

Our Ref: MK19/Fountain
Your Ref: Fountain House

19 July 2021



Paul Turner
Group Director
Corstorphine + Wright
One Mortimer Street
London
W1T 3JA

Dear Mr Turner

Fountain House, Queens Walk, Reading RG1 7QF ("Site") – Daylight and Sunlight Review

Introduction

Avison Young ("AY") have been instructed by Moorgarth Group to undertake a non-technical review in consideration of light amenity with regards to the Corstorphine + Wright scheme for the Site and the drawings issued to AY on the 19 July 2021 ("Scheme").

The Scheme falls under permitted development right pursuant to the Town and Country Planning (General Permitted Development) (England) Order 2015. Amongst the prior approval matters for the PDRs for new dwellings, there is a requirement to consider the "provision of adequate natural light" within the proposed newly created dwellings.

Therefore, AY have considered the amenity internally within the Scheme in relation to the 2011 publication BRE Guidelines – *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* ("BRE Guidelines"). This reference document provides guideline criteria and methodology for considering the light amenity performance of a proposal. This is the most commonly accepted reference for Local Authorities when assessing Daylight and Sunlight.

Guidance and policy context are important in establishing acceptable levels of light amenity. At a national level, policy seeks to ensure that the planning system encourages more efficient use of land and avoids building homes at low density in accessible urban locations. It promotes a flexible approach in adopting and applying guidance and policy that could inhibit these objectives, which specifically includes reference to light.

Light matters should not be limited to an overly simplistic review against the BRE Guideline recommendations without due regard for the current and future physical and planning context. An appropriate degree of flexibility needs to be applied when using the BRE Guidelines to assess the light within new developments.

The BRE Guidelines state that its numerical guidelines should be interpreted flexibly because natural lighting is only one of many factors in site layout design. The 'flexibility' should reflect the

specific characteristics of each case being considered. For example, it is entirely appropriate to apply a more flexible approach when dealing with developments in a denser urban environment where the general scale of development is greater than suburban areas.

In addition, the conversion of an existing buildings under PDR often brings with it several constraints – one such example being that window positions are fixed, and internal configurations may be limited by structural elements. Moreover, a site's existing layout (i.e. orientation) is an important factor and this cannot be altered. The degree of satisfaction is therefore often related to the occupant's expectations.

As such, the determination of what constitutes 'adequate natural light' requires professional judgement and a degree of flexibility.

The Site

The Site is in Reading and is edged with red in Figure 01 below.

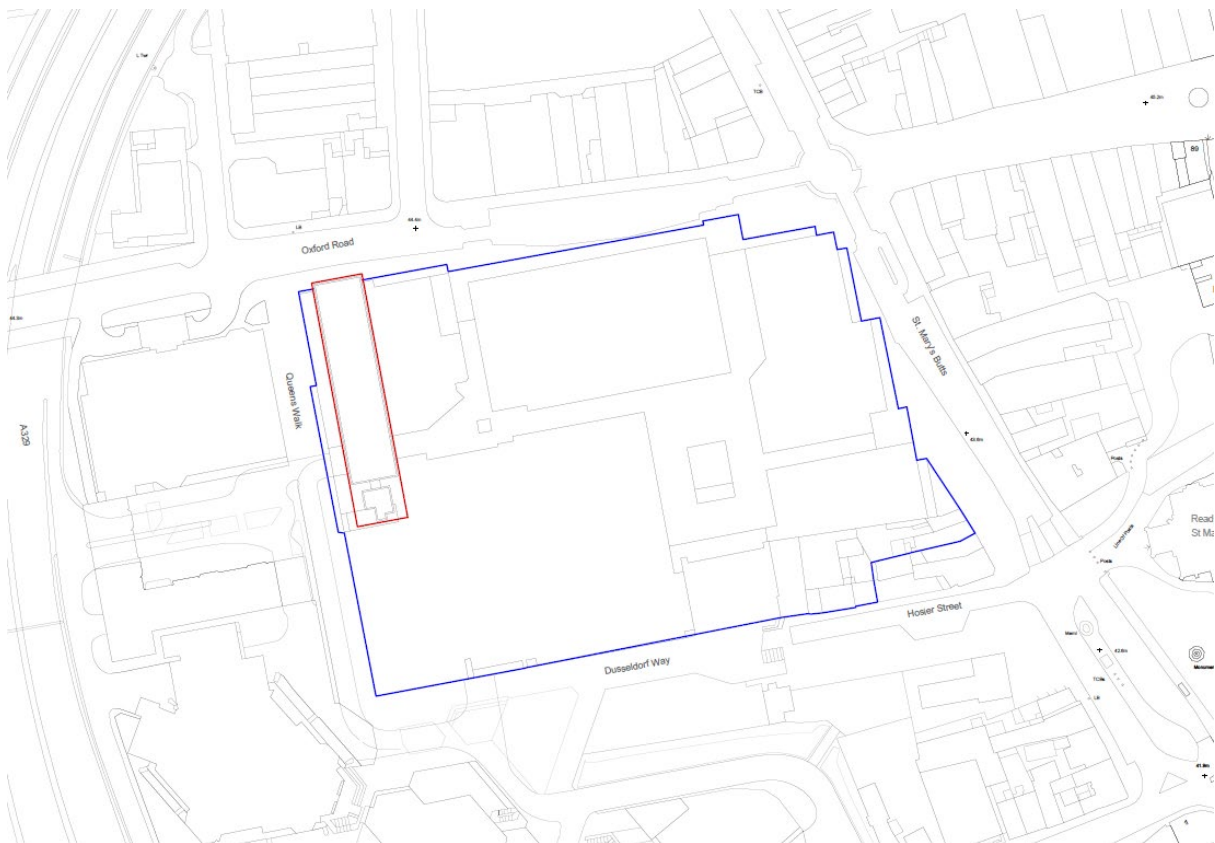


Figure 01: Site edged in red

An aerial view from photogrammetry (source: Google Earth) is also provided on Figure 02, which illustrates the Site in context with the local surrounding environment.

The Site is bound by buildings mainly to the north and west and a car park/open area to the south and east. Therefore, neighbouring built obstructions are relatively minimal in an urban context and, consequently, there is generally very good access to light at the Site.

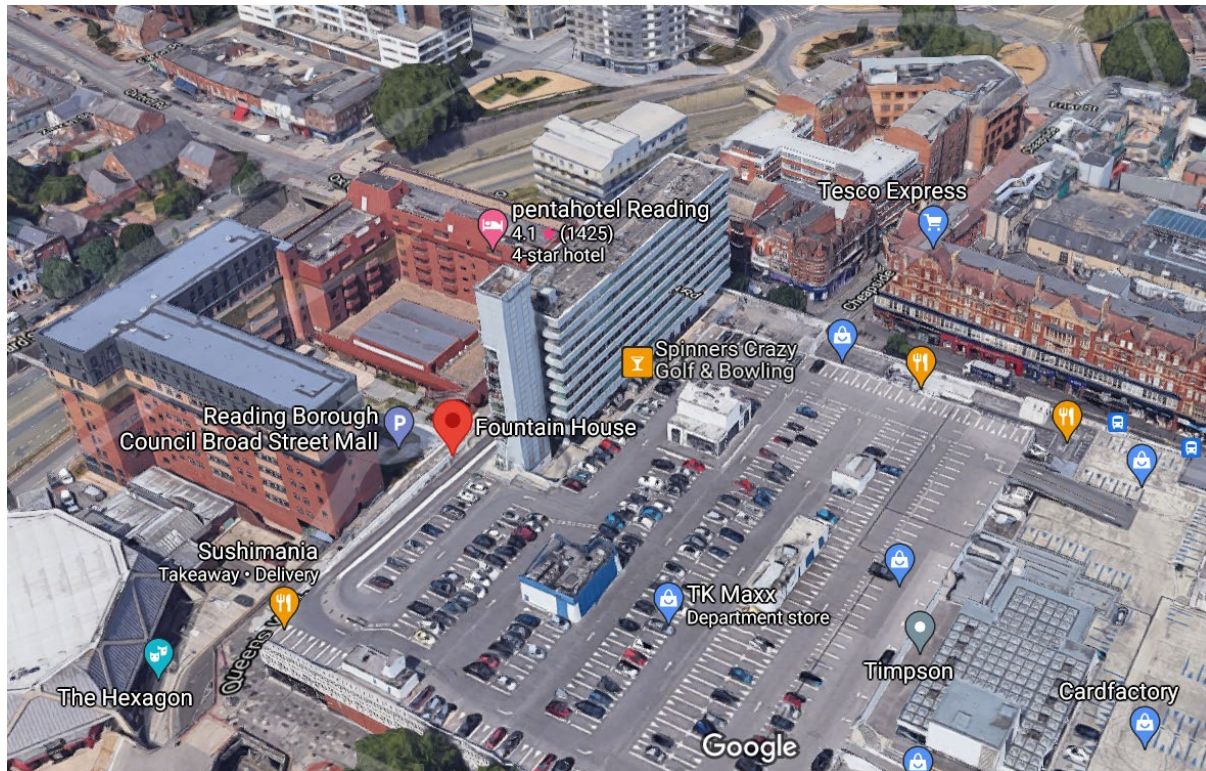


Figure 02: Aerial photo of Site (by red marker) and surrounding context

The Scheme

The Scheme comprises of a change of use of office building to provide 48 residential apartments.

Assessment of Amenity

AY have reviewed Corstorphine + Wright Architects internal layout information for the Scheme (copy of layouts in Appendix 1) and considered the potential light amenity received by the future occupants based on professional judgement.

The apartments feature open plan living/kitchen/dining rooms, whereby the main living areas are located nearest to the main window wall. In common with many contemporary developments, some of the kitchen/food preparation areas are located at the rear of the open plan spaces and are therefore intended to be predominantly artificially task lit given their distant location away from the main window wall.

As per the BRE Guidelines, bedrooms are less important, notwithstanding these will be reasonably lit, whilst bathrooms and circulation spaces need not be considered.



The apartments will be served by relatively large areas of glazing, which should ensure that adequate light will be provided into the key living spaces behind. In addition, the apartments have been configured to maximise the light available by locating the main living areas by the windows and, where possible, providing a multi-glazed/aspect arrangement. These design measures ensure that the access to light is reasonably maximised.

