



Daylight & Sunlight Report

The Meadway Centre, Honey End Lane, Tilehurst

Presented to Chillingham Limited

Issued: January 2019

Delta-Simons Project No. 19-1841.04



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Report Details

Client	Chillingham Limited
Report Title	Daylight & Sunlight Report
Site Address	The Meadway Centre, Honey End Lane, Tilehurst
Project No.	19-1841.04
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Quality Assurance

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				pp. Rob Molyneux Unit Director	Rob Molyneux Unit Director	Rob Molyneux Unit Director

About us

Delta-Simons is a trusted, multidisciplinary environmental consultancy, focused on delivering the best possible project outcomes for customers.

Specialising in Environment, Health & Safety and Sustainability, Delta-Simons provide support and advice within the property development, asset management, corporate and industrial markets. Operating from nine locations - Lincoln, Birmingham, Dublin, Durham, Leeds, London, Manchester, Norwich and Nottingham - we employ over 75 environmental professionals, bringing experience from across the private consultancy and public sector markets.

Delta-Simons is proud to be a founder member of the Inogen® Environmental Alliance, a global corporation providing multinational organisations with consistent, high quality and cost effective environmental, health, safety, energy and sustainability solutions. Inogen assists multinational clients by resolving liabilities from the past, addressing today's requirements and delivering solutions for the future. With more than 200 offices located on every continent, more than 6,430 staff worldwide, and projects completed in more than 120 countries, Inogen provides a single point of contact for diverse markets as Automotive, Chemical, Consumer Products & Retail, Financial, Food & Beverage, Healthcare, Insurance, Manufacturing, Non Profit Organisations, Oil & Gas, Real Estate, Services Firms, Technology and Transportation, among others.

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1.0 Introduction

1.1 Authors

This Daylight & Sunlight Report has been produced on behalf of Delta-Simons by Andrew Pickersgill and Chris Jones of MES Building Solutions.

Andrew Pickersgill is an Associate member of the Royal Institution of Chartered Surveyors and is a member of MES's neighbourly matters team. He has a BSc (Hons) degree in Building Surveying. Andrew undertakes daylighting, sunlight and shadow analysis for planning applications. He is also involved in party wall issues and carries out other building surveying services for our clients.

Chris Jones is the Technical Director at MES Building Solutions. Chris has a Masters Degree in Energy Efficient & Sustainable Building, as well as an Honours degree in Mechanical Engineering. Chris has over 15 years' experience in providing sustainable building solutions and leads the Neighbourly Matters team at MES. He undertakes daylighting, sunlight and shadow cast analysis for planning applications.

1.2 Context

Delta-Simons Environmental Consultants Ltd ('Delta-Simons') was instructed by Chillingham Limited ('the Client') to undertake a Daylight and Sunlight in support of an outline planning application (with all matters reserved except for means of access) for the partial re-development of the Meadway Centre (the 'Proposed Development'), Tilehurst in Reading (the 'Site').

This report is provided to accompany an Outline Planning application proposing an extended residential community at the Meadway District Centre.

The assessment has been completed based upon interpretation of available outline planning information and layouts, in the absence of detailed design information.

1.3 Executive Summary

We have carried out calculations following guidance in Site Layout Planning for Daylight & Sunlight (SLPDS), PJ Littlefair 2011 to ascertain the impact of the proposed re development of Meadway Precinct, Honey End Lane, Tilehurst, Reading, on the daylight and sunlight of the neighbouring properties.

Daylight and sunlight is one of a number of considerations when designing a building and should therefore be balanced with other planning issues, such as the appearance of the building, the need for additional local housing, the existing street scene and the commercial viability of the project.

The guidance is clear that the advice is not mandatory, should be used flexibly and that in certain environments (such as this) a higher degree of obstruction may be unavoidable.

In this case the vast majority of neighbouring windows and rooms comfortably fulfill all the planning guidance. This would be regarded as a high level of compliance in an urban environment such as this.

We have provided our further comments on those spaces that could be regarded as falling outside the planning guidance in detail in the following report.

In our opinion the proposals accord with the intent and context of the planning guidance in this case.

1.4 Purpose and Scope

The purpose of this report is to assess the impact of the proposed re development Meadway Precinct site off Honey End Lane, on the daylight and sunlight on the neighbouring properties.

This report considers the daylight and sunlight issues against the criteria set out for national guidance in the following publications:

- ▲ Site Layout Planning for Daylight & Sunlight (SLPDS), PJ Littlefair 2011 published by the BRE (Building Research Establishment) ref: BR209.

The SLPDS is the culmination of research undertaken by the BRE to determine whether or not a new development will adversely affect the light to nearby properties. The BRE tests are approved by the Department of the Environment and are widely used by local authorities when deciding on development applications.

- ▲ BS 8206-2- Code of practice for skylighting.

There are no minimum mandatory requirements for sunlight & skylight in Building Regulations for England & Wales but the guidance set out in SLPDS is widely accepted as the approved methodology when calculating sunlight & skylight.

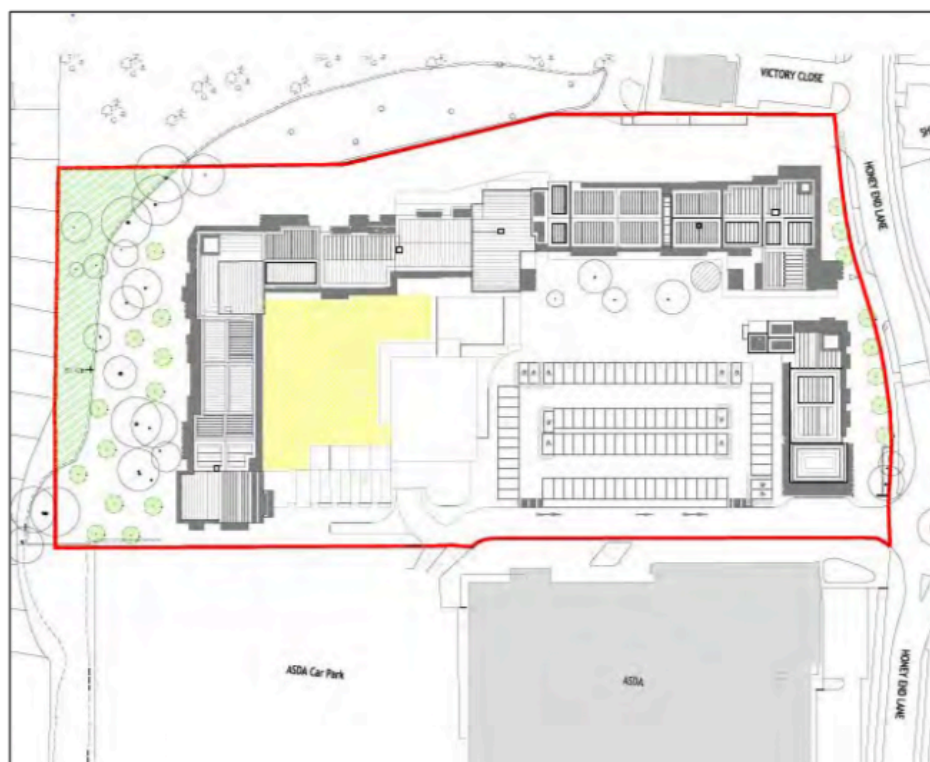
It is worthy of note that SLPDS was first published in 1991 and BS 8206-2 in 1992. However SLPDS was updated in Oct 2011 and we have therefore undertaken this study on the basis of this guidance document.

1.5 Description of Development

The scheme comprises of the demolition of the existing buildings on the Meadway Precinct, and to be replaced with a mixed usage scheme that contains commercial and residential units.

The site is located on the west side of Honey End Lane and is located north of the Asda supermarket.

Figure 1. Proposed Site Plan



2.0 Assessment Process

2.1 The Effect on Neighbouring Properties

The SLPDS describes three parameters to be assessed in order to measure the impact of the proposed new building on Daylight/Sunlight availability to the key adjacent properties. The three parameters to be assessed are as follows:

1. Daylight:

Vertical Sky Component (VSC) Daylight Distribution (DD)

2. Sunlight:

Annual Probable Sunlight Hours (APSH)

3. Overshadowing (Amenity Space):

On relevant open spaces

The guidance states that rooms to be assessed should be living rooms, kitchens and bedrooms in residential properties. In non-domestic buildings rooms where occupants 'have a reasonable expectation of daylight' should be assessed. Although these spaces are not defined, examples are given of the type of non-domestic buildings that would normally fall into this category. These include schools, hospitals, hotels and hostels, small workshops and *some* offices.

As it is difficult to be sure of the specific use of neighbouring spaces we have taken a view on the relevance of the spaces adjacent to the proposed development. If we have been in any doubt we have carried out the assessment. However it should be noted some of the spaces we have assessed could fall outside the test requirement criteria.

It is important to note that the numerical values in the guidance are advisory and different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints.

The neighbouring properties we have assessed are as follows:

