



DAYLIGHT & SUNLIGHT REPORT

for

PROPOSED DEVELOPMENT

at

GAS HOLDER SITE READING

REF: RC/EK/ROL00143
17/05/2019

expertise
applied

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Figure 1: Oblique aerial photograph of the site looking north
(Source: Google)

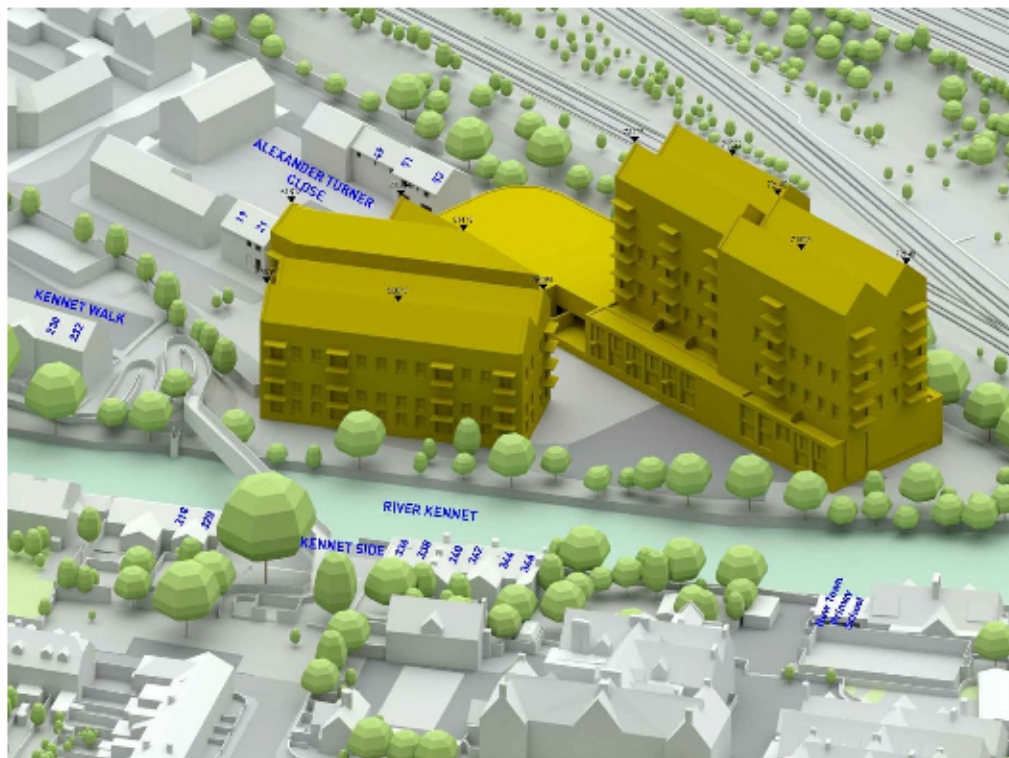


Figure 2: 3D view of computer model in the proposed condition

1. INTRODUCTION

- 1.1 Danescroft (Kenavon Drive Project Management) LLP is proposing a development at gas holder site at Alexander Turner Close, Reading.
- 1.2 The application site is situated on the north side of the River Kennet and is bounded by properties on Kennet Side and Alexander Turner Close.
- 1.3 Danescroft (Kenavon Drive Project Management) LLP is conscious of the need to minimise impact on the light to neighbouring residential properties and therefore instructed Anstey Horne to work with the project architect, Collado Collins Architects, so that the effects of the proposed development could be properly understood and, wherever possible, minimised.
- 1.4 Anstey Horne has been commissioned to undertake a formal technical assessment of the effect of the proposed development upon the existing surrounding properties, having regard to the recommendations in BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (second edition, 2011). We have also been commissioned to undertake a study of the interior light levels within the proposed development, which is the subject of a separate report.
- 1.5 Our study has been carried out using 3D computer modelling and our specialist computer simulation software. Our 3D model is shown in Figure 2 on page 1.
- 1.6 This report summarises the relevant planning policy, the basic principles of daylighting and sunlighting, the methods used to assess the potential impact of the development, the information used in compiling our 3D computer model and the results of our technical assessment. Drawings and full tables of results of our technical assessment are attached in the appendices.

2. QUALIFICATIONS AND EXPERIENCE

- 2.1 Anstey Horne is a firm of Chartered Surveyors regulated by the Royal Institution of Chartered Surveyors. We have a long-standing history of advising developers, neighbours and local planning authorities on the effects of proposed development on daylight and sunlight amenity to existing surrounding buildings and on the interior daylight and sunlight conditions within proposed development.
- 2.2 Anstey Horne's daylighting studies are undertaken using 3D computer modelling and specialist computer software, specifically written for the purposes of carrying out the tests described in BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice*. Our software has been in use for many years and the technical results have been utilised and accepted by the courts, local planning authorities and other consultants in hundreds of assessments for both common law and town planning purposes.

3. PLANNING POLICY AND GUIDANCE

National Planning Policy and Guidance

3.1 The Revised National Planning Policy Framework (February 2019) sets out the Government's planning policies and how these are expected to be applied. It provides a framework within which councils can produce their own local plans that reflect the needs and priorities of their communities.

3.2 Chapter 11 'Making effective use of land' states in paragraph 123(c) that:

"local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

3.3 The Building Research Establishment, whose aims include achieving a higher quality built environment, publish BRE guidelines 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (second edition, 2011) by PJ Littlefair. This guide gives advice on site layout planning to retain good daylighting and sunlighting in existing surrounding buildings and achieve to it in new buildings. The guide is intended for use by designers, consultants and planning officials and notes that:

"The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."

Regional Planning Policy and Guidance

3.4 Reading Borough Local Development Framework; Sites and Detailed Policies Document (adopted October 2012).

3.5 Policy DM4: Safeguarding Amenity states:

"Development will not cause a significant detrimental impact to the living environment of existing or new residential properties, in terms of:

- *Privacy and overlooking;*
- *Access to sunlight and daylight..."*

- 3.6 We confirm that we have undertaken our daylight and sunlight study in accordance with BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (second edition, 2011).

4. BRE METHOD OF ASSESSMENT AND NUMERICAL GUIDELINES

Daylight to existing surrounding buildings

- 4.1 Section 2.2 of the BRE Report makes recommendations concerning the impact on daylight to existing buildings. In summary, the BRE report states that:

"If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- the VSC [vertical sky component] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value; [or]*
- the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value."*

- 4.2 So, where the angle to the horizontal subtended by the new development measured at the centre of the lowest window in an existing surrounding building (the angle of obstruction) is less than 25° (see Figure 3 below), the diffuse daylight to that building is unlikely to be significantly affected and need not be tested.

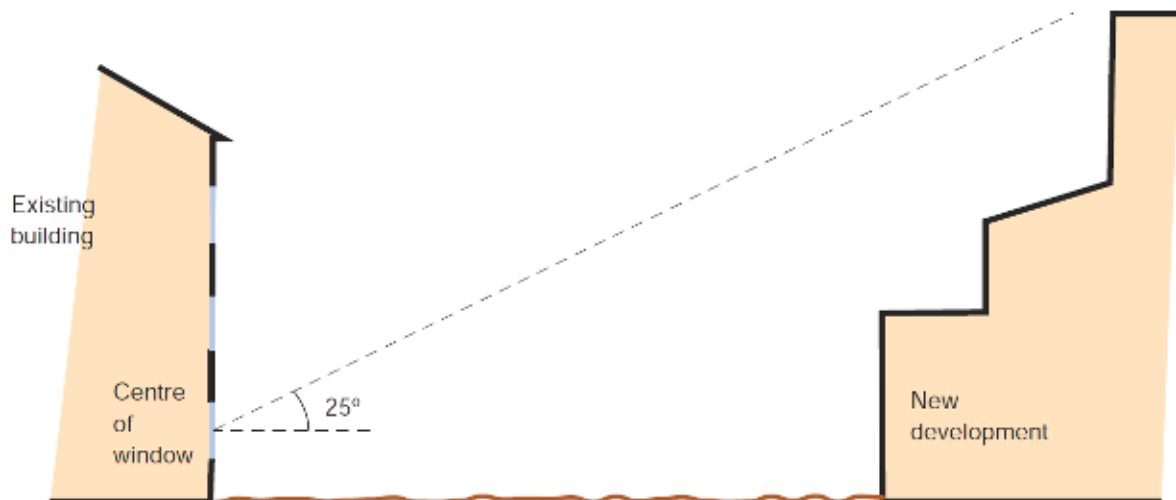


Figure 3 - Section perpendicular to a main window wall of an existing building showing a new development subtending an angle of less than 25° to the horizontal from the centre of the lowest window. (© BRE Report 209)

- 4.3 Where the obstruction angle is greater than 25°, both of the more detailed daylight tests should be undertaken, namely vertical sky component ('VSC') at the window and daylight distribution on the working plane. For each test the guidelines operate on the general principle that if the amount of daylight is reduced to less than 0.8 times its former value (i.e. there will be more than a 20% loss) the reduction will be noticeable to the building's occupants.
- 4.4 'Noticeable' does not necessarily equate to 'unacceptable' and the BRE's standard target values should not be considered as pass/fail criteria. Ultimately the local planning authority will need to make a judgement as to whether any impacts are acceptable when weighed against the many other planning considerations.
- 4.5 The VSC test measures the amount of skylight available at the centre of a window on the external plane of the window wall. It has a maximum value of almost 40% for a completely unobstructed vertical window wall. If a room has two or more windows of equal size, the mean of their VSCs may be taken. As the VSC calculation takes no account of the size of the window being tested, the size of the room it lights or multiple windows of unequal size, it does not measure light inside the room. It merely measures the potential conditions in the room. The VSC results can therefore be potentially misleading if considered in isolation and should be read in conjunction with those of the second test - daylight distribution.
- 4.6 The daylight distribution test calculates the area of the working plane inside a room that will have a direct view of the sky. This is done by plotting the no-sky line, i.e. the line on the working plane that divides those areas that receive direct skylight from those that do not, as shown in Figure 4 below.

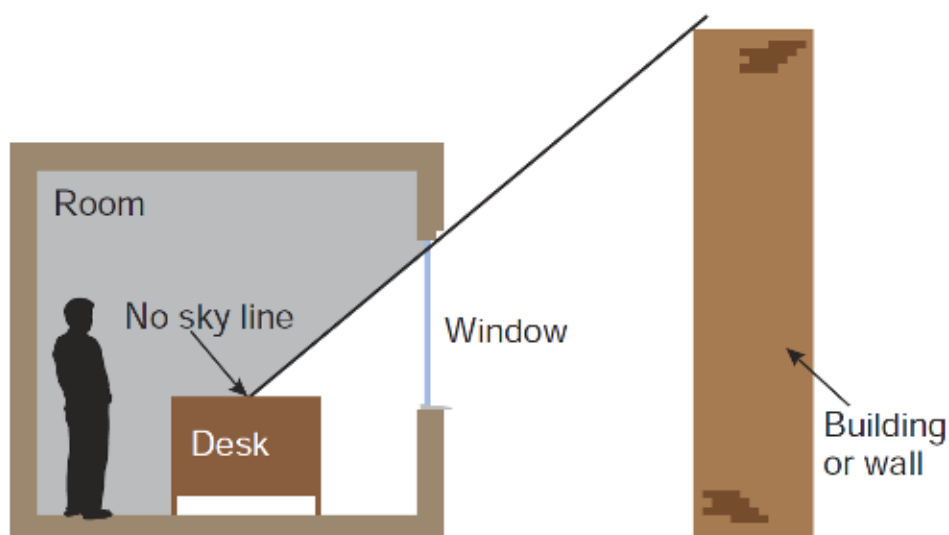


Figure 4 - The no-sky line divides areas of the working plan which can and cannot receive direct skylight.
(© BRE Report 209)

- 4.7 One benefit of the daylight distribution test is that the resulting contour plans show where the light falls within a room, both in the existing and proposed conditions, and a judgement may be made as to whether the room will retain light to a reasonable depth.
- 4.8 The BRE guidelines are intended for use for rooms in adjoining dwellings. They may also be applied to any existing non-domestic buildings where the occupants have a reasonable expectation of daylight, which could include schools, hospitals, hotels and offices. For dwellings it states that living rooms, dining rooms and kitchens should be assessed. Bedrooms should also be checked, although it states that they are less important. Other rooms, such as bathrooms, toilets, storerooms, circulation areas and garages need not be assessed.

