

43 & 43A LONDON STREET READING

DAYLIGHT AND SUNLIGHT REPORT

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PROJECT: P1965

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1 Introduction

- 1.1 This report relates to the DSP Architects Proposed Scheme for the redevelopment of 43 & 43A London Street insofar as it affects the daylight and sunlight amenity to the surrounding residential properties.
- 1.2 The Local Authority will be informed in this by the BRE document entitled Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011 (the BRE guidelines). This document is the principal guidance in this area and sets out the methodology for measuring light and recommends what it considers to be permitted or unobtrusive levels of change.
- 1.3 The BRE guidelines are not mandatory, though local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE guidance. Consideration will be given to the urban context within which a scheme is located and the daylight and sunlight will be one of a number of planning considerations which the local authority will weigh.

Sources of Information

In the process of compiling this report, the following sources of information have been used:

Point 2 Surveyors

3D Laser Scan Survey
Site Photography

DSP Architecture

Proposed Info (received 24/05/19)
43 London Street Reading Proposed Drawings.dwg

2 Methodology

- 2.1 It is usual to assess daylight and sunlight in relation to the guidelines set out in the 2011 Building Research Establishment (BRE) Report 'Site layout planning for daylight and sunlight - A guide to good practice' by Paul Littlefair. This document is most widely accepted by planning authorities as the means by which to judge the acceptability of a scheme. One of the primary sources for the BRE Report is the more detailed guidance contained within 'British Standard 8206 Part 2:2008'.
- 2.2 In relation to the properties surrounding a site, usually the local planning authority will only be concerned with the impact to main habitable accommodation (i.e. living rooms, bedrooms and kitchens) within residential properties.
- 2.3 To determine whether a neighbouring existing building may be adversely affected, the initial test provided by the BRE is to establish if any part of the proposal subtends an angle of more than 25° from the lowest window serving the existing building. If this is the case then there may be an adverse effect, and more detailed calculations are required to quantify the extent of any impact.
- 2.4 The BRE guidelines provide two principal measures of daylight for assessing the impact on properties neighbouring a site, namely Vertical Sky Component (VSC) and No-Sky Line (NSL). They also detail a third measure of daylight which is primarily used for assessing amenity within proposed accommodation, namely Average Daylight Factor (ADF).
- 2.5 In terms of sunlight we examine the BRE Annual Probable Sunlight Hours (APSH); and in relation to sunlight amenity to gardens and amenity spaces, we apply the quantitative BRE overshadowing guidance.
- 2.6 These measures of daylight and sunlight are discussed in the following paragraphs.

Diffuse Daylight

- 2.7 **Vertical Sky Component (VSC)** – VSC is a measure of the direct skylight reaching a point from an overcast sky. It is the ratio of the illuminance at a point on a given vertical plane to the illuminance at a point on a horizontal plane due to an unobstructed sky.
- 2.8 For existing buildings, the BRE guideline is based on the loss of VSC at a point at the centre of a window, on the outer plane of the wall.
- 2.9 The BRE guidelines state that if the VSC at the centre of a window is less than 27%, and it is less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the reduction in skylight will be noticeable, and the existing building may be adversely affected.

- 2.10 **No-Sky Line (NSL)** - NSL is a measure of the distribution of daylight within a room. It maps out the region within a room where light can penetrate directly from the sky, and therefore accounts for the size of and number of windows by simple geometry.
- 2.11 The BRE suggest that the area of the working plane within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value (i.e. the proportional reduction in area should not be greater than 20%).
- 2.12 **Average Daylight Factor (ADF)** - ADF is a measure of the overall amount of diffuse daylight within a room. It is the average of the daylight factors across the working plane within a room. This equates to the ratio of the average illuminance across the working plane, to the illuminance due to an unobstructed sky.
- 2.13 In addition to accounting for external obstructions, the ADF accounts for the number of windows and their size in relation to the size of the room, the window transmittance and the reflectance of the internal walls, floor and ceiling.
- 2.14 While the ADF can be calculated from first principles using a lighting simulation software suite such as Radiance, in simple situations it can be approximated using the empirical formula detailed in both British Standard 8206 Part 2:2008 and Appendix C of the BRE Report.
- 2.15 Both the BRE Report and BS 8206 Part 2:2008 provide guidance for acceptable ADF values in the presence of supplementary electric lighting, depending on the room use. These are 1.0% for a bedroom, 1.5% for a living room and 2.0% for a kitchen.

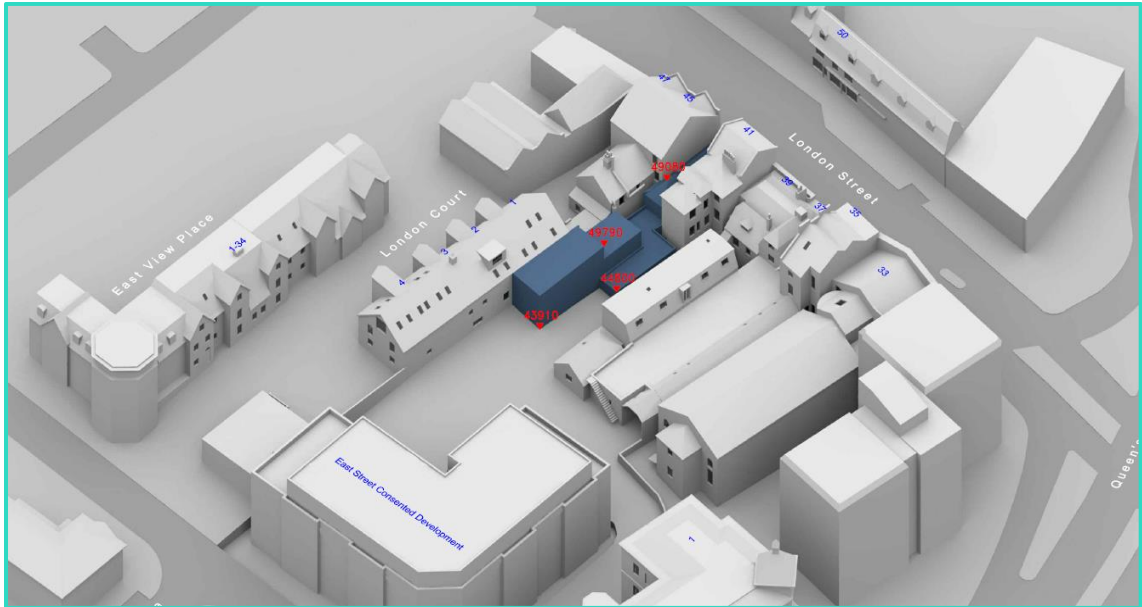
Sunlight

- 2.16 **Annual Probable Sunlight Hours (APSH)** - In relation to sunlight, the BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter.
- 2.17 Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%).
- 2.18 The BRE guidelines state that '...all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block out too much sun'.
- 2.19 The APSH figures are calculated for each window, and where a room is served by more than one window the contribution of each is accounted for in the overall figures for the room. The acceptability criteria are applied to overall room based figures.

