

Cumulative scenario





## DAYLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading  
Existing vs Proposal  
PR300420\_CUMULATIVE  
P1368 - rel14 Scheme 300420

| DAYLIGHT |          |        |              |              |      |       |
|----------|----------|--------|--------------|--------------|------|-------|
| Room     | Room Use | Window | Existing VSC | Proposed VSC | Loss | %Loss |

### 1-8 MONMOUTH COURT

|       |         |       |       |       |      |      |
|-------|---------|-------|-------|-------|------|------|
| R2/60 | ASSUMED | W2/60 | 28.27 | 28.27 | 0.00 | 0.00 |
| R3/60 | ASSUMED | W3/60 | 28.58 | 28.58 | 0.00 | 0.00 |
| R2/61 | ASSUMED | W2/61 | 33.18 | 32.51 | 0.67 | 2.02 |
| R3/61 | ASSUMED | W3/61 | 33.32 | 32.38 | 0.94 | 2.82 |
| R2/62 | ASSUMED | W2/62 | 33.63 | 32.13 | 1.50 | 4.46 |
| R3/62 | ASSUMED | W3/62 | 33.68 | 32.17 | 1.51 | 4.48 |

### 87 CAVERSHAM ROAD

|       |         |        |       |       |      |      |
|-------|---------|--------|-------|-------|------|------|
| R1/90 | RESI    | W1/90  | 13.75 | 13.75 | 0.00 | 0.00 |
| R1/90 | RESI    | W2/90  | 12.21 | 12.21 | 0.00 | 0.00 |
| R1/90 | RESI    | W3/90  | 6.80  | 6.66  | 0.14 | 2.06 |
| R1/90 | RESI    | W4/90  | 6.92  | 6.57  | 0.35 | 5.06 |
| R1/91 | RESI    | W1/91  | 28.10 | 28.10 | 0.00 | 0.00 |
| R1/91 | RESI    | W2/91  | 34.34 | 34.34 | 0.00 | 0.00 |
| R1/91 | RESI    | W3/91  | 34.77 | 34.77 | 0.00 | 0.00 |
| R1/91 | RESI    | W4/91  | 34.81 | 34.81 | 0.00 | 0.00 |
| R1/91 | RESI    | W5/91  | 10.45 | 10.15 | 0.30 | 2.87 |
| R1/91 | RESI    | W6/91  | 10.03 | 9.13  | 0.90 | 8.97 |
| R2/91 | HALL    | W7/91  | 14.70 | 13.39 | 1.31 | 8.91 |
| R3/91 | RESI    | W8/91  | 19.89 | 18.12 | 1.77 | 8.90 |
| R3/91 | RESI    | W9/91  | 21.85 | 20.05 | 1.80 | 8.24 |
| R4/91 | RESI    | W10/91 | 30.53 | 29.01 | 1.52 | 4.98 |
| R4/91 | RESI    | W11/91 | 30.94 | 29.60 | 1.34 | 4.33 |
| R1/92 | ASSUMED | W11/92 | 24.13 | 22.56 | 1.57 | 6.51 |
| R2/92 | ASSUMED | W27/92 | 31.75 | 30.64 | 1.11 | 3.50 |

### 89 CAVERSHAM ROAD

|       |         |        |       |       |      |      |
|-------|---------|--------|-------|-------|------|------|
| R5/91 | ASSUMED | W12/91 | 30.90 | 29.79 | 1.11 | 3.59 |
| R5/91 | ASSUMED | W13/91 | 30.71 | 29.73 | 0.98 | 3.19 |
| R3/92 | ASSUMED | W26/92 | 31.79 | 30.81 | 0.98 | 3.08 |



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| DAYLIGHT                 |          |        |              |              |      |       |
|--------------------------|----------|--------|--------------|--------------|------|-------|
| Room                     | Room Use | Window | Existing VSC | Proposed VSC | Loss | %Loss |
| 91 CAVERSHAM ROAD        |          |        |              |              |      |       |
| R6/91                    | ASSUMED  | W14/91 | 30.77        | 29.91        | 0.86 | 2.79  |
| R6/91                    | ASSUMED  | W15/91 | 31.11        | 30.42        | 0.69 | 2.22  |
| R4/92                    | ASSUMED  | W21/92 | 32.03        | 31.45        | 0.58 | 1.81  |
| 93-97 CAVERSHAM ROAD     |          |        |              |              |      |       |
| R7/91                    | ASSUMED  | W16/91 | 31.29        | 30.67        | 0.62 | 1.98  |
| R7/91                    | ASSUMED  | W17/91 | 31.08        | 30.58        | 0.50 | 1.61  |
| R8/91                    | ASSUMED  | W18/91 | 31.22        | 30.80        | 0.42 | 1.35  |
| R8/91                    | ASSUMED  | W19/91 | 31.65        | 31.30        | 0.35 | 1.11  |
| R9/91                    | ASSUMED  | W20/91 | 31.89        | 31.58        | 0.31 | 0.97  |
| R9/91                    | ASSUMED  | W21/91 | 31.78        | 31.54        | 0.24 | 0.76  |
| R5/92                    | ASSUMED  | W18/92 | 32.15        | 31.64        | 0.51 | 1.59  |
| R6/92                    | ASSUMED  | W15/92 | 32.50        | 32.23        | 0.27 | 0.83  |
| R7/92                    | ASSUMED  | W14/92 | 32.62        | 32.38        | 0.24 | 0.74  |
| 97a CAVERSHAM ROAD       |          |        |              |              |      |       |
| R1/96                    | ASSUMED  | W1/96  | 32.33        | 32.10        | 0.23 | 0.71  |
| 99 to 103 CAVERSHAM ROAD |          |        |              |              |      |       |
| R1/101                   | OFFICE   | W1/101 | 33.55        | 33.54        | 0.01 | 0.03  |
| R1/101                   | OFFICE   | W2/101 | 33.00        | 32.99        | 0.01 | 0.03  |
| R2/101                   | OFFICE   | W3/101 | 30.92        | 30.92        | 0.00 | 0.00  |
| R3/101                   | OFFICE   | W4/101 | 26.49        | 26.49        | 0.00 | 0.00  |
| R3/101                   | OFFICE   | W5/101 | 22.83        | 22.83        | 0.00 | 0.00  |
| R1/102                   | OFFICE   | W1/102 | 33.73        | 33.73        | 0.00 | 0.00  |
| R3/102                   | OFFICE   | W2/102 | 28.43        | 28.43        | 0.00 | 0.00  |
| R1/121                   | ASSUMED  | W1/121 | 34.72        | 34.72        | 0.00 | 0.00  |
| R1/121                   | ASSUMED  | W2/121 | 34.63        | 34.63        | 0.00 | 0.00  |
| R2/121                   | ASSUMED  | W3/121 | 34.41        | 34.40        | 0.01 | 0.03  |
| R2/121                   | ASSUMED  | W4/121 | 33.70        | 33.69        | 0.01 | 0.03  |



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| DAYLIGHT        |            |          |              |              |      |       |
|-----------------|------------|----------|--------------|--------------|------|-------|
| Room            | Room Use   | Window   | Existing VSC | Proposed VSC | Loss | %Loss |
| R1/122          | ASSUMED    | W1/122   | 30.19        | 30.19        | 0.00 | 0.00  |
| R1/122          | ASSUMED    | W2/122   | 30.18        | 30.18        | 0.00 | 0.00  |
| R2/122          | ASSUMED    | W3/122   | 30.15        | 30.15        | 0.00 | 0.00  |
| R2/122          | ASSUMED    | W4/122   | 29.89        | 29.89        | 0.00 | 0.00  |
| R1/131          | ASSUMED    | W1/131   | 35.07        | 35.06        | 0.01 | 0.03  |
| R1/131          | ASSUMED    | W2/131   | 35.01        | 35.00        | 0.01 | 0.03  |
| R2/131          | ASSUMED    | W3/131   | 34.98        | 34.98        | 0.00 | 0.00  |
| R2/131          | ASSUMED    | W4/131   | 35.02        | 35.02        | 0.00 | 0.00  |
| R1/132          | ASSUMED    | W1/132   | 31.15        | 31.14        | 0.01 | 0.03  |
| R1/132          | ASSUMED    | W2/132   | 31.16        | 31.15        | 0.01 | 0.03  |
| R2/132          | ASSUMED    | W3/132   | 31.05        | 31.04        | 0.01 | 0.03  |
| R2/132          | ASSUMED    | W4/132   | 31.15        | 31.14        | 0.01 | 0.03  |
| 17 Vastern Road |            |          |              |              |      |       |
| R1/1000         | LIVINGROOM | W1/1000  | 29.20        | 29.20        | 0.00 | 0.00  |
| R1/1000         | LIVINGROOM | W2/1000  | 26.16        | 26.15        | 0.01 | 0.04  |
| R1/1000         | LIVINGROOM | W3/1000  | 20.48        | 20.48        | 0.00 | 0.00  |
| R1/1001         | ASSUMED    | W1/1001  | 27.13        | 27.12        | 0.01 | 0.04  |
| R1/1001         | ASSUMED    | W2/1001  | 26.82        | 26.81        | 0.01 | 0.04  |
| R1/1002         | BEDROOM    | W1/1002  | 78.21        | 78.18        | 0.03 | 0.04  |
| R1/1002         | BEDROOM    | W2/1002  | 29.00        | 28.97        | 0.03 | 0.10  |
| 19 Vastern Road |            |          |              |              |      |       |
| R4/1000         | ASSUMED    | W8/1000  | 26.53        | 26.53        | 0.00 | 0.00  |
| R4/1000         | ASSUMED    | W9/1000  | 25.06        | 25.06        | 0.00 | 0.00  |
| R4/1000         | ASSUMED    | W10/1000 | 18.25        | 18.25        | 0.00 | 0.00  |
| R2/1001         | ASSUMED    | W3/1001  | 26.28        | 26.27        | 0.01 | 0.04  |
| R2/1001         | ASSUMED    | W4/1001  | 25.97        | 25.95        | 0.02 | 0.08  |
| R2/1002         | ASSUMED    | W3/1002  | 28.81        | 28.78        | 0.03 | 0.10  |
| 21 Vastern Road |            |          |              |              |      |       |
| R5/1000         | ASSUMED    | W11/1000 | 24.09        | 24.09        | 0.00 | 0.00  |
| R5/1000         | ASSUMED    | W12/1000 | 24.38        | 24.38        | 0.00 | 0.00  |
| R5/1000         | ASSUMED    | W13/1000 | 19.68        | 19.68        | 0.00 | 0.00  |



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| DAYLIGHT        |          |          |              |              |      |       |
|-----------------|----------|----------|--------------|--------------|------|-------|
| Room            | Room Use | Window   | Existing VSC | Proposed VSC | Loss | %Loss |
| R3/1001         | ASSUMED  | W5/1001  | 25.69        | 25.68        | 0.01 | 0.04  |
| R3/1001         | ASSUMED  | W6/1001  | 25.48        | 25.47        | 0.01 | 0.04  |
| R3/1002         | ASSUMED  | W4/1002  | 26.92        | 26.89        | 0.03 | 0.11  |
| 23 Vastern Road |          |          |              |              |      |       |
| R8/1000         | ASSUMED  | W20/1000 | 25.22        | 25.18        | 0.04 | 0.16  |
| R8/1000         | ASSUMED  | W21/1000 | 24.35        | 24.26        | 0.09 | 0.37  |
| R8/1000         | ASSUMED  | W22/1000 | 18.03        | 17.88        | 0.15 | 0.83  |
| R4/1001         | ASSUMED  | W7/1001  | 25.41        | 25.36        | 0.05 | 0.20  |
| R4/1001         | ASSUMED  | W8/1001  | 25.49        | 25.36        | 0.13 | 0.51  |
| R4/1002         | ASSUMED  | W5/1002  | 27.20        | 27.17        | 0.03 | 0.11  |
| 25 Vastern Road |          |          |              |              |      |       |
| R9/1000         | ASSUMED  | W23/1000 | 23.11        | 23.01        | 0.10 | 0.43  |
| R9/1000         | ASSUMED  | W24/1000 | 24.04        | 23.89        | 0.15 | 0.62  |
| R9/1000         | ASSUMED  | W25/1000 | 20.18        | 20.08        | 0.10 | 0.50  |
| R5/1001         | ASSUMED  | W9/1001  | 25.51        | 25.37        | 0.14 | 0.55  |
| R5/1001         | ASSUMED  | W10/1001 | 25.38        | 25.23        | 0.15 | 0.59  |
| R5/1002         | ASSUMED  | W6/1002  | 27.71        | 27.55        | 0.16 | 0.58  |
| 27 Vastern Road |          |          |              |              |      |       |
| R12/1000        | ASSUMED  | W30/1000 | 24.87        | 24.69        | 0.18 | 0.72  |
| R12/1000        | ASSUMED  | W31/1000 | 24.61        | 24.27        | 0.34 | 1.38  |
| R12/1000        | ASSUMED  | W32/1000 | 19.02        | 18.77        | 0.25 | 1.31  |
| R6/1001         | ASSUMED  | W11/1001 | 25.70        | 25.45        | 0.25 | 0.97  |
| R6/1001         | ASSUMED  | W12/1001 | 25.77        | 25.44        | 0.33 | 1.28  |
| R6/1002         | ASSUMED  | W7/1002  | 27.68        | 27.49        | 0.19 | 0.69  |
| 29 Vastern Road |          |          |              |              |      |       |
| R13/1000        | ASSUMED  | W33/1000 | 17.66        | 17.66        | 0.00 | 0.00  |
| R13/1000        | ASSUMED  | W34/1000 | 24.62        | 24.17        | 0.45 | 1.83  |
| R13/1000        | ASSUMED  | W35/1000 | 22.30        | 21.99        | 0.31 | 1.39  |
| R7/1001         | ASSUMED  | W13/1001 | 26.05        | 25.64        | 0.41 | 1.57  |
| R7/1001         | ASSUMED  | W14/1001 | 25.92        | 25.42        | 0.50 | 1.93  |



