

REPORT

**ALEXANDER HOUSE
KINGS ROAD
READING
RG1 4LS**

**DAYLIGHT & SUNLIGHT
TO
NEIGHBOURING PROPERTIES
&
PROPOSED
ACCOMMODATION**

JANUARY 2019

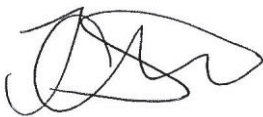


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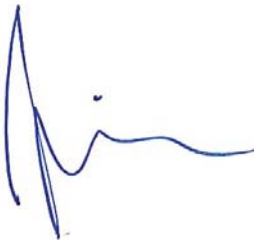
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11th January 2019

Alexander House, Kings Road, Reading, RG1 4LS

Daylight & Sunlight

We are instructed to report upon the daylight and sunlight aspects of this development in relation to neighbouring residential buildings and the proposed accommodation.

Our report is based upon the scheme drawings prepared by Broadway Malyan, survey information and photographs, plus daylight and sunlight studies.

1.0 SUMMARY

- 1.1** This report has been drafted by reference to the Building Research Establishment (BRE) publication (2011), "*Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice*" and local planning policy.
- 1.2** Our studies have confirmed that daylight and sunlight received by neighbouring residential properties relates to BRE guidelines in a manner that is appropriate to location.
- 1.3** Within the proposed accommodation, every habitable room at each level would fully satisfy BRE criteria.
- 1.4** In summary, the scheme has been designed to achieve BRE's guidelines and the relevant policies within Reading's Local Development Framework.

2.0 PLANNING POLICY

2.1 Reading Borough Council

- 2.1.1 The adoption of the Sites and Detailed Policies Document follows the adoption of the Core Strategy (2008) and Reading Central Area Action Plan (2009). The relevant policies within this document are detailed below:

DM4: SAFEGUARDING AMENITY

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

- *Access to sunlight and daylight;*

The position of habitable rooms, windows and outdoor living spaces will be particularly important. A back-to-back distance of 20 metres between dwellings is usually appropriate, although the circumstances on individual sites may enable dwellings to be closer without a detrimental effect on privacy.

3.0 METHOD OF CALCULATION

Building Research Establishment

- 3.1** The calculations and considerations within this report are based upon the Building Research Establishment (BRE) publication 2011 “Site Layout Planning to Daylight and Sunlight. A Guide to Good Practice”, which Reading Council refers to as a means of articulating their policy. BRE confirm that the Guide does not contain mandatory requirements and in the Introduction provides a full explanation of its purpose:-

“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.”

“It aims to help rather than constrain the designer.”

“Although it gives numerical guidelines these should be interpreted flexibly since natural lighting is only one of many factors in site layout design.”

“In special circumstances the developer or planning authority may wish to use different target levels. For example, in an historic city centre, or in an area with high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.”

3.2 Modelling and Results

- 3.2.1** Our analysis and subsequent results are produced by the application of our specialist software on the three-dimensional model, images of which are included in **Appendix 1**.
- 3.2.2** In this model, the neighbouring buildings are defined in grey, the existing site building in blue and the proposed scheme in light brown.

3.2.2 Within **Appendix 1** we also include window and room references that can again be cross-referenced to the body of our report and the results sheets in **Appendix 3**.

3.3 Daylight

3.3.2 Daylight is not specific to a particular direction, as it is received from the dome of the sky.

3.3.3 Reference is made in the BRE report to various methods of assessing the effect a development will have on diffused daylight.

3.3.4 The simplest methods are not appropriate in an urban environment, where the built form is invariably complex. Vertical Sky Component (VSC) is the calculation most readily adopted, as the principles of calculation can be established by relating the location of any particular window to the existing and proposed, built environment.

3.3.5 The BRE Guide states:

"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 diffused daylighting of the existing building may be adversely affected.

This will be the case if the 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".

3.3.6 Where the VSC calculation has been used, BRE also seeks to consider daylight distribution (DD) within neighbouring rooms, unless related to a bedroom, where BRE confirm the room use makes Daylight Distribution less important. DD measures the portion of a room that has a sight of the sky from a reference plane set 0.85m above floor level. Once again defining an adverse effect as a result that is less than 0.8 the former value. Access is rarely available; however, we have managed to find floor plans for two of the neighbouring buildings and we have estimated room sizes for the remaining buildings.

3.3.6 The method of calculation for proposed accommodation is known as Average Daylight Factor (ADF). This is the most comprehensive of daylight calculations defined by BRE and is appropriate to proposed accommodation, because all relevant information is available.

3.3.7 The initial calculation is Vertical Sky Component which measures the value of daylight received at the centre of the window face. The area of glazing through which the light is transmitted, and the transmission value of the glazing is then considered. Within the room the total surface area is calculated, and a degree of reflection applied. The outcome is then compared to the values recommended by BRE. Assuming that the rooms are used in conjunction with artificial lighting the minimum recommended ADF levels are: -

2%	Kitchen or combined kitchen and living space where the kitchen is served by a local window.
1.5%	Living room and study
1%	Bedroom

Where kitchens have been sited at the rear of the room these are to be served by task lighting in the modern mode.

3.3.8 Where a room is served by more than one window, ADF calculations are made in relation to each window and the individual results added together to provide the true ADF for that room.

3.3.9 With regard to the ADF calculations for proposed accommodation daylight, the following assumptions have been made with regard to the various elements that together are computed to produce the ADF value;

- Glazing transmittance – 0.68 for the double glazing (BRE default reading);
- Net glazed area of the window – 0.8 (BRE default reading)
- Interior surface reflectance – Living Room – 0.6 (BRE default 0.5)
 - Kitchen – 0.6 (BRE default 0.5)
 - Bedroom 0.6 (BRE default 0.5)
- Reflectance beneath reference plane – 0.20 (BRE default 0.15)

The variation in Living Room, Kitchen and Bedroom surface reflectance would be produced by the permanent floor finish of light-coloured timber with lacquered finish. BRE have assumed a carpeted finish, which has a lower reflectance value than the permanent floor finish.

3.4 Sunlight

3.4.1 The BRE *Guide to Good Practice* confirms:

- (i) Sunlight is only relevant to neighbouring residential windows which have a view of the proposed development and face within 90° of south, i.e. south of the east-west axis.
- (ii) If any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the main living room window, a vertical section perpendicular to the window, then the sunlighting in the existing dwelling may be adversely affected.
- (iii) Similarly, the sunlight availability to an existing dwelling may be adversely affected if the APSH, when measured at the centre of the window is reduced by more than 4%.
- (iv) Should the loss be greater than 4%, then sunlight availability may be adversely affected if the centre of the window receives less than 25% of the annual probable sunlight hours, of which 5% of the annual total should be received between 21 September and 21 March (winter) and less than 0.8 times its former sunlight hours during either period.
- (v) Kitchens and bedrooms are less important, although care should be taken not to block too much sun.

3.4.2 Proposed accommodation “*will appear reasonably sunlit provided*”: -

- *at least one main window wall faces within 90° of due south; and*
- *the centre of at least one window to a main living room can receive 25% of annual probably sunlight hours, including at least 5% of annual probable sunlight hours in the winter months between 21 September and 21 March.*
- *In housing, the main requirement for the sunlight is living rooms... It is viewed as less important in bedrooms and in kitchens.*

3.4.3 BRE acknowledges that a simple layout strategy can be an issue for flats: -

“Sensitive layout design of flats will attempt to ensure that each individual dwelling has at least one main living room which can receive a reasonable amount of sunlight. In both flats and houses, a sensible approach is to try to match internal room layout with window/wall orientation. Where possible, living rooms should face the southern or western parts of the sky and kitchens towards the north or east.

The overall sunlighting potential of a large residential development may be initially assessed by counting how many dwellings have a window to a main living room facing south, east or west. The aim should be to minimise the number of dwellings whose living rooms face solely north, north east or north west, unless there is some compensating factor such as an appealing view to the north.”

3.4.4 BRE then provides an example of “*careful layout design*” in which “*four out of the five flats shown have a south-facing living room*”. This example is provided without having to consider the site constraints that impact upon most urban locations.

4.0 DAYLIGHT RESULTS

Neighbouring Residential Buildings

The neighbouring residential buildings within close proximity of the site have been analysed. The images of the 3D model are in Appendix 1, the plans of the neighbouring buildings are in Appendix 2 and the results are in Appendix 3.

North

4.1 Saxon Court

- 4.1.1 To the north of the site is a 3-storey residential building. The windows on the flank elevation which have a view of the site have been reviewed but it is likely these windows serve non-habitable rooms due to the obscure glazing and size of the structural openings. Therefore, these windows have been omitted from the analysis.

4.2 25-45 Norwood Road

- 4.2.1 Adjacent to Saxon Court is a 3-storey block of flats which has been reviewed. To the rear of this building there are 17 windows facing the site. We have analysed each of these windows.
- 4.2.2 The results confirm that only 2 out of 17 windows would receive above 27% VSC in the existing condition and in this location, it is inevitable the proposed values would follow suit. However, BRE states an adverse effect would only occur if the proposed VSC value is less than 27% and less than 0.8 times the existing value. This would not be the case since 14 out of 17 windows achieve above 0.8 times the former value. The remaining 3 windows at second floor are located beneath an overhang which is causing an obstruction to daylight received by these windows. In such instances BRE provides the appropriate advice;

“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 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”

Therefore, we have removed the overhang and tested the relevant windows. The additional results confirm, every window at second floor level would achieve between 0.84-0.89 the former value, satisfying BRE criteria. There would be no adverse effect.

- 4.2.3 We have estimated internal measurements to analyse the daylight distribution for each room served by the relevant windows. The results confirm, every living room would achieve above 0.8 the existing value, satisfying BRE criteria. With regards to the bedrooms, BRE provides the appropriate advice reiterated in item 3.3.6 which confirms daylight distribution to bedrooms are less important.

4.3 10 Haven Court

- 4.3.1 Further along Norwood Road a 2-storey residential building has been reviewed. There are 4 windows to the rear with a partial view of the site which have been assessed.
- 4.3.2 The results confirm, every window would achieve above 0.94 or 0.96 the former value, satisfying BRE criteria. There would be no adverse effect.
- 4.3.3 We have estimated internal measurements to analyse the daylight distribution for each room served by the relevant windows and the results confirm every room would achieve a marginal difference of 0.97 or 0.99 the former value. Therefore, BRE criteria has been satisfied and there would be no adverse effect

EAST

4.4 Crossway Point

- 4.4.1 To the east of the site is a multi-storey block of flats. For the purpose of this report, we have analysed the windows that would most likely be affected. These are on the rear protruding massing, which have a view of the site.
- 4.4.2 We have found plans of this building online and at ground floor level, we have tested one window which serves a kitchen and another window which serves a bedroom. The window in the most challenging location at this level serves a stairway and therefore, has not been analysed. The results confirm each window would achieve 0.93 or 0.92 the existing value, satisfying BRE criteria. There would be no adverse effect.

- 4.4.3 We have also used the available internal layouts to determine the daylight distribution for each room at ground floor level. The results confirm that each room would either achieve 0.89 or 0.91 the former value. Therefore, BRE criteria have been fully satisfied and there would be no adverse effect.

SOUTH

4.5 320 Kings Road

- 4.5.1 To the south of the site is a 3-storey building with windows on the front elevation facing the site. After reviewing this building on Google maps and locating floor plans online, it is likely this building serves commercial use and therefore, has been omitted from the analysis.

4.6 318a Kings Road

- 4.6.1 Adjacent to 320 Kings road is another 3-storey building with windows on the front elevation facing the site. We have found floor plans of this property which indicate this building serves residential use and therefore, has been analysed.
- 4.6.2 The results confirm that every window would achieve above 0.86 the former value with most windows also achieving above 27% VSC in the proposed condition. Therefore, BRE criteria have been satisfied and there would be no adverse effect.
- 4.6.3 We have modelled the relevant rooms according to the plans found online to analyse the daylight distribution. Since room R4 at ground floor level serves the entrance, it is not relevant. The remaining rooms achieve a marginal difference between 0.88-1.00. As a result, every location fully satisfies BRE criteria and there would be no adverse effect.

4.7 318 Kings Road – Office

- 4.7.1 We have found plans of this property online dated September 2009 which specifies this building as an office and therefore, this building has been omitted from the analysis.

4.8 316 Kings Road – Salisbury Conservative Club

- 4.8.1 We have reviewed the website for this building, and it seems the ground floor serves a bar and games room and it is likely the first floor also serves non-residential use. Therefore, this building has been omitted from the analysis.

WEST

4.9 The Pinnacle

- 4.9.1 This multi-storey block of flats is located opposite the site, on the other side of Rupert Street. There are windows on the flank elevation facing the site which we have considered. We have found plans online and used these to assess the relevant locations. There are 11 relevant windows at each level from ground floor to fourth floor and 8 relevant windows at fifth floor level. We have analysed all of these windows.
- 4.9.2 The plans indicate that at ground floor level, window W9 serves the entrance to the building and the same window at first floor to fourth floor level serves a stairwell. Therefore, these windows have been omitted from the analysis.
- 4.9.3 At each level, there is a glazed door serving a balcony. We have removed the balconies and re-rested the relevant locations which confirm that throughout this building, 35 out of 63 windows would achieve a proposed VSC above 27% or 0.8 times the existing value. At third floor level window W5 would achieve a proposed VSC of 26.79% which is so close to 27%, it can be seen as an equivalent. At first floor level, window W3 achieves 0.76 the existing value and a proposed VSC of 25.75%. Therefore, this window would achieve marginally below BRE's recommended value.
- 4.9.4 The remaining 26 windows would not achieve BRE criteria. However, 11 of these windows would achieve between 0.70-0.75 the former value. The remaining 15 windows achieve values between 0.60-0.69 the former value. We have also assessed the daylight distribution to each room using the dimensions from the floor plans.

- 4.9.5 The daylight distribution results confirm that once we remove the balconies, 17 out of 46 rooms would achieve BRE criteria. At third floor level, Bedroom R8 would achieve 0.79 the existing value which is so close to 0.8, it can be seen as an equivalent. Although BRE states that it is necessary to assess daylight within neighbouring rooms using the Daylight Distribution test, we have also tested these rooms using the ADF test. Inevitably, we have had to make assumptions to the reflectance of the internal finishes, but these are conservative.
- 4.9.6 The ADF results confirm that 41 out of 46 habitable rooms would achieve a proposed ADF result meeting or exceeding BRE's recommendations. The remaining rooms are the living rooms which are located beneath balconies. These rooms achieve between 0.19-0.29 ADF in the existing condition without the proposal in situ, therefore, it is inevitable the proposed value will follow suit. Also, with 3 out of 5 of these living rooms at ground, first and fourth floor, the proposed ADF figure is at 0.8 times the former value or above and this is an acceptable reduction when all factors are considered. This is an area of development and when The Pinnacle was constructed it was inevitable that similar developments would follow. These circumstances are recognised by BRE as further detailed by their guidelines and extracts from which are reiterated below;

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."*

"In special circumstances the developer or planning authority may wish to use different target levels. For example, in an historic city centre, or in an area with high rise buildings, a higher degree of obstruction may be unavoidable"

2.2.3- *Note the numerical values given here are purely advisory. Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints. 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.*

With all of these factors in mind, our professional experience concludes that this is an appropriate outcome.

4.10 Proposed Accommodation

- 4.10.1 We have analysed the ADF (which is fully explained in item 3.3.6 to 3.3.9) to all habitable rooms at ground floor, first floor and second floor levels. The results are included in Appendix 4. We have been through the process of design development to ensure each habitable room would achieve BRE's recommended values and there would be no adverse effect. The results confirm this and therefore, a very good set of results have been achieved. Since the third-floor level has the same layout and fenestration as the second-floor level, it has not been tested. This is because it is evident that this floor would achieve in excess of BRE's recommendations. At fourth-floor level, the layout is almost the same as third-floor level apart from the reduction in 3 rooms adjacent to Saxon Court. Also, there are two new living / kitchen / dining rooms which have been assessed. The results confirm that both rooms would achieve in excess of BRE's recommendation. The fifth-floor level has the same layout and fenestration as the fourth-floor level with a reduction of 2 bedrooms. The sixth-floor level has the same layout and fenestration as the fifth-floor level with a reduction of 11 rooms. As a result, every habitable room would meet or exceed BRE's recommended values and there would be no adverse effect.

4.11 Daylight Summary

- 4.11.1 Depending in the methodology used, many of the relevant windows and rooms in the Pinnacle achieve recommended BRE daylight values, whilst some do not. It is important to note that these windows are facing the site across a street where further development was inevitable. BRE recommend that in such a location different values should be used, which is why we conclude that the overall effect is appropriate for this location.
- 4.11.2 Within the proposed accommodation, we have worked through the process of design development with the architects to ensure good daylight would be received by every habitable room. As a result, BRE criteria would be satisfied and there would be no adverse effect.

SUNLIGHT RESULTS

5.1 Neighbouring Residential Properties

- 5.1.1 All relevant windows closest to the site have been analysed. The results are on the right-hand side of the VSC results. At Pinnacle, all but 8 windows achieve the recommended BRE values annually without the balconies in situ. Of these 8 windows, 6 serve bedrooms. However, BRE states bedrooms are not as important which is reiterated in item 3.4.1.
- 5.1.2 The two remaining windows W8, serve living rooms at ground floor level and first floor level. These windows are located in a corner and therefore, it is expected that these windows would receive such results. However, these 2 windows achieve 24 and 21 APSH in the proposed condition, almost achieving BRE's acceptable value of 25 APSH. Therefore, these 2 results should not negate a good set of readings.
- 5.1.3 The windows for the remaining properties would achieve the recommended BRE values annually or are orientated within 90 degrees of north and therefore, are noted as north-facing. BRE specifically excludes these windows from the analysis of sunlight availability. As a result, BRE criteria has been satisfied and there would be no adverse effect.

5.2 Proposed Accommodation

- 5.2.1 By reference to items 3.4.3 and 3.4.4 of this report, BRE recommends a residential development of flats should be assessed by counting how many dwellings have a window to a main living room facing south, east or west.
- 5.2.2 This proposal has been designed to ensure every property has been provided with a living room facing within 90 degrees of south and therefore, would receive direct sunlight.

