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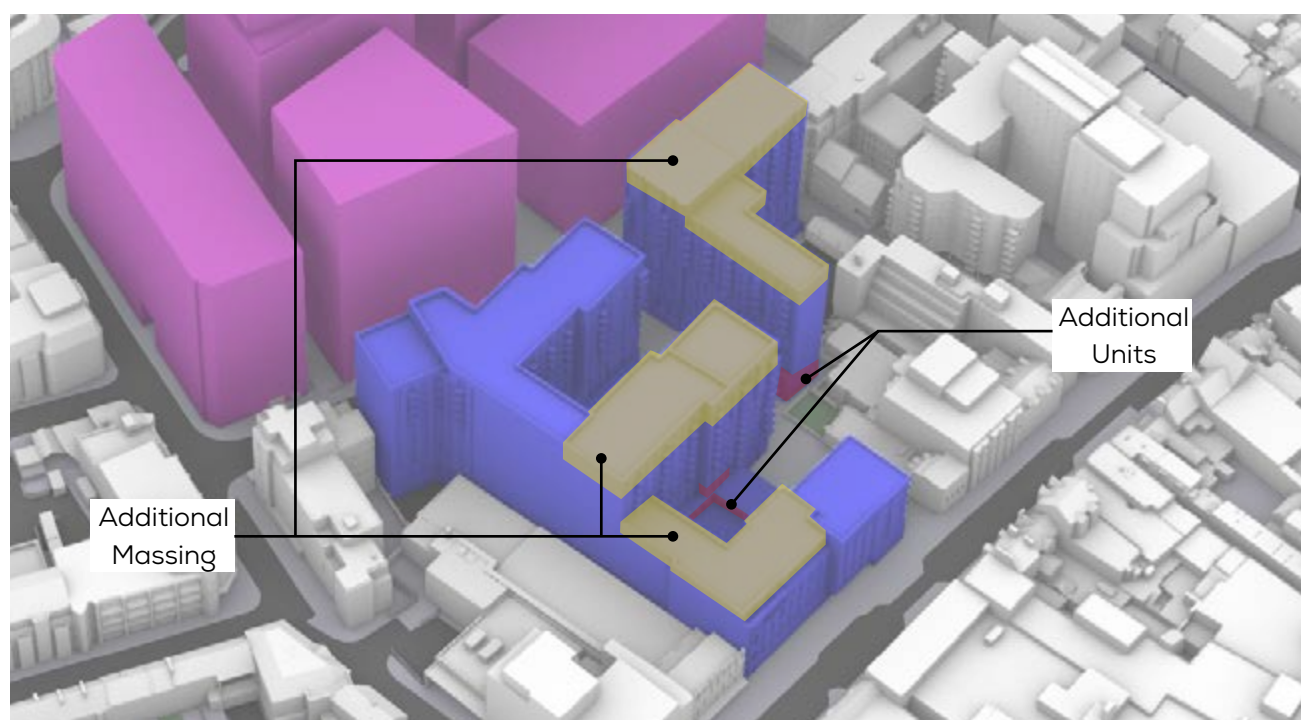
Dear Sirs,

Re: Daylight and Sunlight within amended Plots E & F Station Hill (190441 and 190442).

The purpose of this letter is to comment on the daylight and sunlight performance of Plots E & F with the proposed massing, layout and fenestration amendments. This letter should be read alongside the '*Internal Daylight and Sunlight Assessment*' dated March 2019, submitted as part of the initial application documentation.

The proposed scheme amendments see additional massing added to the central and southern blocks of Plot E and all of Plot F (as highlighted below) which sees slight reductions in daylight availability to the courtyard façades on the lower floors, however adds well daylit units on the upper floors. In addition, units have been added at ground floor within the southern courtyard of Plot E and along Friar Walk within Plot F. Minor amendments have also been made to some unit layouts. These are described in more detail in the DAS.

In order to comment on the daylight and sunlight performance of the amended scheme, all habitable rooms within Plots E and F have been assessed in terms of Average Daylight Factor (ADF), No-Sky Line (NSL), Room Depth Criterion (RDC) and Annual Probable Sunlight Hours (APSH). The full assessment results are provided in Technical Appendix 16.4 of the Environmental Statement.



The daylight design principles used to maximise daylight within the submitted scheme were again adopted to ensure the scheme performed as well as possible and made the most of the available daylight and sunlight. The design principles deployed in the amended scheme are:

- Shallow units with improved daylight distribution compared to conventional unit proportions;
- Room hierarchy to maximise daylight within the spaces it is most valued, such as prioritising living rooms over bedrooms and kitchens;
- Daylight availability has informed the balcony strategy to balance daylight performance and the provision of private amenity;
- Fenestration has been maximised within more obstructed locations;
- Floor-to-Ceiling heights have been maximised for new units on the lower floors; and
- Lighter surface finishes have been applied to floors and courtyard façades.