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| Room            | Room Use   | Window   | DAYLIGHT     |              | Loss | %Loss |
|-----------------|------------|----------|--------------|--------------|------|-------|
|                 |            |          | Existing VSC | Proposed VSC |      |       |
| 31 Vastern Road |            |          |              |              |      |       |
| R1/1010         | BEDROOM    | W1/1010  | 27.69        | 27.01        | 0.68 | 2.46  |
| R1/1010         | BEDROOM    | W2/1010  | 26.15        | 24.96        | 1.19 | 4.55  |
| R1/1010         | BEDROOM    | W3/1010  | 21.45        | 20.54        | 0.91 | 4.24  |
| R1/1011         | LIVINGROOM | W1/1011  | 28.79        | 28.12        | 0.67 | 2.33  |
| R1/1011         | LIVINGROOM | W2/1011  | 27.29        | 26.11        | 1.18 | 4.32  |
| R1/1011         | LIVINGROOM | W3/1011  | 23.64        | 22.67        | 0.97 | 4.10  |
| R1/1012         | BEDROOM    | W1/1012  | 28.31        | 27.15        | 1.16 | 4.10  |
| 33 Vastern Road |            |          |              |              |      |       |
| R4/1010         | ASSUMED    | W8/1010  | 23.97        | 23.33        | 0.64 | 2.67  |
| R4/1010         | ASSUMED    | W9/1010  | 25.47        | 24.55        | 0.92 | 3.61  |
| R4/1010         | ASSUMED    | W10/1010 | 19.92        | 19.23        | 0.69 | 3.46  |
| R2/1011         | ASSUMED    | W4/1011  | 25.94        | 25.30        | 0.64 | 2.47  |
| R2/1011         | ASSUMED    | W5/1011  | 26.83        | 25.77        | 1.06 | 3.95  |
| R2/1011         | ASSUMED    | W6/1011  | 22.15        | 21.29        | 0.86 | 3.88  |
| R2/1012         | ASSUMED    | W2/1012  | 28.16        | 27.02        | 1.14 | 4.05  |
| 35 Vastern Road |            |          |              |              |      |       |
| R5/1010         | ASSUMED    | W11/1010 | 21.90        | 21.47        | 0.43 | 1.96  |
| R5/1010         | ASSUMED    | W12/1010 | 25.21        | 24.56        | 0.65 | 2.58  |
| R5/1010         | ASSUMED    | W13/1010 | 21.27        | 20.78        | 0.49 | 2.30  |
| R3/1011         | ASSUMED    | W7/1011  | 24.19        | 23.69        | 0.50 | 2.07  |
| R3/1011         | ASSUMED    | W8/1011  | 26.36        | 25.47        | 0.89 | 3.38  |
| R3/1011         | ASSUMED    | W9/1011  | 23.22        | 22.52        | 0.70 | 3.01  |
| R3/1012         | BEDROOM    | W3/1012  | 27.72        | 26.76        | 0.96 | 3.46  |
| 37 Vastern Road |            |          |              |              |      |       |
| R8/1010         | ASSUMED    | W20/1010 | 22.85        | 22.65        | 0.20 | 0.88  |
| R8/1010         | ASSUMED    | W21/1010 | 24.74        | 24.41        | 0.33 | 1.33  |
| R8/1010         | ASSUMED    | W22/1010 | 19.01        | 18.76        | 0.25 | 1.32  |
| R4/1011         | ASSUMED    | W10/1011 | 24.96        | 24.66        | 0.30 | 1.20  |
| R4/1011         | ASSUMED    | W11/1011 | 25.82        | 25.25        | 0.57 | 2.21  |
| R4/1011         | ASSUMED    | W12/1011 | 21.37        | 20.92        | 0.45 | 2.11  |



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| DAYLIGHT        |          |          |              |              |      |       |
|-----------------|----------|----------|--------------|--------------|------|-------|
| Room            | Room Use | Window   | Existing VSC | Proposed VSC | Loss | %Loss |
| R4/1012         | ASSUMED  | W4/1012  | 27.22        | 26.46        | 0.76 | 2.79  |
| 39 Vastern Road |          |          |              |              |      |       |
| R9/1010         | ASSUMED  | W23/1010 | 21.05        | 20.94        | 0.11 | 0.52  |
| R9/1010         | ASSUMED  | W24/1010 | 24.25        | 24.07        | 0.18 | 0.74  |
| R9/1010         | ASSUMED  | W25/1010 | 20.43        | 20.27        | 0.16 | 0.78  |
| R5/1011         | ASSUMED  | W13/1011 | 23.60        | 23.38        | 0.22 | 0.93  |
| R5/1011         | ASSUMED  | W14/1011 | 25.44        | 25.02        | 0.42 | 1.65  |
| R5/1011         | ASSUMED  | W15/1011 | 22.64        | 22.28        | 0.36 | 1.59  |
| R5/1012         | ASSUMED  | W5/1012  | 26.75        | 26.06        | 0.69 | 2.58  |
| 41 Vastern Road |          |          |              |              |      |       |
| R12/1010        | ASSUMED  | W30/1010 | 22.12        | 22.06        | 0.06 | 0.27  |
| R12/1010        | ASSUMED  | W31/1010 | 23.77        | 23.65        | 0.12 | 0.50  |
| R12/1010        | ASSUMED  | W32/1010 | 18.66        | 18.54        | 0.12 | 0.64  |
| R6/1011         | ASSUMED  | W16/1011 | 24.39        | 24.20        | 0.19 | 0.78  |
| R6/1011         | ASSUMED  | W17/1011 | 24.90        | 24.56        | 0.34 | 1.37  |
| R6/1011         | ASSUMED  | W18/1011 | 20.87        | 20.58        | 0.29 | 1.39  |
| R6/1012         | ASSUMED  | W6/1012  | 25.72        | 25.03        | 0.69 | 2.68  |
| 43 Vastern Road |          |          |              |              |      |       |
| R13/1010        | ASSUMED  | W33/1010 | 20.73        | 20.68        | 0.05 | 0.24  |
| R13/1010        | ASSUMED  | W34/1010 | 23.59        | 23.49        | 0.10 | 0.42  |
| R13/1010        | ASSUMED  | W35/1010 | 20.18        | 20.07        | 0.11 | 0.55  |
| R7/1011         | ASSUMED  | W19/1011 | 23.29        | 23.13        | 0.16 | 0.69  |
| R7/1011         | ASSUMED  | W20/1011 | 24.90        | 24.62        | 0.28 | 1.12  |
| R7/1011         | ASSUMED  | W21/1011 | 22.47        | 22.24        | 0.23 | 1.02  |
| R7/1012         | ASSUMED  | W7/1012  | 26.40        | 25.79        | 0.61 | 2.31  |
| 45 Vastern Road |          |          |              |              |      |       |
| R16/1010        | BEDROOM  | W40/1010 | 21.88        | 21.84        | 0.04 | 0.18  |
| R16/1010        | BEDROOM  | W41/1010 | 23.20        | 23.10        | 0.10 | 0.43  |
| R16/1010        | BEDROOM  | W42/1010 | 18.33        | 18.23        | 0.10 | 0.55  |
| R8/1011         | BEDROOM  | W22/1011 | 24.15        | 24.03        | 0.12 | 0.50  |
| R8/1011         | BEDROOM  | W23/1011 | 24.23        | 24.02        | 0.21 | 0.87  |
| R8/1011         | BEDROOM  | W24/1011 | 20.48        | 20.30        | 0.18 | 0.88  |



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|-----------------|------------|----------|--------------|--------------|------|-------|
| Room            | Room Use   | Window   | Existing VSC | Proposed VSC | Loss | %Loss |
| R8/1012         | LKD        | W8/1012  | 26.19        | 25.71        | 0.48 | 1.83  |
| 47 Vastern Road |            |          |              |              |      |       |
| R17/1010        | LIVINGROOM | W43/1010 | 20.23        | 20.18        | 0.05 | 0.25  |
| R17/1010        | LIVINGROOM | W44/1010 | 22.82        | 22.73        | 0.09 | 0.39  |
| R17/1010        | LIVINGROOM | W45/1010 | 19.56        | 19.47        | 0.09 | 0.46  |
| R9/1011         | BEDROOM    | W25/1011 | 22.76        | 22.65        | 0.11 | 0.48  |
| R9/1011         | BEDROOM    | W26/1011 | 24.00        | 23.83        | 0.17 | 0.71  |
| R9/1011         | BEDROOM    | W27/1011 | 21.62        | 21.46        | 0.16 | 0.74  |
| R9/1012         | BEDROOM    | W9/1012  | 25.67        | 25.29        | 0.38 | 1.48  |
| 49 Vastern Road |            |          |              |              |      |       |
| R20/1010        | ASSUMED    | W50/1010 | 21.37        | 21.18        | 0.19 | 0.89  |
| R20/1010        | ASSUMED    | W51/1010 | 22.80        | 22.32        | 0.48 | 2.11  |
| R20/1010        | ASSUMED    | W52/1010 | 18.64        | 18.22        | 0.42 | 2.25  |
| R10/1011        | ASSUMED    | W28/1011 | 24.13        | 23.93        | 0.20 | 0.83  |
| R10/1011        | ASSUMED    | W29/1011 | 24.22        | 23.75        | 0.47 | 1.94  |
| R10/1011        | ASSUMED    | W30/1011 | 21.20        | 20.80        | 0.40 | 1.89  |
| R10/1012        | ASSUMED    | W10/1012 | 25.56        | 25.07        | 0.49 | 1.92  |
| 51 Vastern Road |            |          |              |              |      |       |
| R21/1010        | SHOP       | W53/1010 | 13.74        | 13.34        | 0.40 | 2.91  |
| R21/1010        | SHOP       | W54/1010 | 16.15        | 15.68        | 0.47 | 2.91  |
| R21/1010        | SHOP       | W55/1010 | 0.78         | 0.64         | 0.14 | 17.95 |
| R21/1010        | SHOP       | W56/1010 | 17.95        | 17.89        | 0.06 | 0.33  |
| R21/1010        | SHOP       | W57/1010 | 17.10        | 17.04        | 0.06 | 0.35  |
| R11/1011        | LIVINGROOM | W31/1011 | 23.31        | 23.06        | 0.25 | 1.07  |
| R11/1011        | LIVINGROOM | W32/1011 | 24.40        | 23.99        | 0.41 | 1.68  |
| R11/1011        | LIVINGROOM | W33/1011 | 22.17        | 21.75        | 0.42 | 1.89  |
| R11/1011        | LIVINGROOM | W34/1011 | 19.18        | 19.13        | 0.05 | 0.26  |
| R11/1012        | BEDROOM    | W11/1012 | 70.08        | 69.71        | 0.37 | 0.53  |
| R11/1012        | BEDROOM    | W12/1012 | 80.52        | 80.52        | 0.00 | 0.00  |



## NSL Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Proposal

PR300420\_CUMULATIVE

P1368 - rel14 Scheme 300420

| Room | Room Use | Whole Room<br>sq ft | Existing<br>sq ft | Proposed<br>sq ft | Loss<br>sq ft | %Loss |
|------|----------|---------------------|-------------------|-------------------|---------------|-------|
|------|----------|---------------------|-------------------|-------------------|---------------|-------|

### 1-8 MONMOUTH COURT

|       |       |       |     |     |     |     |
|-------|-------|-------|-----|-----|-----|-----|
| R2/60 | 125.9 | 113.5 | 2.7 | 0.0 | 0.0 | 0.0 |
| R3/60 | 125.9 | 107.6 | 2.2 | 0.0 | 0.0 | 0.0 |
| R2/61 | 125.9 | 124.1 | 0.0 | 0.0 | 0.0 | 0.0 |
| R3/61 | 125.9 | 124.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| R2/62 | 125.9 | 124.1 | 0.0 | 0.0 | 0.0 | 0.0 |
| R3/62 | 125.9 | 124.0 | 0.0 | 0.0 | 0.0 | 0.0 |

### 87 CAVERSHAM ROAD

|       |       |       |      |     |     |       |
|-------|-------|-------|------|-----|-----|-------|
| R1/90 | 384.1 | 139.6 | 3.4  | 0.0 | 3.4 | 100.0 |
| R1/91 | 486.7 | 483.0 | 1.1  | 0.0 | 0.0 | 0.0   |
| R2/91 | 50.4  | 5.0   | 0.0  | 0.0 | 0.0 | 0.0   |
| R3/91 | 150.9 | 120.5 | 3.4  | 0.0 | 0.0 | 0.0   |
| R4/91 | 151.7 | 138.5 | 9.6  | 0.0 | 0.0 | 0.0   |
| R1/92 | 153.0 | 123.2 | 12.0 | 0.0 | 0.0 | 0.0   |
| R2/92 | 136.6 | 103.8 | 0.0  | 0.0 | 0.0 | 0.0   |

### 89 CAVERSHAM ROAD

|       |       |       |      |     |     |     |
|-------|-------|-------|------|-----|-----|-----|
| R5/91 | 176.6 | 165.3 | 7.8  | 0.0 | 0.0 | 0.0 |
| R3/92 | 132.8 | 76.8  | 11.1 | 0.0 | 0.0 | 0.0 |

### 91 CAVERSHAM ROAD

|       |       |       |     |     |     |     |
|-------|-------|-------|-----|-----|-----|-----|
| R6/91 | 176.8 | 168.9 | 4.0 | 0.0 | 0.0 | 0.0 |
| R4/92 | 132.3 | 102.4 | 0.0 | 0.0 | 0.0 | 0.0 |

### 93-97 CAVERSHAM ROAD

|       |       |       |     |     |     |     |
|-------|-------|-------|-----|-----|-----|-----|
| R7/91 | 173.0 | 164.6 | 4.8 | 0.0 | 0.0 | 0.0 |
| R8/91 | 175.5 | 168.2 | 3.0 | 0.0 | 0.0 | 0.0 |
| R9/91 | 171.8 | 167.0 | 0.6 | 0.0 | 0.0 | 0.0 |
| R5/92 | 156.8 | 89.4  | 8.4 | 0.0 | 0.0 | 0.0 |
| R6/92 | 148.8 | 119.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| R7/92 | 144.2 | 73.4  | 1.6 | 0.0 | 0.0 | 0.0 |

### 97a CAVERSHAM ROAD

|       |       |       |     |     |     |     |
|-------|-------|-------|-----|-----|-----|-----|
| R1/96 | 203.4 | 182.6 | 0.0 | 0.0 | 0.0 | 0.0 |
|-------|-------|-------|-----|-----|-----|-----|



## NSL Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Proposal

PR300420\_CUMULATIVE

P1368 - rel14 Scheme 300420

| Room | Room Use | Whole Room<br>sq ft | Existing<br>sq ft | Proposed<br>sq ft | Loss<br>sq ft | %Loss |
|------|----------|---------------------|-------------------|-------------------|---------------|-------|
|------|----------|---------------------|-------------------|-------------------|---------------|-------|