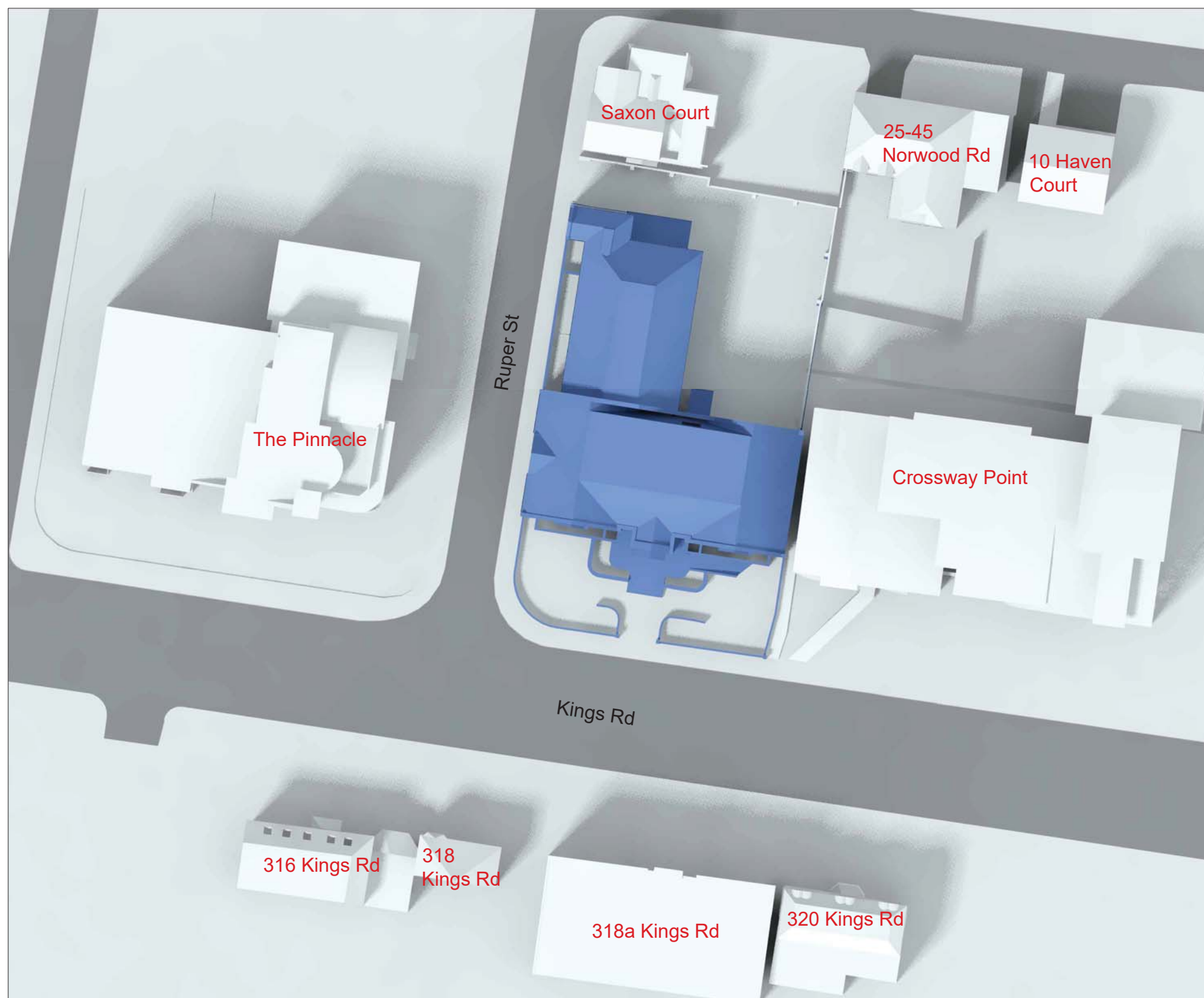
5.3 Sunlight Summary

- 5.3.1 We have analysed 5 immediate neighbouring buildings serving residential use and our results confirm that The Pinnacle would achieve recommended APSH levels in all but 2 locations. However, these 2 locations achieve 21% and 24% annually and are so close to the recommended value of 25% annually, they should not negate a good set of results. The remaining buildings would comply with BRE's recommended APSH level.
- 5.3.2 The proposed accommodation has a layout which has been well-considered in order to provide each flat with sunlight availability, in accordance with BRE criteria.

APPENDIX 1

LOCATION PLAN

CAD MODEL



KEY:

- Existing Neighbouring Buildings
- Existing Site Building
- Proposed Site Building

Rev.	Date	Description



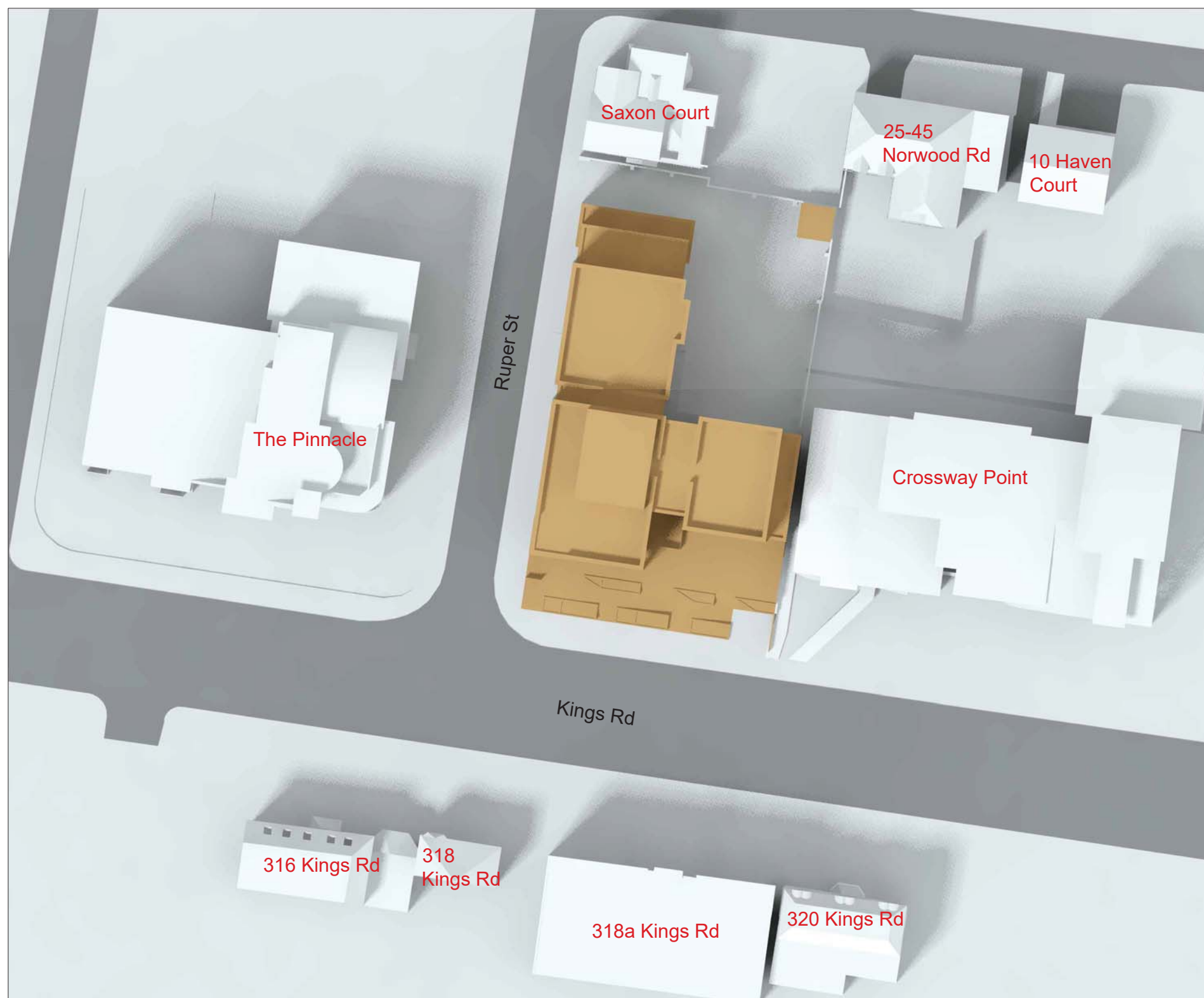
Chartered Building Surveyors
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CLIENT / ARCHITECT:
Broadway Malyan Ltd

PROJECT:
Kings Road, Reading
RG1 3BY

DRAWING:
Plan View
Existing

DRAWN: AM-JC	PROJECT NO:
SCALE: NTS	11056
DATE: 03.01.2019	
DRAWING NO:	REV:
11056-01	



KEY:

- Existing Neighbouring Buildings
- Existing Site Building
- Proposed Site Building

Rev.	Date	Description

BVP

BROOKE VINCENT + PARTNERS

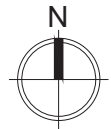
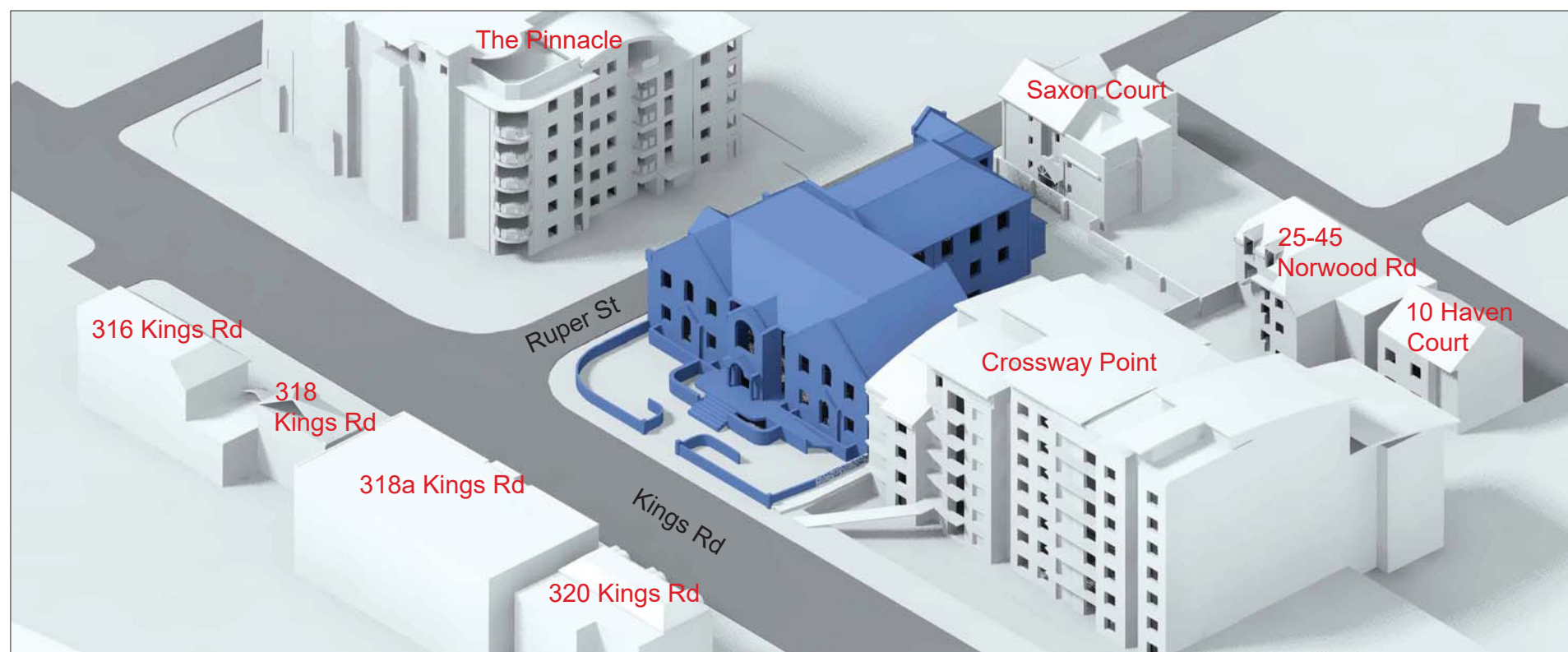
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Broadway Malyan Ltd

PROJECT: **Kings Road, Reading
RG1 3BY**

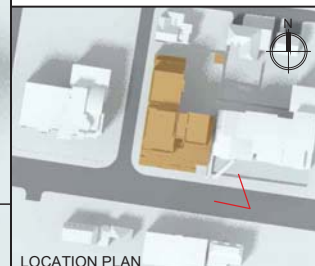
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**Plan View
Proposed**

DRAWN: AM-JC	PROJECT NO:
SCALE: NTS	11056
DATE: 03.01.2019	
DRAWING NO:	REV:
11056-02	



KEY:

- Existing Neighbouring Buildings
- Existing Site Building
- Proposed Site Building



LOCATION PLAN

Rev.	Date	Description



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DRAWING:
Perspective View
Existing
Proposed

DRAWN: AM-JC

PROJECT NO:

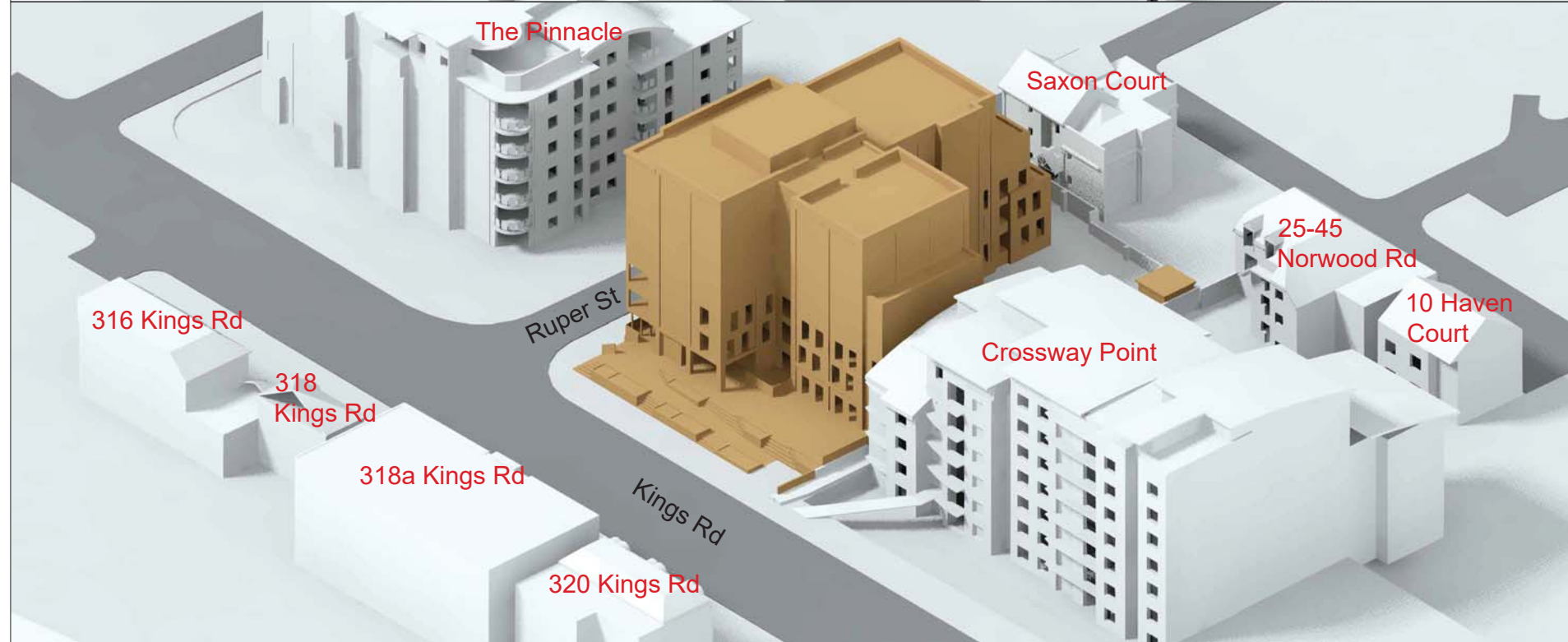
SCALE: NTS

11056

DATE: 03.01.2019

DRAWING NO:
11056-03

REV:



Saxon Court



25-45
Norwood Rd



10 Haven
Court



Crossway Point



KEY:

- Existing Neighbouring Buildings
- Existing Site Building
- Proposed Site Building



LOCATION PLAN

Rev.	Date	Description

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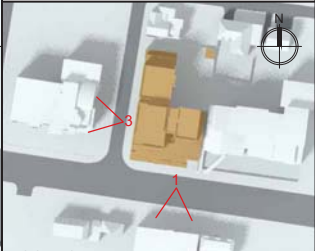
DRAWING:
Perspective View
Windows Location

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SCALE: NTS	11056
DATE: 03.01.2019	
DRAWING NO:	REV:
11056-04	

318a Kings Rd



- KEY:
- Existing Neighbouring Buildings
 - Existing Site Building
 - Proposed Site Building



LOCATION PLAN

Rev.	Date	Description

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**RICS**

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PROJECT:
Kings Road, Reading
RG1 3BY

DRAWING:
Perspective View
Windows Location

DRAWN: AM-JC	PROJECT NO:	11056	REV:
SCALE: NTS			
DATE: 03.01.2019			
DRAWING NO:		11056-05	

APPENDIX 2

NEIGHBOURING

PLANS



hester.
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BANK HOUSE, 52A/53A

Proposed Development
at 213 - 223 Kings Road
Reading
for Catalyst Housing Assoc.