Sunlight to existing surrounding buildings

- 4.9 Section 3.2 of the BRE Report makes recommendations concerning the impact on sunlight to existing dwellings or non-domestic buildings where there is a particular requirement for sunlight. The guide notes at paragraph 3.2.1 that:

“obstruction to sunlight may become an issue if:

- *some part of a new development is situated within 90° of due south of a main window wall of an existing building; and*
- *in the section drawn perpendicular to the existing window wall, the new development subtends an angle greater than 25° to the horizontal measured from the centre of the lowest window to a main living room.”*

- 4.10 If these angle criteria are not met, the guide recommends a more detailed check to calculate the impact of the proposed development on the available sunlight.
- 4.11 The guide suggests:

“all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within 90° of due south anyway.” (BRE paragraph 3.2.3)

- 4.12 The available sunlight is measured in terms of the percentage of annual probable sunlight hours ('APSH') at the centre point of the window. 'Probable sunlight hours' is defined as:

“the long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account).”

4.13 Paragraph 3.2.11 of the BRE Report summarises its sunlight guidance as follows:

“If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

- *receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and*
- *receives less than 0.8 times its former sunlight hours during either period and*
- *has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours”.*

Computer simulation

- 4.14 Appendix A of the BRE guide describes a method for calculating VSC and APSH using various indicator templates and Appendix D shows how the no-sky line may be plotted inside a room. Where the obstructions on the skyline are complex these manual methods can be difficult to apply and the results can be crude. We therefore prefer to use computer simulation and our specialist software, which is based on the more accurate Waldram method, which is described in Appendix B of the BRE guide.
- 4.15 The information upon which our computer model was based is explained in the section 6 of this report.

5. APPLICATION OF BRE GUIDELINES

Flexible application of the guidelines

5.1 In its introduction the BRE Report 209 (second edition, 2011) states:

- *(Its) "main aim is ... to help to ensure good conditions in the local environment, considered broadly, with enough sunlight and daylight on or between buildings for good interior and exterior conditions."* (BRE paragraph 1.5)
- *"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."* (BRE paragraph 1.6)
- *"Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."* (BRE paragraph 1.6)

5.2 Clearly, the BRE guide is an advisory document, not a rigid set of rules. Care must therefore be taken to apply its recommendations in a manner fitting to the location of the proposed development.

Alternative target values

5.3 In theory the BRE report's numerical guidelines may be applied to any setting, whether that is a city centre, suburban area or rural village. However, it notes:

"In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings... The calculation methods ... are entirely flexible in this respect." (BRE paragraph 1.6)

5.4 At paragraph 2.2.3 the guide states:

"Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints."

- 5.5 Appendix F of the BRE Guide gives advice on setting alternative target values for skylight access. At page 62 it states:

“different targets may be used, based on the special requirements of the proposed development or its location”.

- 5.6 Clearly, rigid application of the numerical guidelines could well give rise to an inappropriate answer and form of development for city centre sites, in which case it may be appropriate to adopt lower target values that are more appropriate to the location concerned.

Proximity of neighbouring building to the boundary

- 5.7 The BRE guide permits the reasonableness or otherwise of the distance of the neighbouring building from the boundary to be taken into account. At paragraph 2.2.3 it states:

“Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light”.

Interpretation of relative impacts

- 5.8 Except where the BRE guide’s specified minimum values will be retained in the proposed condition (see paragraphs 4.1 and 4.14 above), the guide advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value. (We refer to this as the ‘BRE 0.8 guideline’.) Care must be taken when interpreting the ‘relative impact’ figures (in the columns marked “factor of former value” in the tables of results), because where an existing value is low even a small reduction in real terms can manifest itself as a large relative impact. For example a reduction from 6% VSC to 3% VSC will appear as a reduction to 0.5 times its former value, and is therefore a transgression of the guidelines in theory, but in reality a loss of 3% VSC is very small and would be barely perceptible.

- 5.9 When the BRE launched the second edition of their guidelines in 2011, they cited the above logic as the reason for introducing the third tier to their sunlight criteria, as referred to in paragraph 4.14 above, namely that sunlight will be adversely affected where it is reduced below 25% APSH annually or 5% APSH in winter and to less than 0.8 times its former value and where the reduction annually is greater than 4% APSH.

Balconies, projecting wings and other self-obstructing projections

- 5.10 The BRE guide acknowledges that balconies and projecting wings to existing neighbouring buildings artificially limit the available daylight and sunlight and, as a consequence, larger relative reductions in light may be unavoidable. More specifically it states:

“Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light.” (BRE paragraph 2.2.11)

“A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above.” (BRE paragraph 2.2.12)

“Balconies and overhangs above an existing window tend to block sunlight, especially in summer. Even a modest obstruction opposite may result in a large relative impact on the sunlight received. One way to demonstrate this would be to carry out an additional calculation of the APSH, for both the existing and proposed situations, without the balcony in place. For example, if the proposed APSH with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of sunlight.” (BRE paragraph 3.2.9)

- 5.11 Clearly, where windows are inset or self-obstructed by balconies or other projections they will be unusually sensitive to changes in massing opposite and transgressions of the BRE’s default numerical guidelines are more likely to arise. In such circumstances flexible application of the guidelines is very important.

Deep rooms

- 5.12 The BRE guide advises that light penetration into deep rooms lit from one side only may be unavoidably affected. At paragraph 2.2.10 it states

“The guidelines ... need to be applied sensibly and flexibly. There is little point in designing tiny gaps in the roof lines of new development in order to safeguard no sky lines in existing buildings. If an existing building contains rooms lit from one side only and greater than 5 m deep, then a greater movement of the no sky line may be unavoidable.”

6. INFORMATION USED IN THE TECHNICAL STUDY

- 6.1 In order to carry out the tests recommended in the BRE Report, we commenced by building a 3D computer model of the existing buildings on the site, the existing surrounding buildings to be studied, other relevant background massing and the proposed scheme. The computer model is illustrated on the drawings at Appendix A and is based on the information listed below.

Proposed scheme:

- Collado Collins Architects drawings of the proposed scheme received 1 April 2019

Existing building on the site and existing surrounding buildings:

- Zmap model
 - OS map
 - Aerial photography from Google Maps
 - Site visit and photographs
- 6.2 Layout plans were found online on estate agents' websites for 340 and 342 Kennet Side. Where plans of the existing surrounding buildings were not available, we estimated the internal arrangements and room uses based on an external inspection. Where we have had to estimate internal arrangements and room uses, this has no bearing upon the tests for VSC or APSH because the reference point is at the centre of the window. It is relevant to the daylight distribution assessment, but in the absence of suitable plans, estimation is a conventional approach.

7. SCOPE OF TECHNICAL STUDY

- 7.1 In our experience local planning authorities are usually only concerned with the impact on dwellings and, perhaps, schools, hospitals and nursing homes. This is the basis on which we have scoped our technical study.
- 7.2 Having regard to the preliminary 25°-line test and orientation test recommended in the BRE Report, as explained above in paragraphs 4.1 to 4.3 and 4.10, we have calculated the impact of the proposed development on the daylight and sunlight levels to relevant rooms in the following existing surrounding buildings:

Table 1 - Scope of assessments

Properties	Daylight	Sunlight
New Town Primary School	Yes	Yes
346 Kennet Side	Yes	No
344 Kennet Side	Yes	No
342 Kennet Side	Yes	No
340 Kennet Side	Yes	No
338 Kennet Side	Yes	No
336 Kennet Side	Yes	No
320 Kennet Side	Yes	No
318 Kennet Side	Yes	No
232 Kennet Walk	Yes	No
230 Kennet Walk	Yes	No
21 Alexander Turner Close	Yes	Yes
19 Alexander Turner Close	Yes	No
49 Alexander Turner Close	Yes	Yes
51 Alexander Turner Close	Yes	Yes
53 Alexander Turner Close	Yes	Yes

- 7.3 We have only tested the impact on the main rooms in each property, as advised in the BRE guidelines. It is not necessary to test staircases, hallways, bathrooms, toilets etc. However, where we have not been able to deduce the room uses, we have tested all rooms and windows as a worst-case scenario.
- 7.4 Each of the existing surrounding buildings tested is shown labelled on the plan views of the computer model on our drawings at Appendix A of this report.
- 7.5 The daylight distribution contour plans at Appendix E show the window positions and room layouts that have been tested in each of the buildings concerned.

8. IMPACT UPON SURROUNDING PROPERTIES

- 8.1 In this section of my report we set out our analysis of the results of our impact study under the headings of daylight and sunlight. For each element we will provide commentary on the results taking each property, or groups of properties, in turn.
- 8.2 To re-cap briefly on the assessment criteria explained in section 5, each of the tests is run in the existing and proposed condition so that the daylight and sunlight levels before and after development are quantified and the relative change is determined. Except where the BRE guide's specified minimum values will be retained in the proposed condition, it advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value (the "BRE 0.8 guideline").

Daylight to existing surrounding buildings

- 8.3 The numerical results of the vertical sky component ('VSC') test are tabulated at Appendix B. For the daylight distribution test, numerical results are tabulated at Appendix C and no-sky contour plans are shown on our drawings at Appendix E. On the plans, the area of the room with a view of sky in the proposed condition is enclosed by the red contour and in the existing condition by the green contour. Where there will be no effect on the no-sky contour the red contour sits on top of the green one and only the red contour is visible. Where there will be a change, the areas of the room that will either lose or gain a view of sky are cross-hatched black.

New Town Primary School:

- 8.4 We have scoped into the assessment the building nearest the development site which sits on the south side of the River Kennet on Kennet Side. From our site visit, we were able to establish that this building was open plan and dual aspect.
- 8.5 The VSC and daylight distribution analysis shows that there will be no material impact to the daylight this building receives and therefore remains BRE adherent.

346 – 342 Kennet Side:

- 8.6 These two storey terrace properties sit south of the River Kennet on Kennet Side. A layout plan was obtained online for number 342 and has been used as a template for the other two properties.
- 8.7 The main ground floor windows which light the living room, retain more than 27% VSC and therefore are BRE adherent. So to do the first floor bedroom windows and as such are BRE adherent.

8.8 The plan found shows a recessed doorway which leads straight into the living room. Above the doorway is a small fan light window which therefore also lights the living room. The VSC assessment for these fan lights shows very low results in the existing condition of between 0.47 and 0.23% VSC due to the recessed nature and their location above the door. There are small changes in the VSC levels and because the existing results are so low, these minor changes materialise in a large percentage change.

8.9 For daylight distribution, there are some minor transgressions of the BRE 0.8 guideline with the rooms retaining between 0.69 and 0.77 times their former values. The rooms are very well lit in the existing condition, looking across a predominantly cleared site and therefore any material change in massing on the site is likely to cause some level of reduction. In the proposed condition each of the rooms retains daylight to between 65% to 73% of the floor area.

340 – 336 Kennet Side:

8.10 These two storey terrace properties sit south of the River Kennet on Kennet Side. A layout plan was obtained online for number 340 and has been used as a template for the other two properties.