### 99 to 103 CAVERSHAM ROAD

|        |       |       |     |     |     |     |
|--------|-------|-------|-----|-----|-----|-----|
| R1/101 | 221.8 | 217.6 | 0.0 | 0.0 | 0.0 | 0.0 |
| R2/101 | 93.5  | 92.9  | 0.0 | 0.0 | 0.0 | 0.0 |
| R3/101 | 204.4 | 197.9 | 0.0 | 0.0 | 0.0 | 0.0 |
| R1/102 | 221.8 | 214.9 | 0.0 | 0.0 | 0.0 | 0.0 |
| R3/102 | 204.4 | 196.2 | 0.0 | 0.0 | 0.0 | 0.0 |
| R1/121 | 184.9 | 182.2 | 0.0 | 0.0 | 0.0 | 0.0 |
| R2/121 | 184.3 | 181.6 | 0.0 | 0.0 | 0.0 | 0.0 |
| R1/122 | 184.9 | 182.2 | 0.0 | 0.0 | 0.0 | 0.0 |
| R2/122 | 184.3 | 181.6 | 0.0 | 0.0 | 0.0 | 0.0 |
| R1/131 | 181.8 | 179.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| R2/131 | 176.2 | 174.1 | 0.0 | 0.0 | 0.0 | 0.0 |
| R1/132 | 181.8 | 179.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| R2/132 | 176.2 | 174.1 | 0.0 | 0.0 | 0.0 | 0.0 |

### 17 Vastern Road

|         |       |       |     |     |     |     |
|---------|-------|-------|-----|-----|-----|-----|
| R1/1000 | 194.8 | 147.1 | 0.3 | 0.0 | 0.0 | 0.0 |
| R1/1001 | 235.5 | 180.4 | 0.0 | 0.0 | 0.0 | 0.0 |
| R1/1002 | 216.7 | 198.0 | 0.0 | 0.0 | 0.0 | 0.0 |

### 19 Vastern Road

|         |       |       |     |     |     |     |
|---------|-------|-------|-----|-----|-----|-----|
| R4/1000 | 155.2 | 122.9 | 0.3 | 0.0 | 0.0 | 0.0 |
| R2/1001 | 184.0 | 152.8 | 0.0 | 0.0 | 0.0 | 0.0 |
| R2/1002 | 215.4 | 36.9  | 0.0 | 0.0 | 0.0 | 0.0 |

### 21 Vastern Road

|         |       |       |     |     |     |     |
|---------|-------|-------|-----|-----|-----|-----|
| R5/1000 | 152.3 | 114.6 | 0.2 | 0.0 | 0.0 | 0.0 |
| R3/1001 | 185.2 | 147.9 | 0.0 | 0.0 | 0.0 | 0.0 |
| R3/1002 | 210.3 | 23.8  | 0.0 | 0.0 | 0.0 | 0.0 |

### 23 Vastern Road

|         |       |       |     |     |     |     |
|---------|-------|-------|-----|-----|-----|-----|
| R8/1000 | 154.8 | 140.9 | 0.0 | 0.0 | 0.0 | 0.0 |
| R4/1001 | 185.3 | 160.9 | 0.0 | 0.0 | 0.0 | 0.0 |
| R4/1002 | 210.4 | 25.8  | 0.0 | 0.0 | 0.0 | 0.0 |

### 25 Vastern Road



## NSL Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Proposal

PR300420\_CUMULATIVE

P1368 - rel14 Scheme 300420

| Room            | Room Use | Whole Room<br>sq ft | Existing<br>sq ft | Proposed<br>sq ft | Loss<br>sq ft | %Loss |
|-----------------|----------|---------------------|-------------------|-------------------|---------------|-------|
| R9/1000         | 153.2    | 135.9               | 0.0               | 0.0               | 0.0           | 0.0   |
| R5/1001         | 186.6    | 169.4               | 0.0               | 0.0               | 0.0           | 0.0   |
| R5/1002         | 208.7    | 58.6                | 1.4               | 0.0               | 1.4           | 100.0 |
| 27 Vastern Road |          |                     |                   |                   |               |       |
| R12/1000        | 157.6    | 143.7               | 0.0               | 0.0               | 0.0           | 0.0   |
| R6/1001         | 189.3    | 170.6               | 0.0               | 0.0               | 0.0           | 0.0   |
| R6/1002         | 210.5    | 49.0                | 0.0               | 0.0               | 0.0           | 0.0   |
| 29 Vastern Road |          |                     |                   |                   |               |       |
| R13/1000        | 162.8    | 111.3               | 0.0               | 0.0               | 0.0           | 0.0   |
| R7/1001         | 193.7    | 171.9               | 0.1               | 0.0               | 0.0           | 0.0   |
| 31 Vastern Road |          |                     |                   |                   |               |       |
| R1/1010         | 139.6    | 137.6               | 0.1               | 0.0               | 0.0           | 0.0   |
| R1/1011         | 176.8    | 161.3               | 0.7               | 0.0               | 0.0           | 0.0   |
| R1/1012         | 51.9     | 45.8                | 0.1               | 0.0               | 0.0           | 0.0   |
| 33 Vastern Road |          |                     |                   |                   |               |       |
| R4/1010         | 150.4    | 149.3               | 0.0               | 0.0               | 0.0           | 0.0   |
| R2/1011         | 192.7    | 166.7               | 10.8              | 0.0               | 0.0           | 0.0   |
| R2/1012         | 187.2    | 81.7                | 4.3               | 0.0               | 4.3           | 100.0 |
| 35 Vastern Road |          |                     |                   |                   |               |       |
| R5/1010         | 142.3    | 141.0               | 0.0               | 0.0               | 0.0           | 0.0   |
| R3/1011         | 183.8    | 172.2               | 0.0               | 0.0               | 0.0           | 0.0   |
| R3/1012         | 193.6    | 94.1                | 15.2              | 0.0               | 2.6           | 17.1  |
| 37 Vastern Road |          |                     |                   |                   |               |       |
| R8/1010         | 153.4    | 152.4               | 0.0               | 0.0               | 0.0           | 0.0   |
| R4/1011         | 189.3    | 155.8               | 4.6               | 0.0               | 0.0           | 0.0   |
| R4/1012         | 241.7    | 93.7                | 20.1              | 0.0               | 20.1          | 100.0 |
| 39 Vastern Road |          |                     |                   |                   |               |       |
| R9/1010         | 153.9    | 151.7               | 0.2               | 0.0               | 0.0           | 0.0   |



# NSL Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Proposal

PR300420\_CUMULATIVE

P1368 - rel14 Scheme 300420

| Room            | Room Use | Whole Room<br>sq ft | Existing<br>sq ft | Proposed<br>sq ft | Loss<br>sq ft | %Loss |
|-----------------|----------|---------------------|-------------------|-------------------|---------------|-------|
| R5/1011         | 191.9    | 171.3               | 1.0               | 0.0               | 0.0           | 0.0   |
| R5/1012         | 243.0    | 93.1                | 15.9              | 0.0               | 15.9          | 100.0 |
| 41 Vastern Road |          |                     |                   |                   |               |       |
| R12/1010        | 152.9    | 143.3               | 0.5               | 0.0               | 0.0           | 0.0   |
| R6/1011         | 188.5    | 144.2               | 0.6               | 0.0               | 0.0           | 0.0   |
| R6/1012         | 241.7    | 91.9                | 15.7              | 0.0               | 15.7          | 100.0 |
| 43 Vastern Road |          |                     |                   |                   |               |       |
| R13/1010        | 153.7    | 143.4               | 0.5               | 0.0               | 0.0           | 0.0   |
| R7/1011         | 190.0    | 154.0               | 0.3               | 0.0               | 0.0           | 0.0   |
| R7/1012         | 236.9    | 90.8                | 19.1              | 0.0               | 19.1          | 100.0 |
| 45 Vastern Road |          |                     |                   |                   |               |       |
| R16/1010        | 116.8    | 111.0               | 0.0               | 0.0               | 0.0           | 0.0   |
| R8/1011         | 167.5    | 122.8               | 0.0               | 0.0               | 0.0           | 0.0   |
| R8/1012         | 164.1    | 85.2                | 15.6              | 0.0               | 0.0           | 0.0   |
| 47 Vastern Road |          |                     |                   |                   |               |       |
| R17/1010        | 147.5    | 130.2               | 0.2               | 0.0               | 0.0           | 0.0   |
| R9/1011         | 198.3    | 145.4               | 0.0               | 0.0               | 0.0           | 0.0   |
| R9/1012         | 193.5    | 72.4                | 7.8               | 0.0               | 7.8           | 100.0 |
| 49 Vastern Road |          |                     |                   |                   |               |       |
| R20/1010        | 160.0    | 118.9               | 18.0              | 0.0               | 0.0           | 0.0   |
| R10/1011        | 194.1    | 115.5               | 19.7              | 0.0               | 0.0           | 0.0   |
| R10/1012        | 230.7    | 48.9                | 25.8              | 8.8               | 17.0          | 65.9  |
| 51 Vastern Road |          |                     |                   |                   |               |       |
| R21/1010        | 173.9    | 173.2               | 0.0               | 0.0               | 0.0           | 0.0   |
| R11/1011        | 214.3    | 197.7               | 2.6               | 0.0               | 0.0           | 0.0   |
| R11/1012        | 189.8    | 181.8               | 0.7               | 0.0               | 0.0           | 0.0   |



## SUNLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Proposal

PR300420\_CUMULATIVE

P1368 - rel14 Scheme 300420

### APSH

| Room | Window | Room Use | Window         |                |                |                | Winter<br>%Loss | Annual<br>%Loss | Room           |                |                |                | Winter<br>%Loss | Annual<br>%Loss |
|------|--------|----------|----------------|----------------|----------------|----------------|-----------------|-----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|
|      |        |          | Existing       |                | Proposed       |                |                 |                 | Existing       |                | Proposed       |                |                 |                 |
|      |        |          | Winter<br>APSH | Annual<br>APSH | Winter<br>APSH | Annual<br>APSH |                 |                 | Winter<br>APSH | Annual<br>APSH | Winter<br>APSH | Annual<br>APSH |                 |                 |

### 1-8 MONMOUTH COURT

|       |       |         |    |    |    |    |      |     |    |    |    |    |      |     |
|-------|-------|---------|----|----|----|----|------|-----|----|----|----|----|------|-----|
| R2/60 | W2/60 | ASSUMED | 11 | 44 | 11 | 44 | 0.0  | 0.0 | 11 | 44 | 11 | 44 | 0.0  | 0.0 |
| R3/60 | W3/60 | ASSUMED | 12 | 46 | 12 | 46 | 0.0  | 0.0 | 12 | 46 | 12 | 46 | 0.0  | 0.0 |
| R2/61 | W2/61 | ASSUMED | 19 | 57 | 17 | 55 | 10.5 | 3.5 | 19 | 57 | 17 | 55 | 10.5 | 3.5 |
| R3/61 | W3/61 | ASSUMED | 18 | 56 | 17 | 55 | 5.6  | 1.8 | 18 | 56 | 17 | 55 | 5.6  | 1.8 |
| R2/62 | W2/62 | ASSUMED | 20 | 57 | 17 | 54 | 15.0 | 5.3 | 20 | 57 | 17 | 54 | 15.0 | 5.3 |
| R3/62 | W3/62 | ASSUMED | 20 | 56 | 17 | 53 | 15.0 | 5.4 | 20 | 56 | 17 | 53 | 15.0 | 5.4 |

### 87 CAVERSHAM ROAD

|       |       |      |   |    |   |    |      |     |    |    |    |    |      |     |
|-------|-------|------|---|----|---|----|------|-----|----|----|----|----|------|-----|
| R1/90 | W1/90 | RESI | 0 | 14 | 0 | 14 | -    | 0.0 |    |    |    |    |      |     |
| R1/90 | W2/90 | RESI | 0 | 9  | 0 | 9  | -    | 0.0 |    |    |    |    |      |     |
| R1/90 | W3/90 | RESI | 1 | 15 | 1 | 15 | 0.0  | 0.0 |    |    |    |    |      |     |
| R1/90 | W4/90 | RESI | 3 | 22 | 2 | 21 | 33.3 | 4.5 | 3  | 35 | 2  | 34 | 33.3 | 2.9 |
| R1/91 | W1/91 | RESI | 0 | 1  | 0 | 1  | -    | 0.0 |    |    |    |    |      |     |
| R1/91 | W2/91 | RESI | 0 | 9  | 0 | 9  | -    | 0.0 |    |    |    |    |      |     |
| R1/91 | W3/91 | RESI | 0 | 12 | 0 | 12 | -    | 0.0 |    |    |    |    |      |     |
| R1/91 | W4/91 | RESI | 4 | 34 | 4 | 34 | 0.0  | 0.0 |    |    |    |    |      |     |
| R1/91 | W5/91 | RESI | 2 | 32 | 2 | 32 | 0.0  | 0.0 |    |    |    |    |      |     |
| R1/91 | W6/91 | RESI | 6 | 33 | 6 | 33 | 0.0  | 0.0 | 10 | 68 | 10 | 68 | 0.0  | 0.0 |



## SUNLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Proposal

PR300420\_CUMULATIVE

P1368 - rel14 Scheme 300420

|                   |        |          |             |             |             |             | APSH         |              |             |             |             |             |              |              |
|-------------------|--------|----------|-------------|-------------|-------------|-------------|--------------|--------------|-------------|-------------|-------------|-------------|--------------|--------------|
| Room              | Window | Room Use | Window      |             |             |             | Winter %Loss | Annual %Loss | Room        |             |             |             | Winter %Loss | Annual %Loss |
|                   |        |          | Existing    |             | Proposed    |             |              |              | Existing    |             | Proposed    |             |              |              |
|                   |        |          | Winter APSH | Annual APSH | Winter APSH | Annual APSH |              |              | Winter APSH | Annual APSH | Winter APSH | Annual APSH |              |              |
| R2/91             | W7/91  | HALL     | 10          | 37          | 8           | 35          | 20.0         | 5.4          | 10          | 37          | 8           | 35          | 20.0         | 5.4          |
| R3/91             | W8/91  | RESI     | 15          | 49          | 13          | 47          | 13.3         | 4.1          |             |             |             |             |              |              |
| R3/91             | W9/91  | RESI     | 16          | 50          | 14          | 48          | 12.5         | 4.0          | 16          | 51          | 14          | 49          | 12.5         | 3.9          |
| R4/91             | W10/91 | RESI     | 16          | 51          | 13          | 48          | 18.8         | 5.9          |             |             |             |             |              |              |
| R4/91             | W11/91 | RESI     | 15          | 52          | 12          | 49          | 20.0         | 5.8          | 16          | 53          | 13          | 50          | 18.8         | 5.7          |
| R1/92             | W11/92 | ASSUMED  | 17          | 55          | 15          | 53          | 11.8         | 3.6          | 17          | 55          | 15          | 53          | 11.8         | 3.6          |
| R2/92             | W27/92 | ASSUMED  | 15          | 52          | 14          | 51          | 6.7          | 1.9          | 15          | 52          | 14          | 51          | 6.7          | 1.9          |
| 89 CAVERSHAM ROAD |        |          |             |             |             |             |              |              |             |             |             |             |              |              |
| R5/91             | W12/91 | ASSUMED  | 15          | 52          | 12          | 49          | 20.0         | 5.8          |             |             |             |             |              |              |
| R5/91             | W13/91 | ASSUMED  | 14          | 52          | 11          | 49          | 21.4         | 5.8          | 15          | 53          | 12          | 50          | 20.0         | 5.7          |
| R3/92             | W26/92 | ASSUMED  | 15          | 52          | 14          | 51          | 6.7          | 1.9          | 15          | 52          | 14          | 51          | 6.7          | 1.9          |
| 91 CAVERSHAM ROAD |        |          |             |             |             |             |              |              |             |             |             |             |              |              |
| R6/91             | W14/91 | ASSUMED  | 14          | 52          | 11          | 49          | 21.4         | 5.8          |             |             |             |             |              |              |
| R6/91             | W15/91 | ASSUMED  | 14          | 53          | 12          | 51          | 14.3         | 3.8          | 14          | 53          | 12          | 51          | 14.3         | 3.8          |
| R4/92             | W21/92 | ASSUMED  | 14          | 53          | 14          | 53          | 0.0          | 0.0          | 14          | 53          | 14          | 53          | 0.0          | 0.0          |