Catalyst
Housing Group

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Ground Floor Plan
Street Level

Rev. 06/2003
P.K.B.
Drawn By

Rev. 0304 / 04
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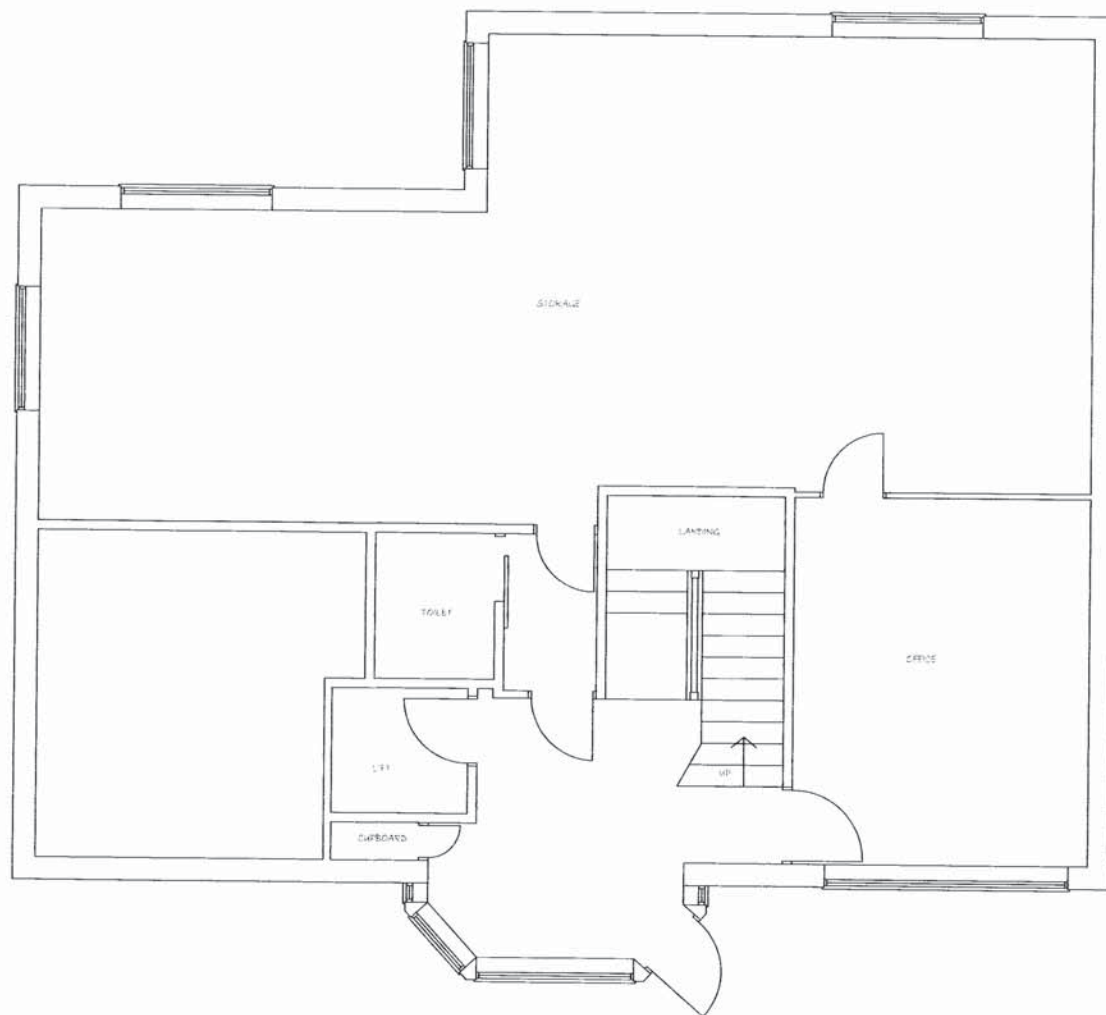
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Rev. 06/2003
P.K.B.
Drawn By

Rev. 0304 / 04
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Rev. 06/2003
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Rev. 0304 / 04
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Drawing Number



EXISTING GROUND FLOOR PLAN

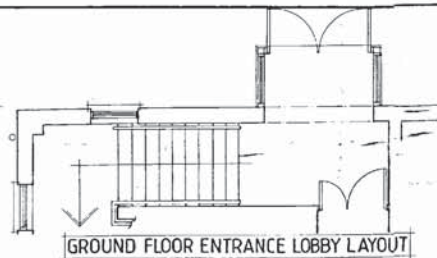
Reading Borough Council
Planning
- 9 OCT 2014

PROJECT 320 KINGS ROAD READING					
TITLE EXISTING GROUND FLOOR PLAN					
 CREATIVE DESIGN & STRUCTURE Ltd. NEWTOWN HOUSE NEWTOWN ROAD HENLEY ON THAMES RG9 2HG TEL 01491 411922 www.creative-design-structure.co.uk					
DRAWN MP	SCALE @ A2 1:50				
DATE JULY 2014					
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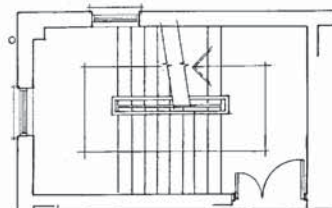


Reading Borough Council
- 5 OCT 2014
Planning

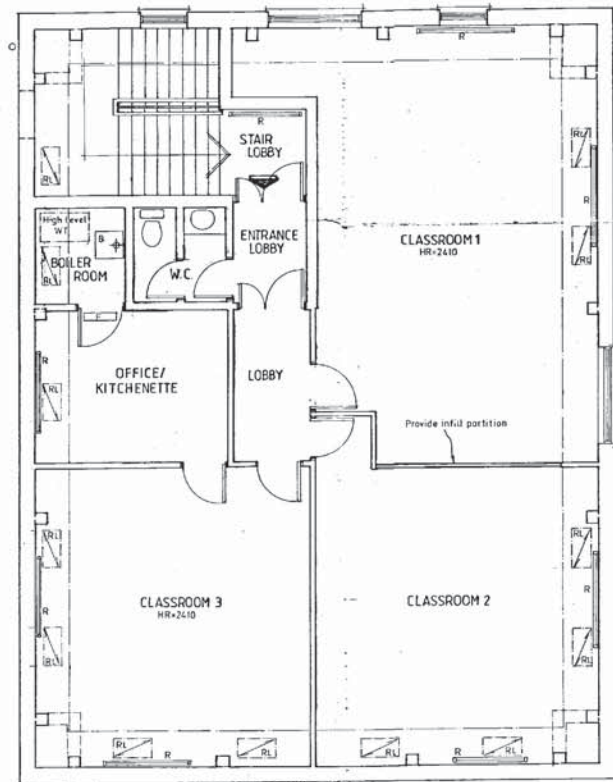
PROJECT 320 KINGS ROAD READING													
TITLE EXISTING FIRST FLOOR PLAN													
 CREATIVE DESIGN & STRUCTURE Ltd. NEWTOWN HOUSE NEWTOWN ROAD HENLEY-ON-THAMES RG9 1HG TEL 01491 411922 01491 411922 FAX 01491 411922 WWW.CDSSTRUCTURE.CO.UK													
DRAWN MP	SCALE @ A2												
DATE JULY 2014	1:50												
DRAWING NO.	REV.												
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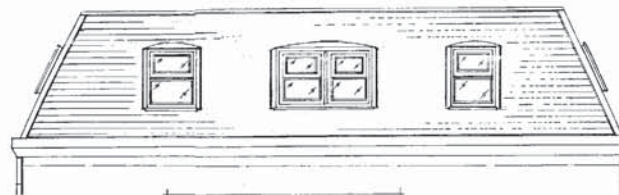
GROUND FLOOR ENTRANCE LOBBY LAYOUT



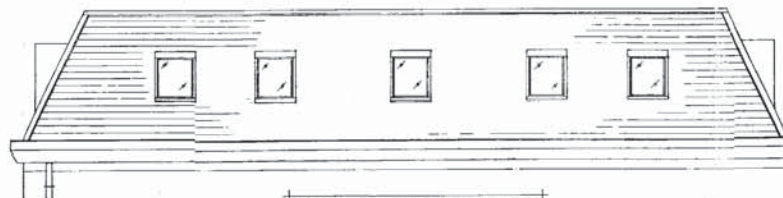
FIRST FLOOR STAIR LOBBY LAYOUT



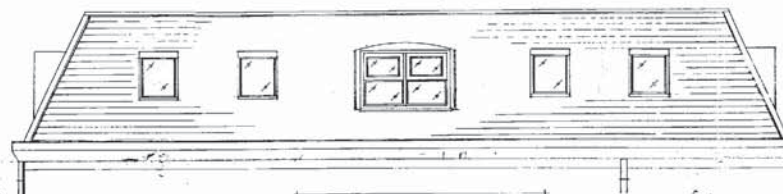
SECOND FLOOR LAYOUT



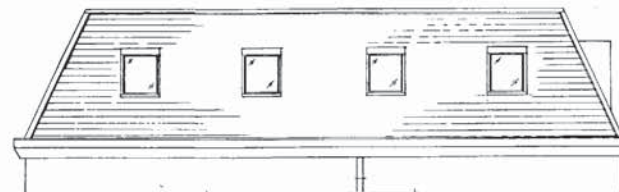
UPPER FRONT ELEVATION



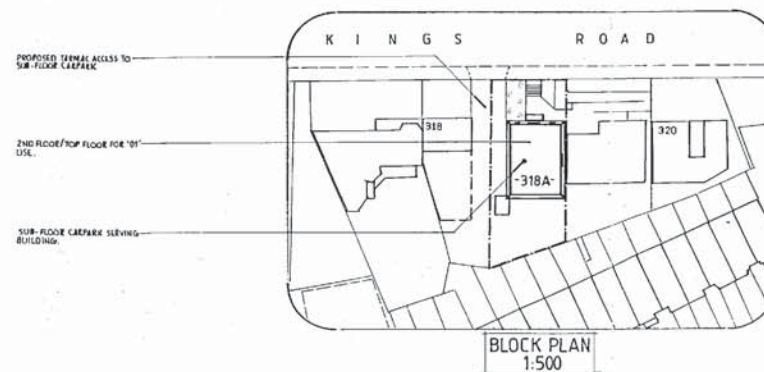
UPPER OUTER SIDE ELEVATION



UPPER INNER SIDE ELEVATION



UPPER REAR ELEVATION



BLOCK PLAN
1:500

NOTES:
All dimensions must be checked on site and not
relied on from this drawing.



LOCATION PLAN 1:1250

Scale	Revisions
A	

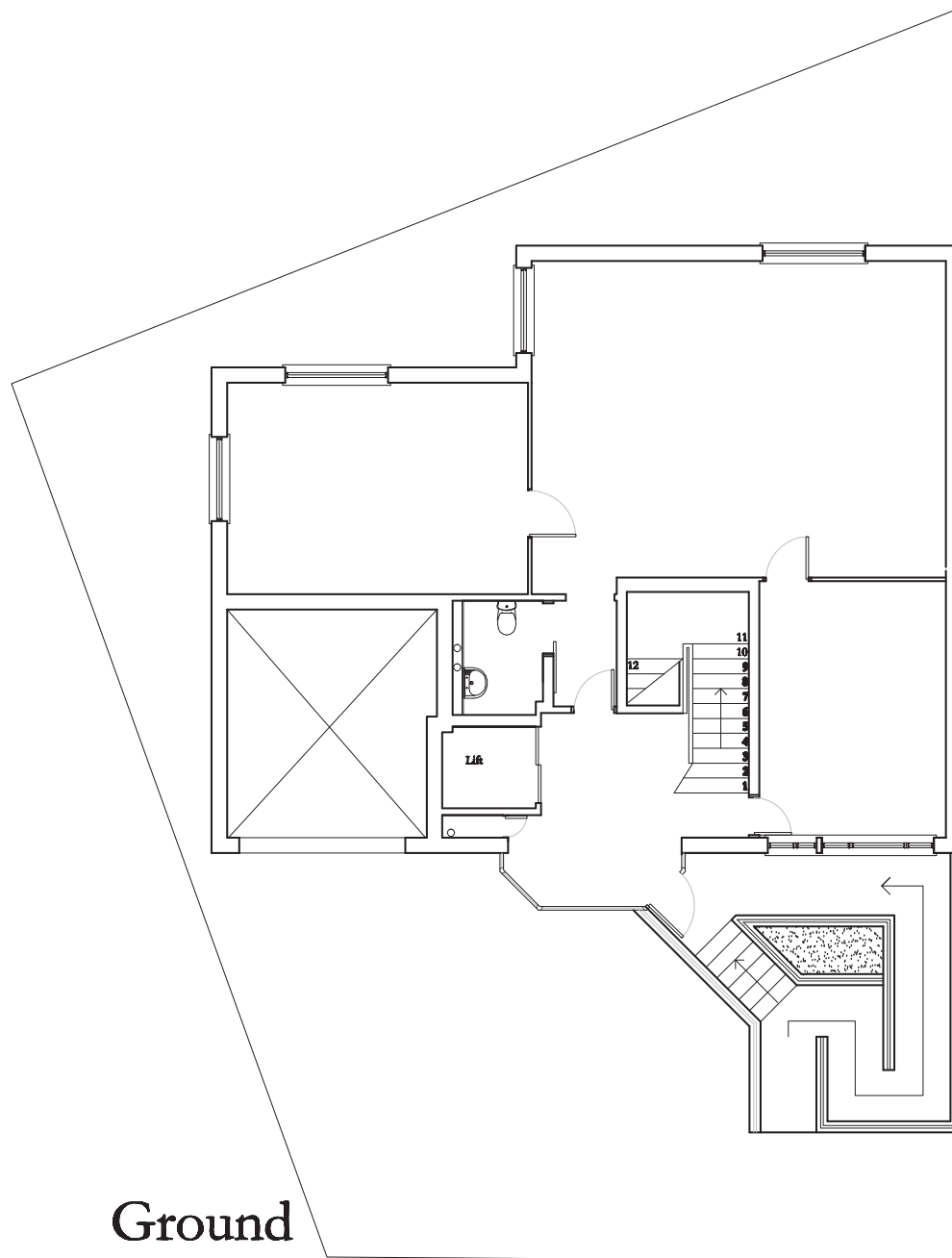
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CHRISTOPHER GEORGE
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Client
MR A. KHAN
 Job Title
'CLIFTON HOUSE'
318A KINGS ROAD
READING
BERKS RG1 4JG

Drawing Title
Proposed 'Change of Use' of
2ND FLOOR from A1 to D1
-LAYOUTS & ELEVATIONS-

Scale 1:50 1:500 1:1250
 Date SEPT '09 Drawn by [Signature]
 Drg No. 1092/01 Rev.





Ground

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All dimensions to be checked on site and any discrepancies to be reported before work commences.

Notes:



Rev	Comment	By	Date
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THE
KEEN
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Tel: 0118 9510855
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Email: info@keenpartnership.co.uk

Client:

Mr S Hayat

Job Title:

320 Kings Road
Reading
RG1 4JG

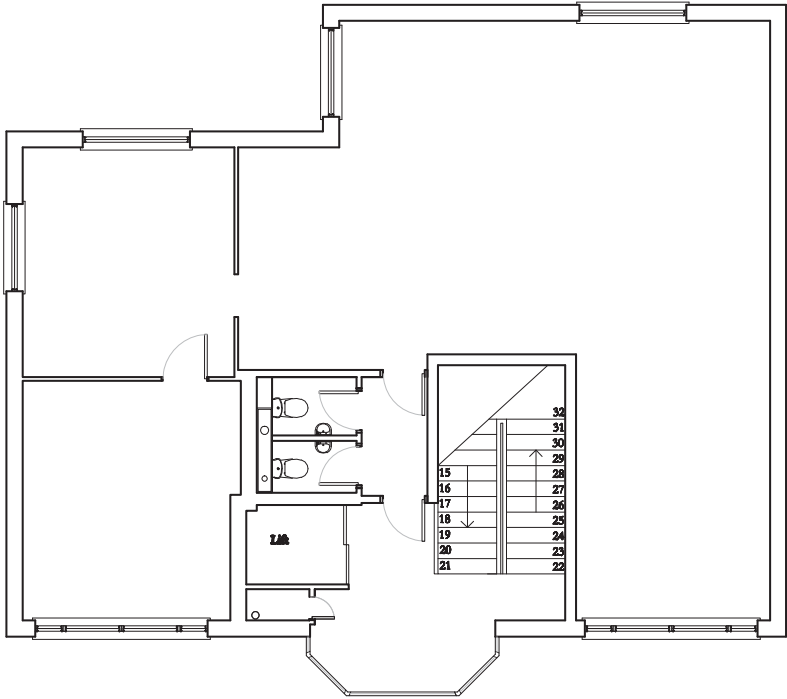
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Existing Ground Floor

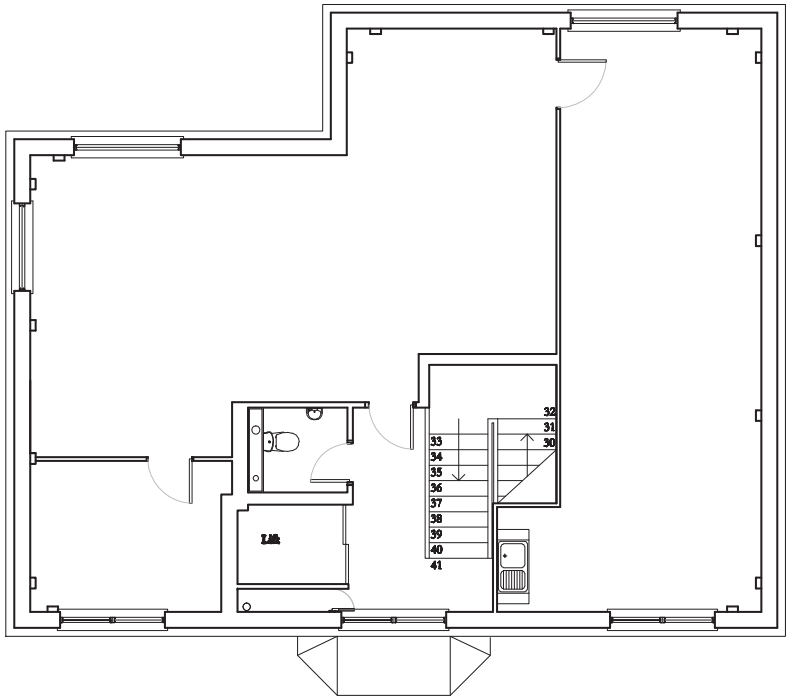
Status:

Planning

Date Drawn: 01-09-10	Drawn By: CG	Scale: 1:100@A3
Job No: 8207	Dwg No: 04	Rev: -



First



Second

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Notes:



Rev	Comment	By	Date
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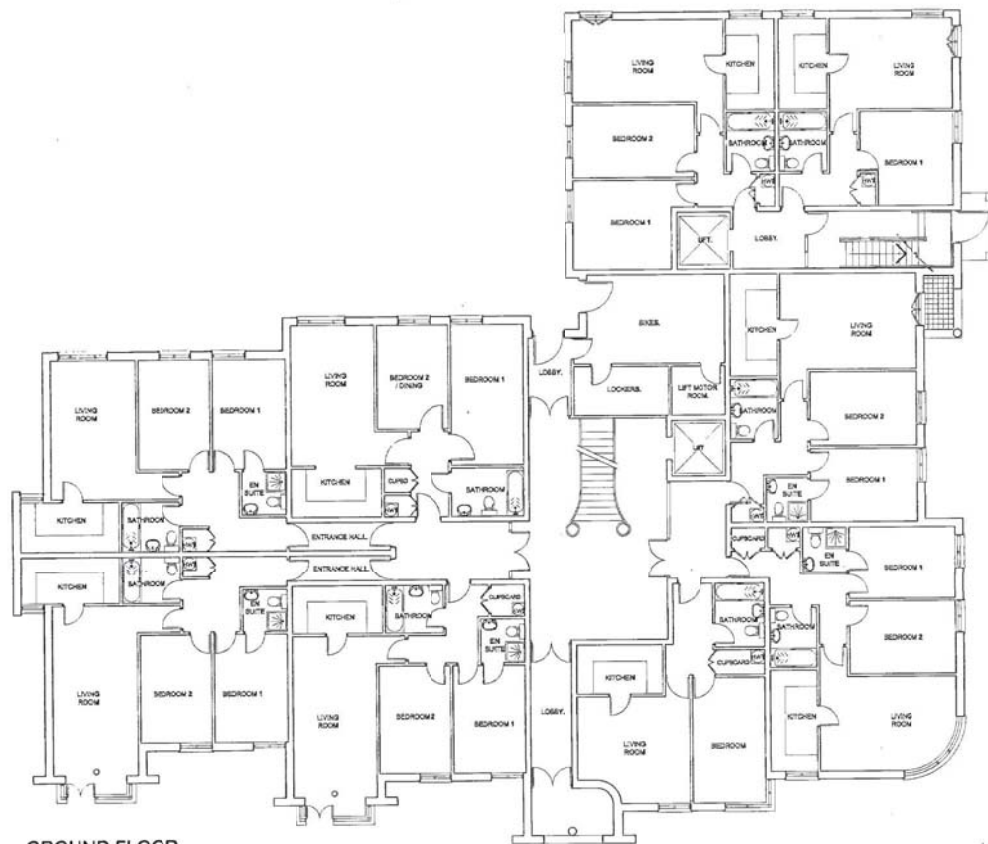
The Courtyard
Edinburgh Road
Reading
RG30 2UA
Tel: 0118 9510833
Fax: 0118 951866
Email: info@keenpartnership.co.uk