Summary

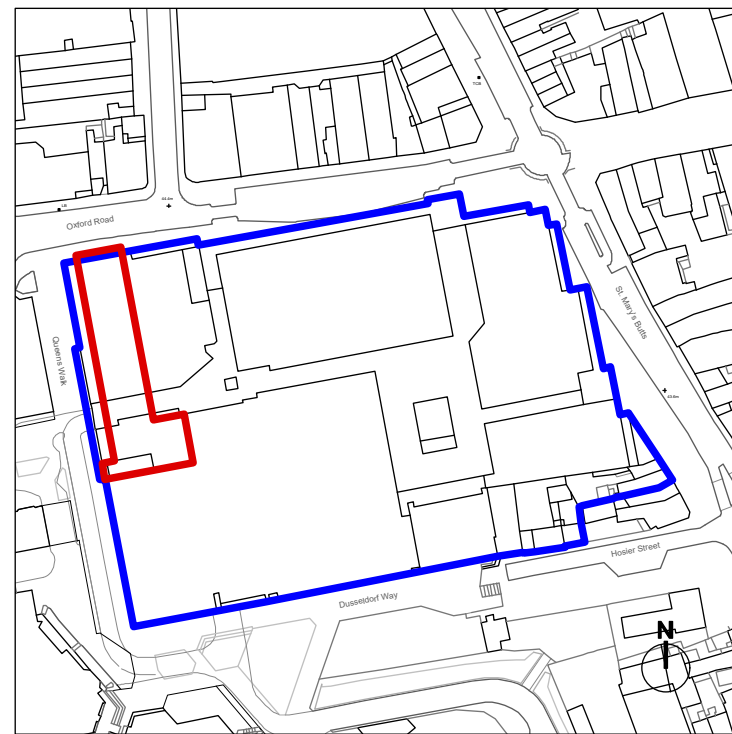
The potential for natural light within the Scheme as a whole is considered reasonable and adequate.

Yours sincerely

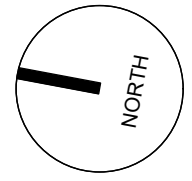
A handwritten signature in black ink, appearing to read 'Mark Kidd', written over a light blue horizontal line.

Mark Kidd
Principal
Daylight & Sunlight
For and on behalf of Avison Young (UK) Limited

Appendix 1



Site Location 1:2500 at A1



North

0 1.0 2.0 3.0 4.0 5.0 10.0m

1:100

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Application Boundary

Ownership Boundary

P-00 Submitted for Planning

Rev.	Description	Date	Drawn	Chk.

02.07.21 RBJ RBJ

Client
Moorgarth

Project
Fountain House
Permitted Development

Drawing Title
Existing
Basement

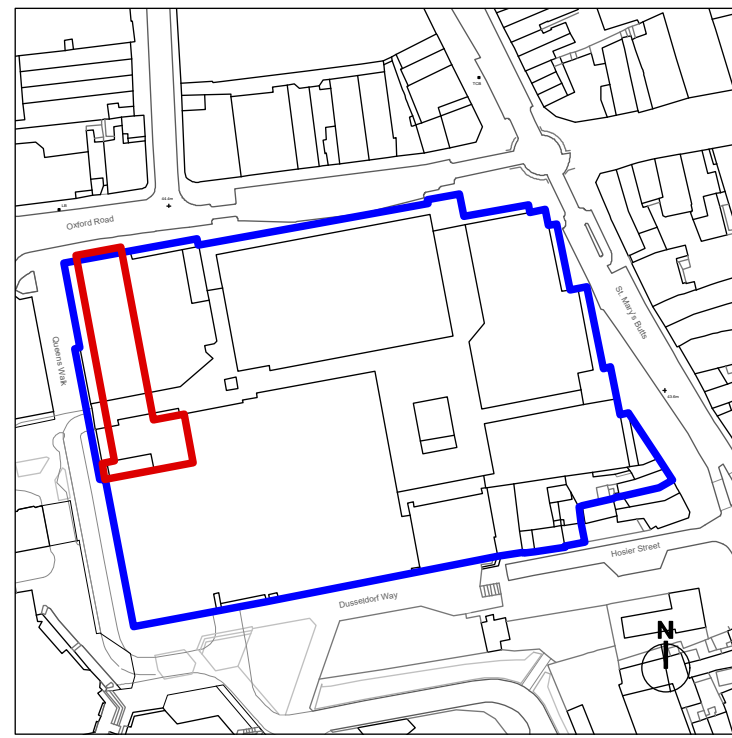
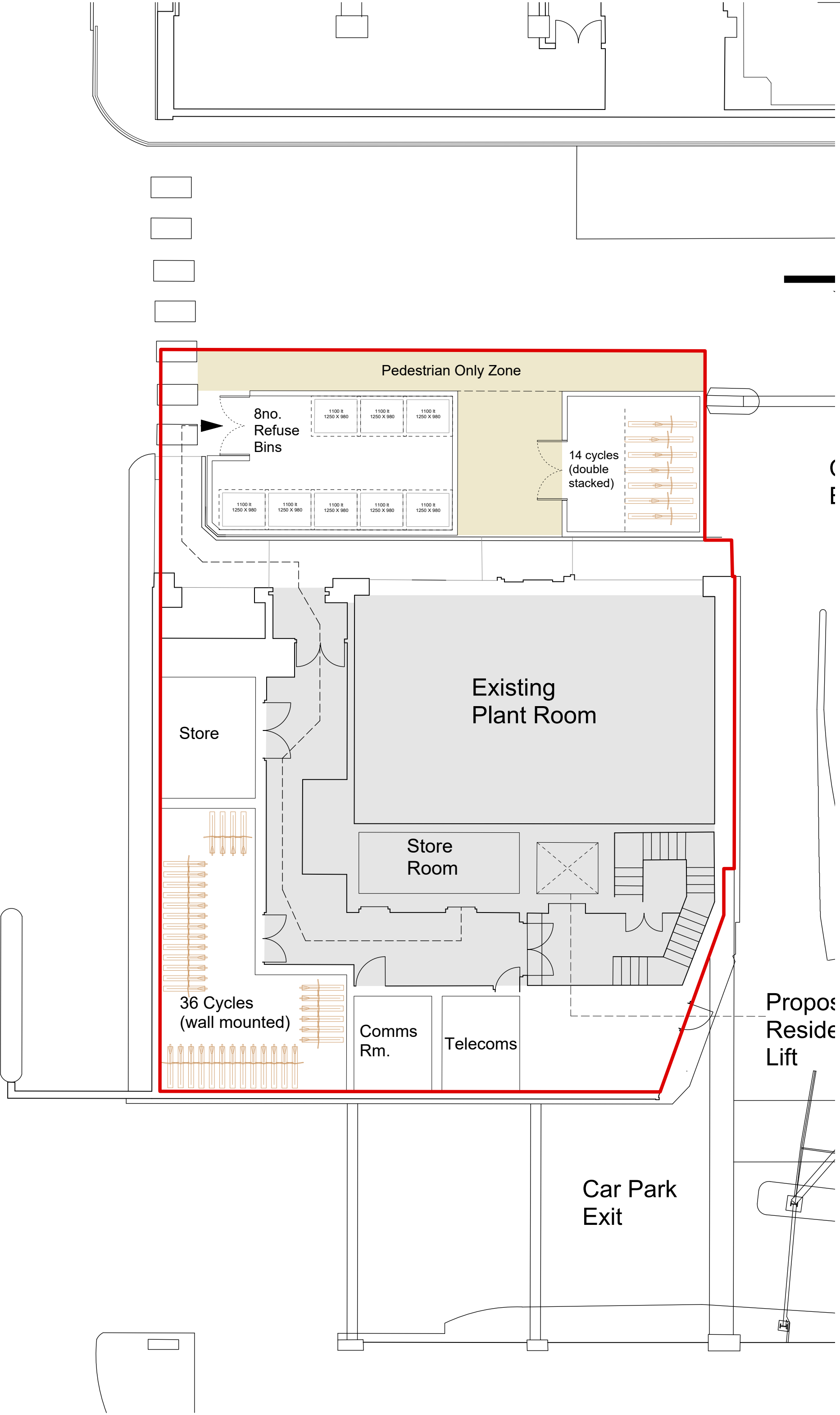
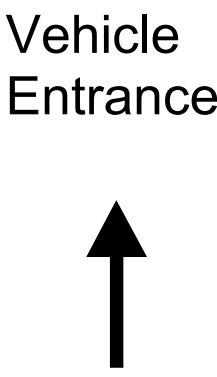
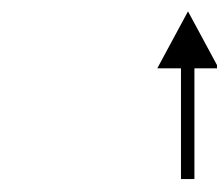
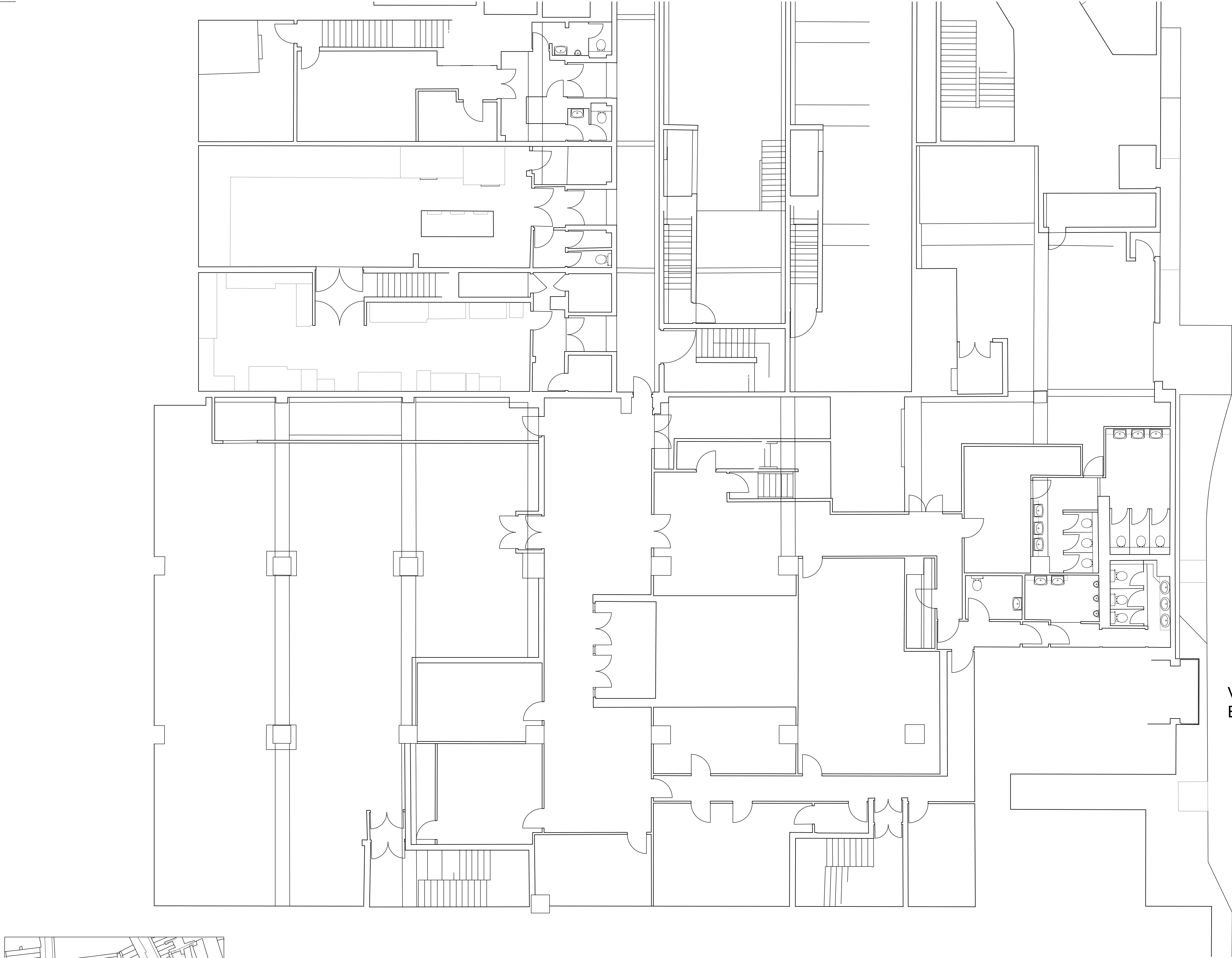
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Drawing No.
21383-0200

Drawn	Checked	Paper Size	Scale	Date
RBJ	RBJ	A1	1:100	16.07.21

Revision
P-00



Site Location 1:2500 at A1

0 1.0 2.0 3.0 4.0 5.0 10.0m
1:100

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P-00 Submitted for Planning		02.07.21		RBJ RBJ	
Rev.	Description	Date	Drawn	Chk.	

