

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

15 July 2019

Dear Aidan

Re: (ROL00143 Reading Gasworks)

Further to our discussions, we have now completed the sun-on-ground analysis for the gas holder development site. I have set out the results below and appended a plan of the proposed amenity areas, reference ROL00143_R03_V01_301-01. Before I review the results, I have set out the methodology for the sun-on-ground analysis as per the BRE Report guidelines.

Methodology

Section 3.3 of the BRE guidelines makes recommendations concerning the impact of proposed development on sunlight to open spaces between buildings, such as main back gardens of houses, allotments, parks and playing fields, children's playgrounds, outdoor swimming pools, sitting-out areas, such as in public squares and focal points for views, such as a group of monuments or fountains. In the case, there are no neighbouring amenity spaces that are in the vicinity of the site which we would expect an impact upon. However, the proposed development includes communal amenity spaces for the use and enjoyment of residential and therefore we have assessed the sunlight levels these areas receive.

The guide recommends that the level of overshadowing on such areas should be checked on the equinox (21 March). The BRE Report recognises that each of these spaces has different sunlight requirements and that it is difficult to suggest a hard and fast rule. However, it recommends that at least half of the amenity area should receive at least two hours of sunlight on the equinox on 21 March.

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

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

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Sunlight at an altitude of 10° or less does not count, because it is likely to be blocked by planting anyway. Driveways and hard standing for cars is usually left out of the area calculation. Fences or walls less than 1.5 metres high can be ignored. The guide also notes that:

“normally, trees and shrubs need not be included, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than a deep shadow of a building”.

This is especially the case for deciduous trees, which provide welcome shade in the summer whilst allowing sunlight to penetrate during the winter months. This is the basis on which our analysis has been undertaken

Results

We have tested the two proposed amenity areas and have referenced these on the attached plan as A1 and A2. As noted above, the guideline target is for 50% of the amenity space to receive more than two hours of direct sunlight on the 21 March. Both these large proposed amenity areas receive far in excess of the 50% guideline, with both achieving the target sunlight hours to 100% of the areas analysed.

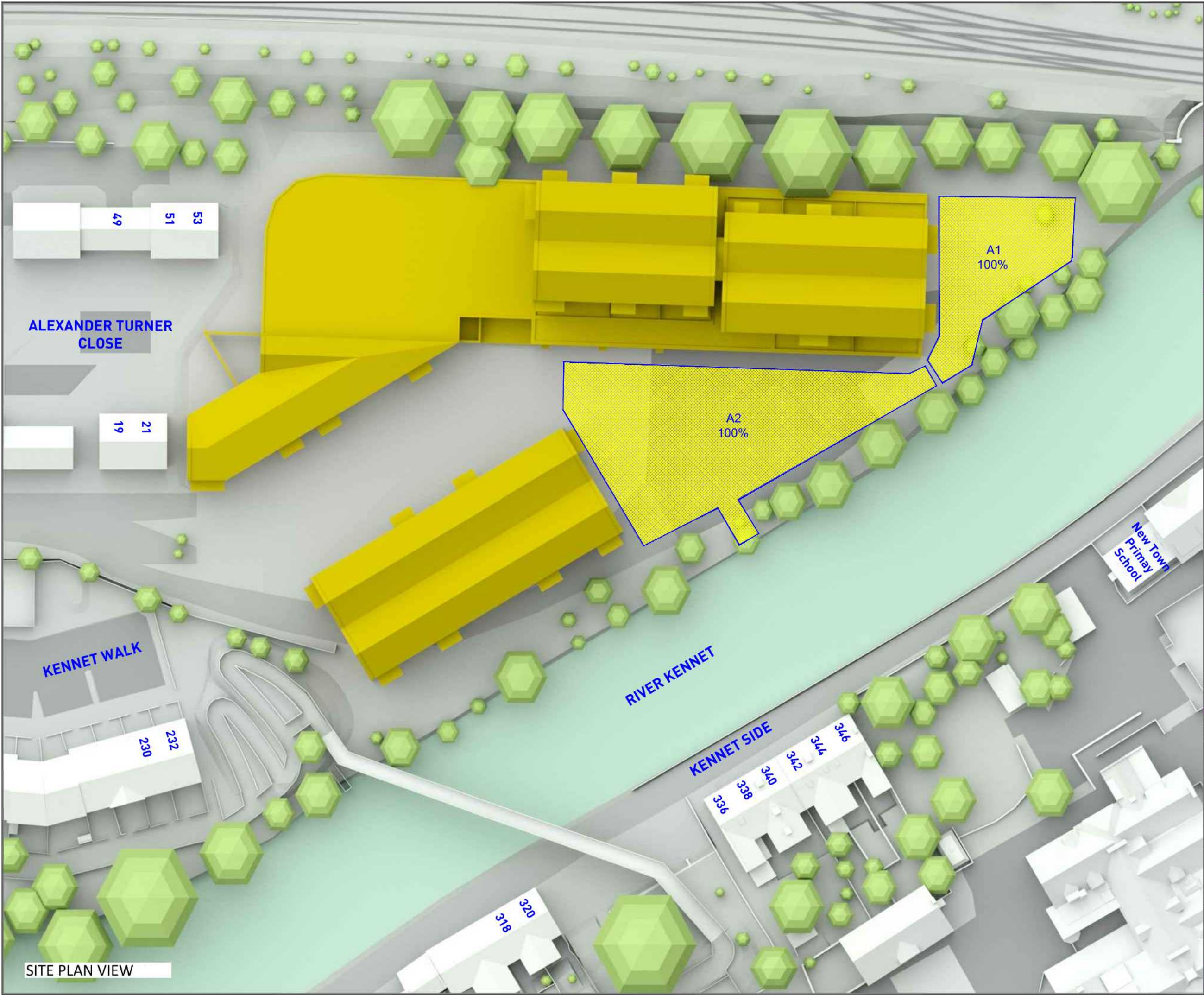
Please let us know if you have any questions.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rebecca Chapman', with a stylized, flowing script.

Rebecca Chapman

Encl.



SITE PLAN VIEW

LEGEND:

- Area receiving ≥ 2 hr Sunlight on 21st March (PROPOSED)
- Area receiving < 2 hr Sunlight on 21st March
- $X\%$ - Percentage of Amenity Space receiving ≥ 2 hr Sunlight on 21st March

SOURCES OF INFORMATION:

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

PROPOSED BUILDINGS
COLLADO COLLINS ARCHITECTS
Received on 01/04/19



0m 5m 10m 15m 20m 25m

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

PROJECT TITLE: GAS HOLDER SITE AT ALEXANDER TURNER CLOSE READING

SCHEME REF: SCHEME RECEIVED: 01/04/19

DRAWING TITLE: TWO-HOUR SUNLIGHT TEST PROPOSED CONDITION

MODELLED BY: BS/MZ	DRAWN BY: BS/MZ	DATE: 15/04/19	SCALE: 1:500	A3
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
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ROL00143_R03_V01_301-01

2Hr Sun-On-Ground