

25 September 2018

POINT 2 SURVEYORS LTD
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Jonathan Walton
Vocalism
14 Raglan Gardens
Caversham
Reading
RG4 5JH

JUSTIN BOLTON • BARRY HOOD
• ANDREW CARTMELL • CHRIS SKELT •
NICK LANE • LIAM DUNFORD

Dear Mr Walton

**PROPOSED DEVELOPMENT OF ROYAL HEIGHTS, READING
DAYLIGHT & SUNLIGHT AMENITY AND GRANTLEY HEIGHTS – RESPONSE TO RESIDENT**

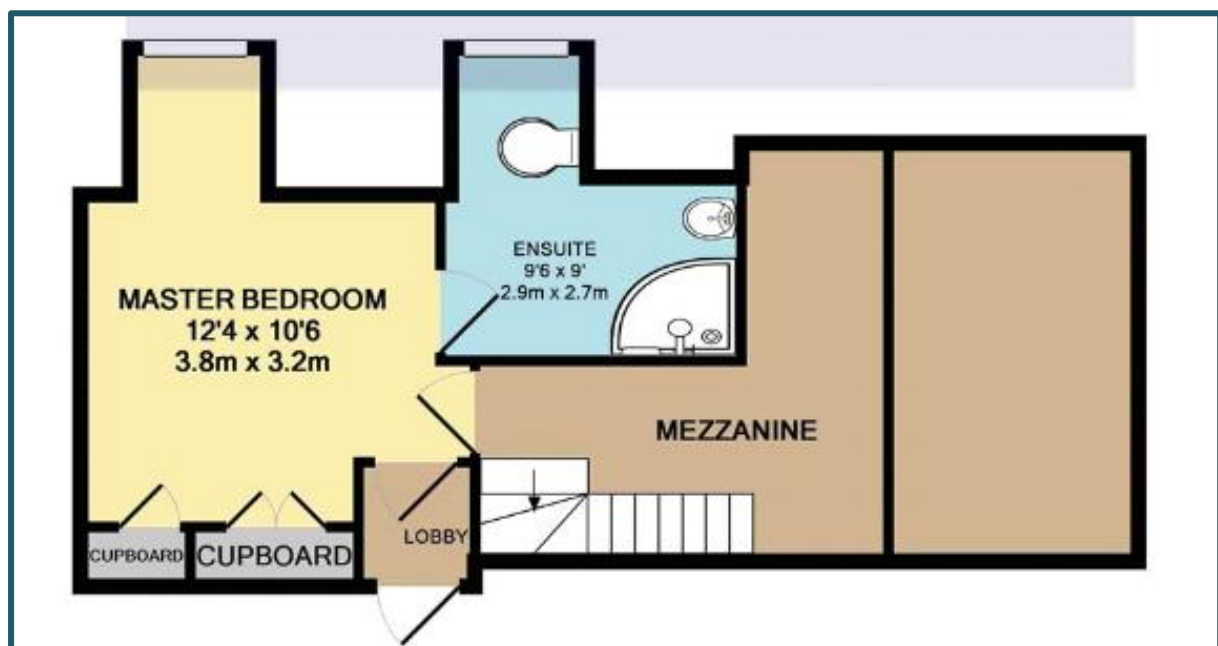
We have been instructed to respond to a query raised by a resident of Grantley Heights in terms of daylight and sunlight amenity. This letter serves as an addendum to our full report entitled 'Royal Heights, Reading Daylight and Sunlight Report' dated September 2018.

The query raises that some windows/rooms are missing from the assessment. These windows/rooms are identified on the enclosed drawing we refer to as 'Enclosure 1'.

We will discuss these rooms below:

Top Floor Dormer Windows

The person raising the query has not identified what these windows serve. We have tried to research this and have managed to locate a floor plan from sales particulars.



Extract 01 – Top Floor of Grantley Heights

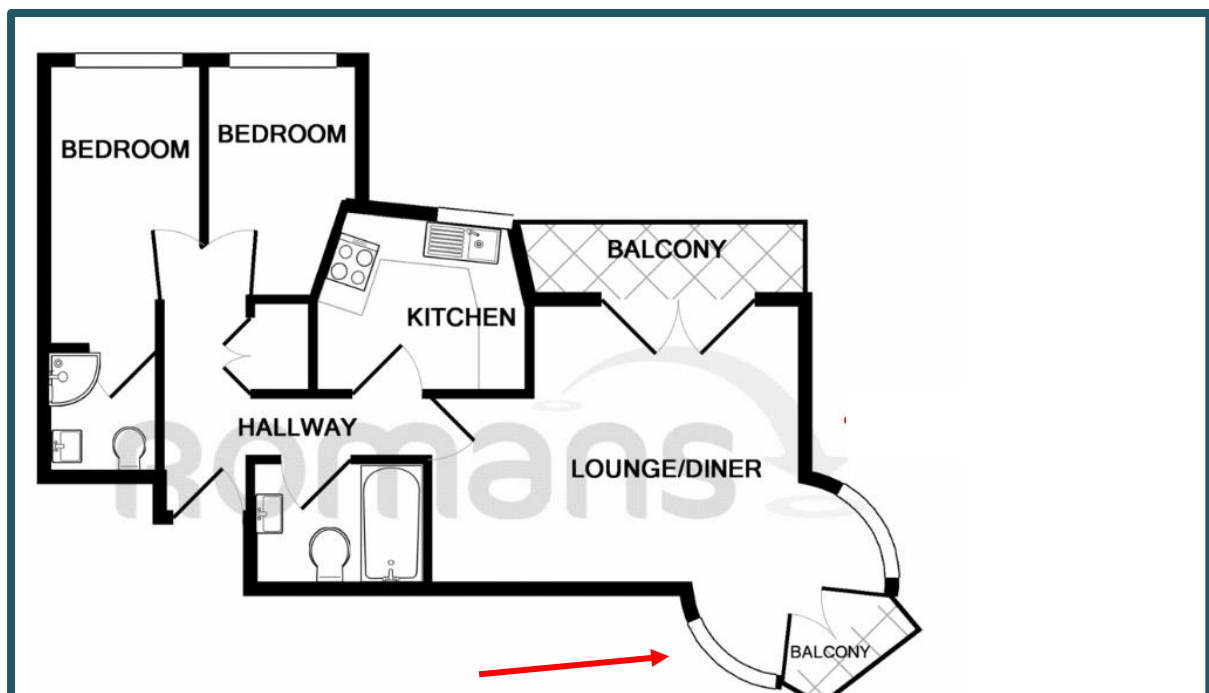
These plans have been incorporated into our analysis to establish an accurate calculation of the NSL within the room, in addition to the VSC taken at the window. The window serving the master bedroom is referenced as W2/105 in our results table enclosed hereto. In accordance with BRE Guidance, the bathroom does not need to be assessed.

The bedroom window receives a 35.79% VSC in the existing scenario, experiences a 37.94% reduction from existing vs proposed scenario and subsequently retains an absolute VSC of 22.21%. Turning to the NSL assessment within the room, there is an 8.9% reduction as a result of the scheme which the BRE Guide would stipulate to be unnoticeable.