8.11 For VSC, all windows tested adhere to the BRE guidelines. For daylight distribution, the ground floor rooms at 340 and 338 remain BRE adherent. The remaining rooms show small transgressions of the 0.8 BRE guideline, retaining between 0.76 and 0.63 times their former values. The same is true here as stated above at paragraph 8.9, in that the properties currently enjoy light across a predominantly clear site and any material massing proposed for the site is likely to cause some level of impact on the light levels received.

320 – 318 Kennet Side:

8.12 These two storey terrace properties sit south of the River Kennet on Kennet Side. No layout plans were found for these two properties and therefore assumptions were made based on external inspection.

8.13 Both the VSC and daylight distribution results for these two properties remain BRE adherent. Even if the layouts were to change upon inspection, it is unlikely that any of the daylight distribution results would transgress the guidelines.

232 and 230 Kennet Walk:

8.14 These three storey terrace properties sit on the north side of the River Kennet and to the west of the development site. No layout plans were found for these two properties and therefore assumptions were made based on external inspection.

- 8.15 Both the VSC and daylight distribution results for these two properties remain BRE adherent. Even if the layouts were to change upon inspection, it is unlikely that any of the daylight distribution results would transgress the guidelines.

21, 19, 49, 51 and 53 Alexander Turner Close:

- 8.16 These two storey terrace properties sit on the north side of the River Kennet and to the west of the development site. No layout plans were found for these properties and therefore assumptions were made based on external inspection.

Both the VSC and daylight distribution results for these properties remain BRE adherent. Even if the layouts were to change upon inspection, it is unlikely that any of the daylight distribution results would transgress the guidelines.

Sunlight to existing surrounding buildings

- 8.17 The numerical results of the percentage of annual probable sunlight hours ('APSH') test are tabulated at Appendix D. Only those buildings identified by application of the BRE guide's preliminary 25° line test and orientation test, as explained above, have been tested.
- 8.18 Each of the properties tested, including New Town Primary School and 21, 49, 51 & 53 Alexander Turner Close, adhere to the BRE guidelines for both annual and winter sunlight.

9. SUMMARY AND CONCLUSION

- 9.1 Reading Borough Council's planning policy seeks to safeguard daylight and sunlight to existing buildings and points to the guidance published in BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice*.
- 9.2 We have undertaken a study of the impact of the proposed development on the relevant rooms in the surrounding dwellings including the nearest school building to the site. The tests were undertaken in accordance with the BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (second edition, 2011). The BRE guide gives useful advice and recommends various numerical guidelines by which to assess the impact of development on daylight and sunlight to existing surrounding properties.
- 9.3 The vast majority of rooms and windows tested for daylight adhere to the BRE guidelines. Apart from some three small and recessed fan light windows to properties on Kennet Side, all windows tested around the site adhere to the VSC guidelines.
- 9.4 For daylight distribution, there are some small transgressions of the guidelines in the properties on Kennet Side. These properties currently receive very high daylight levels looking across a predominantly cleared site and therefore any material change in the massing on this site is likely to lead to some change in the light levels currently received. All other rooms tested around the site adhere to the BRE guidelines.
- 9.5 For sunlight, all of the properties tested adhere to the BRE guidelines for both annual and winter sunlight.
- 9.6 In conclusion, the layout of the proposed development follows the BRE guidelines and will not significantly reduce sunlight or daylight to existing surrounding properties, and therefore, in our opinion Reading Borough Council's planning policy on daylight and sunlight to neighbouring will be satisfied.

ANSTEY HORNE



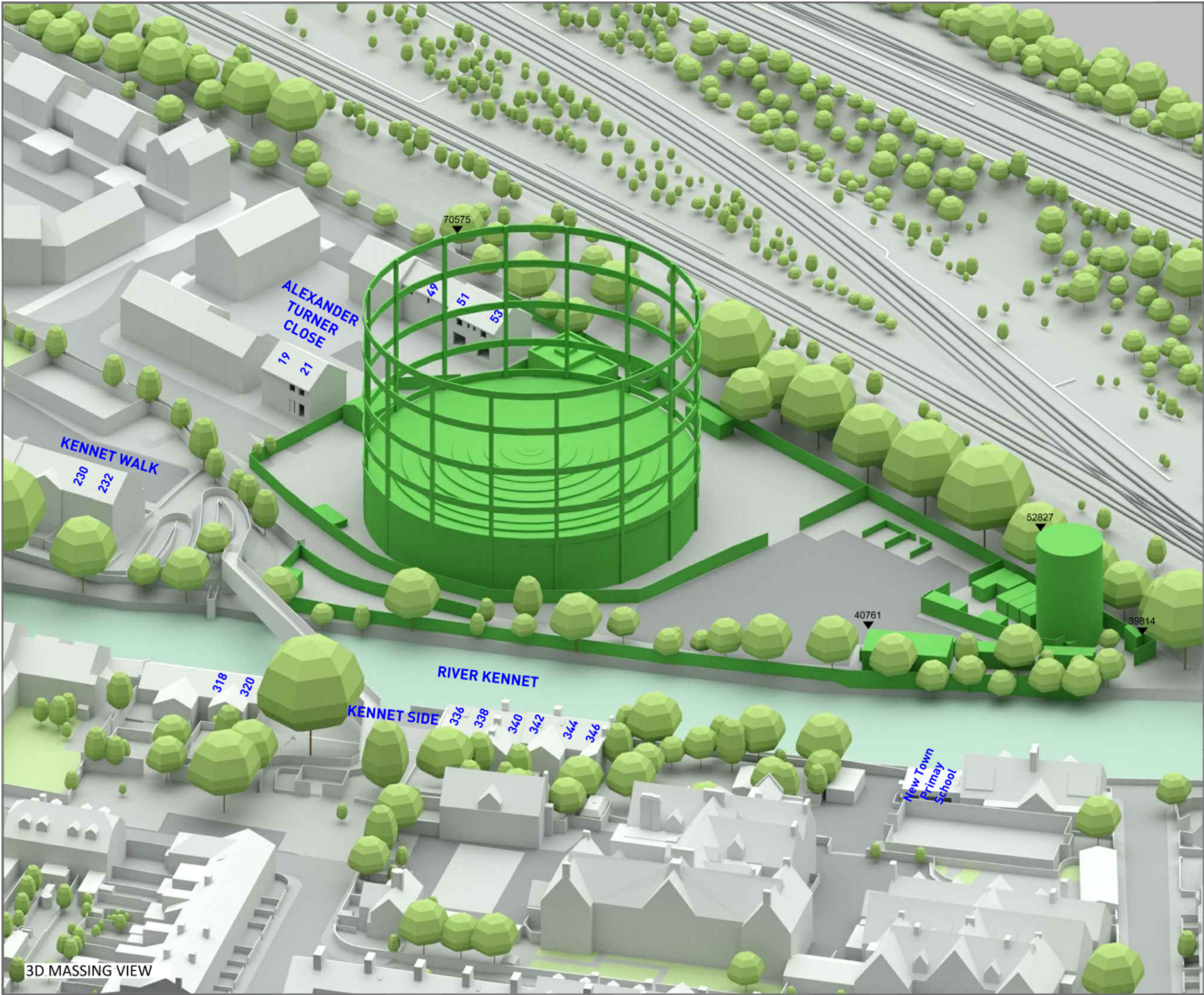
17 May 2019

APPENDIX A

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PLAN AND 3D VIEWS OF THE COMPUTER MODEL

DRAWING NOS. ROL000143_03_001 TO 006



LEGEND:			
■	Existing	■	Consented
■	Proposed	■	Cutback

12120 AOD Height (mm)

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

REV.	DESCRIPTION	DATE
1	© Copyright Anstey Horne & Co. Ltd This drawing is the property of Anstey Horne & Co. Ltd. All rights reserved. This drawing should not be reproduced without permission. Do not scale from this drawing.	

CLIENT: DANESCROFT (KENAVON DRIVE PROJECT MANAGEMENT) LLP

PROJECT TITLE: GAS HOLDER SITE AT ALEXANDER TURNER CLOSE READING

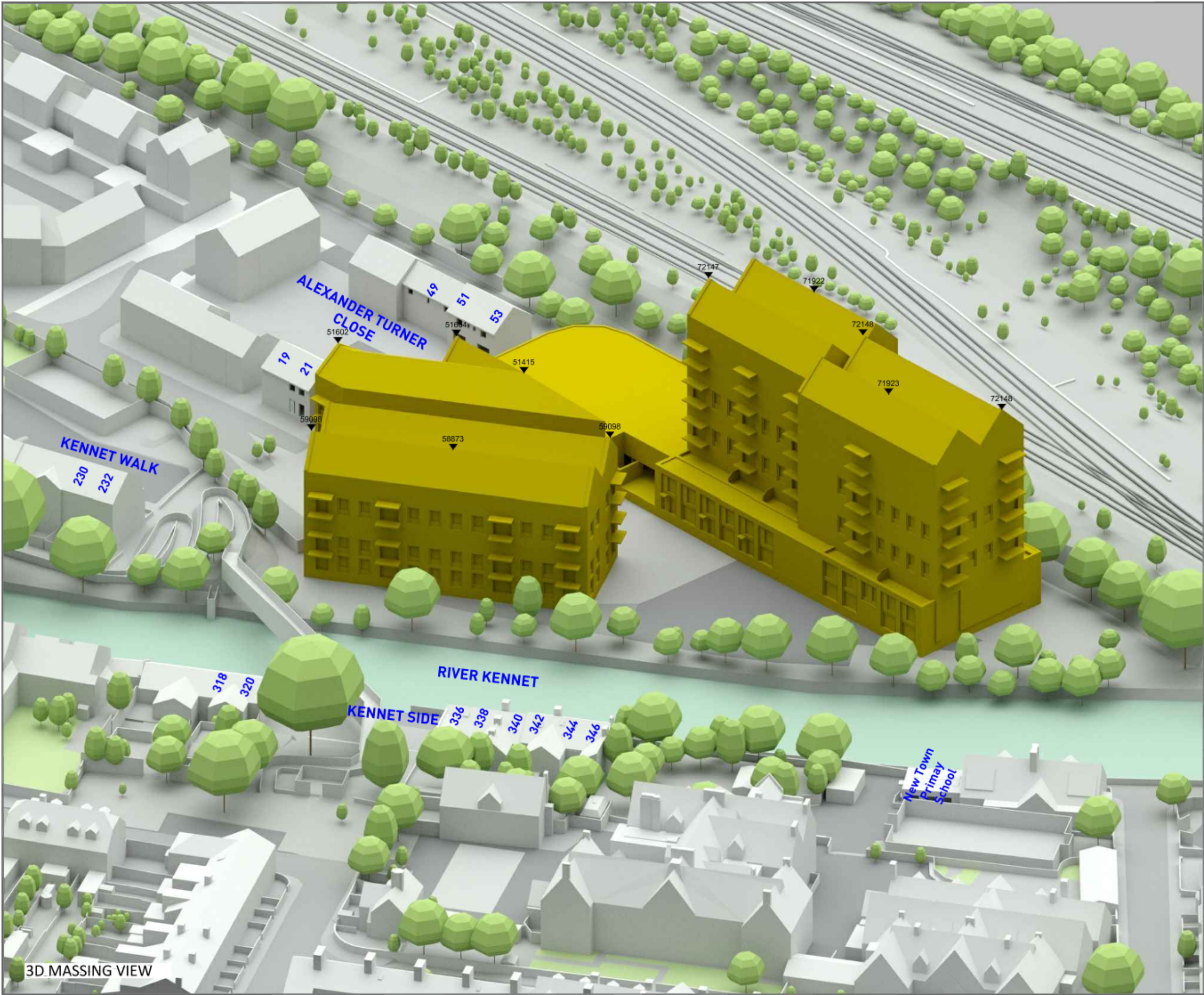
SCHEME REF: SCHEME RECEIVED: 01/04/19

DRAWING TITLE: 3D MASSING MODEL VIEW EXISTING CONDITION

MODELLED BY: / DRAWN BY: BS/MZ	DATE: 15/04/19	SCALE: N.T.S.	A3
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PROJECT No: ROL00143_R03_V01	RELEASE No:	VERSION No:	DRAWING No: 002
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3D Massing Model