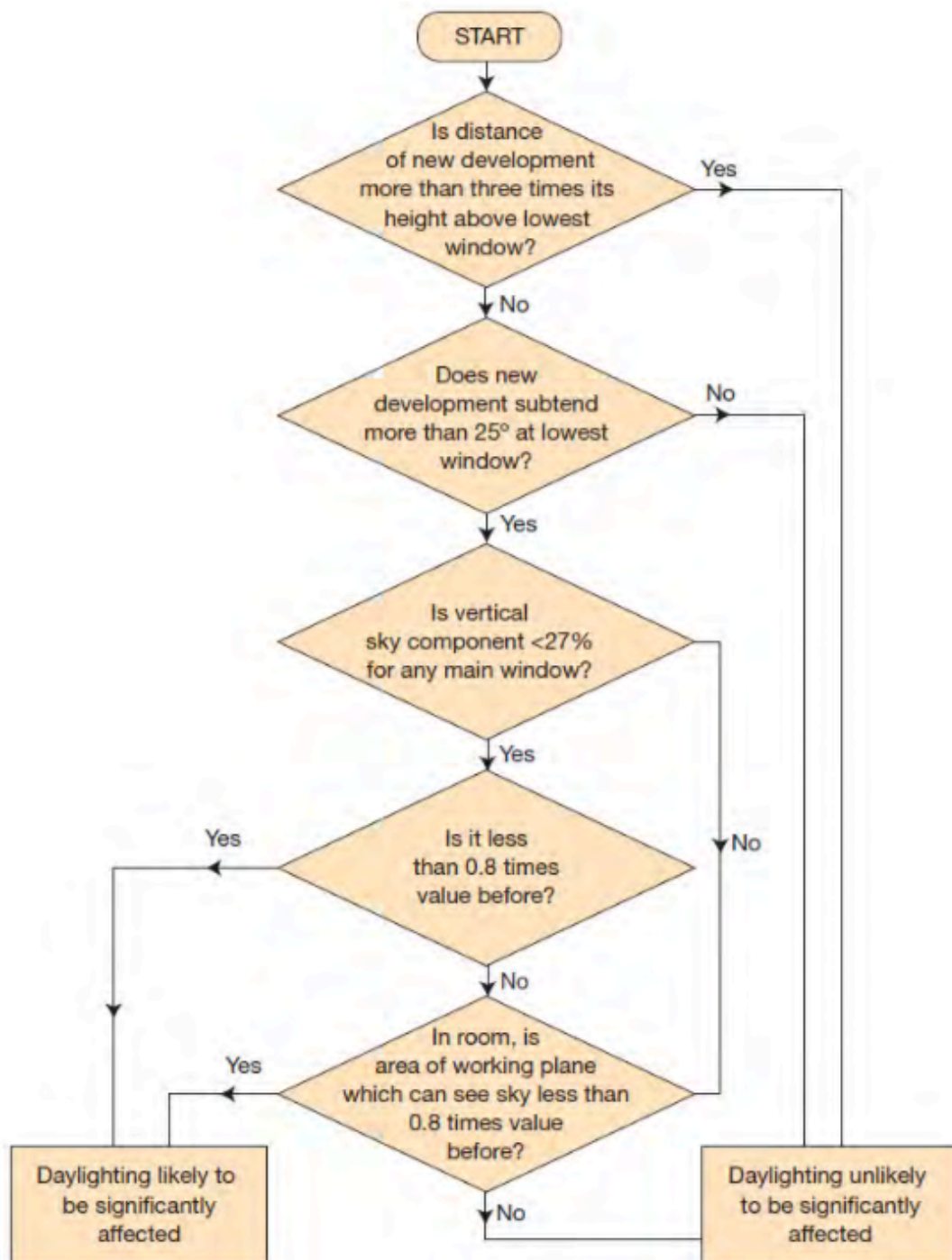
- ▲ 1 – 57 Victory Close
- ▲ 2 – 64 Victory Close
- ▲ 27 – Shilling Close
- ▲ 39 – 49 Shilling Close
- ▲ Chimney Court

The assessment is based on the drawings provided by Accord Architecture, as set out in Appendix A of this report.

3.0 Daylight

Site Layout Planning for Daylight & Sunlight contains the following flow chart showing the steps which should be taken in order to establish whether a building will receive adequate daylight:

Figure 2. Daylight Flow Chart (SLPDS, BR209)



3.1 Distance Check

Site Layout Planning for Daylight & Sunlight (2011) states: "Loss of light to existing windows need not be analysed if the distance of each part of the new development from the existing window is three or more times its height above the centre of the existing window."

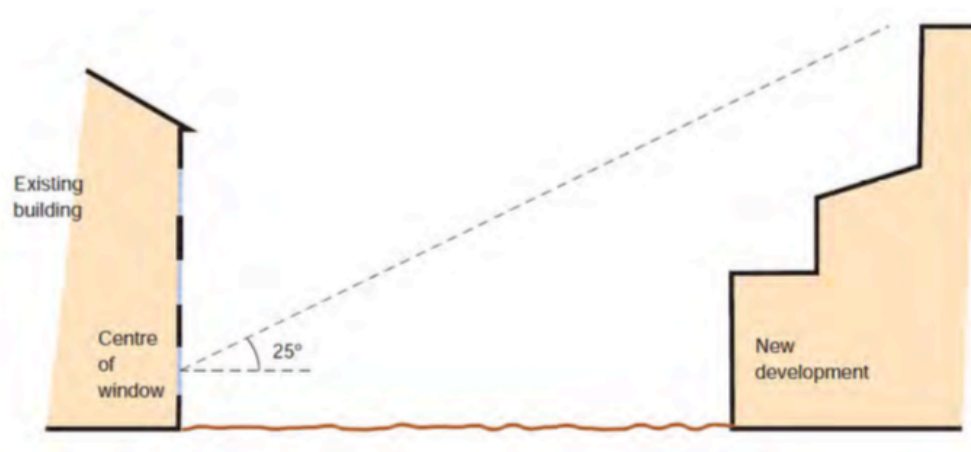
Distance Check Results

On this occasion the ratio of the height of the proposed building to its distance from the centre of the lowest existing window is less than 1:3 and the 25° rule must be applied.

3.2 25° Rule

The angle to the horizontal subtended by the new development at the level of the centre of the lowest affected window should be no greater than 25°. If this is the case then it is unlikely to have a noticeable effect on diffuse skylight enjoyed by the existing building.

Figure 3. 25° Rule (SLPDS, BR209)



If, for any part of the development, the angle is more than 25°, a more detailed check is needed to find the loss of skylight to the existing building.

25° Rule Results

On this occasion the angle to the horizontal subtended by the new development at the level of the centre of the lowest affected window will be greater than 25° and more detailed checks are necessary.

3.3 Vertical Sky Component

Daylight is the light received from the sun which is diffused through the sky's clouds. Even on a cloudy day when the sun is not visible a room will continue to be lit with light from the sky. This is also known as 'diffuse light'. Any reduction in the total amount of daylight can be calculated by finding the 'Vertical Sky Component'.

The Vertical Sky Component (VSC) is the ratio of the direct skylight illuminance falling on a vertical face at a reference point (usually the centre of a window), to the simultaneous horizontal illuminance under an unobstructed sky.

The guidance states that the VSC will be adversely affected if after a development it is both less than 27% of the overall available diffuse light and less than 0.8 times its former value.

Therefore if the VSC is more than 27% then enough light would still be reaching the window of the neighbouring building. However if the VSC is less than 27% as well as less than 0.8 times its former value the occupants will notice the reduction in the amount of skylight.

VSC Results

Calculations were undertaken in accordance with the planning guidance contained in BRE document 209 'Site Layout Planning for Daylight & Sunlight' - PJ Littlefair 2011.

Detailed results are provided in Appendix C.

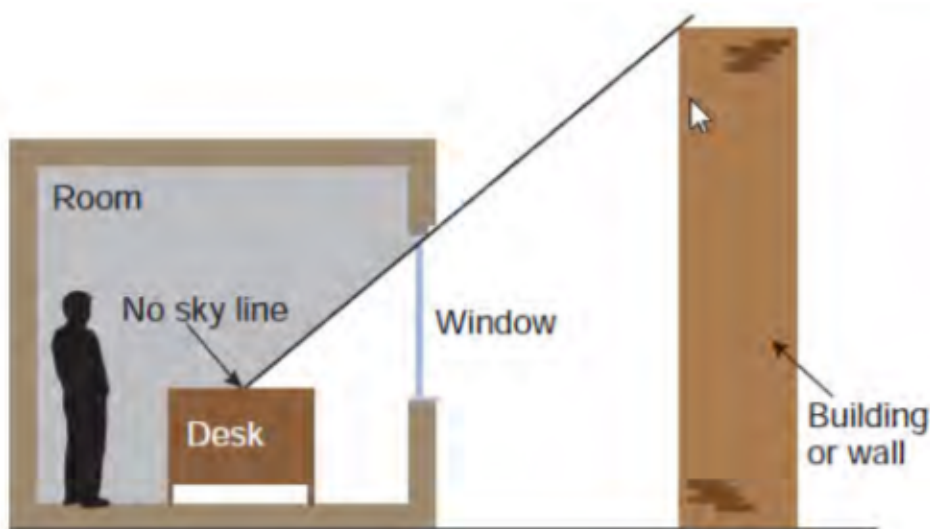
- ▲ **1 – 57 Victory Close:** 13 of the 27 windows assessed within this property comfortably meet the BRE planning guidance for VSC. Five further windows would be considered marginal. Of the remaining windows five serve rooms that are also served by windows which meet the guidance & although individually they may fall short, when considered together provide good levels of daylight.
- ▲ **2 – 64 Victory Close:** All 14 windows assessed within this property comfortably meet the BRE planning guidance for VSC.
- ▲ **27 – 37 Shilling Close:** All 7 windows assessed within this property comfortably meet the BRE planning guidance for VSC.
- ▲ **39 – 49 Shilling Close:** All 29 windows assessed within this property comfortably meet the BRE planning guidance for VSC.
- ▲ **Chimney Court:** All 58 windows assessed within this property comfortably meet the BRE planning guidance for VSC.

3.4 Daylight Distribution

Where room layouts are known (or estimated) the impact on daylighting distribution can be found by plotting what is known as the 'no sky line' in each of the main rooms. These are the same rooms as used for the VSC test.

The no sky line effectively divides the points on the working plane (0.85m high for residential properties and 0.7m high for offices) that cannot see the sky. Therefore areas beyond the no sky line will receive no direct daylight but will instead be lit from reflected light.

Figure 4. No Sky Line (SLPDS, BR209)



If, following the construction of a new development, the no sky line moves so that the area of the existing room, which does not receive direct skylight, is reduced to less than 0.8 times its former value, this will be noticeable to the occupants.

We have estimated internal layouts to assess the Daylight Distribution in rooms adjacent to the development.

Daylight Distribution Results

Calculations were undertaken in accordance with the planning guidance contained in BRE document 209 'Site Layout Planning for Daylight & Sunlight' - PJ Littlefair 2011.

Detailed results are in Appendix C:

- ▲ **1 – 57 Victory Close:** 14 of the 18 rooms assessed within this property comfortably meet the BRE planning guidance for Daylight Distribution.
- ▲ **2 – 64 Victory Close:** All 12 rooms assessed within this property comfortably meet the BRE planning guidance for Daylight Distribution.
- ▲ **27 – Shilling Close:** All 3 rooms assessed within this property comfortably meet the BRE planning guidance for Daylight Distribution.
- ▲ **39 – 49 Shilling Close:** All 21 rooms assessed within this property comfortably meet the BRE planning guidance for Daylight Distribution.
- ▲ **Chimney Court:** All 49 rooms assessed within this property comfortably meet the BRE planning guidance for Daylight Distribution.

4.0 Daylight

4.1 Available Sunlight Hours

Guidance for minimum sunlight values can be found in Section 3 of Site Layout Planning for Daylight and Sunlight (SLPDS).

Habitable rooms in domestic buildings that face within 90° of due south are tested, as are rooms in non-domestic buildings that have a particular requirement for sunlight.

The recommendations are that applicable windows should receive a minimum of 25% of the total annual probable sunshine hours, to include a minimum of 5% of that which is available during the winter months between 21st September to the 21st March (the approximate dates of the spring and autumn equinoxes).

