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DAYLIGHT & SUNLIGHT REPORT

97A-117 Caversham Road
Reading, RG1 GAH

Our Ref: 5401

21 September 2022

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Report details

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1 Introduction

- 1.1.1 eb7 have been instructed to assess the effect of proposed development of 97A-117 Caversham Road on daylight and sunlight to the existing surrounding properties and neighbouring amenity spaces as well as daylight and sunlight within the proposal itself. These assessments consider the latest RM_A architects scheme proposals dated September 2022
- 1.1.2 The methodology and criteria used for these assessments is provided by the Building Research Establishment's (BRE) guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (BRE 209 3rd edition, 2022).
- 1.1.3 In order to carry out an assessment, we have generated a 3D computer model (Test Environment) of the existing site, the key surrounding properties and the proposed scheme. Using this model and our specialist software, we have calculated the daylight and sunlight levels in both the existing and proposed conditions for the relevant neighbouring buildings.
- 1.1.4 As well as considering the daylight and sunlight to neighbouring properties, we have also quantified the overshadowing effects to neighbouring amenity areas and gardens, again considering both the existing and proposed conditions.
- 1.1.5 As the proposed development includes residential accommodation, the daylight and sunlight to rooms within the proposal has also been considered. In addition to this, overshadowing to proposed amenity spaces within the scheme has been assessed.
- 1.1.6 The numerical criteria suggested within the BRE guidelines has been applied to each of the assessments mentioned above. It is important to note that these guidelines are not a rigid set of rules but are advisory and need to be applied flexibly according to the specific context of a site.

2 Guidance

2.1 Daylight & sunlight for planning

'Site layout planning for daylight and sunlight: A guide to good practice', BRE 2022'

- 2.1.1 The Building Research Establishment (BRE) Report 209, *'Site layout planning for daylight and sunlight: A guide to good practice'*, is the reference document used by most local authorities for assessing daylight and sunlight in relation to new developments. Commonly referred to as 'the BRE guidelines', it provides various testing methodologies to calculate the potential light levels received by neighbours of a development site and provided within a proposed new development.
- 2.1.2 The guidance given within the BRE document makes direct reference to the British Standard BS EN17037 (2018) and the CIBSE (Chartered Institute of Building Services Engineers) guide LG10: Daylighting – a guide for designers (2014). It is intended to be used in conjunction with these documents, which provide guidance on the assessment of daylight and sunlight within new buildings.
- 2.1.3 The 2022 update to the BRE guidance was published on 9th June 2022. The assessment methodologies and target metrics in respect of the impacts to neighbouring properties remain broadly unchanged from the earlier guidance save for some areas of clarification. The primary change relates to the assessment of internal daylight and sunlight amenity within the proposed habitable accommodation. The new guidance reflects the British Standard BS EN17037, published in 2018, which was based on the relevant European Standard but included a 'National Annex' clarifying the proposed application of the new internal guidance within the UK.
- 2.1.4 Detailed guidance upon the updated internal amenity standards is set out below. It is however important to note that the standard set out in BS EN70137 / BRE 209 (2022) are generally harder to achieve than the previous Average Daylight Factor (ADF) assessments adopted under the 2011 version of the guidance. A lower compliance rate with the new targets does not therefore indicate a less acceptable scheme as the difference in the assessment metrics should be noted. This is particularly so in respect of urban development where a number of important design factors such as the provision of balcony private amenity space and limiting solar gain / overheating may lead to a trade-off against achieving higher internal amenity levels.

Detailed daylight assessments (neighbouring properties)

- 2.1.5 The guidance outlines detailed methods for calculating daylight to neighbours - the Vertical Sky Component (VSC) and the No-Skyline (NSL).
- 2.1.6 The VSC test measures the amount of sky that is visible to a specific point on the outside of a property, which is directly related to the amount of daylight that can be

received. It is measured on the outside face of the external walls, usually at the centre point of a window.

- 2.1.7 The NSL test calculates the distribution of daylight within rooms by determining the area of the room at desk / work surface height (the 'working plane') which can and cannot receive a direct view of the sky and hence 'sky light'. The working plane height is set at 850mm above floor level within residential property.
- 2.1.8 For the above methods, the guidance suggests that existing daylight may be noticeably affected by new development if: -
- Windows achieve a VSC below 27% and are reduced to less than 0.80 times their former value; and
 - Levels of NSL within rooms are reduced to less than 0.80 times their former values.
- 2.1.9 Where rooms are greater than 5m in depth and lit from only one side, the guidance recognises that *"a greater movement of the no skyline may be unavoidable"* (page 16, paragraph 2.2.12).

Detailed sunlight assessments (neighbouring properties)

- 2.1.10 For sunlight, the Annual Probable Sunlight Hours (APSH) test calculates the percentage of probable hours of sunlight received by a window or room over the course of a year.
- 2.1.11 In assessing sunlight effects to existing properties surrounding a new development, only those windows orientated within 90° of due south, and which overlook the site require assessment. The main focus is on living rooms, with bedrooms and kitchens deemed less important.
- 2.1.12 The guidelines suggest that the main living rooms within new buildings should achieve at least 25% of annual sunlight hours, with 5% during the winter period. For neighbouring buildings, the guide suggests that occupiers will notice the loss of sunlight if the APSH to main living rooms is both less than 25% annually (with 5% during winter) and that the amount of sunlight, following the proposed development, is reduced by more than 4%, to less than 0.80 times its former value.

Daylight to new buildings or consented developments (BRE2022)

- 2.1.13 The 2022 update to the BRE 209 document was published on June 9th, 2022. The new guidance reflects the UK National Annex of the British Standard: BS EN17037 (2018) and provides two methodologies for assessing the internal daylight amenity to new residential properties. These assessment methods are known as 'Daylight Illuminance' or 'Daylight Factor' and are described in more detail below:

Daylight Illuminance Assessment

- 2.1.14 The Daylight Illuminance method utilises climactic data for the location of the site, based on a weather file for a typical or average year, to calculate the illuminance at points within a room on at least hourly intervals across a year. The illuminance is

calculated across an assessment grid sat at the reference plane (usually desk height).

2.1.15 The guidance provides target illuminance levels that should be achieved across at least half of the reference plane for half of the daylight hours within a year.¹ The targets set out within the national annex are as follows:

- Bedrooms – 100 Lux
- Living Rooms – 150 Lux
- Kitchens – 200 Lux

2.1.16 For spaces with a shared use the higher target would generally apply such that it would be appropriate to adopt a target of 150 Lux for a student bed sitting room if students would often spend time in their room during the day. The guidance notes that discretion should be used and, for example, a target of 150 Lux may be appropriate in a Living / Kitchen / Dining Room within a modern flatted development where the kitchens are not 'habitable' space and small separate kitchens are to be avoided.

Daylight Factor Assessment

2.1.17 The Daylight Factor method involves the computation of the daylight factor at each calculation point on the assessment grid.

2.1.18 The daylight factor is a ratio between internal and external illuminance expressed as a percentage. The calculation uses the CIE overcast sky model and is independent of orientation and location. In order to account for different climatic conditions at different locations different daylight factor targets may be applied for different cities with targets varying throughout the UK.

2.1.19 The daylight factor targets are to be achieved over at least 50% of the room assessment grid and are expressed as a median figure. For London/southeast these median daylight factor targets are:

- Bedrooms – 0.7%
- Living Rooms – 1.1%
- Kitchens – 1.4%

2.1.20 For multi-purpose living / kitchen / diner arrangements the higher 'kitchen' targets can be difficult to achieve due to the depth of internal space. In such cases, it is generally accepted that the 1.5% target for living rooms be used instead as this represents the predominant use of the space. The BRE guide gives the following: -

"2.1.15. Non-daylit internal kitchens should be avoided wherever possible, especially if the kitchen is used as a dining area too. Daylight levels in kitchen

¹ The European Standard also includes a minimum illuminance target to be achieved over 95% of the reference plane however this need not apply to dwellings in the UK.

areas should be checked. If the layout means that a small internal kitchen is inevitable, it should be directly linked to a well daylighted room. Further guidance for assessment of this situation is given in Appendix C."

Sunlight to new buildings or consented developments (BRE2022)

- 2.1.21 In respect of direct sunlight, the 2022 BRE guidance reflects the BS EN 17037 recommendation that a space should receive a minimum of 1.5 hours of direct sunlight on a selected date between 1 February and 21 March with cloudless conditions. It is suggested that 21 March (equinox) be used for the assessment.
- 2.1.22 The BS EN 17037 criterion can be applied to all rooms of a unit, but it is preferable for the target to be achieved within a main living room. Rooms in all orientations may be assessed and the sunlight received by different windows may be added together providing there is no 'double-counting'.
- 2.1.23 Where a group of dwellings are planned the site layout and design should maximise the number of dwellings with main living rooms meeting these targets. It is also advised that a dwelling has at least one window wall facing within 90 degrees of due south. Sunlight Amenity
- 2.1.24 The impact to overshadowing and the provision of sunlight to open spaces is assessed using the Sunlight Amenity test. This looks at the proportion of an amenity area that receives at least 2 hours of sun on the 21st of March in the present condition and compares this with the proportion of the area that receives at least 2 hours of sun on the 21st of March with the proposal in place.
- 2.1.25 For an amenity space within a proposal to be considered well sunlit throughout the year, the BRE guide suggests that at least 50% of the space should enjoy at least 2 hours of direct sunlight on March 21st.

Sunlight Amenity

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- 2.1.27 For an amenity space within a proposal to be considered well sunlit throughout the year, the BRE guide suggests that at least 50% of the space should enjoy at least 2 hours of direct sunlight on March 21st.
- 2.1.28 When considering the overshadowing impacts to neighbouring amenity spaces, for the area to be considered well sunlit it is similarly recommended that at least half of the area should receive at least 2hrs of sunlight on the 21st of March or that reductions are limited to 0.80 times their existing value.

3 Application of the guidance

3.1 Scope of assessment

Impact analysis for neighbouring buildings

- 3.1.1 The BRE guidelines advise that, when assessing any potential effects on surrounding properties, only those windows and rooms that have a 'reasonable expectation' of daylight and sunlight need to be considered. At paragraph 2.2.2 it states: -

"The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed."

- 3.1.2 Our assessments therefore consider the neighbouring residential properties only, which the BRE recognises have the highest expectation for natural light. We have tested the impact on the main rooms in each residential property and ignored non-habitable space (e.g., staircases, hallways, bathrooms, toilets, stores etc.) as per BRE guidance.

Assessment for proposed accommodation

- 3.1.3 Our assessment has considered all of the proposed residential units within the scheme. The daylight assessment considers all of the main habitable rooms (bedrooms, living rooms, kitchens etc.), toilets, hallways and staircases are not considered habitable use.
- 3.1.4 For sunlight the BRE acknowledges that windows with a predominantly northern orientation are less likely to satisfy its targets and should be limited where possible. Additionally, sunlight to main living rooms is considered most important.

3.2 Application of the numerical criteria

- 3.2.1 The opening paragraphs of the BRE guidelines state:

"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."

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

- 3.2.2 It is therefore very important to apply the BRE guidance sensibly and flexibly, with careful consideration of the specific site context. Its numerical targets theoretically

apply to any built environment, from city centres to rural villages. However, in more tightly constrained environments, achieving the default BRE targets can be challenging and conflict with other beneficial factors of site layout design.

- 3.2.3 Paragraph F5 on page 86 seeks *“to ensure that new development matches the height and proportions of existing buildings”*. This recognises that higher degrees of obstruction may be unavoidable if this objective is to be achieved with a flexible approach being required.
- 3.2.4 Furthermore, the inherent design constraints of surrounding buildings can also be a key factor, making windows and rooms particularly sensitive and exaggerating the effect of new development. For example, if windows are set beneath balconies, are recessed or located adjacent to projecting wings, the BRE acknowledges that *“even a modest obstruction opposite may result in a large relative impact”* (page 16, paragraph 2.2.13).
- 3.2.5 In instances where neighbouring windows are located beneath external balconies or overhangs, the BRE recommends that additional assessments are carried out for the existing and proposed conditions without the balcony in place to show if the presence of the balcony is the main factor driving the relative loss of the light rather than the new development.

4 Planning Policy

- 4.1.1 We have considered local, regional and national planning policy relating to daylight and sunlight. In general terms, planning policy advises that new development will only be permitted where it is shown not to cause unacceptable loss of daylight or sunlight amenity to neighbouring properties.
- 4.1.2 The need to protect the amenity of neighbours is echoed in recent publications from Reading Borough Council and the Secretary of State for Levelling Up, Housing and Communities. Although, these documents also stress that current guidance needs to be used flexibly where developments are located in urban areas and intend to achieve higher densities. Specifically, these documents suggest that the nationally applicable criteria given within the BRE guidance needs to be applied in consideration of the development's context.

4.2 Reading Borough Council

Reading Borough Local Plan – Reading Local Authority (November 2019)

- 4.2.1 This flexibility in approach is also reflected in the Reading Local Plan which states the following:

4.2.2 Section 4.1.36

'One of the key concerns of planning is to ensure that new development does not reduce the quality of the environment for others, particularly where it would affect residential properties. At the same time, ensuring that new development creates a quality living environment for future residents is also critical. The policy aims to ensure that existing and additional residential properties provide an acceptable living environment, which is a key element of a high quality of life. It is applicable to any type of development.'

CC8: SAFEGUARDING AMENITY

Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of....

- Access to sunlight and daylight.

4.2.3 Section 4.1.40

'Amenity levels for new residential development may also be considered. For instance, layouts should avoid locating living rooms, bathrooms and kitchens next to, above, or below proposed and neighbouring bedrooms unless effects can be adequately mitigated through design. Another example is that 'dual aspect' units will help to increase access to light.'

4.2.4 Section 4.1.42

'There is good practice guidance available on some of these issues²². The Council's Supplementary Planning Guidance on House Extensions provides some useful guidance on how extensions can be designed to accord with the principles of this policy, and that SPG continues to be current. For instance, the SPG sets out a basic way to protect light to main rooms in adjoining dwellings, through avoiding extensions that would infringe on an area measured at an angle of 45° from the midpoint of the closest window to a habitable room in a neighbouring property.

²² For instance, reference to the 'BRE Site Layout Planning for Daylight and Sunlight: A guide to good practice' document may be of use in ensuring that new development adjacent to residential properties is not of adverse bulk and does not block out sunlight and daylight to habitable rooms and outdoor living spaces.'

4.2.5 Section 5.3.47 & 5.3.49

"In terms of effects of developments, the Building Research Establishment (BRE) has guidelines on assessing daylight and sunlight effects of development, which the council will apply flexibly given the high density of the central area."

4.2.6 Whilst the above local policy relates predominantly to tall buildings it acknowledges the density of the central area and echoes the national guidance with respect to the flexibility required to maximise the opportunity presented by more constrained sites.

4.3 The National Planning Policy Framework - Department for Housing, Communities and Local Government (July 2021)

4.3.1 The latest version of the National Planning Policy Framework was issued in July 2021. The document sets out planning policies for England and how these are expected to be applied. In respect of daylight and sunlight it stresses the need to make optimal use of sites and to take a flexible approach to daylight and sunlight guidance. Para 125 States: -

11. Making effective use of land

Achieving appropriate densities

"125. Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. In these circumstances:

c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and

sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

5 Sources of Information & Assumptions

- 5.1.1 A measured survey, architectural drawings and Ordnance Survey information has been used to create a 3D computer model of the proposed development in the context of the existing site and surrounding buildings.
- 5.1.2 We have not sought access to the surrounding properties and, unless we have been able to source floor layouts via public records, the internal configuration and floor levels have been estimated. Unless the building form dictates otherwise, we assume room depths of c. 4.2m for principal living space. Room layouts used directly affect the results of the NSL and ADF assessments.
- 5.1.3 Where possible neighbouring building use has been identified via online research, including Valuation Office Agency (VOA) searches, and/or external observation.
- 5.1.4 The full list of sources of information used in this assessment is as follows: -

5.2 Warner Surveys

RT2220002P0001.pdf
Received 22/02/2022

5.3 Cloud 10

0909 Caversham Rd Reading 11-07-2022.dwg
Received 11/07/2022

5.4 RMA Architects

CR-RMA-ZZ-00-DR-A-0100_P4.dwg
CR-RMA-ZZ-01-DR-A-0101_P3.dwg
CR-RMA-ZZ-02-DR-A-0102_P3.dwg
CR-RMA-ZZ-03-DR-A-0103_P3.dwg
CR-RMA-ZZ-RF-DR-A-0104_P1.dwg
Received 16/09/2022

6 The Site and Proposal

6.1.1 The site is located on Caversham Road, in the defined 'Reading Central Area'. The site currently contains a variety of commercial properties, including the Carters Store which was closed in 2019. The majority of the neighbouring properties consist of two and three-storey terraced properties along Swansea Road to the northwest and Caversham Road to the east.

The proposal is for the redevelopment of 97a-117 Caversham Road and associated land to the rear, including demolition of existing buildings, to provide 60 dwellings, including affordable housing, together with associated access, parking and landscaping.



Image 1 - Isometric view of the existing site and context

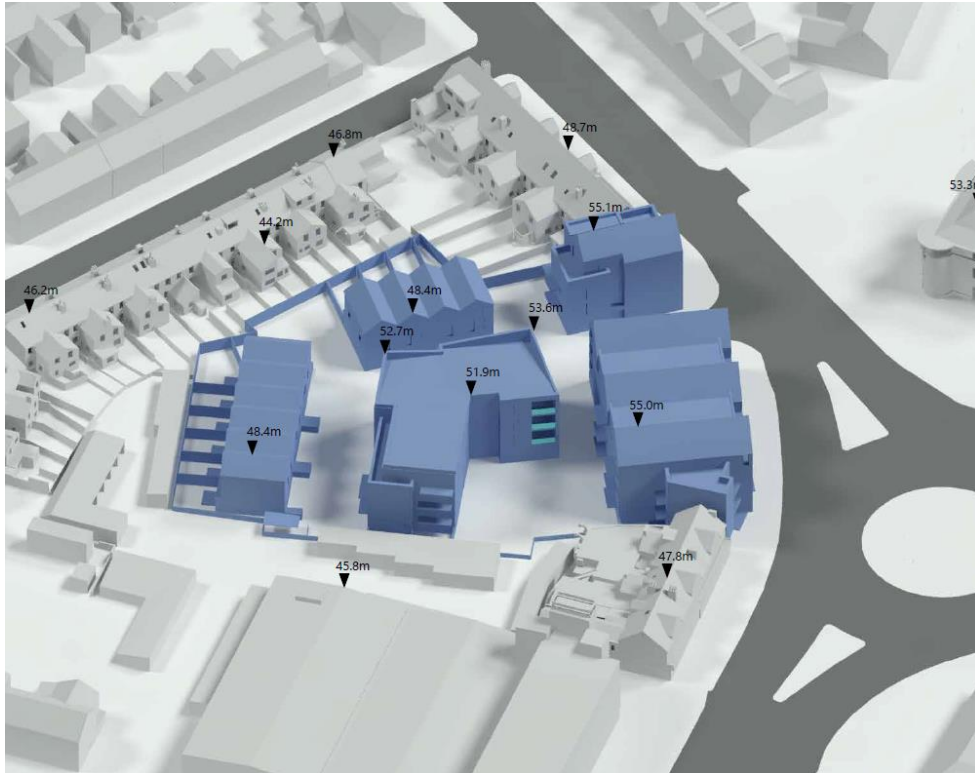


Image 2 - Isometric view of the proposed development and context

7 Assessment results

7.1 Daylight and sunlight to neighbouring buildings

7.1.1 Full results of the daylight and sunlight assessments are attached within Appendix 2. Drawings to show the existing and proposed buildings in the context of the neighbouring properties as well as window maps showing individual window references are attached within Appendix 1.

7.1.2 Our assessment has considered all of the closest neighbouring residential properties with windows overlooking the proposed development. These are shown on the following image: -

1. 32-40 Swansea Road
2. 42-68 Swansea Road
3. 119-133 Caversham Road
4. 87-97 Caversham Road



Image 3 - Map showing site location and neighbouring residential properties

32-40 Swansea Road, RG1 8HA



Image 4 - Street view of 32-40 Swansea Road

- 7.1.3 This row of five terraced properties is located to the west of the development site. There are windows in their rear elevations which will have an indirect view of the proposed scheme from the rear windows.
- 7.1.4 In the absence of detailed floorplans, we have modelled these properties using a combination of estate agent floorplans and appropriate assumed layouts.

Daylight

- 7.1.5 The results of the VSC assessments for these properties demonstrate full compliance with the BRE guidance, with all the windows tested retaining VSC values well in excess of the BRE targets.
- 7.1.6 The majority of these properties experience no material changes in NSL levels with the retained values being well within 0.80 times the pre-existing value. There is one isolated deviation to a ground floor kitchen within 40 Swansea Road which will retain a proportional value of 0.78 which is only very marginally below the 0.80 target.

Sunlight

- 7.1.7 The APSH assessment confirms no material shifts in retained sunlight with all of the relevant habitable rooms significantly exceeding the BRE APSH targets.

42-68 Caversham Road, RG1 8HA



Image 5 - Street view of 42-68 Caversham Road

7.1.8 This row of terraced properties is situated on Swansea Road, to the northwest of the site. The windows in their rear facades will have an indirect view of the proposed townhouses to the north of the development site.

7.1.9 In the absence of detailed floorplans, we have modelled this row of properties using a combination of estate agent floorplans and appropriate assumed layouts.

Daylight

7.1.10 The results of the VSC assessment indicate that these properties will not be materially affected by the proposed scheme, with retained levels remaining at or above 0.80 times their former value and thus fully meeting the BRE guidance.

7.1.11 The NSL assessment also confirms very limited changes in daylight distribution, with retained proportional values remaining above the BRE target.

Sunlight

7.1.12 The results of our APSH assessments show that all relevant rooms with windows within 90 degrees of due south retain good APSH levels remaining well in excess of the BRE target values.

123-133 Caversham Road, RG1 8AS



Image 6 - Street view of 123-133 Caversham Road

- 7.1.13 These six properties are arranged over three storeys and are located to the north of the proposed scheme, between Caversham Road and the development site.
- 7.1.14 Our understanding of their internal layouts is based upon a combination of planning drawings, estate agency floorplans and appropriate assumed room depths.

Daylight

- 7.1.15 The results of the VSC assessments for this row of properties demonstrate full compliance with the BRE guidance. Retained VSC levels remain within 0.90 times their former values, with some windows experiencing modest improvements as a result of the proposed development.
- 7.1.16 The NSL assessment also confirms very limited changes in daylight distribution, with retained proportional values fully meeting the BRE targets.

Sunlight

- 7.1.17 The results of our APSH assessments show that all relevant rooms with windows within 90 degrees of due south retain good APSH levels remaining well in excess of the BRE target values.

121 Caversham Road, RG1 8AS



Image 7 - Street view of 121 Caversham Road

- 7.1.18 This property is situated to the north of the development site, between Caversham Road and the development site.
- 7.1.19 In the absence of detailed floorplans, we have modelled this property using appropriate assumed room layouts/depths.

Daylight

- 7.1.20 The results of the VSC assessments indicate that two windows will marginally fall below the BRE target of 0.80 times their former value. At ground floor, the glazed door identified as W5, is reduced to 0.77 times its former value which is only very marginally below the 0.80 target. This window/door serves a kitchen, and its primary window (W4) will remain above the BRE target. In such instances, paragraph 2.2.8 of the BRE guidance suggests that the mean weighted reduction factor may be considered. On this basis, the weighted loss of VSC to the room is reduced to 0.80 times its former value which meets the BRE guidance.
- 7.1.21 At first-floor level, one window is reduced to 0.66 (W2) times its former value. As glazing is obscured, it appears to serve a bathroom space and is therefore not relevant for assessment.



Image 8 - Site photo of the impact room on the first-floor level

- 7.1.22 In terms of the NSL assessment, two reductions are noted to affect one room at ground floor level (R2) and one room at second-floor level (R1) thought to be a bedroom or storage. Both these rooms retain a proportional value of at least 0.73 times their former value. As such the effects are minor with the daylight penetrating to at least 50% of the room area.

Sunlight

- 7.1.23 In terms of our APSH assessments, all but one of the windows which are thought to serve habitable rooms will all meet or exceed the target for sunlight. A marginal deviation is noted to affect one ground floor room (R3) which will fall 2% below the winter sun target. This is however likely to be a kitchen rather than a main living room and, as such, is not strictly relevant for assessment. Additionally, the retained APSH across the year to this space will remain high and in excess of the BRE target at 28%.

119 Caversham Road, RG1 8AS



Image 9 - Street view of 119 Caversham Road

- 7.1.24 This residential property is located to the north of the development site and is currently attached to the existing building at 115 – 117 Caversham Road. The proposed Block A of the proposal maintains a close relationship with this neighbour but does step off the boundary to increase the separation when compared to the existing buildings.
- 7.1.25 In the absence of any detailed floorplans, we have modelled this property using estate agent photographs and appropriate assumed room layouts.

Daylight

- 7.1.26 The results of the VSC assessment indicate that all but one of the windows analysed demonstrate full compliance with the BRE guidance, remaining within 0.80 times their former value.
- 7.1.27 There is one very marginal deviation from the target affecting the window identified as W3 at first-floor level, which falls to 0.79 times its former value. This window retains an absolute VSC value of 26.6% which is considered to be very high, and this reduction will not affect the use of this space. Furthermore, the room is served by

two windows and the primary window will remain above the BRE target. In such instances, paragraph 2.2.8 of the BRE guidance suggests that the mean weighted reduction factor may be considered. The weighted loss of VSC to the room as a whole is reduced to 0.80 times its former value which meets the BRE guidance.

- 7.1.28 There are two rooms at ground floor level within this property that will in fact see an improvement in VSC following delivery of the scheme.
- 7.1.29 The limited effect is confirmed by the NSL results which confirm there are only positive shifts in daylight distribution to f the rooms within this property.

Sunlight

- 7.1.30 The APSH assessment confirms no material shifts in retained sunlight with all of the habitable rooms meeting or exceeding the BRE target or experiencing no material change as a result of the proposals.

93-97 Caversham Road, RG1 8AN



Image 10 - Street view of 93-97 Caversham Road, RG1 8AN

- 7.1.31 This property is located to the south of the development site. We understand that it comprises of a restaurant at ground floor level and residential accommodation above.
- 7.1.32 Our understanding of the internal layouts of this property is based upon drawings from a past planning application (REF: 111088) and appropriate assumed room layouts.