LEGEND:

- Existing
- Proposed
- Consented
- Cutback
- AOD Height (mm)

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

REV.	DESCRIPTION	DATE
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PROJECT TITLE: GAS HOLDER SITE AT ALEXANDER TURNER CLOSE READING

SCHEME REF: SCHEME RECEIVED: 01/04/19

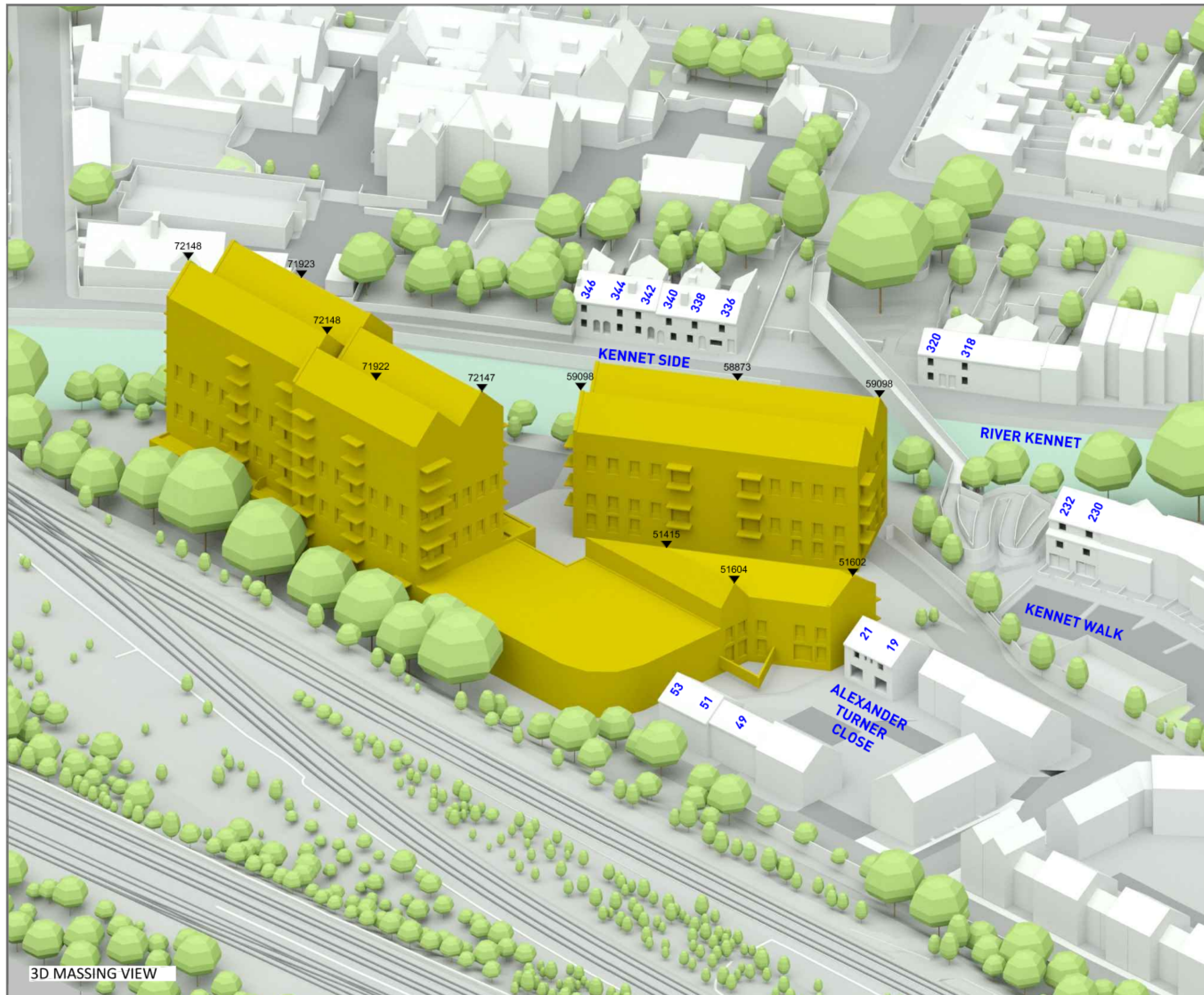
DRAWING TITLE: 3D MASSING MODEL VIEW EXISTING CONDITION

MODELLER BY: / DRAWN BY: BS/MZ DATE: 15/04/19 SCALE: N.T.S. A3

PROJECT No: RELEASE No: VERSION No: DRAWING No:
ROL00143_R03_V01_005

3D Massing Model

3D MASSING VIEW



APPENDIX B

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VERTICAL SKY COMPONENT ('VSC') TABLE

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
New Town Primay School						
Gnd Floor						
R4	SCHOOL	UNKNOWN	W1	34.16	29.86	N/A
R4	SCHOOL	UNKNOWN	W2	36.28	31.73	N/A
R4	SCHOOL	UNKNOWN	W3	36.55	31.73	N/A
R4	SCHOOL	UNKNOWN	W5	25.45	25.45	1.00
R4	SCHOOL	UNKNOWN	W6	24.40	24.40	1.00
R4	SCHOOL	UNKNOWN	W7	23.00	23.00	1.00
R4	SCHOOL	UNKNOWN	W4	13.98	13.45	0.96
346 Kennet Side						
Gnd Floor						
R1	RESIDENTIAL	LIVING ROOM	W1	33.39	27.19	N/A
R1	RESIDENTIAL	LIVING ROOM	W2	0.47	0.09	0.20
1st Floor						
R1	RESIDENTIAL	BEDROOM	W1	34.40	28.34	N/A
344 Kennet Side						
Gnd Floor						
R1	RESIDENTIAL	LIVING ROOM	W1	0.42	0.10	0.24
R1	RESIDENTIAL	LIVING ROOM	W2	34.40	28.18	N/A
1st Floor						
R1	RESIDENTIAL	BEDROOM	W1	33.99	28.15	N/A
342 Kennet Side						
Gnd Floor						
R1	RESIDENTIAL	LIVING ROOM	W1	34.33	28.13	N/A
R1	RESIDENTIAL	LIVING ROOM	W2	0.23	0.11	0.46
1st Floor						
R1	RESIDENTIAL	BEDROOM	W1	33.92	28.11	N/A
340 Kennet Side						
Gnd Floor						
R1	RESIDENTIAL	DINING ROOM	W1	33.90	27.80	N/A
1st Floor						
R1	RESIDENTIAL	BEDROOM	W1	33.55	27.85	N/A
338 Kennet Side						
Gnd Floor						
R1	RESIDENTIAL	DINING ROOM	W1	33.70	27.67	N/A
1st Floor						
R1	RESIDENTIAL	BEDROOM	W1	33.30	27.69	N/A

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
336 Kennet Side						
Gnd Floor R1	RESIDENTIAL	DINING ROOM	W1	33.41	27.42	N/A
1st Floor R1	RESIDENTIAL	BEDROOM	W1	33.15	27.60	N/A
320 Kennet Side						
Gnd Floor R1	RESIDENTIAL	DINING ROOM	W1	26.20	26.08	1.00
1st Floor R1	RESIDENTIAL	BEDROOM	W1	28.80	28.97	1.01
318 Kennet Side						
Gnd Floor R1	RESIDENTIAL	DINING ROOM	W1	29.50	29.45	N/A
1st Floor R1	RESIDENTIAL	BEDROOM	W1	31.07	30.69	N/A
232 Kennet Walk						
Gnd Floor R1	RESIDENTIAL	UNKNOWN	W1	10.73	10.30	0.96
R1	RESIDENTIAL	UNKNOWN	W2	5.23	4.45	0.85
1st Floor R1	RESIDENTIAL	UNKNOWN	W1	34.43	34.03	N/A
2nd Floor R1	RESIDENTIAL	UNKNOWN	W1	33.47	33.36	N/A
230 Kennet Walk						
Gnd Floor R1	RESIDENTIAL	UNKNOWN	W1	11.03	10.60	0.96
R1	RESIDENTIAL	UNKNOWN	W2	5.37	4.67	0.87
1st Floor R1	RESIDENTIAL	UNKNOWN	W1	34.83	34.55	N/A
2nd Floor R1	RESIDENTIAL	UNKNOWN	W1	33.91	33.78	N/A
21 Alexander Turner Close						
Gnd Floor R1	RESIDENTIAL	UNKNOWN	W1	31.98	31.17	N/A

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R2	RESIDENTIAL	UNKNOWN	W2	32.12	31.35	N/A
R2	RESIDENTIAL	UNKNOWN	W3	34.36	32.25	N/A
1st Floor						
R1	RESIDENTIAL	UNKNOWN	W1	32.08	31.60	N/A
R2	RESIDENTIAL	UNKNOWN	W2	30.02	29.69	N/A
R3	RESIDENTIAL	UNKNOWN	W3	32.93	31.79	N/A
R4	RESIDENTIAL	UNKNOWN	W4	32.83	31.37	N/A
19 Alexander Turner Close						
Gnd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	32.47	31.95	N/A
1st Floor						
R1	RESIDENTIAL	UNKNOWN	W1	30.07	29.76	N/A
R2	RESIDENTIAL	UNKNOWN	W2	32.28	32.01	N/A
49 Alexander Turner Close						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	W1	27.75	27.69	N/A
R2	RESIDENTIAL	UNKNOWN	W2	29.78	29.67	N/A
R3	RESIDENTIAL	UNKNOWN	W3	28.03	27.54	N/A
51 Alexander Turner Close						
Gnd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	30.27	28.94	N/A
1st Floor						
R1	RESIDENTIAL	UNKNOWN	W1	29.79	29.32	N/A
R2	RESIDENTIAL	UNKNOWN	W2	27.46	26.73	0.97
53 Alexander Turner Close						
Gnd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	29.23	26.85	0.92
1st Floor						
R1	RESIDENTIAL	UNKNOWN	W1	27.13	26.39	0.97
R2	RESIDENTIAL	UNKNOWN	W2	28.84	27.86	N/A

APPENDIX C

-

DAYLIGHT DISTRIBUTION TABLE

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
New Town Primay School						
Gnd Floor R4	SCHOOL	UNKNOWN	47.22	46.50	46.39	1.00
346 Kennet Side						
Gnd Floor R1	RESIDENTIAL	LIVING ROOM	11.37	10.51	7.69	0.73
1st Floor R1	RESIDENTIAL	BEDROOM	12.74	11.92	8.86	0.74
344 Kennet Side						
Gnd Floor R1	RESIDENTIAL	LIVING ROOM	10.70	9.91	7.60	0.77
1st Floor R1	RESIDENTIAL	BEDROOM	12.06	11.35	8.78	0.77
342 Kennet Side						
Gnd Floor R1	RESIDENTIAL	LIVING ROOM	10.82	10.00	6.91	0.69
1st Floor R1	RESIDENTIAL	BEDROOM	12.19	11.40	8.08	0.71
340 Kennet Side						
Gnd Floor R1	RESIDENTIAL	DINING ROOM	7.55	7.41	6.58	0.89
1st Floor R1	RESIDENTIAL	BEDROOM	11.47	10.91	8.28	0.76
338 Kennet Side						
Gnd Floor R1	RESIDENTIAL	DINING ROOM	7.37	7.26	6.43	0.89
1st Floor R1	RESIDENTIAL	BEDROOM	11.21	10.70	8.17	0.76
336 Kennet Side						
Gnd Floor R1	RESIDENTIAL	DINING ROOM	9.08	9.05	5.68	0.63
1st Floor R1	RESIDENTIAL	BEDROOM	12.84	12.10	8.23	0.68
320 Kennet Side						