Client:
Mr S Hayat

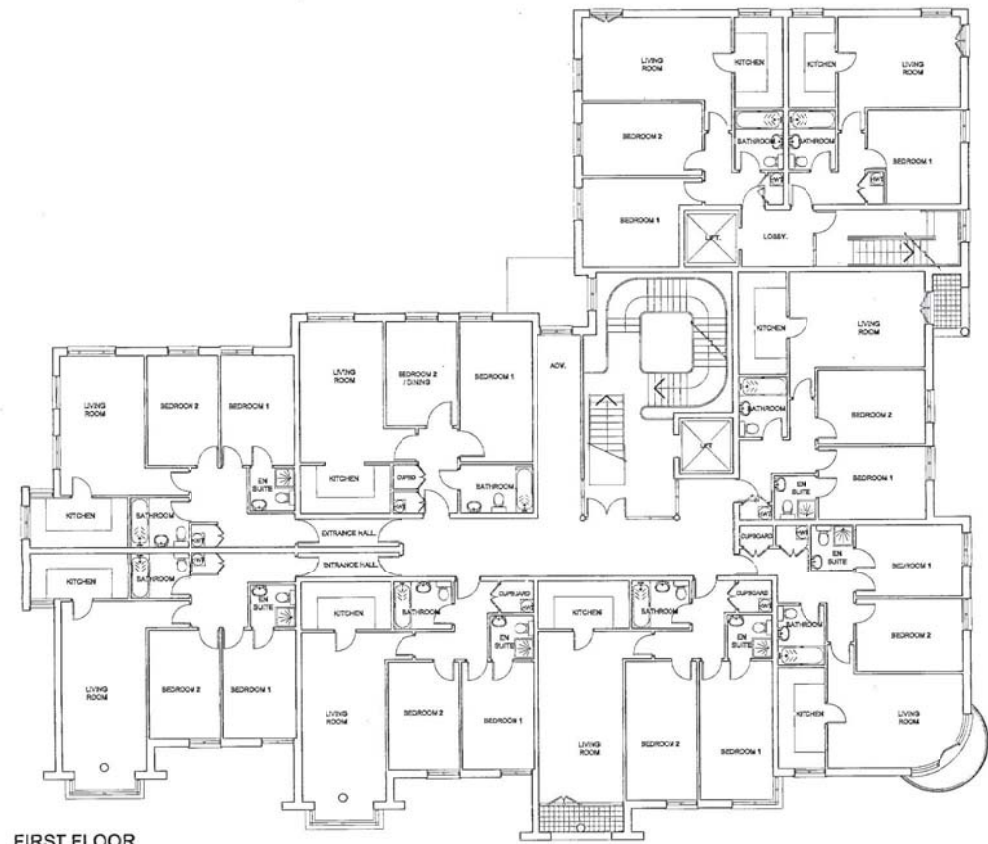
Job Title:
320 Kings Road
Reading
RG1 4JG

Drawing Title:
Existing First and
Second Floors

Status: Planning		
Date Drawn: 01-09-10	Drawn By: CG	Scale: 1:100@A3
Job No: 8207	Dwg No: 05	Rev: -

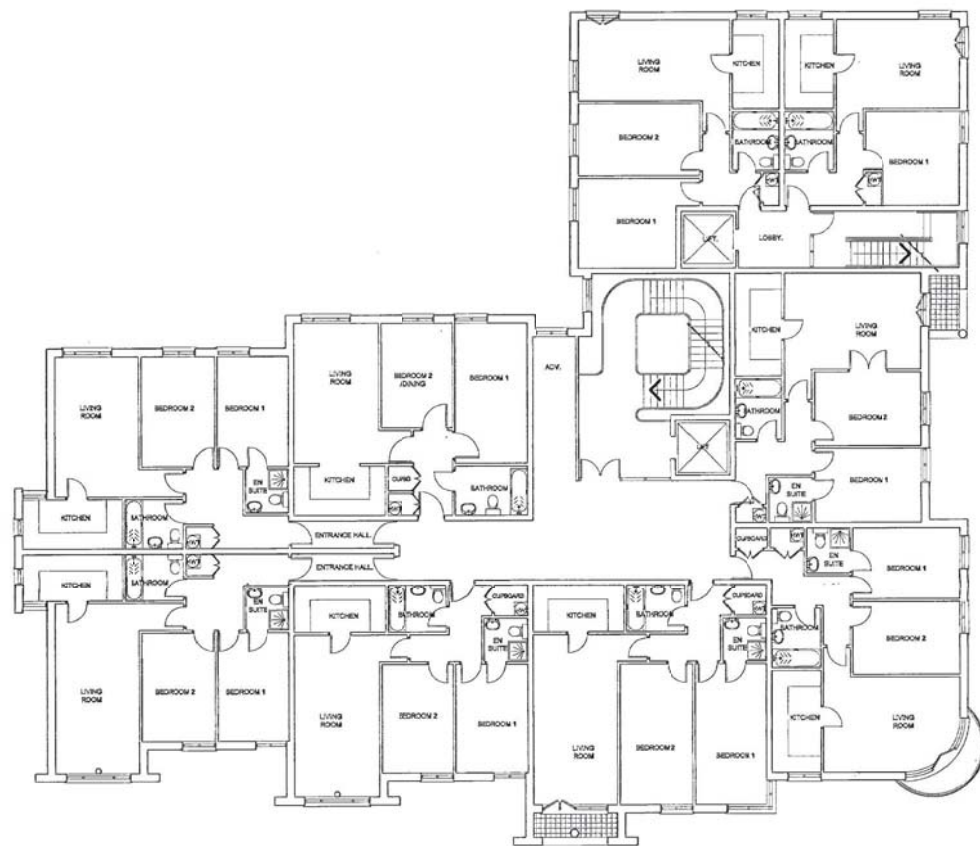


GROUND FLOOR

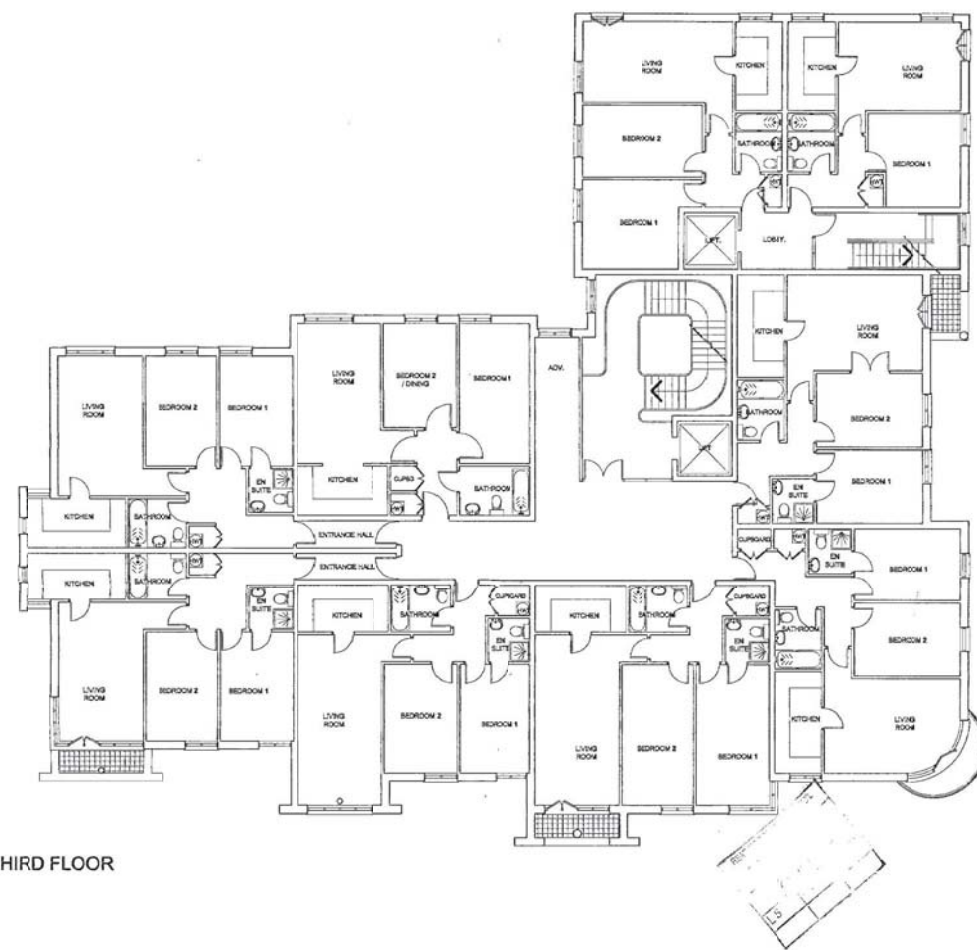


FIRST FLOOR

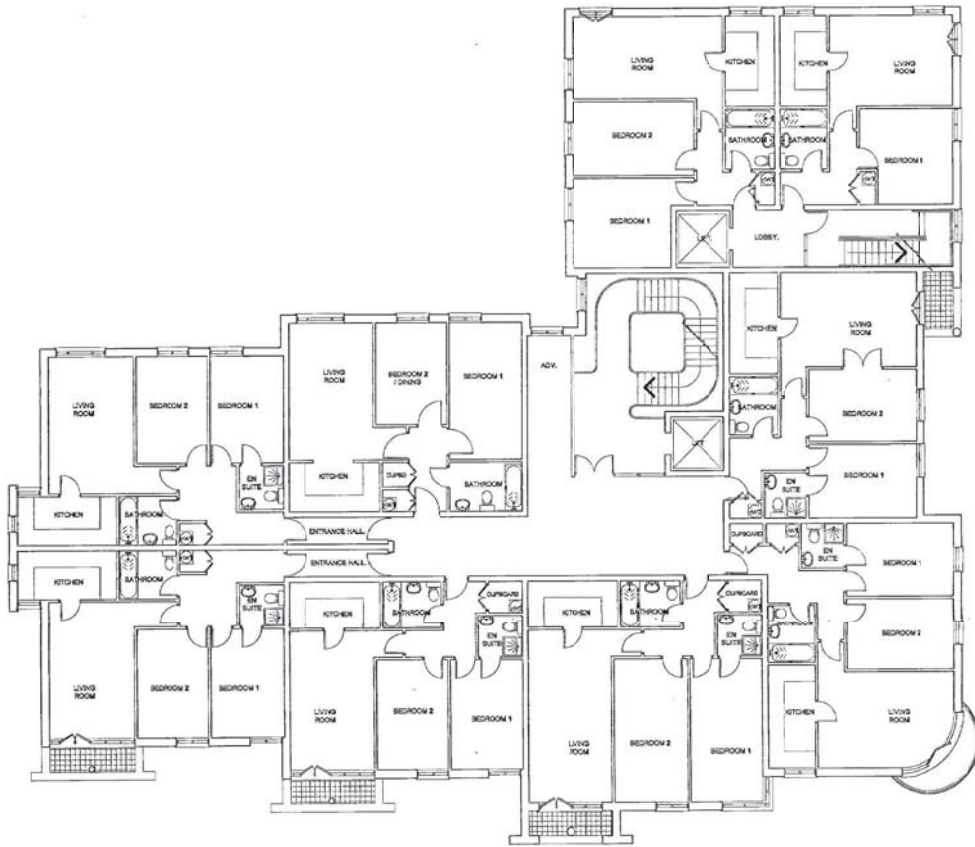
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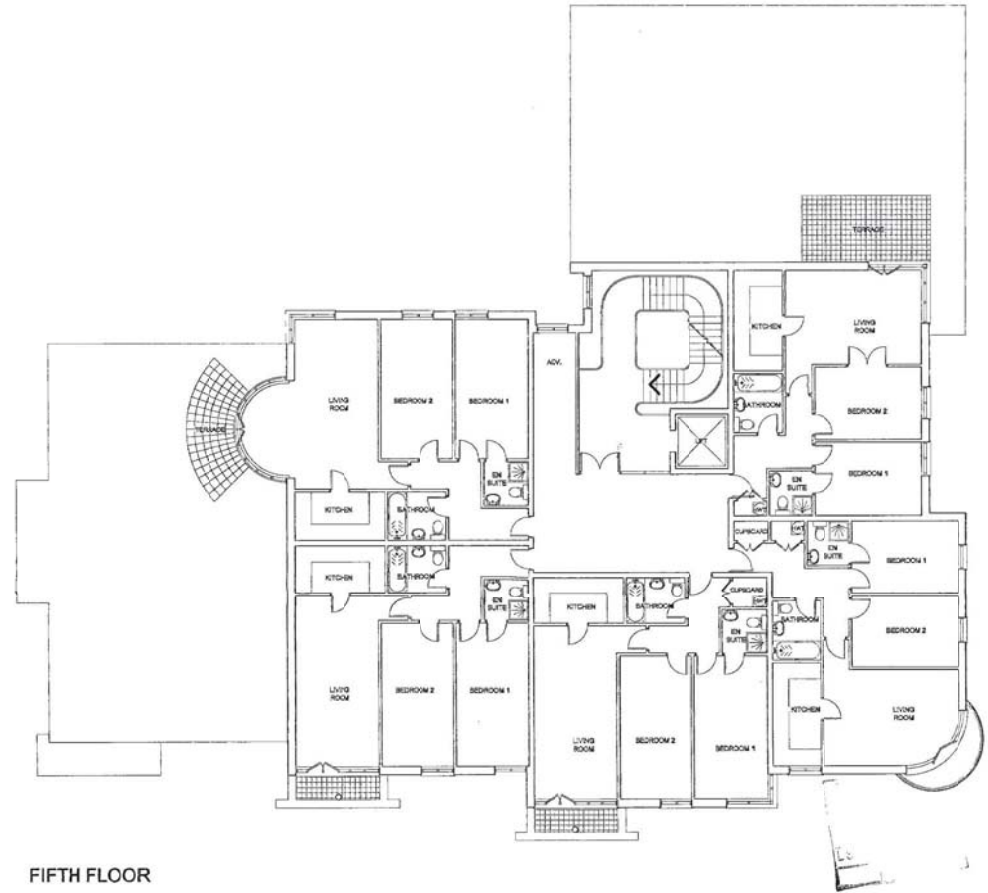
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR

APPENDIX 3

DAYLIGHT AND SUNLIGHT

RESULTS

NEIGHBOURING BUILDINGS

Project Name: Kings Road, Reading
Project No.: 11056
Report Title: VSC_APSH Daylight & Sunlight - Neighbour Analysis
Date of Analysis: 18/12/2018

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
Saxon Court													
Ground	R1	W.C	W1				N/A			N/A			N/A
	R2	Stairway	W2				N/A			N/A			N/A
			W3			N/A			N/A			N/A	
	R3	W.C	W4				N/A			N/A			N/A
First	R1	W.C	W1				N/A			N/A			N/A
	R2	Stairway	W3				N/A			N/A			N/A
	R3	W.C	W2				N/A			N/A			N/A
Second	R1	W.C	W1				N/A			N/A			N/A
25-45 Norwood Rd													
Ground	R1	Living Room	W1	Existing Proposed	20.65 17.25	0.83	YES	52 44	0.84	YES	6 2	0.33	NO
			W2	Existing Proposed	18.77 15.57	0.82	YES	47 39	0.82	YES	5 2	0.40	NO
			W3	Existing Proposed	15.50 12.43	0.80	YES	37 30	0.81	YES	4 1	0.25	NO
			W4	Existing Proposed	21.01 18.23	0.86	YES	59 52	0.88	YES	2 1	0.50	NO
	R2	Bedroom	W4	Existing Proposed	21.01 18.23	0.86	YES	59 52	0.88	YES	2 1	0.50	NO
First	R1	Living Room	W1	Existing Proposed	25.98 21.63	0.83	YES	61 52	0.85	YES	13 7	0.53	YES
			W2	Existing Proposed	26.05 21.80	0.83	YES	61 52	0.85	YES	14 8	0.57	YES
	R2	Bedroom	W3	Existing Proposed	20.56 16.71	0.81	YES	44 36	0.81	YES	9 4	0.44	NO
			R3	Living Room	W4	Existing Proposed	21.68 18.11	0.83	YES	56 51	0.91	YES	10 7
	W5	Existing Proposed			20.43 17.06	0.83	YES	51 46	0.90	YES	8 6	0.75	YES
	W6	Existing Proposed			16.40 13.18	0.80	YES	39 35	0.89	YES	6 4	0.66	NO
	R4	Bedroom	W7	Existing Proposed	24.33 21.41	0.87	YES	66 61	0.92	YES	8 6	0.75	YES
	Second	R1	Living Room	W1	Existing Proposed	30.09 25.72	0.85	YES	76 68	0.89	YES	20 14	0.70
R2		Bedroom	W2	Existing Proposed	28.36 24.53	0.86	YES	66 61	0.92	YES	15 11	0.73	YES
			R3	Living Room	W3	Existing Proposed	4.69 3.07	0.65	NO	7 6	0.85	YES	7 6
W4		Existing Proposed			13.36 10.41	0.77	MARGINAL	27 24	0.88	YES	14 11	0.78	YES
W5		Existing Proposed			5.41 2.67	0.49	NO	9 6	0.66	YES	9 6	0.66	YES
R4		Bedroom	W6	Existing Proposed	26.60 23.67	0.88	YES	71 66	0.92	YES	15 11	0.73	YES