Daylight

- 7.1.33 The results of the VSC assessments for this property demonstrate that the majority of the windows experience no material change as a result of the scheme. The first-floor kitchen window which faces west and has an indirect view of the scheme will experience a marginal shift in retained VSC to 0.71 times its former value. This is considered to be a minor effect and the window will retain an absolute VSC of over 16% which is considered appropriate for an urban location. The kitchen itself has been design as a galley style kitchen with separate lounge which remains unaffected.
- 7.1.34 There is a single deviation to one window located at the second-floor level on the northern flank. As this window is very close to the site boundary and facing directly towards the eastern block of the proposed development, impacts to this window are somewhat inevitable.
- 7.1.35 Our understanding from the planning drawings obtained from the local authority is that this window serves a bedroom and not a primary living space. Whilst these

reductions see shifts below the BRE target values, the nature of the window indicates that the space is less reliant on daylight and would be considered a secondary bedroom space located in the loft. The BRE guide notes the need for flexibility where windows are opened on the joint boundary and taking more than their 'fair share' of light and therefore flexibility is appropriate in respect of this space.



Image 11 - Street view image of the single impacted window

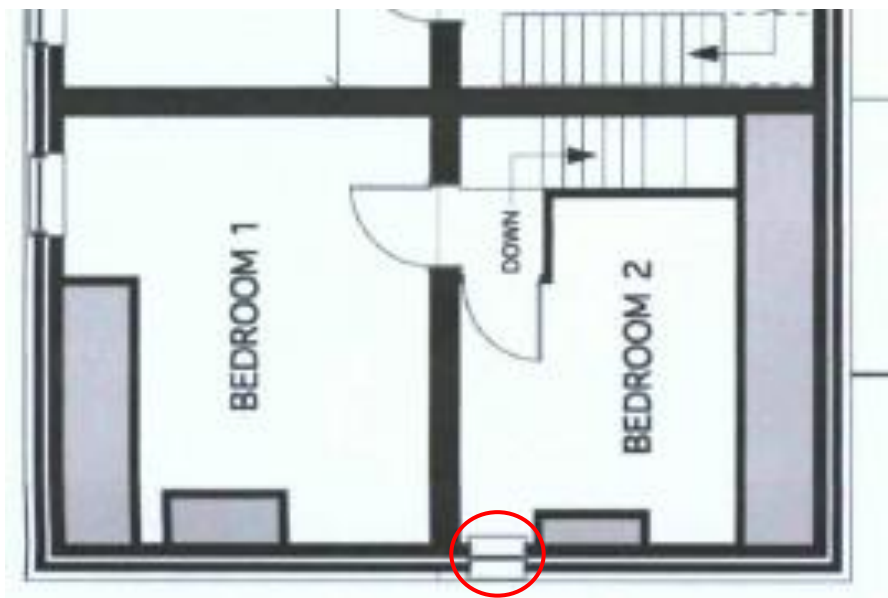


Image 12 - Floorplan from planning drawing

- 7.1.36 The limited effects to this property are confirmed by the NSL results which indicate that the majority of rooms will experience no change in daylight distribution. The kitchen noted above (R1) will retain a proportional NSL of 0.75 so only minor deviation marginally below the 0.80 target. The loft bedroom, which has a window directly overlooking the boundary will experience more significant shifts in no skyline however its location and proximity to the boundary make this space inherently sensitive.

Sunlight

- 7.1.37 For sunlight, in accordance with BRE recommendations, it has not been necessary to test this property because the windows facing the site are not within 90° of due south.

87-91 Caversham Road, RG1 8AN



Image 13 - Street view of 87-91 Caversham Road

- 7.1.38 These properties are located directly to the south of the development proposal. We understand that they comprise commercial units at ground floor level and residential accommodation above.
- 7.1.39 Our understanding of the internal layouts of 87-89 Caversham Road is based upon drawings from two past planning applications (REF:160073 and REF:161196). Whilst in the absence of detailed floorplans for 91 Caversham Road, we have conducted our analysis on the basis of appropriate assumed room layouts.

Daylight

- 7.1.40 The results of the VSC assessments indicate that all windows in these properties serving habitable rooms will retain proportional values of at least 0.80 their former value and meet the BRE targets. There are also no material changes in NSL levels, as such the effects to these neighbours fully meet the BRE targets.

Sunlight

- 7.1.41 For sunlight, in accordance with BRE recommendations, it has not been necessary to test this property because the windows facing the site are not within 90° of due south.

7.2 Overshadowing to neighbouring amenity

Sunlight Amenity Assessment (2-hour sun on ground)

7.2.1 We have assessed the scheme's potential effect on overshadowing using the two-hour sun on ground / sunlight amenity assessment. This has considered the following amenity areas and opens spaces: -

- Rear gardens to 32-68 Swansea Road
- Rear gardens to 119-125 Caversham Road

7.2.2 The results of the analysis are shown on our drawings labelled within Appendix 4.

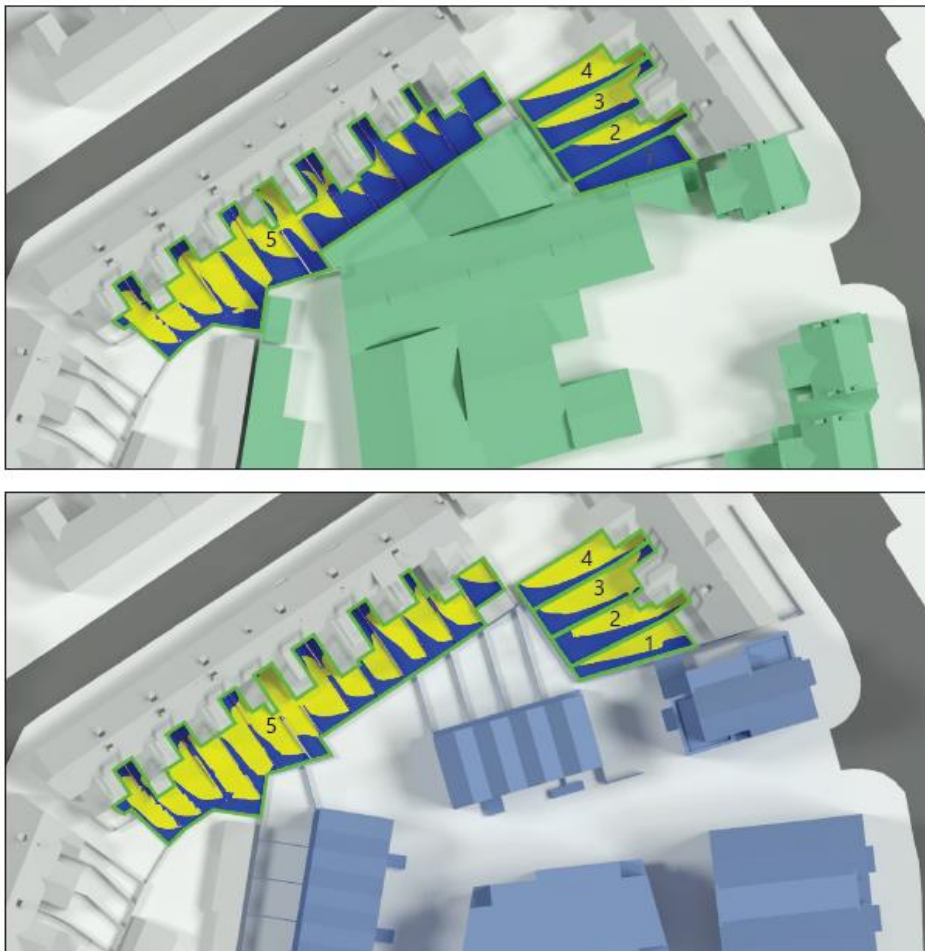


Image 14 - Existing and proposed sunlight amenity assessment

7.2.3 The results of our assessment show that all of the gardens analysed will receive at least two hours of sun to half their space with the proposal in place with all of the spaces experiencing improvements when considered against the pre-existing condition.

7.2.4 The effects to the gardens are fully compliant with the BRE guidelines. Most notably the garden to the rear of 119 Caversham would previously have been very poorly sunlit and this space experiences a substantial improvement of 54%.

7.3 Daylight and sunlight within the proposal

- 7.3.1 The daylight and sunlight amenity provided within the proposed residential accommodation has been assessed using the Daylight Illuminance assessments following the methodology of the 2022 BRE guidance
- 7.3.2 Full results of the daylight and sunlight assessments within the proposed apartments, along with drawings to show the layout of rooms and windows, are attached within Appendix 3.

2022 BRE Assessment

Daylight

Assessment Method	Total No. of Rooms	Rooms Meeting Target
Daylight Illuminance	207	184 (89%)

- 7.3.3 The results of the Daylight Illuminance assessment indicate that 184 (89%) of the 207 habitable rooms meet or exceed the BRE target. Of the 23 rooms that do not meet the criteria, 3 of these are LKDs, 10 are kitchens and 10 are bedrooms.
- 7.3.4 Of the 3 LKDs that fall below the targets, two of these are within Block B at the first and second floor level. The LKD at second floor level will achieve the required lux to at least 36% of the floor area which is not a significant deviation from the 50% target. Both these LKDs are deep-plan spaces with generous dining kitchen areas that have been included in our assessments. The main living areas closest to the windows of these spaces will enjoy higher daylight levels, whilst the kitchens will be task-lit. Both these LKDs are positioned beneath balconies which limit the amount of light received from the sky. The BRE acknowledges the importance of these external amenity spaces and there is something of a trade-off between the provision of these spaces and the impact this can have on daylight levels. The third LKD (R12) is located at the ground floor level of Block C and this LKD experiences a very minor deviation from the 50% illuminance target to 46%.
- 7.3.5 All 10 of the kitchens that fall below the target are in the townhouses in Block H. As part of the design process, the windows to these kitchens were increased in size to improve daylight levels and optimised as much as possible taking into account the need to protect privacy to the units. Whilst these rooms will fall below the 50% target, amenity has been optimised and all of the townhouses have a primary living room and dining space which is fully compliant with the BRE guidance, as shown in the image below.



Image 15 - The kitchens within Block H that fall below the targets

- 7.3.6 Overall, our internal assessments indicate that the proposed development has a very high level of compliance with the 2022 BRE guidelines.

Sunlight

Number of Units	Total No. of units with meeting sunlight targets
60	51 (85%)

- 7.3.7 In respect of direct sunlight, the target is for units to achieve at least 1.5 hours of direct sunlight on March 21st ideally within the main living space.
- 7.3.8 Overall, the scheme performs very well with 85% of units meeting or exceeding the BRE target, with the majority of these units achieving the figure within the main living space. Of the 51 units that meet the sunlight targets, 45 of these have a main living room which meet the target of 1.5 hours of sunlight on March 21. The remaining 6 units have at least one habitable room meeting the sunlight requirement which is fully compliant with the BRE guidance.
- 7.3.9 Whilst the BRE guide suggests that all units are tested, sunlight availability is orientation specific such that those units with a more northerly orientation will receive less sunlight particularly early in the year.

- 7.3.10 It is common that site constraints will result in not all units being south facing. However, the proposal limits the number of properties facing north and the overall compliance is considered to be very high and in line with the BRE guidance.

7.4 Sunlight amenity within the proposal

- 7.4.1 The Sunlight Amenity assessment set out in the BRE guidance recommends a '2-hour sun contour' analysis. This involves dividing the areas that can receive at least two hours of sunlight on the ground (shaded in yellow on the drawings) from those that receive less than two hours (shaded in blue) on 21 March (the equinox). The percentage of each amenity space receiving at least two hours sunlight is shown in the tables in Appendix 4.

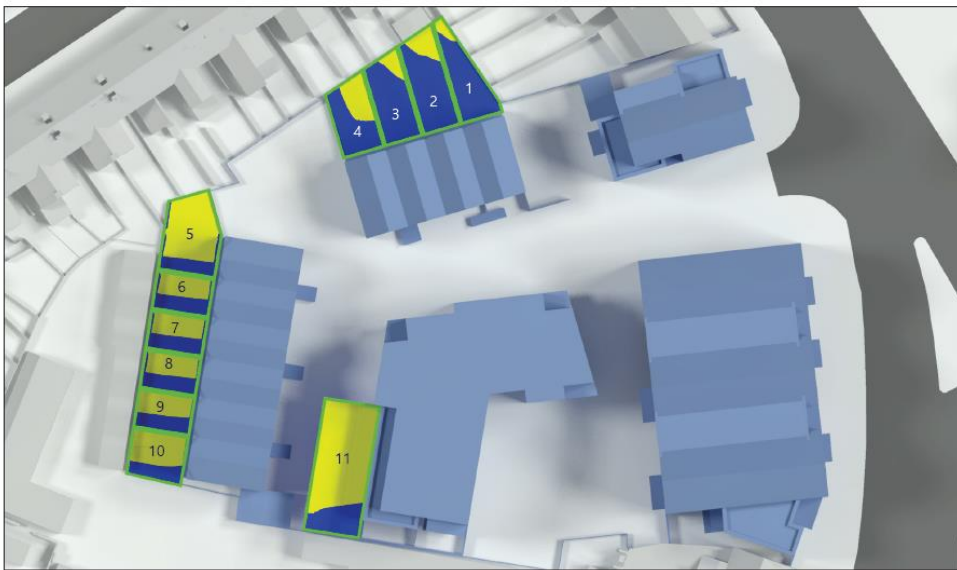


Image 16 - Overshadowing of proposed amenity space

- 7.4.2 The results of our overshadowing assessment show that, as a whole, 50.7% of the proposed amenity spaces experience at least 2 hours of sun on the 21st of March. This exceeds the BRE target 50%.
- 7.4.3 Looking at the spaces individually, all of the western-facing gardens, identified as number 5 to 10, will be well sunlight with between 54% and 77% of these spaces enjoying more than 2 hours of sunlight on 21st March. Whilst the gardens labelled 1-4, will fall below the BRE target they are somewhat limited by the orientation of the site. This is not unusual in town centre locations and there are examples of similarly arranged gardens to the rear of the units across Swansea Road to the north of the site.

- 7.4.4 Whilst these spaces fall below the target on March 21st sunlight levels will improve moving into the summer such that the spaces are more sunlit in the warmer months which the BRE notes as particularly important for play space and areas for 'sitting out'. Additionally, residents will also have access to well sunlight communal areas as noted below.
- 7.4.5 Our assessments show that 78% of the communal amenity space to the south of the site, identified as number 11, will achieve at least 2 hours of sunlight on 21st March. This is well in excess of the 50% BRE target and confirms Overall, whilst there will be some deviations in compliance to the private amenity areas early in the year, this will improve in the summer months. The proposals also provide a varied mix of amenity spaces with the communal amenity provision also enjoying very high sunlight levels.

8 Conclusions

- 8.1.1 This practice has undertaken a detailed assessment of the potential daylight and sunlight effects of the proposed development at 97A-117 Caversham Road on the key neighbouring properties. We have also undertaken an assessment of the provision of daylight and sunlight within the proposed residential units.

8.2 Daylight and sunlight impact to neighbouring properties

- 8.2.1 Our assessments have been undertaken using the VSC, NSL (daylight) and APSH (sunlight) tests set out within the BRE guidance. The results of these tests have shown that whilst there will be some reductions to individual windows, the amount of daylight received within each of the neighbouring habitable rooms will generally remain very high and in excess of the BRE criteria. The assessment of sunlight to neighbouring windows has also shown a very high level of compliance with the BRE targets.

8.3 Overshadowing impact to neighbouring properties

- 8.3.1 The assessment of sunlight amenity (overshadowing) to the neighbouring gardens has shown that all the gardens analysed will improve their sunlight amenity as a result of the proposed development. This is therefore fully compliant with the BRE guidelines.

8.4 Daylight and sunlight within the proposed residential units

- 8.4.1 The assessment of daylight within the proposed residential units has shown that the vast majority of rooms receive good levels in excess of the 2022 BRE targets. The Daylight Illuminance assessments confirm that 89% of the proposed habitable rooms will meet or exceed the 2022 BRE targets. This indicates a very high levels of compliance and reflects the high quality of the design and amenity provision.
- 8.4.2 Whilst direct sunlight levels are more orientation specific, 85% of the units meet the 2022 BRE targets which is considered to be a very good level of compliance.
- 8.4.3 Overall, our daylight and sunlight results within the proposed residential units indicate an excellent level of compliance.

8.5 Overshadowing / sunlight within the proposed amenity areas

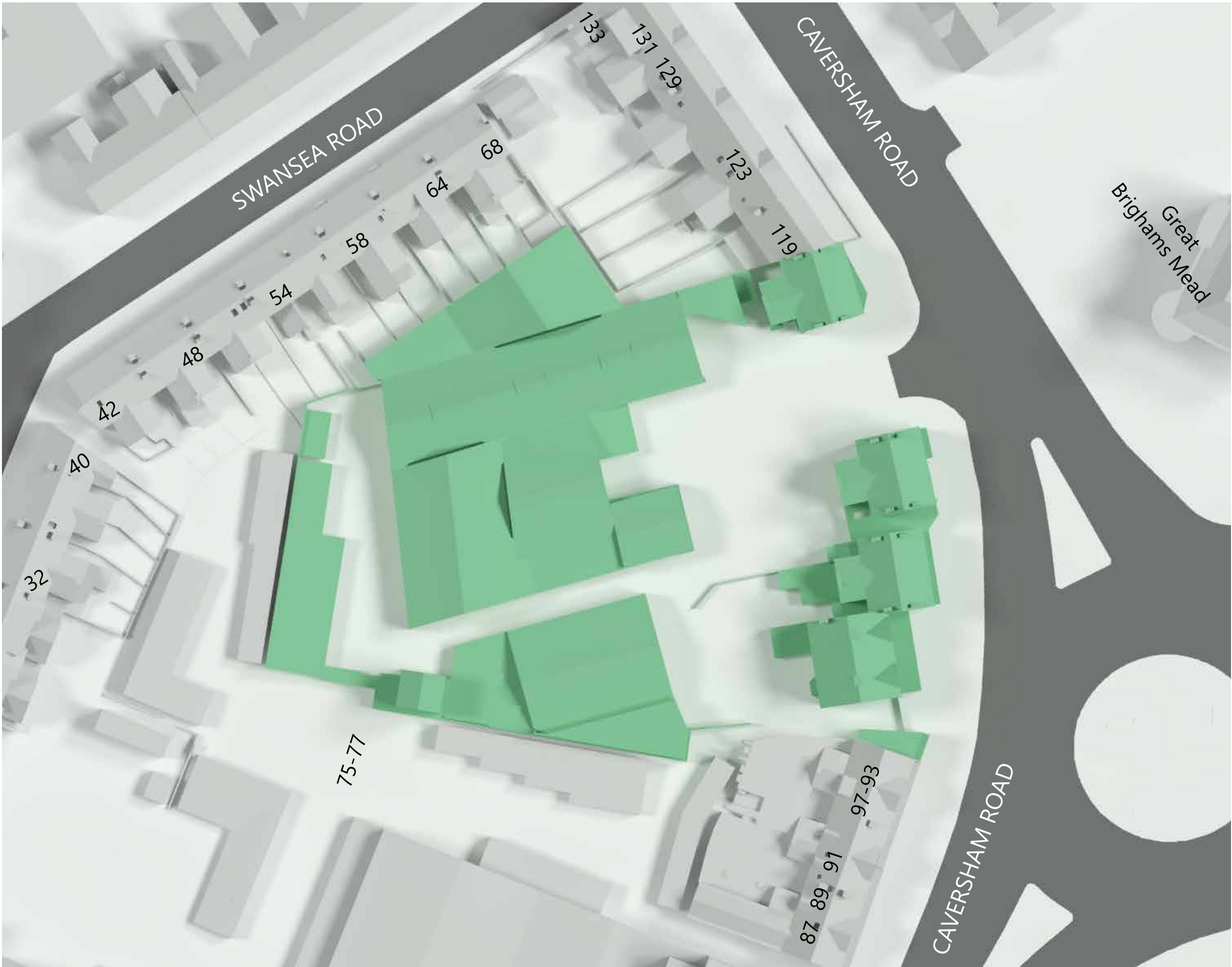
- 8.5.1 The assessment of sunlight (overshadowing) within the proposed areas of amenity space have shown that 50.7% of the total amenity space will receive more than two hours of sunlight on 21st March and thereby exceed the BRE targets. Whilst there are deviations to a small number of the private gardens due to their orientation overall compliance including to the shared amenity space is very good and will only improve further in the warmer months.

- 8.5.2 Overall, the site responds well to its surroundings with only a limited impact to the majority of neighbours, Windows that are more affected are located very close to the site boundary where a degree of change is inevitable. The internal amenity provision shows very good levels of compliance against the daylight illuminance assessment criteria and 85% of units will meet or exceed the sunlight target. The overshadowing of the amenity provision within the site remains limited whilst neighbouring gardens will all see an increase in sunlight as a result of the scheme. The scheme is therefore considered to be entirely consistent with the BRE guidance and relevant planning policy in terms of daylight and sunlight.



Appendix 1

Drawings of the existing, proposed and surrounding buildings



Sources of information

Cloud 10
0909 Carters Caversham Rd Reading 11-07-2022.
dwg
Received 11/07/2022

Warner Surveys
RT2220002P0001.pdf
Received 22/02/2022

RMA Architects
CR-RMA-ZZ-00-DR-A-0100_P4.dwg
CR-RMA-ZZ-01-DR-A-0101_P3.dwg
CR-RMA-ZZ-02-DR-A-0102_P3.dwg
CR-RMA-ZZ-03-DR-A-0103_P3.dwg
CR-RMA-ZZ-RF-DR-A-0104_P1.dwg
Received 16/09/2022

RMA Architects
CR-RMA-ZZ-00-DR-A-0100_WIP_220831.pdf
CR-RMA-ZZ-ZZ-M3-A-9050 - Proposal - 2022-08
-31.dwg
Received 31/08/2022

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Key:



Existing

NORTH



Project Caversham Road
Reading
RG1 8AH

Title Existing Condition
Plan View

Drawn DC Checked --

Date 20/9/2022 Project 5401

Rel no. 03 Prefix DS01 Page no. 01



Sources of information

Cloud 10
0909 Carters Caversham Rd Reading 11-07-2022.
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CR-RMA-ZZ-01-DR-A-0101_P3.dwg
CR-RMA-ZZ-02-DR-A-0102_P3.dwg
CR-RMA-ZZ-03-DR-A-0103_P3.dwg
CR-RMA-ZZ-RF-DR-A-0104_P1.dwg
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CR-RMA-ZZ-ZZ-M3-A-9050 - Proposal - 2022-08
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Ordnance Survey

Key:

 Existing

Project Caversham Road
Reading
RG1 8AH

Title Existing Condition
3D View

Drawn DC Checked --

Date 20/9/2022 Project 5401

Rel no. 03 Prefix DS01 Page no. 02



Sources of information

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0909 Carters Caversham Rd Reading 11-07-2022.
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CR-RMA-ZZ-01-DR-A-0101_P3.dwg
CR-RMA-ZZ-02-DR-A-0102_P3.dwg
CR-RMA-ZZ-03-DR-A-0103_P3.dwg
CR-RMA-ZZ-RF-DR-A-0104_P1.dwg
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CR-RMA-ZZ-ZZ-M3-A-9050 - Proposal - 2022-08-31.dwg
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Key:
 Proposed



Project Caversham Road
Reading
RG1 8AH

Title Proposed Development
Plan View

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Date 20/9/2022 Project 5401

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Sources of information

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CR-RMA-ZZ-02-DR-A-0102_P3.dwg
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Key:
 Proposed

Project Caversham Road
Reading
RG1 8AH

Title Proposed Development
3D View

Drawn DC Checked --

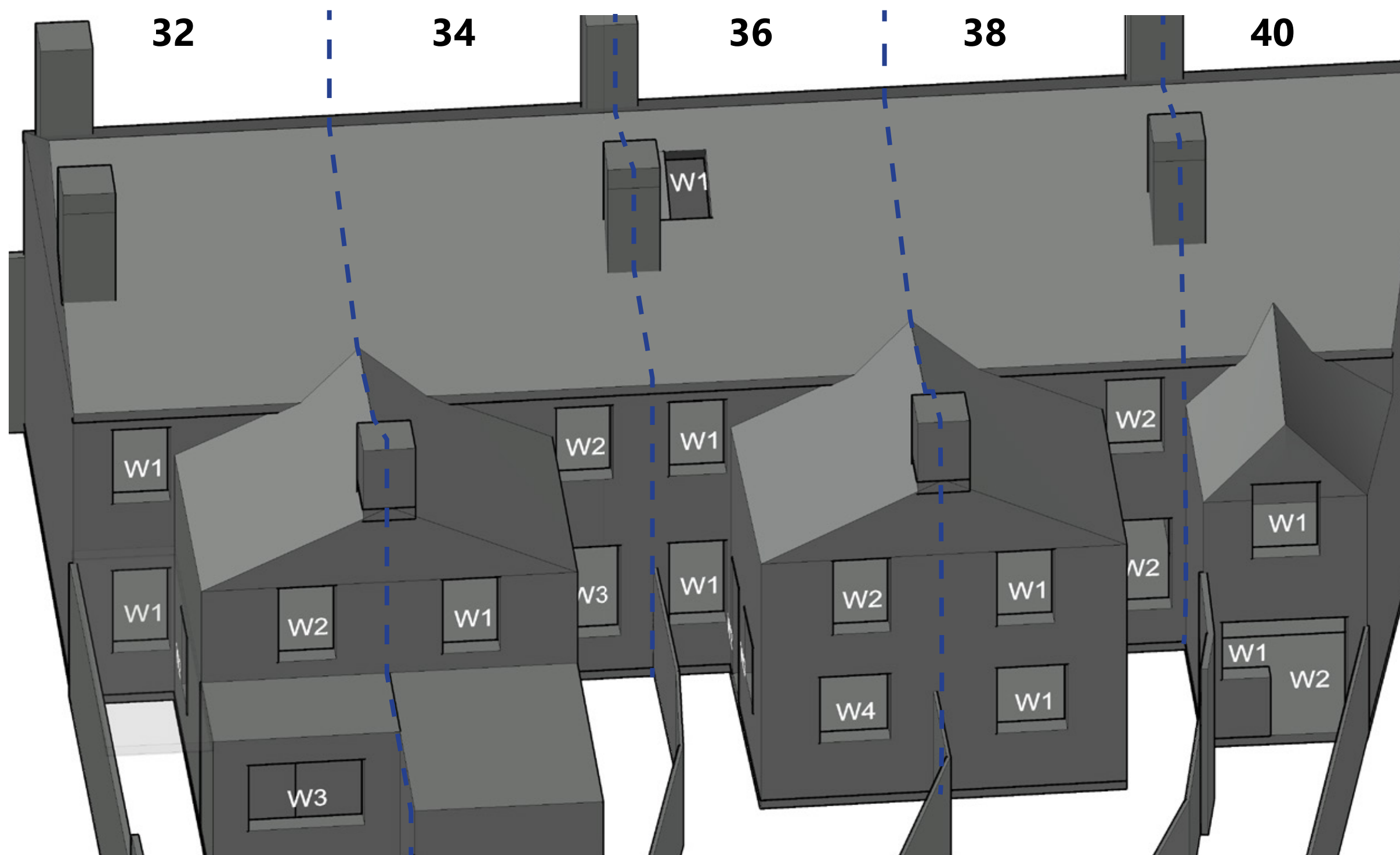
Date 20/9/2022 Project 5401

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Sources of information

Warner Surveys
RT2220002P0001.pdf
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Ordnance Survey