In demining the overall significance of this impact one should consider, (1) the window receives an unusually high level of existing VSC (particularly in a urban area such as this), (2) the retained VSC is commensurate, if not better than, residential windows in a urban grain, (3) the reduction in NSL is unnoticeable, and, (4) the room in question is a bedroom which BRE Guidance regards as 'less important'. With all this in mind we would conclude the overall reduction in daylight to this room is minor in nature and acceptable given the urban locality.

Living Rooms within the Circular Section

We have located a floor plan for this room and incorporated it within our analysis model. These rooms are referenced as R11/101, 102, 103 and 104 within our results tables.



Extract 02 – Floor Plan, End Unit Grantley Heights

The layouts show the room is multi-aspect with the main window on the opposite elevation from the site facing over the River Kennett. As such, whilst the scheme causes some more meaningful reduction in the level of visibility (and in turn VSC) to the window marked with a red arrow above, the overall change in daylight distribution (NSL) does not exceed 0.5%. We would conclude that, overall, there will be an de minimis change in daylight to this room; especially when at least one window serving these rooms always retains above 27% VSC.

We trust this letter addresses the concerns raised by the resident but should you have any questions please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Hensey', enclosed within a large, loopy oval stroke.

Matthew Hensey

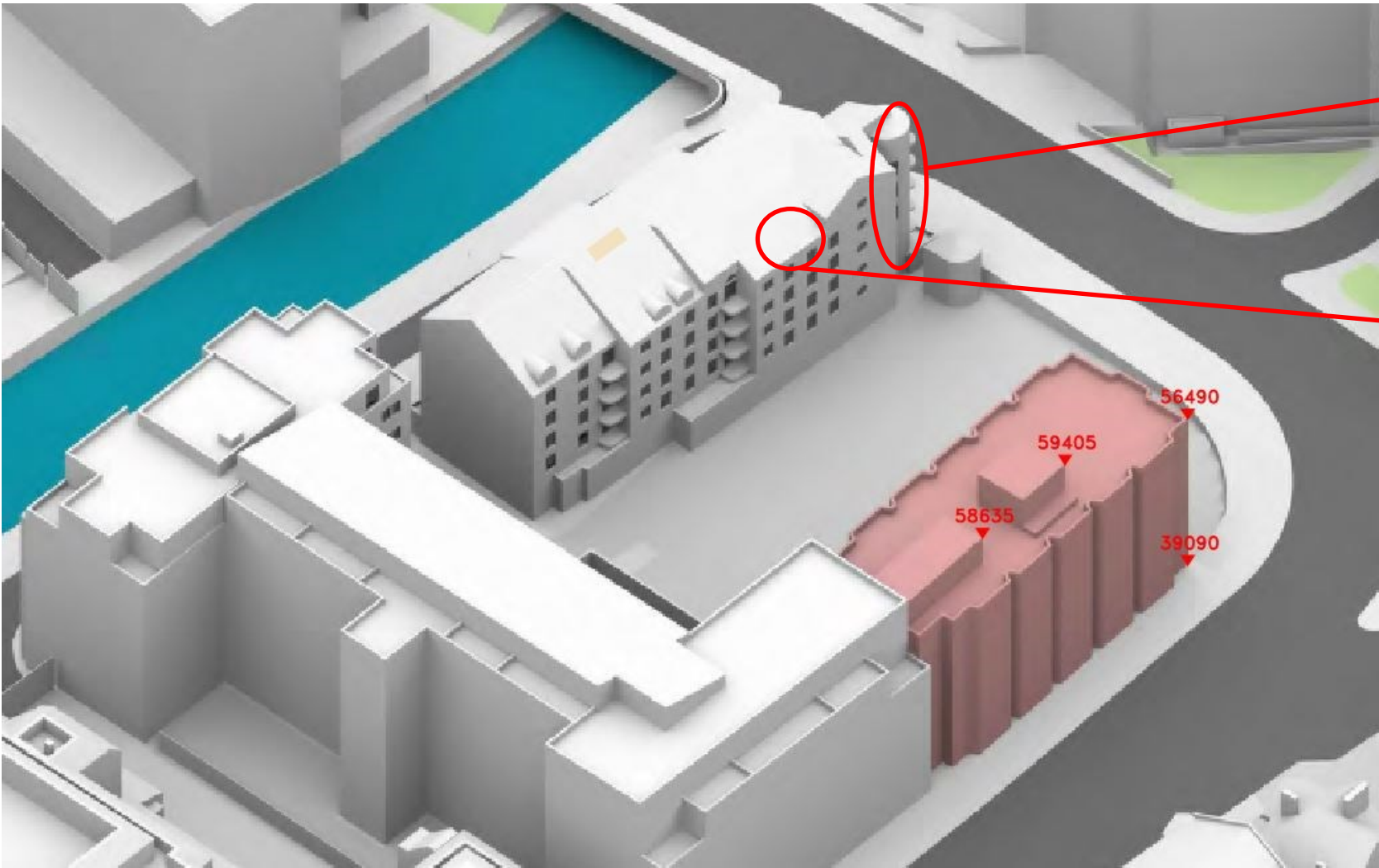
Senior Surveyor

For and on behalf of Point 2 Surveyors Ltd

Enc.

Enclosure 1 – Mark up of Grantley Heights from Local Resident

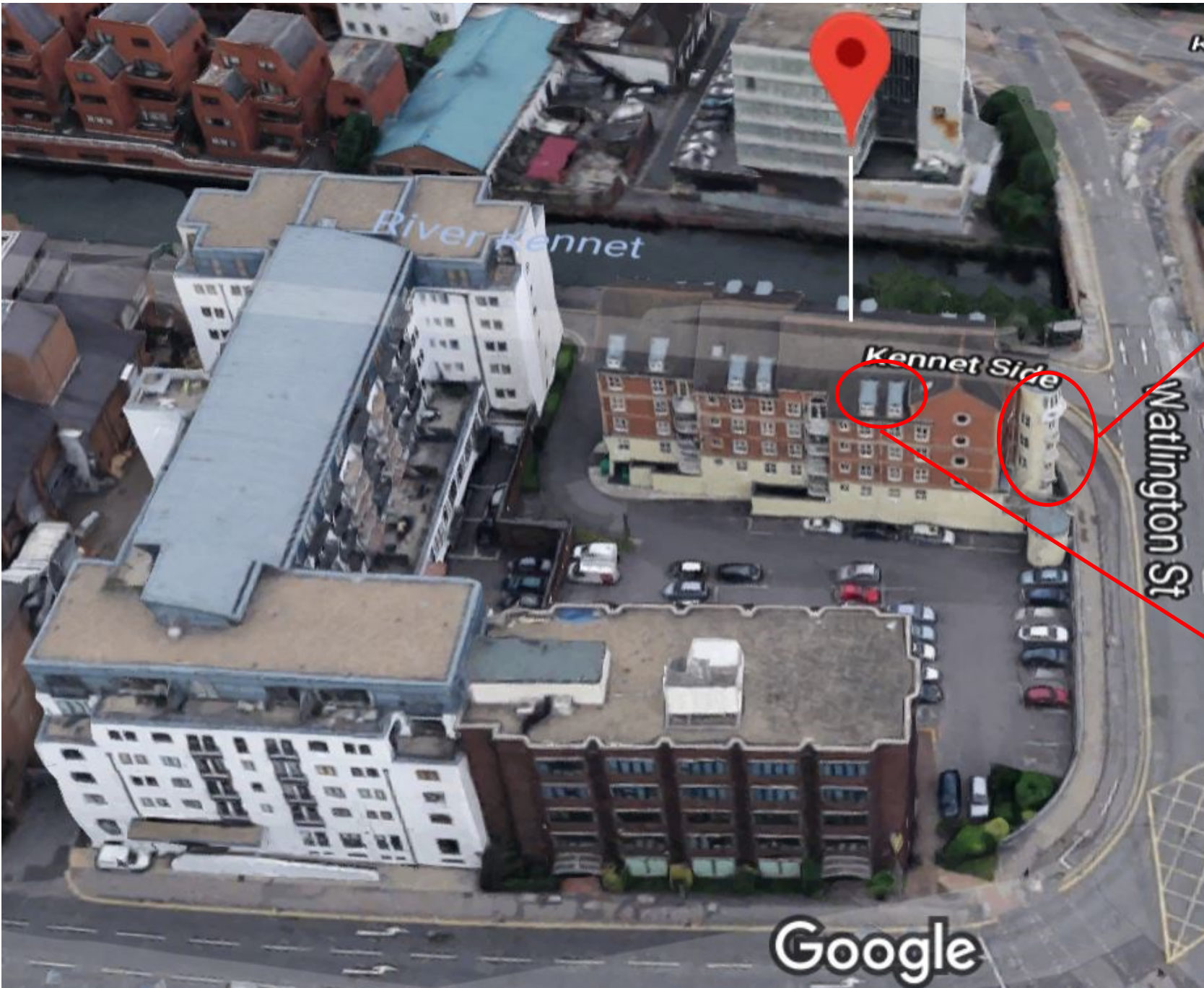
Grantley Heights Windows not included in Daylight/Sunlight Reports