However if this is not possible (or the amount of sunlight is already reduced because of the effect of existing obstructions) then a further reduction in sunlight availability will be noticeable to an occupier if the total number of sunlight hours is below the target 25% of the total annual probable sunlight hours (APSH), to include a minimum of 5% of that which is available during the winter months, and is less than 0.8 times its former value prior to the development.

There is no requirement for windows that face within 90° of due north so windows that fall into this category have not been considered for sunlight calculations.

Available Sunlight Hours Results

Calculations were undertaken in accordance with the planning guidance contained in BRE document 209 'Site Layout Planning for Daylight & Sunlight' - PJ Littlefair 2011.

Detailed results are in Appendix C:

- ▲ **1 – 57 Victory Close:** 25 of the 27 windows assessed within this property comfortably meet the BRE planning guidance for available sunlight hours. One of the remaining windows falls short of the guidance for annual sun, however this window comfortably meets the guidance for winter sunlight.
- ▲ **2 – 64 Victory Close:** All 14 windows assessed within this property comfortably meet the BRE planning guidance for APSH.
- ▲ **27 – 37 Shilling Close:** All 7 windows assessed within this property comfortably meet the BRE planning guidance for APSH.
- ▲ **39 – 49 Shilling Close:** All 29 windows assessed within this property comfortably meet the BRE planning guidance for APSH.
- ▲ **Chimney Court:** All 58 windows assessed within this property comfortably meet the BRE planning guidance for APSH.

Appendix A – Data Sources

Data Sources

- ▲ Site Layout Planning for Daylight & Sunlight (SLPDS), PJ Littlefair 2011 published by the BRE (Building Research Establishment) ref: BR209.
- ▲ BS 8206-2- Code of practice for skylighting.

List of Drawings, by Accord Architecture

- ▲ 1364A – OA1210 – Amalgamated Lower Ground Floor Plan
- ▲ 1364A – OA1211 – Amalgamated Ground Floor Plan
- ▲ 1364A – OA1212 – Amalgamated Mezzanine Floor Plan
- ▲ 1364A – OA1213 – Amalgamated First Floor Plan
- ▲ 1364A – OA1214 – Amalgamated Second Floor Plan
- ▲ 1364A – OA1215 – Amalgamated Third Floor Plan
- ▲ 1364A – OA1216 – Amalgamated Fourth Floor Plan
- ▲ 1364A – OA1217 – Amalgamated Fifth Floor Plan
- ▲ 1364A – OA1218 – Amalgamated Roof Plan
- ▲ 1364A – OA1220 – Proposed Carparking L.Ground Floor, Ground Floor & Mez. Floor
- ▲ 1364A – OA1310 - Proposed Elevation Proposed South Massing AA &BB
- ▲ 1364A – OA1311 – Proposed Elevation Proposed North Massing CC &DD
- ▲ 1364A – OA1312 – Proposed Elevations Proposed South Massing EE & FF
- ▲ 1364A – OA1313 – Proposed Elevations Proposed South Massing GG & HH
- ▲ 1364A – OA3110 – Site Plan Demolition
- ▲ 1364A – OA1230 – Proposed Plans South West Building
- ▲ 1364A – OA1231 – Proposed Indicative Massing / Typical Flat Layout South West Buildings
- ▲ 1364A – OA1240 – Proposed Plans Western Buildings
- ▲ 1364A – OA1241 – Proposed Plans Western Buildings
- ▲ 1364A – OA1242 – Proposed Indicative Massing / Typical Flat Layout Western Buildings
- ▲ 1364A – OA1250 – Proposed Plans North West Buildings
- ▲ 1364A – OA1251 – Proposed Indicative Massing / Typical Layout North West Buildings
- ▲ 1364A – OA1260 – Proposed Plans Northern Buildings
- ▲ 1364A – OA1261 – Proposed Indicative Massing / Typical Flat Layout Northern Buildings
- ▲ 1364A – OA1270 – Proposed Plans North East Buildings
- ▲ 1364A – OA1271 – Proposed Indicative Massing / Typical Flat Layout North East Buildings
- ▲ 1364A – OA1280 – Proposed Plans Eastern Building
- ▲ 1364A – OA1281 – Proposed Indicative Massing / Typical Flat Layout East Buildings
- ▲ 1364A – OA1100 – Existing Site Location Plan & Site Block Plan / Topography
- ▲ 1364A – OA1101 – Existing Site Plan
- ▲ 1364A – OA1102 – (Retail) Planning Approved Site Plan (Annotated)
- ▲ 1364A – OA1103 – Base Plan Reconfiguration
- ▲ 1364A – OA1104 – Base Elevations

- ▲ 1364A – OA1200 – Proposed Base Plans Ground Floor
- ▲ 1364A – OA1201 – Proposed (Base) Site Plan Upper Parts
- ▲ 1364A – OA1202 – Boundary Section

Appendix B – Limitations

Limitations

The recommendations contained in this Report represent Delta-Simons professional opinions, based upon the information listed in the Report, exercising the duty of care required of an experienced Sustainability Consultant.

Delta-Simons obtained, reviewed and evaluated information in preparing this Report from the Client and others. Delta-Simons conclusions, opinions and recommendations has been determined using this information. Delta-Simons does not warrant the accuracy of the information provided to it and will not be responsible for any opinions which Delta-Simons has expressed, or conclusions which it has reached in reliance upon information which is subsequently proven to be inaccurate.

This Report was prepared by Delta-Simons for the sole and exclusive use of the Client and for the specific purpose for which Delta-Simons was instructed. Nothing contained in this Report shall be construed to give any rights or benefits to anyone other than the Client and Delta-Simons, and all duties and responsibilities undertaken are for the sole and exclusive benefit of the Client and not for the benefit of any other party. In particular, Delta-Simons does not intend, without its written consent, for this Report to be disseminated to anyone other than the Client or to be used or relied upon by anyone other than the Client. Use of the Report by any other person is unauthorised and such use is at the sole risk of the user. Anyone using or relying upon this Report, other than the Client, agrees by virtue of its use to indemnify and hold harmless Delta-Simons from and against all claims, losses and damages (of whatsoever nature and howsoever or whensoever arising), arising out of or resulting from the performance of the work by the Consultant.

The following limitations are set out by MES Building Solutions Ltd, who were instructed by Delta-Simons to complete the works contained within:

Where full access was not available we have made reasonable estimations of internal layouts, floor areas, window sizes and positions etc.

Our calculations model has been built from a combination of architect's plans, partial site survey, site and aerial photographs.

We are not aware of any conflicts of interest between ourselves and any other party concerning this project.

Appendix F of Site Layout Planning for Daylight & Sunlight (PJ Littlefair 2011) contains guidance for setting alternative target values for skylight and sunlight access.

Appendix C – Tables of Results

MES Building Solutions Vertical Sky Component & Available Sunlight Hours
Project Name: Meadway Precinct, Honey End Lane
Date of Analysis: 22/01/2020

Floor Ref.	Room Ref.	Window Ref.		VSC	Difference	Meets BRE Guidance	Annual	Difference	Meets BRE Guidance	Winter	Difference	Meets BRE Guidance
1-57 Victory Close												
Gnd	R1	W1	Existing	38.14	0.95	YES	47	0.89	YES	15	0.67	YES
			Proposed	36.41			42			10		
	R2	W2	Existing	38.07	0.95	YES	47	0.87	YES	15	0.60	YES
			Proposed	36.11			41			9		
	R3	W3	Existing	38.01	0.94	YES	50	0.86	YES	15	0.53	YES
			Proposed	35.60			43			8		
		W4	Existing	21.20	0.58	NO	44	0.61	YES	28	0.39	YES
			Proposed	12.26			27			11		
	R4	W5	Existing	32.99	0.73	NO	84	0.81	YES	29	0.45	YES
			Proposed	23.96			68			13		
	R5	W6	Existing	33.44	0.73	NO	85	0.81	YES	28	0.43	YES
			Proposed	24.26			69			12		
	R6	W7	Existing	33.90	0.73	NO	85	0.81	YES	29	0.45	YES
			Proposed	24.69			69			13		
		W8	Existing	31.47	0.72	NO	76	0.79	YES	27	0.41	YES
			Proposed	22.67			60			11		
		W9	Existing	34.33	0.93	YES		*North*			*North*	
			Proposed	31.92								
1st	R1	W1	Existing	36.77	0.96	YES	42	0.95	YES	14	0.86	YES
			Proposed	35.25			40			12		
	R2	W2	Existing	36.73	0.95	YES	42	0.90	YES	14	0.71	YES
			Proposed	35.01			38			10		
	R3	W3	Existing	36.83	0.94	YES	45	0.87	YES	15	0.60	YES
			Proposed	34.71			39			9		
		W4	Existing	35.54	0.77	YES	87	0.84	YES	30	0.53	YES
			Proposed	27.32			73			16		
	R4	W5	Existing	33.79	0.77	Marginal	79	0.86	YES	29	0.62	YES
			Proposed	25.85			68			18		
	R5	W6	Existing	34.33	0.77	Marginal	83	0.88	YES	29	0.66	YES
			Proposed	26.34			73			19		
	R6	W7	Existing	34.46	0.77	Marginal	85	0.86	YES	30	0.60	YES
			Proposed	26.61			73			18		
		W8	Existing	31.98	0.77	Marginal	75	0.84	YES	28	0.57	YES
			Proposed	24.50			63			16		
		W9	Existing	34.84	0.95	YES		*North*			*North*	
			Proposed	32.93								
2nd	R1	W1	Existing	17.77	0.93	YES	20	0.95	YES	7	0.86	YES
			Proposed	16.54			19			6		
	R2	W2	Existing	17.77	0.92	YES	20	0.90	YES	7	0.71	YES
			Proposed	16.37			18			5		
	R3	W3	Existing	17.81	0.90	YES	20	0.90	YES	7	0.71	YES
			Proposed	16.06			18			5		
		W4	Existing	30.24	0.78	Marginal	62	0.90	YES	30	0.80	YES
			Proposed	23.52			56			24		
	R4	W5	Existing	15.89	0.60	NO	24	0.83	YES	24	0.83	YES
			Proposed	9.52			20			20		
	R5	W6	Existing	16.15	0.61	NO	23	0.74	NO	23	0.74	YES
			Proposed	9.83			17			17		
	R6	W7	Existing	8.54	0.30	NO	8	0.25	NO	8	0.25	NO
			Proposed	2.53			2			2		
		W8	Existing	16.73	0.66	NO	27	0.85	YES	25	0.84	YES
			Proposed	11.02			23			21		
		W9	Existing	18.27	0.93	YES		*North*			*North*	
			Proposed	17.00								

