



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

26 January 2022

75 to 81 Southampton Street
Reading
Berkshire
RG1 2QU

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Perfect Property Developments Ltd to undertake a daylight and sunlight assessment of the proposed development at 75 to 81 Southampton Street, Reading, Berkshire RG1 2QU.
- 1.1.2 The assessment is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition' by P J Littlefair 2011.
- 1.1.3 The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring properties at 85, 87, 92, 94, 96, 98, 100, 102 & 104 to 106 Southampton Street, 43 to 47 & 53 Crown Street and 9 Upper Crown Street.
- 1.1.4 The window key in Appendix 1 identifies the windows analysed in this assessment. Appendix 2 gives the numerical results of the various daylight and sunlight tests.
- 1.1.5 All neighbouring windows (that have a requirement for daylight or sunlight) pass the relevant BRE diffuse daylight and direct sunlight tests. The development also passes the BRE overshadowing to gardens and open spaces test.
- 1.1.6 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

PAD Architect

LOC.00	Location Site	Rev -
LOC.00	Location Plan	Rev -
PD01	Proposed Ground Context	Rev N
PD02	Proposed Plans	Rev P
PD03	Proposed Elevations	Rev L

2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

Online Local Authority planning records

104 to 106 Southampton Street: 2	Proposed Alternations	Rev -
85 Southampton Street: 2015 MR - 1501	Existing Plans	Rev -
87 Southampton Street:	Floor Plans	Rev -
94 Southampton Street:	Ground Floor Plan Basement Floor Plan First Floor Plan Second Floor Plan	Rev - Rev - Rev - Rev -
<u>www.rightmove.co.uk</u> 43 to 47 Crown Street:	Floor Plan	Rev -

3 METHODOLOGY OF THE ASSESSMENT

3.1 Local Planning Policy

- 3.1.1 We understand that the Local Authority take the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition' by P J Littlefair 2011. A new European standard BS EN 17037 'Daylight in Buildings' was published in May 2019. An update to the BRE guide to take into account the European standard is expected sometime in 2022. It is not yet clear, how and to what extent, the European recommendations will be adopted by the BRE and Local Authorities.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:
- 3.1.3 "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."

3.2 National Planning Policy Framework

- 3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:
- 3.2.2 "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)."

3.3 Daylight to Windows

- 3.3.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.
- 3.3.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.
- 3.3.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:
- 3.3.4 "The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity."
- 3.3.5 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

- 3.3.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.
- 3.3.7 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. The BRE guide does not define the term 'main window'. However, in our opinion, where a room has

multiple windows, the largest window is usually taken as the main window and the smaller window(s) as secondary. Although we generally follow the practice of testing all windows, including secondary windows, our interpretation of the BRE guide is that the Vertical Sky Component targets do not apply to secondary windows.

Test 2 Daylight Distribution

- 3.3.8 The distribution of daylight within a room can be calculated by plotting the 'no sky line'. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.
- 3.3.9 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that where room layouts are known, the impact on the daylighting distribution can be found by plotting the 'no sky line' in each of the main rooms. Therefore, we are of the opinion that application of the test is not a requirement of the BRE guide where room layouts are not known. We don't endorse the practice of applying the test based on assumed room layouts, because the test is very sensitive to the size and layout of the room and the results are likely to be misleading. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.4 Sunlight availability to Windows

- 3.4.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.
- 3.4.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have

tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

3.5 Overshadowing to Gardens and Open Spaces

3.5.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

3.5.2 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this assessment.

3.5.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this assessment. The guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE ASSESSMENT

4.1 Windows & Amenity Areas Considered

- 4.1.1 The aim of the assessment is to assess the impact of the development on the light receivable by the neighbouring properties at 85, 87, 92, 94, 96, 98, 100, 102 & 104 to 106 Southampton Street, 43 to 47 & 53 Crown Street and 9 Upper Crown Street.
- 4.1.2 Appendix 1 provides a plan and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this assessment. Appendix 2 lists the detailed numerical daylight and sunlight test results.

4.2 Daylight to Windows

Vertical Sky Component

- 4.2.1 All windows with a requirement for daylight pass the Vertical Sky Component test.

Daylight Distribution

- 4.2.2 We have undertaken the Daylight Distribution test where room layouts are known. All rooms with a requirement for daylight pass the daylight distribution test.

4.3 Sunlight to Windows

- 4.3.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows with a requirement for sunlight pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.4 Overshadowing to Gardens and Open Spaces

- 4.4.1 All gardens and open spaces tested meet the BRE recommendations.

4.5 Conclusion

- 4.5.1 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The assessment is limited to assessing daylight, sunlight and overshadowing to neighbouring properties as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3 The assessment is based on the information listed in section 2 of this report and a site visit undertaken in 2020. We have not had access to neighbouring properties.
- 5.1.4 This assessment does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.
- 5.1.5 The impact on solar panels is a material planning consideration. However, the BRE guide does not provide assessment criteria for this. The assessment of impact on any neighbouring solar panels is therefore beyond the scope of this report.
- 5.1.6 We have undertaken the assessment following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make an assumption regarding the use, or take the prudent approach of treating the use of the room as being used for domestic purposes. Therefore, the report may need to be updated if room uses are confirmed by the local authority or by the consultation responses.
- 5.1.7 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY



Crown Street

Pell Street

53 Crown Street

43 to 47 Crown Street

92 Southampton Street

94 Southampton Street

96 Southampton Street

98 Southampton Street

100 Southampton Street

Southampton Street

102 Southampton Street

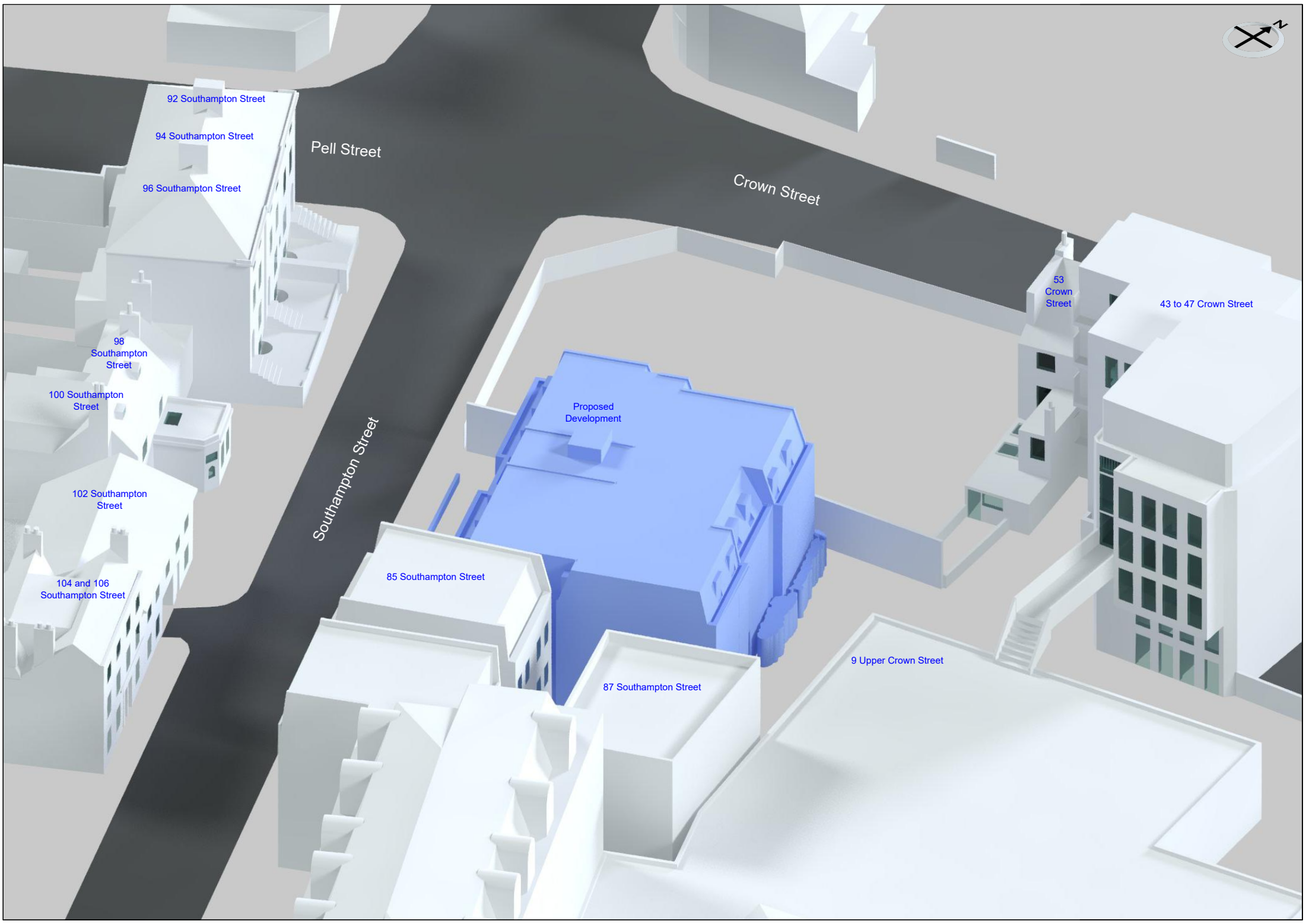
104 and 106 Southampton Street

Proposed Development

9 Upper Crown Street

85 Southampton Street

87 Southampton Street



Pell Street

Crown Street

Southampton Street

92 Southampton Street

94 Southampton Street

96 Southampton Street

98 Southampton Street

100 Southampton Street

102 Southampton Street

104 and 106 Southampton Street

Proposed Development

85 Southampton Street

87 Southampton Street

53 Crown Street

43 to 47 Crown Street

9 Upper Crown Street



Crown Street

43 to 47 Crown Street

53 Crown Street

9 Upper Crown Street

Proposed Development

87 Southampton Street

85 Southampton Street

92 Southampton Street

94 Southampton Street

96 Southampton Street

Southampton Street

98 Southampton Street

100 Southampton Street

102 Southampton Street

104 and 106 Southampton Street



104 and 106
Southampton Street

102 Southampton
Street

100
Southampton
Street

98
Southampton
Street

96
Southampton
Street

94
Southampton
Street

92
Southampton
Street

85 Southampton Street

Proposed
Development

87 Southampton Street

Southampton Street

9 Upper Crown Street

43 to 47 Crown Street

53
Crown
Street

Crown Street



87 Southampton Street

85 Southampton Street

9 Upper Crown Street

Proposed
Development

43 to 47 Crown Street

53 Crown Street

104 and 106
Southampton Street

102 Southampton
Street

100 Southampton
Street

98
Southampton
Street

96 Southampton Street

94 Southampton Street

92 Southampton Street

Crown Street

Southampton Street

Pell Street



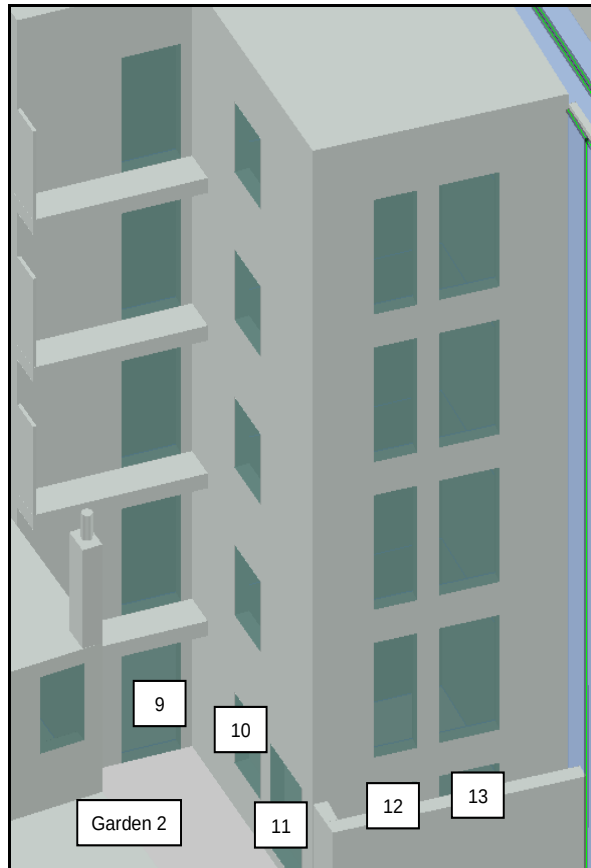
Neighbouring Windows



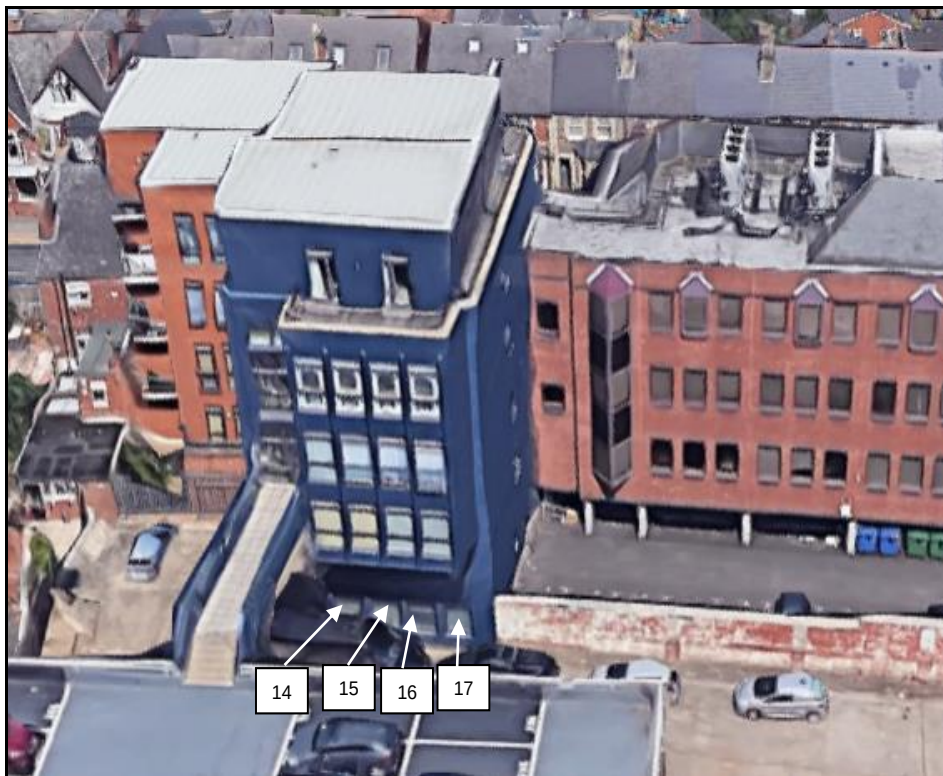
53 Crown Street



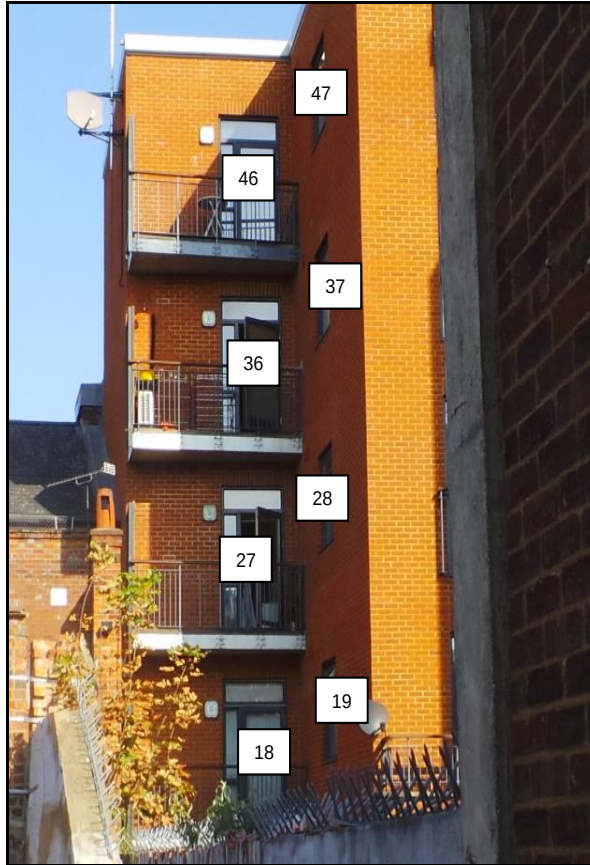
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43 to 47 Crown Street



