

READING METROPOLITAN

DAYLIGHT AND SUNLIGHT REPORT

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DATE: JUNE 2020

VERSION: V1

PROJECT: P1368

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1 Executive Summary

- 1.1 This report has considered the potential Daylight, Sunlight and Overshadowing effects to the surrounding residential properties as a result of the implementation of the proposed TP Bennetts Architects scheme for the site at Caversham Road, Reading. The daylight potential within the proposed residential units has also been assessed as part of this report.
- 1.2 The assessments contained within this report have been undertaken in accordance with the Building Research Establishment Report entitled 'Site layout planning for daylight and sunlight: A guide to good practice', more commonly known as "The BRE Guidelines".
- 1.3 The site is currently made up of a couple of low-level commercial buildings. The site directly adjacent and to the north, Vastern Court, is subject to a pending planning application (planning reference: 200328) and thus this review has considered this massing in order to establish the potential light impacts created by the proposal on the emerging area. Given the above, the following scenarios have been considered as part of this report:
- True existing site condition v the potential light effects (to all existing neighbouring buildings) produced by the implementation of the proposed scheme.
 - The effective development of Vastern Court (planning reference: 200328) and 55 Vastern Road (planning reference: 200188) and existing baselines of the Reading Metropolitan site v the potential light effects (to all existing neighbouring buildings) produced by the implementation of the proposed scheme.
 - A daylight study to establish the potential light effects on the emerging Vastern Court, Caversham Road and 55 Vastern Road scheme proposals.
- 1.4 The results of the detailed daylight/sunlight assessments indicate full BRE compliance with no change in light to any of the neighbouring residential properties exceeding the tests outlined within the guidance. The results for both baseline conditions are therefore very encouraging and well within planning policy.
- 1.5 The daylight amenity levels within the proposed residential units are considered good (95% BRE compliant) with a high percentage of rooms tested meeting or exceeding the recommendations of the BRE Guidelines. The internal daylight position in respect of the cumulative baseline is also very encouraging, with a very high level of BRE compliance recorded. With an urban development such as the Reading metropolitan site, there is a balance to be struck between providing private amenity spaces and maximising daylight potential within the units. Despite the provision of balconies, the retained daylight levels recorded are very encouraging which is testament to the quality of the architecture.

2 Introduction

- 2.1 Point 2 Surveyors Ltd have been appointed by Hermes Property Unit Trust Ltd to undertake a Daylight, Sunlight and Overshadowing review with regard to the proposed redevelopment of the Caversham Road development site - hereafter referred to as Reading Metropolitan.
- 2.2 The technical review considers the assessment of the proposed scheme by reference to the Building Research Establishment (BRE) Guidelines which seek to highlight the potential changes in light to those neighbouring buildings with a residential component.
- 2.3 The site is bounded by Caversham Road (to the West) and the Railway Station to the south. There is currently a series of structures located on the development site although these are relatively low in scale. The outline planning application includes the demolition of all existing buildings and structures, site preparation by the redevelopment of the application site for a mix of land uses to include Employment and Business (B1) Residential a (C3) Retail (A1) Food and Drink (A3, A4 and A5) Complimentary Social uses (D2), car parking, servicing, public and private open space, landscaping, highways, pedestrian and vehicular access and associated works.
- 2.4 This report and the technical analysis of the likely significant effects of the Proposed Development has been undertaken via the creation of a digital three-dimensional model of the Site and surroundings. Buildings situated within the vicinity have been modelled from both a measured survey as well as some photogrammetry Z-mapping. The information used for this model includes site-photographs and research from the local authority planning records. The calculations in this report have been based on the submitted drawings produced and supplied by TP Bennett Architects.
- 2.5 The Proposed Development under assessment is the scheme designed by TP Bennett Architects. The source materials used to create the Proposed Development are listed as follows:
- Scheme: A11113-TPB-BD-ZZ-M3-A-001_3d model.dwg
- 2.6 It is recognised that the site located directly adjacent and to the north, known as Vastern Court, is currently subject to a planning application (planning reference: 200328). Whilst the documents associated with the application did not include proposed internal plans, a massing has been incorporated within the assessment model to establish the potential changes in light produced by the Reading Metropolitan scheme on this theoretical massing and separately to establish the potential light effects on the surrounding buildings by the implementation of both the Reading Metropolitan scheme after the development of this massing. Several separate reviews have therefore been considered within this report including:

- True existing site condition v the potential light effects (to all existing neighbouring buildings) produced by the implementation of the proposed scheme.
 - The effective development of Vastern Court (planning reference: 200328) and 55 Vastern Road (planning reference: 200188) and existing baselines of the Reading Metropolitan site v the potential light effects (to all existing neighbouring buildings) produced by the implementation of the proposed scheme.
 - A daylight study to establish the potential light effects on the emerging Vastern Court, Caversham Road and 55 Vastern Road scheme proposals.
- 2.7 The extents of the current site (drawings P1368/25-27) and proposed buildings (drawings P1368/28 to 30) can be seen in Appendix 1. The extent of the cumulative baseline condition (drawings P1368/31-33) and proposed cumulative scenario (drawings P1368/34-36) are also included within Appendix 1.
- 2.8 Access into the surrounding properties assessed as part of this report has not been obtained and we have therefore used site photographs and information from the local authority's planning records to best establish the internal layouts and room uses.

GUIDANCE

NATIONAL PLANNING POLICY

National Planning Policy Framework (NPPF) 2018

- 2.9 Page 123 of the NPPF (Ref. 14.1) states:

"Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. In these circumstances: ...

...c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

Historic England Guidance on Tall Buildings – Historic England Advice Note 4, 2015

- 2.10 The Historic England Advice Note 4 sets out guidance on dealing with tall buildings in the planning process. It supersedes the 'Guidance on Tall Buildings' issued by English Heritage and CABI in 2007. The Introduction notes that:

"Alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation and national policy objectives." It notes that what might be considered a tall building will vary from area to area and "A ten storey building in a mainly two-storey neighbourhood will be thought of as a tall building by those affected, whereas in the centre of a large city it may not."

- 2.11 The note states that it would be important to assess social and environmental effects associated with tall buildings. Amongst others, consideration should be given of the impact on the local environment, including microclimate, overshadowing, night-time appearance, light pollution, vehicle movements, the environment and amenity of those in the vicinity of the building, and the impact on the pedestrian experience.

Building Research Establishment Guidelines: Site Layout Planning for Daylight and Sunlight 2011, A Guide to Good Practice, Second Edition

- 2.12 The *Site Layout Planning for Daylight and Sunlight* ("BRE Guidelines") (Ref. 1.8) provide advice on site layout planning to achieve good sunlighting and daylighting within buildings, and in the open spaces between them. It is intended for building designers, developers, consultants and Local Planning Authorities (LPAs). It is intended to be used in conjunction with the interior daylight recommendations in the *British Standard BS8206 Part II* and the *Applications Manual Window Design of the Chartered Institute of Building Services Engineers (CIBSE)* (Ref 1.9). The advice it gives is not mandatory and should not be used as an instrument of planning policy. Of particular relevance, it states:

"This guide is a comprehensive revision of the 1991 edition of Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice. It is purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location...the aim of the document is to help rather than constrain the designer. Though it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design. In special circumstances, the developer or the planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."

- 2.13 Through the planning process the local authority will wish to be reassured that the construction of the new scheme will not materially harm the neighbour's daylight and sunlight beyond BRE and British Standard Guidance.
- 2.14 The BRE guidelines are not mandatory, though local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE guidance. Consideration will be given to the urban context within which a scheme is located, and the daylight and sunlight will be one of a number of planning considerations which the local authority will weigh.
- 2.15 In relation to the primary daylight test, VSC, the BRE Guidelines recognise that the target of 27% is not always suitable, especially in urban areas. It is, therefore, often appropriate to consider a suitable alternative target for the first daylight test.

DAYLIGHTING

- 2.16 It is common to consider the site context in order to establish the basis for which consideration in relation to light should be approached. The following can be used as a quick test to assess the likely effect on existing surrounding properties:
- Project a 25-degree line from the centre of the lowest window on the existing building;
 - If the whole of your new development is lower than this line, then it is unlikely to have a substantial effect on the daylight enjoyed by occupants in the existing building.
- 2.17 The above test is also known as the 25° angle test but has not been used for this assessment as it does not reflect the differing heights and layouts of the buildings in the local area.
- 2.18 More detailed tests can be undertaken to fully assess the loss of daylight in existing buildings, in particular the use of the Vertical Sky Component (VSC) method of assessment.

"The Vertical Sky Component is expressed as a ratio of the maximum value of daylight achievable for a completely unobstructed vertical wall. The maximum value is almost 40%. This is because daylight hitting a window can only come from one direction immediately halving the available light. The value is limited further by the angle of the sun. This is why if the VSC is greater than 27% enough sunlight [SIC] should be reaching the existing window. Any reduction below this level should be kept to minimum."

Windows to some existing rooms may already fail to achieve this target under existing conditions. In these circumstances it is possible to accept a reduction to the existing level of daylight to no less than 80% of its former value."

- 2.19 In summary to the above, a room is considered to continue to receive good levels of daylight if the window can receive a VSC of at least 27%. If the window receives a VSC below 27% in the existing scenario a reduction of less than 0.8 times its former value (20%), as a result of the proposed development, is considered acceptable.
- 2.20 In conjunction with the VSC tests, the BRE guidelines and British Standard 8206-Part2:2008 suggest that the distribution of daylight is assessed using the No Sky Line (NSL) test. This test separates those areas of the working plane that can receive direct skylight and those that cannot.
- 2.21 The BRE guidelines suggest that the daylight distribution test is undertaken to existing surrounding properties when the internal arrangements are known. To assess the impact of any reduction the BRE guidelines suggest:

"If, following construction of a new development, the no sky line moves so that the area of the existing room, which does receive direct skylight, is reduced to less than 0.8 times its former value this will be noticeable to the occupants, and more of the room will appear poorly lit."

BALCONIES

- 2.22 The BRE Guidelines acknowledge that existing windows with balconies above them typically receive less daylight:

"...Because the balcony cuts out the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light."

- 2.23 Where neighbouring residential properties surrounding the Site are served by balconies, an additional assessment with the balconies removed has been undertaken to demonstrate whether the presence of the balcony is having a limiting and disproportionate effect in daylighting terms with the introduction of the Proposed Development.

SUNLIGHTING

- 2.24 The amount of direct sunlight a window can enjoy is dependent on its orientation and the extent of any external obstructions. For example, a window that faces directly north, no matter what external obstructions are present, will not be able to receive good levels of sunlight throughout the year. However, a window that faces directly south with no obstructions will enjoy very high levels of sunlight throughout the year. As the potential to receive sunlight is dependent on a window's orientation, the BRE guidelines state:

"To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun."

- 2.25 To consider any sunlight effect to the surrounding properties the BRE guidelines suggest calculating the Annual Probable Sunlight Hours (APSH) at the centre of each window on the outside face of the window wall. The BRE guidelines suggest that:

"If this window point can receive more than one quarter of APSH (see section 3.1), including at least 5% of APSH in the winter months between 21st September and 21st March, then the room should still receive enough sunlight."

- 2.26 If the above criteria is not met, the BRE guidelines suggest calculating the APSH at the window in the existing situation, i.e. before redevelopment. If the reduction of APSH between the existing and proposed situations is less than 0.8 times its former value for either the total APSH or in the winter months; and greater than 4% for the total APSH, then the occupants of the adjoining building are likely to notice the reduction in sunlight.
- 2.27 In assessing the daylight and sunlight to the neighbouring buildings as well as assessing the quality of light within the proposed habitable rooms that make up the residential units, the true existing baseline condition has been observed. This includes all neighbouring buildings and obstructions within the vicinity that could be affected by the scheme proposal and or affect the potential for light entering into the proposed residential rooms within the scheme.
- 2.28 Trees and any other foliage have not been considered as part of the assessments as their size, shape, and density are impossible to predict. The BRE do recognise that certain tree types can be obstructive in allowing light penetration and further provide a transparency (% radiation passing) to apply within the calculation of daylight.

- 2.29 The obstruction produced by trees will in any event be blocking a certain view of the sky dome and thus the actual impact produced by testing the changes in light (or view of the sky dome) by the scheme can be slightly misleading given that in some instances no view of the existing and proposal will be prevalent and thus no recording of any alteration observed. The results are therefore a clear indication as to what would be available in the event that no trees were present and therefore what the worst-case impacts would be by the implementation of the proposal.
- 2.30 Due to the orientation of the site not all of the neighbouring properties tested for daylight analysis qualify for sunlight analysis.

INTERNAL DAYLIGHT AMENITY WITHIN NEW DEVELOPMENT

- 2.31 The BRE recognises the importance for receiving adequate daylight within the proposed residential accommodation. The use of the Average Daylight Factor (ADF) is used to determine the average illuminance on the working plane in a room, divided by the illuminance on an unobstructed surface outdoors. This analysis is undertaken in accordance with BS 8206 Part 2:2008.
- 2.32 The BRE suggests minimum ADF standards for room use for which the following is recommended:
- | | |
|--------------|------|
| Kitchens | 2.0% |
| Living rooms | 1.5% |
| Bedrooms | 1.0% |
- 2.33 Although the ADF test is typically used as a measure of daylight amenity within new developments, it can also act as indication of retained daylight amenity to existing neighbouring properties where room uses, and internal finishes are known.

OVERSHADOWING

- 2.34 The 2011 BRE Guidelines acknowledge that sunlight in the space between buildings has an important effect on the overall appearance and ambience of a development. It states:

“...good site layout planning for daylight and sunlight should not limit itself to providing good natural light inside buildings. Sunlight in the space between buildings has an important effect on the overall appearance and ambience of a development.”

SUN ON THE GROUND

- 2.35 The method for assessing sun on the ground is the 'sun-on-ground indicator'. The BRE Guidelines suggest that the Spring Equinox (21st March) is a suitable date for the assessment.
- 2.36 Using specialist software, the path of the sun is tracked to determine where the sun would reach the ground and where it would not. This assessment reviews the total percentage of an area that receives at least 2 hours of direct sunlight on 21st March.
- 2.37 The Guidelines suggest that for a garden or amenity area to appear adequately sunlit throughout the year, no more than half (50%) of the area should be prevented by buildings from receiving 2 hours of sunlight on the 21st March or the area that can receive two hours of sun on 21st March is less than 0.8 times former value. The BRE guidelines advise that any alteration beyond these standards may be noticeable to occupants.
- 2.38 It is sometimes beneficial to run an additional test for the 21st June to establish how the sunlight potential to receive 2 hours of sun improves over the summer when occupants typically use outdoor amenity spaces more frequently.

TRANSIENT OVERSHADOWING

- 2.39 The BRE Guidelines suggest that where large buildings are proposed which may affect a number of gardens or open spaces, it is useful to plot a shadow plan to illustrate a shadow plan to illustrate the location of shadows at different times of the day and year. For the purpose of this assessment, the overshadowing was mapped for the following three dates in the year:
- 21st March (Spring Equinox);
 - 21st June (Summer Solstice); and
 - 21st December (Winter Solstice).
- 2.40 21st September (Autumn Equinox) provides the same overshadowing images as 21st March (Spring Equinox) as the sun follows the same path at these corresponding times of year.
- 2.41 For each of these dates, the overshadowing is calculated at hourly intervals throughout the day from 08:00 to 19:00.

3 Computer Model

- 3.1 The technical analysis of the likely effects of the Development has been undertaken through the creation of a digital three-dimensional model of the site, existing surrounding buildings. The measured survey model has been further extended to include photogrammetry of the extension area. The Proposed Development has been incorporated into the three-dimensional model of the site and used to inform a comparative assessment against each of the scenarios as outlined in paragraph 2.6. of this report. Detailed technical assessments have been undertaken by reference to the calculations and methodologies outlined in the BRE guidance.

4 Surrounding Properties

4.1 It is understood that only the following properties are registered with a residential usage or include a residential component which could in turn experience a change in light by the implementation of the proposed scheme.

- | | |
|-------------------------|-------------------|
| • 1-8 Monmouth Court | • 29 Vastern Road |
| • 87 Caversham Road | • 31 Vastern Road |
| • 89 Caversham Road | • 33 Vastern Road |
| • 91 Caversham Road | • 35 Vastern Road |
| • 93-97 Caversham Road | • 37 Vastern Road |
| • 97a Caversham Road | • 39 Vastern Road |
| • 99-103 Caversham Road | • 41 Vastern Road |
| • 17 Vastern Road | • 43 Vastern Road |
| • 19 Vastern Road | • 45 Vastern Road |
| • 21 Vastern Road | • 47 Vastern Road |
| • 23 Vastern Road | • 49 Vastern Road |
| • 25 Vastern Road | • 51 Vastern Road |
| • 27 Vastern Road | |

4.2 It is recognised that the development site includes a few relatively low commercial structures where any additional massing could translate into recorded changes in light to the neighbouring residential properties.

4.3 A site plan illustrating the position of the above surrounding properties is shown on Plate 01 below. The BRE Guidelines mainly focuses on residential properties in terms of daylight and thus this review concentrates on those specific buildings. The residential receptors (highlighted in aqua) in the vicinity of the site (as shown in orange) with a clear view of the proposed massing are shown on Plate 01 together with the neighbouring buildings. The extent of the Vastern Court land and 55 Vastern Road are also shown in pink (and numbered 1& 2 respectively).



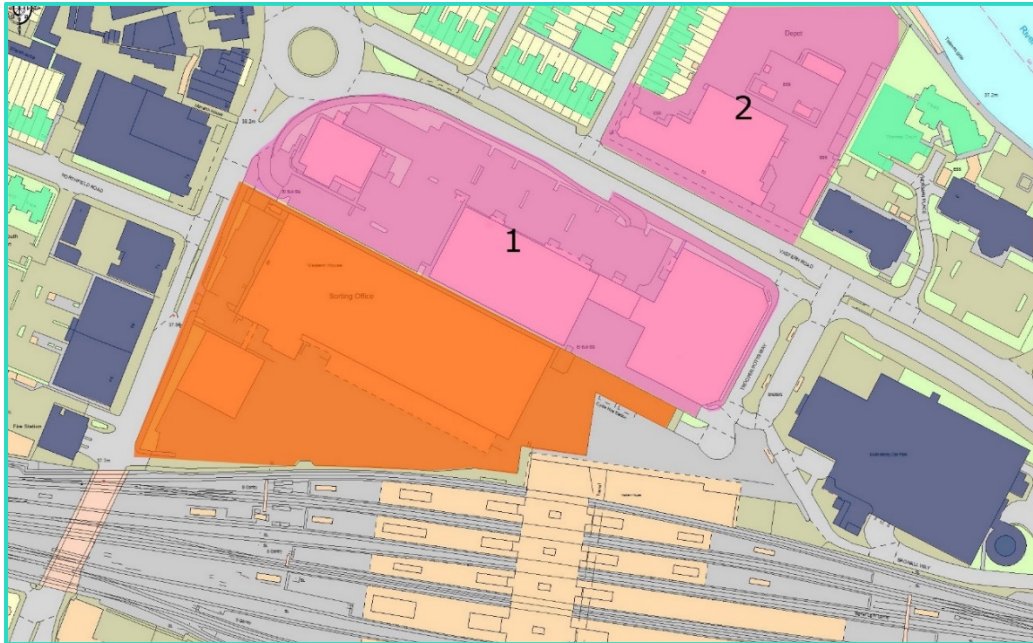


Plate 01– Plan Showing Residential (Green) and Commercial (Blue) Properties Surrounding the Reading Metropolitan Site (Orange)

- 4.4 The tabulated results of the BRE Daylight & Sunlight assessments are included within Appendix B. A detailed explanation of the results for each property is set out in Section 5 of this report.
- 4.5 Some of the properties (as highlighted on Plate 02) are either too far away to be affected by the implementation of the Proposed Development or understood to be of commercial use and not considered to have the same expectation for daylight or sunlight as those buildings with habitable uses. Detailed assessments have therefore only been undertaken to those properties closest to the development site which could in turn be affected by the implementation of the TP Bennett Architects proposal.

5 Assessment Key for Daylight and Sunlight to Neighbouring Buildings

5.1 A number of key assessments have been undertaken in order to establish the potential changes in light to the neighbouring buildings. Recognising that the land directly adjacent and to the north, known as Vastern Court, is currently subject to a planning application (planning reference: 200328) for its redevelopment. Using information secured from the planning portal, this neighbouring massing has been considered in order to establish the potential light effects on this block arrangement by the scheme and separately the potential additional effects created by the Reading Metropolitan scheme after the emerging massing has been developed on the neighbouring buildings. Each of the following assessments have been considered:

1. True existing site condition v the potential light effects (to all existing neighbouring buildings) produced by the implementation of the proposed scheme.
2. The effective development of Vastern Court (planning reference: 200328) and 55 Vastern Road (planning reference: 200188) and existing baselines of the Reading Metropolitan site v the potential light effects (to all existing neighbouring buildings) produced by the implementation of the proposed scheme.
3. A daylight study to establish the potential light effects on the emerging Vastern Court, Caversham Road scheme and 55 Vastern Road proposals.

5.2 The tabulated daylight and sunlight results are enclosed within Appendix B of this report. The headline daylight results (VSC & NSL) are shown on the two tables below 01 to 06.

TRUE EXISTING V PROPOSED SCHEME

5.3 In this scenario, consideration is given to the potential changes in light produced by the implementation of the proposed scheme against the existing baseline condition.

5.4 The baseline of the site is shown on plate 02 below.



5.5 The extent of the proposed TP Bennett scheme is shown below on plate 03.



5.6 The results of the Daylight & Sunlight assessment are captured within the summary tables (01,02 &03) below.

DAYLIGHT

Table 01 – VSC Summary – Existing Baseline

VSC SUMMARY						
Address	Total that Meet BRE Guidelines	Below BRE Guidelines			Total	Total No. of Windows
		20-29% Loss	30-39.9% Loss	>=40% Loss		
1-8 Monmouth Court	6	0	0	0	0	6
87 Caversham Road	17	0	0	0	0	17
89 Caversham Road	3	0	0	0	0	3
91 Caversham Road	3	0	0	0	0	3
93-97 Caversham Road	9	0	0	0	0	9
97a Caversham Road	1	0	0	0	0	1
99 to 103 Caversham Road	23	0	0	0	0	23
17 Vastern Road	7	0	0	0	0	7
19 Vastern Road	6	0	0	0	0	6
21 Vastern Road	6	0	0	0	0	6
23 Vastern Road	6	0	0	0	0	6
25 Vastern Road	6	0	0	0	0	6
27 Vastern Road	6	0	0	0	0	6
29 Vastern Road	5	0	0	0	0	5
31 Vastern Road	7	0	0	0	0	7
33 Vastern Road	7	0	0	0	0	7
35 Vastern Road	7	0	0	0	0	7
37 Vastern Road	7	0	0	0	0	7
39 Vastern Road	7	0	0	0	0	7
41 Vastern Road	7	0	0	0	0	7
43 Vastern Road	7	0	0	0	0	7
45 Vastern Road	7	0	0	0	0	7
47 Vastern Road	7	0	0	0	0	7
49 Vastern Road	7	0	0	0	0	7
51 Vastern Road	10	0	1	0	1	11
Total	184	0	1	0	1	185

- 5.7 The results of the first daylight test, VSC, demonstrate that 184 out of 185 windows (99%) meet the strict application of the BRE Guidelines.

- 5.8 Only one window (W55/1010) experiences a change in light greater than 20%. This window forms part of an entrance doorway for the commercial building at 51 Vastern Road and in particular the door light located under the overhanging projection (see Plate 04 below).



Plate 04 – The Commercial Property at 51 Vastern Road and the Door Light Arrangement above the Front Entrance Door

Table 02 – NSL Summary – Existing Baseline

NSL SUMMARY						
Address	Total that Meet BRE Guidelines	Below BRE Guidelines			Total	Total No. of Rooms
		20-29% Loss	30-39.9% Loss	>=40% Loss		
1-8 Monmouth Court	6	0	0	0	0	6
87 Caversham Road	7	0	0	0	0	7
89 Caversham Road	2	0	0	0	0	2
91 Caversham Road	2	0	0	0	0	2
93-97 Caversham Road	6	0	0	0	0	6
97a Caversham Road	1	0	0	0	0	1
99 to 103 Caversham Road	13	0	0	0	0	13
17 Vastern Road	3	0	0	0	0	3
19 Vastern Road	3	0	0	0	0	3
21 Vastern Road	3	0	0	0	0	3
23 Vastern Road	3	0	0	0	0	3
25 Vastern Road	3	0	0	0	0	3
27 Vastern Road	3	0	0	0	0	3
29 Vastern Road	2	0	0	0	0	2
31 Vastern Road	3	0	0	0	0	3
33 Vastern Road	3	0	0	0	0	3
35 Vastern Road	3	0	0	0	0	3
37 Vastern Road	2	1	0	0	1	3
39 Vastern Road	2	1	0	0	1	3
41 Vastern Road	2	1	0	0	1	3
43 Vastern Road	2	1	0	0	1	3
45 Vastern Road	3	0	0	0	0	3
47 Vastern Road	3	0	0	0	0	3
49 Vastern Road	3	0	0	0	0	3
51 Vastern Road	3	0	0	0	0	3
Total	86	4	0	0	4	90

5.9 The results of the NSL test demonstrate that 86 out of 90 rooms (95%) of the rooms tested will meet the BRE Guidelines with the implementation of the proposed scheme.

5.10 There are four rooms within 37-43 Vastern Road that experience changes in daylight distribution beyond the BRE's advisory 20% former value. However, any change is limited to within 4% of this target and therefore the overall effect is considered minor.

- 5.11 In terms of the sunlight assessment, there are 162 windows which face the development site and are have within 90 degrees of due south.

Table 03 – APSH Summary – Existing Baseline

APSH ROOM SUMMARY										
Address	Meet BRE Guidelines	No. of rooms below the APSH stated in BRE Guidelines								Total No. Rooms
		Below Threshold for Winter APSH				Below Threshold for Total APSH				
		20-30%	30-40%	>40%	Total	20-30%	30-40%	>40%	Total	
1-8 Monmouth Court	6	0	0	0	0	0	0	0	0	6
87 Caversham Road	7	0	0	0	0	0	0	0	0	7
89 Caversham Road	2	0	0	0	0	0	0	0	0	2
91 Caversham Road	2	0	0	0	0	0	0	0	0	2
93-97 Caversham Road	6	0	0	0	0	0	0	0	0	6
97a Caversham Road	1	0	0	0	0	0	0	0	0	1
17 Vastern Road	3	0	0	0	0	0	0	0	0	3
19 Vastern Road	3	0	0	0	0	0	0	0	0	3
21 Vastern Road	3	0	0	0	0	0	0	0	0	3
23 Vastern Road	3	0	0	0	0	0	0	0	0	3
25 Vastern Road	3	0	0	0	0	0	0	0	0	3
27 Vastern Road	3	0	0	0	0	0	0	0	0	3
29 Vastern Road	2	0	0	0	0	0	0	0	0	2
31 Vastern Road	3	0	0	0	0	0	0	0	0	3
33 Vastern Road	3	0	0	0	0	0	0	0	0	3
35 Vastern Road	3	0	0	0	0	0	0	0	0	3
37 Vastern Road	3	0	0	0	0	0	0	0	0	3
39 Vastern Road	3	0	0	0	0	0	0	0	0	3
41 Vastern Road	3	0	0	0	0	0	0	0	0	3
43 Vastern Road	3	0	0	0	0	0	0	0	0	3
45 Vastern Road	3	0	0	0	0	0	0	0	0	3
47 Vastern Road	3	0	0	0	0	0	0	0	0	3
49 Vastern Road	3	0	0	0	0	0	0	0	0	3
51 Vastern Road	3	0	0	0	0	0	0	0	0	3
Total	77	0	0	0	0	0	0	0	0	77

- 5.12 The results of the APSH (sunlight) assessment show a 100% compliance rate.

CUMULATIVE BASELINE V PROPOSED SCHEME

5.13 In this scenario, consideration is given to the potential changes in light produced by the implementation of the proposed scheme (see plate 03) against the effective completion of two emerging developments surrounding the Reading Metropolitan site. The extent of the cumulative baseline considers the following schemes:

- Vastern Court, Vastern Road (planning reference: 200328)
- 55 Vastern Road (planning reference: 200188)

5.14 The results of the Daylight & Sunlight assessment are captured within the summary tables (04,05 & 06) below.

DAYLIGHT

Table 04 – VSC Summary – Cumulative Baseline

VSC SUMMARY						
Address	Total that Meet BRE Guidelines	Below BRE Guidelines			Total	Total No. of Windows
		20-29% Loss	30-39.9% Loss	>=40% Loss		
1-8 Monmouth Court	6	0	0	0	0	6
87 Caversham Road	17	0	0	0	0	17
89 Caversham Road	3	0	0	0	0	3
91 Caversham Road	3	0	0	0	0	3
93-97 Caversham Road	9	0	0	0	0	9
97a Caversham Road	1	0	0	0	0	1
99 to 103 Caversham Road	23	0	0	0	0	23
17 Vastern Road	7	0	0	0	0	7
19 Vastern Road	6	0	0	0	0	6
21 Vastern Road	6	0	0	0	0	6
23 Vastern Road	6	0	0	0	0	6
25 Vastern Road	6	0	0	0	0	6
27 Vastern Road	6	0	0	0	0	6
29 Vastern Road	5	0	0	0	0	5
31 Vastern Road	7	0	0	0	0	7
33 Vastern Road	7	0	0	0	0	7
35 Vastern Road	7	0	0	0	0	7
37 Vastern Road	7	0	0	0	0	7
39 Vastern Road	7	0	0	0	0	7
41 Vastern Road	7	0	0	0	0	7

43 Vastern Road	7	0	0	0	0	7
45 Vastern Road	7	0	0	0	0	7
47 Vastern Road	7	0	0	0	0	7
49 Vastern Road	7	0	0	0	0	7
51 Vastern Road	11	0	0	0	0	11
Total	185	0	0	0	0	185

- 5.15 The results of the first daylight test, VSC, demonstrate that 185 out of 185 windows (100%) meet the strict application of the BRE guide. That is to say that the Reading Metropolitan scheme will not cause a change in light to any of the windows serving the neighbouring residential buildings (or building with a residential component) as a result of the proposed scheme.

Table 05 – NSL Summary – Cumulative Baseline

NSL SUMMARY						
Address	Total that Meet BRE Guidelines	Below BRE Guidelines			Total	Total No. of Rooms
		20-29% Loss	30-39.9% Loss	>=40% Loss		
1-8 Monmouth Court	6	0	0	0	0	6
87 Caversham Road	6	0	0	1	1	7
89 Caversham Road	2	0	0	0	0	2
91 Caversham Road	2	0	0	0	0	2
93-97 Caversham Road	6	0	0	0	0	6
97a Caversham Road	1	0	0	0	0	1
99 to 103 Caversham Road	13	0	0	0	0	13
17 Vastern Road	3	0	0	0	0	3
19 Vastern Road	3	0	0	0	0	3
21 Vastern Road	3	0	0	0	0	3
23 Vastern Road	3	0	0	0	0	3
25 Vastern Road	2	0	0	1	1	3
27 Vastern Road	3	0	0	0	0	3
29 Vastern Road	2	0	0	0	0	2
31 Vastern Road	3	0	0	0	0	3
33 Vastern Road	2	0	0	1	1	3
35 Vastern Road	3	0	0	0	0	3
37 Vastern Road	2	0	0	1	1	3
39 Vastern Road	2	0	0	1	1	3
41 Vastern Road	2	0	0	1	1	3
43 Vastern Road	2	0	0	1	1	3
45 Vastern Road	3	0	0	0	0	3

47 Vastern Road	2	0	0	1	1	3
49 Vastern Road	2	0	0	1	1	3
51 Vastern Road	3	0	0	0	0	3
Total	81	0	0	9	9	90

- 5.16 The results of the NSL test demonstrate that 90% of the rooms (81 out of 90) meet the BRE Guidelines.
- 5.17 There are 9 rooms within the properties along Vastern Road which experience changes beyond 20%, as recommended by the BRE. On review of the results, it can be seen that following the implementation of the neighbouring Vastern Court massing, these rooms will be left with very low daylight distribution values (circa. 20% of the room area). It follows that even small additional reductions in NSL will trigger disproportionate percentage alterations. These light effects are therefore attributable to the adjacent massing rather than the proposed Reding Metropolitan scheme proposal.
- 5.18 In terms of the sunlight assessment, there are 162 windows which face the development site and have windows within 90 degrees of due south. Every room assessed will meet the BRE Guidelines.
- 5.19 In terms of the sunlight assessment, there are 162 windows which face the development site and are have within 90 degrees of due south.

Table 06 – APSH Summary – Cumulative Baseline

APSH ROOM SUMMARY										
Address	Meet BRE Guidelines	No. of rooms below the APSH stated in BRE Guidelines								Total No. Rooms
		Below Threshold for Winter APSH				Below Threshold for Total APSH				
		20-30%	30-40%	>40%	Total	20-30%	30-40%	>40%	Total	
1-8 Monmouth Court	6	0	0	0	0	0	0	0	0	6
87 Caversham Road	7	0	0	0	0	0	0	0	0	7
89 Caversham Road	2	0	0	0	0	0	0	0	0	2
91 Caversham Road	2	0	0	0	0	0	0	0	0	2
93-97 Caversham Road	6	0	0	0	0	0	0	0	0	6
97a Caversham Road	1	0	0	0	0	0	0	0	0	1
17 Vastern Road	3	0	0	0	0	0	0	0	0	3
19 Vastern Road	3	0	0	0	0	0	0	0	0	3
21 Vastern Road	3	0	0	0	0	0	0	0	0	3
23 Vastern Road	3	0	0	0	0	0	0	0	0	3
25 Vastern Road	3	0	0	0	0	0	0	0	0	3
27 Vastern Road	3	0	0	0	0	0	0	0	0	3
29 Vastern Road	2	0	0	0	0	0	0	0	0	2
31 Vastern Road	3	0	0	0	0	0	0	0	0	3

33 Vastern Road	3	0	0	0	0	0	0	0	0	3
35 Vastern Road	3	0	0	0	0	0	0	0	0	3
37 Vastern Road	3	0	0	0	0	0	0	0	0	3
39 Vastern Road	3	0	0	0	0	0	0	0	0	3
41 Vastern Road	3	0	0	0	0	0	0	0	0	3
43 Vastern Road	3	0	0	0	0	0	0	0	0	3
45 Vastern Road	3	0	0	0	0	0	0	0	0	3
47 Vastern Road	3	0	0	0	0	0	0	0	0	3
49 Vastern Road	3	0	0	0	0	0	0	0	0	3
51 Vastern Road	3	0	0	0	0	0	0	0	0	3
Total	77	0	0	0	0	0	0	0	0	77

5.20 The results of the APSH (sunlight) assessment show a 100% compliance rate.

5.21 When considering the (surrounding and facing the site) site as an existing baseline, it can be concluded that all residential windows and rooms will remain fully BRE compliant with the proposed scheme.

OVERALL AMENITY SUMMARY

5.22 The results of the technical assessments demonstrate that the proposed scheme will relate very well to neighbouring residential properties in the cumulative scenario. Whilst there are an isolated number of rooms which experience NSL reductions beyond the BRE's advisory 20%, these are a product.

6 The Proposed Development and the Potential Daylight Effects on Emerging Vastern Court and 55 Vastern Road

- 6.1 It is understood that there are two neighbouring developments which are seeking planning permission (at the date of this report). Whilst it has not been possible to secure detailed plans on the internal configuration and proposed usage of these neighbouring schemes, this scenario considers the potential changes in light produced by the Reading Metropolitan scheme on the emerging block massing.
- 6.2 Drawings P1368/FS/17-21 show both the existing daylight potential for adjoining Vastern Court in relation to the VSC and ADF methods of assessment and proposed conditions. Drawing P1368/FS/22 shows the daylight potential for the 55 Vastern Road elevations facing towards the development site. The VSC assessment considers the available daylight falling on the vertical surface for those elevations facing the Reading Metropolitan site and corresponding colour coded range spectrum showing the likely VSC potential. Plates 05 & 06 below shows the existing and proposed conditions.

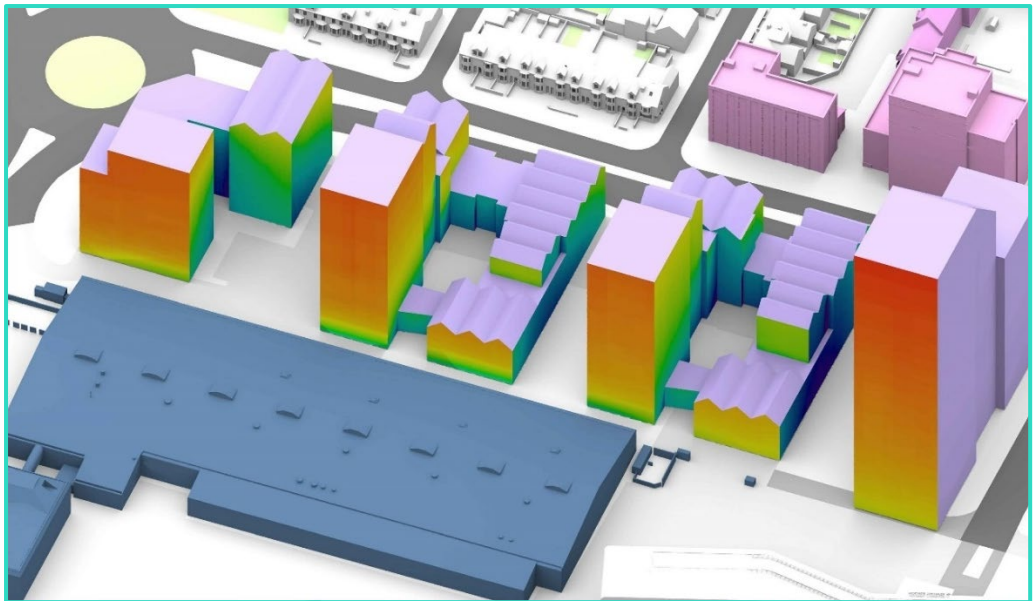


Plate 05 – Existing Metropolitan Site and Neighbouring Vastern Court

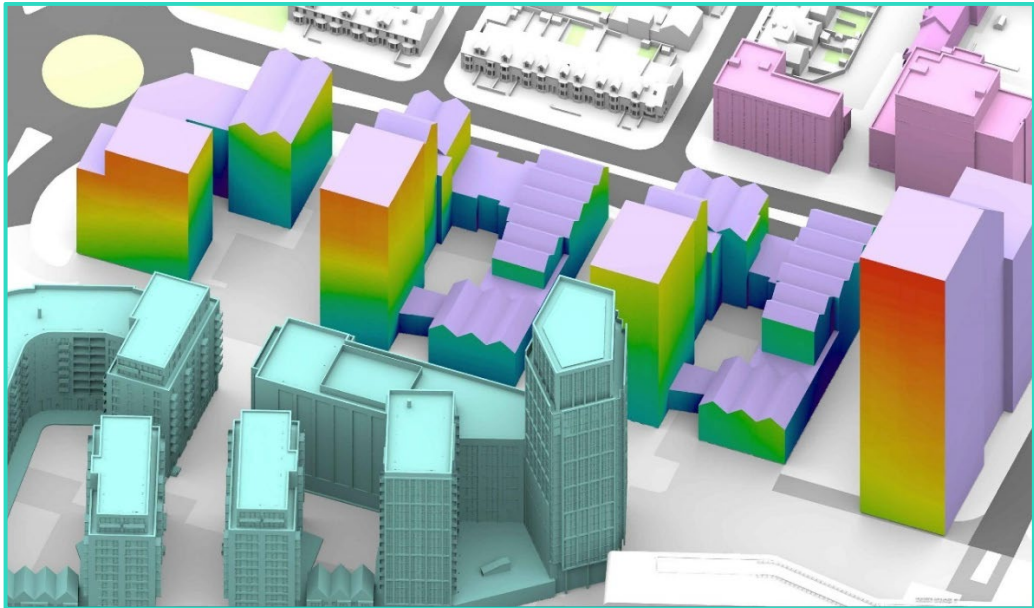


Plate 06 – Proposed Scheme and Neighbouring Vastern Court

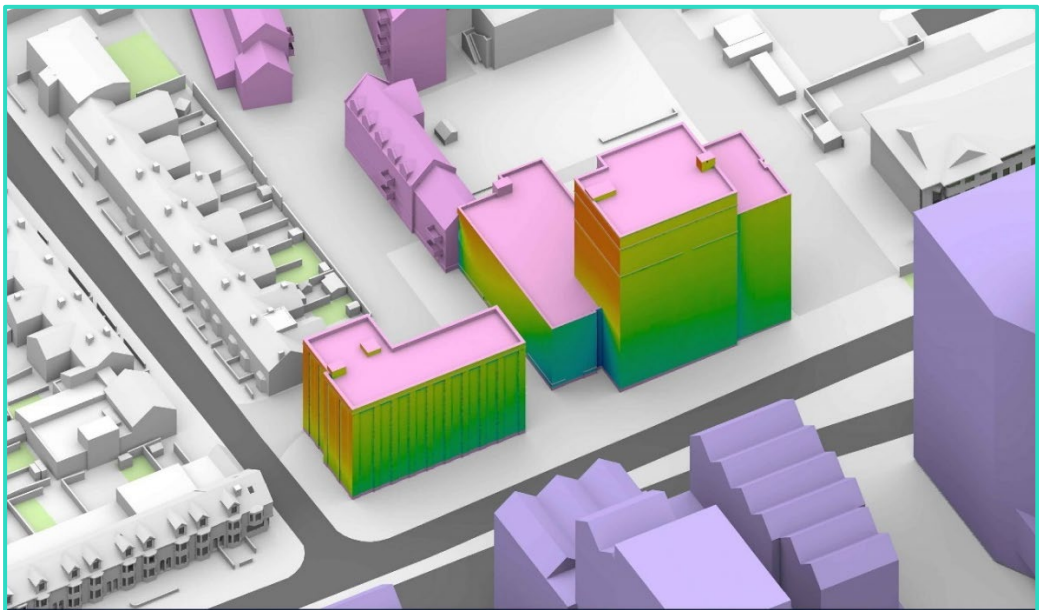


Plate 07 – 55 Vastern Road

- 6.3 Whilst the assessment highlights changes to the colours, the introduction of the proposed massing will still result in very good retained values of daylight by reference to the VSC method (please see Appendix 3 for corresponding colour range table).

7 Proposed Residential Accommodation

- 7.1 Point 2 have worked closely with TP Bennetts Architects to maximise the daylight potential within the proposed units. With urban developments such as the Reading Metropolitan site, there is often a trade-off between the provision of private amenity space and maximising daylight potential.
- 7.2 The internal daylight review considers the daylight potential of the proposed units as part of the existing baseline condition and the cumulative scenario (as described at paragraph 2.6 of this report).
- 7.3 The full and detailed analysis for the existing baseline can be found on drawings P1368/INT/22-28 within Appendix 4 of this report. The analysis for the cumulative scenario can be found on drawings P1368/29-35, also within Appendix 4. Drawings show both the location and configuration of the rooms and the resultant Average Daylight Factor (ADF).
- 7.4 Not every habitable room within the Proposed Development has been considered but rather a selection of habitable rooms (in most areas) within the Proposed Development have been tested on the first seven levels. It can be noted that the corresponding rooms on the upper floors will receive improved levels of ADF given their elevation location and outlook over less obstruction.
- 7.5 The existing baseline analysis shows that 154 out of the 160 rooms (96%) tested will either meet or exceed the recommended ADF targets. Where there are rooms that do not meet the strict application of the BRE Guidelines, this is in many instances a product of providing private amenity spaces in the form of both inset and projecting balconies. It follows that if rooms above level seven were included within this assessment, the overall compliance rate would improve significantly due to their elevated position within the Proposed Development.
- 7.6 In respect of the cumulative scenario, the results of the detailed technical assessment demonstrates that 152 out of 160 rooms (95%) will either meet or exceed the recommended ADF targets.
- 7.7 Overall, the daylight provision to all rooms tested within the Proposed Development are considered good for a high-density scheme such as the Reading Metropolitan site.

8 Hours in Sun Assessment Results

- 8.1 The results are highlighted on Plates 08 to 11 and on drawings numbered P1368/SHA/11-12 04 and separately P1368/SHA/13-14 located in Appendix 4.
- 8.2 It is common practice to undertake the assessment to understand the existing sunlight availability for the defined area and compare this against the proposed position. The Reading Metropolitan site does not have any “amenity” area to speak of and this consideration has been given on the proposed condition as well as testing the potential changes to the sunlight availability to the areas within neighbouring Vastern Court. The target criteria is to determine the potential reduction (for which the BRE allow for a 20% change) and or the amount of sun availability by reference to the area for the desired time (50% of the area achieving at least 2 hours of sunlight).
- 8.3 The results are highlighted on Plates 08 to 11 and on drawings located in Appendix 4.

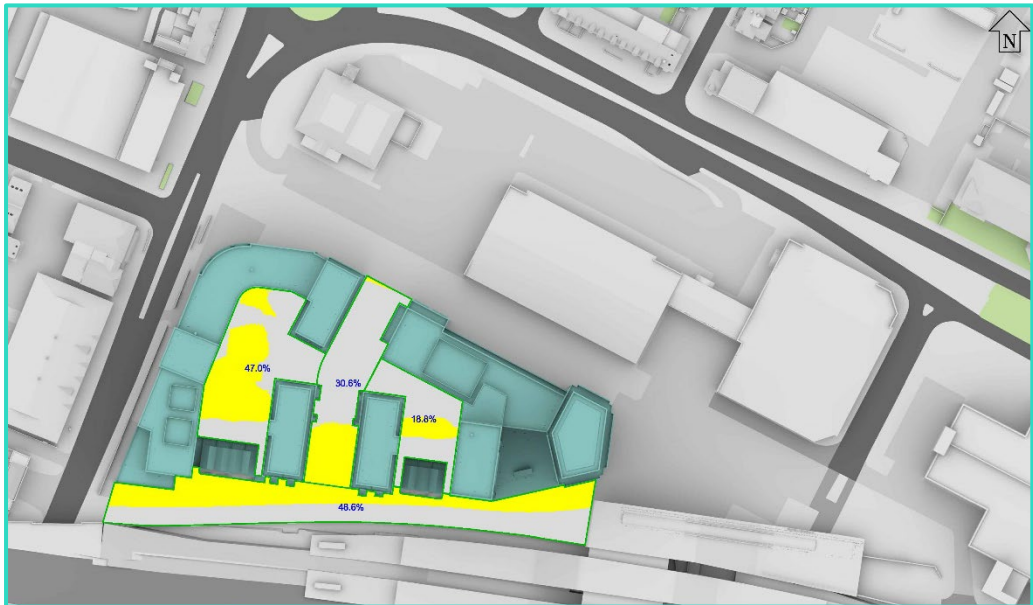


Plate 08 – Proposed Reading Metropolitan Scheme and Sunlight Results for 21st March

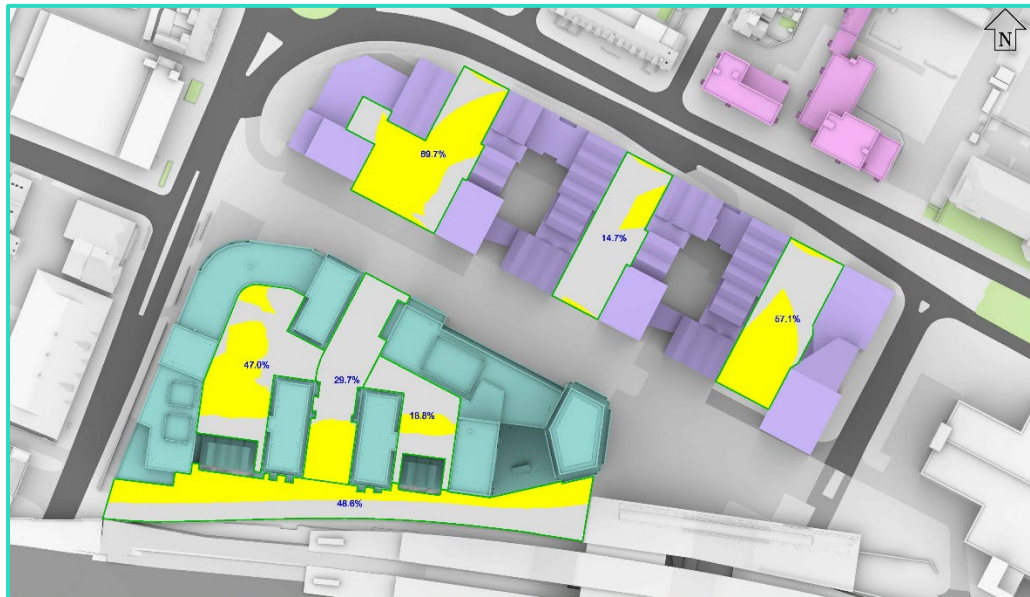
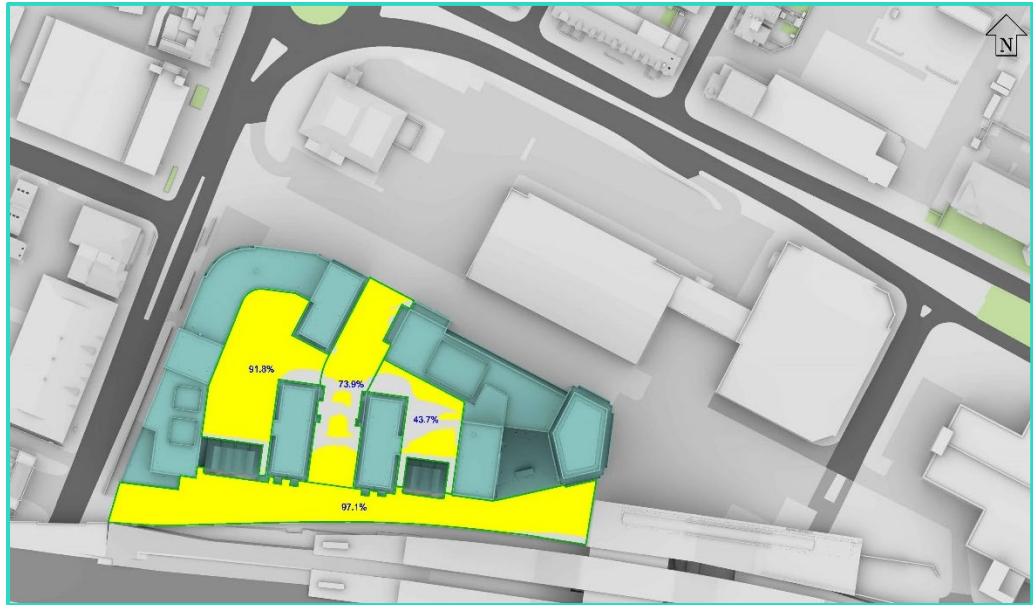


Plate 09 – Vastern Court and Proposed Reading Metropolitan Scheme – Available Sunlight 21st March

- 8.4 The results of the detailed computer assessment show that the implementation of the proposed scheme will indicate relatively good levels of sunlight reaching the ground surface for those amenity areas surrounding the site on March 21st.
- 8.5 The BRE suggest that at least 50% of the amenity area should achieve 2 hours of sun. There are areas which will meet the standards with the scheme proposal in situ. There are however, a couple of areas within the proposed scheme which do not meet the suggested standard on the 21st of March although it is recognised that these areas would be more regularly used during the summer months.



*Plate 10 – Hypothetical massing and existing Reading Metropolitan Baseline –
Available Sunlight 21st June*



*Plate 11 – Hypothetical massing and proposed Reading Metropolitan scheme –
Available 21st June*

8.6 A further assessment which considers this area in isolation is shown on Plates 10 & 11 where the retained levels of sunlight for June are even more encouraging.

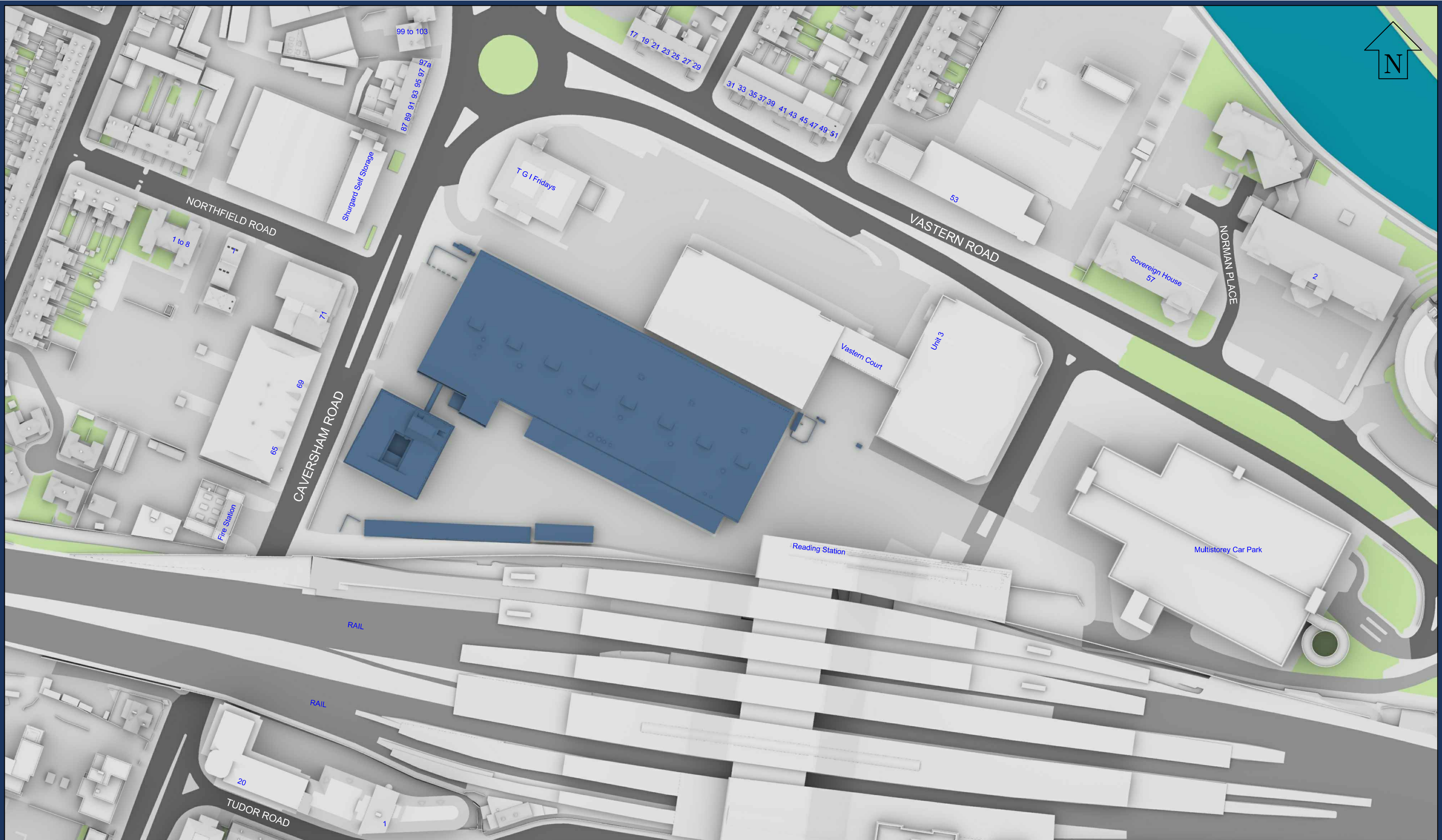
- 8.7 The results of the Hours-in-Sun calculation assessment show that a good level of sunlight is available within the proposed amenity areas of the scheme. In addition, the implementation of the Reading Metropolitan proposal will promote good sunlight levels on the neighbouring amenity areas for the neighbouring Vastern Court scheme proposal.

9 Conclusions

- 9.1 This report has considered the potential Daylight, Sunlight and Overshadowing effects to the surrounding residential properties as a result of the implementation of the proposed TP Bennetts Architects scheme for the Reading Metropolitan site.
- 9.2 The site is currently made up of a couple of low-level commercial buildings. The site directly adjacent and to the north, Vastern Court, is subject to a pending planning application (planning reference: 200328) and thus this review has considered this massing in order to establish the potential light impacts created by the proposal on the emerging area. Given the above, the following scenarios have been considered as part of this report:
- True existing site condition v the potential light effects (to all existing neighbouring buildings) produced by the implementation of the proposed scheme.
 - The effective development of Vastern Court (planning reference: 200328) and 55 Vastern Road (planning reference: 200188) and existing baselines of the Reading Metropolitan site v the potential light effects (to all existing neighbouring buildings) produced by the implementation of the proposed scheme.
 - A daylight study to establish the potential light effects on the emerging Vastern Court, Caversham Road and 55 Vastern Road scheme proposals.
- 9.3 The assessments contained within this report have been undertaken in accordance with the BRE report entitled 'Site layout planning for daylight and sunlight: A guide to good practice', more commonly known as "The BRE Guidelines".
- 9.4 The results of the detailed daylight/sunlight assessments indicate near strict BRE compliance in respect of the two baseline conditions considered within this review. The results for both baseline conditions are therefore very encouraging and well within planning policy.
- 9.5 The daylight amenity levels within the proposed residential units are considered good (96% BRE compliant) with a high percentage of rooms tested meeting or exceeding the recommendations of the BRE Guidelines. With an urban development such as the Reading metropolitan site, there is a balance to be struck between providing private amenity spaces and maximising daylight potential within the units. Despite the provision of balconies, the retained daylight levels recorded are very encouraging which is testament to the quality of the architecture.

Appendix 1: Site Plan & 3D Drawings

Existing V Proposed



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

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

Title: Site Plan
Existing Buildings

Scheme Confirmed:
TP Bennett

Date:
05/05/20

Drawn By:
JR

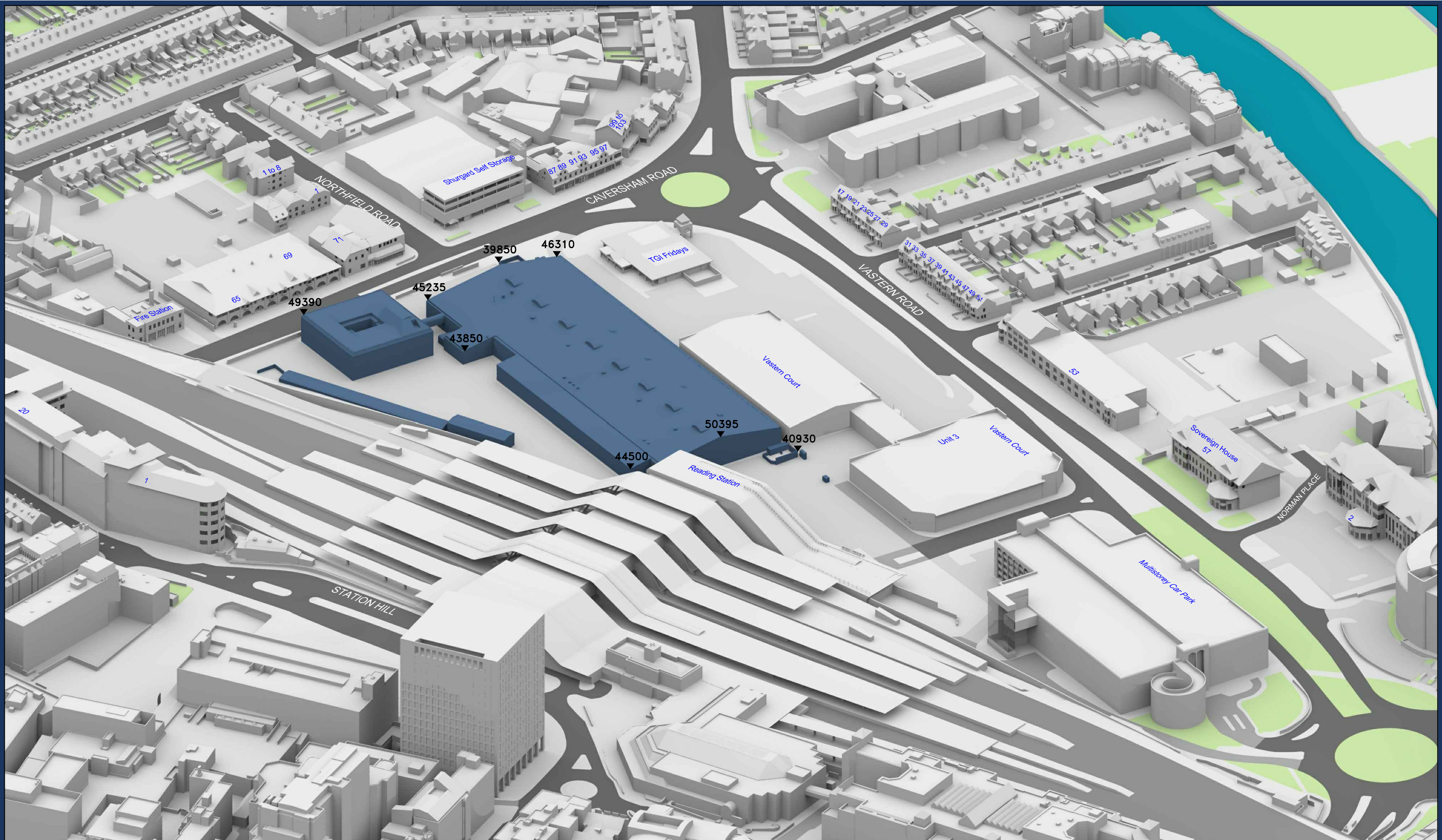
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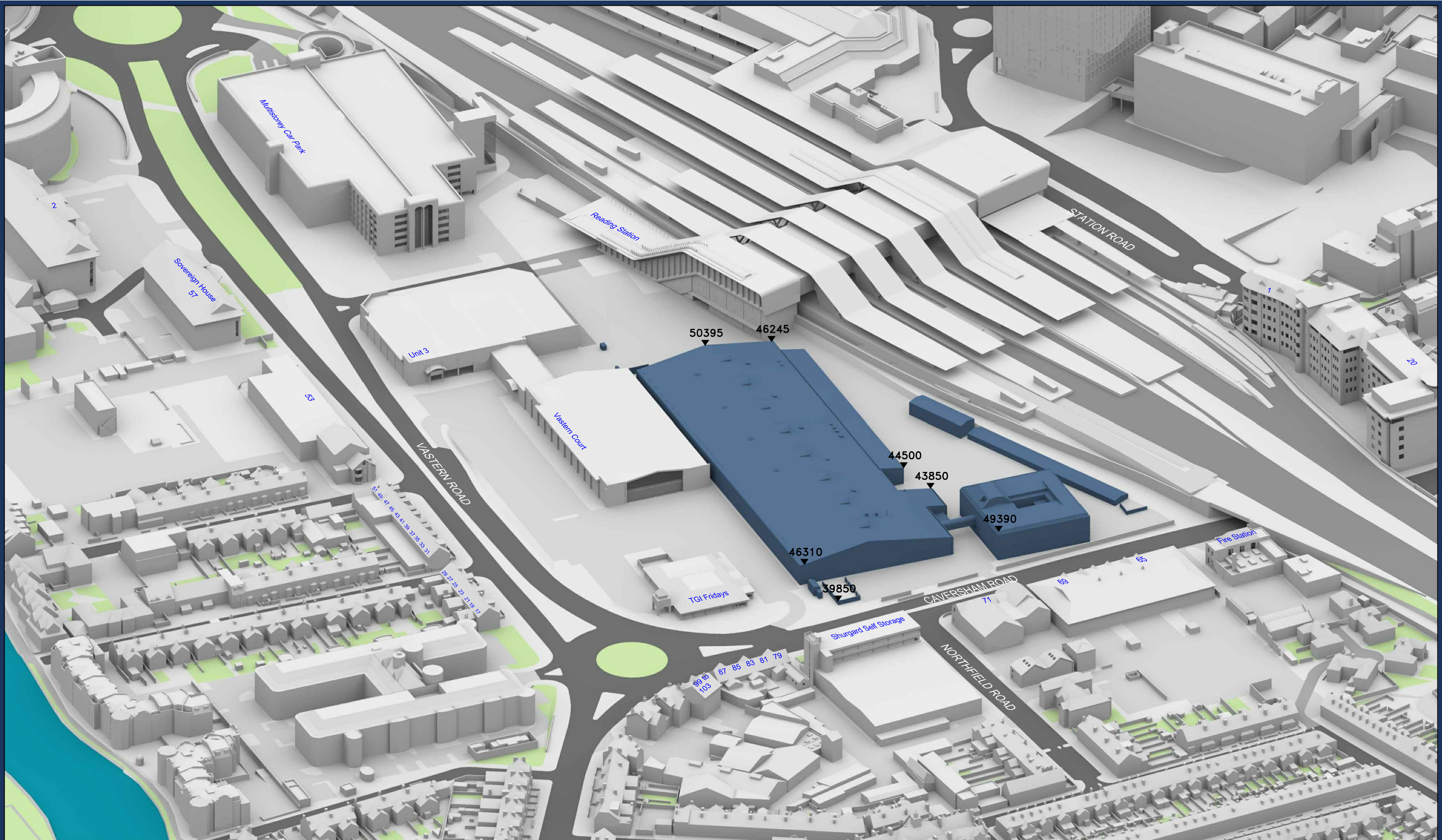
Date:
May 20

Dwg No:
P1368/25

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

All Heights in mm AOD

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

Title: 3D View
Existing Buildings

Scheme Confirmed:
TP Bennett

Date:
05/05/20

Drawn By:
JR

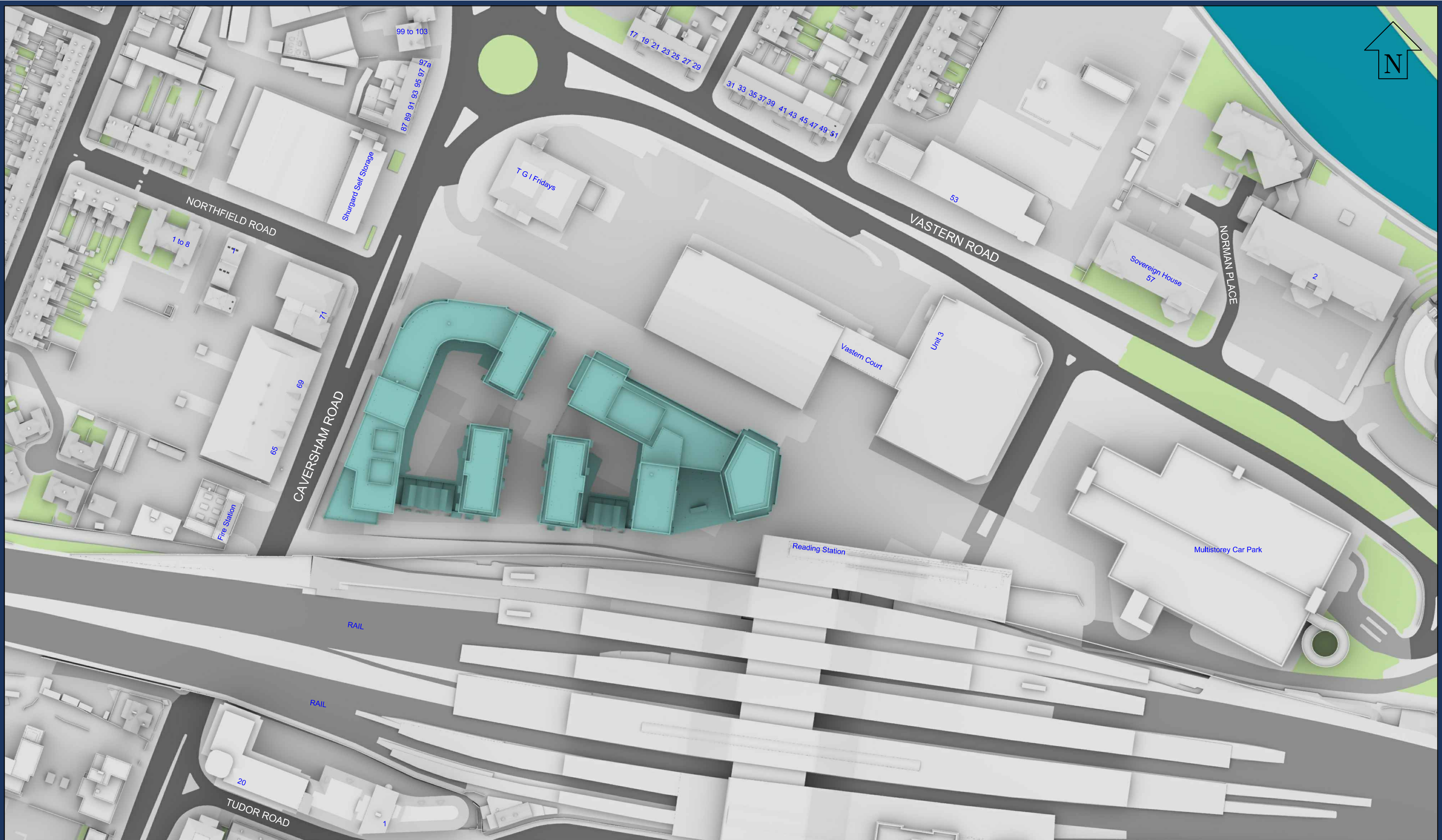
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Date:
May 20

Dwg No:
P1368/27

Rel:
14





Sources: Point 2 Surveyors
3D Laser Scan Survey

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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

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

Title: Site Plan
Proposed Scheme Dated 30/04/20

Scheme Confirmed:
TP Bennett

Date:
05/05/20

Drawn By:
JR

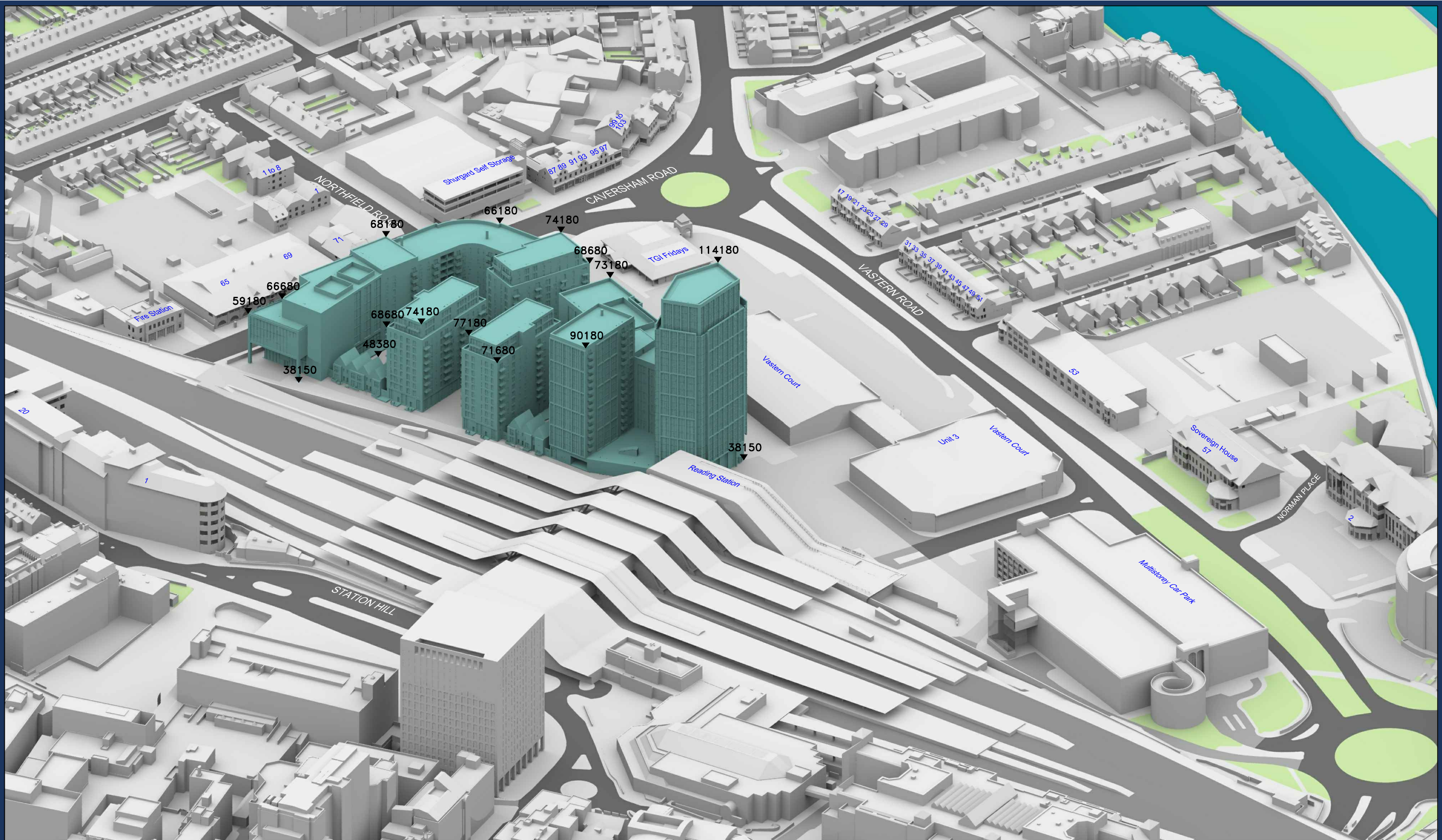
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Date:
May 20

Dwg No:
P1368/28

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

All Heights in mm AOD

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

Title: 3D View
Proposed Scheme Dated 30/04/20

Scheme Confirmed:
TP Bennett

Date:
05/05/20

Drawn By:
JR

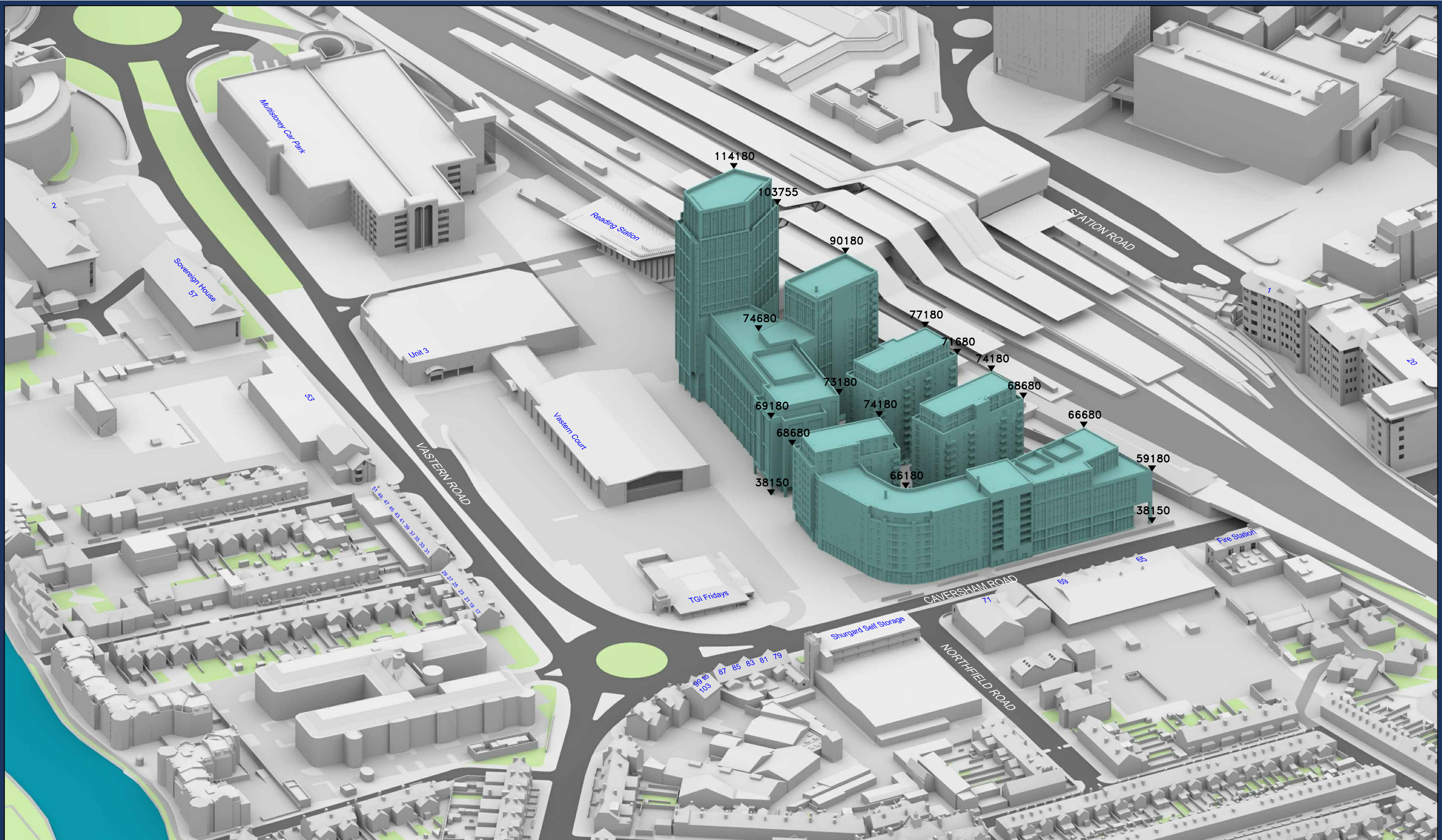
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Date:
May 20

Dwg No:
P1368/29

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

All Heights in mm AOD

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

Title: 3D View
Proposed Scheme Dated 30/04/20

Scheme Confirmed:
TP Bennett

Date:
05/05/20

Drawn By:
JR

Scale:
NTS @ A3

Date:
May 20

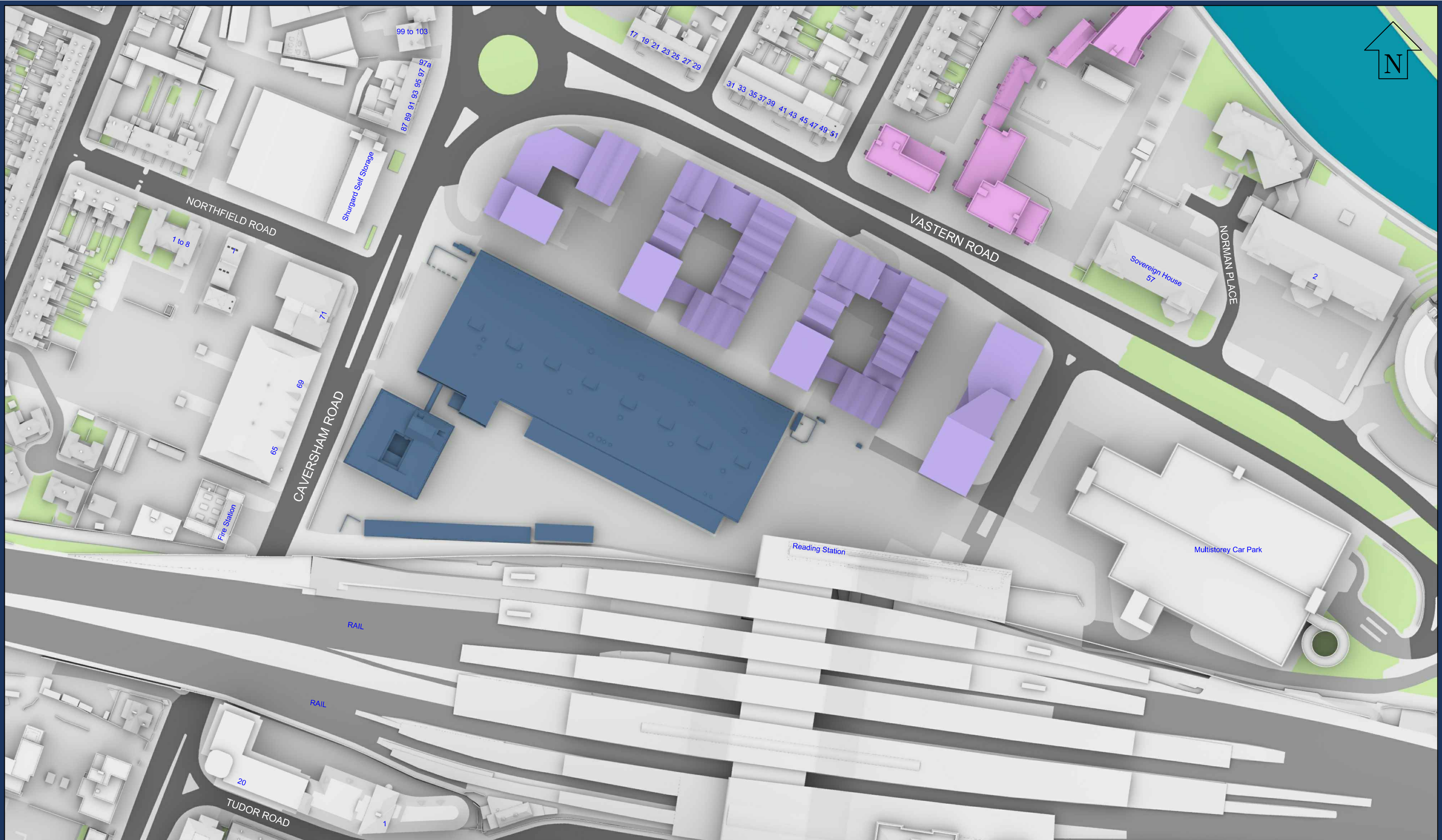
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P1368/30

Rel:
14



Cumulative scenario





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

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

Title: Site Plan
Existing Buildings
Cumulative Scenario

Scheme Confirmed:
TP Bennett

Date:
05/05/20

Drawn By:
JR

Scale:
1:1500 @ A3

Date:
May 20

Dwg No:
P1368/31

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

All Heights in mm AOD

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

Title: 3D View
Existing Buildings
Cumulative Scenario

Scheme Confirmed:
TP Bennett

Date:
05/05/20

Drawn By:
JR

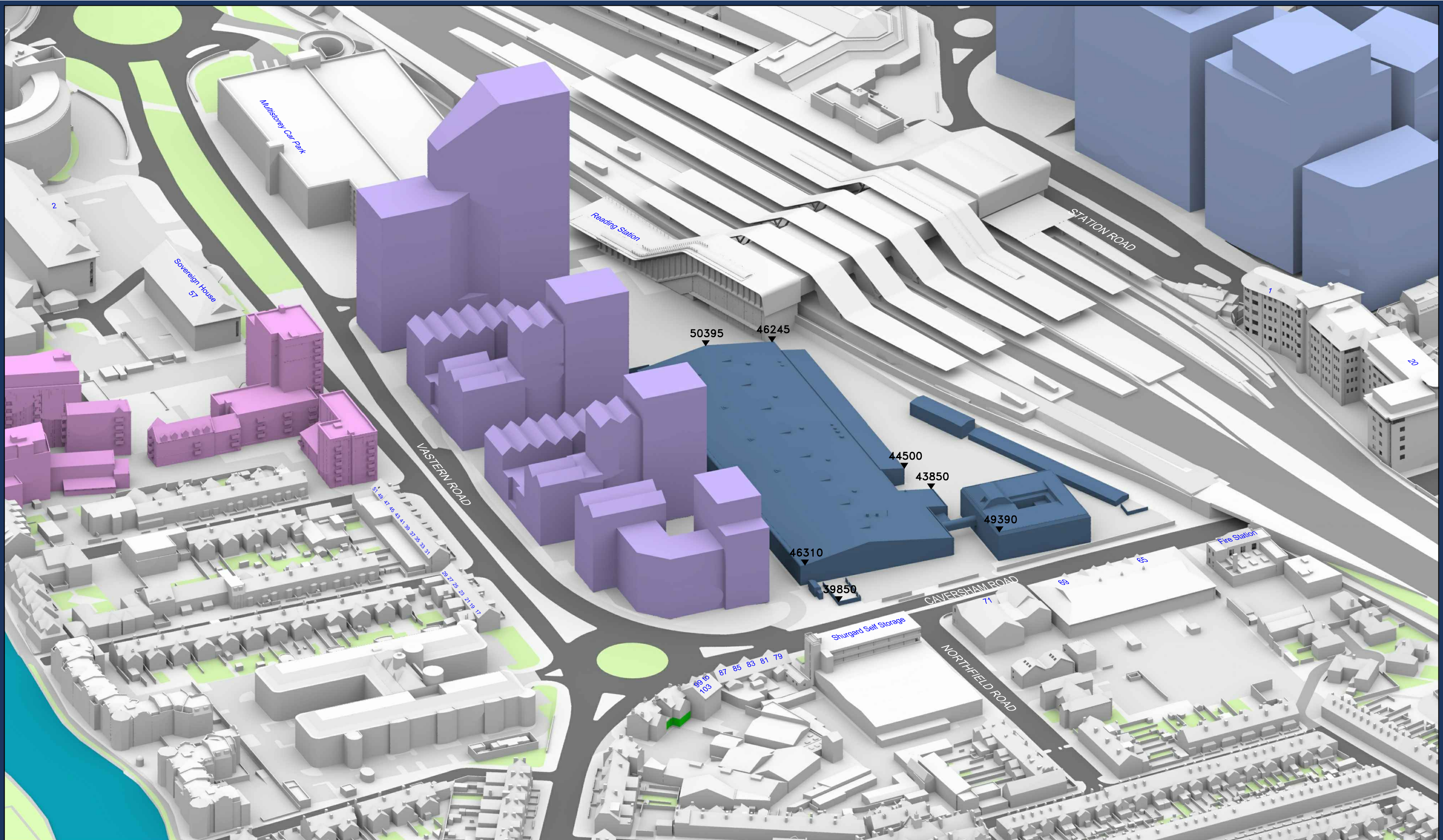
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Date:
May 20

Dwg No:
P1368/32

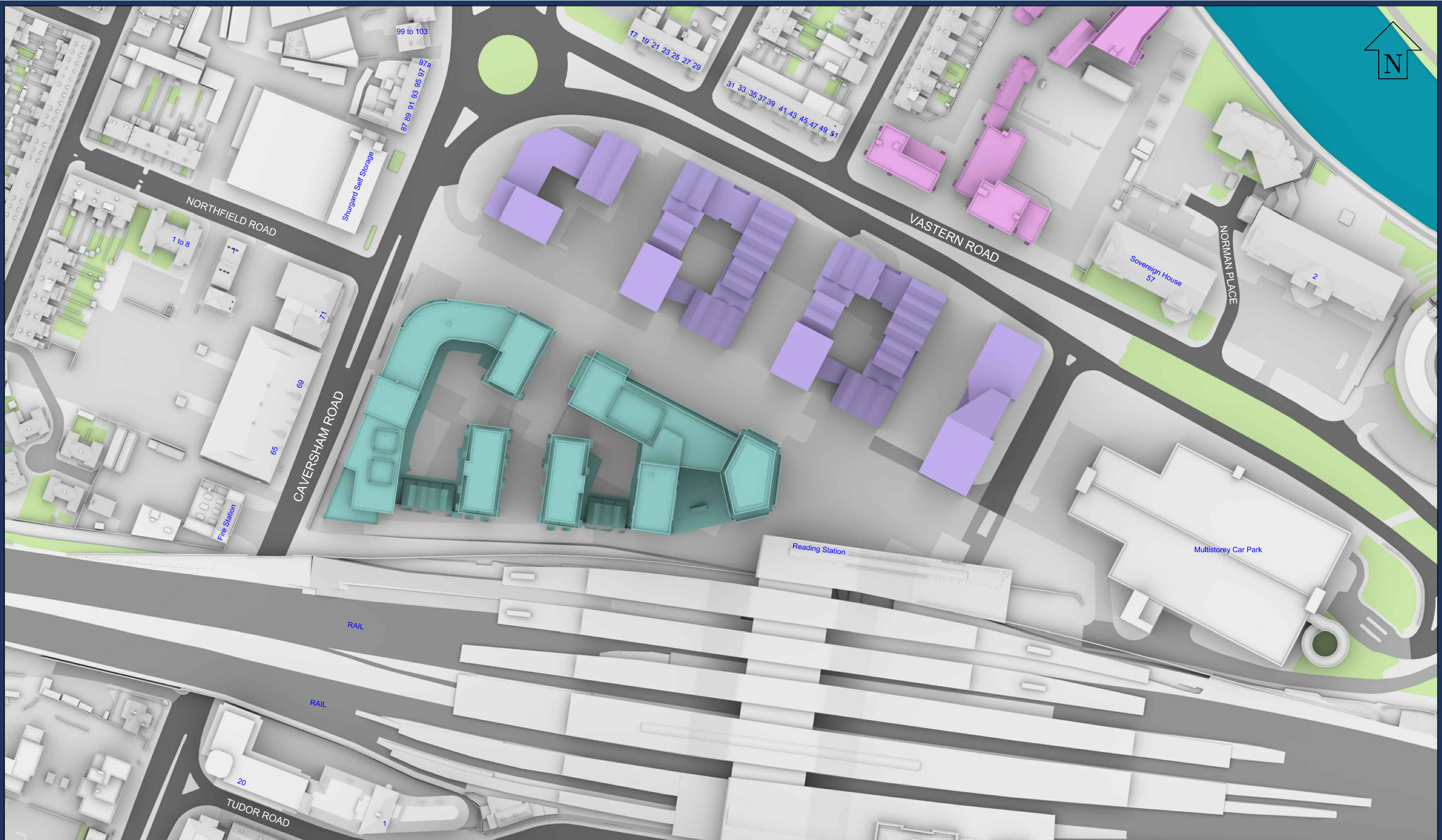
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Sources: Point 2 Surveyors 3D Laser Scan Survey		Key: - Existing Buildings - Proposed Scheme - Reading Station Park Development - Vastern Road Development - Station Hill Development		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: 3D View Existing Buildings Cumulative Scenario	
Zmapping Zmap Survey Info (received 10/05/17) Reading_230816_Solids.dwg		All Heights in mm AOD					
TP Bennett Proposal Scheme (received 30/04/20) A11113-TPB-BD-ZZ-M3-A-0001_3D model.dwg							
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS @ A3	
				Date: May 20		Dwg No: P1368/33	
						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

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

Title: Site Plan
Proposed Scheme Dated 30/04/20
Cumulative Scenario

Scheme Confirmed:
TP Bennett

Date:
05/05/20

Drawn By:
JR

Scale:
1:1500 @ A3

Date:
May 20

Dwg No:
P1368/34

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

All Heights in mm AOD

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

Title: 3D View
Proposed Scheme Dated 30/04/20
Cumulative Scenario

Scheme Confirmed:
TP Bennett

Date:
05/05/20

Drawn By:
JR

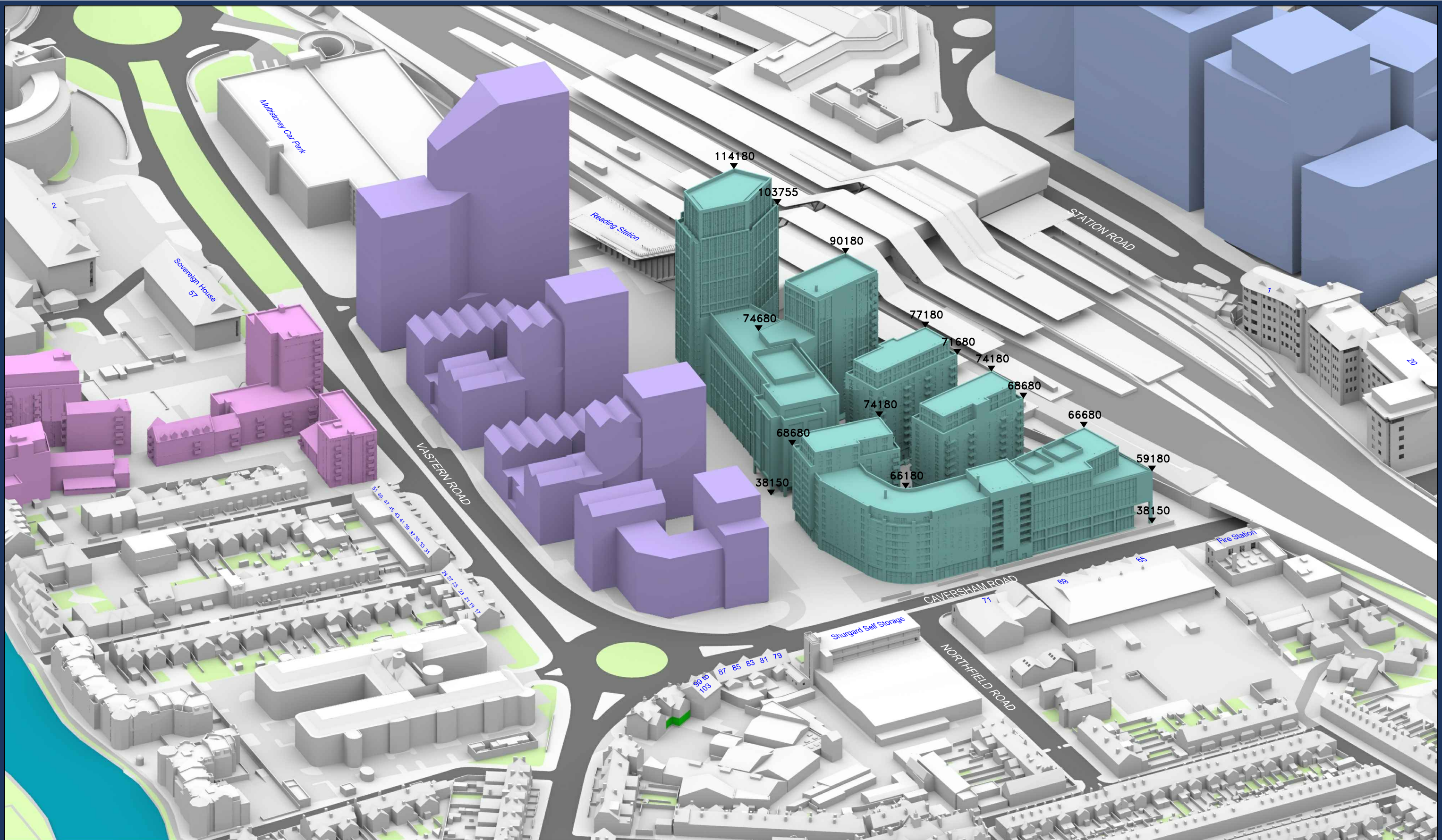
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Date:
May 20

Dwg No:
P1368/35

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

All Heights in mm AOD

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

Title: 3D View
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:
P1368/36

Rel:
14



Appendix 2: Daylight & Sunlight Results

Existing V Proposed



DAYLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Proposal

PR300420

P1368 - rel14 Scheme 300420

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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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	33.61	32.73	0.88	2.62
R3/61	ASSUMED	W3/61	33.75	32.81	0.94	2.79
R2/62	ASSUMED	W2/62	35.57	33.61	1.96	5.51
R3/62	ASSUMED	W3/62	35.73	33.74	1.99	5.57

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	7.21	7.07	0.14	1.94
R1/90	RESI	W4/90	7.39	7.02	0.37	5.01
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	10.85	10.54	0.31	2.86
R1/91	RESI	W6/91	10.55	9.58	0.97	9.19
R2/91	HALL	W7/91	16.02	13.89	2.13	13.30
R3/91	RESI	W8/91	21.38	18.72	2.66	12.44
R3/91	RESI	W9/91	23.40	20.68	2.72	11.62
R4/91	RESI	W10/91	37.43	34.84	2.59	6.92
R4/91	RESI	W11/91	37.69	35.24	2.45	6.50
R1/92	ASSUMED	W11/92	25.68	23.15	2.53	9.85
R2/92	ASSUMED	W27/92	38.25	35.92	2.33	6.09