MES Building Solutions Vertical Sky Component & Available Sunlight Hours
Project Name: Meadway Precinct, Honey End Lane
Date of Analysis: 22/01/2020

Floor Ref.	Room Ref.	Window Ref.		VSC	Difference	Meets BRE Guidance	Annual	Difference	Meets BRE Guidance	Winter	Difference	Meets BRE Guidance
2-64 Victory Close												
Gnd	R1	W1	Existing	34.39	0.91	YES	79	0.95	YES	24	0.83	YES
			Proposed	31.16		75		20				
	R2	W2	Existing	35.14	0.91	YES	81	0.94	YES	25	0.80	YES
			Proposed	32.05		76		20				
1st	R1	W1	Existing	26.31	1.00	YES	28	1.00	YES	8	1.00	YES
			Proposed	26.30		28		8				
		W2	Existing	30.57	0.94	YES	73	1.00	YES	20	1.00	YES
			Proposed	28.67		73		20				
	R2	W3	Existing	32.09	0.93	YES	73	1.00	YES	24	1.00	YES
			Proposed	29.87		73		24				
	R3	W4	Existing	29.61	0.92	YES	61	1.00	YES	22	1.00	YES
			Proposed	27.22		61		22				
	R4	W5	Existing	35.61	0.93	YES	84	0.99	YES	27	0.96	YES
			Proposed	32.96		83		26				
	R5	W6	Existing	36.04	0.93	YES	83	0.99	YES	26	0.96	YES
			Proposed	33.51		82		25				
2nd	R1	W1	Existing	5.81	1.00	YES	6	1.00	YES	0	1.00	YES
			Proposed	5.81		6		0				
		W2	Existing	15.38	0.90	YES	24	1.00	YES	24	1.00	YES
			Proposed	13.90		24		24				
	R2	W3	Existing	15.87	0.89	YES	23	1.00	YES	23	1.00	YES
			Proposed	14.18		23		23				
	R3	W4	Existing	14.19	0.87	YES	19	1.00	YES	19	1.00	YES
			Proposed	12.39		19		19				
	R4	W5	Existing	31.43	0.94	YES	65	1.00	YES	28	1.00	YES
			Proposed	29.41		65		28				
	R5	W6	Existing	31.23	0.94	YES	65	1.00	YES	28	1.00	YES
			Proposed	29.25		65		28				
27-37 Shilling Close												
Gnd	R1	W1	Existing	22.57	0.91	YES	52	0.96	YES	21	0.90	YES
			Proposed	20.59		50		19				
		W2	Existing	34.70	0.98	YES	79	0.99	YES	25	0.96	YES
			Proposed	34.13		78		24				
1st	R1	W1	Existing	4.43	1.00	YES		*North*			*North*	
			Proposed	4.41								
		W2	Existing	25.48	0.93	YES	52	0.94	YES	23	0.87	YES
			Proposed	23.74		49		20				
		W3	Existing	22.23	0.97	YES	52	0.96	YES	23	0.91	YES
			Proposed	21.67		50		21				
		W4	Existing	36.11	0.99	YES	80	0.98	YES	26	0.92	YES
			Proposed	35.61		78		24				
2nd	R1	W1	Existing	37.42	0.99	YES	81	0.99	YES	27	0.96	YES
			Proposed	37.00		80		26				

MES Building Solutions Vertical Sky Component & Available Sunlight Hours
Project Name: Meadway Precinct, Honey End Lane
Date of Analysis: 22/01/2020

Floor Ref.	Room Ref.	Window Ref.	VSC	Difference	Meets BRE Guidance	Annual	Difference	Meets BRE Guidance	Winter	Difference	Meets BRE Guidance
39-49 Shilling Close											
Gnd	R1	W1	Existing 35.45 Proposed 35.34	1.00	YES			*North*			*North*
	R2	W2	Existing 35.68 Proposed 35.53	1.00	YES			*North*			*North*
		W3	Existing 35.22 Proposed 31.88	0.91	YES	53	0.94	YES	16	0.88	YES
	R3	W4	Existing 31.17 Proposed 27.73	0.89	YES	39	0.95	YES	9	0.78	YES
	R4	W5	Existing 35.85 Proposed 31.74	0.89	YES	62	0.95	YES	21	0.90	YES
		W6	Existing 35.85 Proposed 31.67	0.88	YES	62	0.94	YES	21	0.86	YES
	R5	W7	Existing 31.40 Proposed 27.44	0.87	YES	61	0.92	YES	22	0.86	YES
	R6	W8	Existing 35.21 Proposed 31.13	0.88	YES	63	0.92	YES	22	0.86	YES
		W9	Existing 34.05 Proposed 33.16	0.97	YES	74	0.97	YES	25	0.92	YES
	R7	W10	Existing 29.66 Proposed 28.91	0.97	YES	63	0.97	YES	24	0.92	YES
1st	R1	W1	Existing 37.36 Proposed 37.27	1.00	YES			*North*			*North*
	R2	W2	Existing 37.38 Proposed 37.27	1.00	YES			*North*			*North*
		W3	Existing 36.51 Proposed 33.77	0.92	YES	55	0.95	YES	17	0.82	YES
	R3	W4	Existing 32.57 Proposed 29.75	0.91	YES	40	0.95	YES	9	0.78	YES
	R4	W5	Existing 36.90 Proposed 33.52	0.91	YES	59	0.97	YES	21	0.90	YES
		W6	Existing 36.89 Proposed 33.45	0.91	YES	62	0.94	YES	22	0.86	YES
	R5	W7	Existing 32.70 Proposed 29.42	0.90	YES	59	0.93	YES	22	0.86	YES
	R6	W8	Existing 36.53 Proposed 33.16	0.91	YES	63	0.92	YES	23	0.83	YES
		W9	Existing 35.42 Proposed 34.65	0.98	YES	77	0.97	YES	27	0.93	YES
	R7	W10	Existing 31.81 Proposed 31.15	0.98	YES	66	0.97	YES	26	0.92	YES
2nd	R1	W1	Existing 30.73 Proposed 30.67	1.00	YES			*North*			*North*
	R2	W2	Existing 30.28 Proposed 30.21	1.00	YES			*North*			*North*
		W3	Existing 29.43 Proposed 27.29	0.93	YES	46	0.96	YES	17	0.88	YES
	R3	W4	Existing 26.90 Proposed 24.60	0.91	YES	40	0.95	YES	14	0.86	YES
	R4	W5	Existing 33.73 Proposed 31.12	0.92	YES	54	0.94	YES	22	0.91	YES
	R5	W6	Existing 25.23 Proposed 22.69	0.90	YES	42	0.95	YES	17	0.88	YES
	R6	W7	Existing 28.66 Proposed 26.02	0.91	YES	46	0.93	YES	17	0.82	YES
		W8	Existing 28.41 Proposed 27.77	0.98	YES	59	0.97	YES	26	0.92	YES
	R7	W9	Existing 29.24 Proposed 28.68	0.98	YES	63	0.98	YES	26	0.96	YES

MES Building Solutions Vertical Sky Component & Available Sunlight Hours
 Project Name: Meadway Precinct, Honey End Lane
 Date of Analysis: 22/01/2020

Floor Ref.	Room Ref.	Window Ref.	VSC	Difference	Meets BRE Guidance	Annual	Difference	Meets BRE Guidance	Winter	Difference	Meets BRE Guidance
Chimney Court											
Gnd	R1	W1	Existing 33.65 Proposed 32.58	0.97	YES	47 46	0.98	YES	14 13	0.93	YES
	R2	W2	Existing 34.50 Proposed 33.36	0.97	YES	57 55	0.96	YES	17 15	0.88	YES
	R3	W3	Existing 32.24 Proposed 31.10	0.96	YES	53 51	0.96	YES	13 11	0.85	YES
	R4	W4	Existing 31.93 Proposed 30.79	0.96	YES	49 47	0.96	YES	9 7	0.78	YES
	R5	W5	Existing 28.37 Proposed 27.35	0.96	YES	37 36	0.97	YES	3 2	0.67	YES
	R6	W6	Existing 22.95 Proposed 22.09	0.96	YES	21 20	0.95	YES	2 1	0.50	YES
	R7	W7	Existing 26.15 Proposed 25.36	0.97	YES		*North*			*North*	
	R8	W8	Existing 22.92 Proposed 22.59	0.99	YES		*North*			*North*	
	R9	W9	Existing 28.44 Proposed 28.08	0.99	YES		*North*			*North*	
	R10	W10	Existing 32.23 Proposed 31.83	0.99	YES		*North*			*North*	
	R11	W11	Existing 33.85 Proposed 33.40	0.99	YES		*North*			*North*	
	R12	W12	Existing 34.87 Proposed 34.37	0.99	YES		*North*			*North*	
	R13	W13	Existing 35.30 Proposed 34.74	0.98	YES		*North*			*North*	
	R14	W14	Existing 35.74 Proposed 35.09	0.98	YES		*North*			*North*	
	R15	W15	Existing 35.93 Proposed 35.19	0.98	YES		*North*			*North*	
		W16	Existing 36.75 Proposed 34.25	0.93	YES	54 52	0.96	YES	15 14	0.93	YES
	R16	W17	Existing 24.40 Proposed 22.05	0.90	YES	25 23	0.92	YES	5 4	0.80	YES
	R17	W18	Existing 22.00 Proposed 21.10	0.96	YES		*North*			*North*	
		W19	Existing 37.96 Proposed 35.66	0.94	YES	64 62	0.97	YES	23 22	0.96	YES
		W20	Existing 39.27 Proposed 39.27	1.00	YES	82 82	1.00	YES	28 28	1.00	YES

MES Building Solutions Vertical Sky Component & Available Sunlight Hours
Project Name: Meadway Precinct, Honey End Lane
Date of Analysis: 22/01/2020