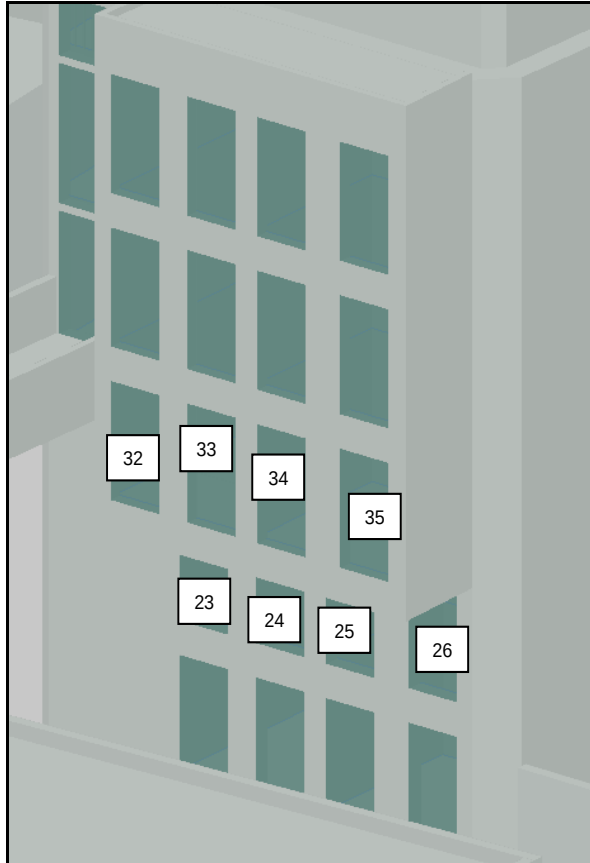
43 to 47 Crown Street



43 to 47 Crown Street



43 to 47 Crown Street



43 to 47 Crown Street



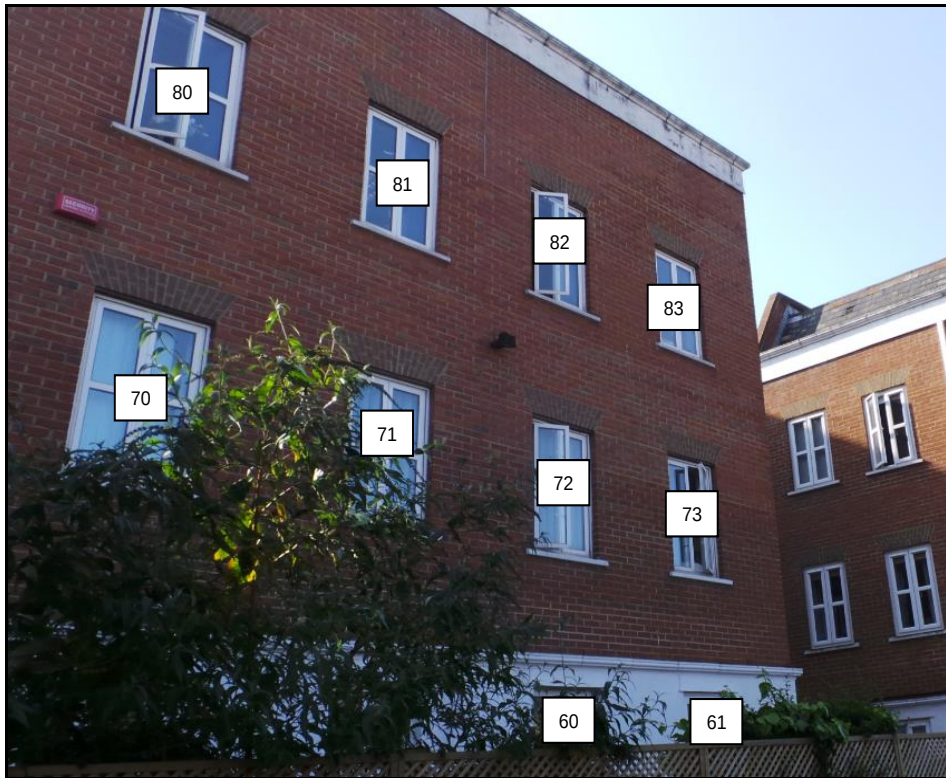
43 to 47 Crown Street



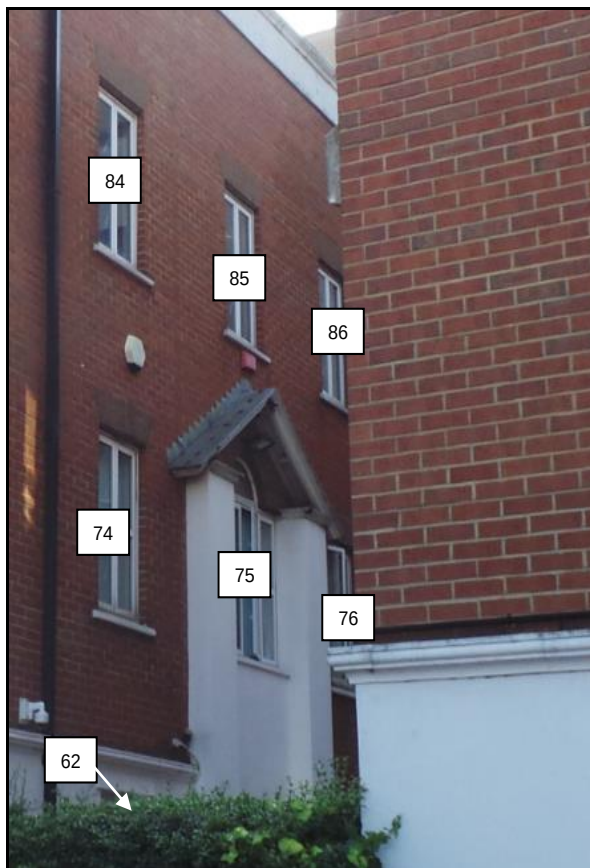
9 Upper Crown Street



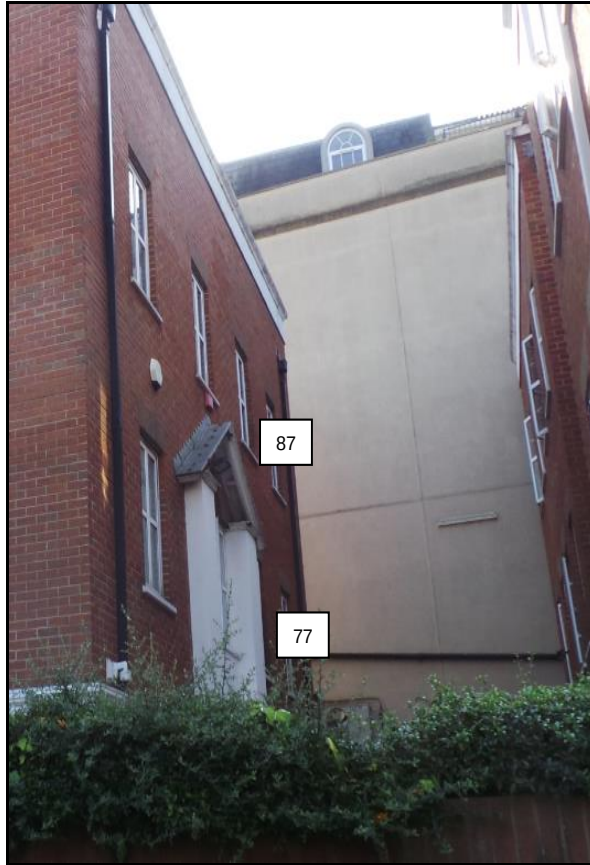
87 Southampton Street



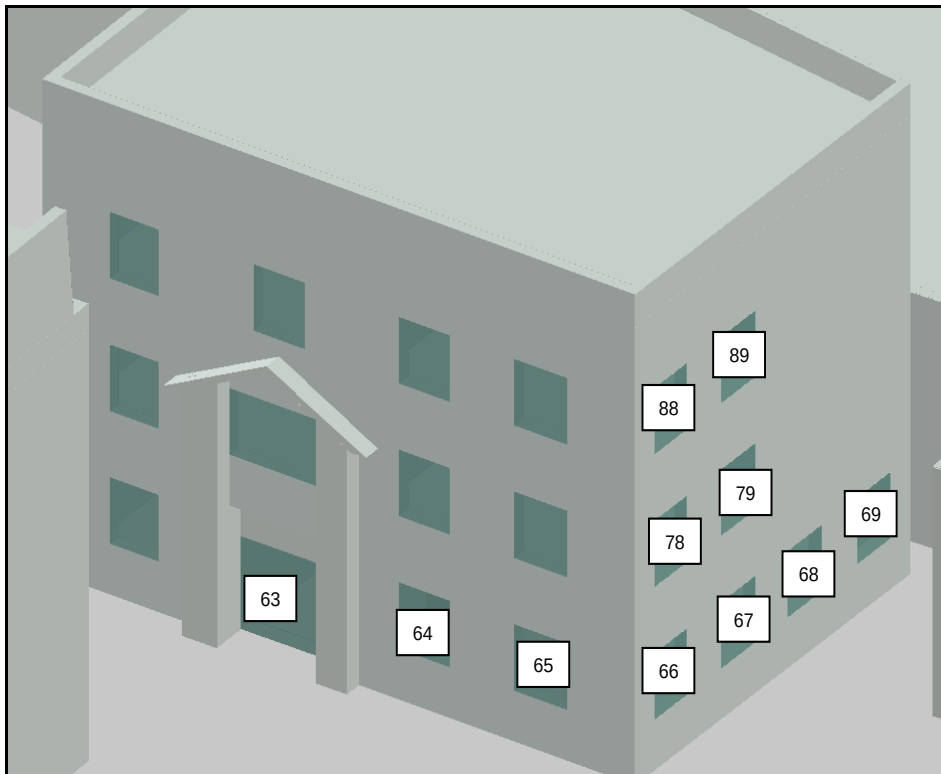
87 Southampton Street



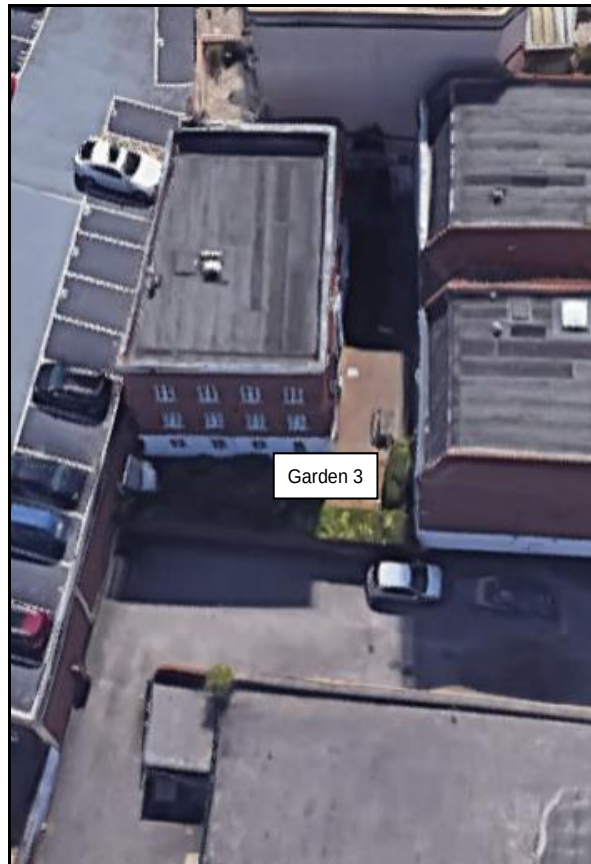
87 Southampton Street



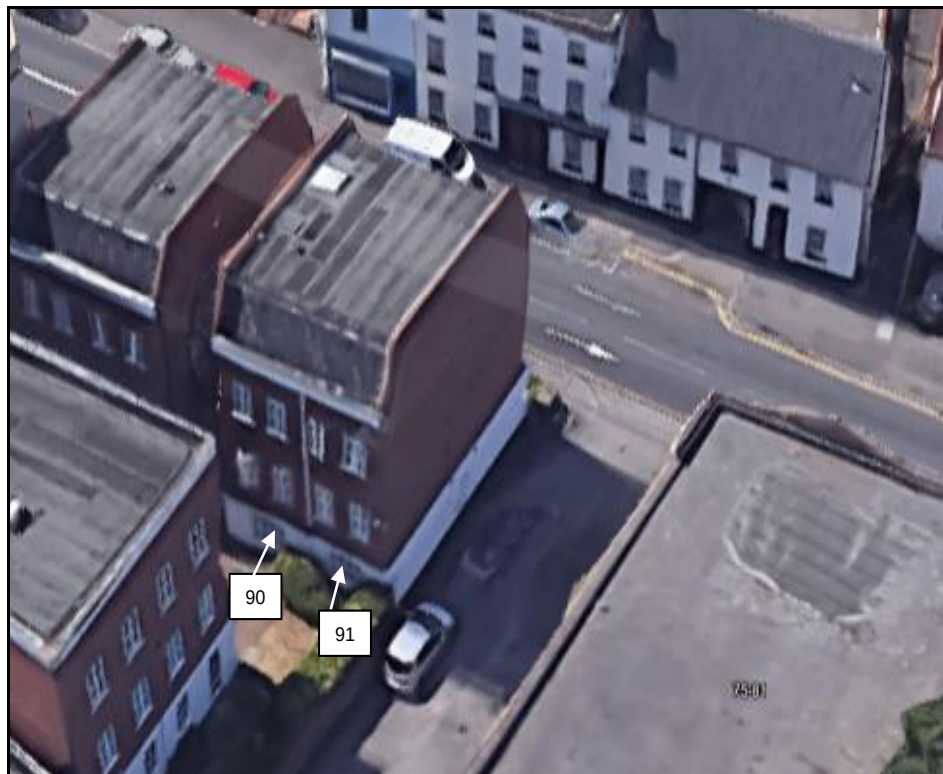
87 Southampton Street



87 Southampton Street



87 Southampton Street



85 Southampton Street



85 Southampton Street



104 and 106 Southampton Street



104 and 106 Southampton Street



104 and 106 Southampton Street



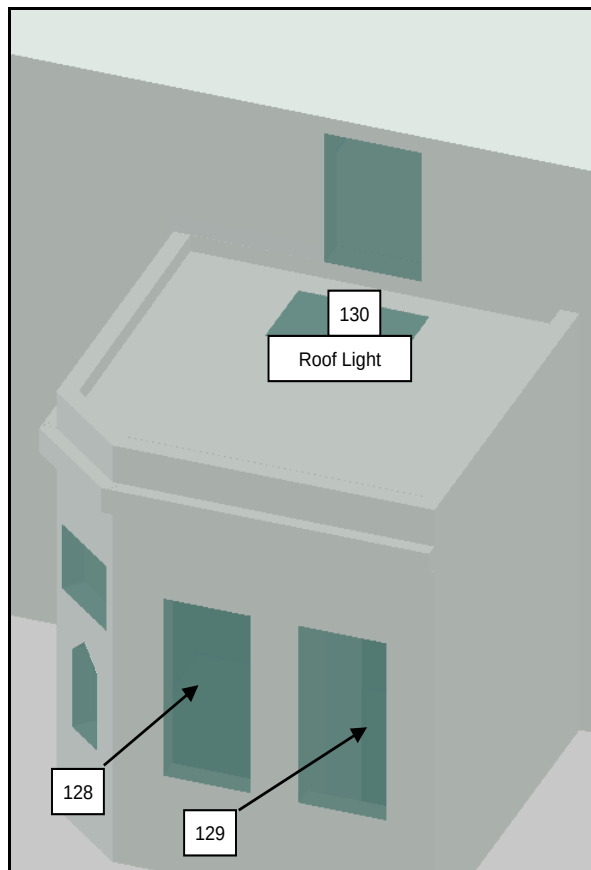
102 Southampton Street



100 Southampton Street



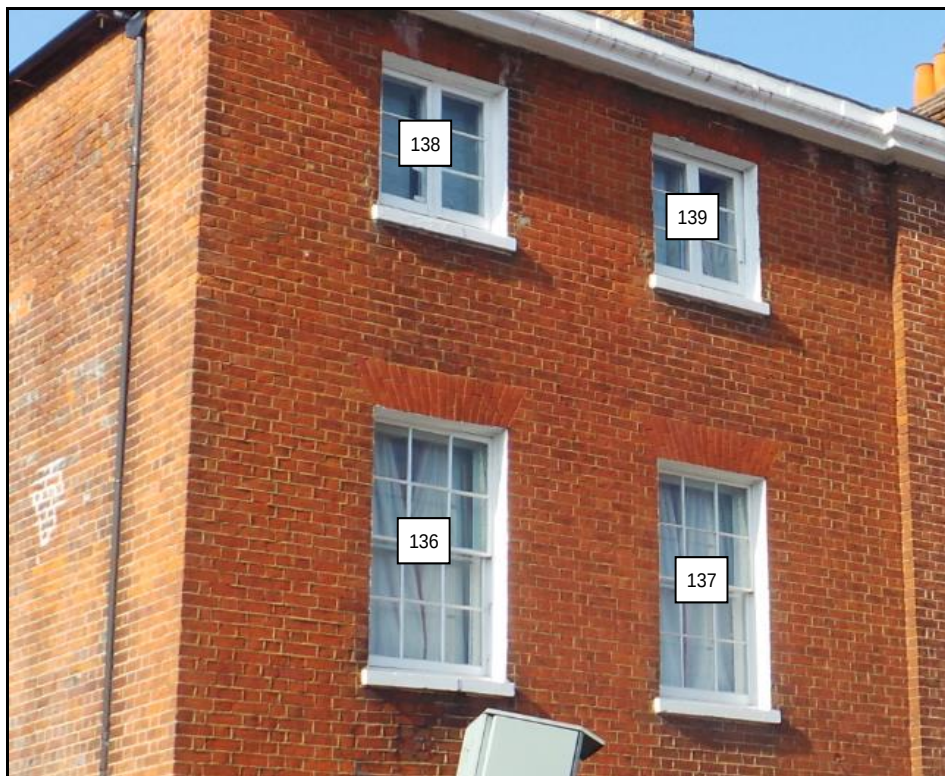
98 Southampton Street



98 Southampton Street



96 Southampton Street



96 Southampton Street



94 Southampton Street



94 Southampton Street



92 Southampton Street



92 Southampton Street

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

75 to 81 Southampton Street, Reading, Berkshire RG1 2QU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>53 Crown Street</u>					
<u>Ground Floor</u>					
Window 1	Domestic	28.9%	25.1%	3.8%	0.87
Window 2	Domestic	29.2%	24.9%	4.3%	0.85
Window 3	Domestic	62.9%	61.8%	1.1%	0.98
Window 4	Domestic	50.1%	49.3%	0.8%	0.98
<u>First Floor</u>					
Window 5	Domestic	29.4%	27.4%	2.0%	0.93
Window 6	Domestic	26.5%	25.0%	1.5%	0.94
Window 7	Domestic	24.1%	22.4%	1.7%	0.93
<u>Second Floor</u>					
Window 8	Domestic	30.6%	29.7%	0.9%	0.97
<u>43 to 47 Crown Street</u>					
<u>Ground Floor</u>					
Window 9	Domestic	9.8%	9.4%	0.4%	0.96
Window 10	Domestic	15.7%	13.8%	1.9%	0.88
Window 11	Domestic	22.0%	19.8%	2.2%	0.9
Window 12	Domestic	8.0%	8.0%	0.0%	1.0
Window 13	Domestic	7.5%	7.5%	0.0%	1.0
Window 14	Bedroom	20.5%	19.4%	1.1%	0.95
Window 15	Bedroom	20.9%	19.9%	1.0%	0.95
Window 16	Bedroom	21.9%	21.0%	0.9%	0.96
Window 17	Bedroom	23.9%	23.2%	0.7%	0.97
<u>First Floor</u>					
Window 18	Domestic	14.0%	13.6%	0.4%	0.97
Window 19	Domestic	24.8%	23.4%	1.4%	0.94
Window 20	Domestic	25.1%	23.8%	1.3%	0.95
Window 21	Domestic	22.5%	21.3%	1.2%	0.95
Window 22	Staircase	27.3%	25.5%	1.8%	0.93
Window 22	Staircase	27.3%	25.5%	1.8%	0.93
Window 23	Domestic	8.4%	7.6%	0.8%	0.9
Window 24	Domestic	5.7%	5.1%	0.6%	0.89
Window 25	Domestic	5.7%	5.3%	0.4%	0.93
Window 26	Domestic	8.8%	8.5%	0.3%	0.97
<u>Second Floor</u>					
Window 27	Domestic	17.1%	16.5%	0.6%	0.96
Window 28	Domestic	29.7%	28.9%	0.8%	0.97
