

40-68 SILVER STREET

READING, RG1

DAYLIGHT & SUNLIGHT STUDY

SEPTEMBER 2019



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1.0 INTRODUCTION

Delva Patman Redler LLP have been instructed by Silver Street Developments Ltd to prepare a daylight & sunlight study to assess the likely impact of the proposed development at 40-68 Silver Street by O'Connell East Architects on the neighbouring residential amenity adjacent to the site.

This study has been carried out in accordance with the recommendations of the Building Research Establishment Report "Site Layout Planning for Daylight & Sunlight 2011" (BRE209).

The template drawings, which are attached, illustrate the results for the daylight & sunlight assessments and identify the drawings used in these studies.

2.0 THE PROPOSAL

The development proposals include the demolition of the existing buildings and the construction of a purpose built 71 studio student accommodation scheme.

3.0 POLICY / GUIDELINES

This study has been carried out in accordance with the recommendations of the Building Research Establishment report "Site Layout Planning for Daylight & Sunlight 2011". This is the recognised standard against which daylight and sunlight should be assessed.

The BRE guide is intended for building designers and their clients, consultants and planning officials. The advice given is not mandatory and the report should not be seen as a part of planning policy. Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design. In certain circumstances, the developer or planning authority may wish to use alternative target values.

Whilst technical analysis can be carried out in accordance with numerical guidelines and reported factually by comparison with those guidelines, the final assessment as to whether affected dwellings are left with acceptable amounts of daylight and sunlight in an inner-city context where the findings are to be interpreted in a flexible manner is a matter of subjective opinion.

4.0 METHODOLOGY

The daylight and sunlight assessments have been undertaken in accordance with the Building Research Establishment (BRE) guidelines "Site Layout Planning for Daylight & Sunlight. A Guide to Good Practice".

The BRE Report advises that daylight levels should be assessed for the main habitable rooms of neighbouring residential properties. Habitable rooms in residential properties are defined as kitchens, living rooms and dining rooms. Bedrooms are less important as they are mainly occupied at night time.

DAYLIGHT

The BRE Guide states that:

"If, for any part of the new development, the angle from the centre of the lowest affected window to the head of the new development is more than 25°, then a more detailed check is needed to find the loss of skylight to the existing buildings."



The BRE guidelines propose several methods for calculating daylight. The two main methods predominantly used are those involving the measurement of the total amount of skylight available (the vertical sky component (VSC)) and its distribution within the building (the No-Sky line or daylight distribution).

The VSC calculation is a general test of potential for daylight to a building, measuring the light available on the outside plane of windows.

The “No-Sky” Line divides those areas of the working plane which can receive direct skylight, from those which cannot. It provides an indication of how good the daylight distribution is within a room.

The third recognised method of assessment for daylight is the Average Daylight Factor (ADF) calculation which assesses the quality and distribution of light within a room served by a window and considers the VSC value, the size and number of the windows and room and the use to which the room is put. ADF assesses actual light distribution within a defined room area whereas the VSC considers potential light. British Standard 8206, Code of Practice for Daylighting recommends ADF values of 1% in bedrooms, 1.5% in living rooms and 2% in kitchens. For other uses, where it is expected that supplementary electric lighting will be used throughout the daytime, such as in offices, the ADF value should be 2%. There is no general requirement within the BRE guidelines to assess ADF values, other than for neighbouring residential buildings.

For the purposes of this report all three methods of assessment have been considered.

SUNLIGHT

The BRE have produced sunlight templates for London, Manchester and Edinburgh indicating the Annual Probable Sunlight Hours (APSH) for these regions. The London template has been selected for this study as the London indicator template is the closest of the three available from BRE in terms of latitude.

Sunlight analysis is undertaken by measuring annual probable sunlight hours (APSH) for the main windows of rooms which face within 90° of due south. The maximum number of annual probable sunlight hours for the London orientation is 1,486 hours. The BRE guidelines propose that the appropriate date for undertaking a sunlight assessment is on 21st March, being the spring equinox. Calculations of both summer and winter availability are made with the winter analysis covering the period from the 21st September to 21st March. For residential accommodation, the main requirement for sunlight is in living rooms and it is regarded as less important in bedrooms and kitchens.

Due to orientation and room use not all windows assessed for daylight qualify for sunlight assessment in accordance with BRE Guidance.

All relevant neighbouring residential buildings within the vicinity of the site have been included as part of these assessments. These buildings are illustrated on site plan dwg no: 17440/LOC/DS/001 and the window location drawings dwg no's: 17440/LOC/001-006.

5.0 ASSUMPTIONS MADE

- Access has not been sought into any of the neighbouring properties and we have made reasonable assumptions as to the room configurations and layouts of neighbouring properties. Where floor plans have been obtained these have been adopted for analysis purposes, and where they exist in part they have been utilised for the whole property. Properties where layouts have been obtained include:

Site	Address	Information Obtained
1	69 Upper Crown Street	Estate Agent Floor Plans for no. 67



2	Platinum Apartments	Estate Agent Floor Plans
3	Stirling House	Estate Agent Floor Plans
4	2-9 Hieatt Close	Estate Agent Floor Plans
5	Hawk Cottages	Estate Agent Floor Plans
6	Rimaud House	Estate Agent Floor Plans

- We have made reasonable assumptions and have adopted the layouts for 67 Upper Crown Street for no. 69.
- All layouts adopted are subject to confirmation following access.
- Floor levels for the neighbouring properties have been made using reasonable assumptions.
- All windows have been built into the model from site photos only.

6.0 SOURCE DATA

The studies have been undertaken by calculating the daylight & sunlight based on the template drawings provided within the BRE Guide. The study was undertaken with plan drawings derived from:

- Existing and surround buildings:
3D Zmapping model
Site photography taken 12/09/2017
- Proposed Scheme:
O'Connell East Architects:
3D model received 25 September 2019
- Planning Appeal Scheme:
O'Connell East Architects:
3D model received March 2018
- Consented Scheme:
Colony Architects:
Drawings obtained from online planning archives

7.0 SIGNIFICANCE CRITERIA

The guidance given by BRE has been used as a basis for the criteria to assess the Development's potential effects.

In describing the significance criteria as set out below, it should be noted that they have been developed to protect residential properties, which are the most sensitive receptors.

TABLE 1: BRE DAYLIGHT GUIDANCE USED IN THE ASSESSMENT

Issue	Criteria
Daylight	A window may be affected if the vertical sky component (VSC) measured at the centre of the window is less than 27% and less than 0.8 times its former value.
	A room may be adversely affected if a significant area of the room is beyond the No-Sky Line and is less than 0.8 times its former value.
	A room may be adversely affected if the average daylight factor (ADF) is less than 1% for a bedroom, 1.5% for a living room or 2% for a kitchen.

Sunlight	A window may be adversely affected if a point at the centre of the window receives in the year less than 25% of the annual probable sunlight hours including at least 5% of the annual probable sunlight hours (APSH) during the winter months (21 September to 21 March) and less than 0.8 times its former sunlight hours during either period.
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8.0 BASELINE CONDITIONS

An analysis of the impact to both 69 Upper Crown Street and Platinum Apartments as existing buildings (the baseline conditions) has been undertaken against which to compare any potential impact arising from the development based on Drawing 17440/SPT/003 in Appendix A.

The site was granted consent for a scheme by Colony Architects in 2016 filed under planning application number 15/0885 but subsequently refused planning consent for a scheme at appeal on the 09 February 2018 filed under planning application number 19/0449/FUL. As both these proposals represent reasonable alternative precedents, we have assessed these to obtain alternative target values for all adjacent residential properties. This can be seen on Drawing 17440/SPT/004-005, and in the daylight and sunlight summary table in Appendix C.

The site is in an urban location with residential properties surrounding the site.

The existing building at 40 Silver Street is a single storey warehouse with the building at 60-68 Silver Street being a two storey building set back from the Silver Street pavement line. They are of a size and scale so as to allow good levels of light to reach the majority of the neighbouring properties surrounding the site.

To the north of the site lies the Platinum Apartments fronting Silver Street and also no. 69 Upper Crown Street to the rear of the site. Stirling House sits to the north east of the site, with Hawk Cottages and 2-9 Hieatt Close to the south. Finally, to the west of the site is Rimaud House.

The findings from the technical assessments can be seen from the results, both in graphical and tabular form, in the Technical Appendices.

9.0 RESULTS – COMPLETED DEVELOPMENT

NEIGHBOURING DAYLIGHT – VSC

The full results of the daylight analysis are presented in Appendix B in tabular form demonstrating the impacts to both 69 Upper Crown Street and Platinum Apartments when comparing the impacts of the proposals against the existing now demolished building.

A summary of the results of the Vertical Sky Component (VSC) analysis on the relevant overlooking windows are presented in the Table 2 below. This identifies where habitable rooms are left with adequate light.

TABLE 2: NUMBER OF ROOMS EXPERIENCING DAYLIGHT IMPACTS AS A RESULT OF THE DEVELOPMENT (VSC METHOD)

Address	Total Number of Rooms Tested	Rooms Meeting BRE Guidelines For VSC	Number of Rooms Experiencing Adverse Impacts		
			20-29.9% reduction (minor adverse impact)	30-39.9% reduction (moderate adverse impact)	>40% reduction (substantial adverse impact)
69 Upper Crown Street	4	2	2	0	0
Platinum Apartments	6	5	1	0	0
Total	10	7	3	0	0



Table 2 shows that 7 of the 10 (70%) rooms assessed within both 69 Upper Crown Street and Platinum Apartments will fully comply with the BRE Guidelines in Vertical Sky Component terms when assessed against the existing massing.

69 Upper Crown Street experiences reductions below the recommended BRE guidelines to 2 rooms tested which experience a minor adverse impact with reductions of no more than 25% from existing levels.

There is 1 room within Platinum Apartments that experiences a reduction below the recommended BRE guidelines. This room is dual aspect, with 2 smaller secondary windows directly facing the site and 1 main larger window facing Silver Street. It should also be noted that this room would experience daylight distribution results in excess of 92% lit in the proposed scenario which is considered very good in an urban environment such as this.

NEIGHBOURING DAYLIGHT – VSC – ALTERNATIVE CONSENTED/PLANNING APPEAL SCHEME TARGET VALUES

A summary of the results of the Vertical Sky Component (VSC) analysis on the relevant overlooking rooms and windows are presented below in Table 3 below. This identifies where habitable rooms are left with adequate light when compared against the alternative target values of both the consented and planning appeal scheme. The full results of the daylight analysis are presented in Appendix C.

TABLE 3: NUMBER OF ROOMS EXPERIENCING DAYLIGHT IMPACTS WHEN COMPARED AGAINST THE CONSENTED AND PLANNING APPEAL SCHEME TARGET VALUES (VSC METHOD)

Address	Total Number of Rooms Tested	Rooms in Line or Exceeding the Consented Scheme VSC Target Values	Rooms in Line Exceeding the Planning Appeal Scheme VSC Target Values
69 Upper Crown Street	4	0	3
Platinum Apartments	6	4	6
Stirling House	9	0	9
2-9 Hieatt Close	6	0	0
Hawk Cottages	6	0	4
Rimaud House	17	0	16
Total	48	4	38

When considering the consented scheme as the baseline and comparing the impacts of the current proposals demonstrates that 4 of the 48 rooms experience impacts which are equal to or an improvement when measured against these alternative consented target values. With the exception of 69 Upper Crown Street, all other rooms which do not experience an improvement when compared against the consented scheme target values experience VSC results within 4% of the target values.

When considering the planning appeal scheme as the baseline and comparing the impacts of the current proposals demonstrates that 38 of the 48 rooms experience impacts which are equal or an improvement when measured against these alternative target values. The other 10 rooms which do not experience an improvement have VSC results within 3% of the target values.

Overall, the VSC analysis illustrates that despite some isolated infringements, the majority of neighbouring rooms will remain fully BRE compliant.

NEIGHBOURING DAYLIGHT – NO SKY LINE (NSL)

The full results of the daylight analysis are presented in Appendix B in tabular form demonstrating the impacts to both 69 Upper Crown Street and Platinum Apartments when comparing the impacts of the proposals against the existing now demolished building.



A summary of the results of the No Sky Line (NSL) analysis on the relevant overlooking windows are presented in the Table 4 below. This identifies where habitable rooms/windows are left with adequate light.

TABLE 4: NUMBER OF ROOMS EXPERIENCING DAYLIGHT IMPACTS AS A RESULT OF THE DEVELOPMENT (NSL METHOD)

Address	Total Number of Rooms Tested	Rooms Meeting BRE Guidelines For NSL	Number of Rooms Experiencing Adverse Impacts		
			20-29.9% reduction (minor adverse impact)	30-39.9% reduction (moderate adverse impact)	>40% reduction (substantial adverse impact)
69 Upper Crown Street	4	3	1	0	0
Platinum Apartments	6	6	0	0	0
Total	10	9	1	0	0

Table 4 shows that 9 of the 10 (90%) rooms assessed will fully comply with the BRE Guidelines in Daylight Distribution terms.

The single room that falls below the recommended guidelines only just exceeds the BRE Guidelines experiencing a minor adverse reduction of 20.44%.