89 CAVERSHAM ROAD

R5/91	ASSUMED	W12/91	37.69	35.28	2.41	6.39
R5/91	ASSUMED	W13/91	37.40	35.10	2.30	6.15



DAYLIGHT Analysis

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

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/92	ASSUMED	W26/92	38.24	35.95	2.29	5.99
91 CAVERSHAM ROAD						
R6/91	ASSUMED	W14/91	37.41	35.21	2.20	5.88
R6/91	ASSUMED	W15/91	37.72	35.57	2.15	5.70
R4/92	ASSUMED	W21/92	38.24	36.21	2.03	5.31
93-97 CAVERSHAM ROAD						
R7/91	ASSUMED	W16/91	37.71	35.66	2.05	5.44
R7/91	ASSUMED	W17/91	37.42	35.41	2.01	5.37
R8/91	ASSUMED	W18/91	37.42	35.48	1.94	5.18
R8/91	ASSUMED	W19/91	37.68	35.83	1.85	4.91
R9/91	ASSUMED	W20/91	37.66	35.85	1.81	4.81
R9/91	ASSUMED	W21/91	37.43	35.73	1.70	4.54
R5/92	ASSUMED	W18/92	38.21	36.26	1.95	5.10
R6/92	ASSUMED	W15/92	38.19	36.43	1.76	4.61
R7/92	ASSUMED	W14/92	38.16	36.44	1.72	4.51
97a CAVERSHAM ROAD						
R1/96	ASSUMED	W1/96	37.66	35.92	1.74	4.62
99 to 103 CAVERSHAM ROAD						
R1/101	OFFICE	W1/101	36.06	35.58	0.48	1.33
R1/101	OFFICE	W2/101	35.47	34.97	0.50	1.41
R2/101	OFFICE	W3/101	33.28	32.81	0.47	1.41
R3/101	OFFICE	W4/101	28.73	28.26	0.47	1.64
R3/101	OFFICE	W5/101	25.00	24.53	0.47	1.88
R1/102	OFFICE	W1/102	36.08	35.61	0.47	1.30
R3/102	OFFICE	W2/102	30.51	30.07	0.44	1.44
R1/121	ASSUMED	W1/121	36.73	36.33	0.40	1.09



DAYLIGHT Analysis

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

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/121	ASSUMED	W2/121	36.57	36.17	0.40	1.09
R2/121	ASSUMED	W3/121	36.23	35.83	0.40	1.10
R2/121	ASSUMED	W4/121	35.46	35.10	0.36	1.02
R1/122	ASSUMED	W1/122	32.15	31.76	0.39	1.21
R1/122	ASSUMED	W2/122	32.06	31.67	0.39	1.22
R2/122	ASSUMED	W3/122	31.92	31.53	0.39	1.22
R2/122	ASSUMED	W4/122	31.60	31.25	0.35	1.11
R1/131	ASSUMED	W1/131	36.43	36.16	0.27	0.74
R1/131	ASSUMED	W2/131	36.31	36.04	0.27	0.74
R2/131	ASSUMED	W3/131	36.26	36.02	0.24	0.66
R2/131	ASSUMED	W4/131	36.25	36.01	0.24	0.66
R1/132	ASSUMED	W1/132	32.48	32.21	0.27	0.83
R1/132	ASSUMED	W2/132	32.42	32.16	0.26	0.80
R2/132	ASSUMED	W3/132	32.28	32.05	0.23	0.71
R2/132	ASSUMED	W4/132	32.33	32.10	0.23	0.71

17 Vastern Road

R1/1000	LIVINGROOM	W1/1000	33.09	32.19	0.90	2.72
R1/1000	LIVINGROOM	W2/1000	36.30	33.78	2.52	6.94
R1/1000	LIVINGROOM	W3/1000	31.24	28.76	2.48	7.94
R1/1001	ASSUMED	W1/1001	36.49	34.11	2.38	6.52
R1/1001	ASSUMED	W2/1001	36.53	34.06	2.47	6.76
R1/1002	BEDROOM	W1/1002	84.21	82.63	1.58	1.88
R1/1002	BEDROOM	W2/1002	38.10	35.78	2.32	6.09

19 Vastern Road

R4/1000	ASSUMED	W8/1000	31.91	30.73	1.18	3.70
R4/1000	ASSUMED	W9/1000	36.25	33.62	2.63	7.26
R4/1000	ASSUMED	W10/1000	29.55	27.04	2.51	8.49
R2/1001	ASSUMED	W3/1001	36.43	33.94	2.49	6.84
R2/1001	ASSUMED	W4/1001	36.42	33.87	2.55	7.00
R2/1002	ASSUMED	W3/1002	38.10	35.73	2.37	6.22



DAYLIGHT Analysis

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

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
21 Vastern Road						
R5/1000	ASSUMED	W11/1000	29.85	28.67	1.18	3.95
R5/1000	ASSUMED	W12/1000	36.07	33.37	2.70	7.49
R5/1000	ASSUMED	W13/1000	31.09	28.56	2.53	8.14
R3/1001	ASSUMED	W5/1001	36.52	33.91	2.61	7.15
R3/1001	ASSUMED	W6/1001	36.58	33.98	2.60	7.11
R3/1002	ASSUMED	W4/1002	37.31	34.82	2.49	6.67
23 Vastern Road						
R8/1000	ASSUMED	W20/1000	31.07	29.93	1.14	3.67
R8/1000	ASSUMED	W21/1000	36.52	33.72	2.80	7.67
R8/1000	ASSUMED	W22/1000	29.24	26.66	2.58	8.82
R4/1001	ASSUMED	W7/1001	36.70	34.06	2.64	7.19
R4/1001	ASSUMED	W8/1001	36.73	34.04	2.69	7.32
R4/1002	ASSUMED	W5/1002	37.61	35.15	2.46	6.54
25 Vastern Road						
R9/1000	ASSUMED	W23/1000	29.41	28.12	1.29	4.39
R9/1000	ASSUMED	W24/1000	36.23	33.40	2.83	7.81
R9/1000	ASSUMED	W25/1000	31.30	28.63	2.67	8.53
R5/1001	ASSUMED	W9/1001	36.61	33.91	2.70	7.38
R5/1001	ASSUMED	W10/1001	36.58	33.81	2.77	7.57
R5/1002	ASSUMED	W6/1002	38.13	35.48	2.65	6.95
27 Vastern Road						
R12/1000	ASSUMED	W30/1000	31.46	29.98	1.48	4.70
R12/1000	ASSUMED	W31/1000	36.33	33.43	2.90	7.98
R12/1000	ASSUMED	W32/1000	29.68	27.08	2.60	8.76
R6/1001	ASSUMED	W11/1001	36.69	33.86	2.83	7.71
R6/1001	ASSUMED	W12/1001	36.72	33.88	2.84	7.73
R6/1002	ASSUMED	W7/1002	38.13	35.45	2.68	7.03



DAYLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading
Existing vs Proposal
PR300420
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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
29 Vastern Road						
R13/1000	ASSUMED	W33/1000	20.26	20.18	0.08	0.39
R13/1000	ASSUMED	W34/1000	36.40	33.36	3.04	8.35
R13/1000	ASSUMED	W35/1000	32.67	30.08	2.59	7.93
R7/1001	ASSUMED	W13/1001	36.97	34.11	2.86	7.74
R7/1001	ASSUMED	W14/1001	36.86	33.91	2.95	8.00
31 Vastern Road						
R1/1010	BEDROOM	W1/1010	34.48	32.66	1.82	5.28
R1/1010	BEDROOM	W2/1010	37.17	33.89	3.28	8.82
R1/1010	BEDROOM	W3/1010	30.87	28.17	2.70	8.75
R1/1011	LIVINGROOM	W1/1011	35.21	33.42	1.79	5.08
R1/1011	LIVINGROOM	W2/1011	37.77	34.57	3.20	8.47
R1/1011	LIVINGROOM	W3/1011	32.61	29.93	2.68	8.22
R1/1012	BEDROOM	W1/1012	37.97	34.85	3.12	8.22
33 Vastern Road						
R4/1010	ASSUMED	W8/1010	31.55	29.53	2.02	6.40
R4/1010	ASSUMED	W9/1010	37.15	33.78	3.37	9.07
R4/1010	ASSUMED	W10/1010	29.61	26.90	2.71	9.15
R2/1011	ASSUMED	W4/1011	32.82	30.93	1.89	5.76
R2/1011	ASSUMED	W5/1011	37.75	34.46	3.29	8.72
R2/1011	ASSUMED	W6/1011	31.28	28.57	2.71	8.66
R2/1012	ASSUMED	W2/1012	37.97	34.85	3.12	8.22
35 Vastern Road						
R5/1010	ASSUMED	W11/1010	29.52	27.59	1.93	6.54
R5/1010	ASSUMED	W12/1010	37.13	33.75	3.38	9.10
R5/1010	ASSUMED	W13/1010	30.98	28.25	2.73	8.81
R3/1011	ASSUMED	W7/1011	31.26	29.37	1.89	6.05
R3/1011	ASSUMED	W8/1011	37.26	33.88	3.38	9.07
R3/1011	ASSUMED	W9/1011	32.34	29.60	2.74	8.47
R3/1012	BEDROOM	W3/1012	37.81	34.57	3.24	8.57



DAYLIGHT Analysis

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

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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37 Vastern Road

R8/1010	ASSUMED	W20/1010	31.06	28.97	2.09	6.73
R8/1010	ASSUMED	W21/1010	37.12	33.69	3.43	9.24
R8/1010	ASSUMED	W22/1010	29.04	26.40	2.64	9.09
R4/1011	ASSUMED	W10/1011	32.54	30.46	2.08	6.39
R4/1011	ASSUMED	W11/1011	37.26	33.80	3.46	9.29
R4/1011	ASSUMED	W12/1011	30.81	28.14	2.67	8.67
R4/1012	ASSUMED	W4/1012	37.73	34.41	3.32	8.80

39 Vastern Road

R9/1010	ASSUMED	W23/1010	29.69	27.50	2.19	7.38
R9/1010	ASSUMED	W24/1010	37.10	33.61	3.49	9.41
R9/1010	ASSUMED	W25/1010	30.75	28.12	2.63	8.55
R5/1011	ASSUMED	W13/1011	31.58	29.40	2.18	6.90
R5/1011	ASSUMED	W14/1011	37.37	33.87	3.50	9.37
R5/1011	ASSUMED	W15/1011	32.42	29.72	2.70	8.33
R5/1012	ASSUMED	W5/1012	37.54	34.15	3.39	9.03

41 Vastern Road

R12/1010	ASSUMED	W30/1010	31.06	28.85	2.21	7.12
R12/1010	ASSUMED	W31/1010	37.07	33.61	3.46	9.33
R12/1010	ASSUMED	W32/1010	29.30	26.75	2.55	8.70
R6/1011	ASSUMED	W16/1011	32.71	30.47	2.24	6.85
R6/1011	ASSUMED	W17/1011	37.24	33.71	3.53	9.48
R6/1011	ASSUMED	W18/1011	30.92	28.32	2.60	8.41
R6/1012	ASSUMED	W6/1012	36.80	33.36	3.44	9.35

43 Vastern Road

R13/1010	ASSUMED	W33/1010	29.89	27.61	2.28	7.63
R13/1010	ASSUMED	W34/1010	37.06	33.55	3.51	9.47
R13/1010	ASSUMED	W35/1010	30.92	28.48	2.44	7.89
R7/1011	ASSUMED	W19/1011	31.94	29.57	2.37	7.42
R7/1011	ASSUMED	W20/1011	37.50	33.93	3.57	9.52
R7/1011	ASSUMED	W21/1011	32.70	30.20	2.50	7.65



DAYLIGHT Analysis

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

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R7/1012	ASSUMED	W7/1012	37.76	34.30	3.46	9.16
45 Vastern Road						
R16/1010	BEDROOM	W40/1010	31.32	28.94	2.38	7.60
R16/1010	BEDROOM	W41/1010	37.02	33.54	3.48	9.40
R16/1010	BEDROOM	W42/1010	29.51	27.06	2.45	8.30
R8/1011	BEDROOM	W22/1011	32.92	30.49	2.43	7.38
R8/1011	BEDROOM	W23/1011	37.18	33.62	3.56	9.58
R8/1011	BEDROOM	W24/1011	31.09	28.57	2.52	8.11
R8/1012	LKD	W8/1012	37.96	34.51	3.45	9.09
47 Vastern Road						
R17/1010	LIVINGROOM	W43/1010	29.91	27.50	2.41	8.06
R17/1010	LIVINGROOM	W44/1010	36.99	33.55	3.44	9.30
R17/1010	LIVINGROOM	W45/1010	31.22	28.76	2.46	7.88
R9/1011	BEDROOM	W25/1011	31.76	29.29	2.47	7.78
R9/1011	BEDROOM	W26/1011	37.35	33.79	3.56	9.53
R9/1011	BEDROOM	W27/1011	32.94	30.41	2.53	7.68
R9/1012	BEDROOM	W9/1012	37.67	34.28	3.39	9.00
49 Vastern Road						
R20/1010	ASSUMED	W50/1010	31.04	28.58	2.46	7.93
R20/1010	ASSUMED	W51/1010	36.99	33.59	3.40	9.19
R20/1010	ASSUMED	W52/1010	30.21	27.92	2.29	7.58
R10/1011	ASSUMED	W28/1011	33.21	30.68	2.53	7.62
R10/1011	ASSUMED	W29/1011	37.68	34.17	3.51	9.32
R10/1011	ASSUMED	W30/1011	32.26	29.83	2.43	7.53
R10/1012	ASSUMED	W10/1012	37.85	34.40	3.45	9.11
51 Vastern Road						
R21/1010	SHOP	W53/1010	27.46	24.07	3.39	12.35
R21/1010	SHOP	W54/1010	30.29	28.09	2.20	7.26
R21/1010	SHOP	W55/1010	4.20	2.83	1.37	32.62
R21/1010	SHOP	W56/1010	31.87	31.56	0.31	0.97



DAYLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Proposal

PR300420

P1368 - rel14 Scheme 300420

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R21/1010	SHOP	W57/1010	31.64	31.33	0.31	0.98
R11/1011	LIVINGROOM	W31/1011	32.36	29.77	2.59	8.00
R11/1011	LIVINGROOM	W32/1011	37.56	34.04	3.52	9.37
R11/1011	LIVINGROOM	W33/1011	34.59	32.26	2.33	6.74
R11/1011	LIVINGROOM	W34/1011	34.43	34.12	0.31	0.90
R11/1012	BEDROOM	W11/1012	81.63	79.05	2.58	3.16
R11/1012	BEDROOM	W12/1012	84.06	84.06	0.00	0.00



NSL Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Propsoal

PR300420

P1368 - rel14 Scheme 300420

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
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1-8 MONMOUTH COURT

R2/60	ASSUMED	125.9	116.5	114.1	2.4	2.1
R3/60	ASSUMED	125.9	109.8	107.6	2.2	2.0
R2/61	ASSUMED	125.9	124.1	124.1	0.0	0.0
R3/61	ASSUMED	125.9	124.0	124.0	0.0	0.0
R2/62	ASSUMED	125.9	124.1	124.1	0.0	0.0
R3/62	ASSUMED	125.9	124.0	124.0	0.0	0.0

87 CAVERSHAM ROAD

R1/90	RESI	384.1	143.4	140.2	3.2	2.2
R1/91	RESI	486.7	484.1	483.0	1.1	0.2
R2/91	HALL	50.4	5.0	5.0	0.0	0.0
R3/91	RESI	150.9	123.9	120.5	3.4	2.7
R4/91	RESI	151.7	148.2	148.2	0.0	0.0
R1/92	ASSUMED	153.0	137.1	124.1	13.0	9.5
R2/92	ASSUMED	136.6	116.9	116.9	0.0	0.0

89 CAVERSHAM ROAD

R5/91	ASSUMED	176.6	173.1	173.1	0.0	0.0
R3/92	ASSUMED	132.8	109.5	97.0	12.6	11.5

91 CAVERSHAM ROAD

R6/91	ASSUMED	176.8	173.0	173.0	0.0	0.0
R4/92	ASSUMED	132.3	104.0	104.0	0.0	0.0

93-97 CAVERSHAM ROAD

R7/91	ASSUMED	173.0	169.6	169.6	0.0	0.0
R8/91	ASSUMED	175.5	172.1	172.1	0.0	0.0
R9/91	ASSUMED	171.8	168.7	168.7	0.0	0.0
R5/92	ASSUMED	156.8	122.4	112.7	9.7	7.9
R6/92	ASSUMED	148.8	122.6	122.6	0.0	0.0
R7/92	ASSUMED	144.2	112.2	104.8	7.4	6.6

97a CAVERSHAM ROAD

R1/96	ASSUMED	203.4	182.6	182.6	0.0	0.0
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NSL Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Propsoal

PR300420

P1368 - rel14 Scheme 300420

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
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99 to 103 CAVERSHAM ROAD

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

17 Vastern Road

R1/1000	LIVINGROOM	194.8	187.2	187.1	0.2	0.1
R1/1001	ASSUMED	235.5	225.0	225.0	0.0	0.0
R1/1002	BEDROOM	216.7	208.3	208.1	0.2	0.1

19 Vastern Road

R4/1000	ASSUMED	155.2	153.6	153.6	0.0	0.0
R2/1001	ASSUMED	184.0	179.8	179.8	0.0	0.0
R2/1002	ASSUMED	215.4	91.7	91.7	0.0	0.0

21 Vastern Road

R5/1000	ASSUMED	152.3	150.5	150.5	0.0	0.0
R3/1001	ASSUMED	185.2	180.9	180.9	0.0	0.0
R3/1002	ASSUMED	210.3	85.6	82.7	2.9	3.4

23 Vastern Road

R8/1000	ASSUMED	154.8	153.3	153.3	0.0	0.0
R4/1001	ASSUMED	185.3	180.8	180.8	0.0	0.0
R4/1002	ASSUMED	210.4	90.7	90.7	0.0	0.0

25 Vastern Road



NSL Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Propsoal

PR300420

P1368 - rel14 Scheme 300420

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R9/1000	ASSUMED	153.2	151.8	151.8	0.0	0.0
R5/1001	ASSUMED	186.6	182.6	182.6	0.0	0.0
R5/1002	ASSUMED	208.7	87.7	81.7	6.0	6.8
27 Vastern Road						
R12/1000	ASSUMED	157.6	156.5	156.5	0.0	0.0
R6/1001	ASSUMED	189.3	185.3	185.3	0.0	0.0
R6/1002	ASSUMED	210.5	89.7	89.7	0.0	0.0
29 Vastern Road						
R13/1000	ASSUMED	162.8	160.3	153.7	6.6	4.1
R7/1001	ASSUMED	193.7	189.4	189.4	0.0	0.0
31 Vastern Road						
R1/1010	BEDROOM	139.6	138.0	138.0	0.0	0.0
R1/1011	LIVINGROOM	176.8	169.6	169.6	0.0	0.0
R1/1012	BEDROOM	51.9	50.6	50.4	0.1	0.2
33 Vastern Road						
R4/1010	ASSUMED	150.4	149.3	149.3	0.0	0.0
R2/1011	ASSUMED	192.7	189.0	189.0	0.0	0.0
R2/1012	ASSUMED	187.2	133.6	121.5	12.1	9.1
35 Vastern Road						
R5/1010	ASSUMED	142.3	141.0	141.0	0.0	0.0
R3/1011	ASSUMED	183.8	179.6	179.6	0.0	0.0
R3/1012	BEDROOM	193.6	152.3	135.3	17.0	11.2
37 Vastern Road						
R8/1010	ASSUMED	153.4	152.4	152.4	0.0	0.0
R4/1011	ASSUMED	189.3	185.7	185.7	0.0	0.0
R4/1012	ASSUMED	241.7	183.5	143.6	39.9	21.7
39 Vastern Road						
R9/1010	ASSUMED	153.9	153.1	153.1	0.0	0.0



NSL Analysis

Reading Metropolitan, 80 Caversham Road, Reading
Existing vs Propsoal
PR300420
P1368 - rel14 Scheme 300420

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R5/1011	ASSUMED	191.9	188.6	188.6	0.0	0.0
R5/1012	ASSUMED	243.0	190.1	146.4	43.7	23.0
41 Vastern Road						
R12/1010	ASSUMED	152.9	151.6	151.6	0.0	0.0
R6/1011	ASSUMED	188.5	184.0	184.0	0.0	0.0
R6/1012	ASSUMED	241.7	180.8	142.1	38.8	21.5
43 Vastern Road						
R13/1010	ASSUMED	153.7	152.8	152.8	0.0	0.0
R7/1011	ASSUMED	190.0	186.4	186.4	0.0	0.0
R7/1012	ASSUMED	236.9	187.3	143.5	43.8	23.4
45 Vastern Road						
R16/1010	BEDROOM	116.8	115.4	115.4	0.0	0.0
R8/1011	BEDROOM	167.5	163.5	163.5	0.0	0.0
R8/1012	LKD	164.1	146.7	127.7	19.0	13.0
47 Vastern Road						
R17/1010	LIVINGROOM	147.5	145.2	145.2	0.0	0.0
R9/1011	BEDROOM	198.3	189.3	189.3	0.0	0.0
R9/1012	BEDROOM	193.5	148.6	122.9	25.6	17.2
49 Vastern Road						
R20/1010	ASSUMED	160.0	159.2	159.2	0.0	0.0
R10/1011	ASSUMED	194.1	191.2	191.2	0.0	0.0
R10/1012	ASSUMED	230.7	176.9	141.9	34.9	19.7
51 Vastern Road						
R21/1010	SHOP	173.9	173.9	173.9	0.0	0.0
R11/1011	LIVINGROOM	214.3	211.1	211.1	0.0	0.0
R11/1012	BEDROOM	189.8	186.5	186.5	0.0	0.0



SUNLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Propsoal

PR300420

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		

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	57	17	56	5.6	1.8	18	57	17	56	5.6	1.8
R2/62	W2/62	ASSUMED	20	58	17	55	15.0	5.2	20	58	17	55	15.0	5.2
R3/62	W3/62	ASSUMED	20	57	17	54	15.0	5.3	20	57	17	54	15.0	5.3

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	4	18	4	18	0.0	0.0						
R1/90	W4/90	RESI	6	26	5	25	16.7	3.8	6	38	5	37	16.7	2.6
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	5	35	5	35	0.0	0.0						
R1/91	W6/91	RESI	9	36	9	36	0.0	0.0	13	71	13	71	0.0	0.0



SUNLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Propsoal

PR300420

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							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	14	43	12	41	14.3	4.7	14	43	12	41	14.3	4.7
R3/91	W8/91	RESI	19	55	17	53	10.5	3.6						
R3/91	W9/91	RESI	20	56	18	54	10.0	3.6	20	57	18	55	10.0	3.5
R4/91	W10/91	RESI	20	59	17	56	15.0	5.1						
R4/91	W11/91	RESI	20	60	17	57	15.0	5.0	20	60	17	57	15.0	5.0
R1/92	W11/92	ASSUMED	21	61	19	59	9.5	3.3	21	61	19	59	9.5	3.3
R2/92	W27/92	ASSUMED	20	60	19	59	5.0	1.7	20	60	19	59	5.0	1.7
89 CAVERSHAM ROAD														
R5/91	W12/91	ASSUMED	20	60	17	57	15.0	5.0						
R5/91	W13/91	ASSUMED	20	60	17	57	15.0	5.0	20	60	17	57	15.0	5.0
R3/92	W26/92	ASSUMED	20	60	19	59	5.0	1.7	20	60	19	59	5.0	1.7
91 CAVERSHAM ROAD														
R6/91	W14/91	ASSUMED	20	60	17	57	15.0	5.0						
R6/91	W15/91	ASSUMED	20	60	17	57	15.0	5.0	20	60	18	58	10.0	3.3
R4/92	W21/92	ASSUMED	20	60	19	59	5.0	1.7	20	60	19	59	5.0	1.7



SUNLIGHT Analysis

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Existing vs Proposal

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							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		
93-97 CAVERSHAM ROAD														
R7/91	W16/91	ASSUMED	20	60	17	57	15.0	5.0						
R7/91	W17/91	ASSUMED	20	60	18	58	10.0	3.3	20	60	18	58	10.0	3.3
R8/91	W18/91	ASSUMED	20	59	18	57	10.0	3.4						
R8/91	W19/91	ASSUMED	20	59	18	57	10.0	3.4	20	59	18	57	10.0	3.4
R9/91	W20/91	ASSUMED	20	59	18	57	10.0	3.4						
R9/91	W21/91	ASSUMED	20	59	18	57	10.0	3.4	20	59	18	57	10.0	3.4
R5/92	W18/92	ASSUMED	20	60	19	59	5.0	1.7	20	60	19	59	5.0	1.7
R6/92	W15/92	ASSUMED	20	60	19	59	5.0	1.7	20	60	19	59	5.0	1.7
R7/92	W14/92	ASSUMED	20	60	19	59	5.0	1.7	20	60	19	59	5.0	1.7
97a CAVERSHAM ROAD														
R1/96	W1/96	ASSUMED	20	60	18	58	10.0	3.3	20	60	18	58	10.0	3.3
17 Vastern Road														
R1/1000	W1/1000	LIVINGROOM	19	55	18	54	5.3	1.8						
R1/1000	W2/1000	LIVINGROOM	27	80	24	77	11.1	3.8						
R1/1000	W3/1000	LIVINGROOM	27	69	24	66	11.1	4.3	27	81	25	79	7.4	2.5



SUNLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Proposal

PR300420

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		
R1/1001	W1/1001	ASSUMED	27	76	24	73	11.1	3.9						
R1/1001	W2/1001	ASSUMED	27	76	24	73	11.1	3.9	27	76	24	73	11.1	3.9
R1/1002	W1/1002	BEDROOM	27	91	25	89	7.4	2.2						
R1/1002	W2/1002	BEDROOM	28	81	26	79	7.1	2.5	28	92	26	90	7.1	2.2
19 Vastern Road														
R4/1000	W8/1000	ASSUMED	19	55	17	53	10.5	3.6						
R4/1000	W9/1000	ASSUMED	27	81	25	79	7.4	2.5						
R4/1000	W10/1000	ASSUMED	26	66	24	64	7.7	3.0	27	81	25	79	7.4	2.5
R2/1001	W3/1001	ASSUMED	27	75	25	73	7.4	2.7						
R2/1001	W4/1001	ASSUMED	28	76	26	74	7.1	2.6	28	77	26	75	7.1	2.6
R2/1002	W3/1002	ASSUMED	28	80	27	79	3.6	1.3	28	80	27	79	3.6	1.3
21 Vastern Road														
R5/1000	W11/1000	ASSUMED	18	55	16	53	11.1	3.6						
R5/1000	W12/1000	ASSUMED	26	79	24	77	7.7	2.5						
R5/1000	W13/1000	ASSUMED	26	68	24	66	7.7	2.9	26	80	24	78	7.7	2.5
R3/1001	W5/1001	ASSUMED	28	76	26	74	7.1	2.6						
R3/1001	W6/1001	ASSUMED	28	76	26	74	7.1	2.6	28	76	26	74	7.1	2.6
R3/1002	W4/1002	ASSUMED	28	77	27	76	3.6	1.3	28	77	27	76	3.6	1.3



SUNLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Propsoal

PR300420

P1368 - rel14 Scheme 300420

Room	Window	Room Use	Window				APSH		Room				Winter %Loss	Annual %Loss
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH				

23 Vastern Road

R8/1000	W20/1000	ASSUMED	20	56	18	54	10.0	3.6								
R8/1000	W21/1000	ASSUMED	28	82	25	79	10.7	3.7								
R8/1000	W22/1000	ASSUMED	27	66	25	64	7.4	3.0	28	82	26	80	7.1	2.4		
R4/1001	W7/1001	ASSUMED	28	76	26	74	7.1	2.6								
R4/1001	W8/1001	ASSUMED	28	76	26	74	7.1	2.6	28	76	26	74	7.1	2.6		
R4/1002	W5/1002	ASSUMED	28	77	27	76	3.6	1.3	28	77	27	76	3.6	1.3		

25 Vastern Road

R9/1000	W23/1000	ASSUMED	20	57	18	55	10.0	3.5								
R9/1000	W24/1000	ASSUMED	28	81	25	78	10.7	3.7								
R9/1000	W25/1000	ASSUMED	28	70	26	68	7.1	2.9	28	82	26	80	7.1	2.4		
R5/1001	W9/1001	ASSUMED	28	76	26	74	7.1	2.6								
R5/1001	W10/1001	ASSUMED	28	76	26	74	7.1	2.6	28	76	26	74	7.1	2.6		
R5/1002	W6/1002	ASSUMED	28	80	27	79	3.6	1.3	28	80	27	79	3.6	1.3		

27 Vastern Road

R12/1000	W30/1000	ASSUMED	20	57	18	55	10.0	3.5								
R12/1000	W31/1000	ASSUMED	28	81	25	78	10.7	3.7								



SUNLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Propsoal

PR300420

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		
R12/1000	W32/1000	ASSUMED	27	67	24	64	11.1	4.5	28	81	26	79	7.1	2.5
R6/1001	W11/1001	ASSUMED	28	76	26	74	7.1	2.6						
R6/1001	W12/1001	ASSUMED	28	76	26	74	7.1	2.6	28	76	26	74	7.1	2.6
R6/1002	W7/1002	ASSUMED	28	79	27	78	3.6	1.3	28	79	27	78	3.6	1.3
29 Vastern Road														
R13/1000	W33/1000	ASSUMED	4	23	4	23	0.0	0.0						
R13/1000	W34/1000	ASSUMED	28	81	25	78	10.7	3.7						
R13/1000	W35/1000	ASSUMED	28	74	25	71	10.7	4.1	28	86	25	83	10.7	3.5
R7/1001	W13/1001	ASSUMED	28	77	26	75	7.1	2.6						
R7/1001	W14/1001	ASSUMED	28	77	26	75	7.1	2.6	28	78	26	76	7.1	2.6
31 Vastern Road														
R1/1010	W1/1010	BEDROOM	20	58	17	55	15.0	5.2						
R1/1010	W2/1010	BEDROOM	28	81	25	78	10.7	3.7						
R1/1010	W3/1010	BEDROOM	28	68	25	65	10.7	4.4	28	81	25	78	10.7	3.7
R1/1011	W1/1011	LIVINGROOM	20	58	17	55	15.0	5.2						
R1/1011	W2/1011	LIVINGROOM	28	81	25	78	10.7	3.7						
R1/1011	W3/1011	LIVINGROOM	28	70	25	67	10.7	4.3	28	82	25	79	10.7	3.7
R1/1012	W1/1012	BEDROOM	28	80	24	76	14.3	5.0	28	80	24	76	14.3	5.0



SUNLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Propsoal

PR300420

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		
33 Vastern Road														
R4/1010	W8/1010	ASSUMED	20	57	16	53	20.0	7.0						
R4/1010	W9/1010	ASSUMED	28	81	24	77	14.3	4.9						
R4/1010	W10/1010	ASSUMED	27	65	23	61	14.8	6.2	28	81	24	77	14.3	4.9
R2/1011	W4/1011	ASSUMED	20	57	16	53	20.0	7.0						
R2/1011	W5/1011	ASSUMED	28	81	24	77	14.3	4.9						
R2/1011	W6/1011	ASSUMED	27	67	23	63	14.8	6.0	28	81	24	77	14.3	4.9
R2/1012	W2/1012	ASSUMED	28	79	25	76	10.7	3.8	28	79	25	76	10.7	3.8
35 Vastern Road														
R5/1010	W11/1010	ASSUMED	20	56	16	52	20.0	7.1						
R5/1010	W12/1010	ASSUMED	28	81	24	77	14.3	4.9						
R5/1010	W13/1010	ASSUMED	28	68	24	64	14.3	5.9	28	81	24	77	14.3	4.9
R3/1011	W7/1011	ASSUMED	20	56	16	52	20.0	7.1						
R3/1011	W8/1011	ASSUMED	28	81	24	77	14.3	4.9						
R3/1011	W9/1011	ASSUMED	28	70	24	66	14.3	5.7	28	82	24	78	14.3	4.9
R3/1012	W3/1012	BEDROOM	28	79	25	76	10.7	3.8	28	79	25	76	10.7	3.8

37 Vastern Road



SUNLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Proposal

PR300420

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		
R8/1010	W20/1010	ASSUMED	20	57	16	53	20.0	7.0						
R8/1010	W21/1010	ASSUMED	28	81	24	77	14.3	4.9						
R8/1010	W22/1010	ASSUMED	27	65	22	60	18.5	7.7	28	81	24	77	14.3	4.9
R4/1011	W10/1011	ASSUMED	20	57	17	54	15.0	5.3						
R4/1011	W11/1011	ASSUMED	28	81	25	78	10.7	3.7						
R4/1011	W12/1011	ASSUMED	27	67	22	62	18.5	7.5	28	81	25	78	10.7	3.7
R4/1012	W4/1012	ASSUMED	28	79	25	76	10.7	3.8	28	79	25	76	10.7	3.8
39 Vastern Road														
R9/1010	W23/1010	ASSUMED	20	57	16	53	20.0	7.0						
R9/1010	W24/1010	ASSUMED	28	81	24	77	14.3	4.9						
R9/1010	W25/1010	ASSUMED	28	68	24	64	14.3	5.9	28	81	24	77	14.3	4.9
R5/1011	W13/1011	ASSUMED	20	57	16	53	20.0	7.0						
R5/1011	W14/1011	ASSUMED	28	81	24	77	14.3	4.9						
R5/1011	W15/1011	ASSUMED	28	70	24	66	14.3	5.7	28	82	24	78	14.3	4.9
R5/1012	W5/1012	ASSUMED	28	77	24	73	14.3	5.2	28	77	24	73	14.3	5.2
41 Vastern Road														
R12/1010	W30/1010	ASSUMED	20	57	17	54	15.0	5.3						
R12/1010	W31/1010	ASSUMED	28	81	25	78	10.7	3.7						
R12/1010	W32/1010	ASSUMED	27	65	24	62	11.1	4.6	28	81	25	78	10.7	3.7



SUNLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Proposal

PR300420

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		
R6/1011	W16/1011	ASSUMED	20	56	17	53	15.0	5.4						
R6/1011	W17/1011	ASSUMED	28	81	25	78	10.7	3.7						
R6/1011	W18/1011	ASSUMED	27	68	24	65	11.1	4.4	28	82	25	79	10.7	3.7
R6/1012	W6/1012	ASSUMED	28	75	25	72	10.7	4.0	28	75	25	72	10.7	4.0
43 Vastern Road														
R13/1010	W33/1010	ASSUMED	20	57	16	53	20.0	7.0						
R13/1010	W34/1010	ASSUMED	28	81	24	77	14.3	4.9						
R13/1010	W35/1010	ASSUMED	28	68	24	64	14.3	5.9	28	81	24	77	14.3	4.9
R7/1011	W19/1011	ASSUMED	20	57	17	54	15.0	5.3						
R7/1011	W20/1011	ASSUMED	28	81	25	78	10.7	3.7						
R7/1011	W21/1011	ASSUMED	28	70	25	67	10.7	4.3	28	82	25	79	10.7	3.7
R7/1012	W7/1012	ASSUMED	28	78	25	75	10.7	3.8	28	78	25	75	10.7	3.8
45 Vastern Road														
R16/1010	W40/1010	BEDROOM	20	57	16	53	20.0	7.0						
R16/1010	W41/1010	BEDROOM	28	81	24	77	14.3	4.9						
R16/1010	W42/1010	BEDROOM	27	65	23	61	14.8	6.2	28	81	24	77	14.3	4.9
R8/1011	W22/1011	BEDROOM	20	57	17	54	15.0	5.3						
R8/1011	W23/1011	BEDROOM	28	81	25	78	10.7	3.7						



SUNLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Proposal

PR300420

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		

R8/1011	W24/1011	BEDROOM	27	68	24	65	11.1	4.4	28	82	25	79	10.7	3.7
R8/1012	W8/1012	LKD	28	78	25	75	10.7	3.8	28	78	25	75	10.7	3.8

47 Vastern Road

R17/1010	W43/1010	LIVINGROOM	20	57	15	52	25.0	8.8						
R17/1010	W44/1010	LIVINGROOM	28	81	23	76	17.9	6.2						
R17/1010	W45/1010	LIVINGROOM	28	70	22	64	21.4	8.6	28	81	23	76	17.9	6.2
R9/1011	W25/1011	BEDROOM	20	57	16	53	20.0	7.0						
R9/1011	W26/1011	BEDROOM	28	81	24	77	14.3	4.9						
R9/1011	W27/1011	BEDROOM	28	72	24	68	14.3	5.6	28	82	24	78	14.3	4.9
R9/1012	W9/1012	BEDROOM	28	79	24	75	14.3	5.1	28	79	24	75	14.3	5.1

49 Vastern Road

R20/1010	W50/1010	ASSUMED	20	57	14	51	30.0	10.5						
R20/1010	W51/1010	ASSUMED	28	81	24	77	14.3	4.9						
R20/1010	W52/1010	ASSUMED	27	67	24	64	11.1	4.5	28	81	24	77	14.3	4.9
R10/1011	W28/1011	ASSUMED	20	57	15	52	25.0	8.8						
R10/1011	W29/1011	ASSUMED	28	81	24	77	14.3	4.9						
R10/1011	W30/1011	ASSUMED	26	67	22	63	15.4	6.0	28	83	24	79	14.3	4.8
R10/1012	W10/1012	ASSUMED	28	78	24	74	14.3	5.1	28	78	24	74	14.3	5.1



SUNLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Propsoal

PR300420

P1368 - rel14 Scheme 300420

Room	Window	Room Use	Window				APSH		Room				Winter %Loss	Annual %Loss
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH				
51 Vastern Road														
R21/1010	W53/1010	SHOP	27	60	24	57	11.1	5.0						
R21/1010	W54/1010	SHOP	27	77	24	74	11.1	3.9						
R21/1010	W55/1010	SHOP	4	4	2	2	50.0	50.0						
R21/1010	W56/1010	SHOP	18	54	16	52	11.1	3.7						
R21/1010	W57/1010	SHOP	18	56	16	54	11.1	3.6	28	91	24	87	14.3	4.4
R11/1011	W31/1011	LIVINGROOM	20	57	16	53	20.0	7.0						
R11/1011	W32/1011	LIVINGROOM	28	79	24	75	14.3	5.1						
R11/1011	W33/1011	LIVINGROOM	29	75	25	71	13.8	5.3						
R11/1011	W34/1011	LIVINGROOM	18	58	16	56	11.1	3.4	29	95	25	91	13.8	4.2
R11/1012	W11/1012	BEDROOM	30	91	26	87	13.3	4.4						
R11/1012	W12/1012	BEDROOM	6	69	6	69	0.0	0.0	30	98	26	94	13.3	4.1

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



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
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



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
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



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
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



DAYLIGHT Analysis

Reading Metropolitan, 80 Caversham Road, Reading
Existing vs Proposal
PR300420_CUMULATIVE
P1368 - rel14 Scheme 300420

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



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
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



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
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 sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
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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
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NSL Analysis

Reading Metropolitan, 80 Caversham Road, Reading

Existing vs Proposal

PR300420_CUMULATIVE

P1368 - rel14 Scheme 300420

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
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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 sq ft	Existing sq ft	Proposed sq ft	Loss 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 sq ft	Existing sq ft	Proposed sq ft	Loss 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 %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		

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

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Existing vs Proposal

PR300420_CUMULATIVE

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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		

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						
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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		

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

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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		
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 %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		

R2/1011	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 %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		

R4/1012	W4/1012	ASSUMED	14	64	13	63	7.1	1.6	14	64	13	63	7.1	1.6
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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 %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		

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 %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		

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

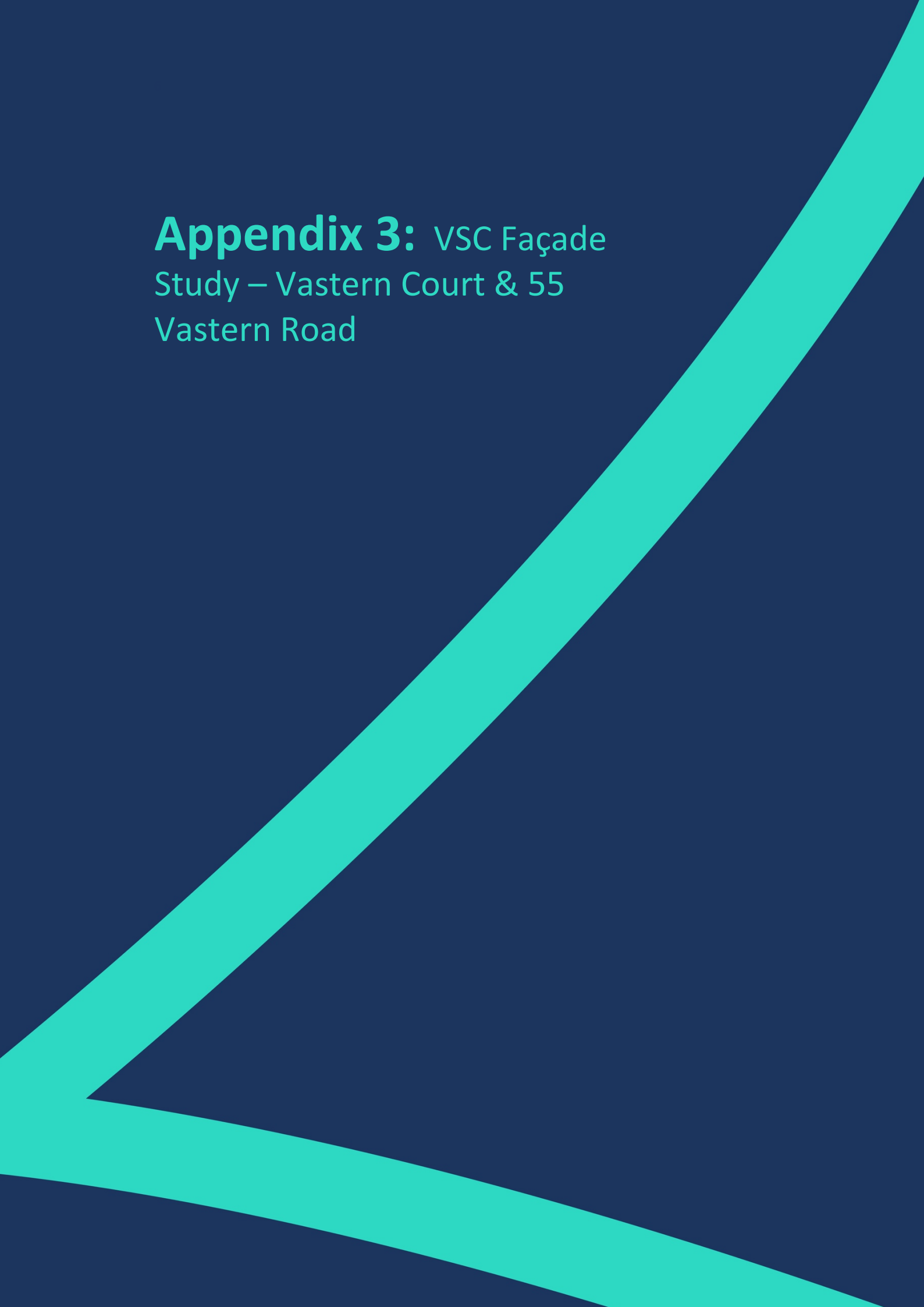
Existing vs Proposal

PR300420_CUMULATIVE

P1368 - rel14 Scheme 300420

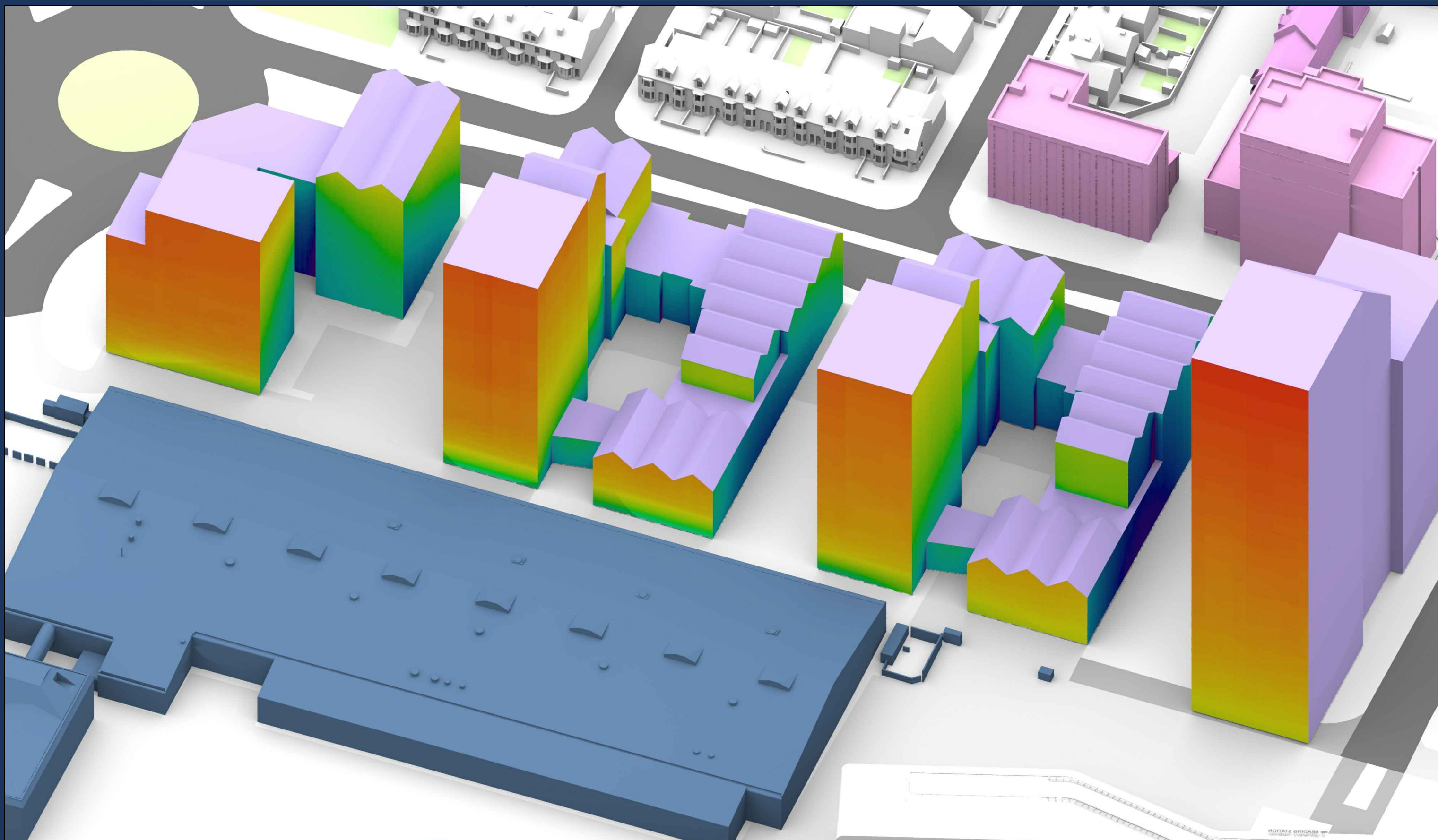
APSH

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



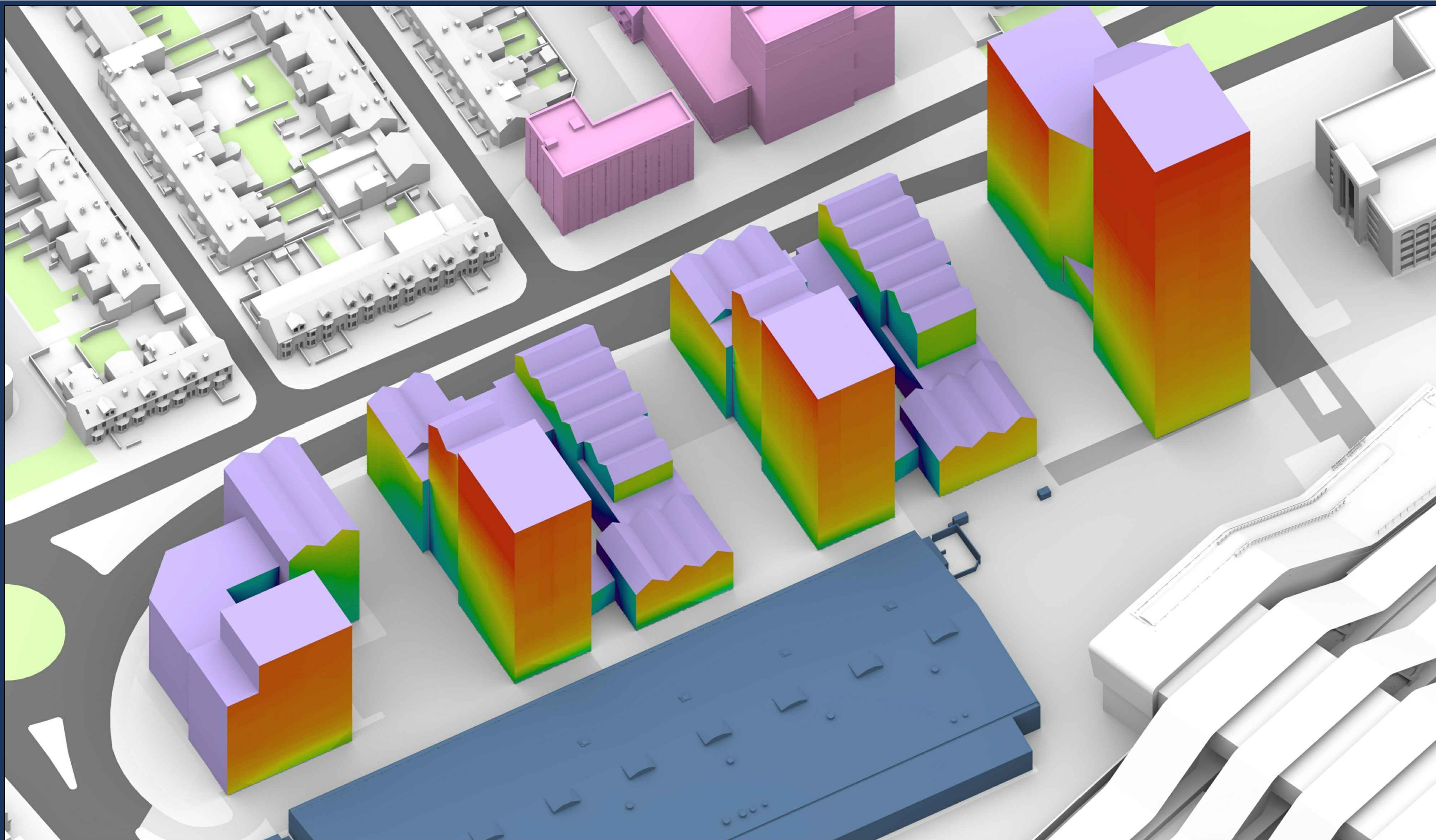
Appendix 3: VSC Façade

Study – Vastern Court & 55
Vastern Road



Sources: Point 2 Surveyors 3D Laser Scan Survey		Key: Existing Buildings		VSC(%)		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: VSC Facade Study - Reading Station Park Development Existing Buildings Cumulative Scenario	
Zmapping Zmap Survey Info (received 10/05/17) Reading_230816_Solids.dwg		Proposed Scheme		0%					
TP Bennett Proposal Scheme (received 30/04/20) 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%					
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS @ A3		Date: May 20	
						Dwg No: P1368/FS/17		Rel: 14	

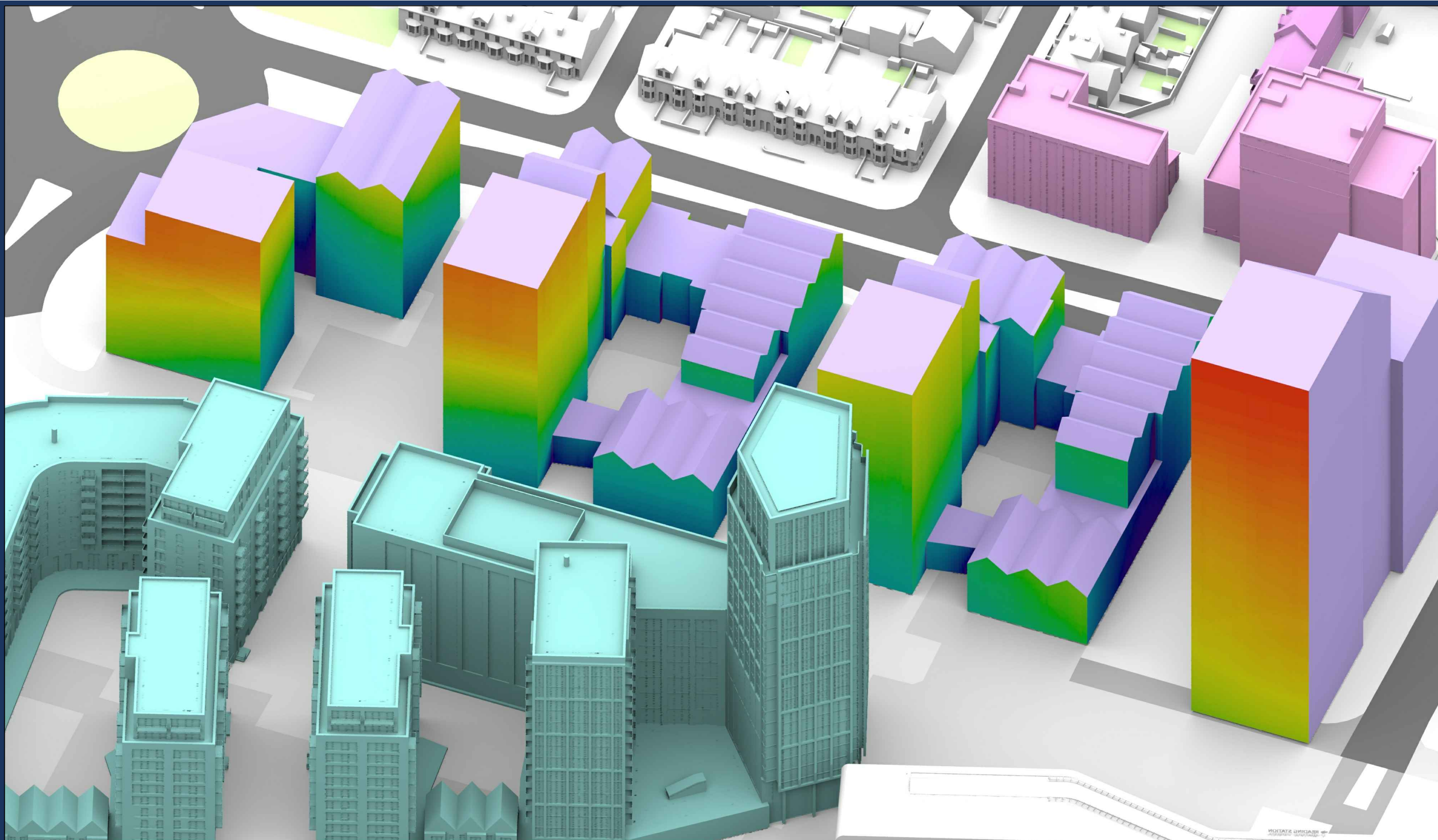




Sources: Point 2 Surveyors 3D Laser Scan Survey Zmapping Zmap Survey Info (received 10/05/17) Reading_230816_Solids.dwg TP Bennett Proposal Scheme (received 30/04/20) A11113-TPB-BD-ZZ-M3-A-0001_3D model.dwg		Key: Existing Buildings Proposed Scheme Reading Station Park Development Vastern Road Development 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/18		Rel: 14	

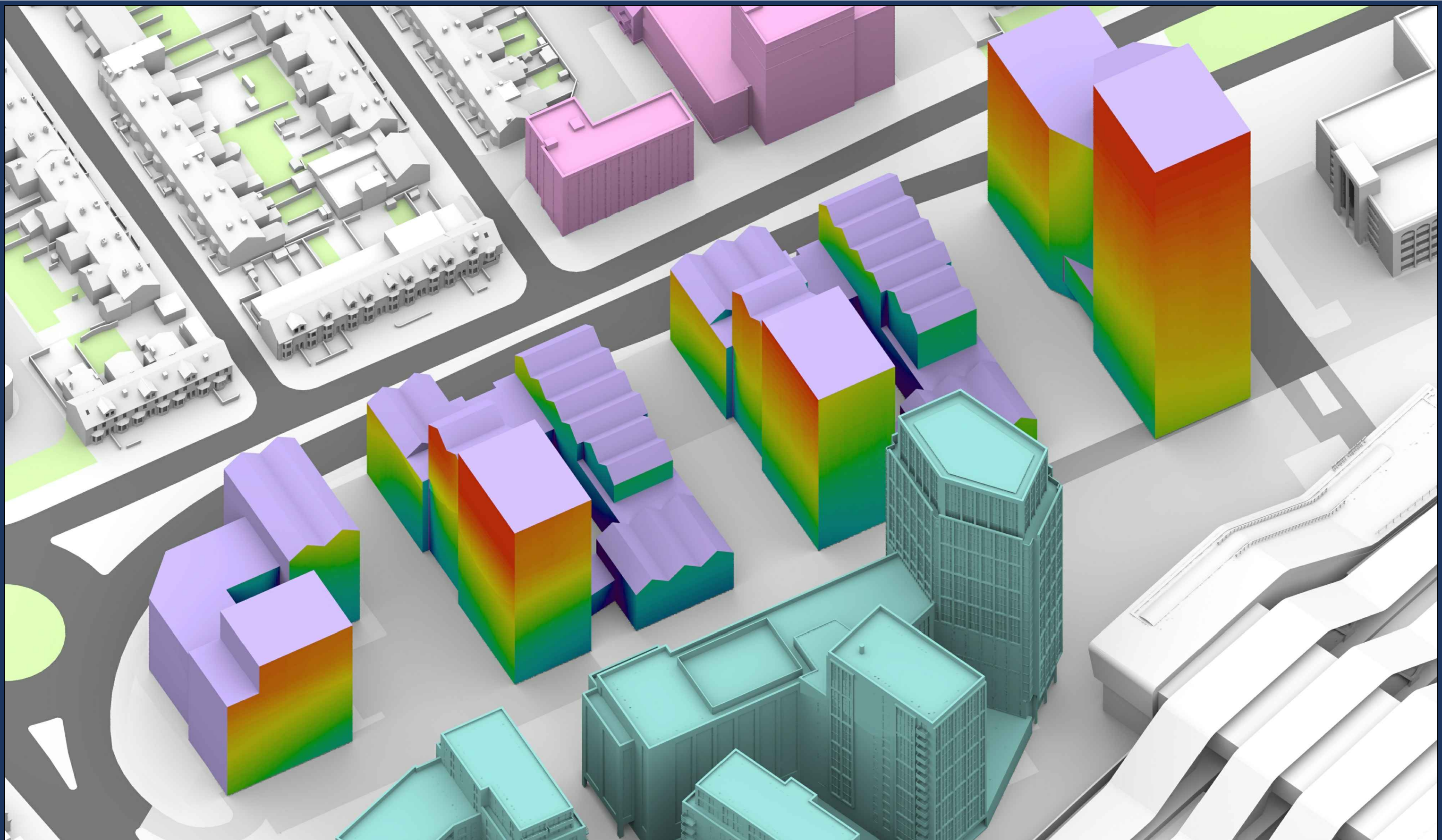






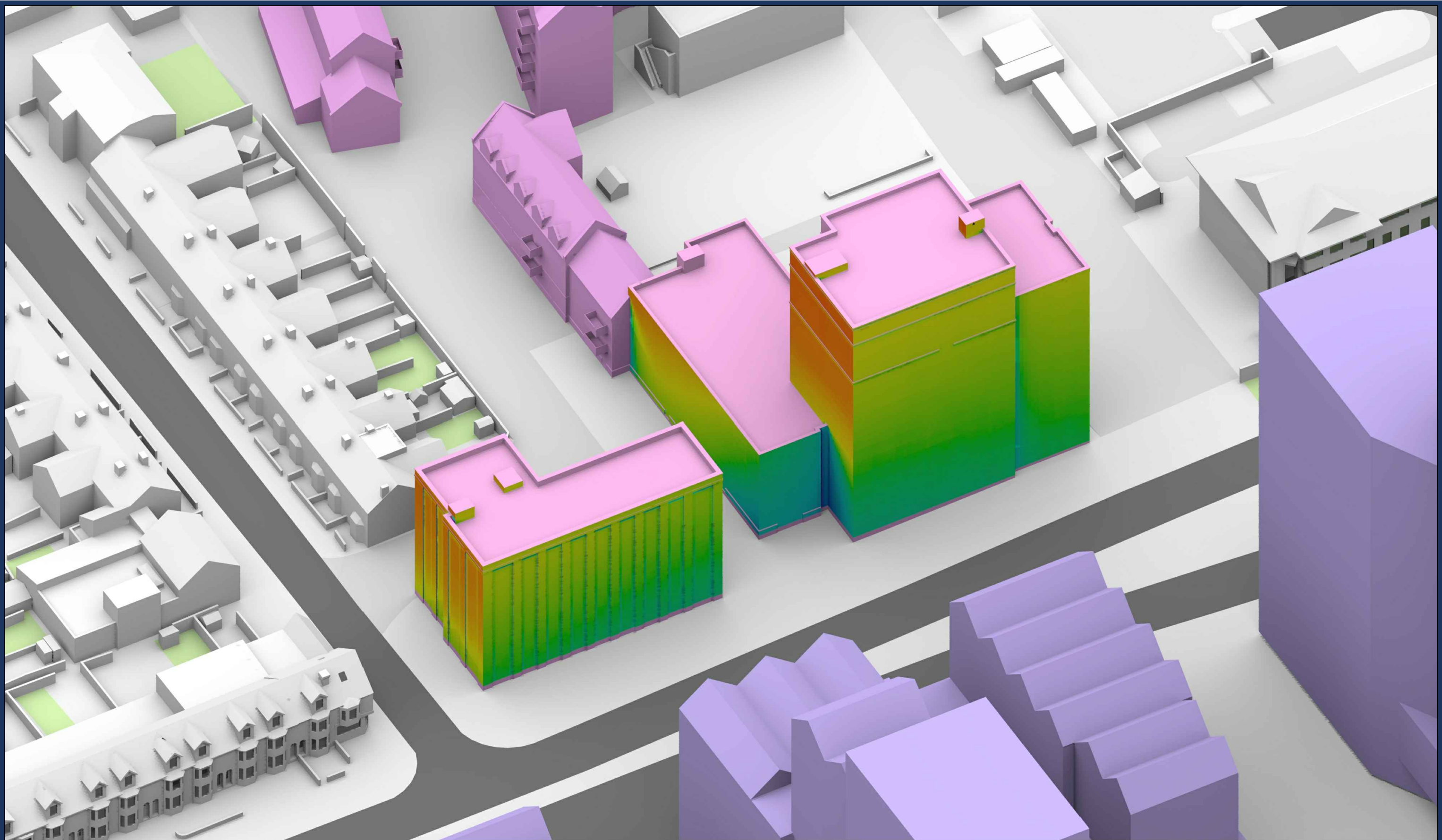
Sources: Point 2 Surveyors 3D Laser Scan Survey		Key: Existing Buildings		VSC(%)		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: VSC Facade Study - Reading Station Park Development Proposed Scheme Dated 30/04/20 Cumulative Scenario	
Zmapping Zmap Survey Info (received 10/05/17) Reading_230816_Solids.dwg		Proposed Scheme		0%					
TP Bennett Proposal Scheme (received 30/04/20) 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%					
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS @ A3		Date: May 20	
						Dwg No: P1368/FS/19		Rel: 14	





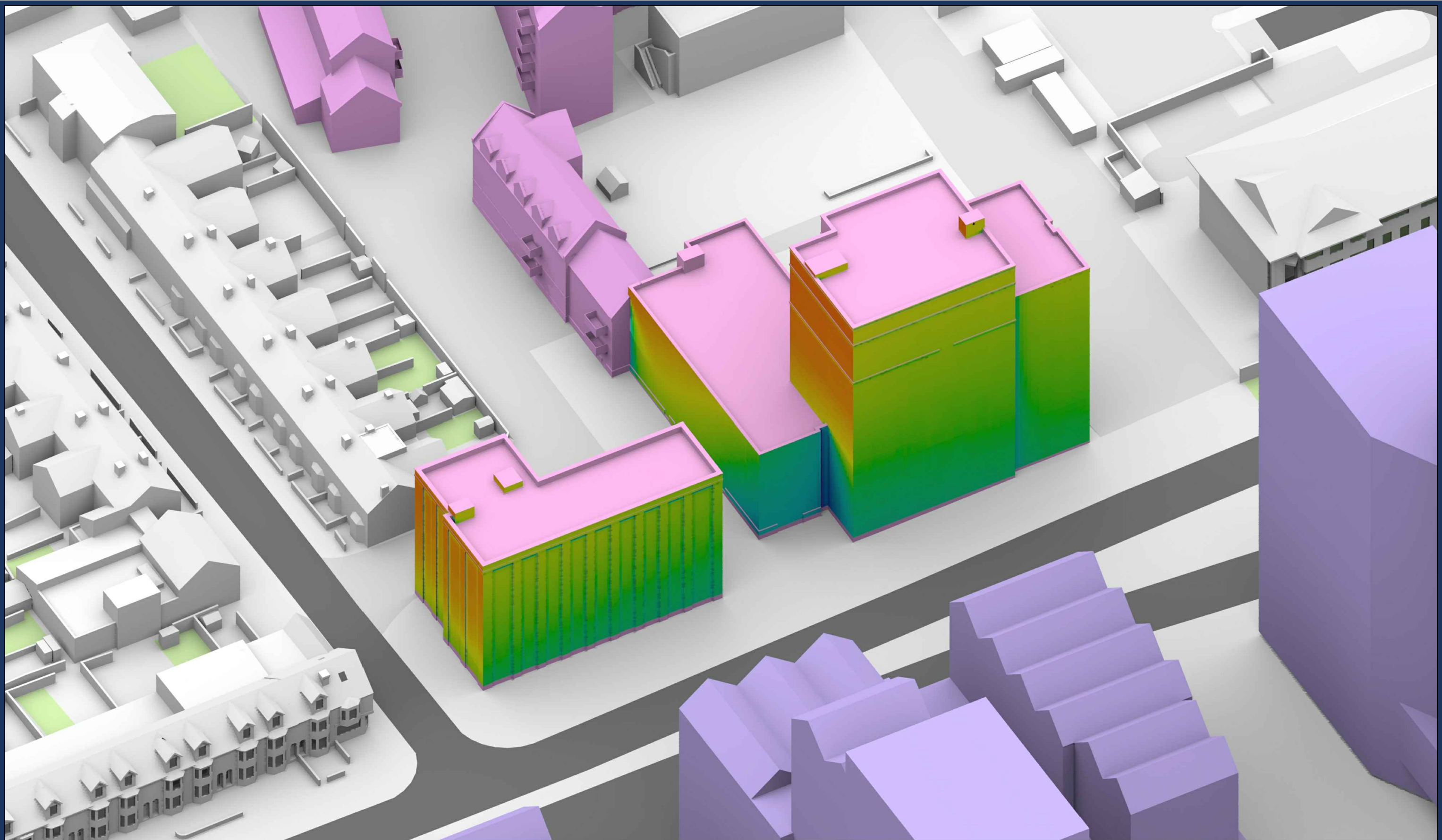
Sources: Point 2 Surveyors 3D Laser Scan Survey Zmapping Zmap Survey Info (received 10/05/17) Reading_230816_Solids.dwg TP Bennett Proposal Scheme (received 30/04/20) A11113-TPB-BD-ZZ-M3-A-0001_3D model.dwg		Key: Existing Buildings Proposed Scheme Reading Station Park Development Vastern Road Development 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 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		Key: Existing Buildings		VSC(%)		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: VSC Facade Study - Reading Station Park Development Existing Buildings Cumulative Scenario	
Zmapping Zmap Survey Info (received 10/05/17) Reading_230816_Solids.dwg		Proposed Scheme		0% 5% 10% 15% 20% 25% 30% 35% 40%					
TP Bennett Proposal Scheme (received 30/04/20) A11113-TPB-BD-ZZ-M3-A-0001_3D model.dwg		Reading Station Park Development							
		Vastern Road Development							
		Station Hill Development							
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS @ A3		Date: May 20	
						Dwg No: P1368/FS/21		Rel: 14	

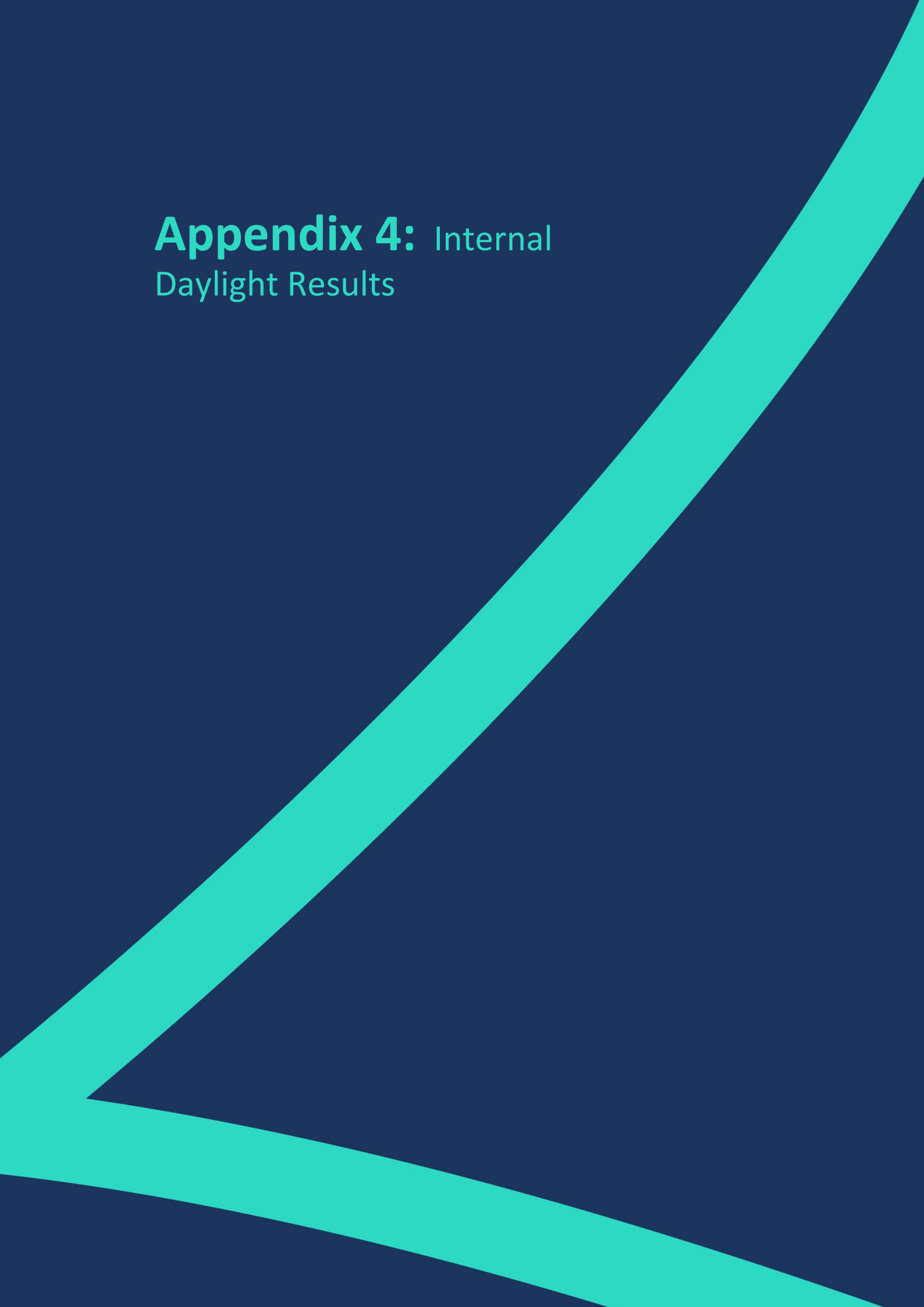




Sources: Point 2 Surveyors 3D Laser Scan Survey Zmapping Zmap Survey Info (received 10/05/17) Reading_230816_Solids.dwg TP Bennett Proposal Scheme (received 30/04/20) A11113-TPB-BD-ZZ-M3-A-0001_3D model.dwg		Key: Existing Buildings Proposed Scheme Reading Station Park Development Vastern Road Development 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 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/22		Rel: 14

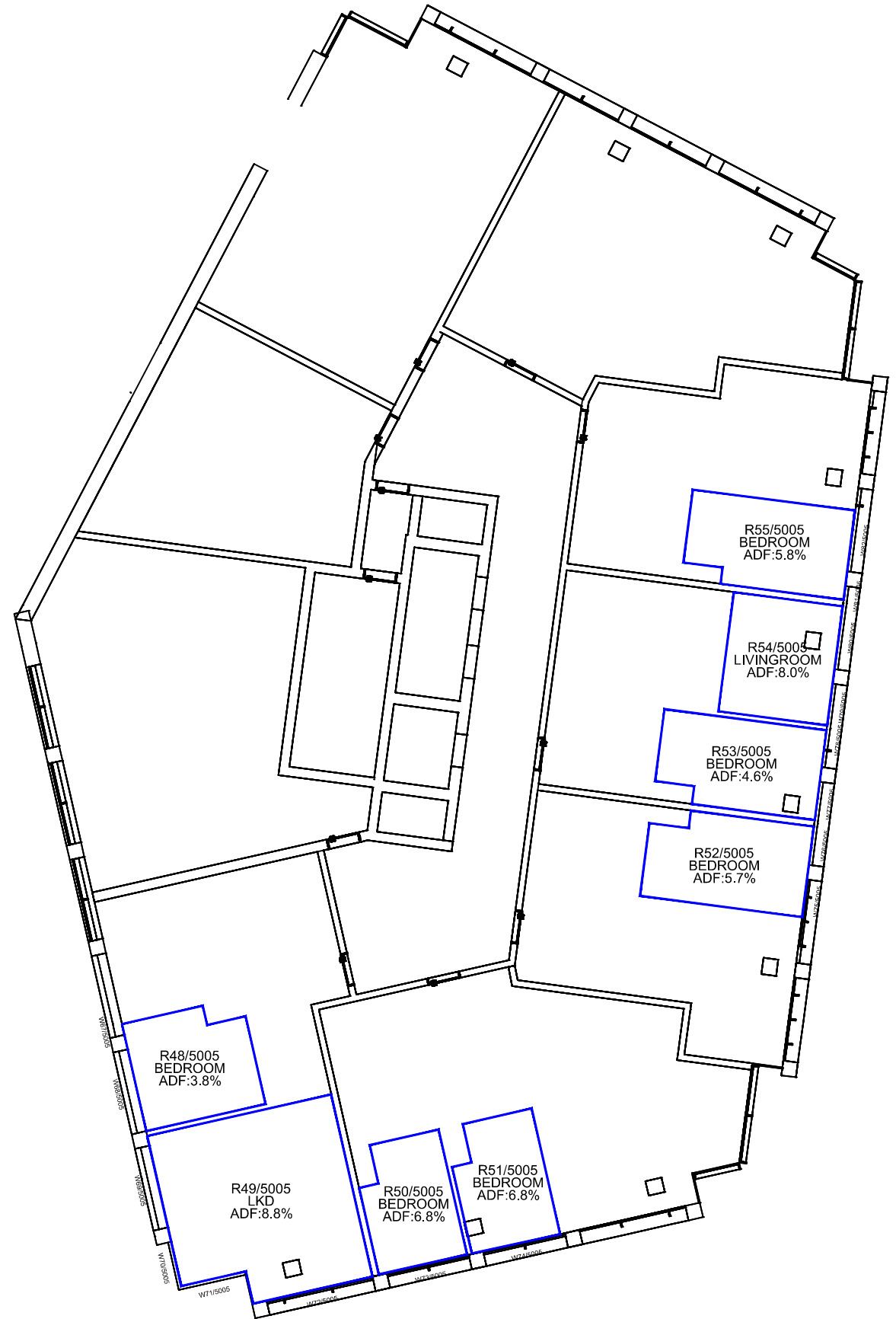
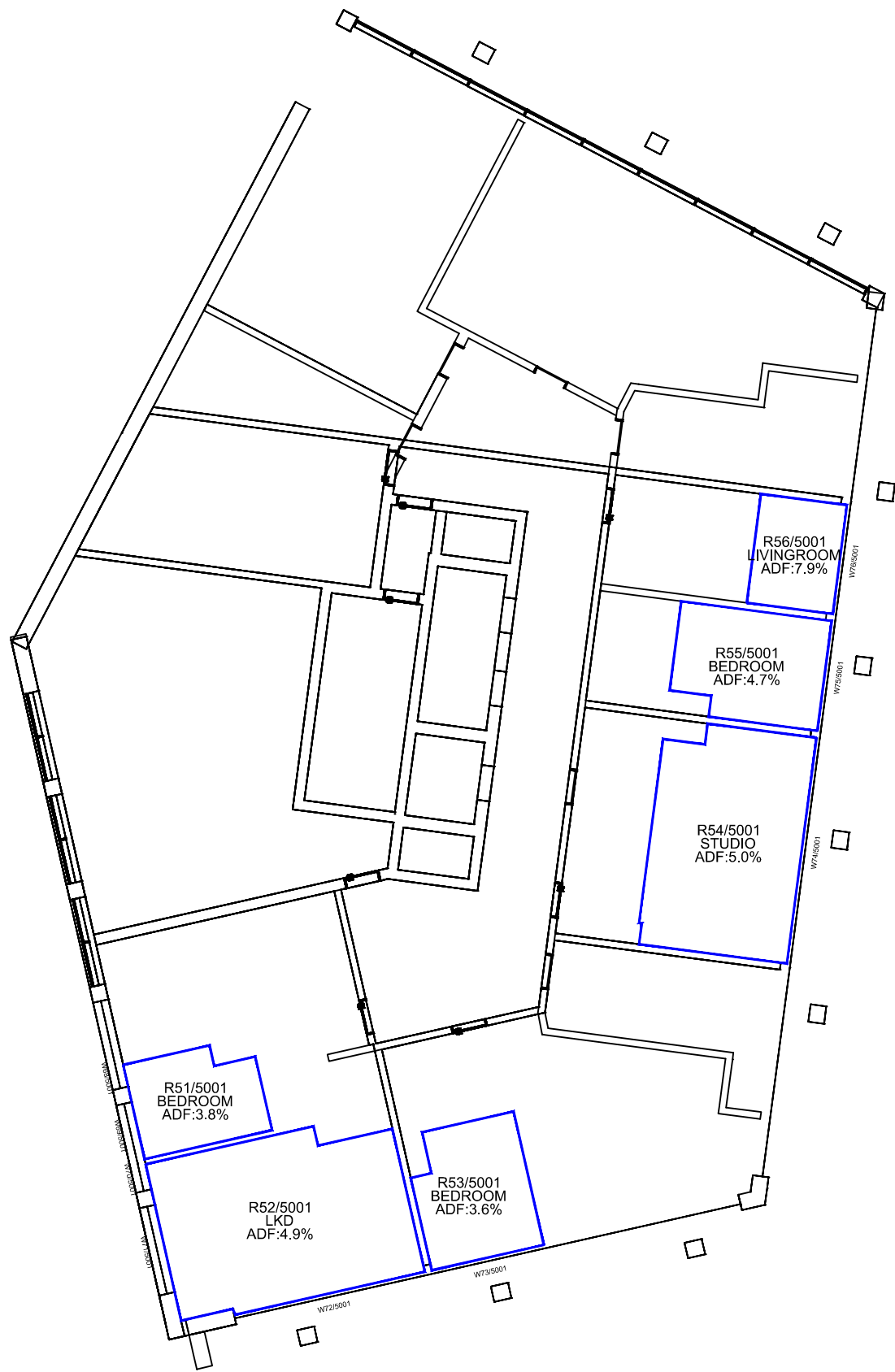


Appendix 4: Internal Daylight Results



Existing Baseline





First Floor

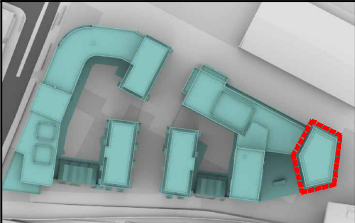
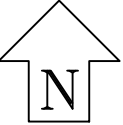
Fifth Floor

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:

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

Title: Internal ADF Results
Proposed Scheme Dated 30/04/20
Block 1A

Scheme Confirmed:
TP Bennett

Date:
05/05/20

Drawn By:
JR

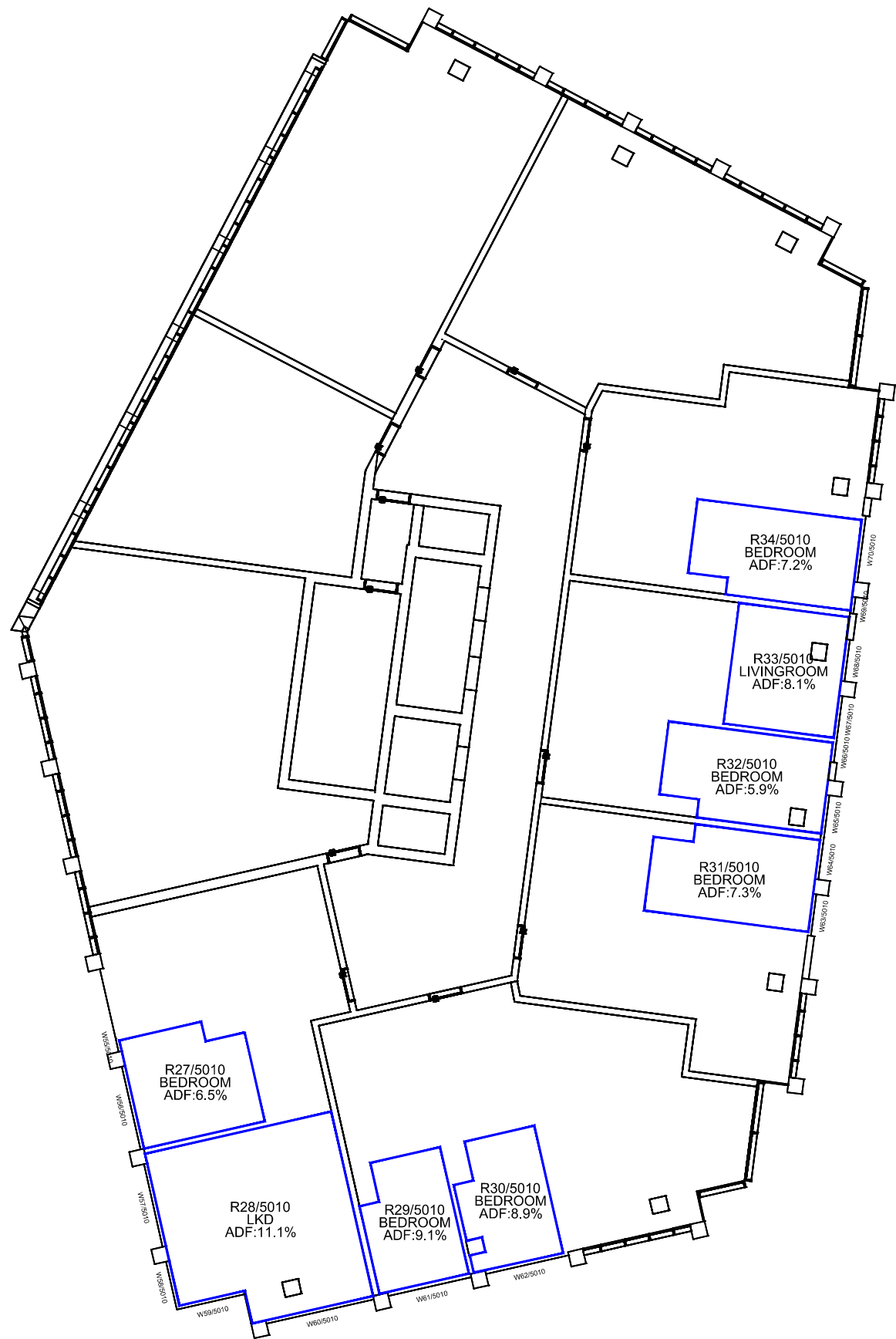
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Date:
May 20

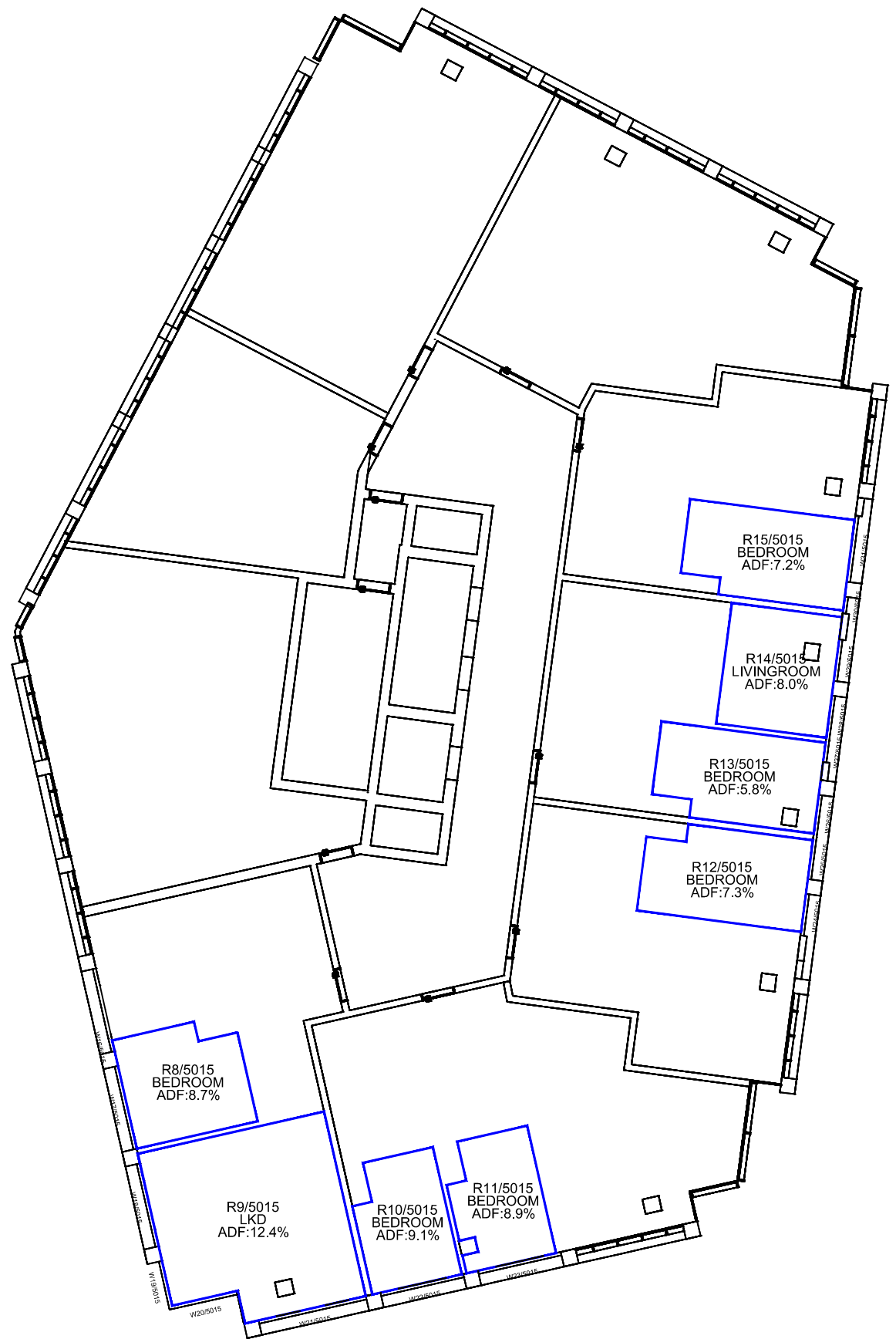
Dwg No:
P1368/INT/22

Rel:
14





Tenth Floor

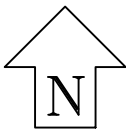


Fifteenth Floor

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



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

Title: Internal ADF Results
Proposed Scheme Dated 30/04/20
Block 1A

Scheme Confirmed:
TP Bennett

Date:
05/05/20

Drawn By:
JR

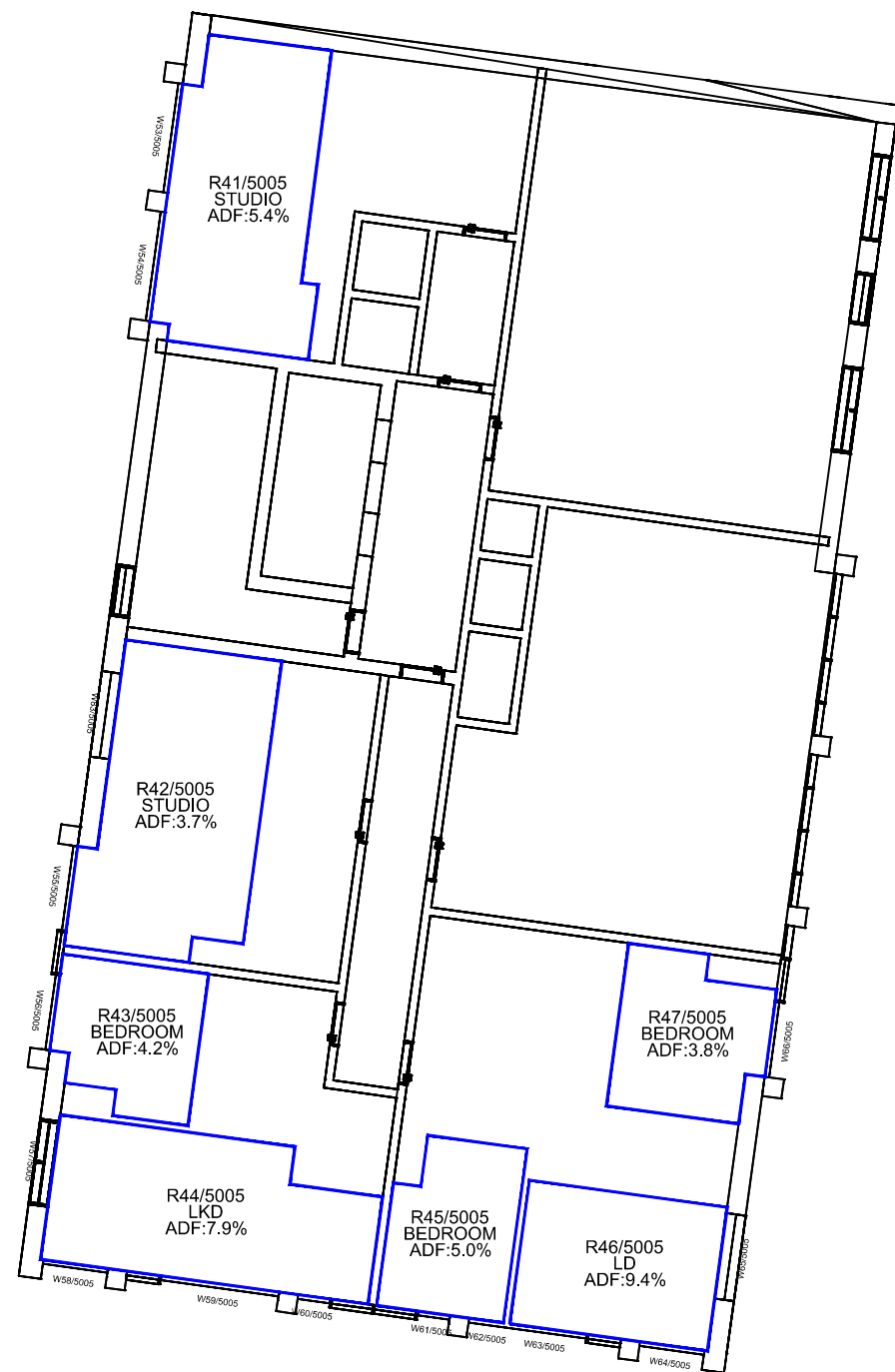
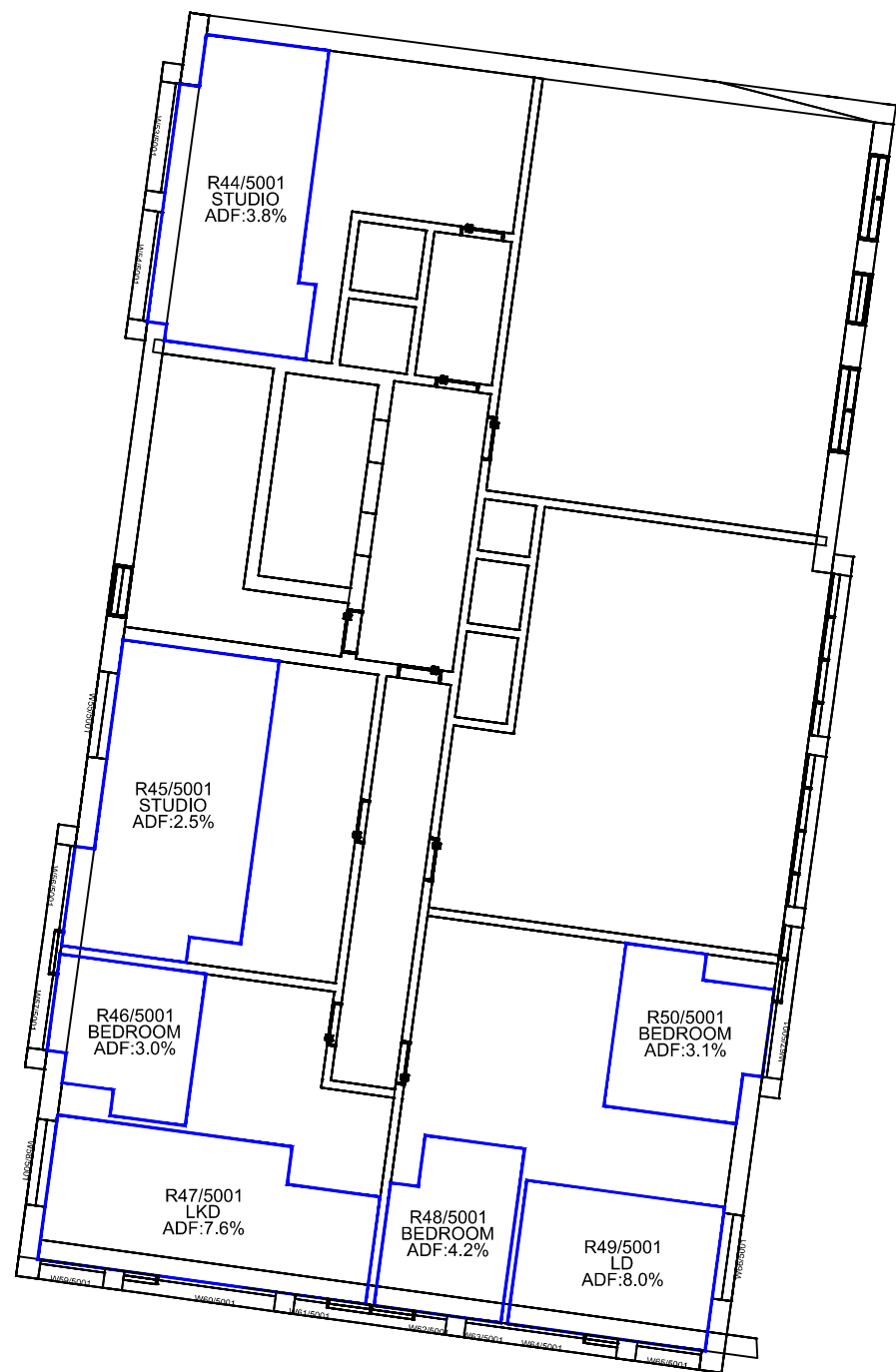
Scale:
1:175 @ A3

