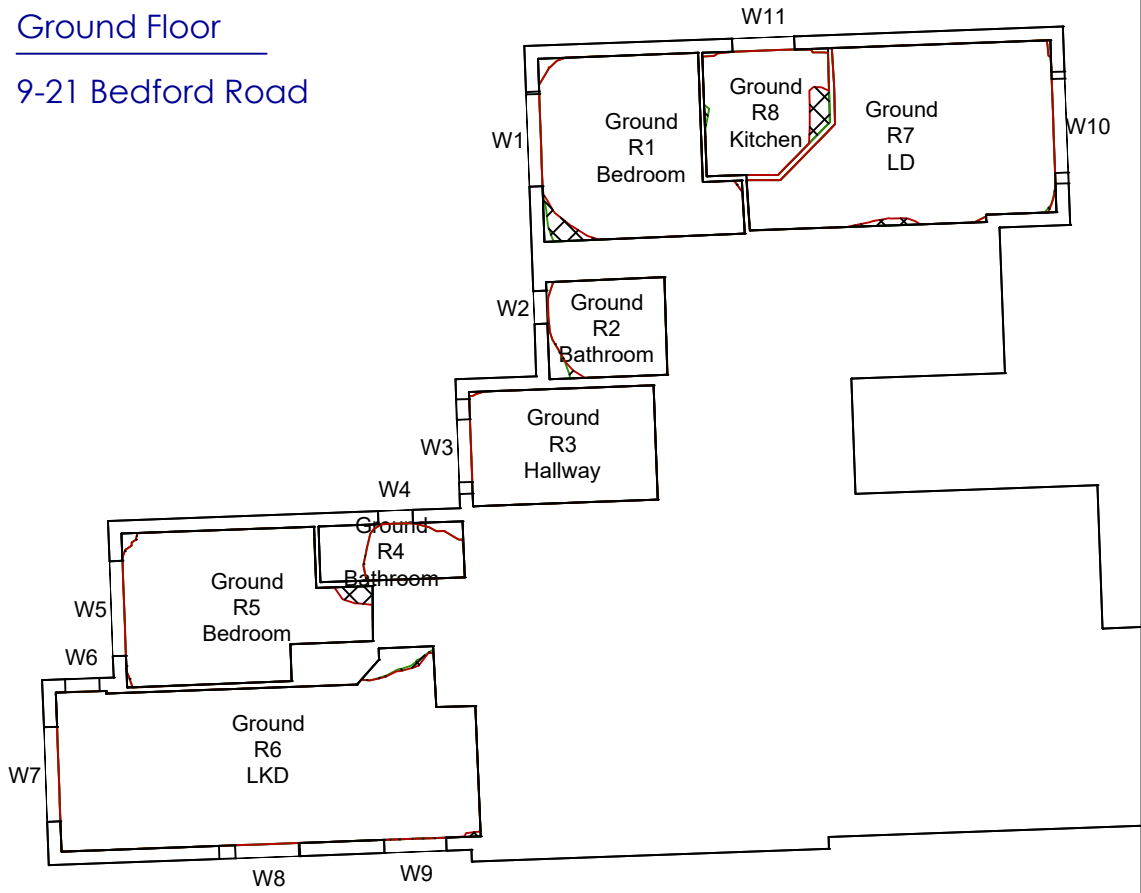
DRAWING TITLE:
Daylight Distribution Contours

SCALE @ A1:	DATE:	DRAWN:	MC
NTS	Sept 22	CHECKED:	

DRAWING NUMBER:	REV:
BS-01-13	

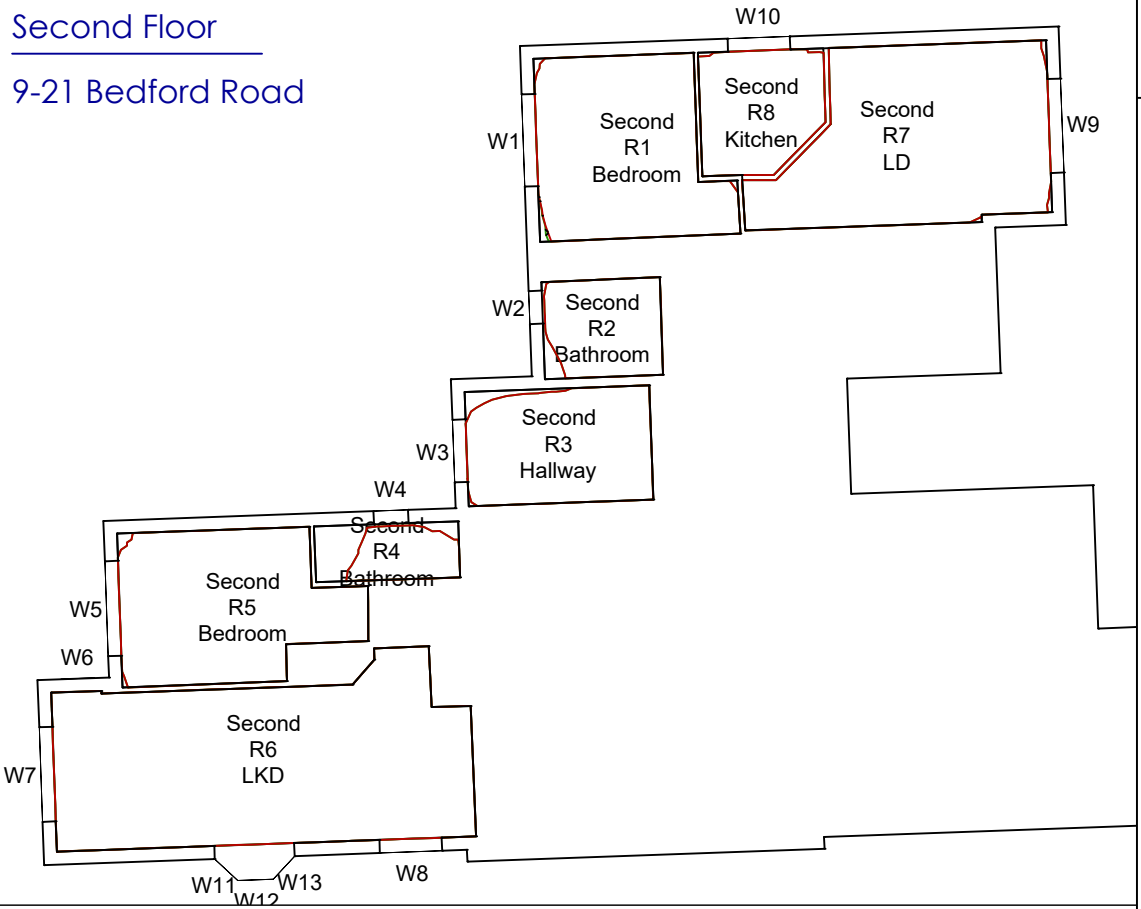
Ground Floor

9-21 Bedford Road



Second Floor

9-21 Bedford Road

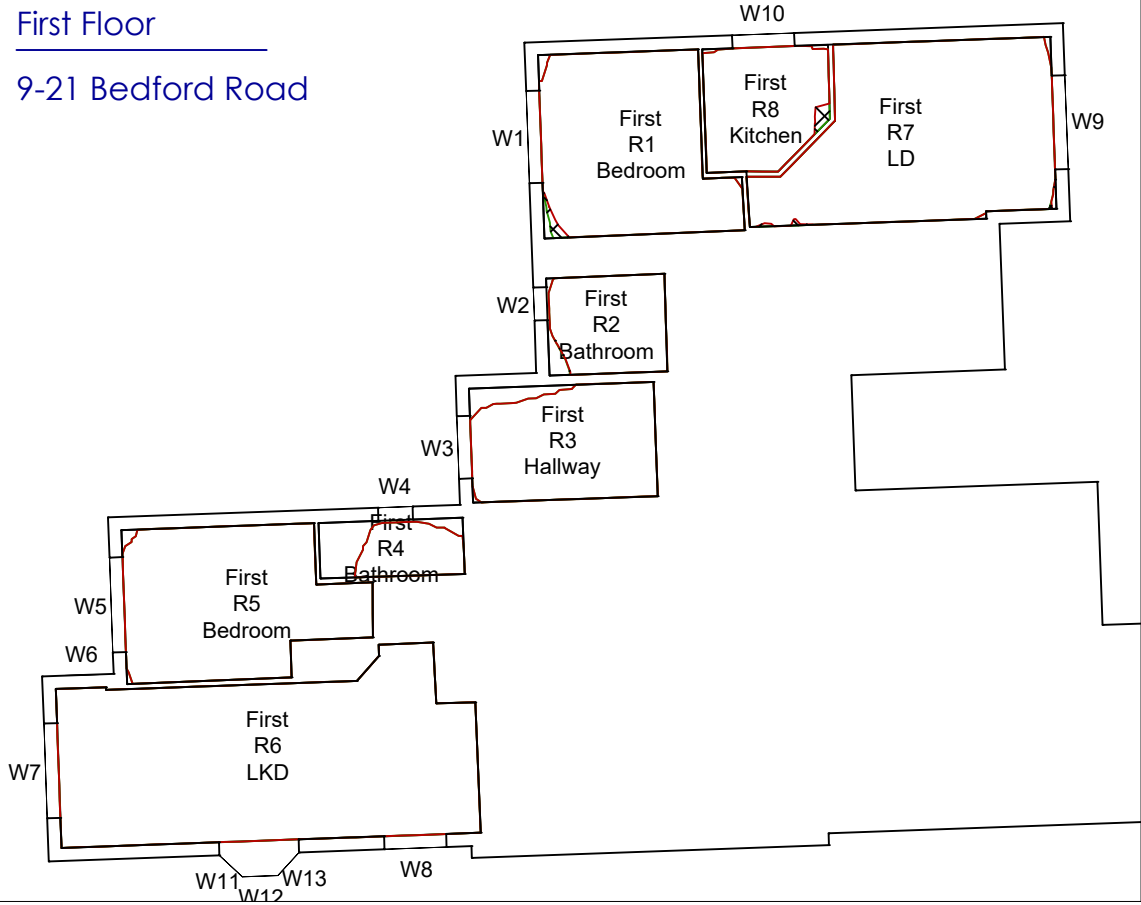


NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

EXISTING LIGHT CONTOUR
PROPOSED LIGHT CONTOUR
LIGHT REDUCTION

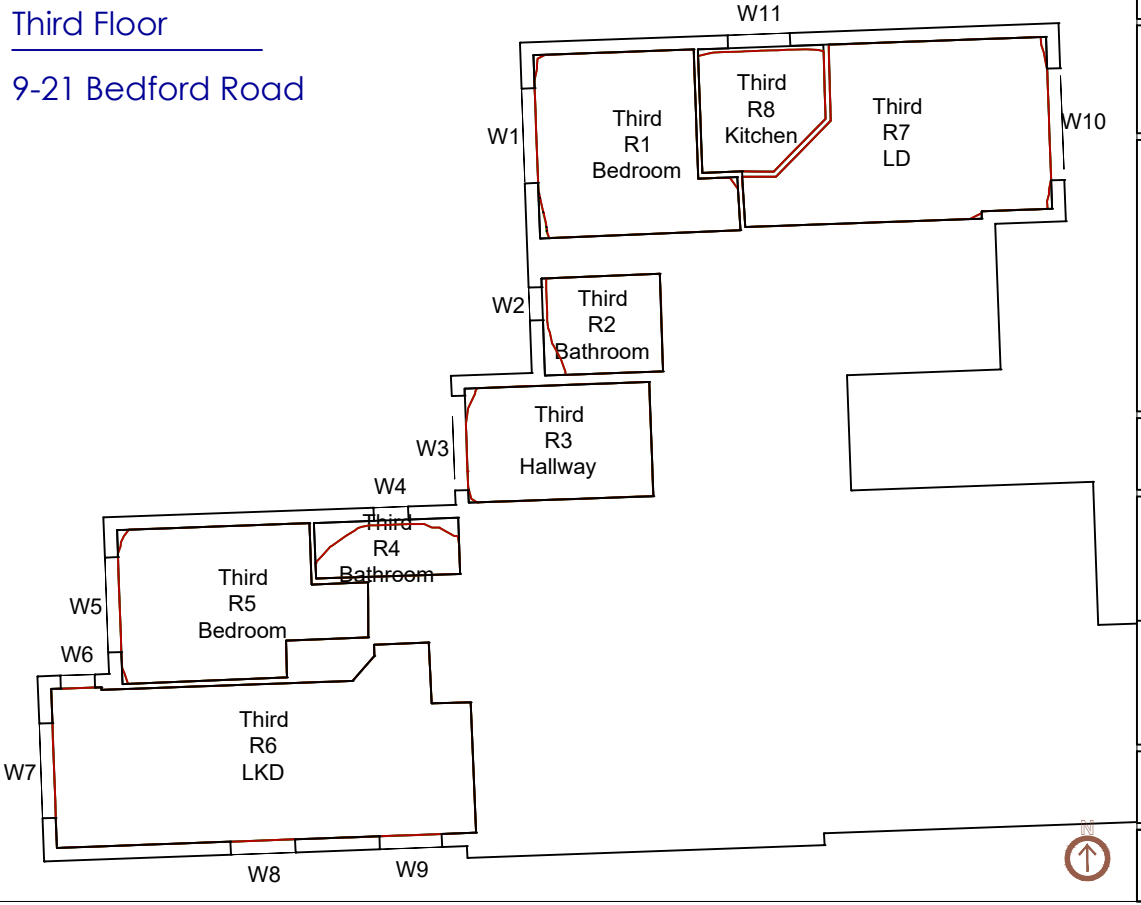
First Floor

9-21 Bedford Road



Third Floor

9-21 Bedford Road



REV.	NOTES	DRWN.	DATE



Bourbon Court
Nightingales Corner
Little Chalfont
Buckinghamshire
HP7 9QS
Tel: 07943 182 548
www.dsconsult.co.uk