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
Gnd Floor R1	RESIDENTIAL	DINING ROOM	8.87	7.83	7.59	0.97
1st Floor R1	RESIDENTIAL	BEDROOM	12.74	10.50	9.37	0.89
318 Kennet Side						
Gnd Floor R1	RESIDENTIAL	DINING ROOM	7.01	6.90	6.57	0.95
1st Floor R1	RESIDENTIAL	BEDROOM	10.87	10.19	9.78	0.96
232 Kennet Walk						
Gnd Floor R1	RESIDENTIAL	UNKNOWN	16.24	9.39	9.54	1.02
1st Floor R1	RESIDENTIAL	UNKNOWN	17.12	16.68	16.61	1.00
2nd Floor R1	RESIDENTIAL	UNKNOWN	15.55	15.14	15.05	0.99
230 Kennet Walk						
Gnd Floor R1	RESIDENTIAL	UNKNOWN	16.24	9.64	9.81	1.02
1st Floor R1	RESIDENTIAL	UNKNOWN	17.12	16.71	16.69	1.00
2nd Floor R1	RESIDENTIAL	UNKNOWN	15.55	15.15	15.15	1.00
21 Alexander Turner Close						
Gnd Floor R1	RESIDENTIAL	UNKNOWN	15.35	15.24	15.17	1.00
R2	RESIDENTIAL	UNKNOWN	14.84	14.23	14.18	1.00
1st Floor R1	RESIDENTIAL	UNKNOWN	9.84	9.47	9.47	1.00
R2	RESIDENTIAL	UNKNOWN	4.79	4.46	4.46	1.00
R3	RESIDENTIAL	UNKNOWN	7.10	7.02	7.02	1.00
R4	RESIDENTIAL	UNKNOWN	7.10	6.99	6.99	1.00
19 Alexander Turner Close						
Gnd Floor R1	RESIDENTIAL	UNKNOWN	15.35	15.24	15.22	1.00

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
1st Floor						
R1	RESIDENTIAL	UNKNOWN	4.79	4.47	4.47	1.00
R2	RESIDENTIAL	UNKNOWN	9.84	9.49	9.43	0.99
49 Alexander Turner Close						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	8.79	7.63	7.64	1.00
R2	RESIDENTIAL	UNKNOWN	6.45	5.75	5.75	1.00
R3	RESIDENTIAL	UNKNOWN	8.79	7.59	7.59	1.00
51 Alexander Turner Close						
Gnd Floor						
R1	RESIDENTIAL	UNKNOWN	15.29	15.20	15.04	0.99
1st Floor						
R1	RESIDENTIAL	UNKNOWN	9.79	9.43	9.44	1.00
R2	RESIDENTIAL	UNKNOWN	4.79	4.46	4.46	1.00
53 Alexander Turner Close						
Gnd Floor						
R1	RESIDENTIAL	UNKNOWN	15.29	15.19	14.46	0.95
1st Floor						
R1	RESIDENTIAL	UNKNOWN	4.79	4.47	4.47	1.00
R2	RESIDENTIAL	UNKNOWN	9.79	9.45	9.45	1.00

APPENDIX D

-

ANNUAL PROBABLE SUNLIGHT HOURS ('APSH') TABLE

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

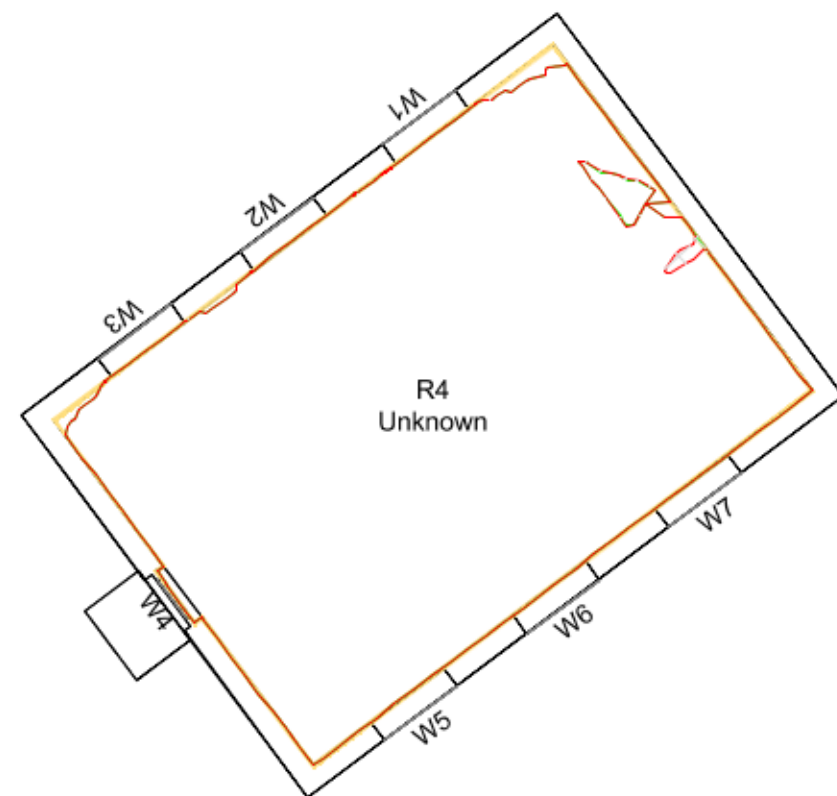
PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
New Town Primay School																
Gnd Floor																
R4	SCHOOL		W1	UNKNOWN	18	19	1.06	2	2	1.00						
R4	SCHOOL		W2	UNKNOWN	18	19	1.06	2	2	1.00						
R4	SCHOOL		W3	UNKNOWN	18	19	1.06	2	2	1.00						
R4	SCHOOL		W5	UNKNOWN	60	60	N/A	14	14	N/A						
R4	SCHOOL		W6	UNKNOWN	58	58	N/A	12	12	N/A						
R4	SCHOOL		W7	UNKNOWN	56	56	N/A	12	12	N/A						
R4	SCHOOL		W4	UNKNOWN	22	21	0.95	12	12	N/A	84	83	N/A	19	19	N/A
21 Alexander Turner Close																
Gnd Floor																
R2	RESIDENTIAL		W2	UNKNOWN	69	67	N/A	27	25	N/A						
R2	RESIDENTIAL		W3	UNKNOWN	80	69	N/A	27	25	N/A	80	69	N/A	27	25	N/A
1st Floor																
R3	RESIDENTIAL		W3	UNKNOWN	79	75	N/A	30	27	N/A	79	75	N/A	30	27	N/A
R4	RESIDENTIAL		W4	UNKNOWN	74	73	N/A	29	27	N/A	74	73	N/A	29	27	N/A
49 Alexander Turner Close																
1st Floor																
R1	RESIDENTIAL		W1	UNKNOWN	63	69	1.10	23	25	1.09	63	69	1.10	23	25	1.09
R2	RESIDENTIAL		W2	UNKNOWN	67	74	1.10	25	27	1.08	67	74	1.10	25	27	1.08
R3	RESIDENTIAL		W3	UNKNOWN	64	64	N/A	25	24	N/A	64	64	N/A	25	24	N/A
51 Alexander Turner Close																
Gnd Floor																
R1	RESIDENTIAL		W1	UNKNOWN	69	71	1.03	21	17	N/A	69	71	1.03	21	17	N/A
1st Floor																
R1	RESIDENTIAL		W1	UNKNOWN	70	73	1.04	26	23	N/A	70	73	1.04	26	23	N/A
R2	RESIDENTIAL		W2	UNKNOWN	67	69	1.03	25	23	N/A	67	69	1.03	25	23	N/A
53 Alexander Turner Close																
Gnd Floor																
R1	RESIDENTIAL		W1	UNKNOWN	66	65	N/A	18	15	N/A	66	65	N/A	18	15	N/A
1st Floor																
R1	RESIDENTIAL		W1	UNKNOWN	68	69	1.01	26	23	N/A	68	69	1.01	26	23	N/A
R2	RESIDENTIAL		W2	UNKNOWN	71	73	1.03	26	23	N/A	71	73	1.03	26	23	N/A

APPENDIX E

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DAYLIGHT DISTRIBUTION CONTOUR PLANS

DRAWING NOS. ROL00143_03_101 TO 116



GROUND

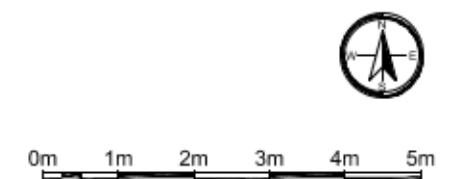
LEGEND:

	Room Layout - Plan/Inspection		Proposed Contour
	Room Layout - Notional/Cellular		Existing Contour
	Room Layout - Assumed		Square Ft. Grid

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



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: DAYLIGHT DISTRIBUTION CONTOURS New Town Primay School

MODELLED BY: BS/MZ DATE: 15/04/19 SCALE: 1:100 **A3**

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00143_R03_V01_			101-01

Daylight & Sunlight

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

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 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE
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PROJECT TITLE: GAS HOLDER SITE AT ALEXANDER TURNER CLOSE READING

SCHEME REF: SCHEME RECEIVED: 01/04/19

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 346 Kennet Side

MODELLED BY/ DRAWN BY: BS/MZ DATE: 15/04/19 SCALE: 1:100 A3

PROJECT No: ROL00143_R03_V01_ RELEASE No: VERSION No: DRAWING No: 102-01

Daylight & Sunlight



GROUND



1ST FLOOR

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

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 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE
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PROJECT TITLE: GAS HOLDER SITE AT ALEXANDER TURNER CLOSE READING

SCHEME REF: SCHEME RECEIVED: 01/04/19

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 344 Kennet Side

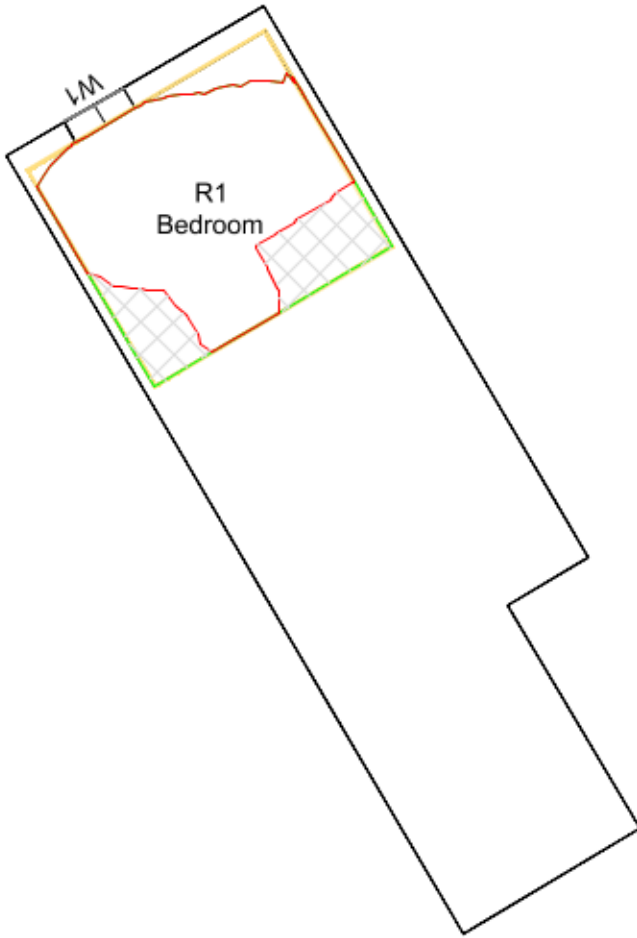
MODELLED BY: BS/MZ DATE: 15/04/19 SCALE: 1:100 A3