Date:
May 20

Dwg No:
P1368/INT/23

Rel:
14





First Floor

Fifth Floor

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:

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

Title: Internal ADF Results
Proposed Scheme Dated 30/04/20
Block 1B

Scheme Confirmed:
TP Bennett

Date:
05/05/20

Drawn By:
JR

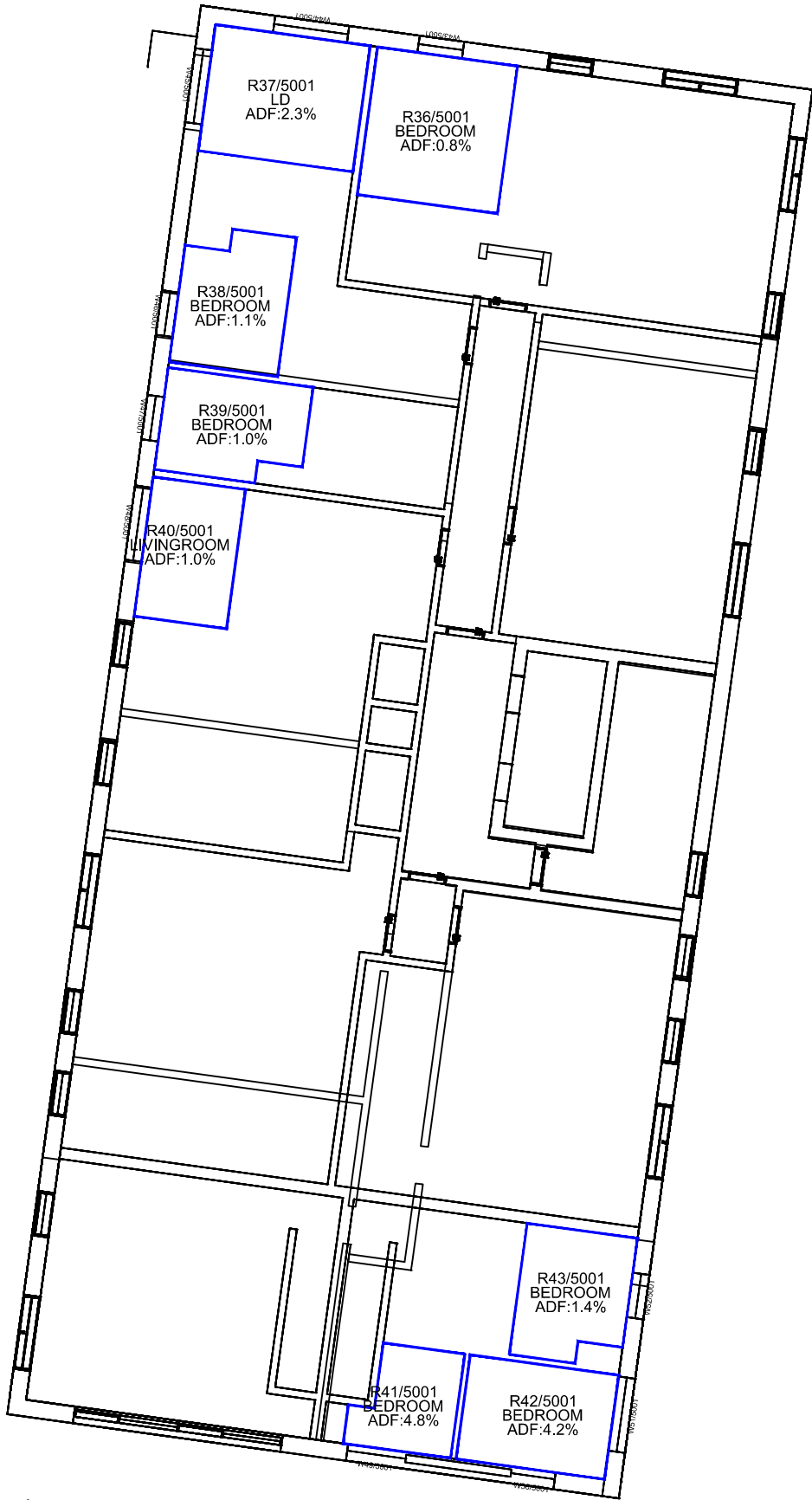
Scale:
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Date:
May 20

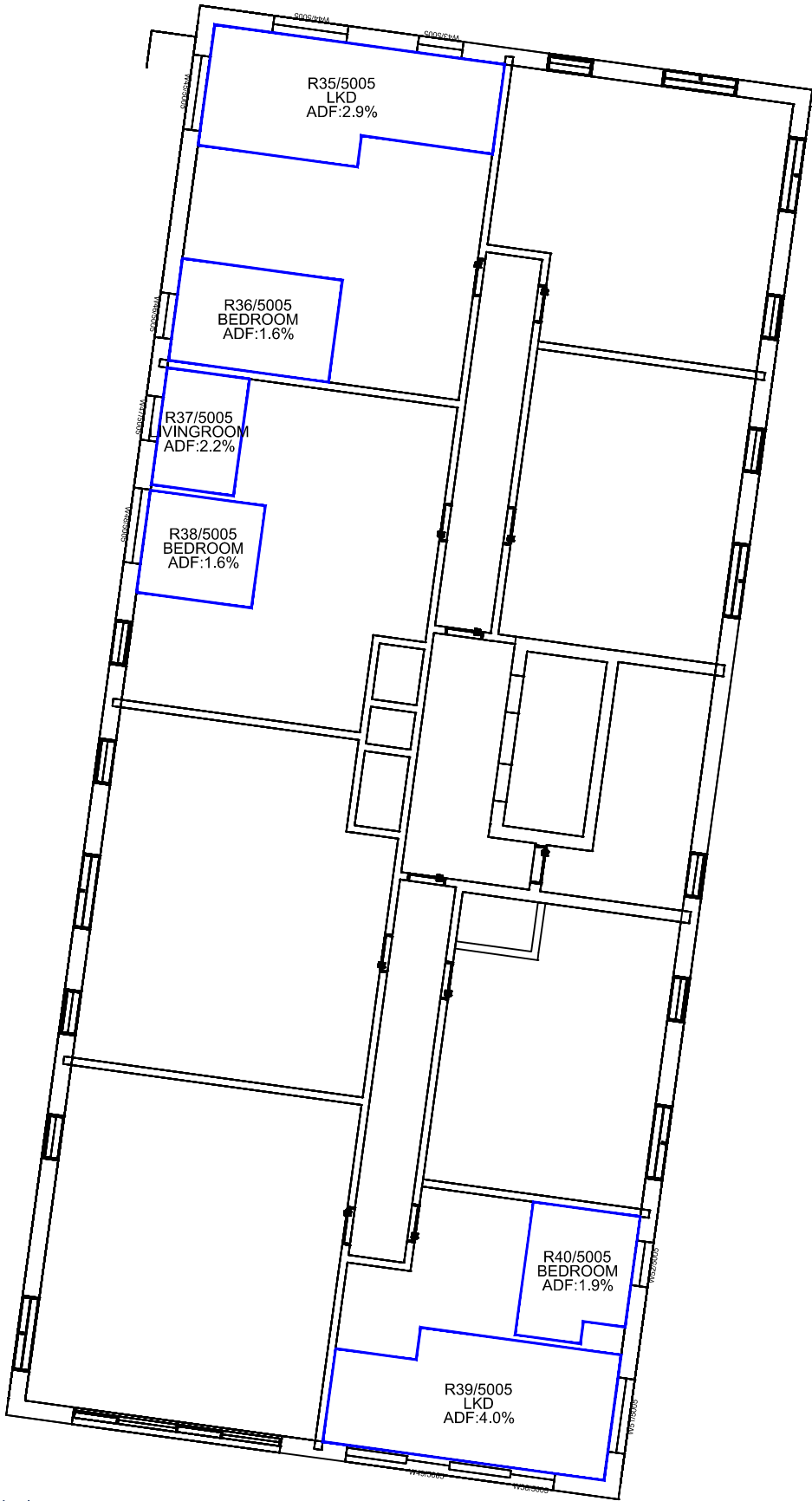
Dwg No:
P1368/INT/24

Rel:
14

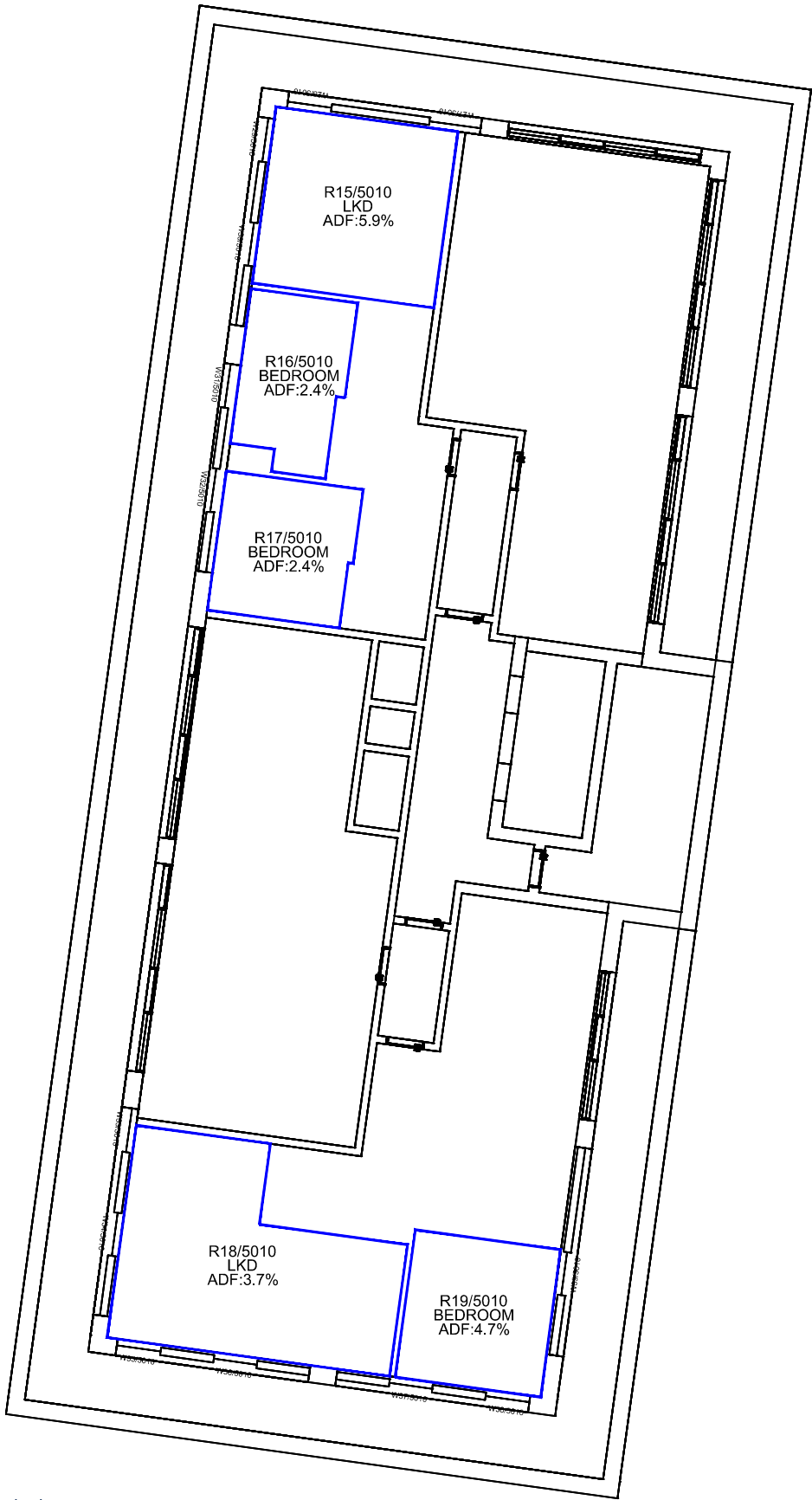




First Floor



Fifth Floor



Tenth Floor

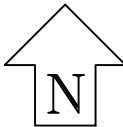
Sources: Point 2 Surveyors
3D Laser Scan Survey

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:





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

Title: Internal ADF Results
Proposed Scheme Dated 30/04/20
Block 2B

Scheme Confirmed:
TP Bennett

Date:
05/05/20

Drawn By:
JR

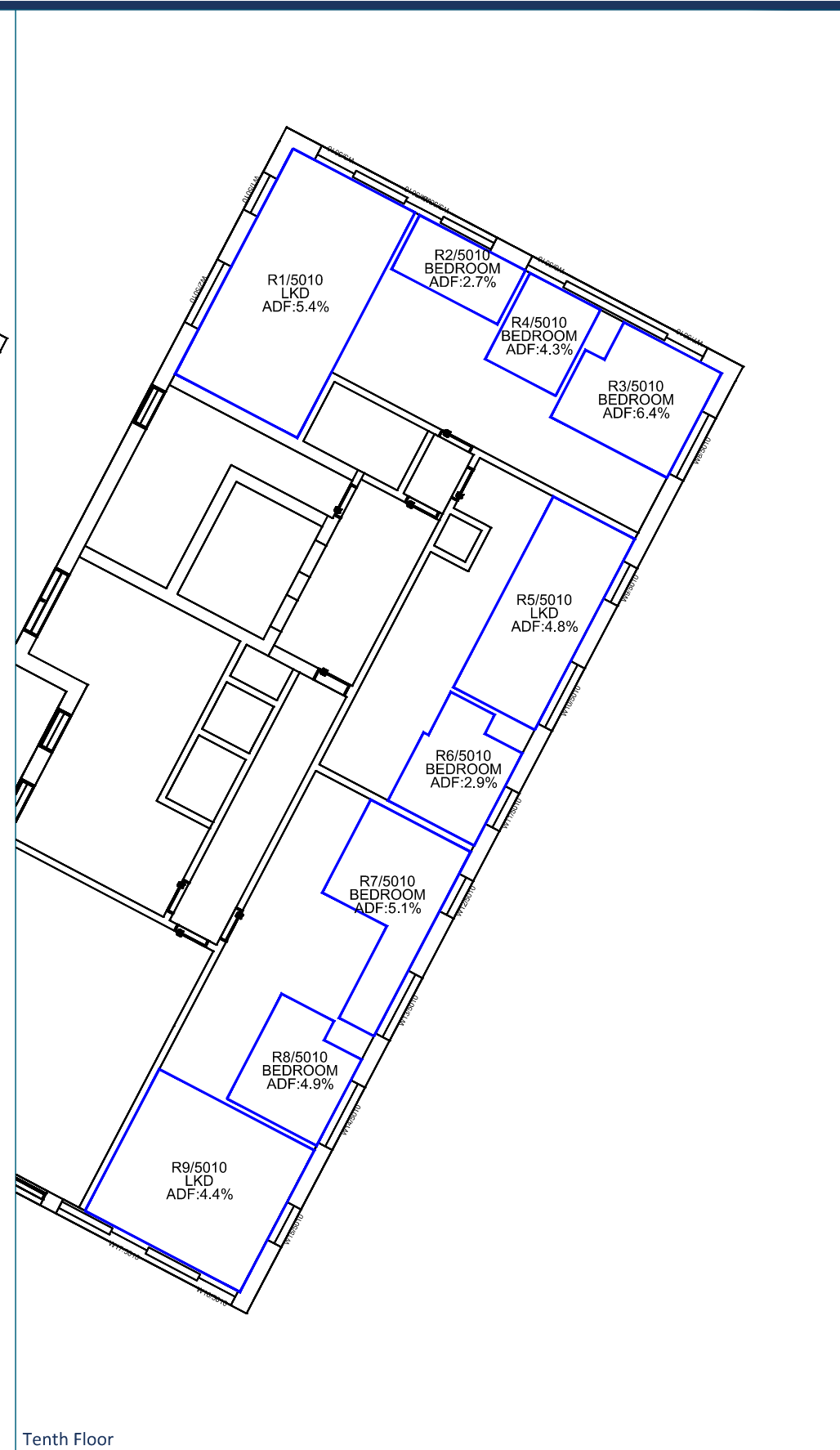
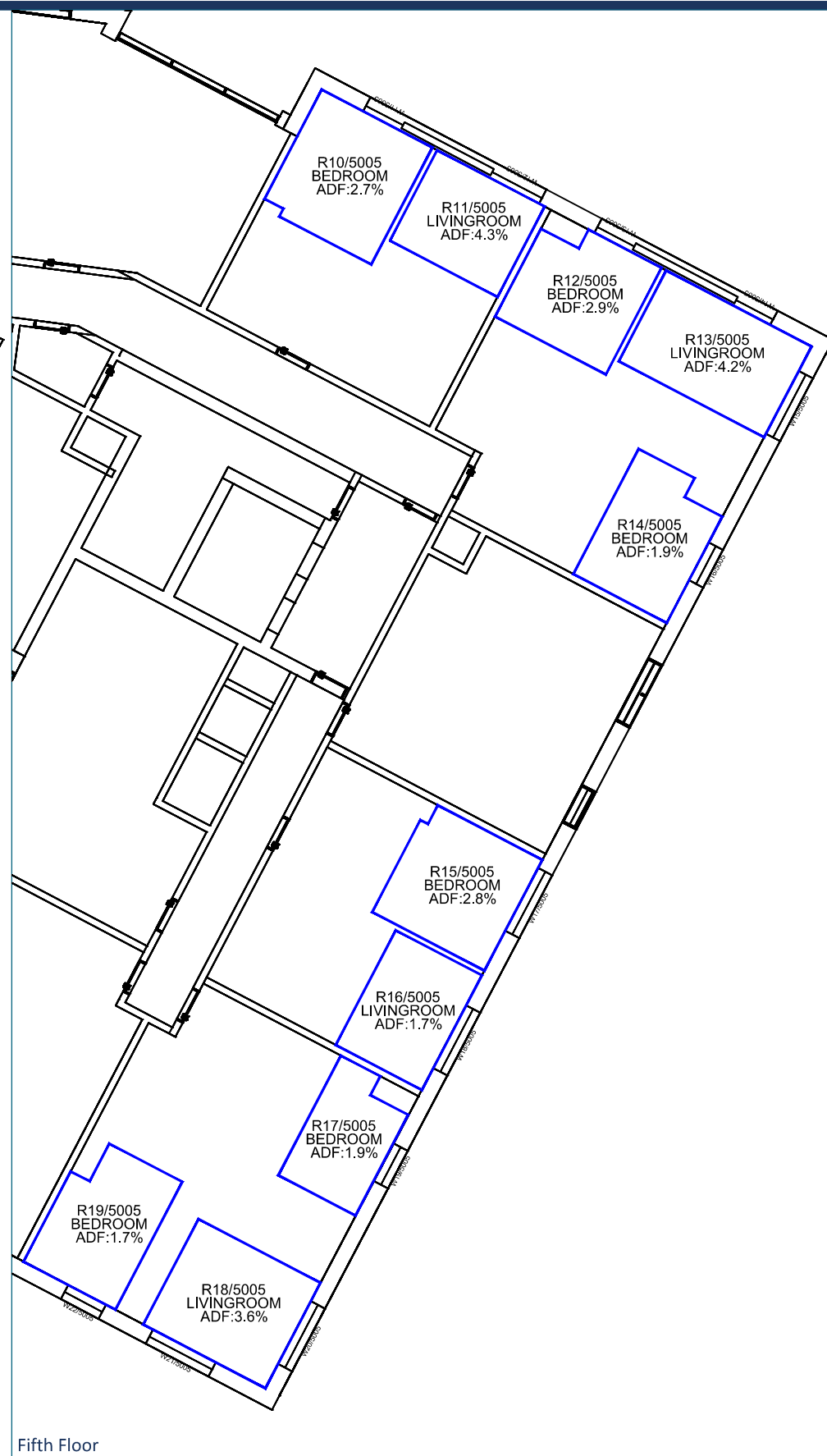
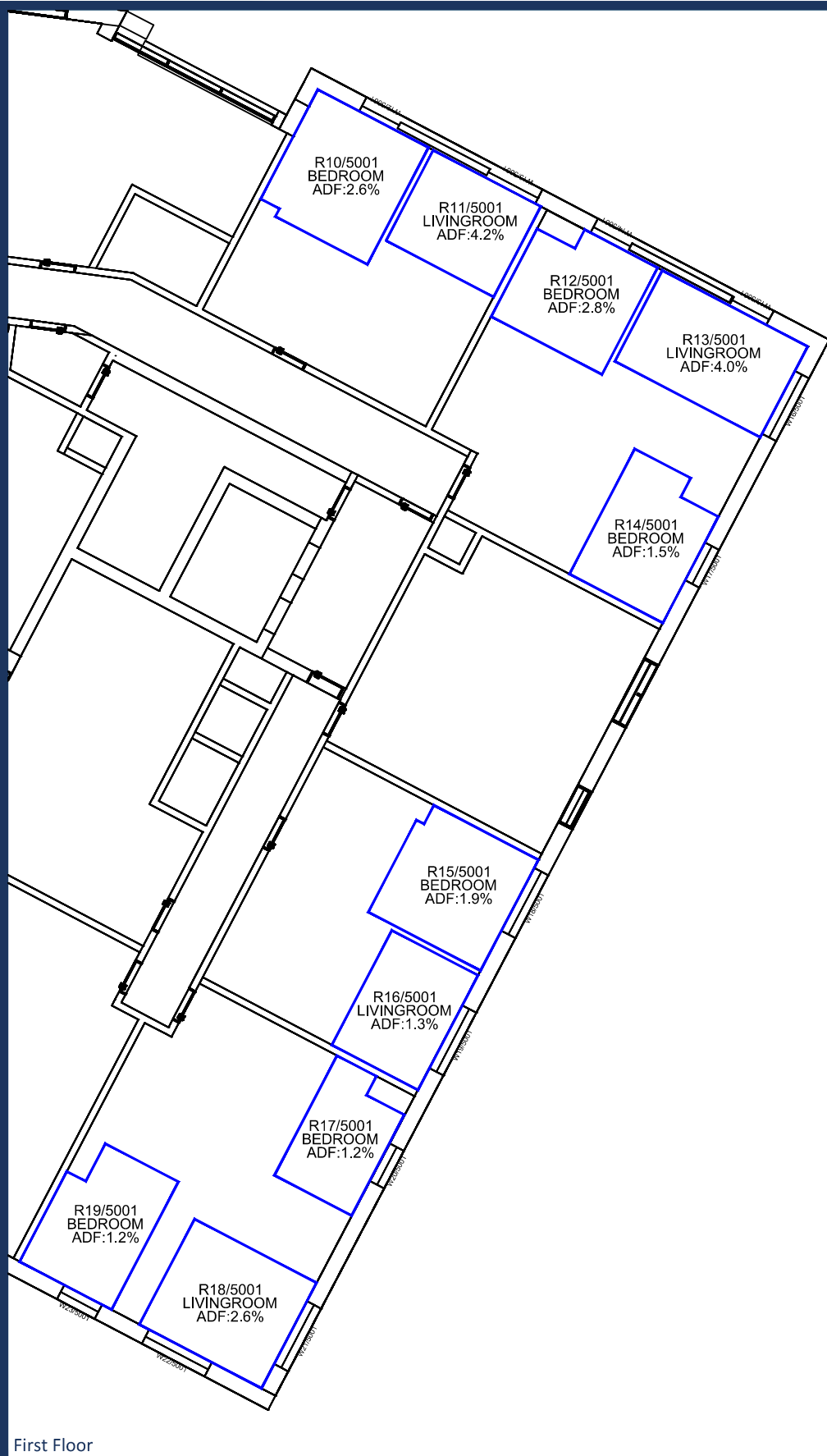
Scale:
1:175 @ A3

Date:
May 20

Dwg No:
P1368/INT/25

Rel:
14





First Floor

Fifth Floor

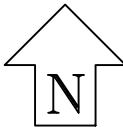
Tenth Floor

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:

Scheme Confirmed:
TP Bennett

Date:
05/05/20

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

Drawn By:
JR

Scale:
1:175 @ A3

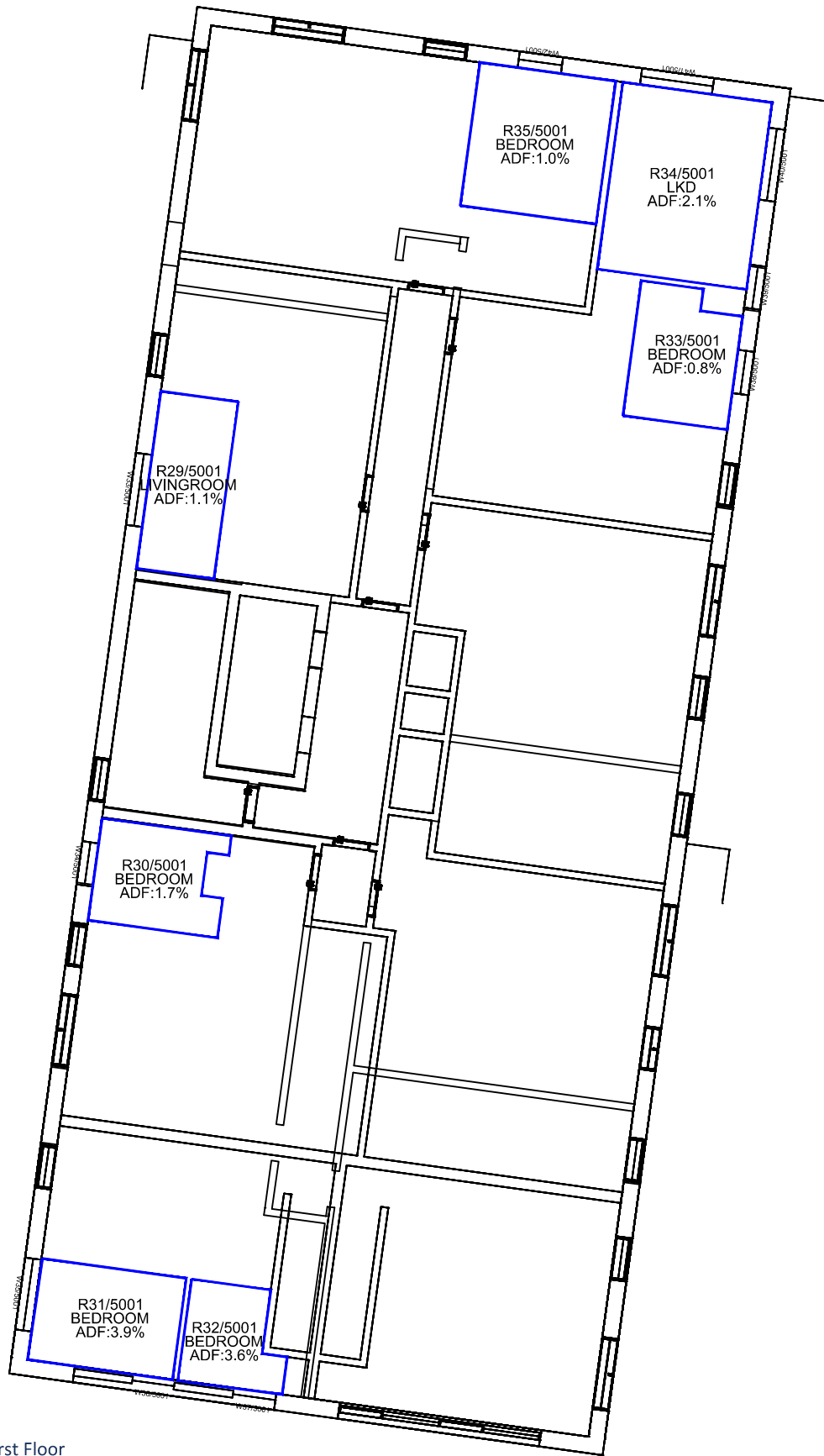
Date:
May 20

Title: Internal ADF Results
Proposed Scheme Dated 30/04/20
Block 3A

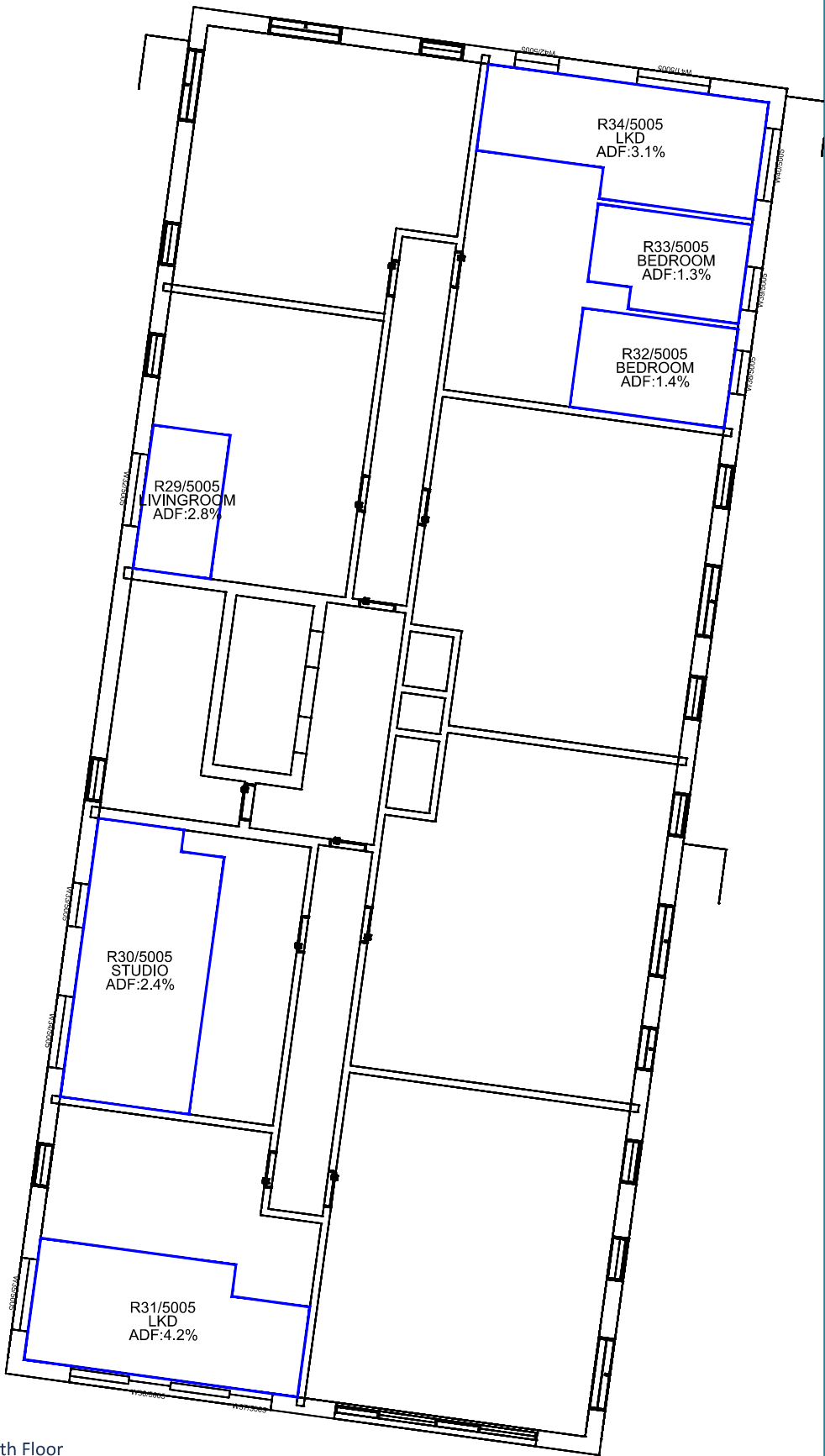
Dwg No:
P1368/INT/26

Rel:
14

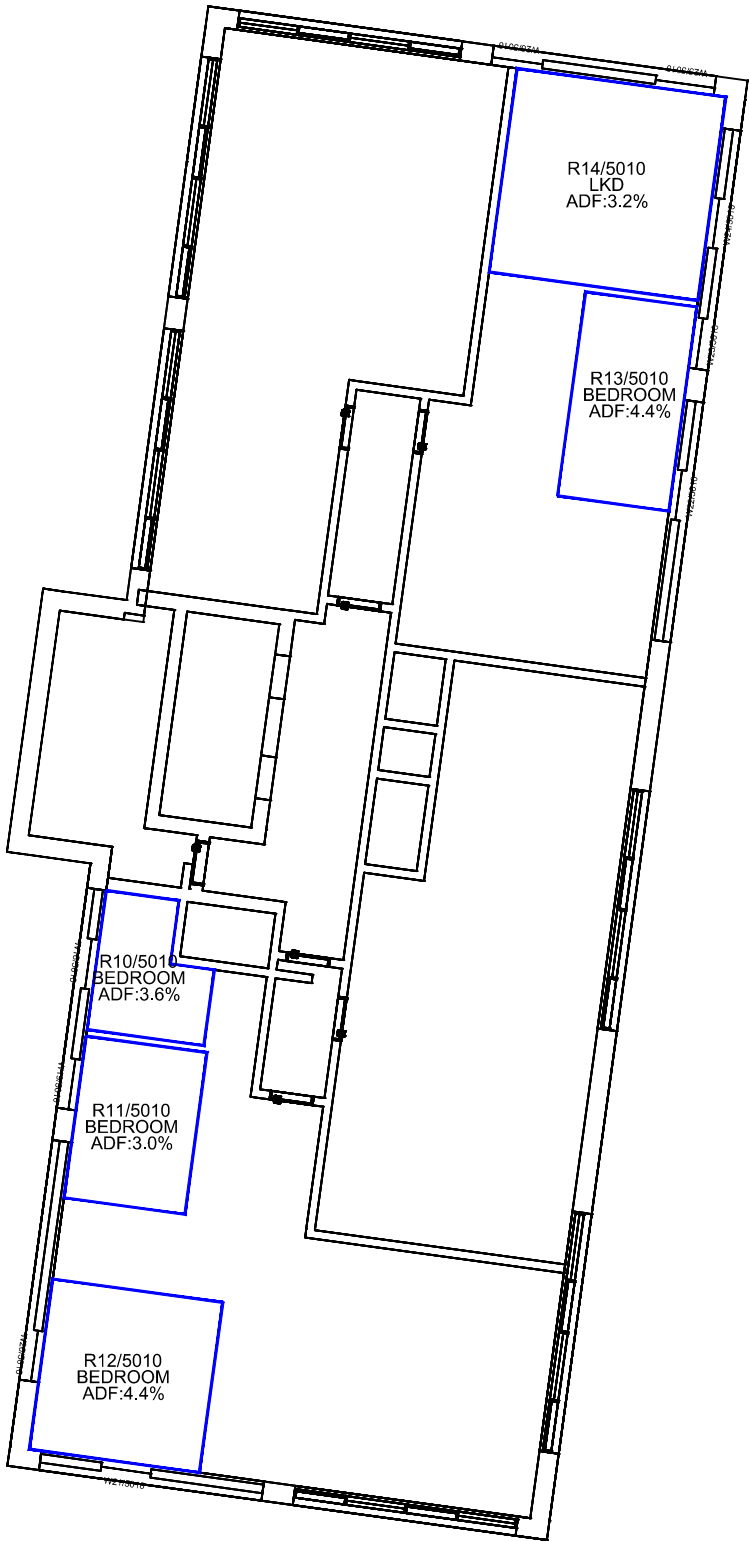




First Floor



Fifth Floor

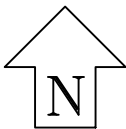
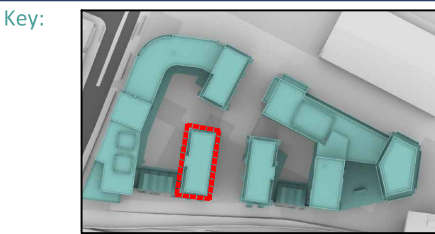


Tenth Floor

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



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

Title: Internal ADF Results
Proposed Scheme Dated 30/04/20
Block 3B

Scheme Confirmed:
TP Bennett

Date:
05/05/20

Drawn By:
JR

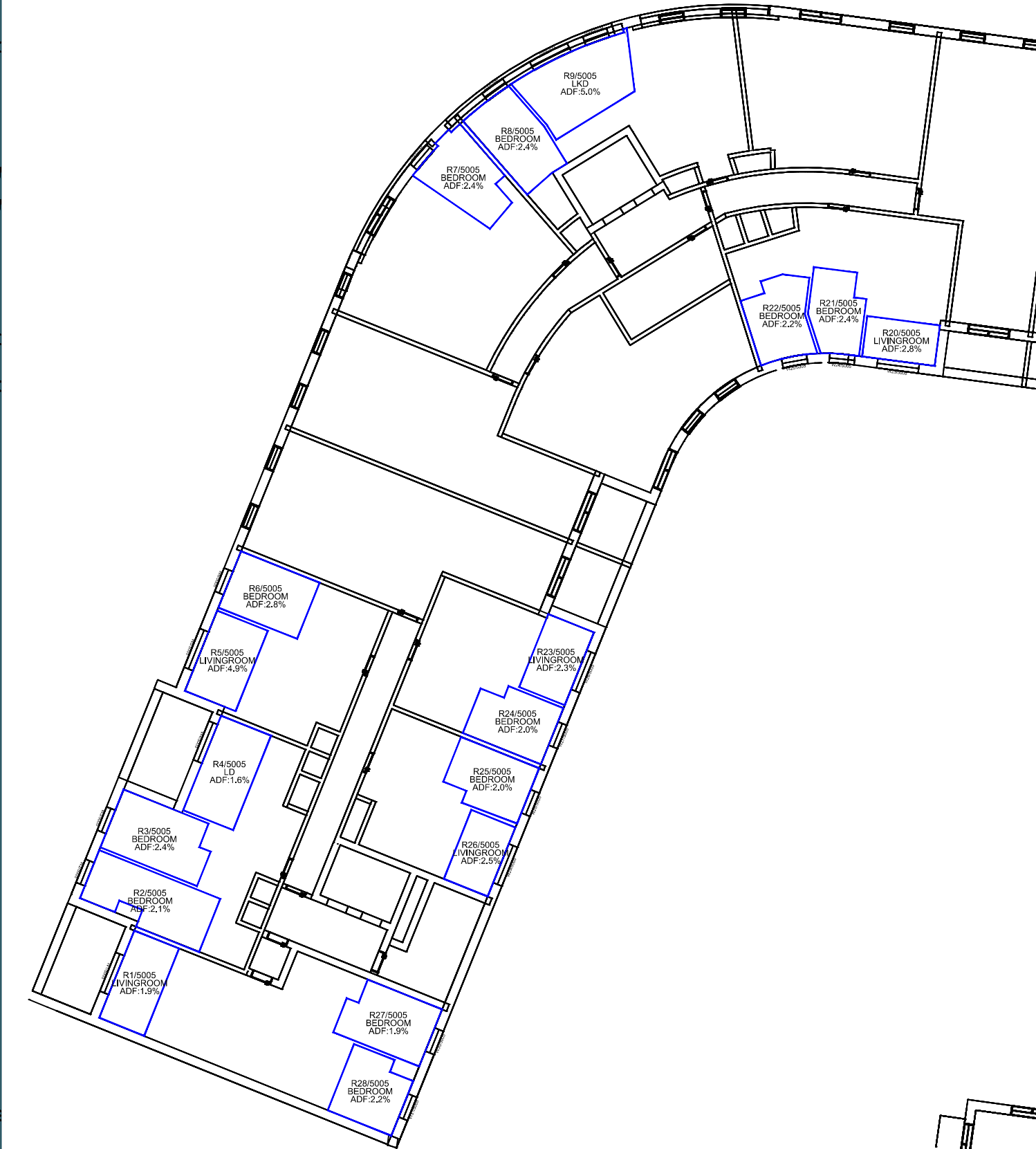
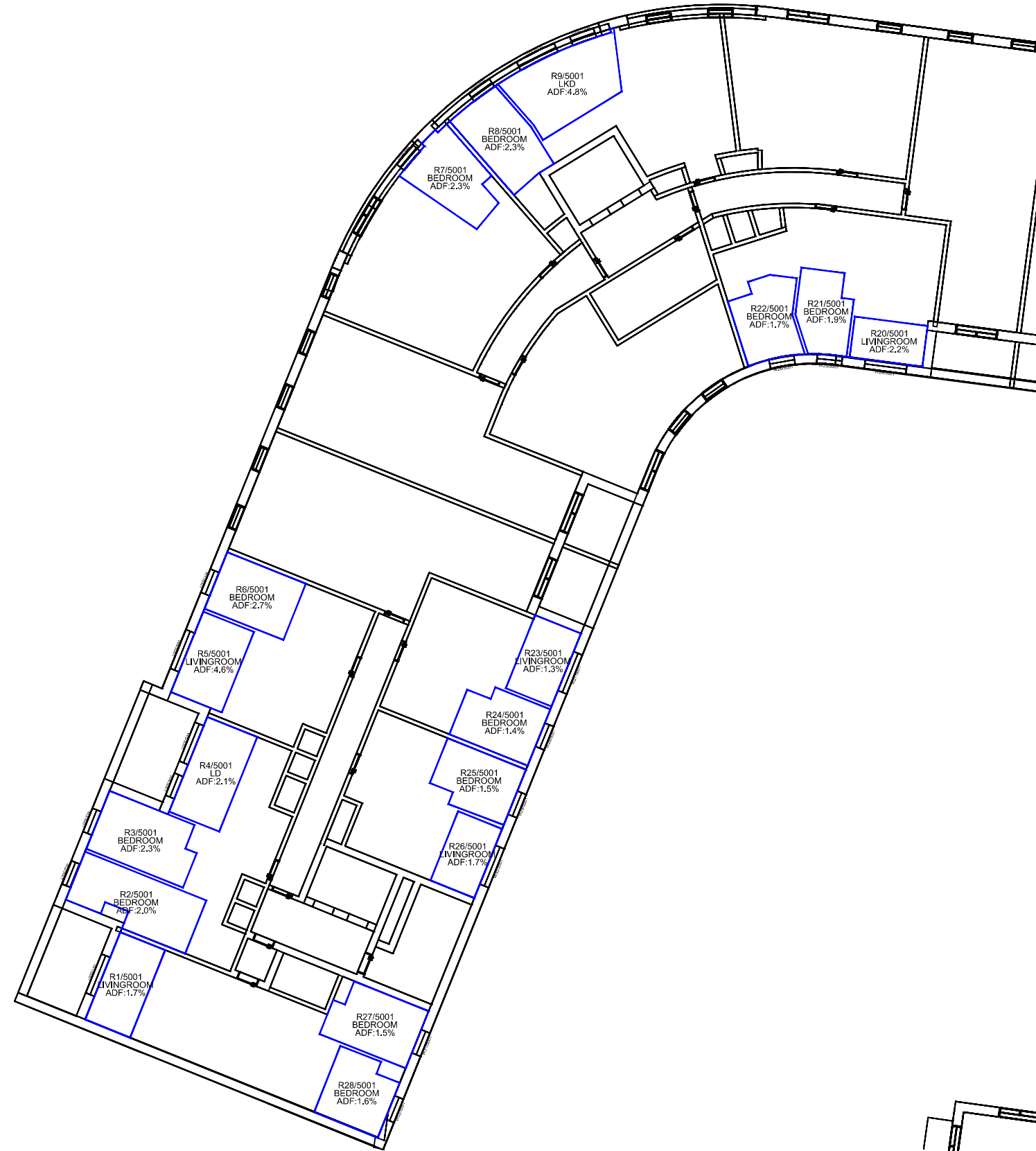
Scale:
1:175 @ A3

Date:
May 20

Dwg No:
P1368/INT/27

Rel:
14





First Floor

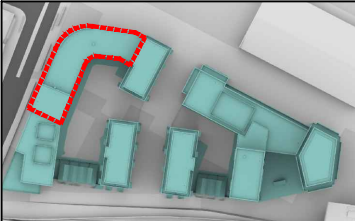
Fifth Floor

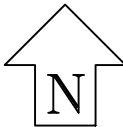
Sources: Point 2 Surveyors
3D Laser Scan Survey

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:





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

Title: Internal ADF Results
Proposed Scheme Dated 30/04/20
Block 3C

Scheme Confirmed:
TP Bennett

Date:
05/05/20

Drawn By:
JR

Scale:
1:250 @ A3

Date:
May 20

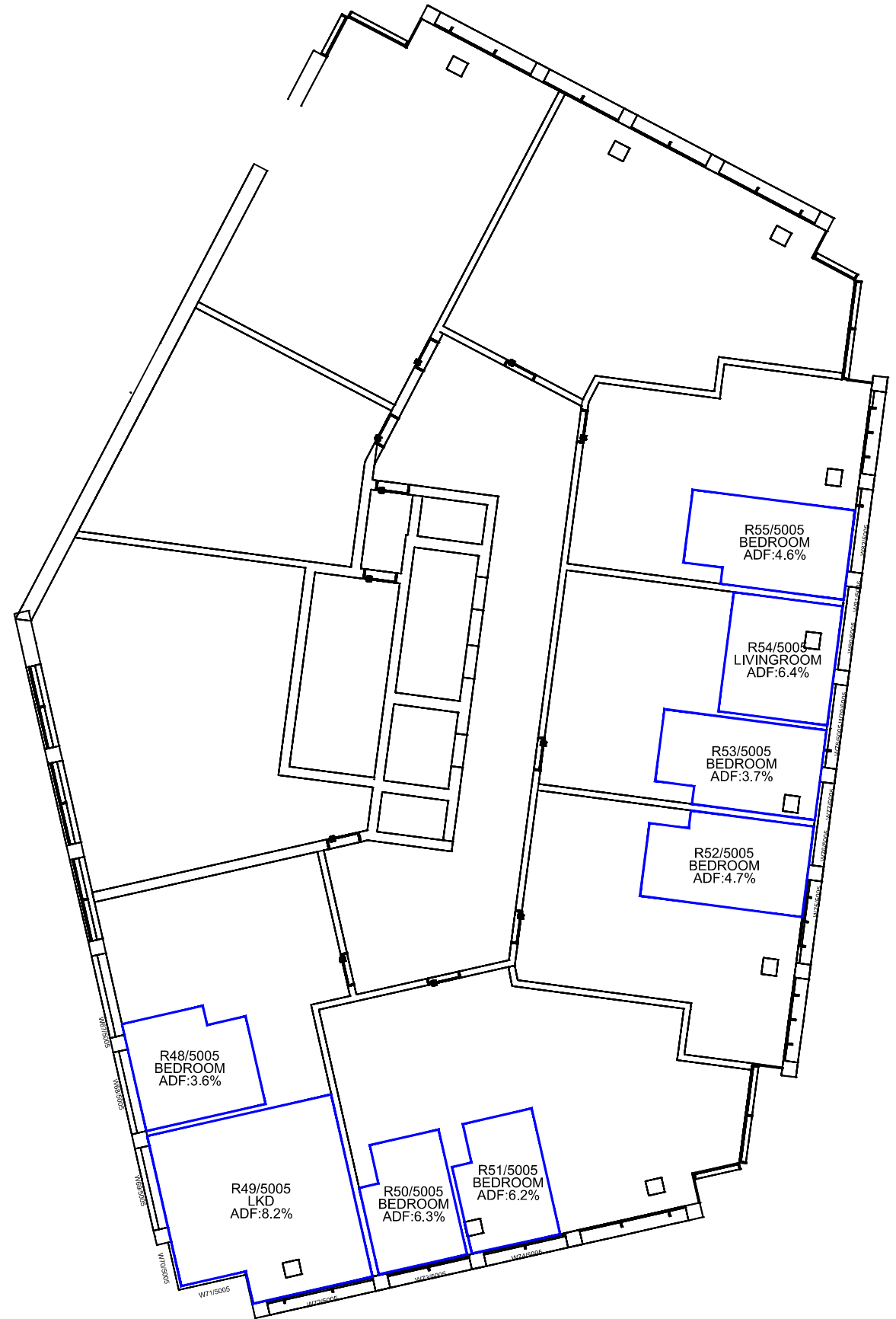
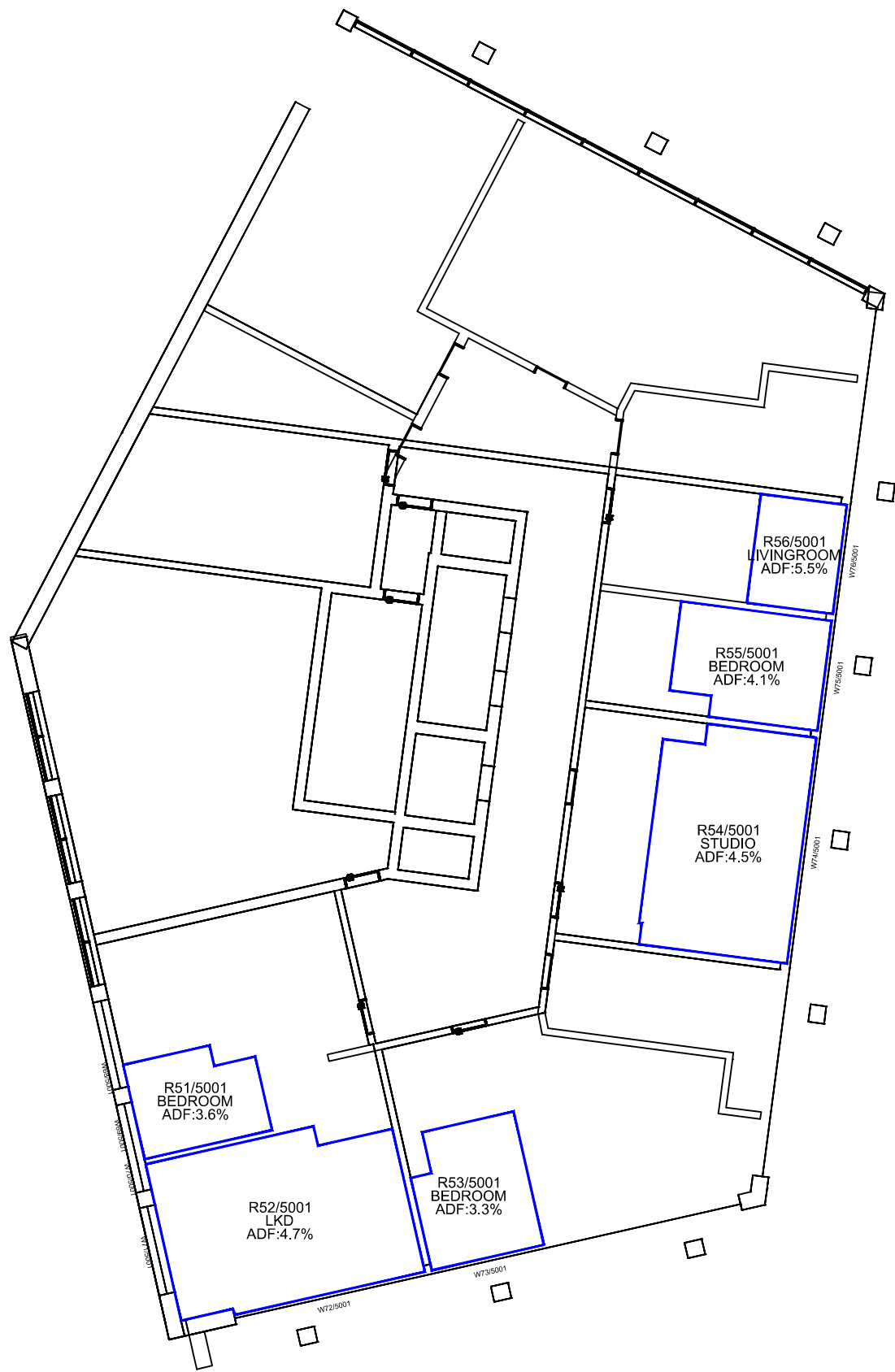
Dwg No:
P1368/INT/28

Rel:
14



Cumulative Scenario





First Floor

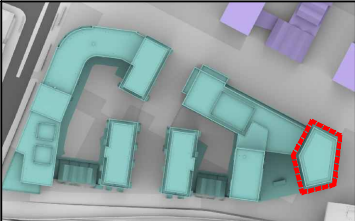
Fifth Floor

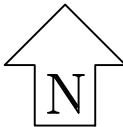
Sources: Point 2 Surveyors
3D Laser Scan Survey

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:





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

Title: Internal ADF Results
Proposed Scheme Dated 30/04/20
Block 1A
Cumulative Scenario

Scheme Confirmed:
TP Bennett

Date:
05/05/20

Drawn By:
JR

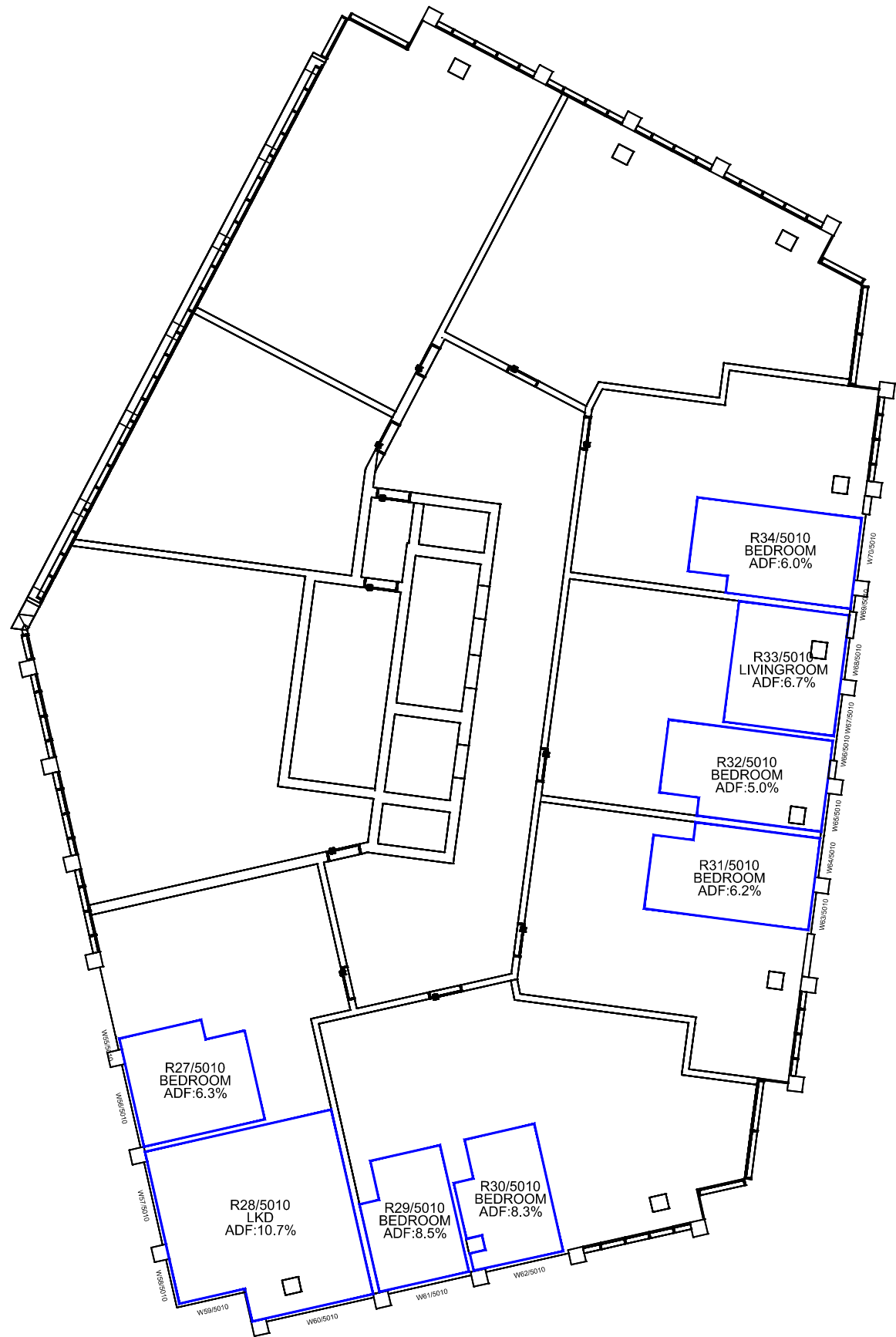
Scale:
1:175 @ A3

Date:
May 20

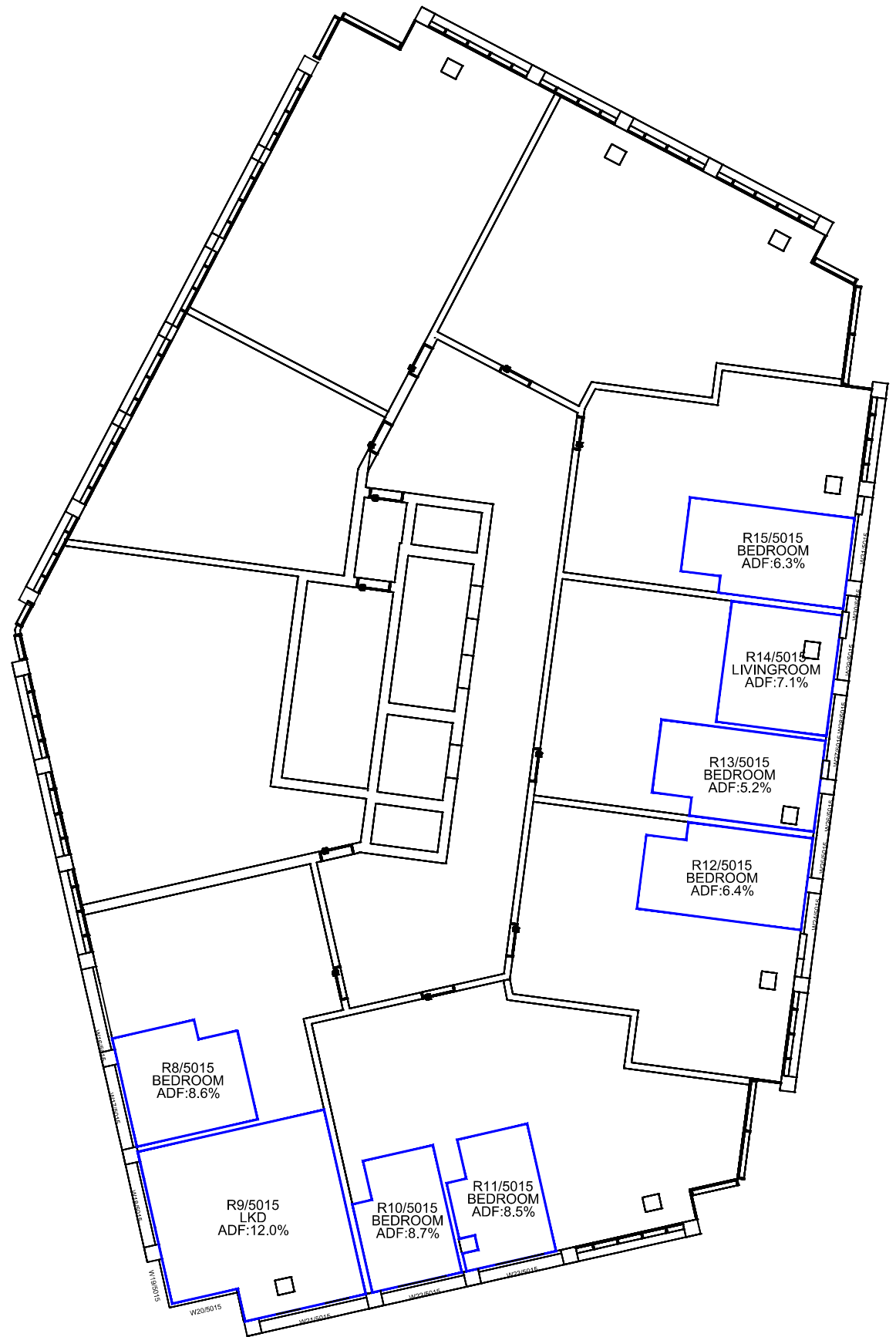
Dwg No:
P1368/INT/29

Rel:
14





Tenth Floor

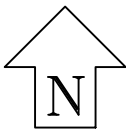


Fifteenth Floor

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



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

Title: Internal ADF Results
Proposed Scheme Dated 30/04/20
Block 1A
Cumulative Scenario

Scheme Confirmed:
TP Bennett

Date:
05/05/20

Drawn By:
JR

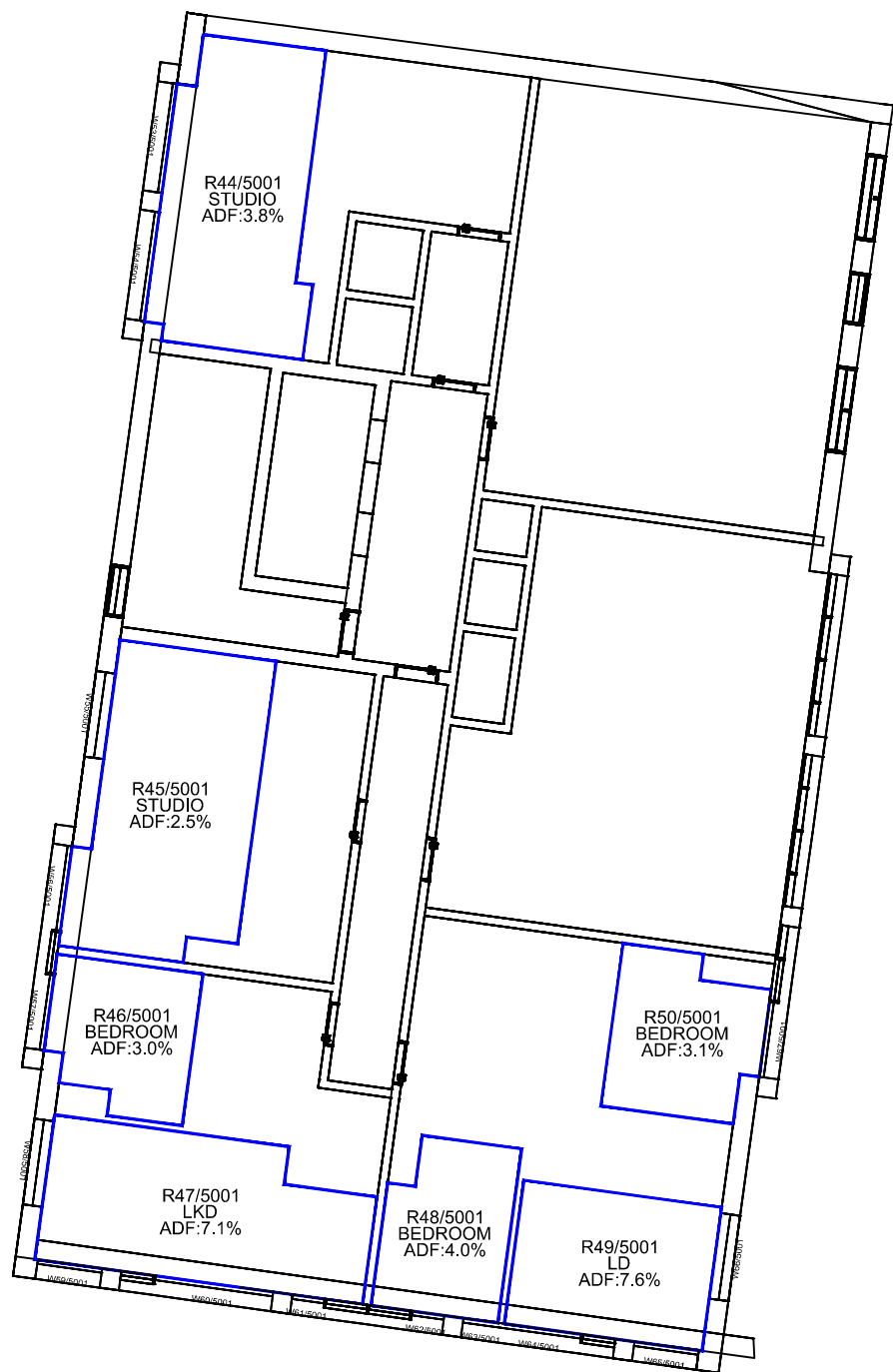
Scale:
1:175 @ A3

Date:
May 20

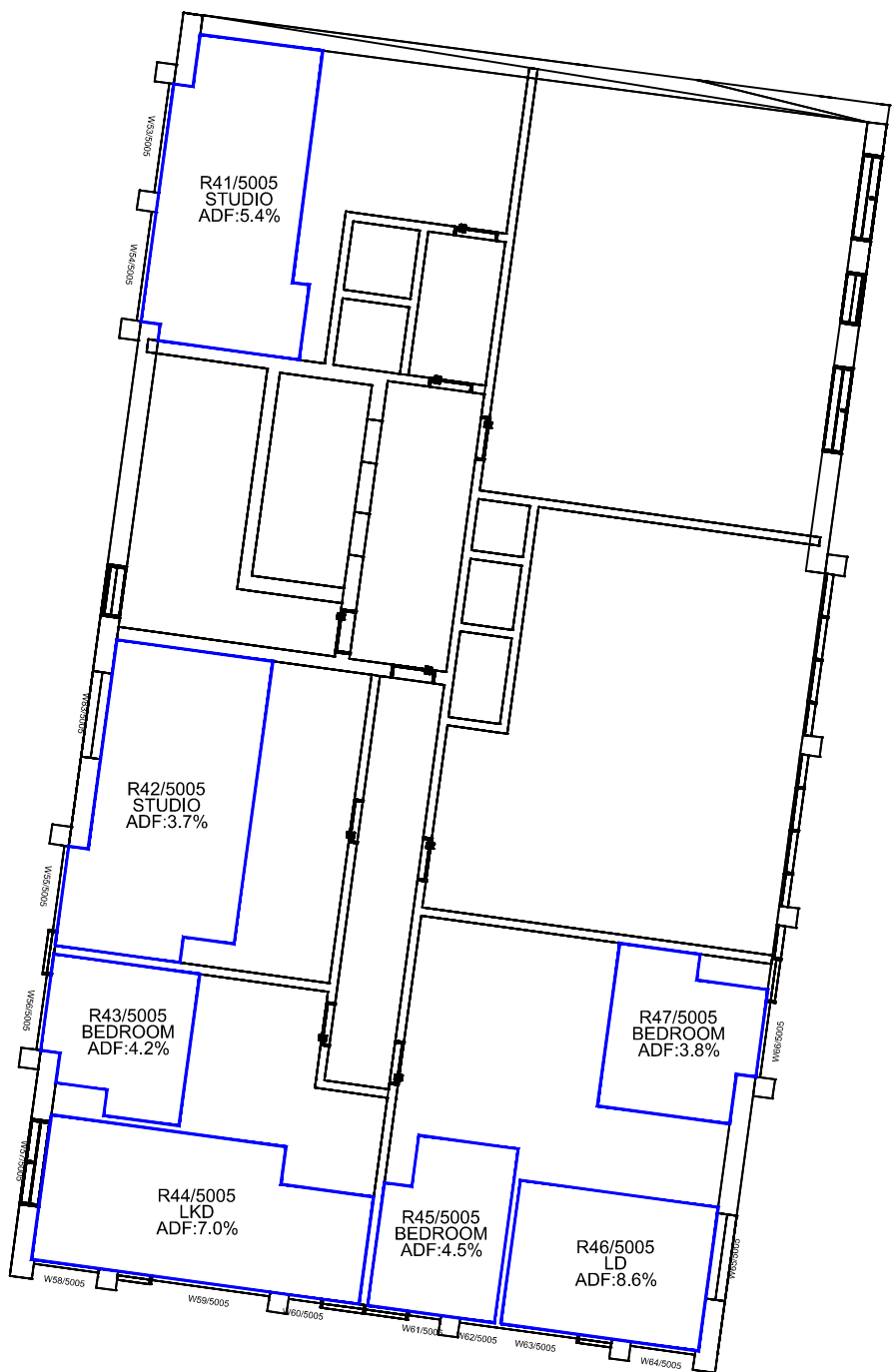
Dwg No:
P1368/INT/30

Rel:
14





First Floor



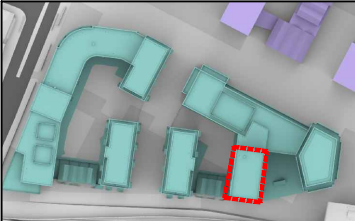
Fifth Floor

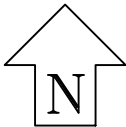
Sources: Point 2 Surveyors
3D Laser Scan Survey

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:





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

Drawn By: JR

Title: Internal ADF Results
Proposed Scheme Dated 30/04/20
Block 1B
Cumulative Scenario

Dwg No: P1368/INT/31

Rel: 14

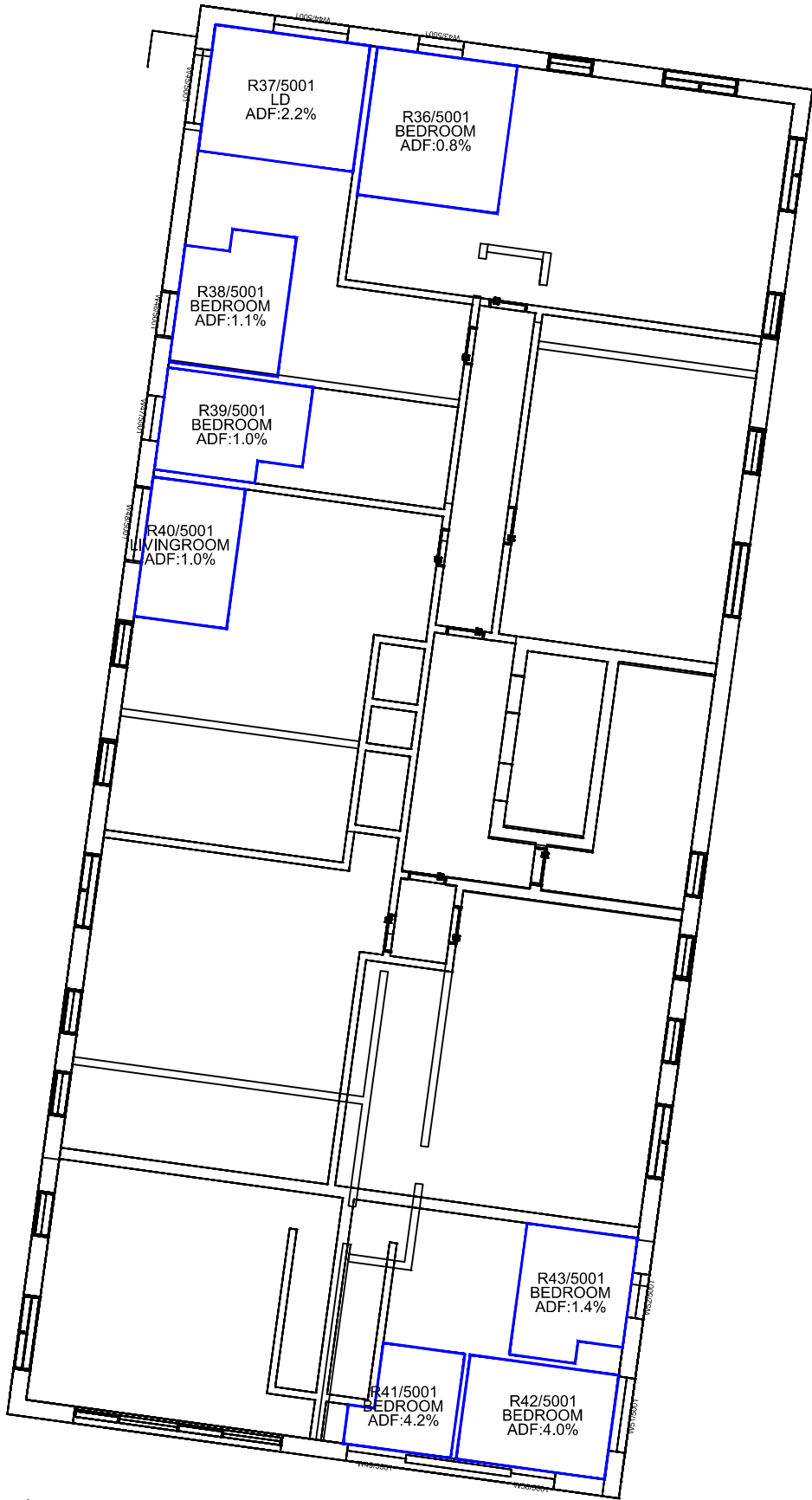
Scheme Confirmed:
TP Bennett

Date:
05/05/20

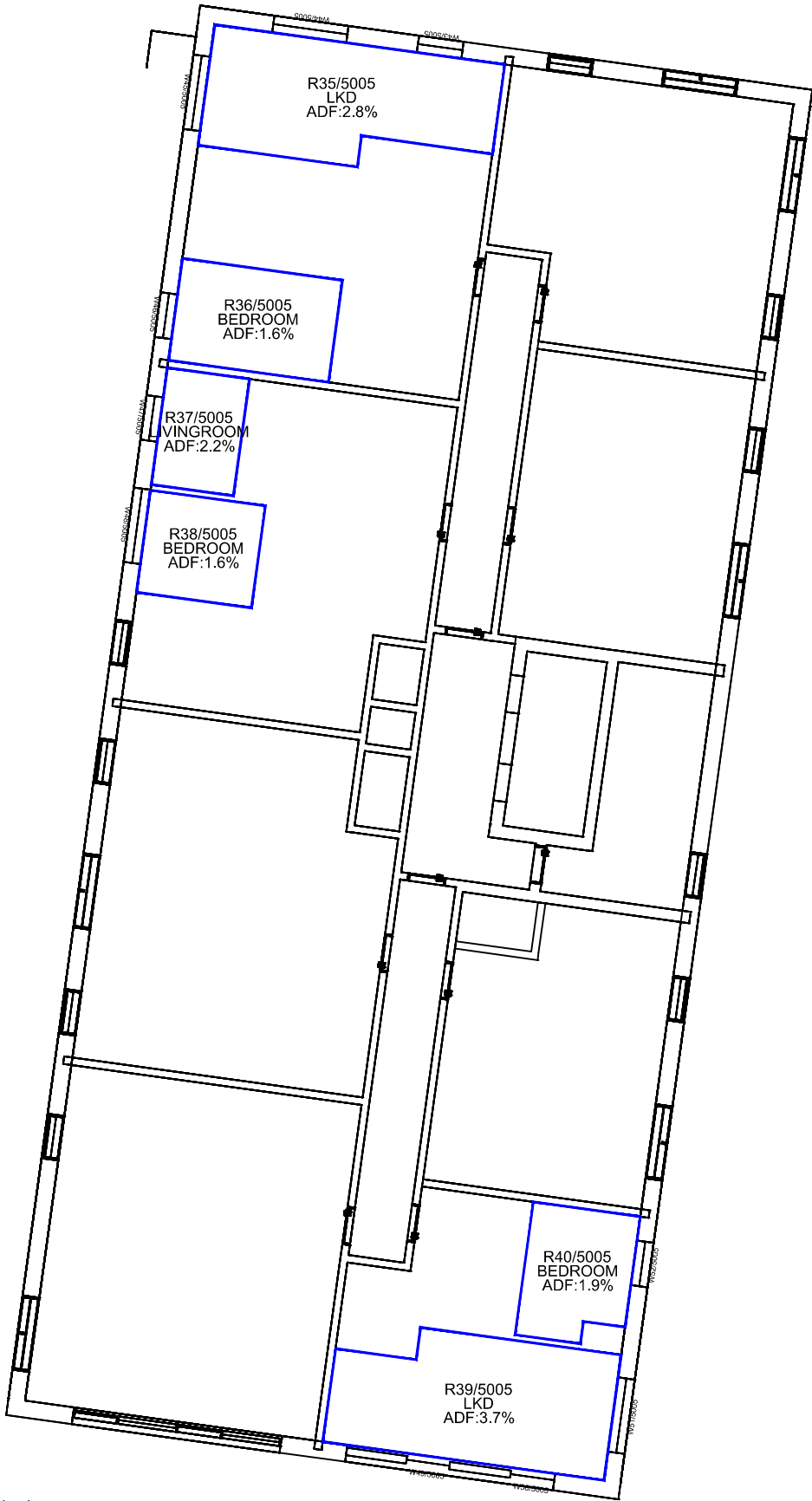
Scale:
1:175 @ A3

Date:
May 20

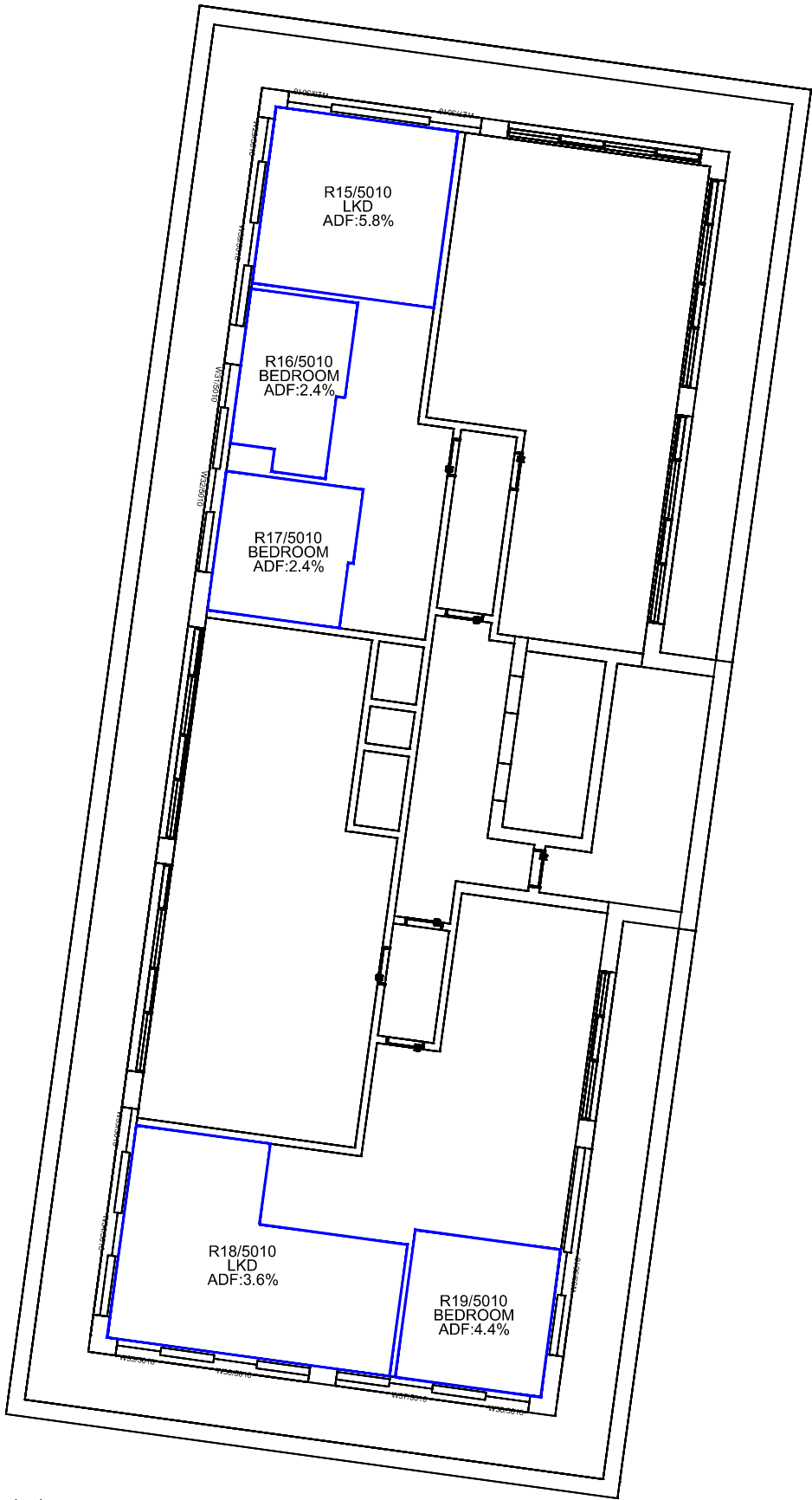




First Floor



Fifth Floor

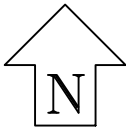


Tenth Floor

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



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

Title: Internal ADF Results
Proposed Scheme Dated 30/04/20
Block 2B
Cumulative Scenario

Scheme Confirmed:
TP Bennett

Date:
05/05/20

Drawn By:
JR

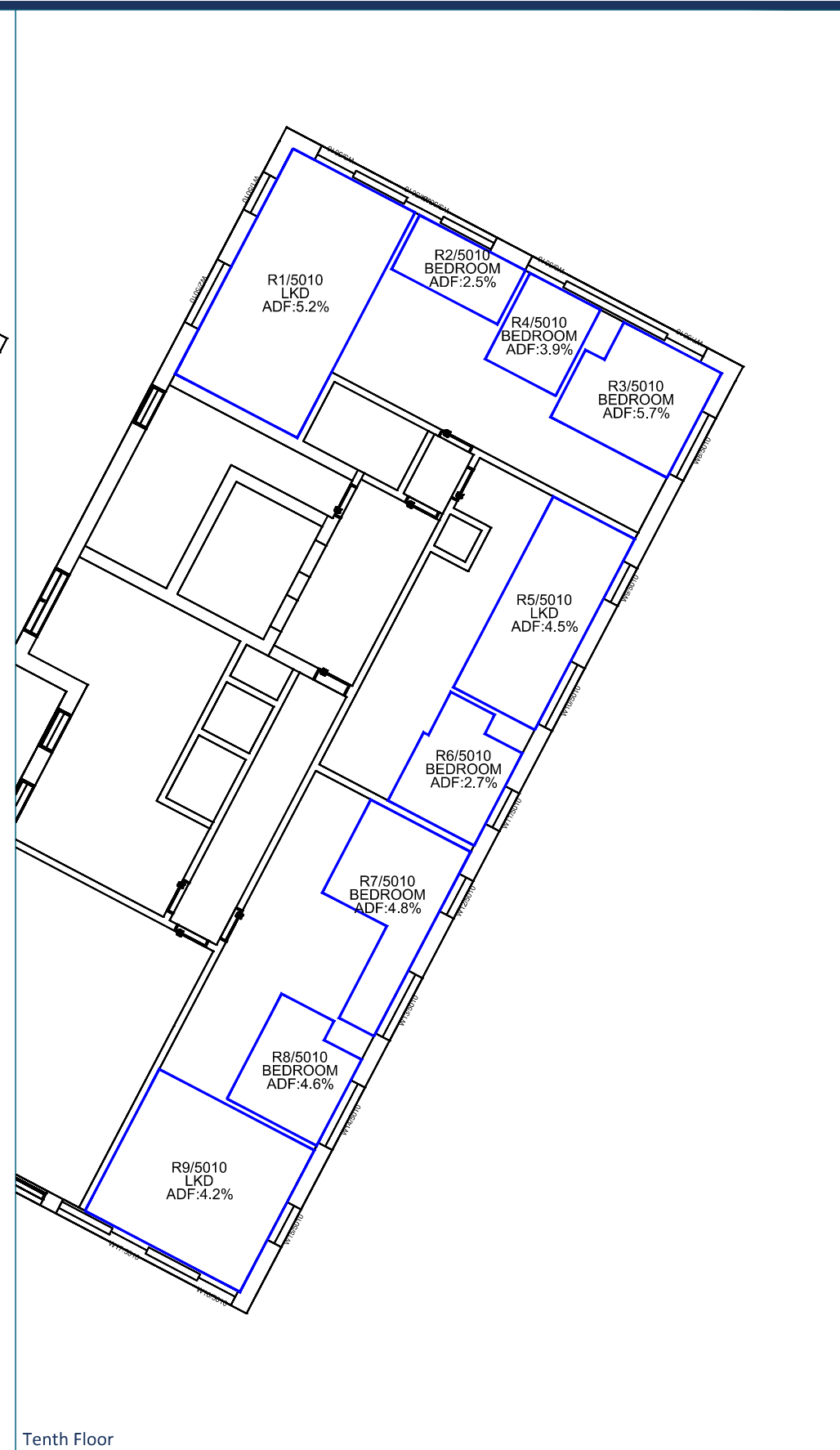
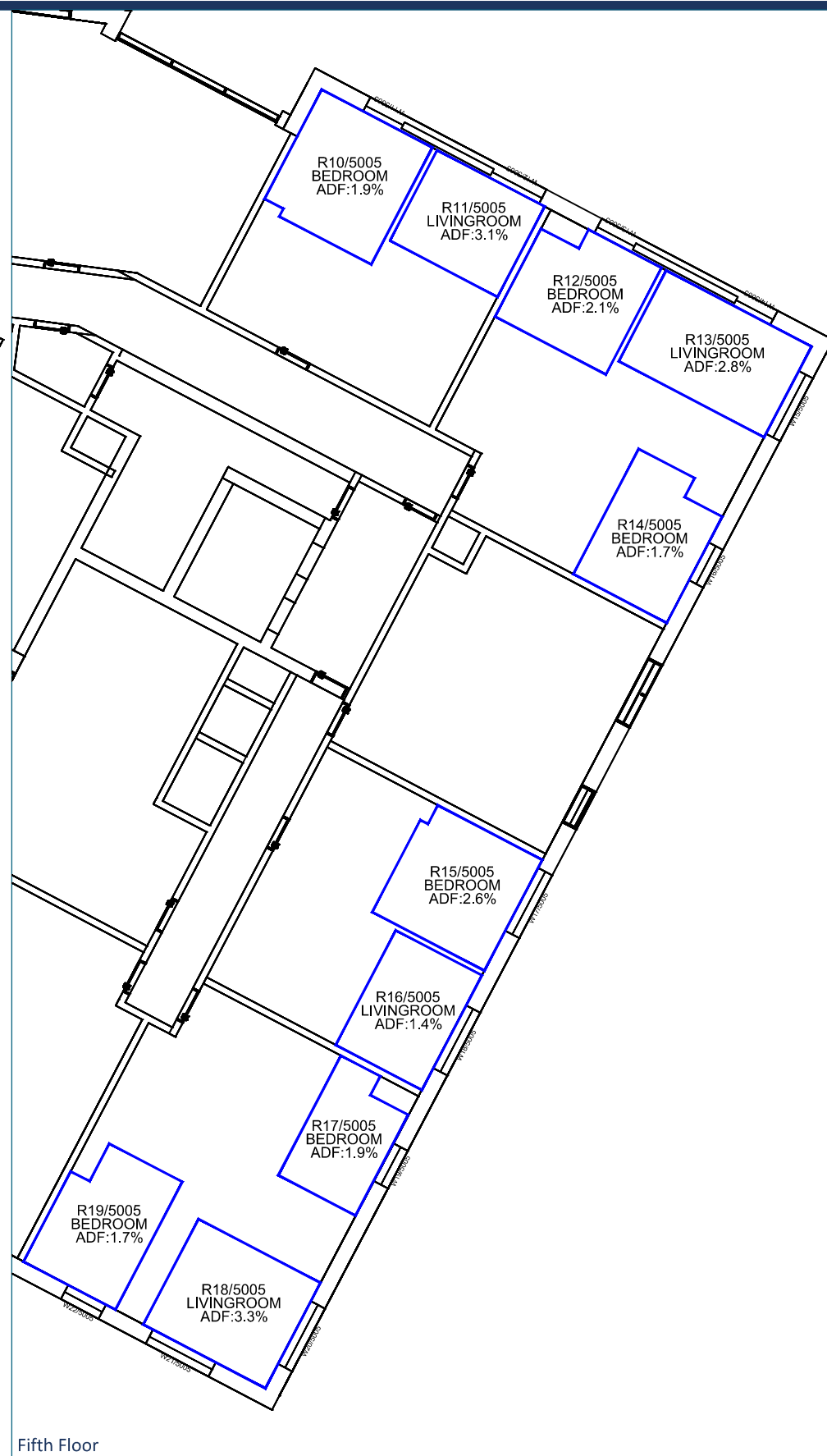
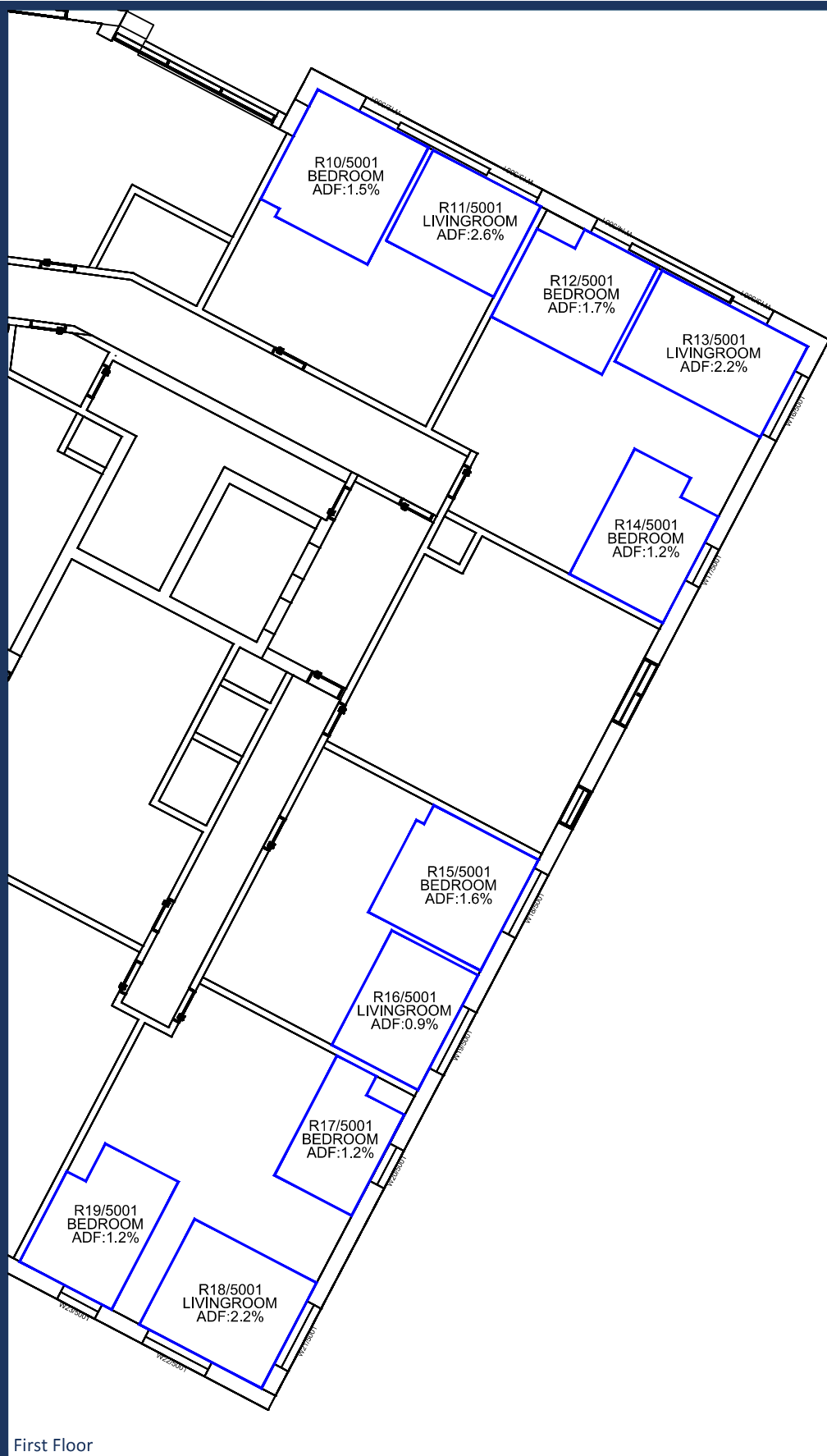
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Date:
May 20

Dwg No:
P1368/INT/32

Rel:
14





First Floor

Fifth Floor

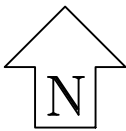
Tenth Floor

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:

Scheme Confirmed:
TP Bennett

Date:
05/05/20

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

Drawn By:
JR

Scale:
1:175 @ A3

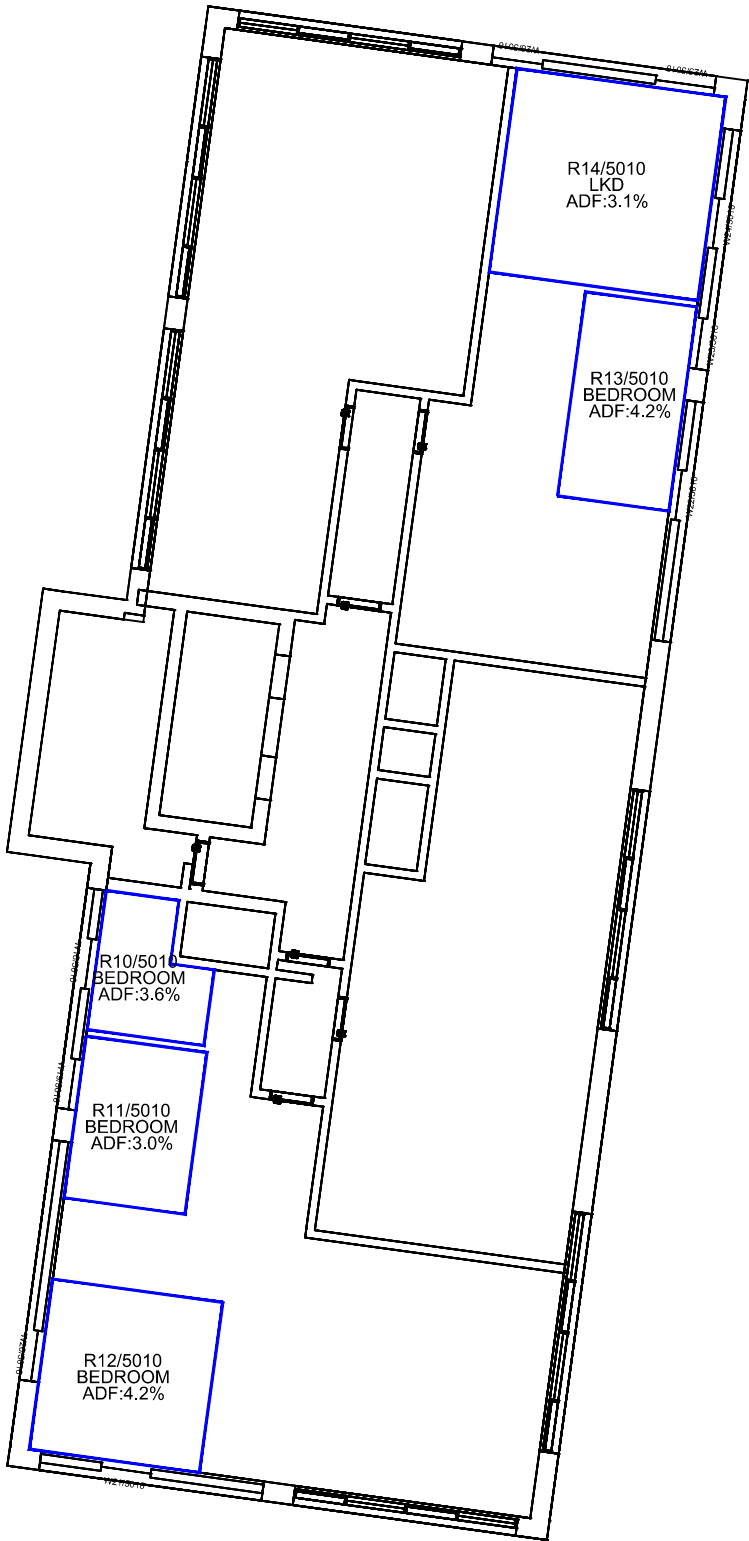
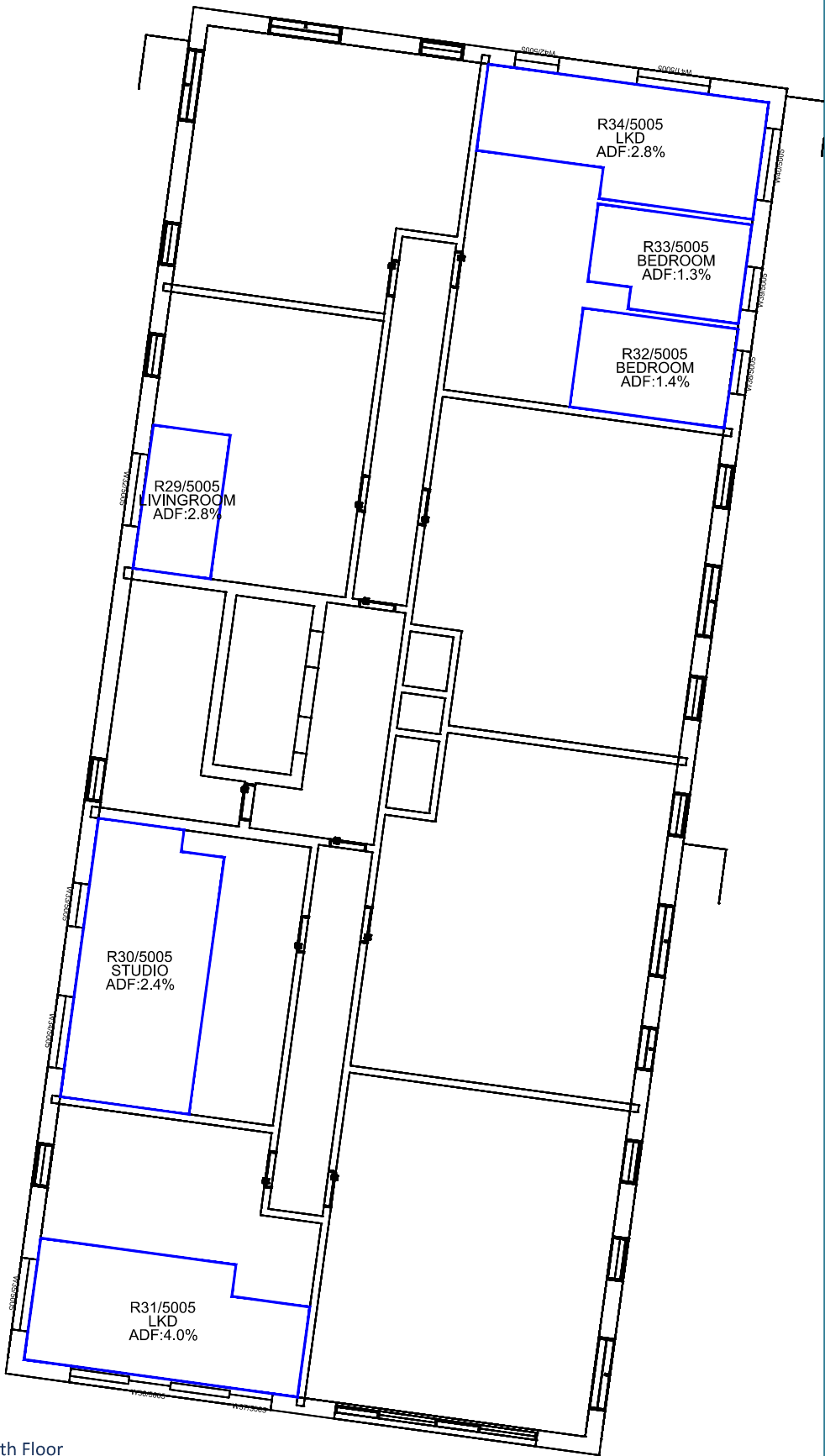
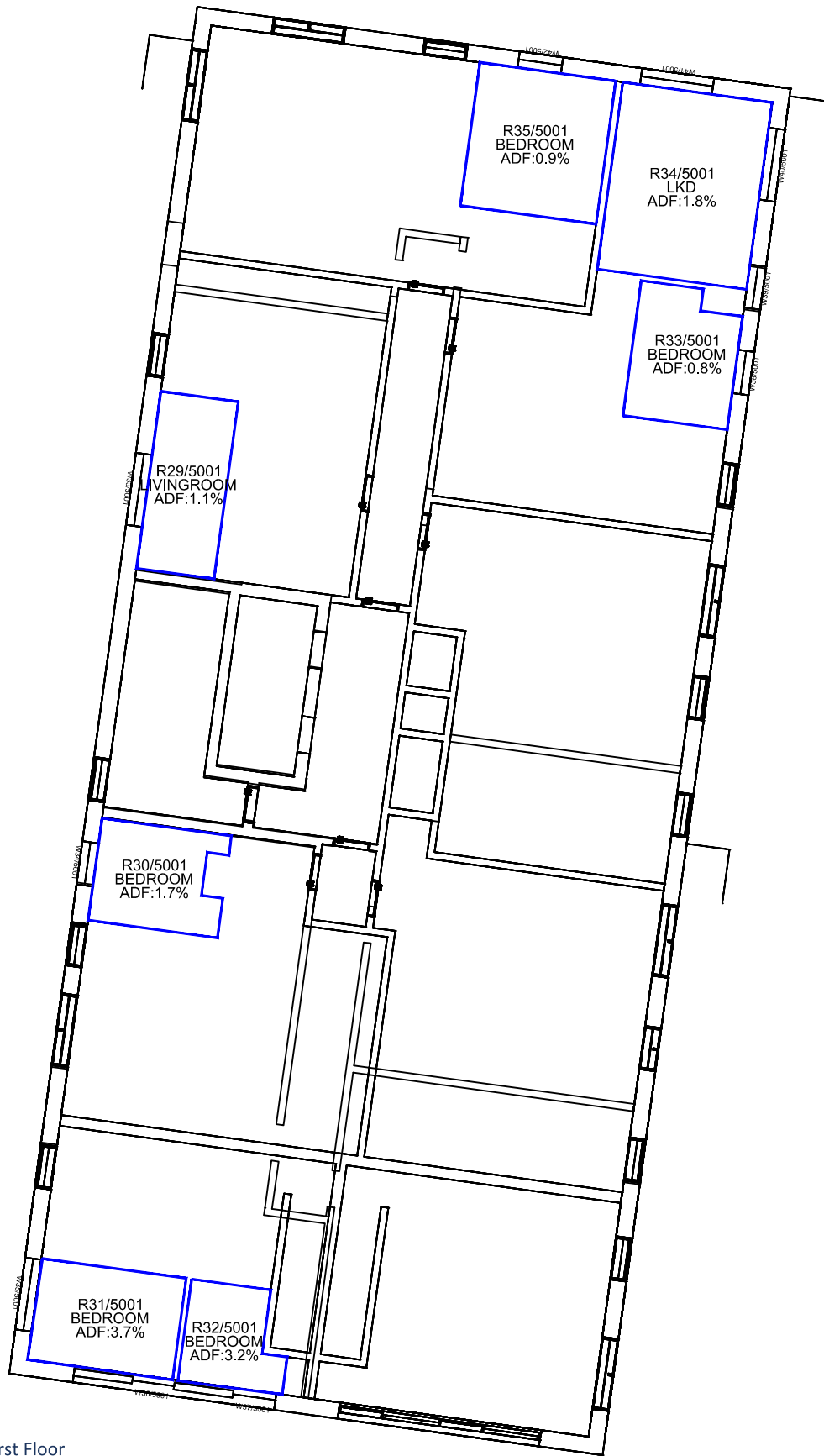
Date:
May 20

Title: Internal ADF Results
Proposed Scheme Dated 30/04/20
Block 3A
Cumulative Scenario

Dwg No:
P1368/INT/33

Rel:
14





First Floor

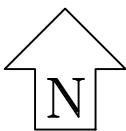
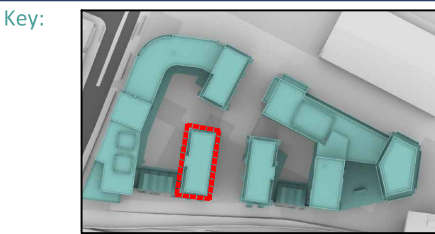
Fifth Floor

Tenth Floor

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



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

Title: Internal ADF Results
Proposed Scheme Dated 30/04/20
Block 3B
Cumulative Scenario

Scheme Confirmed:
TP Bennett

Date:
05/05/20

Drawn By:
JR

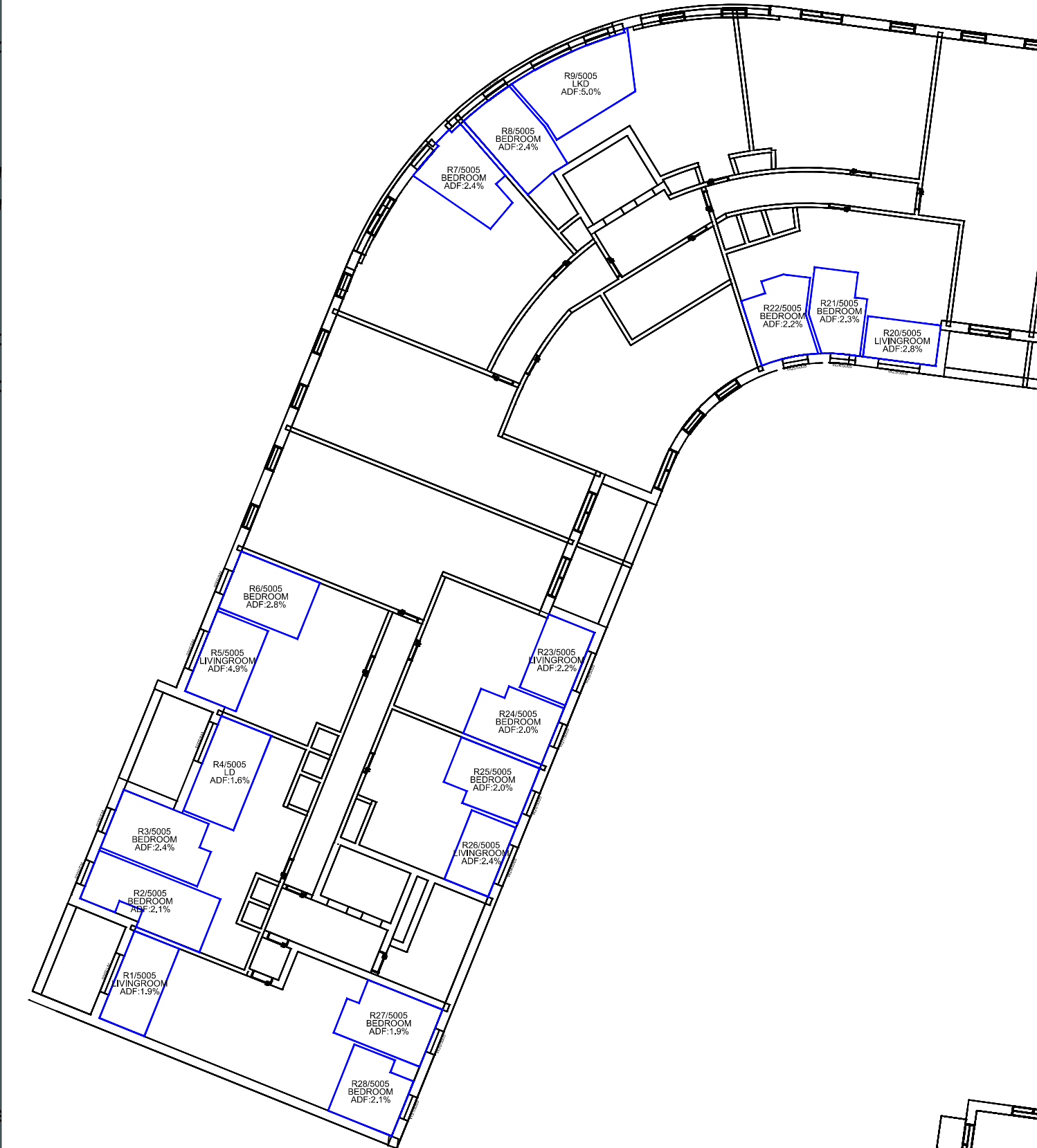
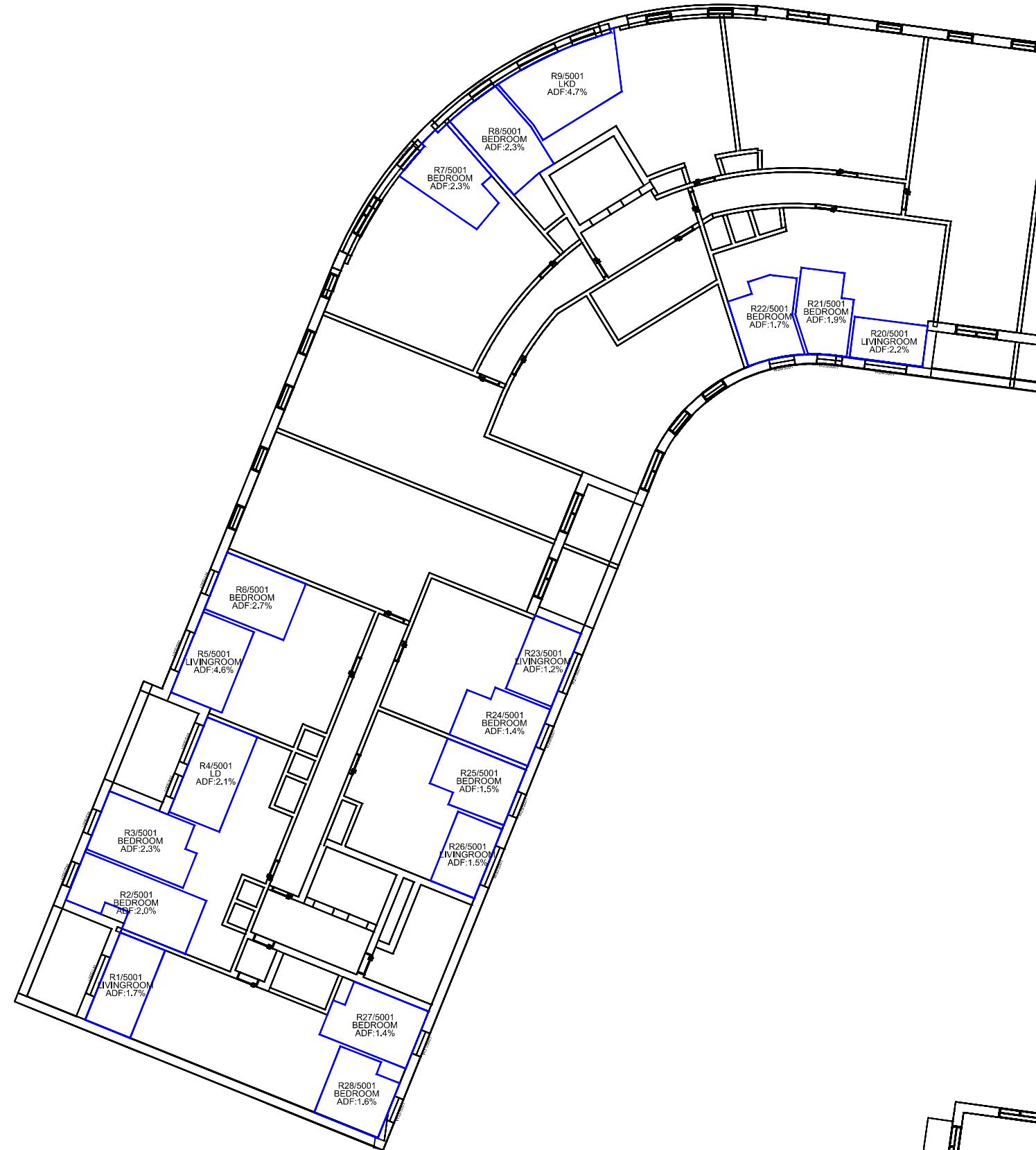
Scale:
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Date:
May 20

Dwg No:
P1368/INT/34

Rel:
14





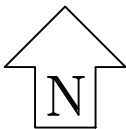
First Floor

Fifth Floor

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



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

Title: Internal ADF Results
Proposed Scheme Dated 30/04/20
Block 3C
Cumulative Scenario

Scheme Confirmed:
TP Bennett

Date:
05/05/20

Drawn By:
JR

Scale:
1:250 @ A3

Date:
May 20

Dwg No:
P1368/INT/35

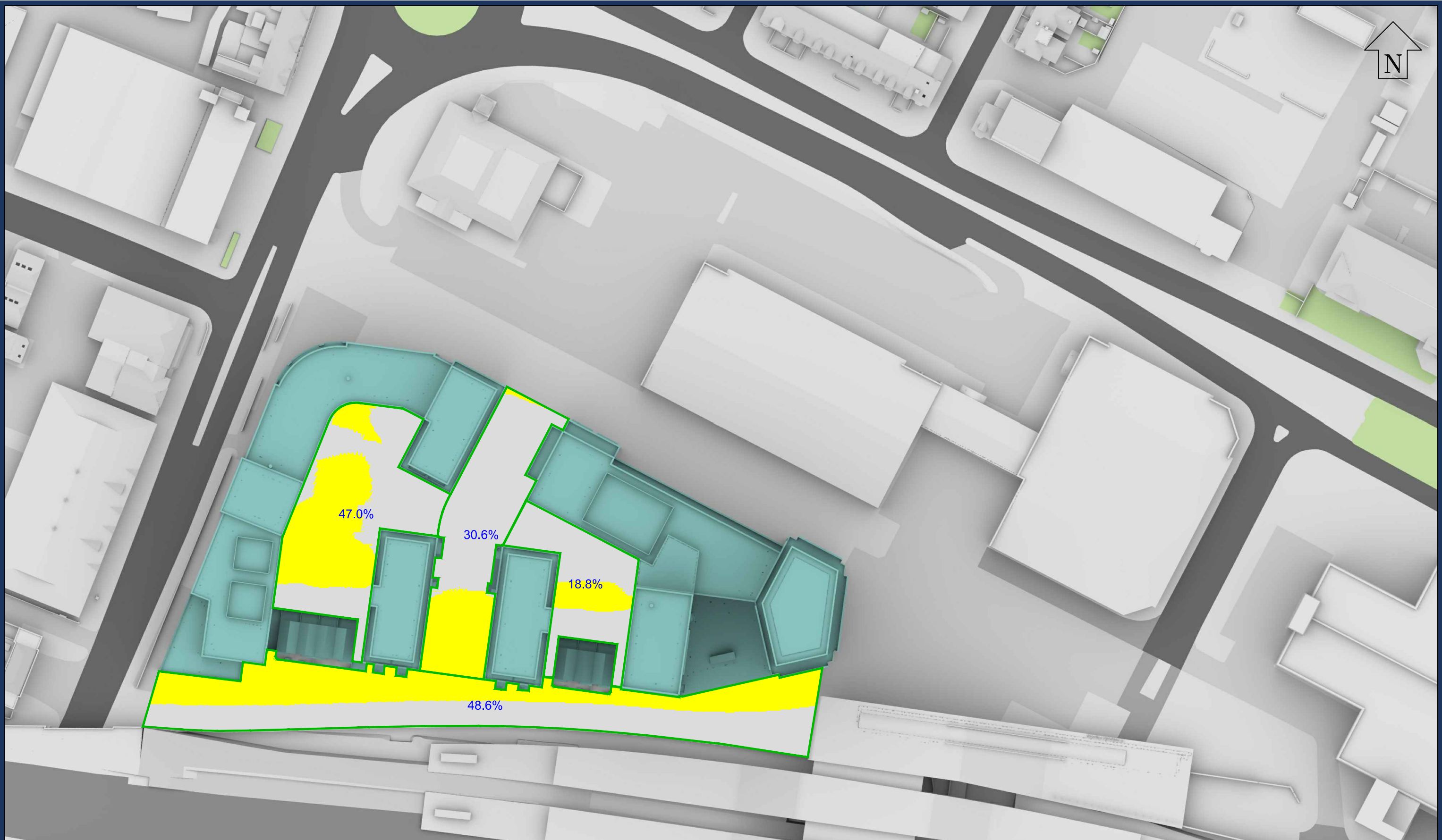
Rel:
14



Appendix 5: Sun Hours on Ground

Existing Baseline





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:

- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight

50% Percentage of area with more than 2 hours of direct sunlight

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

Title: 2 Hour In Sun Test on March 21st
Proposed Scheme Dated 30/04/20

Scheme Confirmed:
TP Bennett

Date:
05/05/20

Drawn By:
JR

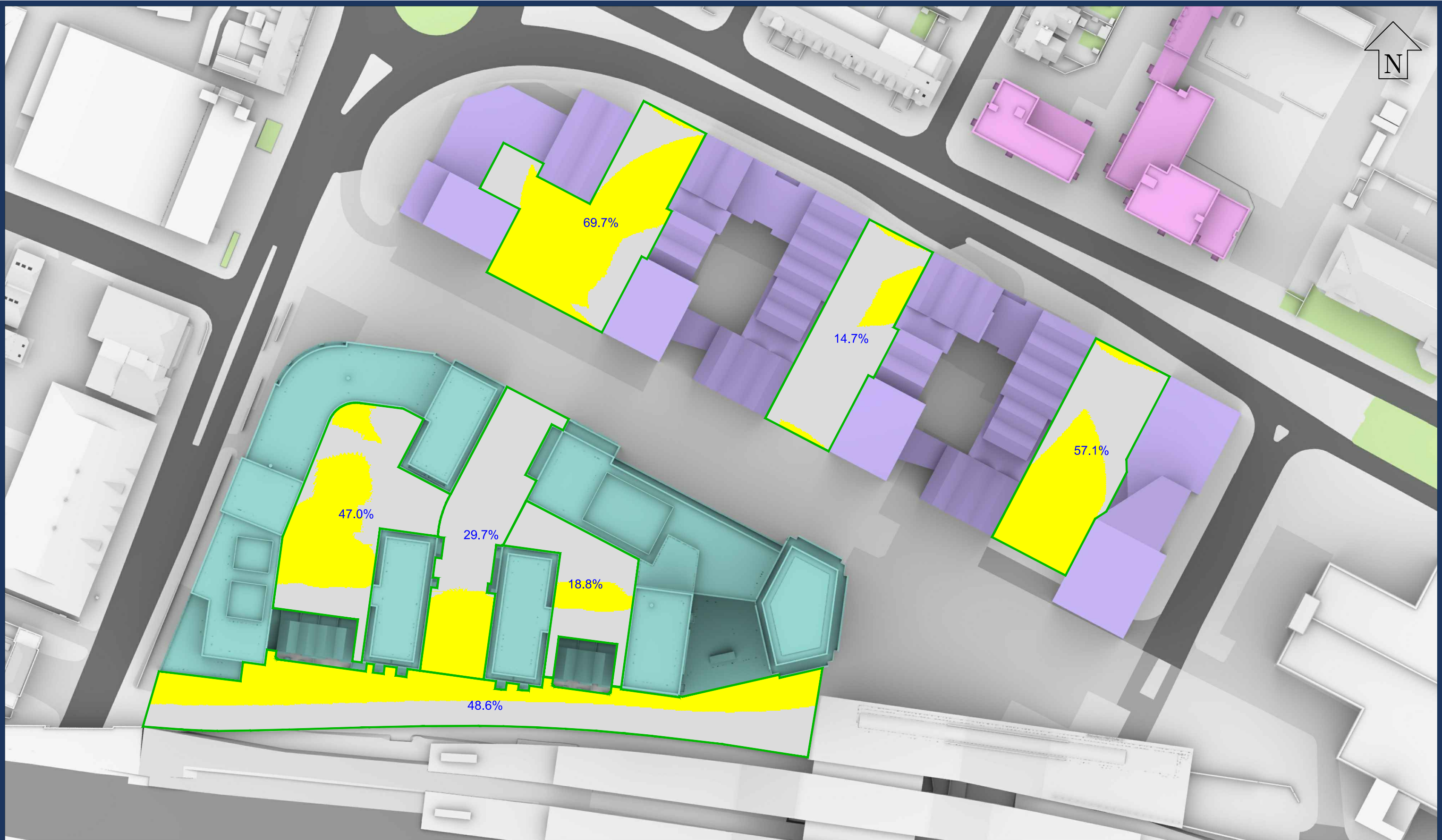
Scale:
1:1000 @ A3

Date:
May 20

Dwg No:
P1368/SHA/11

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:

- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight

50% Percentage of area with more than 2 hours of direct sunlight

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

Drawn By: JR

Title: 2 Hour In Sun Test on March 21st
Proposed Scheme Dated 30/04/20
Cumulative Scenario

Dwg No: **P1368/SHA/13**

Rel: **14**

Scheme Confirmed:
TP Bennett

Date:
05/05/20

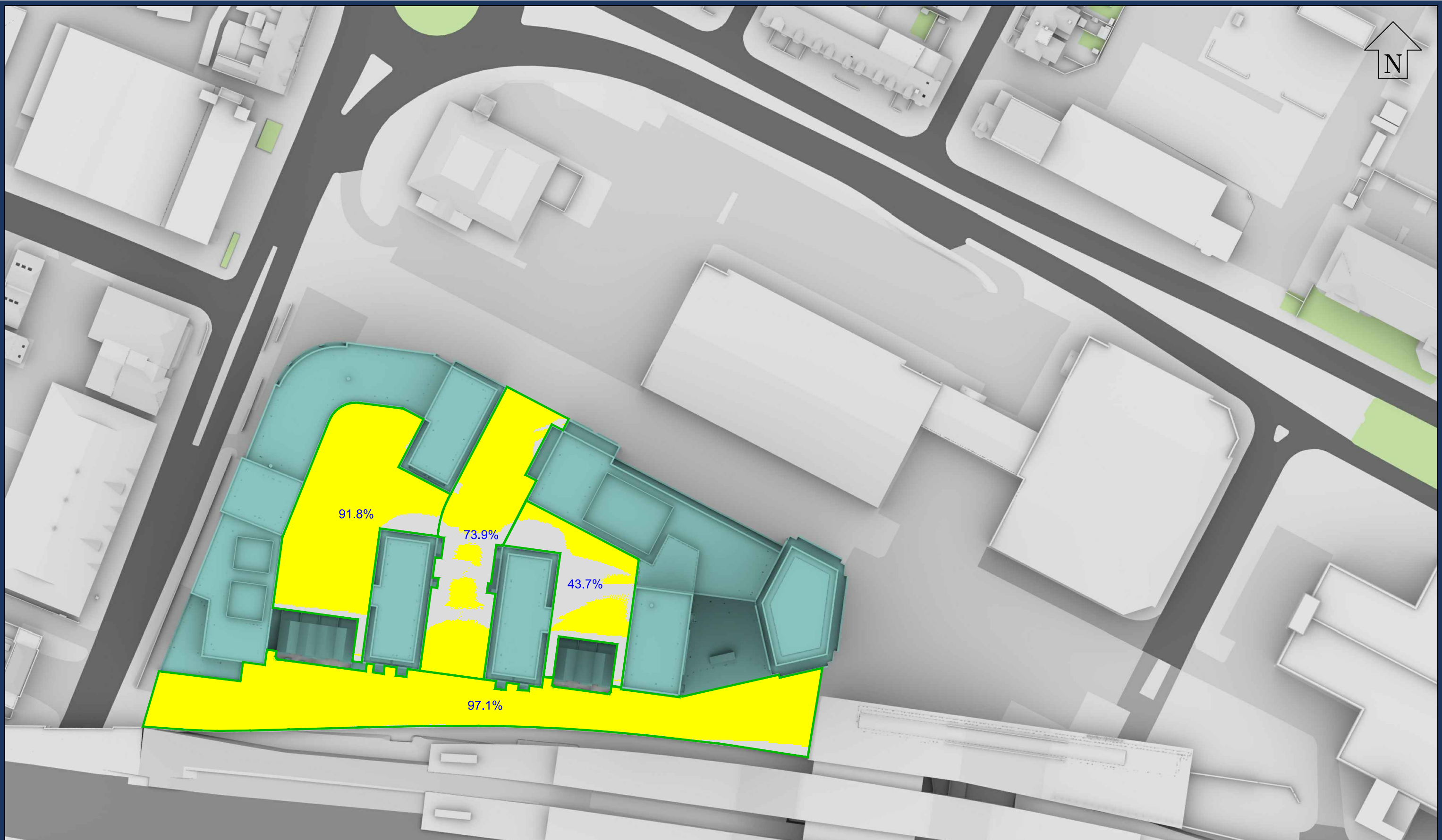
Scale:
1:1000 @ A3

Date:
May 20



Cumulative Scenario





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:

- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight

50% Percentage of area with more than 2 hours of direct sunlight

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

Title: 2 Hour In Sun Test on June 21st
Proposed Scheme Dated 30/04/20

Scheme Confirmed:
TP Bennett

Date:
05/05/20

Drawn By:
JR

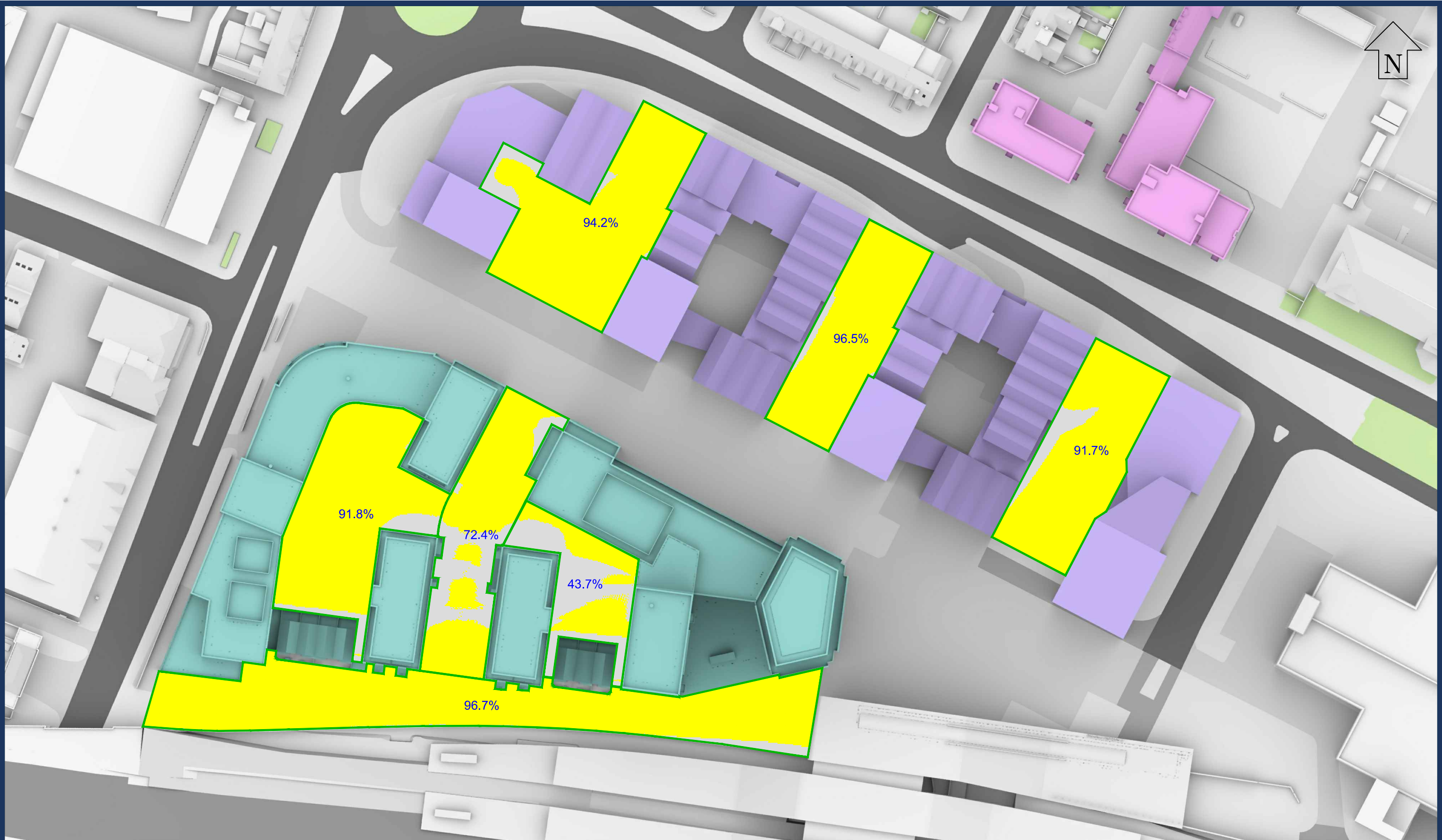
Scale:
1:1000 @ A3

Date:
May 20

Dwg No:
P1368/SHA/12

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:

- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight

50% Percentage of area with more than 2 hours of direct sunlight

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

Title: 2 Hour In Sun Test on June 21st
Proposed Scheme Dated 30/04/20
Cumulative Scenario

Scheme Confirmed:
TP Bennett

Date:
05/05/20

Drawn By:
JR

Scale:
1:1000 @ A3

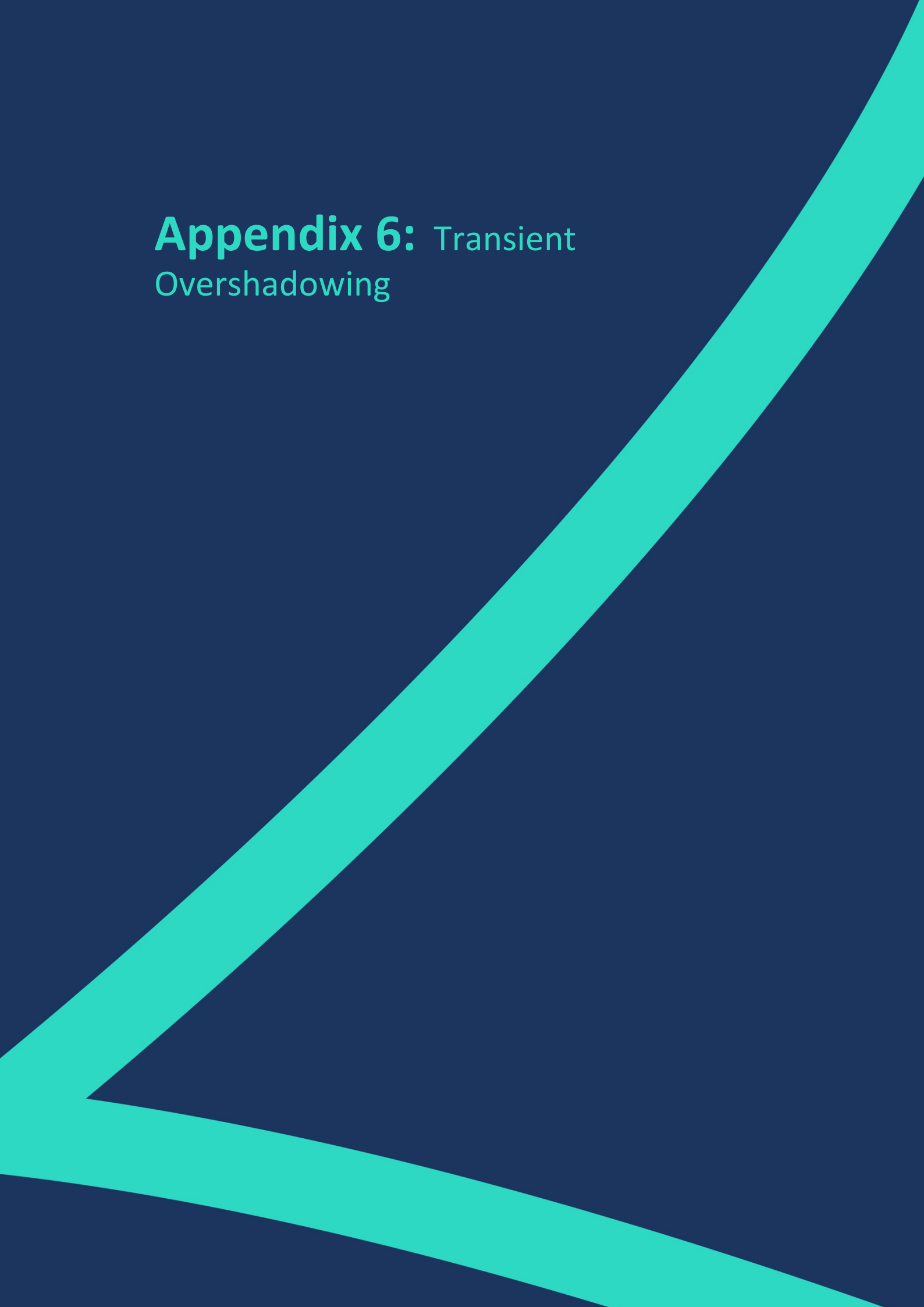
Date:
May 20

Dwg No:
P1368/SHA/14

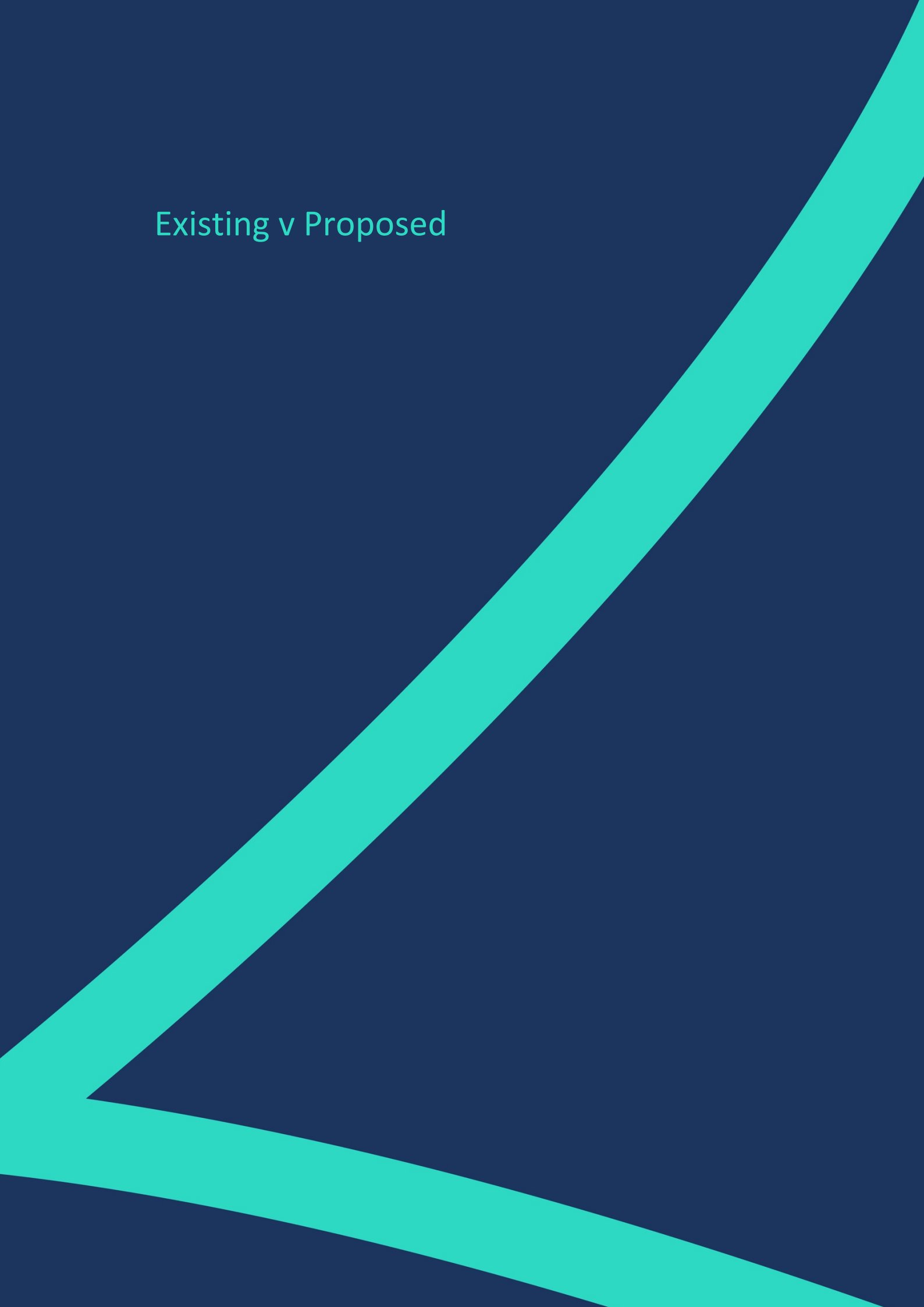
Rel:
14

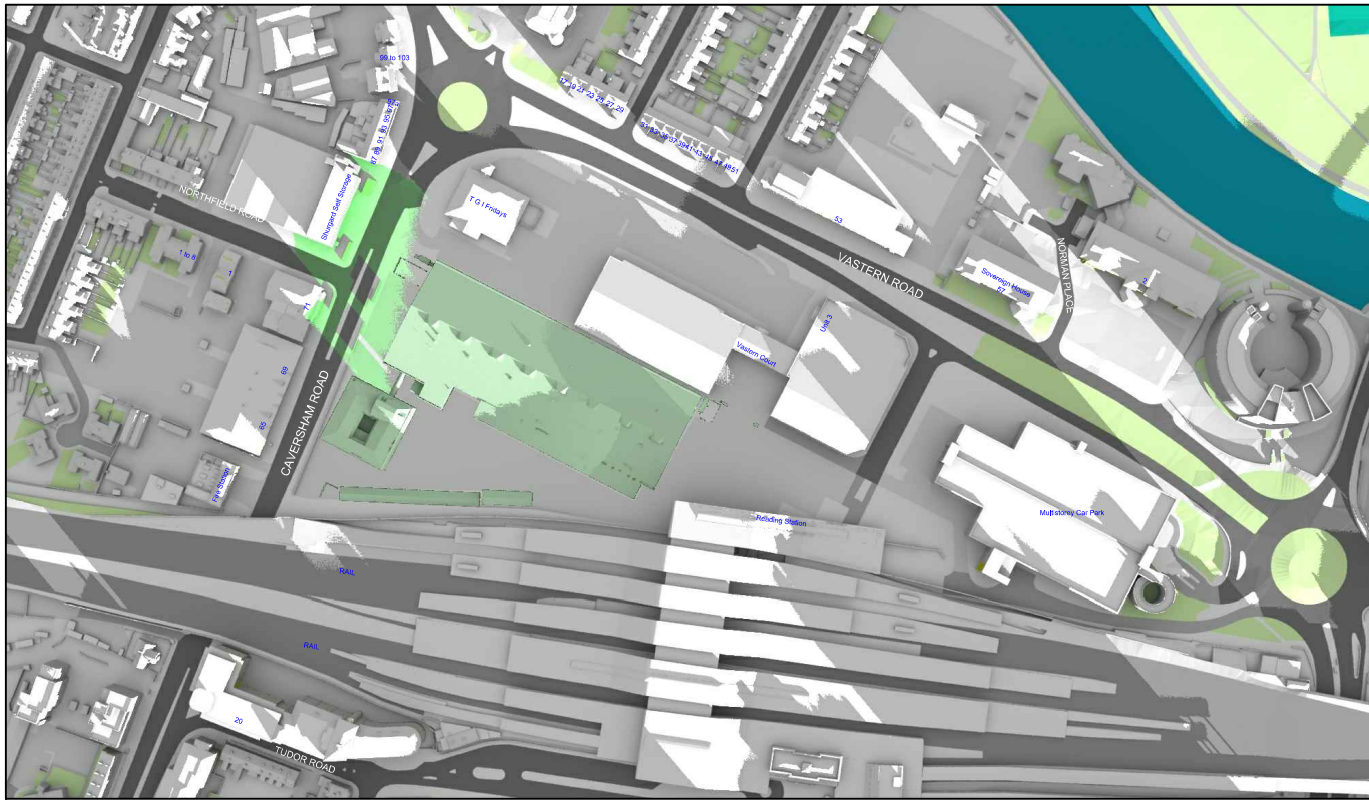


Appendix 6: Transient Overshadowing

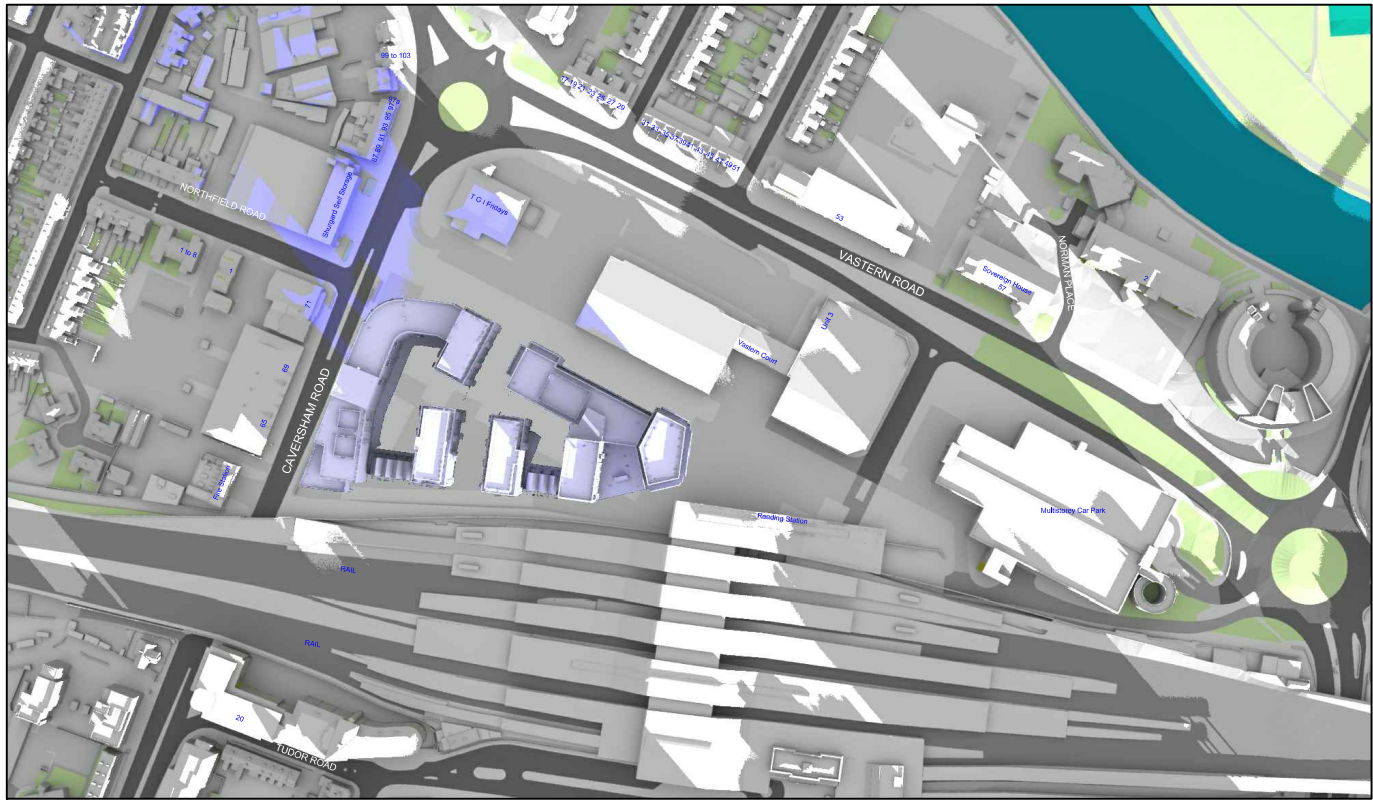


Existing v Proposed



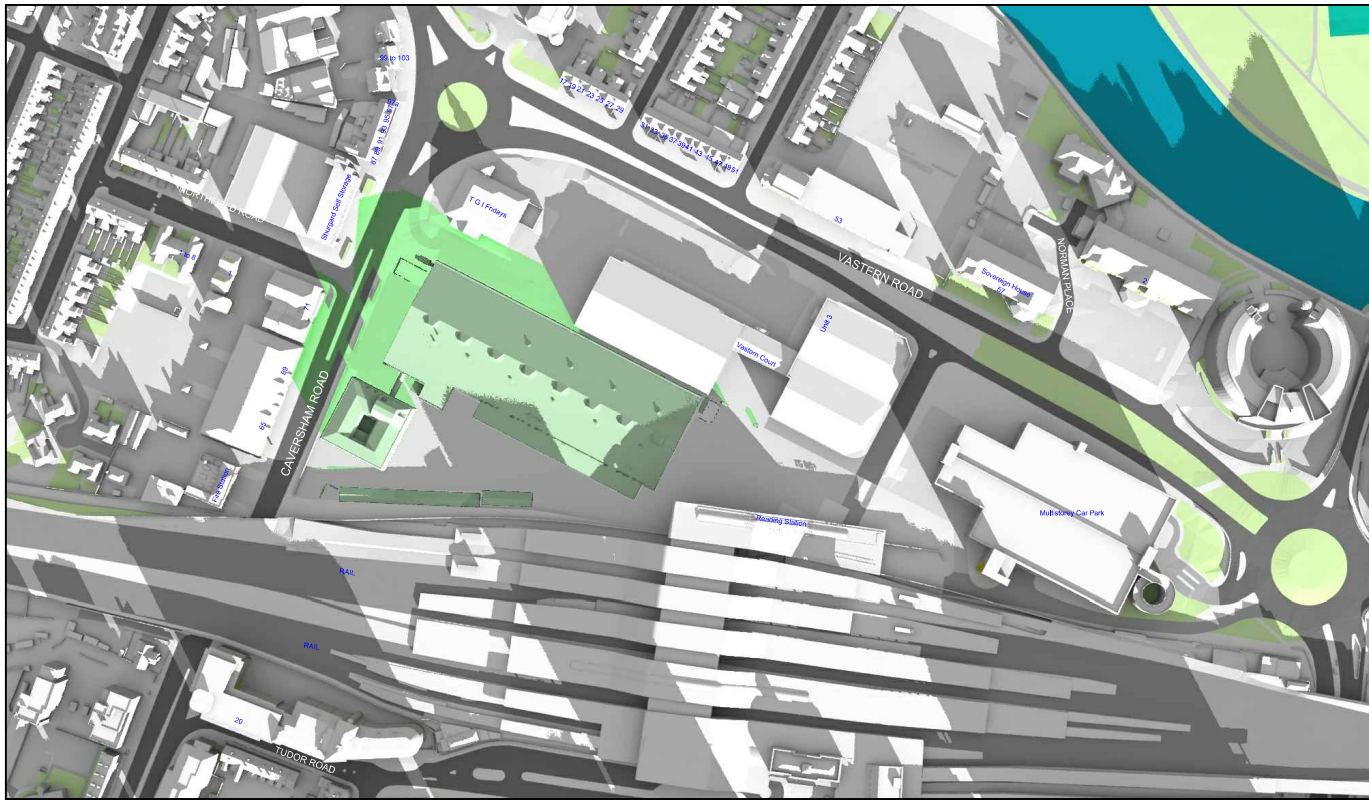


Existing 09:00am

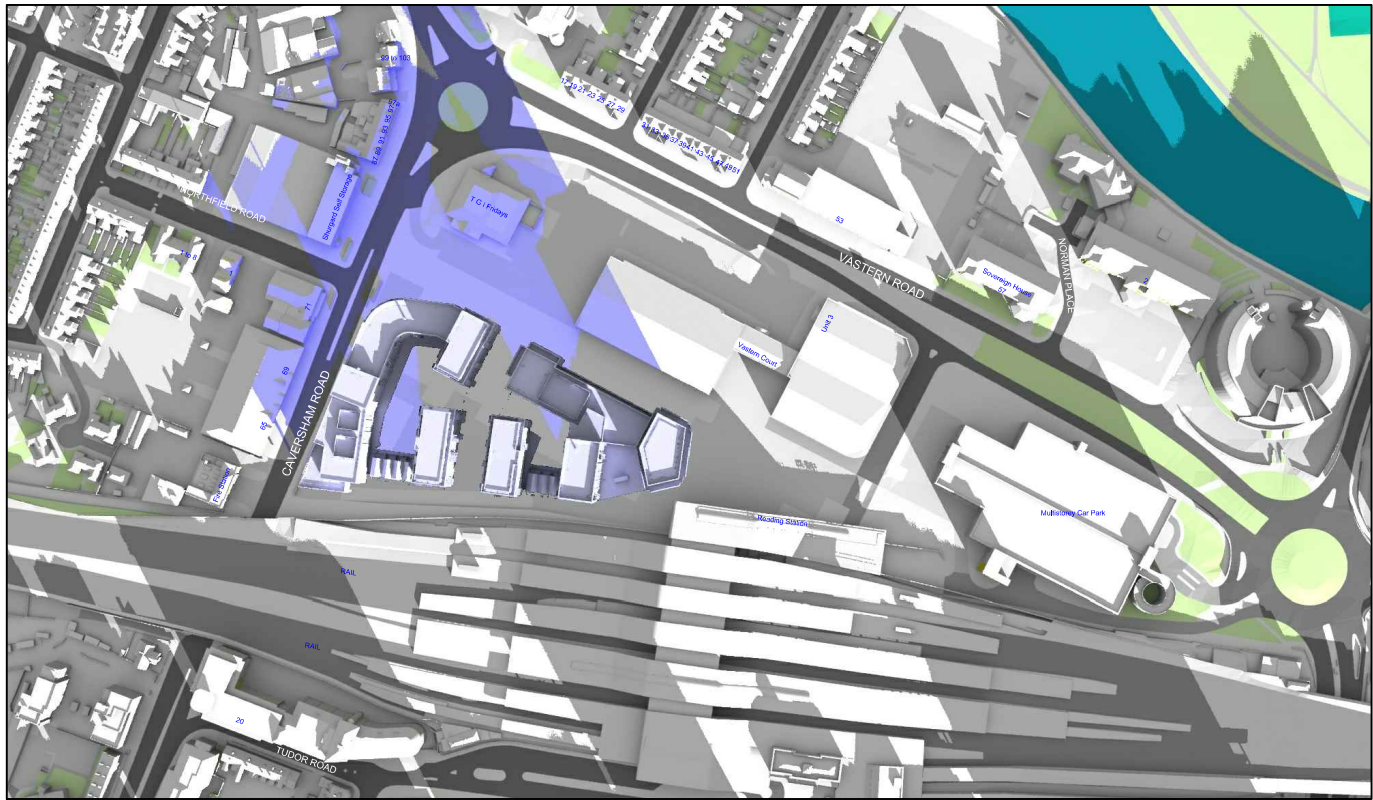


Proposed 09:00am

December 21st (GMT)



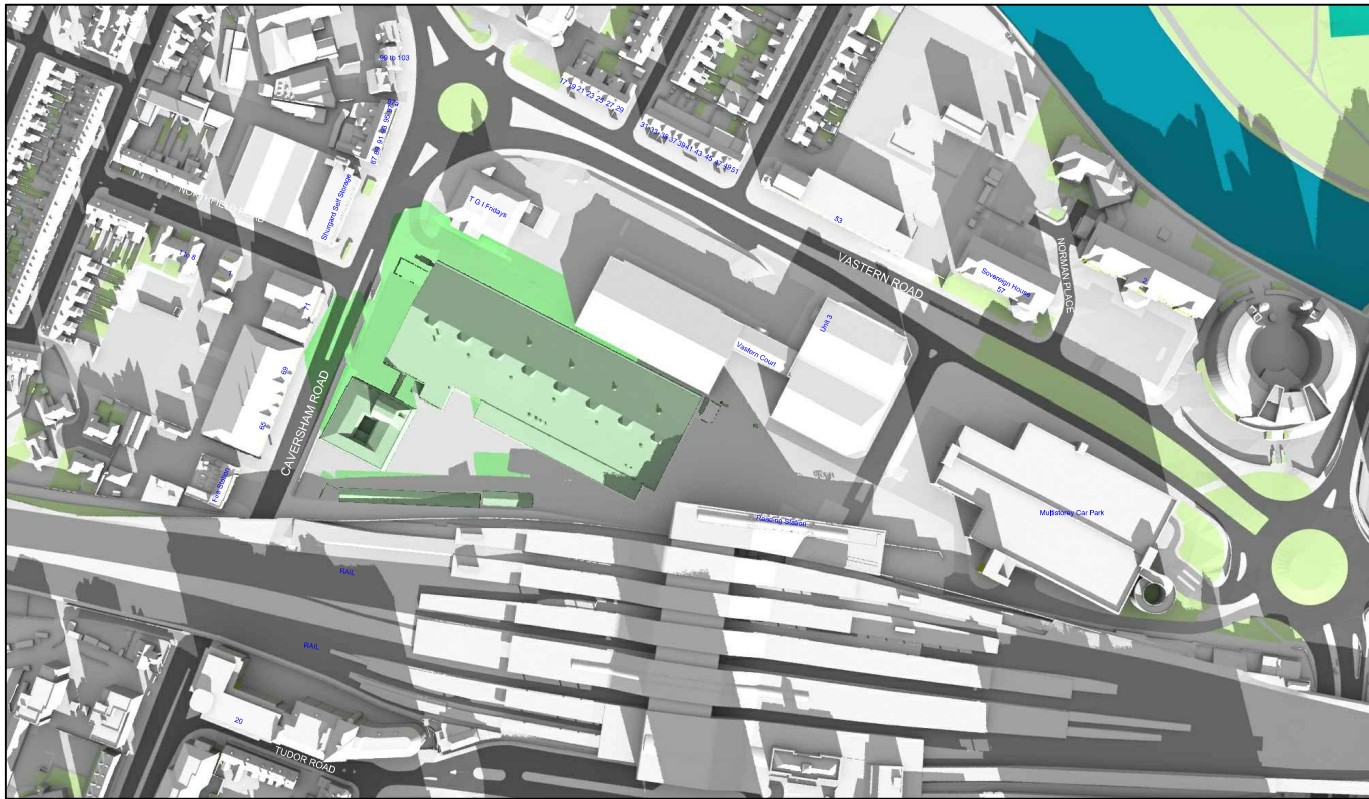
Existing 10:00am



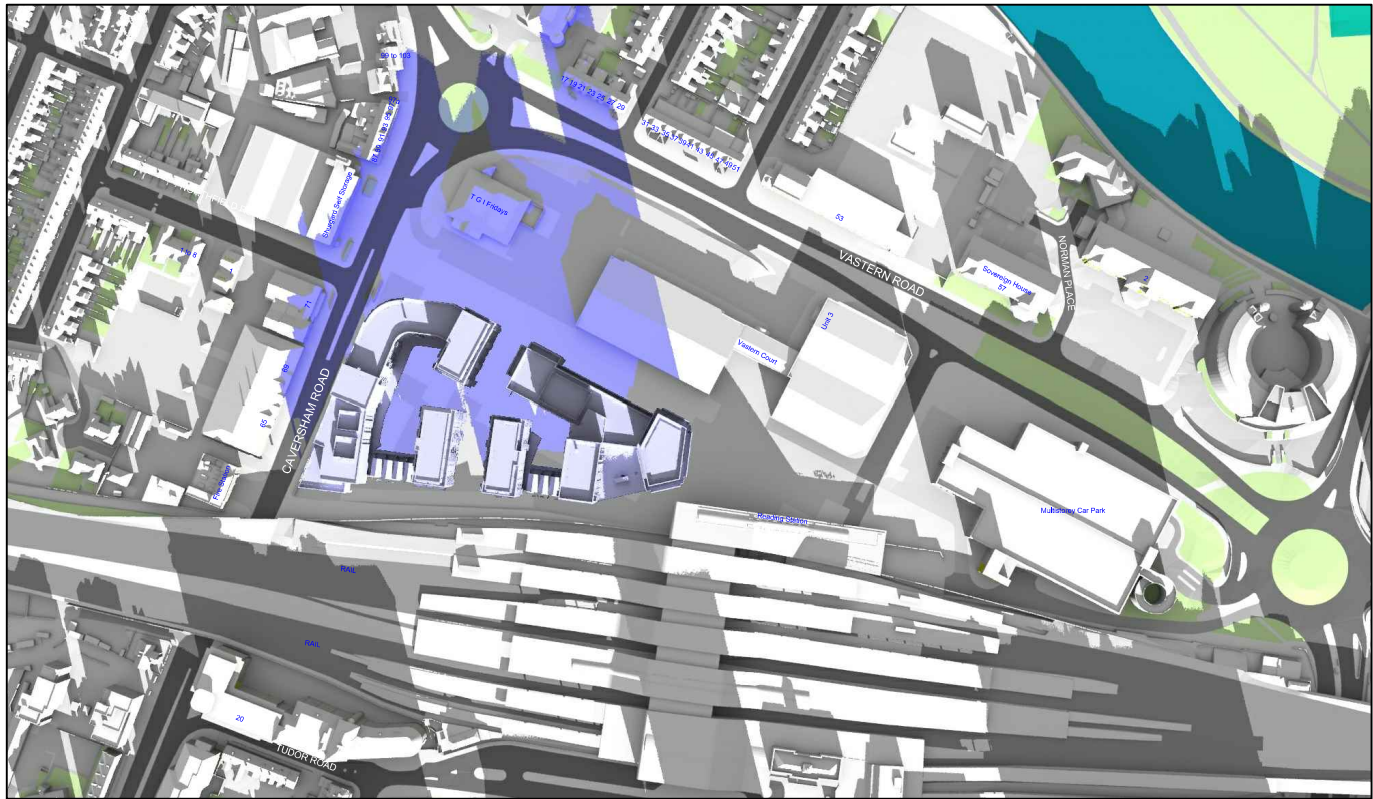
Proposed 10:00am

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/DEC01/18		Rel: 13	



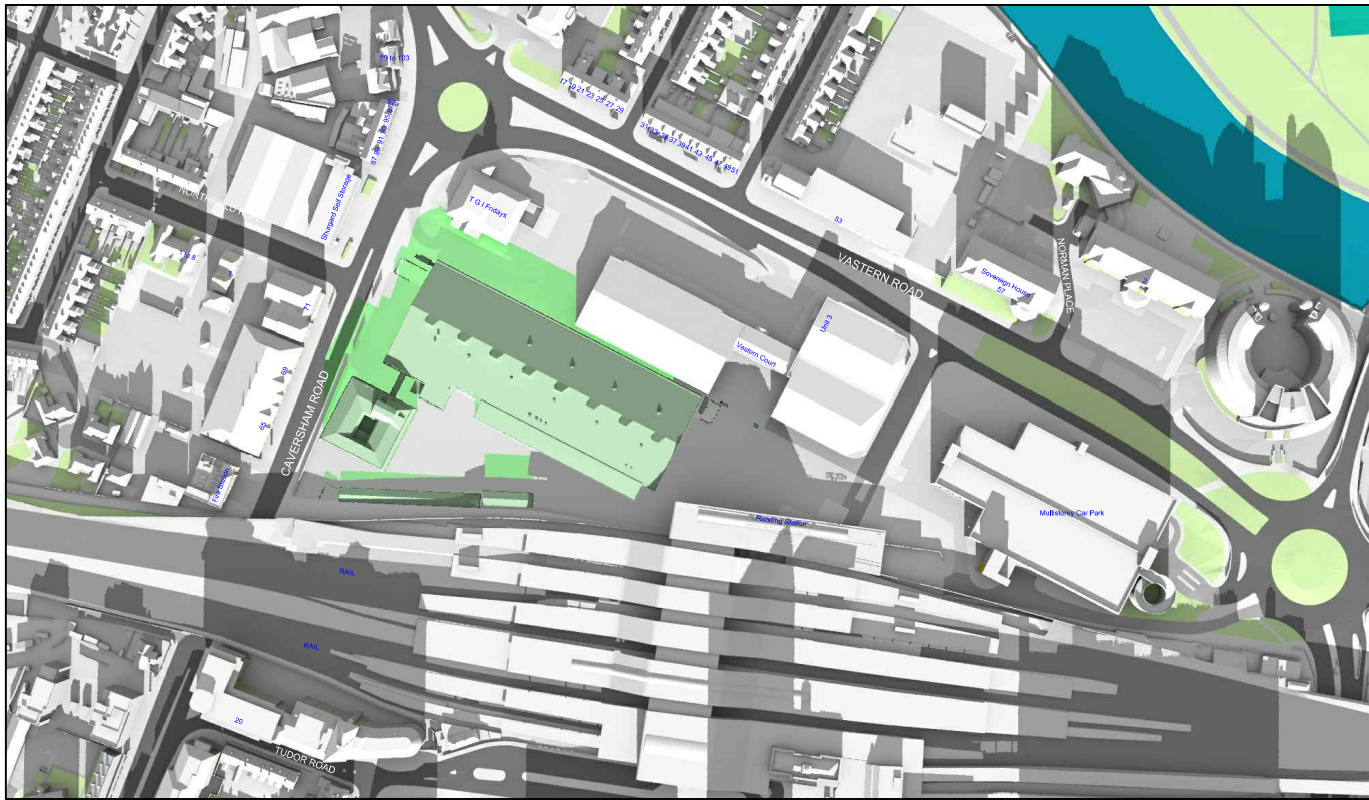


Existing 11:00am

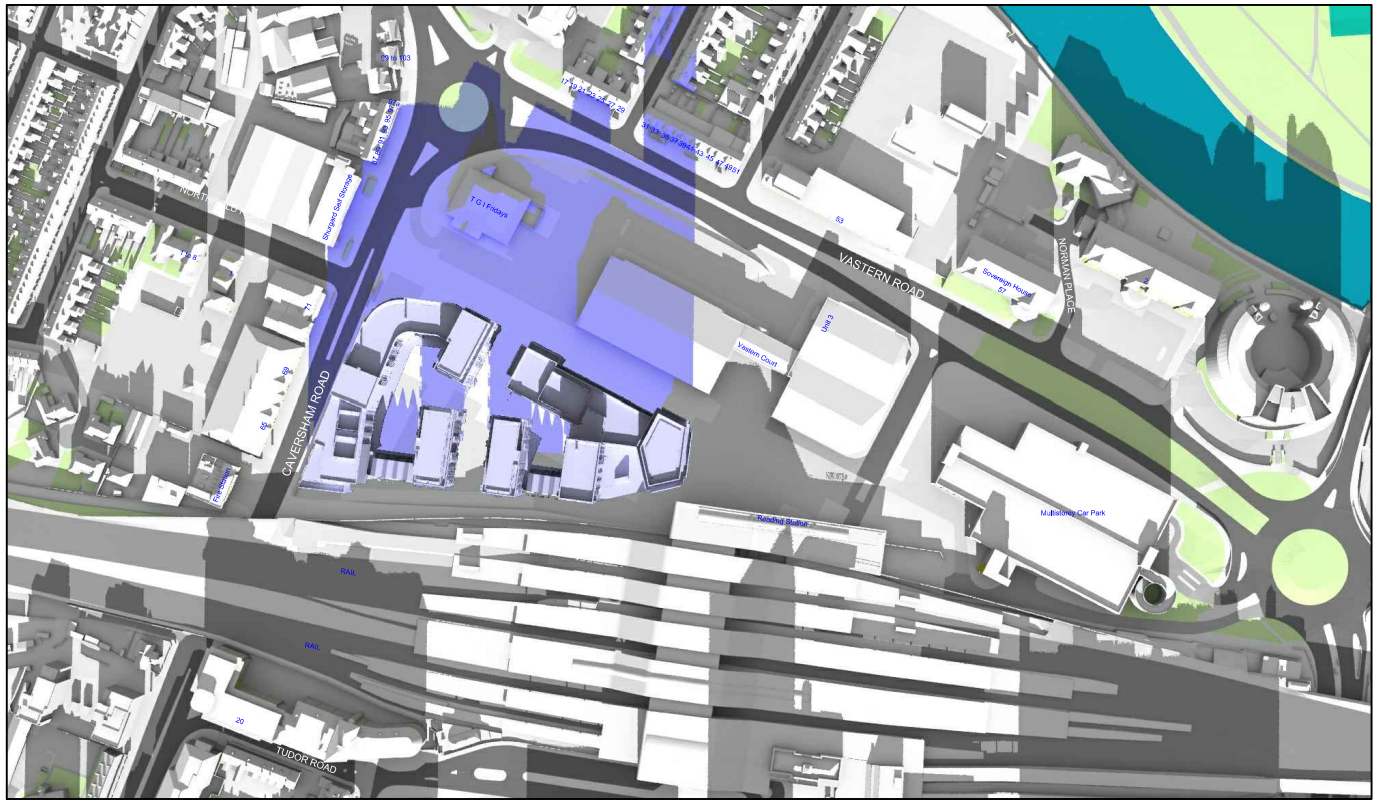


Proposed 11:00am

December 21st (GMT)



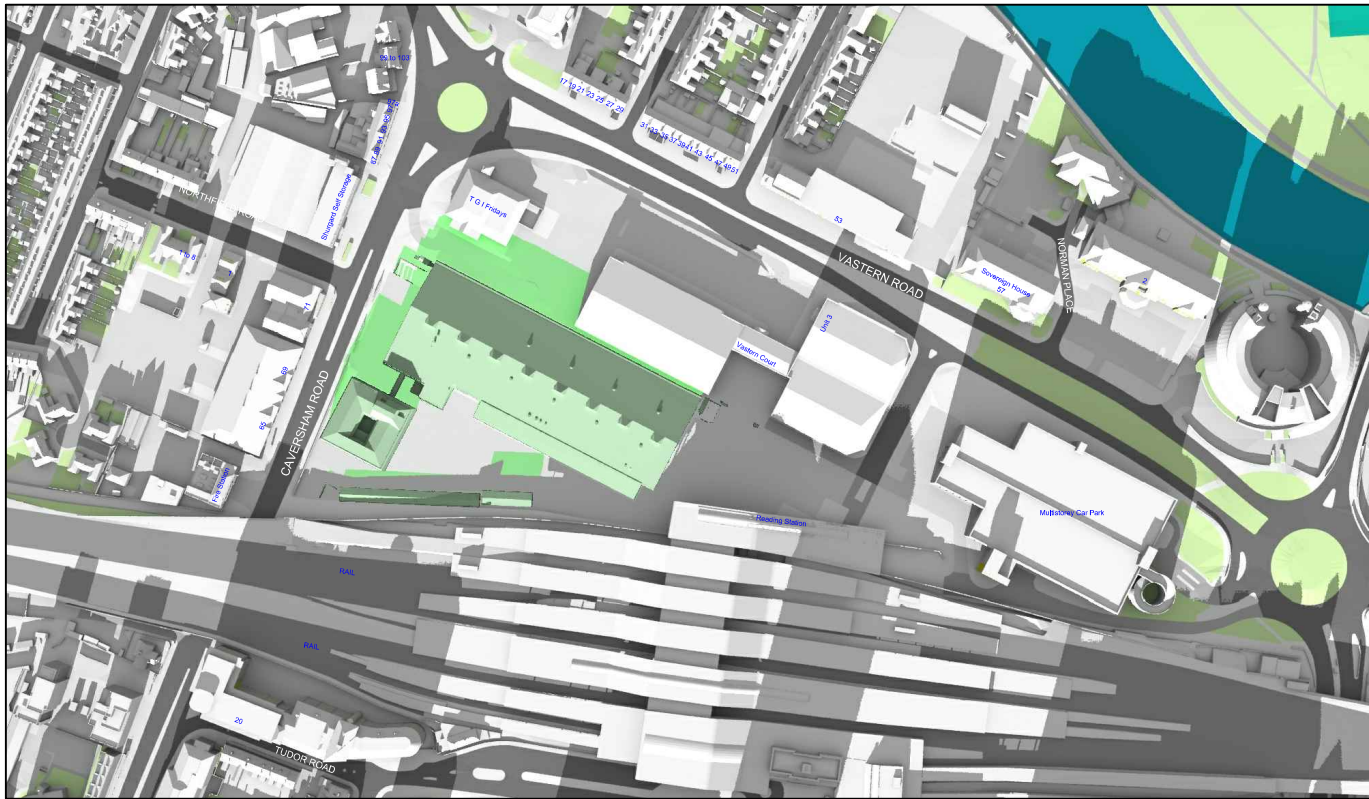
Existing 12:00pm



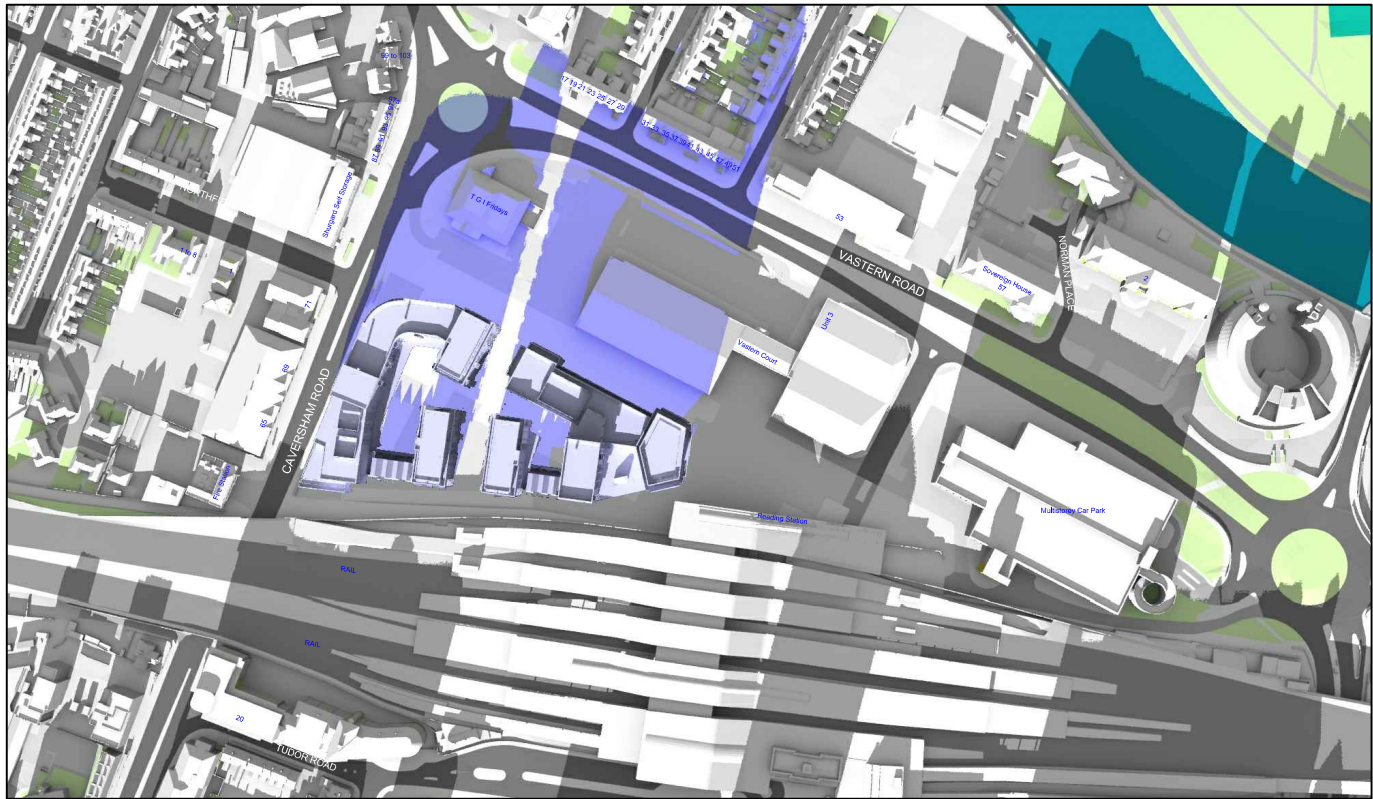
Proposed 12:00pm

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/DEC01/19		Rel: 13	



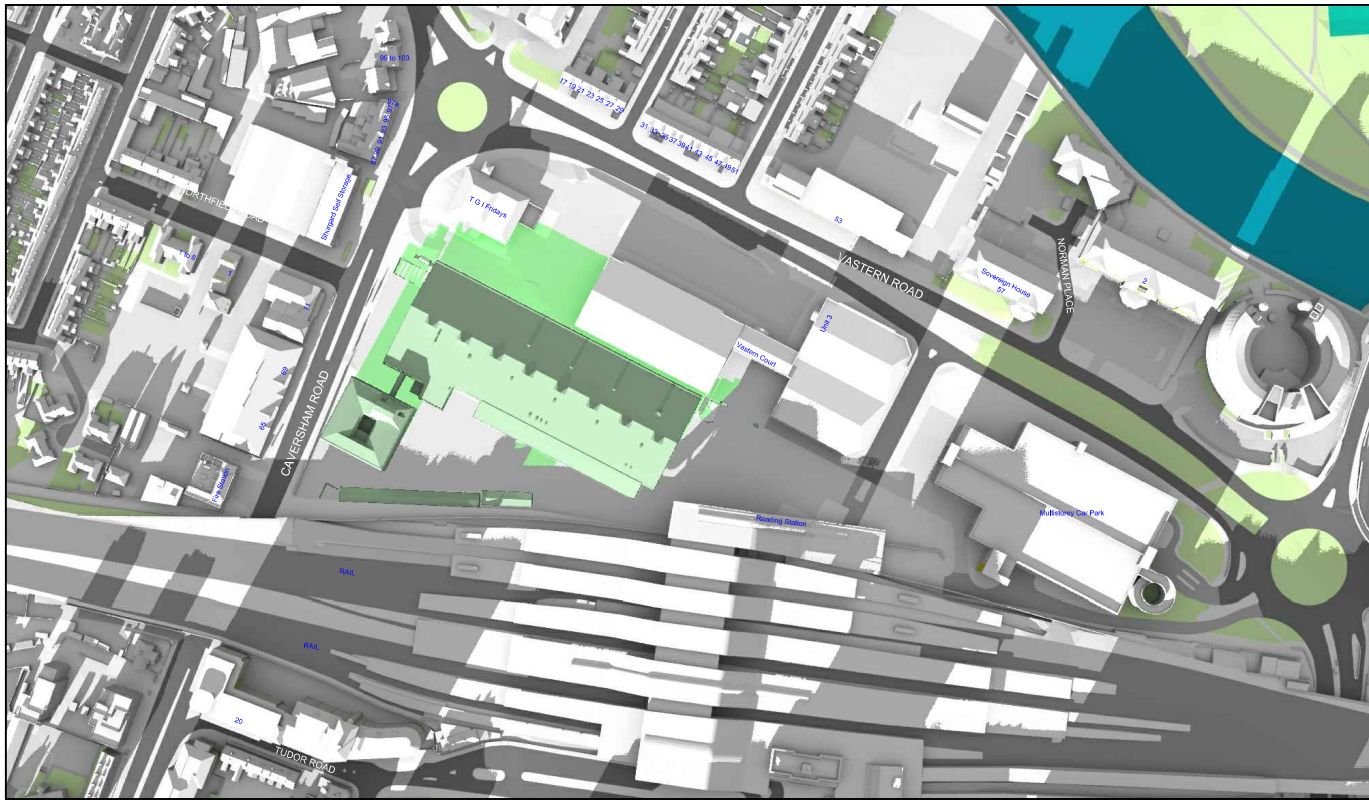


Existing 01:00pm

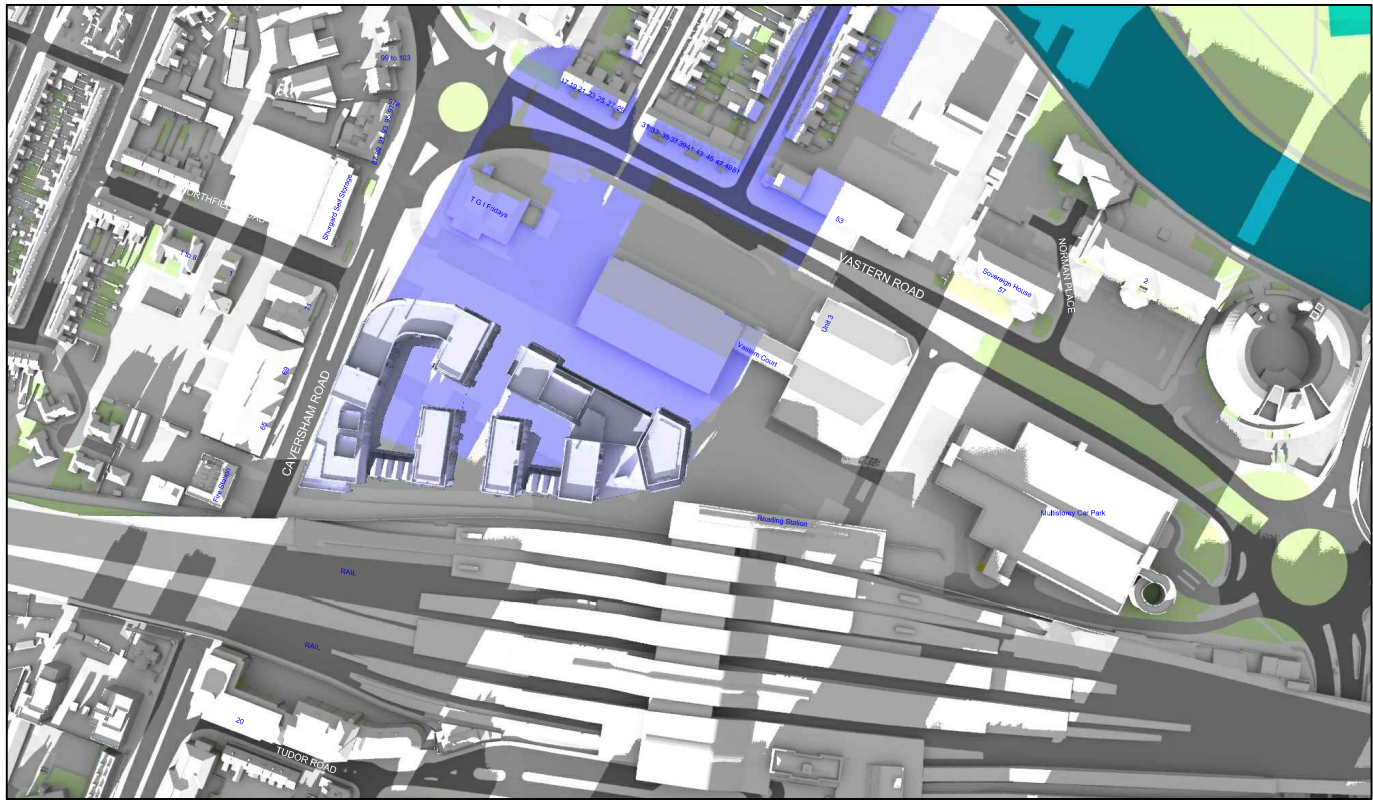


Proposed 01:00pm

December 21st (GMT)



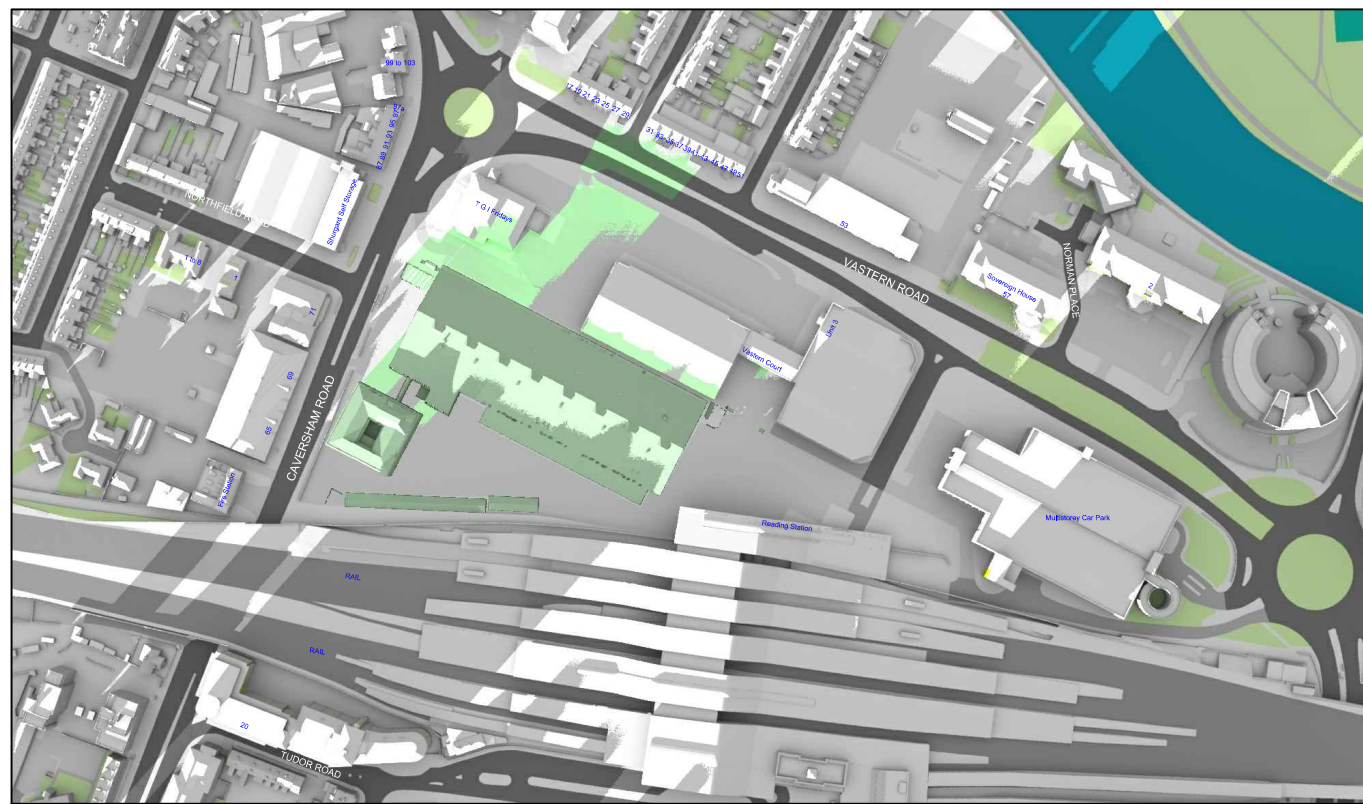
Existing 02:00pm



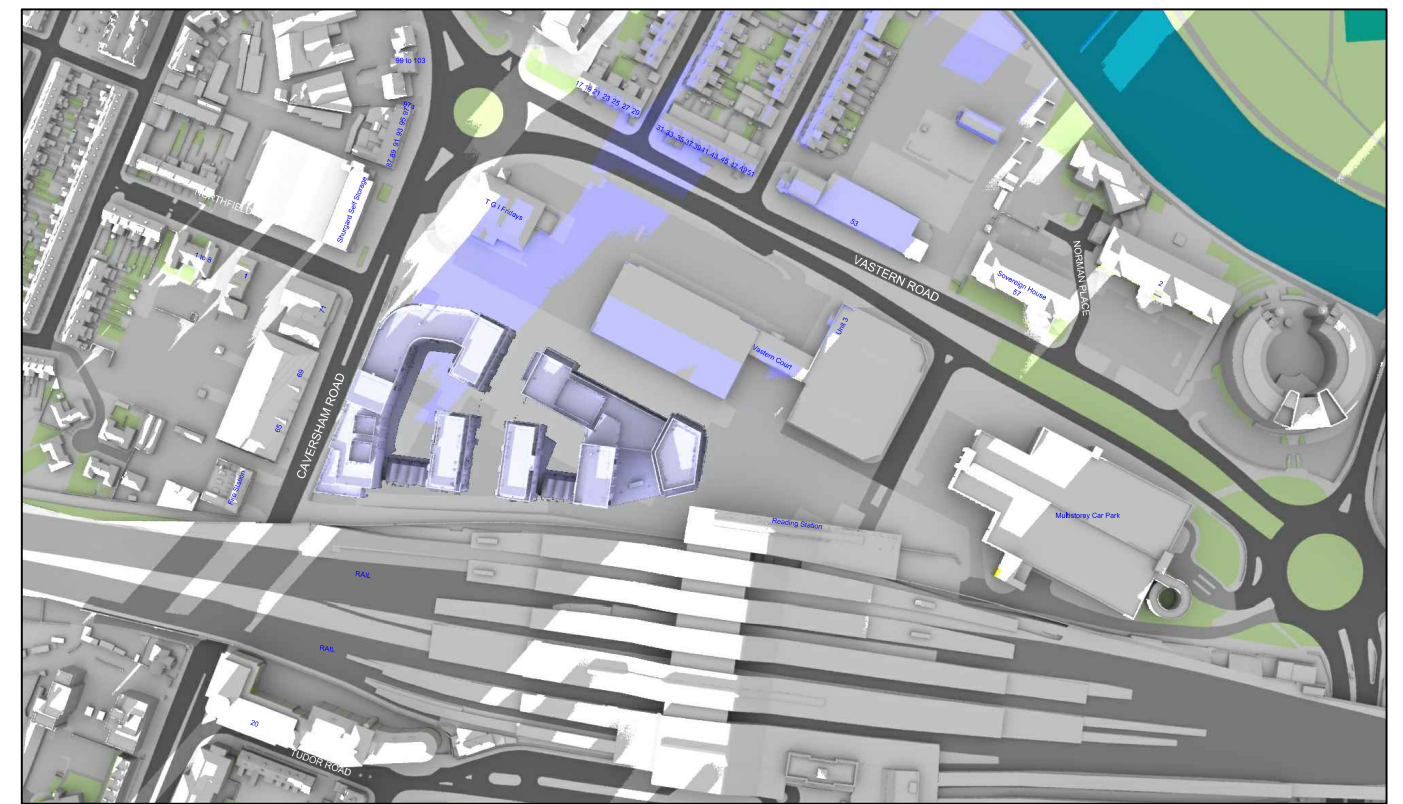
Proposed 02:00pm

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buildings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/DEC01/20		Rel: 13	





Existing 03:00pm



Proposed 03:00pm

December 21st (GMT)

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 03/12/18)
3D_181130.dwg

Key:



Grey shadows are those caused by buildings which are not on the site under development.



Green shadows are those caused specifically by the existing buildings on the site.



Blue shadows are those caused specifically by the proposed development.