Application Boundary

Ownership Boundary

Client
Moorgarth

Project
Fountain House
Permitted Development

Drawing Title
Proposed
Basement

Drawing Status
PLANNING

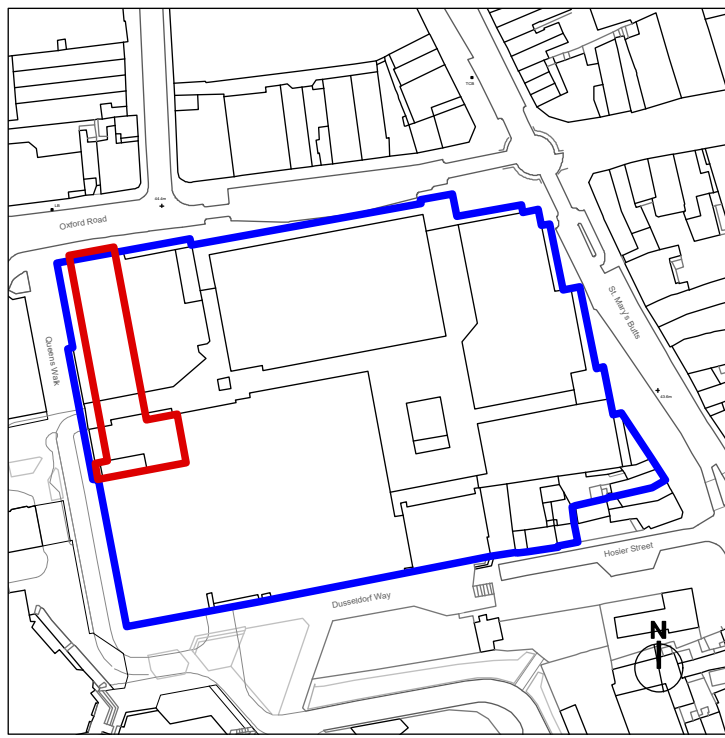
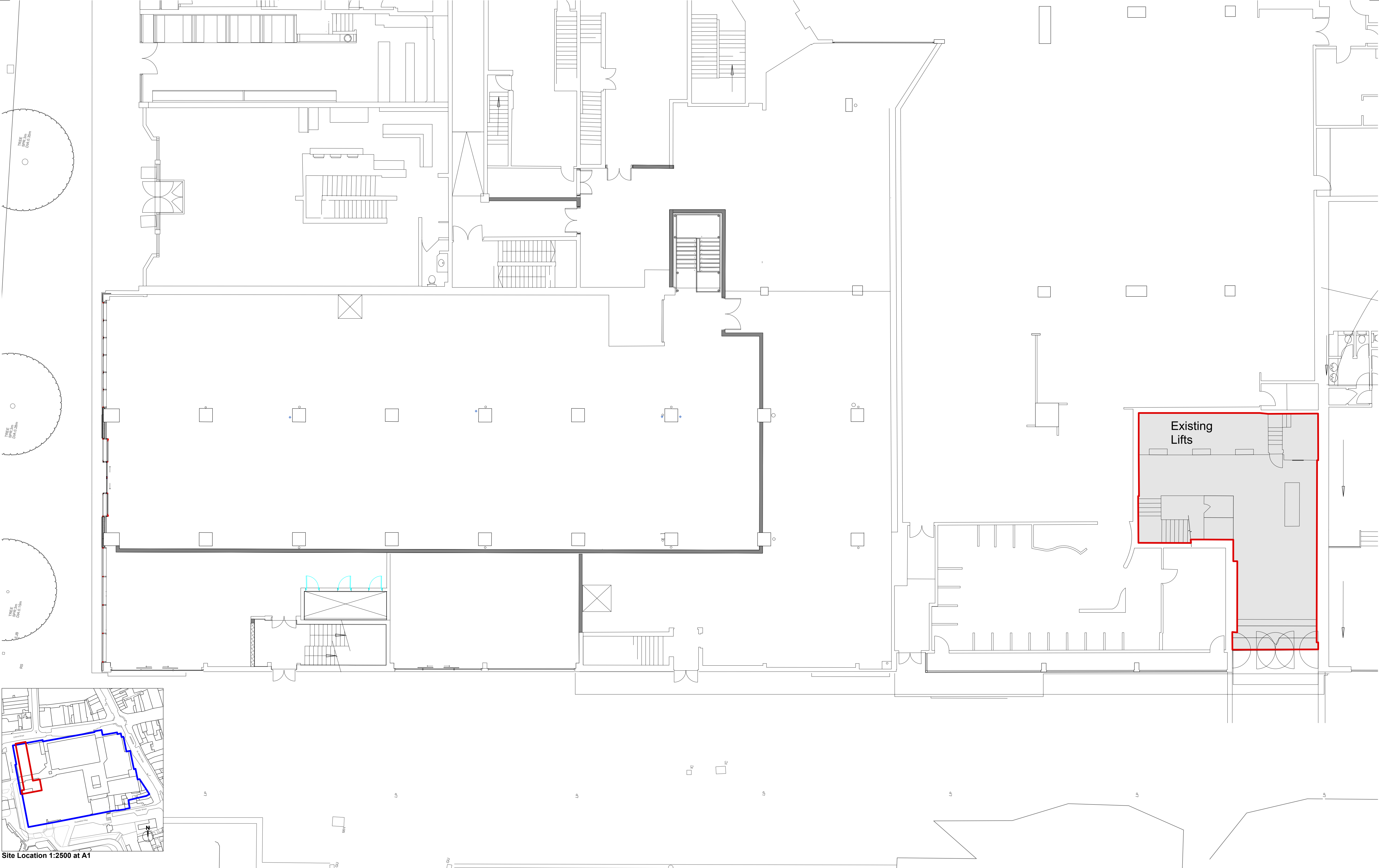
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Drawing No.
21383-0300

Drawn	Checked	Paper Size	Scale	Date
RBJ	RBJ	A1	1:100	16.07.21

Corstorphine & Wright

Revision
P-00



Site Location 1:2500 at A1

North

0

1.0

2.0

3.0

4.0

5.0

10.0m

1:100

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P-00

Submitted for Planning

02.07.21

RBJ

RBJ

Rev.

Description

Application Boundary

Ownership Boundary

Client

Moorgarth

Project

Fountain House
Permitted Development

Drawing Title

Existing
Ground Floor

Drawing Status

PLANNING

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Drawing No.