CLIENT:
Hampshire County Council

PROJECT:
Battle Street
Reading
RG1 7NU

DRAWING TITLE:
Daylight Distribution Contours

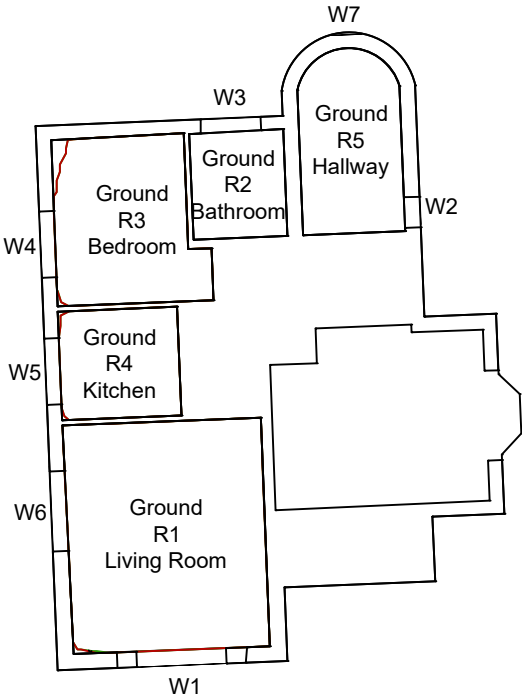
SCALE @ A1:	DATE:	DRAWN:	MC
NTS	Sept 22	CHECKED:	

DRAWING NUMBER:	REV:
BS-01-13v2	



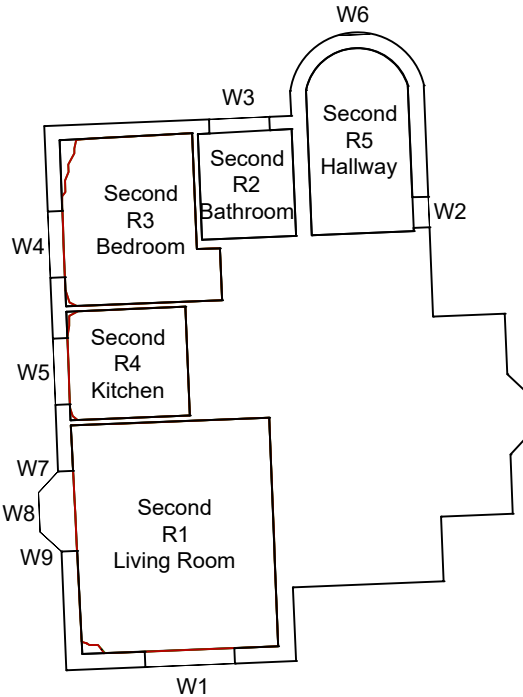
Ground Floor

1-7 Bedford Road



Second Floor

1-7 Bedford Road

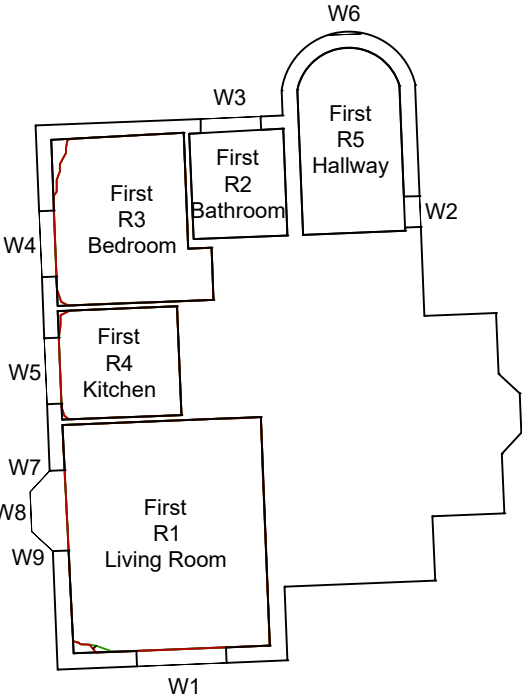


NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

EXISTING LIGHT CONTOUR
PROPOSED LIGHT CONTOUR
LIGHT REDUCTION

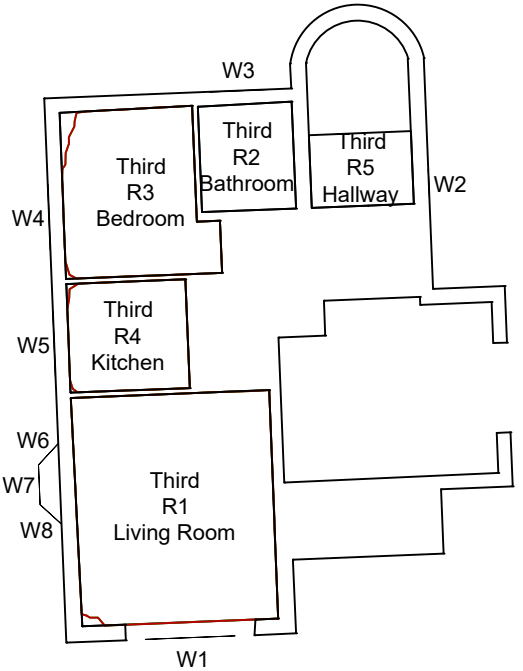
First Floor

1-7 Bedford Road



Third Floor

1-7 Bedford Road



REV.	NOTES	DRWN.	DATE



Bourbon Court
Nightingales Corner
Little Chalfont
Buckinghamshire
HP7 9QS
Tel: 07943 182 548 www.dsconsult.co.uk

CLIENT:
Hampshire County Council

PROJECT:
Battle Street
Reading
RG1 7NU

DRAWING TITLE:
Daylight Distribution Contours

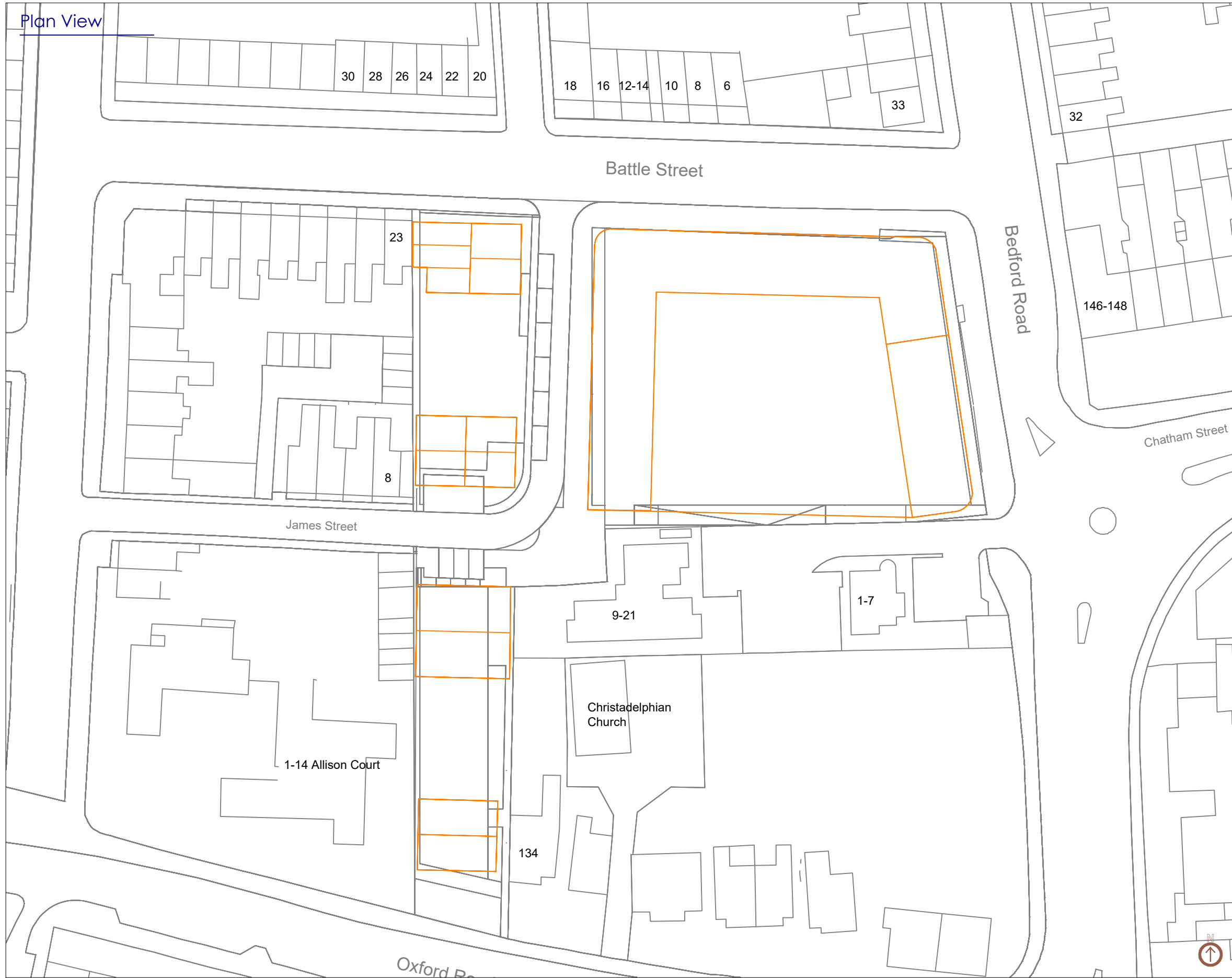
SCALE @ A1:	DATE:	DRAWN:	MC
NTS	Sept 22	CHECKED:	

DRAWING NUMBER:	REV:
BS-01-14	•



Appendix 4

Consented Scheme Results



Plan View

NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

EXISTING
PROPOSED

REV	NOTES	DRWN	DATE

DAYLIGHT SUNLIGHT
CONSULTING

Bourbon Court
Nightingales Corner
Little Chalfont
Buckinghamshire
HP7 9QS
Tel: 07943 182 548
www.dsconsult.co.uk

CLIENT:
Hampshire County Council

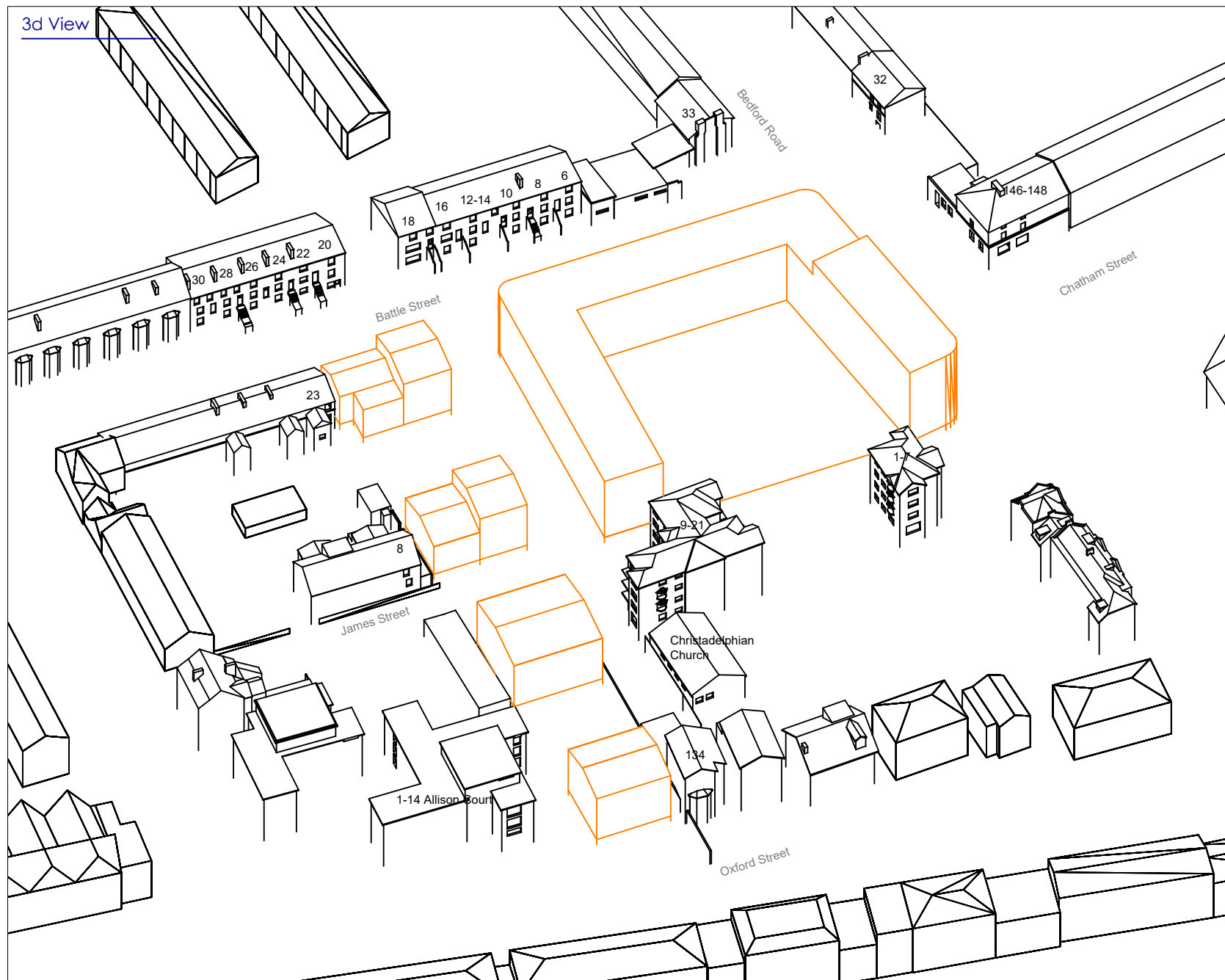
PROJECT:
Battle Street
Reading
RG1 7NU

DRAWING TITLE:
Proposed Plan View
Outline Permission

SCALE @ A1: NTS	DATE: May 22	DRAWN: MC	CHECKED:
--------------------	-----------------	--------------	----------

DRAWING NUMBER: BS-01-02	REV: -
-----------------------------	-----------

3d View



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

EXISTING
PROPOSED

REV	NOTES	DRAWN	DATE



Bourbon Court
Nightingales Corner
Little Chalfont
Buckinghamshire
HP7 8GS
Tel: 07943 182 548
www.dsconsult.co.uk