Scheme Confirmed:

TP Bennett

Date:

05/05/20

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

Drawn By:

JR

Scale:

NTS

Date:

Nov 19

Title: Transient Overshadowing
Existing vs Proposed Scheme Dated 30/04/20

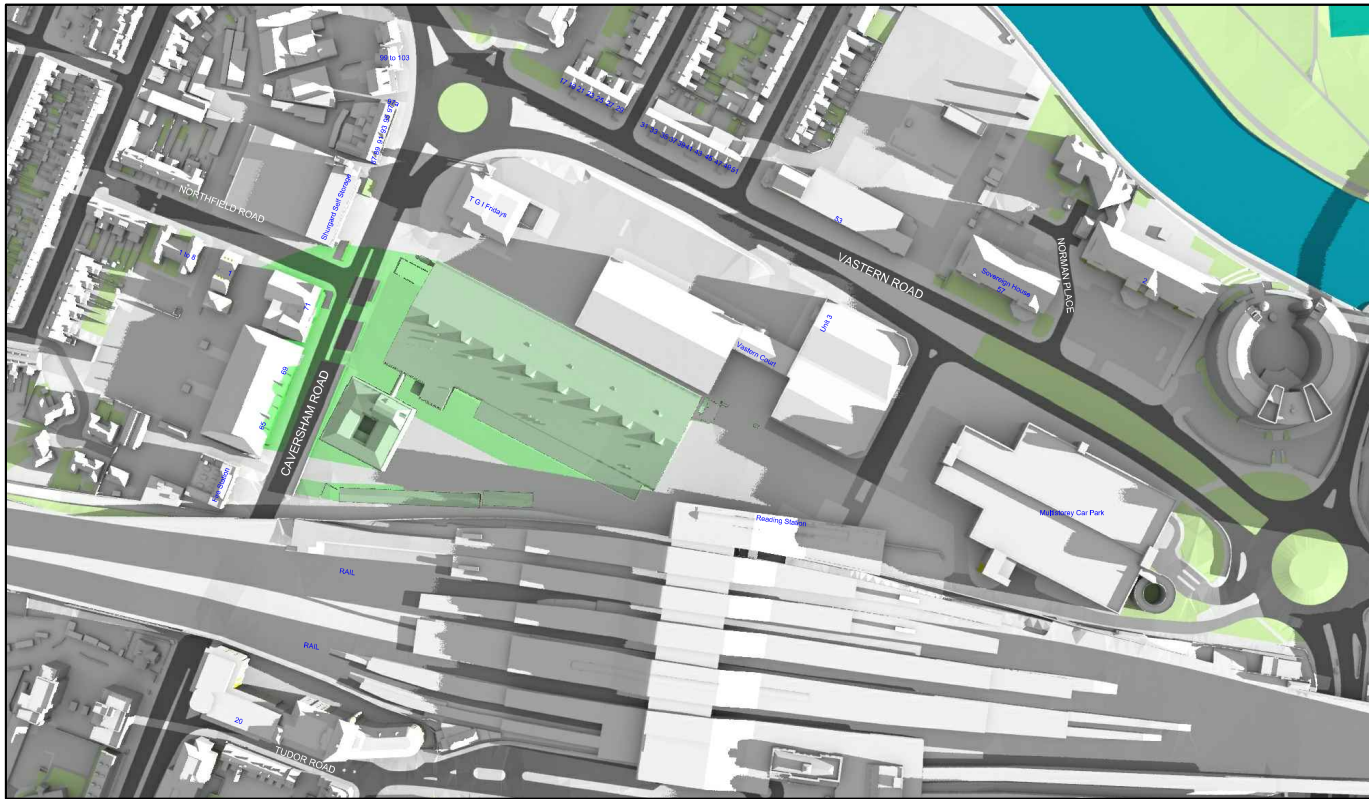
Dwg No:

P1368/DEC01/21

Rel:

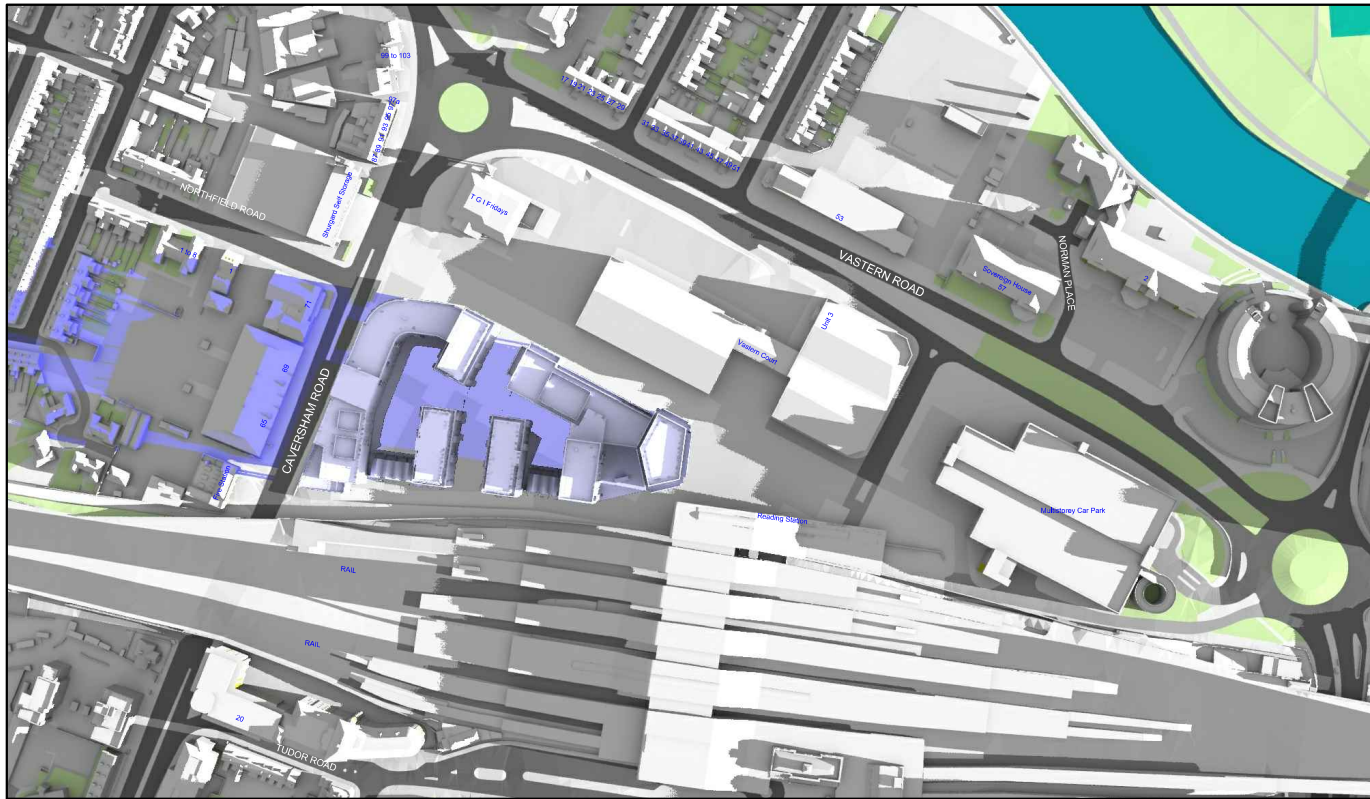
13



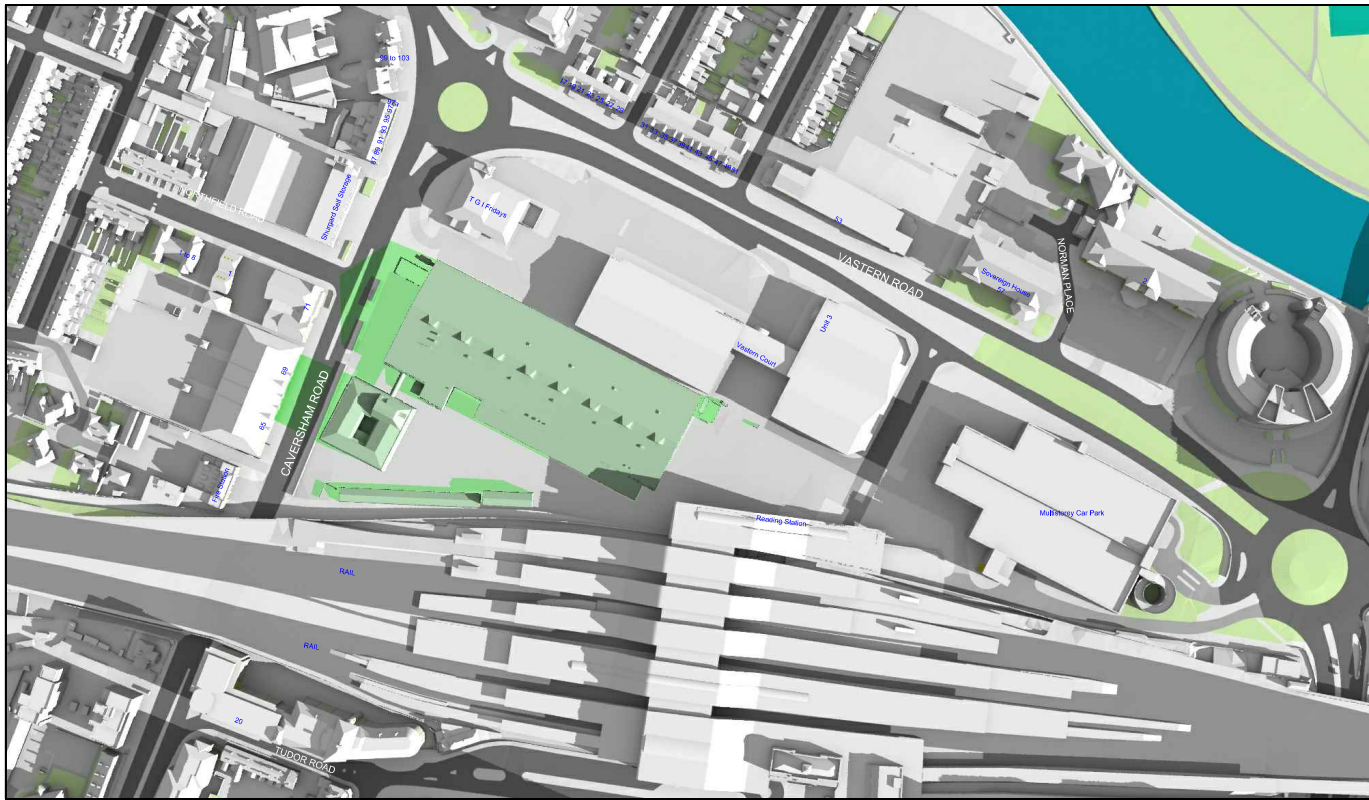


Existing 07:00am

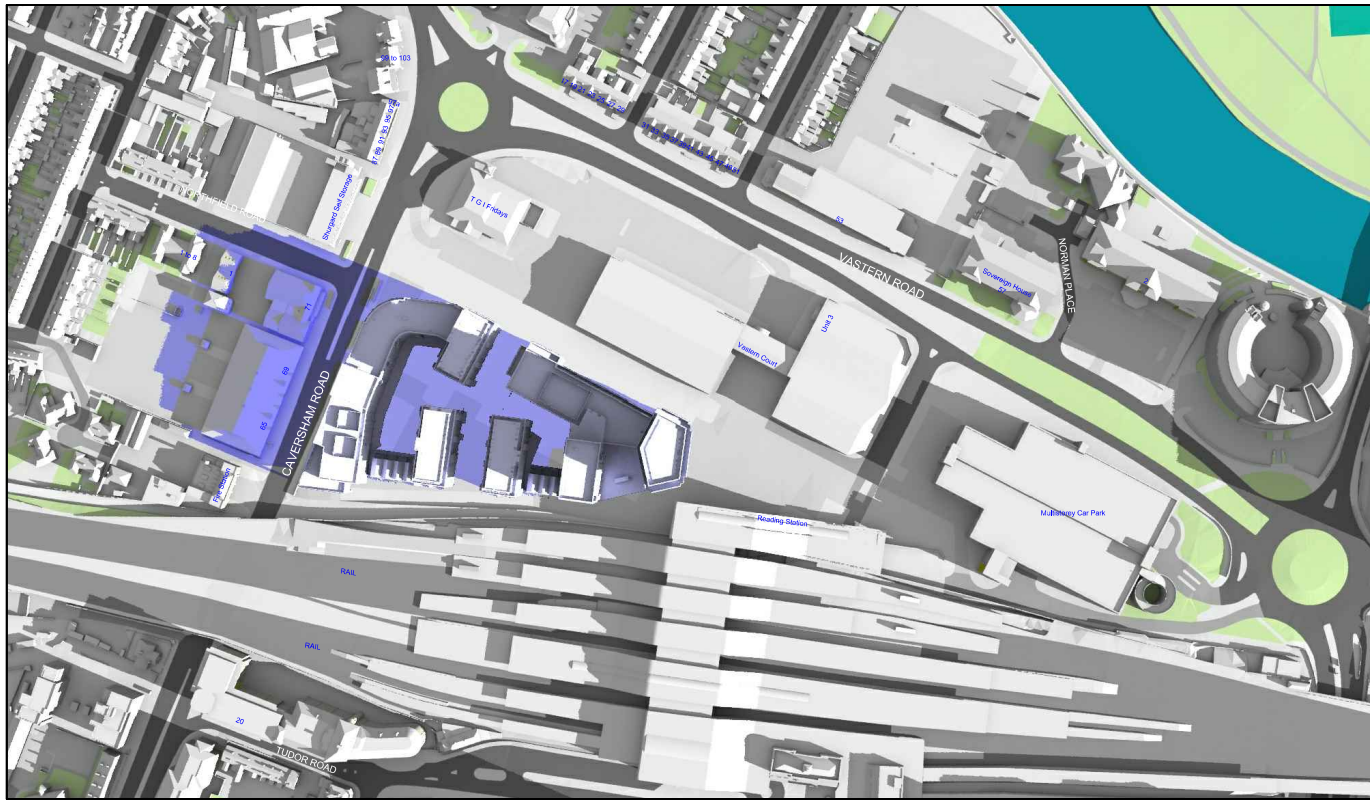
March 21st (GMT)



Proposed 07:00am



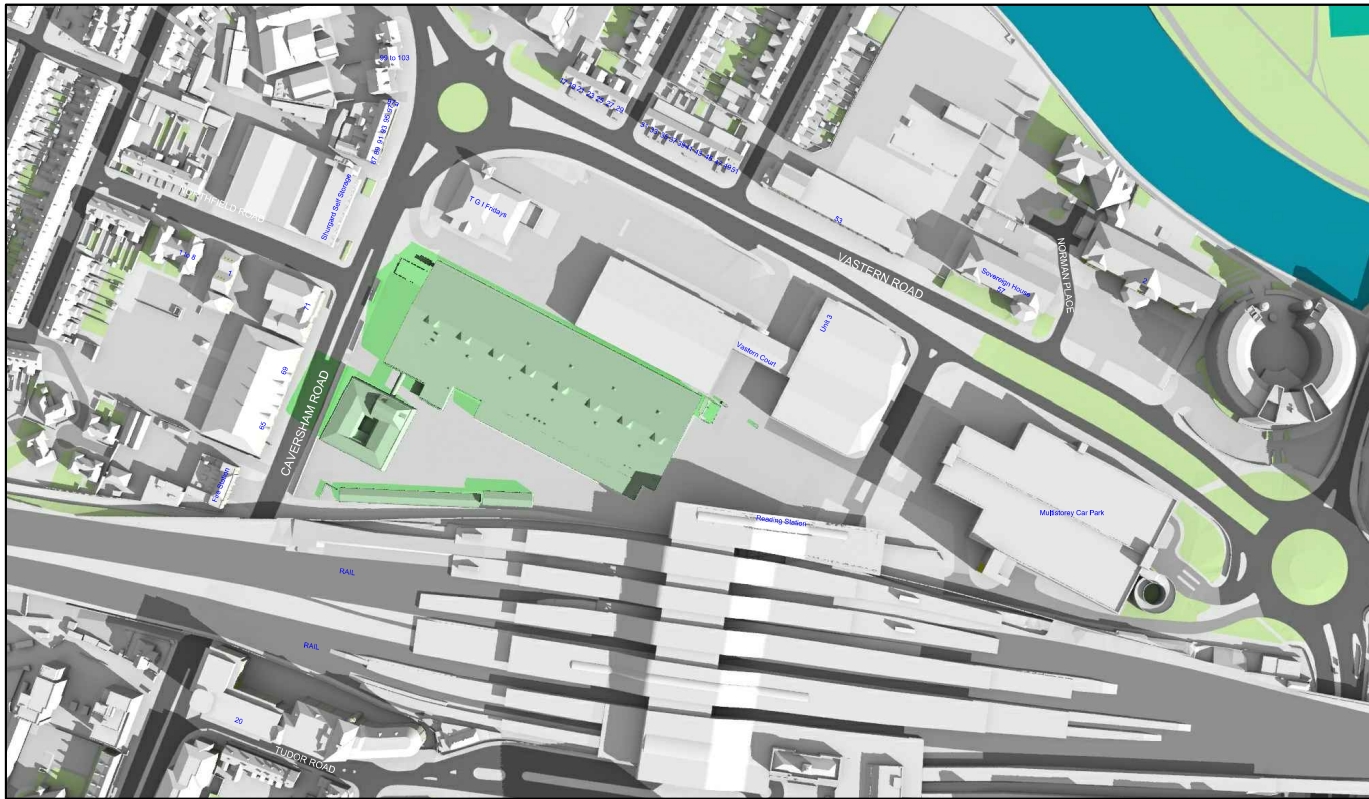
Existing 08:00am



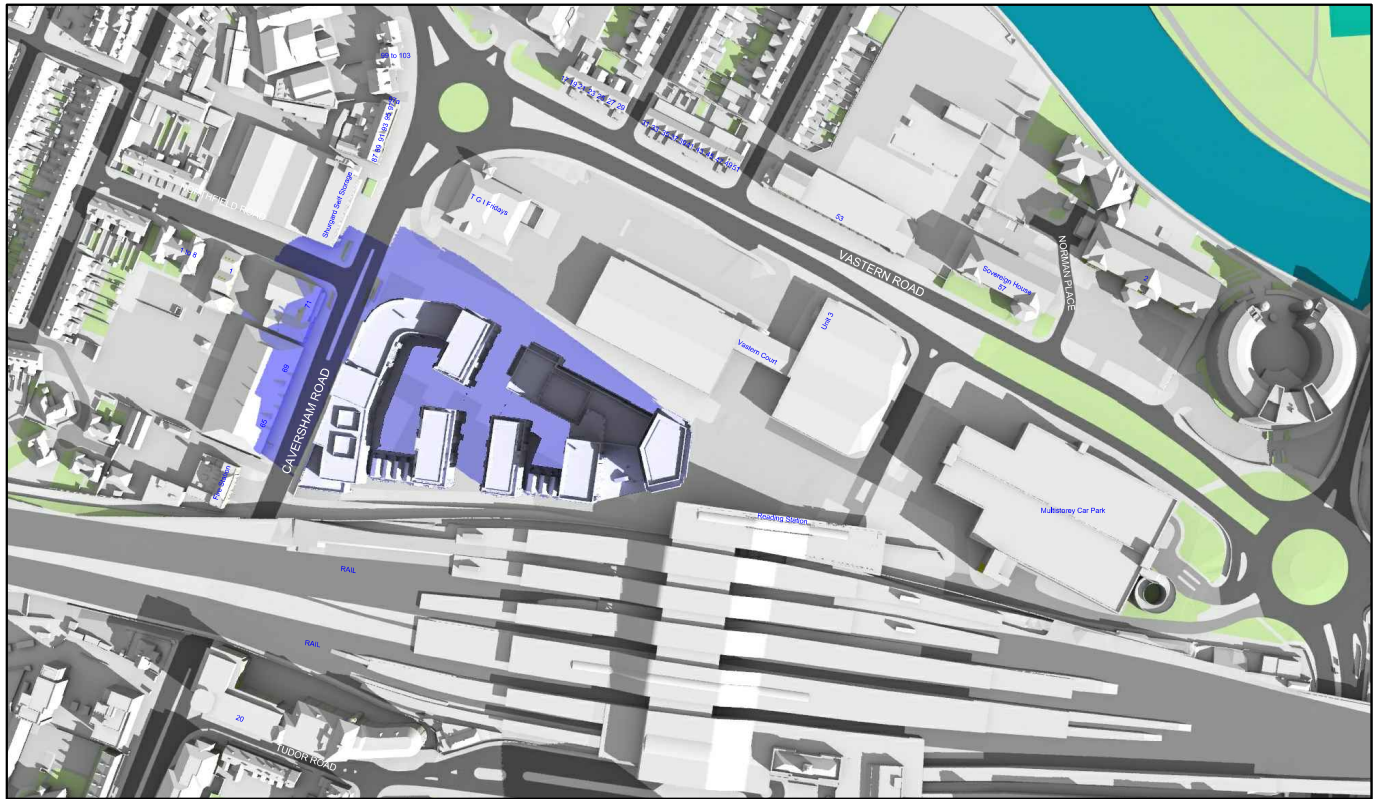
Proposed 08:00am

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/MAR01/24		Rel: 13	



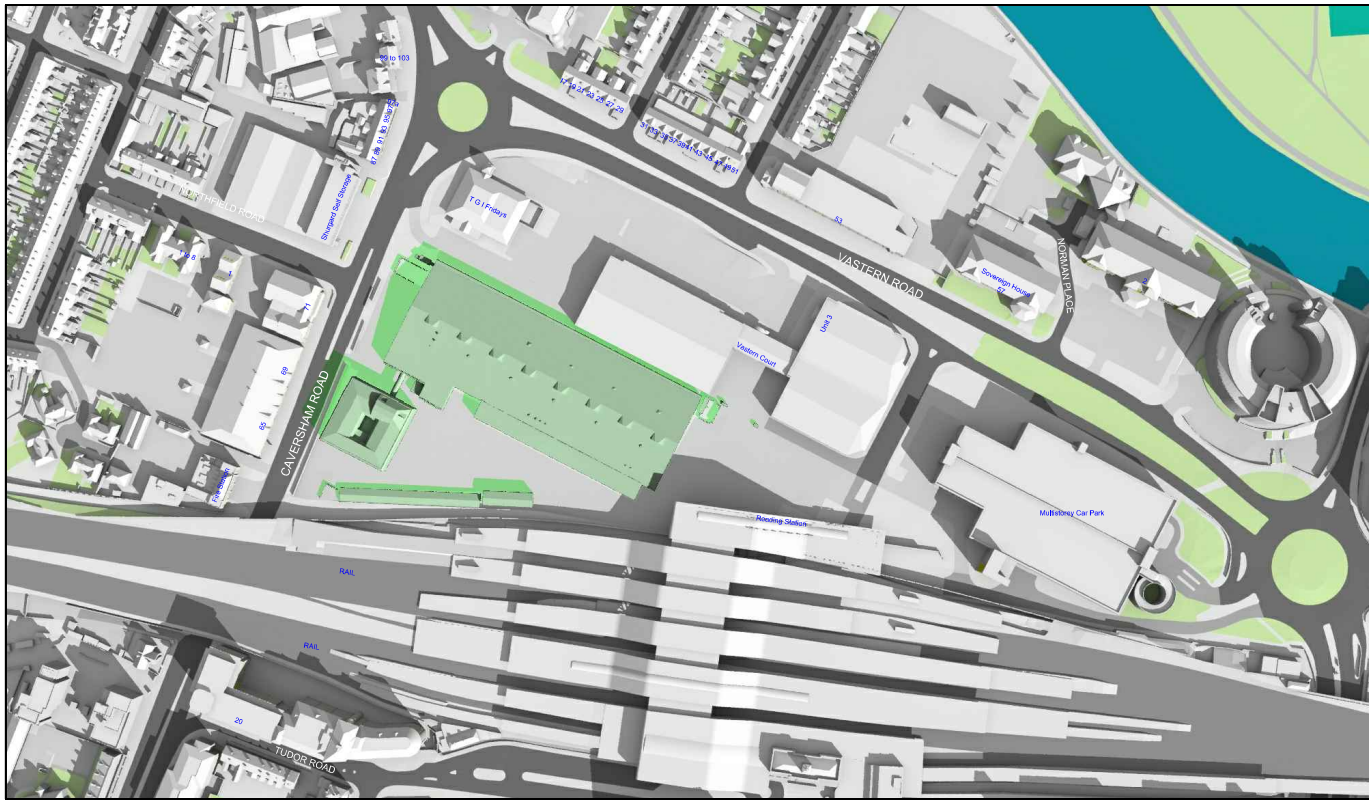


Existing 09:00am

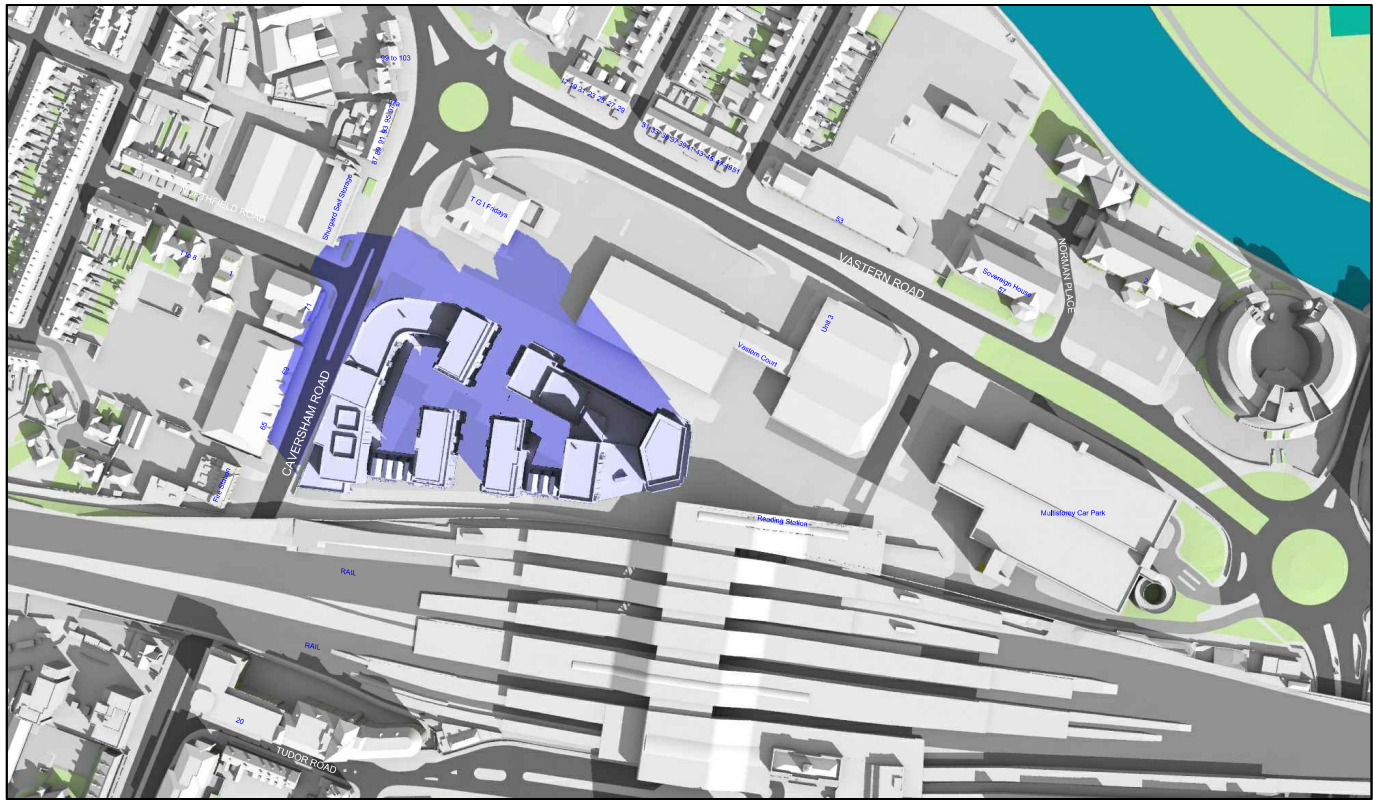


Proposed 09:00am

March 21st (GMT)



Existing 10:00am



Proposed 10:00am

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 03/12/18)
3D_181130.dwg

Key:

Grey shadows are those caused by buidings which are not on the site under development.

Green shadows are those caused specifically by the existing buildings on the site.

Blue shadows are those caused specifically by the proposed development.

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

Title: Transient Overshadowing
Existing vs Proposed Scheme Dated 30/04/20

Scheme Confirmed:
TP Bennett

Date:
05/05/20

Drawn By:
JR

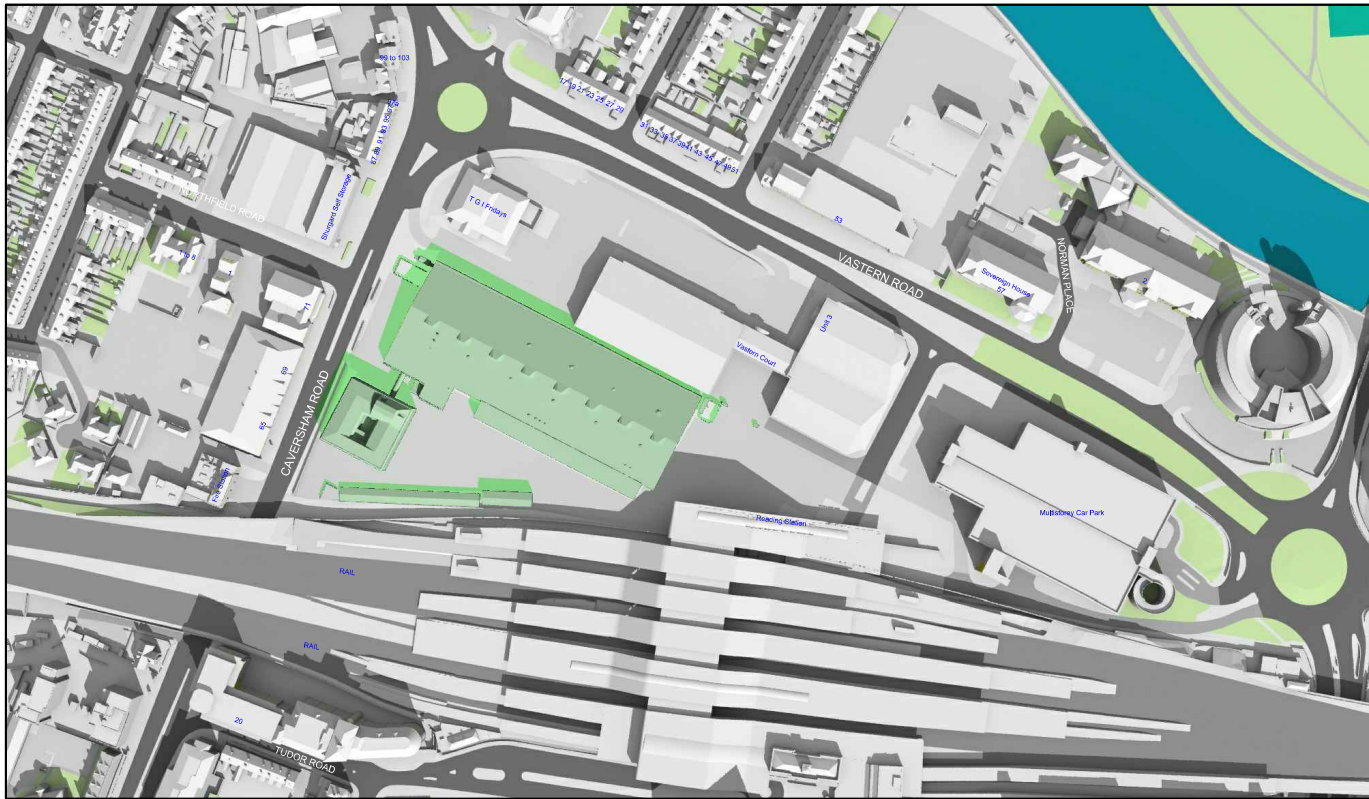
Scale:
NTS

Date:
Nov 19

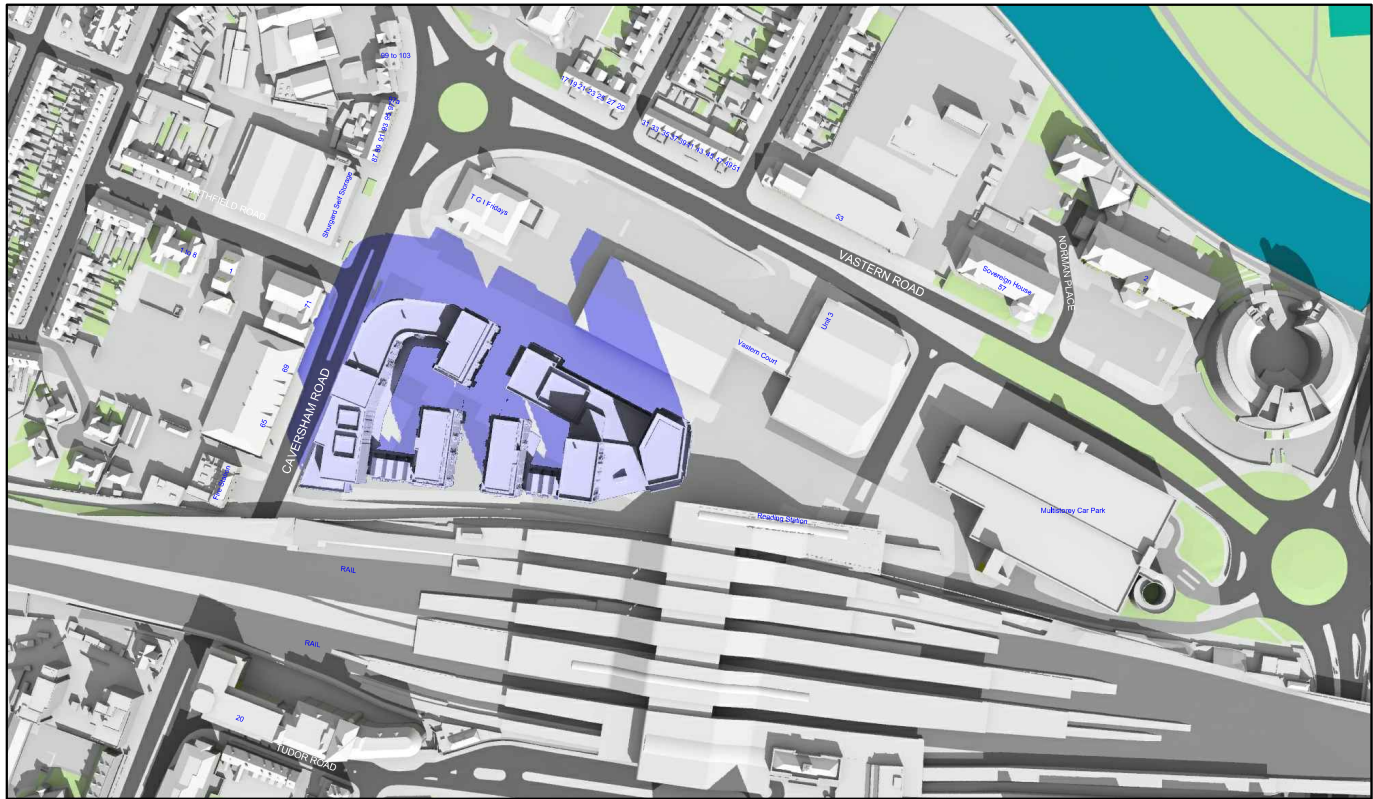
Dwg No:
P1368/MAR01/25

Rel:
13



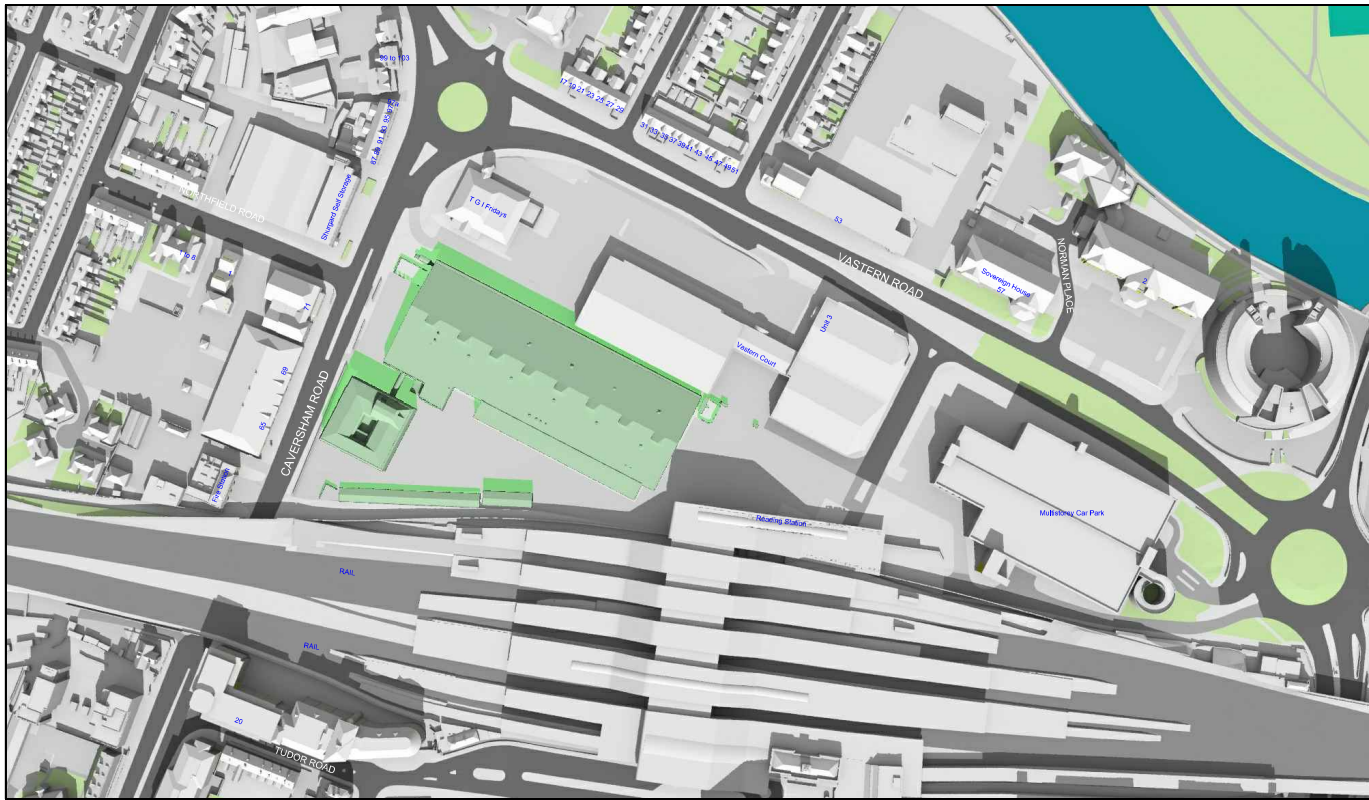


Existing 11:00am



Proposed 11:00am

March 21st (GMT)



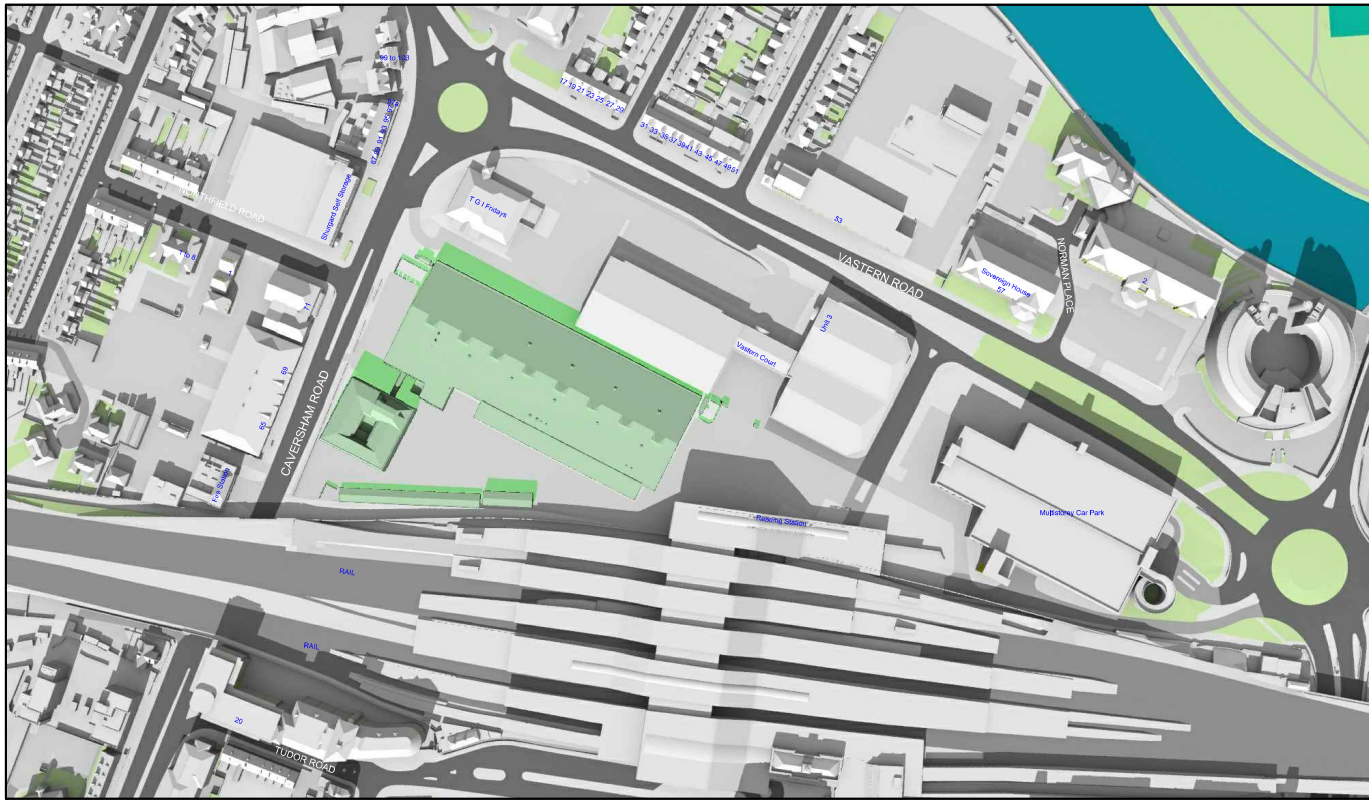
Existing 12:00pm



Proposed 12:00pm

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/MAR01/26		Rel: 13	



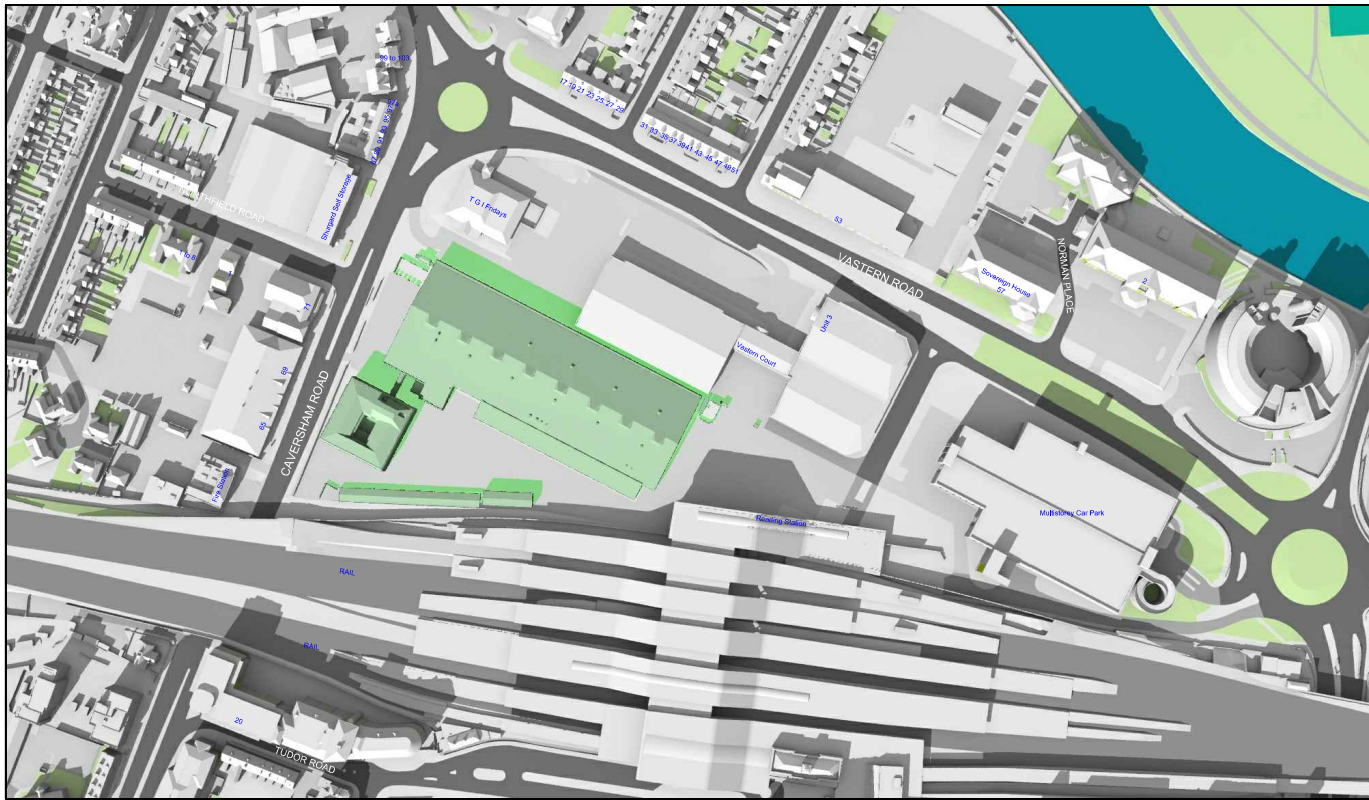


Existing 01:00pm



Proposed 01:00pm

March 21st (GMT)



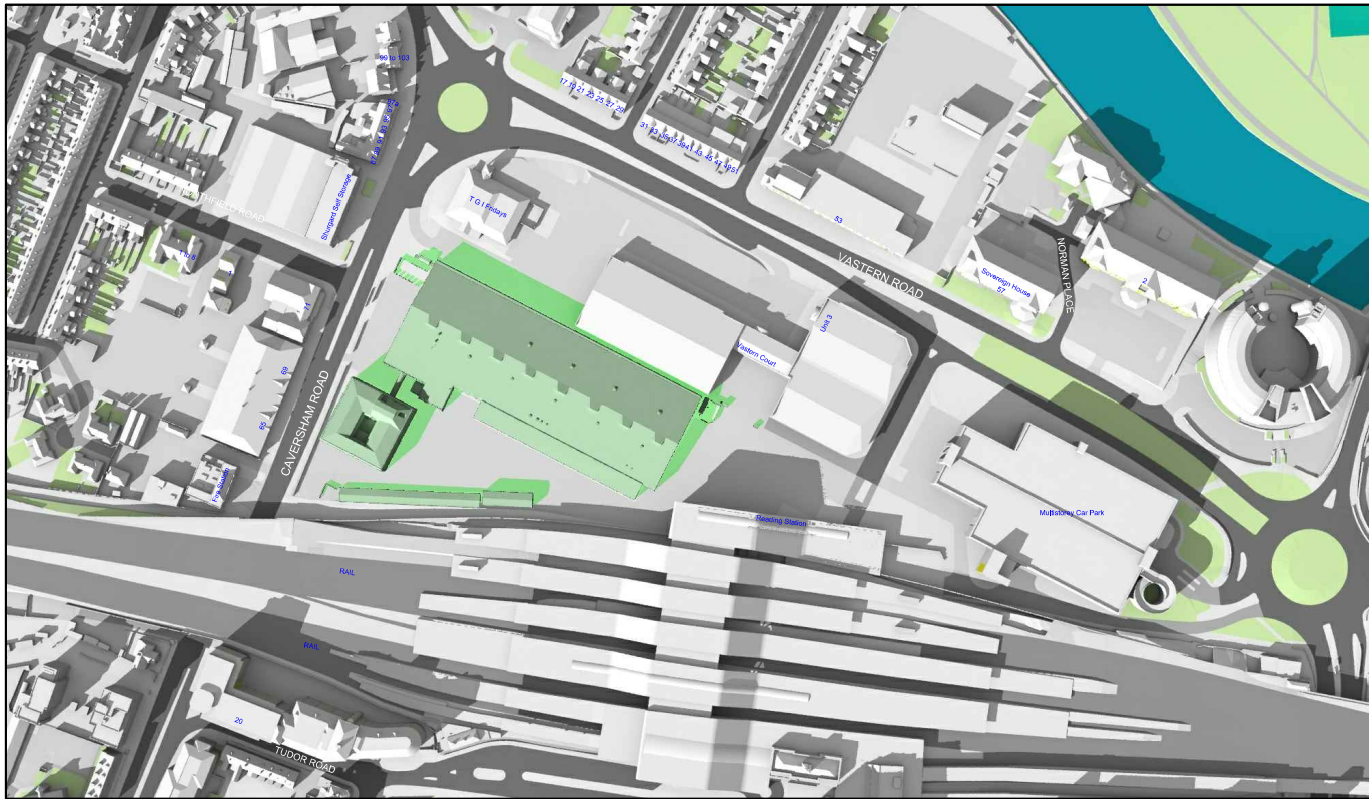
Existing 02:00pm



Proposed 02:00pm

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/MAR01/27		Rel: 13	



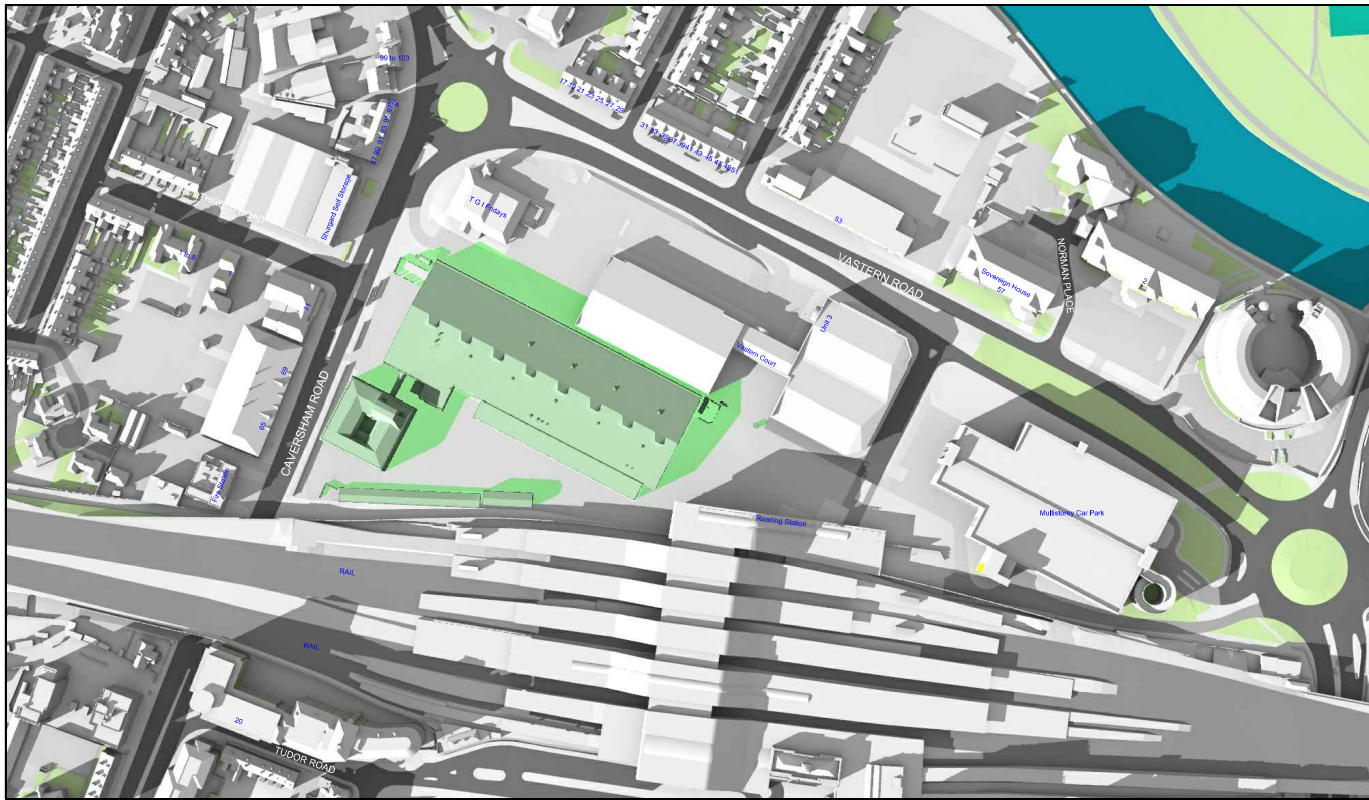


Existing 03:00pm

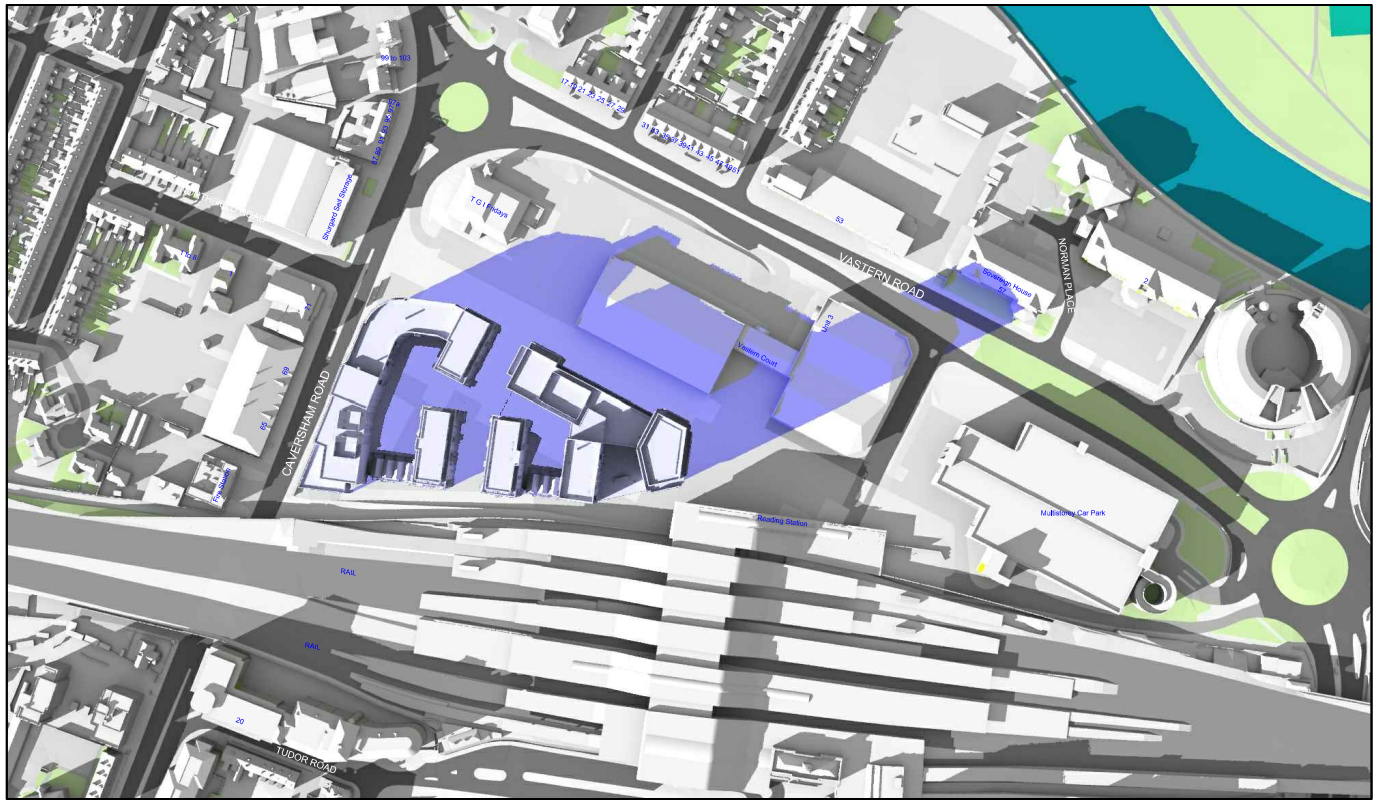


Proposed 03:00pm

March 21st (GMT)



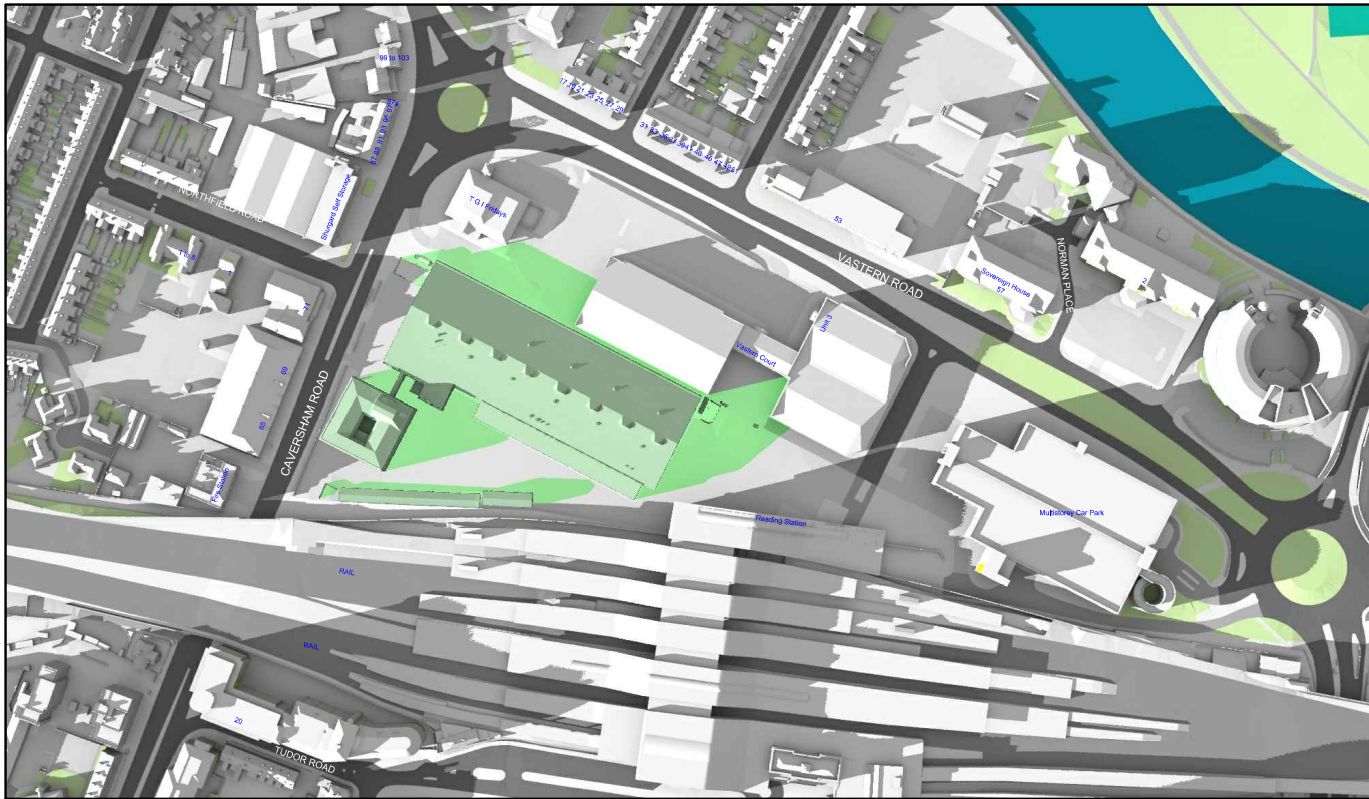
Existing 04:00pm



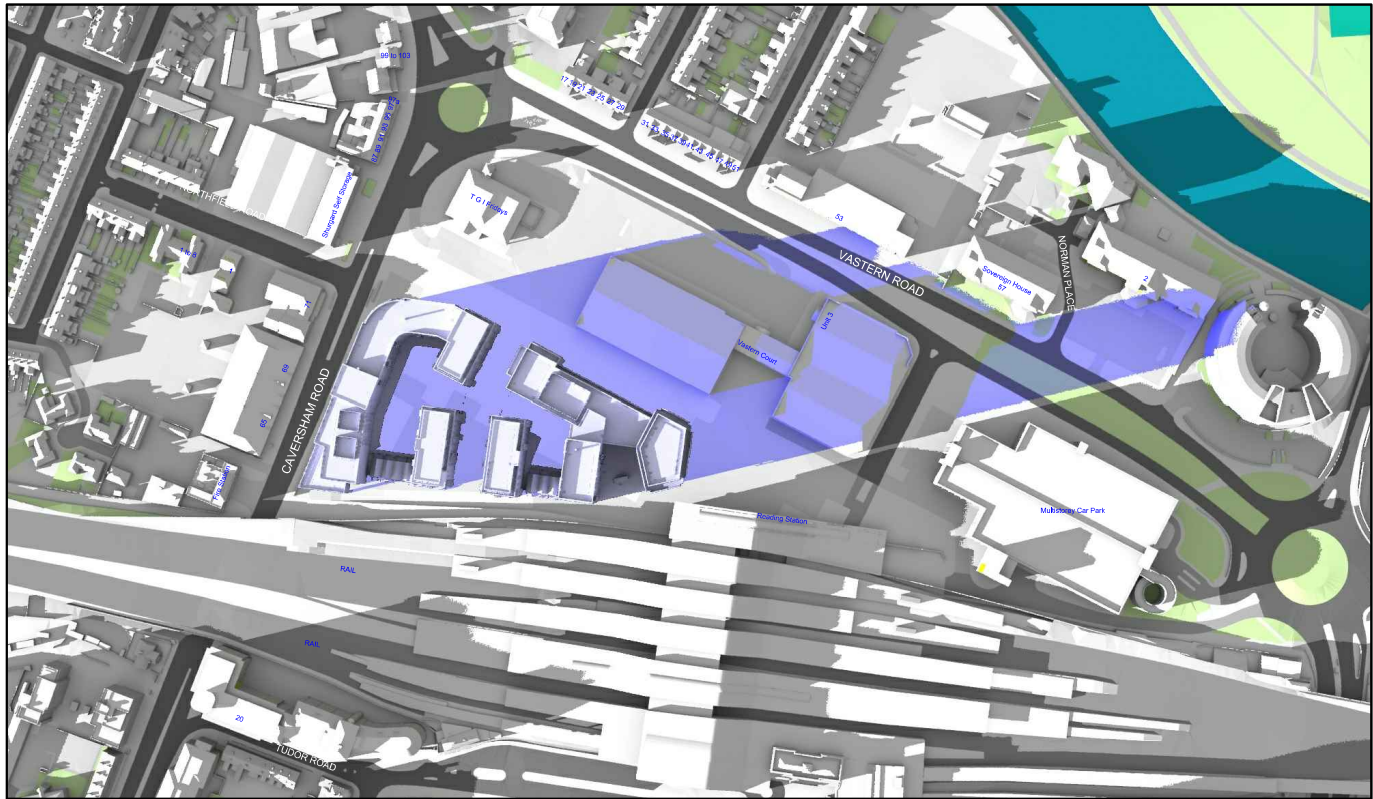
Proposed 04:00pm

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/MAR01/28		Rel: 13	





Existing 05:00pm



Proposed 05:00pm

March 21st (GMT)



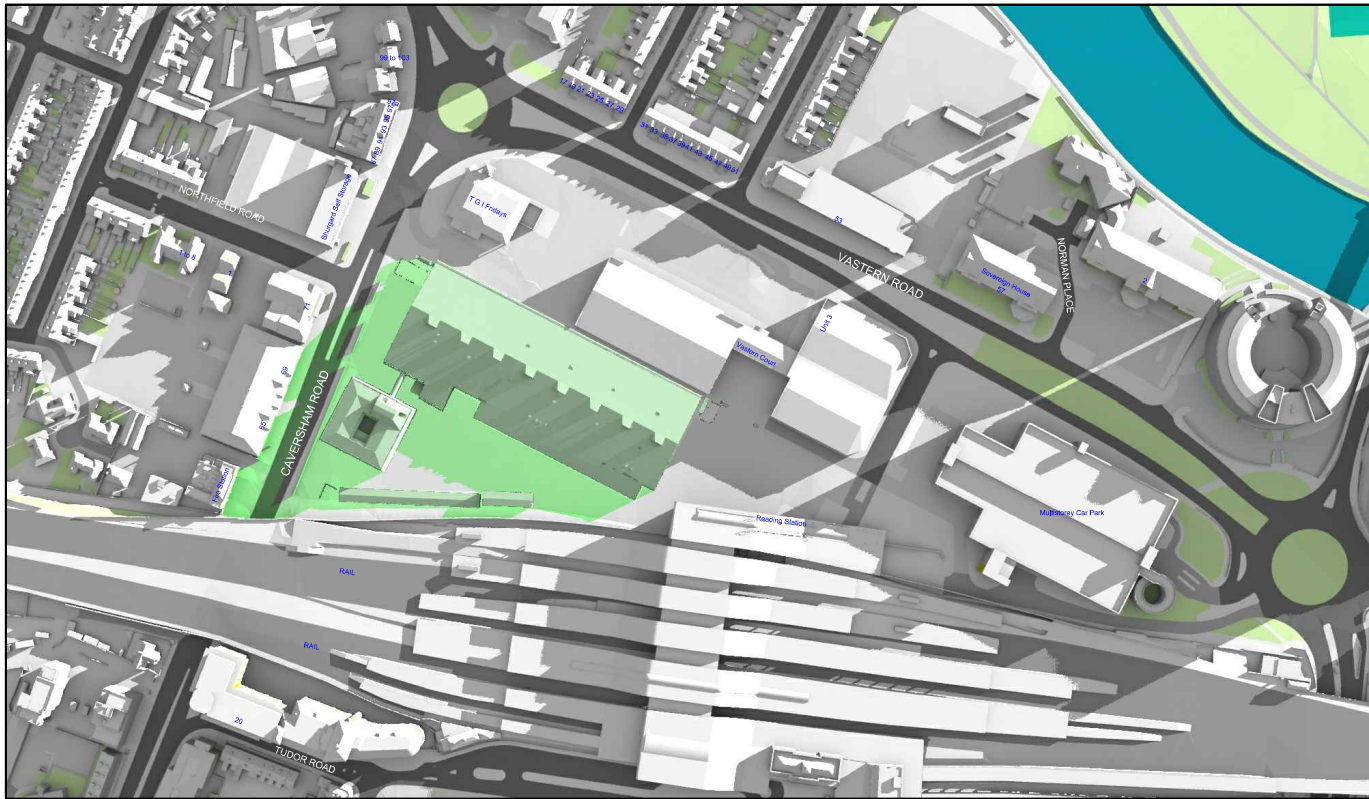
Existing 06:00pm



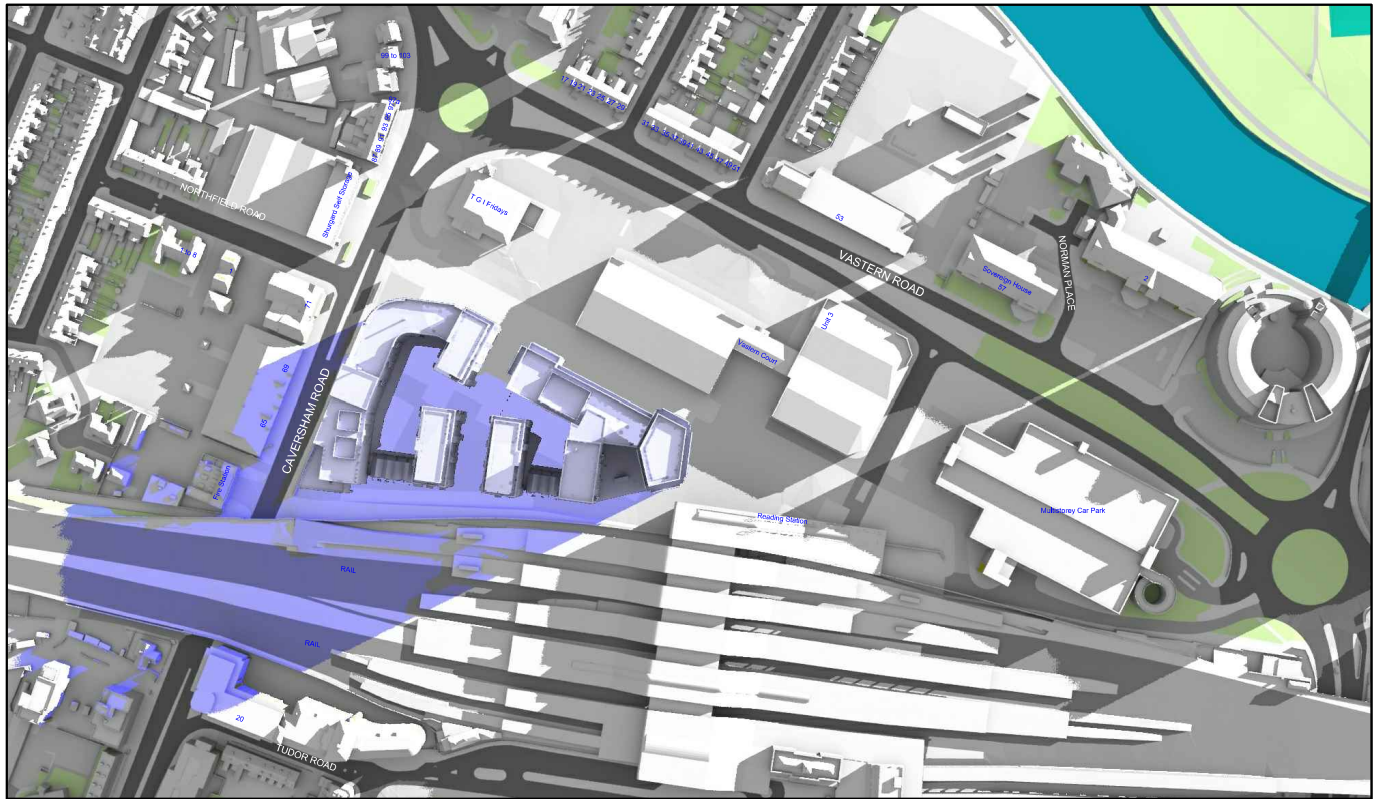
Proposed 06:00pm

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/MAR01/29		Rel: 13	



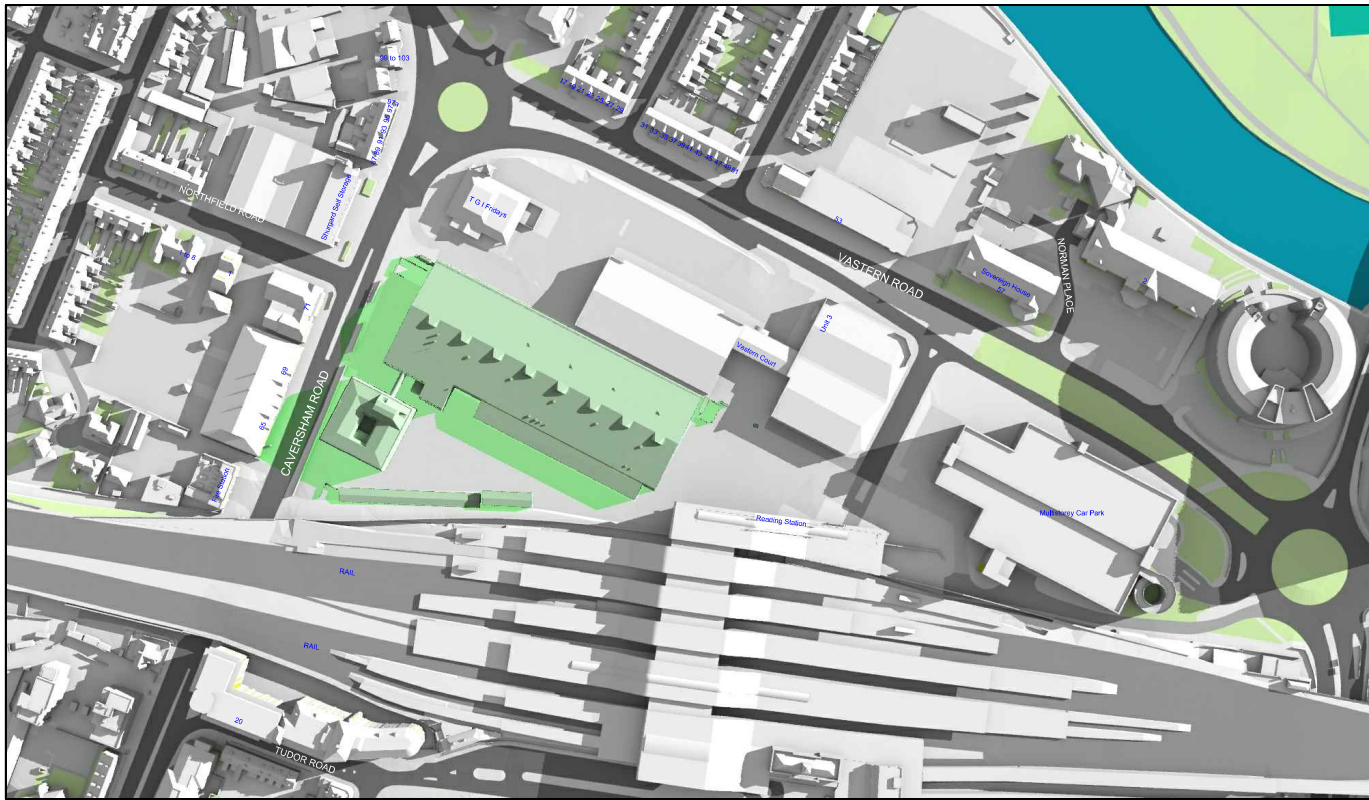


Existing 06:00am

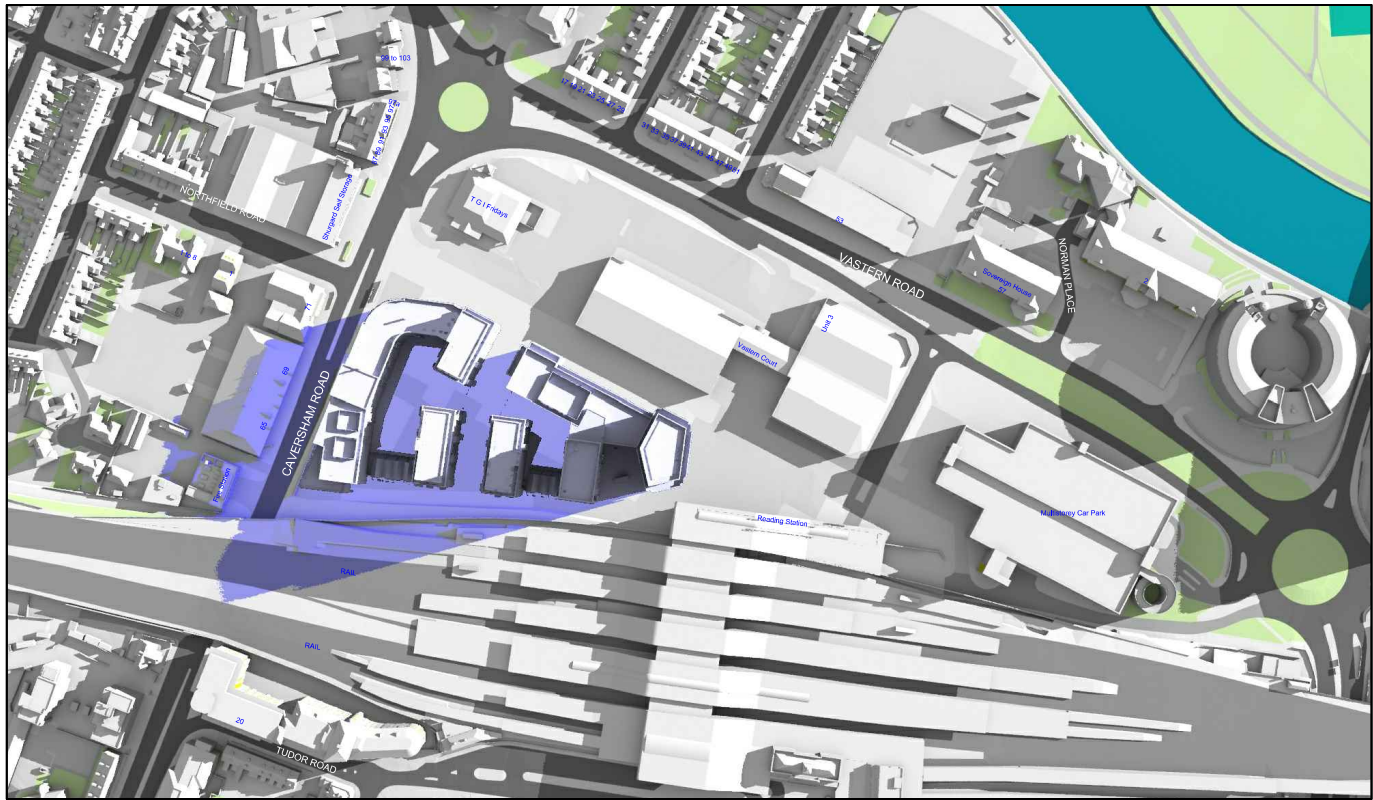


Proposed 06:00am

June 21st (BST)



Existing 07:00am



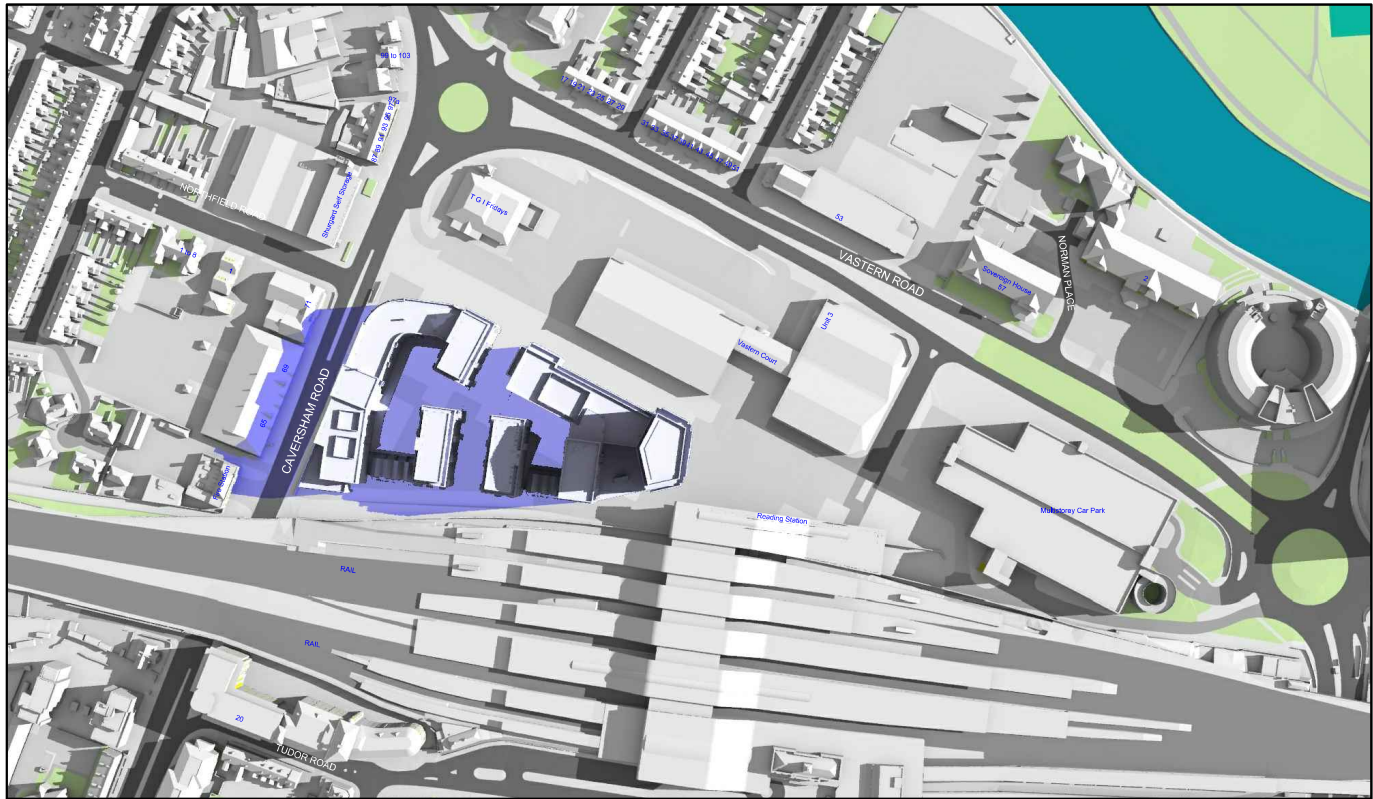
Proposed 07:00am

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/JUN01/32		Rel: 13	





Existing 08:00am

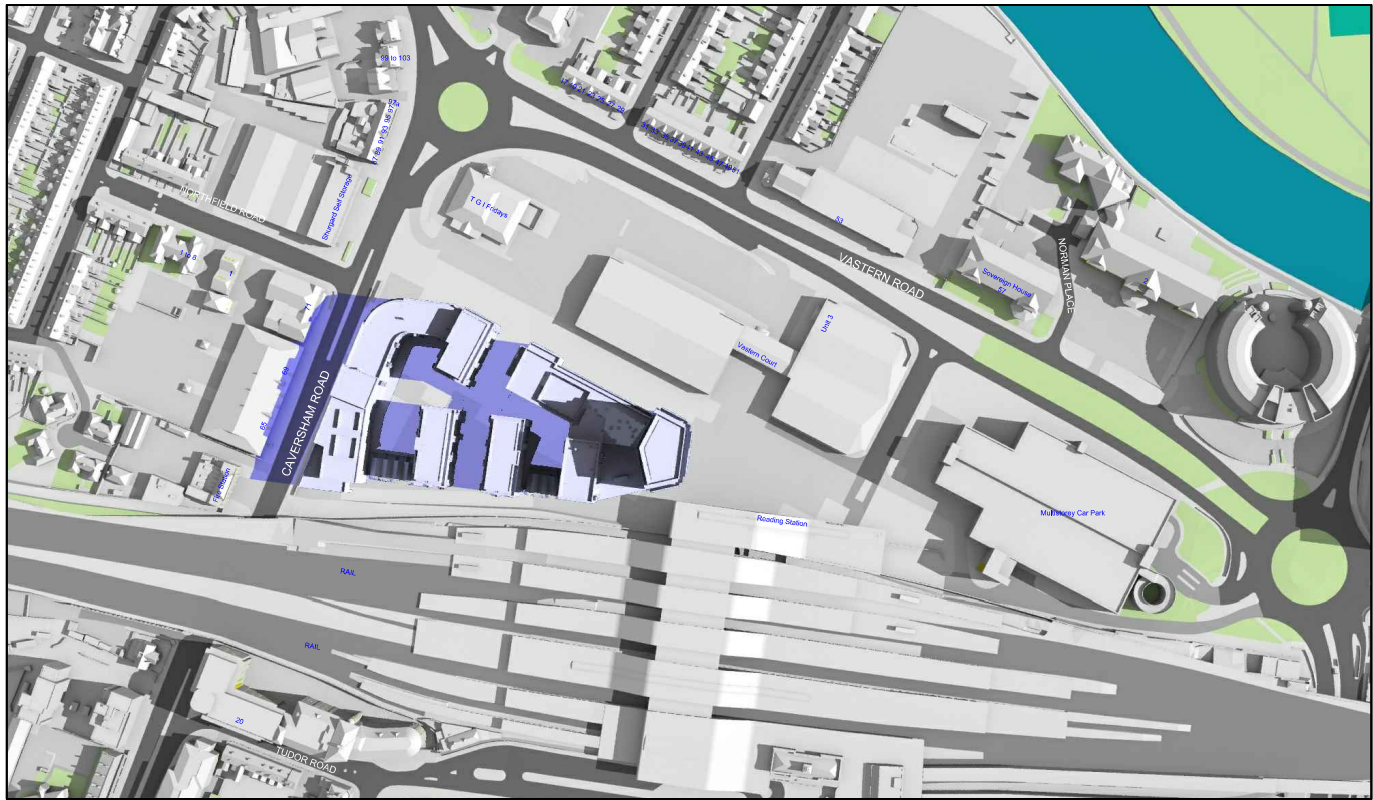


Proposed 08:00am

June 21st (BST)



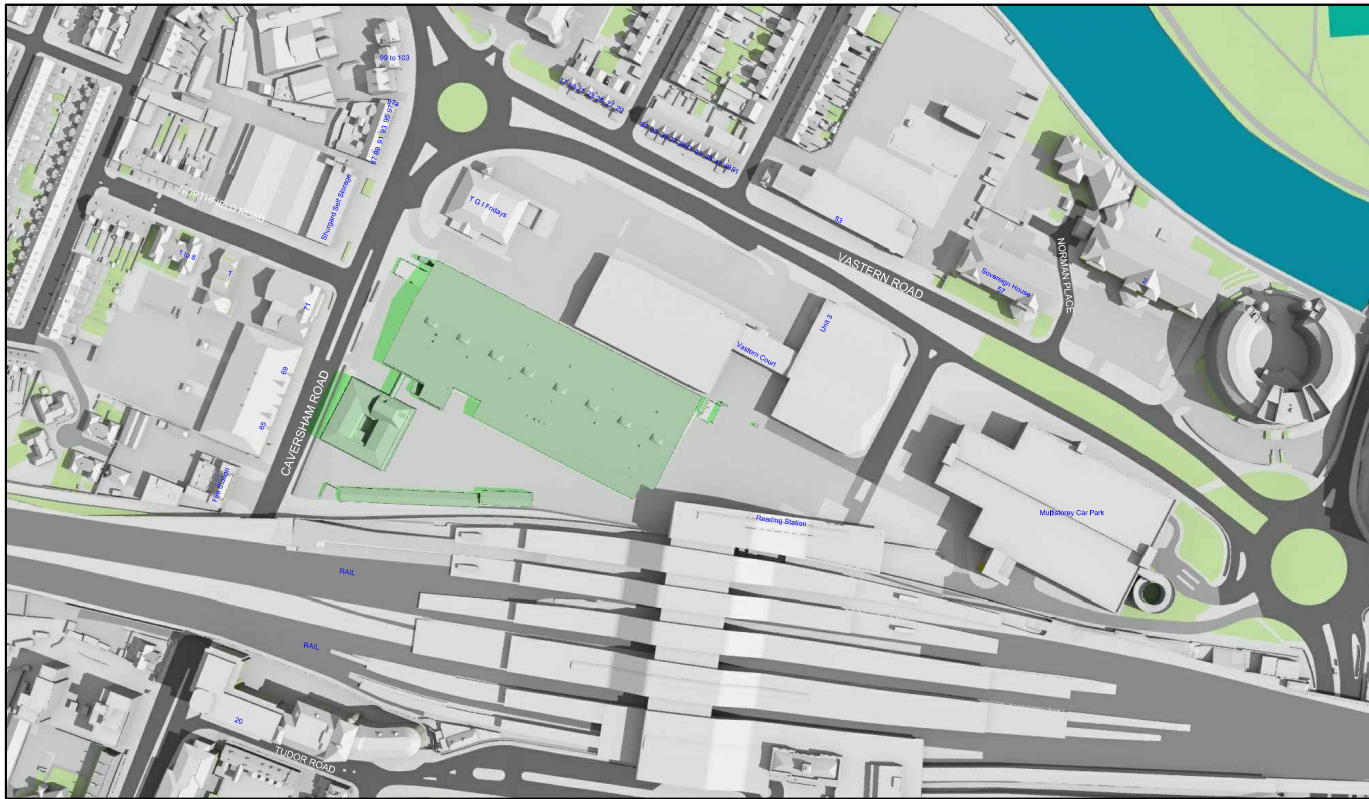
Existing 09:00am



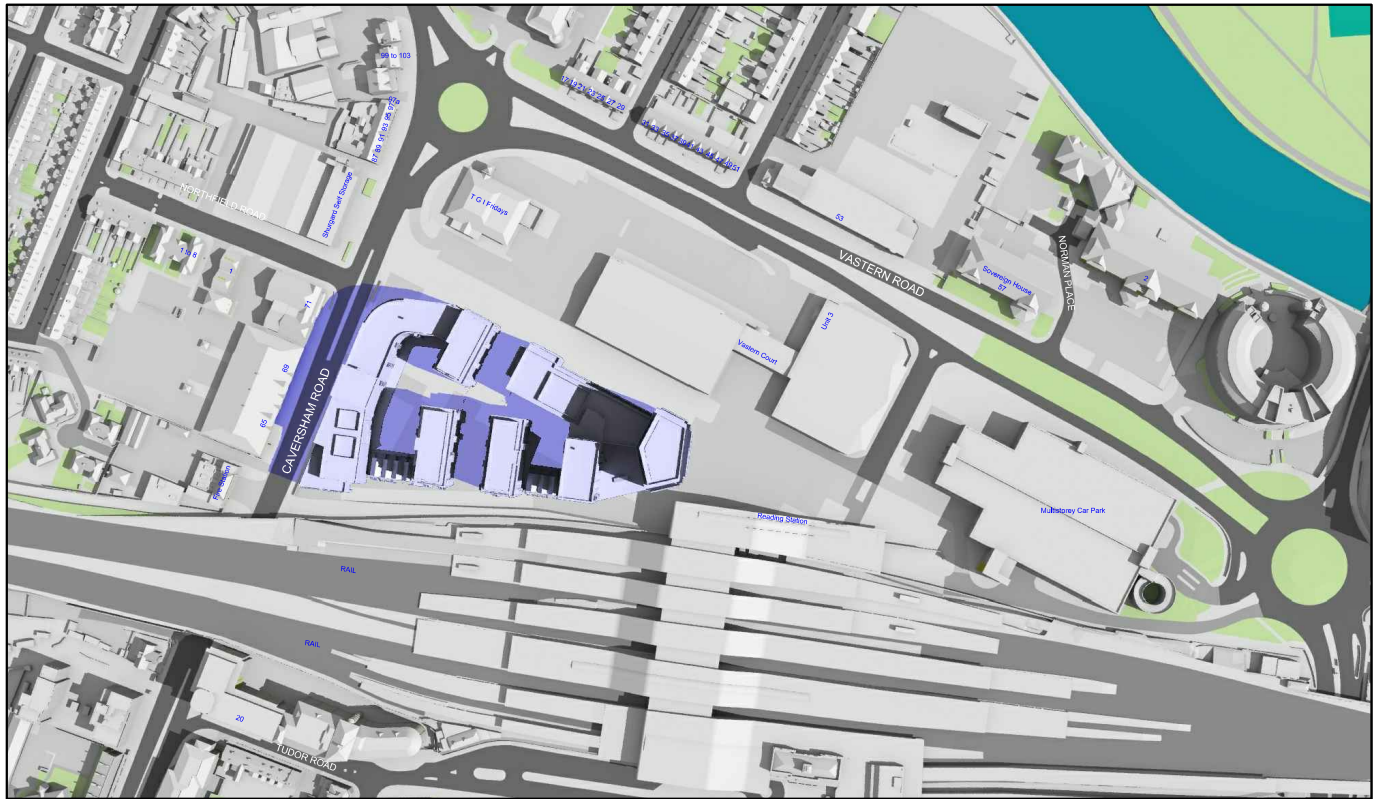
Proposed 09:00am

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/JUN01/33		Rel: 13	



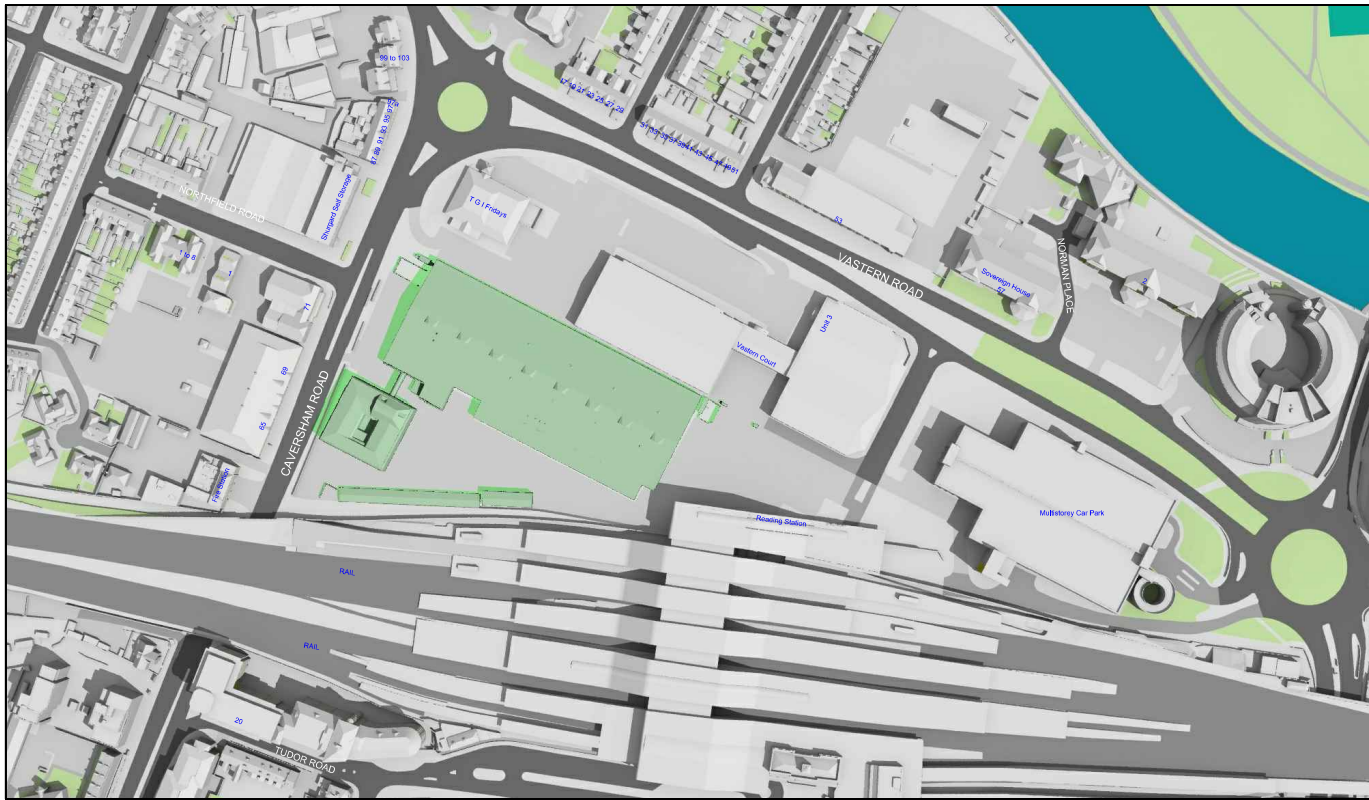


Existing 10:00am



Proposed 10:00am

June 21st (BST)



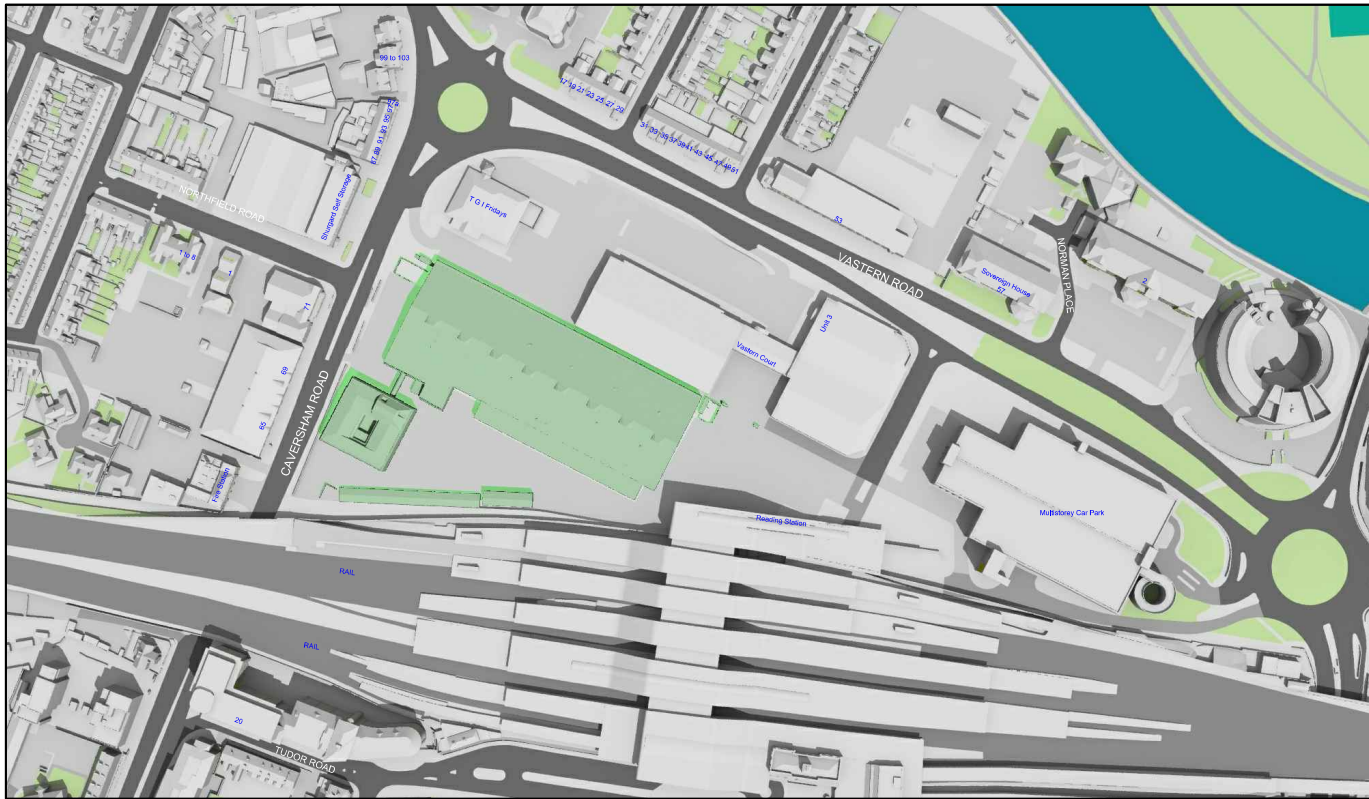
Existing 11:00am



Proposed 11:00am

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
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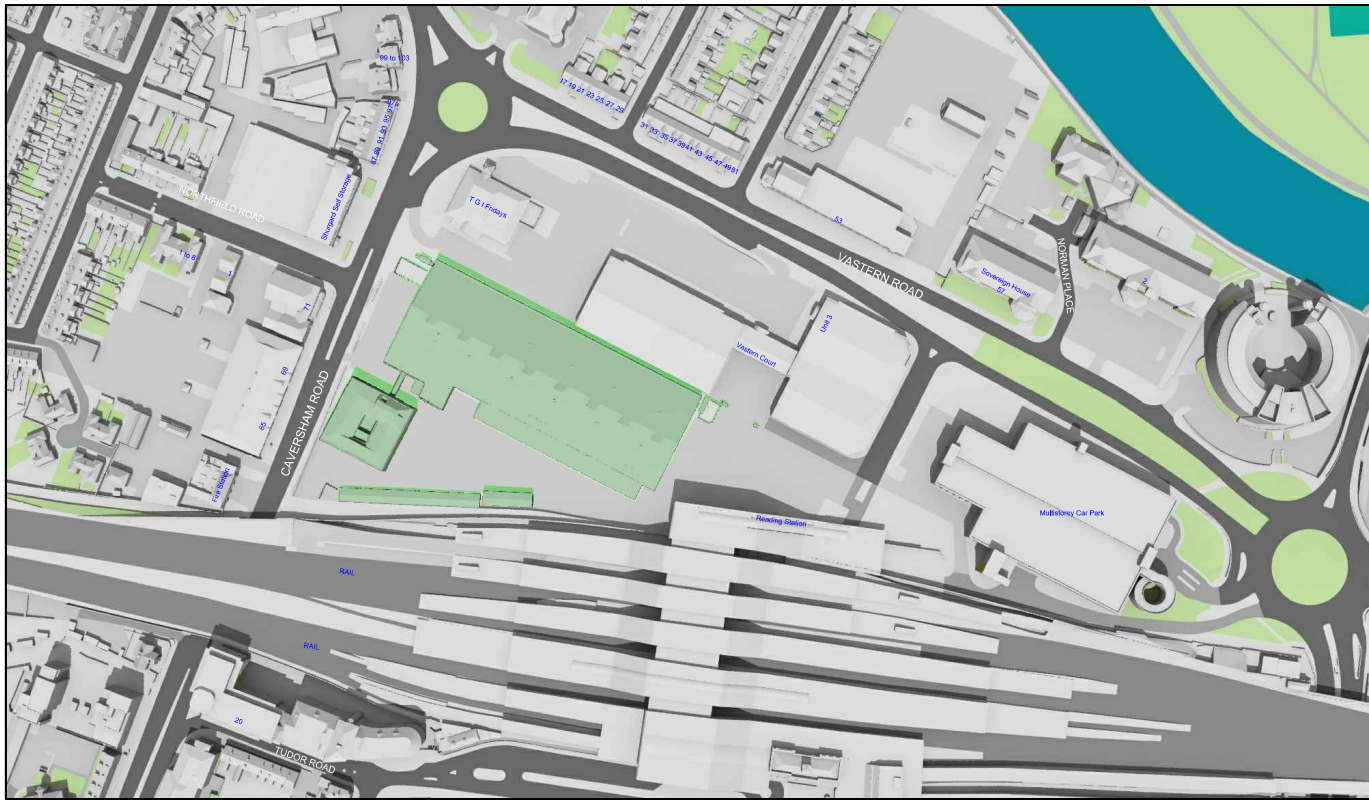