21383-0201

Revision

P-00

Drawn

Checked

Paper Size

Scale

Date

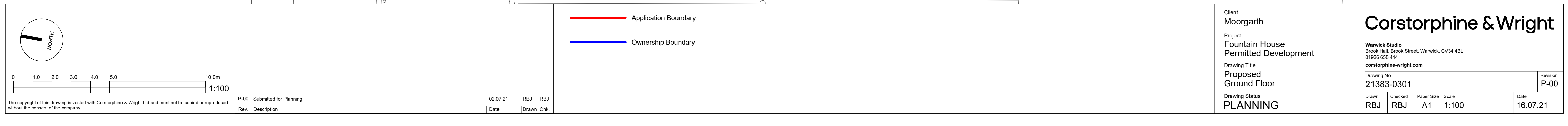
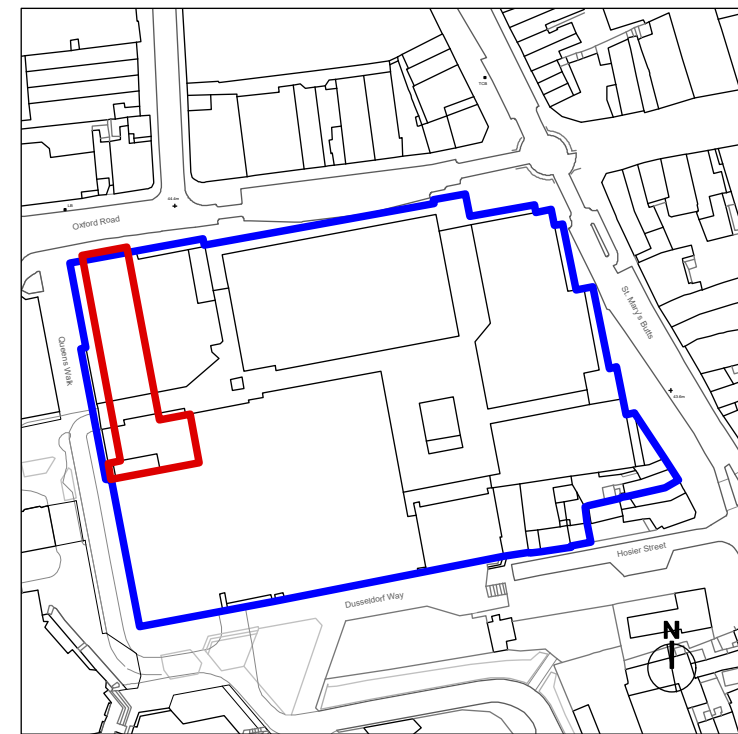
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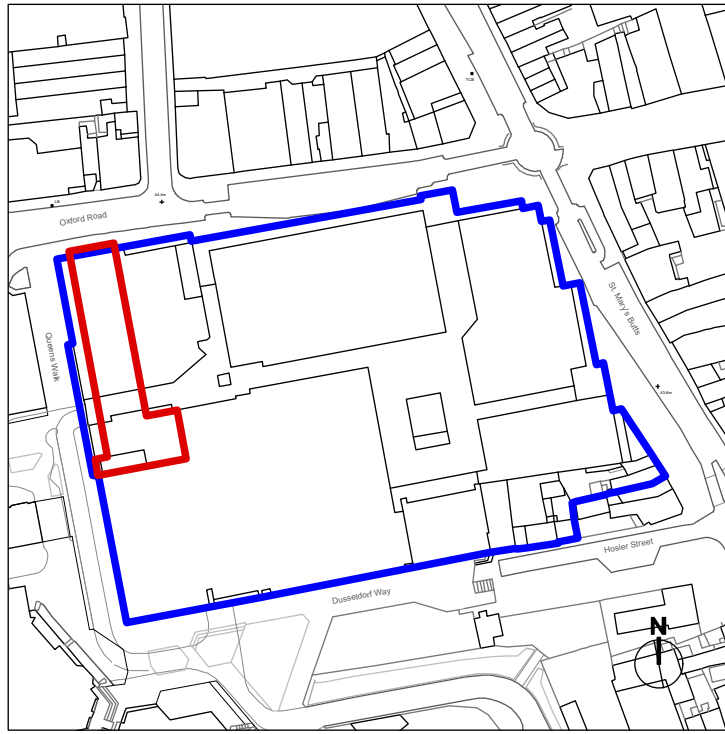
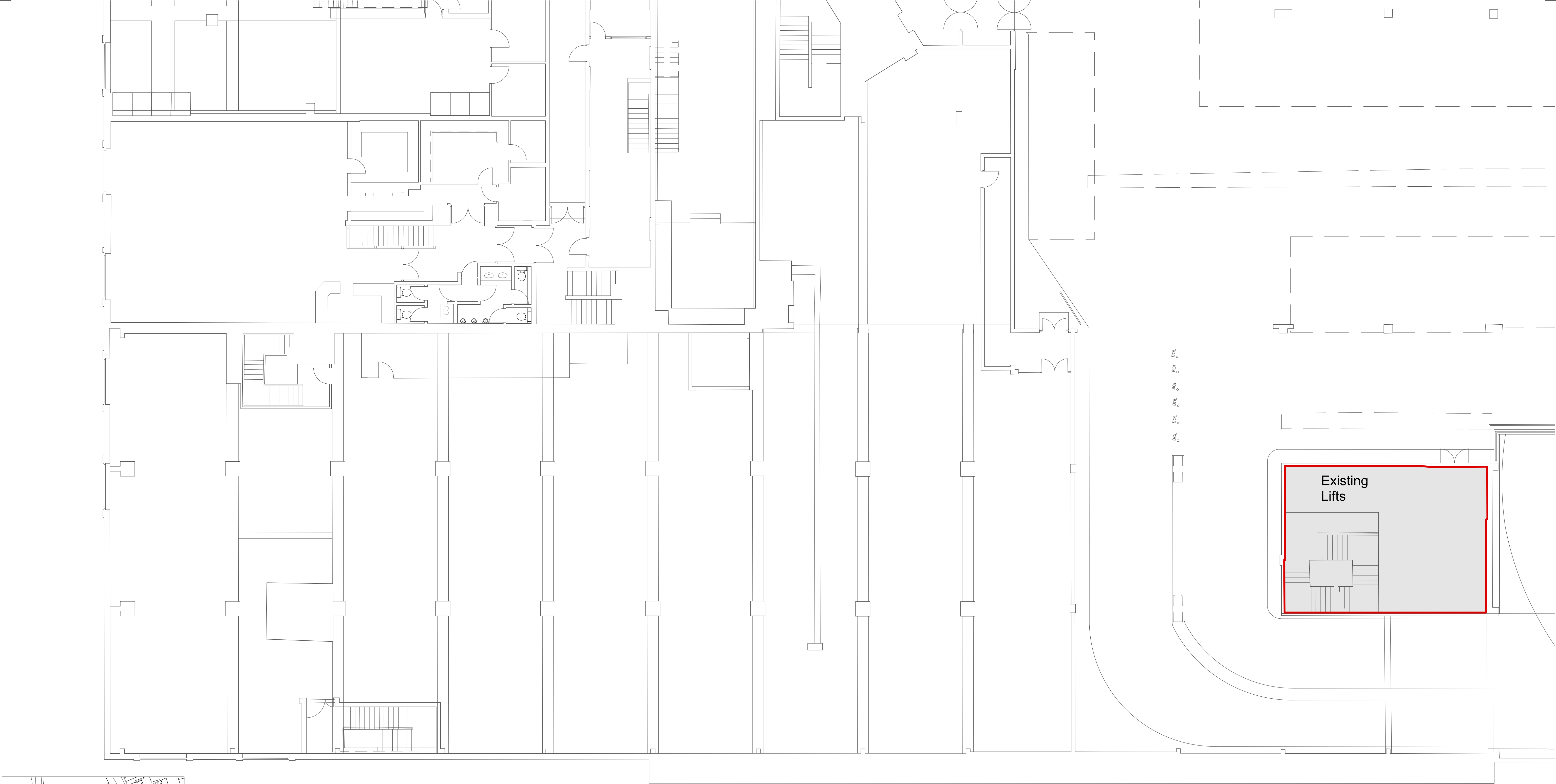
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A1

1:100

16.07.21





Site Location 1:2500 at A1

North

0

1.0

2.0

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4.0

5.0

10.0m

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P-00

Submitted for Planning

02.07.21

RBJ

RBJ

Rev.

Description

Date

Drawn

Chk.

Application Boundary

Ownership Boundary

Client
Moorgarth

Project
Fountain House
Permitted Development

Drawing Title
Existing
First Floor

Drawing Status
PLANNING

Corstorphine & Wright

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Drawing No.
21383-0202

Drawing Status
PLANNING

Revision
P-00

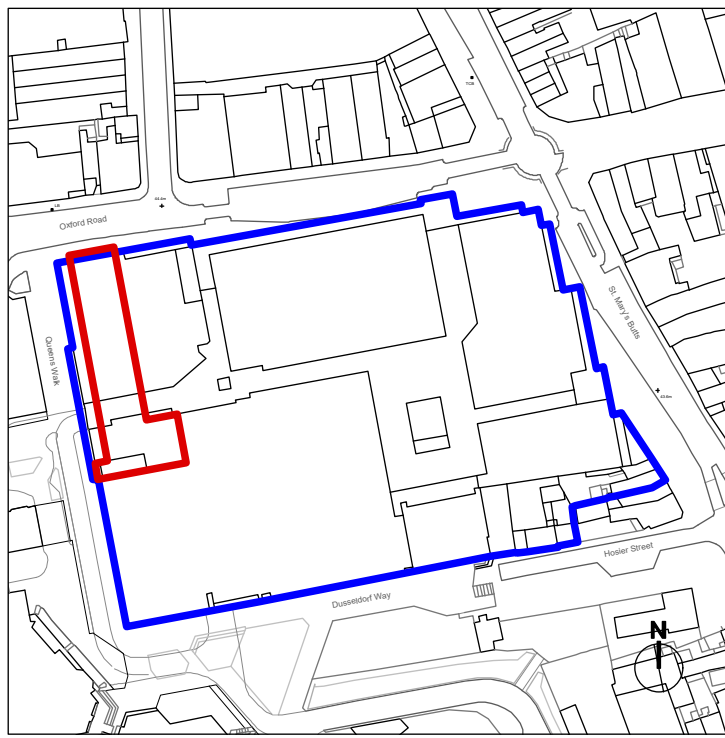
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RBJ

Checked
RBJ

Paper Size
A1

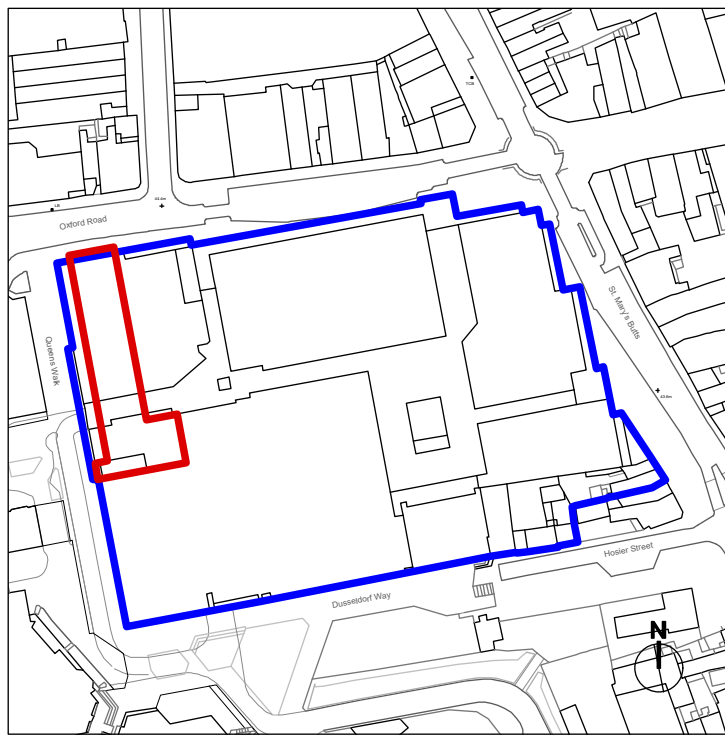
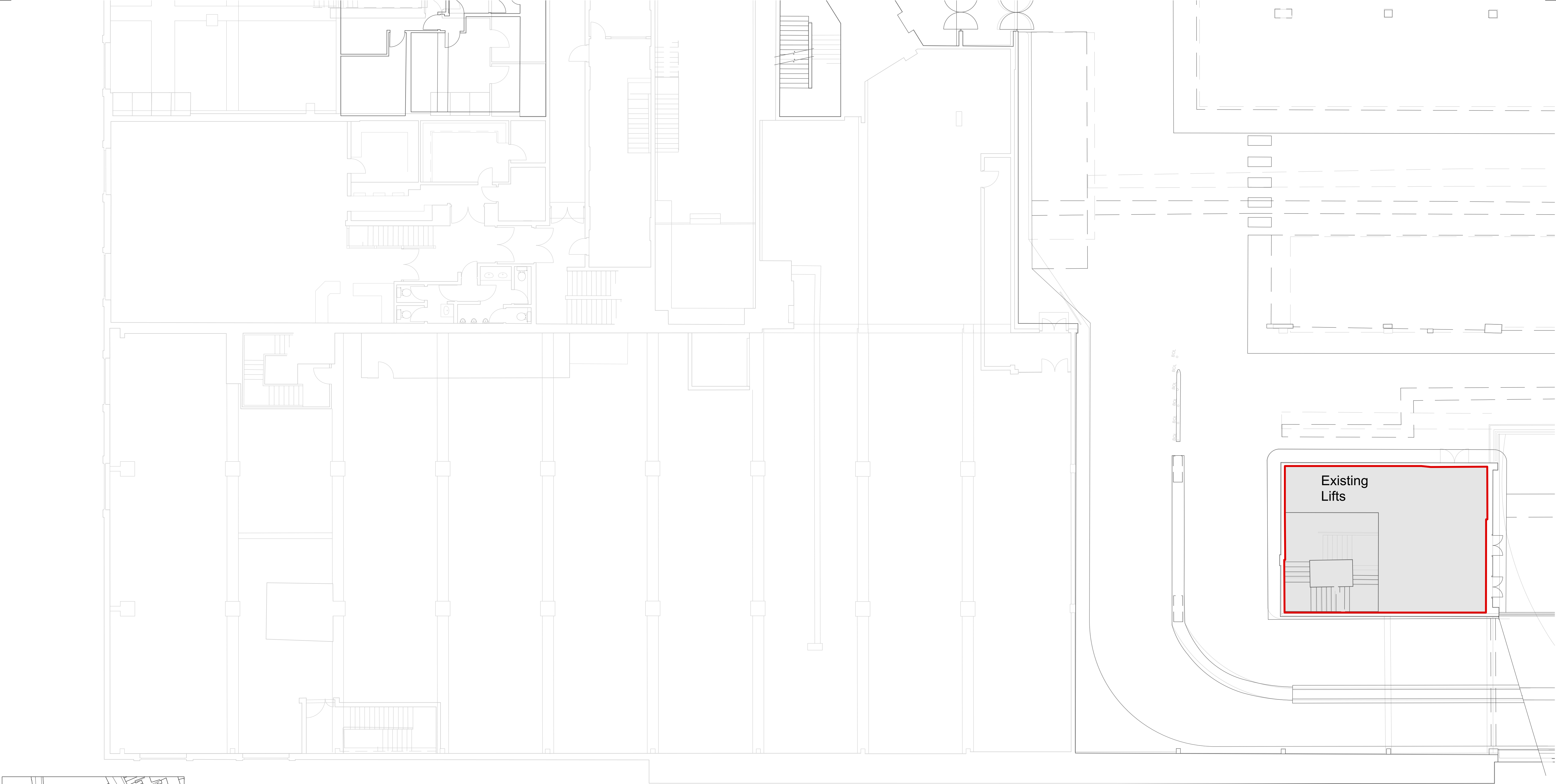
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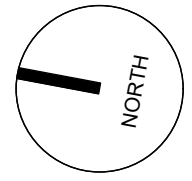