Window 29	Domestic	27.4%	26.8%	0.6%	0.98
Window 30	Domestic	24.5%	23.9%	0.6%	0.98
Window 31	Staircase	28.7%	27.8%	0.9%	0.97

Appendix 2 - Vertical Sky Component

75 to 81 Southampton Street, Reading, Berkshire RG1 2QU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 31	Staircase	28.7%	27.8%	0.9%	0.97
Window 32	Domestic	28.4%	28.4%	0.0%	1.0
Window 33	Domestic	34.4%	34.4%	0.0%	1.0
Window 34	Domestic	35.9%	35.9%	0.0%	1.0
Window 35	Domestic	36.7%	36.7%	0.0%	1.0
<u>Third Floor</u>					
Window 36	Domestic	17.9%	17.8%	0.1%	0.99
Window 37	Domestic	31.7%	31.7%	0.0%	1.0
Window 38	Domestic	29.6%	29.6%	0.0%	1.0
Window 39	Domestic	26.5%	26.4%	0.1%	1.0
Window 40	Staircase	30.4%	30.3%	0.1%	1.0
Window 41	Staircase	28.5%	28.3%	0.2%	0.99
Window 41	Staircase	28.5%	28.3%	0.2%	0.99
Window 40	Staircase	30.4%	30.3%	0.1%	1.0
Window 42	Domestic	38.2%	38.1%	0.1%	1.0
Window 43	Domestic	38.2%	38.2%	0.0%	1.0
Window 44	Domestic	38.2%	38.2%	0.0%	1.0
Window 45	Domestic	38.2%	38.2%	0.0%	1.0
<u>Fourth Floor</u>					
Window 46	Domestic	27.0%	27.0%	0.0%	1.0
Window 47	Domestic	35.8%	35.8%	0.0%	1.0
Window 48	Domestic	32.5%	32.5%	0.0%	1.0
Window 49	Domestic	29.2%	29.2%	0.0%	1.0
Window 50	Staircase	34.4%	34.4%	0.0%	1.0
Window 51	Staircase	29.7%	29.7%	0.0%	1.0
Window 51	Staircase	29.7%	29.7%	0.0%	1.0
Window 50	Staircase	34.4%	34.4%	0.0%	1.0
Window 52	Domestic	38.9%	38.9%	0.0%	1.0
Window 53	Domestic	38.9%	38.9%	0.0%	1.0
Window 54	Domestic	38.9%	38.9%	0.0%	1.0
Window 55	Domestic	38.9%	38.9%	0.0%	1.0
<u>Fifth Floor</u>					
Window 56	Staircase	32.5%	32.5%	0.0%	1.0
Window 56	Staircase	32.5%	32.5%	0.0%	1.0
<u>9 Upper Crown Street</u>					
<u>Ground Floor</u>					
Window 57	Non Domestic	23.6%	22.0%	1.6%	0.93
<u>87 Southampton Street</u>					
<u>Ground Floor</u>					
Window 58	Office	27.0%	18.6%	8.4%	0.69
Window 59	Office	29.4%	18.4%	11.0%	0.63

Appendix 2 - Vertical Sky Component

75 to 81 Southampton Street, Reading, Berkshire RG1 2QU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 60	Office	29.9%	14.0%	15.9%	0.47
Window 61	Office	29.4%	10.6%	18.8%	0.36
Window 62	Office	8.1%	5.2%	2.9%	0.64
Window 63	Foyer	5.6%	5.6%	0.0%	1.0
Window 64	Office	5.0%	4.7%	0.3%	0.94
Window 65	Office	4.4%	4.0%	0.4%	0.91
Window 66	Office	2.8%	2.8%	0.0%	1.0
Window 67	Office	4.1%	4.1%	0.0%	1.0
Window 68	Office	5.1%	5.1%	0.0%	1.0
Window 69	Office	4.4%	4.4%	0.0%	1.0

First Floor

Window 70	Non Domestic	33.9%	26.7%	7.2%	0.79
Window 71	Non Domestic	34.4%	24.6%	9.8%	0.72
Window 72	Non Domestic	34.4%	19.9%	14.5%	0.58
Window 73	Non Domestic	33.7%	16.4%	17.3%	0.49
Window 74	Non Domestic	12.2%	9.9%	2.3%	0.81