### 93-97 CAVERSHAM ROAD



# SUNLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Proposal

PR300420\_CUMULATIVE

P1368 - rel14 Scheme 300420

|                    |         |            |             |             |             |             | APSH         |              |             |             |             |             |              |              |
|--------------------|---------|------------|-------------|-------------|-------------|-------------|--------------|--------------|-------------|-------------|-------------|-------------|--------------|--------------|
| Room               | Window  | Room Use   | Window      |             |             |             | Winter %Loss | Annual %Loss | Room        |             |             |             | Winter %Loss | Annual %Loss |
|                    |         |            | Existing    |             | Proposed    |             |              |              | Existing    |             | Proposed    |             |              |              |
|                    |         |            | Winter APSH | Annual APSH | Winter APSH | Annual APSH |              |              | Winter APSH | Annual APSH | Winter APSH | Annual APSH |              |              |
| R7/91              | W16/91  | ASSUMED    | 14          | 53          | 12          | 51          | 14.3         | 3.8          |             |             |             |             |              |              |
| R7/91              | W17/91  | ASSUMED    | 14          | 53          | 13          | 52          | 7.1          | 1.9          | 14          | 53          | 13          | 52          | 7.1          | 1.9          |
| R8/91              | W18/91  | ASSUMED    | 14          | 52          | 13          | 51          | 7.1          | 1.9          |             |             |             |             |              |              |
| R8/91              | W19/91  | ASSUMED    | 14          | 52          | 13          | 51          | 7.1          | 1.9          | 14          | 52          | 13          | 51          | 7.1          | 1.9          |
| R9/91              | W20/91  | ASSUMED    | 14          | 53          | 13          | 52          | 7.1          | 1.9          |             |             |             |             |              |              |
| R9/91              | W21/91  | ASSUMED    | 14          | 53          | 13          | 52          | 7.1          | 1.9          | 14          | 53          | 13          | 52          | 7.1          | 1.9          |
| R5/92              | W18/92  | ASSUMED    | 14          | 53          | 14          | 53          | 0.0          | 0.0          | 14          | 53          | 14          | 53          | 0.0          | 0.0          |
| R6/92              | W15/92  | ASSUMED    | 14          | 53          | 14          | 53          | 0.0          | 0.0          | 14          | 53          | 14          | 53          | 0.0          | 0.0          |
| R7/92              | W14/92  | ASSUMED    | 14          | 54          | 14          | 54          | 0.0          | 0.0          | 14          | 54          | 14          | 54          | 0.0          | 0.0          |
| 97a CAVERSHAM ROAD |         |            |             |             |             |             |              |              |             |             |             |             |              |              |
| R1/96              | W1/96   | ASSUMED    | 14          | 54          | 13          | 53          | 7.1          | 1.9          | 14          | 54          | 13          | 53          | 7.1          | 1.9          |
| 17 Vastern Road    |         |            |             |             |             |             |              |              |             |             |             |             |              |              |
| R1/1000            | W1/1000 | LIVINGROOM | 7           | 43          | 7           | 43          | 0.0          | 0.0          |             |             |             |             |              |              |
| R1/1000            | W2/1000 | LIVINGROOM | 12          | 65          | 12          | 65          | 0.0          | 0.0          |             |             |             |             |              |              |
| R1/1000            | W3/1000 | LIVINGROOM | 12          | 54          | 12          | 54          | 0.0          | 0.0          | 12          | 66          | 12          | 66          | 0.0          | 0.0          |
| R1/1001            | W1/1001 | ASSUMED    | 14          | 63          | 14          | 63          | 0.0          | 0.0          |             |             |             |             |              |              |
| R1/1001            | W2/1001 | ASSUMED    | 14          | 63          | 14          | 63          | 0.0          | 0.0          | 14          | 63          | 14          | 63          | 0.0          | 0.0          |



# SUNLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Proposal

PR300420\_CUMULATIVE

P1368 - rel14 Scheme 300420

## APSH

| Room | Window | Room Use | Window         |                |                |                | Winter<br>%Loss | Annual<br>%Loss | Room           |                |                |                | Winter<br>%Loss | Annual<br>%Loss |
|------|--------|----------|----------------|----------------|----------------|----------------|-----------------|-----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|
|      |        |          | Existing       |                | Proposed       |                |                 |                 | Existing       |                | Proposed       |                |                 |                 |
|      |        |          | Winter<br>APSH | Annual<br>APSH | Winter<br>APSH | Annual<br>APSH |                 |                 | Winter<br>APSH | Annual<br>APSH | Winter<br>APSH | Annual<br>APSH |                 |                 |

|         |         |         |    |    |    |    |     |     |    |    |    |    |     |     |
|---------|---------|---------|----|----|----|----|-----|-----|----|----|----|----|-----|-----|
| R1/1002 | W1/1002 | BEDROOM | 17 | 81 | 17 | 81 | 0.0 | 0.0 |    |    |    |    |     |     |
| R1/1002 | W2/1002 | BEDROOM | 16 | 69 | 16 | 69 | 0.0 | 0.0 | 18 | 82 | 18 | 82 | 0.0 | 0.0 |

## 19 Vastern Road

|         |          |         |    |    |    |    |     |     |    |    |    |    |     |     |
|---------|----------|---------|----|----|----|----|-----|-----|----|----|----|----|-----|-----|
| R4/1000 | W8/1000  | ASSUMED | 5  | 41 | 5  | 41 | 0.0 | 0.0 |    |    |    |    |     |     |
| R4/1000 | W9/1000  | ASSUMED | 10 | 64 | 10 | 64 | 0.0 | 0.0 |    |    |    |    |     |     |
| R4/1000 | W10/1000 | ASSUMED | 8  | 48 | 8  | 48 | 0.0 | 0.0 | 10 | 64 | 10 | 64 | 0.0 | 0.0 |
| R2/1001 | W3/1001  | ASSUMED | 13 | 61 | 13 | 61 | 0.0 | 0.0 |    |    |    |    |     |     |
| R2/1001 | W4/1001  | ASSUMED | 12 | 60 | 12 | 60 | 0.0 | 0.0 | 14 | 63 | 14 | 63 | 0.0 | 0.0 |
| R2/1002 | W3/1002  | ASSUMED | 15 | 67 | 15 | 67 | 0.0 | 0.0 | 15 | 67 | 15 | 67 | 0.0 | 0.0 |

## 21 Vastern Road

|         |          |         |    |    |    |    |     |     |    |    |    |    |     |     |
|---------|----------|---------|----|----|----|----|-----|-----|----|----|----|----|-----|-----|
| R5/1000 | W11/1000 | ASSUMED | 3  | 40 | 3  | 40 | 0.0 | 0.0 |    |    |    |    |     |     |
| R5/1000 | W12/1000 | ASSUMED | 8  | 61 | 8  | 61 | 0.0 | 0.0 |    |    |    |    |     |     |
| R5/1000 | W13/1000 | ASSUMED | 8  | 50 | 8  | 50 | 0.0 | 0.0 | 8  | 62 | 8  | 62 | 0.0 | 0.0 |
| R3/1001 | W5/1001  | ASSUMED | 12 | 60 | 12 | 60 | 0.0 | 0.0 |    |    |    |    |     |     |
| R3/1001 | W6/1001  | ASSUMED | 13 | 61 | 13 | 61 | 0.0 | 0.0 | 13 | 61 | 13 | 61 | 0.0 | 0.0 |
| R3/1002 | W4/1002  | ASSUMED | 13 | 62 | 13 | 62 | 0.0 | 0.0 | 13 | 62 | 13 | 62 | 0.0 | 0.0 |

## 23 Vastern Road

|         |          |         |   |    |   |    |     |     |  |  |  |  |  |  |
|---------|----------|---------|---|----|---|----|-----|-----|--|--|--|--|--|--|
| R8/1000 | W20/1000 | ASSUMED | 6 | 42 | 6 | 42 | 0.0 | 0.0 |  |  |  |  |  |  |
|---------|----------|---------|---|----|---|----|-----|-----|--|--|--|--|--|--|



# SUNLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Proposal

PR300420\_CUMULATIVE

P1368 - rel14 Scheme 300420

## APSH

| Room | Window | Room Use | Window         |                |                |                | Winter<br>%Loss | Annual<br>%Loss | Room           |                |                |                | Winter<br>%Loss | Annual<br>%Loss |
|------|--------|----------|----------------|----------------|----------------|----------------|-----------------|-----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|
|      |        |          | Existing       |                | Proposed       |                |                 |                 | Existing       |                | Proposed       |                |                 |                 |
|      |        |          | Winter<br>APSH | Annual<br>APSH | Winter<br>APSH | Annual<br>APSH |                 |                 | Winter<br>APSH | Annual<br>APSH | Winter<br>APSH | Annual<br>APSH |                 |                 |

|         |          |         |    |    |    |    |     |     |    |    |    |    |     |     |
|---------|----------|---------|----|----|----|----|-----|-----|----|----|----|----|-----|-----|
| R8/1000 | W21/1000 | ASSUMED | 12 | 66 | 12 | 66 | 0.0 | 0.0 |    |    |    |    |     |     |
| R8/1000 | W22/1000 | ASSUMED | 11 | 50 | 11 | 50 | 0.0 | 0.0 | 13 | 67 | 13 | 67 | 0.0 | 0.0 |
| R4/1001 | W7/1001  | ASSUMED | 13 | 61 | 13 | 61 | 0.0 | 0.0 |    |    |    |    |     |     |
| R4/1001 | W8/1001  | ASSUMED | 14 | 62 | 14 | 62 | 0.0 | 0.0 | 15 | 63 | 15 | 63 | 0.0 | 0.0 |
| R4/1002 | W5/1002  | ASSUMED | 13 | 62 | 13 | 62 | 0.0 | 0.0 | 13 | 62 | 13 | 62 | 0.0 | 0.0 |

## 25 Vastern Road

|         |          |         |    |    |    |    |     |     |    |    |    |    |     |     |
|---------|----------|---------|----|----|----|----|-----|-----|----|----|----|----|-----|-----|
| R9/1000 | W23/1000 | ASSUMED | 7  | 43 | 7  | 43 | 0.0 | 0.0 |    |    |    |    |     |     |
| R9/1000 | W24/1000 | ASSUMED | 12 | 64 | 12 | 64 | 0.0 | 0.0 |    |    |    |    |     |     |
| R9/1000 | W25/1000 | ASSUMED | 12 | 52 | 12 | 52 | 0.0 | 0.0 | 13 | 66 | 13 | 66 | 0.0 | 0.0 |
| R5/1001 | W9/1001  | ASSUMED | 13 | 61 | 13 | 61 | 0.0 | 0.0 |    |    |    |    |     |     |
| R5/1001 | W10/1001 | ASSUMED | 13 | 60 | 13 | 60 | 0.0 | 0.0 | 14 | 62 | 14 | 62 | 0.0 | 0.0 |
| R5/1002 | W6/1002  | ASSUMED | 13 | 65 | 13 | 65 | 0.0 | 0.0 | 13 | 65 | 13 | 65 | 0.0 | 0.0 |

## 27 Vastern Road

|          |          |         |    |    |    |    |     |     |    |    |    |    |     |     |
|----------|----------|---------|----|----|----|----|-----|-----|----|----|----|----|-----|-----|
| R12/1000 | W30/1000 | ASSUMED | 6  | 42 | 6  | 42 | 0.0 | 0.0 |    |    |    |    |     |     |
| R12/1000 | W31/1000 | ASSUMED | 11 | 63 | 11 | 63 | 0.0 | 0.0 |    |    |    |    |     |     |
| R12/1000 | W32/1000 | ASSUMED | 11 | 50 | 11 | 50 | 0.0 | 0.0 | 12 | 64 | 12 | 64 | 0.0 | 0.0 |
| R6/1001  | W11/1001 | ASSUMED | 12 | 60 | 12 | 60 | 0.0 | 0.0 |    |    |    |    |     |     |
| R6/1001  | W12/1001 | ASSUMED | 13 | 61 | 13 | 61 | 0.0 | 0.0 | 13 | 61 | 13 | 61 | 0.0 | 0.0 |



## SUNLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Proposal

PR300420\_CUMULATIVE

P1368 - rel14 Scheme 300420

### APSH

| Room | Window | Room Use | Window         |                |                |                | Winter<br>%Loss | Annual<br>%Loss | Room           |                |                |                | Winter<br>%Loss | Annual<br>%Loss |
|------|--------|----------|----------------|----------------|----------------|----------------|-----------------|-----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|
|      |        |          | Existing       |                | Proposed       |                |                 |                 | Existing       |                | Proposed       |                |                 |                 |
|      |        |          | Winter<br>APSH | Annual<br>APSH | Winter<br>APSH | Annual<br>APSH |                 |                 | Winter<br>APSH | Annual<br>APSH | Winter<br>APSH | Annual<br>APSH |                 |                 |

|         |         |         |    |    |    |    |     |     |    |    |    |    |     |     |
|---------|---------|---------|----|----|----|----|-----|-----|----|----|----|----|-----|-----|
| R6/1002 | W7/1002 | ASSUMED | 14 | 65 | 14 | 65 | 0.0 | 0.0 | 14 | 65 | 14 | 65 | 0.0 | 0.0 |
|---------|---------|---------|----|----|----|----|-----|-----|----|----|----|----|-----|-----|