P-00 Submitted for Planning		02.07.21	RBJ	RBJ
Rev.	Description	Date	Drawn	Chk.

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Drawing No. 21383-0302					
Drawn RBJ	Checked RBJ	Paper Size A1	Scale 1:100	Date 16.07.21	



Site Location 1:2500 at A1



0 1.0 2.0 3.0 4.0 5.0 10.0m

1:100

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Rev.	Description	Date	Drawn	Chk.	

Application Boundary

Ownership Boundary

Client
Moorgarth

Project
Fountain House
Permitted Development

Drawing Title
Existing
Podium Floor

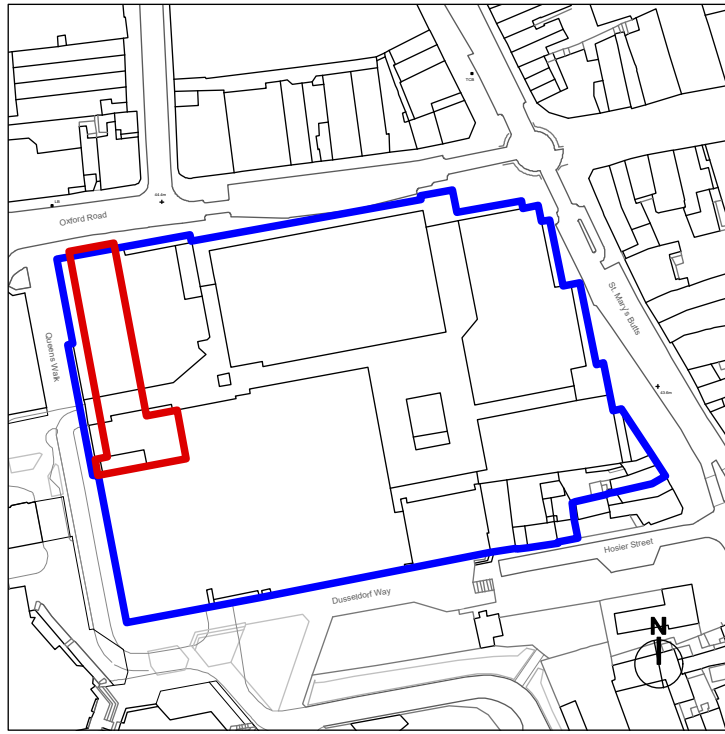
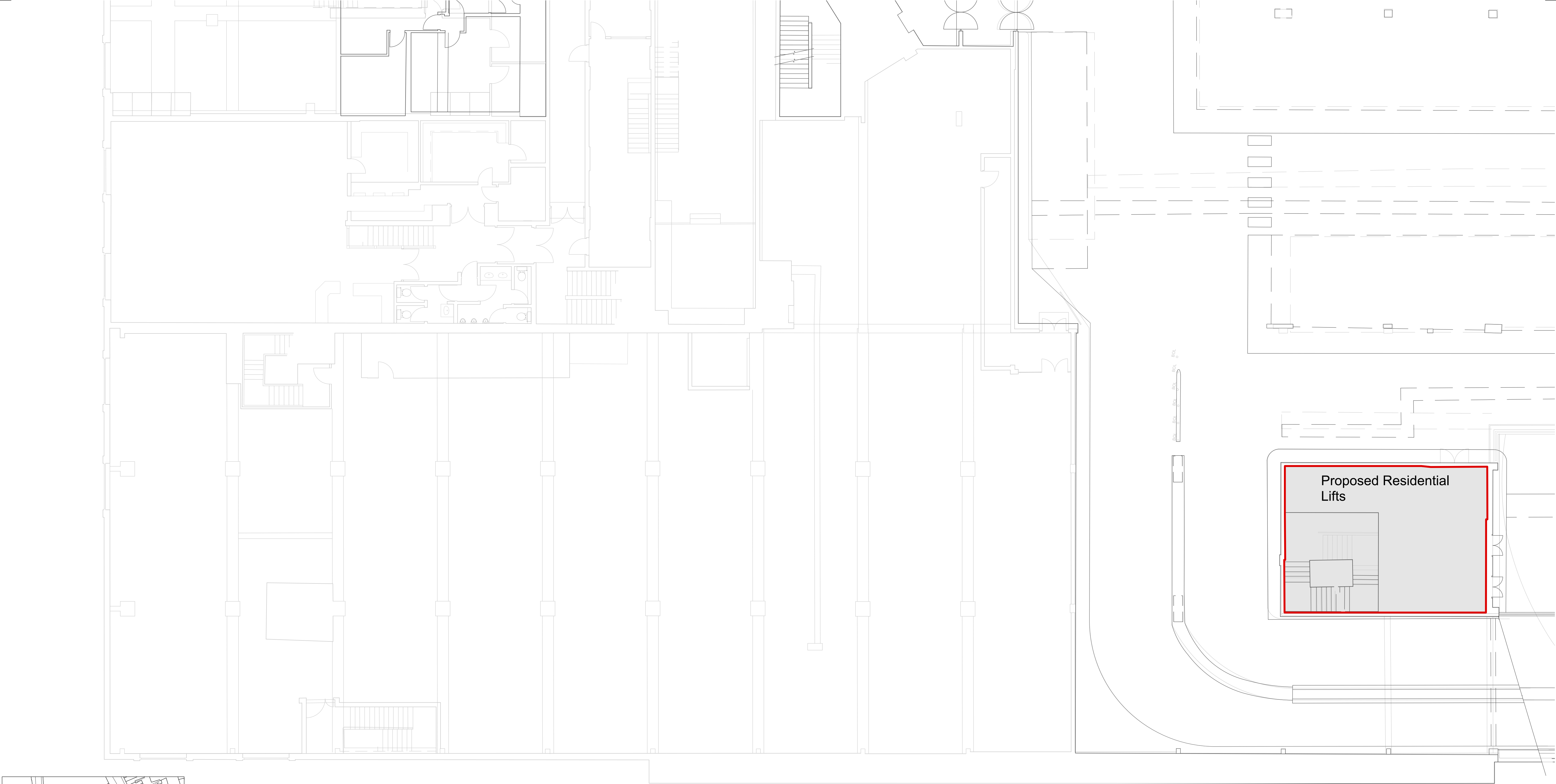
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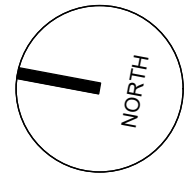
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Drawn	Checked	Paper Size	Scale	Date
RBJ	RBJ	A1	1:100	16.07.21

Revision
P-00



Site Location 1:2500 at A1



0 1.0 2.0 3.0 4.0 5.0 10.0m

1:100

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Rev.	Description	Date	Drawn	Chk.
P-00	Submitted for Planning	02.07.21	RBJ	RBJ

