

GREAT BRIGHAMS MEAD, VASTERN ROAD, READING

INTERNAL DAYLIGHT AND SUNLIGHT REPORT

CLIENT: MCKAY SECURITIES PLC

DATE: MARCH 2021

VERSION: PLANNING V2

PROJECT: P2039

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Contents

1	Instructions	3
2	Methodology.....	4
3	The Proposed Scheme	6
4	Light Within Proposed Residential Accommodation	7
5	Conclusion.....	9

Appendices

- Appendix 1:** Internal Daylight Results
Appendix 2: Internal Sunlight Results

1 Instructions

- 1.1 McKay Securities Plc (the 'Applicant') have instructed Point 2 to undertake a detailed internal daylight and sunlight assessment in respect of the proposed residential conversion of Great Brighams Mead, Vastern Road, Reading (the 'Site').
- 1.2 The Proposed Development entails the conversion and refurbishment of the existing office building into residential flats.
- 1.3 The site has an established B1 office use and therefore under the Town and Country Planning Act (General Permitted Development) (Amendment) (England) Order 2016, a Class O permitted development can be converted to residential use (Use Class C3).
- 1.4 This report will consider the availability of internal daylight and sunlight amenity within the Proposed Development.
- 1.5 Detailed technical analysis has been based upon the scheme information provided by AHMM Architects.
- 1.6 The following sources of information has been used in compiling this report:

3D Point Cloud Survey

Point 2

AHMM Architects

190214_Proposed Building Model_ROL.dwg

Internal_info_290121

18141_Existing Survey_3d_MESH.dwg

781707-10.dwg

GBM_P_G00_PD_Scheme.dwg

GBM_P_G02_PD_Scheme.dwg

2 Methodology

- 2.1 Typically, the recognised methodology for undertaking internal daylight assessments is set out in the BRE guidelines and also the previous British Standard, BS 8206-2:2008. The British Standard BS 8206-2:2008 was superseded in May 2019 by the new British Standard EN 17037:2018, which provides a new methodology for assessing daylight within new buildings and focuses on climate-based modelling. Whilst the current BRE Guidelines continue to reference BS8206-2:2008, we have sought the advice of Dr Paul Littlefair who is the author of the BRE Guidelines as to how one should approach the assessment of daylighting to new developments in the absence of an updated BRE guideline document, and he advised the following:

“Until new BR209 guidance is written, we are adopting a flexible approach to applying the two standards, for example in assessing the daylight and sunlight in new buildings...We would consider it reasonable to accept either average daylight factor tables calculated using BS8206 or median daylight factors/median illuminances calculated using EN17037, provided they were calculated and presented properly.”

- 2.2 Based upon the above advice, we have therefore adopted the BS8206-2:2008 methodology of Average Daylight Factor for the purposes of this report.

Internal Daylighting

- 2.3 The BRE recognises the importance for receiving adequate daylight within new residential accommodation. The Average Daylight Factor (ADF) is used to determine the average illuminance on the working plane in a room, divided by the illuminance on an unobstructed surface outdoors.
- 2.4 The recommend minimum ADF target values for the specific room uses are set out below:
- Kitchens: 2.0%
 - Living rooms: 1.5%
 - Bedrooms: 1.0%
- 2.5 The ADF calculation is designed to quantify the amount of daylight in a room as a whole and does not therefore illustrate the likely levels of daylight in the different areas of a large multi-use room. For example, where the living room is generally situated at the front of the room, followed by the dining area and then the kitchen at the rear (which is the case for a number of the rooms within this scheme), the living room area may actually receive good levels of daylight which meet the BRE criteria for that particular room use, whilst the kitchen at the rear may not. The BRE mentions that ‘*if the layout means that a small internal galley-style kitchen is inevitable, it should be directly linked to a well daylight living room.*’

- 2.6 Furthermore, recent advice received from Dr Paul Littlefair, author of the BRE guidelines states that *"...local authorities frequently accept the living room standard for a shared living/kitchen/dining room, as a small kitchen would not be considered as a habitable room. This is a practical approach, as it is seldom in the final resident's interest to have a closed off, small kitchen which is completely artificially lit in order to force compliance with the Standard for the living room. In this case, an average daylight factor of 1.5% or more might be acceptable"*.
- 2.7 In performing the ADF assessments the following constants have been applied. Other factors such as the size of the room, angle of visible sky and amount of glazing has been taken from the architect's drawings:
- Window Transmittance – 0.68
 - Maintenance Factor – 0.92
 - Wall Reflectance – 0.81
 - Ceiling Reflectance – 0.85
 - Floor Reflectance – 0.40

Internal Sunlighting

- 2.8 The BRE guidelines state at paragraph 3.1.15 that *"In general a dwelling, or non-domestic building which has a particular requirement for sunlight, will appear reasonably sunlit provided:*
- *At least one main window will face within 90° of due south; and*
 - *The centre of at least one window to a main living room can receive 25% of annual probable sunlight hours, including at least 5% of annual probable sunlight hours in the winter months between 21 September and 21st March."*
- 2.9 It is important to note that the BRE guidelines acknowledge that *"in housing, the main requirement for sunlight is in living rooms, where this is valued at any time of the day ... it is viewed as less important in bedrooms and in kitchens"*.
- 2.10 In terms of the orientation of those dwellings, a south facing window will in general receive most sunlight, whilst a north facing one will only receive sunlight on a handful of occasions (early morning and late evening in summer). East and west facing windows will receive sunlight only at certain times of the day, and a dwelling with no main window within 90° of due south is likely to have a low level of natural sunlight availability.

3 The Proposed Scheme

- 3.1 The Site is located in central Reading and is bound by Brigham Road to the west, Regent Riverside to the north, De Montfort Road to the east and Vastern Road/ Caversham Road to the south.



Existing aerial view (Google Maps 2021)

- 3.2 The Proposed Development entails the redevelopment and conversion of the existing office building into residential flats. No material alterations will occur to the existing building in terms of overall height and scale.
- 3.3 The fenestration for the proposed residential units will be retained from the existing office building. The units will therefore benefit from much larger windows than what may typically be expected within a residential development which will enhance the daylight availability within the units.
- 3.4 Point 2 have been involved in the design process, and modifications have been made to internal layouts to help maximise the daylight levels within the proposed units.

4 Light Within Proposed Residential Accommodation

- 4.1 We have analysed each of the proposed residential habitable rooms across the Proposed Development. This totals 260 habitable rooms comprised of 156 bedrooms, 86 LKDs and 18 studios.
- 4.2 For daylight, annotated floorplans presenting the ADF values for each of the habitable rooms in the scheme are shown on drawing numbers P2039_INT_04-06 in Appendix 1. Detailed tables of results are also included which break down the analysis of each room in further detail.
- 4.3 The results of the APSH sunlight assessment are included as detailed tables of results in Appendix 2.

Internal Daylighting

- 4.4 The internal daylight analysis results confirm that all 260 habitable rooms will achieve the recommended ADF targets for their relevant room uses (adopting a 1.5% ADF target for the LKDs and studios and 1% for bedrooms).
- 4.5 It can be noted that in fact 244 of the 260 habitable rooms within the development will comfortably exceed 2% ADF, and in many instances exceed 5% ADF such that excellent levels of daylight availability will be experienced within the proposed dwellings.
- 4.6 The scheme will therefore achieve excellent levels of daylight, particularly when considering the town centre location.

Internal Sunlighting

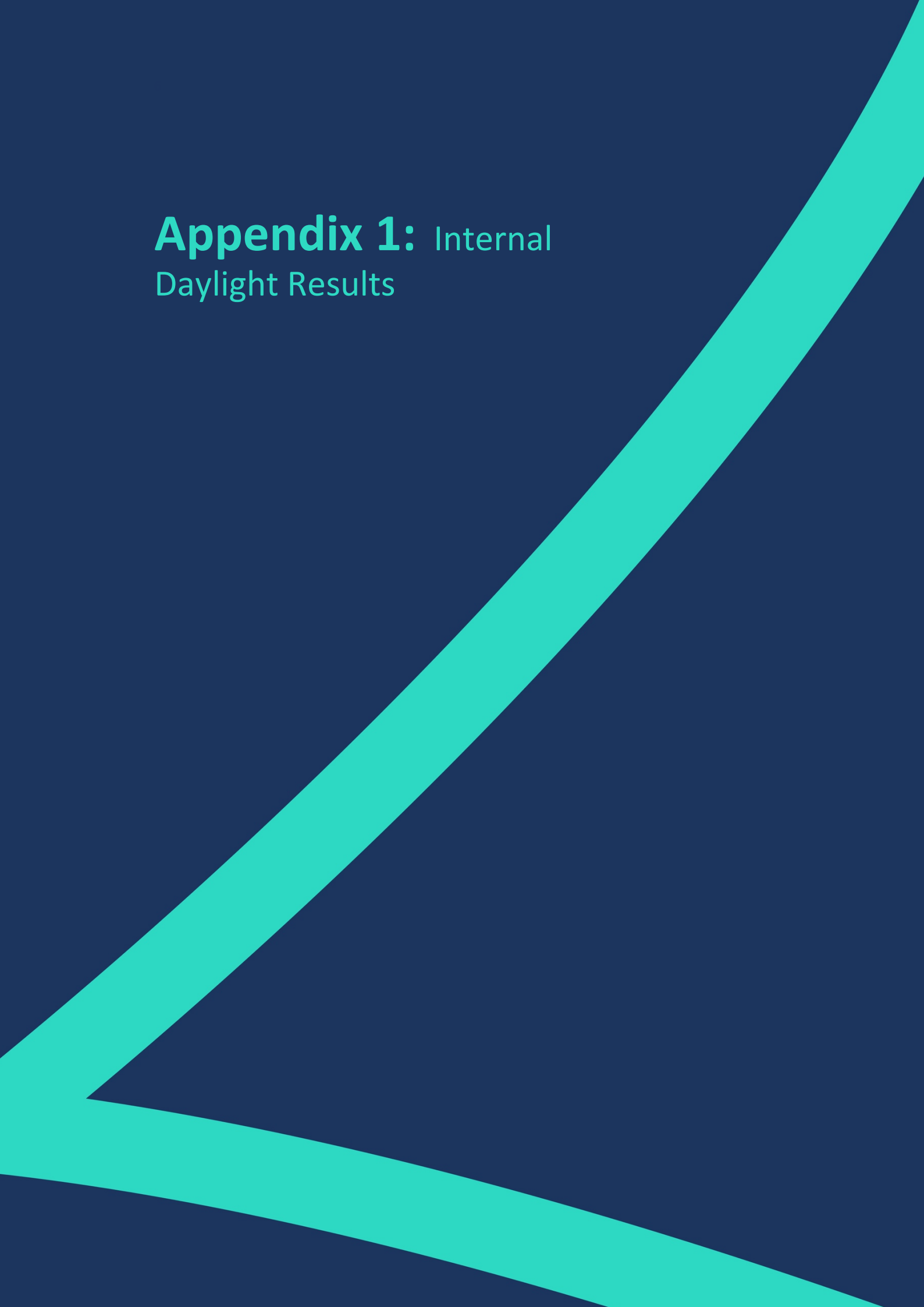
- 4.7 Our sunlight assessment also considers all 260 habitable rooms, regardless of use or orientation. The BRE recommends this approach, however, does acknowledge that rooms facing significantly north of due east or west are unlikely to meet the targets. It also recognises that sunlight in bedrooms and kitchens is considered less important than main living rooms.
- 4.8 The orientation and fenestration of the proposed rooms is restricted by the current building form, so there will inevitably be some north facing units where access to sunlight is more restricted. Nevertheless, the applicant has attempted to minimise these instances as much as possible by locating main living rooms in areas where it is possible to have dual aspect spaces with a southerly orientation.