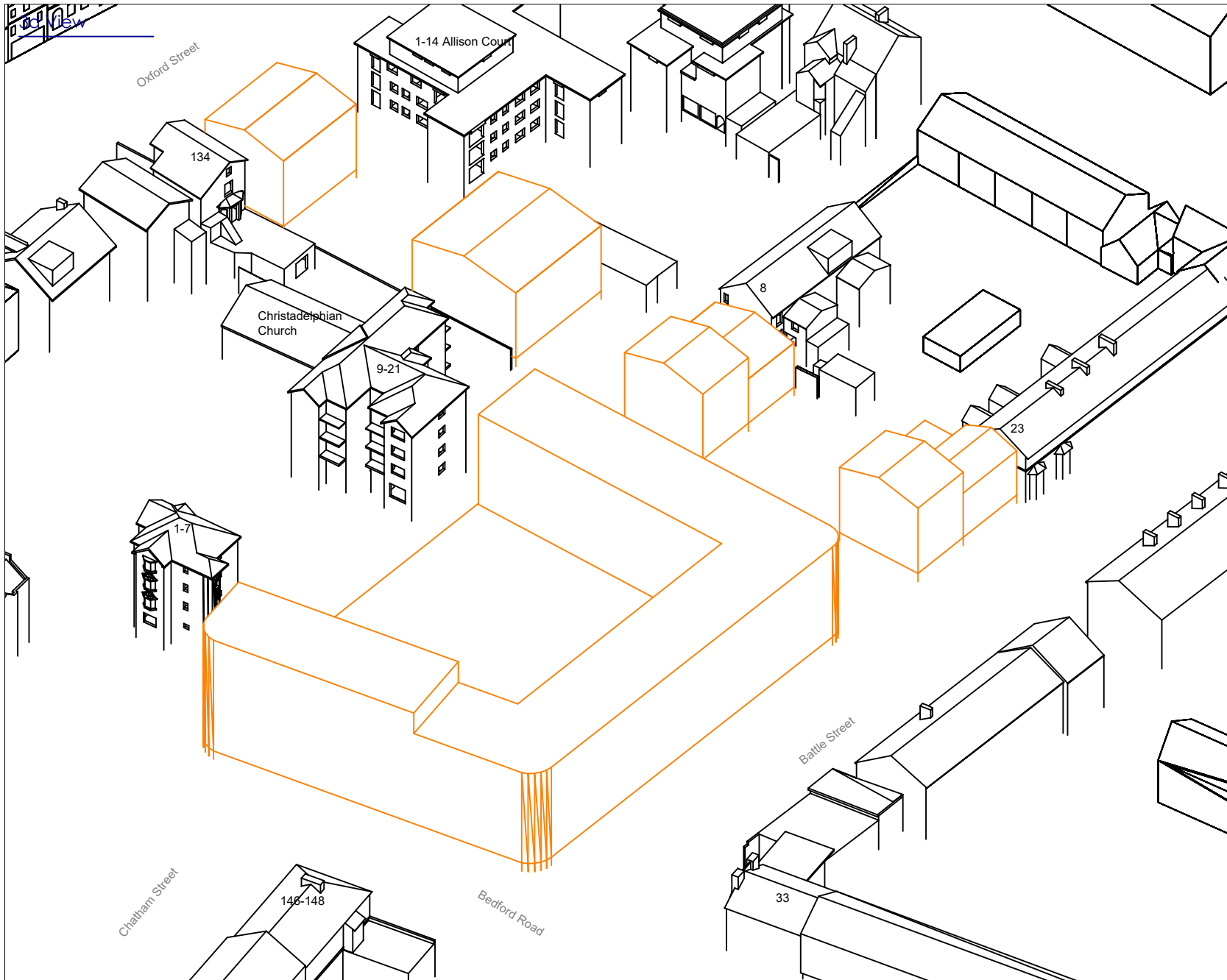
CLIENT:
Hampshire County Council

PROJECT:
Battle Street
Reading
RG1 7NU

DRAWING TITLE:
Proposed 3d View
Outline Permission

SCALE @ A1:	DATE:	DRAWN	MC
NTS	May 22	CHECKED	

DRAWING NUMBER:	REV:
BS-01-04	



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

— EXISTING
— PROPOSED

REV	NOTES	DRWN	DATE



Bourbon Court
Nightingales Corner
Little Chalfont
Buckinghamshire
HP7 8GS
Tel: 07943 182 548 www.dsconsult.co.uk

CLIENT:
Hampshire County Council

PROJECT:
Battle Street
Reading
RG1 7NU

DRAWING TITLE:
Proposed 3d View
Outline Permission

SCALE @ A1: NTS	DATE: May 22	DRWN MC	CHECKED
--------------------	-----------------	------------	---------

DRAWING NUMBER: BS-01-06	REV: •
-----------------------------	-----------

Project Name: Battle Street Project No.: 1 Report Title: Daylight & Sunlight - Neighbour Analysis Date of Analysis: 22/08/2021												
Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Total Suns per Room Winter
146-148 Chatham Street												
First	R1	Bedroom	W1	Existing Proposed	36.36 29.19	0.80	50.00 38.00	0.76	15.00 10.00	0.67	50.00 38.00	15.00 10.00
32 Bedford Road												
Lower Ground	R1	Residential	W1	Existing Proposed	33.34 30.47	0.91	48.00 42.00	0.88	14.00 8.00	0.57	48.00 42.00	14.00 8.00
Ground	R1	Living Room	W1	Existing Proposed	34.91 32.30	0.92	48.00 44.00	0.92	14.00 10.00	0.71	50.00 46.00	16.00 12.00
			W2	Existing Proposed	34.80 32.41	0.93	47.00 43.00	0.91	14.00 10.00	0.71		
			W3	Existing Proposed	35.25 32.95	0.93	49.00 45.00	0.92	15.00 11.00	0.73		
First	R1	Bedroom	W1	Existing Proposed	35.59 33.32	0.94	49.00 46.00	0.94	16.00 13.00	0.81	49.00 46.00	16.00 13.00
			W2	Existing Proposed	35.54 33.46	0.94	48.00 45.00	0.94	15.00 12.00	0.80		
6 Battle Street												
Lower Ground	R1	Living Room	W1	Existing Proposed	22.93 16.84	0.73	45.00 36.00	0.80	14.00 5.00	0.36	45.00 36.00	14.00 5.00
Ground	R1	Living Room	W1	Existing Proposed	30.92 24.73	0.80	72.00 60.00	0.83	24.00 12.00	0.50	72.00 60.00	24.00 12.00
First	R1	Bedroom	W1	Existing Proposed	35.52 29.49	0.83	84.00 73.00	0.87	30.00 19.00	0.63	84.00 73.00	30.00 19.00
8 Battle Street												
Lower Ground	R1	Living Room	W1	Existing Proposed	23.75 18.50	0.78	49.00 41.00	0.84	15.00 7.00	0.47	49.00 41.00	15.00 7.00
Ground	R2	Living Room	W2	Existing Proposed	33.70 26.90	0.80	86.00 74.00	0.86	28.00 16.00	0.57	86.00 74.00	28.00 16.00
First	R1	Bedroom	W1	Existing Proposed	35.59 29.71	0.84	84.00 74.00	0.88	30.00 20.00	0.67	84.00 74.00	30.00 20.00
10 Battle Street												
Lower Ground	R1	Living Room	W1	Existing Proposed	24.28 19.39	0.80	53.00 45.00	0.85	16.00 8.00	0.50	53.00 45.00	16.00 8.00
Ground	R2	Living Room	W2	Existing Proposed	34.10 27.60	0.81	87.00 75.00	0.86	30.00 18.00	0.60	87.00 75.00	30.00 18.00
First	R1	Bedroom	W1	Existing Proposed	35.73 30.14	0.84	84.00 75.00	0.89	30.00 21.00	0.70	84.00 75.00	30.00 21.00

Project Name: Battle Street Project No.: 1 Report Title: Daylight & Sunlight - Neighbour Analysis Date of Analysis: 22/08/2021														
Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Total Suns per Room Winter		
12-14 Battle Street														
Lower Ground	R1	Living Room	W1	Existing Proposed	26.09 21.41	0.82	57.00 50.00	0.88	15.00 8.00	0.53	57.00 50.00	15.00 8.00		
Ground	R1	Living Room	W1	Existing Proposed	34.63 28.95	0.84	86.00 76.00	0.88	29.00 19.00	0.66	86.00 76.00	29.00 19.00		
First	R1	Bedroom	W1	Existing Proposed	36.01 31.18	0.87	84.00 75.00	0.89	30.00 21.00	0.70	84.00 75.00	30.00 21.00		
		Bedroom	W2	Existing Proposed	35.88 30.58	0.85	84.00 75.00	0.89	30.00 21.00	0.70	84.00 75.00	30.00 21.00		
	R2	Bedroom	W2	Existing Proposed	35.88 30.58	0.85	84.00 75.00	0.89	30.00 21.00	0.70	84.00 75.00	30.00 21.00		
		Bedroom	W2	Existing Proposed	35.88 30.58	0.85	84.00 75.00	0.89	30.00 21.00	0.70	84.00 75.00	30.00 21.00		
16 Battle Street														
Lower Ground	R1	Living Room	W1	Existing Proposed	27.09 23.01	0.85	57.00 50.00	0.88	17.00 10.00	0.59	57.00 50.00	17.00 10.00		
Ground	R1	Living Room	W1	Existing Proposed	35.01 30.01	0.86	86.00 77.00	0.90	29.00 20.00	0.69	86.00 77.00	29.00 20.00		
First	R1	Bedroom	W1	Existing Proposed	36.16 32.01	0.89	84.00 79.00	0.94	30.00 25.00	0.83	84.00 79.00	30.00 25.00		
18 Battle Street														
Lower Ground	R1	Living Room	W1	Existing Proposed	31.28 26.61	0.85	70.00 62.00	0.89	22.00 14.00	0.64	70.00 62.00	22.00 14.00		
Ground	R1	Living Room	W1	Existing Proposed	35.53 30.84	0.87	85.00 77.00	0.91	28.00 20.00	0.71	85.00 77.00	28.00 20.00		
First	R1	Bedroom	W1	Existing Proposed	36.63 32.92	0.90	84.00 79.00	0.94	30.00 25.00	0.83	84.00 79.00	30.00 25.00		
		Bedroom	W2	Existing Proposed	36.49 32.56	0.89	84.00 79.00	0.94	30.00 25.00	0.83	84.00 79.00	30.00 25.00		
	R2	Bedroom	W2	Existing Proposed	36.49 32.56	0.89	84.00 79.00	0.94	30.00 25.00	0.83	84.00 79.00	30.00 25.00		
		Bedroom	W2	Existing Proposed	36.49 32.56	0.89	84.00 79.00	0.94	30.00 25.00	0.83	84.00 79.00	30.00 25.00		
20 Battle Street														
Lower Ground	R1	Living Room	W1	Existing Proposed	32.72 27.59	0.84	77.00 68.00	0.88	25.00 16.00	0.64	80.00 71.00	25.00 16.00		
				W2	Existing Proposed	29.82 24.79	0.83	68.00 60.00	0.88	23.00 15.00			0.65	
			W1		Existing Proposed	35.55 31.66	0.89	85.00 82.00	0.96	27.00 24.00			0.89	85.00 82.00
				W2	Existing Proposed	35.55 31.66	0.89	85.00 82.00	0.96	27.00 24.00			0.89	85.00 82.00
Ground	R1	Living Room	W1		Existing Proposed	35.55 31.66	0.89	85.00 82.00	0.96	27.00 24.00	0.89	85.00 82.00	27.00 24.00	
First	R1	Bedroom	W1	Existing Proposed	36.48 33.93	0.93	85.00 84.00	0.99	30.00 29.00	0.97	85.00 84.00	30.00 29.00		
22 Battle Street														
Lower Ground	R1	Living Room	W1	Existing Proposed	32.42 28.42	0.88	76.00 70.00	0.92	23.00 17.00	0.74	76.00 70.00	23.00 17.00		