Project Caversham Road
Reading
RG1 8AH

Title 32 to 40 Swansea Road
Window Map

Drawn AP Checked --

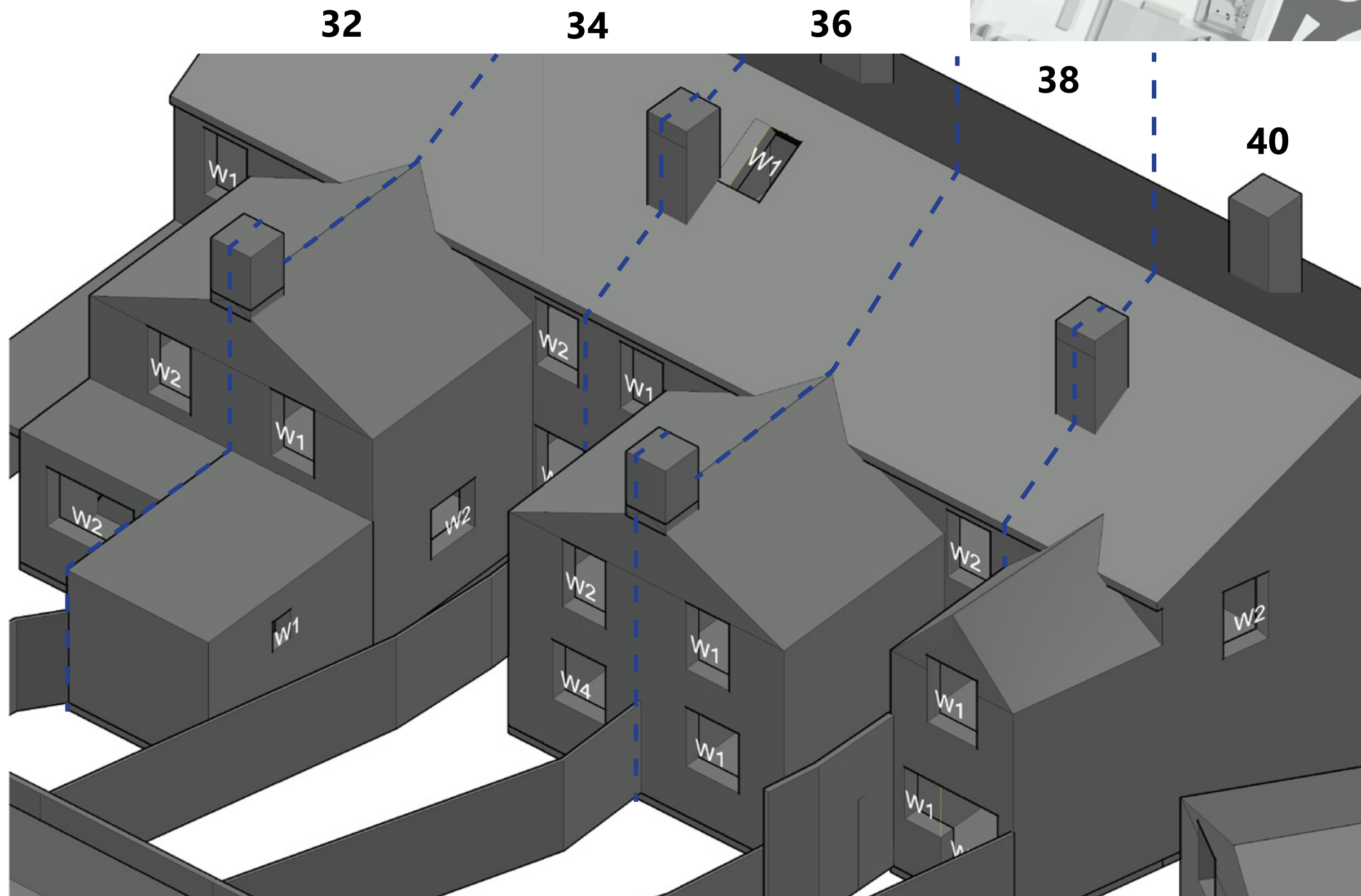
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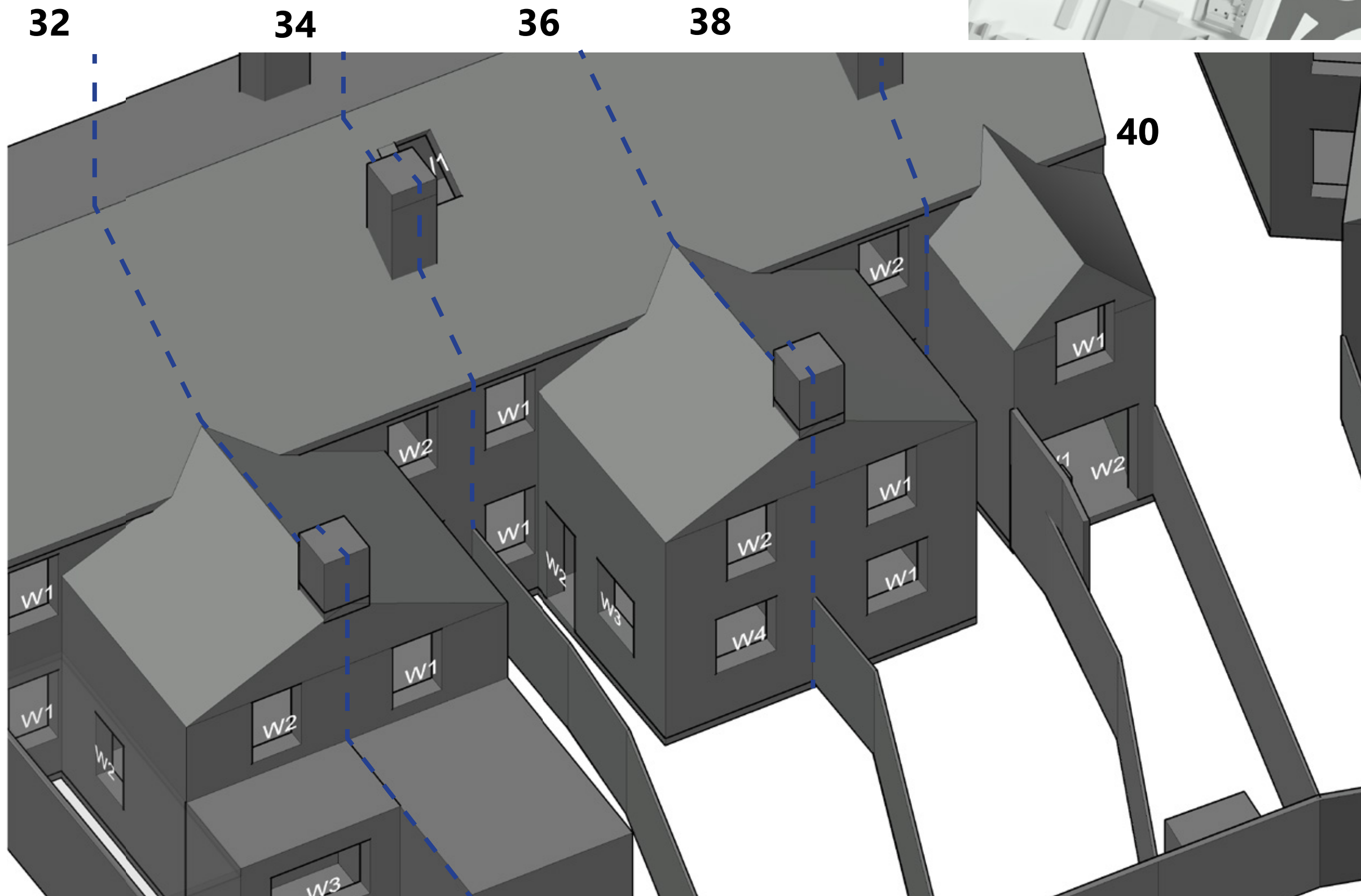
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Sources of information

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Project Caversham Road
Reading
RG1 8AH

Title 32 to 40 Swansea Road
Window Map

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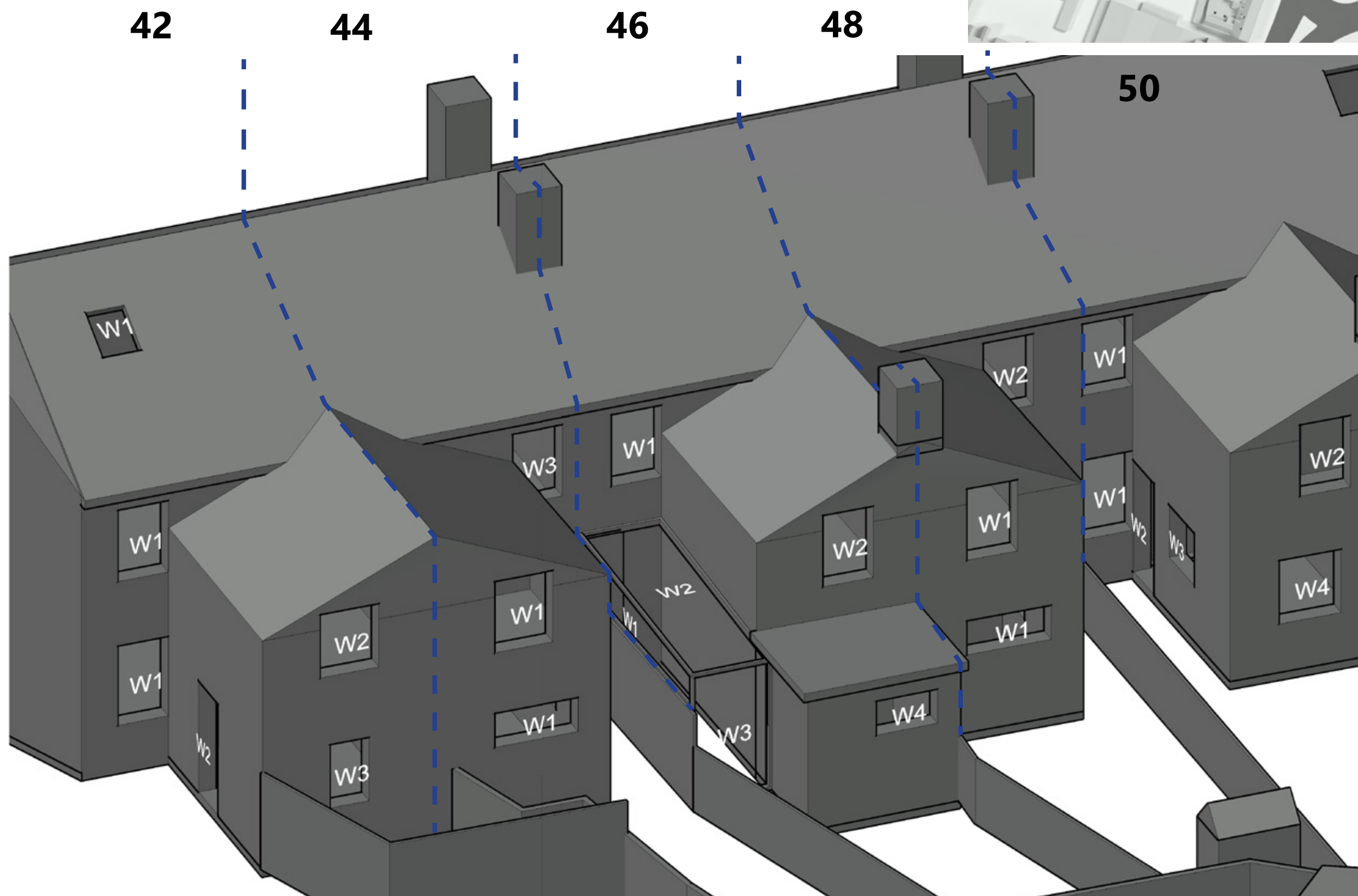
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WM01 03

Sources of information

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RT2220002P0001.pdf
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Project Caversham Road
Reading
RG1 8AH

Title 42 to 50 Swansea Road
Window Map

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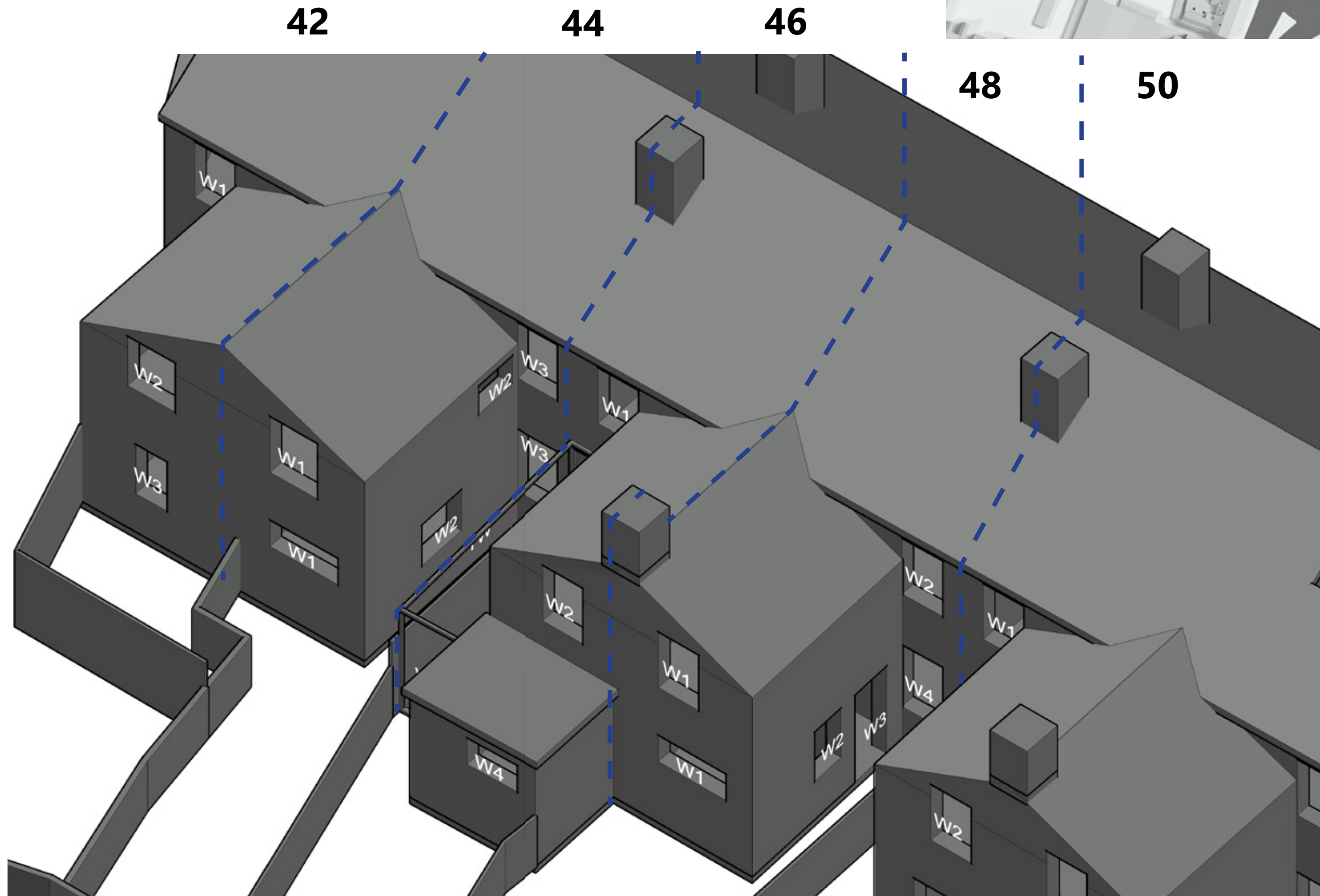
Date 14/03/2022 Project 5401

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WM01 04

Sources of information

Warner Surveys
RT2220002P0001.pdf
Received 22/02/2022

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Project Caversham Road
Reading
RG1 8AH

Title 42 to 50 Swansea Road
Window Map

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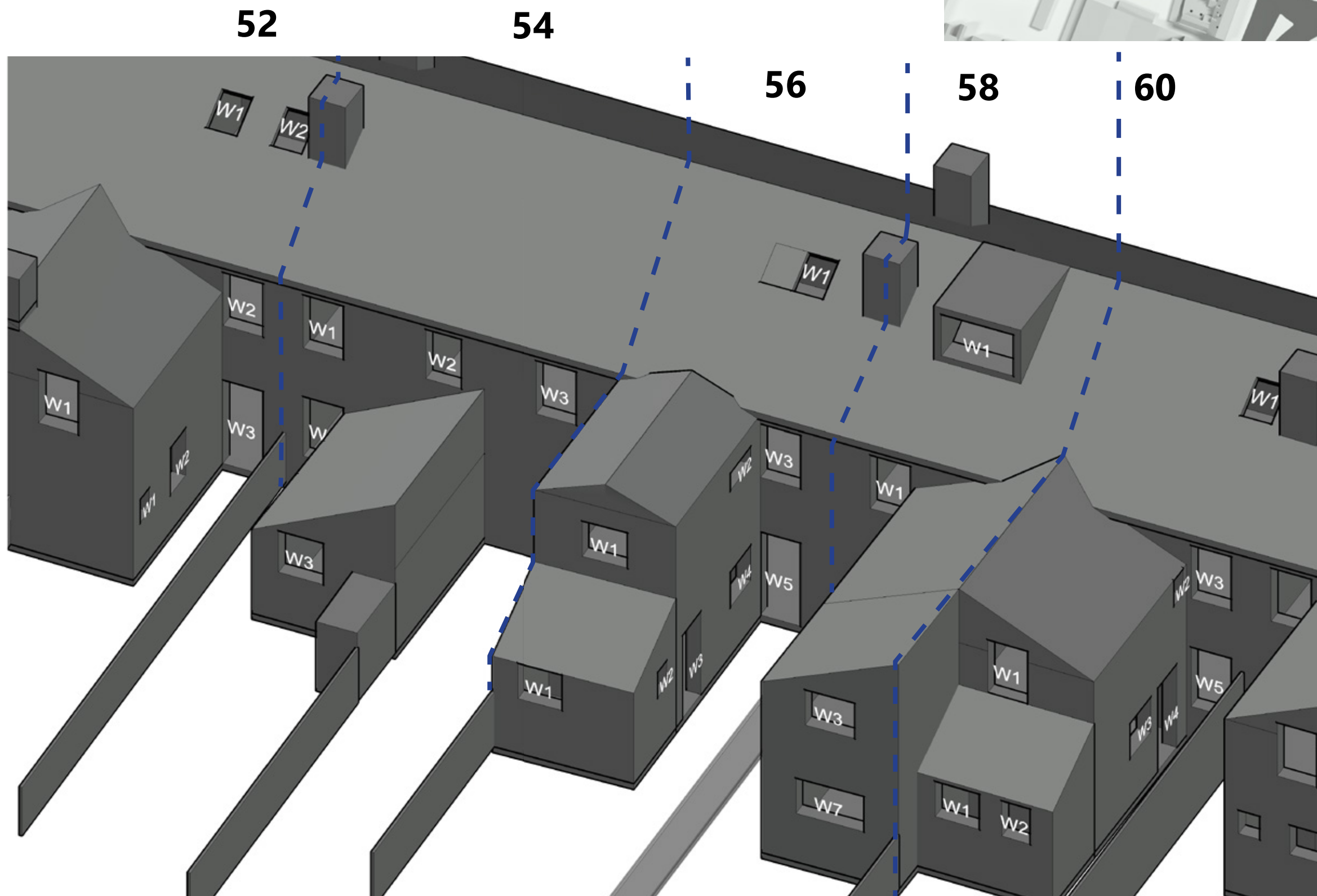
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WM01 05

Sources of information

Warner Surveys
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Project Caversham Road
Reading
RG1 8AH

Title 52 to 60 Swansea Road
Window Map

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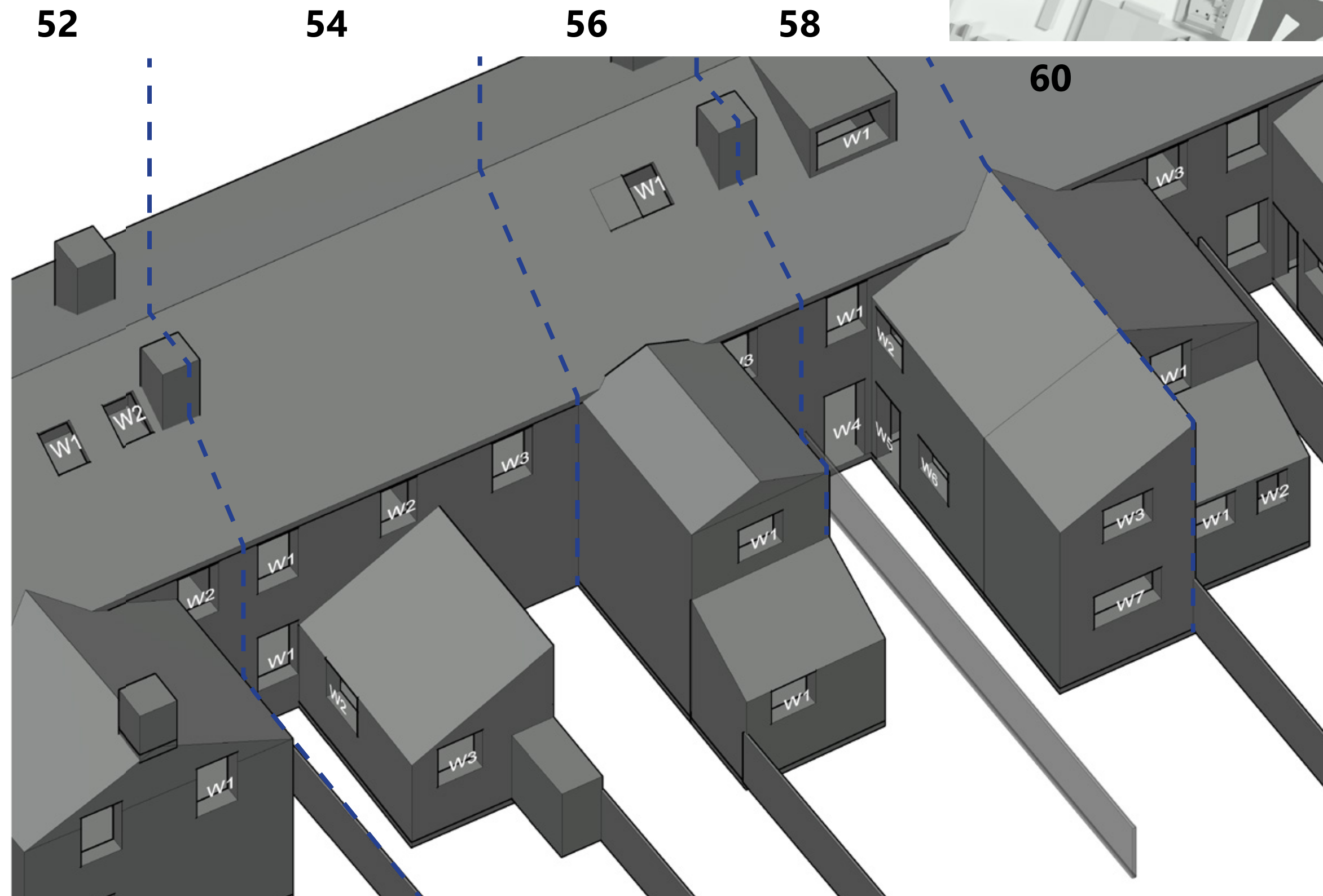
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WM01 06

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Project Caversham Road
Reading
RG1 8AH

Title 52 to 60 Swansea Road
Window Map

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Date 14/03/2022 Project 5401

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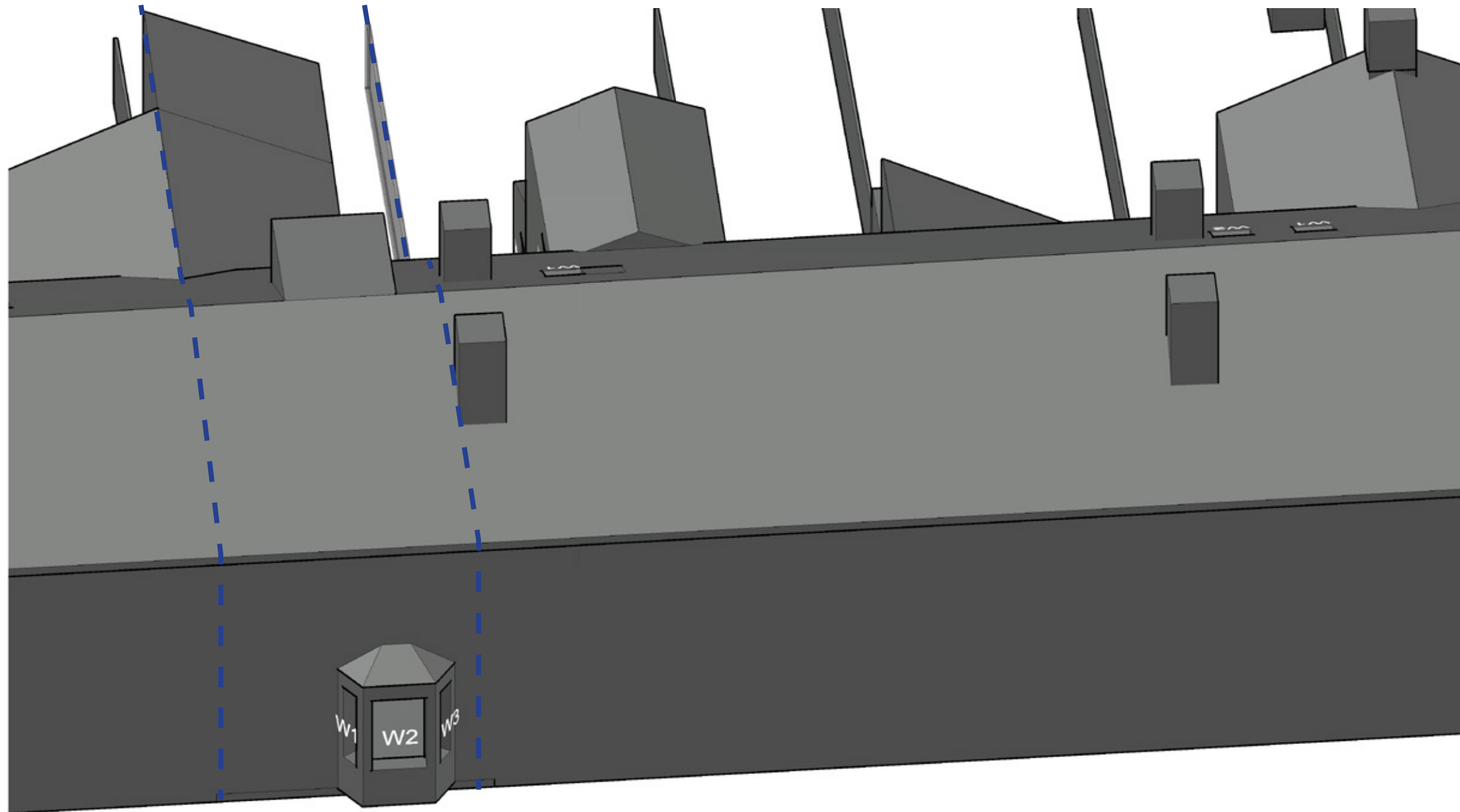
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58