Existing 12:00pm



Proposed 12:00pm

June 21st (BST)



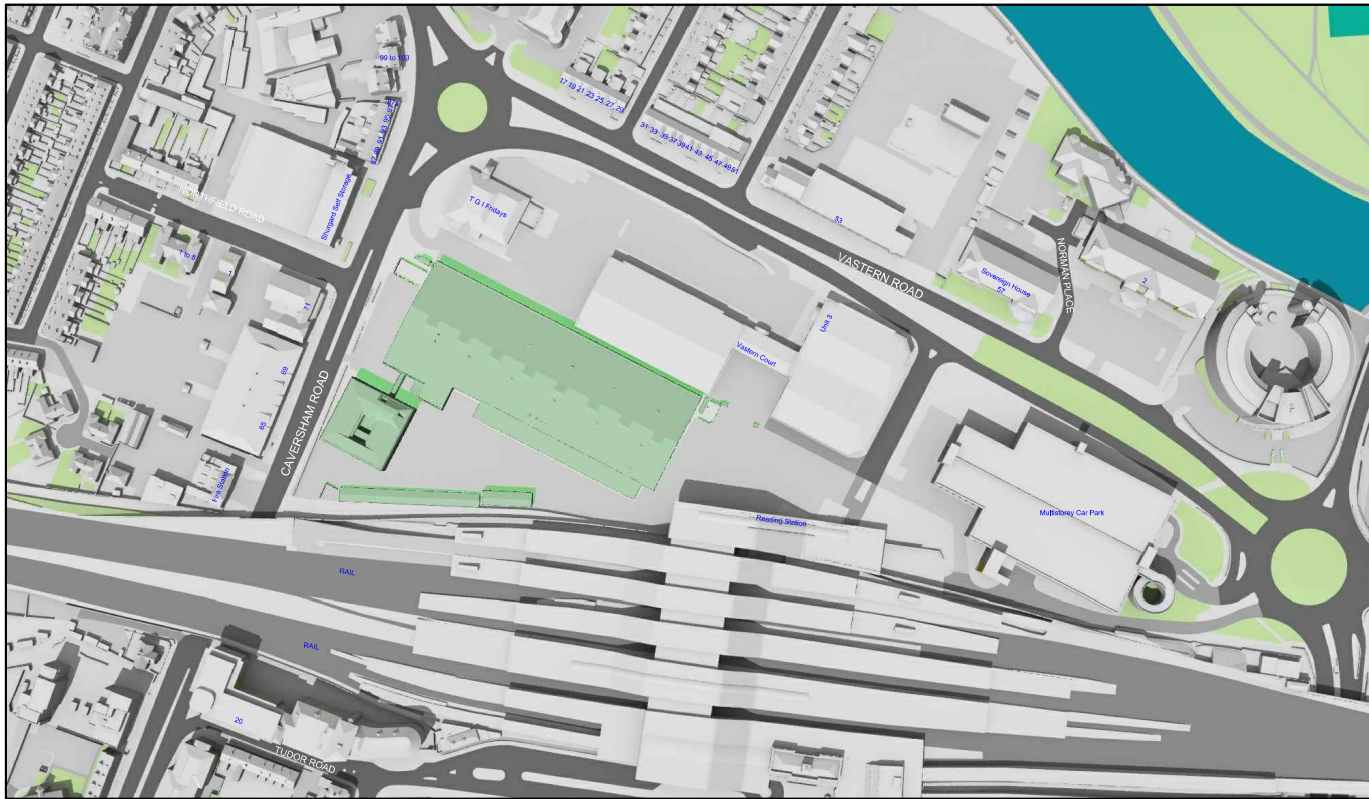
Existing 01:00pm



Proposed 01:00pm

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/JUN01/35		Rel: 13	



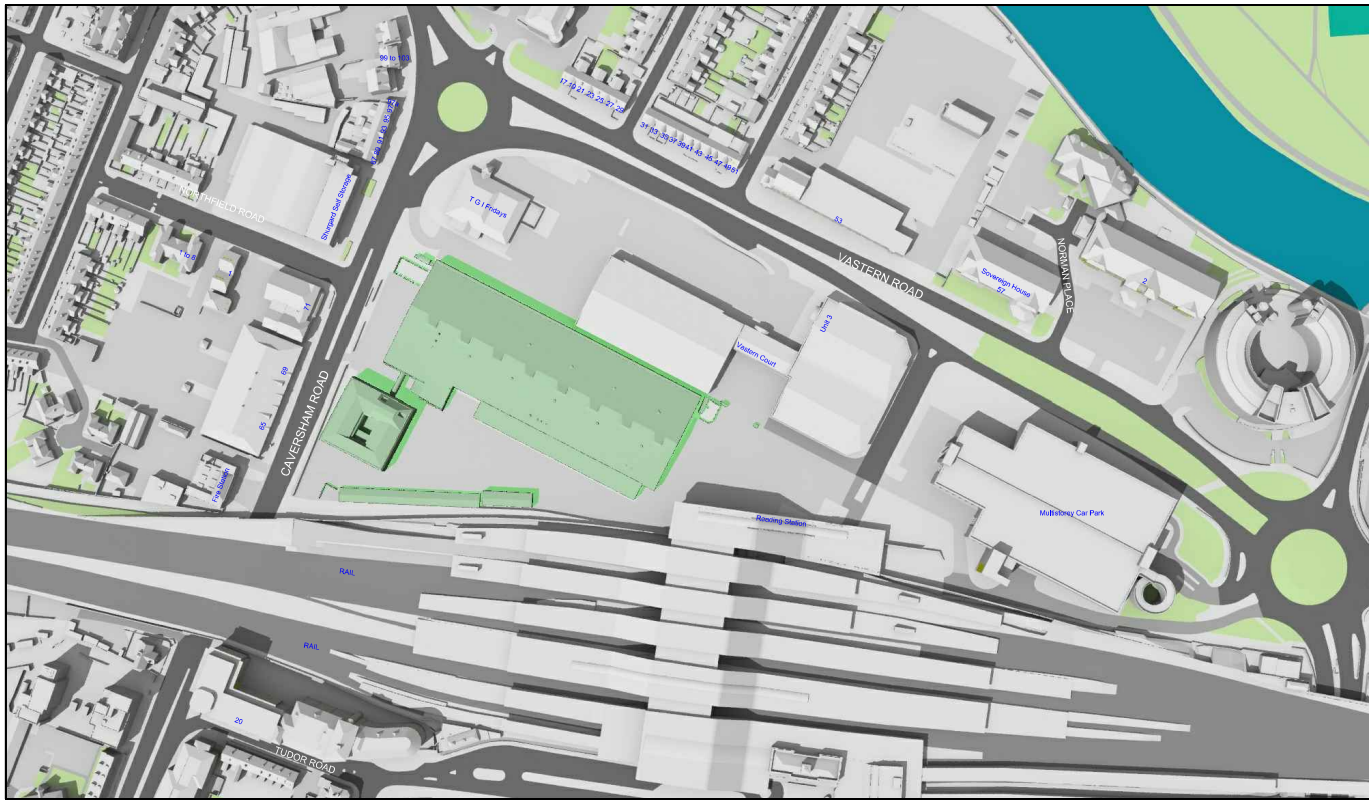


Existing 02:00pm

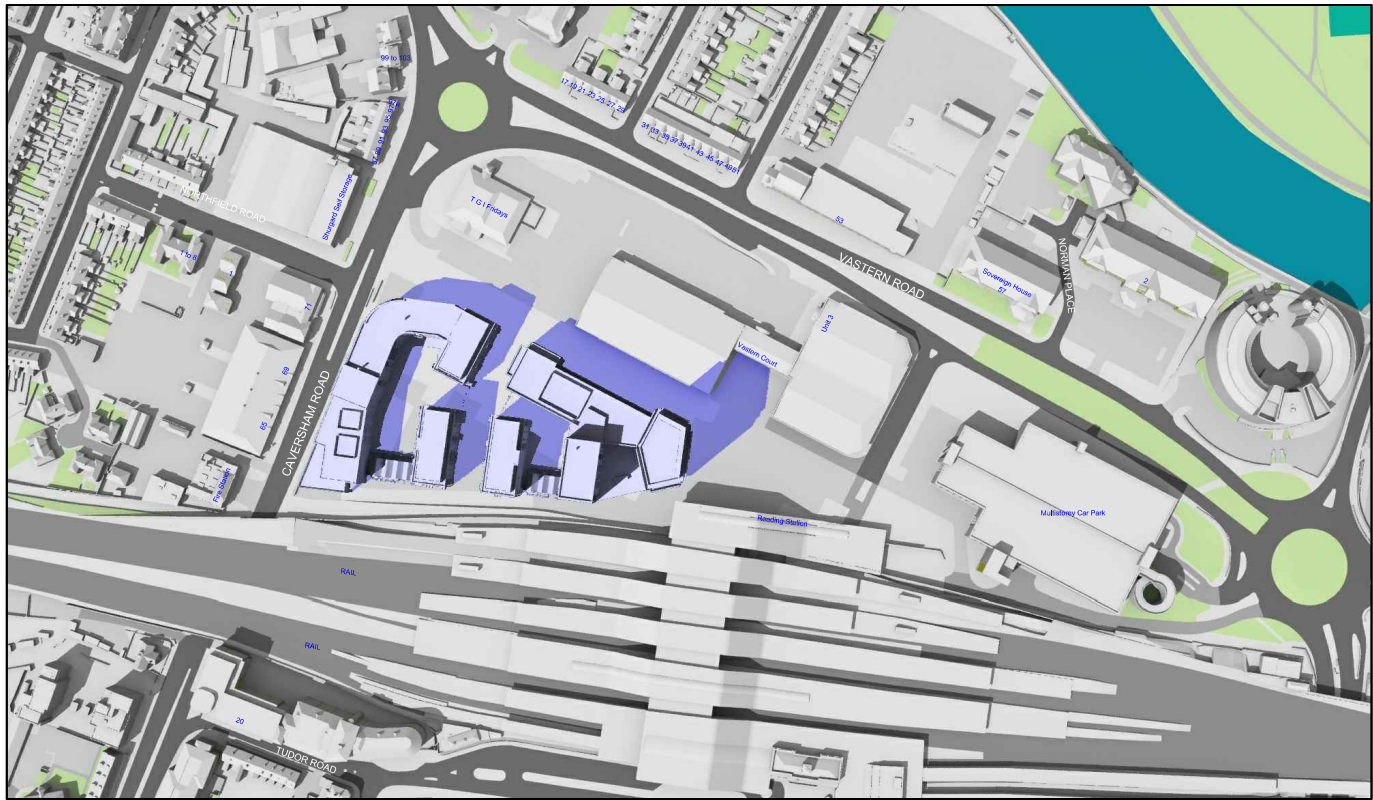


Proposed 02:00pm

June 21st (BST)



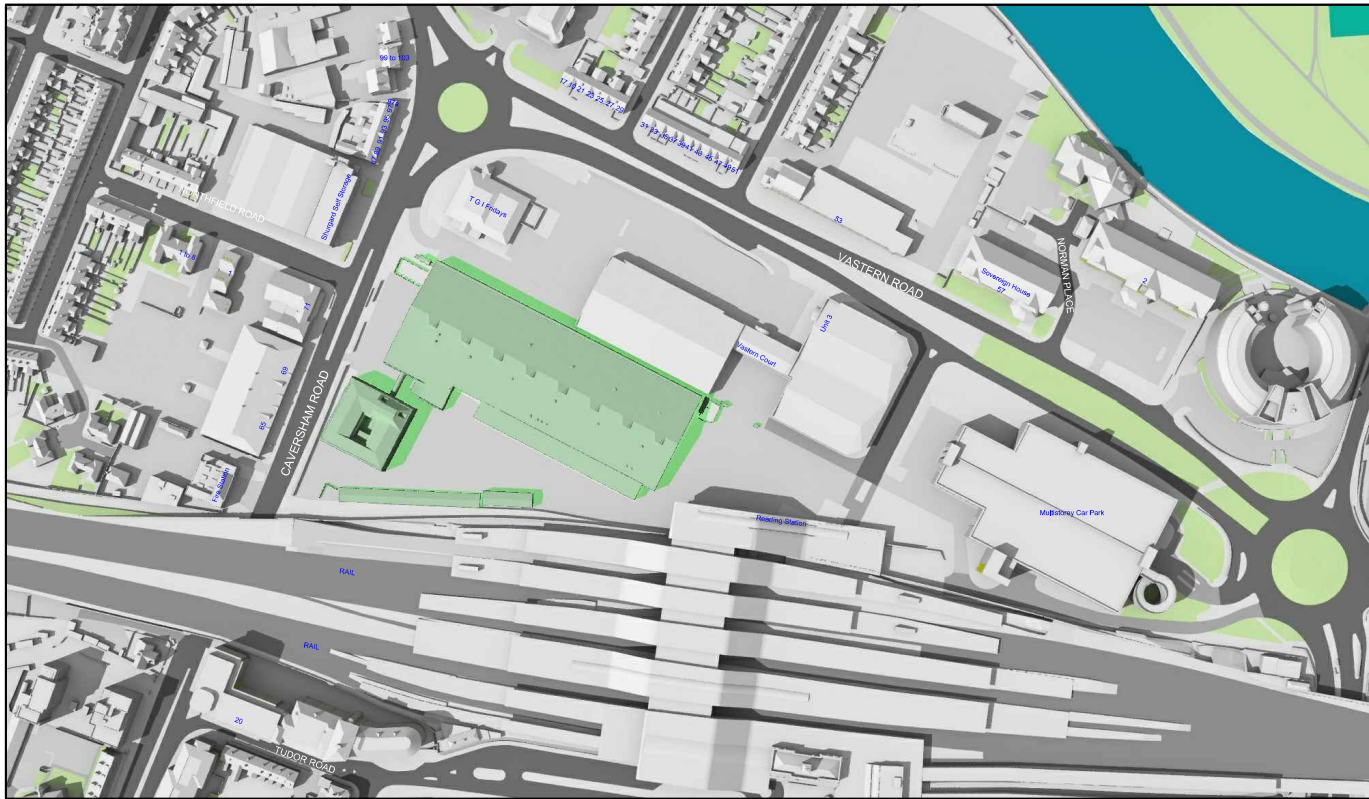
Existing 03:00pm



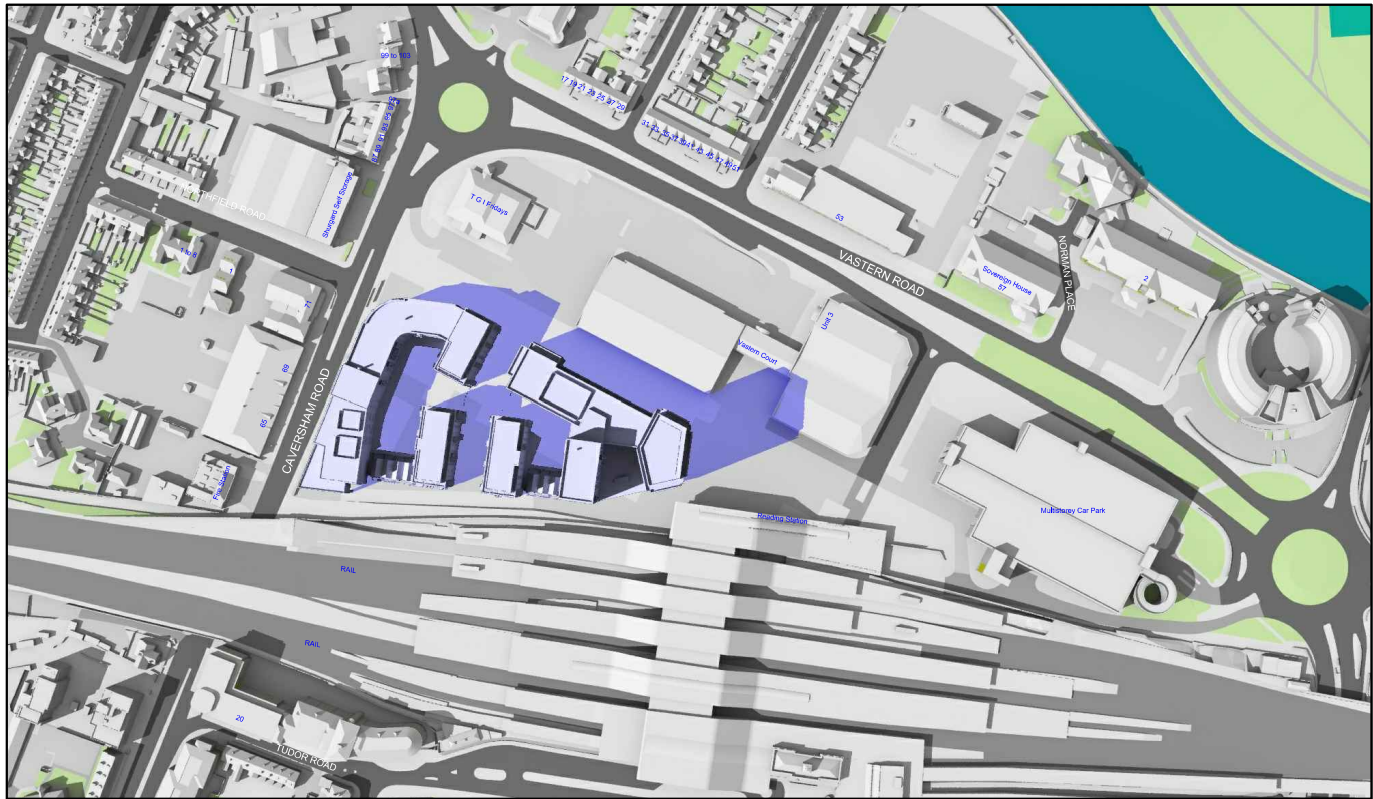
Proposed 03:00pm

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/JUN01/36		Rel: 13	



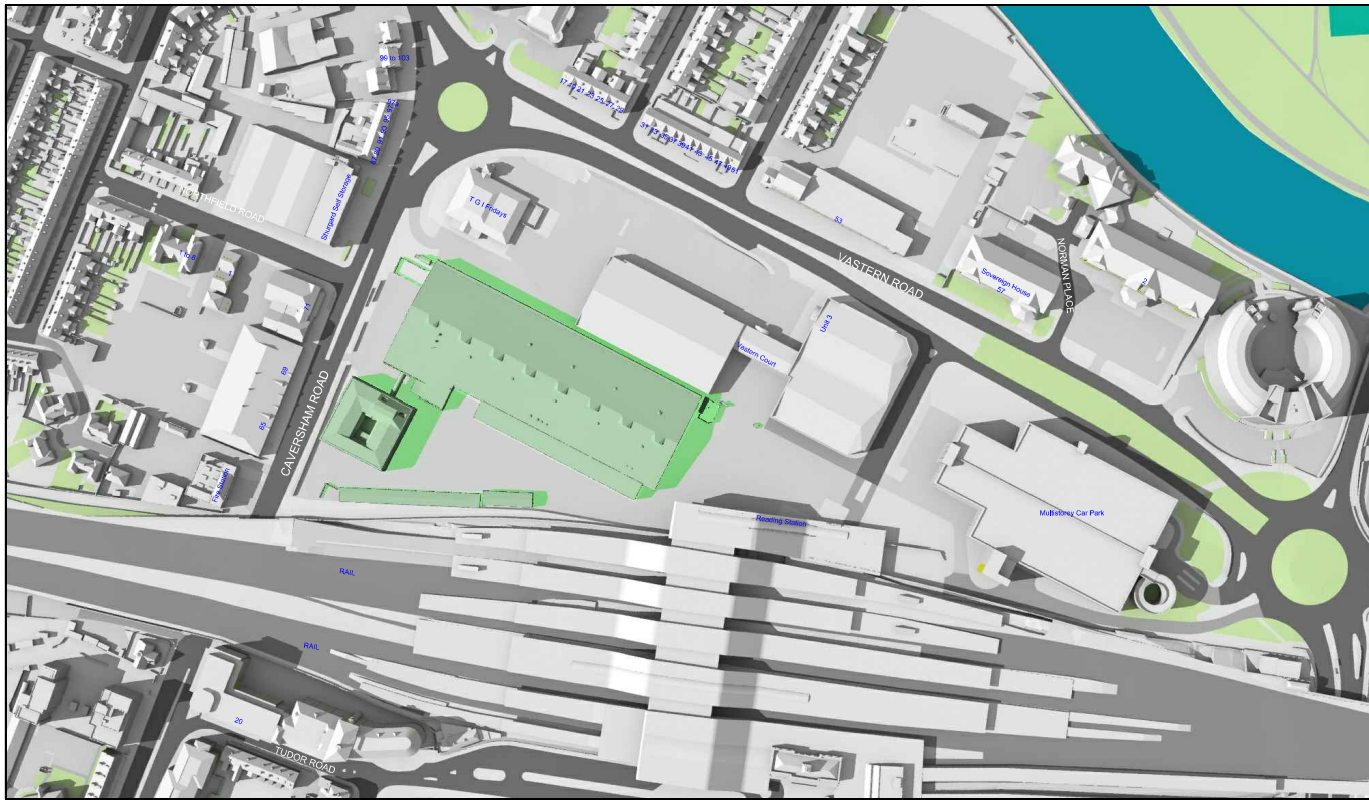


Existing 04:00pm

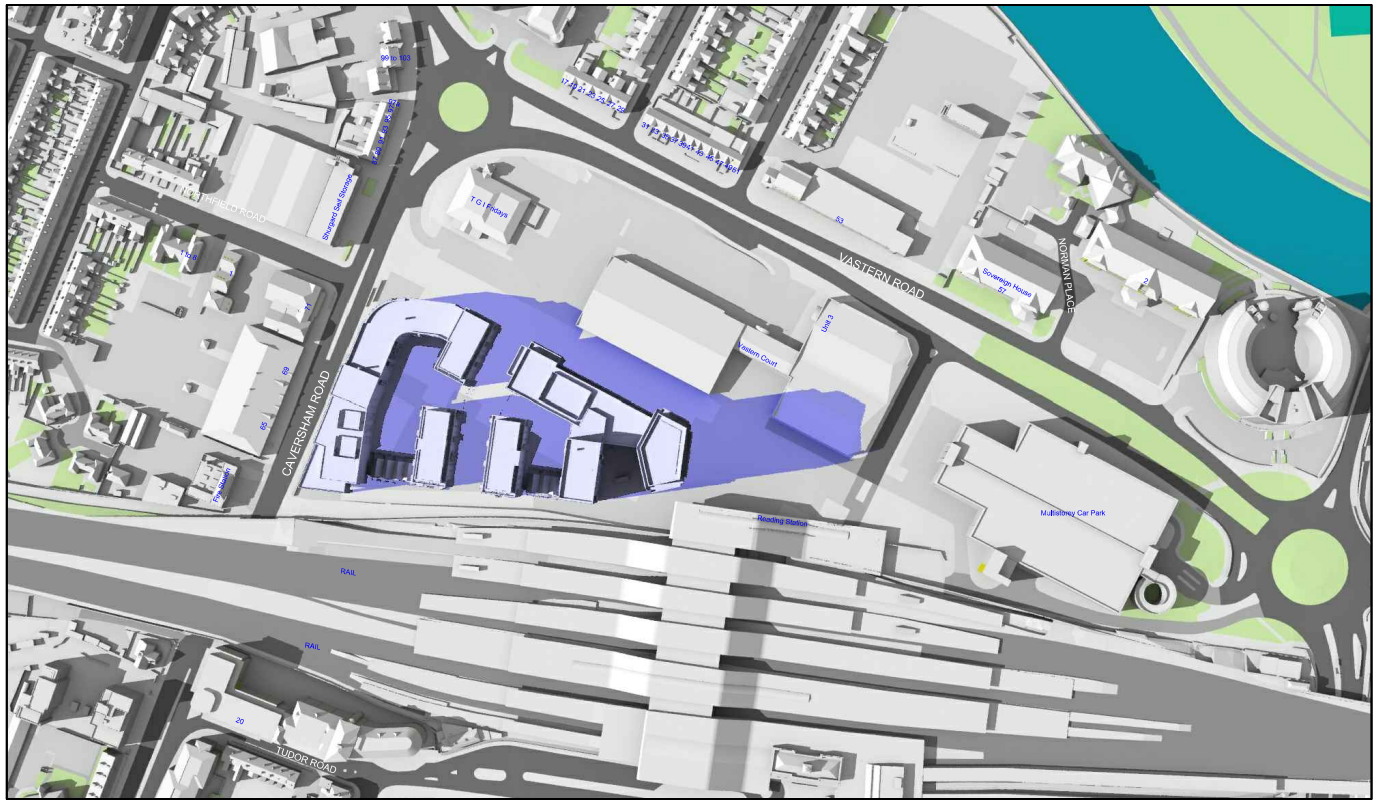


Proposed 04:00pm

June 21st (BST)



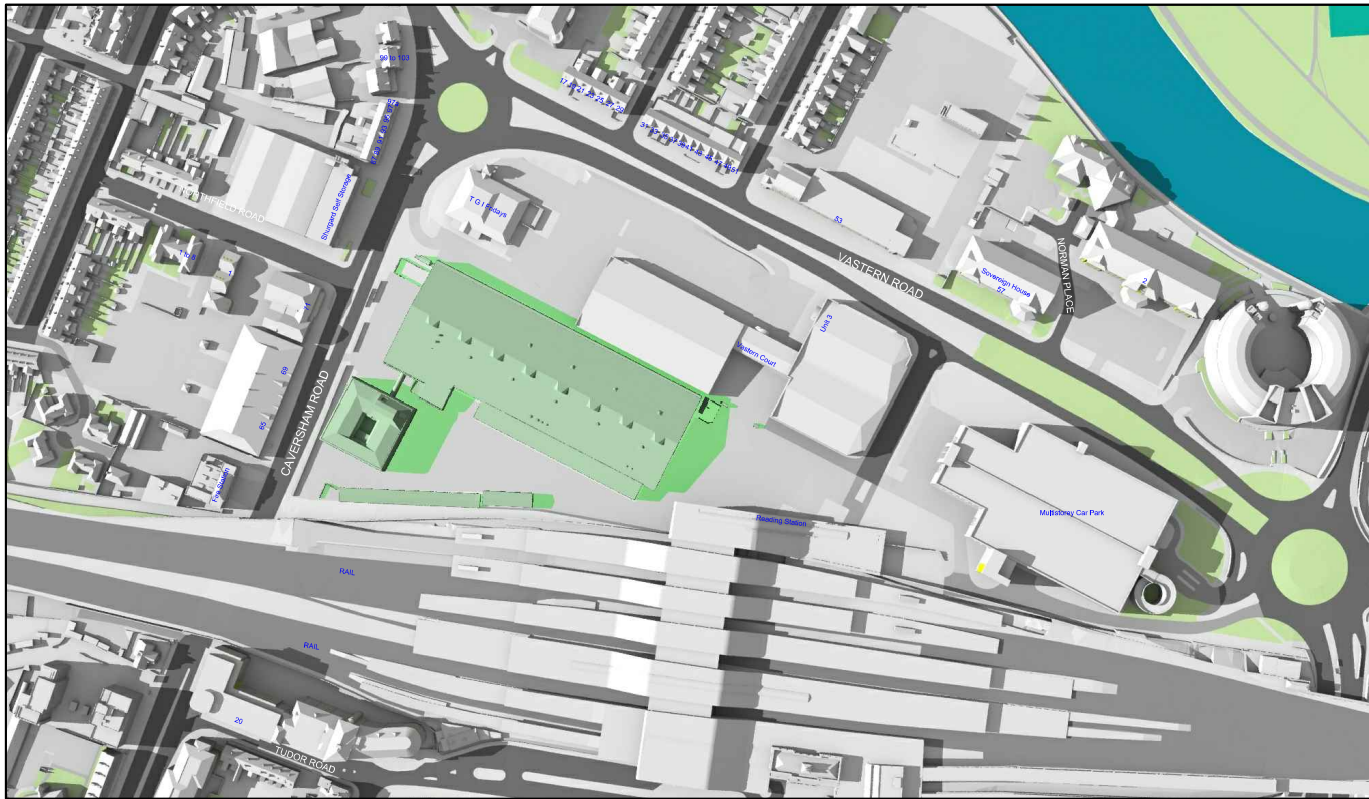
Existing 05:00pm



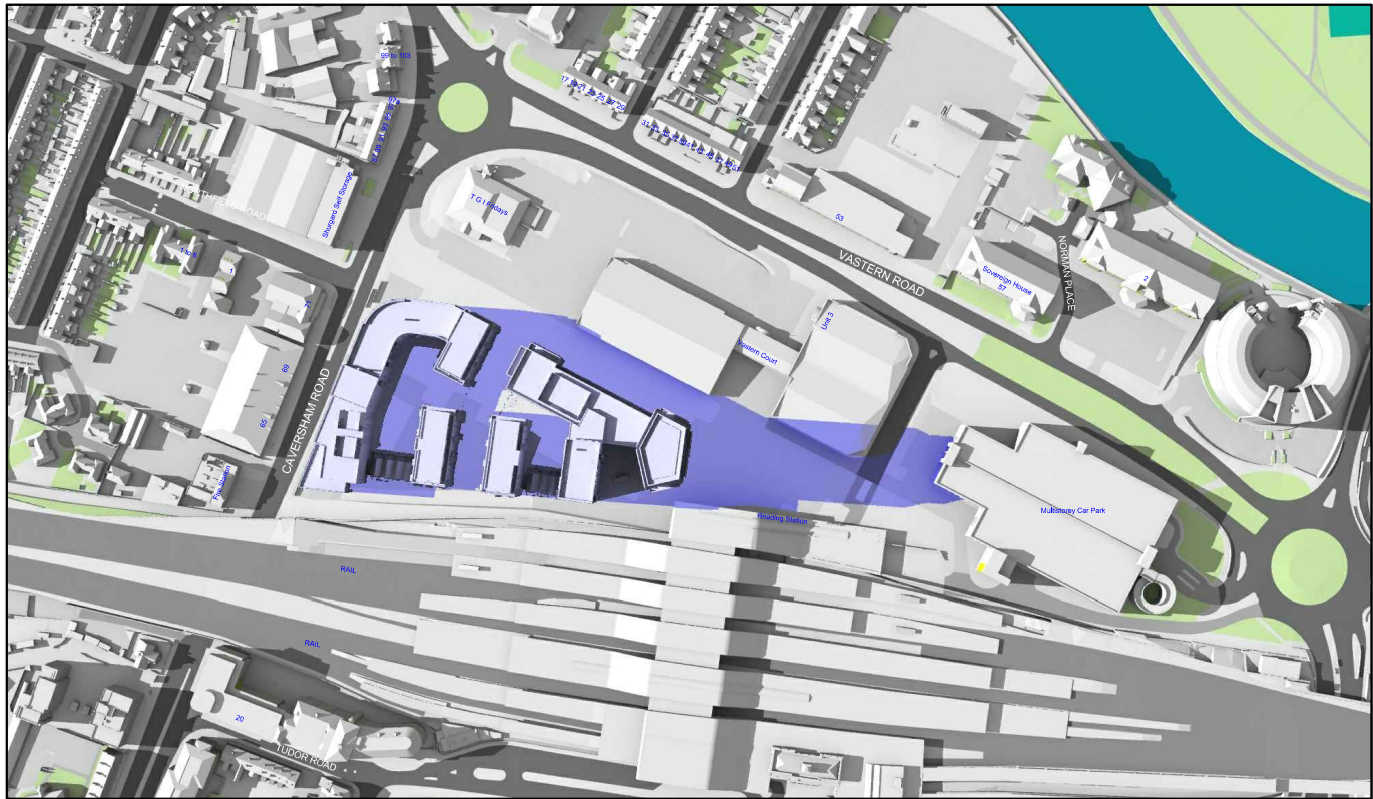
Proposed 05:00pm

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/JUN01/37		Rel: 13	



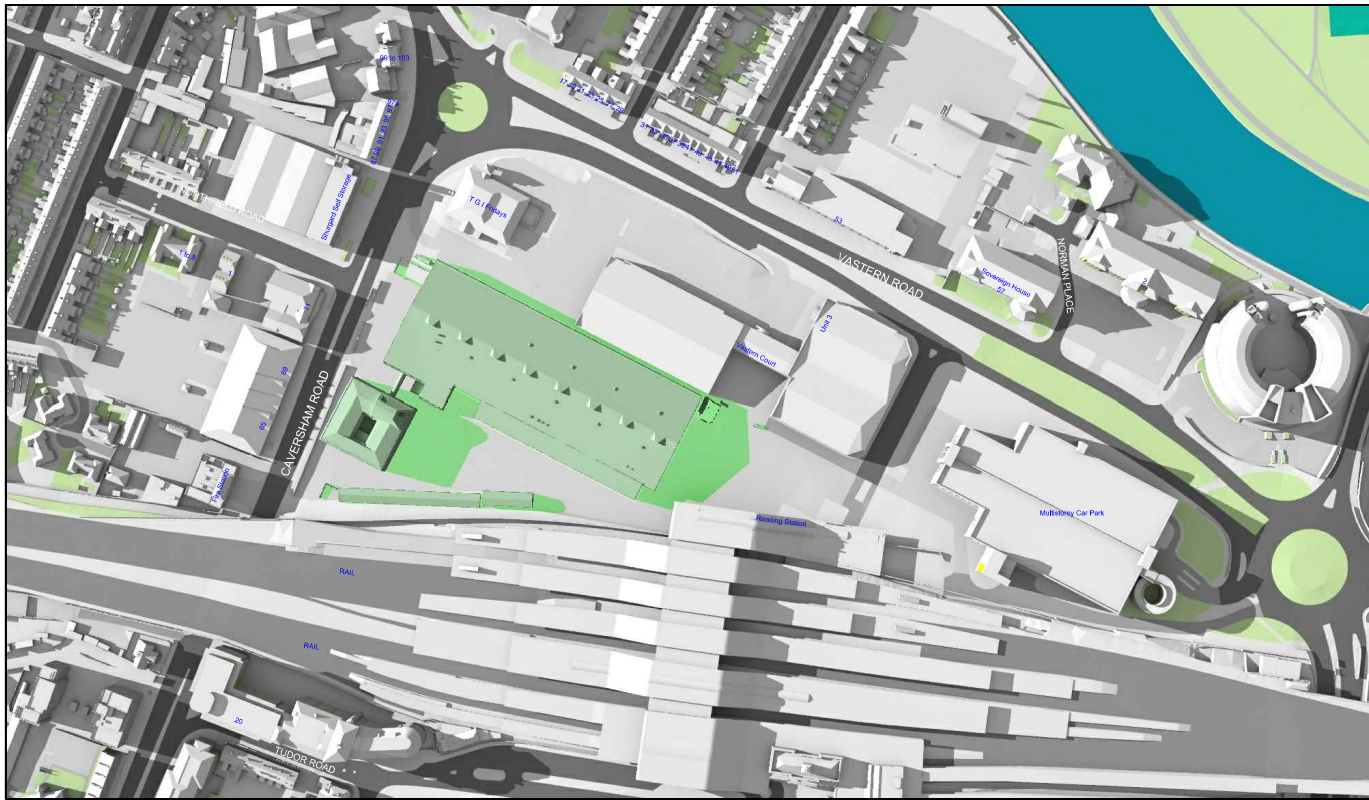


Existing 06:00pm



Proposed 06:00pm

June 21st (BST)



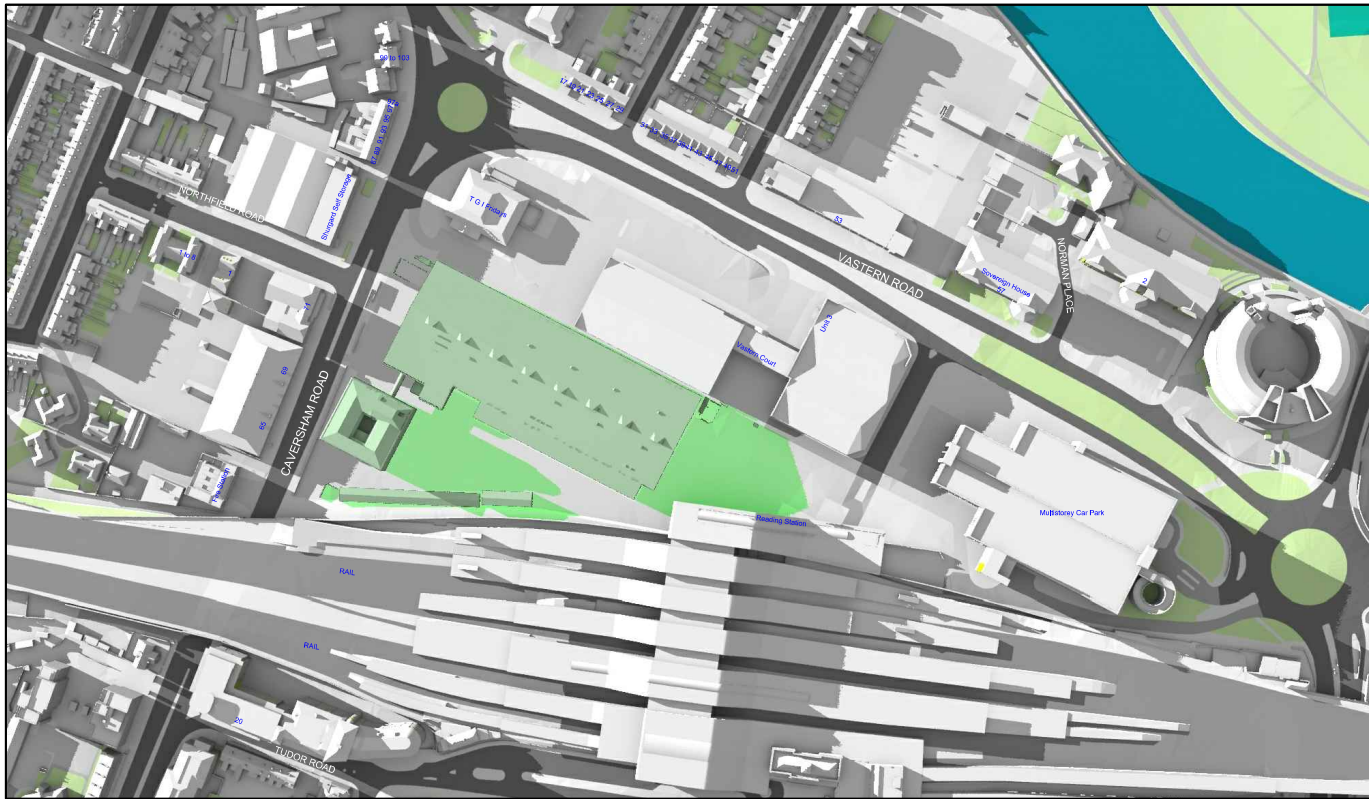
Existing 07:00pm



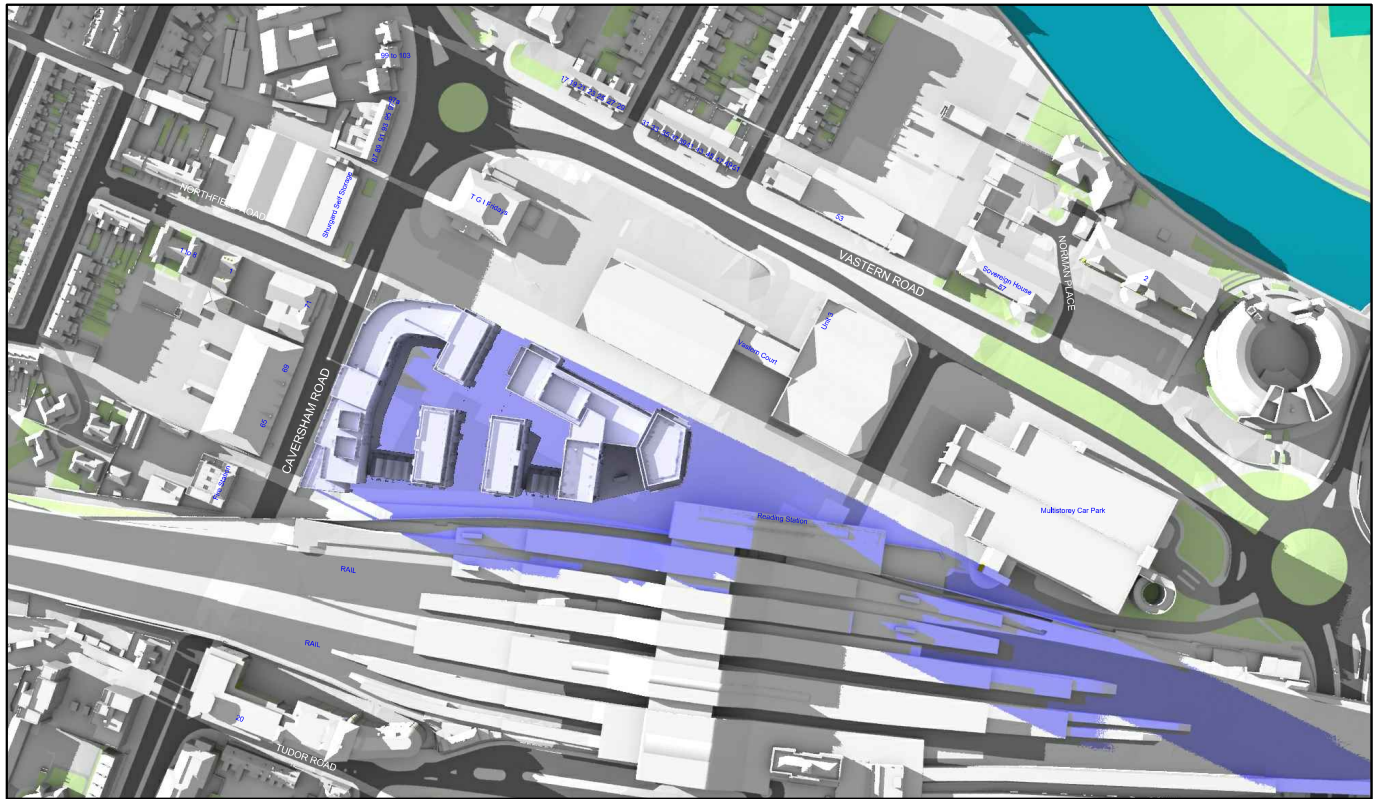
Proposed 07:00pm

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/JUN01/38		Rel: 13	



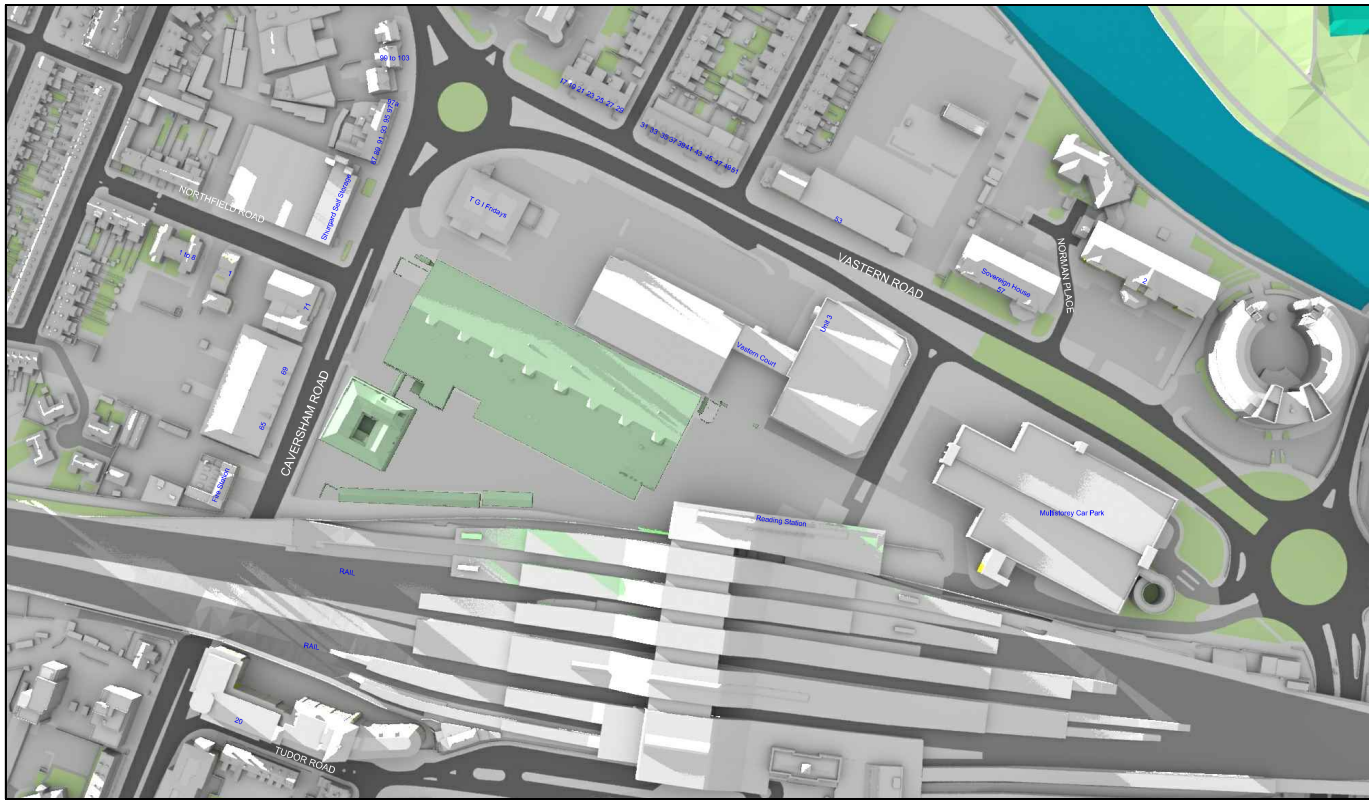


Existing 08:00pm

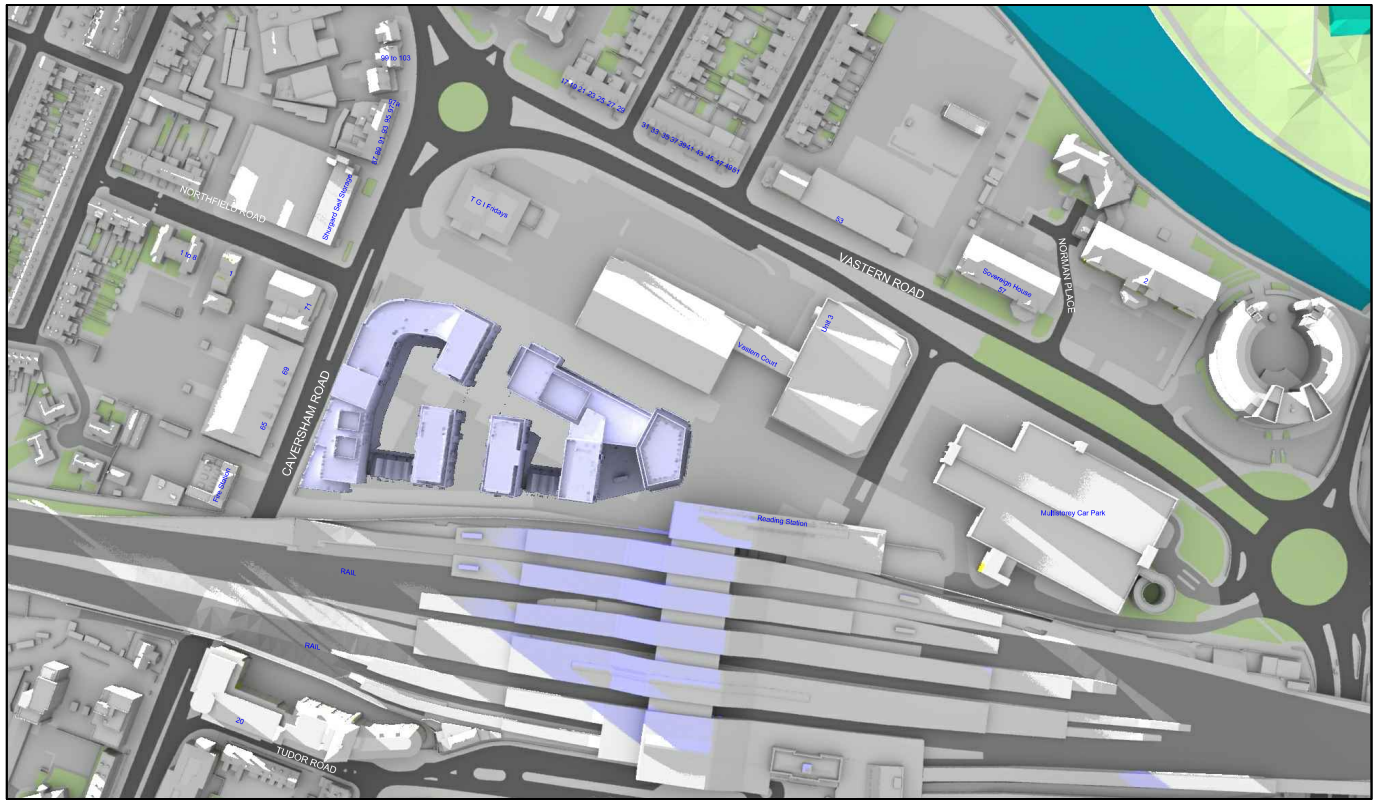


Proposed 08:00pm

June 21st (BST)



Existing 09:00pm



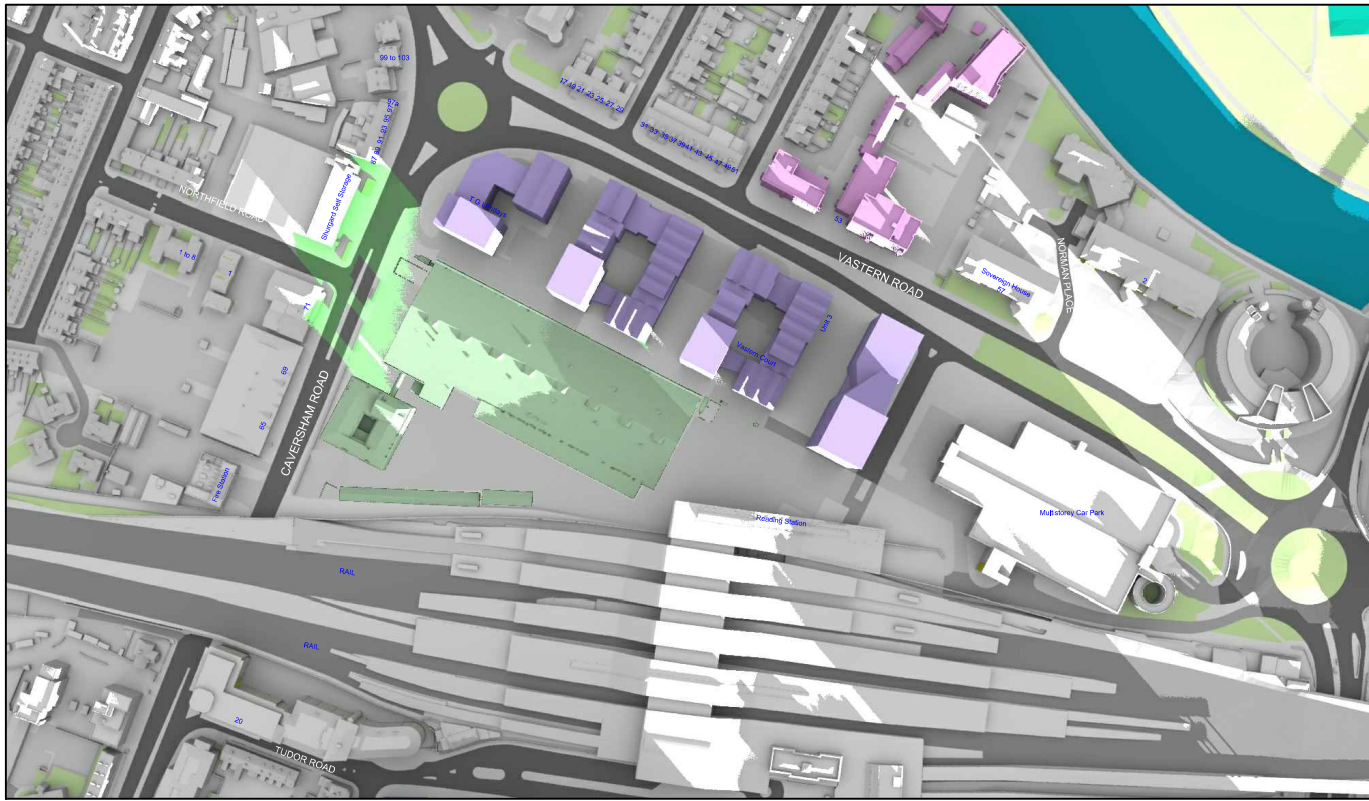
Proposed 09:00pm

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/JUN01/39		Rel: 13	

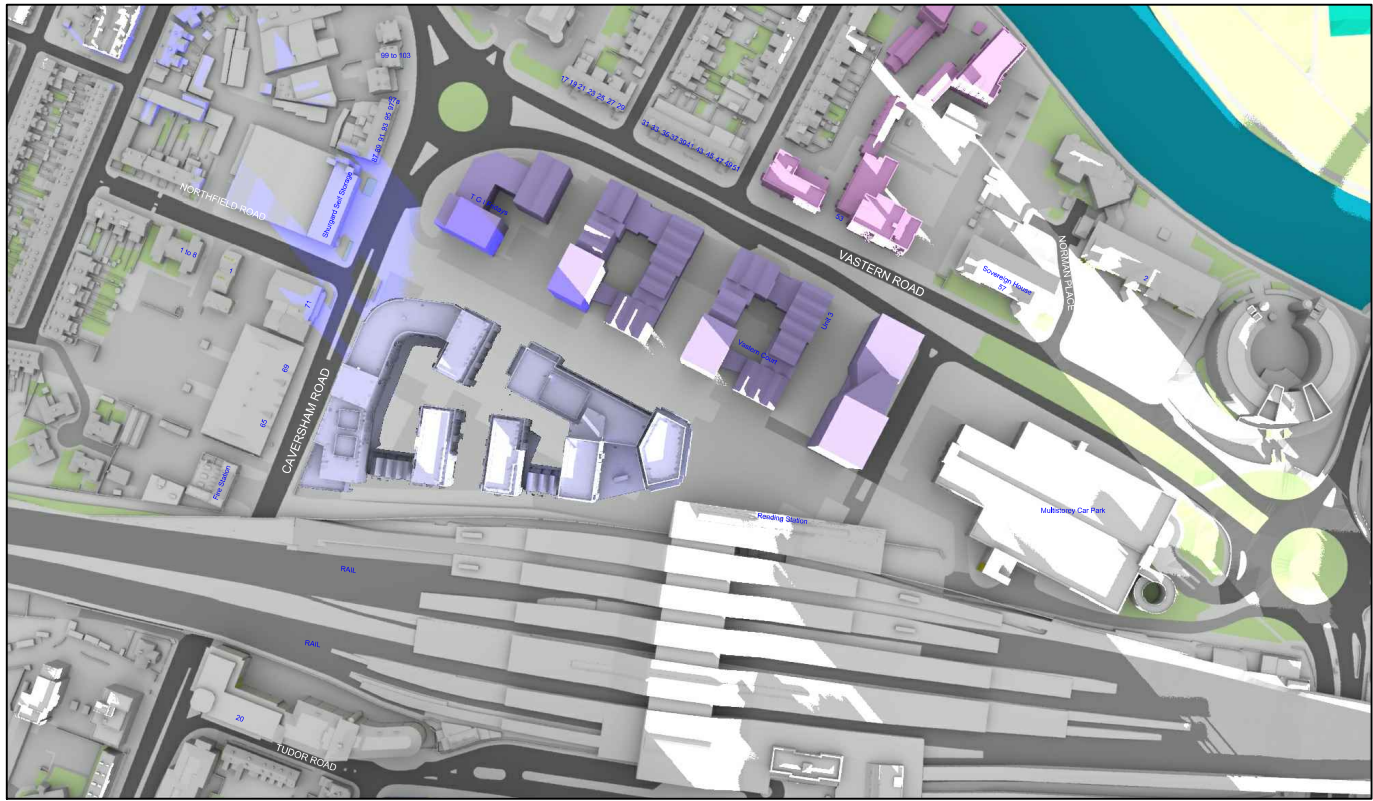


Cumulative Scenario



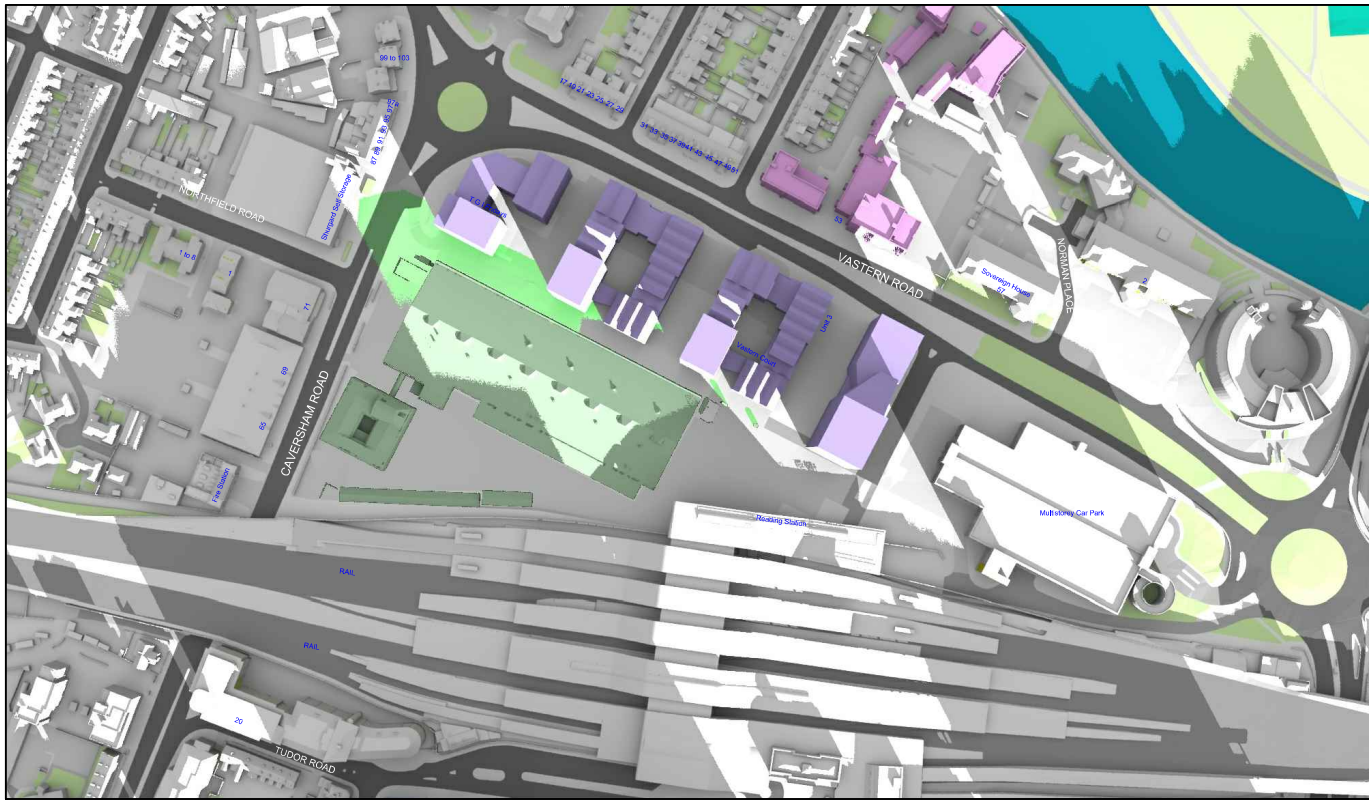


Existing 09:00am

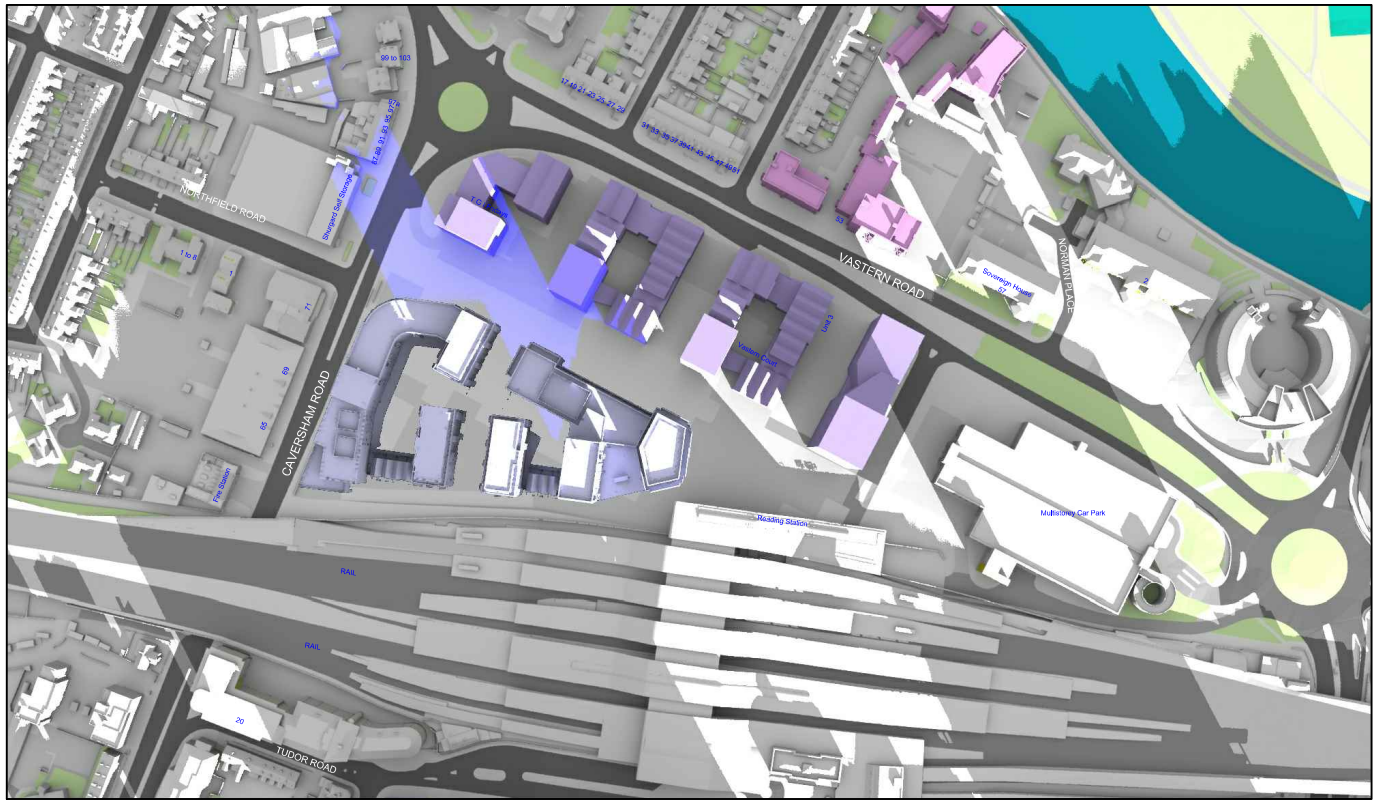


Proposed 09:00am

December 21st (GMT)



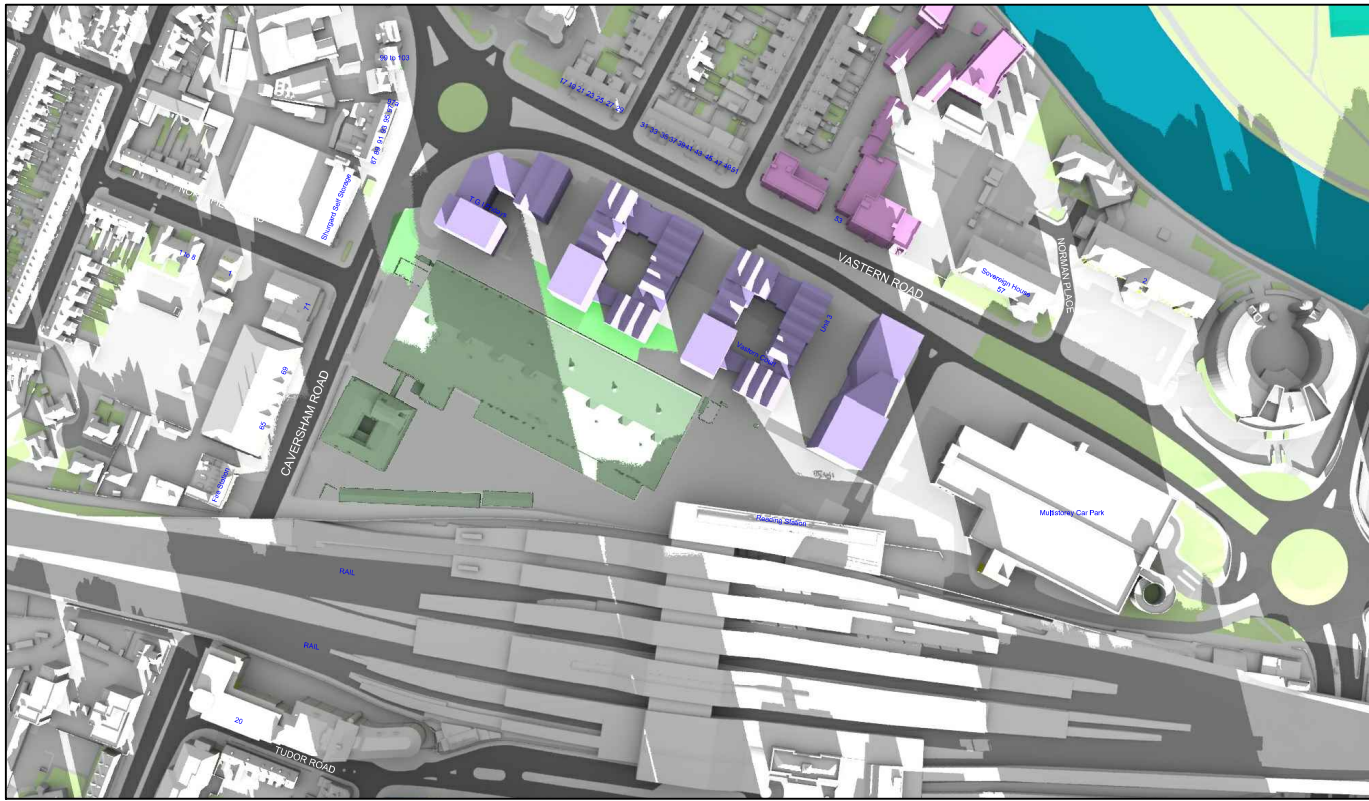
Existing 10:00am



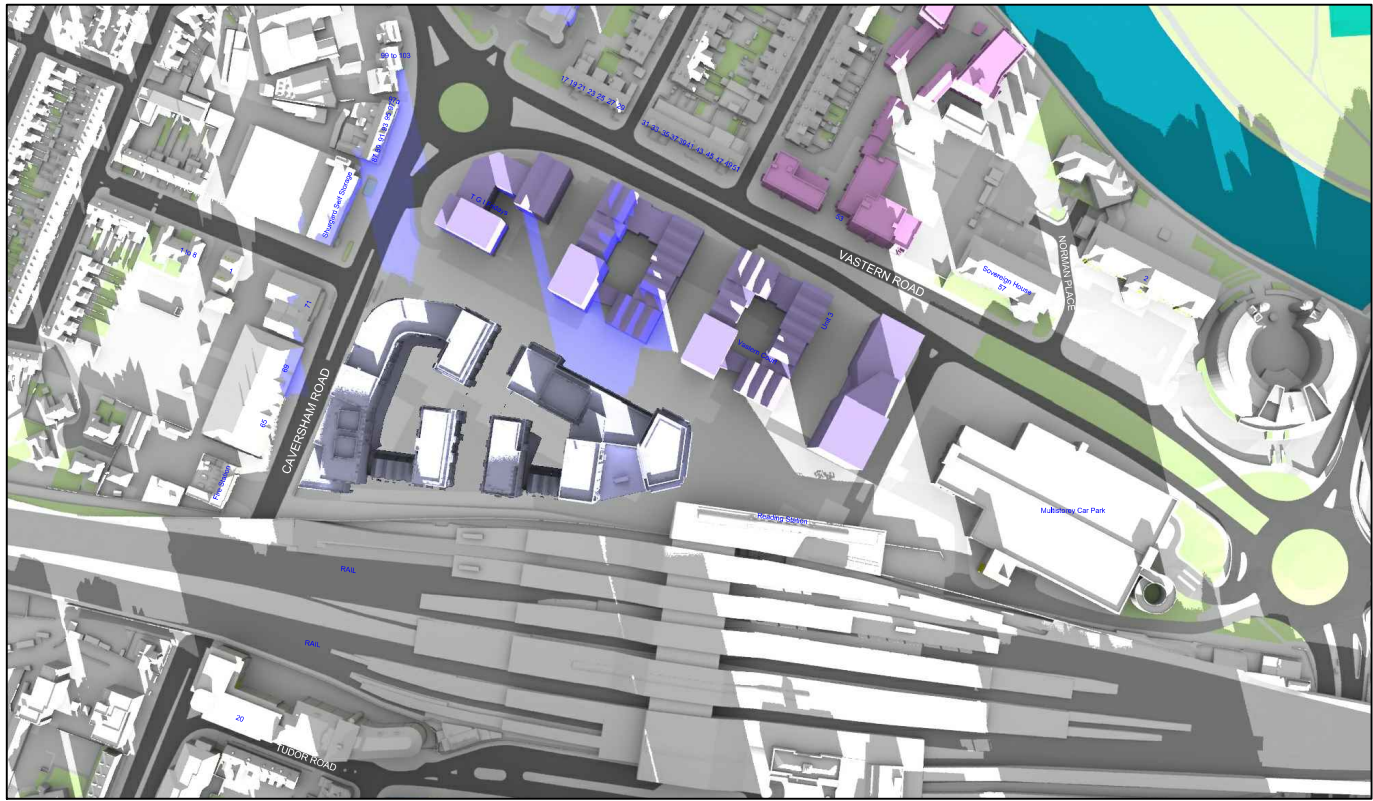
Proposed 10:00am

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20 Cumulative Scenario	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/DEC01/22		Rel: 13	



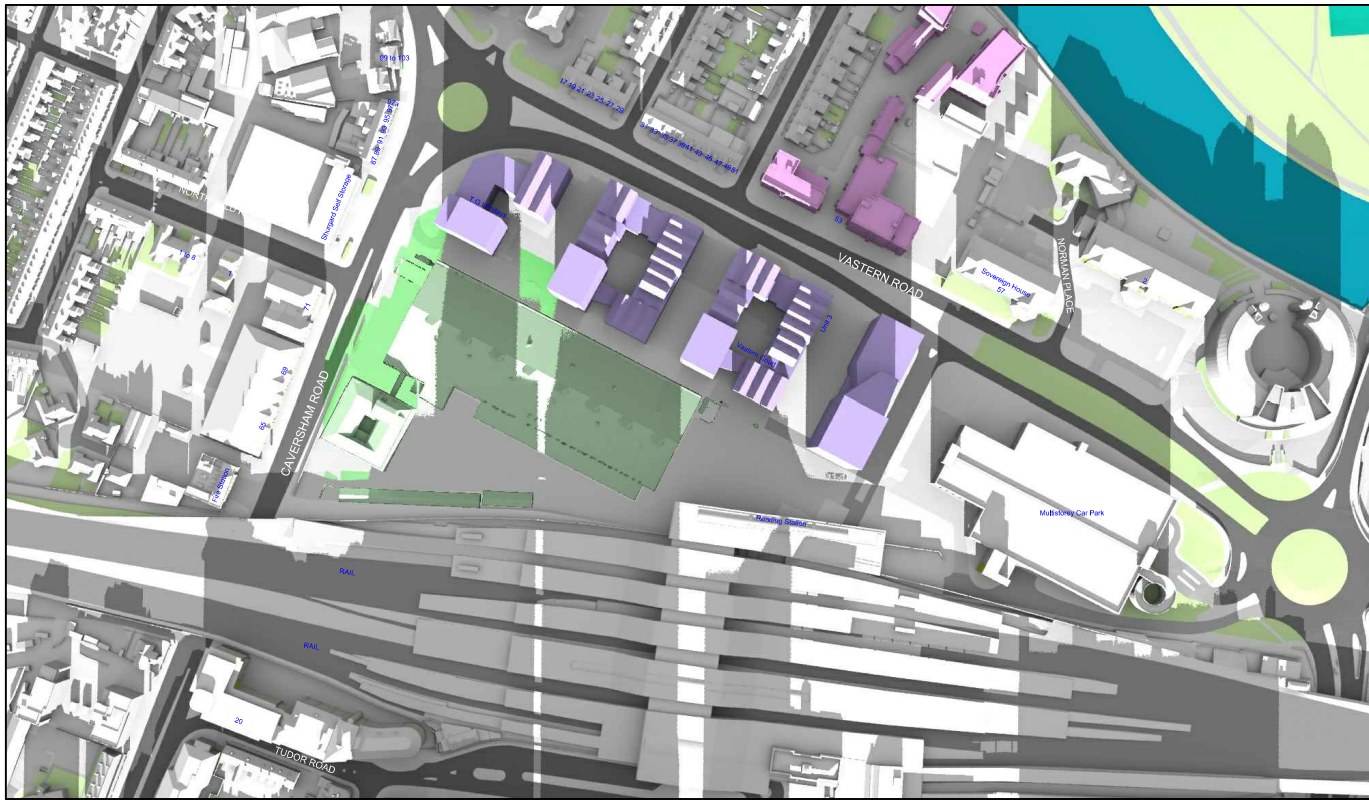


Existing 11:00am

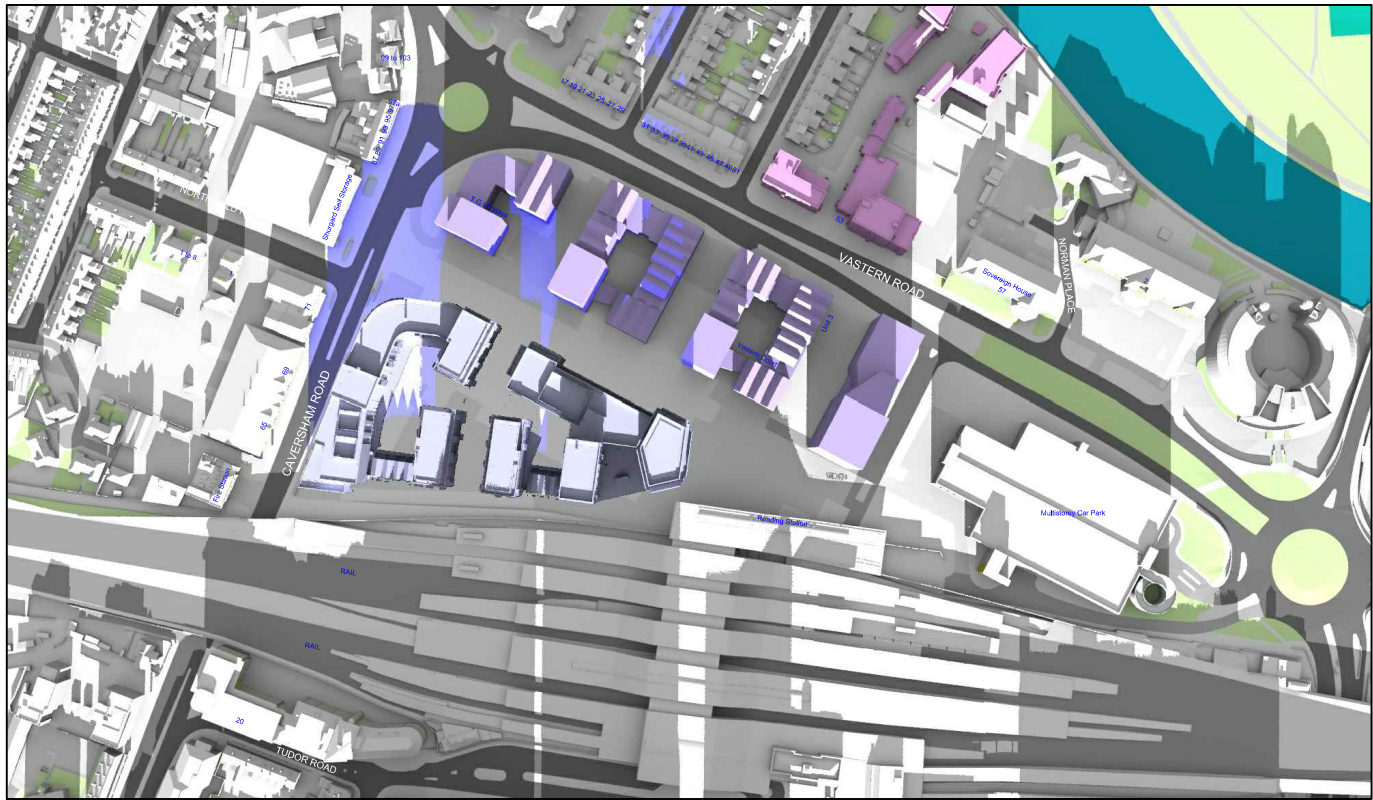


Proposed 11:00am

December 21st (GMT)



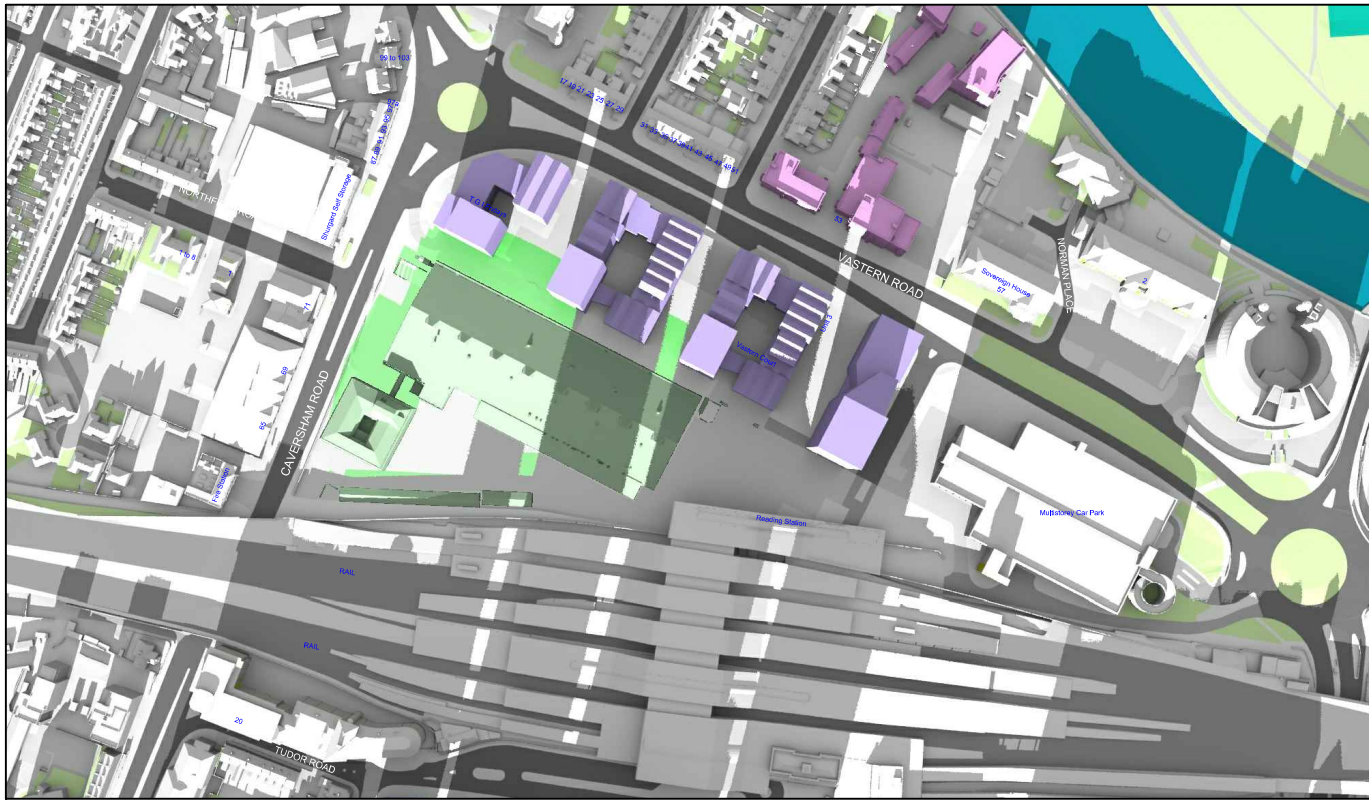
Existing 12:00pm



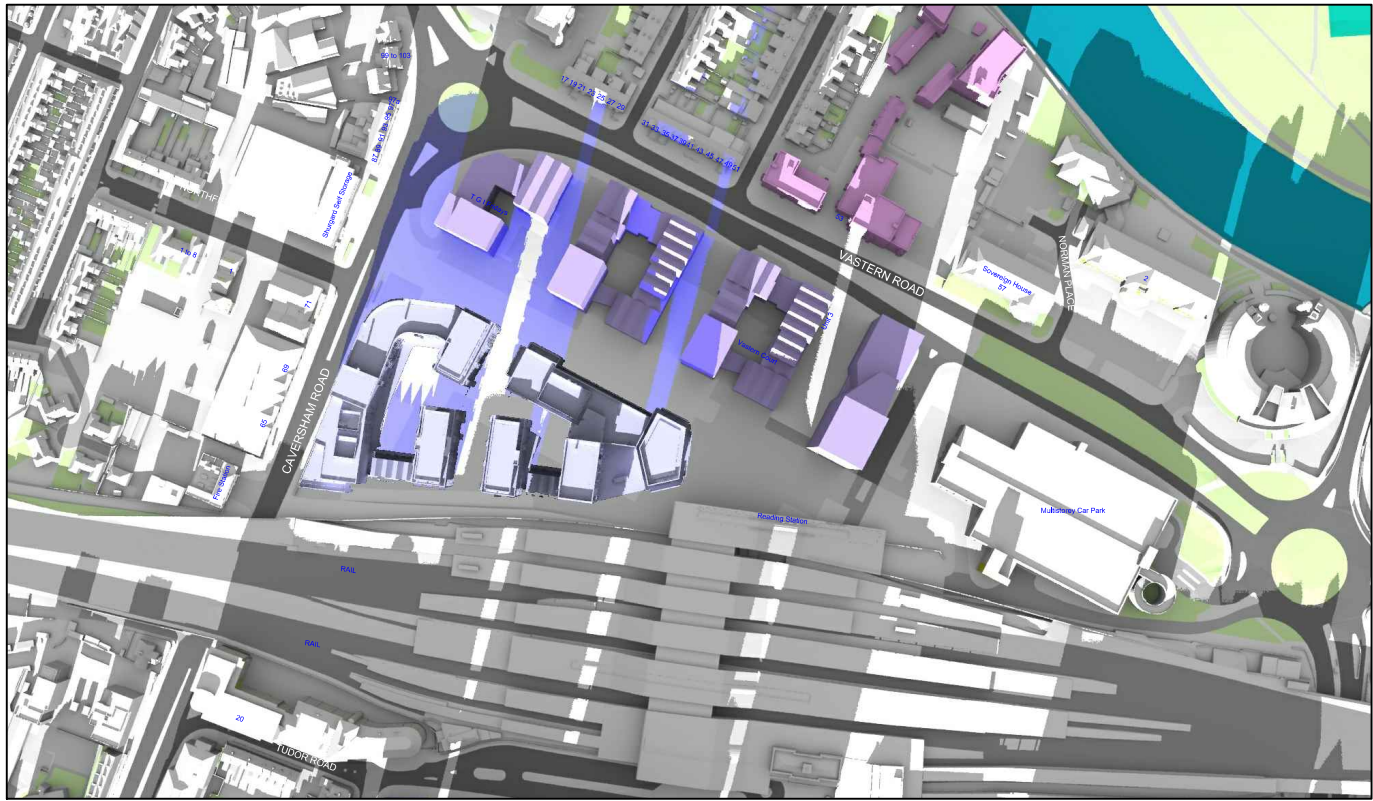
Proposed 12:00pm

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20 Cumulative Scenario	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/DEC01/23		Rel: 13	



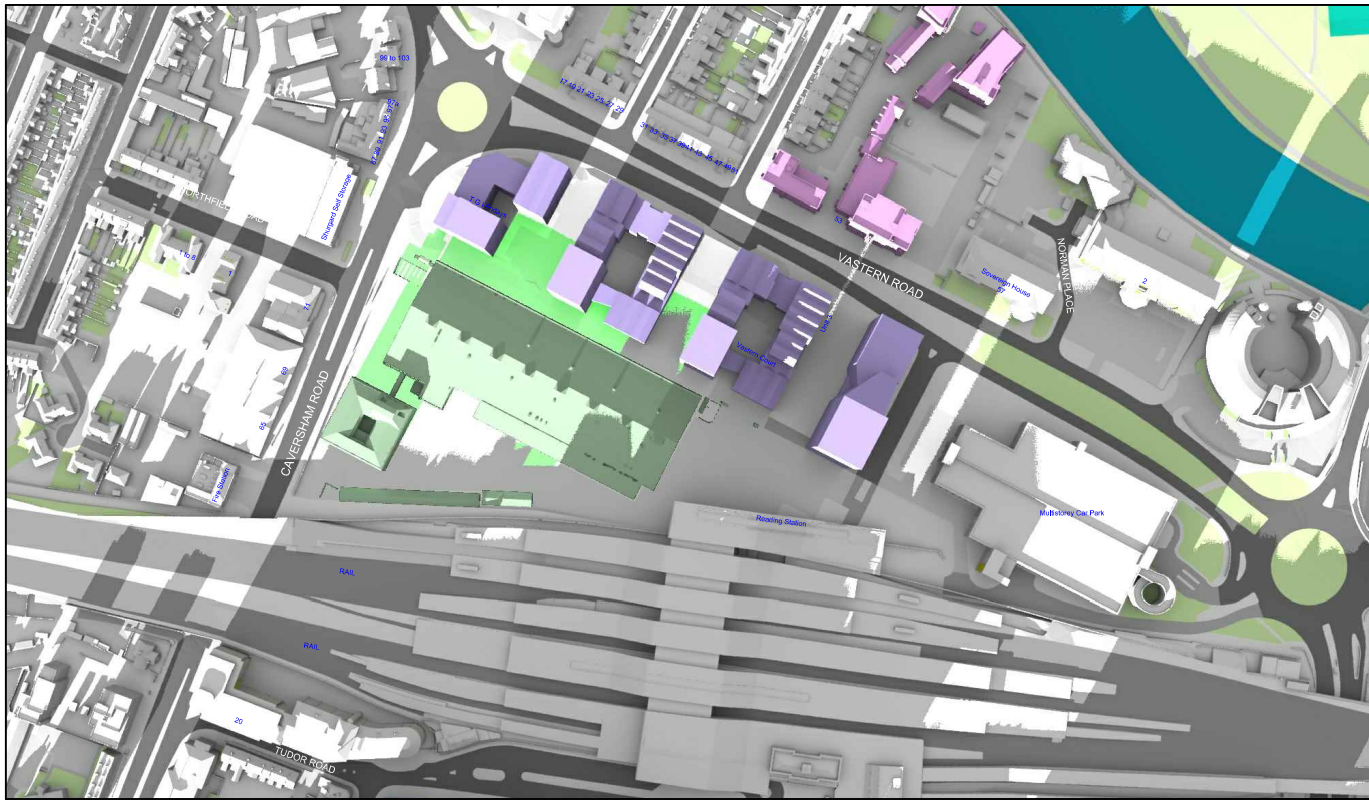


Existing 01:00pm

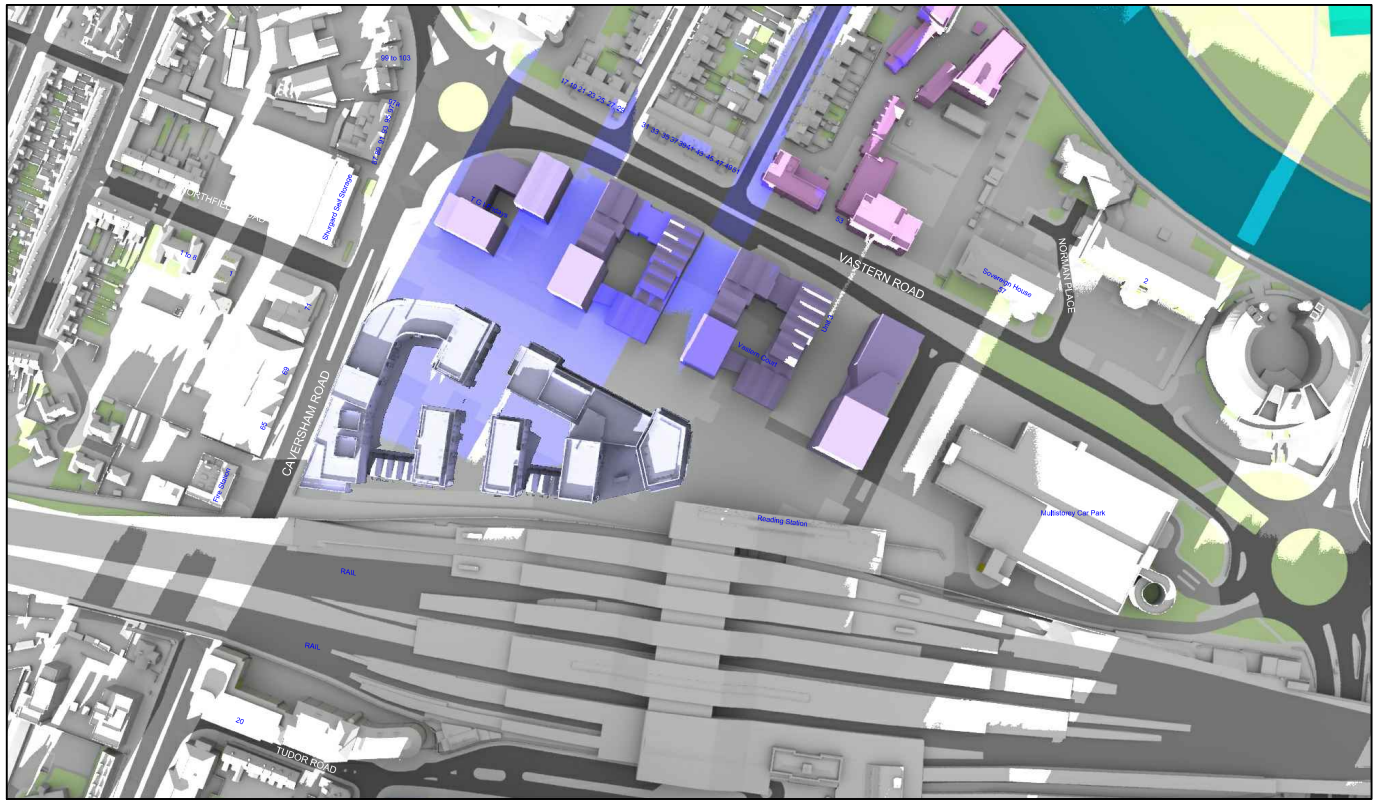


Proposed 01:00pm

December 21st (GMT)