NEIGHBOURING DAYLIGHT – NSL – ALTERNATIVE CONSENTED/PLANNING APPEAL SCHEME TARGET VALUES

A summary of the results of the No Sky Line (NSL) analysis on the relevant overlooking rooms and windows are presented below in Table 5 below. This identifies where habitable rooms are left with adequate light when compared against the alternative target values of both the consented and planning appeal scheme. The full results of the daylight analysis are presented in Appendix C.

TABLE 5: NUMBER OF ROOMS EXPERIENCING DAYLIGHT IMPACTS WHEN COMPARED AGAINST THE CONSENTED AND PLANNING APPEAL SCHEME TARGET VALUES (NSL METHOD)

Address	Total Number of Rooms Tested	Rooms in Line or Exceeding the Consented Scheme NSL Target Values	Rooms in Line Exceeding the Planning Appeal Scheme NSL Target Values
69 Upper Crown Street	4	2	4
Platinum Apartments	6	5	6
Stirling House	9	9	9
2-9 Hieatt Close	6	3	3
Hawk Cottages	6	1	2
Rimaud House	17	17	17
Total	48	37	41

When considering the consented scheme as the baseline and comparing the impacts of the current proposals demonstrates that 37 of the 48 rooms experience impacts which are equal to or an improvement when measured against these alternative consented target values.

When considering the planning appeal scheme as the baseline and comparing the impacts of the current proposals demonstrates that 41 of the 48 rooms experience impacts which are equal or an improvement when measured against these alternative target values. The other 7 rooms which do not experience an improvement have NSL results within 1% of the target values.

Overall, the NSL analysis illustrates that despite some isolated infringements, the majority of neighbouring rooms will remain fully BRE compliant.

NEIGHBOURING DAYLIGHT – AVERAGE DAYLIGHT FACTOR (ADF)

The full results of the daylight analysis are presented in Appendix B in tabular form demonstrating the impacts to both 69 Upper Crown Street and Platinum Apartments when comparing the impacts of the proposals against the existing now demolished building.

A summary of the results of the Average Daylight Factor (ADF) analysis on the relevant overlooking windows are presented in the Table 6 below. This identifies where habitable rooms/windows are left with adequate light.

TABLE 6: NUMBER OF ROOMS EXPERIENCING DAYLIGHT IMPACTS AS A RESULT OF THE DEVELOPMENT (ADF METHOD)

Address	Total Number of Rooms Tested	Rooms Meeting BRE Guidelines For ADF	Number of Rooms Experiencing Adverse Impacts		
			20-29.9% reduction (minor adverse impact)	30-39.9% reduction (moderate adverse impact)	>40% reduction (substantial adverse impact)
69 Upper Crown Street	4	3	1	0	0
Platinum Apartments	6	6	0	0	0
Total	10	9	1	0	0

Table 6 shows that 9 of the 10 (90%) rooms assessed will fully comply with the BRE Guidelines in ADF terms.

The ground floor dining room within 69 Upper Crown Street falls marginally below the recommended guidelines. This room is located at the middle of this property, with a small window serving it. It must be noted that this room is already below the minimum ADF requirements in the existing scenario. This isolated instance should not be considered too material however, as the main living room located next to this room sees good levels of light due to its dual aspect nature.

NEIGHBOURING DAYLIGHT – ADF – ALTERNATIVE CONSENTED/PLANNING APPEAL SCHEME TARGET VALUES

A summary of the results of the Average Daylight Factor (ADF) analysis on the relevant overlooking rooms and windows are presented below in Table 7 below. This identifies where habitable rooms are left with adequate light when compared against the alternative target values of both the consented and planning appeal scheme. The full results of the daylight analysis are presented in Appendix C.

TABLE 7: NUMBER OF ROOMS EXPERIENCING DAYLIGHT IMPACTS WHEN COMPARED AGAINST THE CONSENTED AND PLANNING APPEAL SCHEME TARGET VALUES (ADF METHOD)

Address	Total Number of Rooms Tested	Rooms in Line or Exceeding the Consented Scheme ADF Target Values	Rooms in Line Exceeding the Planning Appeal Scheme ADF Target Values
69 Upper Crown Street	4	1	3
Platinum Apartments	6	4	6
Stirling House	9	0	9
2-9 Hieatt Close	6	3	3
Hawk Cottages	6	0	6
Rimaud House	17	0	17
Total	48	8	44

When considering the consented scheme as the baseline and comparing the impacts of the current proposals demonstrates that 8 of the 48 rooms experience impacts which are equal to or an improvement when measured against these alternative consented target values.



When considering the planning appeal scheme as the baseline and comparing the impacts of the current proposals demonstrates that 44 of the 48 rooms experience impacts which are equal or an improvement when measured against these alternative target values.

Overall, the ADF analysis illustrates that despite some isolated infringements, the majority of neighbouring rooms will remain fully BRE compliant.

NEIGHBOURING SUNLIGHT – APSH

The full results of the sunlight analysis are presented in Appendix B in tabular form demonstrating the impacts to both 69 Upper Crown Street and Platinum Apartments when comparing the impacts of the proposals against the existing now demolished building.

A summary of the results of the Annual Probable Sunlight Hours (APSH) analysis on the relevant overlooking windows are presented in the Table 8 below. This identifies where habitable rooms are left with adequate light.

TABLE 8: NUMBER OF WINDOWS EXPERIENCING SUNLIGHT IMPACTS AS A RESULT OF THE DEVELOPMENT (APSH METHOD)

Address	Total Number of Windows Tested	Windows Meeting BRE Guidelines for APSH	Number of Windows Experiencing Impacts beyond BRE Guidance
69 Upper Crown Street	1	1	0
Platinum Apartments	3	2	1
Total	4	3	1

Table 8 shows that 3 of the 4 (75%) windows considered will fully comply with the BRE Guidelines in APSH terms.

The window which falls below the recommended guidelines is located within Platinum Apartments. It should be noted that this window is a small secondary window in a dual aspect room, with the main larger windows facing Silver Street which is not adversely affected.

NEIGHBOURING DAYLIGHT – APSH – ALTERNATIVE CONSENTED/PLANNING APPEAL SCHEME TARGET VALUES

A summary of the results of the Annual Probable Sunlight Hours (APSH) analysis on the relevant overlooking windows are presented below in Table 9 below. This identifies where habitable rooms are left with adequate light when compared against the alternative target values of both the consented and planning appeal scheme. The full results of the daylight analysis are presented in Appendix C.

TABLE 9: NUMBER OF ROOMS EXPERIENCING SUNLIGHT IMPACTS WHEN COMPARED AGAINST THE CONSENTED AND PLANNING APPEAL SCHEME TARGET VALUES (APSH METHOD)

Address	Total Number of Windows Tested	Rooms in Line or Exceeding the Consented Scheme APSH Target Values	Rooms in Line Exceeding the Planning Appeal Scheme APSH Target Values
69 Upper Crown Street	1	1	1
Platinum Apartments	3	2	3
Stirling House	3	3	3
2-9 Hieatt Close	3	3	3
Total	10	9	10

When considering the consented scheme as the baseline and comparing the impacts of the current proposals demonstrates that 9 of the 10 windows experience impacts which are equal to or an improvement when measured against these alternative consented target values.

When considering the planning appeal scheme as the baseline and comparing the impacts of the current proposals demonstrates that all 10 windows experience impacts which are equal or an improvement when measured against these alternative target values.

Overall, the APSH analysis illustrates that despite some isolated infringements, the majority of neighbouring windows will remain fully BRE compliant.

10.0 CONCLUSIONS

The site is in an urban location with residential properties surrounding the site.

The existing building at 40 Silver Street is a single storey warehouse with the building at 60-68 Silver Street being a two storey building set back from the Silver Street pavement line. They are of a size and scale so as to allow good levels of light to reach the majority of the neighbouring properties surrounding the site.

To the north of the site lies the Platinum Apartments fronting Silver Street and also no. 69 Upper Crown Street to the rear of the site. Stirling House site to the north east of the site, with Hawk Cottages and 2-9 Hieatt Close to the south. Finally, to the west of the site is Rimaud House.

To assess the potential impact of the Development on daylight and sunlight on neighbouring properties a baseline assessment was undertaken on both 69 Upper Crown Street and Platinum Apartments.

The site was granted consent for a scheme by Colony Architects in 2016 filed under planning application number 15/0885 but subsequently refused planning consent at appeal on the 09 February 2018 filed under planning application number 19/0449/FUL. As both these proposals represent reasonable alternative precedents, we have assessed these to obtain alternative target values for all adjacent residential properties.

The methods of assessment used were the Vertical Sky Component (VSC), No Sky Line (NSL) and Average Daylight Factor (ADF) for daylight and Annual Probable Sunlight Hours (APSH) for sunlight.

Overall the neighbouring daylight analysis illustrates that despite some isolated infringements in the 3 methods of assessment, that generally the quality, quantity and distribution of light within the majority of neighbouring rooms will remain fully BRE compliant.

The sunlight analysis demonstrates that despite some isolated infringements, the majority of sunlight received by the neighbouring properties will remain fully BRE compliant.

Therefore, the scheme proposals by O'Connell East Architects will generally recognise and observe the intentions of Reading Borough Council Policies and BRE Guidance 209 in daylight and sunlight terms.

Delva Patman Redler LLP



APPENDIX A

LOCATION DRAWINGS

17440/LOC/DS/001 & 17440/LOC/001 – 006

17440/SPT/003





NEIGHBOURING
PROPERTIES CONSIDERED
FOR ANALYSIS

- 1: Upper Crown Street:
Dwg No: 17440_LOC_001
- 2: Platinum Apartments:
Dwg No: 17440_LOC_002
- 3: Stirling House:
Dwg No: 17440_LOC_003
- 4: 2-9 Hieatt Close:
Dwg No: 17440_LOC_006
- 5: Hawk Cottages:
Dwg No: 17440_LOC_004
- 6: Rimaud House:
Dwg No: 17440_LOC_005

NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

Existing	Consented
Proposed	Planning Appeal
Neighboring Property	Cutback Envelope

SOURCE DATA:
Drawings Used:
Surrounding buildings:
Zmapping model

Site photography taken 12/09/2017

NOTES:
All neighbouring properties
considered for analysis

REV	Description	Drawn	Ch'kd	Date

DELVA PATMAN REDLER
Chartered Surveyors

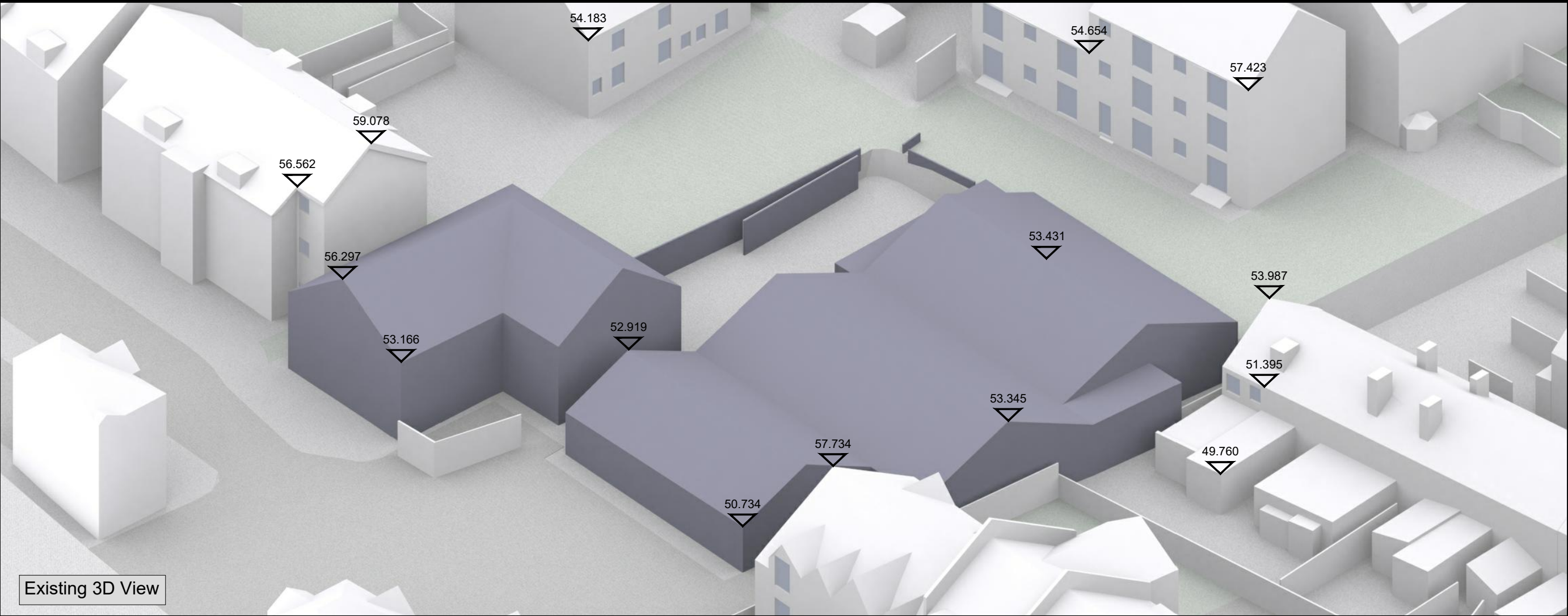
Thavies Inn House
3-4 Holborn Circus
London EC1N 2HA
020 7936 3668
www.delvapatmanredler.co.uk