None of these front room windows included in Sunlight/Daylight Reports.

These two windows missed off drawings, hence also not included in Sunlight Daylight Reports.

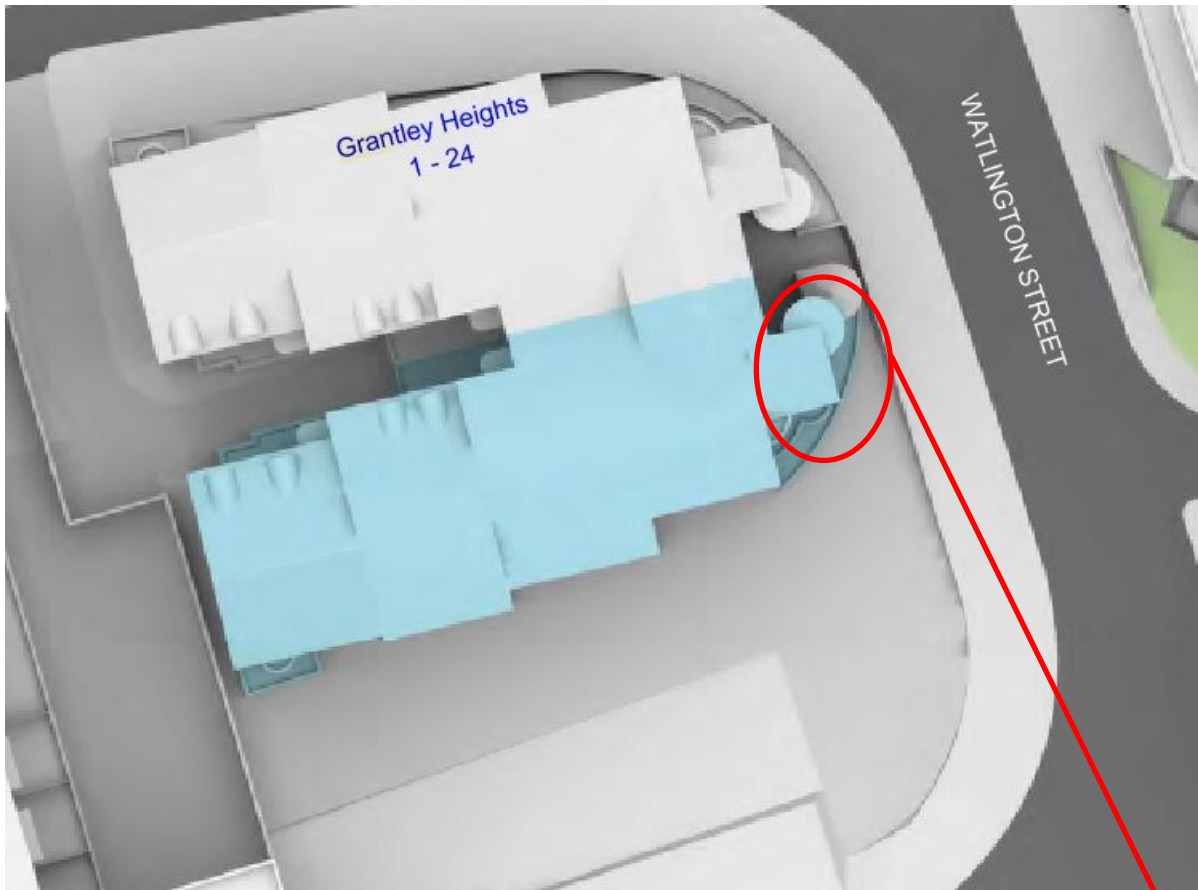
Point Surveyors Dwg No: P1624_02



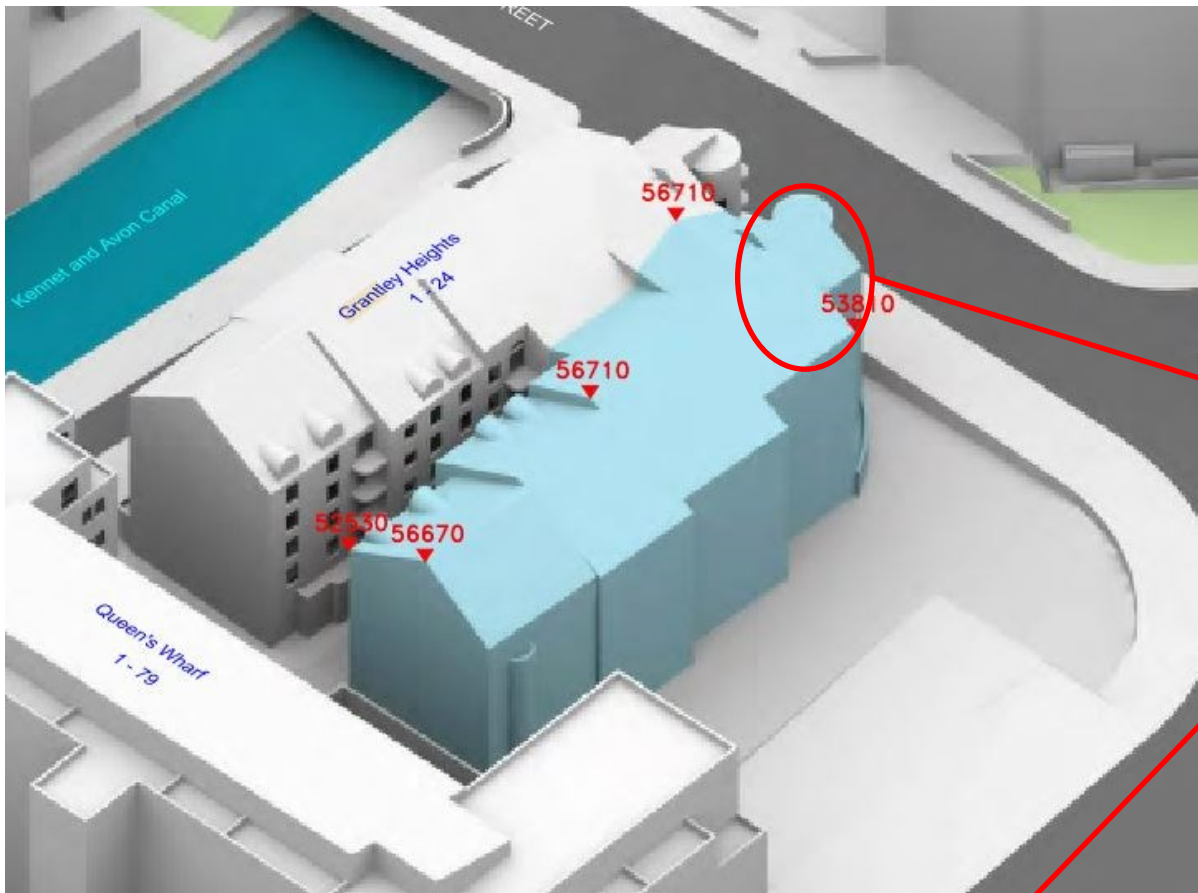
None of these front room windows included in Sunlight/Daylight Reports.