- 4.9 The results of our technical assessment demonstrate that 125/260 (48%) rooms across the scheme will meet the BRE criteria for winter and annual sun. However, 124 rooms across the scheme are northerly orientated where the BRE recognises the sunlight targets are unlikely to be met.
- 4.10 When considering just the southerly orientated rooms, 119/136 rooms (87.5%) will meet the BRE criteria. Five of the remaining rooms would meet the annual sunlight targets but fall short of the winter targets and a further nine would achieve between 21-24% APSH which is only slightly short of the BRE recommended 25%.
- 4.11 Of the remaining three rooms, two are in use as bedrooms which are considered less important for sunlight. The last remaining room (R41/800) is located directly to the north of the 'bridge' section of the existing building form which obstructs access to sunlight from a southerly direction. Nevertheless, this would still achieve 15% APSH and will achieve 2.4% ADF so comfortably meets the recommended daylight levels.
- 4.12 Overall, it is considered that the sunlight availability to new dwellings will be good for those rooms that are served by windows orientated within a southerly direction. Taking into consideration the excellent internal daylighting levels and the constraints posed by converting an existing commercial building, in our view the scheme should provide a good level of amenity for future residents.

5 Conclusions

- 5.1 We have undertaken a detailed internal daylight and sunlight assessment in respect of the AHMM scheme for the redevelopment of the first phase of Great Brighams Mead, Vastern Road in Reading.
- 5.2 The results of our internal daylight assessment show that all rooms will achieve the recommended ADF targets for their relevant room use within the proposed units and in the majority of instances the ADF levels are comfortably in excess of the recommendations. It is very rare for residential developments located in more urban areas to achieve a full rate of compliance and the proposals as a whole will achieve excellent levels of daylight.
- 5.3 The Proposed Development will also receive good levels of sunlight, with 87.5% of southerly orientated rooms meeting BRE guidance and where they do not, the vast majority will retain at least 21% total APSH which is only slightly short of achieving the BRE recommended 25%. Just three southerly orientated rooms achieve lower levels than this with two in use as 'less important' bedrooms and the other having its southerly aspect obstructed by the existing building form. This room still achieves 15% APSH and will comfortably meet the recommendations for daylight. The remaining rooms are northerly orientated where the BRE recognises that access to sunlight is more limited.
- 5.4 Overall, it is considered that the design and layout of the Proposed Development has been developed to maximise the daylight and sunlight potential to the proposed new dwellings within the constraints posed by the existing building fabric. In conclusion, when considering the excellent daylight levels with the very good sunlight levels, it is our view that the scheme will deliver a good level of amenity for future residents.

Appendix 1: Internal Daylight Results





DAYLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
S_PROPOSED SCHEME 29/01/21_Rev
P2039 - Rel2

INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
Great Brighams Mead					
R1/800	STUDIO	W1/800	15.99	1.5	1.5
R2/800	LKD	W2/800	19.11	3.3	3.3
R3/800	BEDROOM	W3/800	20.70	3.9	3.9
R4/800	LKD	W4/800	22.85	3.7	3.7
R5/800	BEDROOM	W5/800	24.01	4.3	4.3
R6/800	BEDROOM	W6/800	25.80	6.0	6.0
R7/800	LKD	W7/800	26.92	2.1	
R7/800	LKD	W8/800	27.99	1.9	
R7/800	LKD	W9/800	32.73	2.1	
R7/800	LKD	W10/800	35.62	2.2	
R7/800	LKD	W11/800	37.46	2.4	
R7/800	LKD	W12/800	36.98	2.5	13.2
R8/800	STUDIO	W13/800	36.38	5.2	5.2
R9/800	BEDROOM	W14/800	33.25	6.3	6.3
R10/800	BEDROOM	W15/800	31.23	5.4	5.4
R11/800	LKD	W16/800	9.79	0.4	
R11/800	LKD	W17/800	35.73	2.4	
R11/800	LKD	W18/800	35.75	0.8	
R11/800	LKD	W19/800	11.56	0.5	4.1
R12/800	BEDROOM	W20/800	31.90	5.3	5.3
R13/800	LKD	W21/800	34.39	5.1	5.1
R14/800	BEDROOM	W22/800	34.54	5.7	5.7
R15/800	BEDROOM	W23/800	31.86	4.7	4.7
R16/800	LKD	W24/800	11.31	0.0	
R16/800	LKD	W25/800	35.75	2.9	2.9



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GREAT BRIGHAMS MEAD, READING
S_PROPOSED SCHEME 29/01/21_Rev
P2039 - Rel2

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R17/800	BEDROOM	W26/800	35.65	2.0	
R17/800	BEDROOM	W27/800	11.20	0.0	2.0
R18/800	BEDROOM	W28/800	31.77	5.9	5.9
R19/800	BEDROOM	W29/800	34.35	6.3	6.3
R20/800	BEDROOM	W30/800	34.37	6.4	6.4
R21/800	LKD	W31/800	31.89	3.5	3.5
R22/800	LKD	W32/800	11.43	0.0	
R22/800	LKD	W33/800	35.41	2.9	2.9
R23/800	BEDROOM	W34/800	34.94	1.9	
R23/800	BEDROOM	W35/800	9.01	0.0	1.9
R24/800	BEDROOM	W36/800	30.30	5.6	5.6
R25/800	BEDROOM	W37/800	32.26	6.0	6.0
R26/800	BEDROOM	W38/800	29.79	5.7	5.7
R27/800	LKD	W39/800	25.40	3.1	3.1
R28/800	STUDIO	W40/800	25.40	2.7	2.7
R29/800	BEDROOM	W41/800	29.91	6.1	6.1
R30/800	LKD	W42/800	32.13	2.4	
R30/800	LKD	W43/800	35.13	2.5	
R30/800	LKD	W44/800	34.26	2.5	
R30/800	LKD	W45/800	33.01	2.4	
R30/800	LKD	W46/800	31.83	2.5	12.3
R31/800	BEDROOM	W47/800	31.39	5.0	5.0
R32/800	BEDROOM	W48/800	31.49	5.5	5.5
R33/800	LKD	W49/800	32.35	2.2	
R33/800	LKD	W50/800	32.42	2.0	
R33/800	LKD	W51/800	31.76	2.0	
R33/800	LKD	W52/800	30.27	2.0	



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S_PROPOSED SCHEME 29/01/21_Rev
P2039 - Rel2

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Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R33/800	LKD	W53/800	27.57	1.8	
R33/800	LKD	W54/800	26.53	2.1	12.1
R34/800	BEDROOM	W55/800	25.71	4.6	4.6
R35/800	LKD	W56/800	24.54	2.8	2.8
R36/800	BEDROOM	W57/800	23.97	4.7	4.7
R37/800	BEDROOM	W58/800	23.05	4.5	4.5
R38/800	BEDROOM	W59/800	22.42	4.5	4.5
R39/800	BEDROOM	W60/800	21.10	4.3	4.3
R40/800	LKD	W61/800	19.74	2.5	2.5
R41/800	LKD	W62/800	16.38	2.4	2.4
R42/800	BEDROOM	W63/800	13.46	3.1	3.1
R43/800	BEDROOM	W64/800	13.47	3.2	3.2
R44/800	LKD	W65/800	16.39	2.5	2.5
R45/800	LKD	W66/800	19.73	2.6	2.6
R46/800	BEDROOM	W67/800	21.09	4.4	4.4
R47/800	BEDROOM	W68/800	22.40	4.6	4.6
R48/800	BEDROOM	W69/800	23.03	4.6	4.6
R49/800	BEDROOM	W70/800	23.97	4.9	4.9
R50/800	LKD	W71/800	24.55	2.9	2.9
R51/800	BEDROOM	W72/800	25.78	4.7	4.7
R52/800	LKD	W73/800	26.60	2.2	
R52/800	LKD	W74/800	28.16	1.9	
R52/800	LKD	W75/800	30.28	2.0	
R52/800	LKD	W76/800	31.77	2.1	



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GREAT BRIGHAMS MEAD, READING
S_PROPOSED SCHEME 29/01/21_Rev
P2039 - Rel2

INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R52/800	LKD	W77/800	32.49	2.0	
R52/800	LKD	W78/800	32.24	2.1	12.3
R53/800	BEDROOM	W79/800	31.50	5.5	5.5
R54/800	BEDROOM	W80/800	31.43	5.0	5.0
R55/800	LKD	W81/800	31.99	2.4	
R55/800	LKD	W82/800	32.95	2.5	
R55/800	LKD	W83/800	34.15	2.5	
R55/800	LKD	W84/800	34.90	2.6	
R55/800	LKD	W85/800	32.03	2.4	12.4
R56/800	BEDROOM	W86/800	29.44	6.0	6.0
R57/800	STUDIO	W87/800	25.15	2.7	2.7
R58/800	LKD	W88/800	25.18	3.1	3.1
R59/800	BEDROOM	W89/800	29.38	5.7	5.7
R60/800	BEDROOM	W90/800	31.88	6.1	6.1
R61/800	BEDROOM	W91/800	29.74	5.7	5.7
R62/800	BEDROOM	W92/800	8.97	0.0	
R62/800	BEDROOM	W93/800	34.44	1.9	1.9
R63/800	LKD	W94/800	35.04	2.9	
R63/800	LKD	W95/800	11.31	0.0	2.9
R64/800	LKD	W96/800	31.39	3.5	3.5
R65/800	BEDROOM	W97/800	33.95	6.4	6.4
R66/800	BEDROOM	W98/800	33.85	6.3	6.3
R67/800	BEDROOM	W99/800	31.15	5.8	5.8
R68/800	BEDROOM	W100/800	11.25	0.0	
R68/800	BEDROOM	W101/800	35.12	1.9	1.9
R69/800	LKD	W102/800	35.25	2.8	



DAYLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
S_PROPOSED SCHEME 29/01/21_Rev
P2039 - Rel2

INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R69/800	LKD	W103/800	11.21	0.0	2.8
R70/800	BEDROOM	W104/800	31.08	4.7	4.7
R71/800	BEDROOM	W105/800	33.86	5.7	5.7
R72/800	LKD	W106/800	33.79	5.1	5.1
R73/800	BEDROOM	W107/800	31.50	5.3	5.3
R74/800	LKD	W108/800	11.53	0.5	
R74/800	LKD	W109/800	35.14	0.8	
R74/800	LKD	W110/800	35.03	2.4	
R74/800	LKD	W111/800	9.42	0.4	4.1
R75/800	BEDROOM	W112/800	30.11	5.4	5.4
R76/800	BEDROOM	W113/800	32.09	6.2	6.2
R77/800	STUDIO	W114/800	36.53	5.3	5.3
R78/800	LKD	W115/800	37.29	2.5	
R78/800	LKD	W116/800	37.33	2.3	
R78/800	LKD	W117/800	34.87	2.2	
R78/800	LKD	W118/800	31.80	2.0	
R78/800	LKD	W119/800	27.51	1.8	
R78/800	LKD	W120/800	26.38	2.1	12.9
R79/800	BEDROOM	W121/800	25.28	6.0	6.0
R80/800	BEDROOM	W122/800	23.46	4.2	4.2
R81/800	LKD	W123/800	22.27	3.7	3.7
R82/800	BEDROOM	W124/800	20.36	3.8	3.8
R83/800	LKD	W125/800	18.82	3.3	3.3
R84/800	STUDIO	W126/800	15.81	1.5	1.5
R1/801	STUDIO	W1/801	20.19	1.5	1.5
R2/801	LKD	W2/801	23.90	3.5	3.5



DAYLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
S_PROPOSED SCHEME 29/01/21_Rev
P2039 - Rel2

INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R3/801	BEDROOM	W3/801	25.48	4.0	4.0
R4/801	LKD	W4/801	27.26	3.8	3.8
R5/801	BEDROOM	W5/801	28.18	4.3	4.3
R6/801	BEDROOM	W6/801	29.59	6.1	6.1
R7/801	LKD	W7/801	30.49	2.0	13.9
R7/801	LKD	W8/801	30.84	2.1	
R7/801	LKD	W9/801	34.75	2.3	
R7/801	LKD	W10/801	36.77	2.4	
R7/801	LKD	W11/801	38.12	2.5	
R7/801	LKD	W12/801	37.52	2.6	
R8/801	STUDIO	W13/801	37.16	4.7	4.7
R9/801	BEDROOM	W14/801	34.73	5.9	5.9
R10/801	BEDROOM	W15/801	32.94	5.1	5.1
R11/801	LKD	W16/801	10.59	0.4	4.2
R11/801	LKD	W17/801	37.64	2.5	
R11/801	LKD	W18/801	37.66	0.9	
R11/801	LKD	W19/801	12.05	0.4	
R12/801	BEDROOM	W20/801	33.60	5.0	5.0
R13/801	LKD	W21/801	36.03	4.7	4.7
R14/801	BEDROOM	W22/801	36.00	5.3	5.3
R15/801	BEDROOM	W23/801	33.31	4.4	4.4
R16/801	LKD	W24/801	11.86	0.0	3.0
R16/801	LKD	W25/801	37.57	3.0	
R17/801	BEDROOM	W26/801	37.52	2.0	2.0
R17/801	BEDROOM	W27/801	11.84	0.0	
R18/801	BEDROOM	W28/801	33.32	5.5	5.5



DAYLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
S_PROPOSED SCHEME 29/01/21_Rev
P2039 - Rel2

INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R19/801	BEDROOM	W29/801	35.97	5.9	5.9
R20/801	BEDROOM	W30/801	36.00	6.0	6.0
R21/801	LKD	W31/801	33.51	3.3	3.3
R22/801	LKD	W32/801	11.92	0.0	
R22/801	LKD	W33/801	37.46	3.0	3.0
R23/801	BEDROOM	W34/801	37.19	2.0	
R23/801	BEDROOM	W35/801	10.37	0.0	2.0
R24/801	BEDROOM	W36/801	32.43	5.4	5.4
R25/801	BEDROOM	W37/801	34.62	5.7	5.7
R26/801	BEDROOM	W38/801	32.17	5.4	5.4
R27/801	LKD	W39/801	26.68	2.8	2.8
R28/801	STUDIO	W40/801	26.78	2.5	2.5
R29/801	BEDROOM	W41/801	32.41	5.8	5.8
R30/801	LKD	W42/801	34.58	2.7	
R30/801	LKD	W43/801	37.14	2.7	
R30/801	LKD	W44/801	36.37	2.7	
R30/801	LKD	W45/801	35.39	2.6	
R30/801	LKD	W46/801	34.08	2.7	13.4
R31/801	BEDROOM	W47/801	34.12	4.7	4.7
R32/801	BEDROOM	W48/801	34.16	5.2	5.2
R33/801	LKD	W49/801	34.37	2.4	
R33/801	LKD	W50/801	34.67	2.3	
R33/801	LKD	W51/801	34.13	2.2	
R33/801	LKD	W52/801	33.09	2.2	
R33/801	LKD	W53/801	30.60	2.0	
R33/801	LKD	W54/801	30.41	1.9	13.0
R34/801	BEDROOM	W55/801	29.75	4.6	4.6



DAYLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
S_PROPOSED SCHEME 29/01/21_Rev
P2039 - Rel2

INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R35/801	LKD	W56/801	28.86	2.8	2.8
R36/801	BEDROOM	W57/801	28.40	4.8	4.8
R37/801	BEDROOM	W58/801	27.66	4.6	4.6
R38/801	BEDROOM	W59/801	27.15	4.6	4.6
R39/801	BEDROOM	W60/801	26.25	4.5	4.5
R40/801	LKD	W61/801	25.40	2.6	2.6
R41/801	LKD	W62/801	22.05	2.6	2.6
R42/801	BEDROOM	W63/801	17.09	3.2	3.2
R43/801	BEDROOM	W64/801	17.09	3.3	3.3
R44/801	LKD	W65/801	22.05	2.7	2.7
R45/801	LKD	W66/801	25.39	2.7	2.7
R46/801	BEDROOM	W67/801	26.24	4.6	4.6
R47/801	BEDROOM	W68/801	27.14	4.8	4.8
R48/801	BEDROOM	W69/801	27.64	4.8	4.8
R49/801	BEDROOM	W70/801	28.41	5.0	5.0
R50/801	LKD	W71/801	28.87	2.9	2.9
R51/801	BEDROOM	W72/801	29.81	4.7	4.7
R52/801	LKD	W73/801	30.47	2.0	
R52/801	LKD	W74/801	31.17	2.1	
R52/801	LKD	W75/801	33.07	2.2	
R52/801	LKD	W76/801	34.11	2.3	
R52/801	LKD	W77/801	34.68	2.3	
R52/801	LKD	W78/801	34.23	2.3	13.2
R53/801	BEDROOM	W79/801	34.13	5.3	5.3



DAYLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
S_PROPOSED SCHEME 29/01/21_Rev
P2039 - Rel2

INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R54/801	BEDROOM	W80/801	34.11	4.8	4.8
R55/801	LKD	W81/801	34.17	2.6	
R55/801	LKD	W82/801	35.28	2.7	
R55/801	LKD	W83/801	36.27	2.7	
R55/801	LKD	W84/801	37.01	2.7	
R55/801	LKD	W85/801	34.67	2.6	13.3
R56/801	BEDROOM	W86/801	32.24	5.8	5.8
R57/801	STUDIO	W87/801	26.66	2.5	2.5
R58/801	LKD	W88/801	26.70	2.8	2.8
R59/801	BEDROOM	W89/801	32.19	5.5	5.5
R60/801	BEDROOM	W90/801	34.72	5.8	5.8
R61/801	BEDROOM	W91/801	32.41	5.5	5.5
R62/801	BEDROOM	W92/801	10.43	0.0	
R62/801	BEDROOM	W93/801	37.27	2.0	2.0
R63/801	LKD	W94/801	37.67	3.0	
R63/801	LKD	W95/801	12.03	0.0	3.0
R64/801	LKD	W96/801	33.58	3.3	3.3
R65/801	BEDROOM	W97/801	36.18	6.1	6.1
R66/801	BEDROOM	W98/801	36.10	6.0	6.0
R67/801	BEDROOM	W99/801	33.36	5.6	5.6
R68/801	BEDROOM	W100/801	11.99	0.0	
R68/801	BEDROOM	W101/801	37.70	1.9	1.9
R69/801	LKD	W102/801	37.82	3.0	
R69/801	LKD	W103/801	11.98	0.0	3.0
R70/801	BEDROOM	W104/801	33.36	4.4	4.4
R71/801	BEDROOM	W105/801	36.12	5.4	5.4



DAYLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
S_PROPOSED SCHEME 29/01/21_Rev
P2039 - Rel2

INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R72/801	LKD	W106/801	36.07	4.8	4.8
R73/801	BEDROOM	W107/801	33.55	5.0	5.0
R74/801	LKD	W108/801	12.17	0.5	4.2
R74/801	LKD	W109/801	37.69	0.8	
R74/801	LKD	W110/801	37.67	2.5	
R74/801	LKD	W111/801	10.57	0.4	
R75/801	BEDROOM	W112/801	32.52	5.1	5.1
R76/801	BEDROOM	W113/801	34.46	5.9	5.9
R77/801	STUDIO	W114/801	37.36	4.7	4.7
R78/801	LKD	W115/801	37.78	2.6	13.8
R78/801	LKD	W116/801	38.05	2.5	
R78/801	LKD	W117/801	36.30	2.4	
R78/801	LKD	W118/801	34.14	2.3	
R78/801	LKD	W119/801	30.55	2.0	
R78/801	LKD	W120/801	30.17	2.0	
R79/801	BEDROOM	W121/801	29.28	6.1	6.1
R80/801	BEDROOM	W122/801	27.86	4.3	4.3
R81/801	LKD	W123/801	26.93	3.8	3.8
R82/801	BEDROOM	W124/801	25.27	4.0	4.0
R83/801	LKD	W125/801	23.73	3.5	3.5
R84/801	STUDIO	W126/801	20.09	1.5	1.5
R1/802	STUDIO	W1/802	18.13	1.5	1.5
R2/802	LKD	W2/802	19.72	3.1	3.1
R3/802	BEDROOM	W3/802	20.68	3.5	3.5
R4/802	LKD	W4/802	21.63	3.3	3.3



DAYLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
S_PROPOSED SCHEME 29/01/21_Rev
P2039 - Rel2

INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R5/802	BEDROOM	W5/802	22.37	3.8	3.8
R6/802	BEDROOM	W6/802	23.14	5.2	5.2
R7/802	LKD	W7/802	23.86	1.9	
R7/802	LKD	W8/802	26.48	1.2	
R7/802	LKD	W9/802	29.10	1.2	
R7/802	LKD	W10/802	29.39	1.2	
R7/802	LKD	W11/802	31.06	1.3	
R7/802	LKD	W12/802	30.85	1.4	8.2
R8/802	STUDIO	W13/802	27.82	3.4	3.4
R9/802	BEDROOM	W14/802	25.72	5.0	5.0
R10/802	BEDROOM	W15/802	24.81	4.5	4.5
R11/802	LKD	W16/802	19.19	2.1	
R11/802	LKD	W17/802	19.35	2.1	4.2
R12/802	BEDROOM	W18/802	24.86	4.4	4.4
R13/802	LKD	W19/802	26.50	4.0	4.0
R14/802	BEDROOM	W20/802	26.51	4.5	4.5
R15/802	BEDROOM	W21/802	24.86	3.9	3.9
R16/802	LKD	W22/802	19.19	2.6	2.6
R17/802	BEDROOM	W23/802	19.23	4.4	4.4
R18/802	BEDROOM	W24/802	24.92	4.9	4.9
R19/802	BEDROOM	W25/802	26.53	5.0	5.0
R20/802	BEDROOM	W26/802	26.53	5.0	5.0
R21/802	LKD	W27/802	24.92	2.9	2.9
R22/802	LKD	W28/802	19.26	2.6	2.6
R23/802	BEDROOM	W29/802	19.18	4.4	4.4



DAYLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
S_PROPOSED SCHEME 29/01/21_Rev
P2039 - Rel2

INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R24/802	BEDROOM	W30/802	24.70	4.9	4.9
R25/802	BEDROOM	W31/802	26.17	5.0	5.0
R26/802	BEDROOM	W32/802	25.40	4.9	4.9
R27/802	LKD	W33/802	20.69	2.5	2.5
R28/802	STUDIO	W34/802	21.62	2.2	2.2
R29/802	BEDROOM	W35/802	26.59	5.2	5.2
R30/802	LKD	W36/802	30.11	1.5	
R30/802	LKD	W37/802	31.13	1.5	
R30/802	LKD	W38/802	29.47	1.4	
R30/802	LKD	W39/802	29.74	1.4	
R30/802	LKD	W40/802	28.98	1.5	7.3
R31/802	BEDROOM	W41/802	26.23	3.6	3.6
R32/802	BEDROOM	W42/802	26.22	4.0	4.0
R33/802	LKD	W43/802	29.11	1.3	
R33/802	LKD	W44/802	29.01	1.2	
R33/802	LKD	W45/802	27.79	1.1	
R33/802	LKD	W46/802	28.21	1.2	
R33/802	LKD	W47/802	26.27	1.1	
R33/802	LKD	W48/802	22.81	1.9	7.8
R34/802	BEDROOM	W49/802	22.33	4.0	4.0
R35/802	LKD	W50/802	22.04	2.5	2.5
R36/802	BEDROOM	W51/802	21.65	4.2	4.2
R37/802	BEDROOM	W52/802	21.05	4.1	4.1
R38/802	BEDROOM	W53/802	20.66	4.1	4.1
R39/802	BEDROOM	W54/802	20.30	4.0	4.0
R40/802	LKD	W55/802	19.66	2.3	2.3



DAYLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
S_PROPOSED SCHEME 29/01/21_Rev
P2039 - Rel2

INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R41/802	LKD	W56/802	18.66	2.5	2.5
R42/802	BEDROOM	W57/802	15.54	3.1	3.1
R43/802	BEDROOM	W58/802	21.88	3.1	3.1
R44/802	LKD	W59/802	25.62	1.8	1.8
R45/802	LKD	W60/802	25.61	1.8	1.8
R46/802	BEDROOM	W61/802	21.87	3.1	3.1
R47/802	BEDROOM	W62/802	16.89	2.8	2.8
R48/802	LKD	W63/802	19.17	2.6	2.6
R49/802	LKD	W64/802	20.21	2.4	2.4
R50/802	BEDROOM	W65/802	20.86	4.1	4.1
R51/802	BEDROOM	W66/802	21.21	4.1	4.1
R52/802	BEDROOM	W67/802	21.62	4.2	4.2
R53/802	BEDROOM	W68/802	22.25	4.3	4.3
R54/802	LKD	W69/802	22.64	2.6	2.6
R55/802	BEDROOM	W70/802	22.92	4.0	4.0
R56/802	LKD	W71/802	23.40	1.9	
R56/802	LKD	W72/802	26.61	1.2	
R56/802	LKD	W73/802	27.72	1.2	
R56/802	LKD	W74/802	27.40	1.2	
R56/802	LKD	W75/802	28.66	1.2	
R56/802	LKD	W76/802	28.55	1.3	8.0
R57/802	BEDROOM	W77/802	26.20	4.0	4.0
R58/802	BEDROOM	W78/802	26.23	3.6	3.6
R59/802	LKD	W79/802	29.04	1.5	



DAYLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
S_PROPOSED SCHEME 29/01/21_Rev
P2039 - Rel2

INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R59/802	LKD	W80/802	29.44	1.5	
R59/802	LKD	W81/802	28.98	1.4	
R59/802	LKD	W82/802	30.61	1.5	
R59/802	LKD	W83/802	30.10	1.5	7.4
R60/802	BEDROOM	W84/802	26.57	5.2	5.2
R61/802	STUDIO	W85/802	21.64	2.2	2.2
R62/802	LKD	W86/802	21.70	2.5	2.5
R63/802	BEDROOM	W87/802	26.63	4.9	4.9
R64/802	BEDROOM	W88/802	27.41	5.0	5.0
R65/802	BEDROOM	W89/802	25.74	4.9	4.9
R66/802	BEDROOM	W90/802	19.58	4.4	4.4
R67/802	LKD	W91/802	19.60	2.6	2.6
R68/802	LKD	W92/802	25.95	2.9	2.9
R69/802	BEDROOM	W93/802	27.78	5.1	5.1
R70/802	BEDROOM	W94/802	27.76	5.1	5.1
R71/802	BEDROOM	W95/802	25.89	4.9	4.9
R72/802	BEDROOM	W96/802	19.44	4.4	4.4
R73/802	LKD	W97/802	19.40	2.6	2.6
R74/802	BEDROOM	W98/802	25.90	3.9	3.9
R75/802	BEDROOM	W99/802	27.78	4.6	4.6
R76/802	LKD	W100/802	27.81	4.1	4.1
R77/802	BEDROOM	W101/802	25.91	4.4	4.4
R78/802	LKD	W102/802	19.56	2.1	
R78/802	LKD	W103/802	19.49	2.1	4.2