3 Standard Survey Limitations

- 3.1 Although we have undertaken as detailed an inspection as possible, we are required by our professional indemnity insurers to notify you that our report is based upon the Standard Terms and Conditions provided along with our fee proposal. Our understanding of the existing massing, including the surrounding context was established from the sources of information details within Section 3.
- 3.2 In addition to our standard limitations the following limitations and assumptions also apply.
1. Best estimates were made in establishing building use (residential or commercial) and room uses; generally, these were made from external observations and recourse to planning records where available.
 2. When floor plans of surrounding properties were not available, room depths have been assumed from external observations. Where no indicators of room depth were available a standard of 4m, 6m or 8m depths have been used.
 3. In accordance with BRE Guidelines balconies, where present have been removed from calculations.

4.1 The site is located in the borough of Reading



Drawing Number: P1965/03 – 3D View – Existing Building

4.2 Our understanding of the site location and existing building(s) that occupy the site are illustrated in drawing numbers P1965/01-03 and located within Appendix A.

5 The Proposal



Drawing Number: P1965/15 – 3D View – Proposed Scheme

- 5.1 Our understanding of the proposed scheme is illustrated in drawings P1965/13-15 located within Appendix A.

5

6 The Surrounding Properties

6.1 The following surrounding properties contain residential accommodation and, due to their proximity to the development site, have been assessed in terms of the effects of the proposed development upon their daylight and sunlight amenity:

- 1) 35 London Street
- 2) 1 New Century Place
- 3) 1-33 Bourne Stevens Close
- 4) 1-34 East View Place
- 5) 1, 2, 3 and 4 London Court

6.2 The location of these properties in relation to the site can be identified on the below site plan:



Site Plan with numerical referencing

6.3 Detailed results for each window/room assessed can be found in Appendix B and are summarised below.

35 London Street

- 6.4 North-west of the development site and referenced '1' on the site plan, this property is identified as containing residential accommodation. We have managed to source floor plans for the building via Reading Borough Council's planning database. The plans identify 5 windows serving 4 bedrooms face toward the site.

Daylight

- 6.5 All windows and associated rooms experience fully BRE compliant alterations in VSC and NSL; the greatest change in VSC being 0.93%.
- 6.6 BRE Guidance concludes that reductions of up to 20% will be unnoticeable.

Sunlight

- 6.7 All site facing rooms which have a window orientated within 90 degrees due south experience fully BRE compliant changes in Annual Probable Sunlight Hours (APSH).

1 New Century Place

- 6.8 North/north-east of the development site and referenced '2' on the site plan, this property is identified as containing residential accommodation. We have managed to source floor plans for the building via Reading Borough Council's planning database. The plans identify 41 windows serving 22 bedrooms face toward the site.

Daylight

- 6.9 All windows and associated rooms experience fully BRE compliant alterations in VSC and NSL; the greatest change in VSC being 0.46%.
- 6.10 BRE Guidance concludes that reductions of up to 20% will be unnoticeable.

Sunlight

- 6.11 All site facing rooms which have a window orientated within 90 degrees due south experience fully BRE compliant changes in Annual Probable Sunlight Hours (APSH).

1-34 East View Place

- 6.12 North/north-east of the development site and referenced '3' on the site plan, this property is identified as containing residential accommodation. We are not in receipt of layouts for the property thus layouts have been assumed from external observation. For the purposes of our analysis there are 21 windows serving 20 site facing rooms.

Daylight

- 6.13 All windows and associated rooms experience fully BRE compliant alterations in VSC and NSL; the greatest change in VSC being 2.9%.
- 6.14 BRE Guidance concludes that reductions of up to 20% will be unnoticeable.

Sunlight

- 6.15 None of the site facing rooms have a window orientated within 90 degrees due south and therefore not material for assessment in accordance with BRE Guidance.

1, 2, 3 and 4 London Court

- 6.16 South of the site and referenced '4' on the site plan this property is identified as containing residential accommodation. We have managed to source layouts via Reading Borough Council's planning database. The plans identify there are 31 windows that serve 18 site facing rooms. The majority of these windows are located on the opposite elevation facing away from the site, or they are rooflights.
- 6.17 4 windows (W1/150, W1/160, W1/161 and W2/161) were constructed directly on the boundary overlooking the development site:



Extract 01: Site Photograph London Court W1/150, W1/160, W1/161 and W2/161

- 6.18 The BRE Guidelines sets out at paragraph F5: "...in cases where an existing building has windows unusually close to the site boundary...the VSC and APSH targets for these windows could be set to those for a 'mirror-image' building of the same height and size, an equal distance from the boundary."



Extract 02: BRE Appendix F Mirror Assessment 1-4 London Court

- 6.19 The above image represents the application of the BRE's mirror assessment. Naturally this sets the VSC and APSH targets to zero.

Daylight

- 6.20 The technical analysis identifies that the proposed scheme offers substantial improvements in daylight compared to this baseline.
- 6.21 The proposed scheme has been designed around these windows to ensure they still retain a reasonable level of daylight after construction of the proposed scheme, notwithstanding the unreasonable design of the assessed property. The retained VSC values confirms that the windows retain absolute VSC values of 12.61% (bedroom), 14.84% (bedroom), 17.82% (living room) and 23.98% (bedroom). This is considered a very fair level of retained daylight under the circumstances, particularly when in reality cars would usually be parked in front of these windows during the daytime.

Sunlight

- 6.22 None of the site facing rooms have a window orientated within 90 degrees due south and therefore not material for assessment in accordance with BRE Guidance.

7 Conclusion

- 7.1 Point 2 and DSP Architecture have worked collaboratively to ensure the 43 & 43A London Street, Reading site is fully optimised whilst best addressing daylight and sunlight to surrounding residential properties.
- 7.2 Of the properties that surround the application site, only 1 to 4 London Court may notice a change in daylight as a result of the proposed scheme. This is wholly due to design of the London Court buildings, placing 4 windows directly on the boundary, placing an extremely unfair burden over the development. In the existing situation these windows face across a car park and subsequently have cars parked in front of them during the daytime. Point 2 have considered the BRE's recommended 'mirror-image' analysis which shows the scheme offers vast improvements against a mirrored baseline. The proposed scheme has ensured these windows still retain sky visibility by opening up a courtyard in front of the windows. The design of this courtyard will be significantly more appealing than overlooking a car park. The retained VSC values to the windows are considered wholly acceptable under the circumstances.
- 7.3 We fully support this planning application in terms of daylight and sunlight amenity.

Appendix 1:

Drawings



Sources: Point 2 Surveyors
3D Laser Scan
DSP Architecture
Proposed Info (received 24/05/19)
43 London Street Reading Proposed Drawings.dwg

Key:  Existing Buildings
 Proposed Scheme

Project: 43-43A London Street
Reading

Title: Site Plan
Existing Buildings

Scheme Confirmed:

-

Date:

-

Drawn By:

AFA/NI

Scale:

1:500 @ A3

Date:

May 19

Dwg No:

P1965/01

Rel:

03





Sources: Point 2 Surveyors
3D Laser Scan
DSP Architecture
Proposed Info (received 24/05/19)
43 London Street Reading Proposed Drawings.dwg

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Scheme Confirmed:

Date:

Project: 43-43A London Street
Reading

Drawn By:
AFA/NI

Scale:
NA @ A3

Date:
May 19

Title: 3D View
Existing Buildings

Dwg No:
P1965/02

Rel:
03





Sources: Point 2 Surveyors
3D Laser Scan
DSP Architecture
Proposed Info (received 24/05/19)
43 London Street Reading Proposed Drawings.dwg