Project Name: Battle Street Project No.: 1 Report Title: Daylight & Sunlight - Neighbour Analysis Date of Analysis: 22/08/2021												
Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Total Suns per Room Winter
Ground	R1	Living Room	W1	Existing	35.68	0.91	83.00	0.96	27.00	0.89		
				Proposed	32.61		80.00		24.00		83.00 80.00	27.00 24.00
First	R1	Bedroom	W1	Existing	35.94	0.95	83.00	0.99	30.00	0.97		
				Proposed	34.01		82.00		29.00		83.00 82.00	30.00 29.00
24 Battle Street												
Lower Ground	R1	Living Room	W1	Existing	33.04	0.90	77.00	0.96	22.00	0.86		
				Proposed	29.70		74.00		19.00		77.00 74.00	22.00 19.00
Ground	R1	Living Room	W1	Existing	35.47	0.93	83.00	0.98	27.00	0.93		
				Proposed	32.95		81.00		25.00		83.00 81.00	27.00 25.00
First	R1	Bedroom	W1	Existing	36.17	0.96	83.00	0.99	30.00	0.97		
				Proposed	34.60		82.00		29.00		83.00 82.00	30.00 29.00
26 Battle Street												
Lower Ground	R1	Living Room	W1	Existing	32.54	0.92	79.00	0.94	23.00	0.78		
				Proposed	29.89		74.00		18.00		79.00 74.00	23.00 18.00
Ground	R1	Living Room	W1	Existing	35.13	0.95	82.00	0.99	26.00	0.96		
				Proposed	33.25		81.00		25.00		82.00 81.00	26.00 25.00
First	R1	Bedroom	W1	Existing	36.02	0.97	83.00	0.99	30.00	0.97		
				Proposed	34.87		82.00		29.00		83.00 82.00	30.00 29.00
28 Battle Street												
Lower Ground	R1	Living Room	W1	Existing	31.66	0.95	74.00	0.97	21.00	0.90		
				Proposed	30.15		72.00		19.00		74.00 72.00	21.00 19.00
Ground	R1	Living Room	W1	Existing	34.72	0.96	82.00	0.99	27.00	0.96		
				Proposed	33.46		81.00		26.00		82.00 81.00	27.00 26.00
First	R1	Bedroom	W1	Existing	35.89	0.98	83.00	0.99	30.00	0.97		
				Proposed	35.13		82.00		29.00			
			W2	Existing	35.94	0.97	83.00	0.99	30.00	0.97		
				Proposed	35.03		82.00		29.00		83.00 82.00	30.00 29.00
30 Battle Street												
Lower Ground	R1	Living Room	W1	Existing	31.73	0.96	77.00	0.99	22.00	0.95		
				Proposed	30.59		76.00		21.00		77.00 76.00	22.00 21.00
Ground	R1	Living Room	W1	Existing	34.39	0.98	82.00	0.99	27.00	0.96		
				Proposed	33.54		81.00		26.00		82.00 81.00	27.00 26.00
First	R1	Bedroom	W1	Existing	35.75	0.99	83.00	0.99	30.00	0.97		
				Proposed	35.23		82.00		29.00			
			W2	Existing	35.82	0.98	83.00	0.99	30.00	0.97		
				Proposed	35.21		82.00		29.00		83.00 82.00	30.00 29.00

Project Name: Battle Street Project No.: 1 Report Title: Daylight & Sunlight - Neighbour Analysis Date of Analysis: 22/08/2021													
Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Total Suns per Room Winter	
23 Battle Street													
Ground	R1	Living Room	W1	Existing	22.82	0.77	54.00	0.63	18.00	0.78			
				Proposed	17.68		34.00		14.00		54.00 34.00	18.00 14.00	
	R2	Kitchen	W2	Existing	34.28	0.94	84.00	0.90	26.00	0.92			
				Proposed	32.13		76.00		24.00				
			W3	Existing	30.26	0.46	47.00	0.62	13.00	0.85			
				Proposed	13.83		29.00		11.00				
			W4	Existing	24.93	0.44	47.00	0.62	13.00	0.92			
				Proposed	10.96		29.00		12.00		89.00 77.00	26.00 25.00	
First	R1	Bedroom	W1	Existing	33.61	0.91	79.00	0.89	24.00	0.92			
				Proposed	30.74		70.00		22.00		79.00 70.00	24.00 22.00	
8 James Street													
Ground	R1	Living Room	W1	Existing	33.61	0.90	83.00	0.94	25.00	0.80			
				Proposed	30.28		78.00		20.00		83.00 78.00	25.00 20.00	
	R2	Living Room	W2	Existing	22.61	0.72		*North*		*North*			
				Proposed	16.39								
	R3	Kitchen	W3	Existing	24.34	0.40	17.00	0.00	1.00	0.00	*North*	*North*	
				Proposed	9.74		0.00		0.00		17.00 0.00	1.00 0.00	
First	R1	Bedroom	W1	Existing	35.90	0.77	47.00	0.87	13.00	0.85			
				Proposed	27.48		41.00		11.00				
			W4	Existing	34.70	0.94	79.00	0.97	26.00	0.92			
				Proposed	32.58		77.00		24.00		87.00 82.00	26.00 25.00	
	R2	Bedroom	W2	Existing	35.18	0.89		*North*		*North*			
				Proposed	31.19				*North*	*North*			
1-14 Allison Court													
Ground	R1	Living Room	W1	Existing	22.10	0.88	10.00	0.70	0.00	1.00			
				Proposed	19.43				7.00		0.00		
			W14	Existing	23.38	1.00							
				Proposed	23.38						45.00 42.00	8.00 8.00	
	R2	Living Room	W2	Existing	34.02	0.99	85.00	0.94	27.00	1.00			
				Proposed	33.60				80.00		27.00		
			W3	Existing	33.69	0.65	47.00		0.62	14.00	0.86		
				Proposed	21.82		29.00			12.00		90.00 80.00	27.00 27.00
	R3	Kitchen	W4	Existing	33.45	0.71	46.00	0.63	13.00	0.77			
				Proposed	23.75		29.00		10.00		46.00 29.00	13.00 10.00	
	R4	Bathroom	W5	Existing	32.69	0.76	46.00	0.70	13.00	0.69			
				Proposed	24.98		32.00		9.00		46.00 32.00	13.00 9.00	
	R5	Bedroom	W6	Existing	30.36	0.81	46.00	0.78	13.00	0.69			
				Proposed	24.52		36.00		9.00		46.00 36.00	13.00 9.00	
	R6	Bedroom	W7	Existing	24.56	0.83	46.00	0.85	12.00	0.75			
				Proposed	20.41		39.00		9.00		46.00 39.00	12.00 9.00	
	R7	Living Room	W8	Existing	22.22	0.79	52.00	0.81	15.00	0.53			
				Proposed	17.62		42.00		8.00				

Project Name: Battle Street Project No.: 1 Report Title: Daylight & Sunlight - Neighbour Analysis Date of Analysis: 22/08/2021												
Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Total Suns per Room Winter
			W9	Existing Proposed	34.61 28.69	0.83		*North*		*North*		
	R8	Kitchen	W10	Existing Proposed	34.26 30.03	0.88		*North*		*North*	57.00 47.00	15.00 8.00
	R9	Bathroom	W11	Existing Proposed	32.98 29.54	0.90		*North*		*North*	*North*	*North*
	R10	Bedroom	W12	Existing Proposed	29.77 27.08	0.91		*North*		*North*	*North*	*North*
	R11	Bedroom	W13	Existing Proposed	23.53 21.44	0.91		*North*		*North*	*North*	*North*
											North	*North*
First	R1	Living Room	W1	Existing Proposed	24.72 23.05	0.93	13.00 12.00	0.92	0.00 0.00	1.00		
			W14	Existing Proposed	28.22 28.22	1.00		*North*		*North*		
	R2	Living Room	W2	Existing Proposed	35.59 35.29	0.99	87.00 85.00	0.98	29.00 29.00	1.00	52.00 51.00	11.00 11.00
			W3	Existing Proposed	35.52 26.59	0.75	49.00 36.00	0.73	15.00 12.00	0.80		
	R3	Kitchen	W4	Existing Proposed	35.42 28.55	0.81	48.00 39.00	0.81	14.00 12.00	0.86	92.00 85.00	29.00 29.00
	R4	Bathroom	W5	Existing Proposed	34.87 29.48	0.85	48.00 39.00	0.81	14.00 9.00	0.64	48.00 39.00	14.00 12.00
	R5	Bedroom	W6	Existing Proposed	32.91 29.00	0.88	48.00 42.00	0.88	14.00 9.00	0.64	48.00 39.00	14.00 9.00
	R6	Bedroom	W7	Existing Proposed	26.56 23.92	0.90	47.00 44.00	0.94	13.00 10.00	0.77	48.00 42.00	14.00 9.00
	R7	Living Room	W8	Existing Proposed	24.84 21.71	0.87	55.00 49.00	0.89	17.00 11.00	0.65		
			W9	Existing Proposed	36.48 32.42	0.89		*North*		*North*		
	R8	Kitchen	W10	Existing Proposed	36.26 33.61	0.93		*North*		*North*	61.00 55.00	17.00 11.00
	R9	Bathroom	W11	Existing Proposed	35.36 33.21	0.94		*North*		*North*	*North*	*North*
	R10	Bedroom	W12	Existing Proposed	32.69 31.00	0.95		*North*		*North*	*North*	*North*
	R11	Bedroom	W13	Existing Proposed	25.84 24.53	0.95		*North*		*North*	*North*	*North*
											North	*North*
Second	R1	Living Room	W1	Existing Proposed	30.32 29.65	0.98	32.00 31.00	0.97	0.00 0.00	1.00		
			W13	Existing Proposed	32.92 32.92	1.00		*North*		*North*		
											71.00 70.00	12.00 12.00

Project Name: Battle Street Project No.: 1 Report Title: Daylight & Sunlight - Neighbour Analysis Date of Analysis: 22/08/2021													
Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Total Suns per Room Winter	
	R2	Living Room	W2	Existing	36.59	1.00	84.00	1.00	30.00	1.00			
				Proposed	36.45		84.00		30.00				
			W3	Existing	36.03	0.87	49.00	0.86	15.00	0.80			
					Proposed	31.36		42.00		12.00		93.00	30.00
												91.00	30.00
	R3	Kitchen	W4	Existing	35.23	0.91	44.00	0.91	13.00	0.77			
				Proposed	32.08		40.00		10.00				
												44.00	13.00
												40.00	10.00
	R4	Bedroom	W5	Existing	34.82	0.95	43.00	0.95	13.00	0.85			
				Proposed	33.00		41.00		11.00				
												43.00	13.00
												41.00	11.00
	R5	Bedroom	W6	Existing	30.02	0.96	46.00	0.98	14.00	0.93			
				Proposed	28.80		45.00		13.00				
												46.00	14.00
											45.00	13.00	
R6	Living Room	W7	Existing	27.55	0.95	65.00	1.00	21.00	1.00				
			Proposed	26.23		65.00		21.00					
			W8	Existing	36.75	0.95	*North*		*North*		72.00	21.00	
				Proposed	34.97						72.00	21.00	
R7	Kitchen	W9	Existing	36.07	0.97		*North*		*North*				
				Proposed	35.01								
R8	Bathroom	W10	Existing	35.90	0.98		*North*		*North*		*North*	*North*	
				Proposed	35.02								
R9	Bedroom	W11	Existing	35.28	0.98		*North*		*North*		*North*	*North*	
				Proposed	34.56								
R10	Bedroom	W12	Existing	31.43	0.98		*North*		*North*		*North*	*North*	
				Proposed	30.85								
											North	*North*	
1-7 Bedford Road													
Ground	R1	Living Room	W1	Existing	33.41	1.00	80.00	1.00	24.00	1.00			
				Proposed	33.38		80.00		24.00				
			W6	Existing	31.06	1.01	44.00	0.98	13.00	1.00		85.00	25.00
					Proposed	31.31		43.00		13.00		84.00	25.00
	R3	Bedroom	W4	Existing	30.49	1.03	42.00	0.98	13.00	1.00			
				Proposed	31.37		41.00		13.00				
												42.00	13.00
												41.00	13.00
R4	Kitchen	W5	Existing	31.02	1.02	40.00	0.98	13.00	1.00				
			Proposed	31.52		39.00		13.00					
											40.00	13.00	
											39.00	13.00	
First	R1	Living Room	W1	Existing	36.07	1.00	84.00	1.00	27.00	1.00			
				Proposed	36.04		84.00		27.00				
			W7	Existing	27.41	1.03		*North*		*North*			
				Proposed	28.18								
			W8	Existing	33.26	1.00	44.00	0.98	14.00	1.00			
				Proposed	33.22		43.00		14.00				
			W9	Existing	30.92	0.99	49.00	0.98	16.00	1.00			
				Proposed	30.71		48.00		16.00			90.00	27.00
												89.00	27.00
	R3	Bedroom	W4	Existing	33.37	1.01	46.00	1.00	15.00	1.00			
				Proposed	33.74		46.00		15.00				
												46.00	15.00
											46.00	15.00	
R4	Kitchen	W5	Existing	33.64	1.00	42.00	0.98	14.00	1.00				
			Proposed	33.76		41.00		14.00					
											42.00	14.00	
											41.00	14.00	