PROJECT No: ROL00143_R03_V01 RELEASE No: VERSION No: DRAWING No: 103-01

Daylight & Sunlight



GROUND



1ST FLOOR

LEGEND:

Room Layout - Plan/Inspection

Room Layout - Notional/Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

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 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE
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PROJECT TITLE: GAS HOLDER SITE AT ALEXANDER TURNER CLOSE READING

SCHEME REF: SCHEME RECEIVED: 01/04/19

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 342 Kennet Side

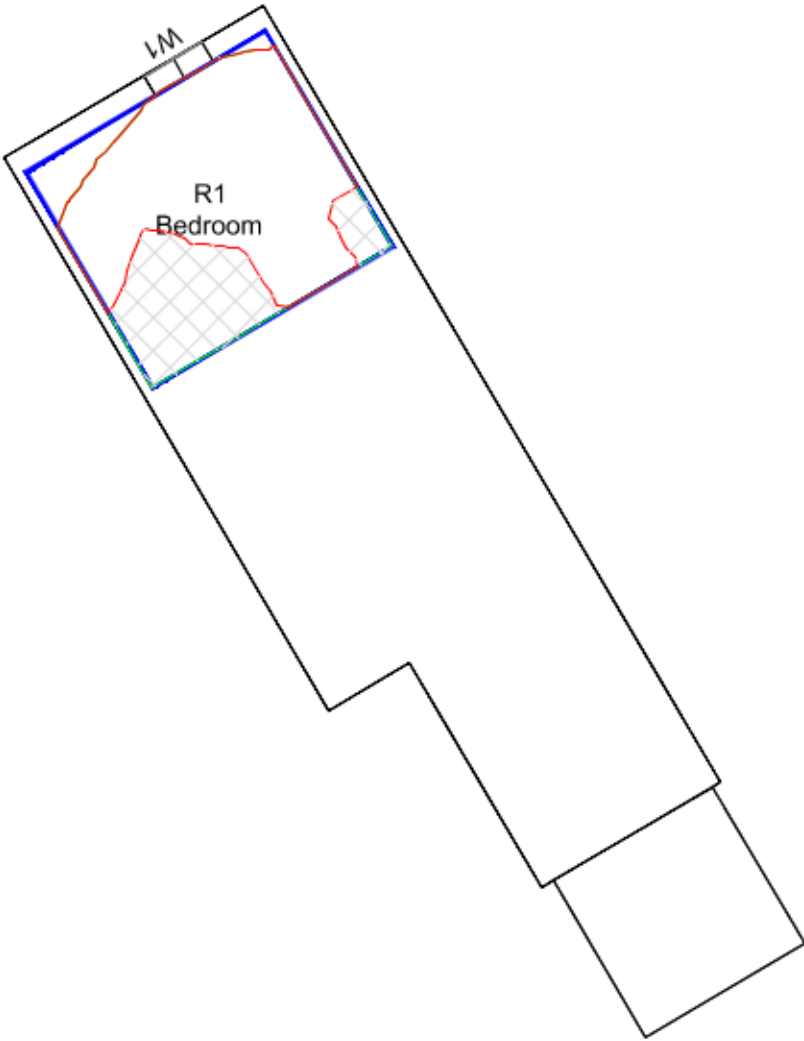
MODELLED BY: BS/MZ
DRAWN BY: BS/MZ
DATE: 15/04/19
SCALE: 1:100
A3

PROJECT No: ROL00143_R03_V01
RELEASE No: V01
VERSION No: 104-01
DRAWING No: 104-01

Daylight & Sunlight



GROUND



1ST FLOOR

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

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 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE
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PROJECT TITLE: GAS HOLDER SITE AT ALEXANDER TURNER CLOSE READING

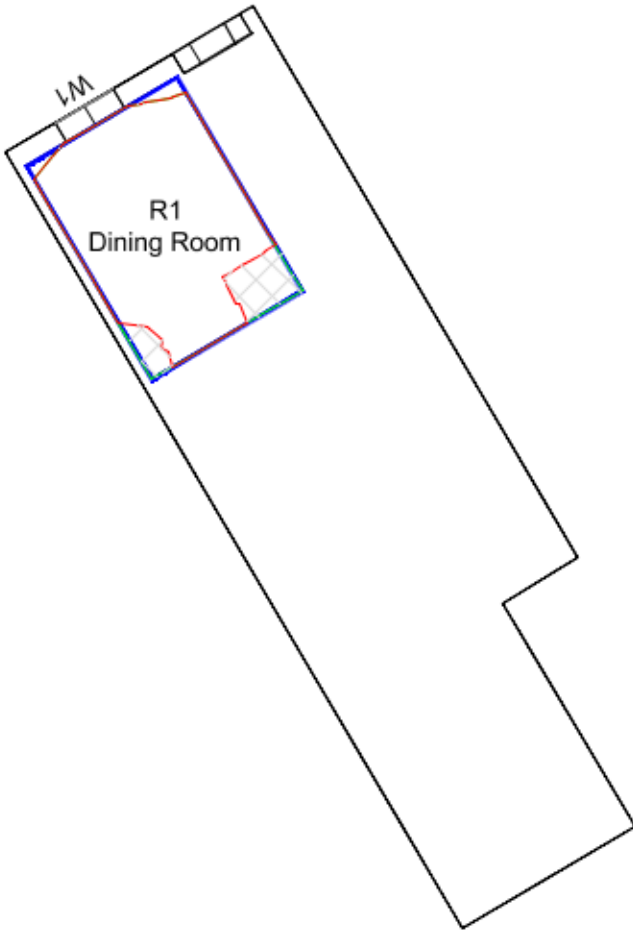
SCHEME REF: SCHEME RECEIVED: 01/04/19

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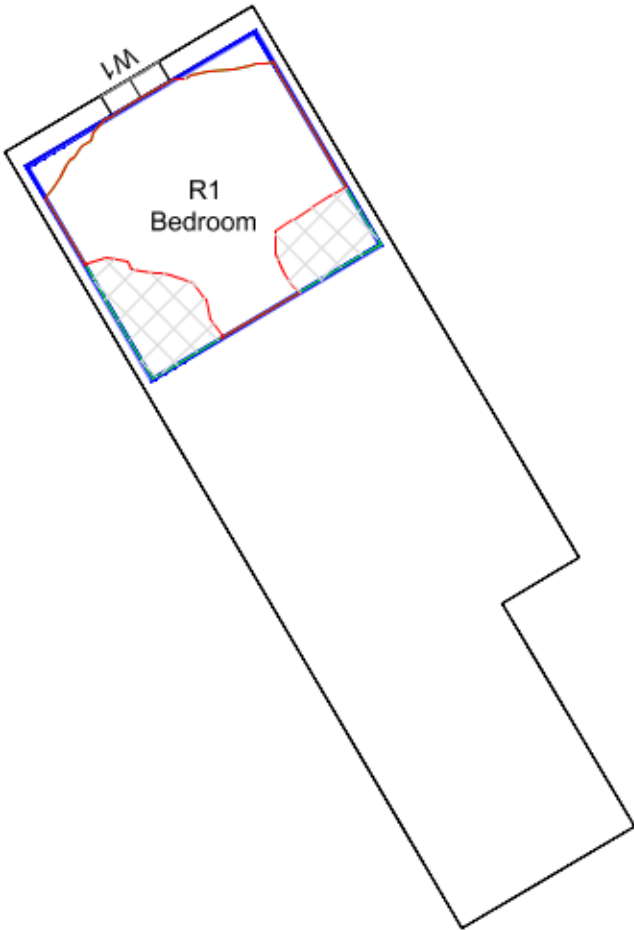
MODELLER BY: BS/MZ DATE: 15/04/19 SCALE: 1:100 A3

PROJECT No: ROL00143 RELEASE No: R03 VERSION No: V01 DRAWING No: 105-01

Daylight & Sunlight



GROUND



1ST FLOOR

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

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 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE
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PROJECT TITLE: GAS HOLDER SITE AT ALEXANDER TURNER CLOSE READING

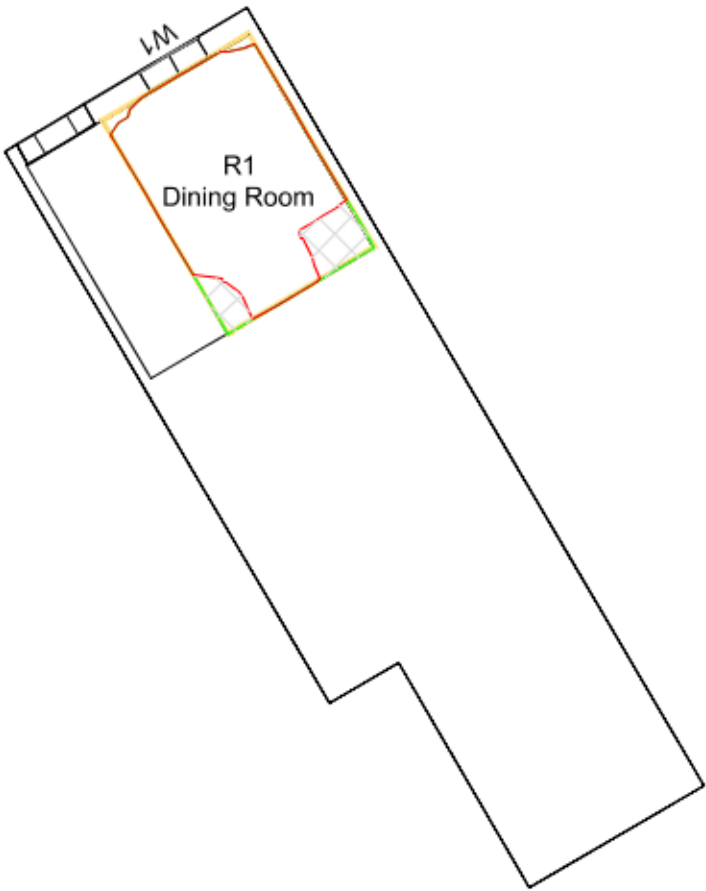
SCHEME REF: SCHEME RECEIVED: 01/04/19

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 338 Kennet Side

MODELLED BY/ DRAWN BY: BS/MZ DATE: 15/04/19 SCALE: 1:100 A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00143_R03_V01			106-01

Daylight & Sunlight



GROUND



1ST FLOOR

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

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 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE
-----	-------------	------