Floor Ref.	Room Ref.	Window Ref.		VSC	Difference	Meets BRE Guidance	Annual	Difference	Meets BRE Guidance	Winter	Difference	Meets BRE Guidance
1st	R1	W1	Existing	36.09	0.97	YES	57	0.98	YES	17	0.94	YES
			Proposed	35.14			56			16		
	R2	W2	Existing	36.45	0.97	YES	60	0.98	YES	20	0.95	YES
			Proposed	35.44			59			19		
	R3	W3	Existing	34.87	0.97	YES	55	0.96	YES	17	0.88	YES
			Proposed	33.85			53			15		
	R4	W4	Existing	34.97	0.97	YES	54	0.96	YES	15	0.87	YES
			Proposed	33.96			52			13		
	R5	W5	Existing	32.48	0.97	YES	47	0.98	YES	8	0.88	YES
			Proposed	31.58			46			7		
	R6	W6	Existing	26.29	0.97	YES	30	0.97	YES	3	0.67	YES
			Proposed	25.51			29			2		
	R7	W7	Existing	27.34	0.97	YES		*North*			*North*	
			Proposed	26.63								
	R8	W8	Existing	26.53	0.99	YES		*North*			*North*	
			Proposed	26.24								
	R9	W9	Existing	32.54	0.99	YES		*North*			*North*	
			Proposed	32.23								
	R10	W10	Existing	35.14	0.99	YES		*North*			*North*	
			Proposed	34.79								
	R11	W11	Existing	35.97	0.99	YES		*North*			*North*	
			Proposed	35.58								
	R12	W12	Existing	36.56	0.99	YES		*North*			*North*	
			Proposed	36.13								
	R13	W13	Existing	36.81	0.99	YES		*North*			*North*	
			Proposed	36.34								
	R14	W14	Existing	37.10	0.99	YES		*North*			*North*	
			Proposed	36.56								
	R15	W15	Existing	37.25	0.98	YES		*North*			*North*	
			Proposed	36.64								
		W16	Existing	37.88	0.95	YES	57	0.96	YES	18	0.89	YES
			Proposed	35.80			55			16		
	R16	W17	Existing	24.97	0.92	YES	25	0.92	YES	5	0.80	YES
			Proposed	23.04			23			4		
	R17	W18	Existing	24.13	0.97	YES		*North*			*North*	
			Proposed	23.38								
		W19	Existing	38.57	0.95	YES	64	0.97	YES	23	0.96	YES
			Proposed	36.73			62			22		
		W20	Existing	39.21	1.00	YES	82	1.00	YES	28	1.00	YES
			Proposed	39.21			82			28		

MES Building Solutions Vertical Sky Component & Available Sunlight Hours
Project Name: Meadway Precinct, Honey End Lane
Date of Analysis: 22/01/2020

Floor Ref.	Room Ref.	Window Ref.		VSC	Difference	Meets BRE Guidance	Annual	Difference	Meets BRE Guidance	Winter	Difference	Meets BRE Guidance
2nd	R1	W1	Existing	31.78	0.97	YES	52	1.00	YES	20	1.00	YES
			Proposed	30.92			52			20		
	R2	W2	Existing	32.01	0.97	YES	51	1.00	YES	19	1.00	YES
			Proposed	31.16			51			19		
	R3	W3	Existing	31.25	0.97	YES	50	1.00	YES	18	1.00	YES
			Proposed	30.46			50			18		
	R4	W4	Existing	29.31	0.98	YES	44	1.00	YES	12	1.00	YES
			Proposed	28.61			44			12		
	R5	W5	Existing	24.95	0.98	YES		*North*			*North*	
			Proposed	24.34								
	R6	W6	Existing	29.40	0.99	YES		*North*			*North*	
			Proposed	29.15								
	R7	W7	Existing	31.50	0.99	YES		*North*			*North*	
			Proposed	31.23								
	R8	W8	Existing	32.39	0.99	YES		*North*			*North*	
			Proposed	32.09								
	R9	W9	Existing	32.16	0.99	YES		*North*			*North*	
			Proposed	31.84								
	R10	W10	Existing	32.43	0.99	YES		*North*			*North*	
			Proposed	32.07								
	R11	W11	Existing	33.18	0.99	YES		*North*			*North*	
			Proposed	32.79								
	R12	W12	Existing	32.68	0.99	YES		*North*			*North*	
			Proposed	32.23								
	R13	W13	Existing	33.39	0.99	YES		*North*			*North*	
			Proposed	32.89								
		W14	Existing	33.15	0.95	YES	52	0.98	YES	20	0.95	YES
			Proposed	31.59			51			19		
	R14	W15	Existing	29.17	0.95	YES	35	0.97	YES	4	0.75	YES
			Proposed	27.74			34			3		
	R15	W16	Existing	28.60	0.98	YES		*North*			*North*	
			Proposed	28.01								
		W17	Existing	35.31	0.96	YES	54	0.98	YES	21	0.95	YES
			Proposed	33.98			53			20		
		W18	Existing	35.24	1.00	YES	72	1.00	YES	28	1.00	YES
			Proposed	35.24			72			28		

MES Building Solutions Daylight Distribution Calculations
Project Name: Meadway Precinct, Honey End Lane
Date of Analysis: 22/01/2020

Floor Ref.	Room Ref.	Property Type		Room Area	Lit Area Existing	Lit Area Proposed	Difference	Meets BRE Guidance
1-57 Victory Close								
Gnd	R1	Residential	Area m2	10.65	10.22	10.22		
			% of room		96%	96%	1.00	YES
	R2	Residential	Area m2	10.65	10.21	10.21		
			% of room		96%	96%	1.00	YES
	R3	Residential	Area m2	23.27	23.15	21.14		
			% of room		99%	91%	0.91	YES
	R4	Residential	Area m2	18.47	18.02	9.25		
			% of room		98%	50%	0.51	NO
1st	R5	Residential	Area m2	14.83	14.61	7.16		
			% of room		99%	48%	0.49	NO
	R6	Residential	Area m2	22.05	21.28	19.34		
			% of room		96%	88%	0.91	YES
	R1	Residential	Area m2	10.65	10.22	10.22		
			% of room		96%	96%	1.00	YES
	R2	Residential	Area m2	10.65	10.22	10.22		
			% of room		96%	96%	1.00	YES
2nd	R3	Residential	Area m2	24.82	24.60	23.14		
			% of room		99%	93%	0.94	YES
	R4	Residential	Area m2	18.47	18.02	12.38		
			% of room		98%	67%	0.69	NO
	R5	Residential	Area m2	14.83	14.60	9.56		
			% of room		98%	64%	0.65	NO
	R6	Residential	Area m2	22.49	21.72	21.45		
			% of room		97%	95%	0.99	YES
2nd	R1	Residential	Area m2	10.65	9.88	9.88		
			% of room		93%	93%	1.00	YES
	R2	Residential	Area m2	10.65	9.88	9.88		
			% of room		93%	93%	1.00	YES
	R3	Residential	Area m2	24.82	24.57	23.85		
			% of room		99%	96%	0.97	YES
	R4	Residential	Area m2	18.47	17.50	14.89		
			% of room		95%	81%	0.85	YES
2nd	R5	Residential	Area m2	14.83	14.17	11.52		
			% of room		96%	78%	0.81	YES
	R6	Residential	Area m2	22.49	21.10	21.10		
			% of room		94%	94%	1.00	YES

MES Building Solutions Daylight Distribution Calculations
Project Name: Meadway Precinct, Honey End Lane
Date of Analysis: 22/01/2020

Floor Ref.	Room Ref.	Property Type		Room Area	Lit Area Existing	Lit Area Proposed	Difference	Meets BRE Guidance
2-64 Victory Close								
Gnd	R1	Residential	Area m2	11.79	11.52	11.51		
			% of room		98%	98%	1.00	YES
	R2	Residential	Area m2	11.39	11.14	11.02		
			% of room		98%	97%	0.99	YES
1st	R1	Residential	Area m2	11.87	11.58	11.58		
			% of room		98%	98%	1.00	YES
	R2	Residential	Area m2	11.82	11.56	11.56		
			% of room		98%	98%	1.00	YES
	R3	Residential	Area m2	11.83	11.48	11.48		
			% of room		97%	97%	1.00	YES
	R4	Residential	Area m2	11.79	11.62	11.62		
			% of room		99%	99%	1.00	YES
	R5	Residential	Area m2	11.39	11.12	11.12		
			% of room		98%	98%	1.00	YES
2nd	R1	Residential	Area m2	11.87	11.58	11.58		
			% of room		98%	98%	1.00	YES
	R2	Residential	Area m2	11.82	11.22	11.22		
			% of room		95%	95%	1.00	YES
	R3	Residential	Area m2	11.83	11.18	11.18		
			% of room		95%	95%	1.00	YES
	R4	Residential	Area m2	11.79	11.55	11.55		
			% of room		98%	98%	1.00	YES
	R5	Residential	Area m2	11.39	11.07	11.07		
			% of room		97%	97%	1.00	YES
27-37 Shilling Close								
Gnd	R1	Residential	Area m2	10.24	9.85	9.85		
			% of room		96%	96%	1.00	YES
1st	R1	Residential	Area m2	10.24	9.85	9.85		
			% of room		96%	96%	1.00	YES
2nd	R1	Residential	Area m2	10.24	9.85	9.85		
			% of room		96%	96%	1.00	YES

MES Building Solutions Daylight Distribution Calculations
Project Name: Meadway Precinct, Honey End Lane
Date of Analysis: 22/01/2020

Floor Ref.	Room Ref.	Property Type		Room Area	Lit Area Existing	Lit Area Proposed	Difference	Meets BRE Guidance
39-49 Shilling Close								
Gnd	R1	Residential	Area m2	12.58	12.28	12.28		
			% of room		98%	98%	1.00	YES
	R2	Residential	Area m2	10.18	10.09	10.09		
			% of room		99%	99%	1.00	YES
	R3	Residential	Area m2	3.47	2.97	2.97		
			% of room		86%	86%	1.00	YES
	R4	Residential	Area m2	12.38	11.42	11.14		
			% of room		92%	90%	0.98	YES
	R5	Residential	Area m2	3.79	3.46	3.46		
			% of room		91%	91%	1.00	YES
	R6	Residential	Area m2	10.83	10.65	10.65		
			% of room		98%	98%	1.00	YES
	R7	Residential	Area m2	12.08	11.63	11.63		
			% of room		96%	96%	1.00	YES
1st	R1	Residential	Area m2	12.58	12.28	12.28		
			% of room		98%	98%	1.00	YES
	R2	Residential	Area m2	10.18	10.08	10.08		
			% of room		99%	99%	1.00	YES
	R3	Residential	Area m2	3.47	2.97	2.97		
			% of room		86%	86%	1.00	YES
	R4	Residential	Area m2	12.38	11.43	11.38		
			% of room		92%	92%	1.00	YES
	R5	Residential	Area m2	3.79	3.47	3.47		
			% of room		92%	92%	1.00	YES
	R6	Residential	Area m2	10.83	10.71	10.71		
			% of room		99%	99%	1.00	YES
	R7	Residential	Area m2	12.08	11.82	11.82		
			% of room		98%	98%	1.00	YES
2nd	R1	Residential	Area m2	12.58	12.26	12.26		
			% of room		97%	97%	1.00	YES
	R2	Residential	Area m2	10.18	10.10	10.10		
			% of room		99%	99%	1.00	YES
	R3	Residential	Area m2	3.47	2.97	2.97		
			% of room		86%	86%	1.00	YES
	R4	Residential	Area m2	12.38	11.56	11.54		
			% of room		93%	93%	1.00	YES
	R5	Residential	Area m2	3.79	3.28	3.28		
			% of room		87%	87%	1.00	YES
	R6	Residential	Area m2	10.83	10.74	10.74		
			% of room		99%	99%	1.00	YES
	R7	Residential	Area m2	12.08	11.83	11.83		
			% of room		98%	98%	1.00	YES