Project Name: Kings Road, Reading
Project No.: 11056
Report Title: VSC_APSH Daylight & Sunlight - Neighbour Analysis
Date of Analysis: 18/12/2018

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
10 Haven Court													
Ground	R1	Kitchen-Resi	W1	Existing Proposed	21.46 20.27	0.94	YES	54 51	0.94	YES	6 4	0.66	NO
	R2	Kitchen-Resi	W2	Existing Proposed	21.46 20.38	0.94	YES	56 53	0.94	YES	6 4	0.66	NO
First	R1	Bedroom	W1	Existing Proposed	25.16 23.87	0.94	YES	67 63	0.94	YES	14 11	0.78	YES
	R2	Bedroom	W2	Existing Proposed	25.02 23.88	0.95	YES	65 63	0.96	YES	12 10	0.83	YES
Crossway Point													
Ground	R1	Kitchen-Resi	W1	Existing Proposed	23.48 22.02	0.93	YES		*North*			*North*	
	R2	Bedroom	W2	Existing Proposed	15.65 14.51	0.92	YES		*North*			*North*	
	R3	Stairway	W3				N/A		*North*			*North*	
318a Kings Rd													
Ground	R1	Bedroom	W1	Existing Proposed	31.78 29.03	0.91	YES		*North*			*North*	
	R2	LKD	W2	Existing Proposed	31.69 28.73	0.90	YES		*North*			*North*	
	R3	Bedroom	W3	Existing Proposed	28.27 25.10	0.88	YES		*North*			*North*	
	R4	Reception	W4	Existing Proposed	25.18 21.76	0.86	YES		*North*			*North*	
	R5	Bedroom	W5	Existing Proposed	32.06 28.61	0.89	YES		*North*			*North*	
				W6	Existing Proposed	32.18 28.70	0.89	YES		*North*			*North*
	R6	LKD	W7	Existing Proposed	32.47 29.04	0.89	YES		*North*			*North*	
			W8	Existing Proposed	32.70 29.36	0.89	YES		*North*			*North*	
			W8	Existing Proposed	27.54 27.44	0.99	YES		*North*			*North*	
	First	R1	Bedroom	W1	Existing Proposed	33.86 31.19	0.92	YES		*North*			*North*
R2		LKD	W2	Existing Proposed	33.76 30.88	0.91	YES		*North*			*North*	
R3		LKD	W3	Existing Proposed	30.27 27.19	0.89	YES		*North*			*North*	
R4		Bedroom	W4	Existing Proposed	26.99 23.67	0.87	YES		*North*			*North*	
			W5	Existing Proposed	33.93 30.55	0.90	YES		*North*			*North*	
R5		Bedroom	W6	Existing Proposed	34.08 30.71	0.90	YES		*North*			*North*	
			R6	LKD	W7	Existing Proposed	34.36 31.04	0.90	YES		*North*		
W8		Existing Proposed			33.64 33.54	0.99	YES		*North*			*North*	
W8		Existing Proposed			34.56 31.32	0.90	YES		*North*			*North*	

Project Name: Kings Road, Reading
Project No.: 11056
Report Title: VSC_APSH Daylight & Sunlight - Neighbour Analysis
Date of Analysis: 18/12/2018

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
Second	R1	Bedroom	W1	Existing Proposed	35.76 33.30	0.93	YES		*North*			*North*	
	R2	LKD	W2	Existing Proposed	35.65 32.97	0.92	YES		*North*			*North*	
	R3	LKD	W3	Existing Proposed	32.17 29.30	0.91	YES		*North*			*North*	
	R4	Bedroom	W4	Existing Proposed	28.68 25.59	0.89	YES		*North*			*North*	
			W5	Existing Proposed	35.77 32.65	0.91	YES		*North*			*North*	
	R5	Bedroom	W6	Existing Proposed	35.89 32.75	0.91	YES		*North*			*North*	
			W7	Existing Proposed	35.93 32.78	0.91	YES		*North*			*North*	
	R6	LKD	W8	Existing Proposed	36.16 33.05	0.91	YES		*North*			*North*	
			W9	Existing Proposed	38.26 38.17	0.99	YES		*North*			*North*	
			W9	Existing Proposed	36.30 33.28	0.91	YES		*North*			*North*	
The Pinnacle													
Ground	R1	Living Room	W1	Existing Proposed	30.60 29.96	0.97	YES	85 79	0.92	YES	30 30	1.00	YES
			W2	Existing Proposed	24.83 21.05	0.84	YES	60 51	0.85	YES	28 28	1.00	YES
			W3	Existing Proposed	26.39 18.85	0.71	NO	45 37	0.82	YES	21 21	1.00	YES
	R2	Bedroom	W4	Existing Proposed	30.11 20.67	0.68	NO	42 31	0.73	YES	15 13	0.86	YES
	R3	Bedroom	W5	Existing Proposed	28.67 19.09	0.66	NO	41 30	0.73	YES	13 13	1.00	YES
	R4	Bedroom	W6	Existing Proposed	25.41 16.12	0.63	NO	25 12	0.48	NO	4 3	0.75	NO
	R5	Bedroom	W7	Existing Proposed	25.98 16.74	0.64	NO	36 20	0.55	NO	10 7	0.70	YES
	R6	Living Room	W8	Existing Proposed	6.02 2.39	0.39	NO	21 9	0.42	NO	12 9	0.75	YES
	R7	Reception	W9				N/A			N/A			N/A
	R8	Bedroom	W10	Existing Proposed	27.63 18.95	0.68	NO	40 22	0.55	NO	10 8	0.80	YES
	R9	Living Room	W11	Existing Proposed	27.69 19.93	0.71	NO	43 24	0.55	NO	13 9	0.69	YES
			W12	Existing Proposed	37.30 37.11	0.99	YES		*North*			*North*	

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
First	R1	Living Room	W1	Existing	31.68	0.97	YES	84	0.92	YES	30	1.00	YES
				Proposed	30.95			78			30		
			W2	Existing	26.22	0.84	YES	58	0.86	YES	28	1.00	YES
				Proposed	22.16			50			28		
			W3	Existing	28.40	0.72	NO	46	0.80	YES	21	1.00	YES
				Proposed	20.48			37			21		
	R2	Bedroom	W4	Existing	32.61	0.69	NO	43	0.72	YES	15	0.86	YES
				Proposed	22.68			31			13		
	R3	Bedroom	W5	Existing	31.53	0.67	NO	43	0.67	YES	13	0.92	YES
				Proposed	21.20			29			12		
	R4	Bedroom	W6	Existing	28.09	0.64	NO	29	0.48	NO	4	0.75	NO
				Proposed	18.24			14			3		
Second	R5	Bedroom	W7	Existing	28.84	0.66	NO	39	0.53	NO	9	0.77	YES
				Proposed	19.04			21			7		
	R6	Living Room	W8	Existing	8.73	0.29	NO	21	0.38	NO	11	0.72	YES
				Proposed	2.56			8			8		
	R7	Circulation Space	W9				N/A			N/A			N/A
	R8	Bedroom	W10	Existing	31.22	0.70	NO	48	0.60	YES	15	0.80	YES
				Proposed	21.88			29			12		
	R9	Living Room	W11	Existing	31.04	0.73	NO	49	0.63	YES	15	0.73	YES
				Proposed	22.69			31			11		
			W12	Existing	37.98	0.99	YES		*North*			*North*	
				Proposed	37.77								

Project Name: Kings Road, Reading
Project No.: 11056
Report Title: VSC_APSH Daylight & Sunlight - Neighbour Analysis
Date of Analysis: 18/12/2018

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
Third	R1	Living Room	W1	Existing	33.31	0.97	YES	82	0.93	YES	30	1.00	YES
				Proposed	32.55			77			30		
			W2	Existing	28.35	0.86	YES	61	0.81	YES	28	1.00	YES
				Proposed	24.58			50			28		
			W3	Existing	31.83	0.76	MARGINAL	50	0.78	YES	20	1.00	YES
				Proposed	24.27			39			20		
	R2	Bedroom	W4	Existing	37.16	0.74	YES	50	0.72	YES	15	0.86	YES
				Proposed	27.61			36			13		
	R3	Bedroom	W5	Existing	36.82	0.71	NO	50	0.68	YES	14	0.85	YES
				Proposed	26.45			34			12		
	R4	Bedroom	W6	Existing	32.82	0.71	NO	36	0.52	NO	7	0.42	NO
				Proposed	23.32			19			3		
Fourth	R1	Living Room	W1	Existing	31.34	0.98	YES	70	0.95	YES	30	1.00	YES
				Proposed	30.73			67			30		
			W2	Existing	25.52	0.87	YES	51	0.84	YES	28	1.00	YES
				Proposed	22.37			43			28		
			W3	Existing	30.49	0.79	EQUIV	43	0.81	YES	18	1.00	YES
				Proposed	24.10			35			18		
	R2	Bedroom	W4	Existing	38.04	0.78	YES	50	0.80	YES	15	0.86	YES
				Proposed	30.02			40			13		
	R3	Bedroom	W5	Existing	38.21	0.76	YES	51	0.78	YES	16	0.81	YES
				Proposed	29.23			40			13		
	R4	Bedroom	W6	Existing	33.98	0.76	MARGINAL	35	0.71	YES	7	0.57	NO
				Proposed	26.08			25			4		
Fifth	R1	Living Room	W1	Existing	35.71	0.98	YES	87	0.97	YES	30	1.00	YES
				Proposed	35.29			85			30		
			W2	Existing	35.38	0.93	YES	73	0.93	YES	28	1.00	YES
				Proposed	33.13			68			28		
			W3	Existing	35.32	0.87	YES	56	0.91	YES	21	1.00	YES
				Proposed	30.82			51			21		
	R2	Bedroom	W4	Existing	32.16	0.82	YES	41	0.80	YES	13	0.84	YES
				Proposed	26.65			33			11		
	R3	Bedroom	W5	Existing	35.07	0.82	YES	45	0.80	YES	15	0.80	YES
				Proposed	28.76			36			12		
	R4	Bedroom	W6	Existing	32.24	0.83	YES	34	0.85	YES	6	0.50	NO
				Proposed	26.99			29			3		

Project Name: Kings Road, Reading

Project No.: 11056

Report Title: VSC_APSH Daylight & Sunlight - Neighbour Analysis

Date of Analysis: 03/01/2019

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	
Saxon Court														
Ground	R1	W.C	W1				N/A			N/A			N/A	
	R2	Stairway	W2				N/A			N/A			N/A	
			W3			N/A			N/A			N/A		
	R3	W.C	W4				N/A			N/A			N/A	
First	R1	W.C	W1				N/A			N/A			N/A	
	R2	Stairway	W3				N/A			N/A			N/A	
	R3	W.C	W2				N/A			N/A			N/A	
Second	R1	W.C	W1				N/A			N/A			N/A	
25-45 Norwood Rd (without overhang)														
Ground	R1	Living Room	W1	Existing	21.19	0.84	YES	52	0.84	YES	6	0.33	NO	
				Proposed	17.80		44		2					
			W2	Existing	19.23	0.83	YES	47	0.82	YES	5	0.40	NO	
			Proposed	16.03		39		2						
	R2	Bedroom	W3	Existing	16.01	0.80	YES	37	0.81	YES	4	0.25	NO	
				Proposed	12.93		30		1					
W4			Existing	21.00	0.86	YES	59	0.88	YES	2	0.50	NO		
		Proposed	18.21		52		1							
First	R1	Living Room	W1	Existing	26.26	0.83	YES	61	0.85	YES	13	0.53	YES	
				Proposed	21.91		52		7					
			W2	Existing	26.33	0.83	YES	61	0.85	YES	14	0.57	YES	
				Proposed	22.09		52		8					
	R2	Bedroom	W3	Existing	22.03	0.82	YES	48	0.83	YES	11	0.54	YES	
				Proposed	18.18		40		6					
	R3	Living Room	W4	Existing	24.47	0.85	YES	57	0.91	YES	10	0.70	YES	
				Proposed	20.90		52		7					
				W5	Existing	22.21	0.84	YES	51	0.90	YES	8	0.75	YES
					Proposed	18.83		46		6				
	R4	Bedroom	W6	Existing	18.36	0.82	YES	40	0.90	YES	6	0.66	NO	
				Proposed	15.14		36		4					
			W7	Existing	24.40	0.88	YES	66	0.92	YES	8	0.75	YES	
				Proposed	21.48		61		6					
Second	R1	Living Room	W1	Existing	30.12	0.85	YES	76	0.89	YES	20	0.70	YES	
				Proposed	25.74		68		14					
	R2	Bedroom	W2	Existing	28.41	0.86	YES	66	0.92	YES	15	0.73	YES	
				Proposed	24.57		61		11					
	R3	Living Room	W3	Existing	28.13	0.87	YES	66	0.93	YES	15	0.80	YES	
				Proposed	24.57		62		12					
				W4	Existing	25.54	0.86	YES	58	0.93	YES	14	0.78	YES
				Proposed	22.15		54		11					
			W5	Existing	21.20	0.84	YES	47	0.91	YES	11	0.72	YES	
				Proposed	17.99		43		8					
R4	Bedroom	W6	Existing	27.53	0.89	YES	73	0.93	YES	15	0.73	YES		
			Proposed	24.59		68		11						

Project Name: Kings Road, Reading
Project No.: 11056
Report Title: VSC_APSH Daylight & Sunlight - Neighbour Analysis
Date of Analysis: 03/01/2019

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
10 Haven Court													
Ground	R1	Kitchen-Resi	W1	Existing	21.46	0.94	YES	54	0.94	YES	6	0.66	NO
	R2	Kitchen-Resi	W2	Proposed	20.27	0.94	YES	51	0.94	YES	4	0.66	NO
				Existing	21.46			56			6		
				Proposed	20.38			53			4		
First	R1	Bedroom	W1	Existing	25.16	0.94	YES	67	0.94	YES	14	0.78	YES
	R2	Bedroom	W2	Proposed	23.87			63			11		
				Existing	25.02	0.95	YES	65	0.96	YES	12	0.83	YES
				Proposed	23.88			63			10		
Crossway Point													
Ground	R1	Kitchen-Resi	W1	Existing	23.44	0.93	YES		*North*			*North*	
				Proposed	21.98								
	R2	Bedroom	W2	Existing	15.62	0.92	YES		*North*			*North*	
				Proposed	14.49								
	R3	Stairway	W3				N/A		*North*			*North*	
318a Kings Rd													
Ground	R1	Bedroom	W1	Existing	31.75	0.91	YES		*North*			*North*	
				Proposed	29.00								
	R2	LKD	W2	Existing	31.67	0.90	YES		*North*			*North*	
				Proposed	28.71								
	R3	Bedroom	W3	Existing	28.25	0.88	YES		*North*			*North*	
				Proposed	25.09								
	R4	Reception	W4	Existing	25.18	0.86	YES		*North*			*North*	
				Proposed	21.79								
	R5	Bedroom	W5	Existing	32.05	0.89	YES		*North*			*North*	
				Proposed	28.62								
			W6	Existing	32.17	0.89	YES		*North*			*North*	
				Proposed	28.72								
	R6	LKD	W7	Existing	32.46	0.89	YES		*North*			*North*	
				Proposed	29.06								
			W8	Existing	32.70	0.89	YES		*North*			*North*	
				Proposed	29.37								
			W8	Existing	27.54	0.99	YES		*North*			*North*	
				Proposed	27.44								
First	R1	Bedroom	W1	Existing	33.83	0.92	YES		*North*			*North*	
				Proposed	31.17								
	R2	LKD	W2	Existing	33.74	0.91	YES		*North*			*North*	
				Proposed	30.87								
	R3	LKD	W3	Existing	30.26	0.89	YES		*North*			*North*	
				Proposed	27.18								
	R4	Bedroom	W4	Existing	26.99	0.87	YES		*North*			*North*	
				Proposed	23.69								
			W5	Existing	33.92	0.90	YES		*North*			*North*	
				Proposed	30.56								
	R5	Bedroom	W6	Existing	34.08	0.90	YES		*North*			*North*	
				Proposed	30.72								
	R6	LKD	W7	Existing	34.36	0.90	YES		*North*			*North*	
				Proposed	31.05								
			W8	Existing	34.55	0.90	YES		*North*			*North*	
				Proposed	31.32								
			W8	Existing	33.64	0.99	YES		*North*			*North*	
				Proposed	33.54								

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Report Title: VSC_APSH Daylight & Sunlight - Neighbour Analysis
Date of Analysis: 03/01/2019

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
Second	R1	Bedroom	W1	Existing Proposed	35.74 33.29	0.93	YES		*North*			*North*	
	R2	LKD	W2	Existing Proposed	35.64 32.96	0.92	YES		*North*			*North*	
	R3	LKD	W3	Existing Proposed	32.16 29.29	0.91	YES		*North*			*North*	
	R4	Bedroom	W4	Existing Proposed	28.68 25.60	0.89	YES		*North*			*North*	
			W5	Existing Proposed	35.77 32.64	0.91	YES		*North*			*North*	
	R5	Bedroom	W6	Existing Proposed	35.89 32.74	0.91	YES		*North*			*North*	
			W7	Existing Proposed	35.93 32.78	0.91	YES		*North*			*North*	
	R6	LKD	W8	Existing Proposed	36.16 33.05	0.91	YES		*North*			*North*	
			W9	Existing Proposed	38.26 38.17	0.99	YES		*North*			*North*	
			W9	Existing Proposed	36.30 33.27	0.91	YES		*North*			*North*	
The Pinnacle (without overhang)													
Ground	R1	Living Room	W1	Existing Proposed	35.36 34.44	0.97	YES	87 81	0.93	YES	30 30	1.00	YES
			W2	Existing Proposed	33.32 29.42	0.88	YES	75 66	0.88	YES	28 28	1.00	YES
			W3	Existing Proposed	31.36 23.83	0.75	NO	57 49	0.85	YES	21 21	1.00	YES
	R2	Bedroom	W4	Existing Proposed	30.44 21.06	0.69	NO	49 38	0.77	YES	18 16	0.88	YES
	R3	Bedroom	W5	Existing Proposed	28.88 19.38	0.67	NO	46 35	0.76	YES	16 16	1.00	YES
	R4	Bedroom	W6	Existing Proposed	25.80 16.59	0.64	NO	25 12	0.48	NO	4 3	0.75	NO
	R5	Bedroom	W7	Existing Proposed	27.13 17.98	0.66	NO	36 20	0.55	NO	10 7	0.70	YES
	R6	Living Room	W8	Existing Proposed	18.37 11.19	0.60	NO	40 22	0.55	NO	12 9	0.75	YES
	R7	Reception	W9				N/A			N/A			N/A
	R8	Bedroom	W10	Existing Proposed	28.15 19.50	0.69	NO	45 27	0.60	YES	13 11	0.84	YES
	R9	Living Room	W11	Existing Proposed	27.86 20.13	0.72	NO	44 25	0.56	YES	13 9	0.69	YES
			W12	Existing Proposed	37.41 37.23	0.99	YES		*North*			*North*	

