

Aidan Robson
Danescroft Land Ltd
40-42 Parker Street
London WC2B 5PQ

18 October 2019

Dear Aidan

Re: (ROL00143) Proposed redevelopment of Reading Gasworks site – daylight/sunlight

Anstey Horne have produced further analysis in response to discussions with the local authority and the BRE regarding the light within analysis for the proposed development. This analysis and letter follows our letter dated 19 September 2019, and addresses the request for additional analyses for the notionally truncated rooms within the development.

We have remodelled each of the 42 previously truncated living/dining rooms (LDs) and tested these rooms as large open plan living/kitchen/dining rooms (LKDs) as requested. All other rooms stay as modelled and as tested previously. The BRE guidelines state a minimum average daylight factor (ADF) target of 1% for bedrooms, 1.5% for living rooms and 2% ADF for kitchens. We therefore take the target of 2% for these multi-use LKDs, which include a kitchen element. We attach the revised layout plans to this letter, which includes the revised ADF levels for the LKDs.

For the 42 LKDs remodelled and tested, all adhere to and exceed the 2% ADF guidance. As mentioned above, the other habitable rooms in Blocks A, B and C remain unchanged and therefore the results stay as previously reported for these rooms.

The revised analysis for the development site as a whole therefore shows that all rooms adhere to their respective ADF guidelines, apart from the one LKD. This LKD is not one of the remodelled LKDs and was reported in our April 2019 report. This room is located in Block C at first floor; and is labelled on the drawings as room 9. This room previously fell just below the guidelines at 1.90% and remains unchanged. This means that the same conclusion, as presented in our April 2019 report, is drawn from this revised analysis.

4 Chiswell Street, London EC1Y 4UP T: 020 7065 2770

Also at 3 Temple Row West, Birmingham B2 5NY T: 0121 667 9902

ansteyhorne.co.uk

Chartered Surveyors | Rights of Light | Party Walls | Building Surveying | Neighbourly Liaison

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expertise
applied



In our opinion, the development provides high levels of daylight and sunlight for the proposed habitable rooms, with only one deep LKD narrowly missing the 2% target. All other rooms adhere to and exceed the minimum ADF guidelines.

If you have any further queries, please do hesitate to contact us.

Yours sincerely

A handwritten signature in black ink that reads 'Anstey Horne' in a cursive, flowing script.

Anstey Horne

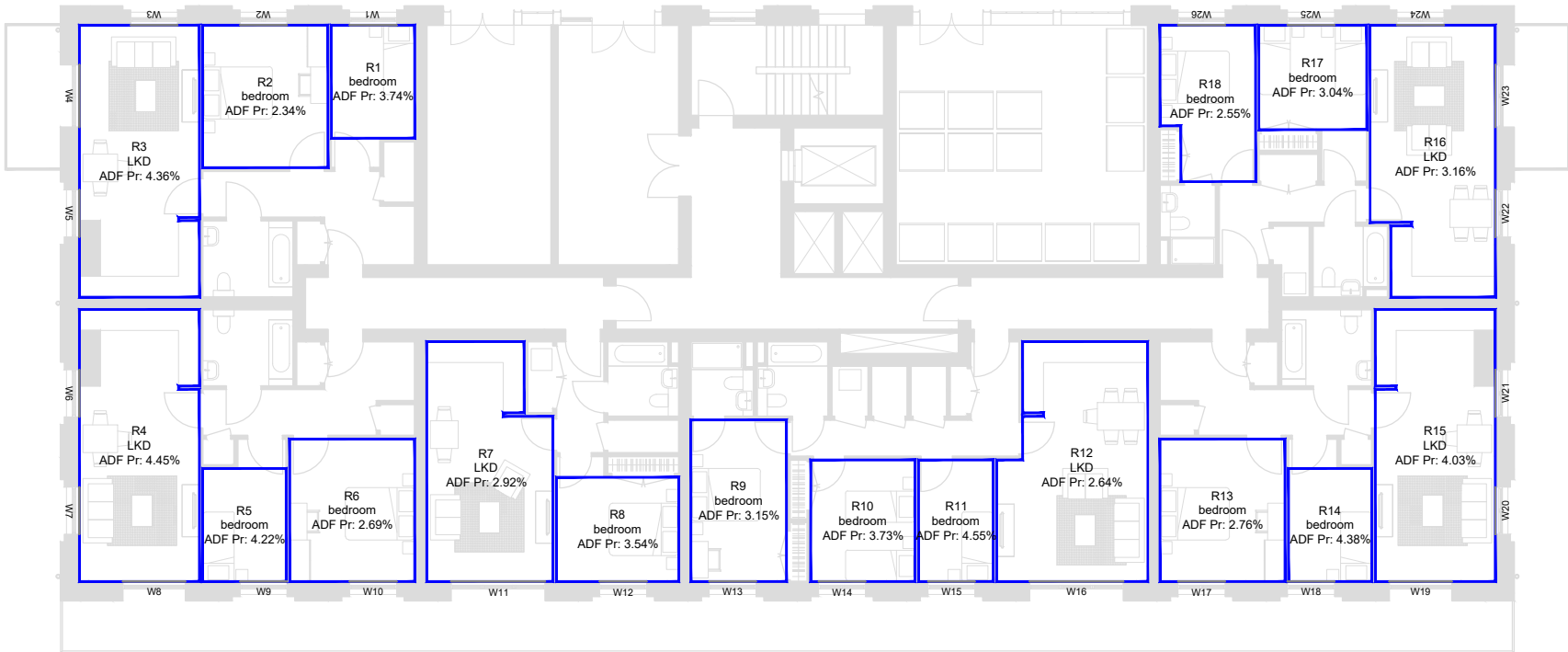
LEGEND:

- Room Layout from Plan/ Inspection
- Room Layout - Notional

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
COLLADO COLLINS ARCHITECTS
Received on 13/03/19
Site and aerial photos.
PROPOSED BUILDINGS
COLLADO COLLINS ARCHITECTS
Received on 01/04/19

GROUND



1ST FLOOR



0m 2m 4m 6m 8m 10m

REV	DESCRIPTION	DATE
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CLIENT: DANESCROFT (KENAVON DRIVE PROJECT MANAGEMENT) LLP

PROJECT TITLE: GAS HOLDER SITE AT ALEXANDER TURNER CLOSE READING

SCHEME REF: SCHEME RECEIVED: 01/04/19

DRAWING TITLE: AVERAGE DAYLIGHT FACTOR INTERNAL FLOOR LAYOUTS BLOCK A

MODELLED BY: / DRAWN BY: BS DATE: 17/10/19 SCALE: 1:200 A3

PROJECT No: RELEASE No: VERSION No: DRAWING No:

ROL00143_R02_V01B_401-01

Daylight & Sunlight

3RD FLOOR



A

AnsteyHorne

CHARTERED SURVEYORS

London020 7065 2770Bristol0117 911 3061Birmingham0121 667 9902

www.ansteyhorne.co.uk

LEGEND:

Room Layout from Plan/ Inspection

Room Layout - Notional

SOURCES OF INFORMATION:

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PROPOSED BUILDINGS

COLLADO COLLINS ARCHITECTS

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0m

2m

4m

6m

8m

10m

REV

DESCRIPTION

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PROJECT TITLE:

GAS HOLDER SITE AT ALEXANDER TURNER CLOSE READING

SCHEME REF:

SCHEME RECEIVED: 01/04/19

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AVERAGE DAYLIGHT FACTOR INTERNAL FLOOR LAYOUTS BLOCK A

MODELLED BY:/ DRAWN BY

DATE:

SCALE:

A3

PROJECT No:

RELEASE No:

VERSION No:

DRAWING No:

ROL00143_R02_V01B_401-02

Daylight & Sunlight

LEGEND:

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GROUND

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PROJECT TITLE: GAS HOLDER SITE AT ALEXANDER TURNER CLOSE READING

SCHEME REF: SCHEME RECEIVED: 01/04/19

DRAWING TITLE: AVERAGE DAYLIGHT FACTOR INTERNAL FLOOR LAYOUTS BLOCK B

MODELLER BY: BS / DRAWN BY: BS / DATE: 17/10/19 / SCALE: 1:200 / A3

PROJECT No: ROL00143_ R02_V01B_ / RELEASE No: / VERSION No: / DRAWING No: 402-01

Daylight & Sunlight

LEGEND:

- Room Layout from Plan/ Inspection
- Room Layout - Notional

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
COLLADO COLLINS ARCHITECTS
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Site and aerial photos.
PROPOSED BUILDINGS
COLLADO COLLINS ARCHITECTS
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3RD FLOOR



5TH FLOOR



0m 2m 4m 6m 8m 10m

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SCHEME REF: SCHEME RECEIVED: 01/04/19

DRAWING TITLE: AVERAGE DAYLIGHT FACTOR INTERNAL FLOOR LAYOUTS BLOCK B

MODELLED BY:/ DRAWN BY: BS DATE: 17/10/19 SCALE: 1:200 A3

PROJECT No: RELEASE No: VERSION No: DRAWING No:

ROL00143_R02_V01B_402-02

Daylight & Sunlight

LEGEND:

- Room Layout from Plan/ Inspection
- Room Layout - Notional

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SCHEME REF: SCHEME RECEIVED: 01/04/19

DRAWING TITLE: AVERAGE DAYLIGHT FACTOR INTERNAL FLOOR LAYOUTS BLOCK C

MODELLED BY:/ DRAWN BY BS DATE: 17/10/19 SCALE: 1:125 A3

PROJECT No: RELEASE No: VERSION No: DRAWING No:

ROL00143_R02_V01B_403-01

Daylight & Sunlight