MES Building Solutions Daylight Distribution Calculations
Project Name: Meadway Precinct, Honey End Lane
Date of Analysis: 22/01/2020

Floor Ref.	Room Ref.	Property Type		Room Area	Lit Area Existing	Lit Area Proposed	Difference	Meets BRE Guidance
Chimney Court								
Gnd	R1	Residential	Area m2	13.41	13.16	13.16		
			% of room		98%	98%	1.00	YES
	R2	Residential	Area m2	21.73	21.69	21.69		
			% of room		100%	100%	1.00	YES
	R3	Residential	Area m2	13.02	12.80	12.80		
			% of room		98%	98%	1.00	YES
	R4	Residential	Area m2	19.76	19.67	19.67		
			% of room		100%	100%	1.00	YES
	R5	Residential	Area m2	19.76	19.67	19.67		
			% of room		100%	100%	1.00	YES
	R6	Residential	Area m2	12.05	11.99	11.99		
			% of room		100%	100%	1.00	YES
	R7	Residential	Area m2	21.55	20.55	20.54		
			% of room		95%	95%	1.00	YES
	R8	Residential	Area m2	12.26	12.16	12.16		
			% of room		99%	99%	1.00	YES
	R9	Residential	Area m2	19.33	19.22	19.22		
			% of room		99%	99%	1.00	YES
	R10	Residential	Area m2	19.33	19.16	19.16		
			% of room		99%	99%	1.00	YES
	R11	Residential	Area m2	12.66	12.48	12.48		
			% of room		99%	99%	1.00	YES
	R12	Residential	Area m2	12.66	12.51	12.51		
			% of room		99%	99%	1.00	YES
	R13	Residential	Area m2	19.33	19.16	19.16		
			% of room		99%	99%	1.00	YES
	R14	Residential	Area m2	13.19	13.02	13.02		
			% of room		99%	99%	1.00	YES
	R15	Residential	Area m2	19.79	19.59	19.59		
			% of room		99%	99%	1.00	YES
	R16	Commercial	Area m2	9.13	9.05	9.05		
			% of room		99%	99%	1.00	YES
	R17	Residential	Area m2	23.21	23.21	23.21		
			% of room		100%	100%	1.00	YES

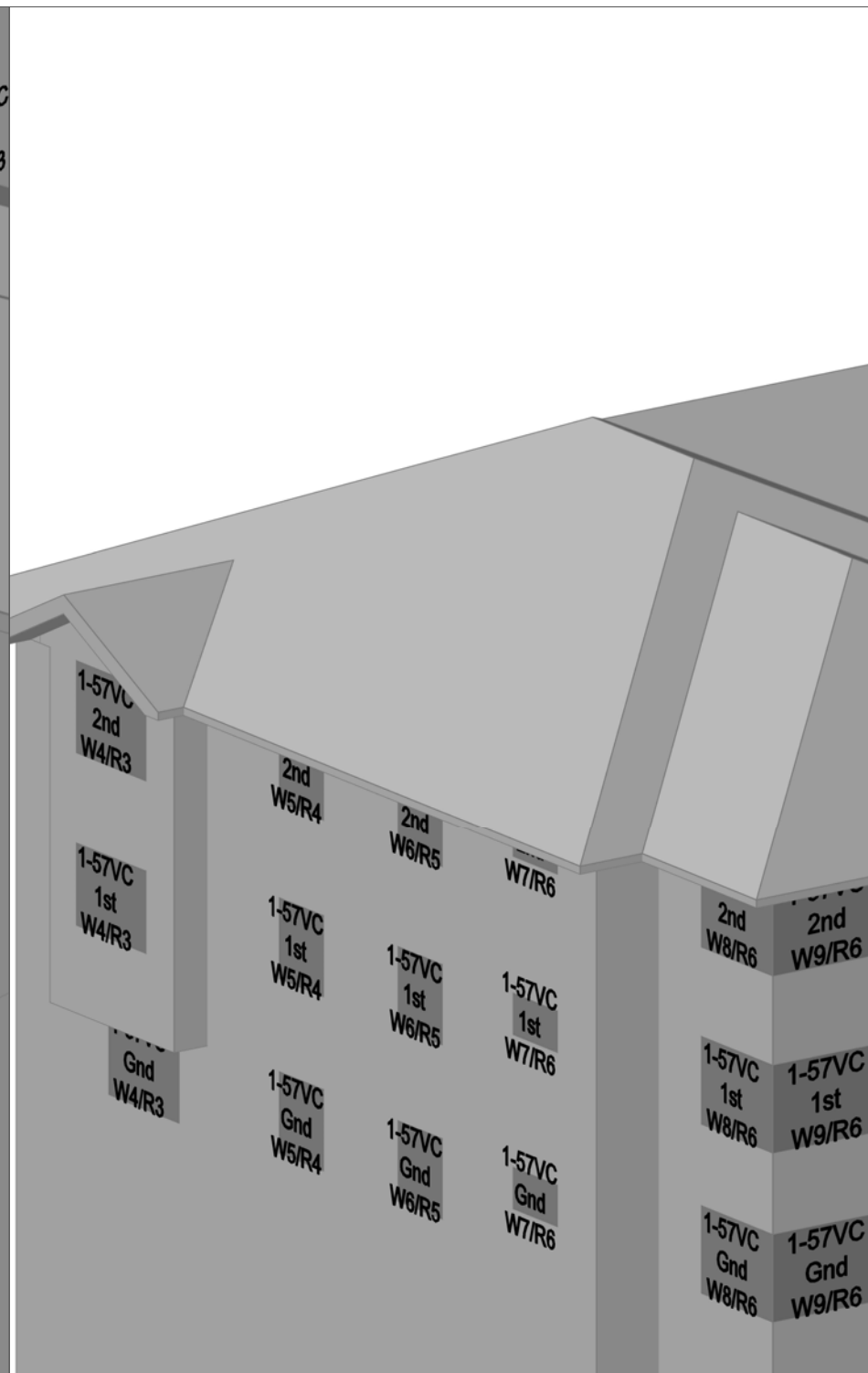
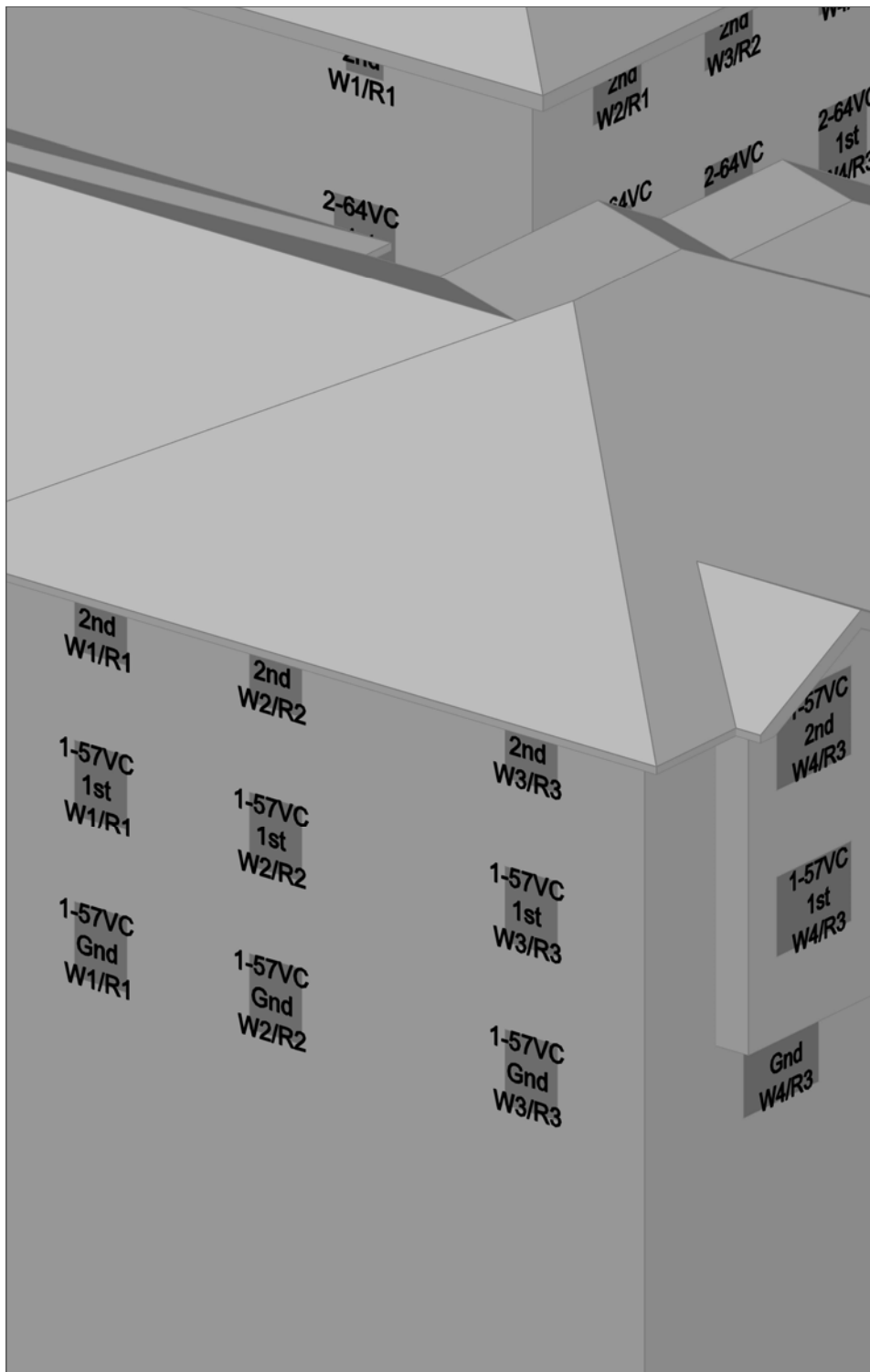
MES Building Solutions Daylight Distribution Calculations
Project Name: Meadway Precinct, Honey End Lane
Date of Analysis: 22/01/2020