The Plaza
100 Old Hall Street
Liverpool L3 9QJ
0151 242 0980
info@delvapatmanredler.co.uk

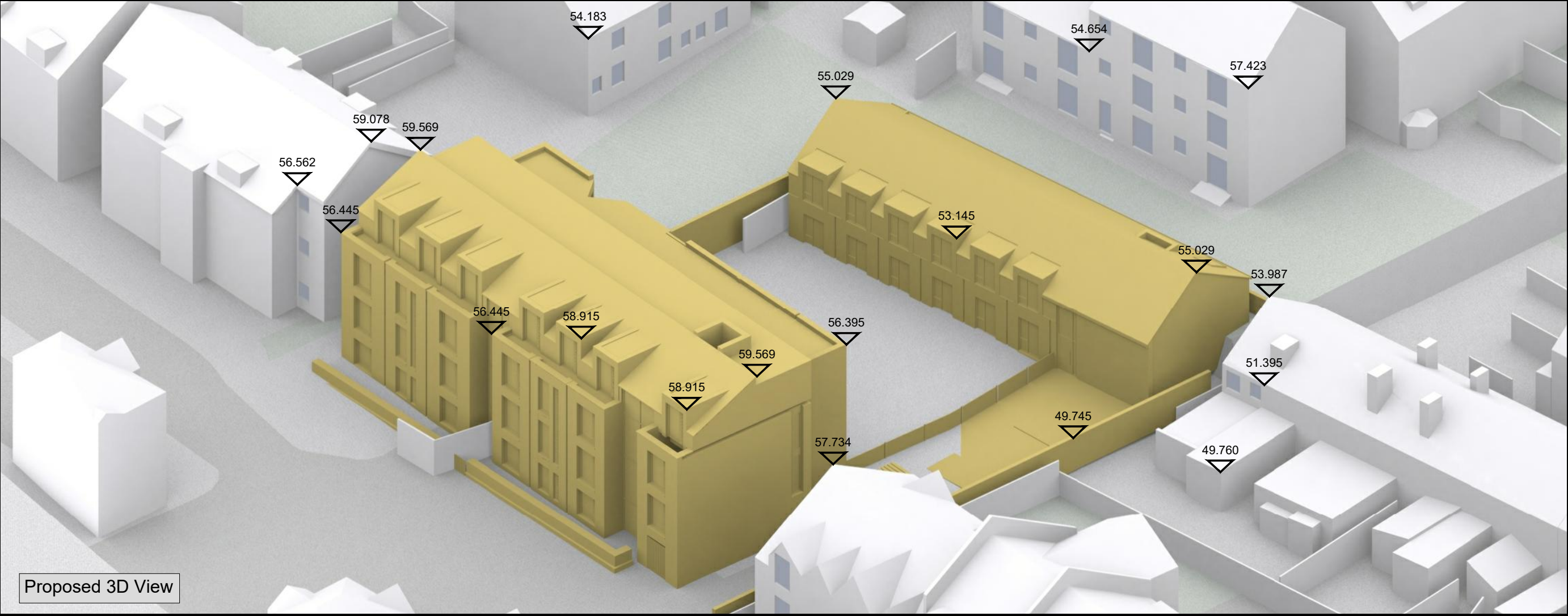
TITLE:
40-68 SILVER STREET
READING
RG1

DRAWING:
LOCATION PLAN
Plan View
Daylight & Sunlight Analysis

DRAWN: RM	JOB NBR:
SCALE: NTS	17440
DATE: 12/09/2019	
DWG NO:	REV:
LOC_DS_001	-



Existing 3D View



Proposed 3D View

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing	Consented
Proposed	Planning Appeal
Neighboring Property	Cutback Envelope

SOURCE DATA:

Drawings Used:
Surrounding buildings:
Zmapping model

Site photography taken 12/09/2017

Proposed Scheme:
O'Connell East Architects:
3D model received 25.09.2019 -
1717_40-68 Silver Street.dwg

NOTES:

All heights given in m AOD

REV	Description	Drawn	Ch'kd	Date

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Thavies Inn House
3-4 Holborn Circus
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020 7936 3668
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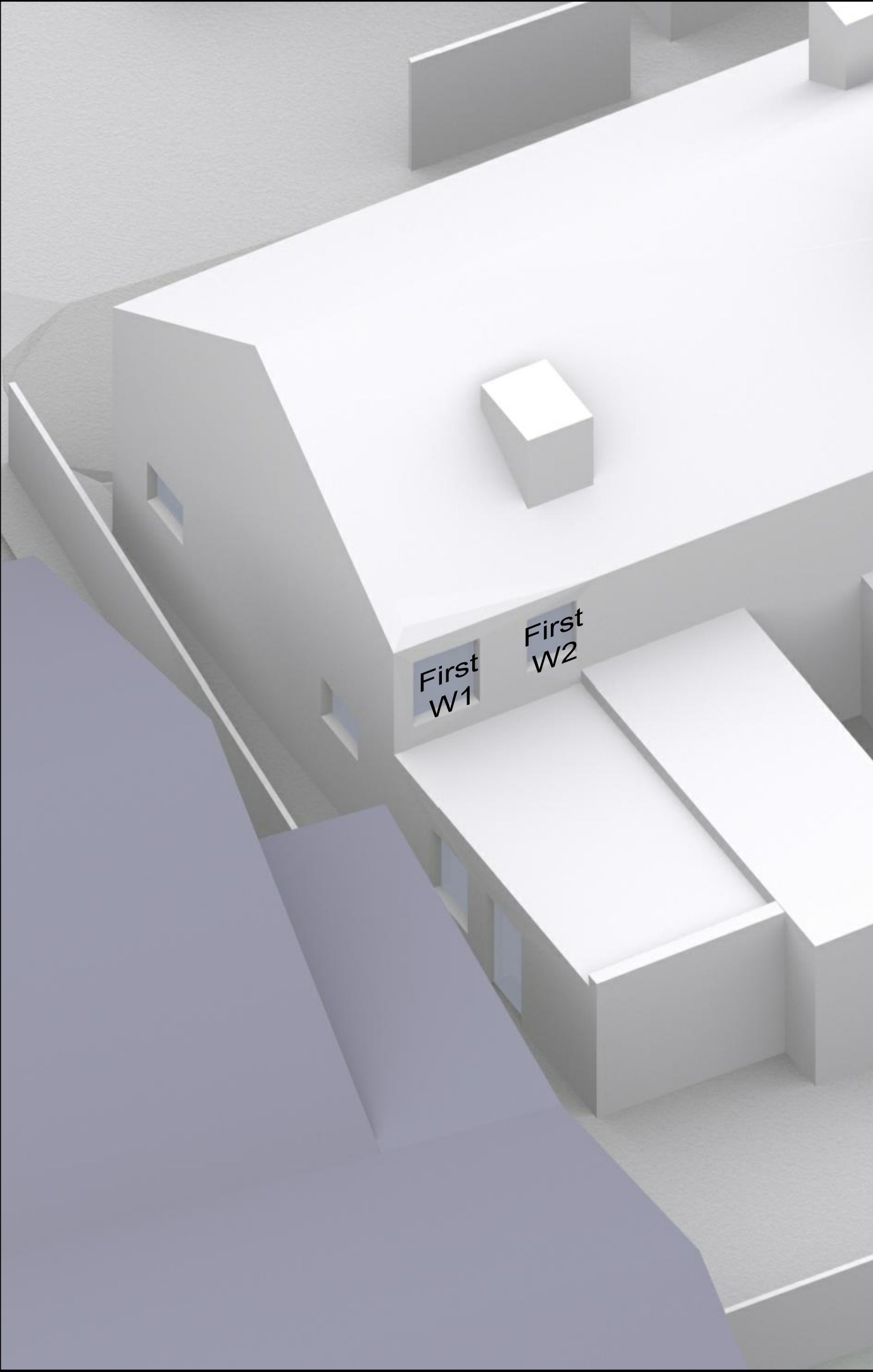
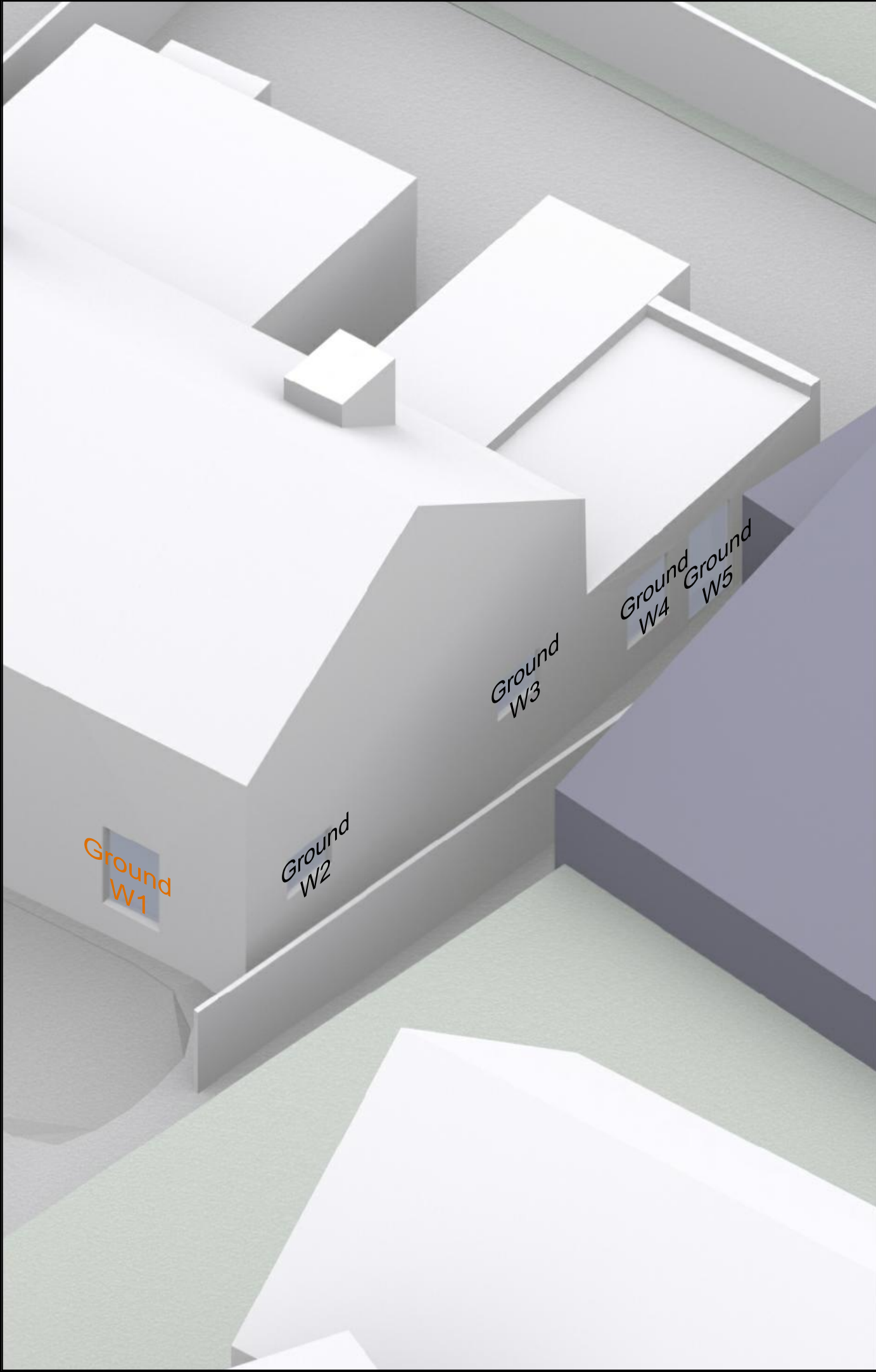
TITLE:

40-68 SILVER STREET
READING
RG1

DRAWING:

Existing & Proposed Schemes
Plan and 3D Views
Key Building Heights

DRAWN: RM	JOB NBR:
SCALE: NTS	17440
DATE: 26/09/2019	
DWG NO:	REV:
SPT_003	-



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

- W1

Windows tested
Daylight only
- W1

Windows tested
Daylight & Sunlight

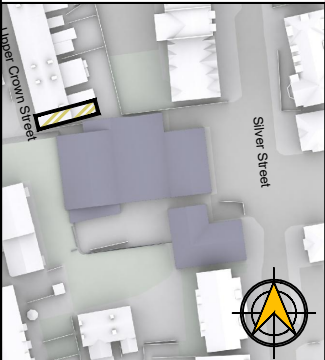
SOURCE DATA:

Drawings Used:
Surrounding buildings:
Zmapping model

Site photography taken 12/09/2017

NOTES:

Building not accessed to assess internal
configuration - room uses assumed.