Window 75	Non Domestic	10.4%	10.0%	0.4%	0.96
Window 76	Non Domestic	8.8%	8.6%	0.2%	0.98
Window 77	Non Domestic	7.4%	7.1%	0.3%	0.96
Window 78	Non Domestic	5.2%	5.2%	0.0%	1.0
Window 79	Non Domestic	10.0%	10.0%	0.0%	1.0

Second Floor

Window 80	Non Domestic	36.3%	32.7%	3.6%	0.9
Window 81	Non Domestic	36.4%	31.3%	5.1%	0.86
Window 82	Non Domestic	36.3%	28.7%	7.6%	0.79
Window 83	Non Domestic	35.7%	26.2%	9.5%	0.73
Window 84	Non Domestic	19.5%	18.3%	1.2%	0.94
Window 85	Non Domestic	20.0%	19.5%	0.5%	0.98
Window 86	Non Domestic	16.1%	15.9%	0.2%	0.99
Window 87	Non Domestic	13.7%	13.6%	0.1%	0.99
Window 88	Non Domestic	7.1%	7.1%	0.0%	1.0
Window 89	Non Domestic	12.5%	12.5%	0.0%	1.0

85 Southampton Street

Ground Floor

Window 90	Office	12.2%	8.6%	3.6%	0.7
Window 91	Office	19.9%	12.9%	7.0%	0.65

First Floor

Window 92	Office	13.6%	11.5%	2.1%	0.85
Window 93	Office	17.5%	14.5%	3.0%	0.83
Window 94	Office	23.9%	18.4%	5.5%	0.77
Window 95	Office	26.3%	17.8%	8.5%	0.68

Appendix 2 - Vertical Sky Component

75 to 81 Southampton Street, Reading, Berkshire RG1 2QU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Second Floor</u>					
Window 96	Office	22.1%	21.2%	0.9%	0.96
Window 97	Office	24.9%	23.6%	1.3%	0.95
Window 98	Office	29.7%	26.9%	2.8%	0.91
Window 99	Office	31.6%	26.1%	5.5%	0.83
<u>104 and 106 Southampton Street</u>					
<u>Ground Floor</u>					
Window 100	Domestic	22.2%	21.5%	0.7%	0.97
Window 101	Domestic	22.9%	22.0%	0.9%	0.96
Window 102	Domestic	8.4%	7.4%	1.0%	0.88
Window 103	Domestic	24.4%	22.8%	1.6%	0.93
Window 104	Domestic	26.2%	23.6%	2.6%	0.9
Window 105	Domestic	27.6%	24.8%	2.8%	0.9
<u>First Floor</u>					
Window 106	Domestic	25.8%	25.2%	0.6%	0.98
Window 107	Domestic	26.5%	25.8%	0.7%	0.97
Window 108	Domestic	27.1%	26.2%	0.9%	0.97
Window 109	Domestic	27.8%	26.7%	1.1%	0.96
Window 110	Domestic	27.8%	25.9%	1.9%	0.93
Window 111	Domestic	29.1%	26.9%	2.2%	0.92
<u>Second Floor</u>					
Window 112	Domestic	29.4%	29.0%	0.4%	0.99
Window 113	Domestic	30.0%	29.5%	0.5%	0.98
Window 114	Domestic	30.4%	29.9%	0.5%	0.98
Window 115	Domestic	31.0%	30.5%	0.5%	0.98
<u>102 Southampton Street</u>					
<u>Ground Floor</u>					
Window 116 (Secondary)	Living Room	23.2%	19.6%	3.6%	0.84
Window 117	Living Room	30.4%	26.6%	3.8%	0.88
<u>First Floor</u>					
Window 118	Living Room	30.1%	27.6%	2.5%	0.92
Window 119	Living Room	31.1%	28.2%	2.9%	0.91
Window 120	Living Room	31.7%	28.7%	3.0%	0.91
<u>100 Southampton Street</u>					
<u>Ground Floor</u>					
Window 121	Domestic	27.8%	25.7%	2.1%	0.92
<u>First Floor</u>					
Window 122	Domestic	34.7%	33.0%	1.7%	0.95