Project Caversham Road
Reading
RG1 8AH

Title 52 to 60 Swansea Road
Window Map

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Sources of information

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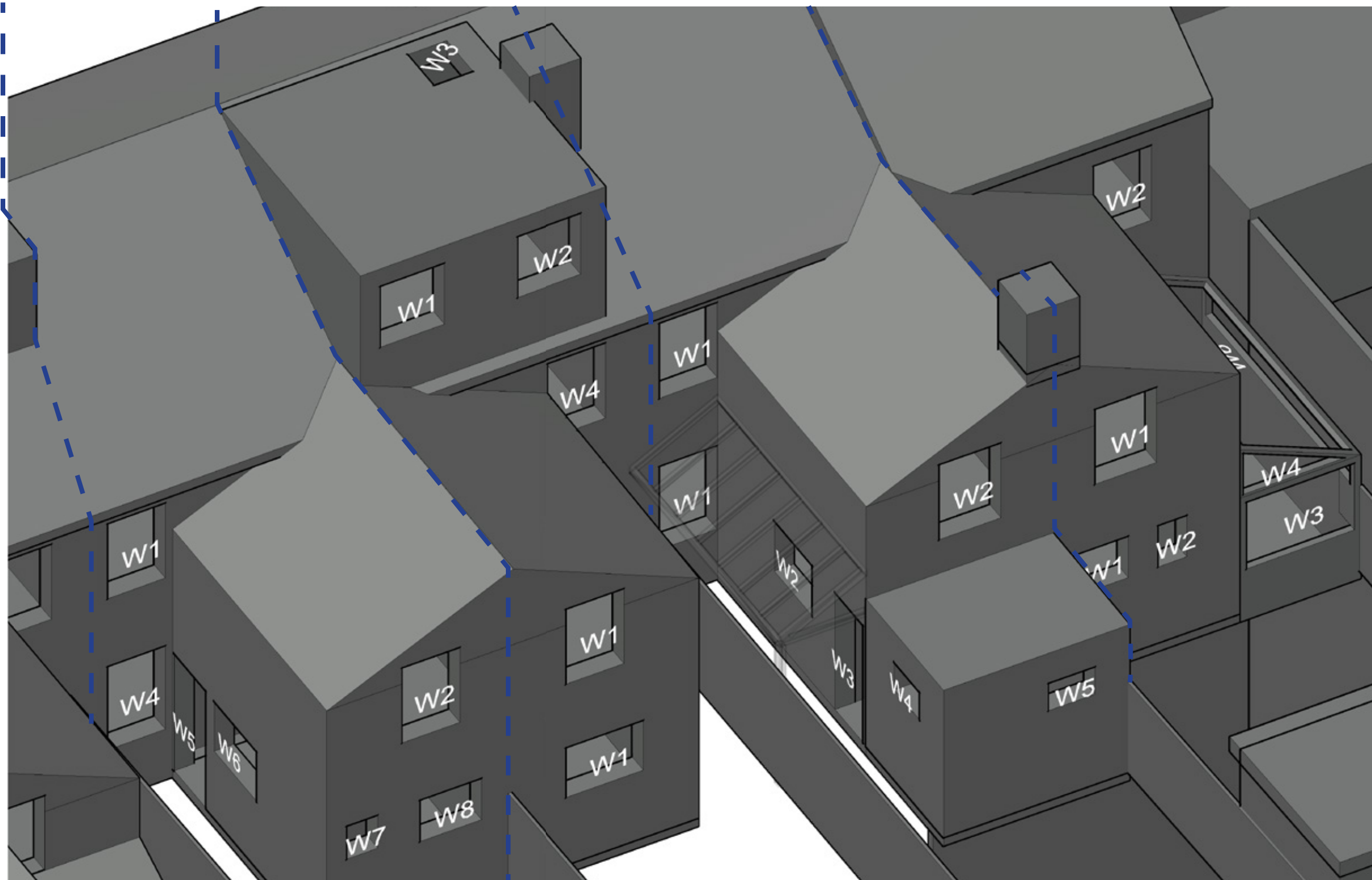


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68



Project Caversham Road
Reading
RG1 8AH

Title 62 to 68 Swansea Road
Window Map

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Date 14/03/2022 Project 5401

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WM01 09

Sources of information

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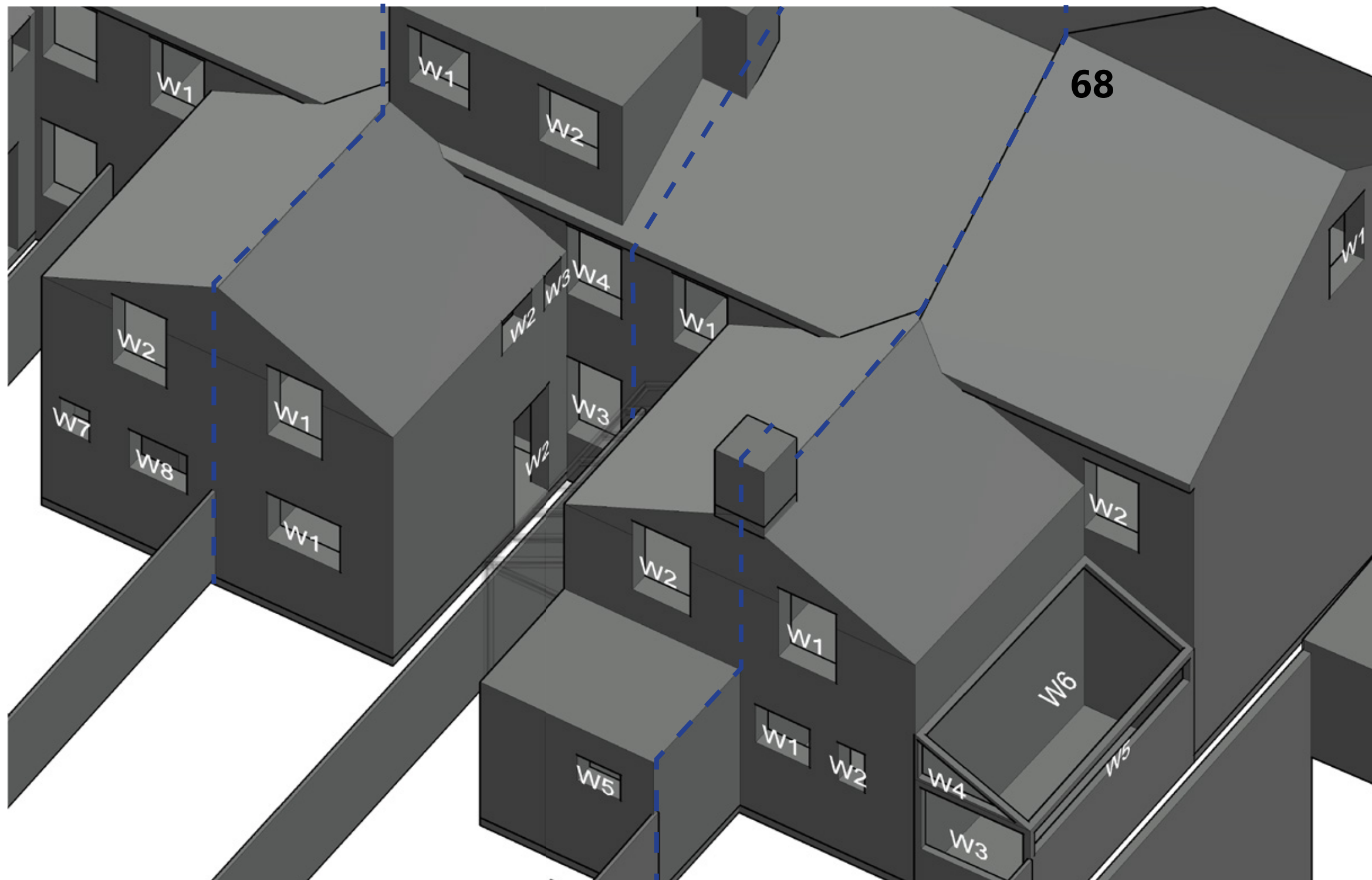
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Project Caversham Road
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RG1 8AH

Title 62 to 68 Swansea Road
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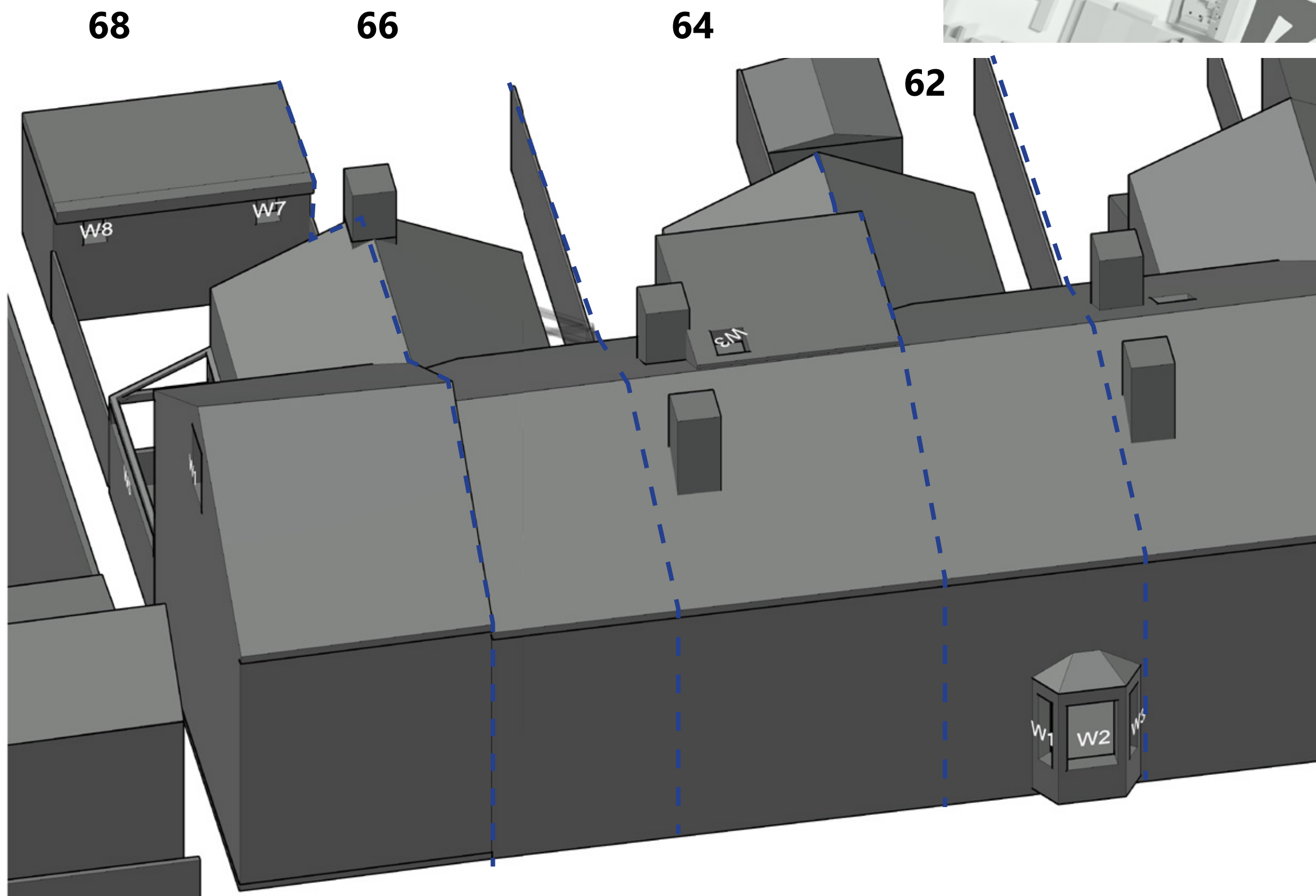
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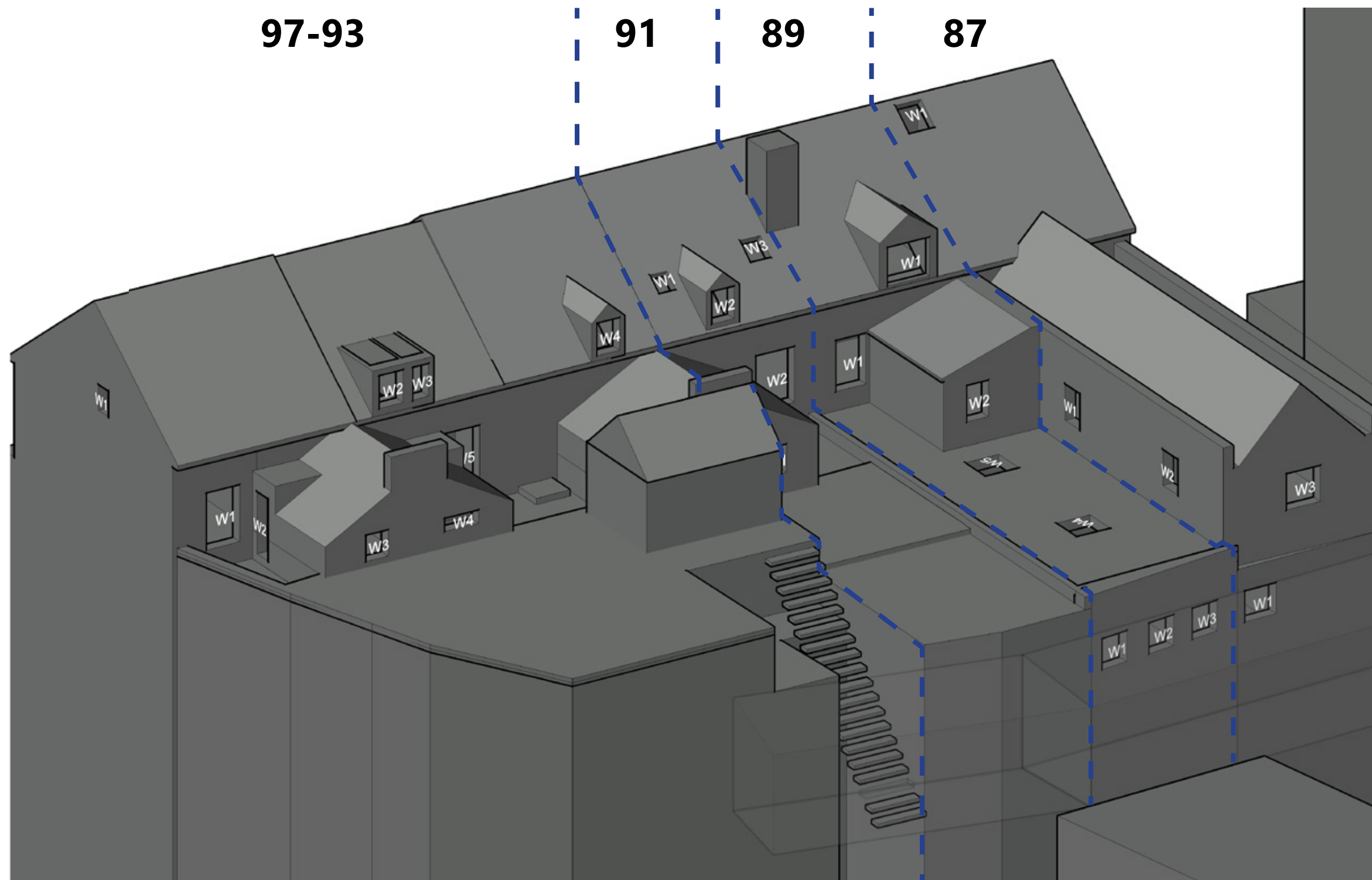
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Sources of information

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Project Caversham Road
Reading
RG1 8AH

Title 97-93 to 89 Caversham Road
Window Map

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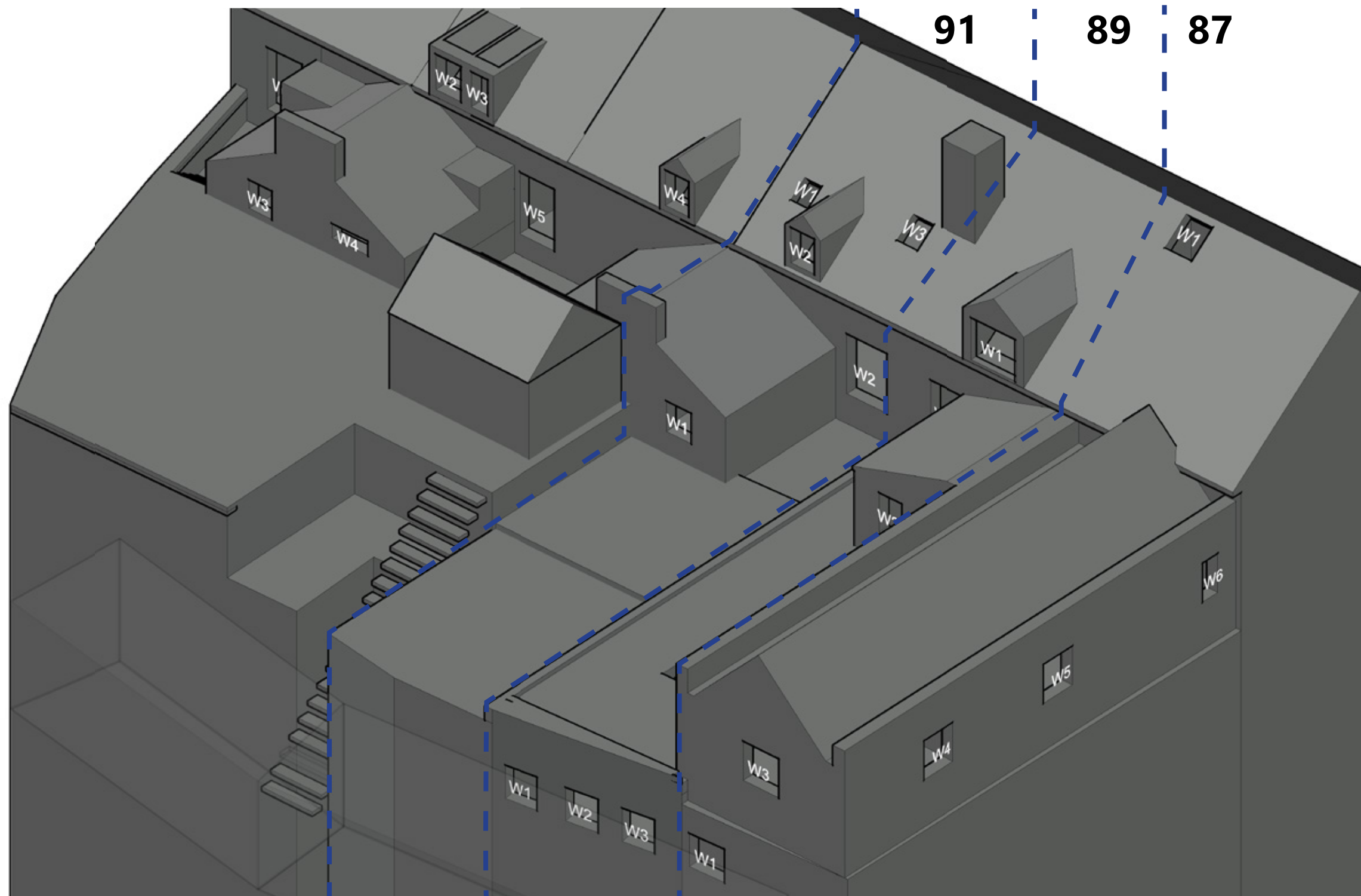
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97-93

91 89 87



Project Caversham Road
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Title 97-93 to 89 Caversham Road
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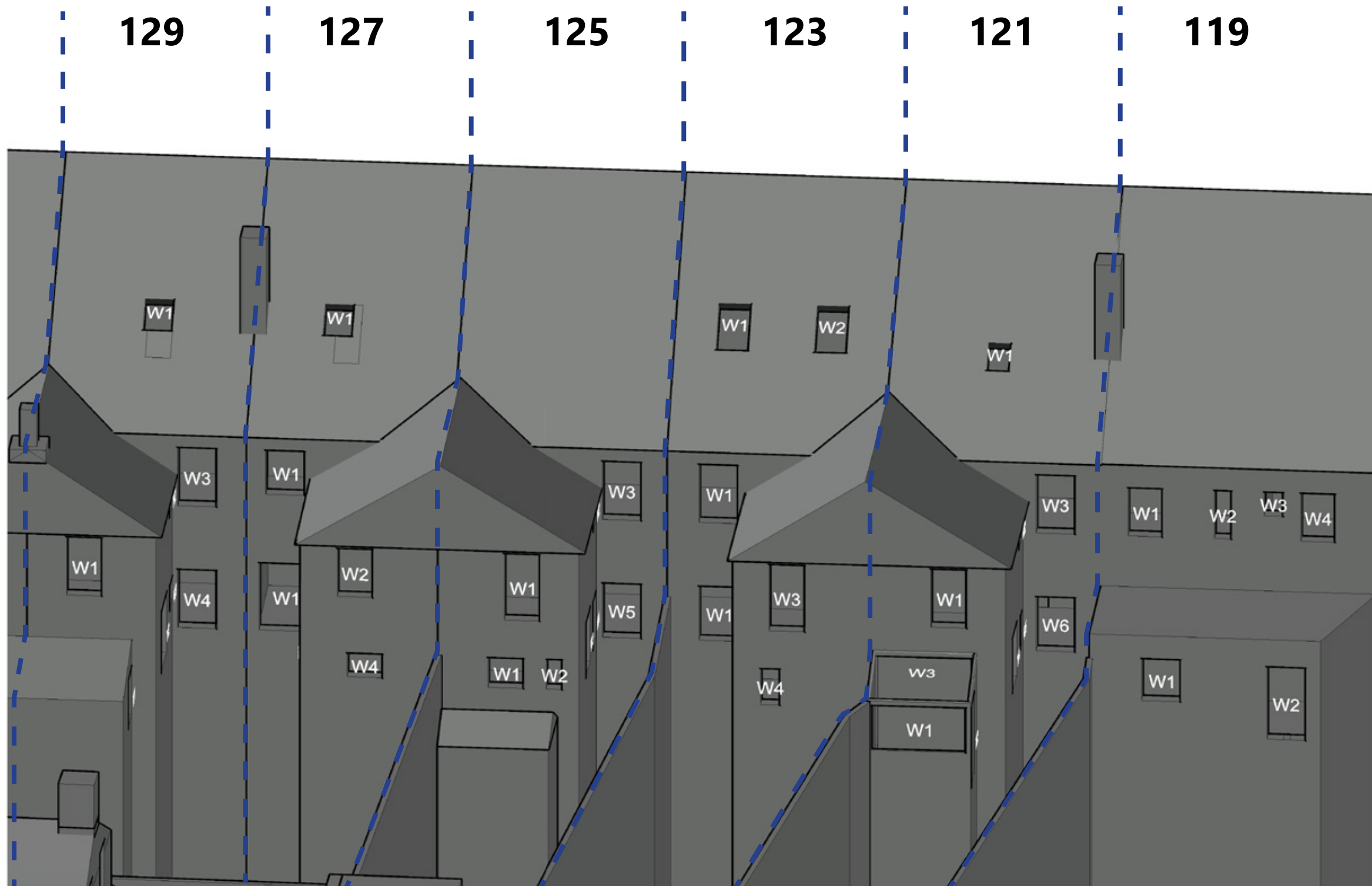
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Sources of information

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Project Caversham Road
Reading
RG1 8AH

Title 119 to 129 Caversham Road
Window Map

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Sources of information

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RT2220002P0001.pdf
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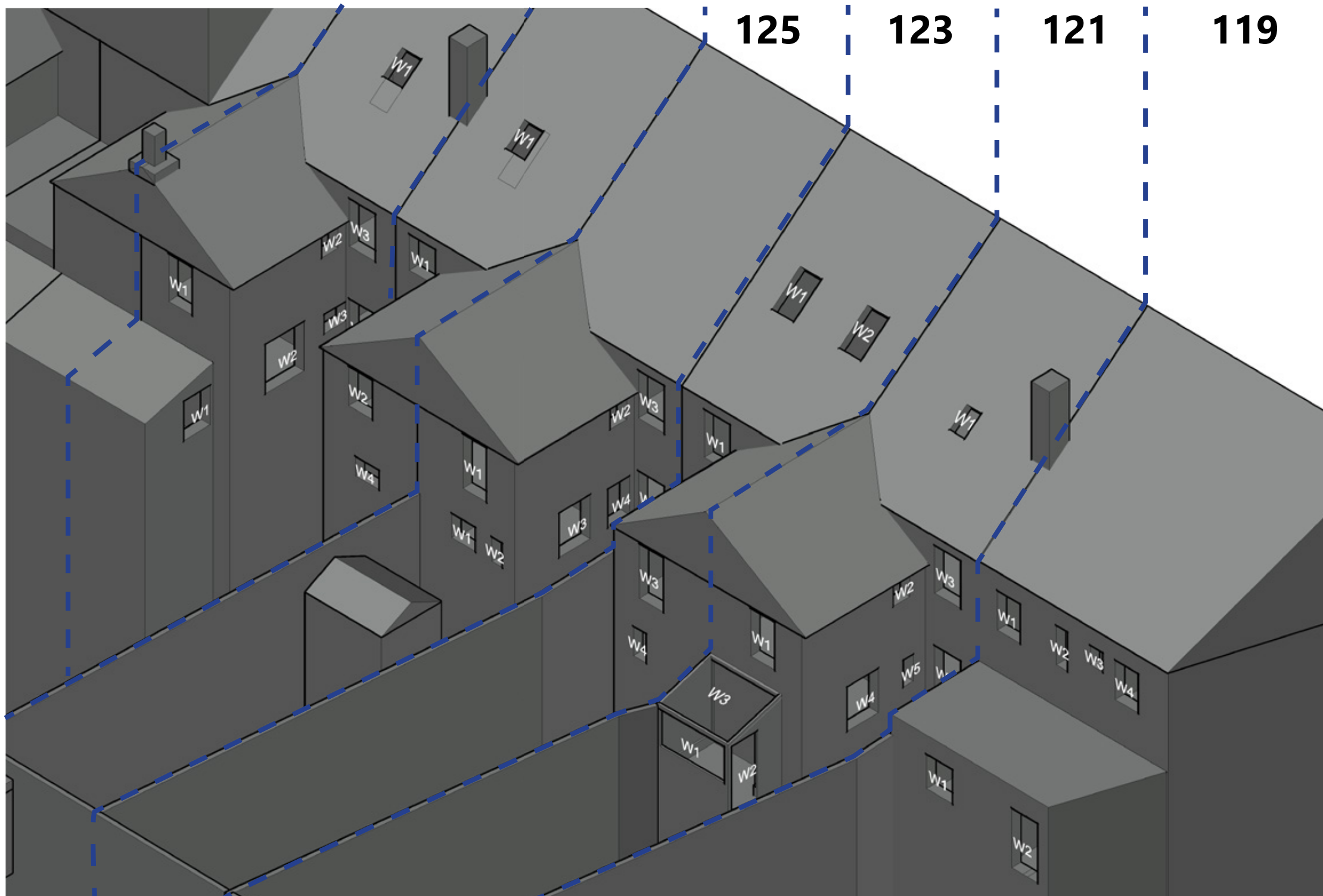
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Project Caversham Road
Reading
RG1 8AH