REV	Description	Drawn	Ch'kd	Date

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Thavies Inn House
3-4 Holborn Circus
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020 7936 3668
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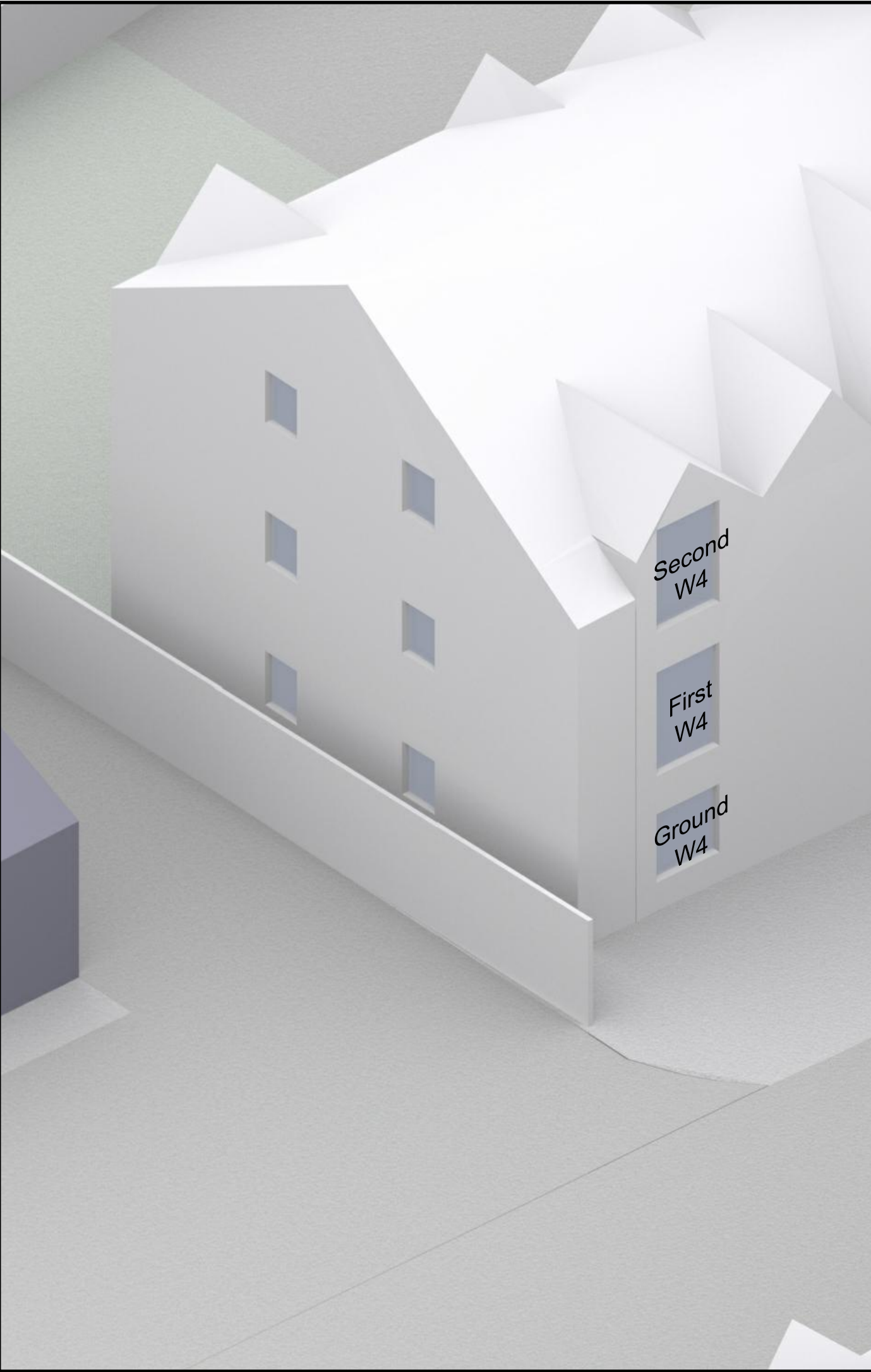
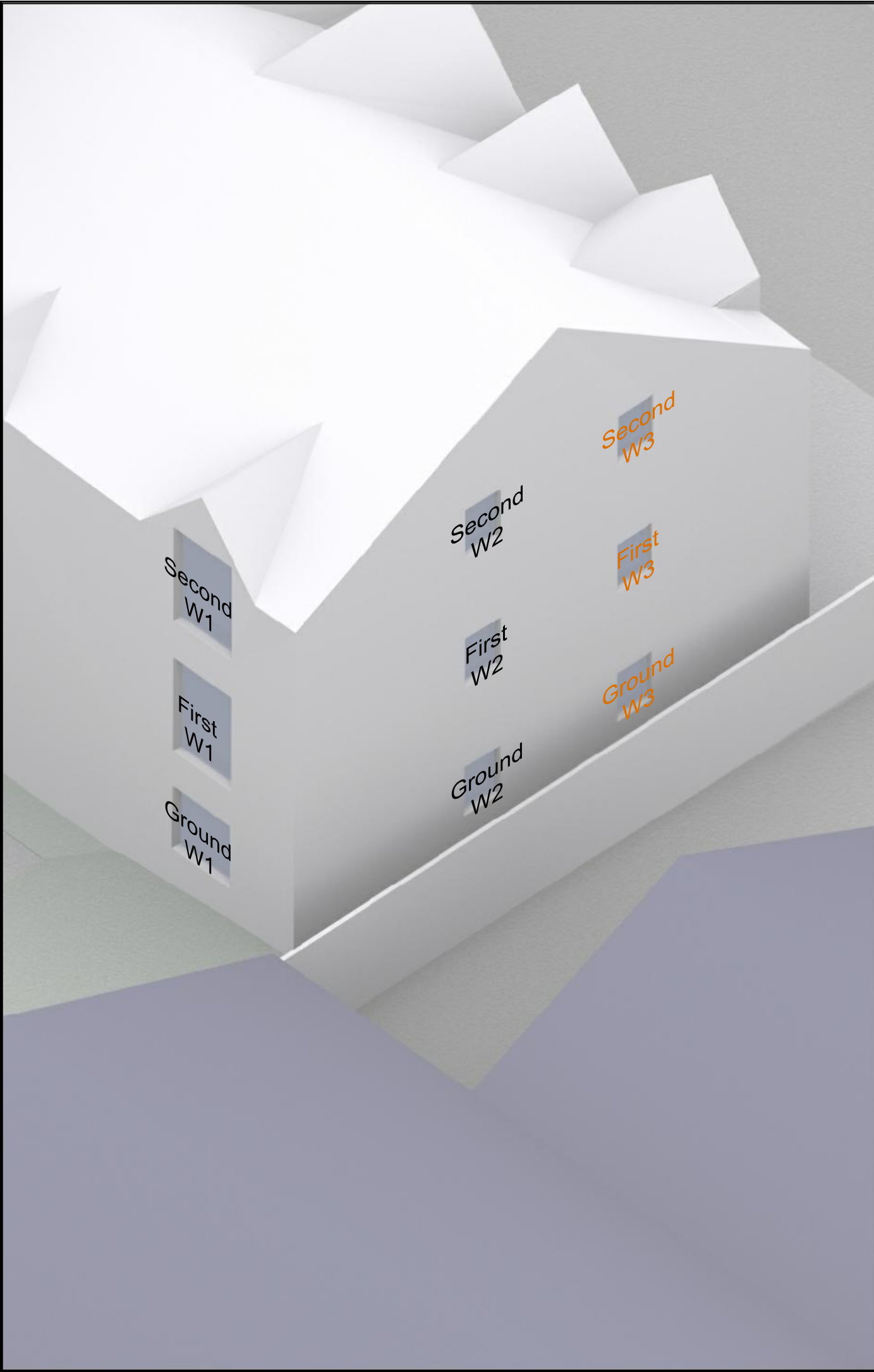
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40-68 SILVER STREET
READING
RG1

DRAWING:

KEY WINDOW LOCATIONS
Plan and 3D Views
69 Upper Crown Street
Daylight & Sunlight Analysis

DRAWN: RM	JOB NBR:
SCALE: NTS	17440
DATE: 12/09/2019	
DWG NO:	REV:
LOC_001	-



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

- W1

Windows tested
Daylight only
- W1

Windows tested
Daylight & Sunlight

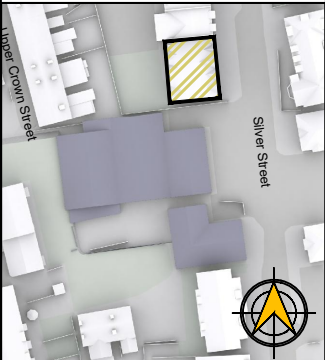
SOURCE DATA:

Drawings Used:
Surrounding buildings:
Zmapping model

Site photography taken 12/09/2017

NOTES:

Building not accessed to assess internal
configuration - room uses
assumed/obtained from estate agent
particulars.



REV	Description	Drawn	Ch'kd	Date

DELVA PATMAN REDLER
Chartered Surveyors



Thavies Inn House
3-4 Holborn Circus
London EC1N 2HA
020 7936 3668
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The Plaza
100 Old Hall Street
Liverpool L3 9QJ
0151 242 0980
info@delvapatmanredler.co.uk

TITLE:

40-68 SILVER STREET
READING
RG1

DRAWING:

KEY WINDOW LOCATIONS
Plan and 3D Views
Platinum Apartments
Daylight & Sunlight Analysis

DRAWN: RM

SCALE: NTS

DATE: 12/09/2019

JOB NBR:

17440

DWG NO:

LOC_002

REV:

-



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

W1

Windows tested
Daylight only

W1

Windows tested
Daylight & Sunlight

SOURCE DATA:

Drawings Used:

Surrounding buildings:

Zmapping model

Site photography taken 12/09/2017

NOTES:

Building not accessed to assess internal
configuration - room uses
assumed/obtained from estate agent
particulars.

Upper Crown Street

Silver Street

REV	Description	Drawn	Ch'kd	Date

DELVA PATMAN REDLER

Chartered Surveyors

Thavies Inn House

3-4 Holborn Circus

London EC1N 2HA

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The Plaza

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Liverpool L3 9QJ

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TITLE:

40-68 SILVER STREET

READING
RG1

DRAWING:

KEY WINDOW LOCATIONS

Plan and 3D Views
Stirling House
Daylight & Sunlight Analysis

DRAWN: RM

SCALE: NTS

DATE: 12/09/2019

JOB NBR:

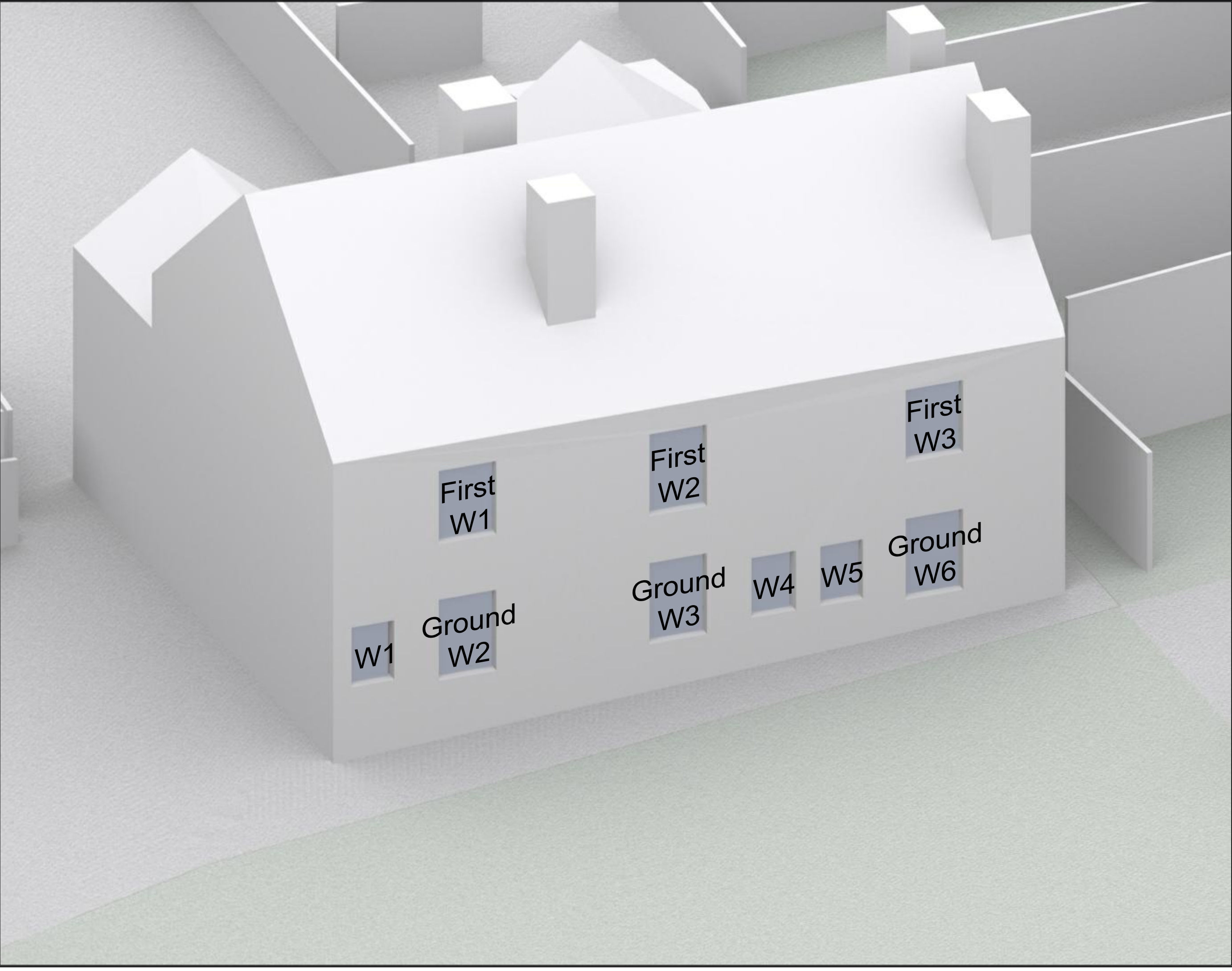
17440

DWG NO:

LOC_003

REV:

-



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

W1

Windows tested Daylight only

W1

Windows tested Daylight & Sunlight

SOURCE DATA:

Drawings Used:

Surrounding buildings:

Zmapping model

Site photography taken 12/09/2017

NOTES:

Building not accessed to assess internal configuration - room uses assumed/obtained from estate agent particulars.