Application Boundary

Ownership Boundary

Client
Moorgarth

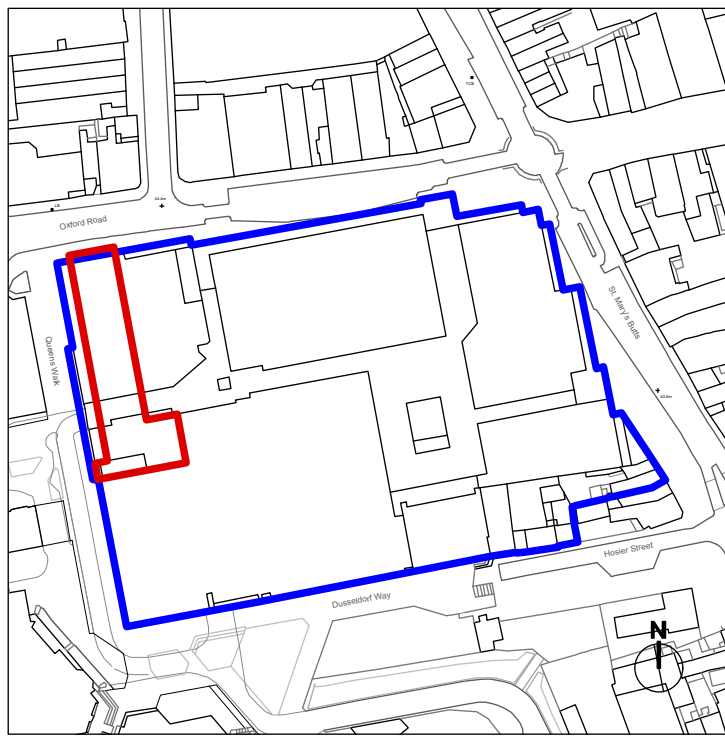
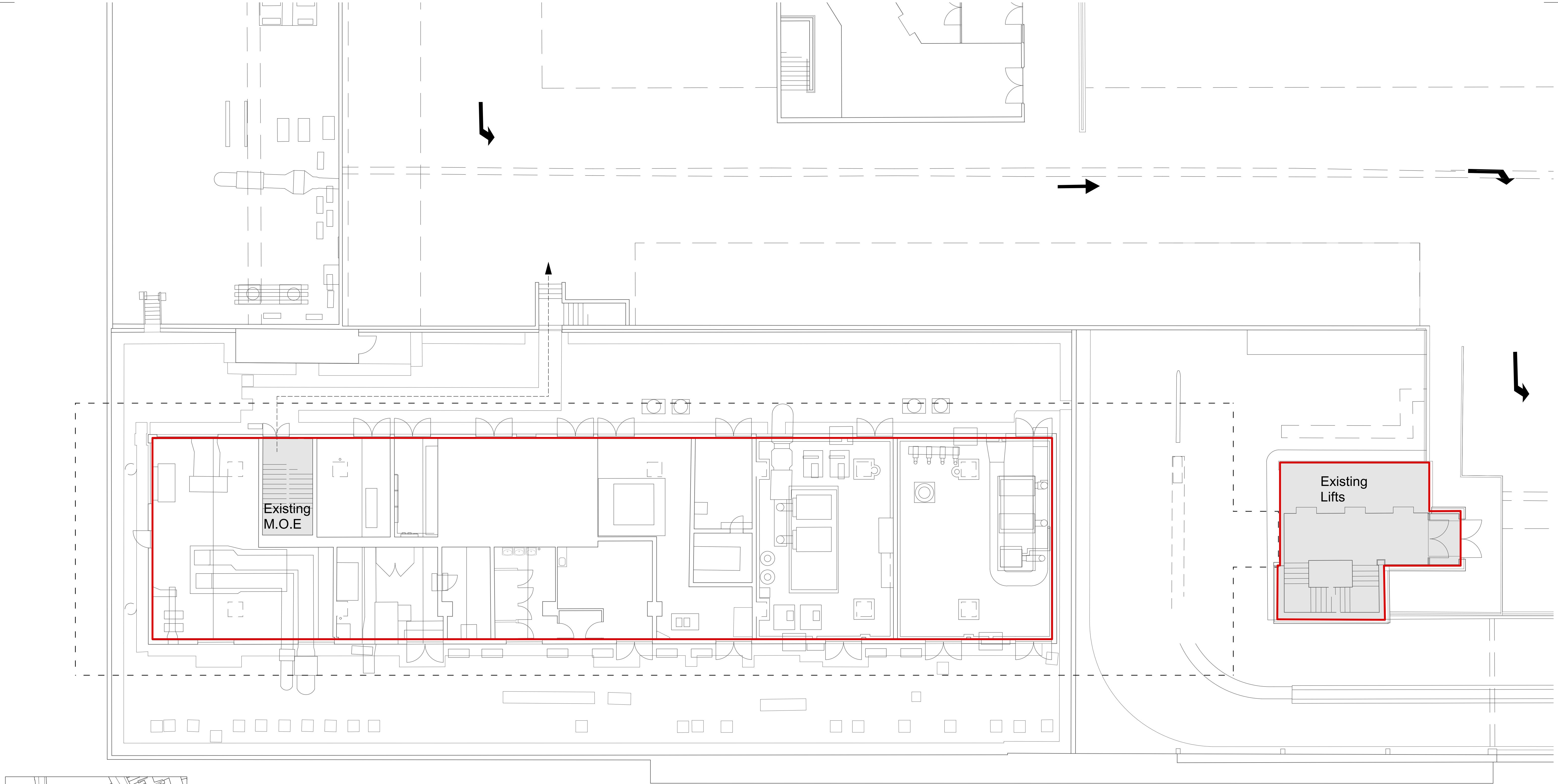
Project
Fountain House
Permitted Development

Drawing Title
Proposed
Podium Floor

Drawing Status
PLANNING

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Drawing No. 21383-0303				Revision P-00
Drawn RBJ	Checked RBJ	Paper Size A1	Scale 1:100	Date 16.07.21



Site Location 1:2500 at A1

North

0

1.0

2.0

3.0

4.0

5.0

10.0m

1:100

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Application Boundary

Ownership Boundary

P-00

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02.07.21

RBJ

RBJ

Rev.

Description

Date

Drawn

Chk.

Client
Moorgarth

Project
Fountain House
Permitted Development

Drawing Title
Existing
Second Floor

Drawing Status
PLANNING

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Drawing No.
21383-0204

Drawn
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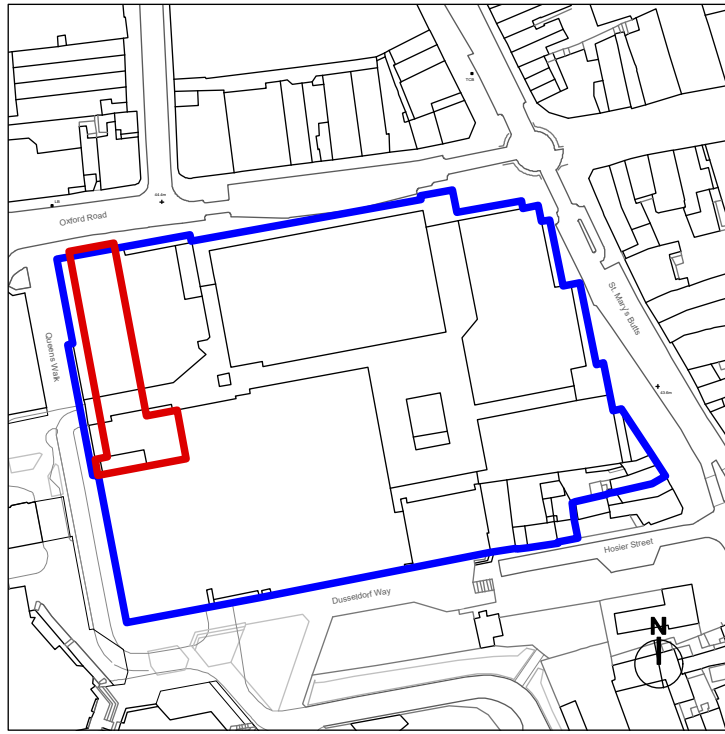
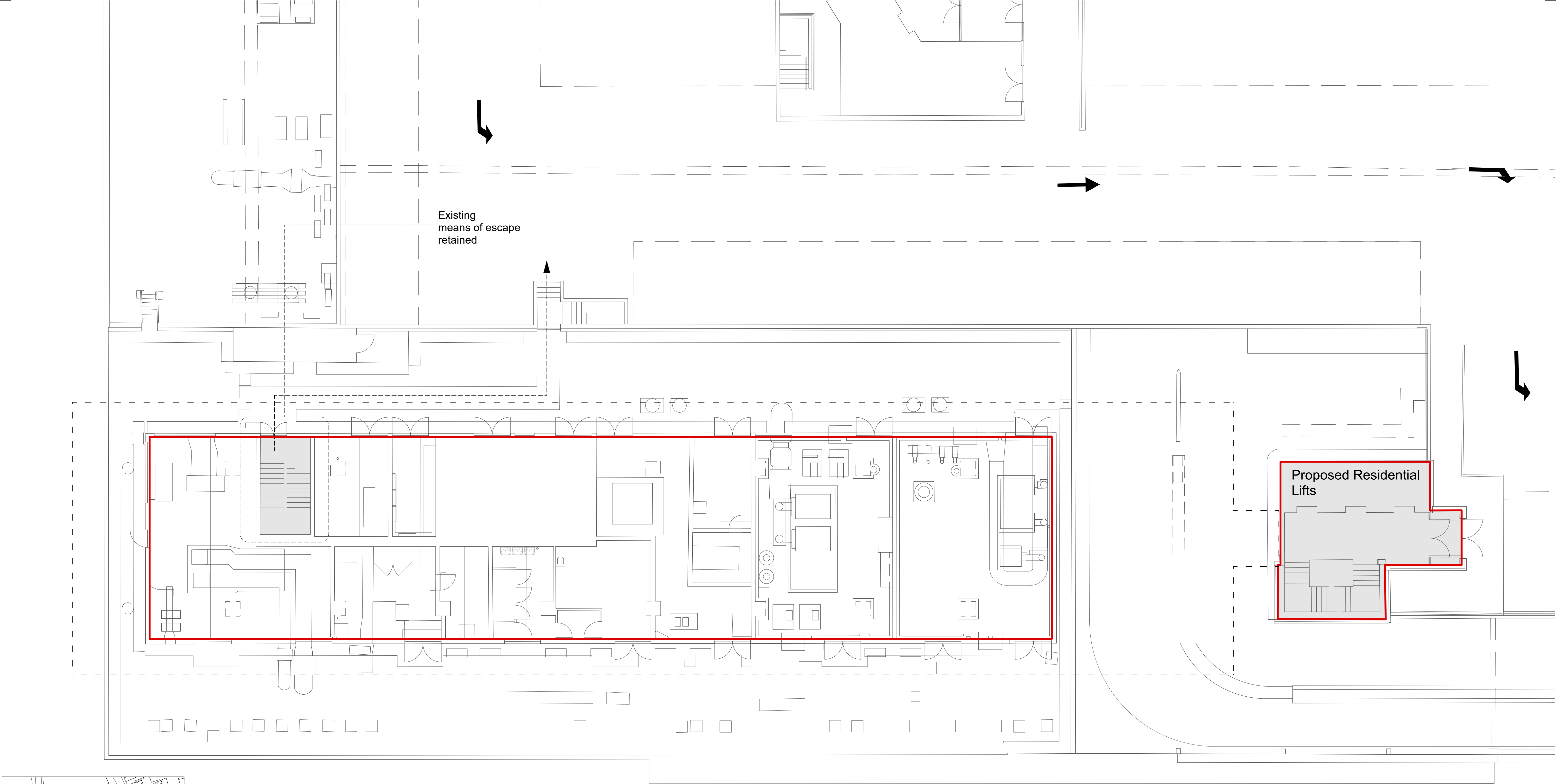
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Paper Size
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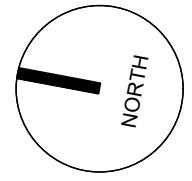
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Date
16.07.21

Revision
P-00



Site Location 1:2500 at A1



0 1.0 2.0 3.0 4.0 5.0 10.0m

1:100

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P-00 Submitted for Planning		02.07.21	RBJ	RBJ
Rev.	Description	Date	Drawn	Chk.