Floor Ref.	Room Ref.	Property Type		Room Area	Lit Area Existing	Lit Area Proposed	Difference	Meets BRE Guidance
1st	R1	Residential	Area m2	13.41	13.25	13.25		
			% of room		99%	99%	1.00	YES
	R2	Residential	Area m2	21.73	21.69	21.69		
			% of room		100%	100%	1.00	YES
	R3	Residential	Area m2	13.02	12.90	12.90		
			% of room		99%	99%	1.00	YES
	R4	Residential	Area m2	19.76	19.70	19.70		
			% of room		100%	100%	1.00	YES
	R5	Residential	Area m2	19.76	19.69	19.69		
			% of room		100%	100%	1.00	YES
	R6	Residential	Area m2	12.05	12.04	12.04		
			% of room		100%	100%	1.00	YES
	R7	Residential	Area m2	21.55	20.63	20.62		
			% of room		96%	96%	1.00	YES
	R8	Residential	Area m2	12.26	12.23	12.23		
			% of room		100%	100%	1.00	YES
	R9	Residential	Area m2	19.33	19.27	19.27		
			% of room		100%	100%	1.00	YES
	R10	Residential	Area m2	19.33	19.28	19.28		
			% of room		100%	100%	1.00	YES
	R11	Residential	Area m2	12.66	12.54	12.54		
			% of room		99%	99%	1.00	YES
	R12	Residential	Area m2	12.66	12.57	12.57		
			% of room		99%	99%	1.00	YES
	R13	Residential	Area m2	19.33	19.27	19.27		
			% of room		100%	100%	1.00	YES
	R14	Residential	Area m2	13.19	13.08	13.08		
			% of room		99%	99%	1.00	YES
	R15	Residential	Area m2	19.79	19.77	19.77		
			% of room		100%	100%	1.00	YES
	R16	Commercial	Area m2	9.13	9.05	9.05		
			% of room		99%	99%	1.00	YES
	R17	Residential	Area m2	23.21	23.21	23.21		
			% of room		100%	100%	1.00	YES

MES Building Solutions Daylight Distribution Calculations
Project Name: Meadway Precinct, Honey End Lane
Date of Analysis: 22/01/2020

Floor Ref.	Room Ref.	Property Type		Room Area	Lit Area Existing	Lit Area Proposed	Difference	Meets BRE Guidance
2nd	R1	Residential	Area m2	13.02	12.84	12.84		
			% of room		99%	99%	1.00	YES
	R2	Residential	Area m2	19.76	19.69	19.69		
			% of room		100%	100%	1.00	YES
	R3	Residential	Area m2	19.76	19.68	19.68		
			% of room		100%	100%	1.00	YES
	R4	Residential	Area m2	12.05	11.99	11.99		
			% of room		100%	100%	1.00	YES
	R5	Residential	Area m2	21.55	20.38	20.37		
			% of room		95%	94%	1.00	YES
	R6	Residential	Area m2	12.26	12.18	12.18		
			% of room		99%	99%	1.00	YES
	R7	Residential	Area m2	19.33	19.26	19.26		
			% of room		100%	100%	1.00	YES
	R8	Residential	Area m2	19.33	19.27	19.27		
			% of room		100%	100%	1.00	YES
	R9	Residential	Area m2	12.66	12.47	12.47		
			% of room		99%	99%	1.00	YES
	R10	Residential	Area m2	12.66	12.51	12.51		
			% of room		99%	99%	1.00	YES
	R11	Residential	Area m2	19.33	19.26	19.26		
			% of room		100%	100%	1.00	YES
	R12	Residential	Area m2	13.19	13.01	13.01		
			% of room		99%	99%	1.00	YES
	R13	Residential	Area m2	19.79	19.76	19.76		
			% of room		100%	100%	1.00	YES
	R14	Commercial	Area m2	9.13	9.05	9.05		
			% of room		99%	99%	1.00	YES
	R15	Residential	Area m2	23.21	23.21	23.21		
			% of room		100%	100%	1.00	YES

Appendix D – Window and Room References



NOTES

NO.	REVISION	DATE
A.	-	-
B.	-	-
C.	-	-
D.	-	-

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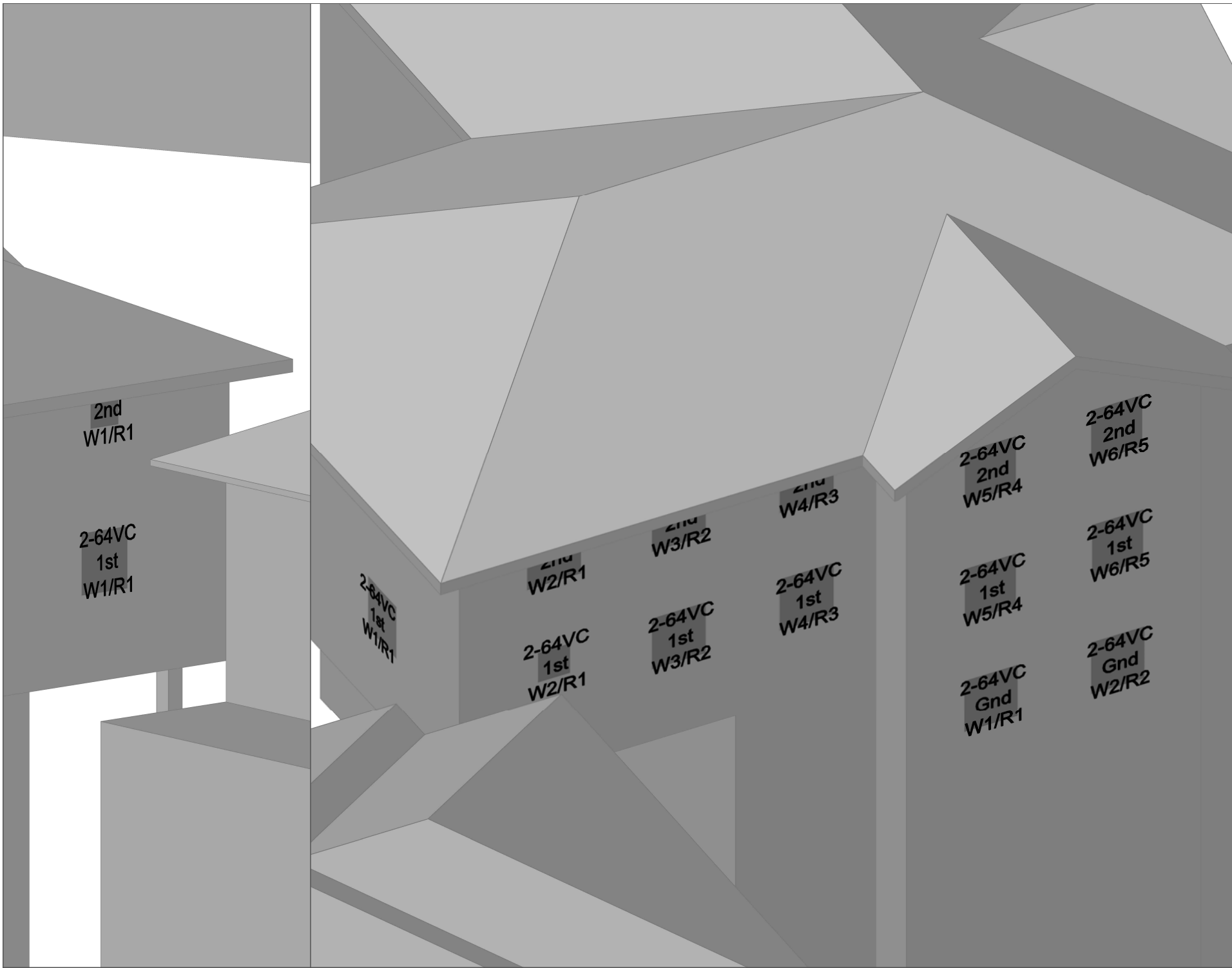
MES Building Solutions
Newark Beacon
Beacon Hill Office Park
Newark
Notts. NG24 2TN
01636 653 055
www.mesbuildingsolutions.co.uk

CLIENT
Delta Simons

PROJECT
Tilehurst Road

DRAWING TITLE
Window Labels
1-57 Victory Close

DRAWN BY DP	CHECKED BY AP
DATE 22/01/2020	DRAWING NO. -
SCALE NTS	



NOTES



NO.	REVISION	DATE
A.	-	-
B.	-	-
C.	-	-
D.	-	-



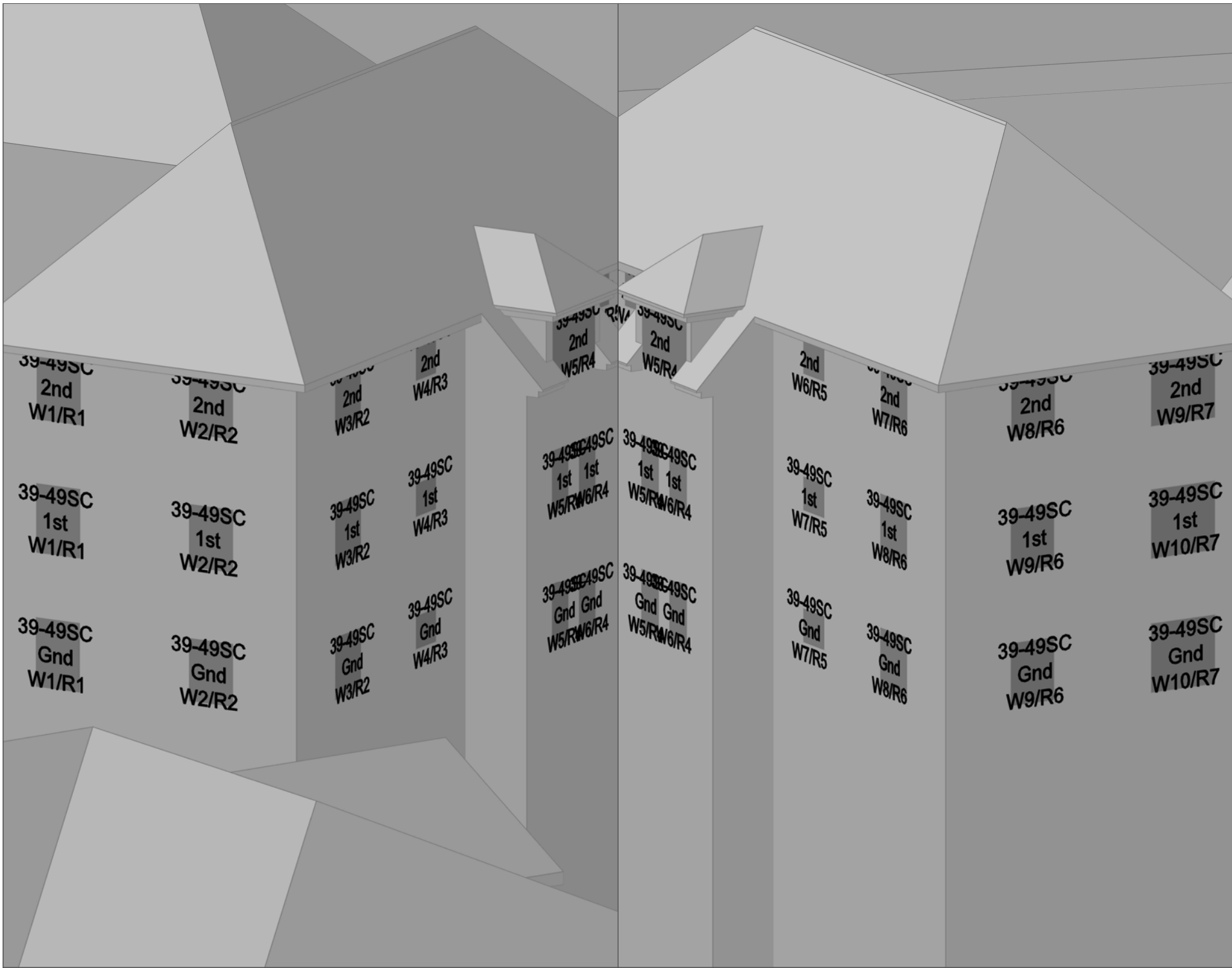
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PROJECT
Tilehurst Road