Title 119 to 129 Caversham Road
Window Map

Drawn AP Checked --

Date 14/03/2022 Project 5401

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WM01 15

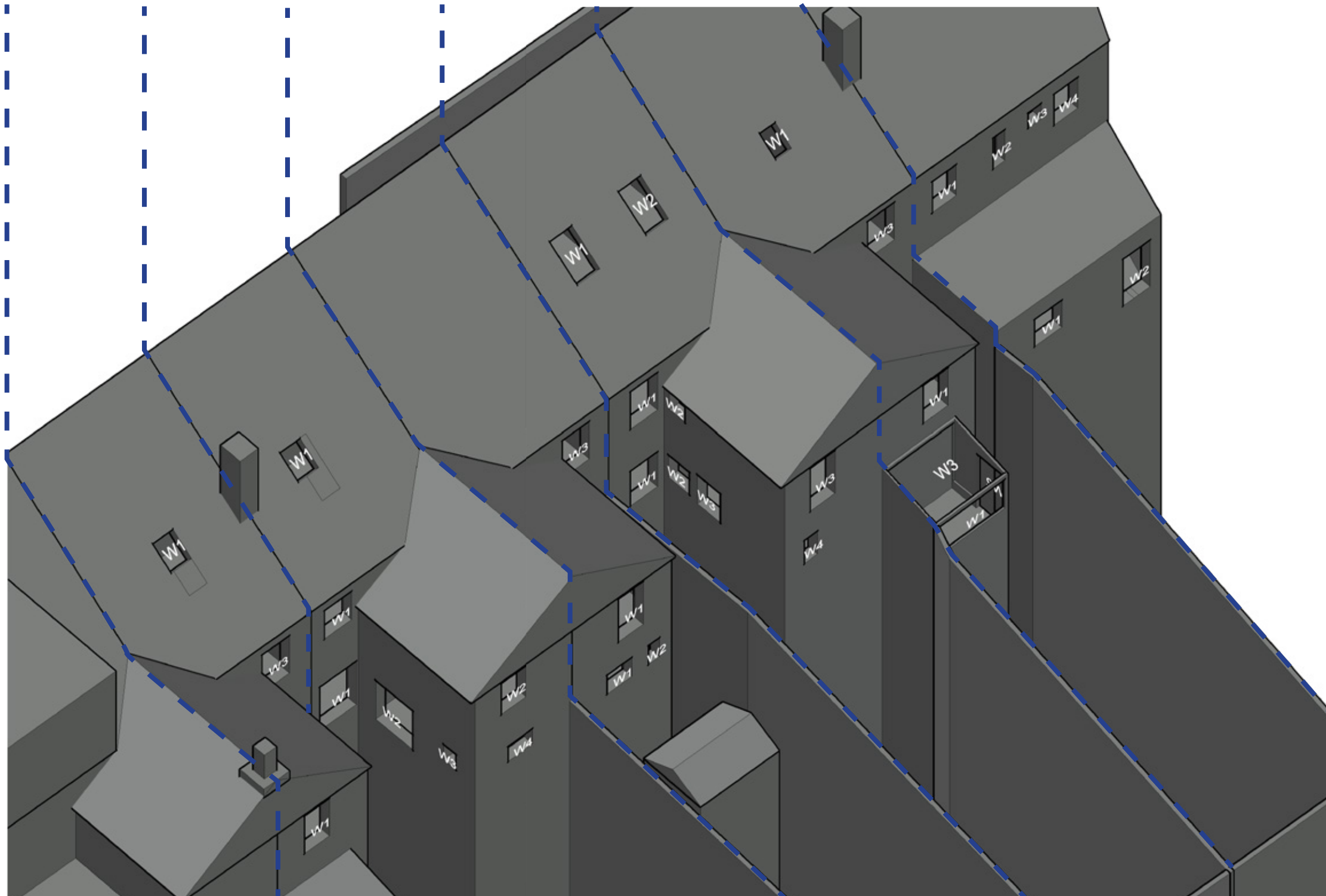
Sources of information

Warner Surveys
RT2220002P0001.pdf
Received 22/02/2022

EB7 Ltd
Site Photographs
Ordnance Survey



129 127 125 123 121 119



Project Caversham Road
Reading
RG1 8AH

Title 119 to 129 Caversham Road
Window Map

Drawn AP Checked --

Date 14/03/2022 Project 5401

Rel no. Prefix Page no.
WM01 16



Appendix 2

Detailed results of the daylight and sunlight assessments
within neighbouring properties

[illegible]

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room						
				Existing	Proposed	Proportion	Room	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	Area	m²	%	m²	%	Retained	Total	Winter	Total	Winter	Total	Winter
W2-U							8.7	8.5	98%	8.5	98%	1.00	81	27	79	25	0.98	0.93
48 Swansea Road																		
Ground	R1	W1	Residential	32.0	29.8	0.93												
		W2		13.5	13.0	0.96	5.8	5.7	99%	5.7	99%	1.00	68	16	67	15	0.99	0.94
Ground	R2	W3	Residential	9.1	8.6	0.95	3.3	0.9	28%	0.9	28%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R3	W4	Residential	15.2	13.6	0.89	9.4	8.9	95%	8.9	95%	1.00	21	4	21	4	1.00	1.00
First	R1	W1-L W1-U	Residential	37.2	35.2	0.95												
							9.3	9.2	98%	9.2	98%	1.00	81	27	78	24	0.96	0.89
First	R2	W2-L W2-U	Residential	31.0	29.6	0.95												
							9.8	9.5	97%	9.5	97%	1.00	64	17	62	15	0.97	0.88
50 Swansea Road																		
Ground	R1	W1	Dining Room	15.8	15.0	0.95	11.3	10.1	89%	10.1	89%	1.00	30	10	30	10	1.00	1.00
Ground	R2	W2	Kitchen	9.7	9.7	0.99												
		W3-L		13.8	13.7	1.00												
		W3-U																
		W4		34.5	32.3	0.94	9.1	8.9	98%	8.9	98%	1.00	77	24	77	24	1.00	1.00
First	R1	W1-L W1-U	Bedroom	31.4	30.3	0.97												
							8.7	8.5	98%	8.5	98%	1.00	64	21	64	21	1.00	1.00
First	R2	W2-L W2-U	Bathroom	36.9	34.6	0.94												
							8.2	7.4	91%	7.4	91%	1.00	81	27	79	25	0.98	0.93
54 Swansea Road																		
Ground	R1	W1	Residential	24.9	23.2	0.93	9.8	9.1	93%	9.1	93%	1.00	46	11	43	8	0.93	0.73
Ground	R2	W2-L W2-U	Residential	12.6	12.4	0.99												
		W3		33.2	31.3	0.94	9.4	9.0	96%	9.0	96%	1.00	77	24	74	21	0.96	0.88
First	R1	W1-L W1-U	Residential	34.7	32.6	0.94												
							9.0	8.9	98%	8.9	98%	1.00	73	23	72	22	0.99	0.96
First	R2	W2	Residential	35.1	33.1	0.95	5.3	5.3	99%	5.3	99%	1.00	74	25	73	24	0.99	0.96

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)						Annual Probable Sunlight Hours (APSH) by Room					
				Existing VSC	Proposed VSC	Proportion Retained	Room Area	Existing NSL		Proposed NSL		Proportion Retained	Existing APSH		Proposed APSH		Retained	
								m²	%	m²	%		Total	Winter	Total	Winter	Total	Winter
First	R3	W3-L W3-U	Residential	32.1	30.6	0.95												
56 Swansea Road							9.8	9.6	98%	9.6	98%	1.00	66	23	66	23	1.00	1.00
Ground	R1	W1 W2	Residential	28.6	28.7	1.00												
				19.5	19.4	1.00	4.7	4.5	97%	4.5	97%	1.00	69	22	66	19	0.96	0.86
Ground	R2	W3	Residential	12.5	12.3	0.99	10.8	3.0	28%	3.0	28%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R3	W4-L W4-U W5-L W5-U W6-L W6-U W7-L W7-U W8	Residential	11.9	11.8	0.99												
				13.2	13.1	0.99												
				14.2	14.1	0.99												
				13.3	13.2	1.00												
				17.6	17.2	0.98	10.5	10.3	98%	10.3	98%	1.00	29	6	29	6	1.00	1.00
First	R1	W1	Residential	35.6	33.2	0.93	5.2	5.1	97%	5.1	97%	1.00	79	26	77	24	0.97	0.92
First	R2	W2	Residential	27.8	27.4	0.98	3.4	2.6	76%	2.6	76%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R3	W3-L W3-U	Residential	23.5	22.6	0.96												
							9.8	9.5	97%	9.5	97%	1.00	43	8	42	7	0.98	0.88
Second	R1	W1	Residential	85.3	84.2	0.99	11.5	9.8	84%	9.7	84%	1.00	88	29	87	28	0.99	0.97
58 Swansea Road																		
Ground	R1	W1-L W1-U W2-L W2-U W3-L W3-U W4-L W4-U W5	Living Room	24.4	24.4	1.00												
				28.5	28.5	1.00												
				24.1	24.1	1.00												
				12.9	12.7	0.99												
				16.1	15.4	0.96	23.1	21.4	93%	21.2	92%	0.99	49	11	47	9	0.96	0.82
Ground	R2	W6 W7	Kitchen	9.2	8.9	0.97												
				14.2	13.8	0.97	10.1	5.9	59%	5.9	59%	1.00	31	11	31	11	1.00	1.00
Ground	R3	W8	Bathroom	24.3	29.1	1.20	5.8	4.8	84%	5.6	96%	1.15	59	12	71	19	1.20	1.58

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)						Annual Probable Sunlight Hours (APSH) by Room					
				Existing VSC	Proposed VSC	Proportion Retained	Room Area	Existing NSL		Proposed NSL		Proportion Retained	Existing APSH		Proposed APSH		Retained	
								m²	%	m²	%		Total	Winter	Total	Winter	Total	Winter
First	R1	W1	Bedroom	31.6	30.2	0.95	8.9	8.6	97%	8.6	97%	1.00	64	20	64	20	1.00	1.00
First	R2	W2	Bathroom	19.4	18.9	0.98	3.3	2.4	75%	2.4	75%	1.00	47	16	47	16	1.00	1.00
First	R3	W3-L W3-U	Bedroom	33.2	31.7	0.95	10.6	9.3	88%	7.5	71%	0.80	77	26	76	23	0.99	0.88
Second	R1	W1	Residential	38.4	36.6	0.95	12.9	11.5	89%	11.5	89%	1.00	82	28	81	27	0.99	0.96
62 Swansea Road																		
Ground	R1	W1-L	Living Room	24.4	24.4	1.00	22.4	20.6	92%	20.5	91%	1.00	43	8	43	8	1.00	1.00
		W1-U																
		W2-L																
		W2-U																
		W3-L																
Ground	R2	W5 W6	Kitchen	8.9 14.2	9.0 14.2	1.01 1.00	6.3	5.1	80%	5.1	80%	1.00	35	13	33	11	0.94	0.85
Ground	R3	W7	Bathroom	25.5	29.5	1.16	3.3	2.8	84%	2.8	84%	1.00	61	15	67	16	1.10	1.07
		W8		24.9	29.8	1.20												
First	R1	W1-L W1-U	Bedroom	31.1	30.2	0.97	8.9	8.7	97%	8.7	97%	1.00	65	21	65	21	1.00	1.00
First	R2	W2-L W2-U	Bedroom	31.6	32.6	1.03	9.9	9.7	99%	9.7	99%	1.00	76	24	76	23	1.00	0.96
60 Swansea Road																		
Ground	R1	W1	Residential	21.4	26.0	1.22	4.0	3.9	99%	3.9	99%	1.00	52	11	59	14	1.13	1.27
		W2		22.9	28.2	1.23												
Ground	R2	W3	Residential	12.6	13.6	1.08	10.6	5.9	56%	6.3	60%	1.07	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R3	W5-L	Residential	13.1	13.0	0.99	9.0	8.2	91%	8.2	91%	1.00	20	3	19	2	0.95	0.67
		W5-U																
First	R1	W1-L W1-U	Residential	26.0	25.1	0.96	6.9	6.6	96%	6.6	96%	1.00	47	10	47	10	1.00	1.00

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Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)						Annual Probable Sunlight Hours (APSH) by Room					
				Existing VSC	Proposed VSC	Proportion Retained	Room Area	Existing NSL		Proposed NSL		Proportion Retained	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	Area	m²	%	m²	%	Retained	Total	Winter	Total	Winter	Total	Winter
Ground	R1	W1	Residential	24.7	28.7	1.16	9.9	8.5	86%	9.2	93%	1.08	66	14	71	19	1.08	1.36
		W2		26.5	30.0	1.13												
Ground	R2	W3-L	Residential	23.4	27.0	1.15	7.2	5.7	80%	5.7	80%	1.00	69	17	73	21	1.06	1.24
		W3-U		28.9	30.3	1.05												
		W4		14.3	13.9	0.97												
		W5		70.1	69.7	0.99												
		W6-L		19.0	22.5	1.19												
		W7-U																
First	R1	W1-L	Residential	31.5	32.2	1.02	11.0	10.8	98%	10.9	98%	1.01	73	20	76	23	1.04	1.15
		W1-U																
First	R2	W2-L W2-U	Residential	30.7	29.1	0.95	9.7	9.3	97%	9.3	97%	1.00	65	15	64	14	0.98	0.93
Second	R1	W1	Residential	36.9	36.6	0.99	10.3	10.1	98%	10.1	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
52 Swansea Road																		
Ground	R1	W1	Residential	23.9	24.0	1.00	9.1	8.5	93%	8.5	93%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
		W2		19.9	19.6	0.98												
Ground	R2	W3	Residential	18.4	17.1	0.93	9.7	9.2	95%	9.2	95%	1.00	33	5	32	4	0.97	0.80
		W4		20.3	18.8	0.93												
First	R1	W1-L W1-U	Residential	36.8	34.3	0.93	9.1	9.0	98%	9.0	98%	1.00	80	26	80	26	1.00	1.00
First	R2	W2-L W2-U	Residential	32.1	30.3	0.94	9.8	9.4	96%	9.4	96%	1.00	67	17	66	16	0.99	0.94
Second	R1	W1	Residential	86.3	85.5	0.99	9.9	7.9	80%	7.9	80%	1.00	89	28	88	27	0.99	0.96
		W2		78.2	77.5	0.99												
119 Caversham Road																		
Ground	R1	W1-L W1-U	Residential	21.6	25.4	1.18	8.5	7.2	85%	7.9	93%	1.10	34	3	42	8	1.24	2.67
Ground	R2	W2-L	Residential	15.3	22.9	1.49	4.8	3.8	80%	4.8	100%	1.24	16	0	33	3	2.06	0.00
		W2-U																
		W3-L W3-U		13.3	21.3	1.60												

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)						Annual Probable Sunlight Hours (APSH) by Room						
				Existing VSC	Proposed VSC	Proportion Retained	Room Area	Existing NSL		Proposed NSL		Proportion Retained	Existing APSH		Proposed APSH		Retained		
								m²	%	m²	%		Total	Winter	Total	Winter	Total	Winter	
First	R1	W1 W2	Residential	34.0 33.5	29.5 27.7	0.87 0.83	15.5	15.2	98%	15.2	98%	1.00	60	18	45	8	0.75	0.44	
First	R2	W3 W4	Residential	33.5 29.4	26.5 23.7	0.79 0.81													12.6
129 Caversham Road																			
Ground	R2	W1 W2	Kitchen	15.9 10.2	15.6 10.2	0.98 1.00	10.6	7.3	69%	7.3	69%	1.00	45	13	46	14	1.02	1.08	
Ground	R3	W3-L W3-U	Bedroom	14.9	15.1	1.02													11.6
First	R1	W1-L W1-U	Bedroom	35.7	35.3	0.99	7.6	7.3	96%	7.3	96%	1.00	65	22	65	22	1.00	1.00	
First	R2	W2	Bathroom	18.0	17.9	0.99	2.3	1.3	54%	1.3	54%	1.00	47	19	47	19	1.00	1.00	
First	R3	W3-L W3-U	Bedroom	31.8	31.8	1.00	11.6	11.3	97%	11.3	97%	1.00	57	20	57	20	1.00	1.00	
Second	R1	W1	Bedroom	81.7	81.2	0.99	9.4	8.6	91%	8.6	91%	1.00	75	22	75	22	1.00	1.00	
127 Caversham Road																			
Ground	R1	W1 W2 W3	Bedroom	16.2 17.5 14.3	16.4 17.5 14.3	1.01 1.00 1.00	9.9	9.6	97%	9.6	97%	1.00	21	4	21	4	1.00	1.00	
Ground	R2	W4	Kitchen	14.2	14.2	1.00													7.4
Ground	R3	W5 W6	Bathroom	19.4 32.8	19.4 32.8	1.00 1.00	3.7	3.5	95%	3.5	95%	1.00	61	21	57	17	0.93	0.81	
First	R1	W1	Bedroom	32.6	32.7	1.00	10.0	9.7	97%	9.7	97%	1.00	59	17	59	17	1.00	1.00	
First	R2	W2	Bedroom	36.0	35.5	0.99	7.6	7.3	96%	7.3	96%	1.00	66	24	66	24	1.00	1.00	
First	R2	W2	Bedroom	36.0	35.5	0.99	7.6	7.3	96%	7.3	96%	1.00	66	24	66	24	1.00	1.00	
Second	R1	W1	Bedroom	81.2	80.4	0.99	9.3	8.3	89%	8.3	89%	1.00	87	27	86	26	0.99	0.96	
123 Caversham Road																			

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Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room						
				Existing	Proposed	Proportion	Room Area	Existing NSL		Proposed NSL		Proportion Retained	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained		m²	%	m²	%		Total	Winter	Total	Winter	Total	Winter
Ground	R2	W2-L	Residential	15.0	13.3	0.89	4.0	4.0	100%	4.0	100%	1.00	67	15	61	14	0.91	0.93
		W2-U																
		W3																
		W4																
		W5		16.5	13.1	0.80												
				11.9	9.1	0.77	12.0	9.3	77%	6.7	56%	0.73	44	8	36	7	0.82	0.88
Ground	R3	W6	Residential	15.4	14.5	0.94	13.4	12.4	93%	12.0	90%	0.96	34	6	29	4	0.85	0.67
First	R1	W1-L	Residential	34.8	33.6	0.96	6.9	6.8	98%	6.7	97%	1.00	64	21	56	14	0.88	0.67
		W1-U																
First	R2	W2	Residential	19.3	12.8	0.66	2.5	0.9	35%	0.9	35%	0.99	48	19	37	10	0.77	0.53
First	R3	W3-L	Residential	32.3	28.8	0.89	11.9	11.7	98%	11.6	97%	0.99	57	20	46	10	0.81	0.50
		W3-U																
Second	R1	W1	Residential	82.9	79.9	0.96	7.0	5.5	79%	4.3	61%	0.77	78	25	72	19	0.92	0.76
97-93 Caversham Road																		
First	R1	W1-L	Kitchen	23.8	16.9	0.71	11.8	10.3	88%	7.8	66%	0.75	N/F	N/F	N/F	N/F	N/F	N/F
		W1-U																
First	R2	W2	Circulation	12.2	5.6	0.46	2.7	0.9	34%	0.4	15%	0.44	N/F	N/F	N/F	N/F	N/F	N/F
First	R3	W3-L	Bathroom	36.1	27.8	0.77	5.0	4.5	89%	2.0	40%	0.45	N/F	N/F	N/F	N/F	N/F	N/F
		W3-U																
First	R4	W4	Bathroom	36.9	31.0	0.84	5.1	4.6	91%	4.5	89%	0.98	N/F	N/F	N/F	N/F	N/F	N/F
First	R5	W5	Circulation	18.0	18.0	1.00	2.4	2.2	92%	2.2	92%	1.00	36	6	36	6	1.00	1.00
First	R6	W6	Kitchen	31.6	30.0	0.95	9.2	8.8	96%	8.8	96%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R7	W7-L	Kitchen	30.1	26.7	0.89	11.6	11.4	98%	11.4	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
		W7-U																
First	R8	W8	Bathroom	18.5	14.6	0.79	1.5	1.5	99%	1.5	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R9	W9-L	Bathroom	27.8	22.5	0.81	6.4	5.9	92%	5.5	86%	0.94	N/F	N/F	N/F	N/F	N/F	N/F
		W9-U																
		W10		36.9	33.9	0.92												
Second	R1	W1-L	Bedroom	30.1	3.8	0.13												

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room						
				Existing	Proposed	Proportion	Room Area	Existing NSL		Proposed NSL		Proportion Retained	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained		m²	%	m²	%		Total	Winter	Total	Winter	Total	Winter
		W1-U					10.5	9.8	93%	0.1	1%	0.01	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Hallway	37.6	32.6	0.87	5.0	4.9	97%	4.9	97%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R3	W3	Bedroom	37.8	33.2	0.88	8.5	5.0	59%	4.9	58%	0.99	N/F	N/F	N/F	N/F	N/F	N/F
89 Caversham Road																		
Ground	R1	W1	Unknown	12.7	12.6	1.00	24.4	8.0	33%	8.0	33%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
		W2		12.1	12.1	1.00												
		W3		13.2	13.2	1.00												
First	R1	W1-L W1-U	Residential	30.5	28.8	0.94	17.7	16.2	92%	16.1	91%	0.99	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2-L W2-U	Bathroom	31.4	29.4	0.94	6.8	6.4	94%	6.4	94%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Residential	34.6	33.0	0.95	15.0	12.3	82%	12.2	81%	0.99	N/F	N/F	N/F	N/F	N/F	N/F
87 Caversham Road																		
Ground	R1	W1	Unknown	14.5	14.4	1.00	11.5	4.0	35%	4.0	35%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W1	Residential	32.6	29.1	0.89	32.8	25.9	79%	22.1	67%	0.85	51	14	51	14	1.00	1.00
		W5		10.2	10.2	1.00												
		W6		15.9	15.9	1.00												
First	R2	W2	Residential	34.5	30.4	0.88	18.7	18.5	99%	18.3	98%	0.99	58	9	58	9	1.00	1.00
		W3		34.8	33.0	0.95												
		W4		10.4	10.4	1.00												
Second	R1	W1	Stairwell	80.0	79.2	0.99	3.8	2.7	71%	2.7	71%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
91 Caversham Road																		
Ground	R1	W1	Unknown	11.3	11.3	1.00	27.0	3.2	12%	3.2	12%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
		W2		10.5	10.4	1.00												
First	R1	W1-L W1-U	Residential	35.8	33.0	0.92	7.7	7.5	98%	7.5	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2-L W2-U	Residential	31.5	30.8	0.98	19.8	17.5	88%	17.5	88%	1.00	N/F	N/F	N/F	N/F	N/F	N/F

[illegible]

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room						
				Existing VSC	Proposed VSC	Proportion Retained	Room Area	Existing NSL		Proposed NSL		Proportion Retained	Existing APSH		Proposed APSH		Retained	
								m²	%	m²	%		Total	Winter	Total	Winter	Total	Winter
W2-U							8.4	8.2	97%	8.2	97%	1.00	62	20	62	20	1.00	1.00
36 Swansea Road																		
Ground	R1	W1	Residential	15.7	15.4	0.98	10.1	9.5	94%	9.5	94%	1.00	30	4	30	4	1.00	1.00
Ground	R2	W3	Kitchen	14.2	14.2	1.00	8.4	8.3	99%	8.3	99%	1.00	63	18	63	18	1.00	1.00
		W4		35.3	33.8	0.96												
First	R1	W1-L	Residential	31.7	31.3	0.99	10.1	9.7	97%	9.7	97%	1.00	56	17	55	16	0.98	0.94
		W1-U																
First	R2	W2-L	Bathroom	37.4	36.0	0.96	3.8	3.7	97%	3.7	97%	1.00	61	19	60	18	0.98	0.95
		W2-U																
Second	R1	W1	Bedroom	81.9	81.6	1.00	9.9	9.7	98%	9.7	98%	1.00	77	17	77	17	1.00	1.00
38 Swansea Road																		
Ground	R1	W1	Residential	35.3	33.6	0.95	8.4	8.3	99%	8.3	99%	1.00	60	19	60	18	1.00	0.95
		W2-L W2-U																
Ground	R2	W3	Residential	8.6	8.1	0.93	9.8	7.5	76%	7.5	76%	1.00	13	2	12	1	0.92	0.50
First	R1	W1-L	Residential	37.3	35.9	0.96	8.4	8.2	98%	8.2	98%	1.00	62	20	60	18	0.97	0.90
		W1-U																
First	R2	W2-L	Residential	27.3	26.6	0.98	10.1	9.7	96%	9.7	96%	1.00	43	6	43	6	1.00	1.00
		W2-U																
133 Caversham Road																		
Ground	R1	W1	Commercial	32.0	31.9	1.00	14.8	12.0	81%	12.0	81%	1.00	59	19	59	19	1.00	1.00
		W2		32.4	32.2	0.99												
First	R1	W1-L W1-U	Bedroom	35.4	35.1	0.99	5.0	4.8	95%	4.8	95%	1.00	65	23	65	23	1.00	1.00
First	R2	W2	WC	16.0	15.9	1.00	0.9	0.7	73%	0.7	73%	1.00	39	17	39	17	1.00	1.00
First	R3	W3	Bedroom	30.6	30.6	1.00	9.8	9.5	97%	9.5	97%	1.00	55	18	55	18	1.00	1.00
Second	R1	W1	Bedroom	38.6	38.1	0.99	11.6	8.6	74%	8.6	74%	1.00	67	24	67	24	1.00	1.00