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
First	R1	Living Room	W1	Existing	36.71	0.97	YES	87	0.93	YES	30	1.00	YES
				Proposed	35.79			81			30		
			W2	Existing	35.16	0.88	YES	74	0.89	YES	28	1.00	YES
				Proposed	31.09			66			28		
			W3	Existing	33.65	0.76	MARGINAL	58	0.84	YES	21	1.00	YES
				Proposed	25.75			49			21		
	R2	Bedroom	W4	Existing	32.97	0.70	NO	50	0.76	YES	18	0.88	YES
				Proposed	23.12			38			16		
	R3	Bedroom	W5	Existing	31.75	0.67	NO	48	0.72	YES	16	1.00	YES
				Proposed	21.52			35			16		
	R4	Bedroom	W6	Existing	28.50	0.65	NO	29	0.48	NO	4	0.75	NO
				Proposed	18.74			14			3		
Second	R5	Bedroom	W7	Existing	30.04	0.67	NO	39	0.53	NO	9	0.77	YES
				Proposed	20.30			21			7		
	R6	Living Room	W8	Existing	20.52	0.62	NO	41	0.58	NO	12	0.75	YES
				Proposed	12.78			24			9		
	R7	Circulation Space	W9				N/A			N/A			N/A
	R8	Bedroom	W10	Existing	31.50	0.70	NO	51	0.62	YES	15	0.80	YES
				Proposed	22.18			32			12		
	R9	Living Room	W11	Existing	31.22	0.73	NO	50	0.64	YES	15	0.73	YES
				Proposed	22.88			32			11		
			W12	Existing	38.17	0.99	YES		*North*			*North*	
				Proposed	37.96								

Project Name: Kings Road, Reading

Project No.: 11056

Report Title: VSC_APSH Daylight & Sunlight - Neighbour Analysis

Date of Analysis: 03/01/2019

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
Third	R1	Living Room	W1	Existing	38.93	0.98	YES	88	0.94	YES	30	1.00	YES
				Proposed	38.16			83			30		
			W2	Existing	38.25	0.90	YES	79	0.86	YES	28	1.00	YES
	Proposed	34.47		68	28								
	W3	Existing	37.70	0.79	YES	63	0.82	YES	21	1.00	YES		
		Proposed	30.14			52			21				
	R2	Bedroom	W4	Existing	37.67	0.74	YES	57	0.75	YES	18	0.88	YES
				Proposed	28.13			43			16		
	R3	Bedroom	W5	Existing	37.16	0.72	NO	56	0.71	YES	17	0.88	YES
				Proposed	26.79			40			15		
	R4	Bedroom	W6	Existing	33.58	0.71	NO	36	0.52	NO	7	0.42	NO
				Proposed	24.08			19			3		
	R5	Bedroom	W7	Existing	35.58	0.73	NO	46	0.65	YES	11	0.63	YES
				Proposed	26.07			30			7		
R6	Living Room	W8	Existing	24.66	0.68	NO	46	0.73	YES	14	0.64	YES	
			Proposed	16.92			34			9			
R7	Circulation Space	W9				N/A			N/A			N/A	
R8	Bedroom	W10	Existing	37.50	0.75	YES	56	0.76	YES	17	0.70	YES	
			Proposed	28.49			43			12			
R9	Living Room	W11	Existing	37.30	0.78	YES	55	0.83	YES	16	0.68	YES	
			Proposed	29.15			46			11			
		W12	Existing	39.49	0.99	YES		*North*		*North*			
Proposed	39.23												
Fourth	R1	Living Room	W1	Existing	39.40	0.98	YES	88	0.96	YES	30	1.00	YES
				Proposed	38.79			85			30		
			W2	Existing	39.04	0.91	YES	79	0.89	YES	28	1.00	YES
	Proposed	35.89		71	28								
	W3	Existing	38.88	0.83	YES	63	0.87	YES	21	1.00	YES		
		Proposed	32.49			55			21				
	R2	Bedroom	W4	Existing	39.01	0.79	YES	57	0.82	YES	18	0.88	YES
				Proposed	30.98			47			16		
	R3	Bedroom	W5	Existing	38.87	0.76	YES	57	0.80	YES	18	0.83	YES
				Proposed	29.90			46			15		
	R4	Bedroom	W6	Existing	34.96	0.77	YES	36	0.72	YES	7	0.57	NO
				Proposed	27.06			26			4		
	R5	Bedroom	W7	Existing	37.23	0.78	YES	46	0.78	YES	12	0.75	YES
				Proposed	29.38			36			9		
R6	Living Room	W8	Existing	26.72	0.75	NO	47	0.85	YES	15	0.73	YES	
			Proposed	20.05			40			11			
R7	Circulation Space	W9				N/A			N/A			N/A	
R8	Bedroom	W10	Existing	38.98	0.81	YES	57	0.82	YES	18	0.72	YES	
			Proposed	31.76			47			13			
R9	Living Room	W11	Existing	38.85	0.83	YES	57	0.87	YES	18	0.72	YES	
			Proposed	32.25			50			13			
		W12	Existing	39.62	0.99	YES		*North*		*North*			
Proposed	39.49												
Fifth	R1	Living Room	W1	Existing	39.42	0.98	YES	88	0.97	YES	30	1.00	YES
				Proposed	39.00			86			30		
			W2	Existing	39.23	0.94	YES	79	0.93	YES	28	1.00	YES
	Proposed	36.98		74	28								
	W3	Existing	39.19	0.88	YES	63	0.92	YES	21	1.00	YES		
		Proposed	34.69			58			21				
	R2	Bedroom	W4	Existing	39.32	0.85	YES	57	0.85	YES	18	0.88	YES
				Proposed	33.81			49			16		
	R3	Bedroom	W5	Existing	39.29	0.83	YES	57	0.84	YES	18	0.83	YES
				Proposed	32.98			48			15		
	R4	Bedroom	W6	Existing	34.21	0.84	YES	39	0.87	YES	7	0.57	NO
				Proposed	28.96			34			4		
	R5	Bedroom	W7	Existing	35.79	0.85	YES	48	0.89	YES	15	0.80	YES
				Proposed	30.64			43			12		
R6	Living Room	W8	Existing	31.20	0.85	YES	44	0.90	YES	15	0.80	YES	
			Proposed	26.68			40			12			

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Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Saxon Court								
Ground	R1	W.C	Area m2 % of room	7.64				N/A
	R2	Stairway	Area m2 % of room	9.86				N/A
	R3	W.C	Area m2 % of room	7.64				N/A
First	R1	W.C	Area m2 % of room	7.64				N/A
	R2	Stairway	Area m2 % of room	9.86				N/A
	R3	W.C	Area m2 % of room	7.64				N/A
Second	R1	W.C	Area m2 % of room	7.64				N/A
25-45 Norwood Rd								
Ground	R1	Living Room	Area m2 % of room	11.44	8.21 72%	6.61 58%	0.80	YES
	R2	Bedroom	Area m2 % of room	13.53	6.70 50%	4.15 31%	0.62	NO
First	R1	Living Room	Area m2 % of room	12.70	10.61 84%	9.99 79%	0.94	YES
	R2	Bedroom	Area m2 % of room	12.54	9.14 73%	7.22 58%	0.78	EQUIV
	R3	Living Room	Area m2 % of room	11.44	9.51 83%	9.51 83%	0.99	YES
	R4	Bedroom	Area m2 % of room	13.53	9.48 70%	7.28 54%	0.76	MARGINAL
Second	R1	Living Room	Area m2 % of room	12.70	11.39 90%	10.50 83%	0.92	YES
	R2	Bedroom	Area m2 % of room	12.54	10.93 87%	9.82 78%	0.89	YES
	R3	Living Room	Area m2 % of room	11.44	8.38 73%	8.37 73%	0.99	YES
	R4	Bedroom	Area m2 % of room	13.53	10.39 77%	8.38 62%	0.80	YES

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Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
10 Haven Court								
Ground	R1	Kitchen-Resi	Area m2	13.44	7.46	7.28	0.97	YES
			% of room		55%	54%		
	R2	Kitchen-Resi	Area m2	13.44	6.82	6.80	0.99	YES
			% of room		51%	51%		
First	R1	Bedroom	Area m2	13.44	9.65	9.64	0.99	YES
			% of room		72%	72%		
	R2	Bedroom	Area m2	13.44	9.07	9.07	0.99	YES
			% of room		68%	68%		
Crossway Point								
Ground	R1	Kitchen-Resi	Area m2	6.22	5.54	4.97	0.89	YES
			% of room		89%	80%		
	R2	Bedroom	Area m2	10.82	7.09	6.47	0.91	YES
			% of room		65%	60%		
	R3	Stairway	Area m2	3.42				N/A
			% of room					
318a Kings Rd								
Ground	R1	Bedroom	Area m2	9.60	9.18	8.20	0.89	YES
			% of room		96%	85%		
	R2	LKD	Area m2	21.01	20.67	20.57	0.99	YES
			% of room		98%	98%		
	R3	Bedroom	Area m2	11.20	10.84	10.46	0.96	YES
			% of room		97%	93%		
	R4	Reception	Area m2	17.02	15.34	7.89	0.51	NO
			% of room		90%	46%		
	R5	Bedroom	Area m2	11.68	11.63	11.63	0.99	YES
			% of room		100%	100%		
	R6	LKD	Area m2	30.30	29.95	27.96	0.93	YES
			% of room		99%	92%		

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Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
First	R1	Bedroom	Area m2	9.60	9.15	9.15		
			% of room		95%	95%	1.00	YES
	R2	LKD	Area m2	21.01	20.95	20.95		
			% of room		100%	100%	0.99	YES
	R3	LKD	Area m2	24.51	23.02	20.33		
			% of room		94%	83%	0.88	YES
	R4	Bedroom	Area m2	9.17	9.02	9.02		
Second			% of room		98%	98%	0.99	YES
	R5	Bedroom	Area m2	9.70	9.66	9.58		
			% of room		100%	99%	0.99	YES
	R6	LKD	Area m2	30.30	29.95	29.93		
			% of room		99%	99%	0.99	YES
	R1	Bedroom	Area m2	9.60	9.07	9.07		
			% of room		94%	94%	1.00	YES
	R2	LKD	Area m2	21.01	20.96	20.96		
			% of room		100%	100%	0.99	YES
	R3	LKD	Area m2	25.60	23.69	23.33		
			% of room		93%	91%	0.98	YES
	R4	Bedroom	Area m2	8.24	8.12	8.12		
			% of room		99%	99%	0.99	YES
	R5	Bedroom	Area m2	9.70	9.64	9.64		
			% of room		99%	99%	0.99	YES
	R6	LKD	Area m2	30.30	29.95	29.95		
			% of room		99%	99%	1.00	YES
The Pinnacle								
Ground	R1	Living Room	Area m2	16.58	16.58	16.08		
			% of room		100%	97%	0.97	YES
	R2	Bedroom	Area m2	10.60	8.79	5.91		
			% of room		83%	56%	0.67	NO
	R3	Bedroom	Area m2	10.60	7.22	3.92		
			% of room		68%	37%	0.54	NO
	R4	Bedroom	Area m2	10.36	6.97	3.43		
			% of room		67%	33%	0.49	NO
	R5	Bedroom	Area m2	10.53	7.04	3.75		
			% of room		67%	36%	0.53	NO
	R6	Living Room	Area m2	17.81	2.99	1.35		
			% of room		17%	8%	0.45	NO
	R7	Reception	Area m2	3.36	3.22	1.86		
			% of room		96%	55%	0.57	NO
	R8	Bedroom	Area m2	12.11	9.03	6.72		
			% of room		75%	55%	0.74	NO
	R9	Living Room	Area m2	15.18	12.64	12.70		
			% of room		83%	84%	1.00	YES

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Report Title: DD_Daylight Distribution Analysis - Neighbour
Date of Analysis: 18/12/2018

Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
First	R1	Living Room	Area m2	16.61	16.61	16.10		
			% of room		100%	97%	0.96	YES
	R2	Bedroom	Area m2	10.60	9.56	6.13		
			% of room		90%	58%	0.64	NO
	R3	Bedroom	Area m2	10.60	8.84	4.23		
			% of room		83%	40%	0.47	NO
	R4	Bedroom	Area m2	10.36	9.25	3.82		
			% of room		89%	37%	0.41	NO
	R5	Bedroom	Area m2	10.53	9.25	4.06		
			% of room		88%	39%	0.43	NO
Second	R6	Living Room	Area m2	17.81	5.31	1.36		
			% of room		30%	8%	0.25	NO
	R7	Circulation Space	Area m2	3.36				
			% of room					N/A
	R8	Bedroom	Area m2	12.11	11.38	7.35		
			% of room		94%	61%	0.64	NO
	R9	Living Room	Area m2	15.18	14.30	13.42		
			% of room		94%	88%	0.93	YES
	R1	Living Room	Area m2	16.61	16.61	16.10		
			% of room		100%	97%	0.96	YES
	R2	Bedroom	Area m2	10.60	10.52	6.32		
			% of room		99%	60%	0.60	NO
	R3	Bedroom	Area m2	10.60	10.49	4.62		
			% of room		99%	44%	0.43	NO
	R4	Bedroom	Area m2	10.36	10.15	4.41		
			% of room		98%	43%	0.43	NO
	R5	Bedroom	Area m2	10.53	10.36	4.55		
			% of room		98%	43%	0.43	NO
	R6	Living Room	Area m2	17.81	10.85	1.44		
			% of room		61%	8%	0.13	NO
	R7	Circulation Space	Area m2	3.36				
			% of room					N/A
	R8	Bedroom	Area m2	12.11	11.38	8.48		
			% of room		94%	70%	0.74	NO
	R9	Living Room	Area m2	15.18	15.18	13.70		
			% of room		100%	90%	0.90	YES

Project Name: Kings Road, Reading
Project No.: 11056
Report Title: DD_Daylight Distribution Analysis - Neighbour
Date of Analysis: 18/12/2018

Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Third	R1	Living Room	Area m2	16.61	16.61	16.10		
			% of room		100%	97%	0.96	YES
	R2	Bedroom	Area m2	10.60	10.49	6.68		
			% of room		99%	63%	0.63	NO
	R3	Bedroom	Area m2	10.60	10.49	5.38		
			% of room		99%	51%	0.51	NO
	R4	Bedroom	Area m2	10.36	10.13	5.47		
			% of room		98%	53%	0.53	NO
	R5	Bedroom	Area m2	10.53	10.36	5.57		
			% of room		98%	53%	0.53	NO
Fourth	R6	Living Room	Area m2	17.81	15.75	1.87		
			% of room		88%	10%	0.11	NO
	R7	Circulation Space	Area m2	3.36				
			% of room					N/A
	R8	Bedroom	Area m2	12.11	11.38	9.10		
			% of room		94%	75%	0.79	EQUIV
	R9	Living Room	Area m2	15.18	15.18	13.88		
			% of room		100%	91%	0.91	YES
Fifth	R1	Living Room	Area m2	16.61	16.61	16.08		
			% of room		100%	97%	0.96	YES
	R2	Bedroom	Area m2	10.60	10.49	7.22		
			% of room		99%	68%	0.68	NO
	R3	Bedroom	Area m2	10.60	10.49	6.68		
			% of room		99%	63%	0.63	NO
	R4	Bedroom	Area m2	10.36	10.15	7.60		
			% of room		98%	73%	0.74	NO
	R5	Bedroom	Area m2	10.53	10.36	7.47		
			% of room		98%	71%	0.72	NO
	R6	Living Room	Area m2	17.81	14.22	3.08		
			% of room		80%	17%	0.21	NO
	R7	Circulation Space	Area m2	3.36				
			% of room					N/A
	R8	Bedroom	Area m2	12.11	11.37	10.32		
			% of room		94%	85%	0.90	YES
	R9	Living Room	Area m2	15.18	15.18	14.06		
			% of room		100%	93%	0.92	YES
	R1	Living Room	Area m2	16.61	16.61	16.61		
			% of room		100%	100%	0.99	YES
	R2	Bedroom	Area m2	10.60	10.48	8.49		
			% of room		99%	80%	0.81	YES
	R3	Bedroom	Area m2	10.60	10.49	8.49		
			% of room		99%	80%	0.80	YES
	R4	Bedroom	Area m2	10.36	10.14	9.34		
			% of room		98%	90%	0.92	YES
	R5	Bedroom	Area m2	10.53	10.41	9.31		
			% of room		99%	88%	0.89	YES
	R6	Living Room	Area m2	17.81	16.27	16.27		
			% of room		91%	91%	0.99	YES

Project Name: Kings Road, Reading
Project No.: 11056
Report Title: DD_Daylight Distribution Analysis - Neighbour
Date of Analysis: 03/01/2019

Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Saxon Court								
Ground	R1	W.C	Area m2 % of room	7.64				N/A
	R2	Stairway	Area m2 % of room	9.86				N/A
	R3	W.C	Area m2 % of room	7.64				N/A
First	R1	W.C	Area m2 % of room	7.64				N/A
	R2	Stairway	Area m2 % of room	9.86				N/A
	R3	W.C	Area m2 % of room	7.64				N/A
Second	R1	W.C	Area m2 % of room	7.64				N/A
25-45 Norwood Rd								
Ground	R1	Living Room	Area m2 % of room	11.44	8.21 72%	6.61 58%	0.80	YES
	R2	Bedroom	Area m2 % of room	13.53	6.70 50%	4.15 31%	0.62	NO
First	R1	Living Room	Area m2 % of room	12.70	10.61 84%	9.99 79%	0.94	YES
	R2	Bedroom	Area m2 % of room	12.54	9.14 73%	7.22 58%	0.78	EQUIV
	R3	Living Room	Area m2 % of room	11.44	9.51 83%	9.51 83%	0.99	YES
	R4	Bedroom	Area m2 % of room	13.53	9.48 70%	7.28 54%	0.76	MARGINAL
Second	R1	Living Room	Area m2 % of room	12.70	11.39 90%	10.50 83%	0.92	YES
	R2	Bedroom	Area m2 % of room	12.54	10.93 87%	9.82 78%	0.89	YES
	R3	Living Room	Area m2 % of room	11.44	8.38 73%	8.37 73%	0.99	YES
	R4	Bedroom	Area m2 % of room	13.53	10.39 77%	8.38 62%	0.80	YES