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: 43-43A London Street
Reading

Title: 3D View
Existing Buildings

Scheme Confirmed:
-

Date:
-

Drawn By:
AFA/NI

Scale:
NA @ A3

Date:
May 19

Dwg No:
P1965/03

Rel:
03





Sources: Point 2 Surveyors
3D Laser Scan
DSP Architecture
Proposed Info (received 24/05/19)
43 London Street Reading Proposed Drawings.dwg

Key: Existing Buildings
Proposed Scheme
Mirror Massing

Project: 43-43A London Street
Reading

Title: Site Plan
Mirror Massing 1-4 London Court

Scheme Confirmed:

Date:

Drawn By:

Scale:

Date:

Dwg No:

Rel:

AFA/NI

1:500 @ A3

May 19

P1965/10

03





Sources: Point 2 Surveyors
3D Laser Scan
DSP Architecture
Proposed Info (received 24/05/19)
43 London Street Reading Proposed Drawings.dwg

- Key:
- Existing Buildings
 - Proposed Scheme
 - Mirror Massing

All Heights in mm AOD

Scheme Confirmed:

-

Date:

-

Project: 43-43A London Street
Reading

Drawn By:

AFA/NI

Scale:

NA @ A3

Date:

May 19

Title: 3D View
Mirror Massing 1-4 London Court

Dwg No:

P1965/12

Rel:

03





Sources: Point 2 Surveyors
3D Laser Scan
DSP Architecture
Proposed Info (received 24/05/19)
43 London Street Reading Proposed Drawings.dwg

Key:  Existing Buildings
 Proposed Scheme

Project: 43-43A London Street
Reading

Title: Site Plan
Proposed Scheme 24/05/19

Scheme Confirmed:

-

Date:

-

Drawn By:

AFA/NI

Scale:

1:500 @ A3

Date:

May 19

Dwg No:

P1965/13

Rel:

03





Sources: Point 2 Surveyors
3D Laser Scan
DSP Architecture
Proposed Info (received 24/05/19)
43 London Street Reading Proposed Drawings.dwg

Key: Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Project: 43-43A London Street
Reading

Title: 3D View
Proposed Scheme 24/05/19

Scheme Confirmed:

Date:

Drawn By:
AFA/NI

Scale:
NA @ A3

Date:
May 19

Dwg No:
P1965/14

Rel:
03





Sources: Point 2 Surveyors
3D Laser Scan
DSP Architecture
Proposed Info (received 24/05/19)
43 London Street Reading Proposed Drawings.dwg

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: 43-43A London Street
Reading

Title: 3D View
Proposed Scheme 24/05/19

Scheme Confirmed:

Date:

Drawn By:

Scale:

Date:

Dwg No:

Rel:

AFA/NI

NA @ A3

May 19

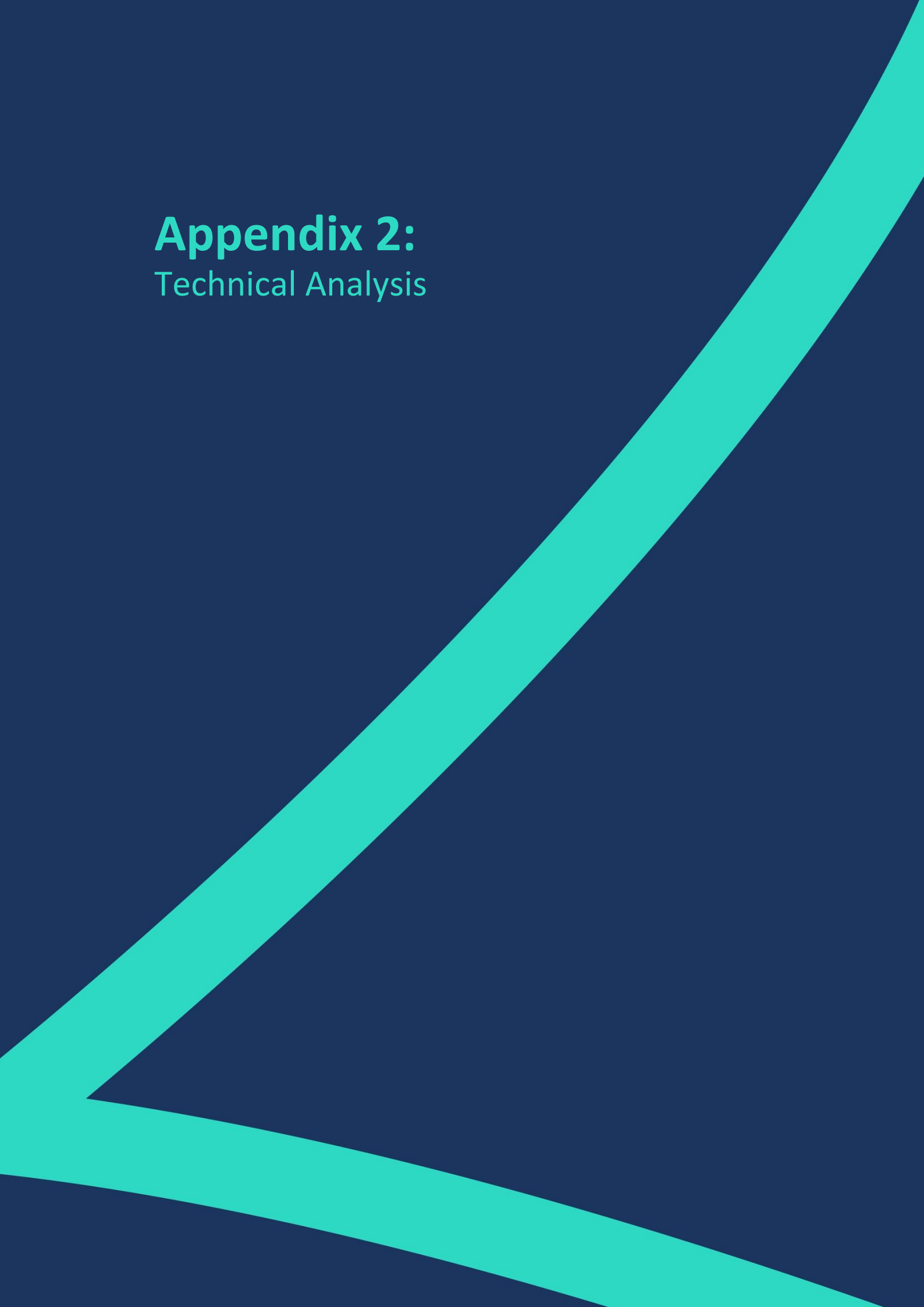
P1965/15

03



Appendix 2:

Technical Analysis





DAYLIGHT ANALYSIS

43-43A LONDON STREET, READING
EXISTING VS PROPOSED SCHEME 24/05/19
P1965 - Rel3

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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35 London Street

R1/61	BEDROOM	W1/61	6.94	6.94	0.00	0.00
R1/61	BEDROOM	W2/61	4.87	4.87	0.00	0.00
R1/62	BEDROOM	W2/62	35.37	35.04	0.33	0.93
R1/63	BEDROOM	W3/63	37.20	37.04	0.16	0.43
R1/64	BEDROOM	W1/64	87.26	87.26	0.00	0.00