				Vertical Sky Component (VSC)			No-Sky Line (NSL)						Annual Probable Sunlight Hours (APSH) by Room					
Address	Room	Window	Room use	Existing	Proposed	Proportion	Room Area	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained		m²	%	m²	%		Retained	Total	Winter	Total	Winter	Total
131 Caversham Road																		
Ground	R1	W1	Hallway	32.7	32.5	0.99	7.9	5.5	69%	5.5	69%	1.00	57	18	57	18	1.00	1.00
Ground	R2	W1	Storage	32.7	32.5	0.99												
		W2		20.1	20.1	1.00												
		W3-L		28.5	28.4	1.00												
		W3-U																
		W4-L		29.4	29.4	1.00												
		W4-U				17.2	15.7	91%	15.7	91%	1.00	62	21	62	21	1.00	1.00	
First	R1	W1	Bedroom	31.2	31.2	1.00	10.0	9.6	96%	9.6	96%	1.00	52	11	52	11	1.00	1.00
First	R2	W2	Bathroom	17.3	17.3	1.00	3.0	1.1	38%	1.1	38%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R3	W3-L	Bedroom	35.5	35.1	0.99	7.1	6.6	94%	6.6	94%	1.00	65	22	65	22	1.00	1.00
		W3-U																
Second	R1	W1	Bedroom	38.6	38.1	0.99	10.7	8.2	77%	8.2	77%	1.00	67	24	67	24	1.00	1.00



Appendix 3

Detailed results of the daylight and sunlight assessment
within the proposed development

Project Name: Caversham Road RG1 8AH
Project No.: 5401
Report Title: SDA BS En17037 Analysis - Proposed Scheme

							Criteria	
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area
Proposed block A								
Ground	R1	Bedroom	14.58	9.34	9.34	100%	100	50%
	R2	Bedroom	12.65	8.29	8.29	100%	100	50%
	R3	LKD	26.48	19.25	16.87	88%	150	50%
First	R1	Bedroom	14.58	9.34	9.34	100%	100	50%
	R2	Bedroom	12.65	8.29	8.29	100%	100	50%
	R3	LKD	26.48	19.25	17.04	89%	150	50%
	R4	Bedroom	12.59	8.56	4.46	52%	100	50%
	R5	LKD	24.73	17.98	17.98	100%	150	50%
Second	R1	Bedroom	14.58	9.34	9.34	100%	100	50%
	R2	Bedroom	12.70	8.34	8.34	100%	100	50%
	R3	LKD	26.48	19.25	17.98	93%	150	50%
	R4	Bedroom	12.59	8.56	7.45	87%	100	50%
	R5	LKD	24.73	17.98	17.98	100%	150	50%
Third	R1	Bedroom	15.67	11.17	11.17	100%	100	50%
	R2	LKD	25.85	19.73	19.73	100%	150	50%
	R3	Bedroom	8.83	5.46	5.46	100%	100	50%
	R4	Bedroom	7.79	4.78	4.78	100%	100	50%
Proposed block B								
Ground	R1	LKD	20.72	15.43	15.43	100%	150	50%
	R2	Bedroom	12.19	8.36	8.36	100%	100	50%

Project Name: Caversham Road RG1 8AH
Project No.: 5401
Report Title: SDA BS En17037 Analysis - Proposed Scheme

							Criteria	
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area
First	R3	Bedroom	14.35	10.15	10.15	100%	100	50%
	R4	LKD	22.25	16.25	15.69	97%	150	50%
	R5	LKD	20.72	15.43	15.43	100%	150	50%
	R6	Bedroom	12.19	8.36	8.36	100%	100	50%
	R7	LKD	29.36	21.85	14.92	68%	150	50%
	R8	Bedroom	8.68	5.28	5.28	100%	100	50%
	R9	Bedroom	15.04	10.27	10.27	100%	100	50%
	R10	Bedroom	12.12	8.13	5.28	65%	100	50%
	R1	LKD	20.72	15.43	15.43	100%	150	50%
	R2	Bedroom	12.19	8.36	8.36	100%	100	50%
	R3	Bedroom	14.35	10.15	10.15	100%	100	50%
	R4	LKD	22.30	16.30	15.99	98%	150	50%
	R5	Bedroom	12.77	8.58	8.58	100%	100	50%
	R6	Bedroom	11.95	7.87	7.87	100%	100	50%
	R7	LKD	26.65	20.31	18.57	91%	150	50%
	R8	LKD	28.98	21.84	16.64	76%	150	50%
	R9	Bedroom	9.56	5.75	5.75	100%	100	50%
	R10	Bedroom	14.76	10.05	10.05	100%	100	50%
	R11	Bedroom	12.39	8.34	8.34	100%	100	50%
	R12	LKD	24.71	18.69	10.94	59%	150	50%
	R13	Bedroom	11.53	7.81	7.81	100%	100	50%
	R14	Bedroom	12.02	8.01	6.31	79%	100	50%
	R15	LKD	24.71	18.69	3.61	19%	150	50%
	R16	Bedroom	11.53	7.82	2.58	33%	100	50%
	R17	Bedroom	12.02	8.01	2.89	36%	100	50%

Project Name: Caversham Road RG1 8AH
Project No.: 5401
Report Title: SDA BS En17037 Analysis - Proposed Scheme

							Criteria	
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area
	R18	Bedroom	13.79	9.15	1.79	20%	100	50%
	R19	Bedroom	10.11	6.47	2.14	33%	100	50%
	R20	LKD	28.80	22.35	12.02	54%	150	50%
	R21	Bedroom	11.61	7.88	3.76	48%	100	50%
Second	R1	LKD	20.71	15.43	15.43	100%	150	50%
	R2	Bedroom	12.19	8.36	8.36	100%	100	50%
	R3	Bedroom	14.35	10.15	10.15	100%	100	50%
	R4	LKD	22.30	16.31	16.08	99%	150	50%
	R5	Bedroom	12.77	8.58	8.58	100%	100	50%
	R6	Bedroom	11.95	7.87	7.87	100%	100	50%
	R7	LKD	26.66	20.32	18.84	93%	150	50%
	R8	LKD	28.99	21.84	19.59	90%	150	50%
	R9	Bedroom	9.56	5.76	5.76	100%	100	50%
	R10	Bedroom	14.76	10.05	10.05	100%	100	50%
	R11	Bedroom	12.39	8.34	8.34	100%	100	50%
	R12	LKD	24.72	18.69	13.55	72%	150	50%
	R13	Bedroom	11.53	7.82	7.82	100%	100	50%
	R14	Bedroom	12.02	8.01	8.01	100%	100	50%
	R15	LKD	24.72	18.69	6.76	36%	150	50%
	R16	Bedroom	11.53	7.82	5.08	65%	100	50%
	R17	Bedroom	12.02	8.01	4.01	50%	100	50%
	R18	Bedroom	13.79	9.15	3.09	34%	100	50%
	R19	Bedroom	10.11	6.48	3.78	58%	100	50%
	R20	LKD	28.78	22.34	17.30	77%	150	50%
	R21	Bedroom	11.61	7.88	6.83	87%	100	50%

Project Name: Caversham Road RG1 8AH
Project No.: 5401
Report Title: SDA BS En17037 Analysis - Proposed Scheme

							Criteria	
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area
Third	R1	Bedroom	12.18	8.35	8.35	100%	100	50%
	R2	LKD	22.14	16.32	16.32	100%	150	50%
	R3	LKD	21.07	15.51	15.51	100%	150	50%
	R4	Bedroom	16.25	11.24	11.24	100%	100	50%
	R5	Bedroom	15.17	10.59	10.59	100%	100	50%
	R6	LKD	21.32	15.74	15.74	100%	150	50%
	R7	Bedroom	13.10	9.11	9.11	100%	100	50%
	R8	LKD	26.97	19.86	19.86	100%	150	50%
	R9	Bedroom	11.60	7.82	7.82	100%	100	50%
	R10	LKD	24.72	18.69	18.69	100%	150	50%
	R11	Bedroom	11.53	7.82	7.82	100%	100	50%
	R12	Bedroom	11.23	7.40	7.40	100%	100	50%
	R13	LKD	24.34	18.32	13.04	71%	150	50%
	R14	Bedroom	11.53	7.82	7.82	100%	100	50%
	R15	Bedroom	11.65	7.65	7.65	100%	100	50%
	R16	Bedroom	13.78	9.32	8.65	93%	100	50%
	R17	Bedroom	9.28	5.81	5.81	100%	100	50%
	R18	LKD	28.80	22.36	20.98	94%	150	50%
	R19	Bedroom	11.61	7.88	7.88	100%	100	50%
Proposed block C								
Ground	R1	Bedroom	12.79	8.55	6.23	73%	100	50%
	R2	Bedroom	7.63	4.57	4.57	100%	100	50%
	R3	Bedroom	11.52	7.78	7.78	100%	100	50%

Project Name: Caversham Road RG1 8AH

Project No.: 5401

Report Title: SDA BS En17037 Analysis - Proposed Scheme

							Criteria	
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area
	R4	LKD	29.19	22.42	22.04	98%	150	50%
	R5	LKD	28.90	22.24	20.47	92%	150	50%
	R6	Bedroom	11.58	7.55	3.94	52%	100	50%
	R7	Bedroom	9.30	5.29	4.50	85%	100	50%
	R8	Bedroom	12.15	7.78	7.74	100%	100	50%
	R9	LKD	27.09	19.98	15.68	78%	150	50%
	R10	Bedroom	9.12	5.85	4.47	76%	100	50%
	R11	Bedroom	13.65	9.48	5.42	57%	100	50%
	R12	LKD	21.76	14.64	6.80	46%	150	50%
	R13	Bedroom	13.92	9.58	1.17	12%	100	50%
First	R1	Bedroom	12.79	8.55	7.82	91%	100	50%
	R2	Bedroom	7.63	4.57	4.57	100%	100	50%
	R3	Bedroom	11.52	7.78	7.78	100%	100	50%
	R4	LKD	29.19	22.42	22.42	100%	150	50%
	R5	LKD	29.03	22.38	22.38	100%	150	50%
	R6	Bedroom	11.37	7.33	7.11	97%	100	50%
	R7	Bedroom	9.22	5.23	5.23	100%	100	50%
	R8	Bedroom	12.15	7.78	7.78	100%	100	50%
	R9	LKD	27.09	19.98	19.62	98%	150	50%
	R10	Bedroom	9.12	5.85	5.85	100%	100	50%
	R11	Bedroom	13.65	9.48	9.40	99%	100	50%
	R12	Bedroom	10.38	6.77	6.77	100%	100	50%
	R13	Bedroom	11.52	7.44	7.44	100%	100	50%
	R14	LKD	26.76	19.85	11.65	59%	150	50%
	R15	Bedroom	12.41	8.40	2.25	27%	100	50%

Project Name: Caversham Road RG1 8AH

Project No.: 5401

Report Title: SDA BS En17037 Analysis - Proposed Scheme

							Criteria	
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area
	R16	LKD	23.36	16.44	16.44	100%	150	50%
Second	R1	Bedroom	12.79	8.55	8.55	100%	100	50%
	R2	Bedroom	7.63	4.57	4.57	100%	100	50%
	R3	Bedroom	11.52	7.78	7.78	100%	100	50%
	R4	LKD	29.19	22.42	22.42	100%	150	50%
	R5	LKD	29.03	22.38	22.38	100%	150	50%
	R6	Bedroom	11.37	7.33	7.33	100%	100	50%
	R7	Bedroom	9.22	5.23	5.23	100%	100	50%
	R8	Bedroom	12.15	7.78	7.78	100%	100	50%
	R9	LKD	27.09	19.98	19.98	100%	150	50%
	R10	Bedroom	9.12	5.85	5.85	100%	100	50%
	R11	Bedroom	13.65	9.48	9.48	100%	100	50%
	R12	Bedroom	10.38	6.77	6.77	100%	100	50%
	R13	Bedroom	11.52	7.44	7.44	100%	100	50%
	R14	LKD	26.76	19.85	18.08	91%	150	50%
	R15	Bedroom	12.41	8.40	4.33	52%	100	50%
	R16	LKD	23.36	16.44	16.44	100%	150	50%
Third	R1	Bedroom	12.79	8.55	8.55	100%	100	50%
	R2	Bedroom	7.63	4.57	4.57	100%	100	50%
	R3	Bedroom	11.52	7.78	7.78	100%	100	50%
	R4	LKD	29.19	22.42	22.42	100%	150	50%
	R5	LKD	23.65	17.80	17.80	100%	150	50%
	R6	Bedroom	12.54	8.28	8.28	100%	100	50%
	R7	Bedroom	12.61	8.65	8.65	100%	100	50%
	R8	Bedroom	13.45	9.22	9.22	100%	100	50%

Project Name: Caversham Road RG1 8AH
Project No.: 5401
Report Title: SDA BS En17037 Analysis - Proposed Scheme

							Criteria	
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area
	R9	LKD	26.50	19.72	19.72	100%	150	50%
	R10	Bedroom	10.38	6.77	6.77	100%	100	50%
	R11	Bedroom	11.52	7.44	7.44	100%	100	50%
	R12	LKD	26.76	19.85	19.85	100%	150	50%
	R13	Bedroom	12.41	8.40	8.40	100%	100	50%
	R14	LKD	23.36	16.44	16.44	100%	150	50%
Proposed block H								
Ground	R1	Living Room	24.73	18.92	13.76	73%	150	50%
	R2	Kitchen	9.53	6.01	0.92	15%	200	50%
	R3	Living Room	24.73	18.92	13.30	70%	150	50%
	R4	Kitchen	9.53	6.01	0.92	15%	200	50%
	R5	Living Room	24.74	18.93	13.60	72%	150	50%
	R6	Kitchen	9.53	6.01	1.00	17%	200	50%
	R7	Living Room	24.73	18.92	14.20	75%	150	50%
	R8	Kitchen	9.53	6.01	1.25	21%	200	50%
	R9	Living Room	24.72	18.92	17.14	91%	150	50%
	R10	Kitchen	9.53	6.01	1.91	32%	200	50%
	R11	Living Room	24.73	18.92	15.99	85%	150	50%
	R12	Kitchen	9.53	6.01	1.54	26%	200	50%
	R13	Living Room	24.73	18.92	16.80	89%	150	50%
	R14	Kitchen	9.53	6.01	1.25	21%	200	50%
	R15	Living Room	24.73	18.93	15.76	83%	150	50%
	R16	Kitchen	9.53	6.01	1.25	21%	200	50%

Project Name: Caversham Road RG1 8AH
Project No.: 5401
Report Title: SDA BS En17037 Analysis - Proposed Scheme

							Criteria	
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area
	R17	Living Room	24.73	18.92	15.84	84%	150	50%
	R18	Kitchen	9.52	6.00	1.42	24%	200	50%
	R19	Living Room	24.74	18.93	18.93	100%	150	50%
	R20	Kitchen	9.52	6.00	1.67	28%	200	50%
First	R1	Bedroom	15.14	10.74	10.74	100%	100	50%
	R2	Bedroom	8.41	5.19	5.19	100%	100	50%
	R3	Bedroom	15.15	10.75	10.75	100%	100	50%
	R4	Bedroom	8.41	5.19	2.04	39%	100	50%
	R5	Bedroom	15.14	10.74	10.74	100%	100	50%
	R6	Bedroom	8.41	5.19	2.39	46%	100	50%
	R7	Bedroom	15.14	10.75	10.75	100%	100	50%
	R8	Bedroom	8.42	5.19	5.19	100%	100	50%
	R9	Bedroom	15.15	10.75	10.75	100%	100	50%
	R10	Bedroom	8.42	5.20	5.20	100%	100	50%
	R11	Bedroom	15.16	10.76	10.76	100%	100	50%
	R12	Bedroom	8.41	5.19	4.51	87%	100	50%
	R13	Bedroom	15.16	10.76	10.76	100%	100	50%
	R14	Bedroom	8.41	5.19	3.80	73%	100	50%
	R15	Bedroom	15.18	10.78	10.78	100%	100	50%
	R16	Bedroom	8.39	5.18	3.47	67%	100	50%
	R17	Bedroom	15.16	10.76	10.76	100%	100	50%
	R18	Bedroom	8.42	5.19	3.64	70%	100	50%
	R19	Bedroom	15.17	10.77	10.77	100%	100	50%
	R20	Bedroom	8.42	5.19	5.19	100%	100	50%
Second	R1	Bedroom	11.81	8.03	8.03	100%	100	50%

Project Name: Caversham Road RG1 8AH

Project No.: 5401

Report Title: SDA BS En17037 Analysis - Proposed Scheme

							Criteria	
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area
	R2	Bedroom	8.13	4.53	3.97	88%	100	50%
	R3	Bedroom	11.82	8.04	8.04	100%	100	50%
	R4	Bedroom	11.87	7.98	6.52	82%	100	50%
	R5	Bedroom	11.82	8.04	8.04	100%	100	50%
	R6	Bedroom	11.87	7.98	7.65	96%	100	50%
	R7	Bedroom	11.82	8.04	8.04	100%	100	50%
	R8	Bedroom	11.87	7.98	7.98	100%	100	50%
	R9	Bedroom	11.82	8.04	8.04	100%	100	50%
	R10	Bedroom	11.87	7.98	7.98	100%	100	50%
	R11	Bedroom	11.82	8.04	8.04	100%	100	50%
	R12	Bedroom	11.87	7.98	7.98	100%	100	50%
	R13	Bedroom	11.82	8.04	8.04	100%	100	50%
	R14	Bedroom	11.87	7.98	7.98	100%	100	50%
	R15	Bedroom	11.82	8.04	8.04	100%	100	50%
	R16	Bedroom	11.87	7.98	7.98	100%	100	50%
	R17	Bedroom	11.81	8.03	8.03	100%	100	50%
	R18	Bedroom	11.87	7.98	7.98	100%	100	50%
	R19	Bedroom	11.81	8.03	8.03	100%	100	50%
	R20	Bedroom	11.87	7.98	7.98	100%	100	50%

Project Name: Caversham Road RG1 8AH
Project No.: 5401
Report Title: Sunlight Exposure Analysis - Proposed Scheme

Floor Ref	Room Ref	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
Proposed block A				
Ground	R1	Bedroom	W1	1.9
				1.9
Ground	R2	Bedroom	W2	0.9
				0.9
Ground	R3	LKD	W3	0
			W4	1.6
			W5	1.6
			W6	3.2
			W7	2.2
				3.8
First	R1	Bedroom	W1	1.9
				1.9
First	R2	Bedroom	W2	0.9
				0.9
First	R3	LKD	W3	0
			W4	1.4
			W5	1.4
			W6	6.1
			W7	6.1
				6.7
First	R4	Bedroom	W8	4.3
				4.3
First	R5	LKD	W9	3.3
			W10	3.2
			W11	2.4
				6
Second	R1	Bedroom	W1	1.9
				1.9
Second	R2	Bedroom	W2	0.9
				0.9
Second	R3	LKD	W3	0
			W4	1.4
			W5	1.4
			W6	6.1
			W7	6
				6.7
Second	R4	Bedroom	W8	6.1
				6.1
Second	R5	LKD	W9	6.1

Project Name: Caversham Road RG1 8AH
 Project No.: 5401
 Report Title: Sunlight Exposure Analysis - Proposed Scheme

Floor Ref	Room Ref	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
			W10	3.6
			W11	4.5
				9.1
Third	R1	Bedroom	W1	0
			W2	1.4
			W3	1.4
				1.4
Third	R2	LKD	W4	6.1
			W5	6
				6.1
Third	R3	Bedroom	W6	5.9
			W7	3.6
				9.1
Third	R4	Bedroom	W8	3.2
				3.2
			Proposed block B	
Ground	R1	LKD	W1	2.1
			W2	2.1
			W3	0
			W25	0
			W26	0
				2.1
Ground	R2	Bedroom	W4	1.6
				1.6
Ground	R3	Bedroom	W5	3.3
				3.3
Ground	R4	LKD	W6	1.6
				1.6
Ground	R5	LKD	W7	3.3
			W8	0.9
				3.3
Ground	R6	Bedroom	W9	1.6
				1.6
Ground	R7	LKD	W10	2.1
			W11	2.1
			W12	1.9
				3.5
Ground	R8	Bedroom	W13	2.2
				2.2
Ground	R9	Bedroom	W14	4.4

Project Name: Caversham Road RG1 8AH
Project No.: 5401
Report Title: Sunlight Exposure Analysis - Proposed Scheme

Floor Ref	Room Ref	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
			W30	0
				4.4
Ground	R10	Bedroom	W15	3.6
				3.6
First	R1	LKD	W1	2.1
			W2	2.1
			W3	1.2
			W28	0
			W29	0
				3.1
First	R2	Bedroom	W4	1.6
				1.6
First	R3	Bedroom	W5	3.4
				3.4
First	R4	LKD	W6	1.6
				1.6
First	R5	Bedroom	W7	1.6
				1.6
First	R6	Bedroom	W8	3.3
				3.3
First	R7	LKD	W9	1.6
				1.6
First	R8	LKD	W10	2.1
			W11	2.1
			W12	2.4
				4
First	R9	Bedroom	W13	2.8
				2.8
First	R10	Bedroom	W14	4.4
			W30	0
				4.4
First	R11	Bedroom	W15	3.9
				3.9
First	R12	LKD	W16	4
				4
First	R13	Bedroom	W17	2.3
				2.3
First	R14	Bedroom	W18	2.3
				2.3
First	R15	LKD	W19	3.2
				3.2
First	R16	Bedroom	W20	1.5

Project Name: Caversham Road RG1 8AH
Project No.: 5401
Report Title: Sunlight Exposure Analysis - Proposed Scheme

Floor Ref	Room Ref	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
				1.5
First	R17	Bedroom	W21	1.8
				1.8
First	R18	Bedroom	W22	0.7
				0.7
First	R19	Bedroom	W23	0
				0
First	R20	LKD	W24	0
			W25	0
			W26	0
				0
First	R21	Bedroom	W27	0
				0
Second	R1	LKD	W1	2.1
			W2	2.1
			W3	1.1
			W28	0
			W29	0
				3
Second	R2	Bedroom	W4	1.6
				1.6
Second	R3	Bedroom	W5	3.3
				3.3
Second	R4	LKD	W6	1.6
				1.6
Second	R5	Bedroom	W7	1.6
				1.6
Second	R6	Bedroom	W8	3.3
				3.3
Second	R7	LKD	W9	1.6
				1.6
Second	R8	LKD	W10	2.1
			W11	2.1
			W12	3.3
				4.8
Second	R9	Bedroom	W13	2.9
				2.9
Second	R10	Bedroom	W14	4.4
			W30	0
				4.4
Second	R11	Bedroom	W15	3.9
				3.9

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Report Title: Sunlight Exposure Analysis - Proposed Scheme

Floor Ref	Room Ref	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
Second	R12	LKD	W16	4
				4
Second	R13	Bedroom	W17	2.6
				2.6
Second	R14	Bedroom	W18	2.9
				2.9
Second	R15	LKD	W19	3.8
				3.8
Second	R16	Bedroom	W20	2.5
				2.5
Second	R17	Bedroom	W21	1.9
				1.9
Second	R18	Bedroom	W22	0.7
				0.7
Second	R19	Bedroom	W23	0.8
				0.8
Second	R20	LKD	W24	0
			W25	0
			W26	0
				0
Second	R21	Bedroom	W27	0
				0
Third	R1	Bedroom	W1	1.4
			W29	0
				1.4
Third	R2	LKD	W2	2.1
			W3	2.1
				2.1
Third	R3	LKD	W4	1.4
				1.4
Third	R4	Bedroom	W5	2.1
			W6	2.1
				2.1
Third	R5	Bedroom	W7	2.1
			W8	2.1
				2.1
Third	R6	LKD	W9	1.4
				1.4
Third	R7	Bedroom	W10	2.1
			W11	2.1
				2.1
Third	R8	LKD	W12	1

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Report Title: Sunlight Exposure Analysis - Proposed Scheme

Floor Ref	Room Ref	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
			W13	6.6
			W14	5.1
				7.6
Third	R9	Bedroom	W15	5.1
			W16	6.6
				6.6
Third	R10	LKD	W17	4
				4
Third	R11	Bedroom	W18	3
				3
Third	R12	Bedroom	W19	3
				3
Third	R13	LKD	W20	4
				4
Third	R14	Bedroom	W21	2.8
				2.8
Third	R15	Bedroom	W22	2.5
				2.5
Third	R16	Bedroom	W23	2.5
				2.5
Third	R17	Bedroom	W24	2.3
				2.3
Third	R18	LKD	W25	0.8
			W26	0
			W27	0
				0.8
Third	R19	Bedroom	W28	0
				0
Proposed block C				
Ground	R1	Bedroom	W1	2.6
				2.6
Ground	R2	Bedroom	W2	2.3
				2.3
Ground	R3	Bedroom	W3	3.5
				3.5
Ground	R4	LKD	W4	3.2
			W5	3.2
			W6	5.4
			W27	3.4
				8.5

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Floor Ref	Room Ref	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
Ground	R5	LKD	W7	7.6
			W8	3.1
				8.5
Ground	R6	Bedroom	W9	1.9
				1.9
Ground	R7	Bedroom	W10	1.7
				1.7
Ground	R8	Bedroom	W11	1.6
				1.6
Ground	R9	LKD	W12	1.2
			W13	0.6
			W14	0
				1.3
Ground	R10	Bedroom	W16	0
				0
Ground	R11	Bedroom	W17	0
				0
Ground	R12	LKD	W19	0
			W20	0
			W28	0
				0
Ground	R13	Bedroom	W21	0
				0
First	R1	Bedroom	W1	2.9
				2.9
First	R2	Bedroom	W2	2.4
				2.4
First	R3	Bedroom	W3	3.5
				3.5
First	R4	LKD	W4	3.2
			W5	3.2
			W6	5.4
			W28	3.4
				8.5
First	R5	LKD	W7	6
			W8	6
			W9	3.1
				7.1
First	R6	Bedroom	W10	1.9
				1.9
First	R7	Bedroom	W11	1.7
				1.7