These two windows missed off drawings, hence also not included in Sunlight Daylight Reports.

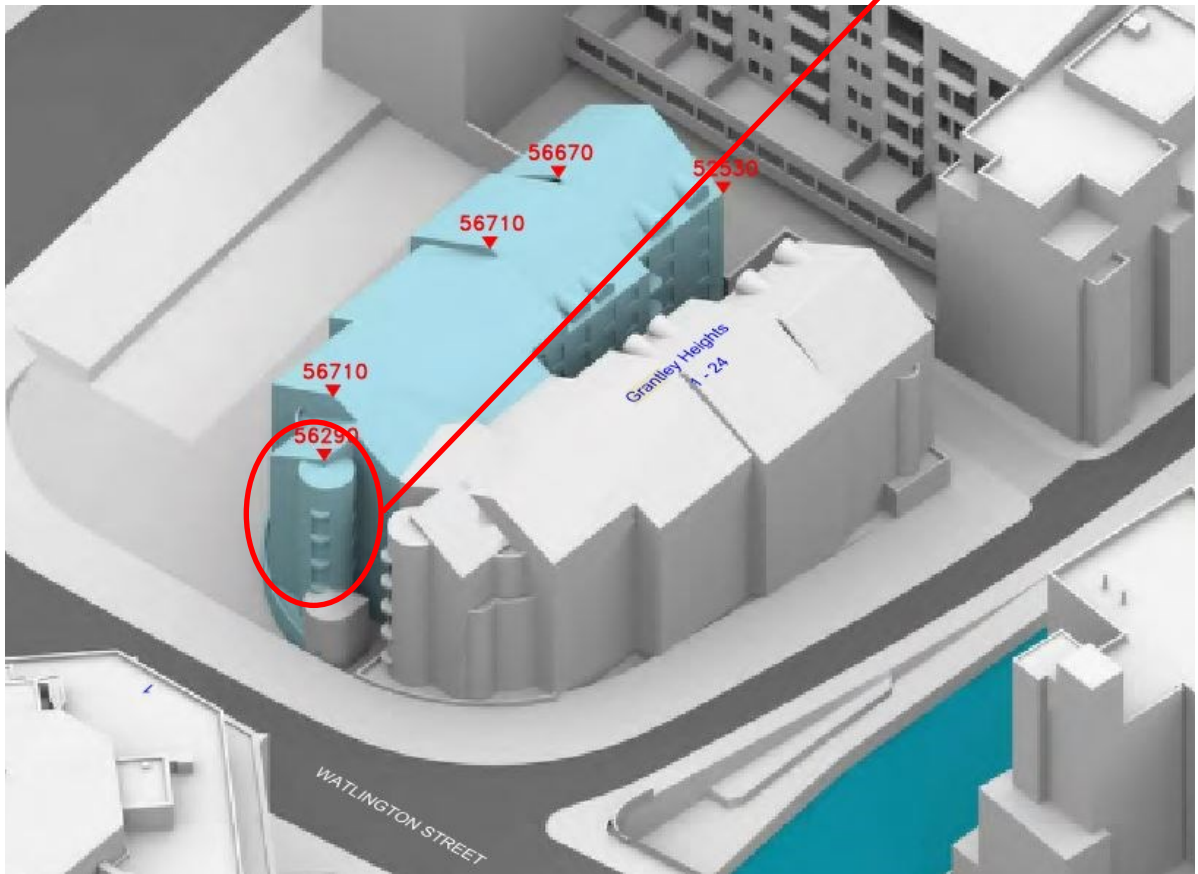
Google Grantley Heights Pin



Dwg No: P1624/23

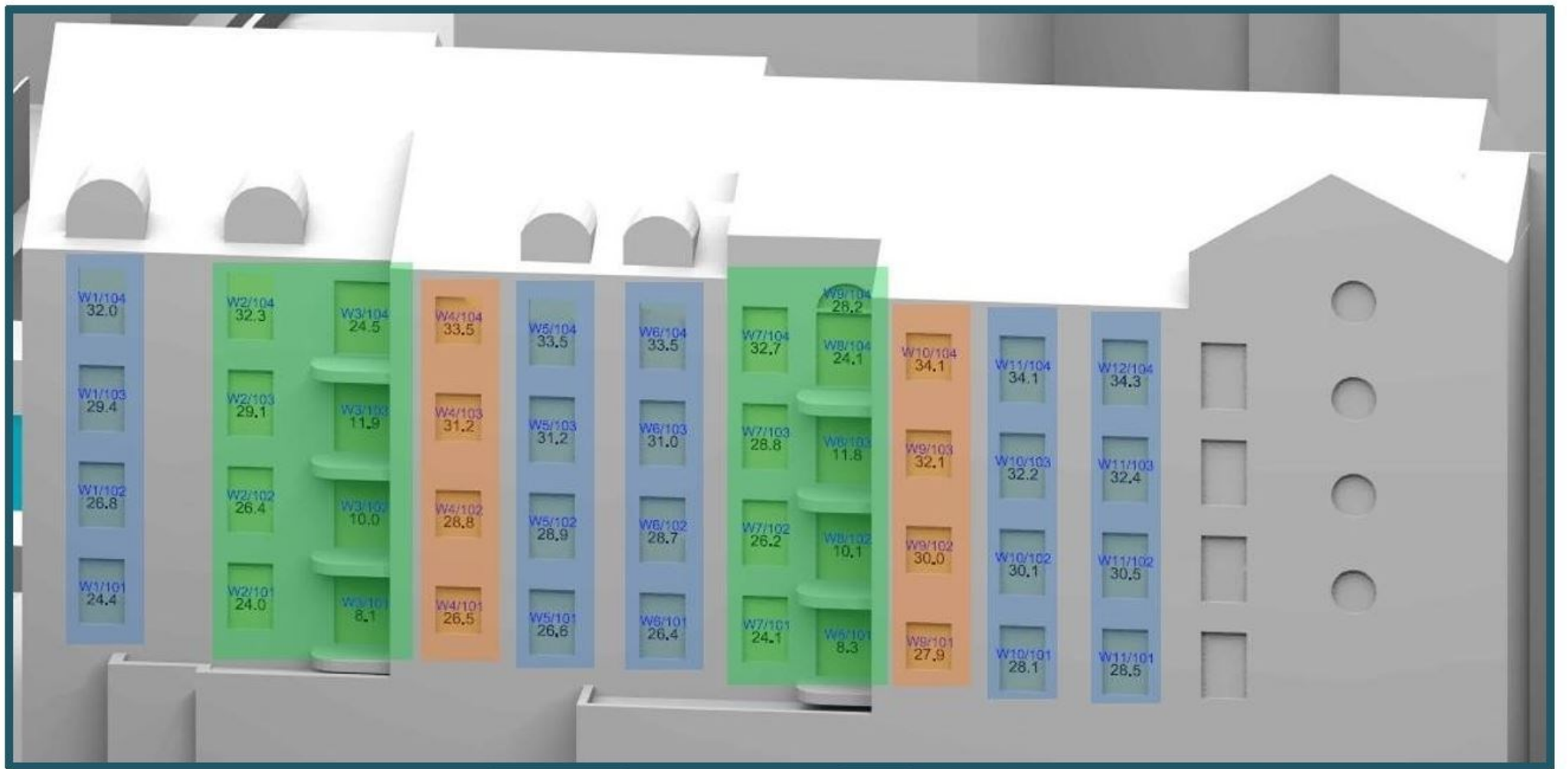


Dwg No: P1624/24



Dwg No: P1624/25

None of these front room windows included in Sunlight/Daylight Reports, but clearly shown in Mirror Massing Assessments.



Window Arrangement – Blue = Bedrooms, Orange = Kitchens, Green = Living Rooms

Located to the north of the development site and referenced '2' on the site plan this property contains residential accommodation throughout. We have built the internal layouts to the property using various Estate Agency Floor Plans for the building. There are 45 windows serving 36 site facing rooms, comprising of 20 bedrooms, 8 kitchens and 8 living rooms.