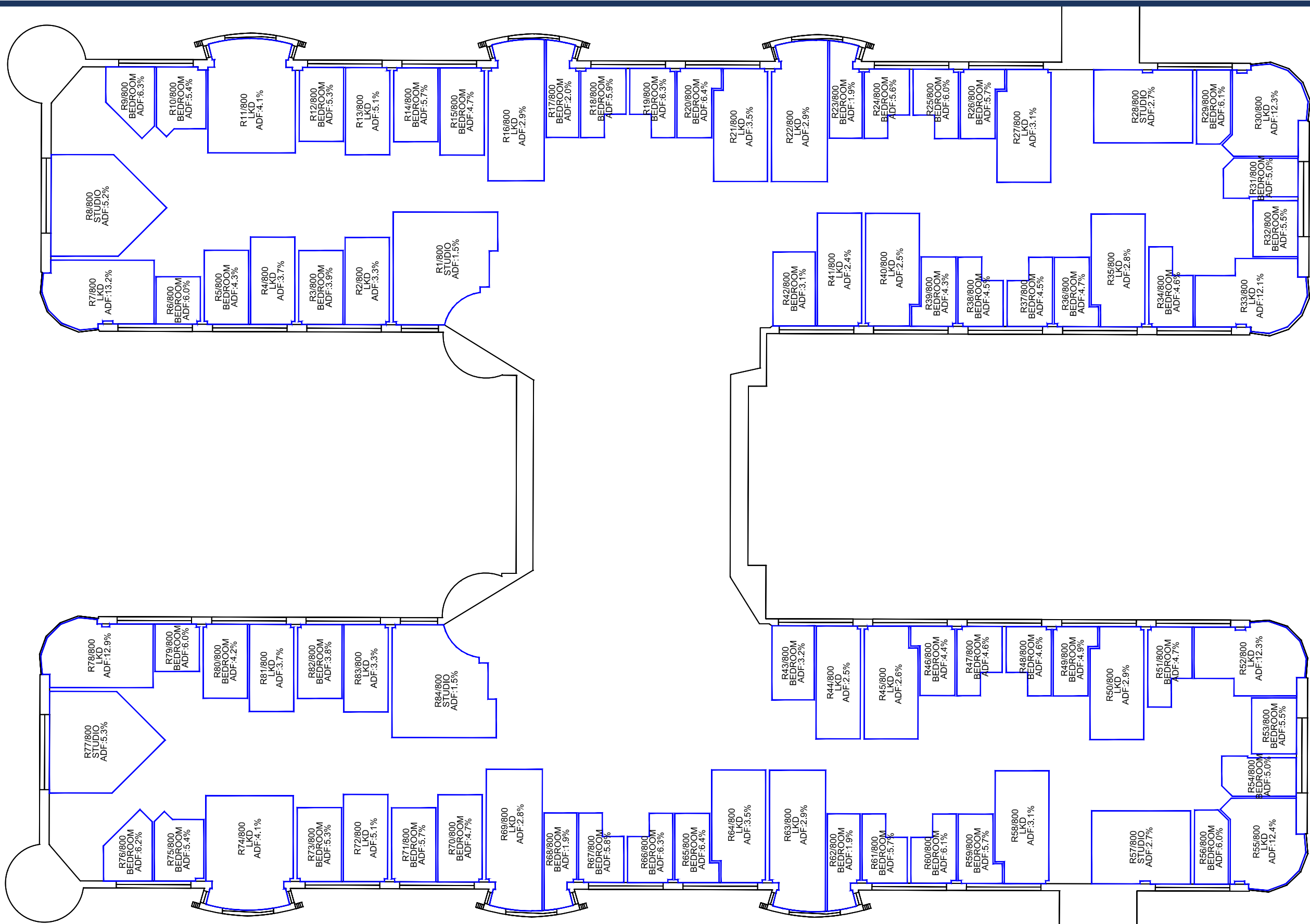
DAYLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
S_PROPOSED SCHEME 29/01/21_Rev
P2039 - Rel2

INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R79/802	BEDROOM	W104/802	25.81	4.6	4.6
R80/802	BEDROOM	W105/802	27.02	5.0	5.0
R81/802	STUDIO	W106/802	27.93	3.4	3.4
R82/802	LKD	W107/802	30.98	1.4	8.2
R82/802	LKD	W108/802	31.14	1.3	
R82/802	LKD	W109/802	29.17	1.3	
R82/802	LKD	W110/802	28.78	1.2	
R82/802	LKD	W111/802	26.40	1.1	
R82/802	LKD	W112/802	23.75	1.9	
R83/802	BEDROOM	W113/802	23.06	5.2	5.2
R84/802	BEDROOM	W114/802	22.30	3.8	3.8
R85/802	LKD	W115/802	21.56	3.3	3.3
R86/802	BEDROOM	W116/802	20.62	3.6	3.6
R87/802	LKD	W117/802	19.66	3.1	3.1
R88/802	STUDIO	W118/802	18.15	1.5	1.5
R89/802	BEDROOM	W119/802	27.28	4.5	4.5
R90/802	BEDROOM	W120/802	31.24	6.2	6.2
R91/802	BEDROOM	W121/802	31.26	6.2	6.2
R92/802	BEDROOM	W122/802	27.36	4.5	4.5

Ground Floor



Sources: Point 2 Surveyors
Point Cloud Data
Photos

Various Layout information from Planning Site/Land Registry

AHMM Architects
190214_Proposed Building Model_ROL.dwg

Internal_info_290121
18141_Existingfrom Survey_3d_MESH.dwg
781707-10.dwg
GBM_P_G00_PD_Scheme.dwg
GBM_P_G02_PD_Scheme.dwg



Scheme Confirmed: -

Date: -

Project: Great Brighams Mead
Reading

Drawn By: EVJ

Scale: 1:250@A3

Date: FEB 21

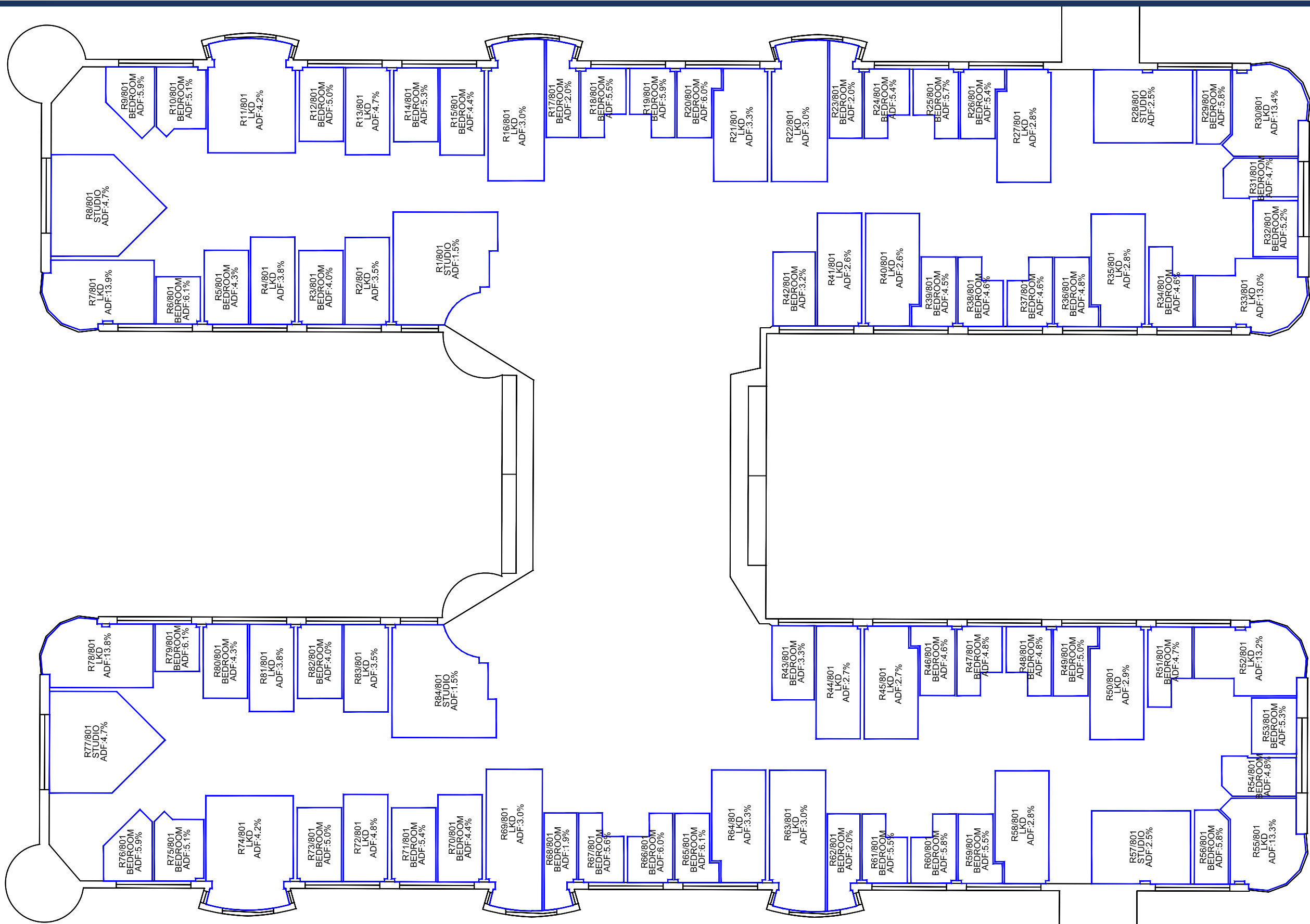
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Internal ADF results
Proposed Scheme 29/01/21_Rev

Dwg No: P2039/INT/04

Rel: 02



First Floor



Sources: Point 2 Surveyors
Point Cloud Data
Photos

Various Layout information from Planning Site/Land Registry

AHMM Architects
190214_Proposed Building Model_ROL.dwg

Internal_info_290121
18141_Existingfrom Survey_3d_MESH.dwg
781707-10.dwg
GBM_P_G00_PD_Scheme.dwg
GBM_P_G02_PD_Scheme.dwg