Project Name: Battle Street Project No.: 1 Report Title: Daylight & Sunlight - Neighbour Analysis Date of Analysis: 22/08/2021												
Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Total Suns per Room Winter
Second	R1	Living Room	W1	Existing	38.01	1.00	86.00	1.00	29.00	1.00		
				Proposed	38.00		86.00		29.00			
			W7	Existing	29.80	1.00		*North*	*North*			
				Proposed	29.93							
			W8	Existing	35.55	0.99	47.00	1.00	15.00	1.00		
	Proposed	35.35			47.00		15.00					
	W9	Existing	32.22	1.00	51.00	1.00	17.00	1.00				
		Proposed	32.09		51.00		17.00					
											93.00	29.00
											93.00	29.00
	R3	Bedroom	W4	Existing	35.94	1.00	48.00	1.00	15.00	1.00		
				Proposed	35.89		48.00		15.00			
										48.00	15.00	
										48.00	15.00	
R4	Kitchen	W5	Existing	36.02	1.00	47.00	1.00	14.00	1.00			
			Proposed	35.86		47.00		14.00				
										47.00	14.00	
										47.00	14.00	
Third	R1	Living Room	W1	Existing	38.89	1.00	86.00	1.00	30.00	1.00		
				Proposed	38.88		86.00		30.00			
			W6	Existing	31.44	0.99		*North*	*North*			
				Proposed	31.05							
			W7	Existing	37.84	0.99	48.00	1.00	15.00	1.00		
	Proposed	37.51			48.00		15.00					
	W8	Existing	32.25	1.00	49.00	1.00	15.00	1.00				
		Proposed	32.19		49.00		15.00					
											94.00	30.00
											94.00	30.00
	R3	Bedroom	W4	Existing	34.10	0.99	40.00	1.00	13.00	1.00		
				Proposed	33.73		40.00		13.00			
										40.00	13.00	
										40.00	13.00	
R4	Kitchen	W5	Existing	33.57	0.99	39.00	1.00	12.00	1.00			
			Proposed	33.20		39.00		12.00				
										39.00	12.00	
										39.00	12.00	
9-21 Bedford Road												
Ground	R1	Bedroom	W1	Existing	30.15	0.80	27.00	0.89	2.00	0.50		
				Proposed	24.13		24.00		1.00			
											27.00	2.00
											24.00	1.00
	R5	Bedroom	W5	Existing	18.52	0.38	20.00	0.20	3.00	0.00		
				Proposed	7.08		4.00		0.00			
											20.00	3.00
											4.00	0.00
	R6	LKD	W6	Existing	10.57	0.70		*North*	*North*			
				Proposed	7.44							
			W7	Existing	35.19	0.56	48.00	0.65	13.00	0.85		
				Proposed	19.75		31.00		11.00			
W8			Existing	17.99	0.97	54.00	0.91	5.00	0.80			
	Proposed	17.42		49.00		4.00						
W9	Existing	20.83	0.98	55.00	0.96	7.00	0.86					
	Proposed	20.51		53.00		6.00						
										83.00	19.00	
										71.00	17.00	
	R7	LKD	W10	Existing	28.74	1.07		*North*	*North*			
Proposed				30.89								
			W11	Existing	24.56	0.77		*North*	*North*			
				Proposed	18.88							
										North	*North*	
First	R1	Bedroom	W1	Existing	33.32	0.85	31.00	0.90	3.00	0.33		
				Proposed	28.40		28.00		1.00			
											31.00	3.00
											28.00	1.00
	R5	Bedroom	W5	Existing	23.45	0.64	23.00	0.48	4.00	0.50		
				Proposed	15.06		11.00		2.00			
											23.00	4.00
											11.00	2.00
R6	LKD	W6	Existing	11.06	0.80		*North*	*North*				
			Proposed	8.80								
			W7	Existing	37.00	0.70	49.00	0.71	14.00	0.86		
		Proposed		26.07		35.00		12.00				

Project Name: Battle Street Project No.: 1 Report Title: Daylight & Sunlight - Neighbour Analysis Date of Analysis: 22/08/2021													
Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	Total Suns per Room Annual	Total Suns per Room Winter	
	R7	LKD	W8	Existing	34.78	0.99	81.00	0.98	29.00	0.93			
				Proposed	34.55		79.00		27.00				
			W11	Existing	30.16	0.92	64.00	0.97	23.00	0.96			
				Proposed	27.63		62.00		22.00				
			W12	Existing	33.16	0.98	82.00	0.99	26.00	0.96			
				Proposed	32.35		81.00		25.00				
			W13	Existing	28.71	1.00	66.00	1.00	23.00	1.00			
				Proposed	28.62		66.00		23.00				
												95.00	30.00
												87.00	28.00
			W9	Existing	32.31	1.04		*North*		*North*			
				Proposed	33.47								
			W10	Existing	31.34	0.69		*North*		*North*			
				Proposed	21.50								
											North	*North*	
Second	R1	Bedroom	W1	Existing	35.63	0.92	40.00	0.98	6.00	0.83			
				Proposed	32.65		39.00		5.00				
											40.00	6.00	
											39.00	5.00	
	R5	Bedroom	W5	Existing	23.65	0.83	24.00	0.79	5.00	0.40			
				Proposed	19.68		19.00		2.00				
											24.00	5.00	
											19.00	2.00	
	R6	LKD	W6	Existing	11.62	0.91		*North*		*North*			
				Proposed	10.52								
			W7	Existing	38.25	0.86	50.00	0.84	15.00	0.80			
				Proposed	32.95		42.00		12.00				
			W8	Existing	37.40	0.99	83.00	0.99	30.00	0.97			
				Proposed	37.12		82.00		29.00				
			W11	Existing	32.24	0.96	67.00	0.99	26.00	0.96			
				Proposed	31.09		66.00		25.00				
			W12	Existing	37.35	0.99	86.00	0.99	30.00	0.97			
				Proposed	36.96		85.00		29.00				
			W13	Existing	31.59	1.00	68.00	1.00	25.00	1.00			
				Proposed	31.54		68.00		25.00				
											95.00	30.00	
											93.00	29.00	
	R7	LKD	W9	Existing	35.39	1.00		*North*		*North*			
				Proposed	35.40								
			W10	Existing	35.57	0.72		*North*		*North*			
				Proposed	25.43								
											North	*North*	
Third	R1	Bedroom	W1	Existing	34.82	0.97	38.00	1.00	10.00	1.00			
				Proposed	33.71		38.00		10.00				
											38.00	10.00	
											38.00	10.00	
	R5	Bedroom	W5	Existing	33.50	0.99	30.00	1.00	4.00	1.00			
				Proposed	33.18		30.00		4.00				
											30.00	4.00	
											30.00	4.00	
	R6	LKD	W6	Existing	21.09	0.99		*North*		*North*			
				Proposed	20.95								
			W7	Existing	35.02	0.99	40.00	1.00	13.00	1.00			
				Proposed	34.82		40.00		13.00				
			W8	Existing	35.60	1.00	79.00	1.00	30.00	1.00			
				Proposed	35.55		79.00		30.00				
			W9	Existing	33.20	1.00	74.00	1.00	30.00	1.00			
				Proposed	33.17		74.00		30.00				
											91.00	30.00	
											91.00	30.00	
	R7	LKD	W10	Existing	37.22	0.98		*North*		*North*			
				Proposed	36.33								
			W11	Existing	33.52	0.80		*North*		*North*			
				Proposed	26.67								
											North	*North*	

Project Name: Battle Street
Project No.: 1
Report Title: Daylight Distribution - Neighbour Analysis
Date of Analysis: 22/08/2021

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
146-148 Chatham Street						
First	R1	Bedroom	9.53	9.06 95%	8.19 86%	0.90
32 Bedford Road						
Lower Ground	R1	Residential	15.41	14.63 95%	12.32 80%	0.84
Ground	R1	Living Room	15.41	15.14 98%	15.14 98%	1.00
First	R1	Bedroom	15.41	15.15 98%	15.15 98%	1.00
6 Battle Street						
Lower Ground	R1	Living Room	12.85	10.68 83%	6.34 49%	0.59
Ground	R1	Living Room	9.06	8.79 97%	8.70 96%	0.99
First	R1	Bedroom	12.85	12.10 94%	12.10 94%	1.00
8 Battle Street						
Lower Ground	R1	Living Room	13.84	11.53 83%	6.64 48%	0.58
Ground	R2	Living Room	10.06	9.76 97%	9.46 94%	0.97
First	R1	Bedroom	13.84	12.89 93%	12.89 93%	1.00
10 Battle Street						
Lower Ground	R1	Living Room	13.53	11.85 88%	7.70 57%	0.65
Ground	R2	Living Room	10.06	9.77 97%	9.62 96%	0.98
First	R1	Bedroom	13.53	12.73 94%	12.73 94%	1.00
12-14 Battle Street						
Lower Ground	R1	Living Room	13.53	11.47 85%	9.29 69%	0.81

Project Name: Battle Street
Project No.: 1
Report Title: Daylight Distribution - Neighbour Analysis
Date of Analysis: 22/08/2021

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
Ground	R1	Living Room	10.06	9.79 97%	9.79 97%	1.00
First	R1	Bedroom	13.53	12.71 94%	12.71 94%	1.00
	R2	Bedroom	5.67	5.61 99%	5.61 99%	1.00
16 Battle Street						
Lower Ground	R1	Living Room	13.53	12.34 91%	11.04 82%	0.89
Ground	R1	Living Room	10.06	10.01 99%	9.90 98%	0.99
First	R1	Bedroom	13.53	12.88 95%	12.88 95%	1.00
18 Battle Street						
Lower Ground	R1	Living Room	13.53	13.37 99%	12.97 96%	0.97
Ground	R1	Living Room	13.53	13.43 99%	13.41 99%	1.00
First	R1	Bedroom	13.53	12.94 96%	12.94 96%	1.00
	R2	Bedroom	5.38	5.36 100%	5.36 100%	1.00
20 Battle Street						
Lower Ground	R1	Living Room	10.82	10.70 99%	10.70 99%	1.00
Ground	R1	Living Room	10.82	10.38 96%	10.38 96%	1.00
First	R1	Bedroom	10.82	10.38 96%	10.38 96%	1.00
22 Battle Street						
Lower Ground	R1	Living Room	12.82	12.20 95%	12.20 95%	1.00
Ground	R1	Living Room	9.02	8.89 99%	8.89 99%	1.00
First	R1	Bedroom	12.82	12.29 96%	12.29 96%	1.00

Project Name: Battle Street
Project No.: 1
Report Title: Daylight Distribution - Neighbour Analysis
Date of Analysis: 22/08/2021

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
24 Battle Street						
Lower Ground	R1	Living Room	12.82	12.12 95%	12.12 95%	1.00
Ground	R1	Living Room	9.02	8.83 98%	8.83 98%	1.00
First	R1	Bedroom	12.82	12.12 95%	12.12 95%	1.00
26 Battle Street						
Lower Ground	R1	Living Room	12.82	12.12 95%	12.12 95%	1.00
Ground	R1	Living Room	9.02	8.82 98%	8.82 98%	1.00
First	R1	Bedroom	12.82	12.12 95%	12.12 95%	1.00
28 Battle Street						
Lower Ground	R1	Living Room	12.82	12.08 94%	12.08 94%	1.00
Ground	R1	Living Room	9.02	8.82 98%	8.82 98%	1.00
First	R1	Bedroom	12.82	12.63 99%	12.63 99%	1.00
30 Battle Street						
Lower Ground	R1	Living Room	12.82	12.12 95%	12.12 95%	1.00
Ground	R1	Living Room	9.02	8.84 98%	8.84 98%	1.00
First	R1	Bedroom	12.82	12.64 99%	12.64 99%	1.00
23 Battle Street						
Ground	R1	Living Room	8.06	7.82 97%	7.54 94%	0.96
	R2	Kitchen	6.69	6.66 99%	6.59 98%	0.99
First	R1	Bedroom	8.06	7.85 97%	7.82 97%	1.00
	R2	Bathroom	5.62	5.08 90%	2.65 47%	0.52

Project Name: Battle Street Project No.: 1 Report Title: Daylight Distribution - Neighbour Analysis Date of Analysis: 22/08/2021						
Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
8 James Street						
Ground	R1	Living Room	9.57	9.27 97%	9.27 97%	1.00
	R2	Living Room	9.57	9.08 95%	8.53 89%	0.94
	R3	Kitchen	6.08	5.11 84%	2.15 35%	0.42
First	R1	Bedroom	9.57	9.55 100%	9.55 100%	1.00
	R2	Bedroom	9.57	9.27 97%	9.20 96%	0.99
1-14 Allison Court						
Ground	R1	Living Room	17.03	16.65 98%	15.50 91%	0.93
	R2	Living Room	17.03	16.91 99%	16.91 99%	1.00
	R3	Kitchen	7.95	7.86 99%	6.15 77%	0.78
	R5	Bedroom	9.67	9.54 99%	9.30 96%	0.97
	R6	Bedroom	9.67	9.53 99%	9.53 99%	1.00
	R7	Living Room	16.87	16.87 100%	16.87 100%	1.00
	R8	Kitchen	7.95	7.84 99%	7.84 99%	1.00
	R10	Bedroom	9.67	9.47 98%	9.47 98%	1.00
	R11	Bedroom	9.67	9.44 98%	9.44 98%	1.00
First	R1	Living Room	17.03	16.70 98%	16.62 98%	1.00
	R2	Living Room	17.03	16.94 99%	16.94 99%	1.00
	R3	Kitchen	7.95	7.88 99%	6.79 85%	0.86
	R5	Bedroom	9.67	9.60 99%	9.60 99%	1.00
	R6	Bedroom	9.67	9.58 99%	9.58 99%	1.00
	R7	Living Room	16.87	16.87 100%	16.87 100%	1.00
	R8	Kitchen	7.95	7.85 99%	7.85 99%	1.00

Project Name: Battle Street
Project No.: 1
Report Title: Daylight Distribution - Neighbour Analysis
Date of Analysis: 22/08/2021

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
	R10	Bedroom	9.67	9.59 99%	9.59 99%	1.00
	R11	Bedroom	9.67	9.56 99%	9.56 99%	1.00
Second	R1	Living Room	17.03	16.75 98%	16.75 98%	1.00
	R2	Living Room	17.03	16.94 99%	16.94 99%	1.00
	R3	Kitchen	7.95	7.93 100%	7.93 100%	1.00
	R4	Bedroom	11.09	10.90 98%	10.90 98%	1.00
	R5	Bedroom	9.67	9.61 99%	9.61 99%	1.00
	R6	Living Room	16.87	16.87 100%	16.87 100%	1.00
	R7	Kitchen	7.95	7.84 99%	7.84 99%	1.00
	R9	Bedroom	9.67	9.62 99%	9.62 99%	1.00
	R10	Bedroom	9.67	9.61 99%	9.61 99%	1.00
1-7 Bedford Road						
Ground	R1	Living Room	16.38	16.34 100%	16.36 100%	1.00
	R3	Bedroom	8.50	8.30 98%	8.30 98%	1.00
	R4	Kitchen	4.71	4.68 99%	4.68 99%	1.00
First	R1	Living Room	16.38	16.29 99%	16.32 100%	1.00
	R3	Bedroom	8.50	8.30 98%	8.30 98%	1.00
	R4	Kitchen	4.71	4.68 99%	4.68 99%	1.00
Second	R1	Living Room	16.38	16.31 100%	16.32 100%	1.00
	R3	Bedroom	8.50	8.30 98%	8.30 98%	1.00
	R4	Kitchen	4.71	4.68 99%	4.68 99%	1.00
Third	R1	Living Room	16.38	16.31 100%	16.32 100%	1.00
	R3	Bedroom	8.50	8.29 98%	8.29 98%	1.00