Upper Crown Street

Silver Street

REV	Description	Drawn	Ch'kd	Date

DELVA PATMAN REDLER

Chartered Surveyors

Thavies Inn House
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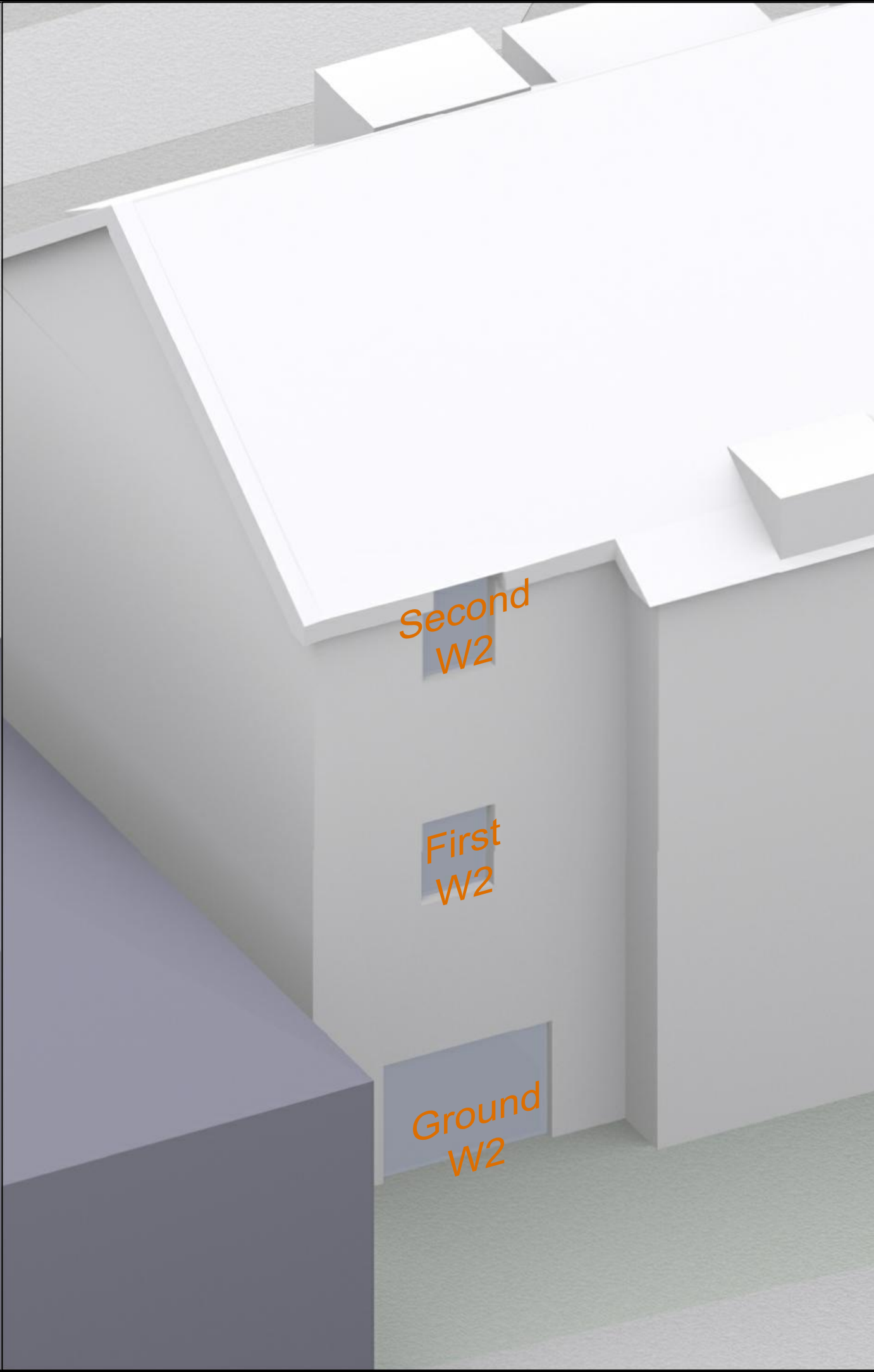
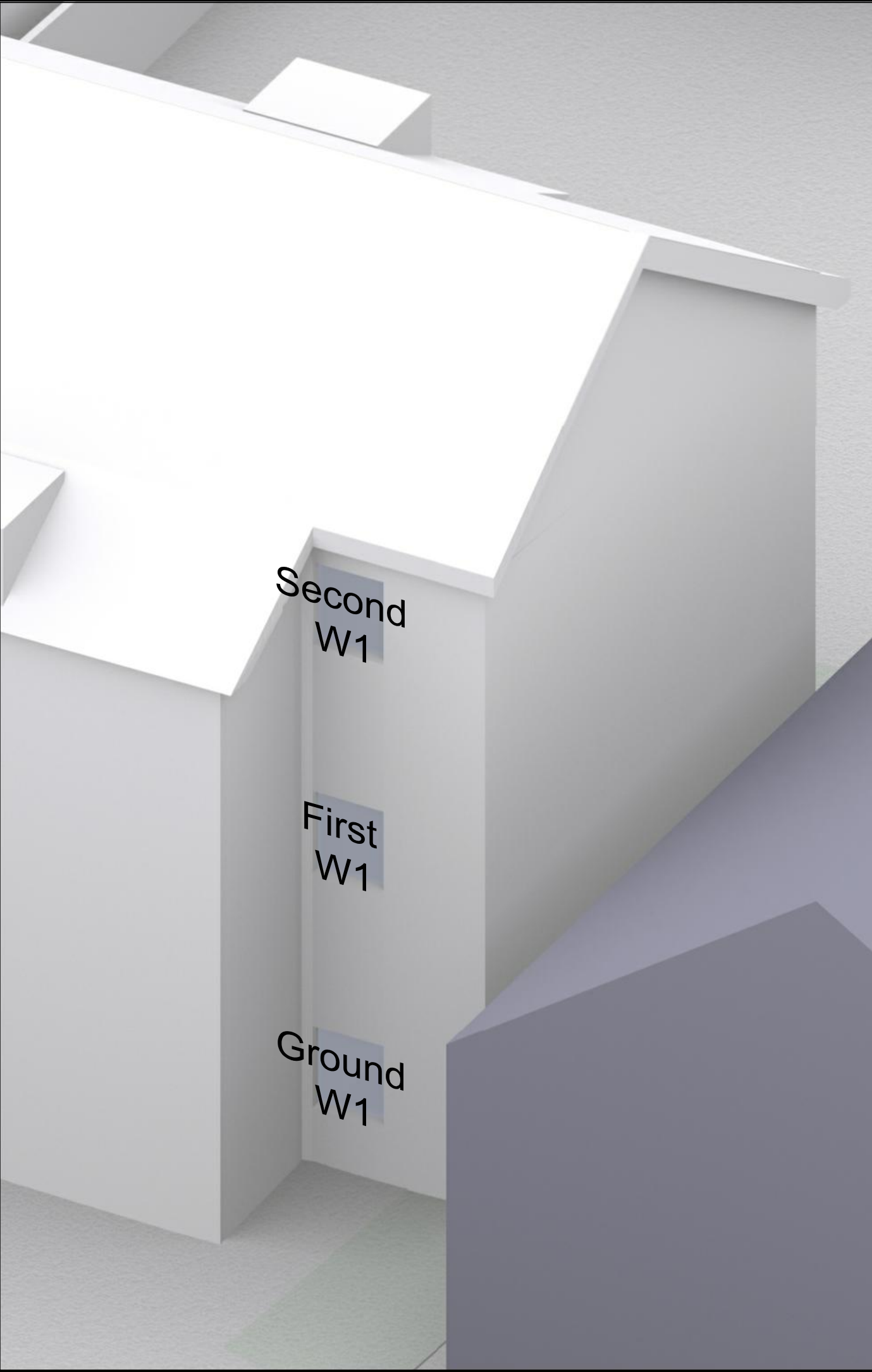
TITLE:

40-68 SILVER STREET
READING
RG1

DRAWING:

KEY WINDOW LOCATIONS
Plan and 3D Views
Hawk Cottages
Daylight & Sunlight Analysis

DRAWN: RM	JOB NBR:
SCALE: NTS	17440
DATE: 12/09/2019	
DWG NO: LOC_004	REV: -



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

W1

Windows tested
Daylight only

W1

Windows tested
Daylight & Sunlight

SOURCE DATA:

Drawings Used:
Surrounding buildings:
Zmapping model

Site photography taken 12/09/2017

NOTES:

Building not accessed to assess internal
configuration - room uses
assumed/obtained from estate agent
particulars.

REV	Description	Drawn	Ch'kd	Date

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TITLE:

40-68 SILVER STREET
READING
RG1

DRAWING:

KEY WINDOW LOCATIONS
Plan and 3D Views
2-9 Hieatt Close
Daylight & Sunlight Analysis

DRAWN: RM	JOB NBR:
SCALE: NTS	17440
DATE: 12/09/2019	
DWG NO: LOC_006	REV: -

APPENDIX B

DAYLIGHT & SUNLIGHT ANALYSIS SUMMARY TABLES – EXISTING V PROPOSED



				VSC				Daylight Distribution			ADF			APSH					
Address	Floor Level	Room Name	Window ID	Existing	Proposed	Window %age Diff	Room %age Diff	Existing	Proposed	%age Diff	Existing	Proposed	%age Diff	APSH Existing	APSH Proposed	%age Diff	Winter Existing	Winter Proposed	&age Diff
69 Upper Crown Street	Ground	Living Room/R1	W1	30.55	30.55	0.00%	-20.73%	98.92%	98.86%	-0.06%	2.19%	1.98%	-9.57%	30	30	0.00%	2	2	0.00%
			W2	26.92	15.76	-41.45%								N/A	N/A	N/A	N/A	N/A	N/A
		Dining Room/R2	W3	17.06	12.75	-25.26%	-25.26%	56.12%	44.65%	-20.44%	0.50%	0.40%	-20.01%	N/A	N/A	N/A	N/A	N/A	N/A
		Kitchen/R3	W4	11.14	14.83	33.18%	58.58%	43.13%	98.51%	128.40%	1.48%	1.94%	30.83%	N/A	N/A	N/A	N/A	N/A	N/A
			W5	7.92	14.57	83.97%								N/A	N/A	N/A	N/A	N/A	N/A
	First	Bedroom/R1	W1	32.10	31.96	-0.43%	-1.12%	97.09%	95.67%	-1.46%	1.55%	1.53%	-1.12%	N/A	N/A	N/A	N/A	N/A	N/A
			W2	33.12	32.52	-1.81%								N/A	N/A	N/A	N/A	N/A	N/A
	Platinum Apartments	Ground	Bedroom/R1	W1	32.20	33.71	4.69%	4.69%	88.72%	94.67%	6.71%	1.32%	1.38%	4.09%	N/A	N/A	N/A	N/A	N/A
			LKD/R2	W2	25.16	17.07	-32.15%	96.70%	92.18%	-4.67%	1.36%	1.20%	-11.66%	N/A	N/A	N/A	N/A	N/A	N/A
				W3	24.69	17.18	-30.40%							42	24	-42.86%	12	3	-75.00%
				W4	30.69	30.69	0.00%							N/A	N/A	N/A	N/A	N/A	N/A
		First	Bedroom/R1	W1	36.05	35.86	-0.54%	95.51%	95.03%	-0.50%	1.59%	1.58%	-0.21%	N/A	N/A	N/A	N/A	N/A	N/A
			LKD/R2	W2	36.35	23.19	-36.21%							N/A	N/A	N/A	N/A	N/A	N/A
				W3	36.58	24.20	-33.86%				1.70%	1.46%	-14.32%	54	35	-35.19%	24	7	-70.83%
				W4	34.12	34.13	0.02%							N/A	N/A	N/A	N/A	N/A	N/A
		Second	Bedroom/R1	W1	37.51	37.43	-0.20%	95.48%	95.44%	-0.04%	1.64%	1.64%	-0.08%	N/A	N/A	N/A	N/A	N/A	N/A
			LKD/R2	W2	38.00	29.11	-23.40%							N/A	N/A	N/A	N/A	N/A	N/A
				W3	38.08	29.85	-21.60%				1.81%	1.63%	-9.53%	54	45	-16.67%	24	15	-37.50%
				W4	37.38	37.39	0.01%							N/A	N/A	N/A	N/A	N/A	N/A