Application Boundary

Ownership Boundary

Client
Moorgarth

Project
Fountain House
Permitted Development

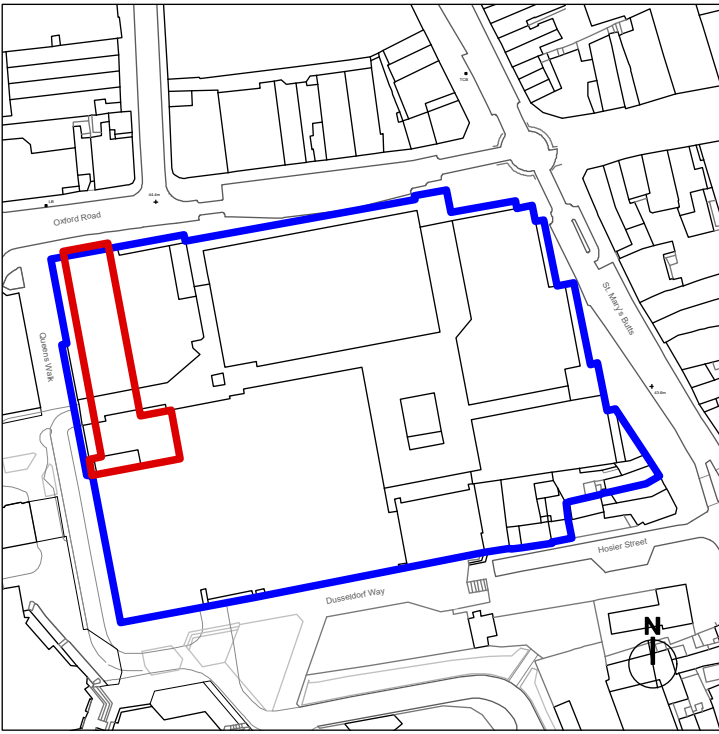
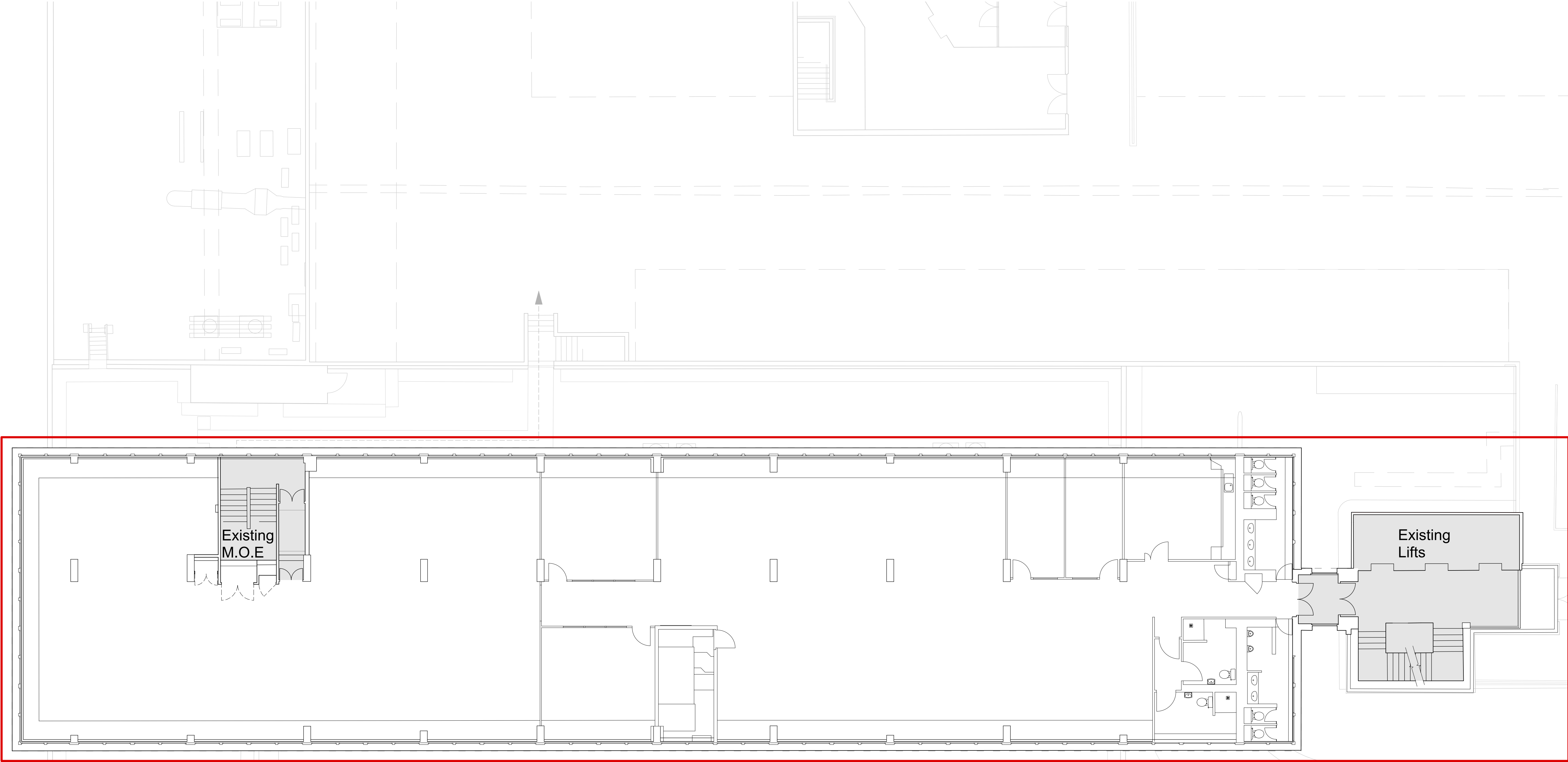
Drawing Title
Proposed
Second Floor

Drawing Status
PLANNING

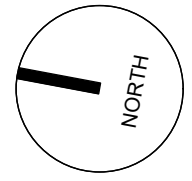
Corstorphine & Wright

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Drawing No. 21383-0304		Revision P-00	
Drawn RBJ	Checked RBJ	Paper Size A1	Scale 1:100
Date 16.07.21			



Site Location 1:2500 at A1



0 1.0 2.0 3.0 4.0 5.0 10.0m

1:100

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Rev.	Description	Date	Drawn	Chk.

Application Boundary

Ownership Boundary

Client
Moorgarth

Project
Fountain House
Permitted Development

Drawing Title
Existing
Fourth Floor

Drawing Status
PLANNING

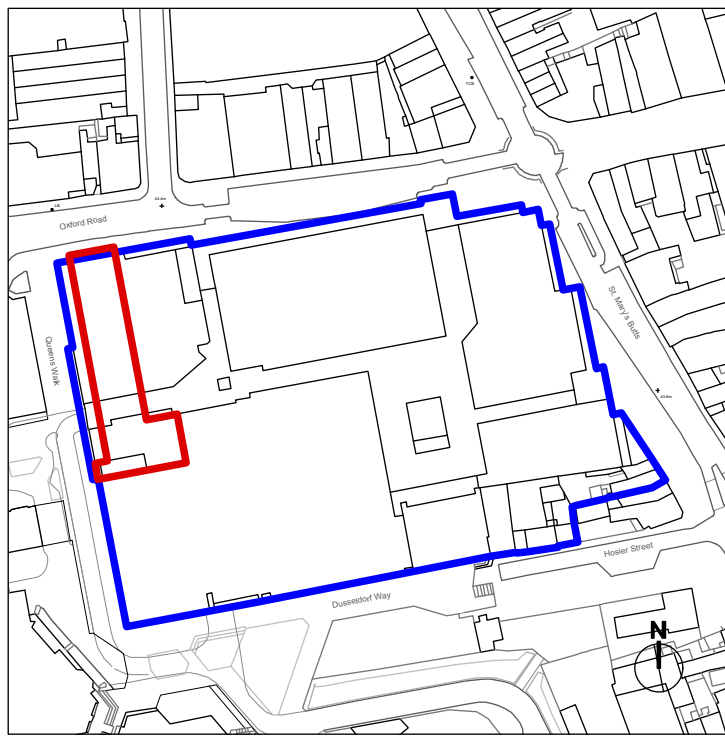
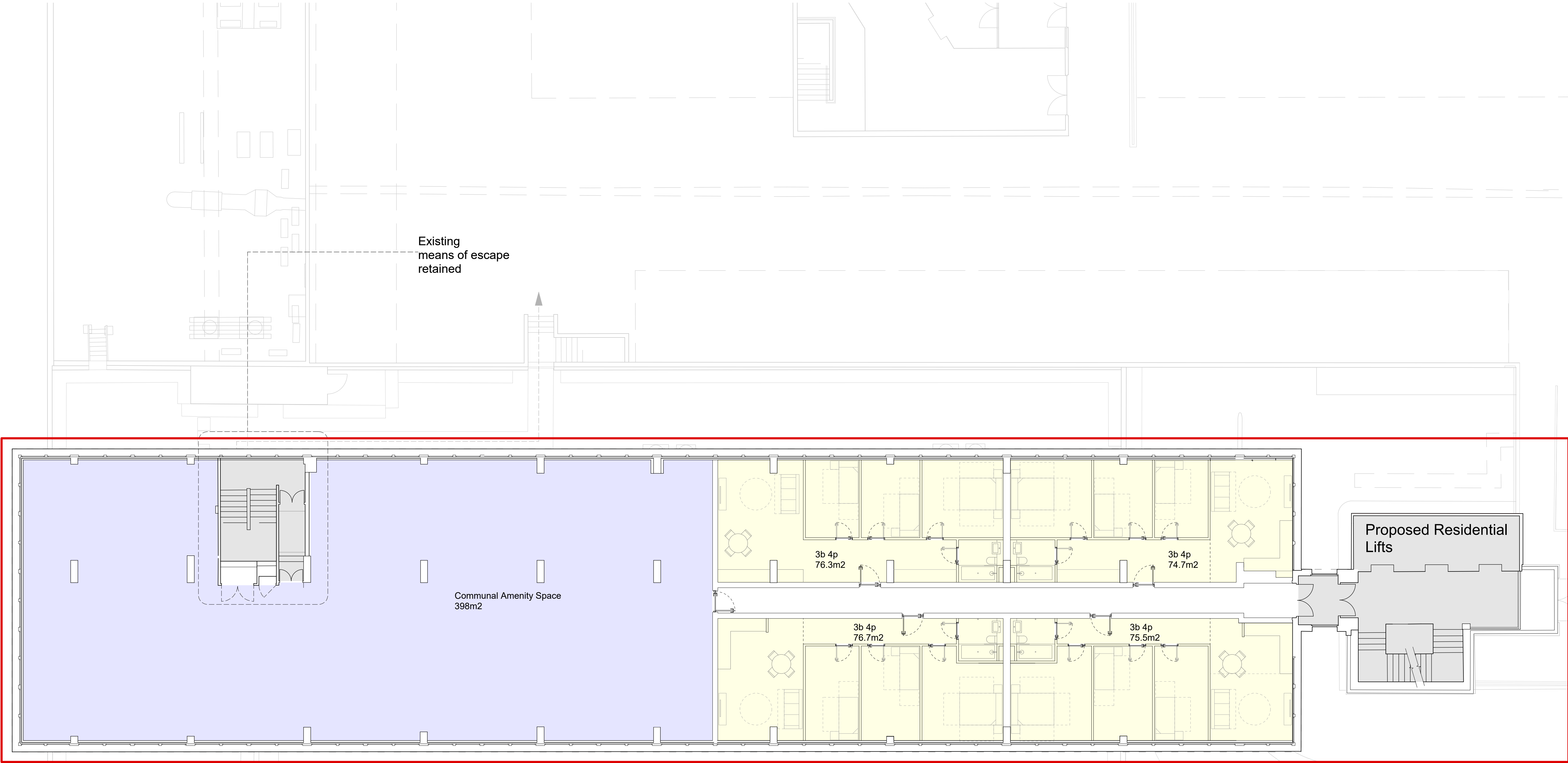
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Drawing No.
21383-0205