Project Name: Battle Street
 Project No.: 1
 Report Title: Daylight Distribution - Neighbour Analysis
 Date of Analysis: 22/08/2021

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
	R4	Kitchen	4.71	4.67 99%	4.67 99%	1.00
9-21 Bedford Road						
Ground	R1	Bedroom	11.40	11.22 98%	10.95 96%	0.98
	R5	Bedroom	11.48	11.41 99%	6.77 59%	0.59
	R6	LKD	24.26	23.84 98%	23.43 97%	0.98
	R7	LKD	21.67	21.62 100%	21.25 98%	0.98
First	R1	Bedroom	11.40	11.24 99%	11.03 97%	0.98
	R5	Bedroom	11.48	11.41 99%	8.29 72%	0.73
	R6	LKD	24.26	24.26 100%	24.22 100%	1.00
	R7	LKD	21.67	21.60 100%	21.35 99%	0.99
Second	R1	Bedroom	11.40	11.27 99%	11.20 98%	0.99
	R5	Bedroom	11.48	11.41 99%	11.41 99%	1.00
	R6	LKD	24.26	24.26 100%	24.23 100%	1.00
	R7	LKD	21.67	21.64 100%	21.63 100%	1.00
Third	R1	Bedroom	11.40	11.28 99%	11.22 98%	0.99
	R5	Bedroom	11.48	11.42 99%	11.42 99%	1.00
	R6	LKD	24.26	24.26 100%	24.26 100%	1.00
	R7	LKD	21.67	21.63 100%	21.63 100%	1.00

Project Name: Battle Street - Reading
Project No.: 1 - Outline Planning Massing
Report Title: Two hours Sunlight to Amenity Analysis - Neighbour
Date of Analysis: 22/08/2021

Floor Ref	Amenity Ref	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
8 James Street					
Ground	A1	38.66	13.07 34%	2.09 5%	0.16

Appendix 5

Sun-on-ground Assessment Results

Project Name: Battle Street - Reading
 Project No.: 1
 Report Title: Two hours Sunlight to Amenity Analysis - Neighbour
 Date of Analysis: 08/09/2022

Floor Ref	Amenity Ref	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
23 Battle Street					
Ground	A1	52.84	52.84 100%	52.80 100%	1.00
8 James Street					
Ground	A1	38.59	13.03 34%	2.58 7%	0.20



Contact Daylight Sunlight Consulting Ltd

www.dsconsult.co.uk
info@dsconsult.co.uk
07943182548

Battle Street (Central Pool) Reading RG1 7NU

Daylight/Sunlight Report - Internal Light Assessment

15 September 2022

Matthew Craske

For and on behalf of Daylight Sunlight Consulting Ltd

Contents

1.	Introduction	3
2.	Executive Summary	4
3.	Principles for assessing daylight and sunlight	5
4.	Daylight and Sunlight Results	9
5.	Summary and conclusions	12

Appendix 1 – Illuminance Method daylight results

Appendix 2 – Sunlight Exposure results

Appendix 3 – Sun-on-ground results

1. Introduction

- 1.1 Daylight Sunlight Consulting Ltd has been instructed to provide daylight and sunlight advice with regard to the redevelopment of Battle Street (Central Pool) site, Reading.
- 1.2 We have assessed the light within the proposed development for the future occupants, including the sunlight availability within the external amenity spaces.
- 1.3 We have been provided with the existing and proposed drawings from Hampshire County Council drawing series E05077 and attended site to properly understand the relationship between the development site and adjacent properties.

2. Executive Summary

- 2.1 The assessment of the light within the proposed development has shown that acceptable levels of daylight and sunlight will be obtained.
- 2.2 The proposed amenity areas will also achieve adequate sunlight provision for their location and orientation to the site.

3. Principles for assessing daylight and sunlight

Daylight to new developments

- 3.1 The assessment of daylight within new properties is set out in Part 2.1 of the BRE guidelines, as well as Appendix C, whereby the 2022 BRE guidelines has now been brought into line with British Standard EN 17037:2018.
- 3.2 The 2022 BRE guidelines, at Appendix C, sets out the methodology for the illuminance method or daylight factor method, and either test and their target levels for adherence can be used. For this report the illuminance method assessment has been undertaken, with the suggested minimum target levels and tests summarised below:
- 3.2.1 Illuminance Method – this measures the daylight within a room using climatic data for the location of the site, calculating the illuminance (in lux) from daylight. Adherence to the test is achieved when the following lux target levels are obtained to at least 50% of the room's space, and when 50% of the hours in the day are met:
- Bedroom 100 lux
Living room 150 lux
Kitchen 200 lux
- 3.3 For both the Illuminance method and Daylight Factor methods, where there are rooms with shared uses, the highest target value should apply. However, as highlighted in the BRE guidelines, for a combined living/dining/kitchen area, if the kitchen is not treated as habitable space, just the living/dining area can be evaluated, although the kitchen space is included in the assessment grid area.
- 3.4 An assessment grid at 0.85m above finished floor level is created for each room, excluding a band of 0.3m from the walls. Professional judgement has been applied

when creating the assessment grid in cases where there are irregular shaped spaces, rooms with corridors, annexed areas and/or fixed floor to ceiling cupboards. Where annexed areas occur, the full room layout and surfaces, including corridors are still included within the calculation model.

3.5 The surface reflectances for the assessment utilise the following values:

Interior Walls	- 0.7
Ceilings	- 0.8
Floors	- 0.4
Exterior walls and obstructions	- 0.2
Exterior ground	- 0.2

3.6 The glazing transmittance values have been utilised, with a framing factor of 0.7 applied (assuming normal windows with opening lights), as well as a maintenance factor of 0.92 applied to the double-glazing unit with a diffuse transmittance value of 0.68.

Sunlight to new developments

3.7 The assessment of sunlight for new developments is set out in Part 3.1 of the BRE guidelines, stating: -

"In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in conservatories. It is viewed less important in bedrooms and in kitchens, where people prefer it in the morning rather than the afternoon."

3.8 The opportunity to design for sunlight to residential properties is very dependent on orientation and site layout. As highlighted in the introduction of the BRE guidelines, the advice is not mandatory and should not be seen as an instrument of planning policy. This is particularly relevant for sunlight design, as a building's location, height and orientation should be guided more by town planning considerations and

aesthetics. The adherence rates for more denser residential design are going to be lower than for more suburban houses.

- 3.9 For interiors, access to sunlight utilises the British Standard EN 17037 assessment methodology, with the target criteria of 1.5 hours of direct sunlight on the assessment date of 21 March. For dwellings, it is recommended that at least one habitable room, preferably the main living room, should meet the criterion.
- 3.10 A detailed 3D technical assessment CAD model has been created, inputting the rooms, walls, window reveals and external obstructions to replicate the potential built out scheme. The bespoke computer software assesses each window, taking the inside centre of the window, and where multiple windows light a room, the cumulative sunlight availability is added together, ensuring there is no double counting of the same sunlight hours.

Sunlight to new amenity areas

- 3.11 The assessment of sunlight for amenity areas, such as gardens and open spaces adjacent to a development site are set out in Part 3.3 of the BRE guidelines. A sensitive receptor is considered a garden (generally the more private back garden area), parks, playing fields, playgrounds, outdoor swimming/paddling pools and public open spaces used for sitting/key focal points.
- 3.12 The assessment considers the amount of sunlight an amenity area can achieve on 21 March, as this represents the mid-point between the height of summer and depths of winter. The BRE guidelines state at paragraph 3.3.17,

“It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March.”

- 3.13 Fences lower than 1.5m do not need to be included as an obstruction in the assessment model, and sunlight at an altitude of 10° is also excluded.

4. Daylight and Sunlight Results

4.1 The technical assessment has used the following information to build the 3D CAD model: -

- Hampshire County Council – Existing and proposed drawings
- Topographical point cloud scan survey of the current buildings

4.2 The daylight and sunlight assessments have been undertaken to the lowest floor levels to each of the blocks, in order to demonstrate the levels of adherence that will be achieved. It was only necessary to assess the ground floor levels of block B, C, D, E1, E2 and F, whereas for Block A, both the ground and first floor levels were tested.

Illuminance Method – Daylight Assessment

4.3 The illuminance method results show that of the 70 rooms tested, 50 (71%) adhere to the BRE guidelines, by obtaining the required lux levels to 50% or more of the room tested.

4.4 Blocks B, D, E1, E2 and F have all rooms adhering the guidelines, whereas Block C has one bedroom falling below the target.

4.5 This means that there are 19 rooms within Block A which have daylight levels below the BRE guidelines suggestions. The results show that the lower daylight levels are mainly associated with the rooms facing out on to Beford Road. This is because the light to the windows/rooms is affected by the projecting balconies, rather than the size of the rooms and amount of glazing provided. Whilst there are lower daylight levels to rooms, the benefits of the amenity provision of the balconies need to be taken into consideration, as daylight is one of many aspects in the design and provision of residential accommodation.

- 4.6 Overall, the level of adherence and quality of light within the proposed development is considered acceptable.

Sunlight Exposure – Sunlight Assessment

- 4.7 The sunlight exposure results show Block A has 29 of the 56 rooms adhering to the sunlight exposure test, which is an acceptable level of adherence given block A has habitable rooms on all four aspects.
- 4.8 The sunlight exposure results show that all flats/houses within Blocks B, C, D, E1, E2 and F will have living room areas achieving 1.5 hours or more of sunlight on the assessment date of 21st March, fully adhering to the BRE guidelines.
- 4.9 Overall, of the 70 rooms tested, 38 rooms (54%) satisfy the sunlight exposure test, which is considered to be an acceptable level of adherence.

Sun-on-ground Assessment

- 4.10 The sun-on-ground assessments have been undertaken to the ground floor external amenity areas across the site. Amenity areas on the upper floor levels will obtain even greater levels of sunlight adherence, as any obstructions to the south will have reduced, if not fallen away completely.
- 4.11 The sun-on-ground results show that of the 15 amenity areas assessed, 5 achieve the two-hours of sunlight to 50% or more of the amenity space. Of particular note is the large central amenity area within Block A, which passes the BRE guidelines, achieving 60% sunlight coverage.
- 4.12 Whilst the other amenity areas fall below the suggested target, the sunlight penetration is very much in keeping with the neighbouring housing and site orientation. For example, 4-6 James Street and 20-44 Battle Street have gardens to the north of their own properties, which are overshadowed during the day, but still

considered acceptable. It should be noted that whilst amenity areas might not achieve the BRE guidelines suggested sunlight penetration targets, it does not necessarily mean the gardens will be dark and uninviting, as there will be access to high levels of daylight throughout the day making the spaces still acceptable for users.

5. Summary and conclusions

- 5.1 The assessments have been undertaken in line with the Building Research Establishment (BRE) guidelines – Site Layout Planning for Daylight and Sunlight: A guide to good practice (2022).
- 5.2 The assessment of the light within the proposed development has shown that acceptable levels of daylight and sunlight will be obtained. The proposed amenity areas will also achieve adequate sunlight provision for their location and orientation.
- 5.3 There are areas within the scheme that have light levels below the BRE guidelines, but as highlighted in the introduction of the guidelines, *"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 developer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of the many factors in site layout design."*
- 5.4 The above is particularly relevant with the provision of the external amenity by way of the balconies to the Bedford Road elevation. In this area the daylight and sunlight levels are lower to some of the rooms tested, but the occupants will have access to an amenity area that will have high levels of daylight and sunlight.
- 5.5 We therefore conclude that the proposed Battle Street development ensures acceptable daylight and sunlight levels for the future occupants within the scheme.