Project Name: Kings Road, Reading
Project No.: 11056
Report Title: DD_Daylight Distribution Analysis - Neighbour
Date of Analysis: 03/01/2019

Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
10 Haven Court								
Ground	R1	Kitchen-Resi	Area m2	13.44	7.46	7.28	0.97	YES
			% of room		55%	54%		
	R2	Kitchen-Resi	Area m2	13.44	6.82	6.80	0.99	YES
			% of room		51%	51%		
First	R1	Bedroom	Area m2	13.44	9.65	9.64	0.99	YES
			% of room		72%	72%		
	R2	Bedroom	Area m2	13.44	9.07	9.07	0.99	YES
			% of room		68%	68%		
Crossway Point								
Ground	R1	Kitchen-Resi	Area m2	6.22	5.54	4.97	0.89	YES
			% of room		89%	80%		
	R2	Bedroom	Area m2	10.82	7.09	6.47	0.91	YES
			% of room		65%	60%		
	R3	Stairway	Area m2	3.42				N/A
			% of room					
318a Kings Rd								
Ground	R1	Bedroom	Area m2	9.60	9.18	8.20	0.89	YES
			% of room		96%	85%		
	R2	LKD	Area m2	21.01	20.67	20.57	0.99	YES
			% of room		98%	98%		
	R3	Bedroom	Area m2	11.20	10.84	10.47	0.96	YES
			% of room		97%	93%		
	R4	Reception	Area m2	17.02	15.34	7.91	0.51	NO
			% of room		90%	46%		
	R5	Bedroom	Area m2	11.68	11.63	11.63	0.99	YES
			% of room		100%	100%		
	R6	LKD	Area m2	30.30	29.95	27.98	0.93	YES
			% of room		99%	92%		

Project Name: Kings Road, Reading
Project No.: 11056
Report Title: DD_Daylight Distribution Analysis - Neighbour
Date of Analysis: 03/01/2019

Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
First	R1	Bedroom	Area m2	9.60	9.15	9.15		
			% of room		95%	95%	1.00	YES
	R2	LKD	Area m2	21.01	20.95	20.95		
			% of room		100%	100%	0.99	YES
	R3	LKD	Area m2	24.51	23.02	20.33		
			% of room		94%	83%	0.88	YES
	R4	Bedroom	Area m2	9.17	9.02	9.02		
Second			% of room		98%	98%	0.99	YES
	R5	Bedroom	Area m2	9.70	9.66	9.58		
			% of room		100%	99%	0.99	YES
	R6	LKD	Area m2	30.30	29.95	29.93		
			% of room		99%	99%	0.99	YES
	R1	Bedroom	Area m2	9.60	9.07	9.07		
			% of room		94%	94%	1.00	YES
	R2	LKD	Area m2	21.01	20.96	20.96		
			% of room		100%	100%	0.99	YES
	R3	LKD	Area m2	25.60	23.69	23.33		
			% of room		93%	91%	0.98	YES
	R4	Bedroom	Area m2	8.24	8.12	8.12		
			% of room		99%	99%	0.99	YES
	R5	Bedroom	Area m2	9.70	9.64	9.64		
			% of room		99%	99%	0.99	YES
	R6	LKD	Area m2	30.30	29.95	29.95		
			% of room		99%	99%	1.00	YES
The Pinnacle								
Ground	R1	Living Room	Area m2	16.58	16.58	16.08		
			% of room		100%	97%	0.97	YES
	R2	Bedroom	Area m2	10.60	8.79	5.91		
			% of room		83%	56%	0.67	NO
	R3	Bedroom	Area m2	10.60	7.22	3.92		
			% of room		68%	37%	0.54	NO
	R4	Bedroom	Area m2	10.36	6.97	3.43		
			% of room		67%	33%	0.49	NO
	R5	Bedroom	Area m2	10.53	7.04	3.75		
			% of room		67%	36%	0.53	NO
	R6	Living Room	Area m2	17.81	2.99	1.35		
			% of room		17%	8%	0.45	NO
	R7	Reception	Area m2	3.36	3.22	1.86		
			% of room		96%	55%	0.57	NO
	R8	Bedroom	Area m2	12.11	9.03	6.72		
			% of room		75%	55%	0.74	NO
	R9	Living Room	Area m2	15.18	12.64	12.70		
			% of room		83%	84%	1.00	YES

Project Name: Kings Road, Reading
Project No.: 11056
Report Title: DD_Daylight Distribution Analysis - Neighbour
Date of Analysis: 03/01/2019

Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
First	R1	Living Room	Area m2	16.61	16.61	16.10		
			% of room		100%	97%	0.96	YES
	R2	Bedroom	Area m2	10.60	9.56	6.13		
			% of room		90%	58%	0.64	NO
	R3	Bedroom	Area m2	10.60	8.84	4.23		
			% of room		83%	40%	0.47	NO
	R4	Bedroom	Area m2	10.36	9.25	3.82		
			% of room		89%	37%	0.41	NO
	R5	Bedroom	Area m2	10.53	9.25	4.06		
			% of room		88%	39%	0.43	NO
Second	R6	Living Room	Area m2	17.81	5.31	1.36		
			% of room		30%	8%	0.25	NO
	R7	Circulation Space	Area m2	3.36				
			% of room					N/A
	R8	Bedroom	Area m2	12.11	11.38	7.35		
			% of room		94%	61%	0.64	NO
	R9	Living Room	Area m2	15.18	14.30	13.42		
			% of room		94%	88%	0.93	YES
	R1	Living Room	Area m2	16.61	16.61	16.10		
			% of room		100%	97%	0.96	YES
	R2	Bedroom	Area m2	10.60	10.52	6.32		
			% of room		99%	60%	0.60	NO
	R3	Bedroom	Area m2	10.60	10.49	4.62		
			% of room		99%	44%	0.43	NO
	R4	Bedroom	Area m2	10.36	10.15	4.41		
			% of room		98%	43%	0.43	NO
	R5	Bedroom	Area m2	10.53	10.36	4.55		
			% of room		98%	43%	0.43	NO
	R6	Living Room	Area m2	17.81	10.85	1.44		
			% of room		61%	8%	0.13	NO
	R7	Circulation Space	Area m2	3.36				
			% of room					N/A
	R8	Bedroom	Area m2	12.11	11.38	8.48		
			% of room		94%	70%	0.74	NO
	R9	Living Room	Area m2	15.18	15.18	13.70		
			% of room		100%	90%	0.90	YES

Project Name: Kings Road, Reading

Project No.: 11056

Report Title: DD_Daylight Distribution Analysis - Neighbour

Date of Analysis: 03/01/2019

Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Third	R1	Living Room	Area m2	16.61	16.61	16.10		
			% of room		100%	97%	0.96	YES
	R2	Bedroom	Area m2	10.60	10.49	6.68		
			% of room		99%	63%	0.63	NO
	R3	Bedroom	Area m2	10.60	10.49	5.38		
			% of room		99%	51%	0.51	NO
	R4	Bedroom	Area m2	10.36	10.13	5.47		
			% of room		98%	53%	0.53	NO
	R5	Bedroom	Area m2	10.53	10.36	5.57		
			% of room		98%	53%	0.53	NO
	R6	Living Room	Area m2	17.81	15.75	1.87		
			% of room		88%	10%	0.11	NO
	R7	Circulation Space	Area m2	3.36				
			% of room					N/A
	R8	Bedroom	Area m2	12.11	11.38	9.10		
			% of room		94%	75%	0.79	EQUIV
	R9	Living Room	Area m2	15.18	15.18	13.88		
			% of room		100%	91%	0.91	YES
Fourth	R1	Living Room	Area m2	16.61	16.61	16.08		
			% of room		100%	97%	0.96	YES
	R2	Bedroom	Area m2	10.60	10.49	7.22		
			% of room		99%	68%	0.68	NO
	R3	Bedroom	Area m2	10.60	10.49	6.68		
			% of room		99%	63%	0.63	NO
	R4	Bedroom	Area m2	10.36	10.15	7.60		
			% of room		98%	73%	0.74	NO
	R5	Bedroom	Area m2	10.53	10.36	7.47		
			% of room		98%	71%	0.72	NO
	R6	Living Room	Area m2	17.81	14.22	3.08		
			% of room		80%	17%	0.21	NO
	R7	Circulation Space	Area m2	3.36				
			% of room					N/A
	R8	Bedroom	Area m2	12.11	11.37	10.32		
			% of room		94%	85%	0.90	YES
	R9	Living Room	Area m2	15.18	15.18	14.06		
			% of room		100%	93%	0.92	YES
Fifth	R1	Living Room	Area m2	16.61	16.61	16.61		
			% of room		100%	100%	0.99	YES
	R2	Bedroom	Area m2	10.60	10.48	8.49		
			% of room		99%	80%	0.81	YES
	R3	Bedroom	Area m2	10.60	10.49	8.49		
			% of room		99%	80%	0.80	YES
	R4	Bedroom	Area m2	10.36	10.14	9.34		
			% of room		98%	90%	0.92	YES
	R5	Bedroom	Area m2	10.53	10.41	9.31		
			% of room		99%	88%	0.89	YES
	R6	Living Room	Area m2	17.81	16.27	16.27		
			% of room		91%	91%	0.99	YES

Project Name: Kings Road, Reading Project No.: 11056 Report Title: Average Daylight Analysis - Neighbour <Report Title> Date: 03/01/2019																
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Footcandle	ADF Existing	ADF Proposed	Req'd Value	Meets BRE Criteria
The Pinnacle																
Ground	R1	Residential	Living Room	W1-L	0.68	1.00	0.74	71.75	70.83	73.47	0.50	0.15	0.10	0.10		
				W1-U	0.68	1.00	1.08	59.04	58.56	73.47	0.50	1.00	0.78	0.78		
				W2-L	0.68	1.00	0.90	65.45	61.55	73.47	0.50	0.15	0.11	0.10		
				W2-U	0.68	1.00	1.30	47.84	44.78	73.47	0.50	1.00	0.77	0.72		
				W3-L	0.68	1.00	0.74	64.29	57.07	73.47	0.50	0.15	0.09	0.08		
				W3-U	0.68	1.00	1.08	52.49	44.70	73.47	0.50	1.00	0.70	0.59		
Ground	R2	Residential	Bedroom	W4	0.68	1.00	1.14	66.32	57.26	54.42	0.50	1.00	2.55 1.26	2.37 1.09	1.50	YES
Ground	R3	Residential	Bedroom	W5-L W5-U	0.68 0.68	1.00 1.00	0.76 1.10	64.03 64.37	55.45 55.29	54.42	0.50	0.15 1.00	0.12 1.18	0.11 1.02		
Ground	R4	Residential	Bedroom	W6	0.68	1.00	1.14	59.54	51.42	53.50	0.50	1.00	1.30 1.15	1.12 1.00	1.00	YES
Ground	R5	Residential	Bedroom	W7	0.68	1.00	1.14	60.70	52.82	54.07	0.50	1.00	1.15 1.16	1.00 1.01	1.00	YES
Ground	R6	Residential	Living Room	W8-L W8-U	0.68 0.68	1.00 1.00	0.76 1.10	34.68 12.34	25.49 12.10	78.52	0.50	0.15 1.00	0.05 0.16	0.03 0.15		
Ground	R7	Residential	Reception	W9-L W9-U	0.68 0.68	1.00 1.00	0.78 1.08	46.98 27.85	40.08 25.14	25.34	0.50	0.15 1.00	0.20 1.07	0.17 0.97		
Ground	R8	Residential	Bedroom	W10	0.68	1.00	1.14	61.97	57.56	59.03	0.50	1.00	1.27 1.09	1.14 1.01	2.00	N/A
Ground	R9	Residential	Living Room	W11-L W11-U W12-L W12-U	0.68 0.68 0.68 0.68	1.00 1.00 1.00 1.00	0.76 1.10 0.80 1.16	62.19 62.68 81.32 79.79	60.61 60.59 82.32 80.66	69.90 69.90 69.90 69.90	0.50 0.50 0.50 0.50	0.15 1.00 0.15 1.00	0.09 0.90 0.13 1.20	0.09 0.87 0.13 1.21		
													2.31 2.31	2.29 2.29	1.50	YES
First	R1	Residential	Living Room	W1-L W1-U W2-L W2-U W3-L W3-U	0.68 0.68 0.68 0.68 0.68 0.68	1.00 1.00 1.00 1.00 1.00 1.00	0.74 1.08 0.90 1.30 0.74 1.08	48.85 60.10 55.41 49.46 48.09 54.96	48.08 59.54 52.34 45.61 46.28 47.23	73.62 73.62 73.62 73.62 73.62 73.62	0.50 0.50 0.50 0.50 0.50 0.50	0.15 1.00 0.15 1.00 0.15 1.00	0.07 0.80 0.09 0.79 0.07 0.73	0.79 0.79 0.09 0.73 0.06 0.63		
													2.54 1.33	2.36 1.15	1.50	YES
First	R2	Residential	Bedroom	W4-L W4-U	0.68 0.68	1.00 1.00	0.01 1.13	71.38 70.66	61.76 61.10	54.42 54.42	0.50 0.50	0.15 1.00	0.00 1.33	0.00 1.15		
First	R3	Residential	Bedroom	W5-L W5-U	0.68 0.68	1.00 1.00	0.78 1.08	69.10 69.16	59.43 59.41	54.42 54.42	0.50 0.50	0.15 1.00	0.14 1.24	0.12 1.07		
													1.38 1.38	1.18 1.18	1.00	YES
First	R4	Residential	Bedroom	W6-L W6-U	0.68 0.68	1.00 1.00	0.01 1.13	63.90 64.01	55.41 55.48	53.50 53.50	0.50 0.50	0.15 1.00	0.00 1.22	0.00 1.06		
													1.23 1.23	1.06 1.06	1.00	YES
First	R5	Residential	Bedroom	W7-L W7-U	0.68 0.68	1.00 1.00	0.01 1.13	65.55 65.52	57.20 57.13	54.07 54.07	0.50 0.50	0.15 1.00	0.00 1.24	0.00 1.08		
													1.24 1.24	1.08 1.08	1.00	YES
First	R6	Residential	Living Room	W8-L W8-U	0.68 0.68	1.00 1.00	0.78 1.08	36.08 15.92	28.11 12.72	78.52 78.52	0.50 0.50	0.15 1.00	0.05 0.20	0.04 0.16		
													0.25 0.25	0.20 0.20	1.50	NO
First	R7	Residential	Circulation Space	W9-L W9-U	0.68 0.68	1.00 1.00	0.78 1.08	67.23 67.60	59.56 59.73	25.34 25.34	0.50 0.50	0.15 1.00	0.28 2.61	0.25 2.31		
													2.89 2.89	2.56 2.56	-1.00	N/A
First	R8	Residential	Bedroom	W10-L W10-U	0.68 0.68	1.00 1.00	0.01 1.13	68.41 68.04	63.04 62.51	59.03 59.03	0.50 0.50	0.15 1.00	0.00 1.18	0.00 1.08		
													1.18 1.18	1.08 1.08	1.00	YES
First	R9	Residential	Living Room	W11-L W11-U W12-L W12-U	0.68 0.68 0.68 0.68	1.00 1.00 1.00 1.00	0.78 1.08 0.80 1.16	19.11 68.32 82.83 81.25	19.11 64.82 83.54 81.83	69.90 69.90 69.90 69.90	0.50 0.50 0.50 0.50	0.15 1.00 0.15 1.00	0.03 0.96 0.13 1.22	0.03 0.91 0.13 1.23		
													2.33 2.33	2.29 2.29	1.50	YES