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PROJECT TITLE: GAS HOLDER SITE AT ALEXANDER TURNER CLOSE READING

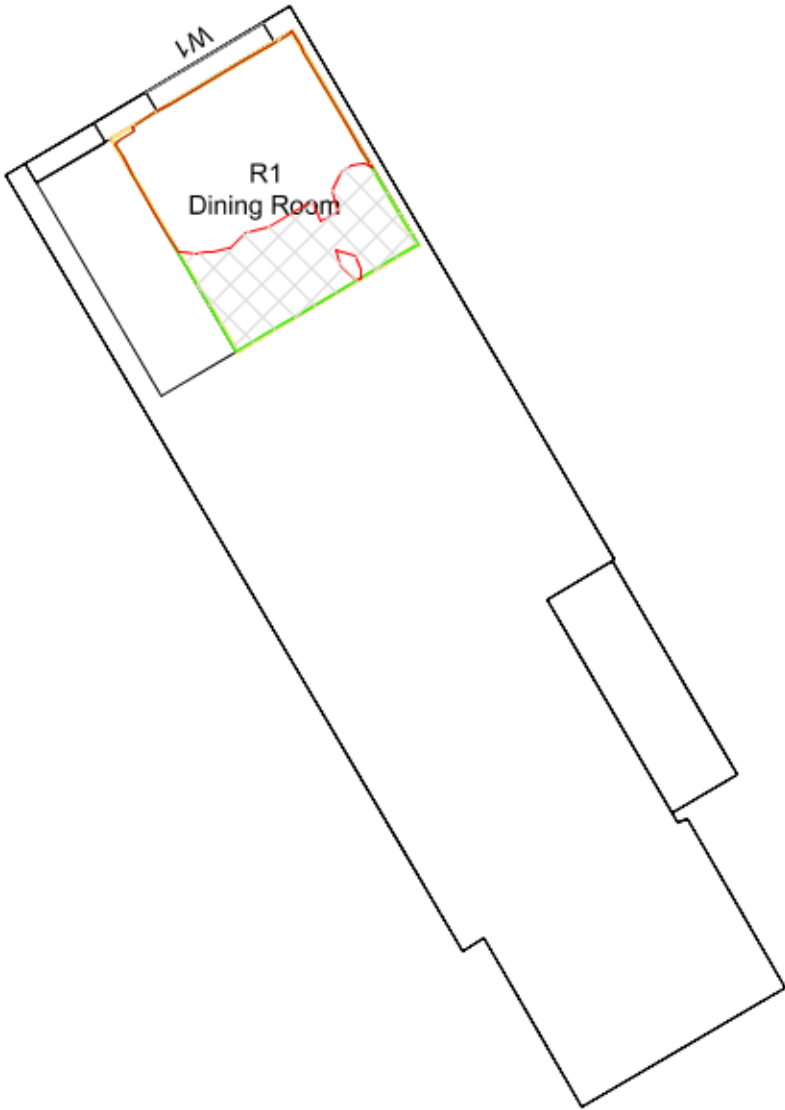
SCHEME REF: SCHEME RECEIVED: 01/04/19

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 336 Kennet Side

MODELLED BY/ DRAWN BY: BS/MZ DATE: 15/04/19 SCALE: 1:100 A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00143_R03_V01			107-01

Daylight & Sunlight



GROUND



1ST FLOOR

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

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



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

PROJECT TITLE: GAS HOLDER SITE AT ALEXANDER TURNER CLOSE READING

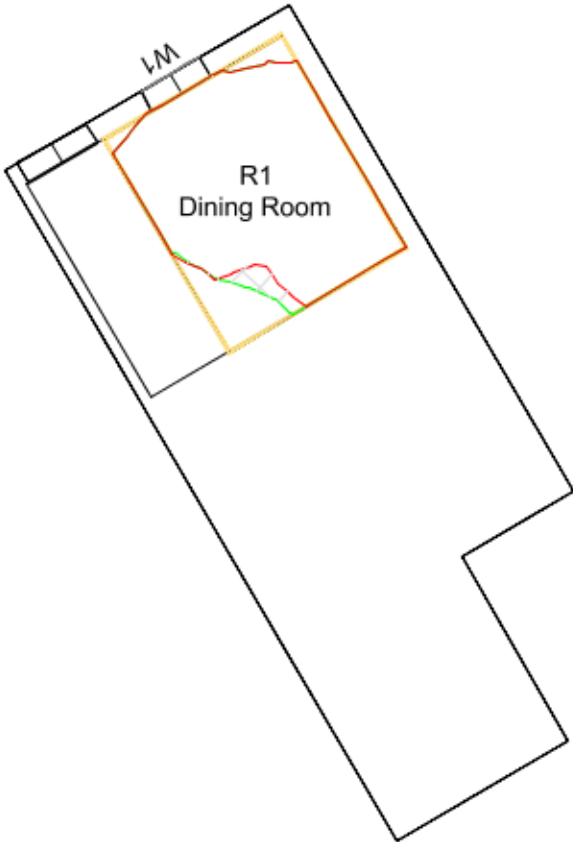
SCHEME REF: SCHEME RECEIVED: 01/04/19

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 320 Kennet Side

MODELLED BY: BS/MZ
DRAWN BY: BS/MZ
DATE: 15/04/19
SCALE: 1:100
A3

PROJECT No: ROL00143_R03_V01
RELEASE No: V01
VERSION No: 108-01
DRAWING No: 108-01

Daylight & Sunlight



GROUND



1ST FLOOR

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

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 1m 2m 3m 4m 5m

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

PROJECT TITLE: GAS HOLDER SITE AT ALEXANDER TURNER CLOSE READING

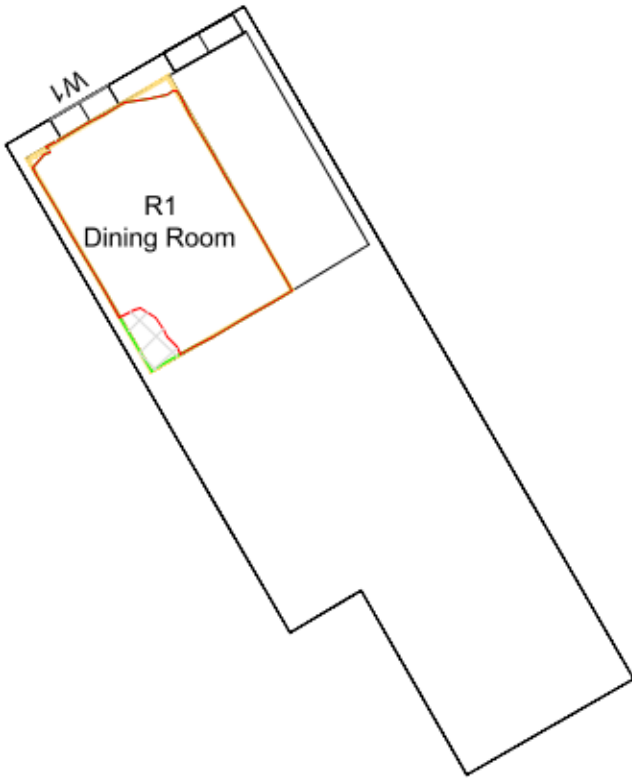
SCHEME REF: SCHEME RECEIVED: 01/04/19

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 318 Kennet Side

MODELLED BY: BS/MZ DATE: 15/04/19 SCALE: 1:100 A3

PROJECT No: ROL00143 RELEASE No: R03 VERSION No: V01 DRAWING No: 109-01

Daylight & Sunlight



GROUND



1ST FLOOR

LEGEND:

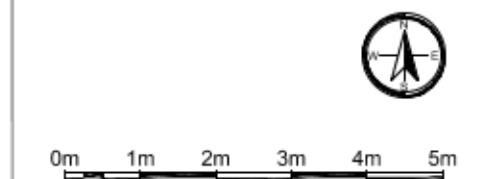
- Room Layout - Plan/Inspection
- Room Layout - Notional/Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

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



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CLIENT: DANESCROFT (KENAVON DRIVE PROJECT MANAGEMENT) LLP

PROJECT TITLE: GAS HOLDER SITE AT ALEXANDER TURNER CLOSE READING

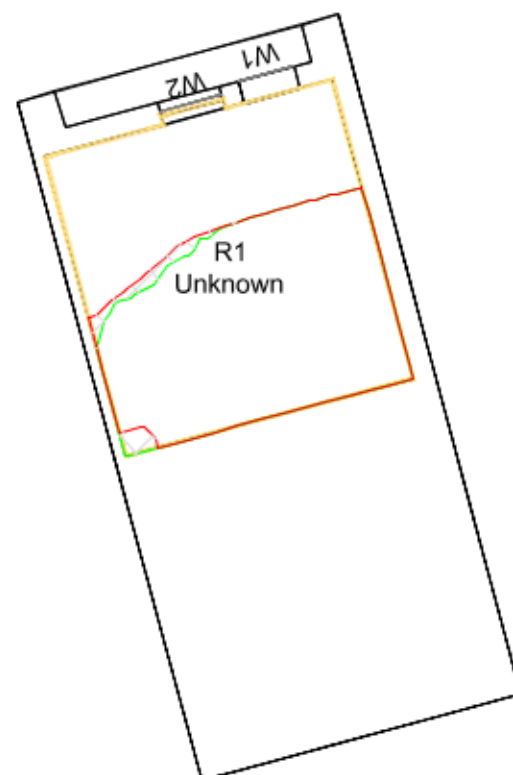
SCHEME REF: SCHEME RECEIVED: 01/04/19

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 232 Kennet Walk

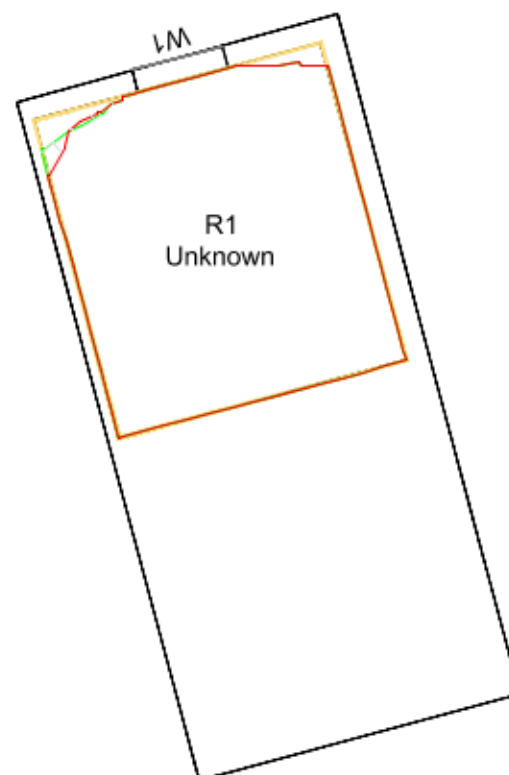
MODELLED BY: BS/MZ DATE: 15/04/19 SCALE: 1:100 **A3**