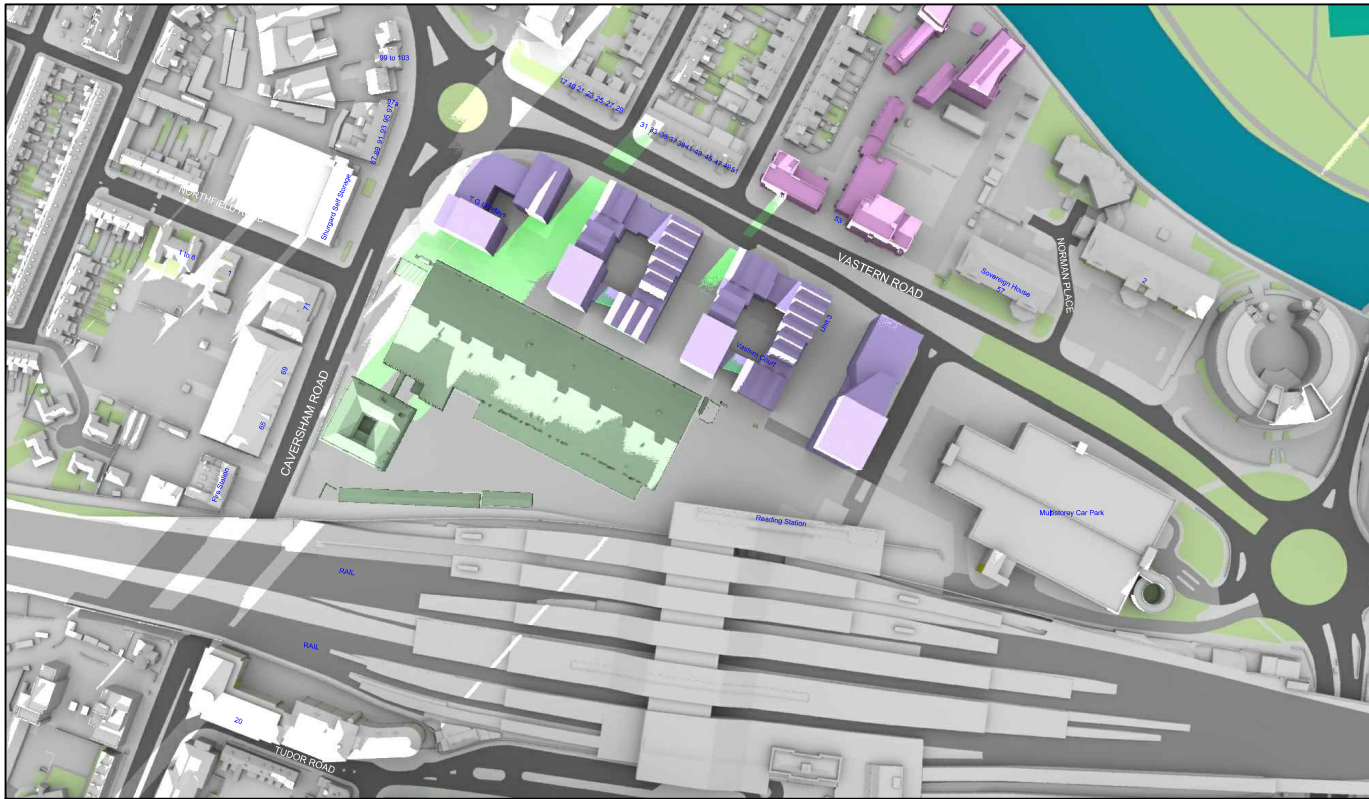
Existing 02:00pm



Proposed 02:00pm

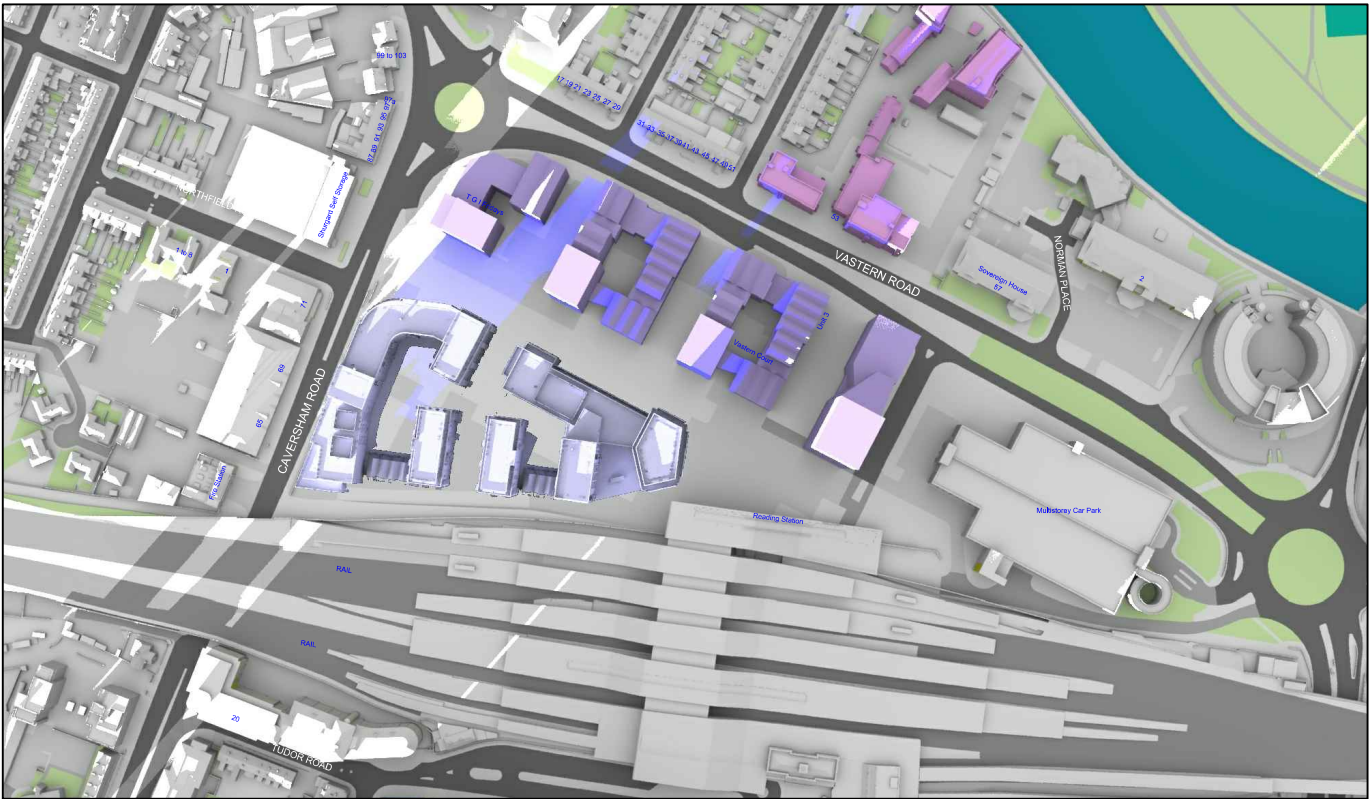
Sources: Point 2 Surveyors 3D Laser Scan Survey Zmapping Zmap Survey Info (received 10/05/17) Reading_230816_Solids.dwg TP Bennett Proposal Scheme (received 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buildings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20 Cumulative Scenario	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/DEC01/24		Rel: 13	





Existing 03:00pm

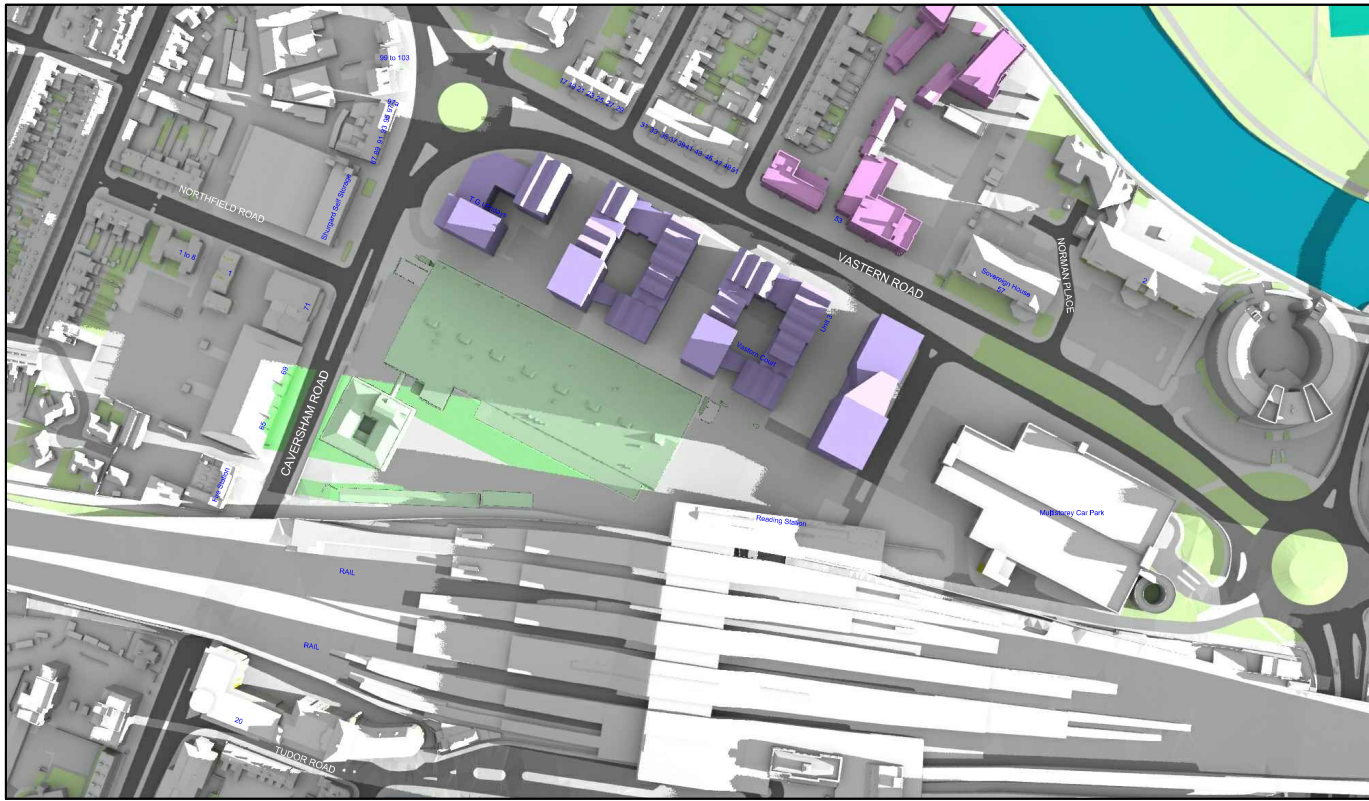
December 21st (GMT)



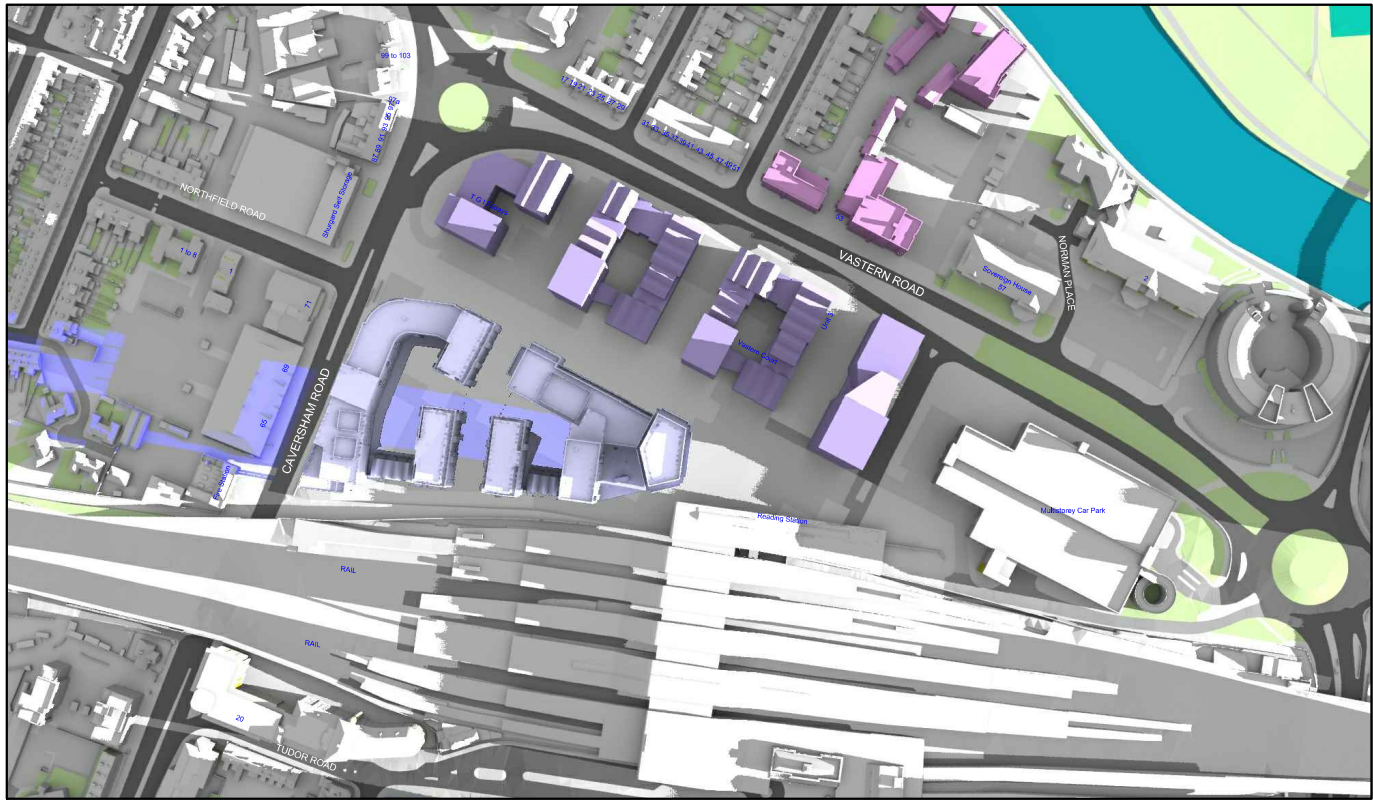
Proposed 03:00pm

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20 Cumulative Scenario			
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR	Scale: NTS	Date: Nov 19	Dwg No: P1368/DEC01/25		Rel: 13



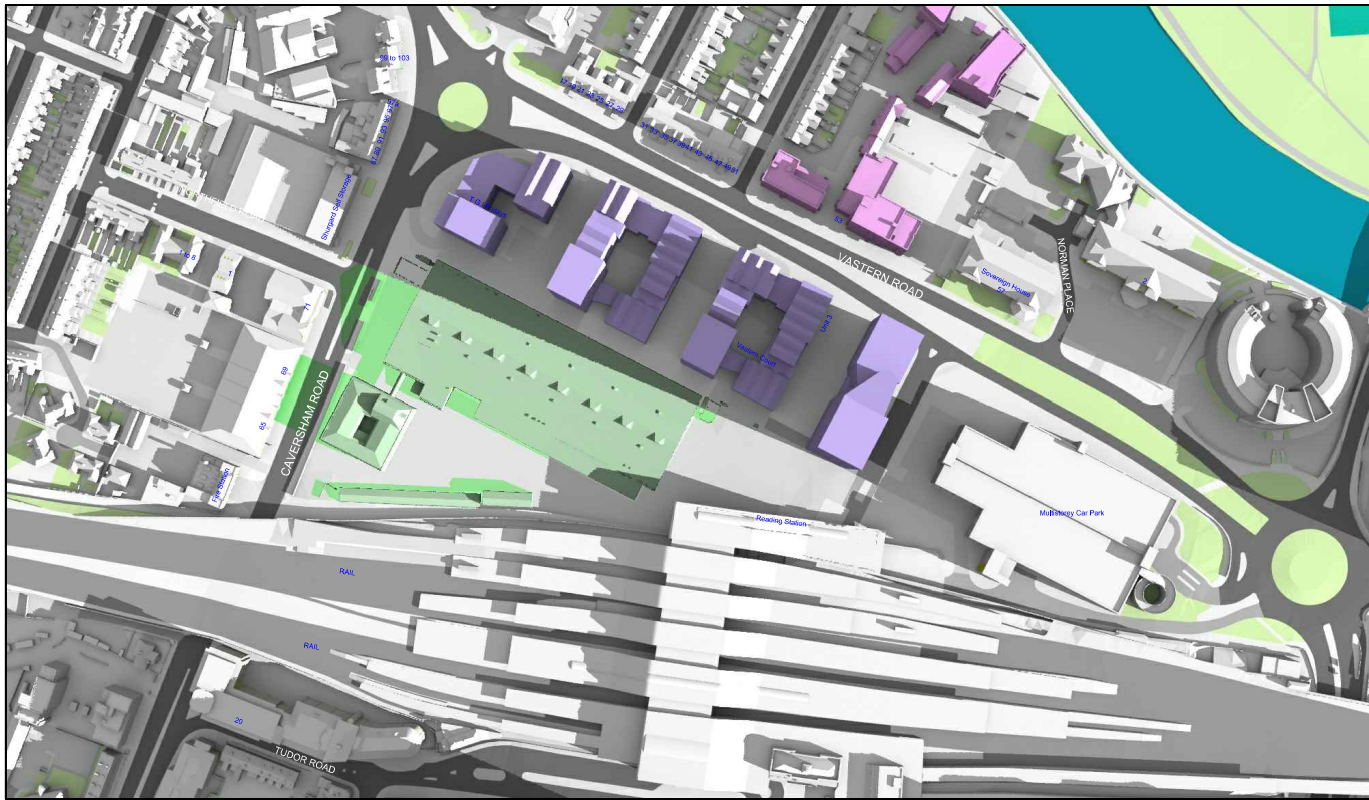


Existing 07:00am

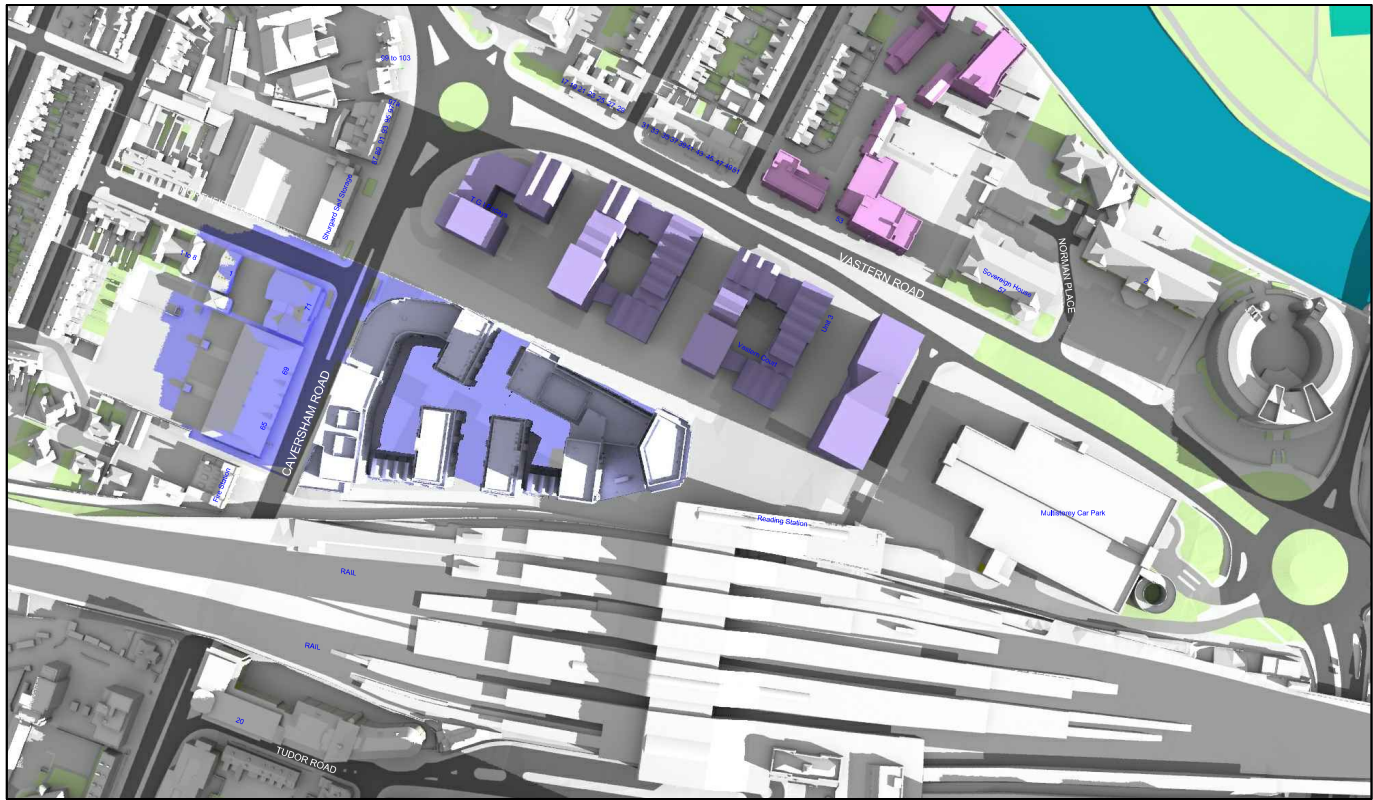


Proposed 07:00am

March 21st (GMT)



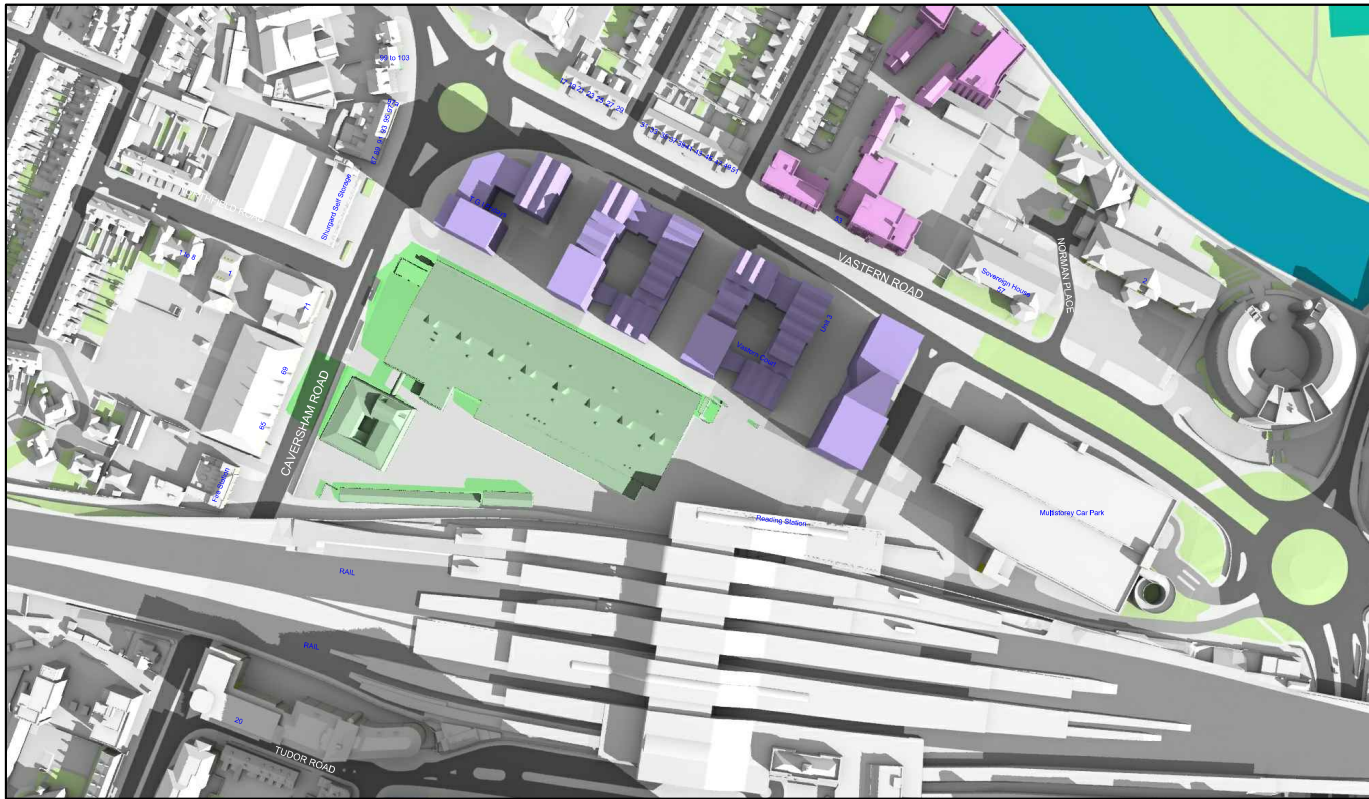
Existing 08:00am



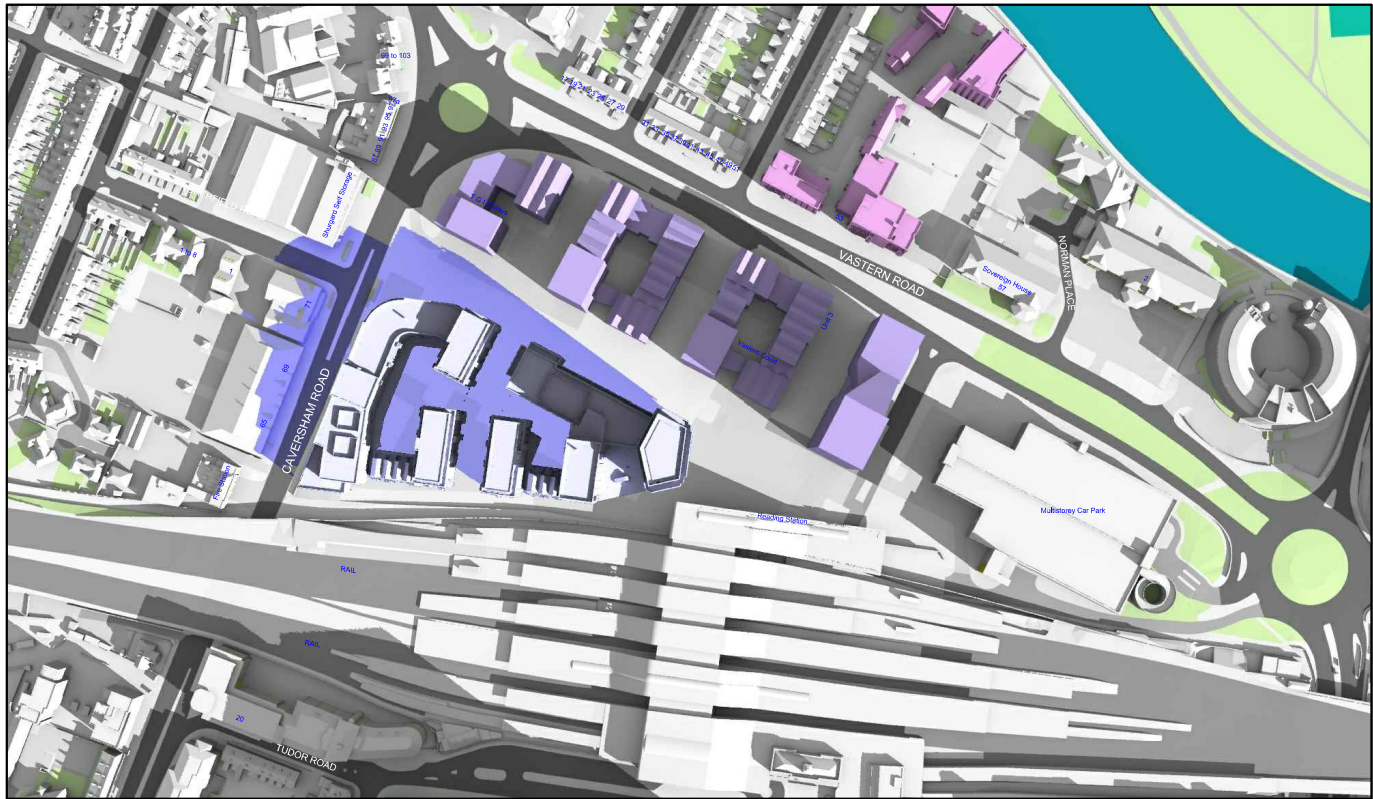
Proposed 08:00am

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20 Cumulative Scenario	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
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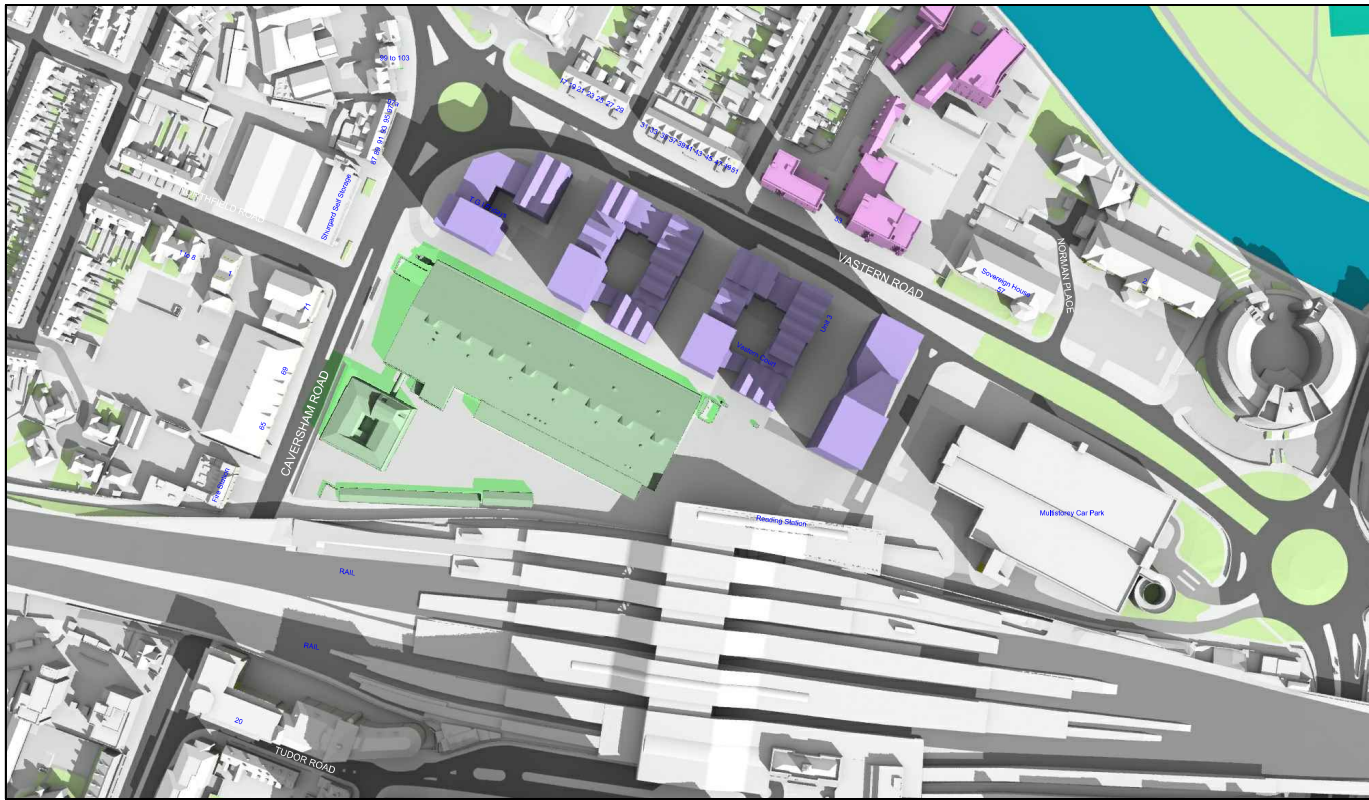


Existing 09:00am

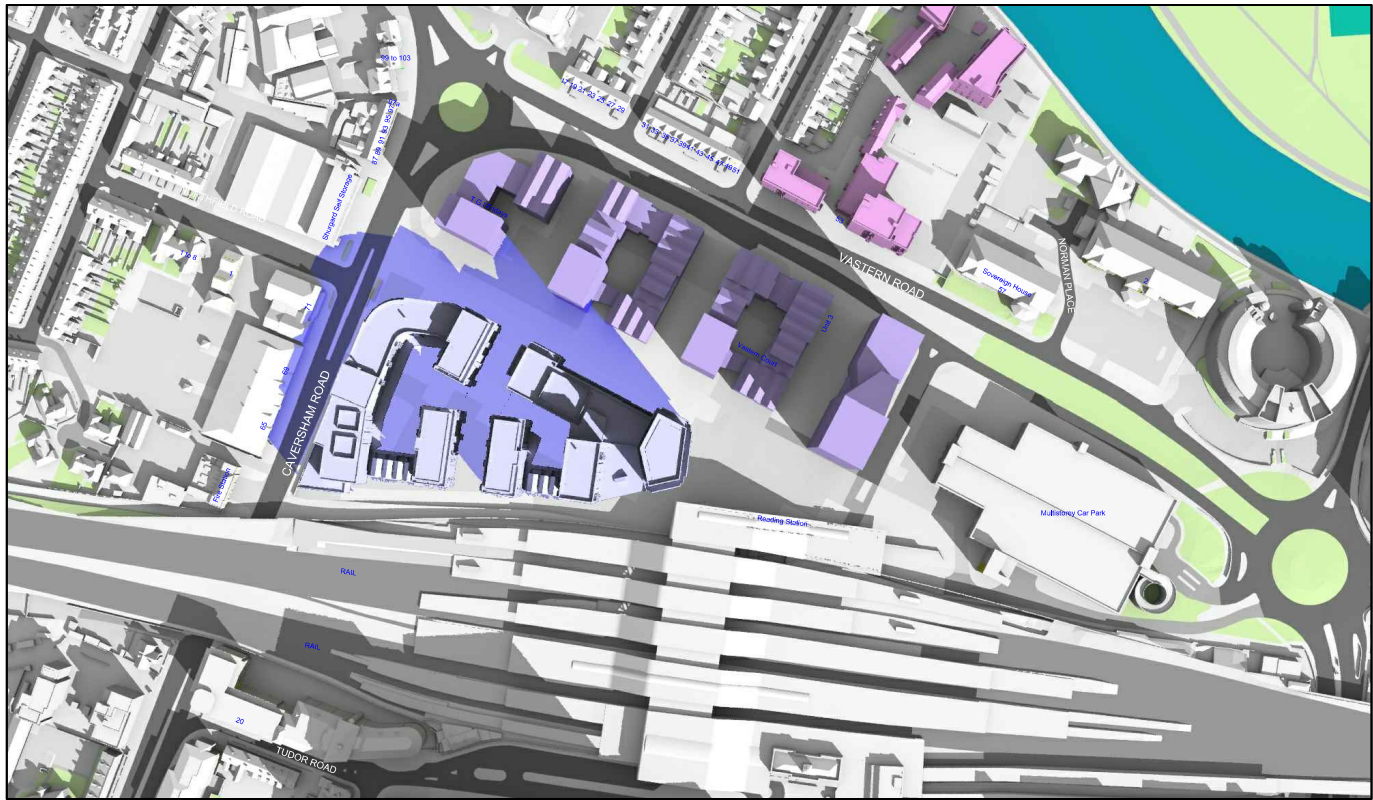


Proposed 09:00am

March 21st (GMT)



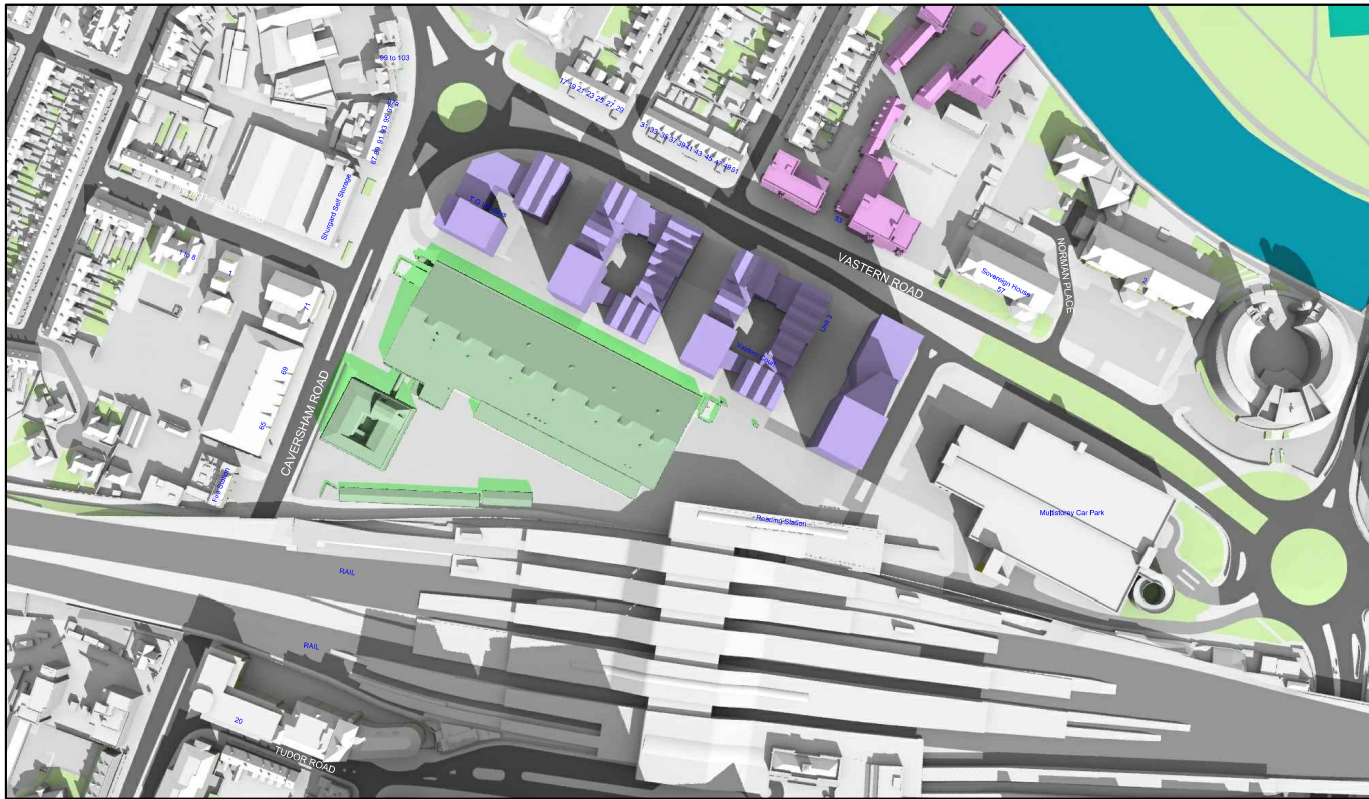
Existing 10:00am



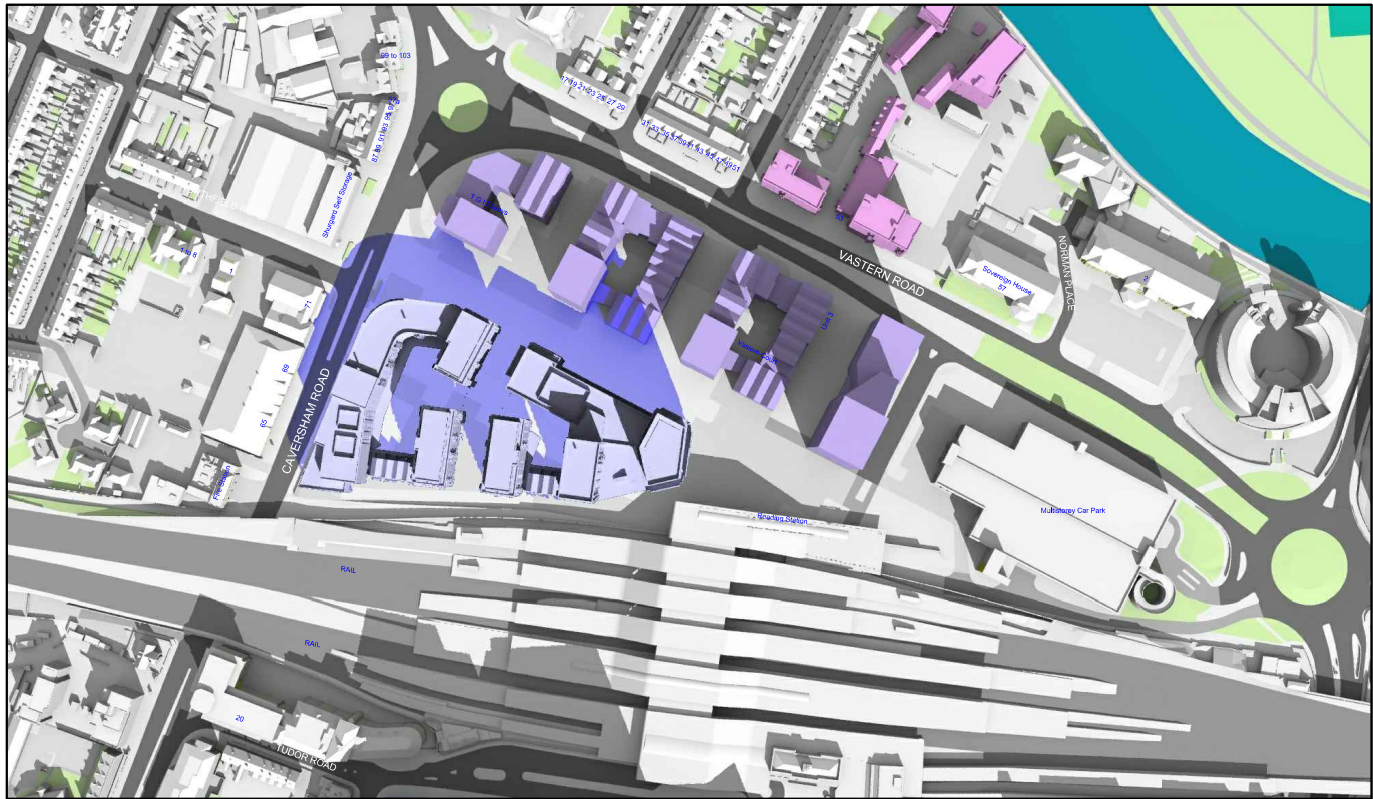
Proposed 10:00am

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20 Cumulative Scenario	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/MAR01/31		Rel: 13	



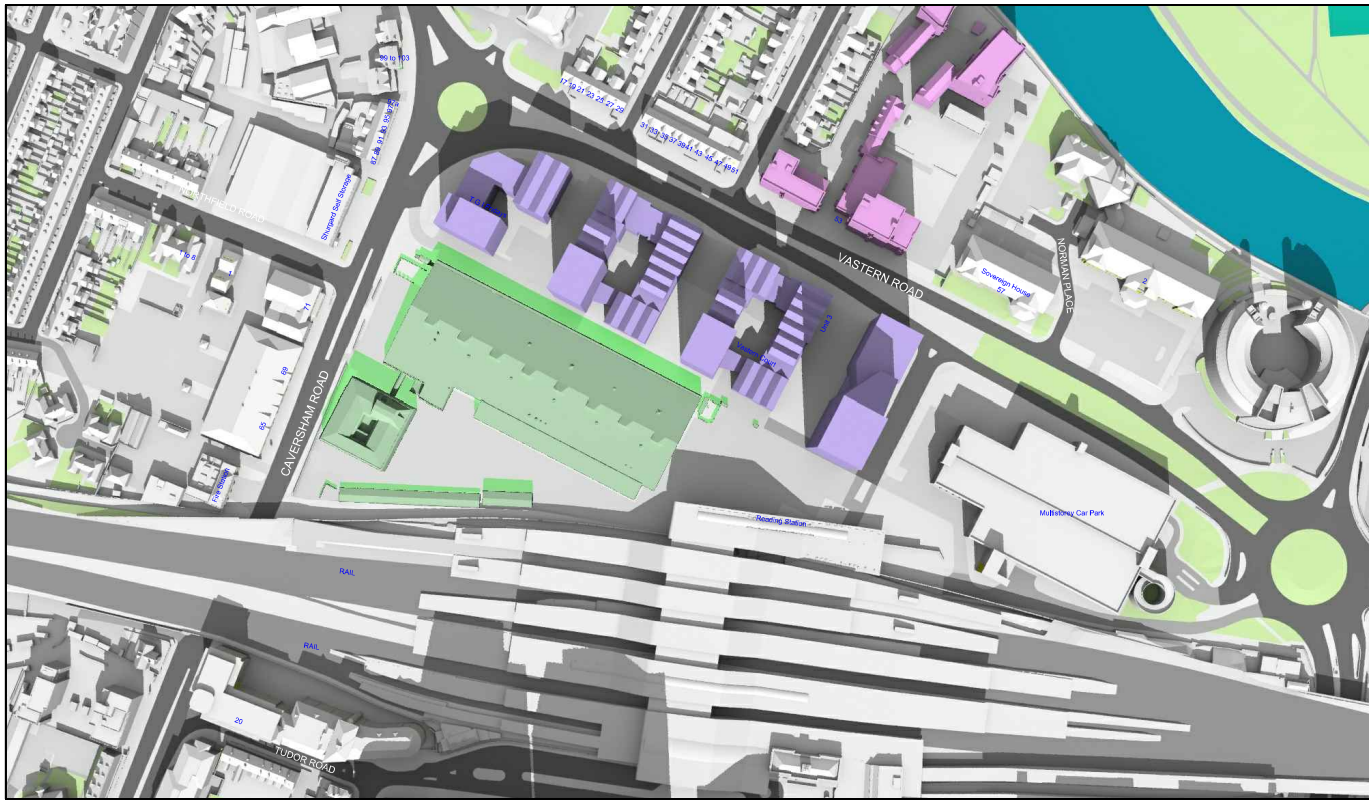


Existing 11:00am

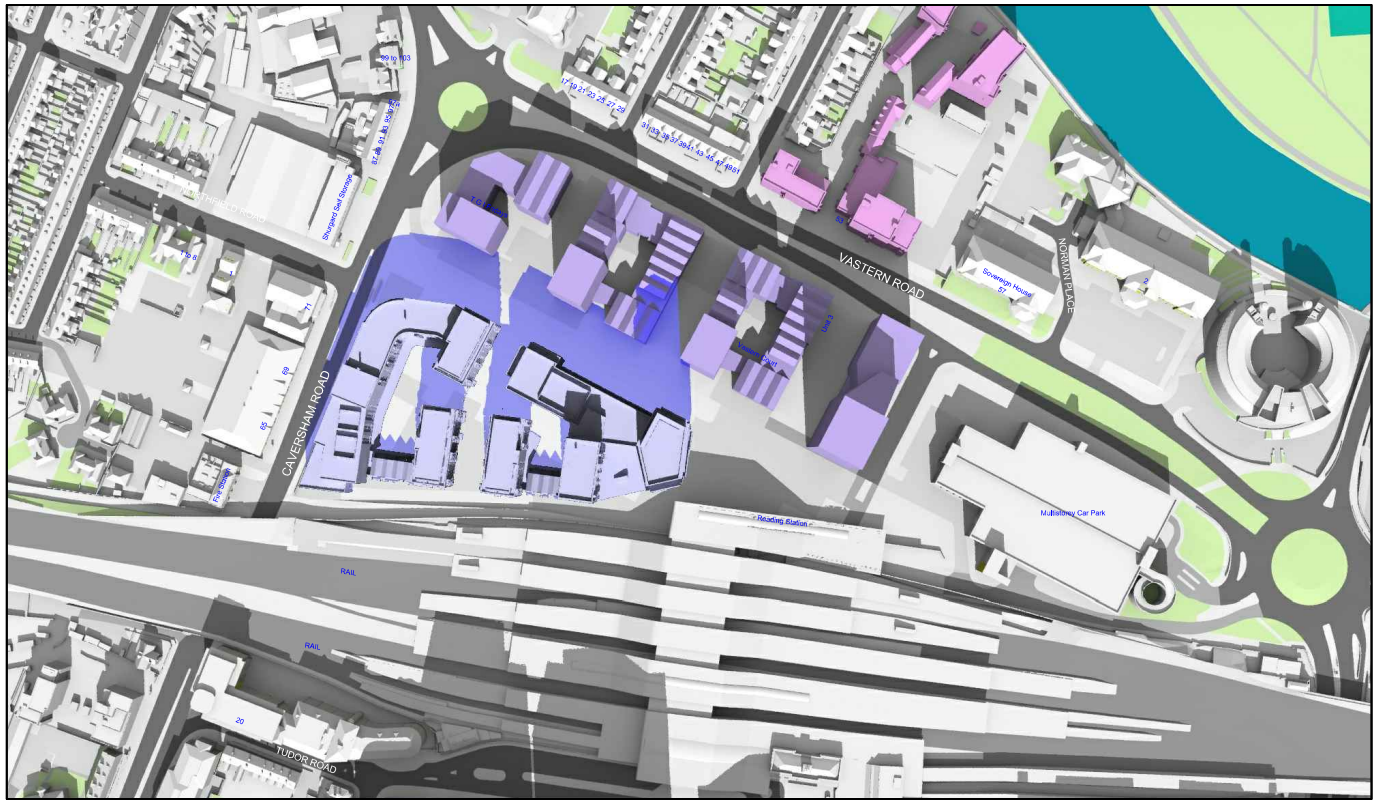


Proposed 11:00am

March 21st (GMT)



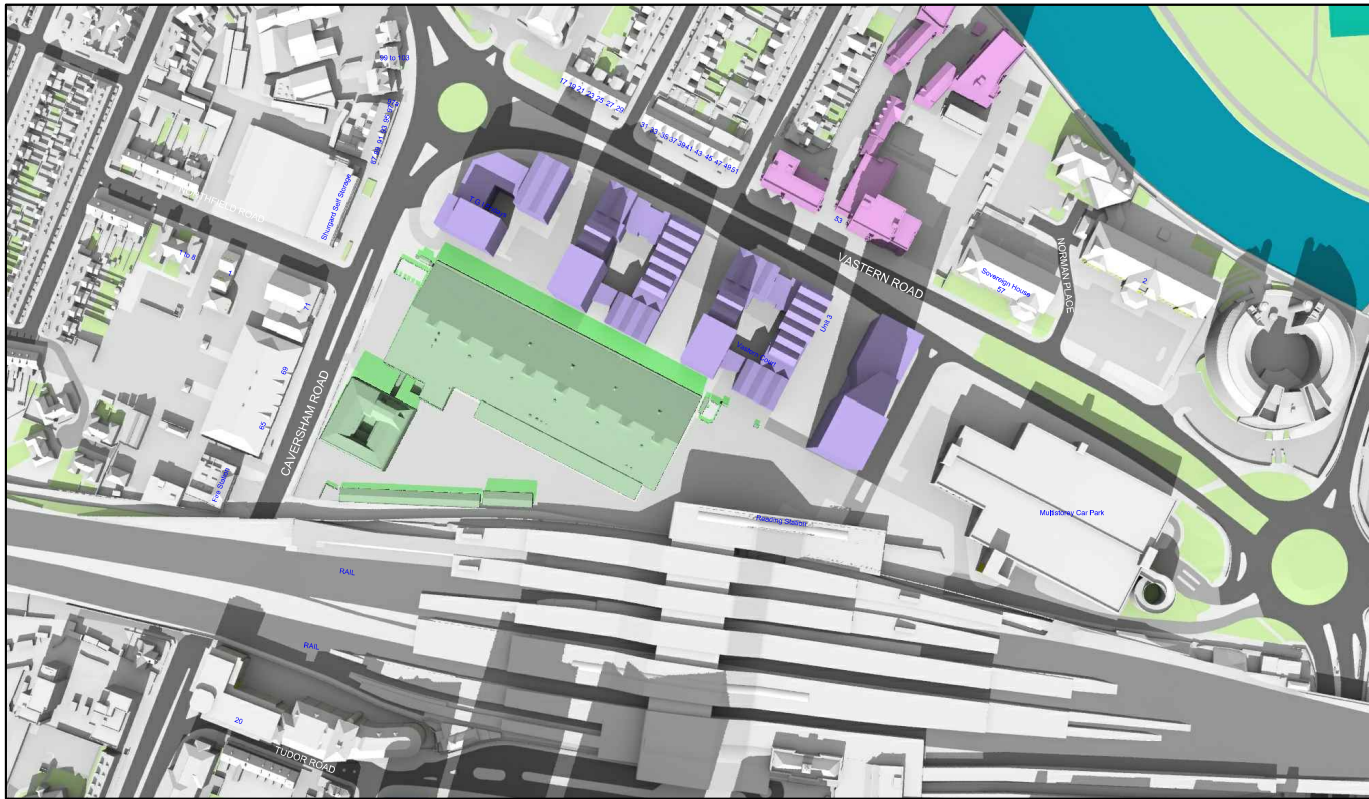
Existing 12:00pm



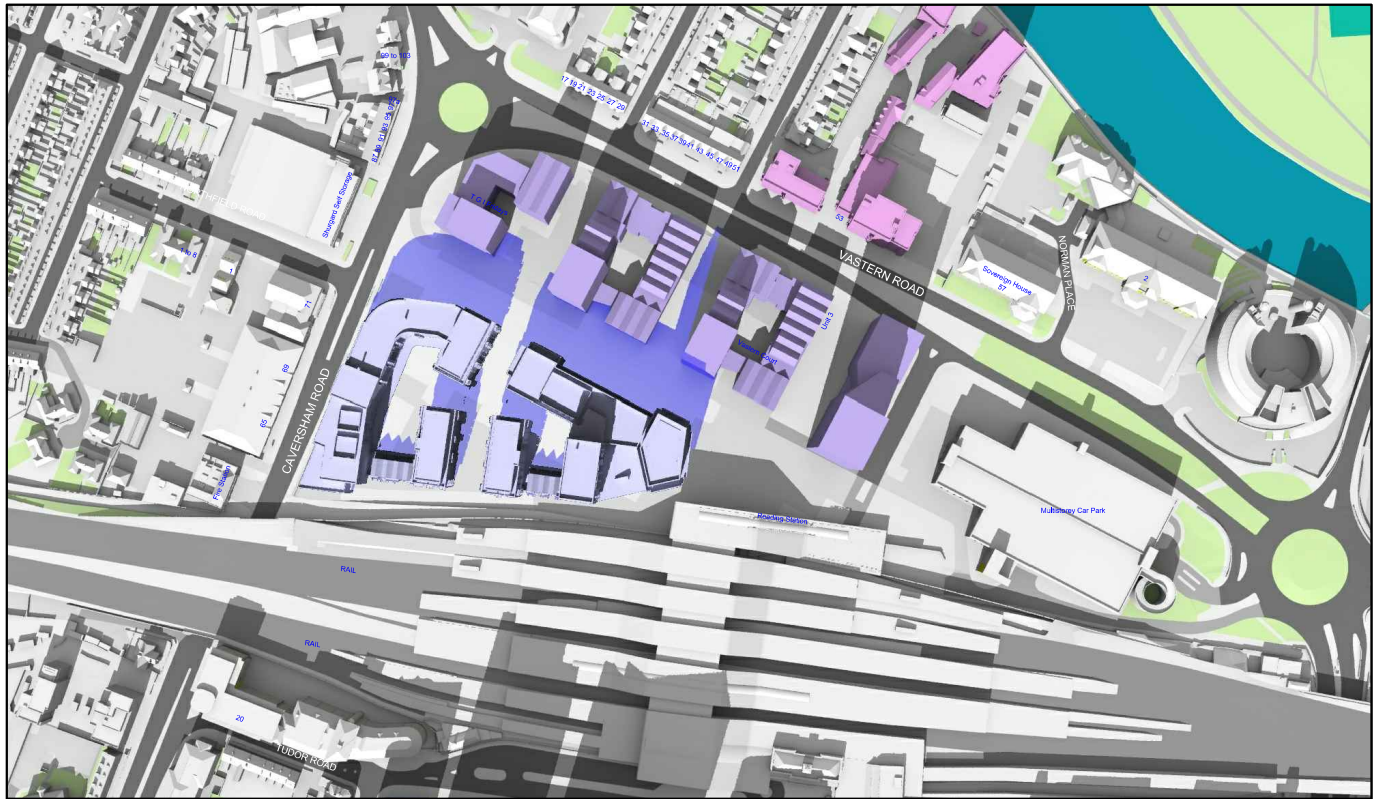
Proposed 12:00pm

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Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/MAR01/32		Rel: 13	





Existing 01:00pm

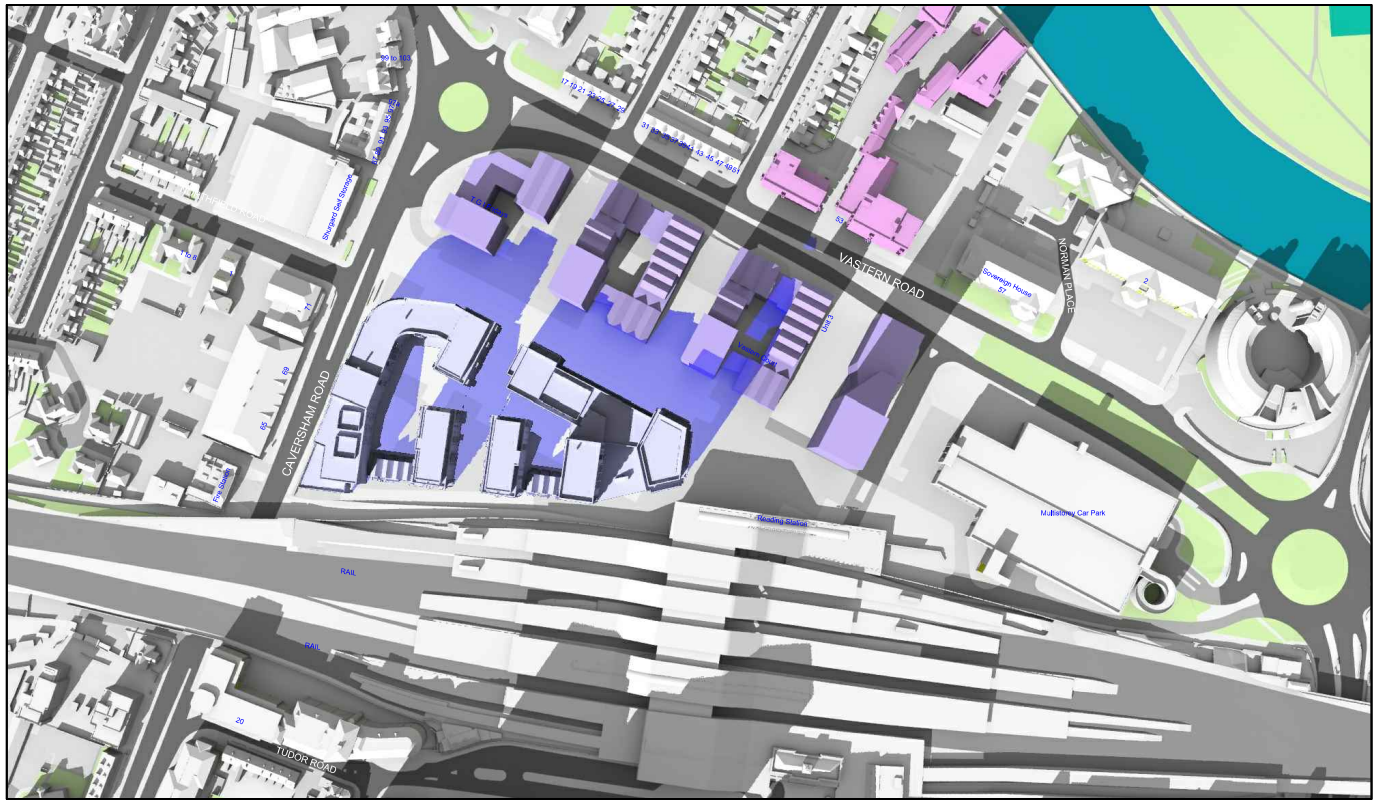


Proposed 01:00pm

March 21st (GMT)



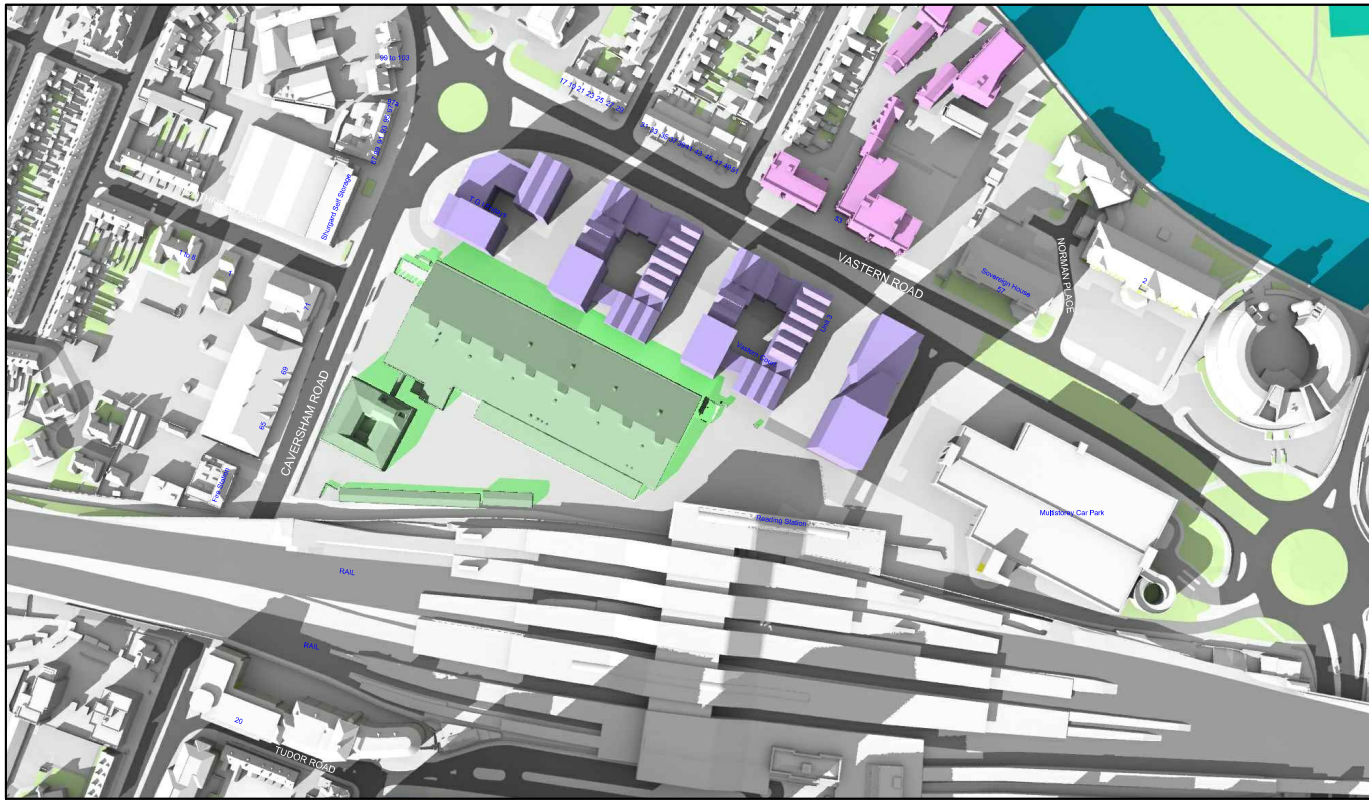
Existing 02:00pm



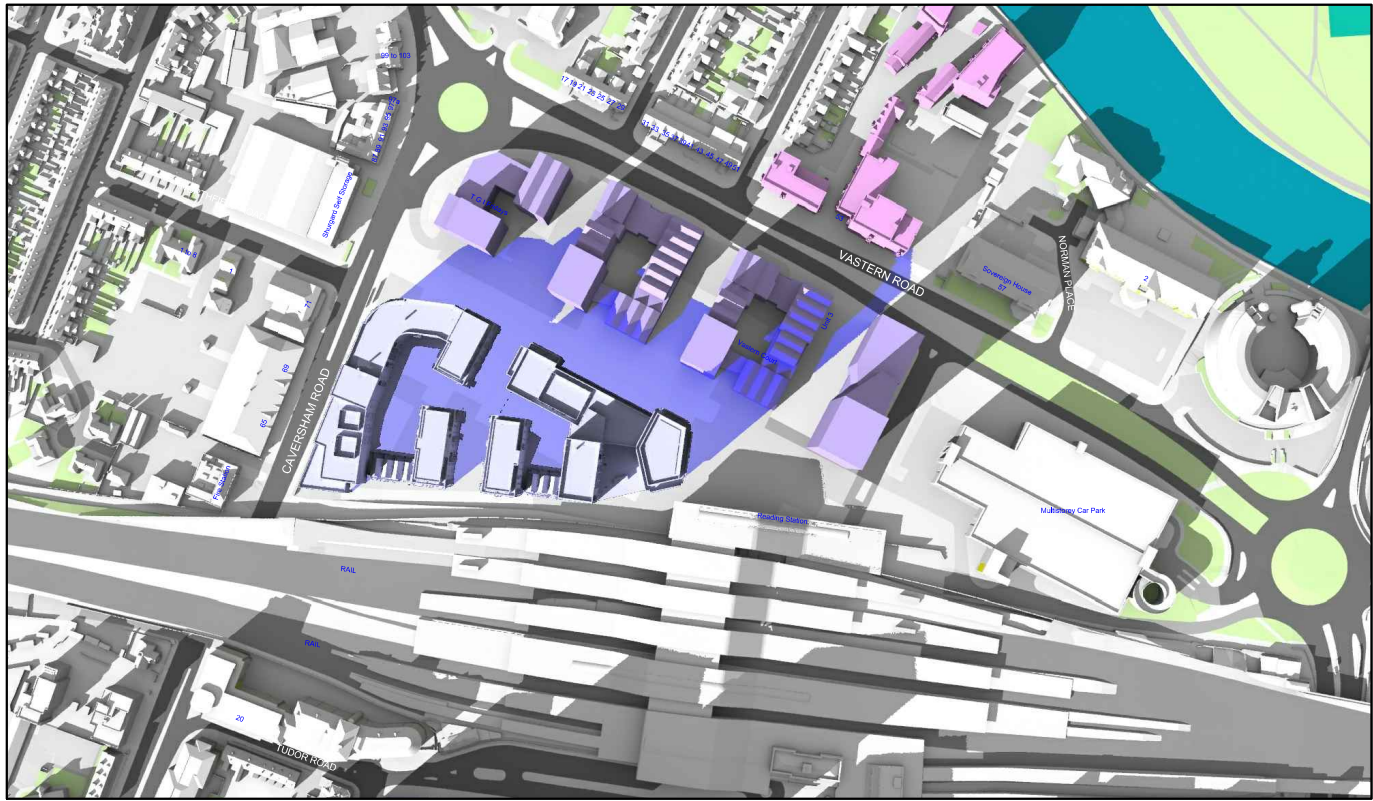
Proposed 02:00pm

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20 Cumulative Scenario	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/MAR01/33		Rel: 13	



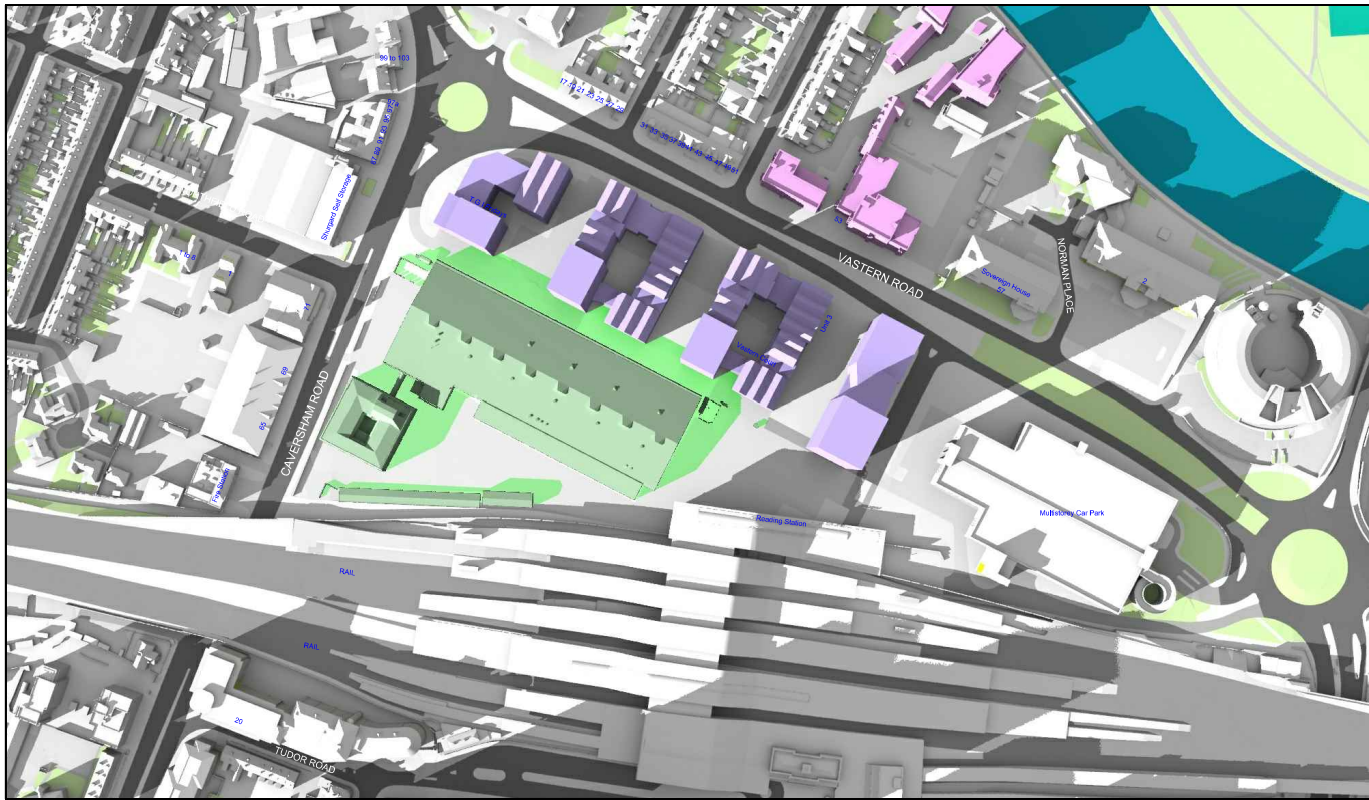


Existing 03:00pm

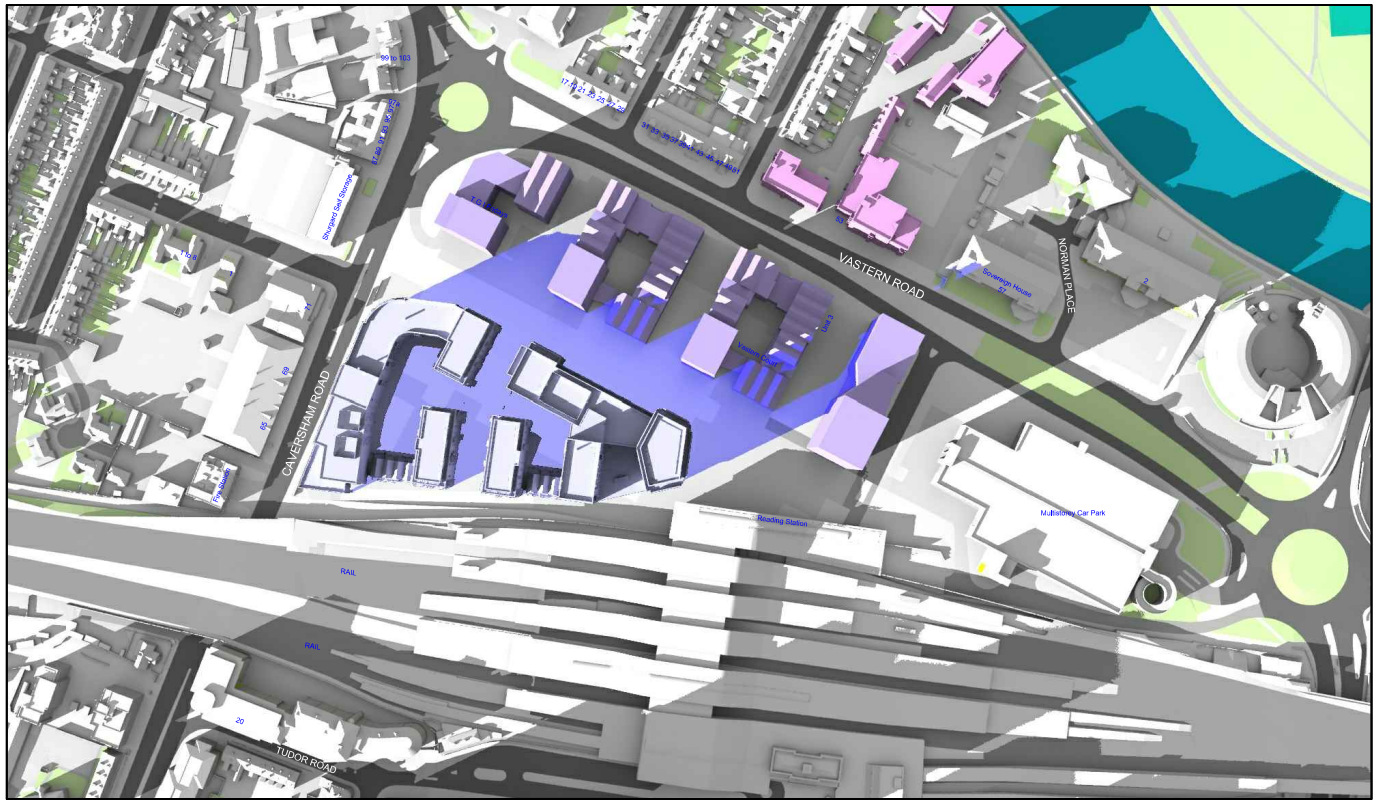


Proposed 03:00pm

March 21st (GMT)



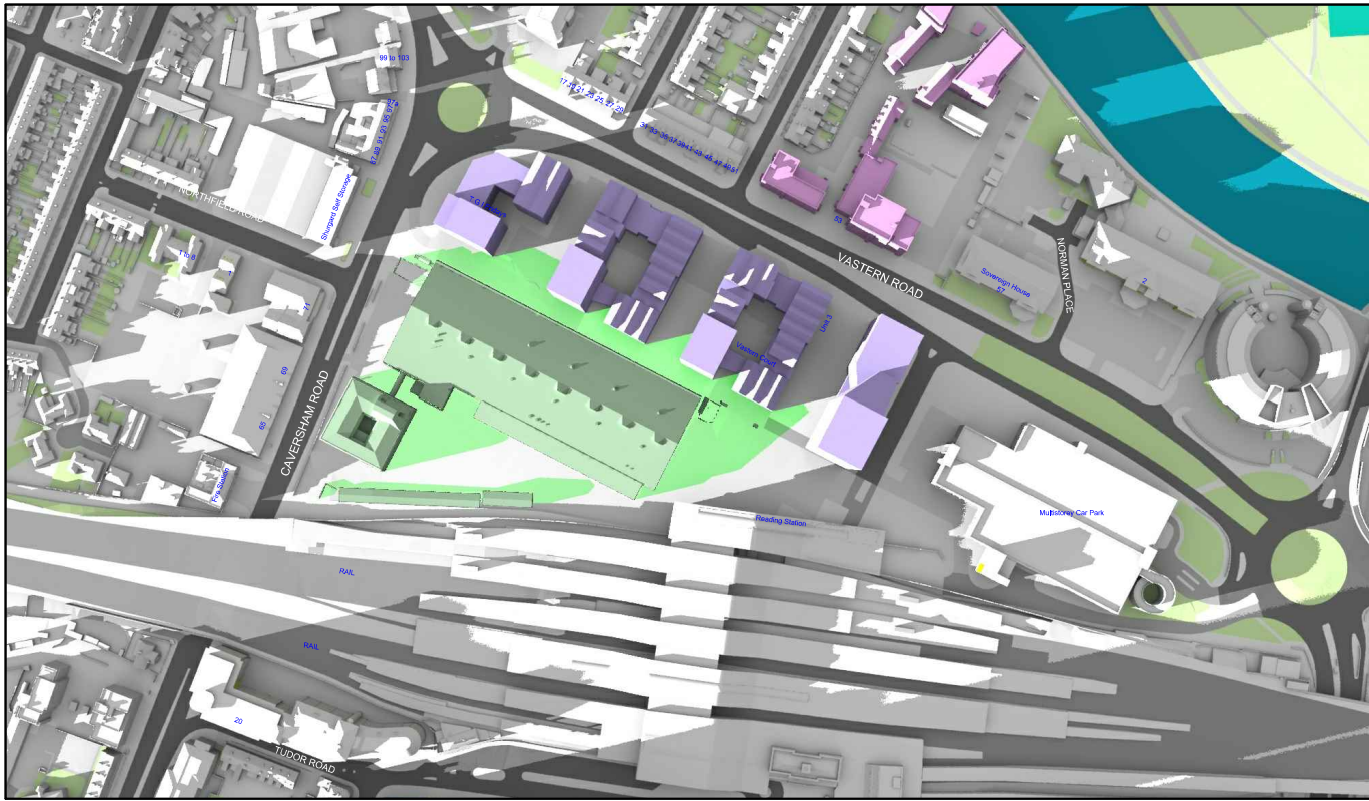
Existing 04:00pm



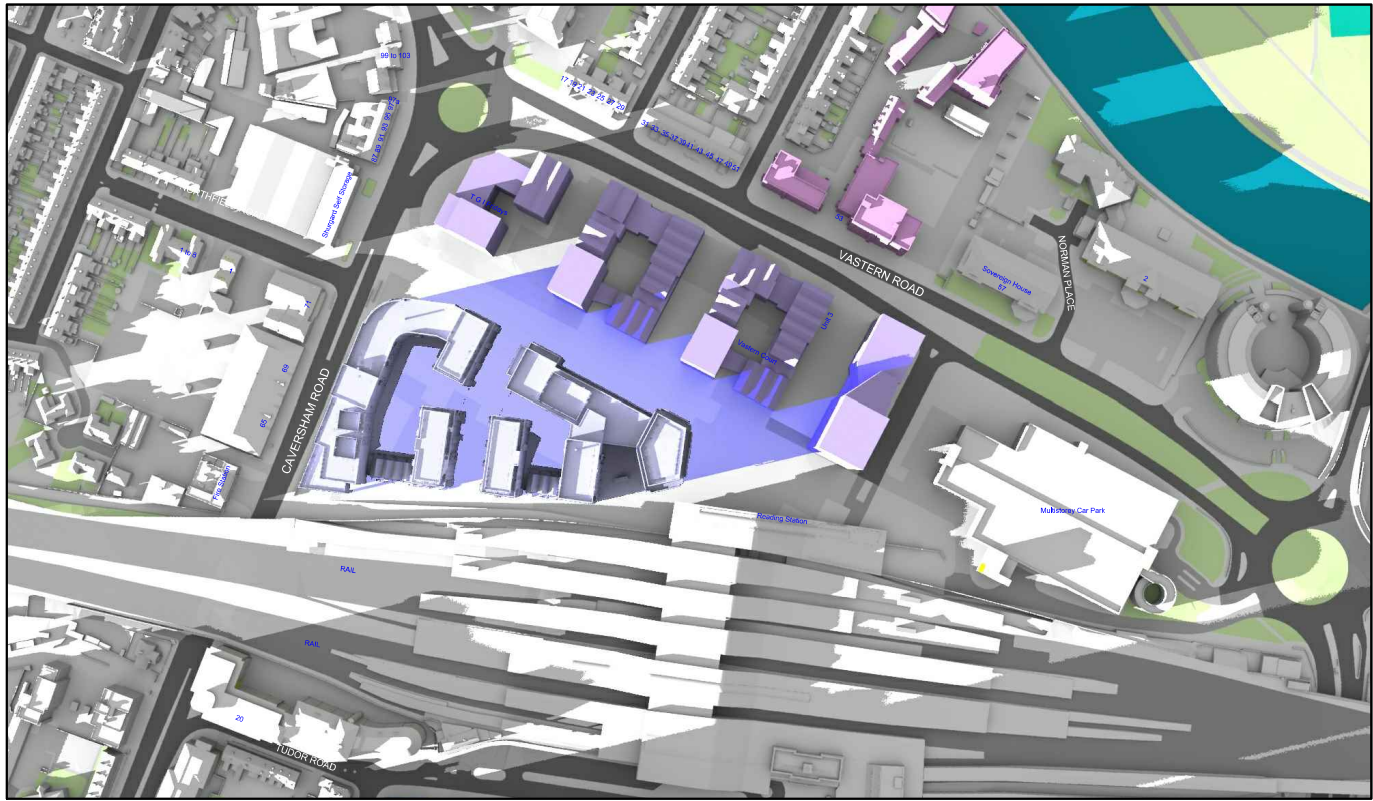
Proposed 04:00pm

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20 Cumulative Scenario	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/MAR01/34		Rel: 13	



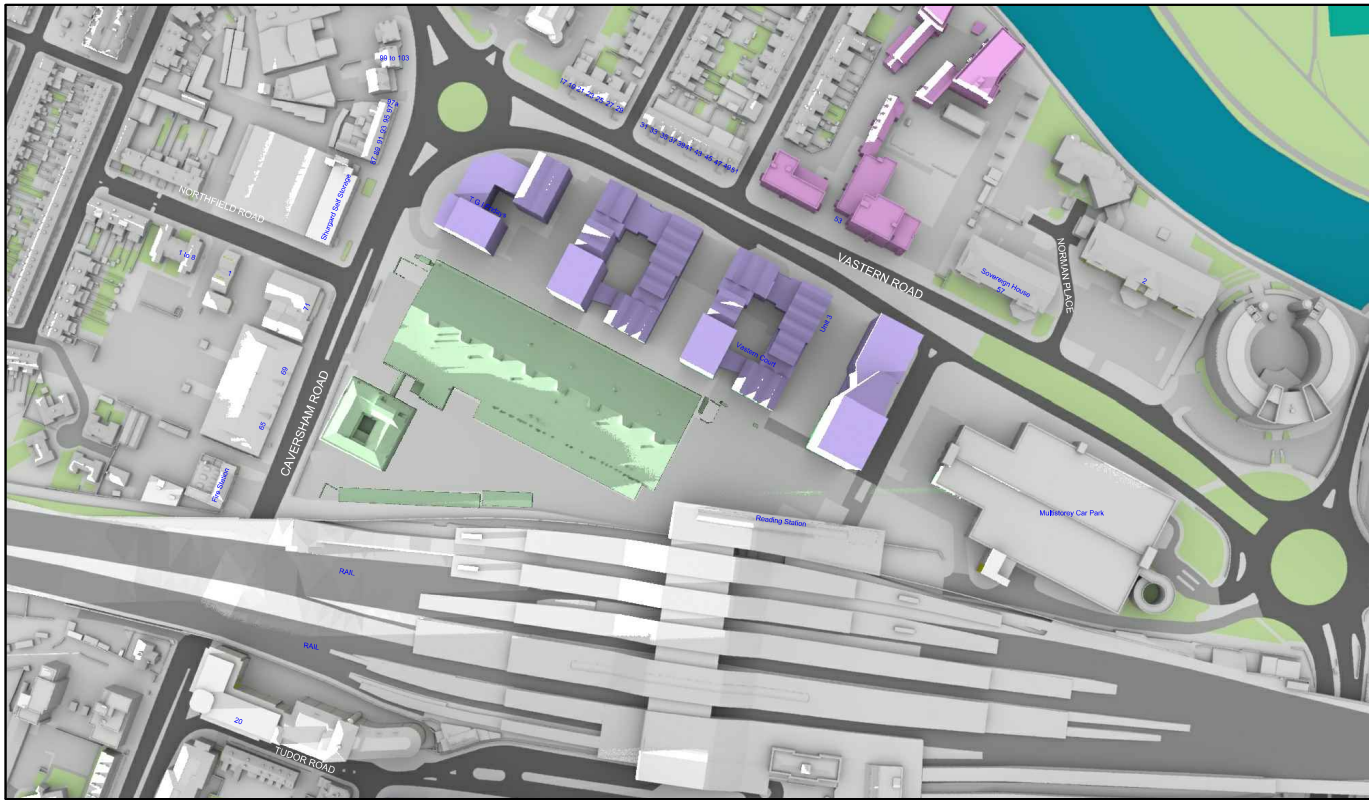


Existing 05:00pm



Proposed 05:00pm

March 21st (GMT)



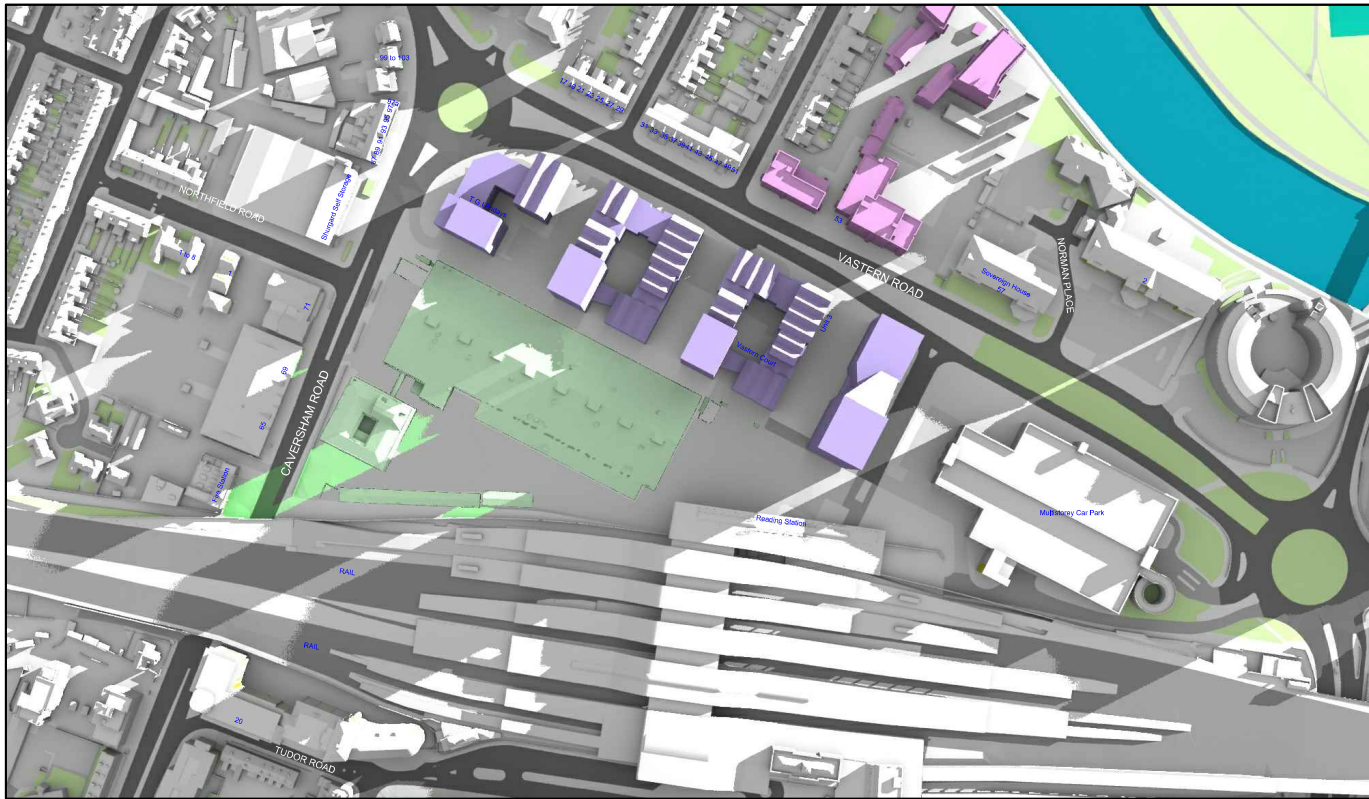
Existing 06:00pm



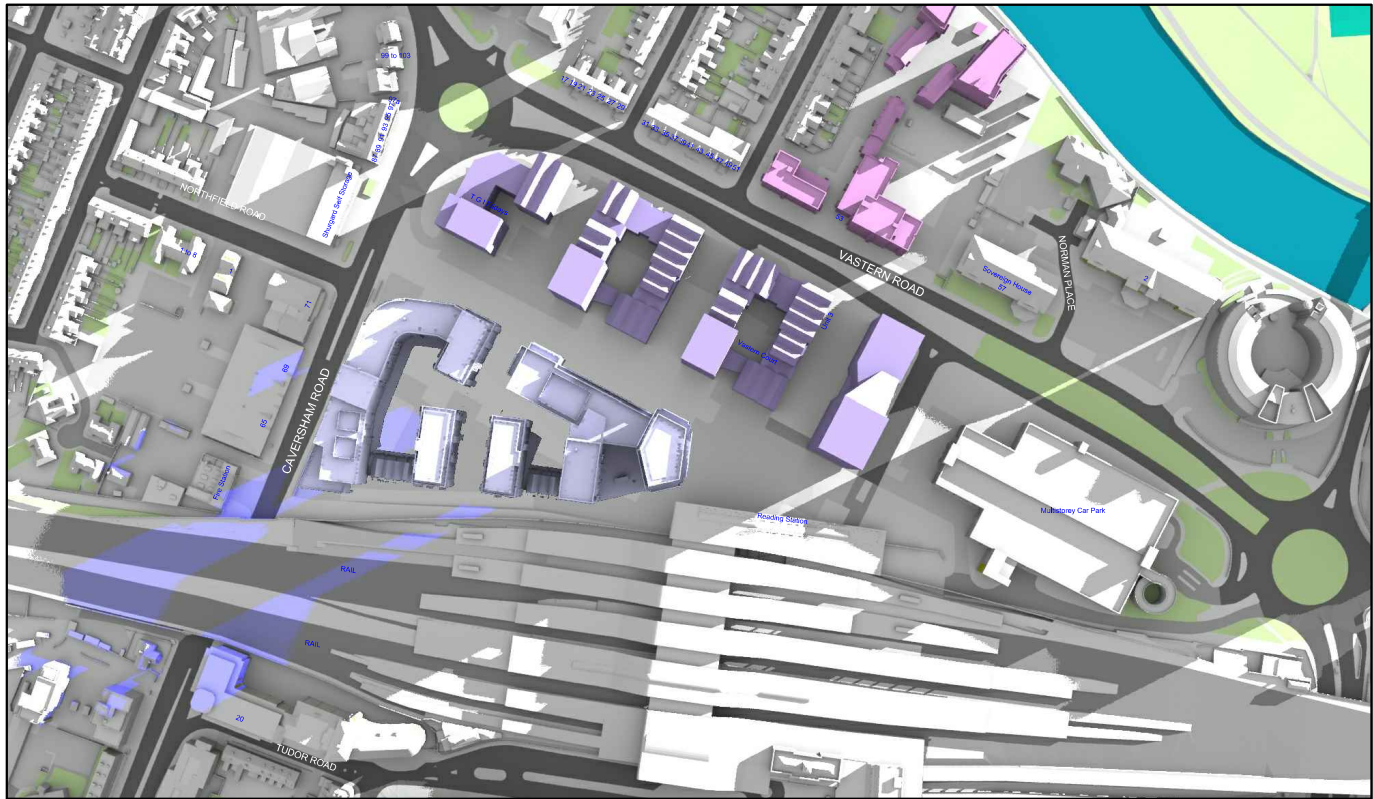
Proposed 06:00pm

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20 Cumulative Scenario	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/MAR01/35		Rel: 13	



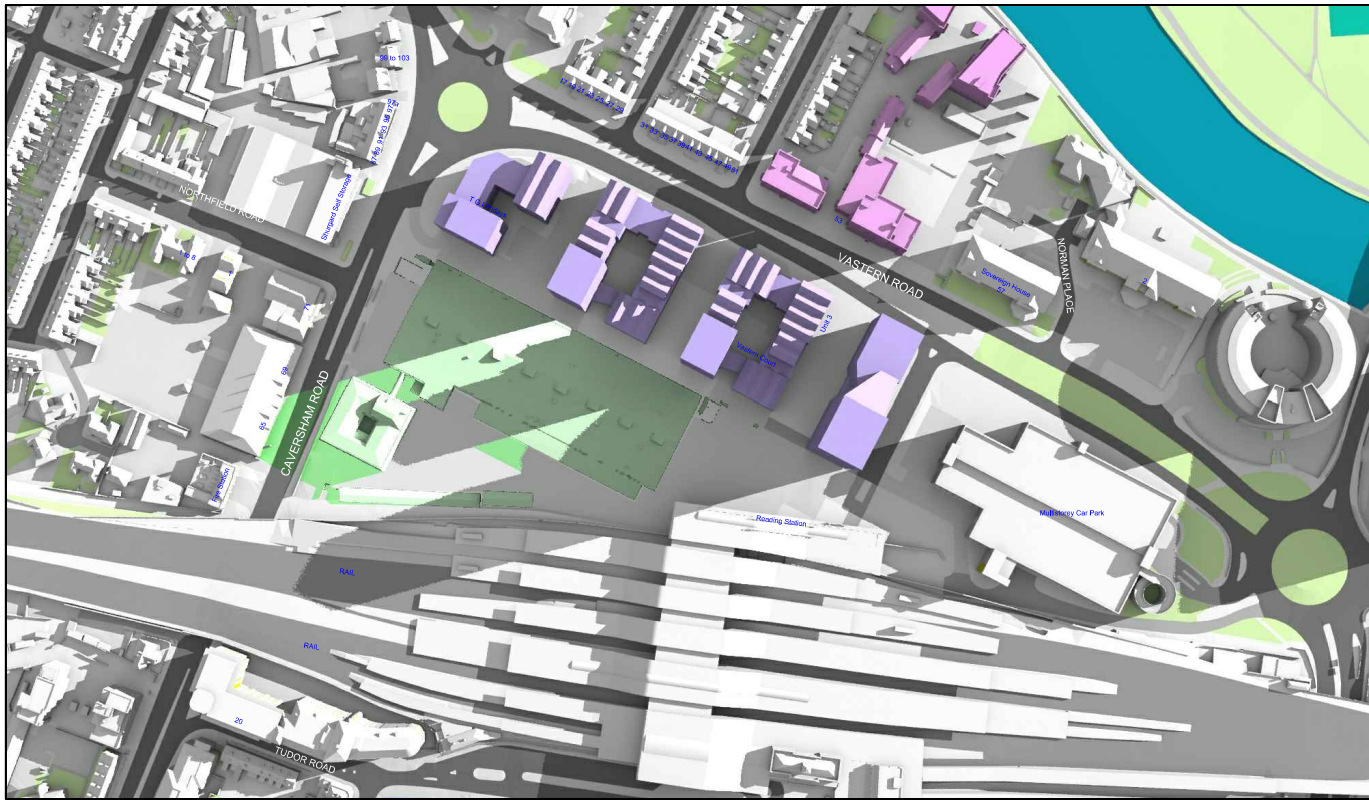


Existing 06:00am

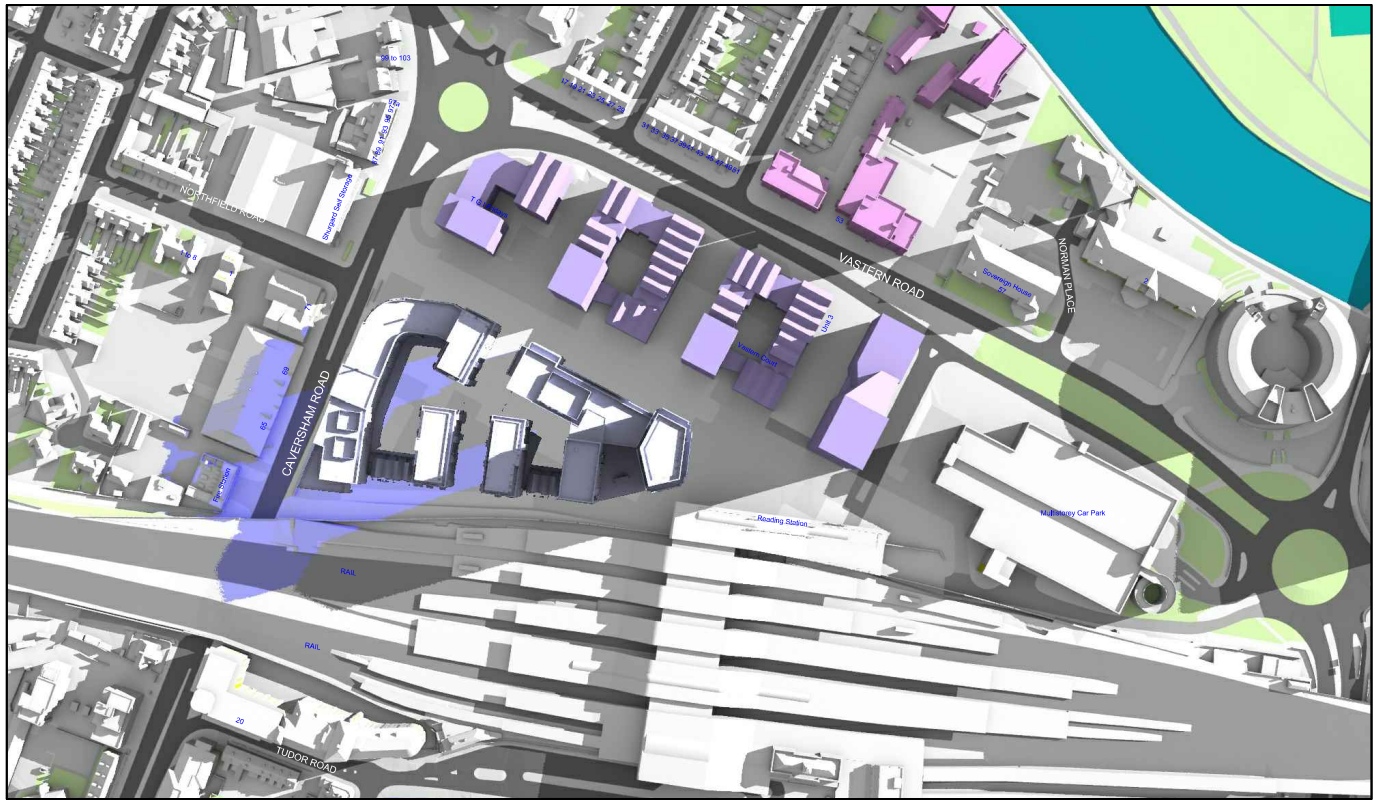


Proposed 06:00am

June 21st (BST)