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Floor Ref	Room Ref	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
First	R8	Bedroom	W12	2.1
				2.1
First	R9	LKD	W13	2
			W14	1.6
			W15	0
				2.3
First	R10	Bedroom	W16	0.8
			W17	0
				0.8
First	R11	Bedroom	W18	0
				0
First	R12	Bedroom	W19	0
				0
First	R13	Bedroom	W20	0
				0
First	R14	LKD	W21	0
			W22	0
			W23	0
				0
First	R15	Bedroom	W24	0
				0
First	R16	LKD	W25	0.5
			W26	5
			W27	5
				5.3
Second	R1	Bedroom	W1	3.1
				3.1
Second	R2	Bedroom	W2	2.7
				2.7
Second	R3	Bedroom	W3	3.7
				3.7
Second	R4	LKD	W4	3.2
			W5	3.2
			W6	5.2
			W28	3.4
				8.5
Second	R5	LKD	W7	6
			W8	6
			W9	3.1
				7.1
Second	R6	Bedroom	W10	2.1
				2.1

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Floor Ref	Room Ref	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
Second	R7	Bedroom	W11	2.1
				2.1
Second	R8	Bedroom	W12	2.8
				2.8
Second	R9	LKD	W13	2.8
			W14	2.1
			W15	0
				2.8
Second	R10	Bedroom	W16	1
			W17	0
				1
Second	R11	Bedroom	W18	0
				0
Second	R12	Bedroom	W19	0
				0
Second	R13	Bedroom	W20	0
				0
Second	R14	LKD	W21	0
			W22	0
			W23	0
				0
Second	R15	Bedroom	W24	0.6
				0.6
Second	R16	LKD	W25	1.3
			W26	5.5
			W27	5.8
				5.8
Third	R1	Bedroom	W1	3.8
				3.8
Third	R2	Bedroom	W2	3.2
				3.2
Third	R3	Bedroom	W3	3.8
				3.8
Third	R4	LKD	W4	3.2
			W5	3.2
			W6	8.2
			W27	7.1
				9.5
Third	R5	LKD	W7	5.9
			W8	5.9
			W9	3.3
				7.1

Project Name: Caversham Road RG1 8AH
 Project No.: 5401
 Report Title: Sunlight Exposure Analysis - Proposed Scheme

Floor Ref	Room Ref	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
Third	R6	Bedroom	W10	2.8
				2.8
Third	R7	Bedroom	W11	2.8
				2.8
Third	R8	Bedroom	W12	2.1
			W13	0
				2.1
Third	R9	LKD	W14	0.7
			W15	0
			W16	0
				0.7
Third	R10	Bedroom	W17	0
				0
Third	R11	Bedroom	W18	0
				0
Third	R12	LKD	W19	0
			W20	0
			W21	0
			W22	1.3
				1.3
Third	R13	Bedroom	W23	1.1
				1.1
Third	R14	LKD	W24	1.3
			W25	5.9
			W26	5.9
				5.9
Proposed block H				
Ground	R1	Living Room	W1	0
				0
Ground	R2	Kitchen	W2	2
				2
Ground	R3	Living Room	W3	0
				0
Ground	R4	Kitchen	W4	1.1
				1.1
Ground	R5	Living Room	W5	0
				0
Ground	R6	Kitchen	W6	1.2
				1.2
Ground	R7	Living Room	W7	0

Project Name: Caversham Road RG1 8AH
Project No.: 5401
Report Title: Sunlight Exposure Analysis - Proposed Scheme

Floor Ref	Room Ref	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
				0
Ground	R8	Kitchen	W8	2.4
				2.4
Ground	R9	Living Room	W9	3.3
				3.3
Ground	R10	Kitchen	W10	0.7
				0.7
Ground	R11	Living Room	W11	3.3
				3.3
Ground	R12	Kitchen	W12	1.2
				1.2
Ground	R13	Living Room	W13	3.3
				3.3
Ground	R14	Kitchen	W14	1.2
				1.2
Ground	R15	Living Room	W15	3.3
				3.3
Ground	R16	Kitchen	W16	1.2
				1.2
Ground	R17	Living Room	W17	3.3
				3.3
Ground	R18	Kitchen	W18	1.4
				1.4
Ground	R19	Living Room	W19	3.3
				3.3
Ground	R20	Kitchen	W20	2.8
				2.8
First	R1	Bedroom	W1	0
			W2	0
			W36	1.4
				1.4
First	R2	Bedroom	W3	4
			W35	0.3
				4
First	R3	Bedroom	W4	0
			W5	0
				0
First	R4	Bedroom	W6	3.3
				3.3
First	R5	Bedroom	W7	0
			W8	0
				0

Project Name: Caversham Road RG1 8AH
Project No.: 5401
Report Title: Sunlight Exposure Analysis - Proposed Scheme

Floor Ref	Room Ref	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
First	R6	Bedroom	W9	3
				3
First	R7	Bedroom	W10	0
			W11	0
			W34	4
				4
First	R8	Bedroom	W12	2
			W33	2.1
				3.1
First	R9	Bedroom	W13	1.9
			W14	1.9
			W31	0
				1.9
First	R10	Bedroom	W15	0.7
			W32	0
				0.7
First	R11	Bedroom	W16	1.9
			W17	1.9
				1.9
First	R12	Bedroom	W18	0.8
				0.8
First	R13	Bedroom	W19	1.9
			W20	1.9
				1.9
First	R14	Bedroom	W21	1.3
				1.3
First	R15	Bedroom	W22	1.9
			W23	1.9
				1.9
First	R16	Bedroom	W24	1.3
				1.3
First	R17	Bedroom	W25	1.9
			W26	1.9
				1.9
First	R18	Bedroom	W27	1.3
				1.3
First	R19	Bedroom	W28	1.9
			W29	1.9
				1.9
First	R20	Bedroom	W30	2.2
				2.2
Second	R1	Bedroom	W1	0

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Project No.: 5401
Report Title: Sunlight Exposure Analysis - Proposed Scheme

Floor Ref	Room Ref	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
			W2	0
				0
Second	R2	Bedroom	W3	4.2
			W4	4.2
				4.2
Second	R3	Bedroom	W5	0
			W6	0
				0
Second	R4	Bedroom	W7	4.2
			W8	4.2
				4.2
Second	R5	Bedroom	W9	0
			W10	0
				0
Second	R6	Bedroom	W11	4.2
			W12	4.2
				4.2
Second	R7	Bedroom	W13	0
			W14	0
				0
Second	R8	Bedroom	W15	4.2
			W16	4.2
				4.2
Second	R9	Bedroom	W17	1.1
			W18	1.1
				1.1
Second	R10	Bedroom	W19	0.7
			W20	0.7
				0.7
Second	R11	Bedroom	W21	1.1
			W22	1.1
				1.1
Second	R12	Bedroom	W23	0.8
			W24	0.9
				0.9
Second	R13	Bedroom	W25	1.1
			W26	1.1
				1.1
Second	R14	Bedroom	W27	1
			W28	1.3
				1.3
Second	R15	Bedroom	W29	1.1

Project Name: Caversham Road RG1 8AH
 Project No.: 5401
 Report Title: Sunlight Exposure Analysis - Proposed Scheme

Floor Ref	Room Ref	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
Second	R16	Bedroom	W30	1.1
				1.1
			W31	1.4
Second	R17	Bedroom	W32	1.4
				1.4
			W33	1.1
Second	R18	Bedroom	W34	1.1
				1.1
			W35	1.4
Second	R19	Bedroom	W36	1.4
				1.4
			W37	1.1
Second	R20	Bedroom	W38	1.1
				1.1
			W39	1.7
Second			W40	2.1
				2.1



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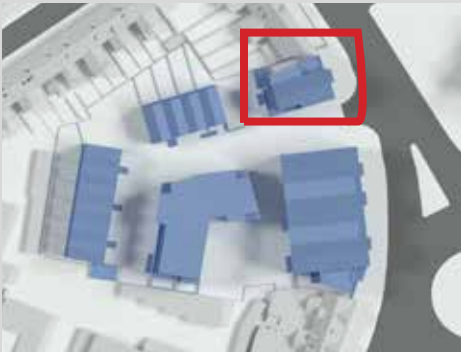
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Project Caversham Road
Reading
RG1 8AH

Title Block A
Ground Floor
Room Layout

Drawn DC Checked --

Date 20/09/2022 Project 5401

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Project Caversham Road
Reading
RG1 8AH

Title Block A
First Floor
Room Layout

Drawn DC Checked --

Date 20/09/2022 Project 5401

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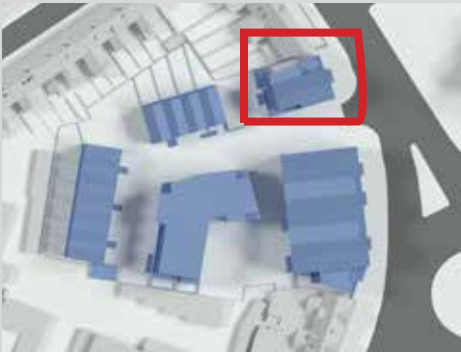
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Project Caversham Road
Reading
RG1 8AH

Title Block A
Second Floor
Room Layout

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Date 20/09/2022 Project 5401

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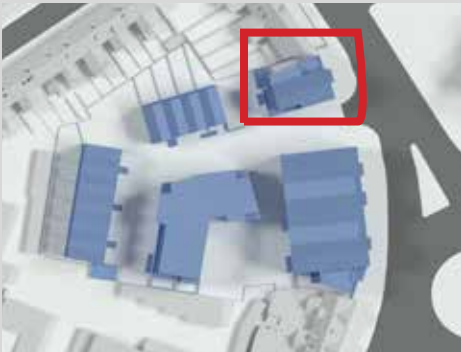
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Project Caversham Road
Reading
RG1 8AH

Title Block A
Third Floor
Room Layout

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Site Photographs
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NORTH



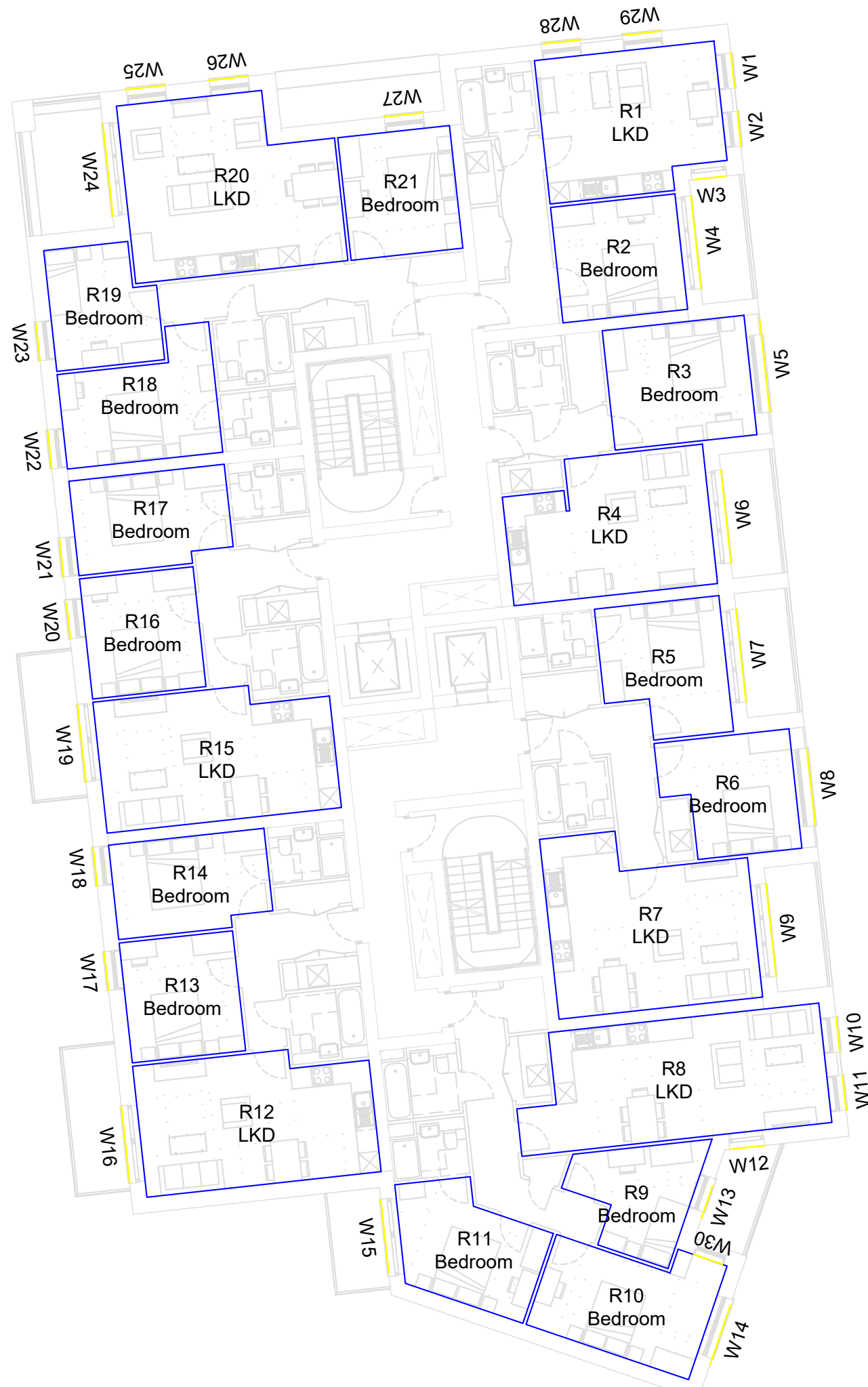
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Reading
RG1 8AH

Title Block B
Ground Floor
Room Layout

Drawn DC Checked --

Date 20/09/2022 Project 5401

Rel no. 03 Prefix ID02 Page no. 05



Sources of information

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Warner Surveys

RT2220002P0001.pdf
Received 22/02/2022

RMA Architects

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Site Photographs
Ordnance Survey

NORTH



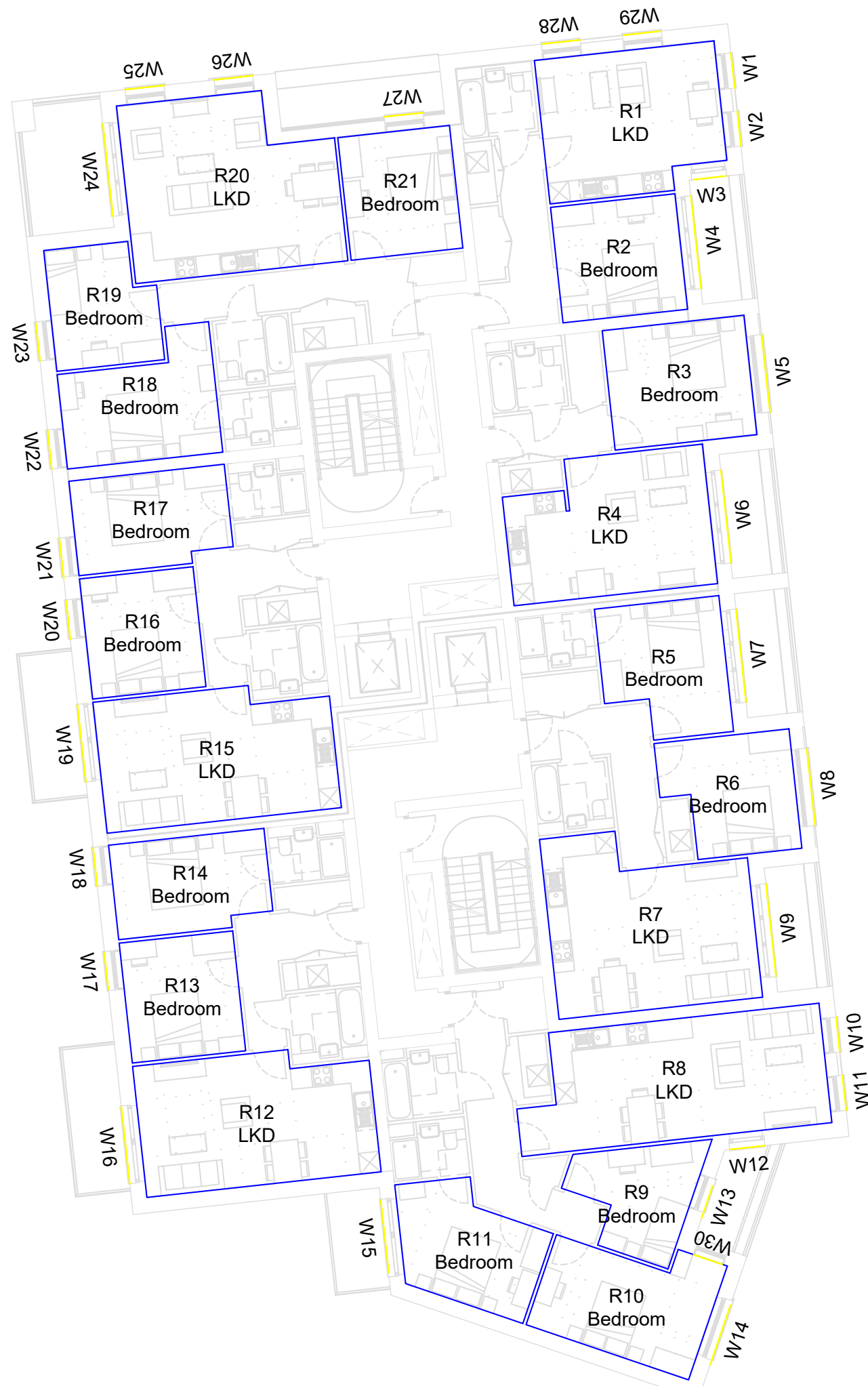
Project Caversham Road
Reading
RG1 8AH

Title Block B
First Floor
Room Layout

Drawn DC Checked --

Date 20/09/2022 Project 5401

Rel no. 03 Prefix ID02 Page no. 06



Sources of information

Cloud 10

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CR-RMA-ZZ-02-DR-A-0102_P3.dwg
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Received 31/08/2022

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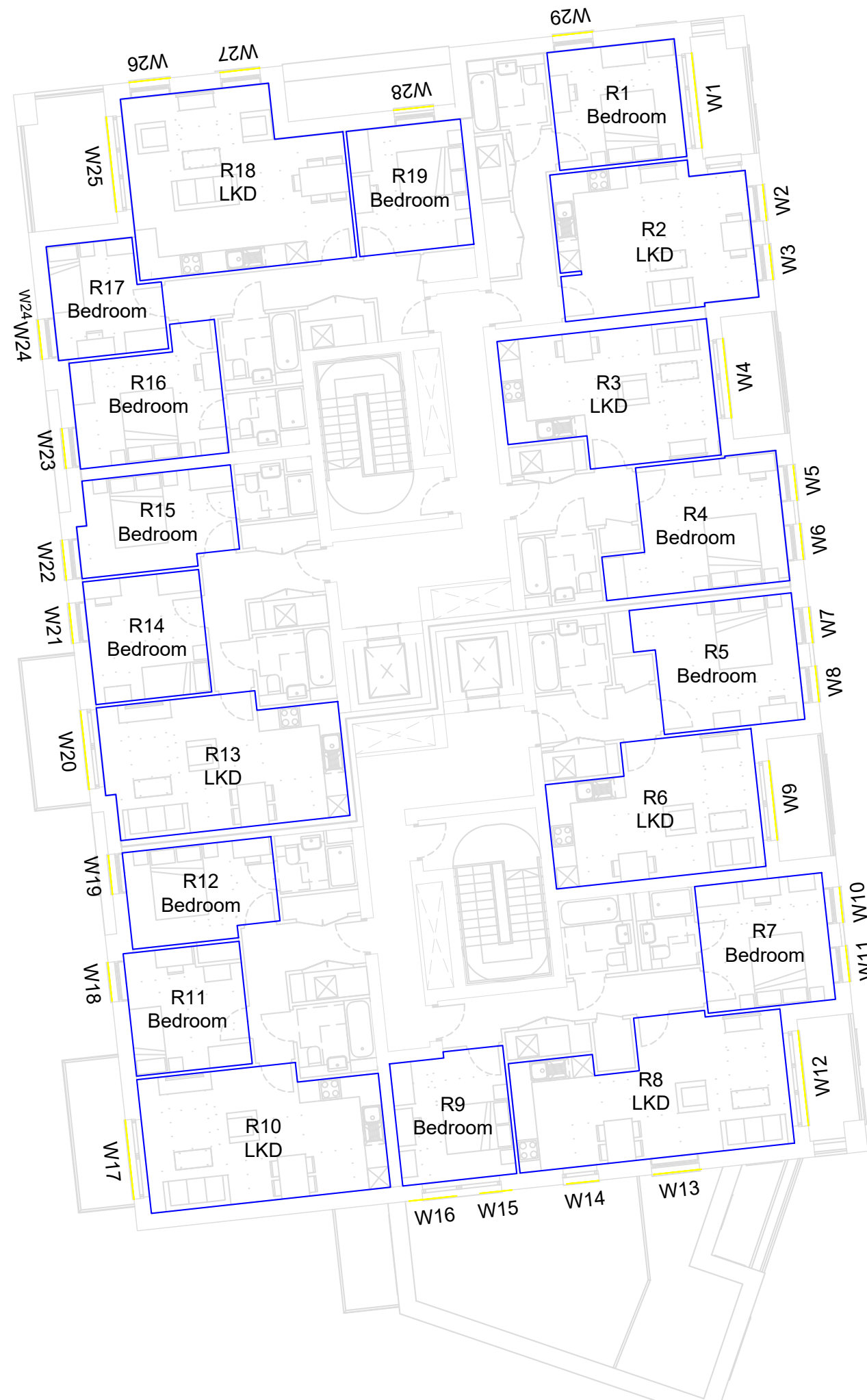
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RG1 8AH

Title Block B
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Room Layout

Drawn DC Checked --

Date 20/09/2022 Project 5401

Rel no. 03 Prefix ID02 Page no. 07



Sources of information

Cloud 10

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CR-RMA-ZZ-ZZ-M3-A-9050 - Proposal - 2022-08
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Project Caversham Road
Reading
RG1 8AH

Title Block B
Third Floor
Room Layout

Drawn DC Checked --

Date 20/09/2022 Project 5401

Rel no. 03 Prefix ID02 Page no. 08



Sources of information

Cloud 10
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Project	Caversham Road Reading RG1 8AH		
Title	Block C Ground Floor Room Layout		
Drawn	DC	Checked	--
Date	20/09/2022	Project	5401
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		Page no.	09

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Project Caversham Road
Reading
RG1 8AH

Title Block C
First Floor
Room Layout

Drawn DC Checked --

Date 20/09/2022 Project 5401

Rel no. 03 Prefix ID02 Page no. 10



Sources of information

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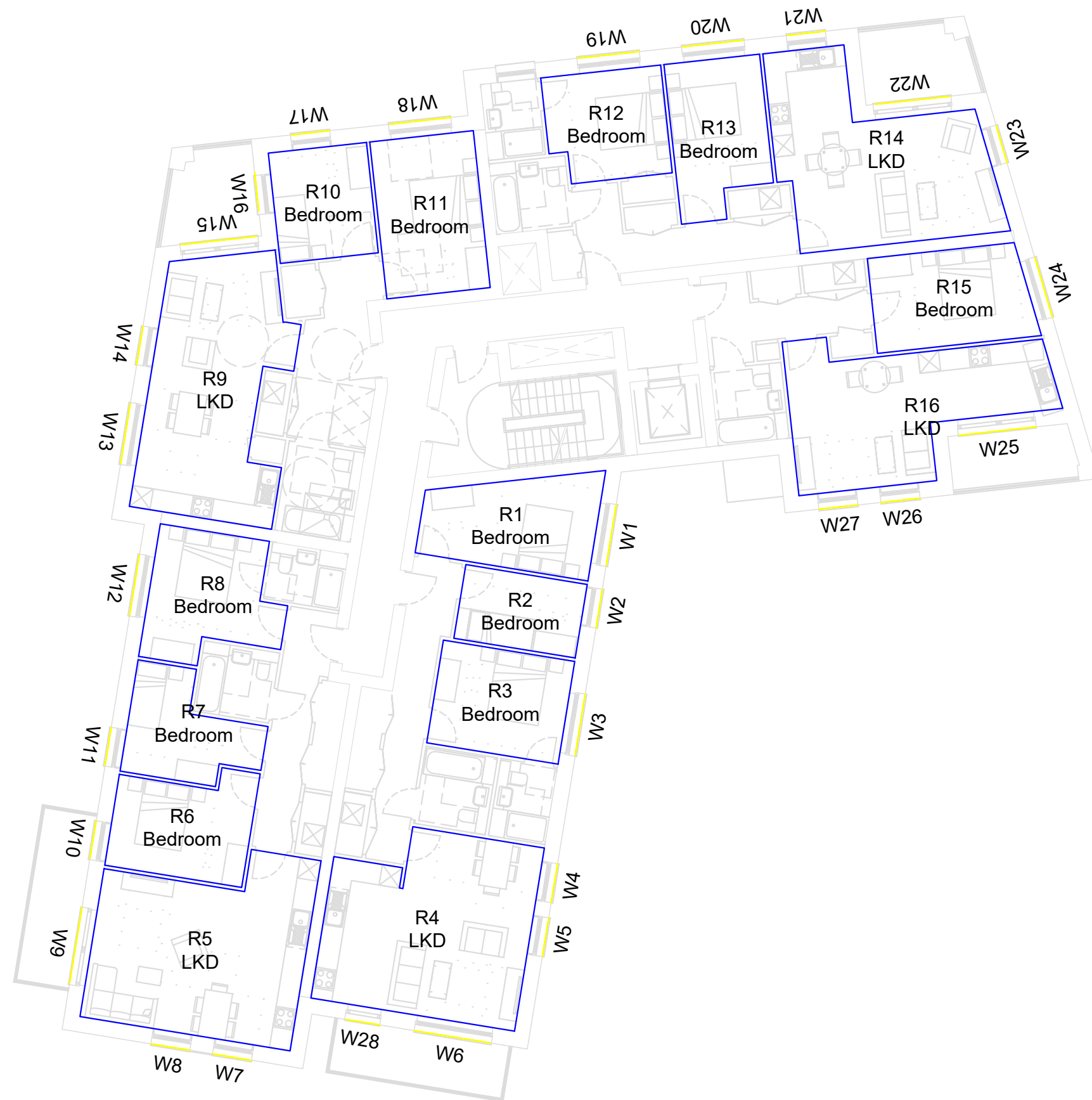
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Reading
RG1 8AH

Title Block C
Second Floor
Room Layout

Drawn DC Checked --

Date 20/09/2022 Project 5401

Rel no. 03 Prefix ID02 Page no. 11



Sources of information

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Project Caversham Road
Reading
RG1 8AH