Enclosure 2 – Existing and Proposed Drawings



Sources: 3D Context
Zmapping (received 03/01/18)
Royal heights_281217_Solids.dwg
Emre Arolat Architecture
Proposed 3D Model (received 31/08/18)
Massing model_52.skp

Key: Existing Buildings
Proposed Scheme

Project: Royal Heights,
Reading

Title: Plan View
Existing Building

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Scheme Confirmed: --

Date : --

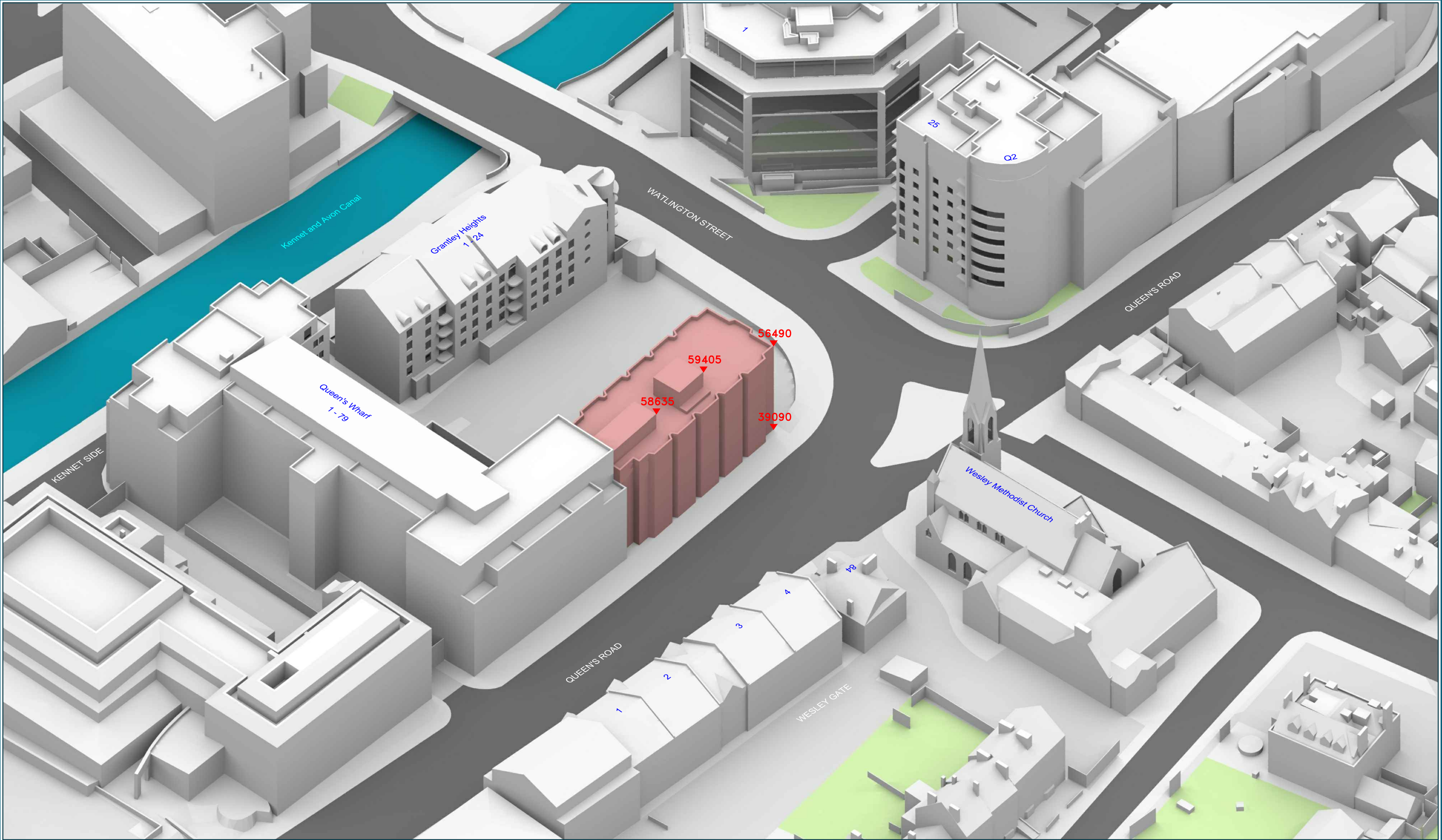
Drawn By: NI

Scale: 1:500 @ A3

Date: Sep 18

Dwg No: P1624/32

Rel: 15



Sources: 3D Context
Zmapping (received 03/01/18)
Royal heights_281217_Solids.dwg
Emre Arolat Architecture
Proposed 3D Model (received 31/08/18)
Massing model_52.skp