DRAWING TITLE
Window Labels
2-64 Victory Close

DRAWN BY DP	CHECKED BY AP
DATE 22/01/2020	DRAWING NO. -
SCALE NTS	



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PROJECT
Tilehurst Road

DRAWING TITLE
Window Labels
39-49 Shilling Close

DRAWN BY DP	CHECKED BY AP
DATE 22/01/2020	DRAWING NO. -
SCALE NTS	

CC
Gnd
15/F

27-37SC
1st
W1/R1

39-49SC
2nd
W9/R7

39-49SC
1st
W10/R7

39-49SC
Gnd
W10/R7

27-37SC
1st
W2/R W3/F

27-37SC
Gnd
W1/R1

27-37SC
2nd
W1/R1

27-37SC
1st
W4/R1

27-37SC
Gnd
W2/R1

NOTES



NO.	REVISION	DATE
A	-	-
B	-	-
C	-	-
D	-	-



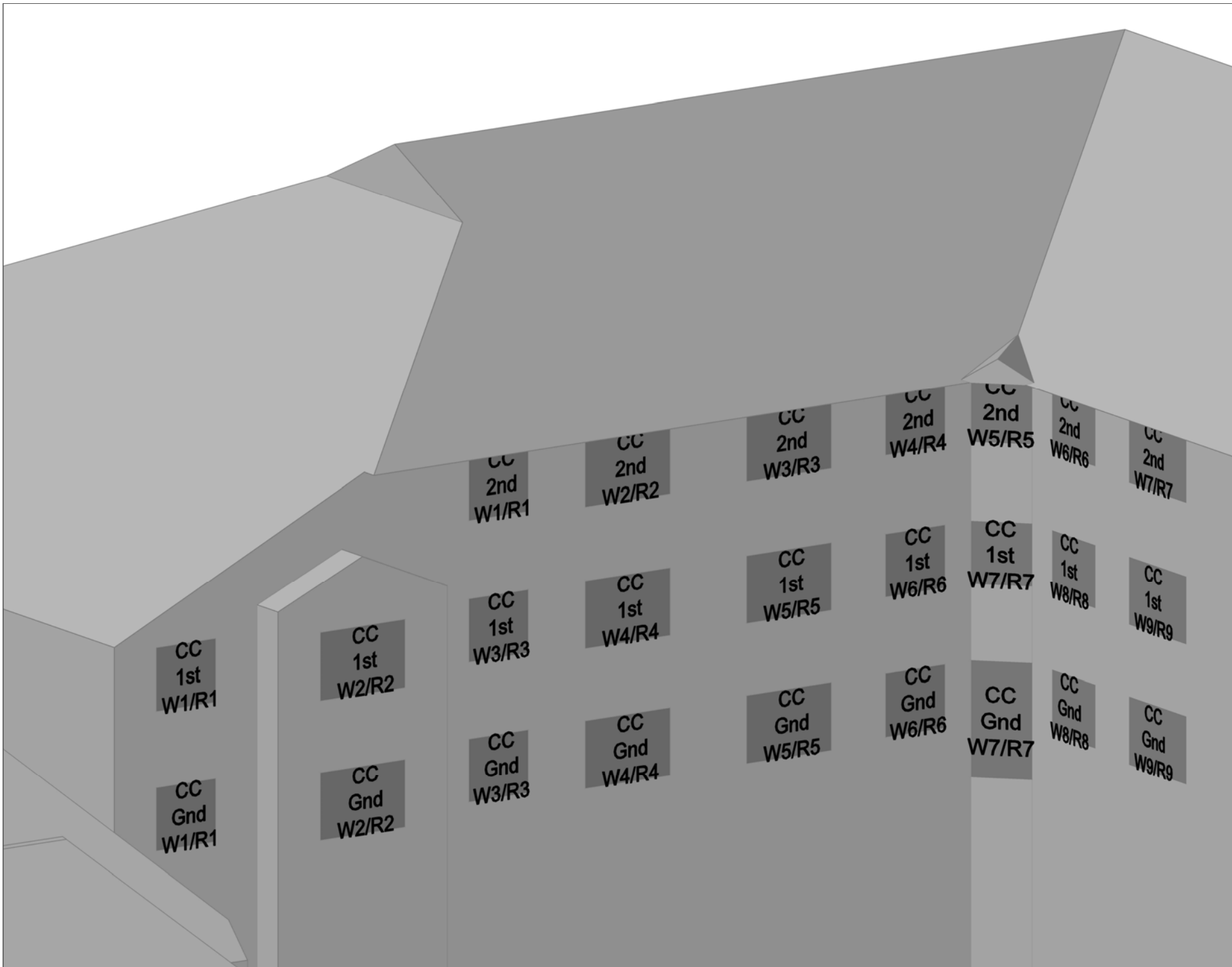
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Window Labels
27-37 Shilling Close

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A.	-	-
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D.	-	-

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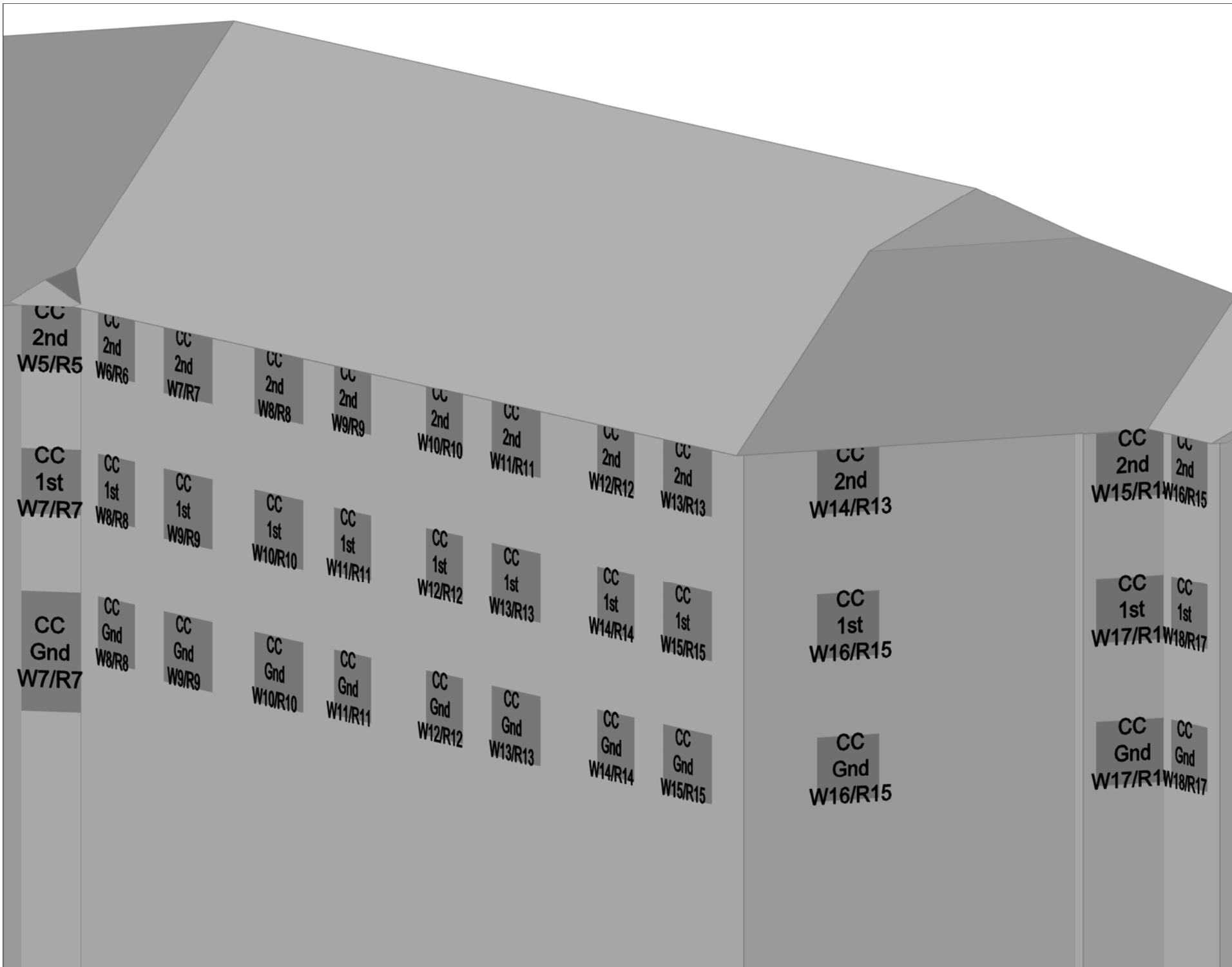
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Window Labels
Chimney Court

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Chimney Court

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SCALE NTS	



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NO.	REVISION	DATE
A	-	-
B	-	-
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D	-	-



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Chimney Court

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