The following table compares the ADF, NSL and APSH compliance on a per room basis for the submitted scheme and the amended scheme. To aid in the distribution of daylight within the proposed habitable rooms, all applicable rooms have been designed in accordance with the Room Depth Criterion (RDC).

	Rooms		Pass ADF		Pass NSL		Pass APSH*	
	Submitted	Proposed	Submitted	Proposed	Submitted	Proposed	Submitted	Proposed
LKD	90	116	48 (53%)	50 (43%)	62 (69%)	68 (59%)	30 (56%)	40 (66%)
Living Rooms	436	441	311 (71%)	283 (64%)	266 (61%)	259 (59%)	162 (75%)	141 (63%)
Studios	12	42	11 (92%)	35 (83%)	11 (92%)	32 (76%)	11 (92%)	27 (90%)
Kitchens	2	-	2 (100%)	-	1 (50%)	-	-	-
Bedrooms	730	805	631 (86%)	669 (83%)	351 (48%)	403 (50%)	-	-
	1,270	1,404	1,003 (79%)	1,037 (74%)	691 (54%)	762 (54%)	203 (72%)	208 (66%)

**Note that only living rooms with a window within 90° of due south have been assessed for sunlight.*

Of the rooms falling short of guidance in the amended scheme, 25 are Living/Kitchen/Dining Rooms that meet the BRE recommendation of 1.5% for living rooms. A further 99 fall marginally short of guidance (by 0.1 or 0.2% ADF), resulting in 83% of the proposed habitable rooms achieving good daylight levels for a high-density urban scheme. As a result of daylight design strategies being deployed, the scheme is still considered to make the most of the available daylight. The daylight levels overall within the proposed units are considered typical of a high-density courtyard scheme within a urban location, particularly where balconies have been provided to many units.

As with the submitted scheme, slightly lower levels of sunlight can be seen within the amended scheme behind or beneath balconies. This is an expected consequence of the balconies intercepting high-angle sun thus working as shading devices and is common in modern residential developments.

The proposed public and communal amenity areas of Plots E and F offer future residents a variety of open spaces to enjoy on a sunny day. The main public realm, Friars Walk, is well sunlit as it meets the BRE recommendation for Sun Hours on Ground (SHOG) with 50% of its area seeing two or more hours of direct sunlight on 21st March, and in excess of six hours of direct sunlight on 21st June. As is common of courtyard schemes, lower levels of sun exposure are seen within the ground level amenity areas, however, very well sunlit roof terraces have been provided on both plots to offer residents an alternative space to use on sunny winter days.

As per the submitted Internal Daylight and Sunlight Assessment, a cumulative assessment has also been provided which establishes the retained daylight levels once surrounding consented scheme have been implemented. The following schemes have been considered within the cumulative scenario:

- 29-35 Station Road (22 storey tower);
- 52-55 Friar Street and 12 Greyfriars Road; and
- Station Hill 2019 Hybrid Application.

It is understood that Garrard House 30 Garrard Street (2 storey extension) has been implemented and is therefore now considered within the existing surrounds.

The cumulative assessment shows that in terms of daylight, 997 (71%) of the 1,404 rooms would meet or exceed the BRE recommendations for ADF, whilst 704 (50%) would meet the BRE recommendation for NSL. In terms of sunlight, 181 (58%) of the 314 living rooms would meet the BRE recommendations for annual and winter APSH. In terms of overshadowing, no alteration will be experienced within Friars Walk, the courtyard spaces and the both roof terraces. As such, a minor alteration in the overall daylight and sunlight amenity would be experienced in the cumulative scenario.

The amendments have been designed sensitively to minimise impacts on daylight and sunlight levels however additional shortfalls are an expected consequence of increased massing. Whilst there have been reductions in the overall daylight and sunlight levels owing to the proposed scheme amendments, these do not materially alter the conclusion of the submitted Internal Daylight and Sunlight Assessment.

We therefore conclude that Plots E and F make the most of the available daylight and sunlight, and the design team have responded to the sites constraints by maximising daylight and sunlight provision throughout the scheme. The achieved levels are overall good and commensurate with recently consented schemes in Reading and of similar nature in London. As such, we can conclude that the scheme offers future residents good levels of daylight and sunlight amenity.

Yours sincerely,



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