1 New Century Place

R2/110	BEDROOM	W2/110	21.70	21.60	0.10	0.46
R2/110	BEDROOM	W3/110	20.16	20.09	0.07	0.35
R3/110	BEDROOM	W4/110	18.76	18.68	0.08	0.43
R3/110	BEDROOM	W5/110	17.51	17.46	0.05	0.29
R3/110	BEDROOM	W6/110	16.52	16.52	0.00	0.00
R4/110	BEDROOM	W7/110	10.62	10.62	0.00	0.00
R5/110	BEDROOM	W8/110	11.25	11.25	0.00	0.00
R5/110	BEDROOM	W9/110	11.13	11.13	0.00	0.00
R2/111	BEDROOM	W2/111	27.05	27.00	0.05	0.18
R2/111	BEDROOM	W3/111	25.50	25.45	0.05	0.20
R3/111	BEDROOM	W4/111	24.12	24.06	0.06	0.25
R3/111	BEDROOM	W5/111	22.87	22.81	0.06	0.26
R3/111	BEDROOM	W6/111	19.80	19.80	0.00	0.00
R4/111	BEDROOM	W7/111	13.26	13.26	0.00	0.00
R5/111	BEDROOM	W8/111	14.27	14.27	0.00	0.00
R5/111	BEDROOM	W9/111	14.54	14.54	0.00	0.00
R6/111	BEDROOM	W10/111	13.65	13.65	0.00	0.00
R8/111	BEDROOM	W12/111	25.14	25.14	0.00	0.00
R8/111	BEDROOM	W13/111	29.90	29.90	0.00	0.00
R2/112	BEDROOM	W2/112	32.56	32.54	0.02	0.06
R2/112	BEDROOM	W3/112	31.40	31.37	0.03	0.10
R3/112	BEDROOM	W4/112	30.35	30.32	0.03	0.10



DAYLIGHT ANALYSIS

43-43A LONDON STREET, READING
EXISTING VS PROPOSED SCHEME 24/05/19
P1965 - Rel3

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/112	BEDROOM	W5/112	29.35	29.33	0.02	0.07
R3/112	BEDROOM	W6/112	24.97	24.97	0.00	0.00
R4/112	BEDROOM	W7/112	16.45	16.45	0.00	0.00
R5/112	BEDROOM	W8/112	19.43	19.43	0.00	0.00
R5/112	BEDROOM	W9/112	20.40	20.40	0.00	0.00
R6/112	BEDROOM	W10/112	19.32	19.32	0.00	0.00
R8/112	BEDROOM	W12/112	29.45	29.45	0.00	0.00
R8/112	BEDROOM	W13/112	33.92	33.92	0.00	0.00
R2/113	BEDROOM	W2/113	37.21	37.19	0.02	0.05
R2/113	BEDROOM	W3/113	36.79	36.77	0.02	0.05
R3/113	BEDROOM	W4/113	36.39	36.39	0.00	0.00
R3/113	BEDROOM	W5/113	35.97	35.97	0.00	0.00
R3/113	BEDROOM	W6/113	33.19	33.19	0.00	0.00
R4/113	BEDROOM	W7/113	21.10	21.10	0.00	0.00
R5/113	BEDROOM	W8/113	28.62	28.62	0.00	0.00
R5/113	BEDROOM	W9/113	30.06	30.06	0.00	0.00
R6/113	BEDROOM	W10/113	28.07	28.07	0.00	0.00
R8/113	BEDROOM	W12/113	34.47	34.47	0.00	0.00
R8/113	BEDROOM	W13/113	37.25	37.25	0.00	0.00

1-34 East View Place

R1/130	W9/130	33.86	33.15	0.71	2.10
R3/130	W7/130	25.55	24.81	0.74	2.90
R4/130	W6/130	32.95	32.00	0.95	2.88
R5/130	W5/130	32.43	31.49	0.94	2.90
R6/130	W4/130	32.15	31.24	0.91	2.83
R7/130	W3/130	31.61	30.89	0.72	2.28
R8/130	W2/130	26.48	26.08	0.40	1.51



DAYLIGHT ANALYSIS

43-43A LONDON STREET, READING
EXISTING VS PROPOSED SCHEME 24/05/19
P1965 - Rel3

DAYLIGHT						
Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R9/130		W1/130	25.09	24.84	0.25	1.00
R1/131		W6/131	35.95	35.54	0.41	1.14
R1/131		W7/131	35.97	35.60	0.37	1.03
R2/131		W5/131	26.67	26.28	0.39	1.46
R3/131		W4/131	35.57	35.01	0.56	1.57
R4/131		W3/131	34.91	34.49	0.42	1.20
R5/131		W2/131	28.87	28.68	0.19	0.66
R6/131		W1/131	27.46	27.32	0.14	0.51
R1/132		W6/132	37.34	37.29	0.05	0.13
R2/132		W5/132	71.86	71.83	0.03	0.04
R3/132		W4/132	37.45	37.33	0.12	0.32
R4/132		W3/132	37.64	37.51	0.13	0.35
R5/132		W2/132	74.17	74.14	0.03	0.04
R6/132		W1/132	72.60	72.59	0.01	0.01
1 London Court						
R1/140	BEDROOM	W1/140	25.05	25.05	0.00	0.00
R1/140	BEDROOM	W2/140	27.74	25.13	2.61	9.41
R2/140	BEDROOM	W3/140	25.88	21.75	4.13	15.96
R1/141	BEDROOM	W1/141	31.35	31.35	0.00	0.00
R1/141	BEDROOM	W2/141	33.55	32.87	0.68	2.03
R2/141	BEDROOM	W3/141	34.03	31.26	2.77	8.14
R4/141	KITCHEN	W5/141	83.29	81.41	1.88	2.26
R4/141	KITCHEN	W6/141	82.83	80.92	1.91	2.31
R1/142	STUDIO	W1/142	84.28	84.24	0.04	0.05
R1/142	STUDIO	W2/142	84.25	84.21	0.04	0.05

2 London Court



DAYLIGHT ANALYSIS

43-43A LONDON STREET, READING
EXISTING VS PROPOSED SCHEME 24/05/19
P1965 - Rel3

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/150	BEDROOM	W1/150	20.83	12.61	8.22	39.46
R2/151	BEDROOM	W2/151	74.21	73.05	1.16	1.56
R1/152	BEDROOM	W1/152	37.01	36.80	0.21	0.57
3 London Court						
R1/160	BEDROOM	W1/160	30.21	14.84	15.37	50.88
R1/161	BEDROOM	W1/161	33.08	23.98	9.10	27.51
R2/161	LIVINGROOM	W2/161	33.47	17.82	15.65	46.76
4 London Court						
R2/170	BEDROOM	W2/170	31.16	25.39	5.77	18.52
R3/170	LKD	W3/170	31.32	29.76	1.56	4.98
R3/170	LKD	W4/170	21.98	21.98	0.00	0.00
R1/171	BEDROOM	W1/171	33.59	28.67	4.92	14.65
R2/171	LKD	W2/171	33.70	32.56	1.14	3.38
R2/171	LKD	W3/171	25.52	25.52	0.00	0.00
R1/172	BEDROOM	W1/172	83.66	82.44	1.22	1.46
R1/172	BEDROOM	W2/172	83.73	81.89	1.84	2.20
R1/172	BEDROOM	W3/172	82.66	82.66	0.00	0.00
R1/172	BEDROOM	W4/172	81.24	81.24	0.00	0.00
R3/172	LIVINGROOM	W7/172	83.57	76.94	6.63	7.93
R3/172	LIVINGROOM	W8/172	83.46	74.92	8.54	10.23
R3/172	LIVINGROOM	W9/172	35.77	34.63	1.14	3.19
R3/172	LIVINGROOM	W10/172	81.60	81.60	0.00	0.00
R3/172	LIVINGROOM	W11/172	78.49	78.49	0.00	0.00