Scheme Confirmed: -

Date: -

Project: Great Brighams Mead
Reading

Drawn By: EVJ

Scale: 1:250@A3

Date: FEB 21

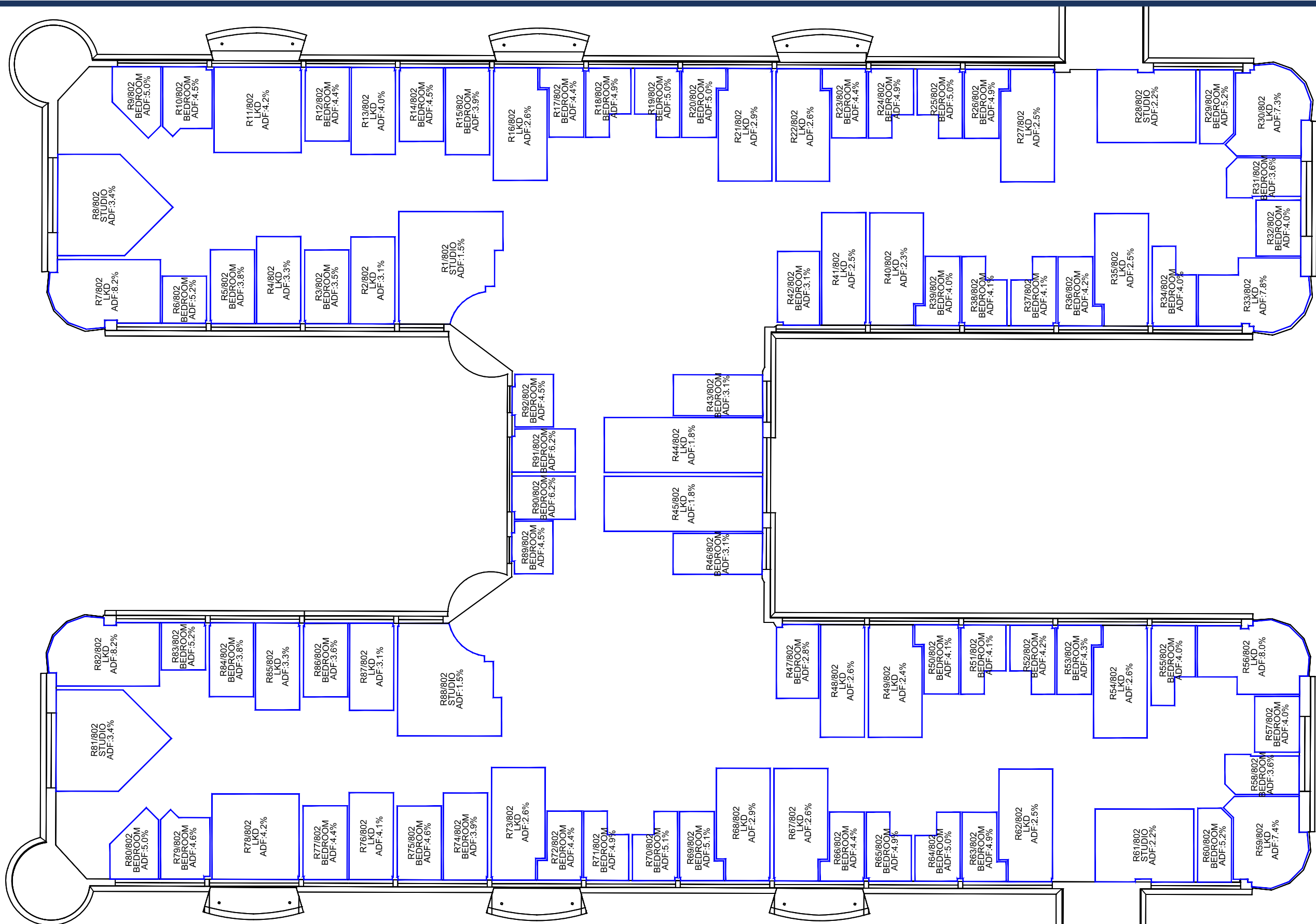
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Internal ADF results
Proposed Scheme 29/01/21_Rev

Dwg No: P2039/INT/05

Rel: 02



Second Floor



Sources: Point 2 Surveyors
Point Cloud Data
Photos

Various Layout information from Planning Site/Land Registry

AHMM Architects
190214_Proposed Building Model_ROL.dwg

Internal_info_290121
18141_Existingfrom Survey_3d_MESH.dwg
781707-10.dwg
GBM_P_G00_PD_Scheme.dwg
GBM_P_G02_PD_Scheme.dwg

Key:

North Arrow

Scheme Confirmed:	Date:
-	-

Project: Great Brighams Mead Reading

Drawn By:	Scale:	Date:
EVJ	1:250@A3	FEB 21

Title: Plan View
Internal ADF results
Proposed Scheme 29/01/21_Rev

Dwg No:	Rel:
P2039/INT/06	02



Appendix 2: Internal Sunlight Results



INTERNAL SUNLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
 INTERNALS_PROPOSED SCHEME 29/01/21_Rev
 P2039 - Rel2

INTERNAL APSH

Room	Window	Room Use	Window		Room	
			Winter APSH	Annual APSH	Winter APSH	Annual APSH

Great Brighams Mead

R1/800	W1/800	STUDIO	7	24	7	24
R2/800	W2/800	LKD	12	34	12	34
R3/800	W3/800	BEDROOM	8	32	8	32
R4/800	W4/800	LKD	14	40	14	40
R5/800	W5/800	BEDROOM	9	34	9	34
R6/800	W6/800	BEDROOM	15	41	15	41
R7/800	W7/800	LKD	11	36		
R7/800	W8/800	LKD	15	47		
R7/800	W9/800	LKD	22	59		
R7/800	W10/800	LKD	25	72		
R7/800	W11/800	LKD	26	76		
R7/800	W12/800	LKD	25	73	26	87
R8/800	W13/800	STUDIO	24	62	24	62
R9/800	W14/800	BEDROOM	2	20	2	20
R10/800	W15/800	BEDROOM	4	23	4	23
R11/800	W16/800	LKD	3	12		
R11/800	W17/800	LKD	5	28		
R11/800	W18/800	LKD	2	22		
R11/800	W19/800	LKD	0	0	5	30
R12/800	W20/800	BEDROOM	0	11	0	11
R13/800	W21/800	LKD	2	21	2	21
R14/800	W22/800	BEDROOM	2	21	2	21
R15/800	W23/800	BEDROOM	4	24	4	24
R16/800	W24/800	LKD	0	0		
R16/800	W25/800	LKD	5	27	5	27



INTERNAL SUNLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
 INTERNALS_PROPOSED SCHEME 29/01/21_Rev
 P2039 - Rel2

INTERNAL APSH

Room	Window	Room Use	Window		Room	
			Winter APSH	Annual APSH	Winter APSH	Annual APSH
R17/800	W26/800	BEDROOM	2	22		
R17/800	W27/800	BEDROOM	0	0	2	22
R18/800	W28/800	BEDROOM	0	11	0	11
R19/800	W29/800	BEDROOM	3	22	3	22
R20/800	W30/800	BEDROOM	3	22	3	22
R21/800	W31/800	LKD	5	25	5	25
R22/800	W32/800	LKD	0	0		
R22/800	W33/800	LKD	6	29	6	29
R23/800	W34/800	BEDROOM	3	23		
R23/800	W35/800	BEDROOM	0	0	3	23
R24/800	W36/800	BEDROOM	0	12	0	12
R25/800	W37/800	BEDROOM	2	21	2	21
R26/800	W38/800	BEDROOM	3	22	3	22
R27/800	W39/800	LKD	5	25	5	25
R28/800	W40/800	STUDIO	0	5	0	5
R29/800	W41/800	BEDROOM	0	8	0	8
R30/800	W42/800	LKD	1	16		
R30/800	W43/800	LKD	1	16		
R30/800	W44/800	LKD	0	8		
R30/800	W45/800	LKD	0	3		
R30/800	W46/800	LKD	0	10	1	27
R31/800	W47/800	BEDROOM	0	8	0	8
R32/800	W48/800	BEDROOM	0	3	0	3
R33/800	W49/800	LKD	0	10		
R33/800	W50/800	LKD	2	21		



INTERNAL SUNLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
 INTERNALS_PROPOSED SCHEME 29/01/21_Rev
 P2039 - Rel2

INTERNAL APSH

Room	Window	Room Use	Window		Room	
			Winter APSH	Annual APSH	Winter APSH	Annual APSH
R33/800	W51/800	LKD	1	27		
R33/800	W52/800	LKD	4	37		
R33/800	W53/800	LKD	8	46		
R33/800	W54/800	LKD	7	38	10	49
R34/800	W55/800	BEDROOM	5	34	5	34
R35/800	W56/800	LKD	6	36	6	36
R36/800	W57/800	BEDROOM	5	32	5	32
R37/800	W58/800	BEDROOM	3	29	3	29
R38/800	W59/800	BEDROOM	3	28	3	28
R39/800	W60/800	BEDROOM	1	25	1	25
R40/800	W61/800	LKD	0	22	0	22
R41/800	W62/800	LKD	0	15	0	15
R42/800	W63/800	BEDROOM	0	10	0	10
R43/800	W64/800	BEDROOM	0	0	0	0
R44/800	W65/800	LKD	0	0	0	0
R45/800	W66/800	LKD	0	1	0	1
R46/800	W67/800	BEDROOM	0	6	0	6
R47/800	W68/800	BEDROOM	0	9	0	9
R48/800	W69/800	BEDROOM	0	11	0	11
R49/800	W70/800	BEDROOM	0	12	0	12
R50/800	W71/800	LKD	0	15	0	15
R51/800	W72/800	BEDROOM	1	13	1	13
R52/800	W73/800	LKD	1	16		



INTERNAL SUNLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
 INTERNALS_PROPOSED SCHEME 29/01/21_Rev