Key: — Existing Buildings
— Proposed Scheme
All Heights in mm AOD

Project: Royal Heights,
Reading

Title: 3D View
Existing Building

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Scheme Confirmed: --

Date : --

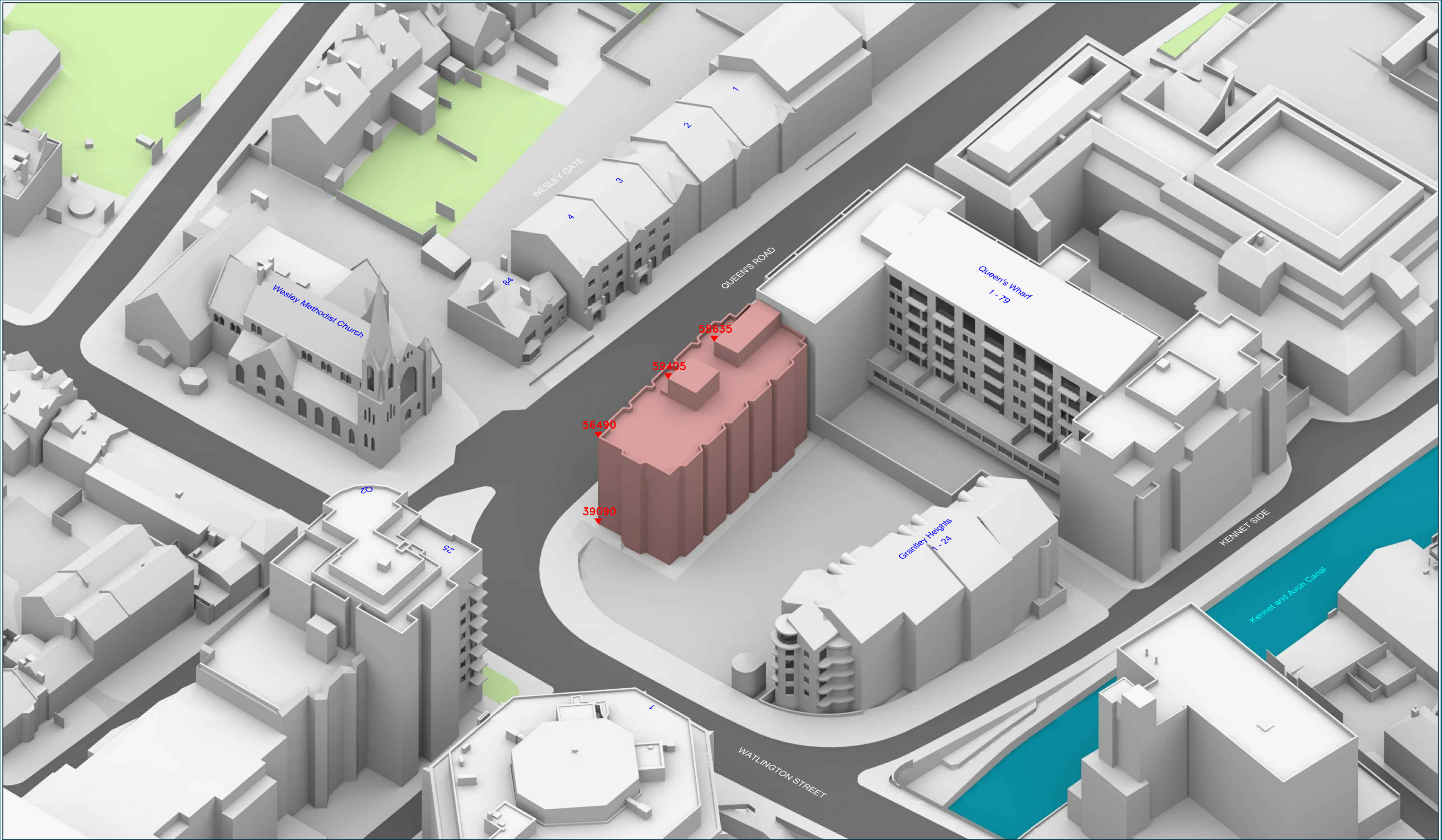
Drawn By: NI

Scale: nts @ A3

Date: Sep 18

Dwg No: **P1624/33**

Rel: 15



Sources: 3D Context
Zmapping (received 03/01/18)
Royal heights_281217_Solids.dwg
Emre Arolat Architecture
Proposed 3D Model (received 31/08/18)
Massing model_52.skp