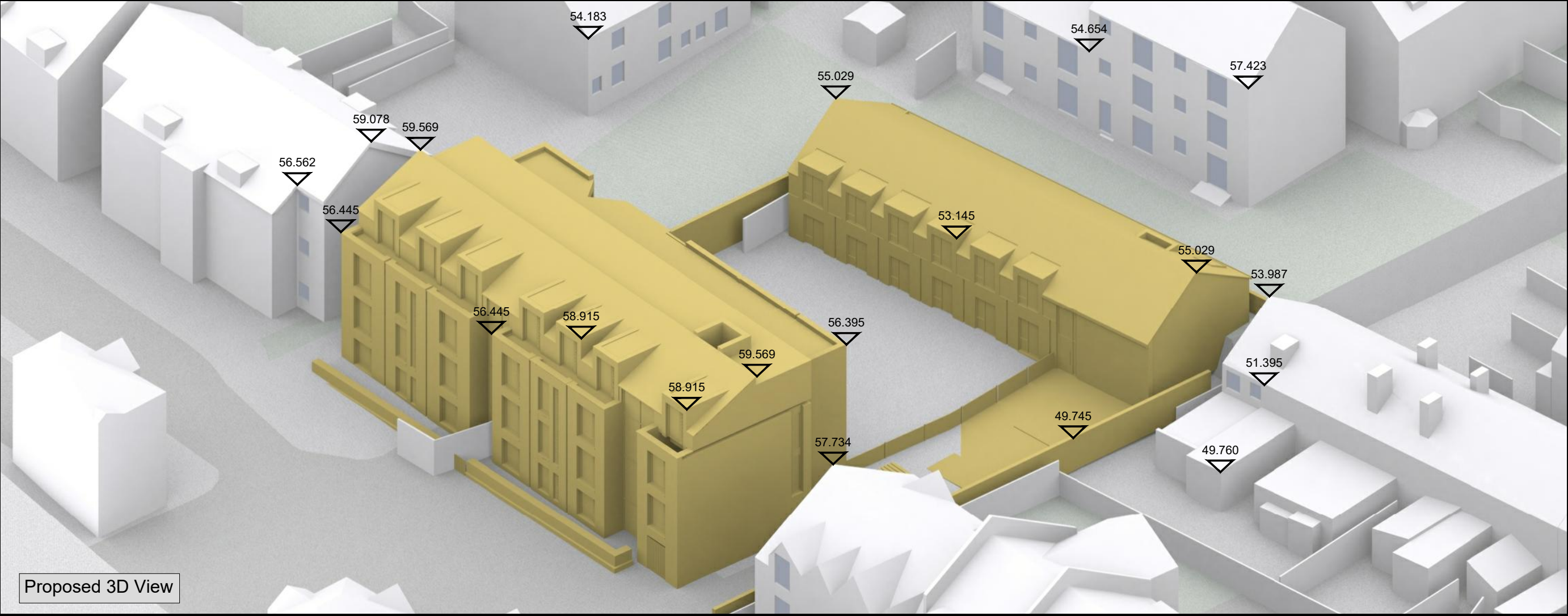
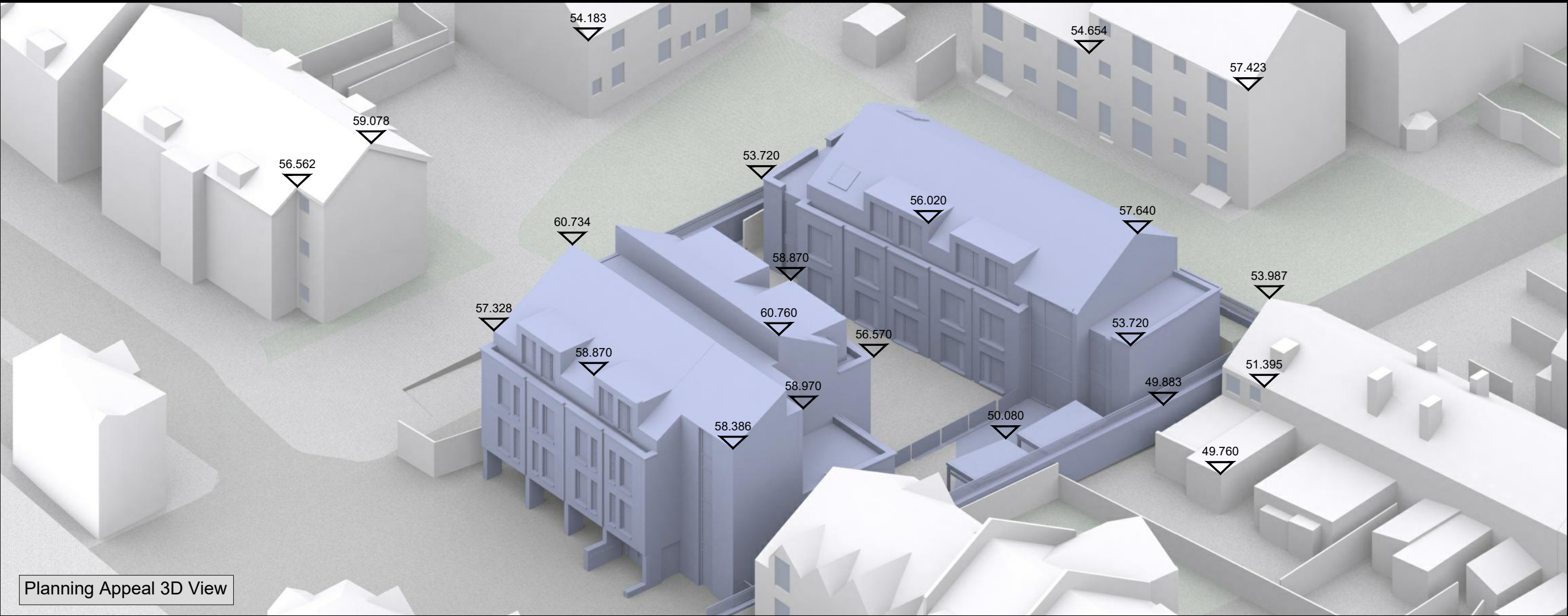
Red Text Cells do not meet the BRE recommendations
Positive %age figures indicate an improvement
in the natural lighting conditions

APPENDIX C

ALTERNATIVE CONSENTED / PLANNING APPEAL TARGET VALUE ANALYSIS

17440/SPT/004 – 005





NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing	Consented
Proposed	Planning Appeal
Neighboring Property	Cutback Envelope

SOURCE DATA:

Drawings Used:
Surrounding buildings:
Zmapping model

Site photography taken 12/09/2017

Proposed Scheme:
O'Connell East Architects:
3D model received 25.09.2019 - 1717_40-68 Silver Street.dwg

Planning Appeal Scheme:
O'Connell East Architects:
3D model received March 2018

NOTES:
All heights given in m AOD

REV	Description	Drawn	Ch'kd	Date

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Chartered Surveyors

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Liverpool L3 9QJ
0151 242 0980
info@delvapatmanredler.co.uk

TITLE:
40-68 SILVER STREET
READING
RG1

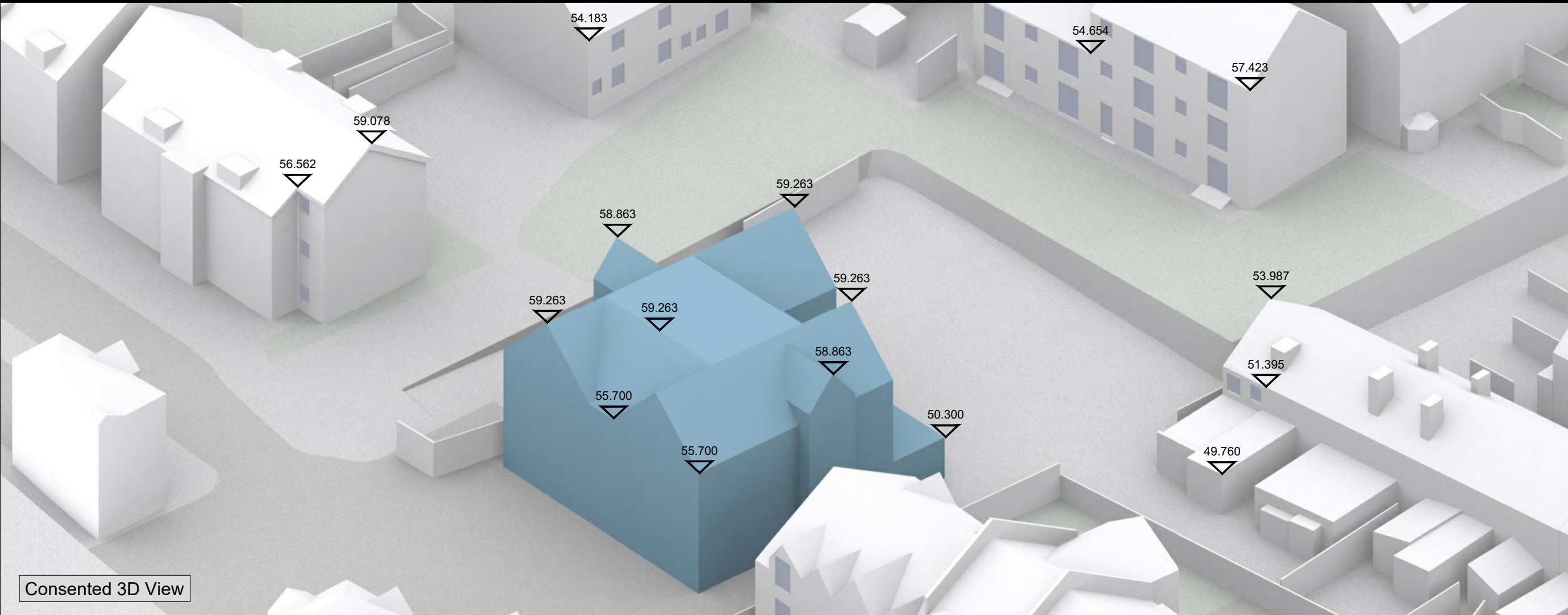
DRAWING:
Planning Appeal & Proposed Schemes
Plan and 3D Views
Key Building Heights