Appendix 2 - Vertical Sky Component

75 to 81 Southampton Street, Reading, Berkshire RG1 2QU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Second Floor</u>					
Window 123	Domestic	36.4%	35.6%	0.8%	0.98
<u>98 Southampton Street</u>					
<u>Ground Floor</u>					
Window 124	Entrance Hall	28.9%	26.6%	2.3%	0.92
Window 125	Entrance Hall	30.1%	27.8%	2.3%	0.92
Window 126	Entrance Hall	32.9%	30.5%	2.4%	0.93
Window 127	Basement Access	33.2%	30.9%	2.3%	0.93
Window 128 (Secondary)	Domestic	5.2%	5.2%	0.0%	1.0
Window 129 (Secondary)	Domestic	2.9%	1.9%	1.0%	0.66
Window 130	Domestic	72.6%	72.2%	0.4%	0.99
<u>First Floor</u>					
Window 131	Domestic	35.3%	33.7%	1.6%	0.95
<u>Second Floor</u>					
Window 132	Domestic	36.6%	35.7%	0.9%	0.98
<u>96 Southampton Street</u>					
<u>Basement Floor</u>					
Window 133	Domestic	33.3%	31.9%	1.4%	0.96
<u>Ground Floor</u>					
Window 134	Domestic	8.7%	7.6%	1.1%	0.87
Window 135	Domestic	35.8%	34.3%	1.5%	0.96
<u>First Floor</u>					
Window 136	Domestic	37.0%	35.7%	1.3%	0.96
Window 137	Domestic	37.0%	35.9%	1.1%	0.97
<u>Second Floor</u>					
Window 138	Domestic	36.1%	35.5%	0.6%	0.98
Window 139	Domestic	36.1%	35.6%	0.5%	0.99
<u>94 Southampton Street</u>					
<u>Basement Floor</u>					
Window 140	Unknown	31.9%	30.8%	1.1%	0.97
<u>Ground Floor</u>					
Window 141	Hallway	12.0%	11.1%	0.9%	0.93
Window 142	Living Room	36.2%	35.1%	1.1%	0.97
Window 143	Living Room	36.4%	35.5%	0.9%	0.98
<u>First Floor</u>					
Window 144	Bedroom	37.2%	36.4%	0.8%	0.98

Appendix 2 - Vertical Sky Component

75 to 81 Southampton Street, Reading, Berkshire RG1 2QU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 145	Bedroom	37.3%	36.6%	0.7%	0.98
<u>Second Floor</u>					
Window 146	Bedroom	36.4%	35.9%	0.5%	0.99
Window 147	Bedroom	36.6%	36.2%	0.4%	0.99
<u>92 Southampton Street</u>					
<u>Basement Floor</u>					
Window 148	Domestic	33.1%	33.0%	0.1%	1.0
<u>Ground Floor</u>					
Window 149	Domestic	36.3%	35.4%	0.9%	0.98
Window 150	Domestic	10.7%	10.5%	0.2%	0.98
<u>First Floor</u>					
Window 151	Domestic	37.3%	36.7%	0.6%	0.98
Window 152	Domestic	37.4%	36.9%	0.5%	0.99
<u>Second Floor</u>					
Window 153	Domestic	36.6%	36.3%	0.3%	0.99
Window 154	Domestic	36.7%	36.4%	0.3%	0.99

Appendix 2 - Daylight Distribution

75 to 81 Southampton Street, Reading, Berkshire RG1 2QU

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>43 to 47 Crown Street</u>					
<u>Ground Floor</u>					
Window 9	Domestic	52%	50%	2.0%	0.96
Windows 10 to 13	Domestic	100%	100%	0.0%	1.0
Windows 14 & 15	Bedroom	100%	100%	0.0%	1.0
Windows 16 & 17	Bedroom	100%	100%	0.0%	1.0
<u>First Floor</u>					
Window 18	Domestic	73%	73%	0.0%	1.0
Windows 19 to 21	Domestic	95%	95%	0.0%	1.0
Window 22	Staircase	37%	37%	0.0%	1.0
Windows 23 & 24	Domestic	100%	100%	0.0%	1.0
Windows 25 & 26	Domestic	100%	100%	0.0%	1.0
<u>Second Floor</u>					
Window 27	Domestic	74%	74%	0.0%	1.0
Windows 28 to 30	Domestic	96%	96%	0.0%	1.0
Windows 32 & 33	Domestic	100%	100%	0.0%	1.0
Windows 34 & 35	Domestic	100%	100%	0.0%	1.0
<u>Third Floor</u>					
Window 36	Domestic	73%	73%	0.0%	1.0
Windows 37 to 39	Domestic	97%	97%	0.0%	1.0
Windows 42 & 43	Domestic	100%	100%	0.0%	1.0
Windows 44 & 45	Domestic	100%	100%	0.0%	1.0
<u>Fourth Floor</u>					
Window 46	Domestic	81%	81%	0.0%	1.0
Windows 47 to 49	Domestic	99%	99%	0.0%	1.0
Windows 52 & 53	Domestic	100%	100%	0.0%	1.0
Windows 54 & 55	Domestic	100%	100%	0.0%	1.0
<u>87 Southampton Street</u>					
<u>Ground Floor</u>					
Windows 58 to 62	Office	98%	97%	1.0%	0.99
Window 63	Foyer	100%	100%	0.0%	1.0
Windows 64 to 69	Office	34%	34%	0.0%	1.0
<u>First Floor</u>					
Windows 70 & 71	Non Domestic	99%	99%	0.0%	1.0
Windows 72 to 75	Non Domestic	99%	93%	6.0%	0.94
Windows 76 to 79	Non Domestic	54%	53%	1.0%	0.98

Appendix 2 - Daylight Distribution

75 to 81 Southampton Street, Reading, Berkshire RG1 2QU

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>Second Floor</u>					
Windows 80 & 81	Non Domestic	99%	99%	0.0%	1.0
Windows 82 to 85	Non Domestic	100%	98%	2.0%	0.98
Windows 86 to 89	Non Domestic	66%	66%	0.0%	1.0
<u>85 Southampton Street</u>					
<u>Ground Floor</u>					
Windows 90 & 91	Office	88%	79%	9.0%	0.9
<u>First Floor</u>					
Windows 92 & 93	Office	56%	56%	0.0%	1.0
Windows 94 & 95	Office	99%	99%	0.0%	1.0
<u>Second Floor</u>					
Windows 96 & 97	Office	98%	98%	0.0%	1.0
Windows 98 & 99	Office	98%	98%	0.0%	1.0
<u>102 Southampton Street</u>					
<u>Ground Floor</u>					
Windows 116 & 117	Living Room	96%	77%	19.0%	0.8
<u>First Floor</u>					
Windows 118 to 120	Living Room	98%	98%	0.0%	1.0
<u>98 Southampton Street</u>					
<u>Ground Floor</u>					
Windows 124 to 126	Entrance Hall	98%	98%	0.0%	1.0
Window 127	Basement ACESS	98%	98%	0.0%	1.0
Windows 128 to 130	Unknown	100%	100%	0.0%	1.0
<u>First Floor</u>					
Window 131	Domestic	96%	91%	5.0%	0.95
<u>Second Floor</u>					
Window 132	Domestic	40%	40%	0.0%	1.0
<u>96 Southampton Street</u>					
<u>Basement Floor</u>					
Window 133	Domestic	89%	89%	0.0%	1.0

Appendix 2 - Daylight Distribution

75 to 81 Southampton Street, Reading, Berkshire RG1 2QU

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>Ground Floor</u>					
Window 134	Domestic	69%	69%	0.0%	1.0
Window 135	Domestic	95%	95%	0.0%	1.0
<u>First Floor</u>					
Window 136	Domestic	98%	98%	0.0%	1.0
Window 137	Domestic	94%	94%	0.0%	1.0
<u>Second Floor</u>					
Window 138	Domestic	98%	98%	0.0%	1.0
Window 139	Domestic	94%	94%	0.0%	1.0
<u>94 Southampton Street</u>					
<u>Basement Floor</u>					
Window 140	Unknown	88%	88%	0.0%	1.0
<u>Ground Floor</u>					
Window 141	Hallway	80%	80%	0.0%	1.0
Windows 142 & 143	Living Room	94%	94%	0.0%	1.0
<u>First Floor</u>					
Window 144	Bedroom	96%	96%	0.0%	1.0
Window 145	Bedroom	94%	94%	0.0%	1.0
<u>Second Floor</u>					
Window 146	Bedroom	96%	96%	0.0%	1.0
Window 147	Bedroom	94%	94%	0.0%	1.0
<u>92 Southampton Street</u>					
<u>Basement Floor</u>					
Window 148	Domestic	89%	87%	2.0%	0.98
<u>Ground Floor</u>					
Window 149	Domestic	95%	95%	0.0%	1.0
Window 150	Domestic	87%	87%	0.0%	1.0
<u>First Floor</u>					
Window 151	Domestic	94%	94%	0.0%	1.0
Window 152	Domestic	98%	98%	0.0%	1.0
<u>Second Floor</u>					
Window 153	Domestic	94%	94%	0.0%	1.0
Window 154	Domestic	98%	98%	0.0%	1.0