NSL ANALYSIS

43-43A LONDON STREET, READING
EXISTING VS PROPOSED SCHEME 24/05/19
P1965 - Rel3

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

35 London Street

R1/61	BEDROOM	190.4	93.2	93.2	0.0	0.0
R1/62	BEDROOM	190.4	182.6	182.6	0.0	0.0
R1/63	BEDROOM	173.4	165.0	165.0	0.0	0.0
R1/64	BEDROOM	86.9	68.7	68.7	0.0	0.0

1 New Century Place

R2/110	BEDROOM	215.8	132.2	132.2	0.0	0.0
R3/110	BEDROOM	190.8	185.0	185.0	0.0	0.0
R4/110	BEDROOM	251.7	92.5	92.5	0.0	0.0
R5/110	BEDROOM	217.5	80.5	80.5	0.0	0.0
R2/111	BEDROOM	215.9	150.5	150.5	0.0	0.0
R3/111	BEDROOM	190.8	186.3	186.3	0.0	0.0
R4/111	BEDROOM	163.1	131.4	131.4	0.0	0.0
R5/111	BEDROOM	96.1	95.3	95.3	0.0	0.0
R6/111	BEDROOM	241.8	67.1	67.1	0.0	0.0
R8/111	BEDROOM	225.6	171.4	171.4	0.0	0.0
R2/112	BEDROOM	214.5	199.1	199.1	0.0	0.0
R3/112	BEDROOM	189.6	185.2	185.2	0.0	0.0
R4/112	BEDROOM	163.1	134.3	134.3	0.0	0.0
R5/112	BEDROOM	150.6	150.2	150.2	0.0	0.0
R6/112	BEDROOM	240.5	133.0	133.0	0.0	0.0
R8/112	BEDROOM	224.3	184.4	184.4	0.0	0.0
R2/113	BEDROOM	214.5	202.3	202.3	0.0	0.0
R3/113	BEDROOM	189.6	188.6	188.6	0.0	0.0
R4/113	BEDROOM	163.1	145.7	145.7	0.0	0.0
R5/113	BEDROOM	150.6	150.2	150.2	0.0	0.0
R6/113	BEDROOM	240.7	133.4	133.4	0.0	0.0
R8/113	BEDROOM	224.4	192.8	192.8	0.0	0.0

1-34 East View Place

R1/130		69.7	66.9	66.9	0.0	0.0
R3/130		105.9	92.7	92.7	0.0	0.0
R4/130		104.3	100.3	100.3	0.0	0.0
R5/130		63.8	62.3	62.3	0.0	0.0
R6/130		63.9	62.4	62.4	0.0	0.0
R7/130		104.8	100.5	100.5	0.0	0.0
R8/130		91.6	85.3	85.3	0.0	0.0
R9/130		87.0	79.5	79.5	0.0	0.0
R1/131		117.6	114.5	114.5	0.0	0.0
R2/131		105.9	92.0	92.0	0.0	0.0
R3/131		104.3	100.0	100.0	0.0	0.0
R4/131		104.8	100.5	100.5	0.0	0.0



NSL ANALYSIS

43-43A LONDON STREET, READING
EXISTING VS PROPOSED SCHEME 24/05/19
P1965 - Rel3

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R5/131		91.6	85.4	85.4	0.0	0.0
R6/131		87.0	79.3	79.3	0.0	0.0
R1/132		117.6	108.5	108.5	0.0	0.0
R2/132		79.6	56.0	56.0	0.0	0.0
R3/132		104.3	99.6	99.6	0.0	0.0
R4/132		104.8	100.1	100.1	0.0	0.0
R5/132		70.4	50.7	50.7	0.0	0.0
R6/132		66.9	48.1	48.1	0.0	0.0

1 London Court

R1/140	BEDROOM	109.5	107.6	107.1	0.5	0.5
R2/140	BEDROOM	100.1	84.0	70.0	14.0	16.7
R1/141	BEDROOM	106.8	105.2	105.2	0.0	0.0
R2/141	BEDROOM	102.7	93.3	92.9	0.4	0.4
R4/141	KITCHEN	104.2	103.2	103.2	0.0	0.0
R1/142	STUDIO	256.5	239.1	239.1	0.0	0.0

2 London Court

R1/150	BEDROOM	123.5	70.0	43.5	26.5	37.9
R2/151	BEDROOM	88.8	88.8	88.8	0.0	0.0
R1/152	BEDROOM	194.4	182.0	182.0	0.0	0.0

3 London Court

R1/160	BEDROOM	116.8	107.8	91.8	16.0	14.8
R1/161	BEDROOM	97.4	92.5	85.8	6.7	7.2
R2/161	LIVINGROOM	89.8	85.5	55.4	30.1	35.2

4 London Court

R2/170	BEDROOM	113.7	106.5	102.6	3.8	3.6
R3/170	LKD	187.0	174.3	171.7	2.5	1.4
R1/171	BEDROOM	113.7	108.1	106.8	1.3	1.2
R2/171	LKD	186.9	174.7	174.4	0.3	0.2
R1/172	BEDROOM	193.2	193.2	193.2	0.0	0.0
R3/172	LIVINGROOM	190.2	190.2	190.2	0.0	0.0



SUNLIGHT ANALYSIS

43-43A LONDON STREET, READING
EXISTING VS PROPOSED SCHEME 24/05/19
P1965 - Rel3

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

35 London Street

R1/61	W1/61	BEDROOM	0	16	0	16	-	0.0						
R1/61	W2/61	BEDROOM	0	4	0	4	-	0.0	0	20	0	20	-	0.0

1 New Century Place

R2/110	W2/110	BEDROOM	9	59	9	59	0.0	0.0						
R2/110	W3/110	BEDROOM	8	58	8	58	0.0	0.0	9	60	9	60	0.0	0.0
R3/110	W4/110	BEDROOM	5	53	5	53	0.0	0.0						
R3/110	W5/110	BEDROOM	5	52	5	52	0.0	0.0						
R3/110	W6/110	BEDROOM	2	28	2	28	0.0	0.0	8	61	8	61	0.0	0.0
R4/110	W7/110	BEDROOM	3	24	3	24	0.0	0.0	3	24	3	24	0.0	0.0
R5/110	W8/110	BEDROOM	3	26	3	26	0.0	0.0						
R5/110	W9/110	BEDROOM	2	23	2	23	0.0	0.0	3	27	3	27	0.0	0.0
R2/111	W2/111	BEDROOM	13	69	13	69	0.0	0.0						
R2/111	W3/111	BEDROOM	12	69	12	69	0.0	0.0	15	72	15	72	0.0	0.0