DRAWN: RM	JOB NBR: 17440
SCALE: NTS	
DATE: 26/09/2019	
DWG NO: SPT_004	REV: -

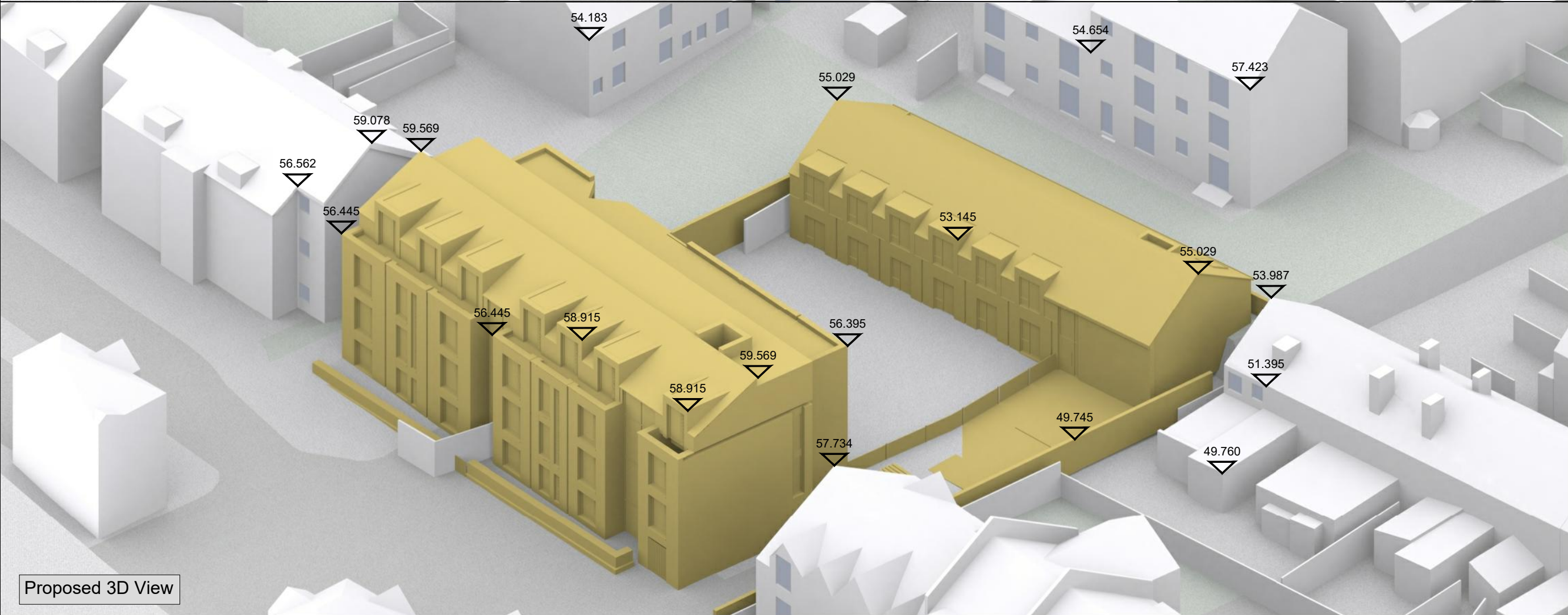
				VSC				Daylight Distribution			ADF			APSH							
Address	Floor Level	Room Name	Window ID	Existing	Proposed	Window %age Diff	Room %age Diff	Existing	Proposed	%age Diff	Existing	Proposed	%age Diff	APSH Existing	APSH Proposed	%age Diff	Winter Existing	Winter Proposed	%age Diff		
69 Upper Crown Street	Ground	Living Room/R1	W1	30.55	30.55	0.00%	-5.75%	98.86%	98.86%	0.00%	2.03%	1.98%	-2.39%	30	30	0.00%	2	2	0.00%		
			W2	17.81	15.76	-11.51%								N/A	N/A	N/A	N/A	N/A	N/A		
		Dining Room/R2	W3	9.13	12.75	39.69%	39.69%	30.12%	44.65%	48.24%	0.32%	0.40%	26.44%	N/A	N/A	N/A	N/A	N/A	N/A		
			Kitchen/R3	W4	7.79	14.83								90.27%	N/A	N/A	N/A	N/A	N/A	N/A	
			W5	7.31	14.57	99.26%	N/A	N/A	N/A	N/A	N/A	N/A									
	First	Bedroom/R1	W1	29.02	31.96	10.13%	8.17%	93.79%	95.67%	2.00%	1.44%	1.53%	5.94%	N/A	N/A	N/A	N/A	N/A	N/A		
			W2	30.62	32.52	6.21%								N/A	N/A	N/A	N/A	N/A	N/A		
Platinum Apartments	Ground	Bedroom/R1	W1	32.29	33.71	4.41%	4.41%	89.27%	94.67%	6.06%	1.33%	1.38%	3.63%	N/A	N/A	N/A	N/A	N/A	N/A		
		LKD/R2	W2	9.34	17.07	82.76%	51.35%	63.58%	92.18%	44.98%	1.04%	1.20%	15.60%	N/A	N/A	N/A	N/A	N/A	N/A		
			W3	10.11	17.18	70.02%								12	24	100.00%	0	3	N/A		
		W4	30.30	30.69	1.29%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A						
	First	Bedroom/R1	W1	35.18	35.86	1.92%	1.92%	93.98%	95.03%	1.12%	1.56%	1.58%	1.39%	N/A	N/A	N/A	N/A	N/A	N/A		
		LKD/R2	W2	15.32	23.19	51.38%	30.03%	95.92%	96.57%	0.68%	1.32%	1.46%	10.25%	N/A	N/A	N/A	N/A	N/A	N/A		
			W3	17.46	24.20	38.61%								20	35	75.00%	5	7	40.00%		
		W4	34.09	34.13	0.11%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A					
	Second	Bedroom/R1	W1	37.24	37.43	0.53%	0.53%	95.04%	95.44%	0.42%	1.64%	1.64%	0.26%	N/A	N/A	N/A	N/A	N/A	N/A		
		LKD/R2	W2	21.32	29.11	36.53%	24.48%	97.18%	97.31%	0.14%	1.49%	1.63%	9.50%	N/A	N/A	N/A	N/A	N/A	N/A		
			W3	21.81	29.85	36.87%								29	45	55.17%	5	15	200.00%		
		W4	37.37	37.39	0.05%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A				
	Stirling House	Ground	Kitchen/R1	W1	26.47	26.88	1.56%	1.56%	97.86%	97.86%	0.00%	2.04%	2.07%	1.09%	N/A	N/A	N/A	N/A	N/A	N/A	
LD/R2			W2	23.02	23.50	2.11%	2.39%	72.62%	74.64%	2.78%	0.79%	0.80%	1.65%	N/A	N/A	N/A	N/A	N/A	N/A		
			W3	20.39	20.93	2.67%								15	15	0.00%	1	1	0.00%		
Bedroom/R3			W4	17.66	17.66	0.00%	2.14%	98.99%	99.71%	0.73%	2.42%	2.46%	1.75%	N/A	N/A	N/A	N/A	N/A	N/A		
			W5	25.19	25.64	1.79%								N/A	N/A	N/A	N/A	N/A	N/A		
			W6	26.90	28.03	4.20%								N/A	N/A	N/A	N/A	N/A	N/A		
		W7	24.63	25.26	2.57%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A						
First		Kitchen/R1	W1	30.27	30.62	1.15%	1.15%	98.04%	98.04%	0.00%	2.25%	2.27%	0.87%	N/A	N/A	N/A	N/A	N/A	N/A		
		LD/R2	W2	29.47	29.90	1.44%	1.71%	96.55%	96.55%	0.00%	1.33%	1.35%	1.20%	30	31	3.33%	5	6	20.00%		
			W3	23.58	24.04	1.98%								N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R3	W4	20.65	20.65	0.00%	1.56%	99.88%	99.88%	0.00%	2.65%	2.69%	1.39%	N/A	N/A	N/A	N/A	N/A	N/A		
			W5	28.42	28.79	1.28%								N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			W6	30.46	31.39	3.05%								N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		W7	28.84	29.39	1.90%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A					
Second		Kitchen/R1	W1	34.51	34.79	0.83%	0.83%	88.38%	88.38%	0.00%	1.63%	1.64%	0.77%	N/A	N/A	N/A	N/A	N/A	N/A		
		LD/R2	W2	34.42	34.77	1.03%	1.15%	85.23%	85.23%	0.00%	1.03%	1.04%	0.98%	33	34	3.03%	7	8	14.29%		
			W3	32.13	32.54	1.27%								N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Bedroom/R3	W4	31.12	31.12	0.00%	1.00%	99.94%	99.94%	0.00%	4.09%	4.13%	1.08%	N/A	N/A	N/A	N/A	N/A	N/A			
W5	34.07	34.76	2.00%	N/A	N/A								N/A	N/A	N/A	N/A	N/A	N/A			
Hawk Cottages	Ground	Living Room/R1	W1	32.47	32.41	-0.19%	-0.11%	98.70%	98.69%	-0.01%	1.66%	1.66%	0.16%	N/A	N/A	N/A	N/A	N/A	N/A		
		Living Room/R2	W3	32.29	32.18	-0.33%	-0.19%	98.54%	98.54%	0.00%	1.65%	1.65%	0.19%	N/A	N/A	N/A	N/A	N/A	N/A		
			W4	32.10	32.08	-0.06%								N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Living Room/R3	W5	31.97	32.03	0.21%	0.39%	97.78%	97.76%	-0.02%	1.53%	1.54%	0.74%	N/A	N/A	N/A	N/A	N/A	N/A		
			W6	31.74	31.92	0.57%								N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	First	Bedroom/R1	W1	34.91	35.22	0.88%	0.88%	96.64%	96.63%	-0.01%	0.98%	0.99%	0.87%	N/A	N/A	N/A	N/A	N/A	N/A		
		Bedroom/R2	W2	34.64	34.98	0.98%	0.98%	96.51%	96.48%	-0.03%	1.00%	1.01%	1.00%	N/A	N/A	N/A	N/A	N/A	N/A		
Bedroom/R3		W3	34.28	34.56	0.83%	0.83%	95.94%	95.92%	-0.01%	0.91%	0.92%	0.93%	N/A	N/A	N/A	N/A	N/A	N/A			
Rimaud House	Ground	Living Room/R1	W1	30.17	30.03	-0.45%	-0.45%	99.45%	99.45%	0.00%	1.73%	1.73%	-0.01%	N/A	N/A	N/A	N/A	N/A	N/A		
		Bedroom/R2	W2	31.87	32.53	2.08%	2.08%	93.31%	98.15%	5.18%	1.09%	1.11%	1.73%	N/A	N/A	N/A	N/A	N/A	N/A		
		Bedroom/R3	W3	30.18	31.37	3.95%	3.95%	87.93%	98.68%	12.22%	1.59%	1.64%	3.39%	N/A	N/A	N/A	N/A	N/A	N/A		
		Bedroom/R5	W5	29.00	31.25	7.76%	7.76%	75.39%	99.06%	31.39%	1.67%	1.77%	6.24%	N/A	N/A	N/A	N/A	N/A	N/A		
		Bedroom/R6	W6	29.81	32.36	8.55%	8.55%	71.02%	98.10%	38.13%	1.02%	1.09%	6.83%	N/A	N/A	N/A	N/A	N/A	N/A		

				VSC				Daylight Distribution			ADF			APSH					
Address	Floor Level	Room Name	Window ID	Existing	Proposed	Window %age Diff	Room %age Diff	Existing	Proposed	%age Diff	Existing	Proposed	%age Diff	APSH Existing	APSH Proposed	%age Diff	Winter Existing	Winter Proposed	&age Diff
Rimaud House	Ground	Living Room/R7	W7	28.97	31.30	8.06%	8.06%	66.44%	98.52%	48.29%	1.27%	1.36%	6.54%	N/A	N/A	N/A	N/A	N/A	N/A
	First	Living Room/R1	W1	35.23	35.71	1.38%	1.38%	99.45%	99.45%	0.00%	1.92%	1.94%	1.09%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R2	W2	35.69	36.27	1.63%	1.63%	98.15%	98.15%	0.00%	1.20%	1.22%	1.55%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R3	W3	34.61	35.86	3.63%	3.63%	98.68%	98.68%	0.00%	1.78%	1.83%	2.89%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R4	W4	34.84	36.45	4.62%	4.62%	97.90%	97.90%	0.00%	1.08%	1.13%	4.32%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R5	W5	33.63	36.04	7.17%	7.17%	98.80%	98.80%	0.00%	1.88%	1.99%	5.85%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R6	W6	34.42	36.56	6.23%	6.23%	98.13%	98.13%	0.00%	1.14%	1.21%	5.83%	N/A	N/A	N/A	N/A	N/A	N/A
		Living Room/R7	W7	33.64	36.14	7.45%	7.45%	98.46%	98.46%	0.00%	1.43%	1.52%	6.22%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	Bedroom/R1	W1	38.06	38.20	0.37%	0.37%	97.74%	97.74%	0.00%	1.17%	1.18%	0.37%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R2	W2	37.50	37.91	1.11%	1.11%	98.82%	98.82%	0.00%	2.06%	2.08%	0.78%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R3	W3	37.92	38.24	0.85%	0.85%	98.13%	98.13%	0.00%	1.25%	1.26%	0.85%	N/A	N/A	N/A	N/A	N/A	N/A
		Living Room/R4	W4	37.42	37.98	1.50%	1.50%	98.53%	98.53%	0.00%	1.57%	1.59%	1.07%	N/A	N/A	N/A	N/A	N/A	N/A
2-9 Hieatt Close	Ground	Kitchen/R1	W1	22.12	21.57	-2.48%	-2.48%	78.81%	78.81%	0.00%	1.08%	1.08%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Living Room/R2	W2	29.75	26.45	-11.07%	-11.07%	99.51%	99.11%	-0.40%	2.16%	1.99%	-8.02%	30	30	0.00%	6	6	0.00%
	First	Kitchen/R1	W1	23.16	22.73	-1.85%	-1.85%	78.80%	78.80%	0.00%	1.11%	1.11%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Living Room/R2	W2	33.15	30.76	-7.20%	-7.20%	96.04%	95.49%	-0.57%	0.71%	0.67%	-5.08%	33	33	0.00%	6	6	0.00%
	Second	Kitchen/R1	W1	23.60	23.49	-0.46%	-0.46%	88.74%	88.74%	0.00%	1.11%	1.11%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Living Room/R2	W2	31.47	31.13	-1.08%	-1.08%	96.19%	96.17%	-0.02%	0.81%	0.80%	-0.79%	25	25	0.00%	5	5	0.00%

Red Text Cells do not meet the BRE recommendations
Positive %age figures indicate an improvement
in the natural lighting conditions



Consented 3D View



Proposed 3D View

NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

 Existing	 Consented
 Proposed	 Planning Appeal
 Neighboring Property	 Cutback Envelope

SOURCE DATA:

Drawings Used:
Surrounding buildings:
Zmapping model

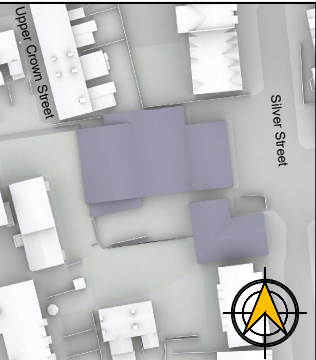
Site photography taken 12/09/2017

Proposed Scheme:
O'Connell East Architects:
3D model received 25.09.2019 -
1717_40-68 Silver Street.dwg