P2039 - Rel2

INTERNAL APSH

Room	Window	Room Use	Window		Room	
			Winter APSH	Annual APSH	Winter APSH	Annual APSH
R52/800	W74/800	LKD	1	19		
R52/800	W75/800	LKD	0	12		
R52/800	W76/800	LKD	0	2		
R52/800	W77/800	LKD	0	4		
R52/800	W78/800	LKD	0	11	1	30
R53/800	W79/800	BEDROOM	0	9	0	9
R54/800	W80/800	BEDROOM	0	4	0	4
R55/800	W81/800	LKD	0	10		
R55/800	W82/800	LKD	2	21		
R55/800	W83/800	LKD	6	34		
R55/800	W84/800	LKD	13	47		
R55/800	W85/800	LKD	12	47	13	49
R56/800	W86/800	BEDROOM	7	36	7	36
R57/800	W87/800	STUDIO	4	29	4	29
R58/800	W88/800	LKD	18	49	18	49
R59/800	W89/800	BEDROOM	13	47	13	47
R60/800	W90/800	BEDROOM	13	47	13	47
R61/800	W91/800	BEDROOM	7	37	7	37
R62/800	W92/800	BEDROOM	0	0		
R62/800	W93/800	BEDROOM	13	47	13	47
R63/800	W94/800	LKD	18	56		
R63/800	W95/800	LKD	0	0	18	56
R64/800	W96/800	LKD	18	53	18	53
R65/800	W97/800	BEDROOM	13	48	13	48
R66/800	W98/800	BEDROOM	13	48	13	48
R67/800	W99/800	BEDROOM	8	39	8	39



INTERNAL SUNLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
 INTERNALS_PROPOSED SCHEME 29/01/21_Rev

P2039 - Rel2

INTERNAL APSH

Room	Window	Room Use	Window		Room	
			Winter APSH	Annual APSH	Winter APSH	Annual APSH
R68/800	W100/800	BEDROOM	0	0		
R68/800	W101/800	BEDROOM	13	46	13	46
R69/800	W102/800	LKD	19	56		
R69/800	W103/800	LKD	0	0	19	56
R70/800	W104/800	BEDROOM	19	54	19	54
R71/800	W105/800	BEDROOM	14	49	14	49
R72/800	W106/800	LKD	13	48	13	48
R73/800	W107/800	BEDROOM	9	41	9	41
R74/800	W108/800	LKD	0	1		
R74/800	W109/800	LKD	14	48		
R74/800	W110/800	LKD	19	57		
R74/800	W111/800	LKD	6	13	19	61
R75/800	W112/800	BEDROOM	15	49	15	49
R76/800	W113/800	BEDROOM	13	47	13	47
R77/800	W114/800	STUDIO	25	67	25	67
R78/800	W115/800	LKD	26	74		
R78/800	W116/800	LKD	23	65		
R78/800	W117/800	LKD	16	51		
R78/800	W118/800	LKD	9	38		
R78/800	W119/800	LKD	4	25		
R78/800	W120/800	LKD	3	20	26	75
R79/800	W121/800	BEDROOM	5	21	5	21
R80/800	W122/800	BEDROOM	3	16	3	16
R81/800	W123/800	LKD	5	19	5	19
R82/800	W124/800	BEDROOM	4	17	4	17
R83/800	W125/800	LKD	5	18	5	18



INTERNAL SUNLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
 INTERNALS_PROPOSED SCHEME 29/01/21_Rev

P2039 - Rel2

INTERNAL APSH

Room	Window	Room Use	Window		Room	
			Winter APSH	Annual APSH	Winter APSH	Annual APSH
R84/800	W126/800	STUDIO	2	14	2	14
R1/801	W1/801	STUDIO	10	30	10	30
R2/801	W2/801	LKD	16	39	16	39
R3/801	W3/801	BEDROOM	11	36	11	36
R4/801	W4/801	LKD	16	43	16	43
R5/801	W5/801	BEDROOM	12	39	12	39
R6/801	W6/801	BEDROOM	17	46	17	46
R7/801	W7/801	LKD	12	41		
R7/801	W8/801	LKD	15	50		
R7/801	W9/801	LKD	22	62		
R7/801	W10/801	LKD	26	75		
R7/801	W11/801	LKD	28	78		
R7/801	W12/801	LKD	27	75	28	93
R8/801	W13/801	STUDIO	24	58	24	58
R9/801	W14/801	BEDROOM	2	18	2	18
R10/801	W15/801	BEDROOM	4	22	4	22
R11/801	W16/801	LKD	4	13		
R11/801	W17/801	LKD	6	29		
R11/801	W18/801	LKD	3	23		
R11/801	W19/801	LKD	0	0	6	31
R12/801	W20/801	BEDROOM	0	12	0	12
R13/801	W21/801	LKD	3	22	3	22
R14/801	W22/801	BEDROOM	4	23	4	23
R15/801	W23/801	BEDROOM	6	25	6	25
R16/801	W24/801	LKD	0	0		
R16/801	W25/801	LKD	6	29	6	29



INTERNAL SUNLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
 INTERNALS_PROPOSED SCHEME 29/01/21_Rev

P2039 - Rel2

INTERNAL APSH

Room	Window	Room Use	Window		Room	
			Winter APSH	Annual APSH	Winter APSH	Annual APSH
R17/801	W26/801	BEDROOM	3	23		
R17/801	W27/801	BEDROOM	0	0	3	23
R18/801	W28/801	BEDROOM	0	12	0	12
R19/801	W29/801	BEDROOM	3	22	3	22
R20/801	W30/801	BEDROOM	4	23	4	23
R21/801	W31/801	LKD	6	25	6	25
R22/801	W32/801	LKD	0	0		
R22/801	W33/801	LKD	7	30	7	30
R23/801	W34/801	BEDROOM	4	24		
R23/801	W35/801	BEDROOM	0	0	4	24
R24/801	W36/801	BEDROOM	0	11	0	11
R25/801	W37/801	BEDROOM	3	22	3	22
R26/801	W38/801	BEDROOM	4	23	4	23
R27/801	W39/801	LKD	6	25	6	25
R28/801	W40/801	STUDIO	0	6	0	6
R29/801	W41/801	BEDROOM	0	10	0	10
R30/801	W42/801	LKD	2	24		
R30/801	W43/801	LKD	2	18		
R30/801	W44/801	LKD	0	8		
R30/801	W45/801	LKD	0	3		
R30/801	W46/801	LKD	0	11	2	35
R31/801	W47/801	BEDROOM	0	7	0	7
R32/801	W48/801	BEDROOM	0	4	0	4
R33/801	W49/801	LKD	0	10		
R33/801	W50/801	LKD	2	21		



INTERNAL SUNLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
 INTERNALS_PROPOSED SCHEME 29/01/21_Rev
 P2039 - Rel2

INTERNAL APSH

Room	Window	Room Use	Window		Room	
			Winter APSH	Annual APSH	Winter APSH	Annual APSH
R33/801	W51/801	LKD	3	29		
R33/801	W52/801	LKD	8	41		
R33/801	W53/801	LKD	13	51		
R33/801	W54/801	LKD	11	42	16	54
R34/801	W55/801	BEDROOM	9	40	9	40
R35/801	W56/801	LKD	10	40	10	40
R36/801	W57/801	BEDROOM	7	36	7	36
R37/801	W58/801	BEDROOM	7	36	7	36
R38/801	W59/801	BEDROOM	7	36	7	36
R39/801	W60/801	BEDROOM	6	35	6	35
R40/801	W61/801	LKD	5	34	5	34
R41/801	W62/801	LKD	1	27	1	27
R42/801	W63/801	BEDROOM	0	16	0	16
R43/801	W64/801	BEDROOM	0	0	0	0
R44/801	W65/801	LKD	0	0	0	0
R45/801	W66/801	LKD	0	9	0	9
R46/801	W67/801	BEDROOM	0	10	0	10
R47/801	W68/801	BEDROOM	0	13	0	13
R48/801	W69/801	BEDROOM	0	14	0	14
R49/801	W70/801	BEDROOM	1	15	1	15
R50/801	W71/801	LKD	1	15	1	15
R51/801	W72/801	BEDROOM	1	15	1	15
R52/801	W73/801	LKD	2	16		



INTERNAL SUNLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
 INTERNALS_PROPOSED SCHEME 29/01/21_Rev
 P2039 - Rel2

INTERNAL APSH

Room	Window	Room Use	Window		Room	
			Winter APSH	Annual APSH	Winter APSH	Annual APSH
R52/801	W74/801	LKD	2	21		
R52/801	W75/801	LKD	0	14		
R52/801	W76/801	LKD	0	4		
R52/801	W77/801	LKD	0	5		
R52/801	W78/801	LKD	0	12	2	33
R53/801	W79/801	BEDROOM	0	8	0	8
R54/801	W80/801	BEDROOM	0	5	0	5
R55/801	W81/801	LKD	0	10		
R55/801	W82/801	LKD	3	23		
R55/801	W83/801	LKD	7	36		
R55/801	W84/801	LKD	14	49		
R55/801	W85/801	LKD	13	52	14	53
R56/801	W86/801	BEDROOM	8	41	8	41
R57/801	W87/801	STUDIO	6	30	6	30
R58/801	W88/801	LKD	19	47	19	47
R59/801	W89/801	BEDROOM	15	48	15	48
R60/801	W90/801	BEDROOM	15	48	15	48
R61/801	W91/801	BEDROOM	10	41	10	41
R62/801	W92/801	BEDROOM	0	0		
R62/801	W93/801	BEDROOM	15	49	15	49
R63/801	W94/801	LKD	20	59		
R63/801	W95/801	LKD	0	0	20	59
R64/801	W96/801	LKD	19	52	19	52
R65/801	W97/801	BEDROOM	15	49	15	49
R66/801	W98/801	BEDROOM	15	49	15	49
R67/801	W99/801	BEDROOM	10	41	10	41



INTERNAL SUNLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
 INTERNALS_PROPOSED SCHEME 29/01/21_Rev