### 29 Vastern Road

|          |          |         |    |    |    |    |     |     |    |    |    |    |     |     |
|----------|----------|---------|----|----|----|----|-----|-----|----|----|----|----|-----|-----|
| R13/1000 | W33/1000 | ASSUMED | 2  | 19 | 2  | 19 | 0.0 | 0.0 |    |    |    |    |     |     |
| R13/1000 | W34/1000 | ASSUMED | 12 | 62 | 12 | 62 | 0.0 | 0.0 |    |    |    |    |     |     |
| R13/1000 | W35/1000 | ASSUMED | 13 | 56 | 13 | 56 | 0.0 | 0.0 | 14 | 69 | 14 | 69 | 0.0 | 0.0 |
| R7/1001  | W13/1001 | ASSUMED | 14 | 61 | 14 | 61 | 0.0 | 0.0 |    |    |    |    |     |     |
| R7/1001  | W14/1001 | ASSUMED | 14 | 61 | 14 | 61 | 0.0 | 0.0 | 14 | 62 | 14 | 62 | 0.0 | 0.0 |

### 31 Vastern Road

|         |         |            |    |    |    |    |      |     |    |    |    |    |      |     |
|---------|---------|------------|----|----|----|----|------|-----|----|----|----|----|------|-----|
| R1/1010 | W1/1010 | BEDROOM    | 5  | 40 | 3  | 38 | 40.0 | 5.0 |    |    |    |    |      |     |
| R1/1010 | W2/1010 | BEDROOM    | 10 | 60 | 8  | 58 | 20.0 | 3.3 |    |    |    |    |      |     |
| R1/1010 | W3/1010 | BEDROOM    | 12 | 49 | 10 | 47 | 16.7 | 4.1 | 12 | 62 | 10 | 60 | 16.7 | 3.2 |
| R1/1011 | W1/1011 | LIVINGROOM | 7  | 43 | 5  | 41 | 28.6 | 4.7 |    |    |    |    |      |     |
| R1/1011 | W2/1011 | LIVINGROOM | 12 | 62 | 10 | 60 | 16.7 | 3.2 |    |    |    |    |      |     |
| R1/1011 | W3/1011 | LIVINGROOM | 13 | 52 | 11 | 50 | 15.4 | 3.8 | 13 | 65 | 11 | 63 | 15.4 | 3.1 |
| R1/1012 | W1/1012 | BEDROOM    | 17 | 68 | 15 | 66 | 11.8 | 2.9 | 17 | 68 | 15 | 66 | 11.8 | 2.9 |

### 33 Vastern Road

|         |          |         |    |    |    |    |      |     |    |    |    |    |     |     |
|---------|----------|---------|----|----|----|----|------|-----|----|----|----|----|-----|-----|
| R4/1010 | W8/1010  | ASSUMED | 9  | 44 | 8  | 43 | 11.1 | 2.3 |    |    |    |    |     |     |
| R4/1010 | W9/1010  | ASSUMED | 14 | 65 | 13 | 64 | 7.1  | 1.5 |    |    |    |    |     |     |
| R4/1010 | W10/1010 | ASSUMED | 14 | 50 | 13 | 49 | 7.1  | 2.0 | 15 | 66 | 14 | 65 | 6.7 | 1.5 |



# SUNLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Proposal

PR300420\_CUMULATIVE

P1368 - rel14 Scheme 300420

## APSH

| Room | Window | Room Use | Window         |                |                |                | Winter<br>%Loss | Annual<br>%Loss | Room           |                |                |                | Winter<br>%Loss | Annual<br>%Loss |
|------|--------|----------|----------------|----------------|----------------|----------------|-----------------|-----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|
|      |        |          | Existing       |                | Proposed       |                |                 |                 | Existing       |                | Proposed       |                |                 |                 |
|      |        |          | Winter<br>APSH | Annual<br>APSH | Winter<br>APSH | Annual<br>APSH |                 |                 | Winter<br>APSH | Annual<br>APSH | Winter<br>APSH | Annual<br>APSH |                 |                 |

|         |         |         |    |    |    |    |      |     |    |    |    |    |      |     |
|---------|---------|---------|----|----|----|----|------|-----|----|----|----|----|------|-----|
| R2/1011 | W4/1011 | ASSUMED | 9  | 44 | 8  | 43 | 11.1 | 2.3 |    |    |    |    |      |     |
| R2/1011 | W5/1011 | ASSUMED | 15 | 66 | 13 | 64 | 13.3 | 3.0 |    |    |    |    |      |     |
| R2/1011 | W6/1011 | ASSUMED | 15 | 53 | 13 | 51 | 13.3 | 3.8 | 16 | 67 | 14 | 65 | 12.5 | 3.0 |
| R2/1012 | W2/1012 | ASSUMED | 17 | 67 | 16 | 66 | 5.9  | 1.5 | 17 | 67 | 16 | 66 | 5.9  | 1.5 |

## 35 Vastern Road

|         |          |         |    |    |    |    |      |     |    |    |    |    |      |     |
|---------|----------|---------|----|----|----|----|------|-----|----|----|----|----|------|-----|
| R5/1010 | W11/1010 | ASSUMED | 8  | 42 | 8  | 42 | 0.0  | 0.0 |    |    |    |    |      |     |
| R5/1010 | W12/1010 | ASSUMED | 14 | 64 | 13 | 63 | 7.1  | 1.6 |    |    |    |    |      |     |
| R5/1010 | W13/1010 | ASSUMED | 14 | 51 | 13 | 50 | 7.1  | 2.0 | 14 | 65 | 13 | 64 | 7.1  | 1.5 |
| R3/1011 | W7/1011  | ASSUMED | 10 | 44 | 8  | 42 | 20.0 | 4.5 |    |    |    |    |      |     |
| R3/1011 | W8/1011  | ASSUMED | 16 | 67 | 13 | 64 | 18.8 | 4.5 |    |    |    |    |      |     |
| R3/1011 | W9/1011  | ASSUMED | 16 | 56 | 13 | 53 | 18.8 | 5.4 | 16 | 68 | 13 | 65 | 18.8 | 4.4 |
| R3/1012 | W3/1012  | BEDROOM | 17 | 67 | 14 | 64 | 17.6 | 4.5 | 17 | 67 | 14 | 64 | 17.6 | 4.5 |

## 37 Vastern Road

|         |          |         |    |    |    |    |      |     |    |    |    |    |     |     |
|---------|----------|---------|----|----|----|----|------|-----|----|----|----|----|-----|-----|
| R8/1010 | W20/1010 | ASSUMED | 6  | 39 | 6  | 39 | 0.0  | 0.0 |    |    |    |    |     |     |
| R8/1010 | W21/1010 | ASSUMED | 11 | 61 | 11 | 61 | 0.0  | 0.0 |    |    |    |    |     |     |
| R8/1010 | W22/1010 | ASSUMED | 10 | 45 | 10 | 45 | 0.0  | 0.0 | 12 | 62 | 12 | 62 | 0.0 | 0.0 |
| R4/1011 | W10/1011 | ASSUMED | 7  | 43 | 6  | 42 | 14.3 | 2.3 |    |    |    |    |     |     |
| R4/1011 | W11/1011 | ASSUMED | 12 | 64 | 11 | 63 | 8.3  | 1.6 |    |    |    |    |     |     |
| R4/1011 | W12/1011 | ASSUMED | 12 | 51 | 11 | 50 | 8.3  | 2.0 | 13 | 65 | 12 | 64 | 7.7 | 1.5 |



# SUNLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Proposal

PR300420\_CUMULATIVE

P1368 - rel14 Scheme 300420

## APSH

| Room | Window | Room Use | Window         |                |                |                | Winter<br>%Loss | Annual<br>%Loss | Room           |                |                |                | Winter<br>%Loss | Annual<br>%Loss |
|------|--------|----------|----------------|----------------|----------------|----------------|-----------------|-----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|
|      |        |          | Existing       |                | Proposed       |                |                 |                 | Existing       |                | Proposed       |                |                 |                 |
|      |        |          | Winter<br>APSH | Annual<br>APSH | Winter<br>APSH | Annual<br>APSH |                 |                 | Winter<br>APSH | Annual<br>APSH | Winter<br>APSH | Annual<br>APSH |                 |                 |

|         |         |         |    |    |    |    |     |     |    |    |    |    |     |     |
|---------|---------|---------|----|----|----|----|-----|-----|----|----|----|----|-----|-----|
| R4/1012 | W4/1012 | ASSUMED | 14 | 64 | 13 | 63 | 7.1 | 1.6 | 14 | 64 | 13 | 63 | 7.1 | 1.6 |
|---------|---------|---------|----|----|----|----|-----|-----|----|----|----|----|-----|-----|

### 39 Vastern Road

|         |          |         |    |    |    |    |      |     |    |    |    |    |     |     |
|---------|----------|---------|----|----|----|----|------|-----|----|----|----|----|-----|-----|
| R9/1010 | W23/1010 | ASSUMED | 8  | 42 | 8  | 42 | 0.0  | 0.0 |    |    |    |    |     |     |
| R9/1010 | W24/1010 | ASSUMED | 12 | 62 | 12 | 62 | 0.0  | 0.0 |    |    |    |    |     |     |
| R9/1010 | W25/1010 | ASSUMED | 11 | 48 | 11 | 48 | 0.0  | 0.0 | 12 | 62 | 12 | 62 | 0.0 | 0.0 |
| R5/1011 | W13/1011 | ASSUMED | 9  | 45 | 8  | 44 | 11.1 | 2.2 |    |    |    |    |     |     |
| R5/1011 | W14/1011 | ASSUMED | 14 | 65 | 13 | 64 | 7.1  | 1.5 |    |    |    |    |     |     |
| R5/1011 | W15/1011 | ASSUMED | 13 | 53 | 13 | 53 | 0.0  | 0.0 | 14 | 67 | 13 | 66 | 7.1 | 1.5 |
| R5/1012 | W5/1012  | ASSUMED | 14 | 62 | 13 | 61 | 7.1  | 1.6 | 14 | 62 | 13 | 61 | 7.1 | 1.6 |

### 41 Vastern Road

|          |          |         |    |    |    |    |     |     |    |    |    |    |     |     |
|----------|----------|---------|----|----|----|----|-----|-----|----|----|----|----|-----|-----|
| R12/1010 | W30/1010 | ASSUMED | 8  | 42 | 8  | 42 | 0.0 | 0.0 |    |    |    |    |     |     |
| R12/1010 | W31/1010 | ASSUMED | 10 | 60 | 10 | 60 | 0.0 | 0.0 |    |    |    |    |     |     |
| R12/1010 | W32/1010 | ASSUMED | 9  | 44 | 9  | 44 | 0.0 | 0.0 | 11 | 61 | 11 | 61 | 0.0 | 0.0 |
| R6/1011  | W16/1011 | ASSUMED | 8  | 43 | 8  | 43 | 0.0 | 0.0 |    |    |    |    |     |     |
| R6/1011  | W17/1011 | ASSUMED | 11 | 63 | 11 | 63 | 0.0 | 0.0 |    |    |    |    |     |     |
| R6/1011  | W18/1011 | ASSUMED | 10 | 49 | 10 | 49 | 0.0 | 0.0 | 11 | 64 | 11 | 64 | 0.0 | 0.0 |
| R6/1012  | W6/1012  | ASSUMED | 13 | 59 | 13 | 59 | 0.0 | 0.0 | 13 | 59 | 13 | 59 | 0.0 | 0.0 |

### 43 Vastern Road



## SUNLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Proposal

PR300420\_CUMULATIVE

P1368 - rel14 Scheme 300420

### APSH

| Room | Window | Room Use | Window         |                |                |                | Winter<br>%Loss | Annual<br>%Loss | Room           |                |                |                | Winter<br>%Loss | Annual<br>%Loss |
|------|--------|----------|----------------|----------------|----------------|----------------|-----------------|-----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|
|      |        |          | Existing       |                | Proposed       |                |                 |                 | Existing       |                | Proposed       |                |                 |                 |
|      |        |          | Winter<br>APSH | Annual<br>APSH | Winter<br>APSH | Annual<br>APSH |                 |                 | Winter<br>APSH | Annual<br>APSH | Winter<br>APSH | Annual<br>APSH |                 |                 |

|          |          |         |    |    |    |    |      |     |    |    |    |    |      |     |
|----------|----------|---------|----|----|----|----|------|-----|----|----|----|----|------|-----|
| R13/1010 | W33/1010 | ASSUMED | 7  | 40 | 6  | 39 | 14.3 | 2.5 |    |    |    |    |      |     |
| R13/1010 | W34/1010 | ASSUMED | 10 | 60 | 9  | 59 | 10.0 | 1.7 |    |    |    |    |      |     |
| R13/1010 | W35/1010 | ASSUMED | 8  | 45 | 8  | 45 | 0.0  | 0.0 | 10 | 60 | 9  | 59 | 10.0 | 1.7 |
| R7/1011  | W19/1011 | ASSUMED | 8  | 43 | 8  | 43 | 0.0  | 0.0 |    |    |    |    |      |     |
| R7/1011  | W20/1011 | ASSUMED | 11 | 62 | 11 | 62 | 0.0  | 0.0 |    |    |    |    |      |     |
| R7/1011  | W21/1011 | ASSUMED | 10 | 50 | 10 | 50 | 0.0  | 0.0 | 11 | 63 | 11 | 63 | 0.0  | 0.0 |
| R7/1012  | W7/1012  | ASSUMED | 12 | 62 | 12 | 62 | 0.0  | 0.0 | 12 | 62 | 12 | 62 | 0.0  | 0.0 |

### 45 Vastern Road

|          |          |         |    |    |    |    |     |     |    |    |    |    |     |     |
|----------|----------|---------|----|----|----|----|-----|-----|----|----|----|----|-----|-----|
| R16/1010 | W40/1010 | BEDROOM | 5  | 39 | 5  | 39 | 0.0 | 0.0 |    |    |    |    |     |     |
| R16/1010 | W41/1010 | BEDROOM | 8  | 58 | 8  | 58 | 0.0 | 0.0 |    |    |    |    |     |     |
| R16/1010 | W42/1010 | BEDROOM | 7  | 42 | 7  | 42 | 0.0 | 0.0 | 8  | 58 | 8  | 58 | 0.0 | 0.0 |
| R8/1011  | W22/1011 | BEDROOM | 7  | 42 | 7  | 42 | 0.0 | 0.0 |    |    |    |    |     |     |
| R8/1011  | W23/1011 | BEDROOM | 10 | 61 | 10 | 61 | 0.0 | 0.0 |    |    |    |    |     |     |
| R8/1011  | W24/1011 | BEDROOM | 9  | 48 | 9  | 48 | 0.0 | 0.0 | 10 | 62 | 10 | 62 | 0.0 | 0.0 |
| R8/1012  | W8/1012  | LKD     | 11 | 59 | 10 | 58 | 9.1 | 1.7 | 11 | 59 | 10 | 58 | 9.1 | 1.7 |