Consented Scheme:
Colony Architects:
Drawings obtained from online planning
archives

NOTES:

All heights given in m AOD



REV	Description	Drawn	Ch'kd	Date

DELVA PATMAN REDLER
Chartered Surveyors



Thavies Inn House
3-4 Holborn Circus
London EC1N 2HA
020 7936 3668
www.delvapatmanredler.co.uk

The Plaza
100 Old Hall Street
Liverpool L3 9QJ
0151 242 0980
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TITLE:

40-68 SILVER STREET
READING
RG1

DRAWING:

Consented & Proposed Schemes
Plan and 3D Views
Key Building Heights

DRAWN: RM	JOB NBR:
SCALE: NTS	17440
DATE: 26/09/2019	
DWG NO:	REV:
SPT_005	-

				VSC				Daylight Distribution			ADF			APSH						
Address	Floor Level	Room Name	Window ID	Existing	Proposed	Window %age Diff	Room %age Diff	Existing	Proposed	%age Diff	Existing	Proposed	%age Diff	APSH Existing	APSH Proposed	%age Diff	Winter Existing	Winter Proposed	%age Diff	
69 Upper Crown Street	Ground	Living Room/R1	W1	30.55	30.55	0.00%	-23.85%	98.92%	98.86%	-0.06%	2.25%	1.98%	-11.93%	30	30	0.00%	2	2	0.00%	
			W2	30.14	15.76	-47.70%								N/A	N/A	N/A	N/A	N/A	N/A	
		Dining Room/R2	W3	30.85	12.75	-58.67%	-58.67%	87.95%	44.65%	-49.23%	0.77%	0.40%	-48.00%	N/A	N/A	N/A	N/A	N/A	N/A	
			Kitchen/R3	W4	29.88	14.83								-50.37%	N/A	N/A	N/A	N/A	N/A	N/A
		W5		29.50	14.57	-50.62%	N/A	N/A	N/A	N/A	N/A	N/A								
	First	Bedroom/R1	W1	32.15	31.96	-0.57%	-0.07%	95.43%	95.65%	0.23%	1.52%	1.53%	0.61%	N/A	N/A	N/A	N/A	N/A	N/A	
			W2	32.38	32.52	0.43%								N/A	N/A	N/A	N/A	N/A	N/A	
	Platinum Apartments	Ground	Bedroom/R1	W1	33.35	33.71	1.09%	1.09%	91.73%	94.67%	3.21%	1.36%	1.38%	0.90%	N/A	N/A	N/A	N/A	N/A	N/A
LKD/R2				W2	16.17	17.07	5.58%	0.96%	91.63%	92.16%	0.58%	1.19%	1.20%	0.45%	N/A	N/A	N/A	N/A	N/A	N/A
			W3	17.66	17.18	-2.70%	27								24	-11.11%	3	3	0.00%	
			W4	30.69	30.69	0.00%	N/A								N/A	N/A	N/A	N/A	N/A	
First		Bedroom/R1	W1	35.40	35.86	1.30%	1.30%	92.58%	95.03%	2.65%	1.57%	1.58%	1.03%	N/A	N/A	N/A	N/A	N/A	N/A	
			LKD/R2	W2	22.36	23.19	3.72%	-0.19%	97.01%	96.55%	-0.47%	1.46%	1.46%	-0.10%	N/A	N/A	N/A	N/A	N/A	N/A
		W3		25.28	24.20	-4.29%	35								35	0.00%	6	7	16.67%	
		W4		34.13	34.13	0.00%	N/A								N/A	N/A	N/A	N/A	N/A	
Second		Bedroom/R1	W1	37.10	37.43	0.88%	0.88%	94.73%	95.44%	0.75%	1.63%	1.64%	0.59%	N/A	N/A	N/A	N/A	N/A	N/A	
			LKD/R2	W2	29.02	29.11	0.33%	-0.89%	97.14%	97.31%	0.17%	1.64%	1.63%	-0.41%	N/A	N/A	N/A	N/A	N/A	N/A
		W3		30.77	29.85	-2.99%	45								45	0.00%	15	15	0.00%	
		W4		37.39	37.39	0.00%	N/A								N/A	N/A	N/A	N/A	N/A	
Stirling House		Ground	Kitchen/R1	W1	26.95	26.88	-0.25%	-0.25%	97.86%	97.86%	0.00%	2.07%	2.07%	-0.16%	N/A	N/A	N/A	N/A	N/A	N/A
				W2	23.59	23.50	-0.36%	-0.07%	73.83%	74.70%	1.18%	0.80%	0.80%	-0.04%	N/A	N/A	N/A	N/A	N/A	N/A
			LD/R2	W3	20.89	20.93	0.21%								15	15	0.00%	1	1	0.00%
	Bedroom/R3			W4	17.66	17.66	0.00%								-0.85%	99.48%	99.71%	0.23%	2.48%	2.46%
				W5	25.64	25.64	0.02%	N/A	N/A	N/A	N/A	N/A	N/A							
			W6	28.38	28.03	-1.22%	N/A	N/A	N/A	N/A	N/A	N/A								
			W7	25.83	25.26	-2.21%	N/A	N/A	N/A	N/A	N/A	N/A								
	First	Kitchen/R1	W1	30.67	30.62	-0.18%	-0.18%	98.04%	98.04%	0.00%	2.27%	2.27%	-0.13%	N/A	N/A	N/A	N/A	N/A	N/A	
			W2	29.98	29.90	-0.27%	-0.10%	96.55%	96.55%	0.00%	1.35%	1.35%	-0.11%	31	31	0.00%	6	6	0.00%	
		LD/R2	W3	24.02	24.04	0.08%								N/A	N/A	N/A	N/A	N/A	N/A	
			Bedroom/R3	W4	20.65	20.65								0.00%	-0.60%	99.85%	99.85%	0.00%	2.71%	2.69%
				W5	28.77	28.79	0.04%	N/A	N/A	N/A	N/A	N/A	N/A							
		W6		31.67	31.39	-0.87%	N/A	N/A	N/A	N/A	N/A	N/A								
		W7		29.85	29.39	-1.55%	N/A	N/A	N/A	N/A	N/A	N/A								
	Second	Kitchen/R1	W1	34.86	34.79	-0.20%	-0.20%	88.38%	88.38%	0.00%	1.65%	1.64%	-0.19%	N/A	N/A	N/A	N/A	N/A	N/A	
			W2	34.84	34.77	-0.20%	-0.11%	85.23%	85.23%	0.00%	1.04%	1.04%	-0.10%	34	34	0.00%	8	8	0.00%	
		LD/R2	W3	32.54	32.54	-0.01%								N/A	N/A	N/A	N/A	N/A	N/A	
			Bedroom/R3	W4	31.12	31.12								0.00%	-0.27%	99.94%	99.94%	0.00%	4.15%	4.13%
W5				34.95	34.76	-0.54%	N/A	N/A	N/A	N/A	N/A	N/A								
Hawk Cottages	Ground	Living Room/R1	W1	34.34	32.41	-5.63%	-5.64%	98.70%	98.69%	-0.01%	1.74%	1.66%	-4.70%	N/A	N/A	N/A	N/A	N/A	N/A	
			W2	34.34	32.39	-5.66%								N/A	N/A	N/A	N/A	N/A	N/A	
		Living Room/R2	W3	34.06	32.18	-5.50%	-5.29%	98.54%	98.54%	0.00%	1.72%	1.65%	-4.25%	N/A	N/A	N/A	N/A	N/A	N/A	
			W4	33.80	32.08	-5.09%								N/A	N/A	N/A	N/A	N/A	N/A	
		Living Room/R3	W5	33.60	32.03	-4.65%	-4.33%	97.78%	97.76%	-0.02%	1.60%	1.54%	-3.23%	N/A	N/A	N/A	N/A	N/A	N/A	
			W6	33.25	31.92	-4.00%								N/A	N/A	N/A	N/A	N/A	N/A	
	First	Bedroom/R1	W1	35.90	35.22	-1.89%	-1.89%	96.64%	96.63%	-0.01%	1.01%	0.99%	-1.67%	N/A	N/A	N/A	N/A	N/A	N/A	
		Bedroom/R2	W2	35.63	34.98	-1.83%	-1.83%	96.51%	96.48%	-0.03%	1.02%	1.01%	-1.51%	N/A	N/A	N/A	N/A	N/A	N/A	
Bedroom/R3		W3	35.10	34.56	-1.54%	-1.54%	95.94%	95.92%	-0.01%	0.93%	0.92%	-1.22%	N/A	N/A	N/A	N/A	N/A	N/A		
Rimaud House	Ground	Living Room/R1	W1	32.45	30.03	-7.46%	-7.46%	99.45%	99.45%	0.00%	1.83%	1.73%	-5.52%	N/A	N/A	N/A	N/A	N/A	N/A	
		Bedroom/R2	W2	34.86	32.53	-6.67%	-6.67%	98.15%	98.15%	0.00%	1.18%	1.11%	-5.95%	N/A	N/A	N/A	N/A	N/A	N/A	
		Bedroom/R3	W3	34.60	31.37	-9.34%	-9.34%	98.68%	98.68%	0.00%	1.77%	1.64%	-7.20%	N/A	N/A	N/A	N/A	N/A	N/A	
		Bedroom/R5	W5	34.70	31.25	-9.93%	-9.93%	99.06%	99.06%	0.00%	1.92%	1.77%	-7.60%	N/A	N/A	N/A	N/A	N/A	N/A	
		Bedroom/R6	W6	35.05	32.36	-7.68%	-7.68%	98.10%	98.10%	0.00%	1.16%	1.09%	-6.76%	N/A	N/A	N/A	N/A	N/A	N/A	

				VSC				Daylight Distribution			ADF			APSH					
Address	Floor Level	Room Name	Window ID	Existing	Proposed	Window %age Diff	Room %age Diff	Existing	Proposed	%age Diff	Existing	Proposed	%age Diff	APSH Existing	APSH Proposed	%age Diff	Winter Existing	Winter Proposed	&age Diff
Rimaud House	Ground	Living Room/R7	W7	34.56	31.30	-9.44%	-9.44%	98.52%	98.52%	0.00%	1.46%	1.36%	-7.12%	N/A	N/A	N/A	N/A	N/A	N/A
	First	Living Room/R1	W1	36.35	35.71	-1.76%	-1.76%	99.45%	99.45%	0.00%	1.97%	1.94%	-1.51%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R2	W2	36.82	36.27	-1.50%	-1.50%	98.15%	98.15%	0.00%	1.24%	1.22%	-1.43%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R3	W3	36.52	35.86	-1.81%	-1.81%	98.68%	98.68%	0.00%	1.86%	1.83%	-1.51%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R4	W4	36.94	36.45	-1.34%	-1.34%	97.90%	97.90%	0.00%	1.14%	1.13%	-1.31%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R5	W5	36.61	36.04	-1.55%	-1.55%	99.06%	99.06%	0.00%	2.01%	1.99%	-1.26%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R6	W6	36.93	36.56	-1.00%	-1.00%	98.13%	98.13%	0.00%	1.22%	1.21%	-0.98%	N/A	N/A	N/A	N/A	N/A	N/A
		Living Room/R7	W7	36.59	36.14	-1.22%	-1.22%	98.46%	98.46%	0.00%	1.54%	1.52%	-0.88%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	Bedroom/R1	W1	38.48	38.20	-0.74%	-0.74%	97.74%	97.74%	0.00%	1.19%	1.18%	-0.73%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R2	W2	38.21	37.91	-0.78%	-0.78%	99.07%	99.07%	0.00%	2.09%	2.08%	-0.70%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R3	W3	38.47	38.24	-0.61%	-0.61%	98.13%	98.13%	0.00%	1.27%	1.26%	-0.59%	N/A	N/A	N/A	N/A	N/A	N/A
		Living Room/R4	W4	38.20	37.98	-0.59%	-0.59%	98.53%	98.53%	0.00%	1.60%	1.59%	-0.52%	N/A	N/A	N/A	N/A	N/A	N/A
2-9 Hieatt Close	Ground	Kitchen/R1	W1	22.19	21.57	-2.79%	-2.79%	78.81%	78.81%	0.00%	1.08%	1.08%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Living Room/R2	W2	30.44	26.45	-13.09%	-13.09%	99.53%	99.15%	-0.39%	2.20%	1.99%	-9.51%	30	30	0.00%	6	6	0.00%
	First	Kitchen/R1	W1	23.20	22.73	-2.02%	-2.02%	78.80%	78.80%	0.00%	1.11%	1.11%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Living Room/R2	W2	33.47	30.76	-8.10%	-8.10%	96.06%	95.51%	-0.58%	0.72%	0.67%	-6.07%	33	33	0.00%	6	6	0.00%
	Second	Kitchen/R1	W1	23.61	23.49	-0.51%	-0.51%	88.74%	88.74%	0.00%	1.11%	1.11%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Living Room/R2	W2	31.54	31.13	-1.32%	-1.32%	96.20%	96.19%	-0.02%	0.81%	0.80%	-1.11%	25	25	0.00%	5	5	0.00%