P2039 - Rel2

INTERNAL APSH

Room	Window	Room Use	Window		Room	
			Winter APSH	Annual APSH	Winter APSH	Annual APSH
R68/801	W100/801	BEDROOM	0	0		
R68/801	W101/801	BEDROOM	14	47	14	47
R69/801	W102/801	LKD	20	58		
R69/801	W103/801	LKD	0	0	20	58
R70/801	W104/801	BEDROOM	19	52	19	52
R71/801	W105/801	BEDROOM	15	49	15	49
R72/801	W106/801	LKD	15	49	15	49
R73/801	W107/801	BEDROOM	10	41	10	41
R74/801	W108/801	LKD	0	1		
R74/801	W109/801	LKD	15	49		
R74/801	W110/801	LKD	20	58		
R74/801	W111/801	LKD	6	14	20	63
R75/801	W112/801	BEDROOM	16	49	16	49
R76/801	W113/801	BEDROOM	15	49	15	49
R77/801	W114/801	STUDIO	25	61	25	61
R78/801	W115/801	LKD	27	74		
R78/801	W116/801	LKD	24	66		
R78/801	W117/801	LKD	17	52		
R78/801	W118/801	LKD	10	39		
R78/801	W119/801	LKD	5	26		
R78/801	W120/801	LKD	4	21	27	75
R79/801	W121/801	BEDROOM	6	22	6	22
R80/801	W122/801	BEDROOM	4	18	4	18
R81/801	W123/801	LKD	6	20	6	20
R82/801	W124/801	BEDROOM	4	18	4	18
R83/801	W125/801	LKD	6	20	6	20



INTERNAL SUNLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
 INTERNALS_PROPOSED SCHEME 29/01/21_Rev

P2039 - Rel2

INTERNAL APSH

Room	Window	Room Use	Window		Room	
			Winter APSH	Annual APSH	Winter APSH	Annual APSH
R84/801	W126/801	STUDIO	3	17	3	17
R1/802	W1/802	STUDIO	11	22	11	22
R2/802	W2/802	LKD	11	26	11	26
R3/802	W3/802	BEDROOM	11	26	11	26
R4/802	W4/802	LKD	11	25	11	25
R5/802	W5/802	BEDROOM	11	27	11	27
R6/802	W6/802	BEDROOM	11	28	11	28
R7/802	W7/802	LKD	11	29		
R7/802	W8/802	LKD	15	44		
R7/802	W9/802	LKD	23	52		
R7/802	W10/802	LKD	28	57		
R7/802	W11/802	LKD	30	59		
R7/802	W12/802	LKD	27	59	30	88
R8/802	W13/802	STUDIO	22	27	22	27
R9/802	W14/802	BEDROOM	2	14	2	14
R10/802	W15/802	BEDROOM	3	15	3	15
R11/802	W16/802	LKD	3	14		
R11/802	W17/802	LKD	3	11	3	14
R12/802	W18/802	BEDROOM	3	13	3	13
R13/802	W19/802	LKD	3	15	3	15
R14/802	W20/802	BEDROOM	3	15	3	15
R15/802	W21/802	BEDROOM	3	15	3	15
R16/802	W22/802	LKD	3	14	3	14
R17/802	W23/802	BEDROOM	3	11	3	11



INTERNAL SUNLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
 INTERNALS_PROPOSED SCHEME 29/01/21_Rev
 P2039 - Rel2

INTERNAL APSH

Room	Window	Room Use	Window		Room	
			Winter APSH	Annual APSH	Winter APSH	Annual APSH
R18/802	W24/802	BEDROOM	3	13	3	13
R19/802	W25/802	BEDROOM	3	15	3	15
R20/802	W26/802	BEDROOM	3	15	3	15
R21/802	W27/802	LKD	3	15	3	15
R22/802	W28/802	LKD	3	14	3	14
R23/802	W29/802	BEDROOM	3	11	3	11
R24/802	W30/802	BEDROOM	3	13	3	13
R25/802	W31/802	BEDROOM	3	15	3	15
R26/802	W32/802	BEDROOM	3	15	3	15
R27/802	W33/802	LKD	3	15	3	15
R28/802	W34/802	STUDIO	0	5	0	5
R29/802	W35/802	BEDROOM	0	12	0	12
R30/802	W36/802	LKD	5	22		
R30/802	W37/802	LKD	2	15		
R30/802	W38/802	LKD	0	8		
R30/802	W39/802	LKD	0	4		
R30/802	W40/802	LKD	0	7	5	29
R31/802	W41/802	BEDROOM	0	5	0	5
R32/802	W42/802	BEDROOM	0	5	0	5
R33/802	W43/802	LKD	0	10		
R33/802	W44/802	LKD	2	18		
R33/802	W45/802	LKD	5	26		
R33/802	W46/802	LKD	12	38		
R33/802	W47/802	LKD	15	43		
R33/802	W48/802	LKD	11	29	15	44
R34/802	W49/802	BEDROOM	11	29	11	29



INTERNAL SUNLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
 INTERNALS_PROPOSED SCHEME 29/01/21_Rev
 P2039 - Rel2

INTERNAL APSH

Room	Window	Room Use	Window		Room	
			Winter APSH	Annual APSH	Winter APSH	Annual APSH
R35/802	W50/802	LKD	11	30	11	30
R36/802	W51/802	BEDROOM	11	30	11	30
R37/802	W52/802	BEDROOM	11	30	11	30
R38/802	W53/802	BEDROOM	10	29	10	29
R39/802	W54/802	BEDROOM	8	27	8	27
R40/802	W55/802	LKD	8	27	8	27
R41/802	W56/802	LKD	6	25	6	25
R42/802	W57/802	BEDROOM	2	21	2	21
R43/802	W58/802	BEDROOM	0	3	0	3
R44/802	W59/802	LKD	0	3	0	3
R45/802	W60/802	LKD	0	1	0	1
R46/802	W61/802	BEDROOM	0	0	0	0
R47/802	W62/802	BEDROOM	0	3	0	3
R48/802	W63/802	LKD	0	8	0	8
R49/802	W64/802	LKD	0	9	0	9
R50/802	W65/802	BEDROOM	0	9	0	9
R51/802	W66/802	BEDROOM	0	10	0	10
R52/802	W67/802	BEDROOM	1	11	1	11
R53/802	W68/802	BEDROOM	1	11	1	11
R54/802	W69/802	LKD	1	11	1	11
R55/802	W70/802	BEDROOM	1	11	1	11



INTERNAL SUNLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
 INTERNALS_PROPOSED SCHEME 29/01/21_Rev
 P2039 - Rel2

INTERNAL APSH

Room	Window	Room Use	Window		Room	
			Winter APSH	Annual APSH	Winter APSH	Annual APSH
R56/802	W71/802	LKD	1	11		
R56/802	W72/802	LKD	3	18		
R56/802	W73/802	LKD	1	14		
R56/802	W74/802	LKD	0	8		
R56/802	W75/802	LKD	0	7		
R56/802	W76/802	LKD	0	7	3	26
R57/802	W77/802	BEDROOM	0	5	0	5
R58/802	W78/802	BEDROOM	0	5	0	5
R59/802	W79/802	LKD	0	10		
R59/802	W80/802	LKD	3	19		
R59/802	W81/802	LKD	7	28		
R59/802	W82/802	LKD	14	41		
R59/802	W83/802	LKD	17	47	17	47
R60/802	W84/802	BEDROOM	12	32	12	32
R61/802	W85/802	STUDIO	4	24	4	24
R62/802	W86/802	LKD	13	28	13	28
R63/802	W87/802	BEDROOM	13	32	13	32
R64/802	W88/802	BEDROOM	12	31	12	31
R65/802	W89/802	BEDROOM	9	28	9	28
R66/802	W90/802	BEDROOM	9	22	9	22
R67/802	W91/802	LKD	12	23	12	23
R68/802	W92/802	LKD	13	32	13	32
R69/802	W93/802	BEDROOM	13	33	13	33
R70/802	W94/802	BEDROOM	12	32	12	32
R71/802	W95/802	BEDROOM	9	28	9	28



INTERNAL SUNLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
 INTERNALS_PROPOSED SCHEME 29/01/21_Rev
 P2039 - Rel2

INTERNAL APSH

Room	Window	Room Use	Window		Room	
			Winter APSH	Annual APSH	Winter APSH	Annual APSH
R72/802	W96/802	BEDROOM	9	22	9	22
R73/802	W97/802	LKD	12	23	12	23
R74/802	W98/802	BEDROOM	13	32	13	32
R75/802	W99/802	BEDROOM	13	33	13	33
R76/802	W100/802	LKD	12	32	12	32
R77/802	W101/802	BEDROOM	9	29	9	29
R78/802	W102/802	LKD	9	22		
R78/802	W103/802	LKD	12	23	12	25
R79/802	W104/802	BEDROOM	13	32	13	32
R80/802	W105/802	BEDROOM	11	31	11	31
R81/802	W106/802	STUDIO	22	28	22	28
R82/802	W107/802	LKD	26	58		
R82/802	W108/802	LKD	24	55		
R82/802	W109/802	LKD	17	42		
R82/802	W110/802	LKD	10	30		
R82/802	W111/802	LKD	5	21		
R82/802	W112/802	LKD	3	14	26	60
R83/802	W113/802	BEDROOM	3	14	3	14
R84/802	W114/802	BEDROOM	3	14	3	14
R85/802	W115/802	LKD	3	13	3	13
R86/802	W116/802	BEDROOM	3	13	3	13
R87/802	W117/802	LKD	3	13	3	13
R88/802	W118/802	STUDIO	3	13	3	13
R89/802	W119/802	BEDROOM	15	45	15	45



INTERNAL SUNLIGHT ANALYSIS

GREAT BRIGHAMS MEAD, READING
INTERNALS_PROPOSED SCHEME 29/01/21_Rev
P2039 - Rel2

INTERNAL APSH

Room	Window	Room Use	Window		Room	
			Winter APSH	Annual APSH	Winter APSH	Annual APSH
R90/802	W120/802	BEDROOM	18	54	18	54
R91/802	W121/802	BEDROOM	21	58	21	58
R92/802	W122/802	BEDROOM	23	55	23	55