Key: — Existing Buildings
— Proposed Scheme
All Heights in mm AOD

Project: Royal Heights,
Reading

Title: 3D View
Existing Building

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Scheme Confirmed: --

Date : --

Drawn By: NI

Scale: nts @ A3

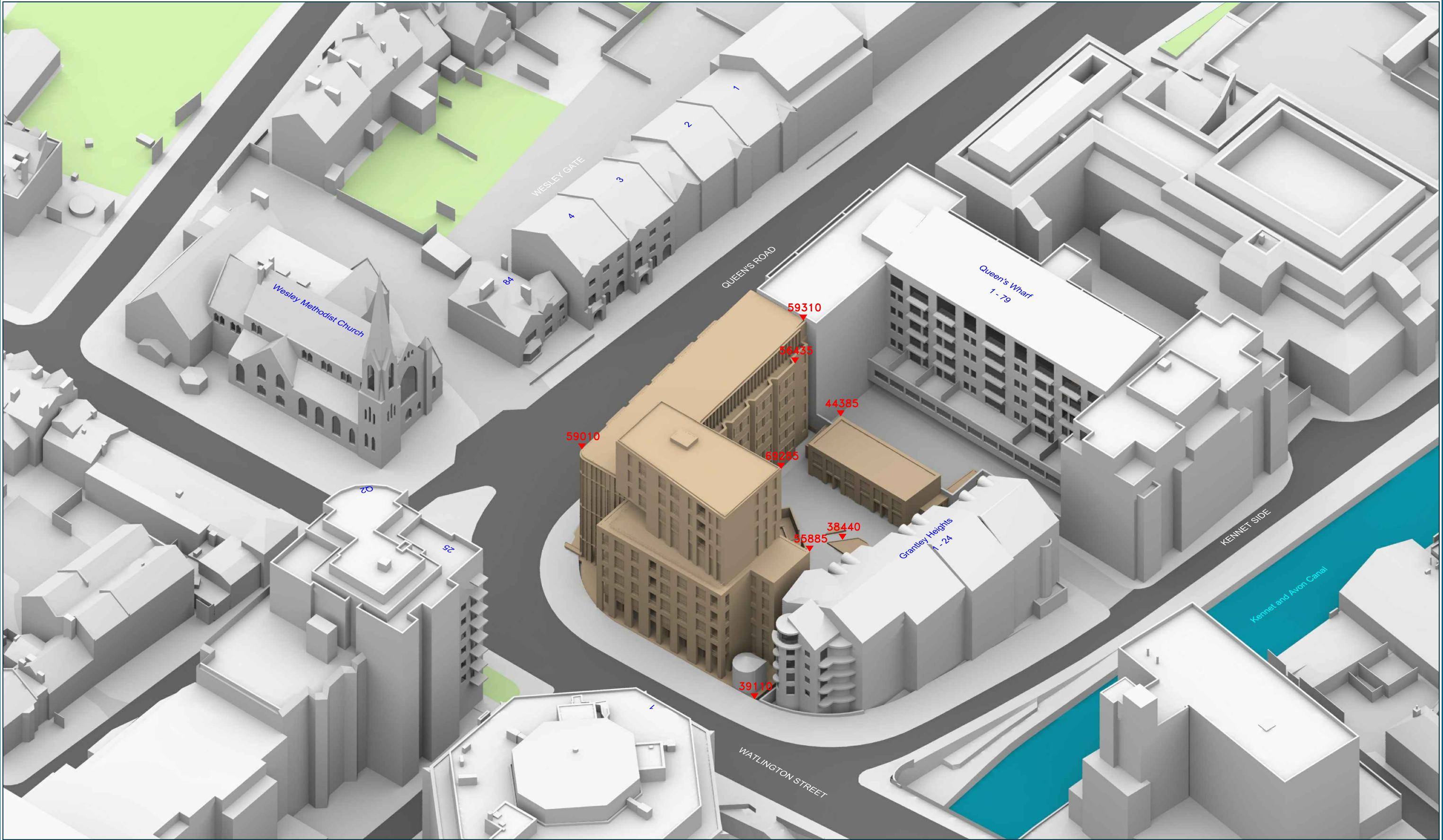
Date: Sep 18

Dwg No: **P1624/34**

Rel: 15



Sources: 3D Context Zmapping (received 03/01/18) Royal heights_281217_Solids.dwg Emre Arolat Architecture Proposed 3D Model (received 31/08/18) Massing model_52.skp	Key: Existing Buildings Proposed Scheme	Project: Royal Heights, Reading			Title: Plan View Proposed Scheme Dated 31/08/18		Point 2 Surveyors Ltd, 3rd Floor, 17 Slingsby Place, London WC2E 9AB 0207 836 5828 www.point2surveyors.com	
							POINT surveyors	
	Scheme Confirmed: --	Date : --	Drawn By: NI	Scale: 1:500 @ A3	Date: Sep 18	Dwg No: P1624/35	Rel: 15	



Sources: 3D Context
Zmapping (received 03/01/18)
Royal heights_281217_Solids.dwg
Emre Arolat Architecture
Proposed 3D Model (received 31/08/18)
Massing model_52.skp

Key: Existing Buildings
Proposed Scheme
All Heights in mm AOD

Project: Royal Heights,
Reading

Title: 3D View
Proposed Scheme Dated 31/08/18

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Scheme Confirmed: --

Date : --

Drawn By: NI

Scale: nts @ A3

Date: Sep 18

Dwg No: P1624/37

Rel: 15



Sources: 3D Context
Zmapping (received 03/01/18)
Royal heights_281217_Solids.dwg
Emre Arolat Architecture
Proposed 3D Model (received 31/08/18)
Massing model_52.skp

Key: — Mirror Massing
— Proposed Scheme

Project: Royal Heights,
Reading

Title: Plan View
Grantley Heights Mirror Massing

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Scheme Confirmed: --

Date : --

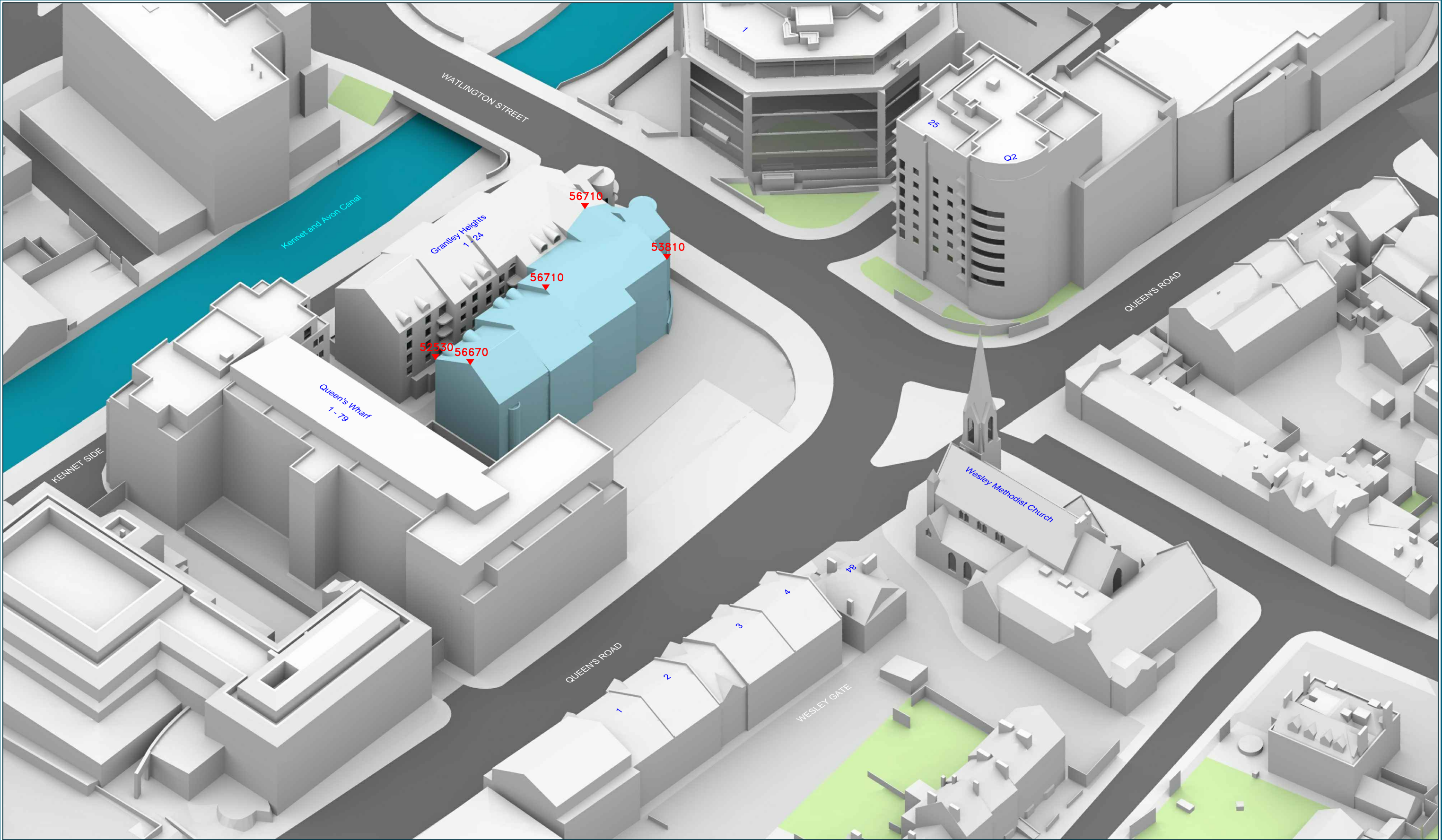
Drawn By: NI

Scale: 1:500 @ A3

Date: Sep 18

Dwg No: **P1624/38**

Rel: 15



Sources: 3D Context
Zmapping (received 03/01/18)
Royal heights_281217_Solids.dwg
Emre Arolat Architecture
Proposed 3D Model (received 31/08/18)
Massing model_52.skp