Appendix 1

Illuminance Method daylight results

Project Name: Battle Street - Reading

Project No.: 4

Report Title: SDA BS En17037 Analysis - Proposed Scheme

Date of Analysis: 12/09/2022

								Criteria			
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours
Block A											
Ground	R1	Bedroom	14.42	9.87	27	1.29	13%	100	50%	50%	4380
	R2	Bedroom	11.58	7.48	50	0.97	13%	100	50%	50%	4380
	R3	Living Room	25.86	19.73	69	2.75	14%	150	50%	50%	4380
	R4	Bedroom	11.63	7.87	53	1.11	14%	100	50%	50%	4380
	R5	Living Room	34.36	27.27	53	1.98	7%	150	50%	50%	4380
	R6	Bedroom	12.16	8.32	105	4.87	59%	100	50%	50%	4380
	R7	Bedroom	11.78	8.00	51	1.13	14%	100	50%	50%	4380
	R8	Bedroom	11.78	8.00	44	0.57	7%	100	50%	50%	4380
	R9	Bedroom	12.10	8.27	121	6.02	73%	100	50%	50%	4380
	R10	Living Room	39.40	31.61	61	8.31	26%	150	50%	50%	4380
	R11	Living Room	52.83	44.46	255	38.66	87%	150	50%	50%	4380
	R12	Living Room	21.71	15.01	215	11.42	76%	150	50%	50%	4380
	R13	Bedroom	11.85	8.07	212	7.33	91%	100	50%	50%	4380
	R14	Bedroom	11.23	7.54	228	7.31	97%	100	50%	50%	4380
	R15	Living Room	19.94	13.56	251	10.18	75%	150	50%	50%	4380
	R16	Bedroom	14.31	10.13	135	7.11	70%	100	50%	50%	4380
	R17	Living Room	32.32	24.50	98	9.71	40%	150	50%	50%	4380
First	R1	Bedroom	13.36	9.33	130	7.67	82%	100	50%	50%	4380
	R2	Living Room	22.06	15.31	184	10.16	66%	150	50%	50%	4380
	R3	Living Room	22.47	15.53	233	11.95	77%	150	50%	50%	4380
	R4	Bedroom	11.87	8.08	198	7.80	97%	100	50%	50%	4380
	R5	Bedroom	11.21	7.53	216	7.38	98%	100	50%	50%	4380
	R6	Living Room	20.71	14.07	272	10.59	75%	150	50%	50%	4380
	R7	Bedroom	11.28	7.60	186	7.05	93%	100	50%	50%	4380
	R8	Living Room	23.85	17.54	164	10.31	59%	150	50%	50%	4380
	R9	Bedroom	12.34	8.48	109	4.84	57%	100	50%	50%	4380
	R10	Bedroom	13.81	9.71	66	3.35	35%	100	50%	50%	4380
	R11	Living Room	25.80	19.67	85	4.19	21%	150	50%	50%	4380
	R12	Bedroom	12.15	8.32	107	5.39	65%	100	50%	50%	4380
	R13	Bedroom	11.64	7.88	66	1.99	25%	100	50%	50%	4380
	R14	Living Room	34.27	27.19	57	2.39	9%	150	50%	50%	4380

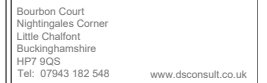
Project Name: Battle Street - Reading
Project No.: 4
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 12/09/2022

								Criteria			
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours
	R15	Bedroom	12.15	8.32	98	4.12	49%	100	50%	50%	4380
	R16	Bedroom	11.64	7.88	73	1.91	24%	100	50%	50%	4380
	R17	Bedroom	11.74	7.97	56	1.21	15%	100	50%	50%	4380
	R18	Living Room	39.40	31.61	56	8.30	26%	150	50%	50%	4380
	R19	Bedroom	13.18	9.18	119	6.34	69%	100	50%	50%	4380
	R20	Living Room	22.20	15.43	166	9.71	63%	150	50%	50%	4380
	R21	Living Room	22.43	15.61	160	9.04	58%	150	50%	50%	4380
	R22	Bedroom	13.18	9.18	116	6.51	71%	100	50%	50%	4380
	R23	Living Room	22.41	15.59	147	8.20	53%	150	50%	50%	4380
	R24	Living Room	22.42	15.60	145	7.96	51%	150	50%	50%	4380
	R25	Bedroom	13.18	9.18	104	5.26	57%	100	50%	50%	4380
	R26	Bedroom	13.18	9.18	102	4.76	52%	100	50%	50%	4380
	R27	Living Room	22.15	15.37	211	11.23	73%	150	50%	50%	4380
	R28	Living Room	22.26	15.48	186	10.62	69%	150	50%	50%	4380
	R29	Bedroom	13.20	9.20	148	8.87	96%	100	50%	50%	4380
	R30	Bedroom	13.31	9.29	146	8.19	88%	100	50%	50%	4380
	R31	Living Room	21.95	15.22	198	11.06	73%	150	50%	50%	4380
	R32	Living Room	42.51	32.88	165	18.54	56%	150	50%	50%	4380
	R33	Living Room	22.07	15.30	91	4.93	32%	150	50%	50%	4380
	R34	Bedroom	13.18	9.18	90	4.10	45%	100	50%	50%	4380
	R35	Bedroom	13.18	9.18	114	5.69	62%	100	50%	50%	4380
	R36	Living Room	22.20	15.43	141	8.35	54%	150	50%	50%	4380
	R37	Living Room	22.26	15.48	155	8.63	56%	150	50%	50%	4380
	R38	Bedroom	13.18	9.18	125	6.86	75%	100	50%	50%	4380
	R39	Living Room	22.20	15.43	137	8.10	52%	150	50%	50%	4380
Block B											
Ground	R1	Living Room	23.58	17.77	255	17.70	100%	150	50%	50%	4380
	R2	Bedroom	12.74	8.71	193	8.71	100%	100	50%	50%	4380

Project Name: Battle Street - Reading
Project No.: 4
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 12/09/2022

								Criteria			
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours
Block C											
Ground	R1	Bedroom	14.57	10.21	53	1.42	14%	100	50%	50%	4380
	R2	Living Room	27.16	20.10	284	20.10	100%	150	50%	50%	4380
Block D											
Ground	R1	Living Room	21.88	15.12	263	15.04	99%	150	50%	50%	4380
	R2	Bedroom	12.58	8.68	140	6.64	76%	100	50%	50%	4380
Block E2											
Ground	R1	Bedroom	12.58	8.69	102	4.42	51%	100	50%	50%	4380
	R2	Living Room	21.87	15.11	257	13.92	92%	150	50%	50%	4380
Block E1											
Ground	R1	Living Room	21.95	15.55	241	13.43	86%	150	50%	50%	4380
	R2	Bedroom	12.58	8.68	153	7.42	85%	100	50%	50%	4380
Block F											
Ground	R1	Living Room	33.13	24.00	237	18.99	79%	150	50%	50%	4380
	R2	Living Room	32.97	23.83	211	17.98	75%	150	50%	50%	4380
	R3	Living Room	3.99	1.87	225	1.70	91%	150	50%	50%	4380
	R4	Living Room	4.07	1.95	225	1.70	87%	150	50%	50%	4380

REV:	NOTES:	DRWN:	DATE:
------	--------	-------	-------



PROJECT:
Battle Street
Reading
RG1 7NU

SCALE @ A1: NTS	DATE: Sept 22	DRAWN: MC
		CHECKED:

DRAWING NUMBER: BS-04-05	REV: .
-----------------------------	-----------



First Floor



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

REV	NOTES	DRAWN	DATE



Bourbon Court
Nightingales Corner
Little Chalfont
Buckinghamshire
HP7 9QS
Tel: 07943 182 548
www.dsconsult.co.uk

CLIENT:
Hampshire County Council

PROJECT:
Battle Street
Reading
RG1 7NU

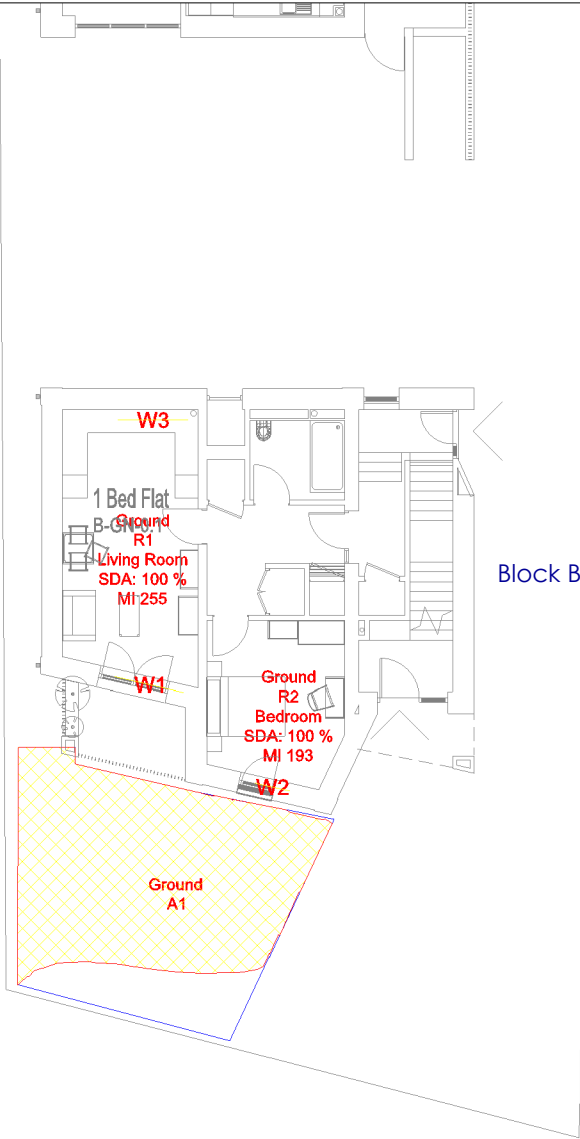
DRAWING TITLE:
Illuminance Method results
and Sun-on-Ground

SCALE @ A1: NTS	DATE: Sept 22	DRAWN: MC	CHECKED:
--------------------	------------------	--------------	----------

DRAWING NUMBER: BS-04-06	REV: -
-----------------------------	-----------



Ground Floor



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

REV	NOTES	DRAWN	DATE



Bourbon Court
Nightingales Corner
Little Chalfont
Buckinghamshire
HP7 9QS
Tel: 07943 182 548
www.dsconsult.co.uk

CLIENT:
Hampshire County Council

PROJECT:
Battle Street
Reading
RG1 7NU

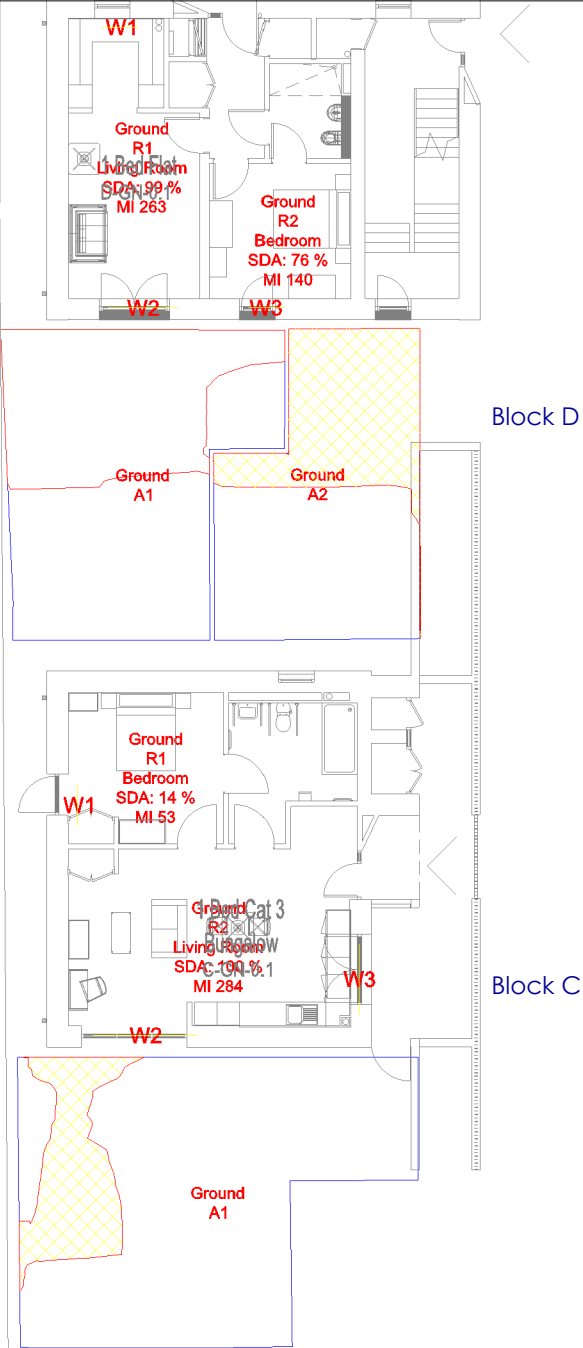
DRAWING TITLE:
Illuminance Method results
and Sun-on-Ground

SCALE @ A1: NTS	DATE: Sept 22	DRAWN: MC	CHECKED:
--------------------	------------------	--------------	----------

DRAWING NUMBER: BS-04-04	REV: •
-----------------------------	-----------



Ground Floor



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

REV	NOTES	DRAWN	DATE



Bourbon Court
Nightingales Corner
Little Chalfont
Buckinghamshire
HP7 9QS
Tel: 07943 182 548 www.dsconsult.co.uk