### 47 Vastern Road

|          |          |            |   |    |   |    |     |     |   |    |   |    |     |     |
|----------|----------|------------|---|----|---|----|-----|-----|---|----|---|----|-----|-----|
| R17/1010 | W43/1010 | LIVINGROOM | 5 | 39 | 5 | 39 | 0.0 | 0.0 |   |    |   |    |     |     |
| R17/1010 | W44/1010 | LIVINGROOM | 8 | 58 | 8 | 58 | 0.0 | 0.0 |   |    |   |    |     |     |
| R17/1010 | W45/1010 | LIVINGROOM | 8 | 47 | 8 | 47 | 0.0 | 0.0 | 8 | 58 | 8 | 58 | 0.0 | 0.0 |



## SUNLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Proposal

PR300420\_CUMULATIVE

P1368 - rel14 Scheme 300420

### APSH

| Room | Window | Room Use | Window         |                |                |                | Winter<br>%Loss | Annual<br>%Loss | Room           |                |                |                | Winter<br>%Loss | Annual<br>%Loss |
|------|--------|----------|----------------|----------------|----------------|----------------|-----------------|-----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|
|      |        |          | Existing       |                | Proposed       |                |                 |                 | Existing       |                | Proposed       |                |                 |                 |
|      |        |          | Winter<br>APSH | Annual<br>APSH | Winter<br>APSH | Annual<br>APSH |                 |                 | Winter<br>APSH | Annual<br>APSH | Winter<br>APSH | Annual<br>APSH |                 |                 |

|         |          |         |    |    |    |    |     |     |    |    |    |    |     |     |
|---------|----------|---------|----|----|----|----|-----|-----|----|----|----|----|-----|-----|
| R9/1011 | W25/1011 | BEDROOM | 8  | 43 | 8  | 43 | 0.0 | 0.0 |    |    |    |    |     |     |
| R9/1011 | W26/1011 | BEDROOM | 11 | 61 | 11 | 61 | 0.0 | 0.0 |    |    |    |    |     |     |
| R9/1011 | W27/1011 | BEDROOM | 11 | 51 | 11 | 51 | 0.0 | 0.0 | 11 | 62 | 11 | 62 | 0.0 | 0.0 |
| R9/1012 | W9/1012  | BEDROOM | 12 | 61 | 11 | 60 | 8.3 | 1.6 | 12 | 61 | 11 | 60 | 8.3 | 1.6 |

### 49 Vastern Road

|          |          |         |    |    |    |    |      |     |    |    |    |    |      |     |
|----------|----------|---------|----|----|----|----|------|-----|----|----|----|----|------|-----|
| R20/1010 | W50/1010 | ASSUMED | 6  | 40 | 4  | 38 | 33.3 | 5.0 |    |    |    |    |      |     |
| R20/1010 | W51/1010 | ASSUMED | 9  | 60 | 7  | 58 | 22.2 | 3.3 |    |    |    |    |      |     |
| R20/1010 | W52/1010 | ASSUMED | 9  | 47 | 7  | 45 | 22.2 | 4.3 | 9  | 60 | 7  | 58 | 22.2 | 3.3 |
| R10/1011 | W28/1011 | ASSUMED | 8  | 43 | 6  | 41 | 25.0 | 4.7 |    |    |    |    |      |     |
| R10/1011 | W29/1011 | ASSUMED | 10 | 61 | 8  | 59 | 20.0 | 3.3 |    |    |    |    |      |     |
| R10/1011 | W30/1011 | ASSUMED | 9  | 49 | 7  | 47 | 22.2 | 4.1 | 11 | 64 | 9  | 62 | 18.2 | 3.1 |
| R10/1012 | W10/1012 | ASSUMED | 12 | 61 | 10 | 59 | 16.7 | 3.3 | 12 | 61 | 10 | 59 | 16.7 | 3.3 |

### 51 Vastern Road

|          |          |            |    |    |   |    |      |     |    |    |   |    |      |     |
|----------|----------|------------|----|----|---|----|------|-----|----|----|---|----|------|-----|
| R21/1010 | W53/1010 | SHOP       | 10 | 41 | 9 | 40 | 10.0 | 2.4 |    |    |   |    |      |     |
| R21/1010 | W54/1010 | SHOP       | 8  | 40 | 8 | 40 | 0.0  | 0.0 |    |    |   |    |      |     |
| R21/1010 | W55/1010 | SHOP       | 1  | 1  | 1 | 1  | 0.0  | 0.0 |    |    |   |    |      |     |
| R21/1010 | W56/1010 | SHOP       | 6  | 25 | 6 | 25 | 0.0  | 0.0 |    |    |   |    |      |     |
| R21/1010 | W57/1010 | SHOP       | 5  | 25 | 5 | 25 | 0.0  | 0.0 | 10 | 57 | 9 | 56 | 10.0 | 1.8 |
| R11/1011 | W31/1011 | LIVINGROOM | 6  | 41 | 5 | 40 | 16.7 | 2.4 |    |    |   |    |      |     |



# SUNLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading

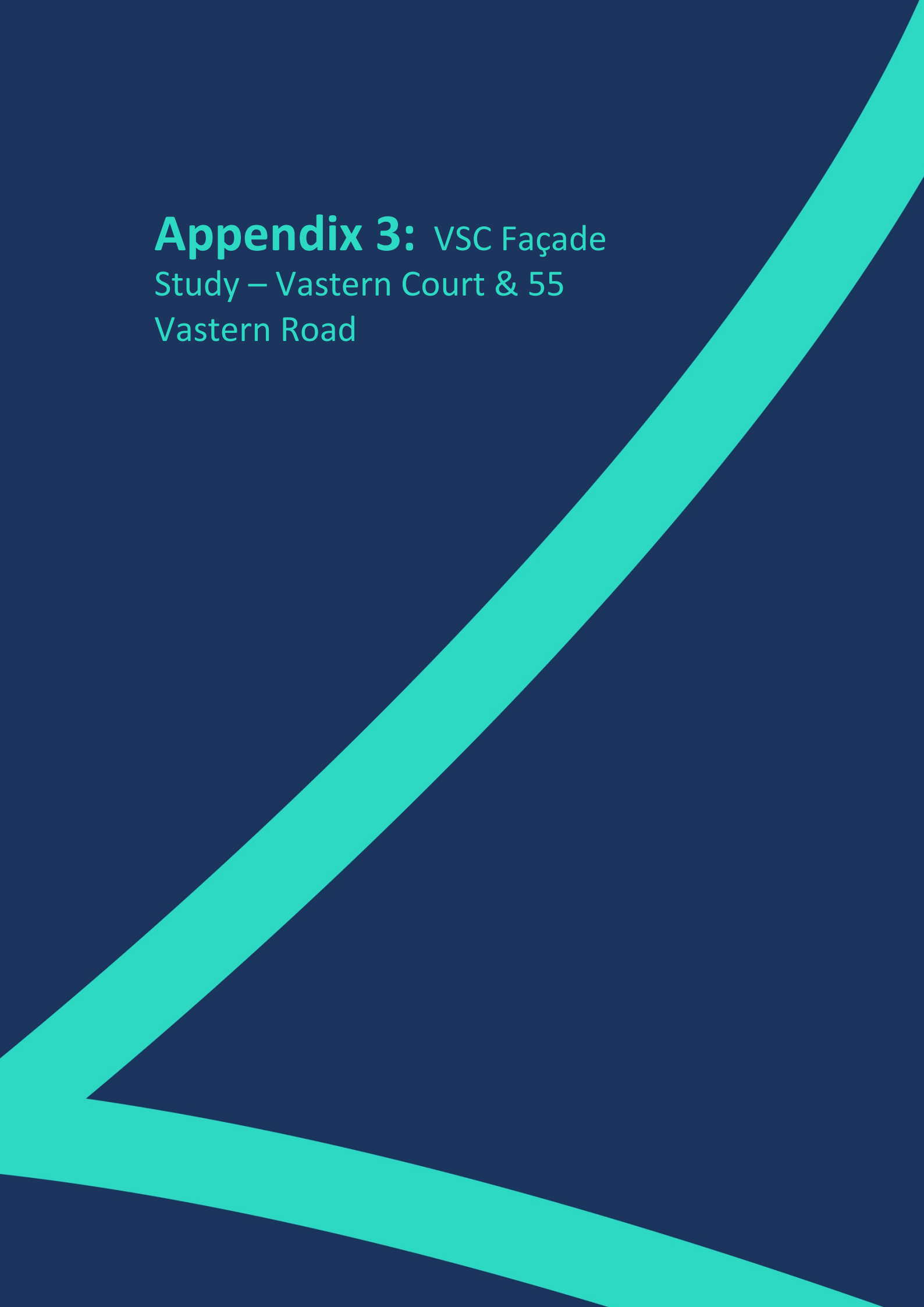
Existing vs Proposal

PR300420\_CUMULATIVE

P1368 - rel14 Scheme 300420

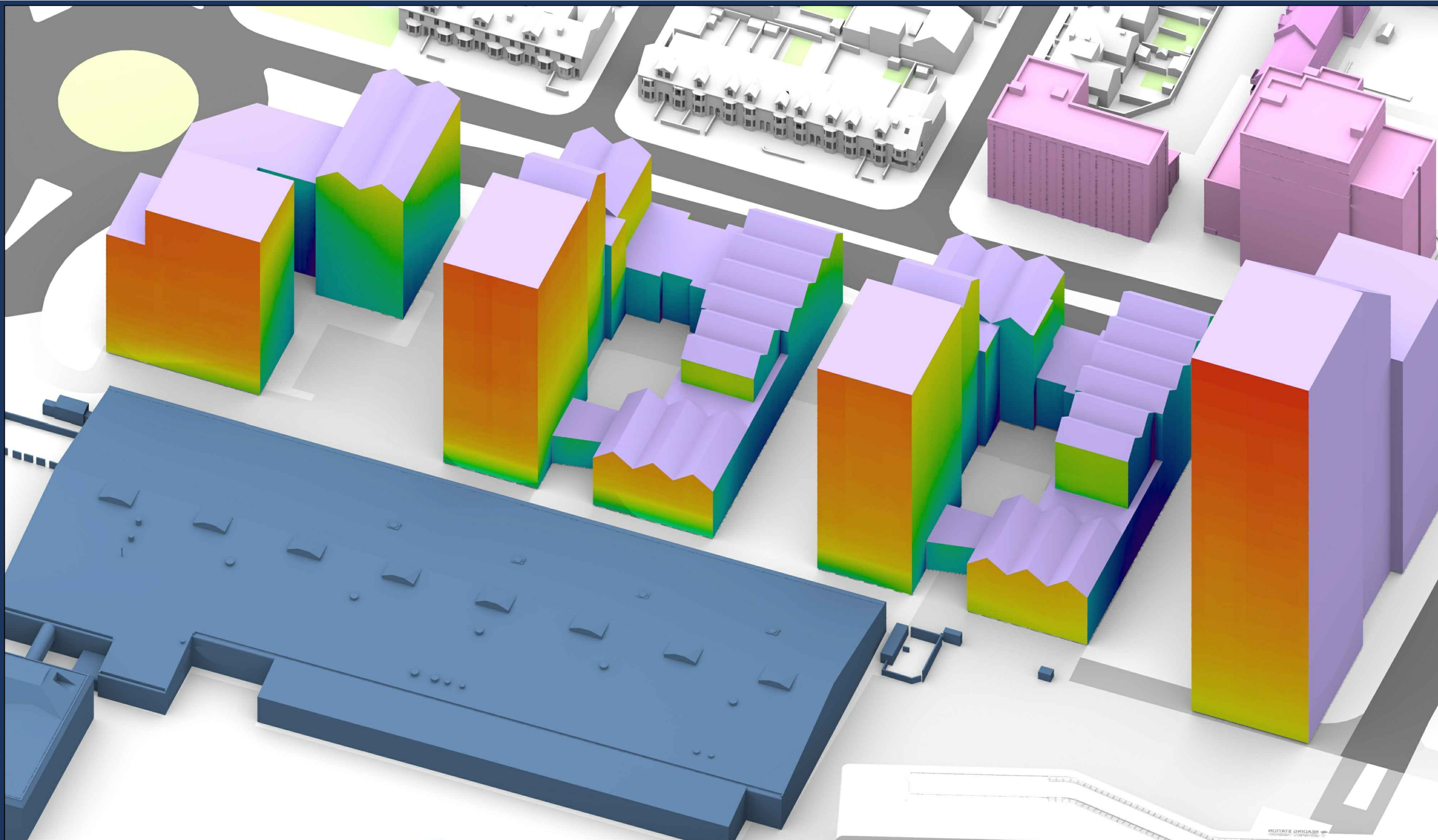
## APSH

| Room     | Window   | Room Use   | Window      |             |             |             | Winter %Loss | Annual %Loss | Room        |             |             |             | Winter %Loss | Annual %Loss |
|----------|----------|------------|-------------|-------------|-------------|-------------|--------------|--------------|-------------|-------------|-------------|-------------|--------------|--------------|
|          |          |            | Existing    |             | Proposed    |             |              |              | Existing    |             | Proposed    |             |              |              |
|          |          |            | Winter APSH | Annual APSH | Winter APSH | Annual APSH |              |              | Winter APSH | Annual APSH | Winter APSH | Annual APSH |              |              |
| R11/1011 | W32/1011 | LIVINGROOM | 11          | 60          | 10          | 59          | 9.1          | 1.7          |             |             |             |             |              |              |
| R11/1011 | W33/1011 | LIVINGROOM | 9           | 47          | 9           | 47          | 0.0          | 0.0          |             |             |             |             |              |              |
| R11/1011 | W34/1011 | LIVINGROOM | 5           | 26          | 5           | 26          | 0.0          | 0.0          | 11          | 61          | 10          | 60          | 9.1          | 1.6          |
| R11/1012 | W11/1012 | BEDROOM    | 10          | 60          | 10          | 60          | 0.0          | 0.0          |             |             |             |             |              |              |
| R11/1012 | W12/1012 | BEDROOM    | 2           | 54          | 2           | 54          | 0.0          | 0.0          | 10          | 67          | 10          | 67          | 0.0          | 0.0          |