Title Block C
Third Floor
Room Layout

Drawn DC Checked --

Date 20/09/2022 Project 5401

Rel no. 03 Prefix ID02 Page no. 12





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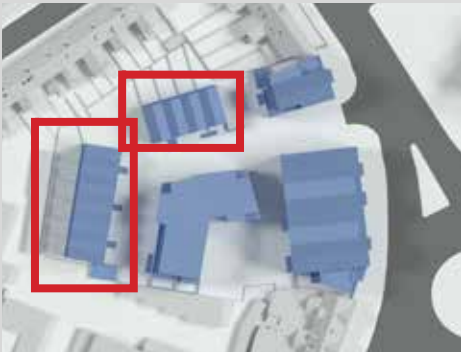
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-31.dwg
Received 31/08/2022

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Project Caversham Road
Reading
RG1 8AH

Title Block H
Ground Floor
Room Layout

Drawn DC Checked --

Date 20/09/2022 Project 5401

Rel no. 03 Prefix ID02 Page no. 13

Sources of information

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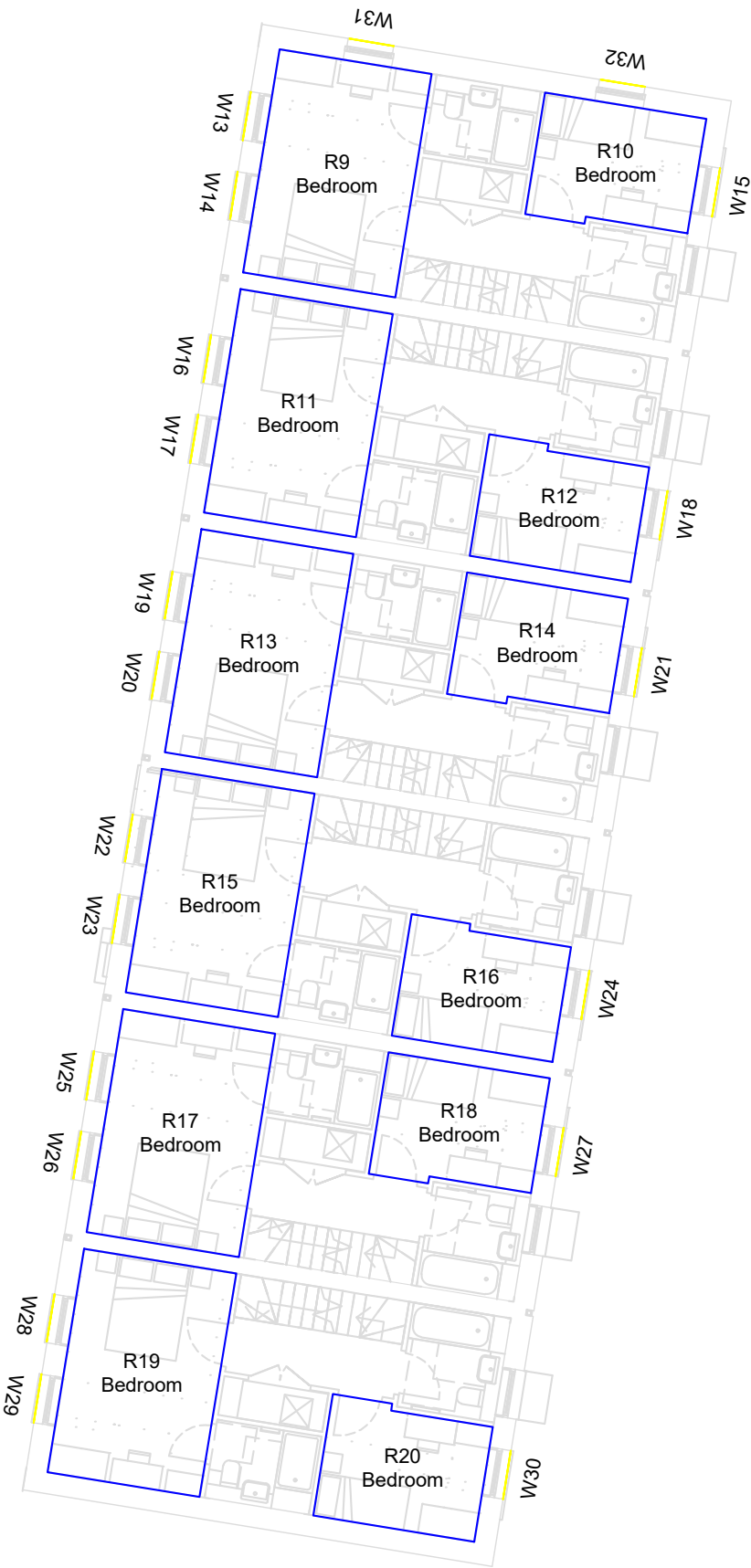
Project Caversham Road
Reading
RG1 8AH

Title Block H
First Floor
Room Layout

Drawn DC Checked --

Date 20/09/2022 Project 5401

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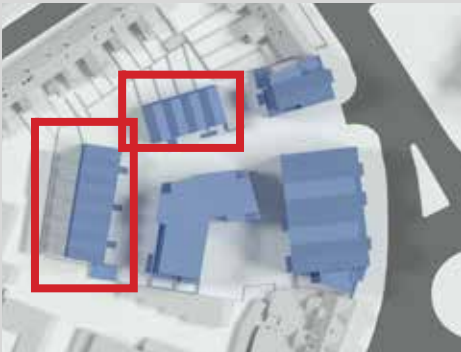
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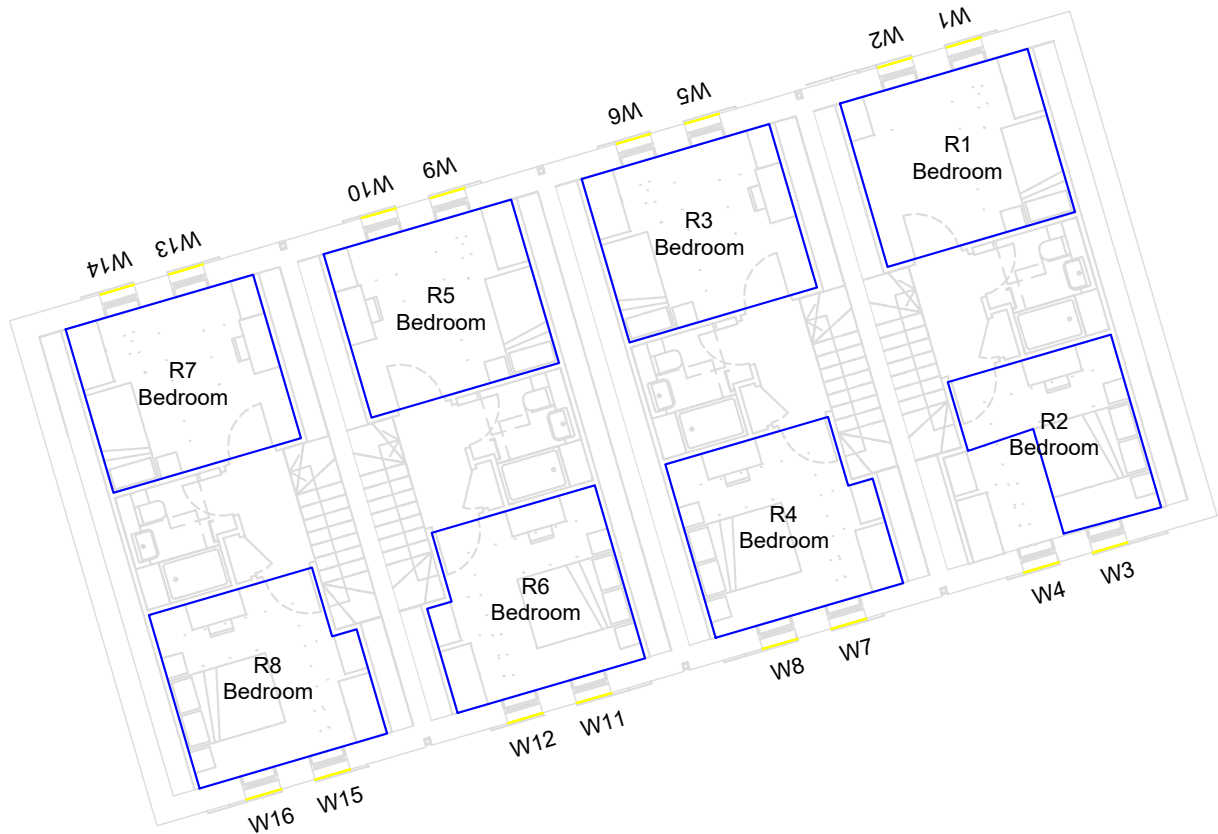
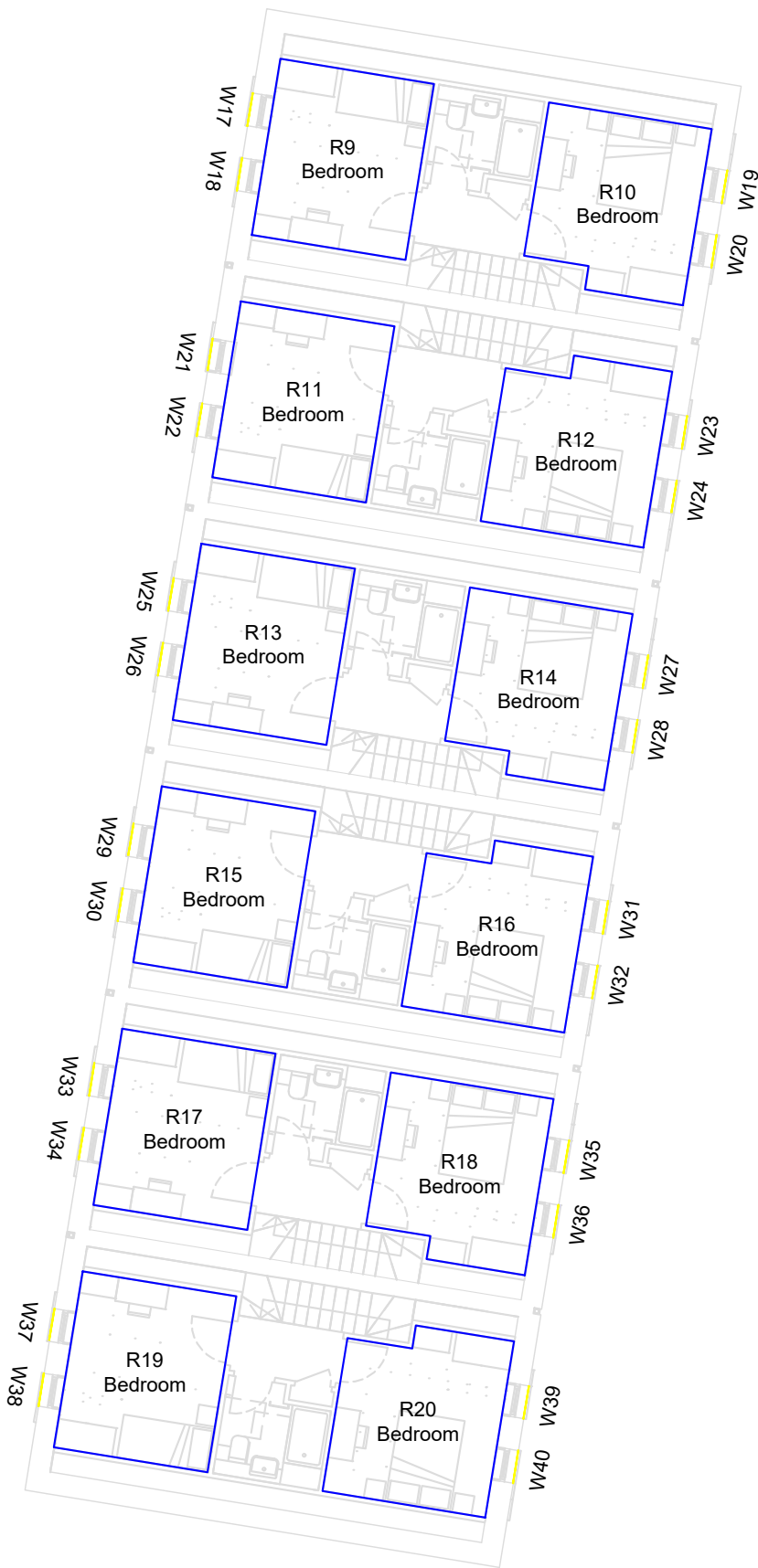
Project Caversham Road
Reading
RG1 8AH

Title Block H
Second Floor
Room Layout

Drawn DC Checked --

Date 20/09/2022 Project 5401

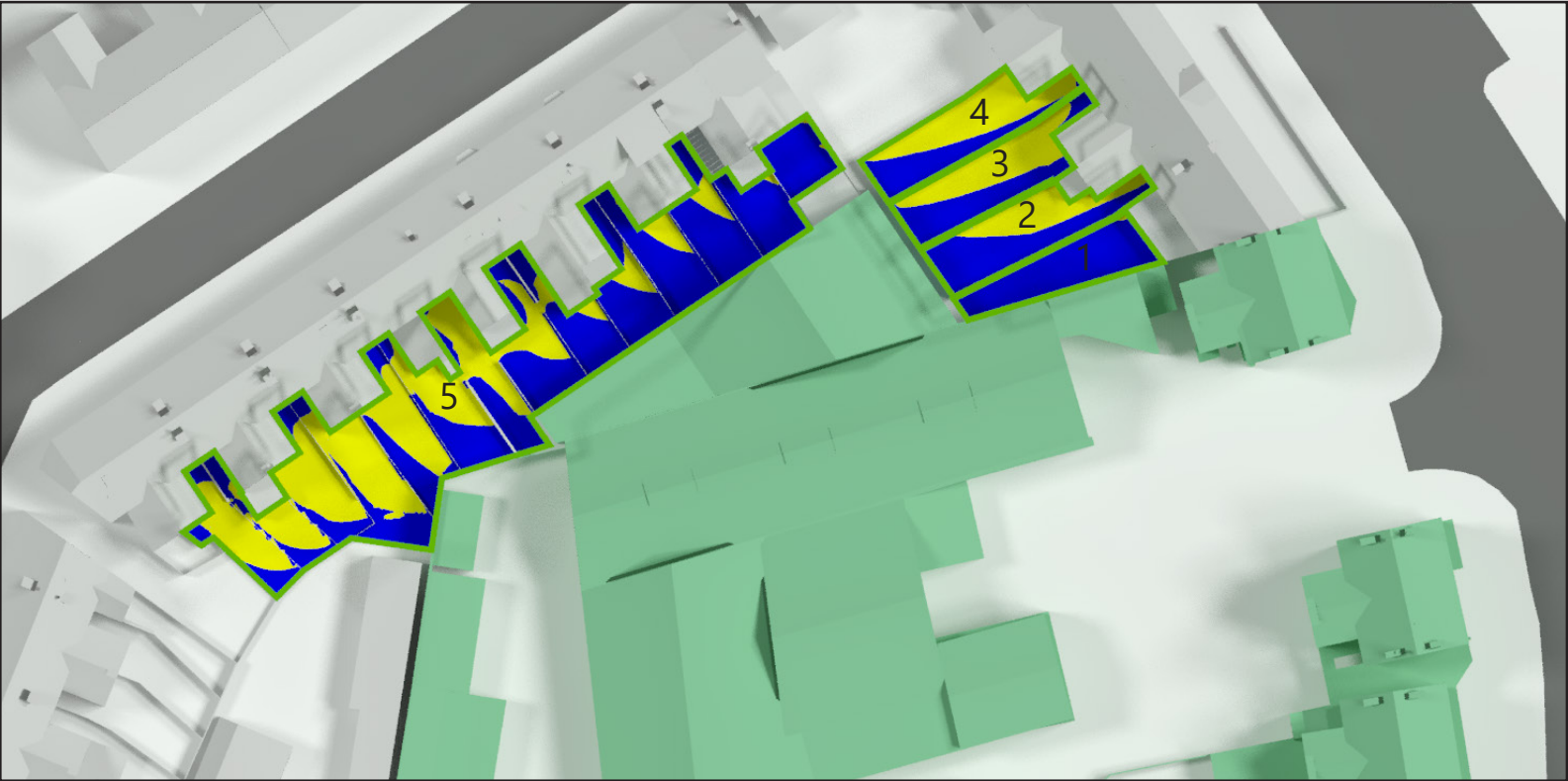
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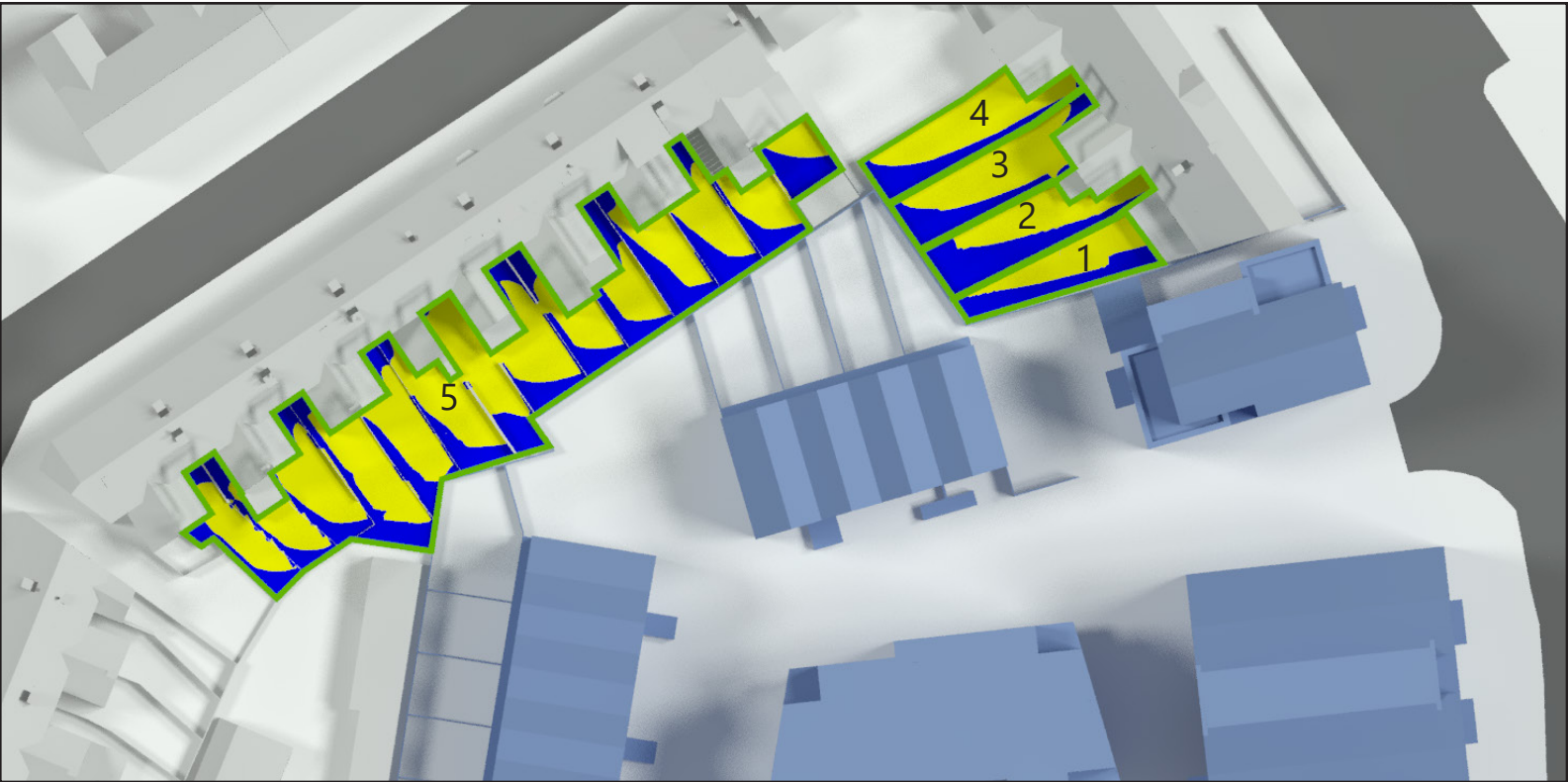


Appendix 4

Results of the sunlight amenity assessments



Existing Scenario - March 21st



Proposed Scenario - March 21st

Area	Total Area (sq.m)	Existing Scenario Area recieving more than two hours of sun		Proposed Scenario Area recieving more than two hours of sun		Proportion Retained
		(m²)	%	(m²)	%	
1 - 119 Caversham Road	54.10	0.52	1.0	29.59	55.0	56.52
2 - 121 Caversham Road	69.47	26.38	38.0	33.37	48.0	1.27
3 - 123 Caversham Road	70.11	36.30	52.0	45.20	64.0	1.24
4 - 125 Caversham Road	68.67	40.74	59.0	46.35	68.0	1.14
5 - 44 to 68 Swansea Road	522.38	209.49	40.0	317.81	61.0	1.52

Sources of information

Cloud 10
0909 Carters Caversham Rd Reading 11-07-2022.dwg
Received 11/07/2022

RMA Architects
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Key:

- Existing building
- Proposed development
- Area of assessment
- Area receiving more than two hours of sun on March 21st
- Area receiving less than two hours of sun on March 21st

Project Caversham Road
Reading
RG1 8AH

Title Sunlight Amenity Study
Existing vs Proposed
21st March

Drawn AD Checked --

Date 23/08/2022 Project 5401

Rel no. 02 Prefix SA01 Page no. 01

Sources of information

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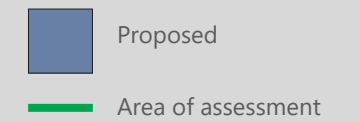
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Received 12/08/2022

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Key:



NORTH



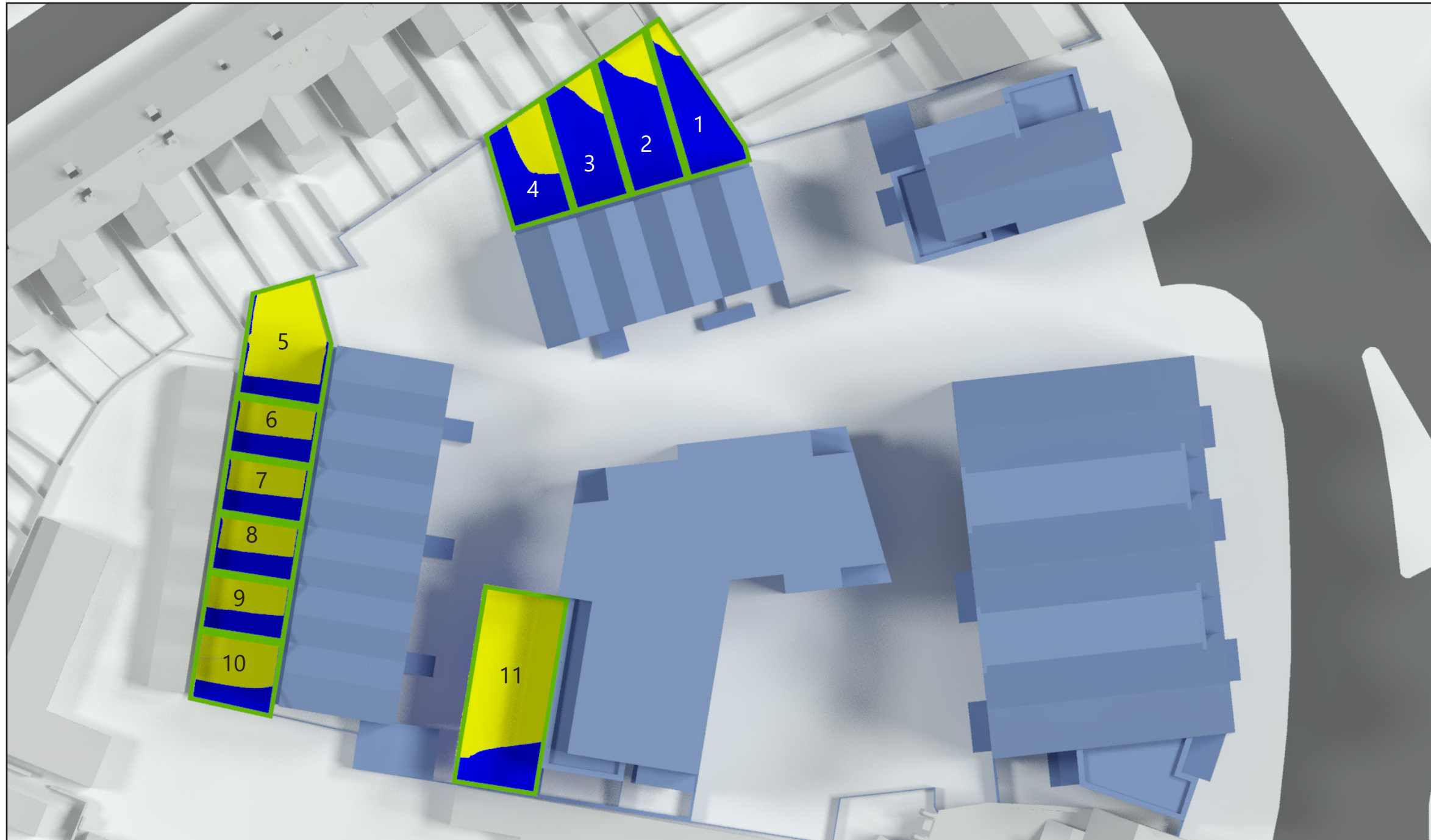
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Reading
RG1 8AH

Title Sunlight Amenity Study
Proposed
21st March

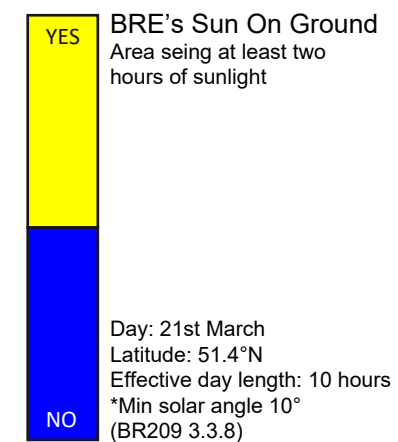
Drawn AD Checked --

Date 24/08/2022 Project 5401

Rel no. 02 Prefix SA02 Page no. 01



Area	Total Area (sq.m)	Area more than 2 hours (sq.m)	Area % more than 2 hours
1	44.49	3.18	7.0
2	59.85	11.11	19.0
3	51.84	6.50	13.0
4	45.62	17.31	38.0
5	62.88	48.14	77.0
6	33.89	18.33	54.0
7	33.66	18.28	54.0
8	33.46	18.22	54.0
9	33.24	19.12	58.0
10	38.97	27.36	70.0
11	127.82	99.09	78.0
Total	565.72	286.64	50.7





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