CLIENT:
Hampshire County Council

PROJECT:
Battle Street
Reading
RG1 7NU

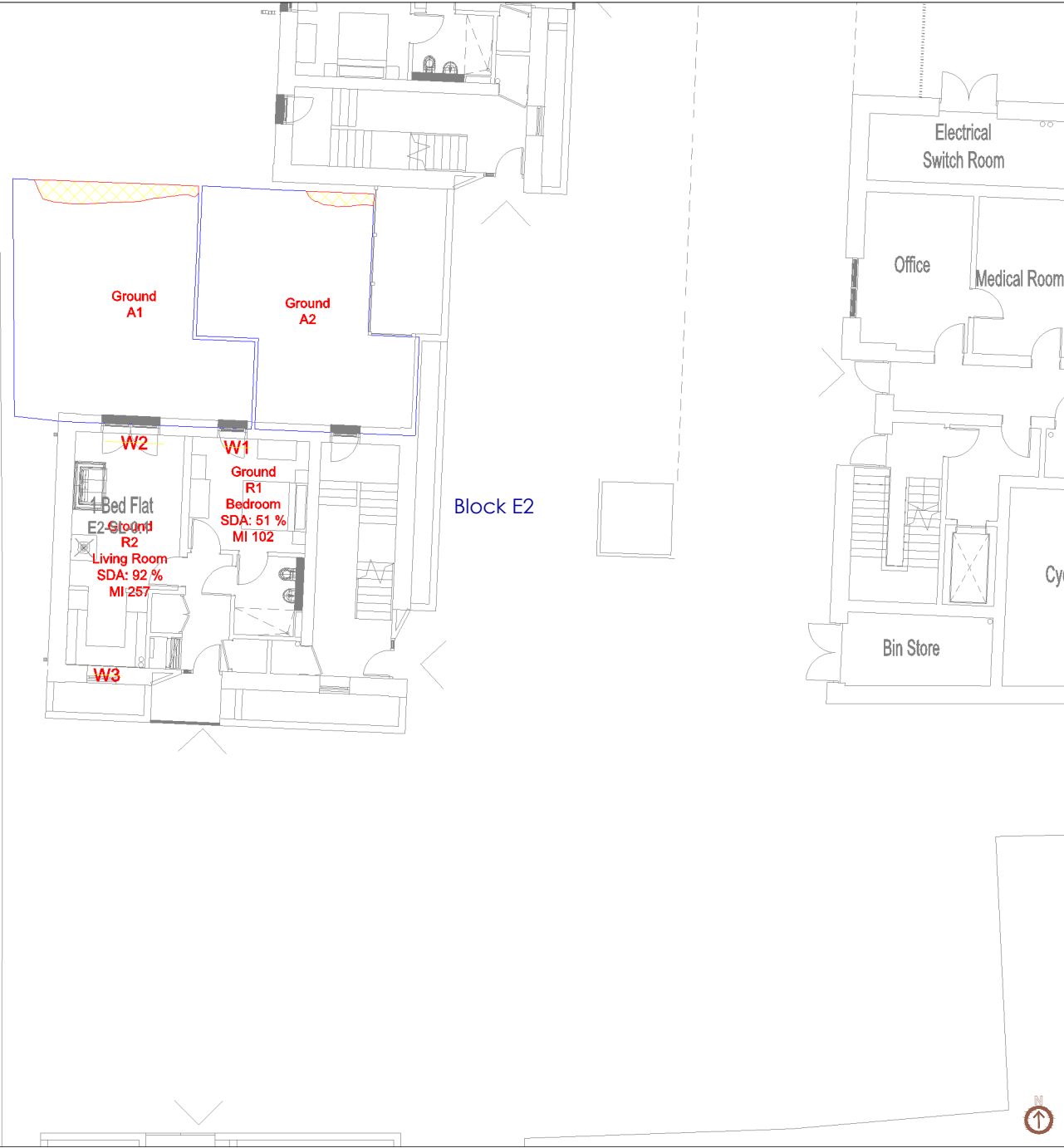
DRAWING TITLE:
Illuminance Method results
and Sun-on-Ground

SCALE @ A1: NTS	DATE: Sept 22	DRAWN: MC	CHECKED:
--------------------	------------------	--------------	----------

DRAWING NUMBER: BS-04-03	REV: •
-----------------------------	-----------



Ground Floor



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

REV	NOTES	DRAWN	DATE

DAYLIGHT & SUNLIGHT CONSULTING

Bourbon Court
Nightingales Corner
Little Chalfont
Buckinghamshire
HP7 9QS
Tel: 07943 182 548 www.dsconsult.co.uk

CLIENT:
Hampshire County Council

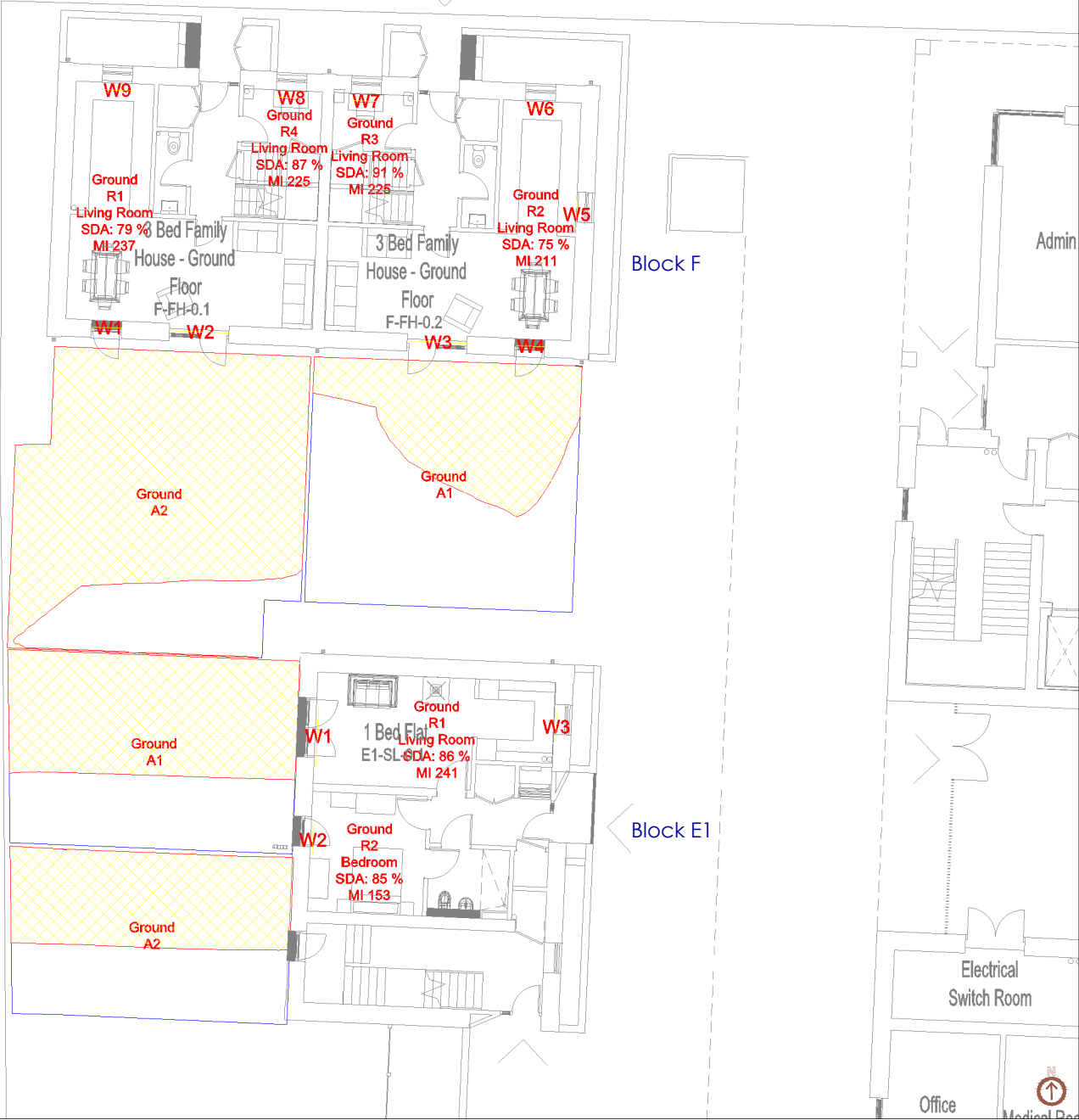
PROJECT:
Battle Street
Reading
RG1 7NU

DRAWING TITLE:
Illuminance Method results
and Sun-on-Ground

SCALE @ A1:	DATE:	DRAWN:	MC
NTS	Sept 22		

DRAWING NUMBER:	REV:
BS-04-02	•

Ground Floor



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

REV	NOTES	DRAWN	DATE



Bourbon Court
Nightingales Corner
Little Chalfont
Buckinghamshire
HP7 9QS
Tel: 07943 182 548
www.dsconsult.co.uk

CLIENT:
Hampshire County Council

PROJECT:
Battle Street
Reading
RG1 7NU

DRAWING TITLE:
Illuminance Method results
and Sun-on-Ground

SCALE @ A1: NTS	DATE: Sept 22	DRAWN: MC
	CHECKED:	

DRAWING NUMBER: BS-04-01	REV: •
-----------------------------	-----------

Appendix 2

Sunlight Exposure results

Project Name: Battle Street - Reading
Project No.: 4
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 12/09/2022

Floor Ref	Room Ref	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
Block A				
Ground	R1	Bedroom	W10	0
				0
Ground	R2	Bedroom	W11	1.3
				1.3
Ground	R3	Living Room	W12	0.9
				0.9
Ground	R4	Bedroom	W13	1
				1
Ground	R5	Living Room	W14	0.3
				0.3
Ground	R6	Bedroom	W15	1.2
				1.2
Ground	R7	Bedroom	W16	0.9
				0.9
Ground	R8	Bedroom	W17	1.1
				1.1
Ground	R9	Bedroom	W20	0.1
				0.1
Ground	R10	Living Room	W18	1.2
			W19	0
				1.2
Ground	R11	Living Room	W1	3.1
			W2	1.2
			W3	4.7
				5.9
Ground	R12	Living Room	W4	5.2
				5.2
Ground	R13	Bedroom	W5	5.3
				5.3
Ground	R14	Bedroom	W6	4.5
				4.5
Ground	R15	Living Room	W7	5.8
				5.8
Ground	R16	Bedroom	W8	3.4
				3.4
Ground	R17	Living Room	W9	6
				6

Project Name: Battle Street - Reading
Project No.: 4
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 12/09/2022

Floor Ref	Room Ref	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
First	R1	Bedroom	W1	2.7
				2.7
First	R2	Living Room	W2	4.9
				4.9
First	R3	Living Room	W3	6
				6
First	R4	Bedroom	W4	4.5
				4.5
First	R5	Bedroom	W5	4.5
				4.5
First	R6	Living Room	W6	7.1
				7.1
First	R7	Bedroom	W7	4.5
				4.5
First	R8	Living Room	W8	7.1
				7.1
First	R9	Bedroom	W9	1.3
				1.3
First	R10	Bedroom	W10	1
				1
First	R11	Living Room	W11	0
				0
First	R12	Bedroom	W12	0.1
				0.1
First	R13	Bedroom	W13	0.2
				0.2
First	R14	Living Room	W14	0.4
				0.4
First	R15	Bedroom	W15	1.3
				1.3
First	R16	Bedroom	W16	0.3
				0.3
First	R17	Bedroom	W17	1.3
				1.3
First	R18	Living Room	W18	1.5
			W19	0
				1.5
First	R19	Bedroom	W20	0
				0
First	R20	Living Room	W21	0
				0

Project Name: Battle Street - Reading
Project No.: 4
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 12/09/2022

Floor Ref	Room Ref	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
First	R21	Living Room	W22	0
				0
First	R22	Bedroom	W23	0
				0
First	R23	Living Room	W24	0
				0
First	R24	Living Room	W25	0
				0
First	R25	Bedroom	W26	0
				0
First	R26	Bedroom	W27	0
				0
First	R27	Living Room	W28	0
			W29	2.4
				2.4
First	R28	Living Room	W30	2.9
				2.9
First	R29	Bedroom	W31	1.7
				1.7
First	R30	Bedroom	W32	1.7
				1.7
First	R31	Living Room	W33	2.9
				2.9
First	R32	Living Room	W34	2.9
			W35	3
			W36	2.5
				6.8
First	R33	Living Room	W37	3.5
				3.5
First	R34	Bedroom	W38	3.4
				3.4
First	R35	Bedroom	W39	3.6
				3.6
First	R36	Living Room	W40	6.1
				6.1
First	R37	Living Room	W41	6.2
				6.2
First	R38	Bedroom	W42	3.9
				3.9
First	R39	Living Room	W43	5.3
				5.3

Project Name: Battle Street - Reading
Project No.: 4
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 12/09/2022

Floor Ref	Room Ref	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
Block B				
Ground	R1	Living Room	W1	1.6
			W3	0
				1.6
Ground	R2	Bedroom	W2	4.6
				4.6
Block C				
Ground	R1	Bedroom	W1	0
				0
Ground	R2	Living Room	W2	3.6
			W3	3.1
				5.3
Block D				
Ground	R1	Living Room	W1	0
			W2	7
				7
Ground	R2	Bedroom	W3	4.1
				4.1
Block E2				
Ground	R1	Bedroom	W1	0
				0
Ground	R2	Living Room	W2	0
			W3	4.5
				4.5
Block E1				
Ground	R1	Living Room	W1	3
			W3	0
				3
Ground	R2	Bedroom	W2	0
				0

Project Name: Battle Street - Reading
 Project No.: 4
 Report Title: Sunlight Exposure Analysis - Proposed Scheme
 Date: 12/09/2022

Floor Ref	Room Ref	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
Block F				
Ground	R1	Living Room	W1	4.5
			W2	7
			W9	0
				7
Ground	R2	Living Room	W3	6.3
			W4	4.5
			W5	0
			W6	0
				6.3
Ground	R3	Living Room	W7	0
				0
Ground	R4	Living Room	W8	0
				0

Appendix 3

Sun-on-ground results

Project Name: Battle Street - Reading
 Project No.: 4
 Report Title: Two hours Sunlight to Amenity Analysis - Proposed Scheme
 Date of Analysis: 13/09/2022

Block A

Ground	A1	439.75	264.36 60%
Ground	A2	103.67	38.25 37%
Ground	A3	24.75	7.89 32%
Ground	A4	24.40	6.28 26%
Ground	A5	23.07	4.93 21%

Block B

Ground	A1	41.96	34.88 83%
--------	----	-------	--------------

Block C

Ground	A1	62.55	9.63 15%
--------	----	-------	-------------

Block D

Ground	A1	47.30	22.31 47%
Ground	A2	36.08	15.57 43%

Block E2

Ground	A1	46.83	2.72 6%
Ground	A2	38.82	0.74 2%

Block E1

Ground	A1	50.92	31.90 63%
Ground	A2	42.62	24.43 57%

Block F

Ground	A1	60.24	24.30 40%
Ground	A2	75.87	60.91 80%



Contact Daylight Sunlight Consulting Ltd

www.dsconsult.co.uk
info@dsconsult.co.uk
07943182548