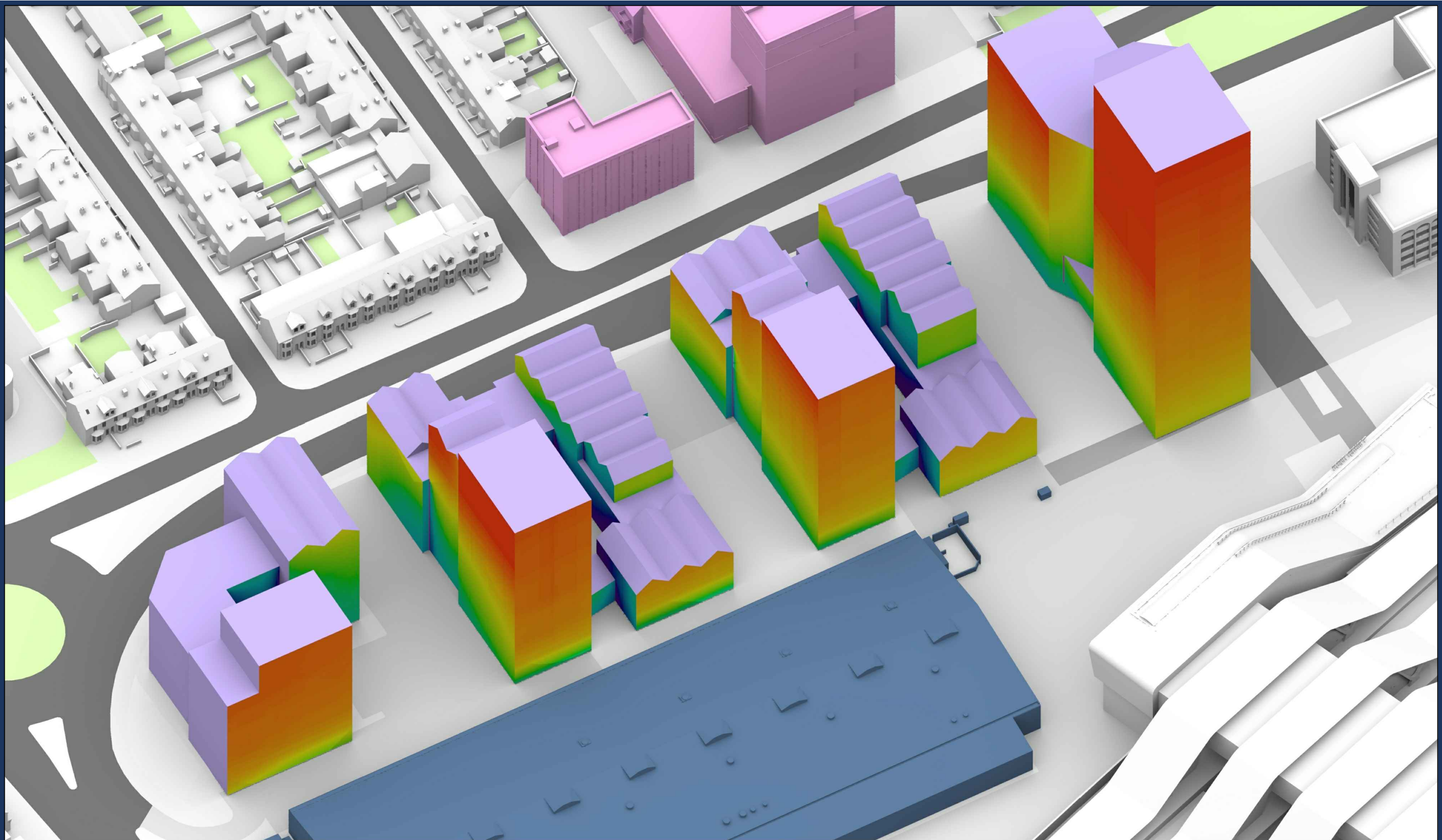
# **Appendix 3:** VSC Façade

Study – Vastern Court & 55  
Vastern Road



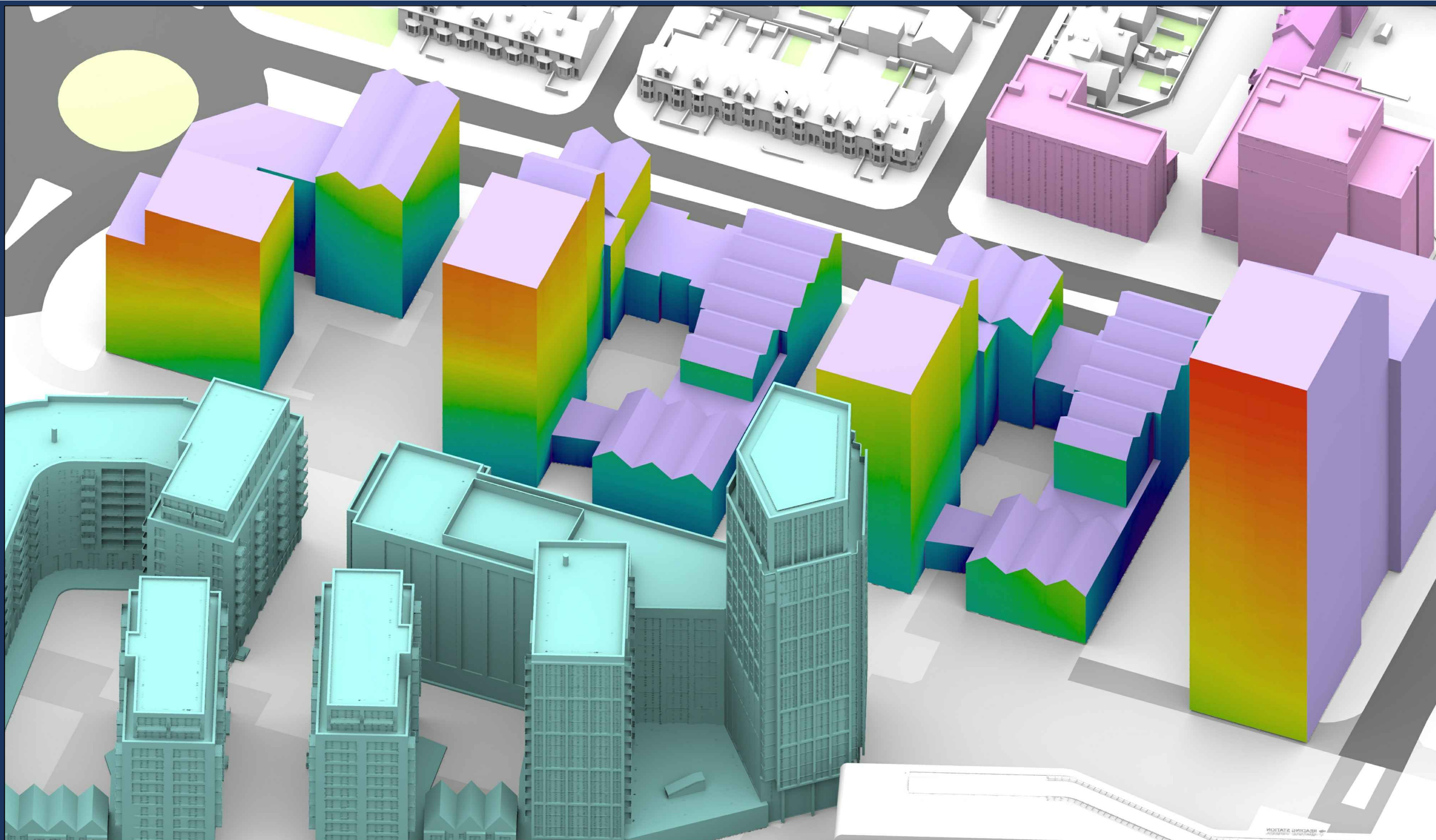
|                                                                                              |  |                                  |  |                        |  |                                                                                                |  |                                                                                                                |  |
|----------------------------------------------------------------------------------------------|--|----------------------------------|--|------------------------|--|------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------|--|
| <b>Sources:</b> Point 2 Surveyors<br>3D Laser Scan Survey                                    |  | <b>Key:</b> Existing Buildings   |  | <b>VSC(%)</b>          |  | <b>Project:</b> Reading Metropolitan<br>Vastern House, 80 Caversham Road<br>Reading<br>RG1 8JG |  | <b>Title:</b> VSC Facade Study - Reading Station Park Development<br>Existing Buildings<br>Cumulative Scenario |  |
| Zmapping<br>Zmap Survey Info (received 10/05/17)<br>Reading_230816_Solids.dwg                |  | Proposed Scheme                  |  | 0%                     |  |                                                                                                |  |                                                                                                                |  |
| TP Bennett<br>Proposal Scheme (received 30/04/20)<br>A11113-TPB-BD-ZZ-M3-A-0001_3D model.dwg |  | Reading Station Park Development |  | 5%                     |  |                                                                                                |  |                                                                                                                |  |
|                                                                                              |  | Vastern Road Development         |  | 10%                    |  |                                                                                                |  |                                                                                                                |  |
|                                                                                              |  | Station Hill Development         |  | 15%                    |  |                                                                                                |  |                                                                                                                |  |
|                                                                                              |  |                                  |  | 20%                    |  |                                                                                                |  |                                                                                                                |  |
|                                                                                              |  |                                  |  | 25%                    |  |                                                                                                |  |                                                                                                                |  |
|                                                                                              |  |                                  |  | 30%                    |  |                                                                                                |  |                                                                                                                |  |
|                                                                                              |  |                                  |  | 35%                    |  |                                                                                                |  |                                                                                                                |  |
|                                                                                              |  |                                  |  | 40%                    |  |                                                                                                |  |                                                                                                                |  |
| <b>Scheme Confirmed:</b><br>TP Bennett                                                       |  | <b>Date:</b><br>05/05/20         |  | <b>Drawn By:</b><br>JR |  | <b>Scale:</b><br>NTS @ A3                                                                      |  | <b>Date:</b><br>May 20                                                                                         |  |
|                                                                                              |  |                                  |  |                        |  | <b>Dwg No:</b><br>P1368/FS/17                                                                  |  | <b>Rel:</b><br>14                                                                                              |  |





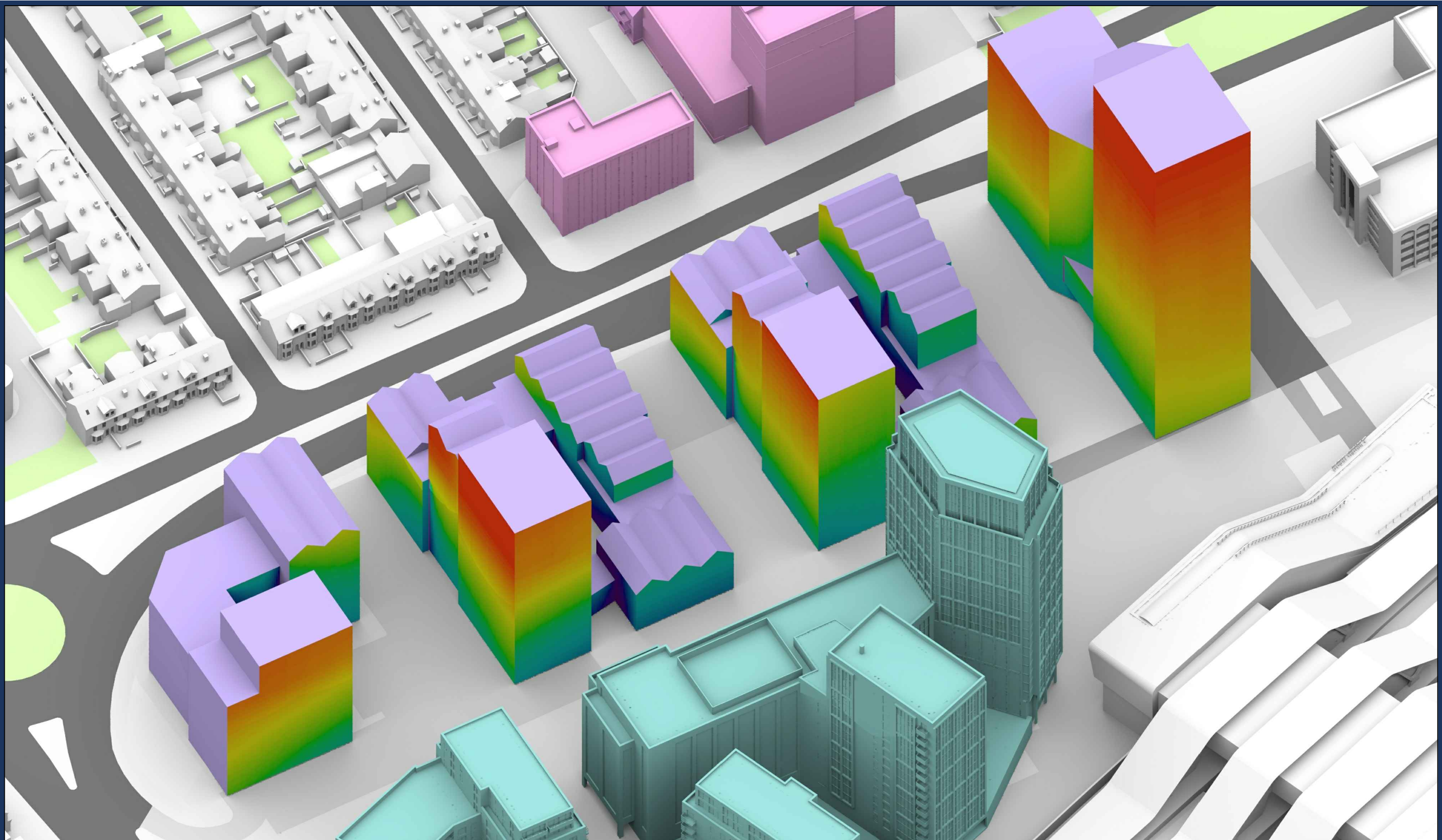
|                                                                               |  |                                  |  |                        |  |                                                                                                |  |                                                                                                                |  |
|-------------------------------------------------------------------------------|--|----------------------------------|--|------------------------|--|------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------|--|
| <b>Sources:</b> Point 2 Surveyors<br>3D Laser Scan Survey                     |  | <b>Key:</b> Existing Buildings   |  | <b>VSC(%)</b>          |  | <b>Project:</b> Reading Metropolitan<br>Vastern House, 80 Caversham Road<br>Reading<br>RG1 8JG |  | <b>Title:</b> VSC Facade Study - Reading Station Park Development<br>Existing Buildings<br>Cumulative Scenario |  |
| Zmapping<br>Zmap Survey Info (received 10/05/17)<br>Reading_230816_Solids.dwg |  | Proposed Scheme                  |  | 0%                     |  |                                                                                                |  |                                                                                                                |  |
|                                                                               |  | Reading Station Park Development |  | 5%                     |  |                                                                                                |  |                                                                                                                |  |
|                                                                               |  | Vastern Road Development         |  | 10%                    |  |                                                                                                |  |                                                                                                                |  |
|                                                                               |  | Station Hill Development         |  | 15%                    |  |                                                                                                |  |                                                                                                                |  |
|                                                                               |  |                                  |  | 20%                    |  |                                                                                                |  |                                                                                                                |  |
|                                                                               |  |                                  |  | 25%                    |  |                                                                                                |  |                                                                                                                |  |
|                                                                               |  |                                  |  | 30%                    |  |                                                                                                |  |                                                                                                                |  |
|                                                                               |  |                                  |  | 35%                    |  |                                                                                                |  |                                                                                                                |  |
|                                                                               |  |                                  |  | 40%                    |  |                                                                                                |  |                                                                                                                |  |
| <b>Scheme Confirmed:</b><br>TP Bennett                                        |  | <b>Date:</b><br>05/05/20         |  | <b>Drawn By:</b><br>JR |  | <b>Scale:</b><br>NTS @ A3                                                                      |  | <b>Date:</b><br>May 20                                                                                         |  |
|                                                                               |  |                                  |  |                        |  | <b>Dwg No:</b><br>P1368/FS/18                                                                  |  | <b>Rel:</b><br>14                                                                                              |  |