Key: — Mirror Massing
— Proposed Scheme
All Heights in mm AOD

Project: Royal Heights,
Reading

Title: 3D View
Grantley Heights Mirror Massing

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Scheme Confirmed: --

Date : --

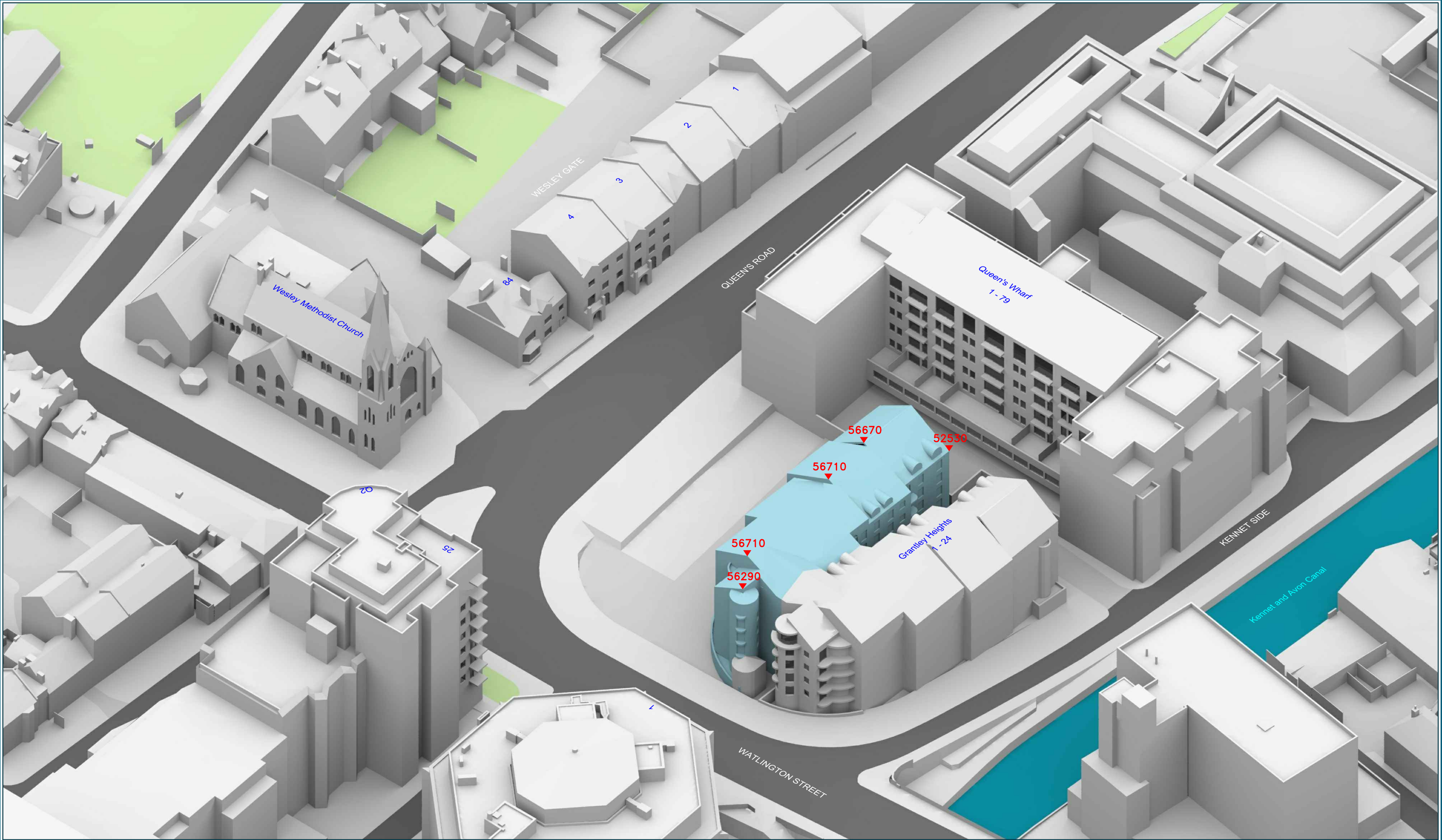
Drawn By: NI

Scale: nts @ A3

Date: Sep 18

Dwg No: **P1624/39**

Rel: 15



Sources: 3D Context
Zmapping (received 03/01/18)
Royal heights_281217_Solids.dwg
Emre Arolat Architecture
Proposed 3D Model (received 31/08/18)
Massing model_52.skp

Key: — Mirror Massing
— Proposed Scheme
All Heights in mm AOD

Project: Royal Heights,
Reading

Title: 3D View
Grantley Heights Mirror Massing

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Scheme Confirmed: --

Date : --

Drawn By: NI

Scale: nts @ A3

Date: Sep 18

Dwg No: **P1624/40**

Rel: 15

Enclosure 3 – Technical Analysis

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
1-25 Grantley Heights						
R11/101	LD	W13/101	21.23	18.46	2.77	13.05
R11/101	LD	W14/101	27.61	27.61	0.00	0.00
R11/101	LD	W15/101	24.97	24.97	0.00	0.00
R11/101	LD	W16/101	16.18	16.18	0.00	0.00
R11/102	LD	W13/102	17.89	3.64	14.25	79.65
R11/102	LD	W14/102	24.87	21.73	3.14	12.63
R11/102	LD	W15/102	28.99	28.99	0.00	0.00
R11/102	LD	W16/102	26.58	26.58	0.00	0.00
R11/102	LD	W17/102	17.09	17.09	0.00	0.00
R11/103	LD	W13/103	19.14	4.71	14.43	75.39
R11/103	LD	W14/103	26.71	23.72	2.99	11.19
R11/103	LD	W15/103	30.27	30.27	0.00	0.00
R11/103	LD	W16/103	28.06	28.06	0.00	0.00
R11/103	LD	W17/103	18.00	18.00	0.00	0.00
R11/104	LD	W14/104	21.51	7.00	14.51	67.46
R11/104	LD	W15/104	26.25	23.97	2.28	8.69
R11/104	LD	W16/104	25.44	25.44	0.00	0.00
R11/104	LD	W17/104	30.20	30.20	0.00	0.00
R11/104	LD	W18/104	30.52	30.52	0.00	0.00
R9/105		W2/105	35.79	22.21	13.58	37.94
R11/105	LD	W3/105	34.60	24.59	10.01	28.93
R11/105	LD	W4/105	33.79	28.64	5.15	15.24
R11/105	LD	W5/105	33.34	31.65	1.69	5.07
R11/105	LD	W6/105	33.33	33.20	0.13	0.39
R11/105	LD	W7/105	33.80	33.80	0.00	0.00
R11/105	LD	W8/105	34.66	34.66	0.00	0.00
R11/105	LD	W9/105	34.64	34.64	0.00	0.00
R11/105	LD	W10/105	29.28	29.28	0.00	0.00

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
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1-25 Grantley Heights

R11/101	LD	407.6	381.1	381.0	0.0	0.0
R11/102	LD	407.6	402.6	400.6	2.0	0.5
R11/103	LD	407.6	403.4	401.8	1.7	0.4
R11/104	LD	407.6	404.6	403.7	0.9	0.2
R9/105		103.5	92.3	84.1	8.2	8.9
R11/105	LD	384.7	333.2	332.2	0.9	0.3