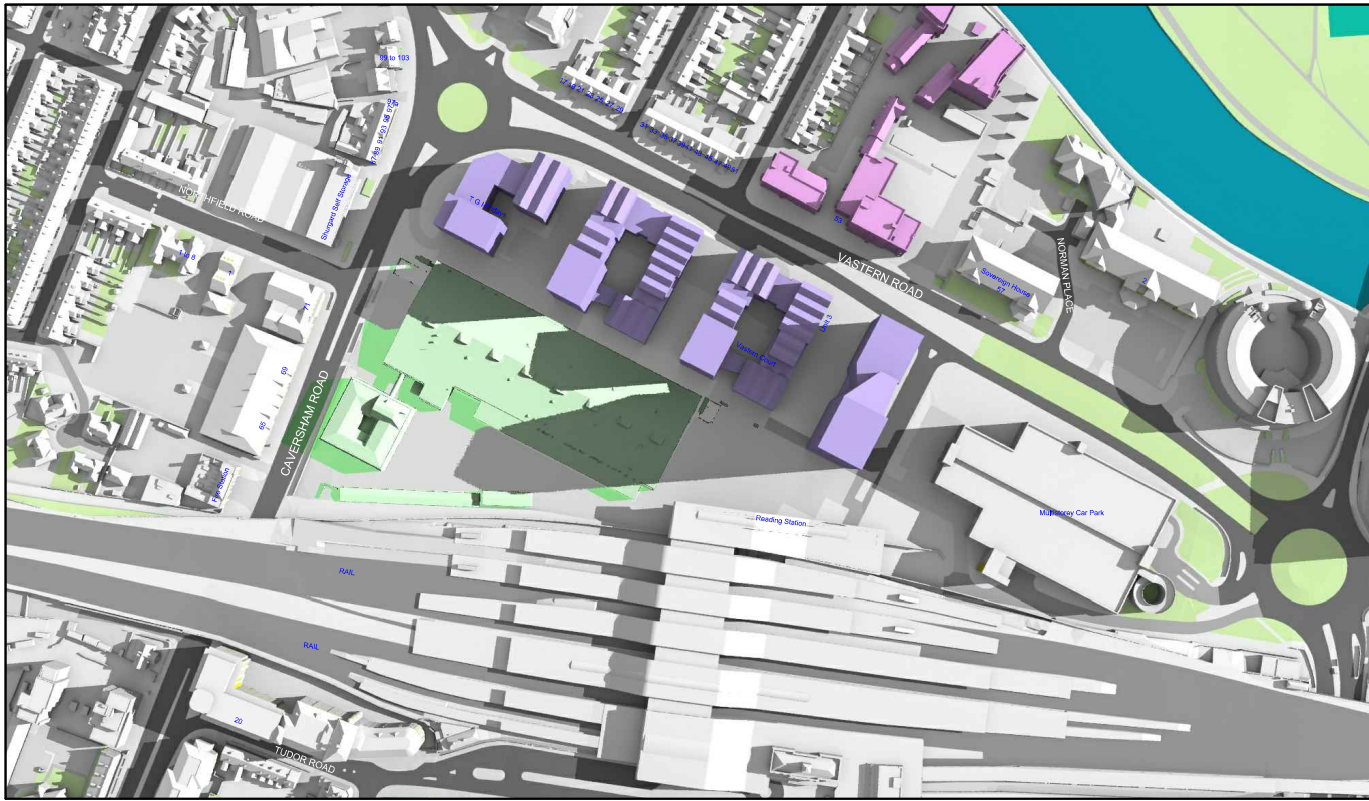
Existing 07:00am



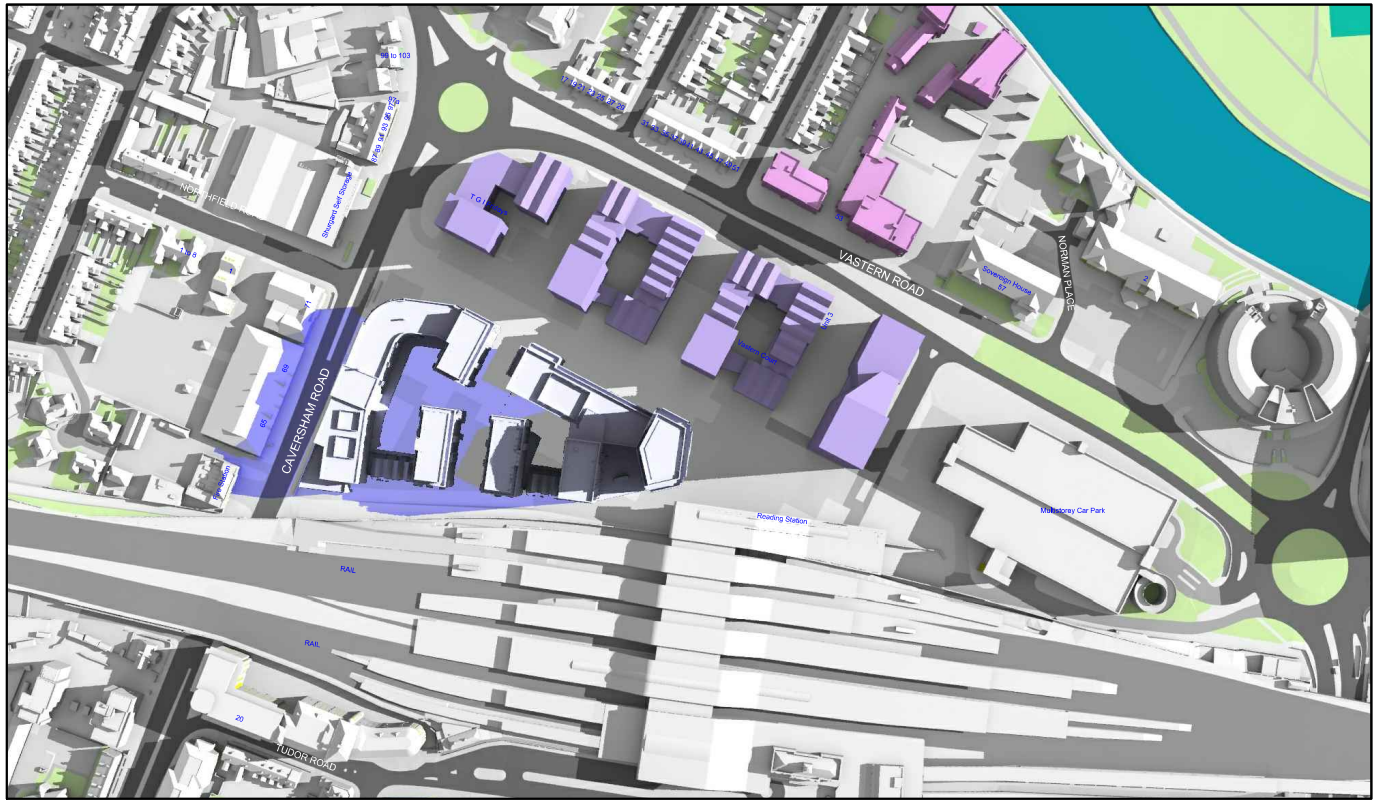
Proposed 07:00am

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20 Cumulative Scenario	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
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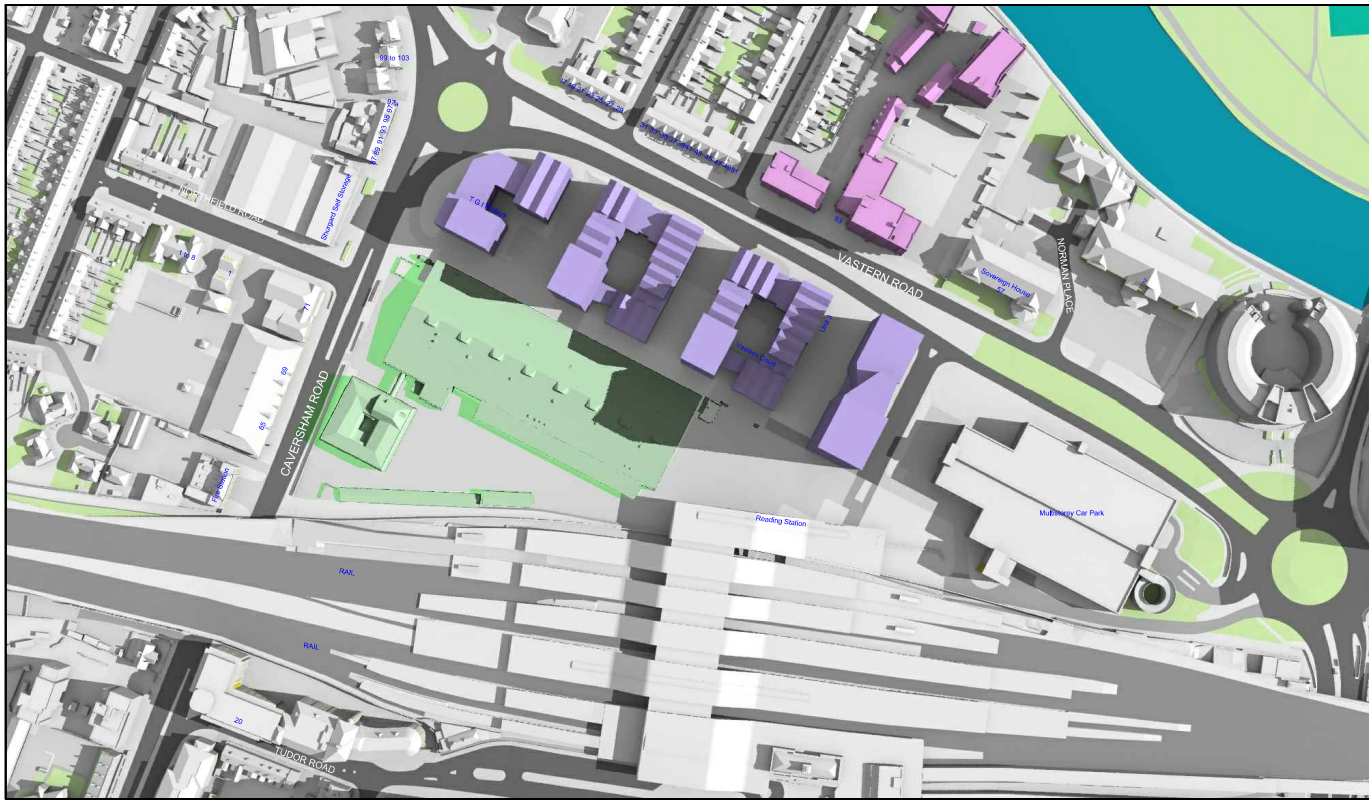


Existing 08:00am

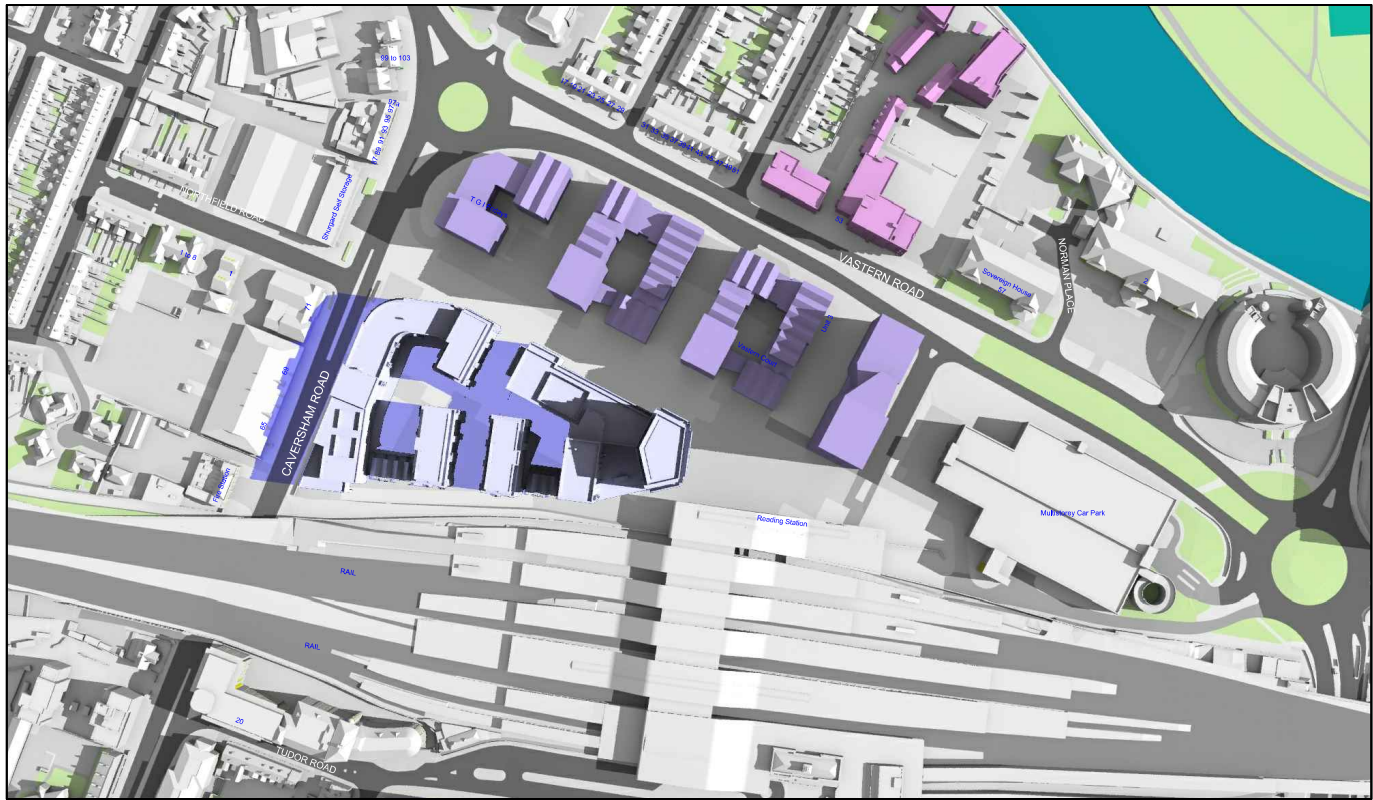


Proposed 08:00am

June 21st (BST)



Existing 09:00am



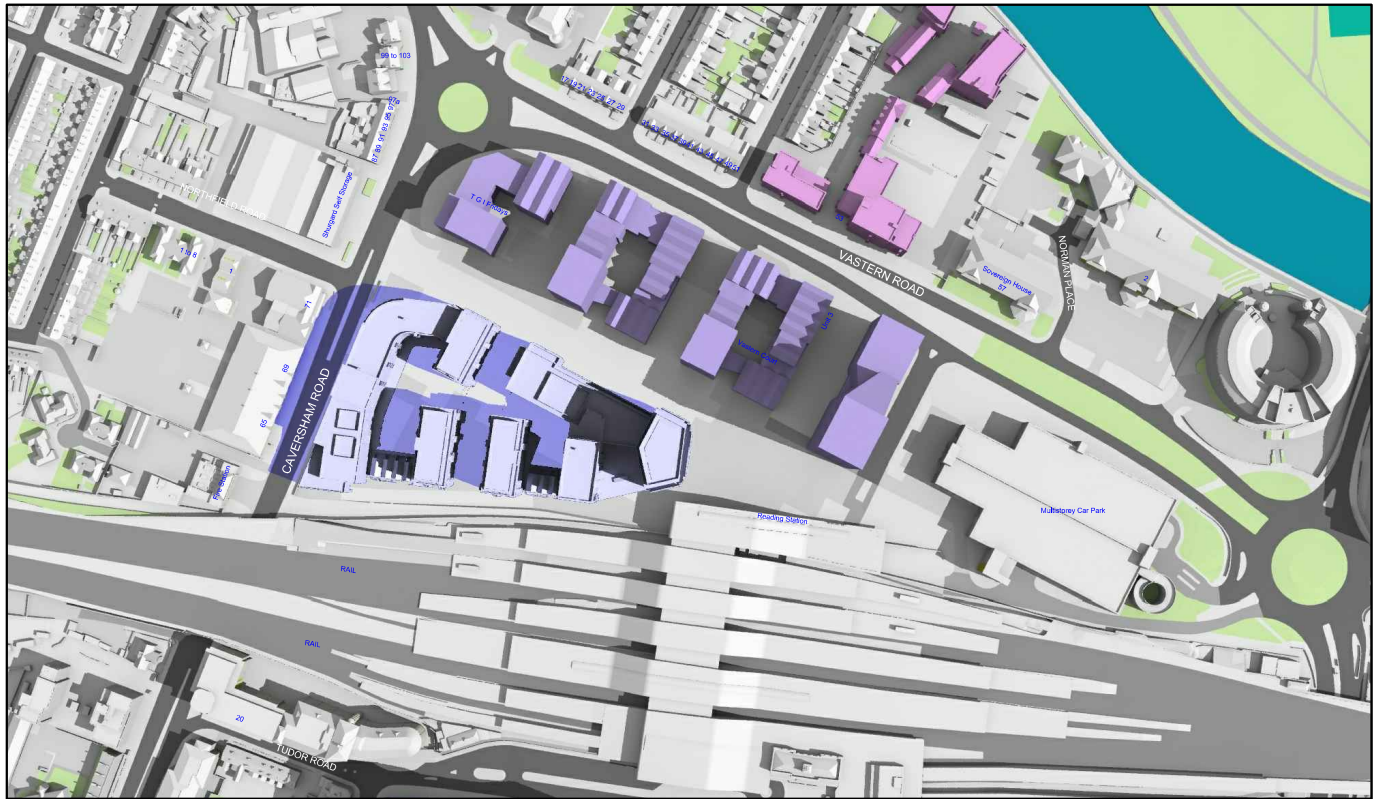
Proposed 09:00am

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20 Cumulative Scenario	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/JUN01/41		Rel: 13	



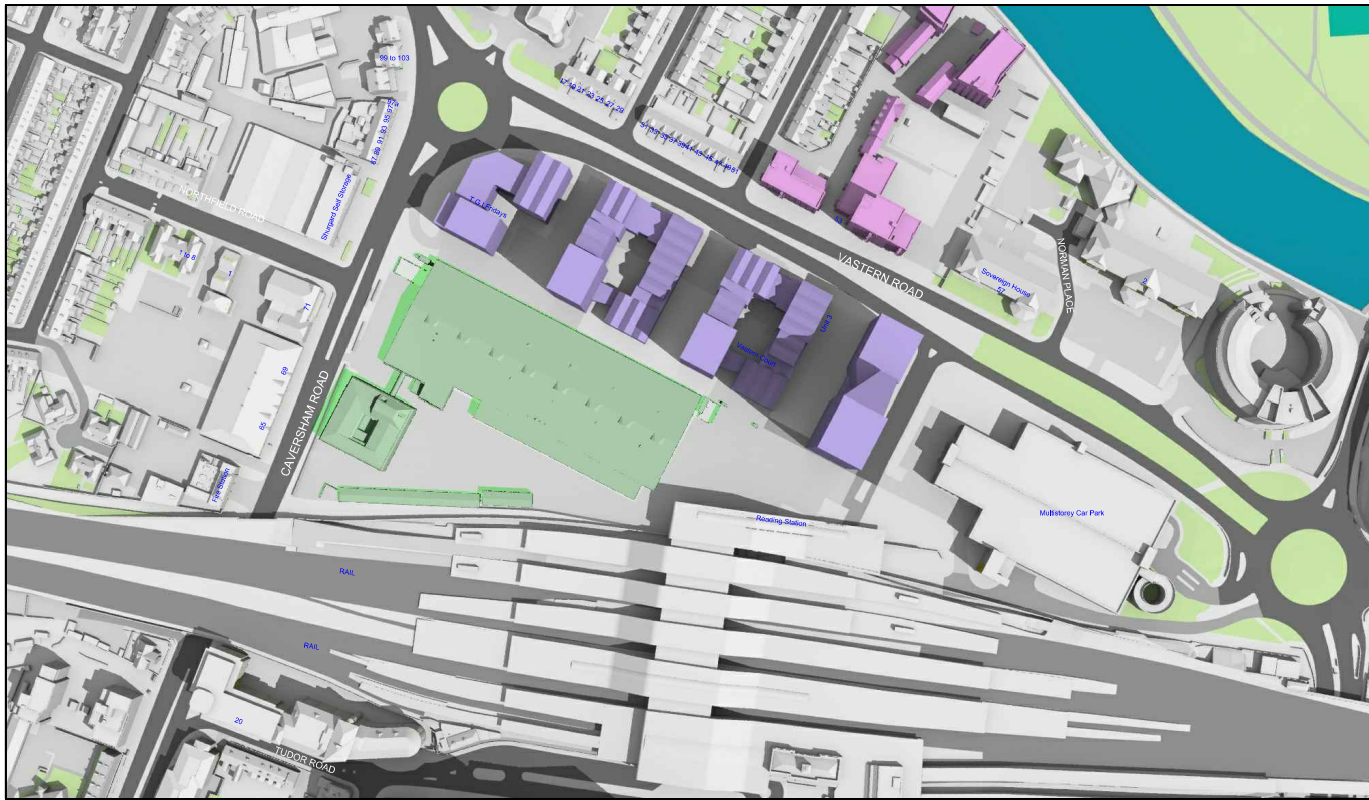


Existing 10:00am

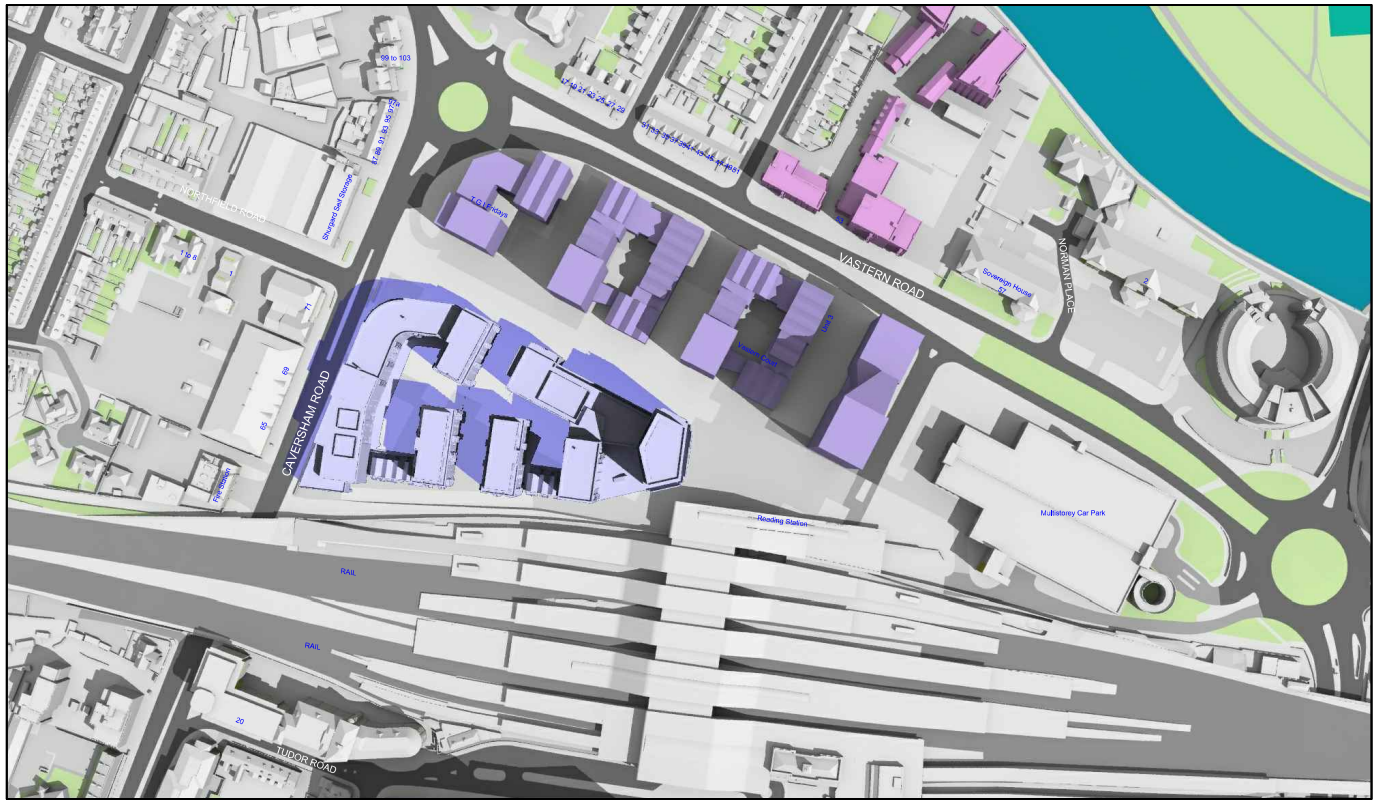


Proposed 10:00am

June 21st (BST)



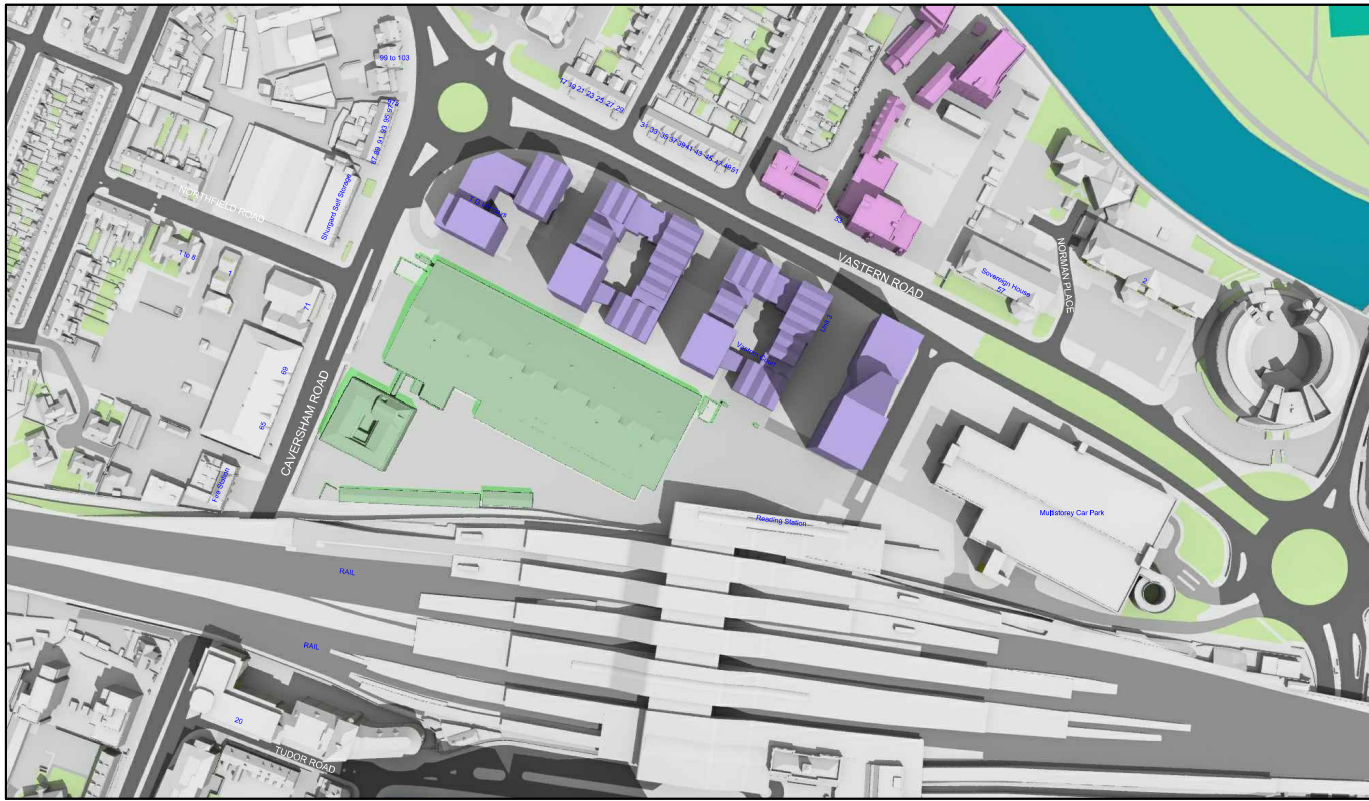
Existing 11:00am



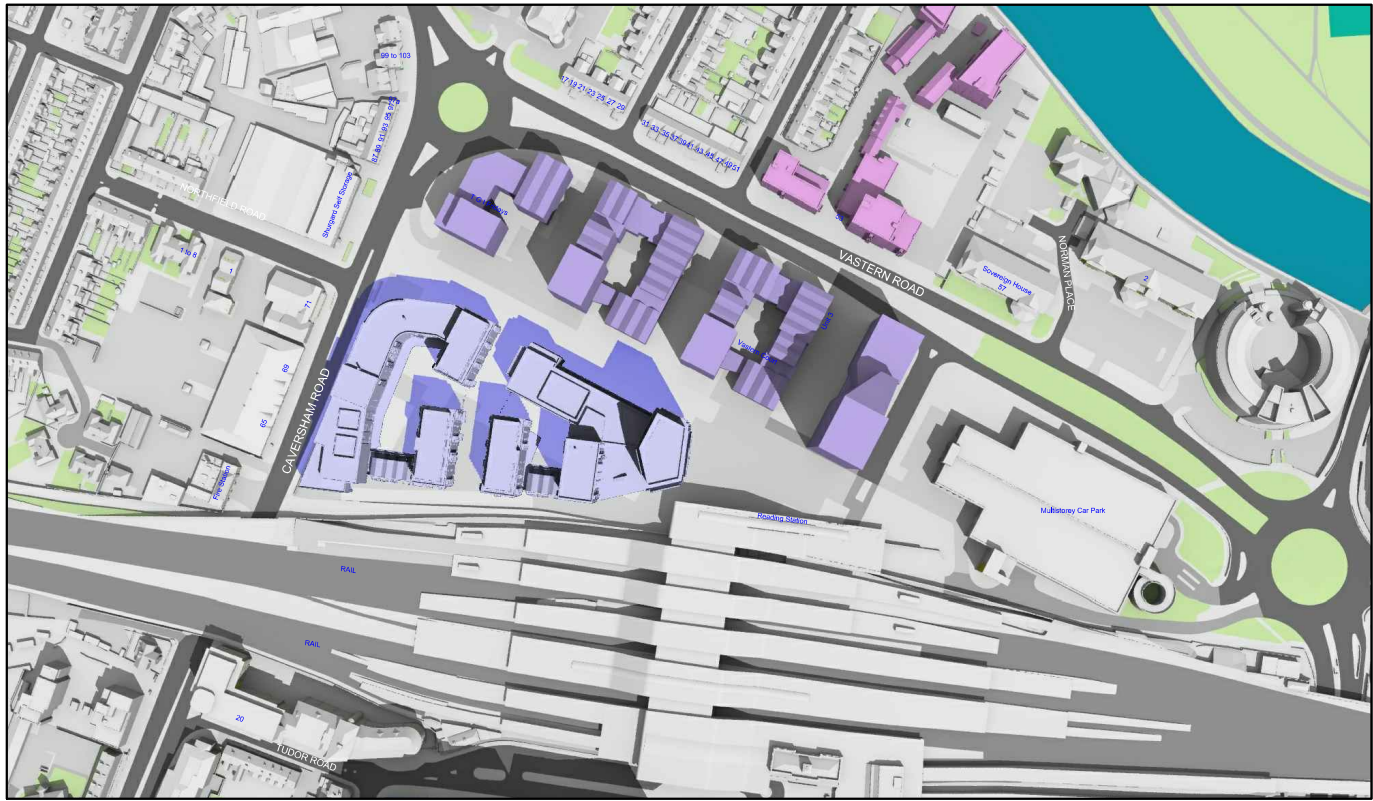
Proposed 11:00am

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20 Cumulative Scenario	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/JUN01/42		Rel: 13	



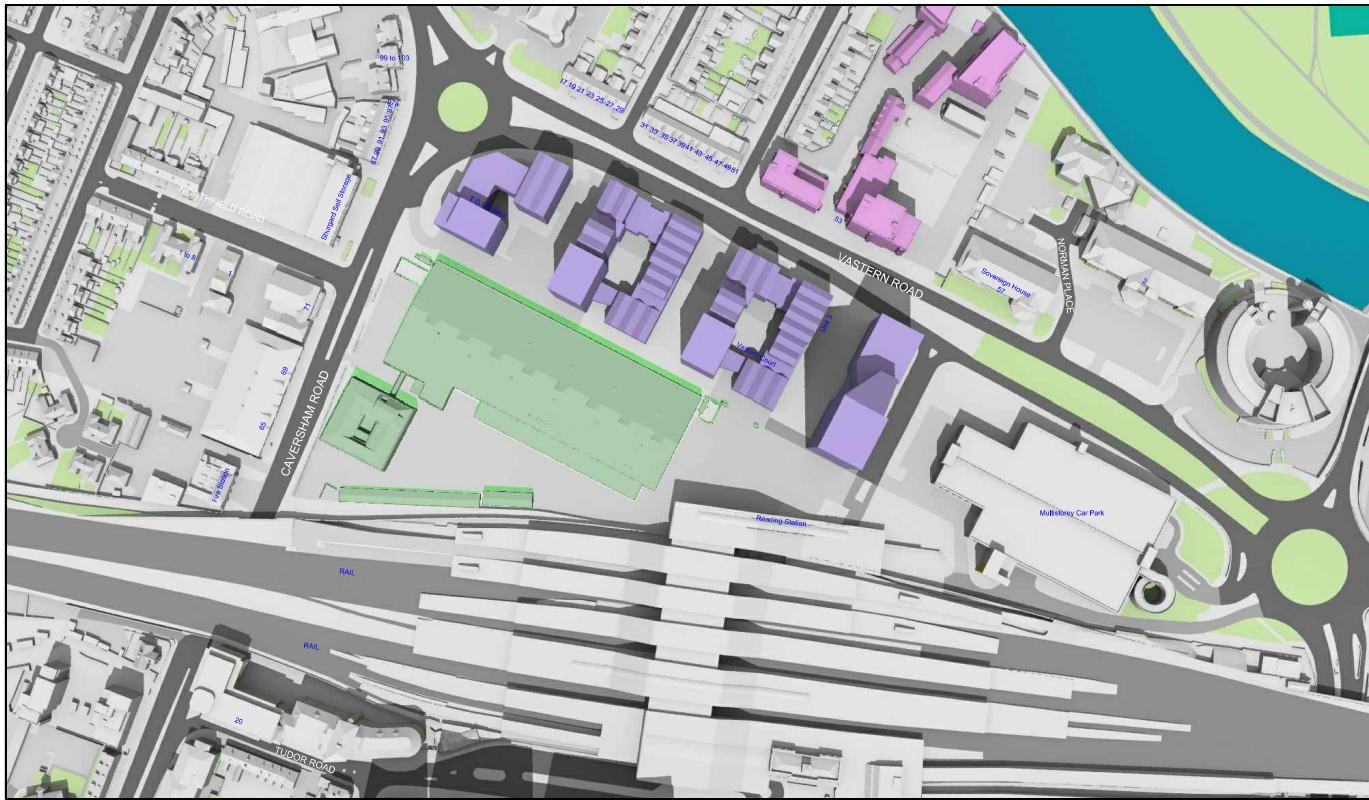


Existing 12:00pm

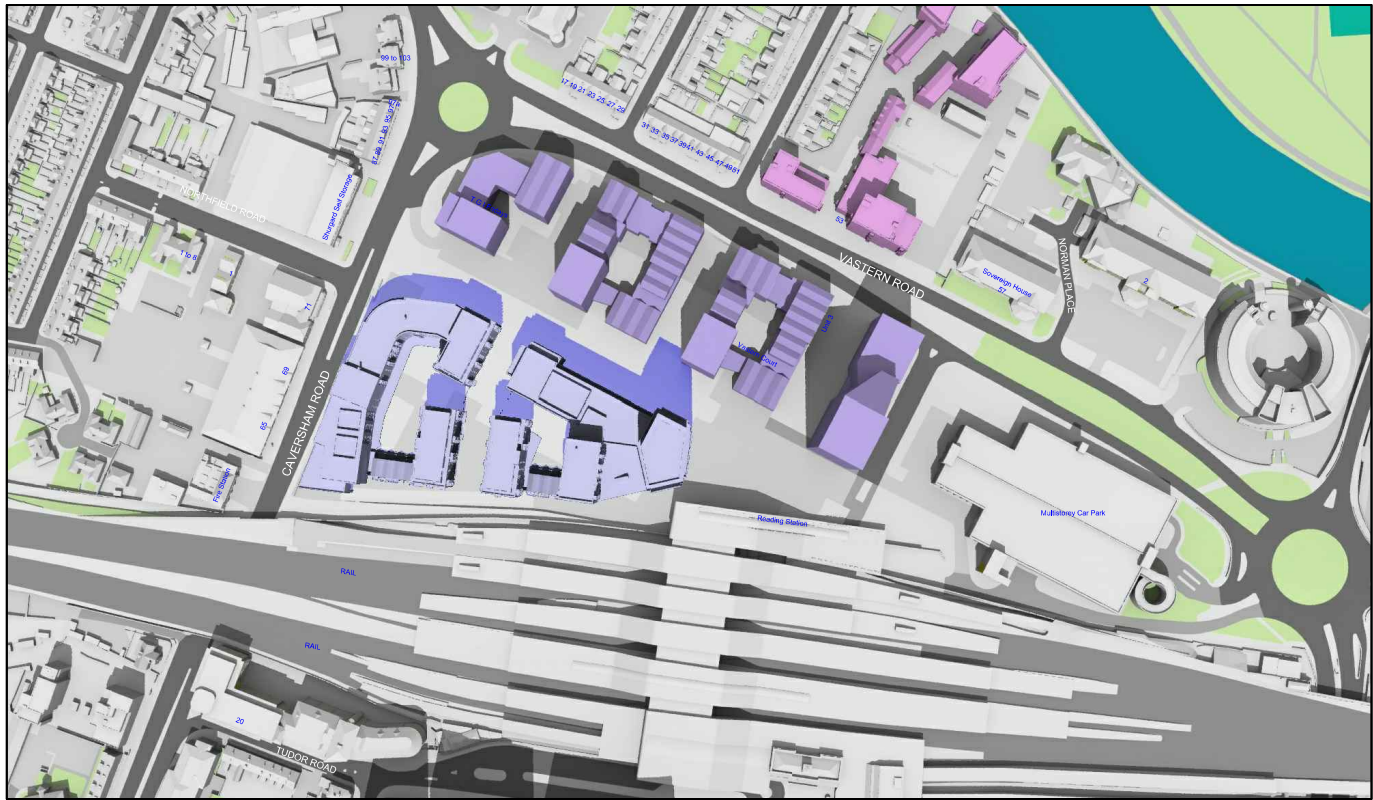


Proposed 12:00pm

June 21st (BST)



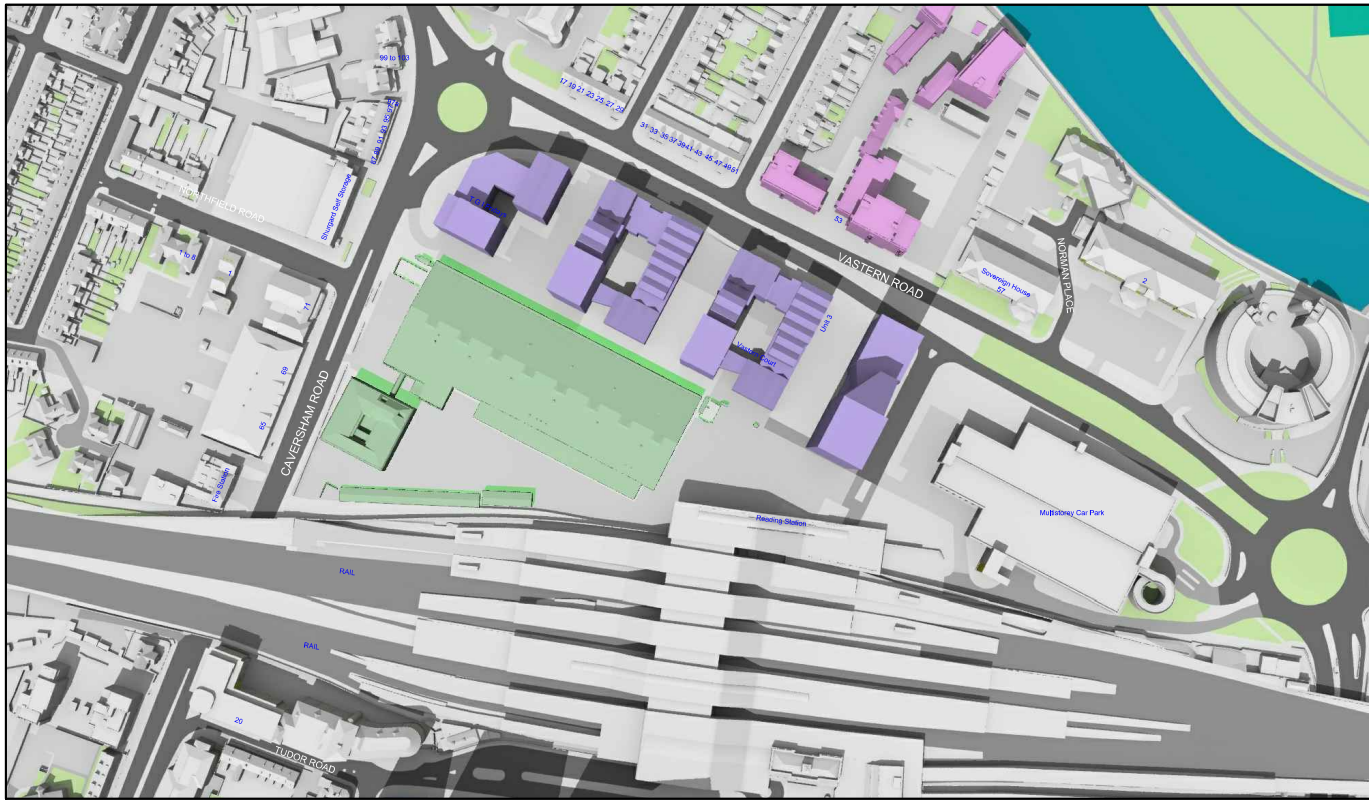
Existing 01:00pm



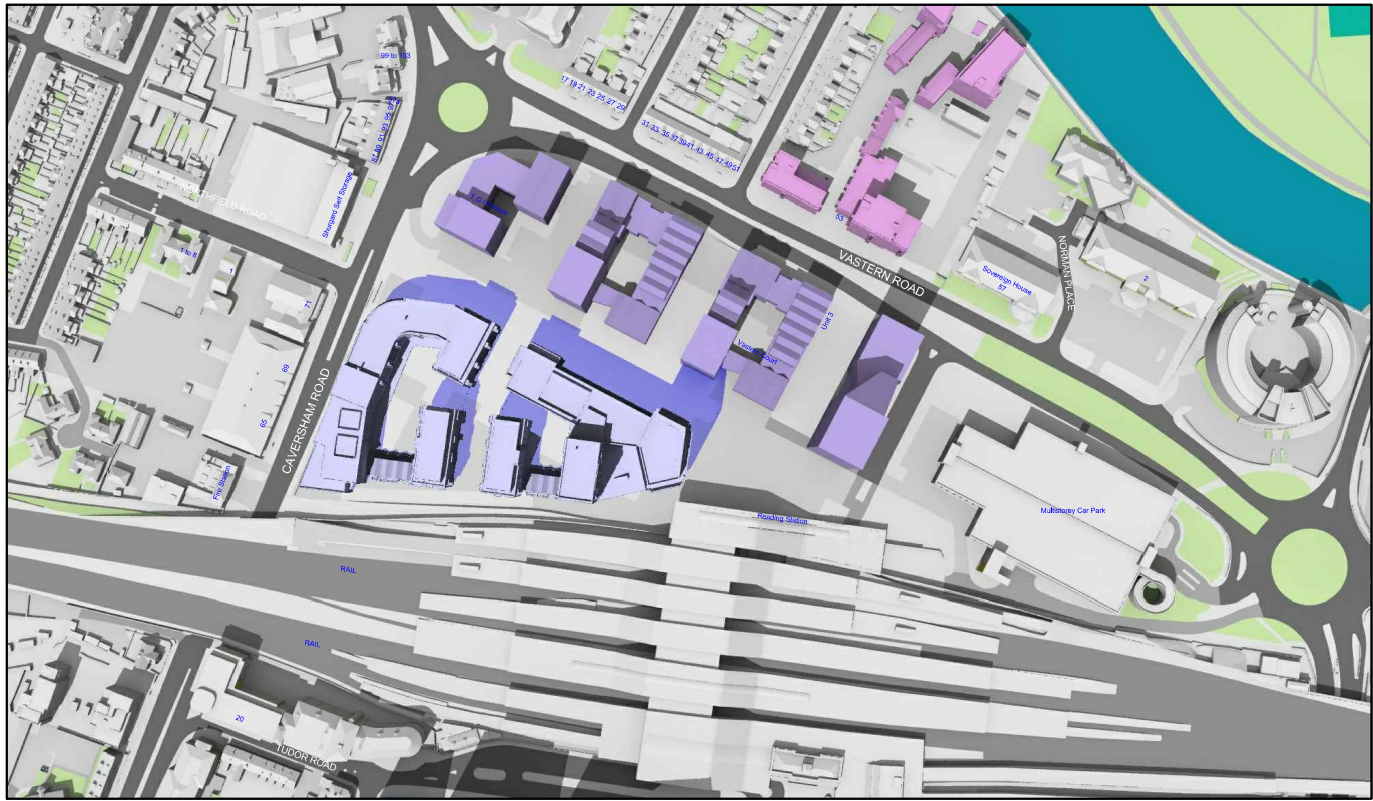
Proposed 01:00pm

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20 Cumulative Scenario	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/JUN01/43		Rel: 13	



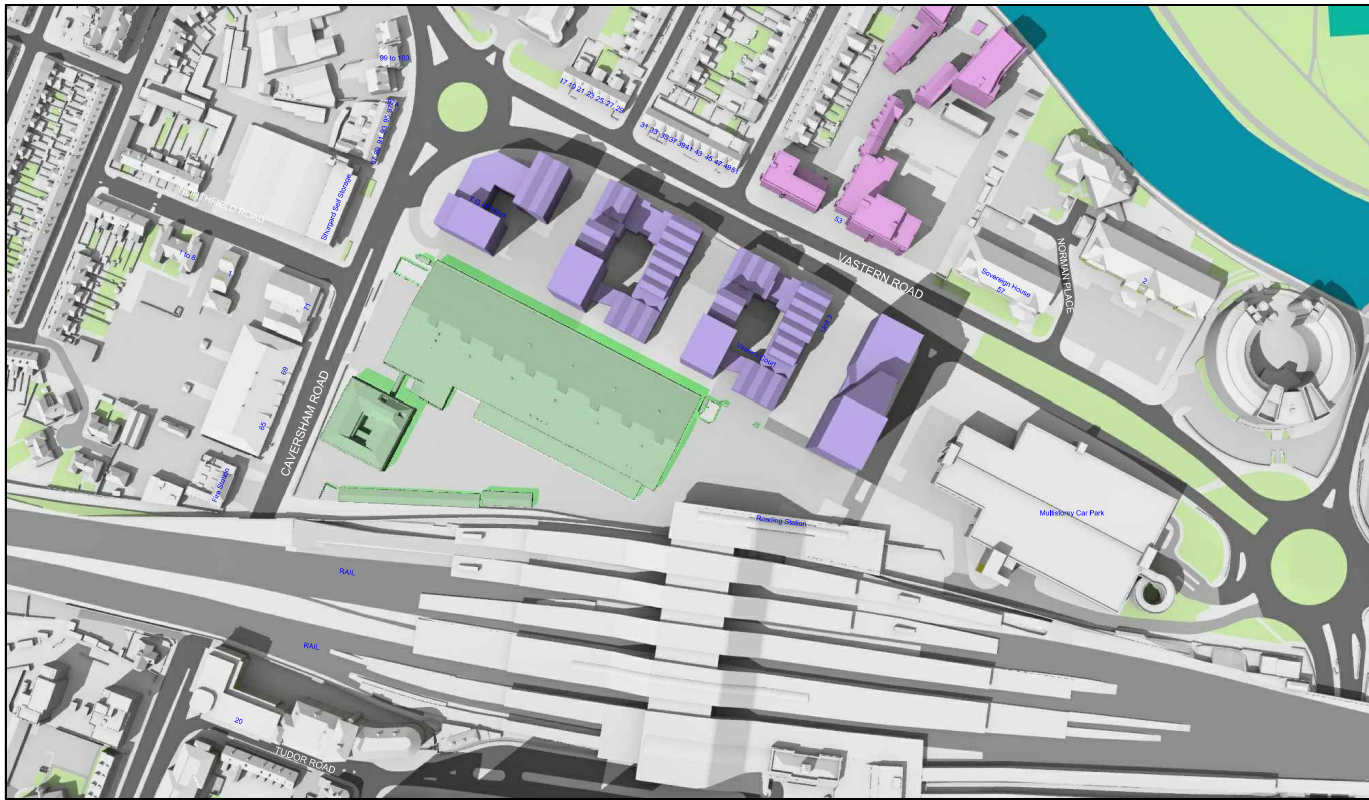


Existing 02:00pm

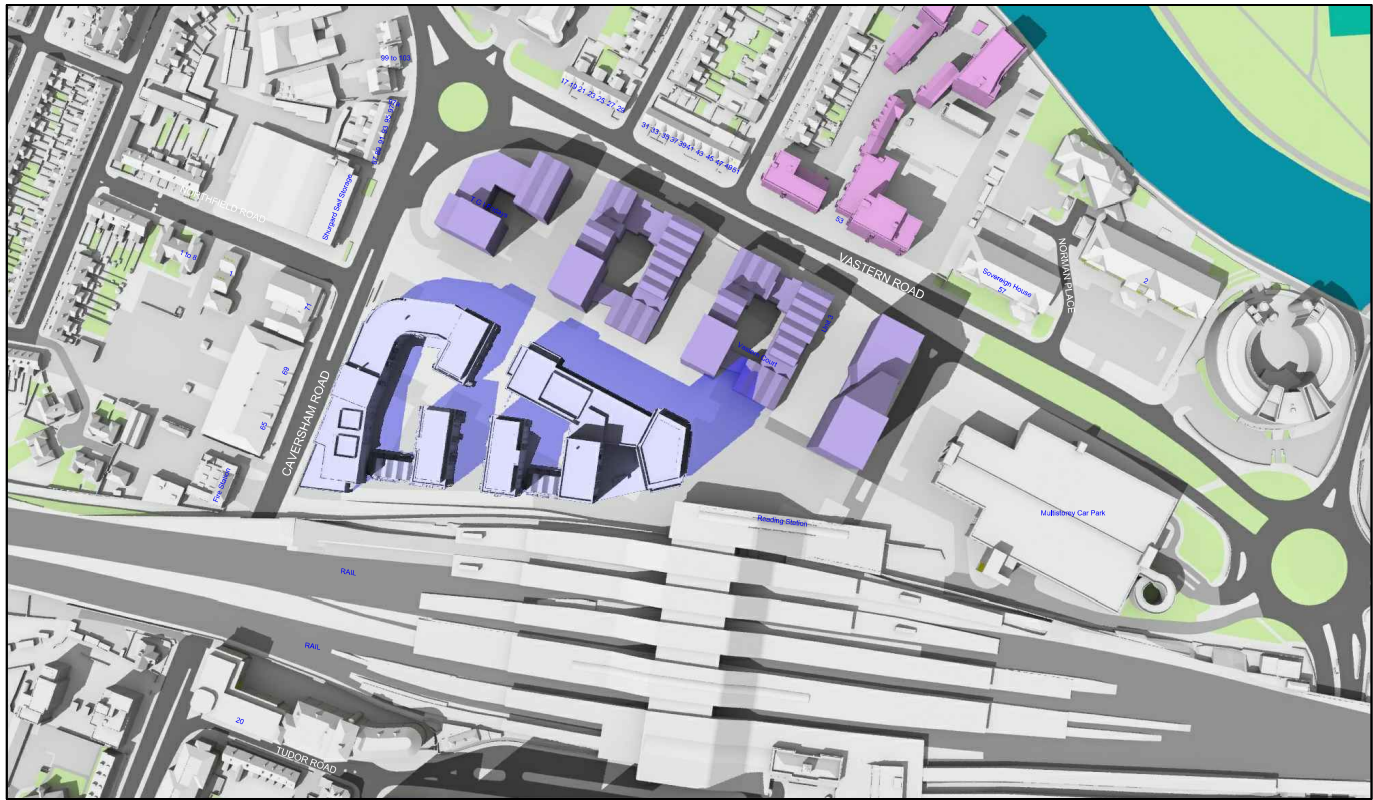


Proposed 02:00pm

June 21st (BST)



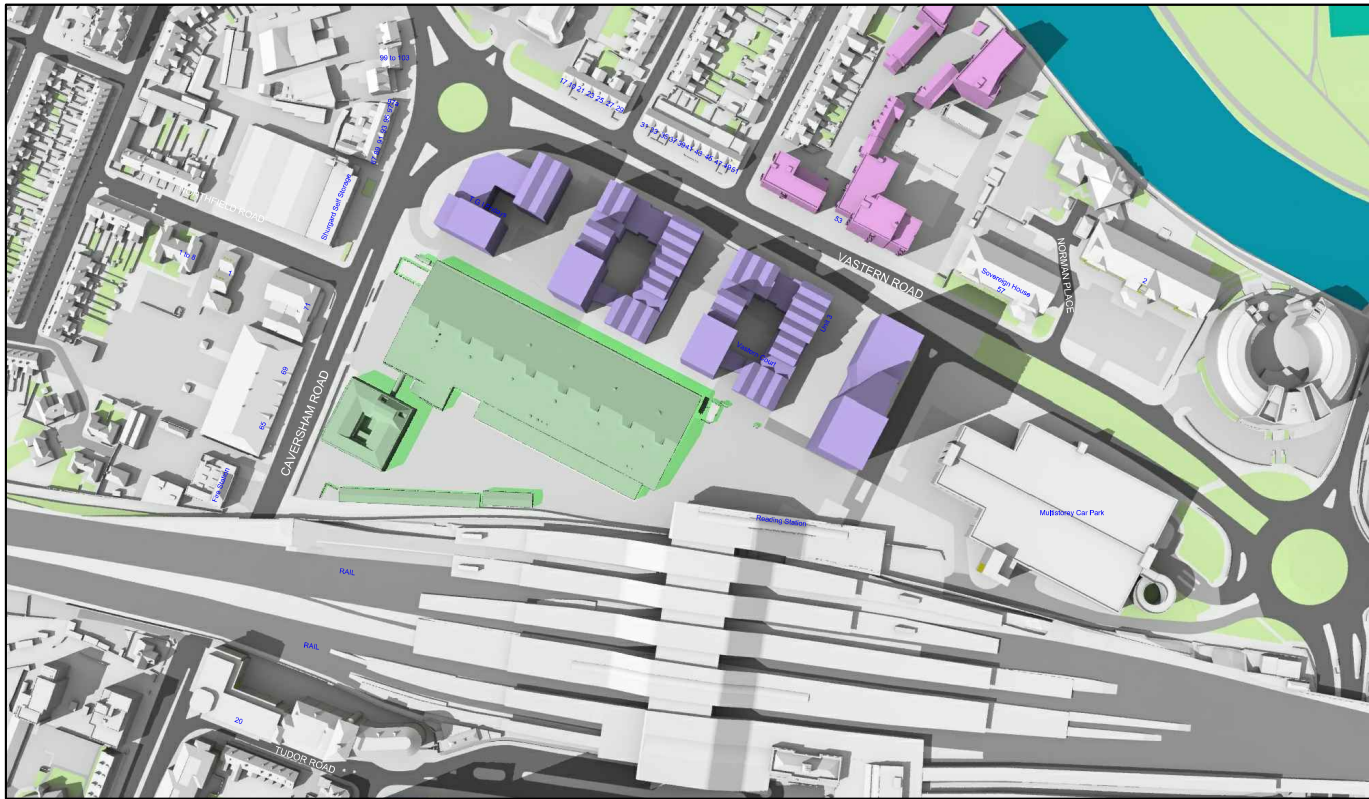
Existing 03:00pm



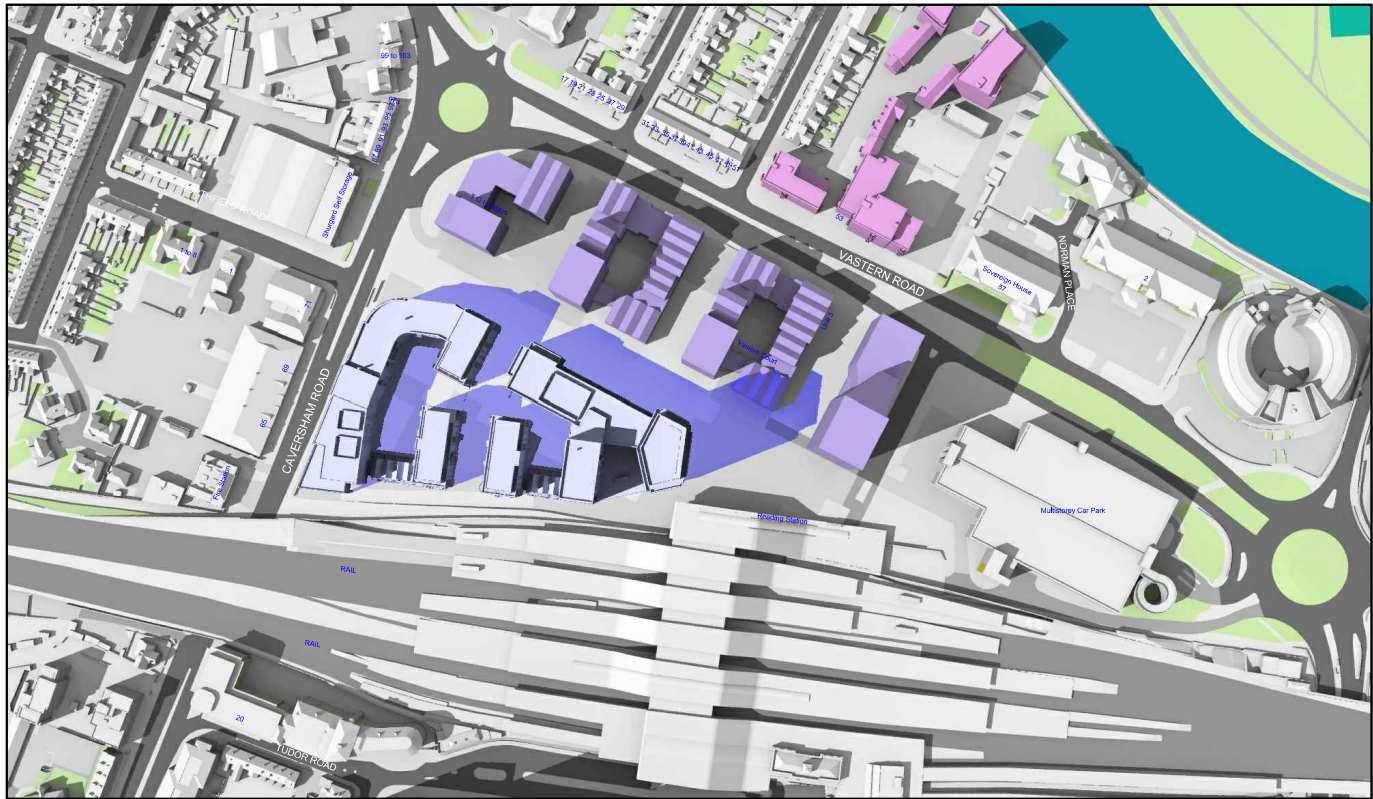
Proposed 03:00pm

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20 Cumulative Scenario	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/JUN01/44		Rel: 13	



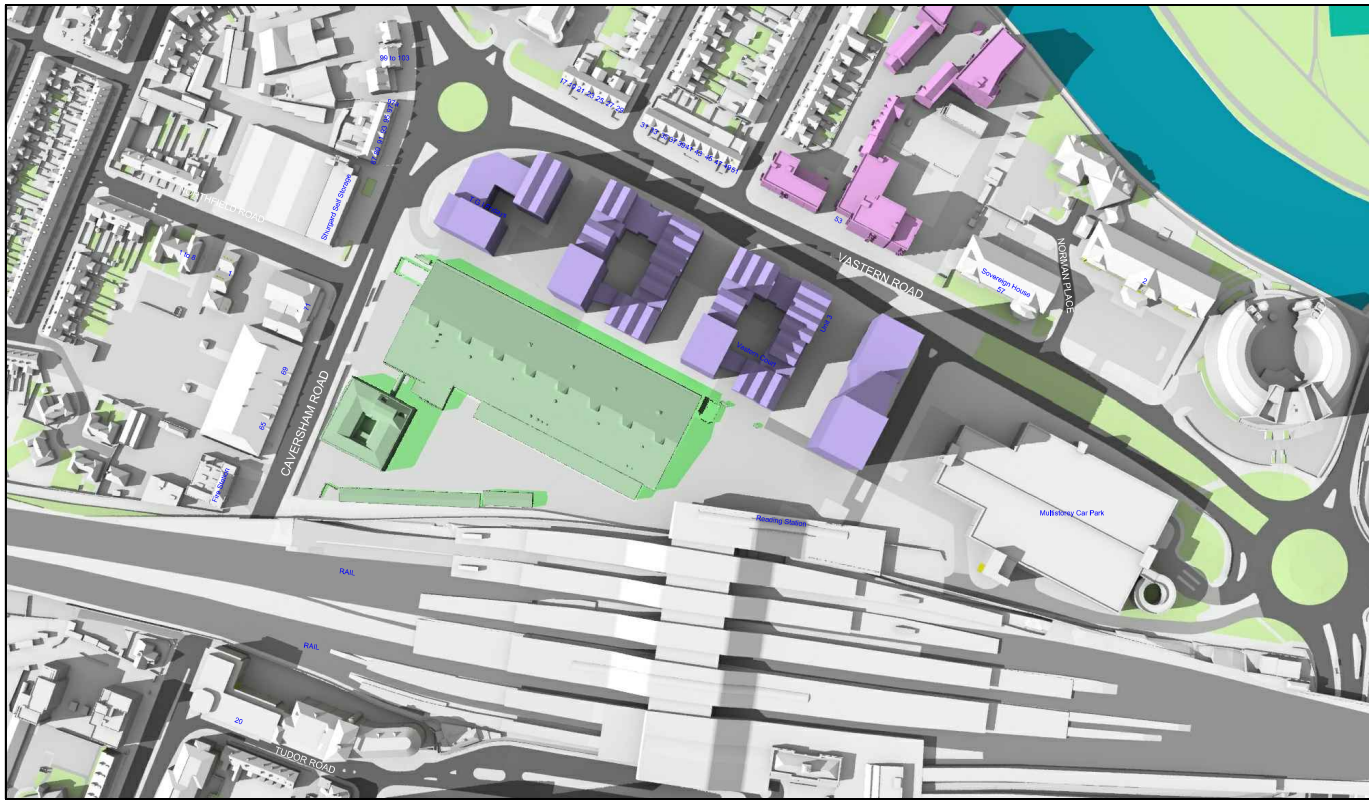


Existing 04:00pm

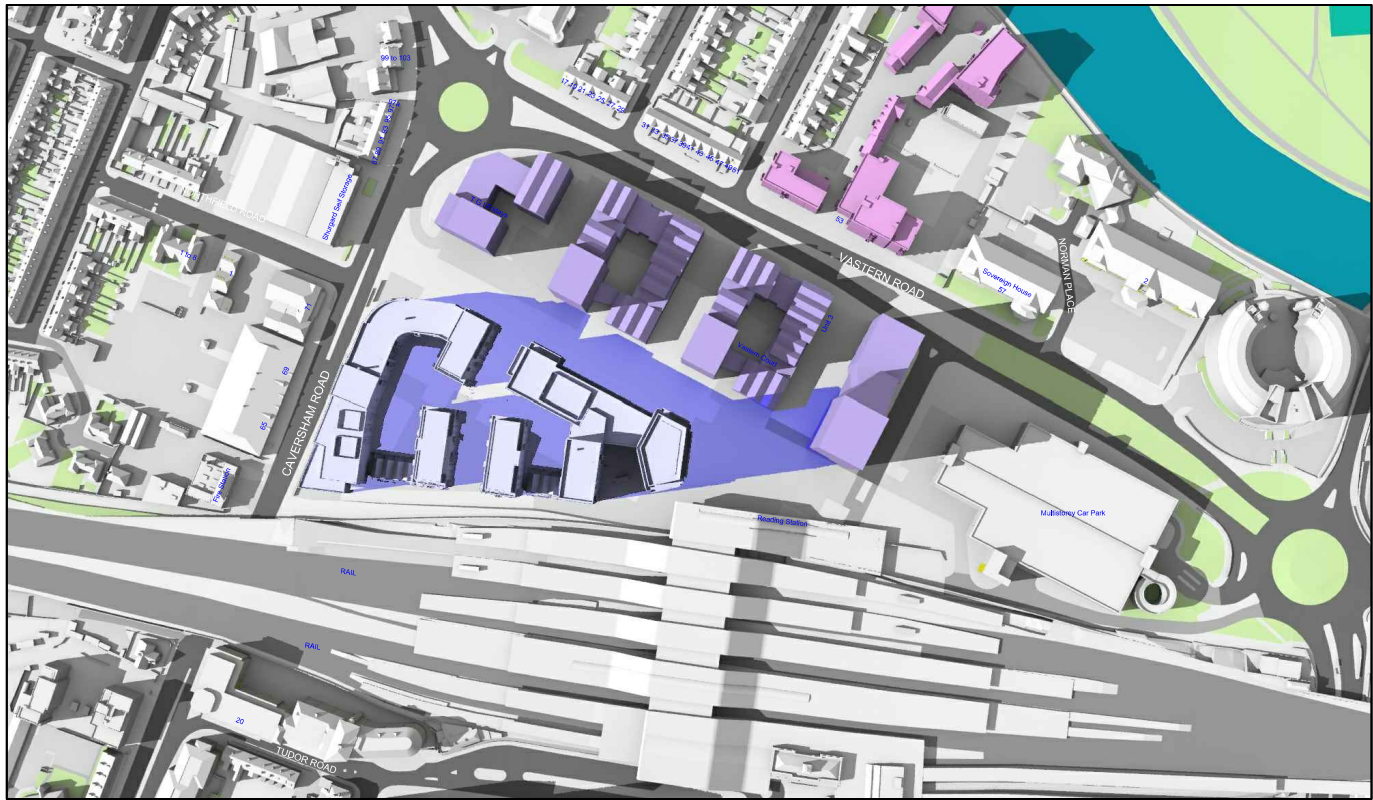


Proposed 04:00pm

June 21st (BST)



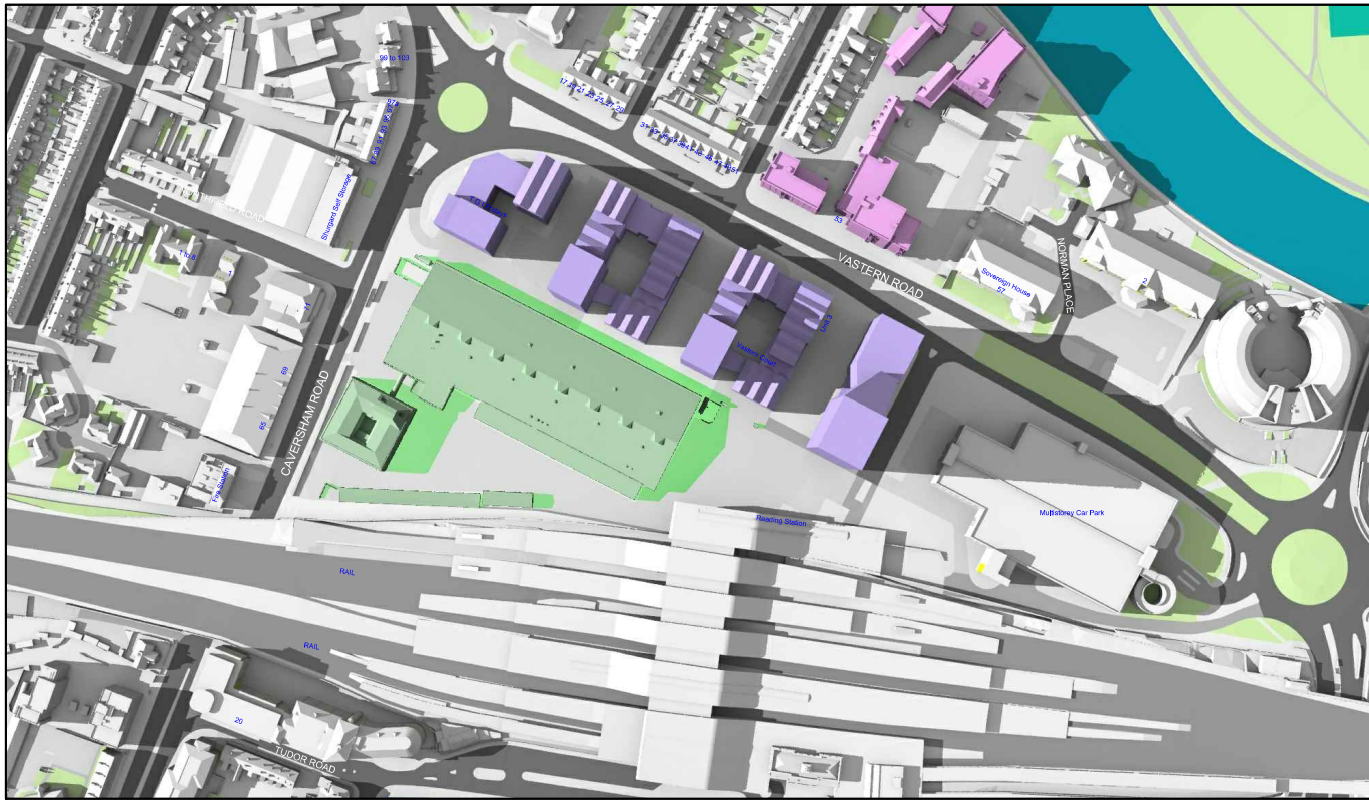
Existing 05:00pm



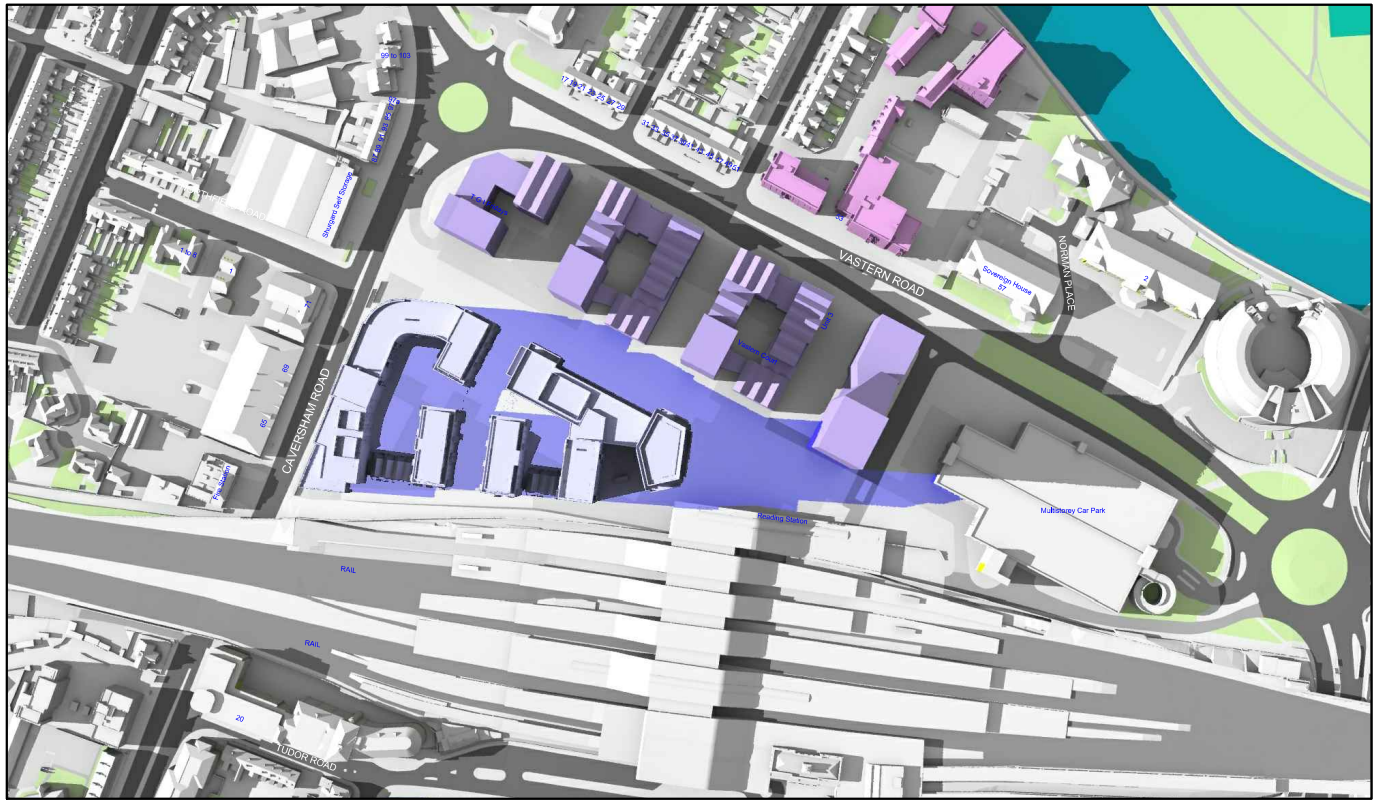
Proposed 05:00pm

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buildings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20 Cumulative Scenario	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/JUN01/45		Rel: 13	



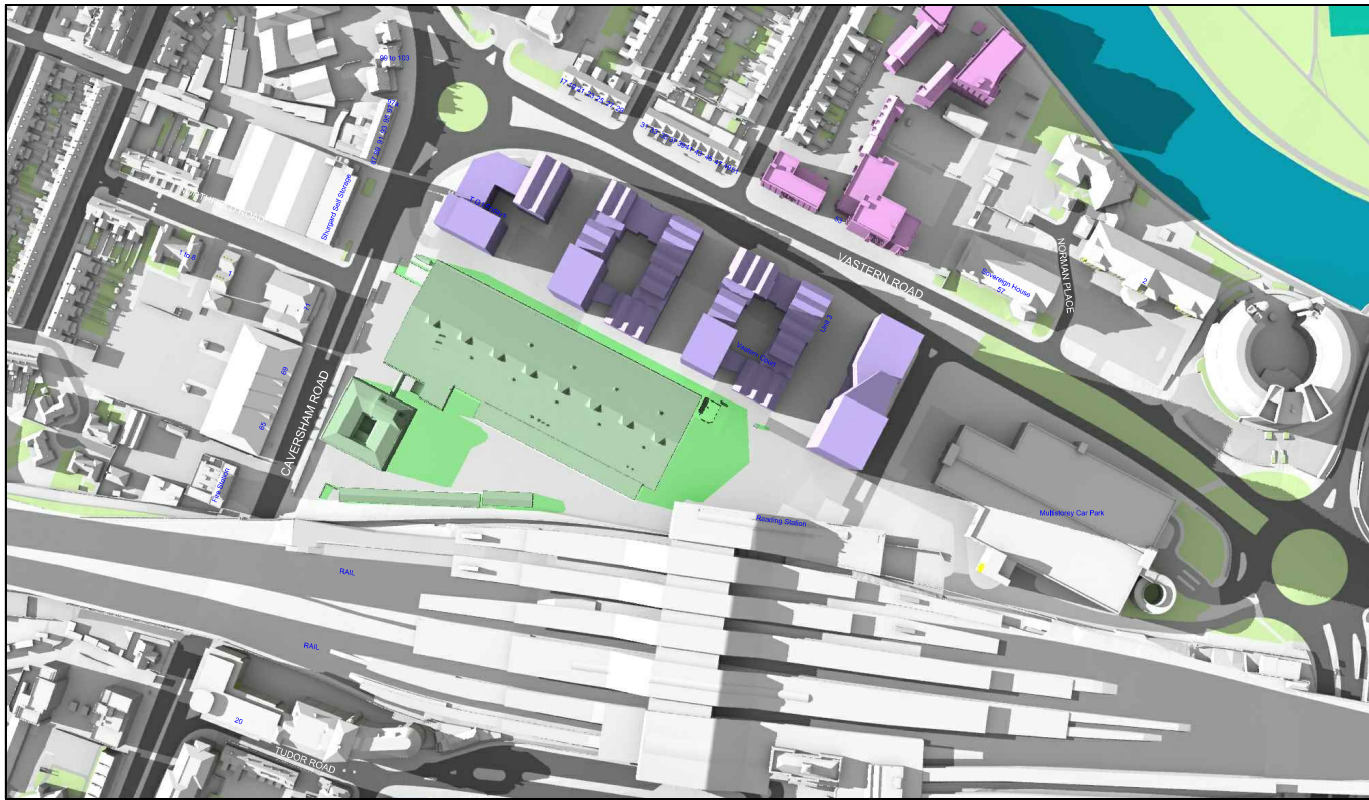


Existing 06:00pm

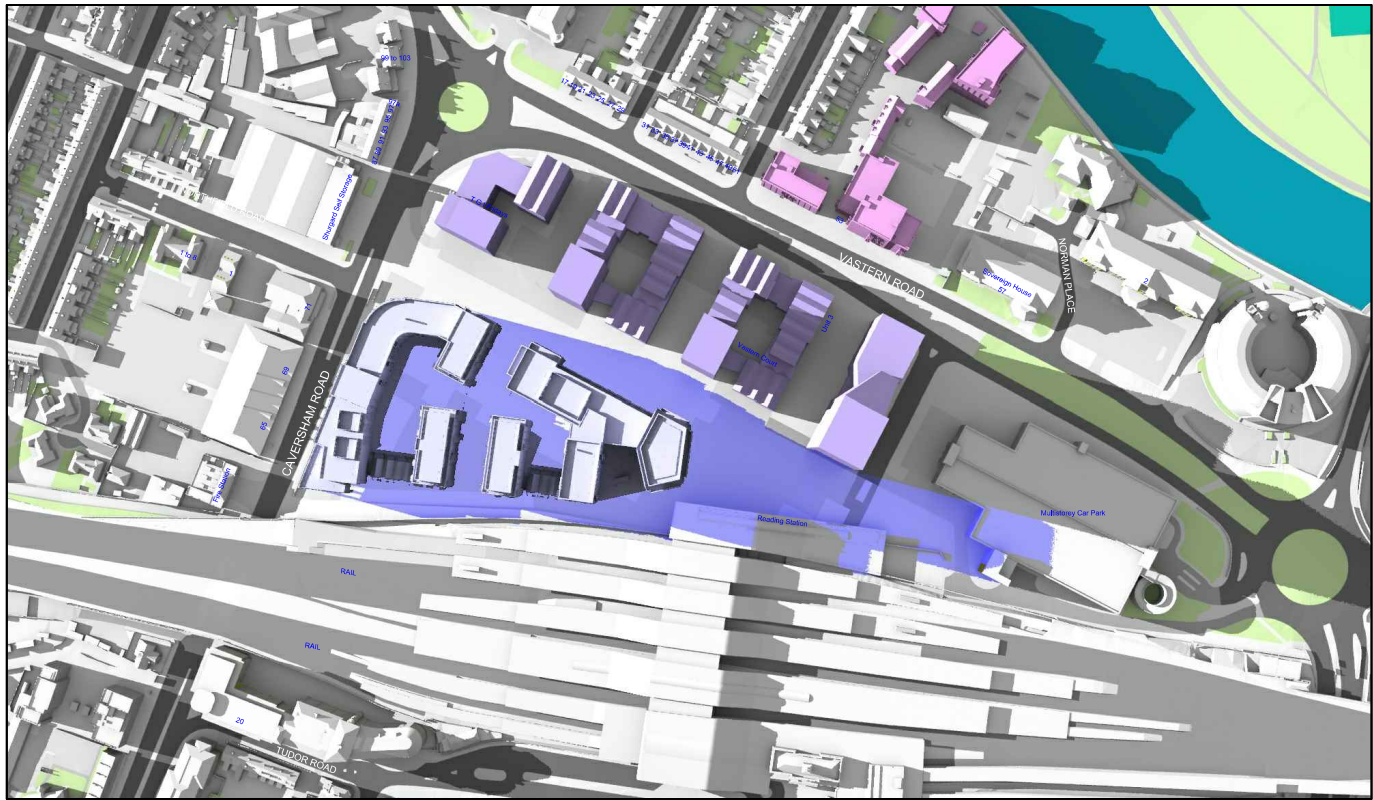


Proposed 06:00pm

June 21st (BST)



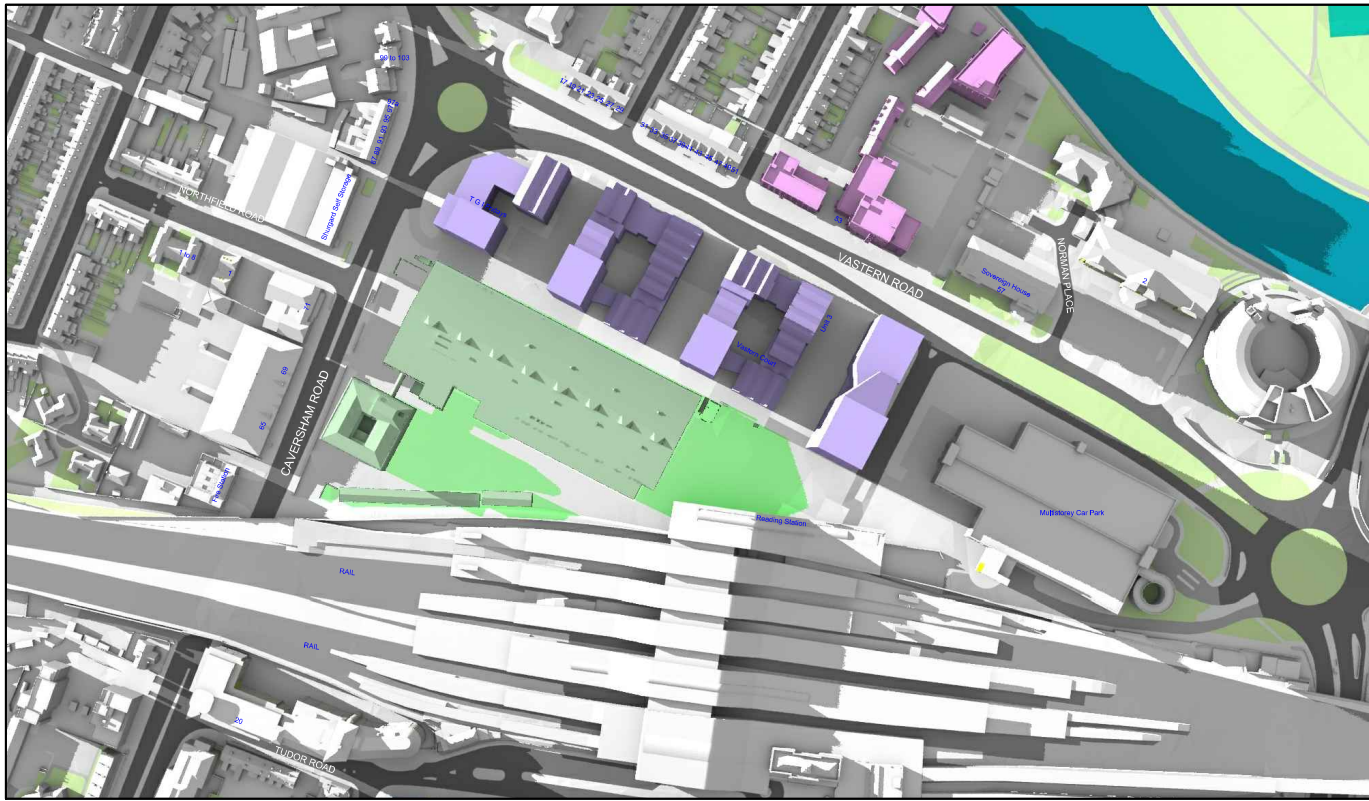
Existing 07:00pm



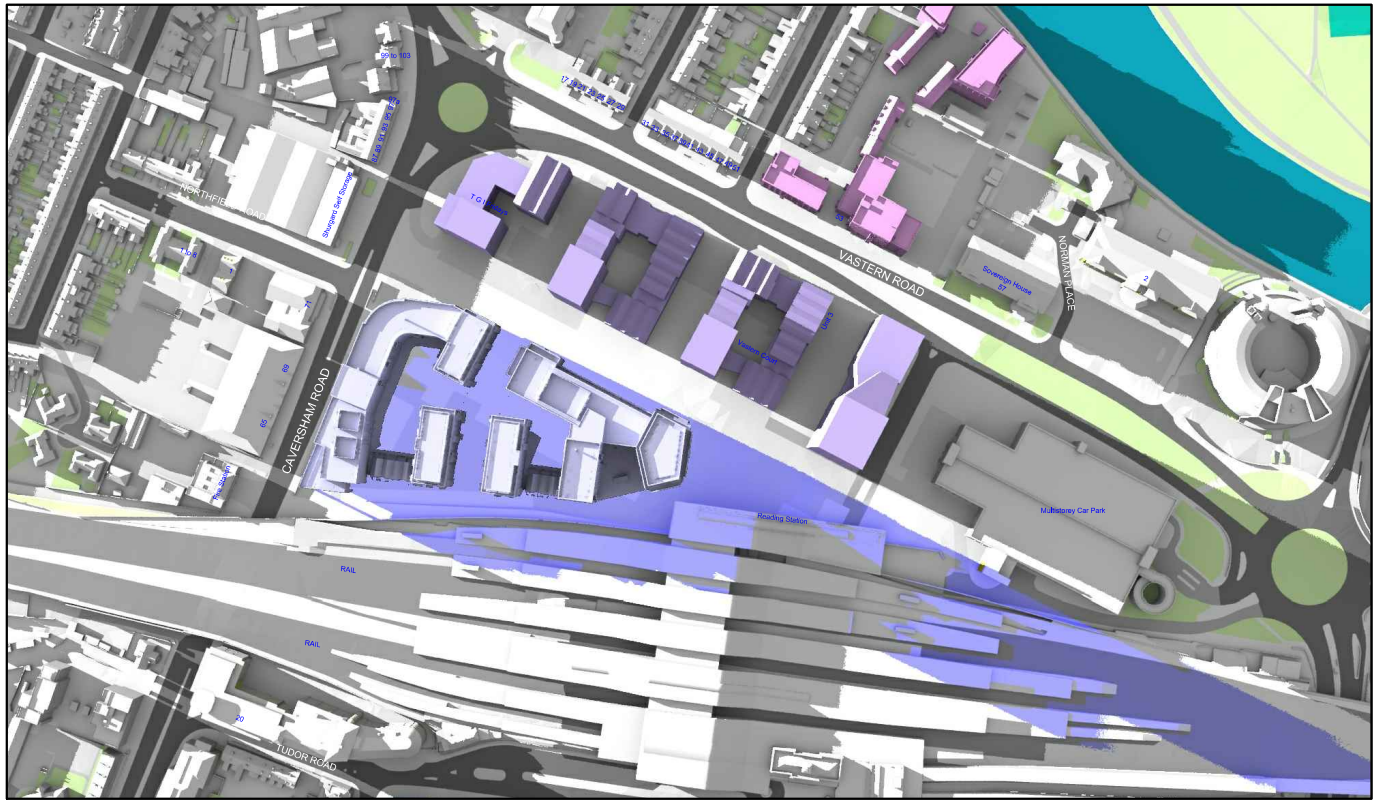
Proposed 07:00pm

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buildings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20 Cumulative Scenario	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/JUN01/46		Rel: 13	



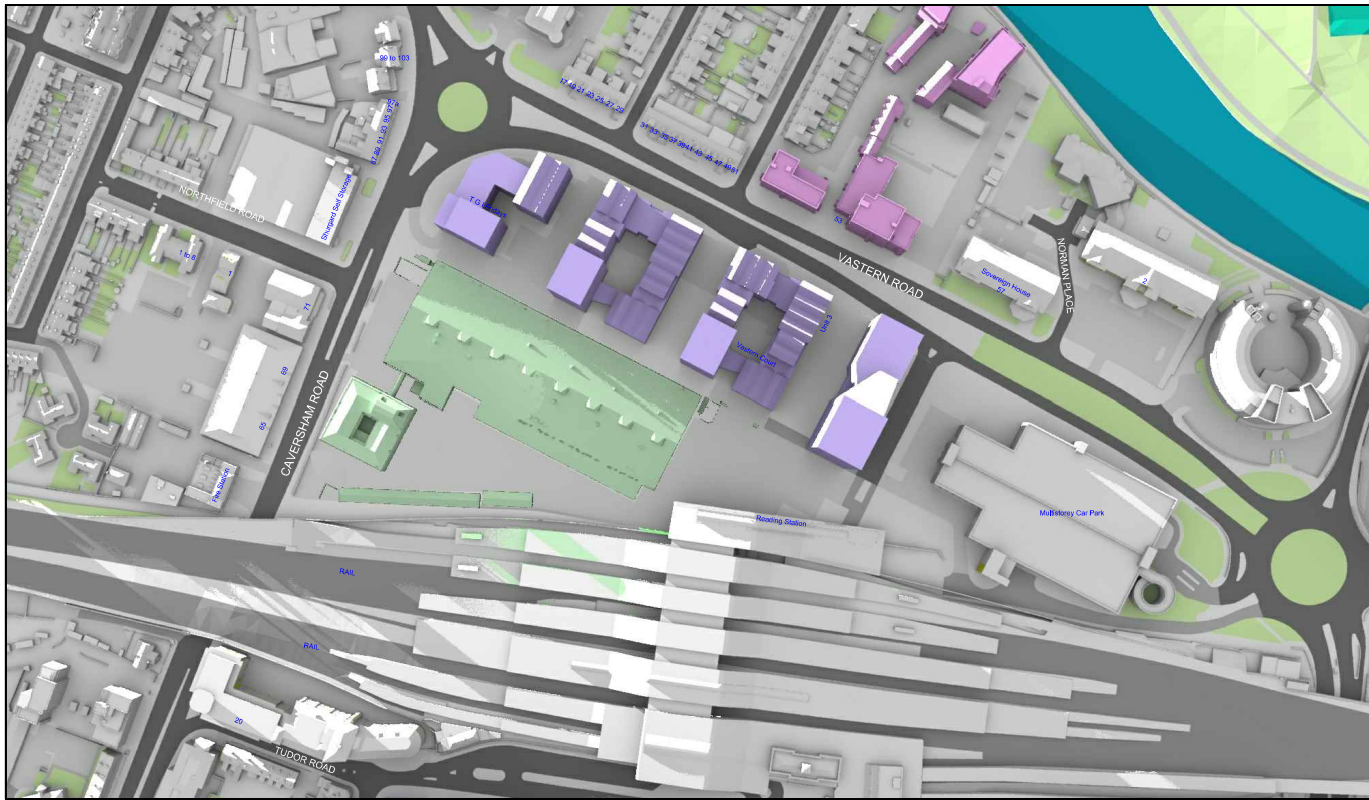


Existing 08:00pm

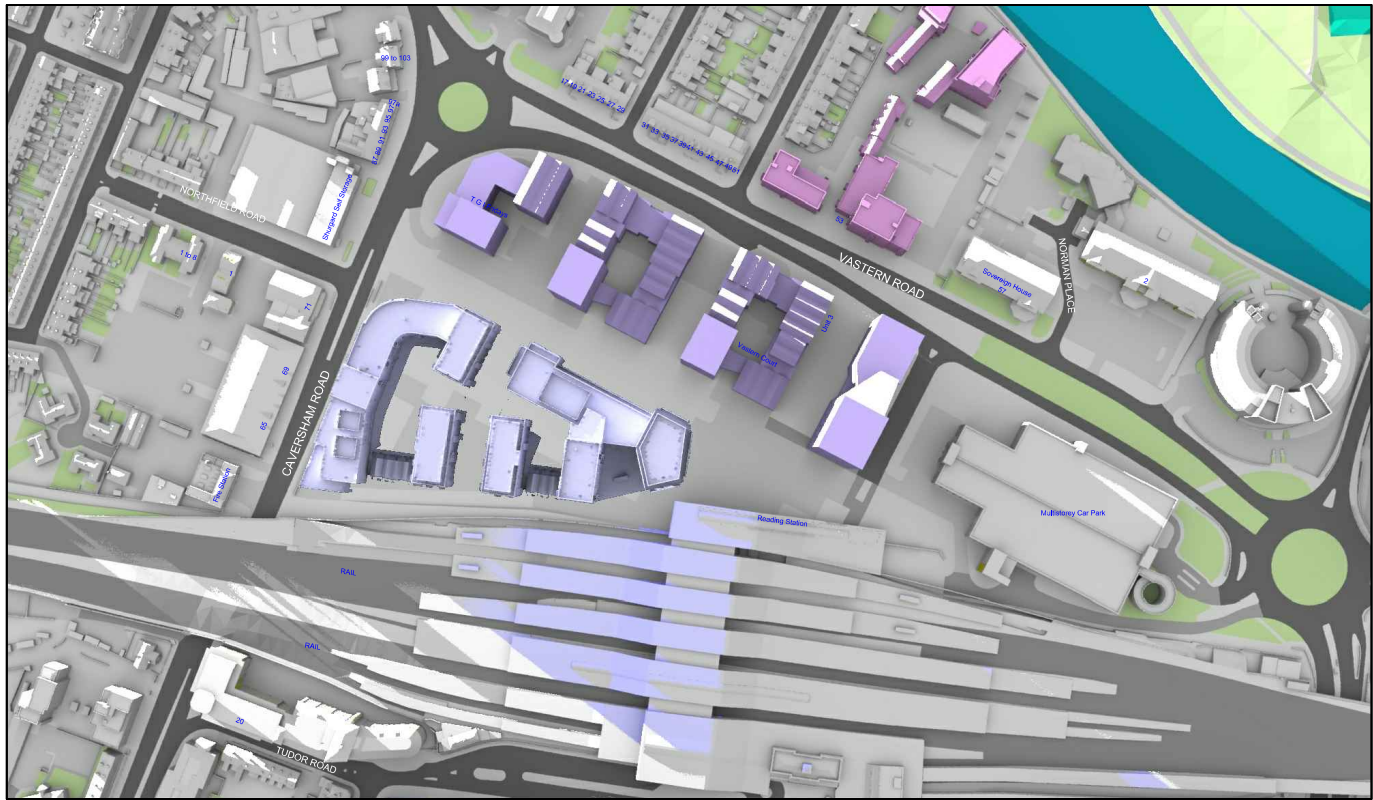


Proposed 08:00pm

June 21st (BST)



Existing 09:00pm



Proposed 09:00pm

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 03/12/18) 3D_181130.dwg		Key: Grey shadows are those caused by buidings which are not on the site under development. Green shadows are those caused specifically by the existing buildings on the site. Blue shadows are those caused specifically by the proposed development.		Project: Reading Metropolitan Vastern House, 80 Caversham Road Reading RG1 8JG		Title: Transient Overshadowing Existing vs Proposed Scheme Dated 30/04/20 Cumulative Scenario	
Scheme Confirmed: TP Bennett		Date: 05/05/20		Drawn By: JR		Scale: NTS	
		Date: Nov 19		Dwg No: P1368/JUN01/47		Rel: 13	