SUNLIGHT ANALYSIS

43-43A LONDON STREET, READING
EXISTING VS PROPOSED SCHEME 24/05/19
P1965 - Rel3

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R3/111	W4/111	BEDROOM	10	66	10	66	0.0	0.0						
R3/111	W5/111	BEDROOM	7	62	7	62	0.0	0.0						
R3/111	W6/111	BEDROOM	4	36	4	36	0.0	0.0	14	73	14	73	0.0	0.0
R4/111	W7/111	BEDROOM	8	28	8	28	0.0	0.0	8	28	8	28	0.0	0.0
R5/111	W8/111	BEDROOM	8	31	8	31	0.0	0.0						
R5/111	W9/111	BEDROOM	7	29	7	29	0.0	0.0	8	33	8	33	0.0	0.0
R6/111	W10/111	BEDROOM	8	25	8	25	0.0	0.0	8	25	8	25	0.0	0.0
R8/111	W12/111	BEDROOM	15	57	15	57	0.0	0.0						
R8/111	W13/111	BEDROOM	18	68	18	68	0.0	0.0	20	70	20	70	0.0	0.0
R2/112	W2/112	BEDROOM	23	80	23	80	0.0	0.0						
R2/112	W3/112	BEDROOM	22	79	22	79	0.0	0.0	23	80	23	80	0.0	0.0
R3/112	W4/112	BEDROOM	20	77	20	77	0.0	0.0						
R3/112	W5/112	BEDROOM	18	75	18	75	0.0	0.0						
R3/112	W6/112	BEDROOM	8	40	8	40	0.0	0.0	24	84	24	84	0.0	0.0
R4/112	W7/112	BEDROOM	13	33	13	33	0.0	0.0	13	33	13	33	0.0	0.0



SUNLIGHT ANALYSIS

43-43A LONDON STREET, READING
EXISTING VS PROPOSED SCHEME 24/05/19
P1965 - Rel3

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R5/112	W8/112	BEDROOM	14	38	14	38	0.0	0.0						
R5/112	W9/112	BEDROOM	14	38	14	38	0.0	0.0	15	41	15	41	0.0	0.0
R6/112	W10/112	BEDROOM	13	36	13	36	0.0	0.0	13	36	13	36	0.0	0.0
R8/112	W12/112	BEDROOM	20	62	20	62	0.0	0.0						
R8/112	W13/112	BEDROOM	24	77	24	77	0.0	0.0	24	77	24	77	0.0	0.0
R2/113	W2/113	BEDROOM	29	86	29	86	0.0	0.0						
R2/113	W3/113	BEDROOM	29	85	29	85	0.0	0.0	29	86	29	86	0.0	0.0
R3/113	W4/113	BEDROOM	29	85	29	85	0.0	0.0						
R3/113	W5/113	BEDROOM	29	85	29	85	0.0	0.0						
R3/113	W6/113	BEDROOM	13	45	13	45	0.0	0.0	29	89	29	89	0.0	0.0
R4/113	W7/113	BEDROOM	14	45	14	45	0.0	0.0	14	45	14	45	0.0	0.0
R5/113	W8/113	BEDROOM	18	60	18	60	0.0	0.0						
R5/113	W9/113	BEDROOM	20	62	20	62	0.0	0.0	21	70	21	70	0.0	0.0
R6/113	W10/113	BEDROOM	20	57	20	57	0.0	0.0	20	57	20	57	0.0	0.0



SUNLIGHT ANALYSIS

43-43A LONDON STREET, READING
EXISTING VS PROPOSED SCHEME 24/05/19
P1965 - Rel3

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R8/113	W12/113	BEDROOM	25	77	25	77	0.0	0.0						
R8/113	W13/113	BEDROOM	28	84	28	84	0.0	0.0	28	84	28	84	0.0	0.0



DAYLIGHT ANALYSIS

43-43A LONDON STREET, READING
MIRROR VS PROPOSED SCHEME 24/05/19
1-4 LONDON COURT
P1965 - Rel3

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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2 London Court

R1/150	BEDROOM	W1/150	0.00	12.61	-12.61	0.00
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3 London Court

R1/160	BEDROOM	W1/160	0.00	14.84	-14.84	0.00
R1/161	BEDROOM	W1/161	0.00	23.98	-23.98	0.00
R2/161	LIVINGROOM	W2/161	0.00	17.82	-17.82	0.00



DAYLIGHT ANALYSIS

43-43A LONDON STREET, READING
MIRROR VS PROPOSED SCHEME 24/05/19
1-4 LONDON COURT
P1965 - Rel3

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

2 London Court

R1/150	BEDROOM	W1/150	0.00	0.00	0.66	0.66	-0.66	-
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3 London Court

R1/160	BEDROOM	W1/160	0.00	0.00	0.66	0.66	-0.66	-
R1/161	BEDROOM	W1/161	0.00	0.00	0.42	0.42	-0.42	-
R2/161	LIVINGROOM	W2/161	0.00	0.00	0.36	0.36	-0.36	-

Appendix 3:

Window Maps



Sources: Point 2 Surveyors
3D Laser Scan
DSP Architecture
Proposed Info (received 24/05/19)
43 London Street Reading Proposed Drawings.dwg

Key:

Project: 43-43A London Street
Reading

Title: Window Locations
1 New Century Place

Scheme Confirmed:
-

Date:
-

Drawn By:
AFA/NI

Scale:
NA @ A3

Date:
May 19

Dwg No:
P1965/WM/03

Rel:
03





Sources: Point 2 Surveyors
3D Laser Scan
DSP Architecture
Proposed Info (received 24/05/19)
43 London Street Reading Proposed Drawings.dwg

Key:

Project: 43-43A London Street
Reading

Title: Window Locations
1-34 East View Place

Scheme Confirmed:
-

Date:
-

Drawn By:
AFA/NI

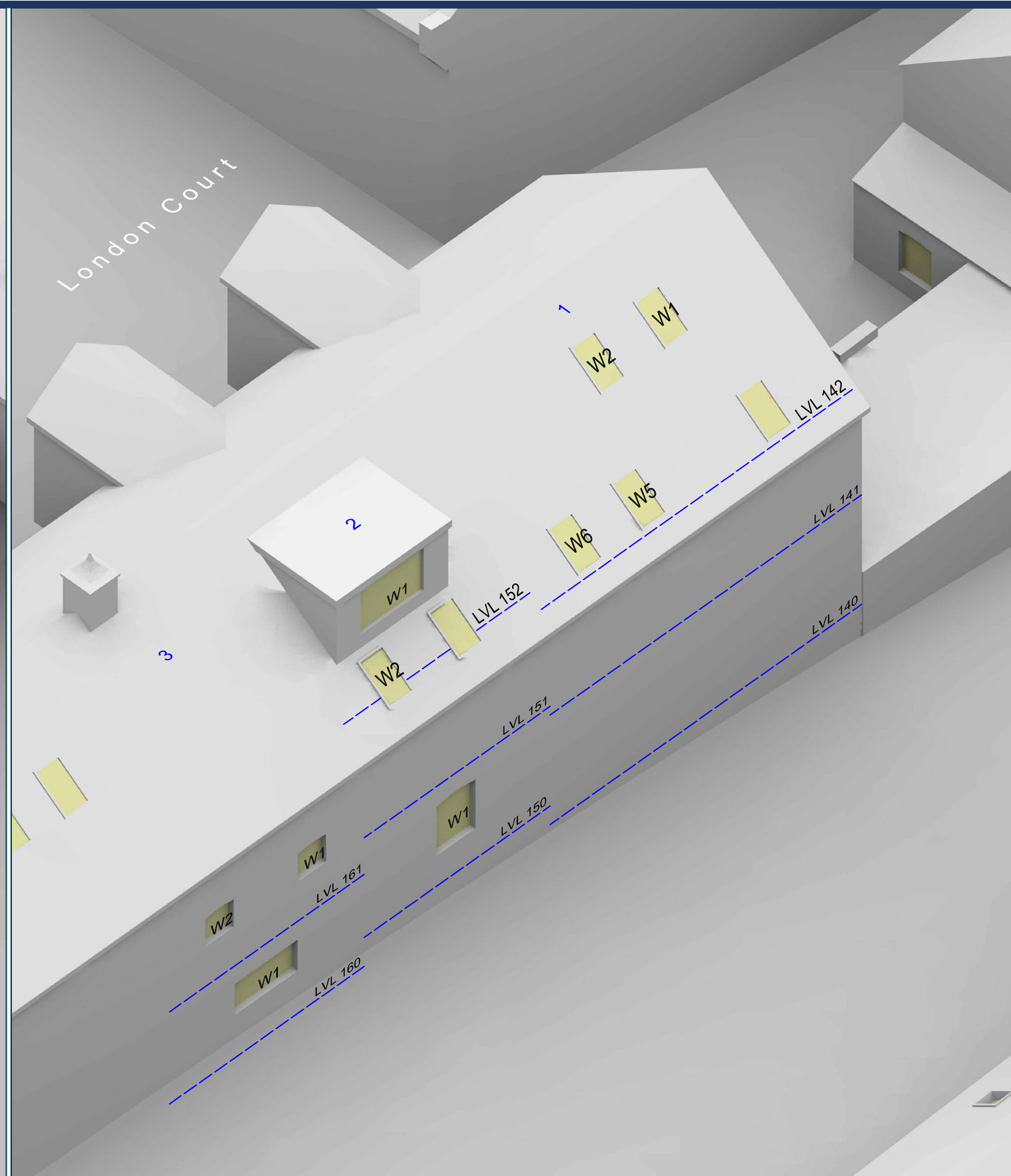
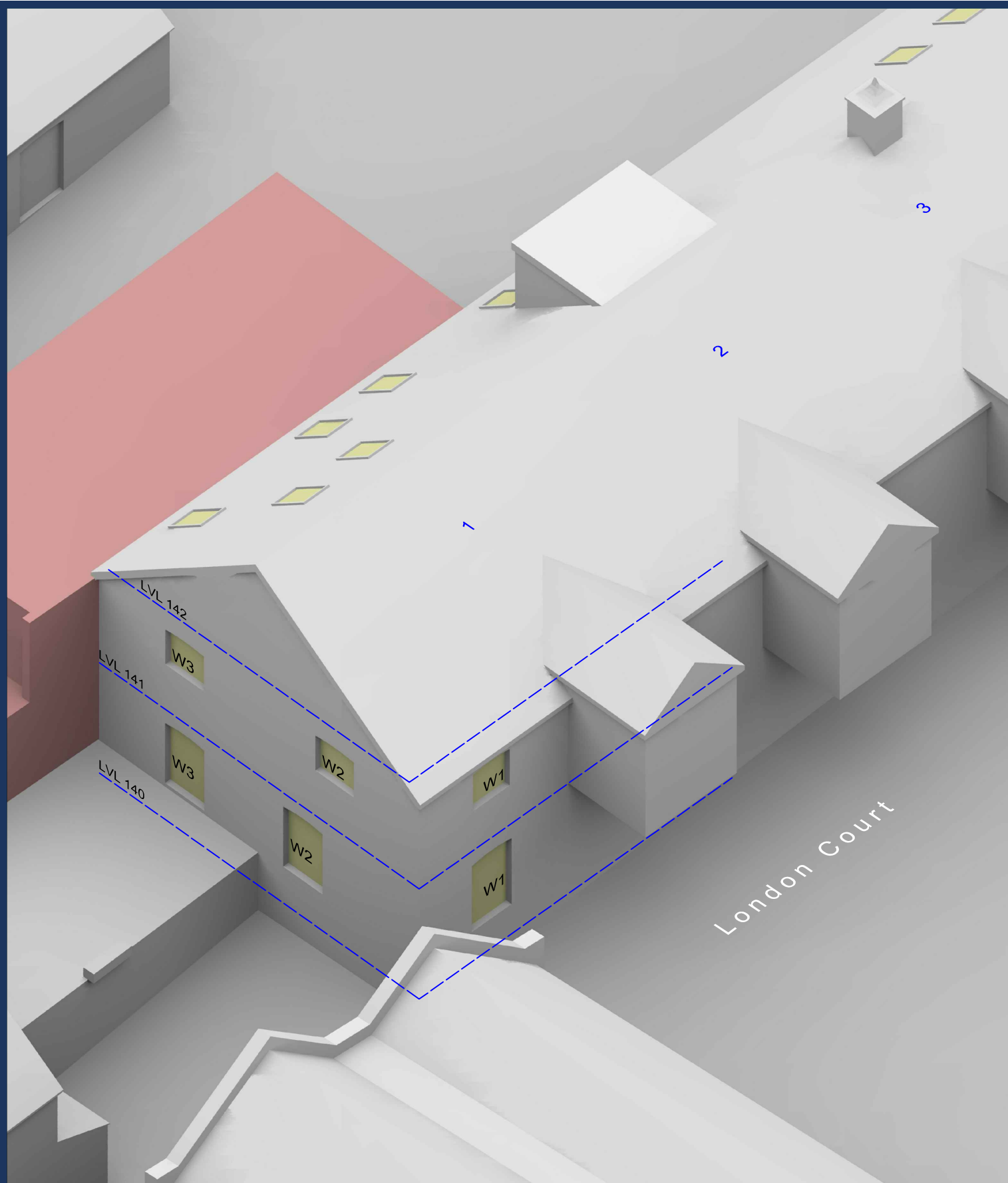
Scale:
NA @ A3