PROJECT No: ROL00143_R03_V01_ RELEASE No: VERSION No: DRAWING No: 110-01

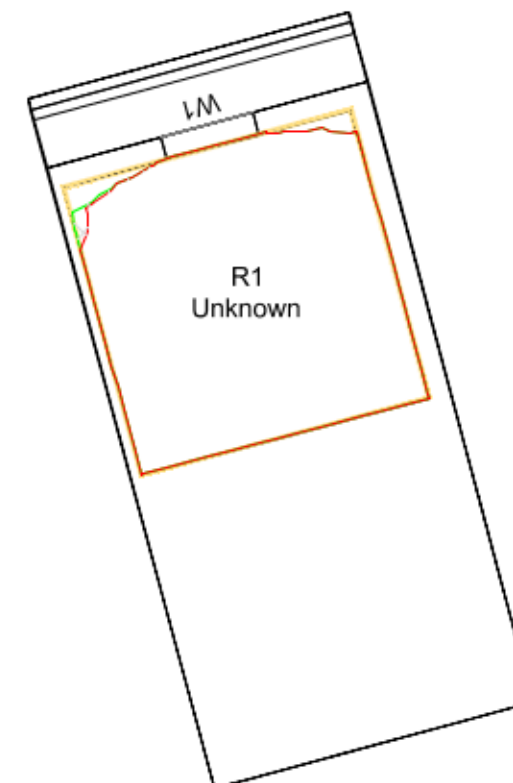
Daylight & Sunlight



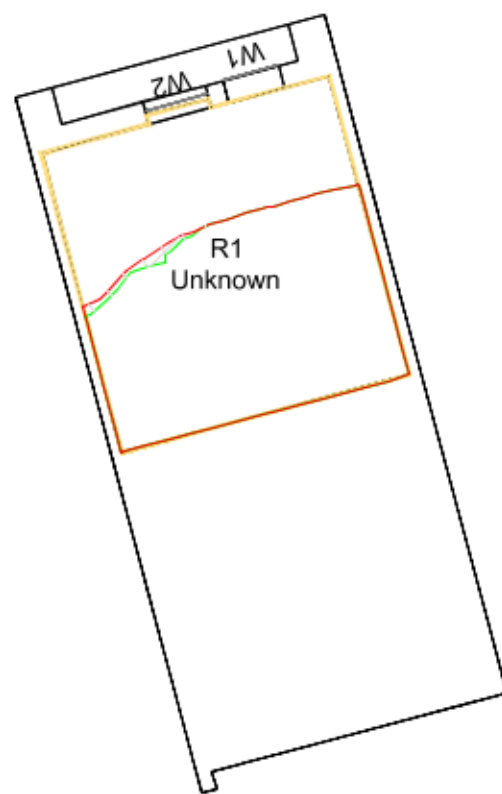
GROUND



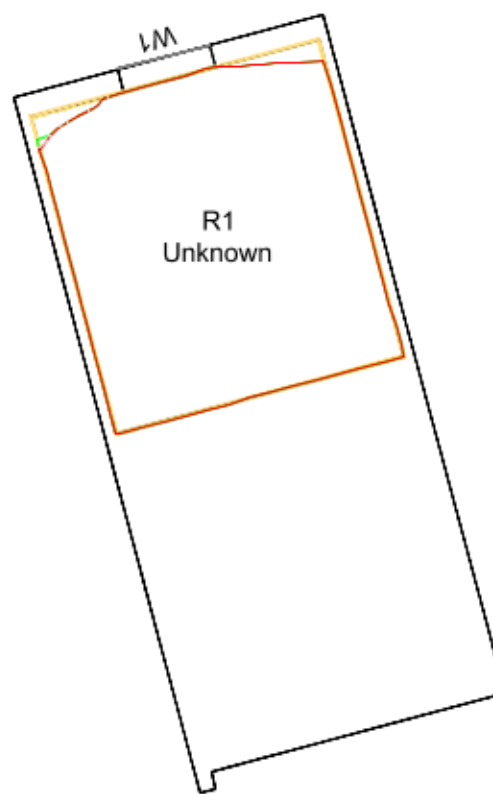
1ST FLOOR



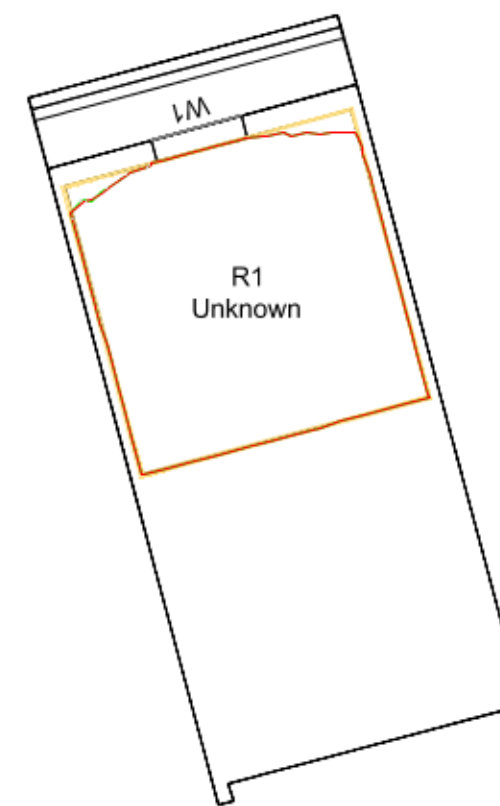
2ND FLOOR



GROUND



1ST FLOOR



2ND FLOOR

LEGEND:

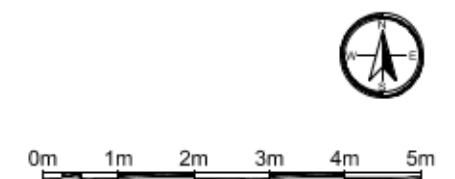
- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

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



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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: DAYLIGHT DISTRIBUTION CONTOURS 230 Kennet Walk

MODELLED BY: BS/MZ DATE: 15/04/19 SCALE: 1:100 A3

PROJECT No: ROL00143_R03_V01_ RELEASE No: VERSION No: DRAWING No: 111-01

Daylight & Sunlight

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

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 1m 2m 3m 4m 5m

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: DAYLIGHT DISTRIBUTION CONTOURS 21 Alexander Turner Close

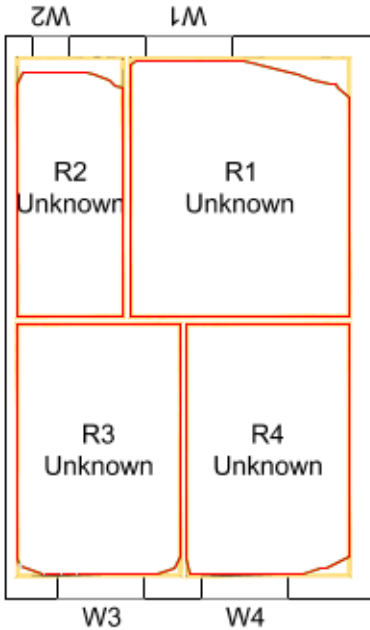
MODELLER BY: BS/MZ DATE: 15/04/19 SCALE: 1:100 A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00143_R03_V01			112-01

Daylight & Sunlight



GROUND



1ST FLOOR

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

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

PROPOSED BUILDINGS
COLLADO COLLINS ARCHITECTS
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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: DAYLIGHT DISTRIBUTION CONTOURS 19 Alexander Turner Close

MODELLED BY: BS/MZ
DRAWN BY: BS/MZ
DATE: 15/04/19
SCALE: 1:100
A3

PROJECT No: ROL00143_R03_V01_
RELEASE No:
VERSION No:
DRAWING No: 113-01

Daylight & Sunlight

GROUND

1ST FLOOR

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

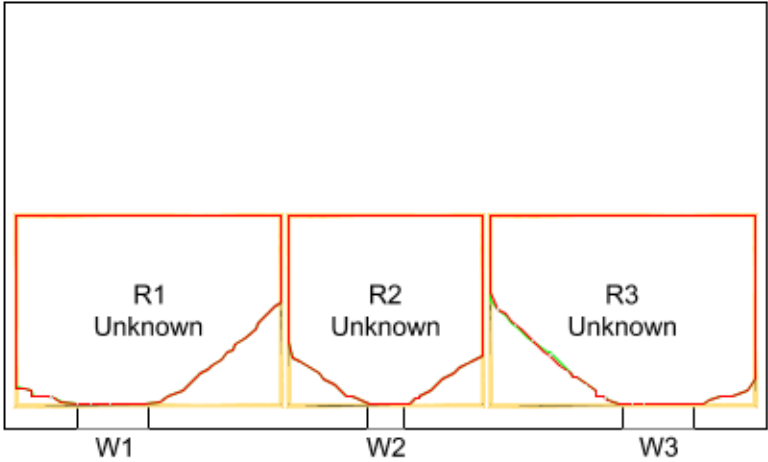
Existing Contour

Square Ft. Grid

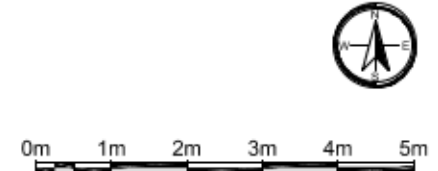
SOURCES OF INFORMATION:

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

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



GROUND



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:	DAYLIGHT DISTRIBUTION CONTOURS 49 Alexander Turner Close	
MODELLED BY/ DRAWN BY:	DATE:	SCALE:
BS/MZ	15/04/19	1:100
		A3
PROJECT No:	RELEASE No:	VERSION No:
ROL00143_R03_V01		
DRAWING No:	114-01	
Daylight & Sunlight		

LEGEND:

Room Layout - Plan/Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

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



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

PROJECT TITLE: GAS HOLDER SITE AT ALEXANDER TURNER CLOSE READING

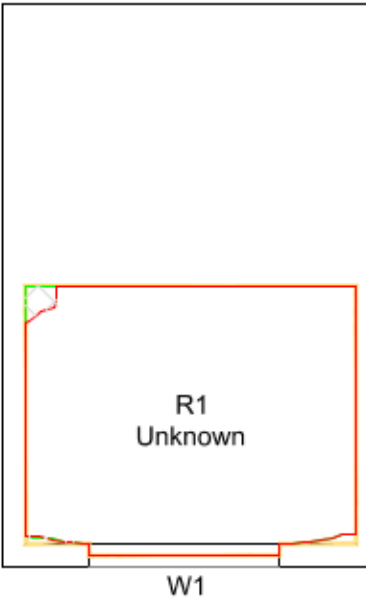
SCHEME REF: SCHEME RECEIVED: 01/04/19

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 51 Alexander Turner Close

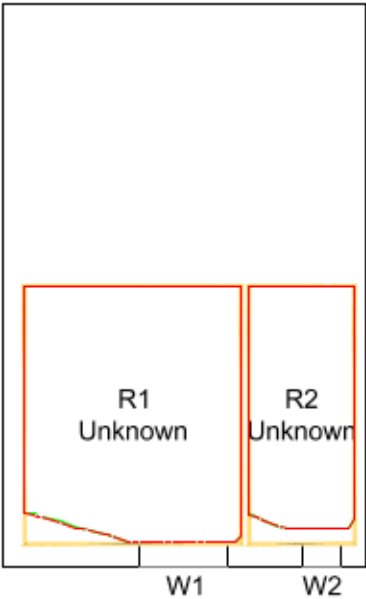
MODELLER BY: BS/MZ
DRAWN BY: BS/MZ
DATE: 15/04/19
SCALE: 1:100
A3

PROJECT No: ROL00143_R03_V01_
RELEASE No:
VERSION No:
DRAWING No: 115-01

Daylight & Sunlight



GROUND



1ST FLOOR

LEGEND:

Room Layout - Plan/Inspection

Room Layout - Notional/Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

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



REV	DESCRIPTION	DATE
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PROJECT TITLE: GAS HOLDER SITE AT ALEXANDER TURNER CLOSE READING

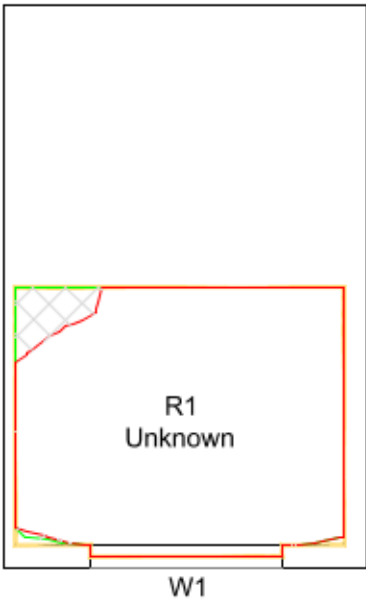
SCHEME REF: SCHEME RECEIVED: 01/04/19

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 53 Alexander Turner Close

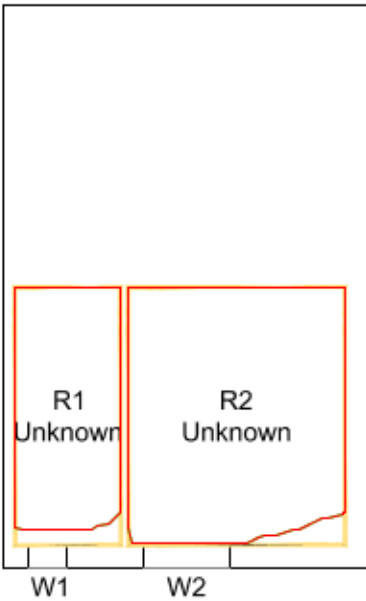
MODELLER BY: BS/MZ
DRAWN BY: BS/MZ
DATE: 15/04/19
SCALE: 1:100
A3

PROJECT No: ROL00143_R03_V01_116-01
RELEASE No:
VERSION No:
DRAWING No:

Daylight & Sunlight



GROUND



1ST FLOOR



4 Chiswell Street, London EC1Y 4UP

T: 020 7065 2770

3 Temple Row West, Birmingham B2 5NY

T: 0121 667 9902

510 Bristol Business Park, Bristol BS16 1EJ

T: 0117 911 3061

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