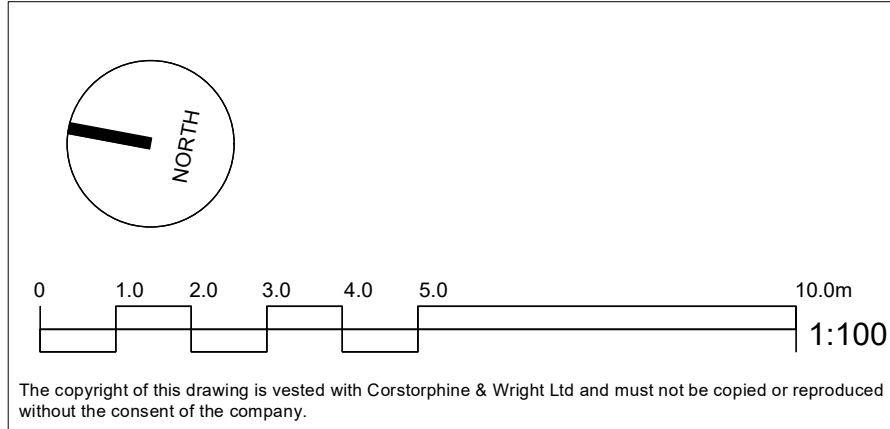
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Corstorphine & Wright

Revision P-00			
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Site Location 1:2500 at A1



P-00 Submitted for Planning		02.07.21	RBJ	RBJ
Rev.	Description	Date	Drawn	Chk.

- Application Boundary
- Ownership Boundary

Client
Moorgarth

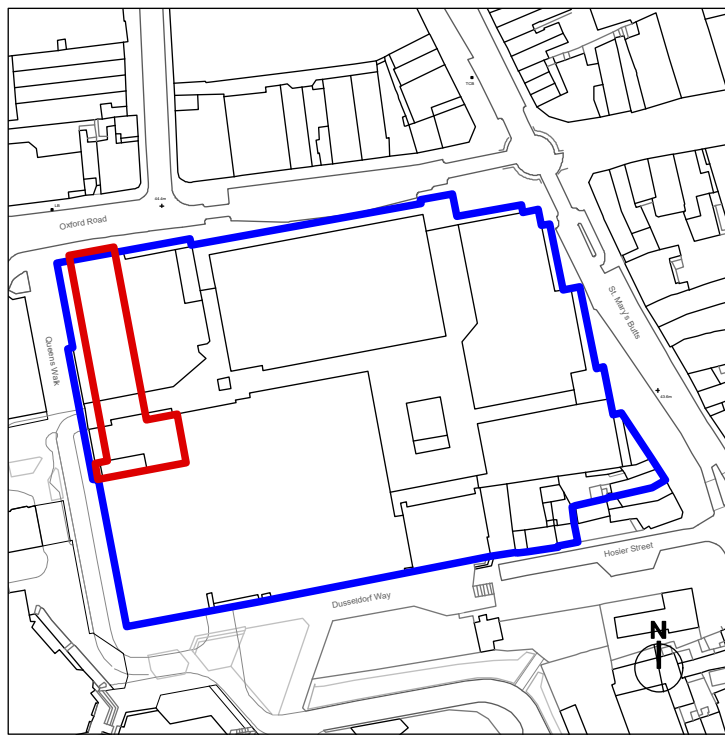
Project
Fountain House
Permitted Development

Drawing Title
Proposed
Fourth Floor

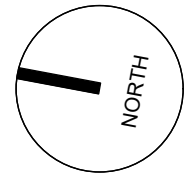
Drawing Status
PLANNING

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Drawing No. 21383-0305					
Drawn RBJ	Checked RBJ	Paper Size A1	Scale 1:100	Date 16.07.21	



Site Location 1:2500 at A1



0 1.0 2.0 3.0 4.0 5.0 10.0m

1:100

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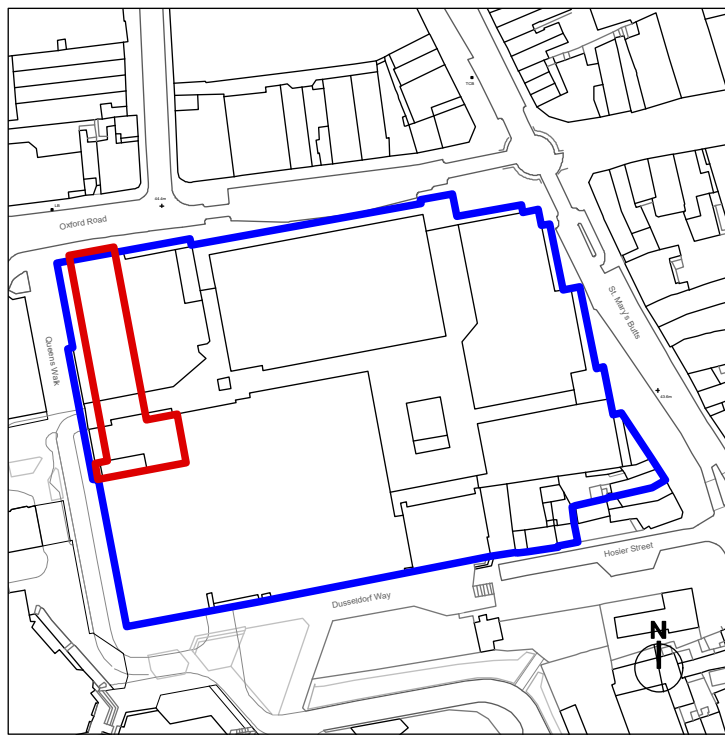
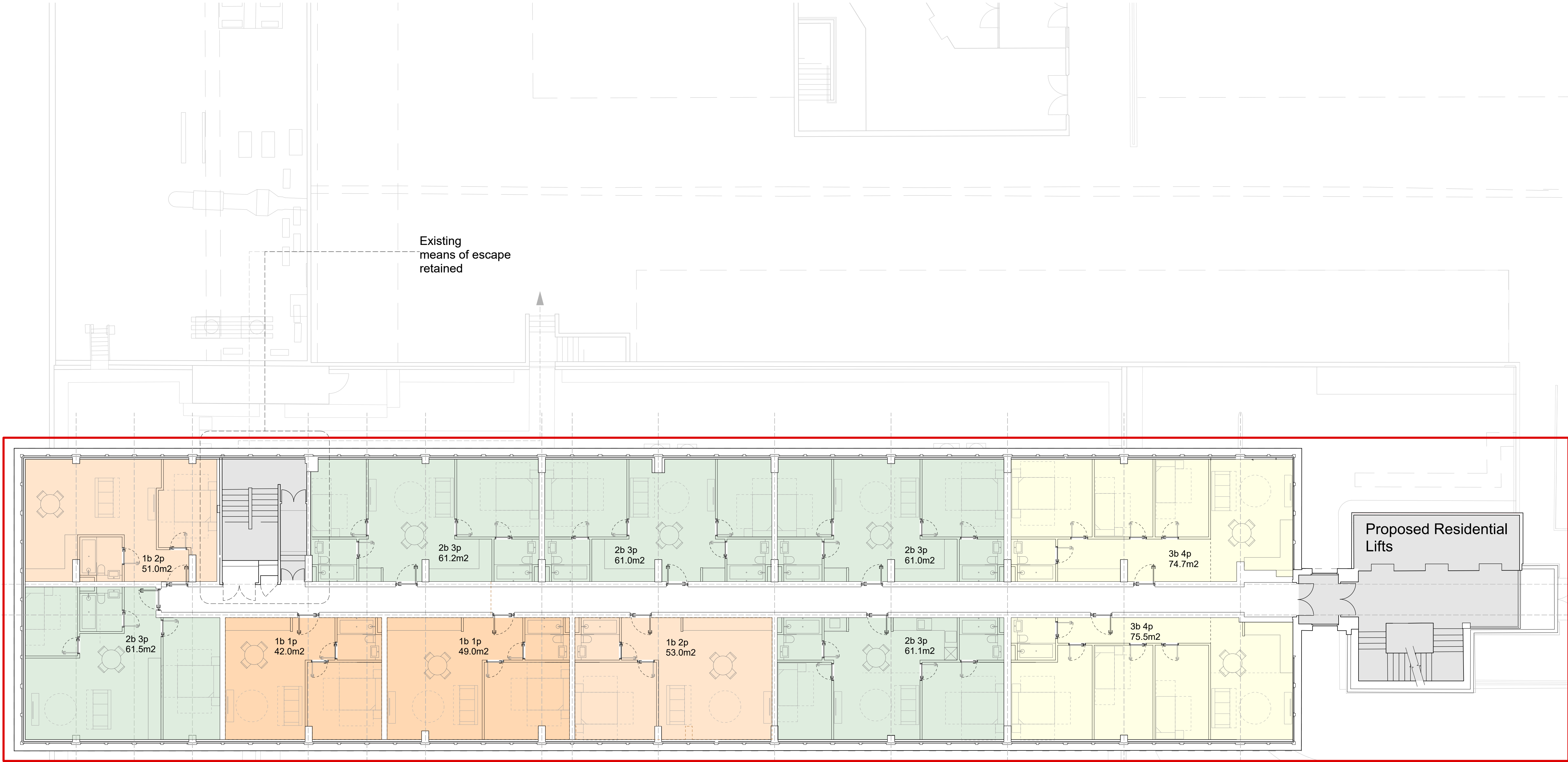
P-00 Submitted for Planning		02.07.21	RBJ	RBJ
Rev.	Description	Date	Drawn	Chk.

Application Boundary

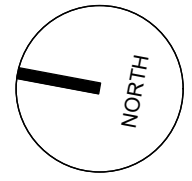
Ownership Boundary

Client Moorgarth		Corstorphine & Wright Warwick Studio Brook Hall, Brook Street, Warwick, CV34 4BL 01926 658 444 corstorphine-wright.com	
Project Fountain House Permitted Development			
Drawing Title Existing Fifth to Eighth Floor			
Drawing Status PLANNING			

Drawing No. 21383-0206		Revision P-00	
Drawn RBJ	Checked RBJ	Paper Size A1	Scale 1:100
Date 16.07.21			



Site Location 1:2500 at A1



North

0 1.0 2.0 3.0 4.0 5.0 10.0m

1:100

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Application Boundary

Ownership Boundary

P-00 Submitted for Planning

Rev.	Description	Date	Drawn	Chk.
		02.07.21	RBJ	RBJ

Client
Moorgarth

Project
Fountain House
Permitted Development

Drawing Title
Proposed
Fifth to Eighth Floor

Drawing Status
PLANNING

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01926 658 444
corstorphine-wright.com

Drawing No.
21383-0306

Drawn	Checked	Paper Size	Scale	Date
RBJ	RBJ	A1	1:100	16.07.21

Revision
P-00