Appendix 2 - Sunlight to Windows

75 to 81 Southampton Street, Reading, Berkshire RG1 2QU

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
53 Crown Street									
Ground Floor									
Window 1	Domestic	66%	59%	7%	0.89	22%	15%	7%	0.68
Window 2	Domestic	66%	58%	8%	0.88	21%	13%	8%	0.62
Window 3	Domestic	73%	67%	6%	0.92	24%	18%	6%	0.75
Window 4	Domestic	66%	61%	5%	0.92	21%	16%	5%	0.76
First Floor									
Window 5	Domestic	66%	63%	3%	0.95	26%	23%	3%	0.88
Window 6	Domestic	54%	51%	3%	0.94	20%	17%	3%	0.85
Window 7	Domestic	56%	53%	3%	0.95	23%	20%	3%	0.87
Second Floor									
Window 8	Domestic	65%	65%	0%	1.0	26%	26%	0%	1.0
43 to 47 Crown Street									
Ground Floor									
Window 9	Domestic	19%	17%	2%	0.89	12%	10%	2%	0.83
Window 10	Domestic	34%	30%	4%	0.88	15%	11%	4%	0.73
Window 11	Domestic	44%	39%	5%	0.89	16%	11%	5%	0.69
Window 12	Domestic	23%	23%	0%	1.0	0%	0%	0%	1.0
Window 13	Domestic	24%	24%	0%	1.0	0%	0%	0%	1.0
Window 14	Bedroom	65%	60%	5%	0.92	18%	14%	4%	0.78
Window 15	Bedroom	64%	59%	5%	0.92	17%	13%	4%	0.76
Window 16	Bedroom	66%	62%	4%	0.94	19%	15%	4%	0.79
Window 17	Bedroom	62%	58%	4%	0.94	18%	14%	4%	0.78
First Floor									
Window 18	Domestic	29%	29%	0%	1.0	18%	18%	0%	1.0
Window 19	Domestic	50%	49%	1%	0.98	19%	18%	1%	0.95
Window 20	Domestic	57%	54%	3%	0.95	23%	20%	3%	0.87
Window 21	Domestic	55%	52%	3%	0.95	22%	19%	3%	0.86
Window 22	Staircase	54%	52%	2%	0.96	19%	17%	2%	0.89
Window 23	Domestic	20%	17%	3%	0.85	14%	11%	3%	0.79
Window 24	Domestic	9%	6%	3%	0.67	9%	6%	3%	0.67
Window 25	Domestic	9%	7%	2%	0.78	8%	6%	2%	0.75
Window 26	Domestic	25%	23%	2%	0.92	12%	10%	2%	0.83
Second Floor									
Window 27	Domestic	34%	34%	0%	1.0	23%	23%	0%	1.0
Window 28	Domestic	56%	56%	0%	1.0	20%	20%	0%	1.0

Appendix 2 - Sunlight to Windows

75 to 81 Southampton Street, Reading, Berkshire RG1 2QU

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 29	Domestic	60%	59%	1%	0.98	25%	24%	1%	0.96
Window 30	Domestic	57%	56%	1%	0.98	24%	23%	1%	0.96
Window 31	Staircase	55%	54%	1%	0.98	20%	19%	1%	0.95
Window 32	Domestic	58%	58%	0%	1.0	17%	17%	0%	1.0
Window 33	Domestic	78%	78%	0%	1.0	23%	23%	0%	1.0
Window 34	Domestic	82%	82%	0%	1.0	26%	26%	0%	1.0
Window 35	Domestic	83%	83%	0%	1.0	26%	26%	0%	1.0
<u>Third Floor</u>									
Window 36	Domestic	34%	34%	0%	1.0	23%	23%	0%	1.0
Window 37	Domestic	56%	56%	0%	1.0	20%	20%	0%	1.0
Window 38	Domestic	61%	61%	0%	1.0	25%	25%	0%	1.0
Window 39	Domestic	58%	58%	0%	1.0	24%	24%	0%	1.0
Window 40	Staircase	55%	55%	0%	1.0	20%	20%	0%	1.0
Window 41	Staircase	63%	63%	0%	1.0	26%	26%	0%	1.0
Window 42	Domestic	87%	87%	0%	1.0	30%	30%	0%	1.0
Window 43	Domestic	87%	87%	0%	1.0	30%	30%	0%	1.0
Window 44	Domestic	87%	87%	0%	1.0	30%	30%	0%	1.0
Window 45	Domestic	87%	87%	0%	1.0	30%	30%	0%	1.0
<u>Fourth Floor</u>									
Window 46	Domestic	59%	59%	0%	1.0	24%	24%	0%	1.0
Window 47	Domestic	57%	57%	0%	1.0	20%	20%	0%	1.0
Window 48	Domestic	67%	67%	0%	1.0	25%	25%	0%	1.0
Window 49	Domestic	62%	62%	0%	1.0	24%	24%	0%	1.0
Window 50	Staircase	56%	56%	0%	1.0	20%	20%	0%	1.0
Window 51	Staircase	63%	63%	0%	1.0	26%	26%	0%	1.0
Window 52	Domestic	87%	87%	0%	1.0	30%	30%	0%	1.0
Window 53	Domestic	87%	87%	0%	1.0	30%	30%	0%	1.0
Window 54	Domestic	87%	87%	0%	1.0	30%	30%	0%	1.0
Window 55	Domestic	87%	87%	0%	1.0	30%	30%	0%	1.0
<u>Fifth Floor</u>									
Window 56	Staircase	68%	68%	0%	1.0	26%	26%	0%	1.0
<u>87 Southampton Street</u>									
<u>Ground Floor</u>									
Window 62	Office	5%	4%	1%	0.8	0%	0%	0%	1.0
Window 63	Foyer	6%	6%	0%	1.0	0%	0%	0%	1.0
Window 64	Office	3%	3%	0%	1.0	0%	0%	0%	1.0
Window 65	Office	1%	1%	0%	1.0	0%	0%	0%	1.0
Window 66	Office	0%	0%	0%	1.0	0%	0%	0%	1.0

Appendix 2 - Sunlight to Windows

75 to 81 Southampton Street, Reading, Berkshire RG1 2QU

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 67	Office	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 68	Office	5%	5%	0%	1.0	0%	0%	0%	1.0
Window 69	Office	9%	9%	0%	1.0	2%	2%	0%	1.0
<u>First Floor</u>									
Window 74	Non Domestic	17%	16%	1%	0.94	0%	0%	0%	1.0
Window 75	Non Domestic	11%	11%	0%	1.0	0%	0%	0%	1.0
Window 76	Non Domestic	7%	7%	0%	1.0	0%	0%	0%	1.0
Window 77	Non Domestic	3%	3%	0%	1.0	0%	0%	0%	1.0
Window 78	Non Domestic	11%	11%	0%	1.0	0%	0%	0%	1.0
Window 79	Non Domestic	23%	23%	0%	1.0	1%	1%	0%	1.0
<u>Second Floor</u>									
Window 84	Non Domestic	29%	28%	1%	0.97	4%	4%	0%	1.0
Window 85	Non Domestic	27%	27%	0%	1.0	1%	1%	0%	1.0
Window 86	Non Domestic	18%	18%	0%	1.0	0%	0%	0%	1.0
Window 87	Non Domestic	12%	12%	0%	1.0	0%	0%	0%	1.0
Window 88	Non Domestic	17%	17%	0%	1.0	0%	0%	0%	1.0
Window 89	Non Domestic	30%	30%	0%	1.0	2%	2%	0%	1.0
<u>98 Southampton Street</u>									
<u>Ground Floor</u>									
Window 124	Entrance Hall	36%	34%	2%	0.94	4%	4%	0%	1.0
Window 125	Entrance Hall	39%	35%	4%	0.9	7%	7%	0%	1.0
Window 130	Unknown	40%	39%	1%	0.98	5%	5%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
75 to 81 Southampton Street, Reading, Berkshire RG1 2QU