|                                                                                              |  |                                  |  |                        |  |                                                                                                |  |                                                                                                                            |  |
|----------------------------------------------------------------------------------------------|--|----------------------------------|--|------------------------|--|------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------|--|
| <b>Sources:</b> Point 2 Surveyors<br>3D Laser Scan Survey                                    |  | <b>Key:</b> Existing Buildings   |  | <b>VSC(%)</b>          |  | <b>Project:</b> Reading Metropolitan<br>Vastern House, 80 Caversham Road<br>Reading<br>RG1 8JG |  | <b>Title:</b> VSC Facade Study - Reading Station Park Development<br>Proposed Scheme Dated 30/04/20<br>Cumulative Scenario |  |
| Zmapping<br>Zmap Survey Info (received 10/05/17)<br>Reading_230816_Solids.dwg                |  | Proposed Scheme                  |  | 0%                     |  |                                                                                                |  |                                                                                                                            |  |
| TP Bennett<br>Proposal Scheme (received 30/04/20)<br>A11113-TPB-BD-ZZ-M3-A-0001_3D model.dwg |  | Reading Station Park Development |  | 5%                     |  |                                                                                                |  |                                                                                                                            |  |
|                                                                                              |  | Vastern Road Development         |  | 10%                    |  |                                                                                                |  |                                                                                                                            |  |
|                                                                                              |  | Station Hill Development         |  | 15%                    |  |                                                                                                |  |                                                                                                                            |  |
|                                                                                              |  |                                  |  | 20%                    |  |                                                                                                |  |                                                                                                                            |  |
|                                                                                              |  |                                  |  | 25%                    |  |                                                                                                |  |                                                                                                                            |  |
|                                                                                              |  |                                  |  | 30%                    |  |                                                                                                |  |                                                                                                                            |  |
|                                                                                              |  |                                  |  | 35%                    |  |                                                                                                |  |                                                                                                                            |  |
|                                                                                              |  |                                  |  | 40%                    |  |                                                                                                |  |                                                                                                                            |  |
| <b>Scheme Confirmed:</b><br>TP Bennett                                                       |  | <b>Date:</b><br>05/05/20         |  | <b>Drawn By:</b><br>JR |  | <b>Scale:</b><br>NTS @ A3                                                                      |  | <b>Date:</b><br>May 20                                                                                                     |  |
|                                                                                              |  |                                  |  |                        |  | <b>Dwg No:</b><br>P1368/FS/19                                                                  |  | <b>Rel:</b><br>14                                                                                                          |  |





Sources: Point 2 Surveyors  
3D Laser Scan Survey

Zmapping  
Zmap Survey Info (received 10/05/17)  
Reading\_230816\_Solids.dwg

TP Bennett  
Proposal Scheme (received 30/04/20)  
A11113-TPB-BD-ZZ-M3-A-0001\_3D model.dwg

- Key:
- Existing Buildings
  - Proposed Scheme
  - Reading Station Park Development
  - Vastern Road Development
  - Station Hill Development

VSC(%)

- 0%
- 5%
- 10%
- 15%
- 20%
- 25%
- 30%
- 35%
- 40%

Project: Reading Metropolitan  
Vastern House, 80 Caversham Road  
Reading  
RG1 8JG

Title: VSC Facade Study - Reading Station Park Development  
Proposed Scheme Dated 30/04/20  
Cumulative Scenario

Scheme Confirmed:  
TP Bennett

Date:  
05/05/20

Drawn By:  
JR

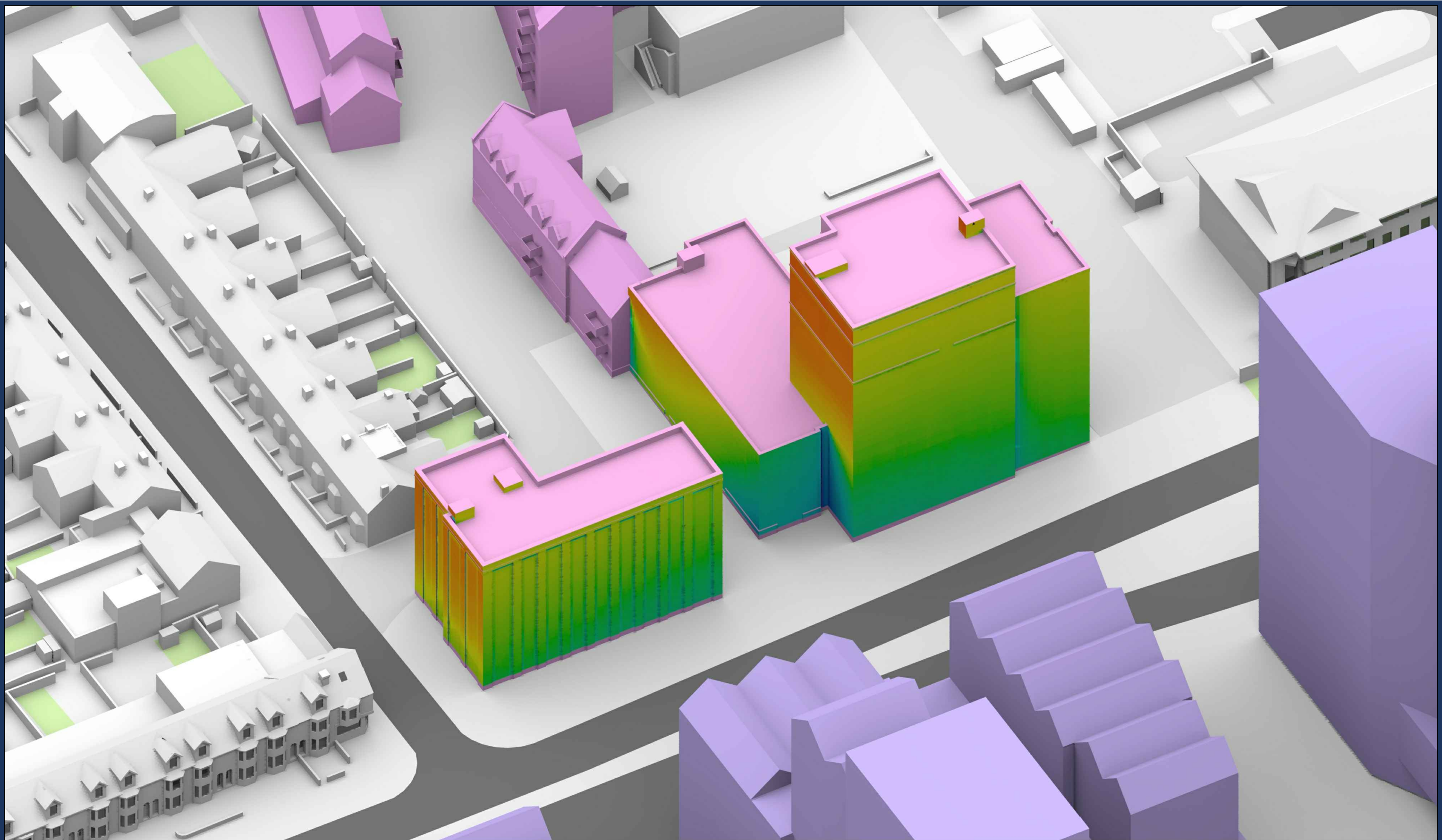
Scale:  
NTS @ A3

Date:  
May 20

Dwg No:  
P1368/FS/20

Rel:  
14





Sources: Point 2 Surveyors  
3D Laser Scan Survey

Zmapping  
Zmap Survey Info (received 10/05/17)  
Reading\_230816\_Solids.dwg

TP Bennett  
Proposal Scheme (received 30/04/20)  
A11113-TPB-BD-ZZ-M3-A-0001\_3D model.dwg

- Key:
- Existing Buildings
  - Proposed Scheme
  - Reading Station Park Development
  - Vastern Road Development
  - Station Hill Development

| VSC(%) |
|--------|
| 0%     |
| 5%     |
| 10%    |
| 15%    |
| 20%    |
| 25%    |
| 30%    |
| 35%    |
| 40%    |

Project: Reading Metropolitan  
Vastern House, 80 Caversham Road  
Reading  
RG1 8JG

Title: VSC Facade Study - Reading Station Park Development  
Existing Buildings  
Cumulative Scenario

Scheme Confirmed:  
TP Bennett

Date:  
05/05/20

Drawn By:  
JR

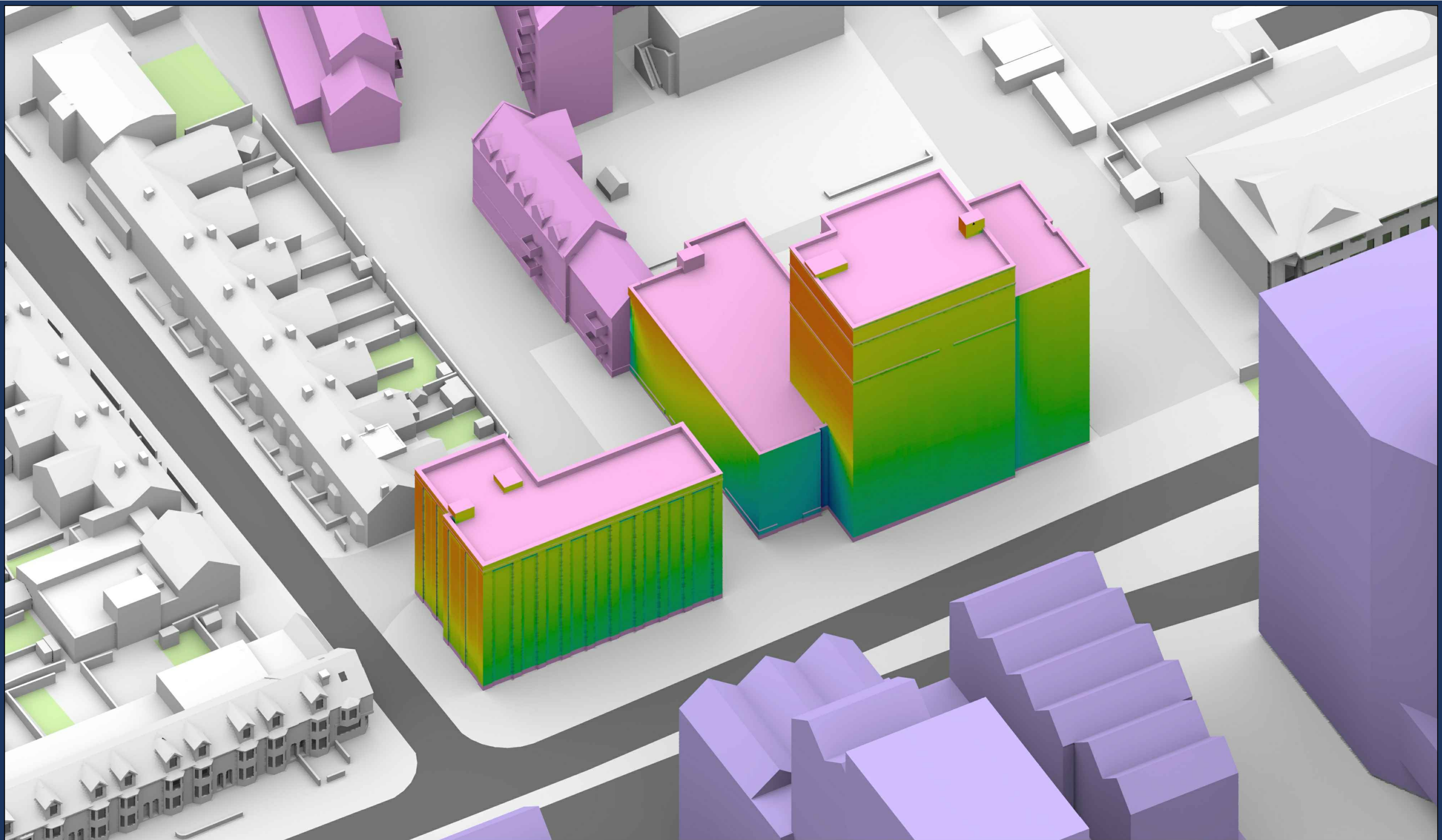
Scale:  
NTS @ A3

Date:  
May 20

Dwg No:  
P1368/FS/21

Rel:  
14





|                                                                                                                                                                                                                                                                     |  |                                                                                                                                                                                                                                                                                                                                                             |                             |                                                                                                       |                             |                                                                                                                                  |  |                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------------------------------------------------------------------------------|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------|--|------------------------|
| <div>Sources: Point 2 Surveyors<br/>3D Laser Scan Survey</div> <div>Zmapping<br/>Zmap Survey Info (received 10/05/17)<br/>Reading_230816_Solids.dwg</div> <div>TP Bennett<br/>Proposal Scheme (received 30/04/20)<br/>A11113-TPB-BD-ZZ-M3-A-0001_3D model.dwg</div> |  | <div>Key:<div><div>Existing Buildings</div><div>Proposed Scheme</div><div>Reading Station Park Development</div><div>Vastern Road Development</div><div>Station Hill Development</div></div></div> <div>VSC(%)<div><div>0%</div><div>5%</div><div>10%</div><div>15%</div><div>20%</div><div>25%</div><div>30%</div><div>35%</div><div>40%</div></div></div> |                             | <div>Project: Reading Metropolitan<br/>Vastern House, 80 Caversham Road<br/>Reading<br/>RG1 8JG</div> |                             | <div>Title: VSC Facade Study - Reading Station Park Development<br/>Proposed Scheme Dated 30/04/20<br/>Cumulative Scenario</div> |  |                        |
| <div>Scheme Confirmed:<br/>TP Bennett</div>                                                                                                                                                                                                                         |  | <div>Date:<br/>05/05/20</div>                                                                                                                                                                                                                                                                                                                               | <div>Drawn By:<br/>JR</div> | <div>Scale:<br/>NTS @ A3</div>                                                                        | <div>Date:<br/>May 20</div> | <div>Dwg No:<br/>P1368/FS/22</div>                                                                                               |  | <div>Rel:<br/>14</div> |



## **Appendix 4:** Internal Daylight Results

Existing Baseline