Date:
May 19

Dwg No:
P1965/WM/05

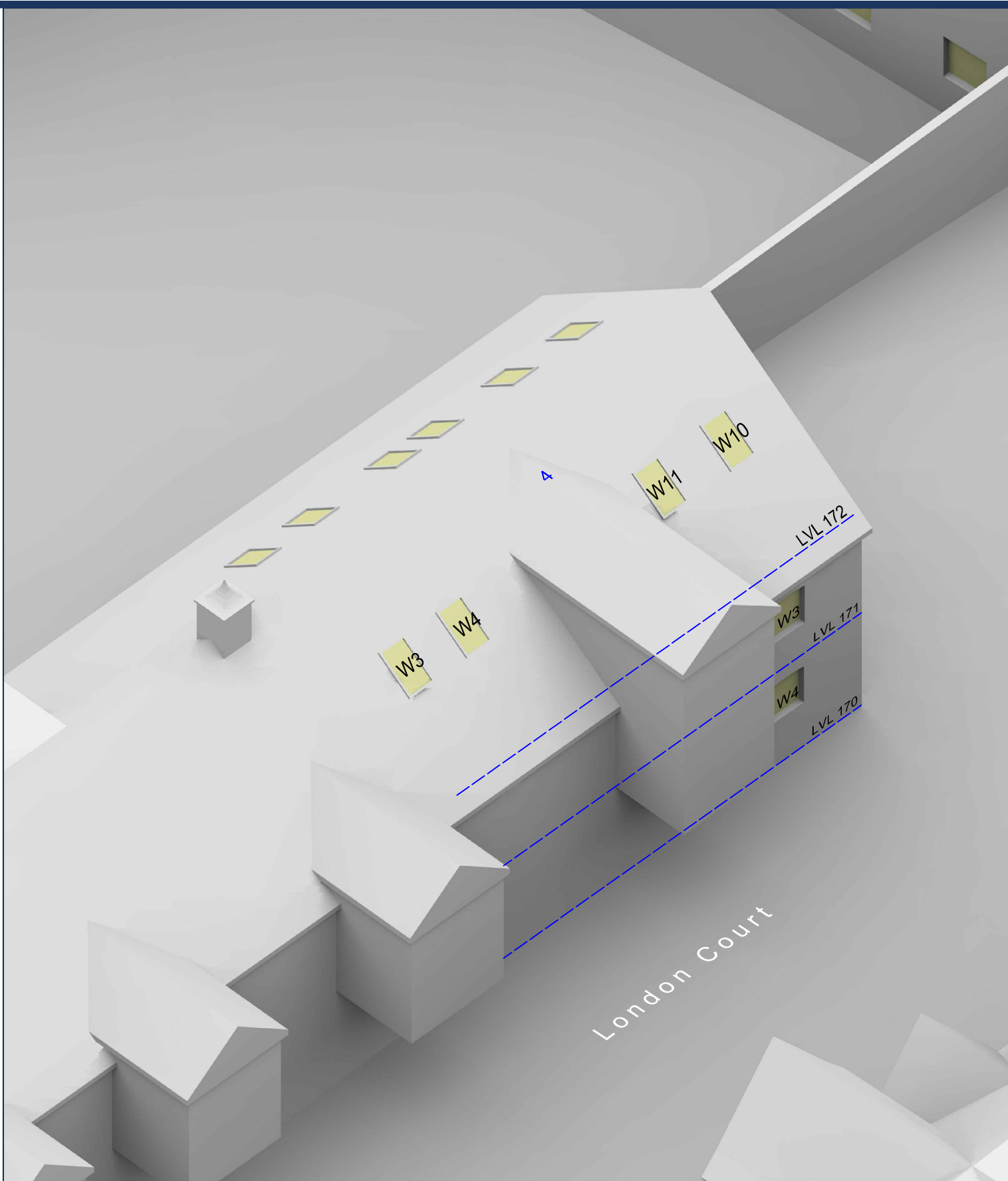
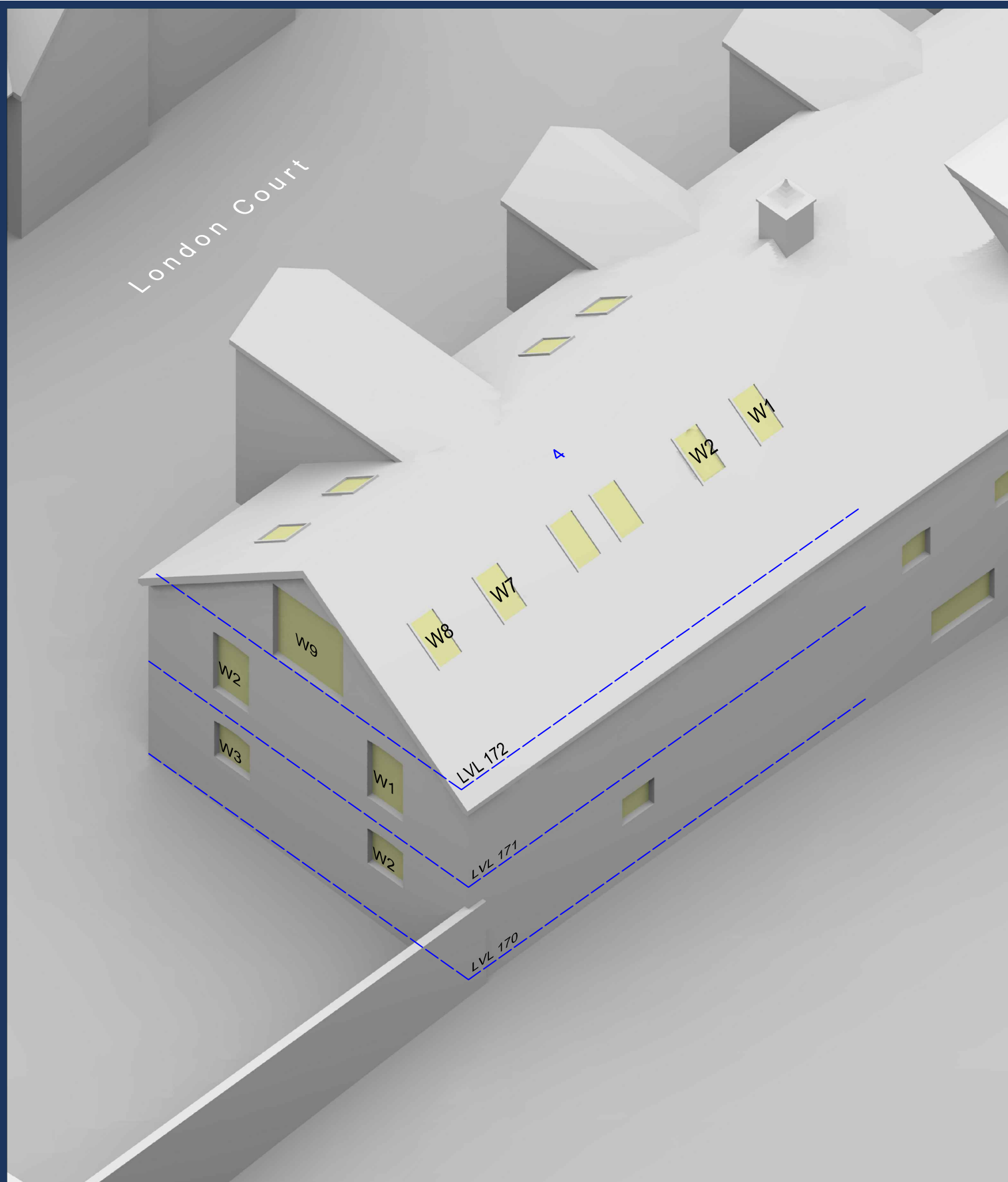
Rel:
03





Sources: Point 2 Surveyors 3D Laser Scan DSP Architecture Proposed Info (received 24/05/19) 43 London Street Reading Proposed Drawings.dwg		Key:		Project: 43-43A London Street Reading			Title: Window Locations 1-3 London Court		
Scheme Confirmed: -		Date: -		Drawn By: AFA/NI	Scale: NA @ A3	Date: May 19	Dwg No: P1965 / WM / 06		Rel: 03





Sources: Point 2 Surveyors 3D Laser Scan DSP Architecture Proposed Info (received 24/05/19) 43 London Street Reading Proposed Drawings.dwg		Key:		Project: 43-43A London Street Reading			Title: Window Locations 4 London Court		
Scheme Confirmed: -		Date: -		Drawn By: AFA/NI	Scale: NA @ A3	Date: May 19	Dwg No: P1965 / WM / 07		Rel: 03