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March										Ratio
			Before		After		Loss						
<u>53 Crown Street</u>													
<u>Ground Floor</u>													
Garden 1	15.14	m2	7.38	m2	49%	6.32	m2	42%	1.06	m2	7%	0.86	
<u>43 to 47 Crown Street</u>													
<u>Ground Floor</u>													
Garden 2	20.58	m2	20.36	m2	99%	20.36	m2	99%	0.0	m2	0%	1.0	
<u>87 Southampton Street</u>													
<u>Ground Floor</u>													
Garden 3	93.6	m2	0.0	m2	0%	0.0	m2	0%	0.0	m2	0%	1.0	
<u>96 Southampton Street</u>													
<u>Ground Floor</u>													
Garden 4	13.72	m2	12.62	m2	92%	12.59	m2	92%	0.03	m2	0%	1.0	
<u>94 Southampton Street</u>													
<u>Ground Floor</u>													
Garden 5	12.02	m2	10.68	m2	89%	10.6	m2	88%	0.08	m2	1%	0.99	
<u>92 Southampton Street</u>													
<u>Ground Floor</u>													
Garden 6	14.03	m2	5.86	m2	42%	5.33	m2	38%	0.54	m2	4%	0.91	

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES

Crown Street



53 Crown Street

43 to 47 Crown Street

G2

G1

Proposed
Development

Key

-  Receives under two hours sunlight on 21st March before and after the development.
-  Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
-  Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
-  Receives at least two hours sunlight on 21st March before and after the development.
-  Neighbouring Gardens and Amenity Areas

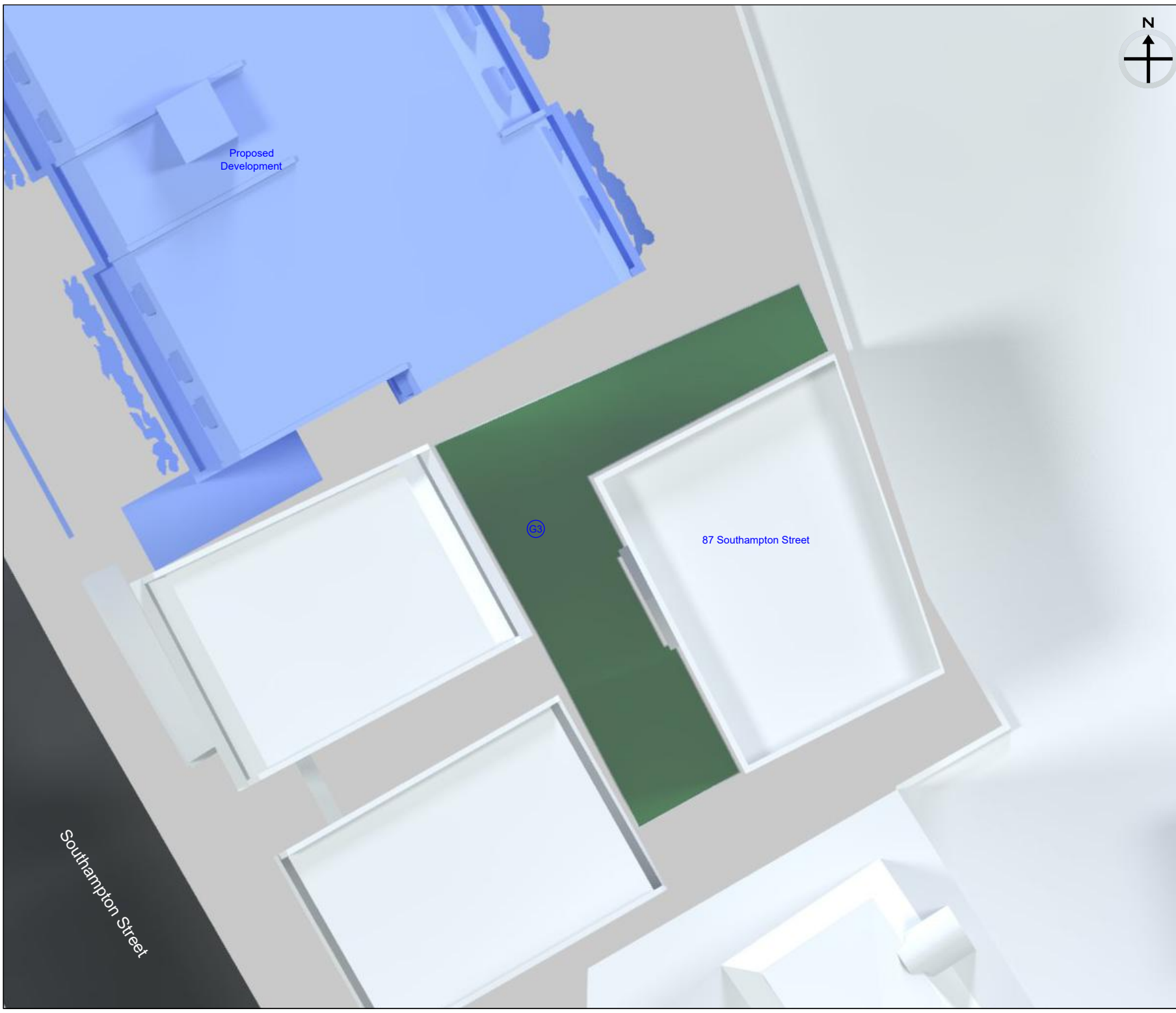
Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces



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Key

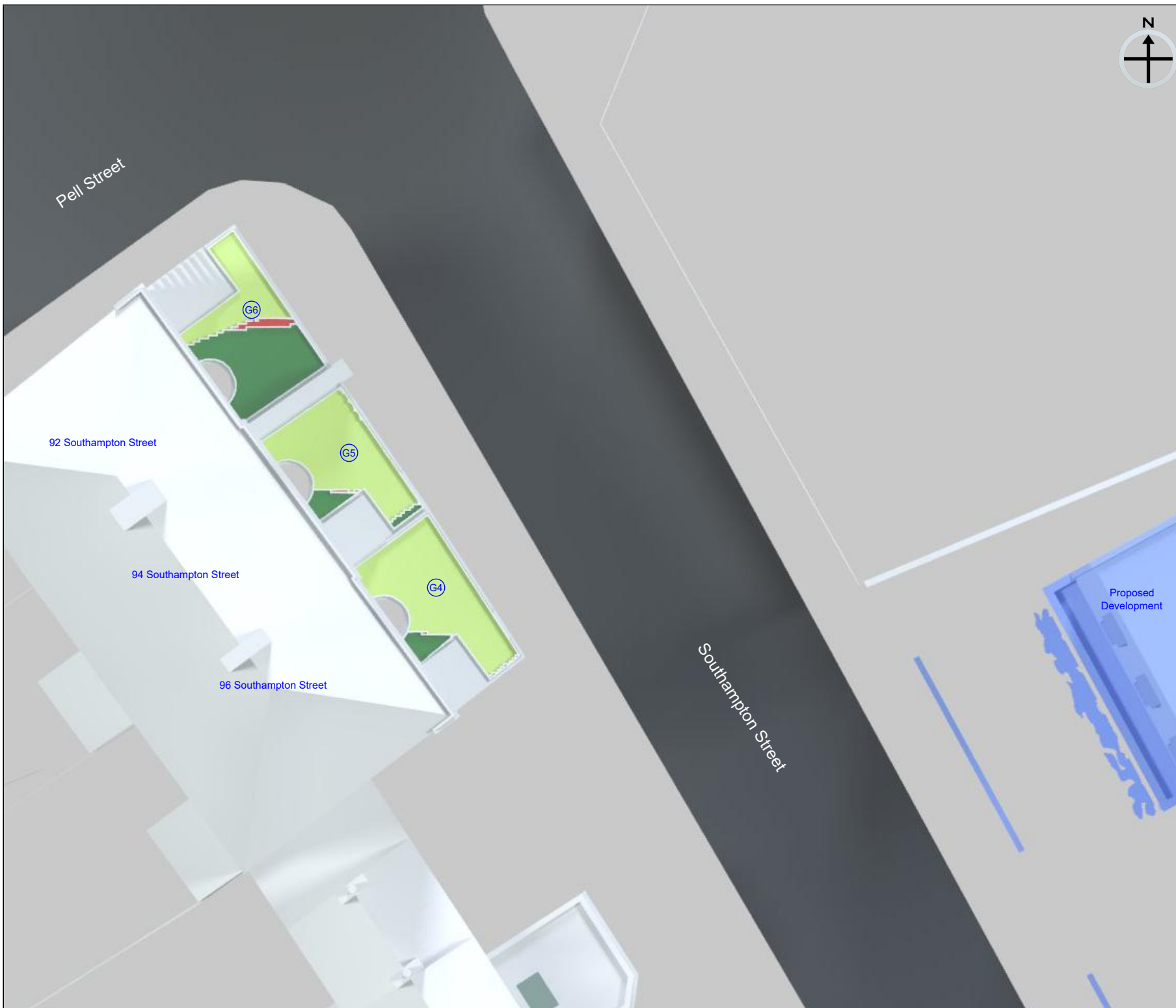
-  Receives under two hours sunlight on 21st March before and after the development.
-  Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
-  Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
-  Receives at least two hours sunlight on 21st March before and after the development.
-  Neighbouring Gardens and Amenity Areas

Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces



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