Project Name: Kings Road, Reading Project No.: 11056 Report Title: Average Daylight Analysis - Neighbour <Report Title> Date: 03/01/2019																
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Footcandle	ADF Existing	ADF Proposed	Req'd Value	Meets BRE Criteria
Second	R1	Residential	Living Room	W1-L	0.68	1.00	0.74	50.97	50.29	73.62	0.50	0.15	0.07	0.07		
				W1-U	0.68	1.00	1.08	60.94	60.30	73.62	0.50	1.00	0.81	0.80		
				W2-L	0.68	1.00	0.90	57.22	54.67	73.62	0.50	0.15	0.10	0.09		
				W2-U	0.68	1.00	1.30	50.86	46.90	73.62	0.50	1.00	0.82	0.75		
				W3-L	0.68	1.00	0.74	50.45	48.74	73.62	0.50	0.15	0.07	0.07		
				W3-U	0.68	1.00	1.08	57.22	49.89	73.62	0.50	1.00	0.76	0.66		
Second	R2	Residential	Bedroom	W4-L	0.68	1.00	0.05	75.97	66.09	54.42	0.50	0.15	0.01	0.01		
				W4-U	0.68	1.00	1.09	75.04	65.37	54.42	0.50	1.00	1.36	1.19		
Second	R3	Residential	Bedroom	W5-L	0.68	1.00	0.82	74.17	64.02	54.42	0.50	0.15	0.15	0.13		
				W5-U	0.68	1.00	1.04	74.02	64.01	54.42	0.50	1.00	1.29	1.11	1.00	YES
Second	R4	Residential	Bedroom	W6-L	0.68	1.00	0.05	68.28	59.62	53.50	0.50	0.15	0.01	0.01		
				W6-U	0.68	1.00	1.09	68.19	59.61	53.50	0.50	1.00	1.26	1.10	1.00	YES
Second	R5	Residential	Bedroom	W7-L	0.68	1.00	0.05	70.27	61.68	54.07	0.50	0.15	0.01	0.01		
				W7-U	0.68	1.00	1.09	70.05	61.53	54.07	0.50	1.00	1.27	1.11	1.00	YES
Second	R6	Residential	Living Room	W8-L	0.68	1.00	0.82	37.41	32.22	78.52	0.50	0.15	0.05	0.05		
				W8-U	0.68	1.00	1.04	21.81	13.44	78.52	0.50	1.00	0.32	0.16	1.00	YES
Second	R7	Residential	Circulation Space	W9-L	0.68	1.00	0.82	73.04	64.64	25.34	0.50	0.15	0.32	0.28		
				W9-U	0.68	1.00	1.04	73.25	64.91	25.34	0.50	1.00	2.73	2.42	-1.00	NO
Second	R8	Residential	Bedroom	W10-L	0.68	1.00	0.05	74.40	68.11	59.03	0.50	0.15	0.01	0.01		
				W10-U	0.68	1.00	1.09	73.77	67.49	59.03	0.50	1.00	1.24	1.13	1.00	YES
Second	R9	Residential	Living Room	W11-L	0.68	1.00	0.82	19.86	19.86	69.90	0.50	0.15	0.03	0.03		
				W11-U	0.68	1.00	1.04	74.07	69.42	69.90	0.50	1.00	1.00	0.94		
				W12-L	0.68	1.00	0.80	84.27	84.67	69.90	0.50	0.15	0.13	0.13		
				W12-U	0.68	1.00	1.16	82.66	82.94	69.90	0.50	1.00	1.24	1.24		
Third	R1	Residential	Living Room	W1-L	0.68	1.00	0.74	53.08	52.57	73.62	0.50	0.15	0.47	0.07		
				W1-U	0.68	1.00	1.08	61.32	60.63	73.62	0.50	1.00	0.81	0.80		
				W2-L	0.68	1.00	0.90	58.80	57.07	73.62	0.50	0.15	0.10	0.09		
				W2-U	0.68	1.00	1.30	51.75	48.35	73.62	0.50	1.00	0.83	0.77		
				W3-L	0.68	1.00	0.74	52.88	51.30	73.62	0.50	0.15	0.07	0.07		
				W3-U	0.68	1.00	1.08	58.98	52.54	73.62	0.50	1.00	0.78	0.70		
Third	R2	Residential	Bedroom	W4-L	0.68	1.00	0.09	80.72	70.93	54.42	0.50	0.15	0.02	0.02		
				W4-U	0.68	1.00	1.05	79.28	70.04	54.42	0.50	1.00	1.39	1.23	1.00	YES
Third	R3	Residential	Bedroom	W5-L	0.68	1.00	0.86	79.39	69.12	54.42	0.50	0.15	0.17	0.15		
				W5-U	0.68	1.00	1.01	78.77	69.08	54.42	0.50	1.00	1.32	1.16	1.00	YES
Third	R4	Residential	Bedroom	W6-L	0.68	1.00	0.09	72.46	64.09	53.50	0.50	0.15	0.02	0.01		
				W6-U	0.68	1.00	1.05	71.84	63.82	53.50	0.50	1.00	1.28	1.14	1.00	YES
Third	R5	Residential	Bedroom	W7-L	0.68	1.00	0.09	74.47	66.08	54.07	0.50	0.15	0.02	0.01		
				W7-U	0.68	1.00	1.05	73.41	65.40	54.07	0.50	1.00	1.30	1.15	1.00	YES
Third	R6	Residential	Living Room	W8-L	0.68	1.00	0.86	38.36	35.78	78.52	0.50	0.15	0.06	0.05		
				W8-U	0.68	1.00	1.01	25.69	16.01	78.52	0.50	1.00	0.30	0.19	1.50	NO
Third	R7	Residential	Circulation Space	W9-L	0.68	1.00	0.86	78.33	69.85	25.34	0.50	0.15	0.36	0.32		
				W9-U	0.68	1.00	1.01	78.51	70.41	25.34	0.50	1.00	2.83	2.54	-1.00	N/A
Third	R8	Residential	Bedroom	W10-L	0.68	1.00	0.09	79.56	72.94	59.03	0.50	0.15	0.02	0.01		
				W10-U	0.68	1.00	1.05	78.93	72.51	59.03	0.50	1.00	1.28	1.17	1.00	YES
Third	R9	Residential	Living Room	W11-L	0.68	1.00	0.86	19.96	19.96	69.90	0.50	0.15	0.03	0.03		
				W11-U	0.68	1.00	1.01	79.11	73.91	69.90	0.50	1.00	1.03	0.97		
				W12-L	0.68	1.00	0.80	85.01	85.12	69.90	0.50	0.15	0.13	0.13		
				W12-U	0.68	1.00	1.16	83.80	83.81	69.90	0.50	1.00	1.26	1.26		
																</

Project Name: Kings Road, Reading Project No.: 11056 Report Title: Average Daylight Analysis - Neighbour <Report Title> Date: 03/01/2019																
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Footcandle	ADF Existing	ADF Proposed	Req'd Value	Meets BRE Criteria
Fourth	R1	Residential	Living Room	W1-L	0.68	1.00	0.74	53.52	53.22	73.62	0.50	0.15	0.07	0.07		
				W1-U	0.68	1.00	1.08	52.63	52.17	73.62	0.50	1.00	0.70	0.69		
				W2-L	0.68	1.00	0.90	57.59	56.86	73.62	0.50	0.15	0.10	0.09		
				W2-U	0.68	1.00	1.30	43.37	40.81	73.62	0.50	1.00	0.70	0.65		
				W3-L	0.68	1.00	0.74	53.34	52.21	73.62	0.50	0.15	0.07	0.07		
				W3-U	0.68	1.00	1.08	51.35	46.69	73.62	0.50	1.00	0.68	0.62		
Fourth	R2	Residential	Bedroom	W4-L	0.68	1.00	0.13	83.35	75.37	54.42	0.50	0.15	2.32	2.20	1.50	YES
				W4-U	0.68	1.00	1.02	81.80	74.70	54.42	0.50	1.00	1.38	1.26		
Fourth	R3	Residential	Bedroom	W5-L	0.68	1.00	0.89	82.92	74.10	54.42	0.50	0.15	1.41	1.29	1.00	YES
				W5-U	0.68	1.00	0.97	81.61	74.14	54.42	0.50	1.00	0.18	0.17		
Fourth	R4	Residential	Bedroom	W6-L	0.68	1.00	0.13	74.97	68.33	53.50	0.50	0.15	1.32	1.20		
				W6-U	0.68	1.00	1.02	73.77	67.89	53.50	0.50	1.00	1.27	1.17		
Fourth	R5	Residential	Bedroom	W7-L	0.68	1.00	0.13	76.98	70.32	54.07	0.50	0.15	1.29	1.19	1.00	YES
				W7-U	0.68	1.00	1.02	75.73	69.89	54.07	0.50	1.00	1.29	1.19		
Fourth	R6	Residential	Living Room	W8-L	0.68	1.00	0.89	37.76	36.60	78.52	0.50	0.15	1.31	1.21	1.00	YES
				W8-U	0.68	1.00	0.97	27.85	21.15	78.52	0.50	1.00	0.06	0.06		
Fourth	R7	Residential	Circulation Space	W9-L	0.68	1.00	0.89	77.48	70.81	25.34	0.50	0.15	0.31	0.24	1.50	NO
				W9-U	0.68	1.00	0.97	66.29	61.35	25.34	0.50	1.00	0.37	0.34		
Fourth	R8	Residential	Bedroom	W10-L	0.68	1.00	0.13	75.44	70.59	59.03	0.50	0.15	2.30	2.13	-1.00	N/A
				W10-U	0.68	1.00	1.02	67.23	63.23	59.03	0.50	1.00	2.67	2.47		
Fourth	R9	Residential	Living Room	W11-L	0.68	1.00	0.89	13.12	13.12	69.90	0.50	0.15	1.07	1.01	1.00	YES
				W11-U	0.68	1.00	0.97	67.90	64.56	69.90	0.50	1.00	0.02	0.02		
				W12-L	0.68	1.00	0.80	79.91	79.91	69.90	0.50	0.15	0.86	0.81		
				W12-U	0.68	1.00	1.16	66.79	66.79	69.90	0.50	1.00	0.12	0.12		
													1.00	1.00		
Fifth	R1	Residential	Living Room	W1-L	0.68	1.00	0.74	59.25	59.15	73.62	0.50	0.15	2.00	1.96	1.50	YES
				W1-U	0.68	1.00	1.08	68.53	68.24	73.62	0.50	1.00	0.08	0.08		
				W2-L	0.68	1.00	0.90	67.77	67.52	73.62	0.50	0.15	0.91	0.90		
				W2-U	0.68	1.00	1.30	68.34	66.95	73.62	0.50	1.00	0.11	0.11		
				W3-L	0.68	1.00	0.74	59.31	58.67	73.62	0.50	0.15	1.10	1.07		
				W3-U	0.68	1.00	1.08	67.90	65.40	73.62	0.50	1.00	0.90	0.87		
Fifth	R2	Residential	Bedroom	W4-L	0.68	1.00	0.16	75.67	71.78	54.42	0.50	0.15	3.18	3.12	1.50	YES
				W4-U	0.68	1.00	0.98	66.86	63.85	54.42	0.50	1.00	0.03	0.03		
Fifth	R3	Residential	Bedroom	W5-L	0.68	1.00	0.93	78.93	74.17	54.42	0.50	0.15	1.09	1.07	1.00	YES
				W5-U	0.68	1.00	0.94	66.92	63.81	54.42	0.50	1.00	1.12	1.07		
Fifth	R4	Residential	Bedroom	W6-L	0.68	1.00	0.16	72.33	68.99	53.50	0.50	0.15	1.04	1.00		
				W6-U	0.68	1.00	0.98	70.44	67.64	53.50	0.50	1.00	1.23	1.17	1.00	YES
Fifth	R5	Residential	Bedroom	W7-L	0.68	1.00	0.16	79.24	75.67	54.07	0.50	0.15	1.17	1.12		
				W7-U	0.68	1.00	0.98	77.00	74.07	54.07	0.50	1.00	1.20	1.15	1.00	YES
Fifth	R6	Residential	Living Room	W8-L	0.68	1.00	0.16	79.24	75.67	54.07	0.50	0.15	1.26	1.21		
				W8-U	0.68	1.00	0.98	77.00	74.07	54.07	0.50	1.00	1.30	1.25	1.00	YES
Fifth	R7	Residential	Living Room	W9-L	0.68	1.00	1.61	61.85	61.00	78.52	0.50	0.15	0.17	0.17		
				W9-U	0.68	1.00	4.42	60.35	58.55	78.52	0.50	1.00	3.08	2.99	1.50	YES
												3.25	3.16			

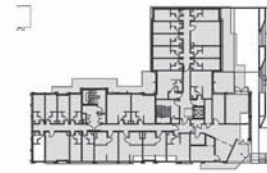
APPENDIX 4

DAYLIGHT

RESULTS

PROPOSED ACCOMMODATION

Contractors and consultants are not to scale dimensions from this drawing



Extant Permission Boundary - Ground

Room Legend

- Management
- Kitchen
- Communal Space
- Standard Bedroom
- Standard Studio
- Disabled Studio
- Services



RUPERT STREET

1	1/19/18	Planning Application
2	1/19/18	Planning Application
3	1/19/18	Planning Application
4	1/19/18	Planning Application
5	1/19/18	Planning Application
6	1/19/18	Planning Application
7	1/19/18	Planning Application
8	1/19/18	Planning Application
9	1/19/18	Planning Application
10	1/19/18	Planning Application

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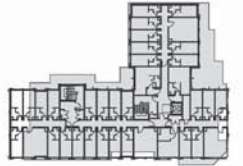
Client
P.J. Alexander Estates Ltd.
Project
Alexander House, King's Road,
Reading
Description
Proposed Ground Floor Plan

Status PLANNING

Scale	Drawn By	Date
1:100@A1	SW	11/19/18
Job Number	Drawing Number	Revision
33443	A-03-100	4

Original size 100mm @ A1 - Copyright Broadway Malyan Limited

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Extant Permission Boundary - First

Room Legend

- Kitchen
- Standard Bedroom
- Disabled Bedroom
- Standard Studio
- Services



1	11/19/18	Planning Application
2	11/19/18	Final Planning Application
3	11/19/18	Final Planning Application
4	11/19/18	Final Planning Application
5	11/19/18	Final Planning Application
6	11/19/18	Final Planning Application
7	11/19/18	Final Planning Application
8	11/19/18	Final Planning Application
9	11/19/18	Final Planning Application
10	11/19/18	Final Planning Application

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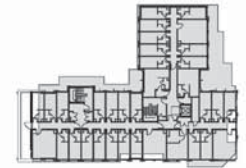
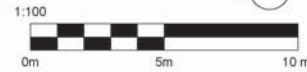
Client
P.J. Alexander Estates Ltd.
Project
Alexander House, King's Road,
Reading
Description
Proposed First Floor Plan

PLANNING

Scale 1:100@A1
Drawn By SW
Date 11/19/18
Job Number 33443
Drawing Number A-03-101
Revision 4

Original size 100mm @ A1 - Copyright Broadway Malyan Limited

Contractors and consultants are not to scale dimensions from this drawing



Extant Permission Boundary - Second

Room Legend

- Kitchen
- Standard Bedroom
- Disabled Bedroom
- Standard Studio
- Services



1	11/19/18	Planning	Approved
2	11/19/18	Architectural	Approved
3	11/19/18	Structural	Approved
4	11/19/18	Services	Approved
5	11/19/18	Other	Approved

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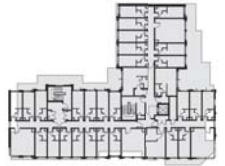
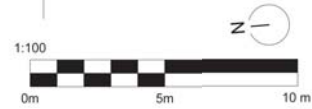
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Client
P.J. Alexander Estates Ltd.
Project
Alexander House, King's Road,
Reading
Description
Proposed Second Floor Plan

Status PLANNING		
Scale 1:100@A1	Drawn By SW	Date 11/19/18
Job Number 33443	Drawing Number A-03-102	Revision 4

Contractors and consultants are not to scale dimensions from this drawing



Extant Permission Boundary - Third

Room Legend

- Kitchen
- Standard Bedroom
- Disabled Bedroom
- Standard Studio
- Services



4	11/19/18	Planning Submission
3	11/13/18	Final planning not issued for comments
2	10/25/18	General update of plans, elevations & sections
1	11/13/18	General update of plans and elevations
Revised	Date	Description

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Client
P.J. Alexander Estates Ltd.

Project
**Alexander House, King's Road,
Reading**

Description
Proposed Third Floor Plan

Status PLANNING

Scale	Drawn By	Date
1:100@A1	SW	11/19/18
Job Number	Drawing Number	Revision
33443	A-03-103	4

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- ☐ Kitchen
- ☐ Standard Bedroom
- ☒ Disabled Bedroom
- ☐ Standard Studio
- ☐ Disabled Studio
- ☐ Services

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Status		
PLANNING		
Scale	Drawn By	Date
1:100@A1	SW	11/19/18
Job Number	Drawing Number	Revision
33443	A-03-104	4

Project Name: Kings Road Reading Project No.: 11056 Report Title: ADF_Average Daylight Analysis Date: 14/01/2019												
Floor Ref.	Room Ref.	Room Use.	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Recom'd Value	Meets BRE Criteria
Proposed												
Ground	R1	Study Room	W1-L	0.68	0.70	66.62	95.62	0.60	0.20	0.10	1.50	YES
			W1-U	0.68	1.52	62.07	95.62	0.60	1.00	1.05		
			W2-L	0.68	2.50	74.05	95.62	0.60	0.20	0.41		
			W2-U	0.68	5.43	67.18	95.62	0.60	1.00	4.05		
			W3-L	0.68	2.60	51.94	95.62	0.60	0.20	0.30		
			W3-U	0.68	5.66	48.16	95.62	0.60	1.00	3.03		
										8.95		
Ground	R3	Studio-Apt	W5	0.68	0.99	45.64	58.08	0.60	1.00	0.82	1.50	YES
			W41-L	0.54	0.71	47.24	58.08	0.60	0.20	0.10		
			W41-U	0.54	0.99	47.68	58.08	0.60	1.00	0.68		
			W42-L	0.54	0.71	45.48	58.08	0.60	0.20	0.09		
			W42-U	0.54	0.00	0.00	58.08	0.60	1.00	0.00		
										1.70		
Ground	R4	Bedroom	W6	0.68	0.99	67.32	40.17	0.60	1.00	1.75	1.00	YES
			W43-L	0.54	0.71	66.73	40.17	0.60	0.20	0.20		
			W43-U	0.54	0.00	0.00	40.17	0.60	1.00	0.00		
										1.95		
Ground	R5	Bedroom	W7	0.68	0.99	70.05	40.17	0.60	1.00	1.83	1.00	YES
			W44-L	0.54	0.71	70.05	40.17	0.60	0.20	0.21		
			W44-U	0.54	0.00	0.00	40.17	0.60	1.00	0.00		
										2.03		
Ground	R6	Living Room	W8	0.68	0.99	71.60	86.12	0.60	1.00	0.87	1.50	YES
			W9	0.68	0.99	70.96	86.12	0.60	1.00	0.86		
			W45-L	0.54	0.71	71.49	86.12	0.60	0.20	0.10		
			W45-U	0.54	0.00	0.00	86.12	0.60	1.00	0.00		
			W46-L	0.54	0.71	70.34	86.12	0.60	0.20	0.10		
			W46-U	0.54	0.00	0.00	86.12	0.60	1.00	0.00		
										1.93		
Ground	R7	Bedroom	W10	0.68	0.97	62.49	36.49	0.60	1.00	1.76	1.00	YES
			W47-L	0.54	0.70	60.50	36.49	0.60	0.20	0.20		
			W47-U	0.54	0.00	0.00	36.49	0.60	1.00	0.00		
										1.96		
Ground	R8	Bedroom	W11	0.68	0.97	58.22	36.49	0.60	1.00	1.64	1.00	YES
			W48-L	0.54	0.70	58.12	36.49	0.60	0.20	0.19		
			W48-U	0.54	0.00	0.00	36.49	0.60	1.00	0.00		
										1.83		
Ground	R9	Bedroom	W12	0.68	0.99	64.28	40.17	0.60	1.00	1.68	1.00	YES
			W49-L	0.54	0.71	64.76	40.17	0.60	0.20	0.19		
			W49-U	0.54	0.00	0.00	40.17	0.60	1.00	0.00		
										1.87		
Ground	R10	Bedroom	W13	0.68	0.99	63.49	40.17	0.60	1.00	1.65	1.00	YES
			W50-L	0.54	0.71	64.09	40.17	0.60	0.20	0.19		
			W50-U	0.54	0.00	0.00	40.17	0.60	1.00	0.00		
										1.85		
Ground	R11	Bedroom	W14	0.68	0.99	60.53	40.17	0.60	1.00	1.58	1.00	YES
			W51-L	0.54	0.71	61.20	40.17	0.60	0.20	0.18		
			W51-U	0.54	0.00	0.00	40.17	0.60	1.00	0.00		
										1.76		
Ground	R12	Bedroom	W15	0.68	0.99	57.64	40.17	0.60	1.00	1.50	1.00	YES
			W52-L	0.54	0.71	58.37	40.17	0.60	0.20	0.17		
			W52-U	0.54	0.00	0.00	40.17	0.60	1.00	0.00		
										1.68		
Ground	R13	Studio-Apt	W53-L	0.54	0.73	46.97	60.00	0.60	0.20	0.10	1.50	YES
			W53-U	0.54	0.00	0.00	60.00	0.60	1.00	0.00		
			W54-L	0.54	0.70	48.84	60.00	0.60	0.20	0.10		
			W54-U	0.54	0.96	48.49	60.00	0.60	1.00	0.66		
			W16	0.68	1.01	46.84	60.00	0.60	1.00	0.84		
										1.68		

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Ground	R14	Studio-Apt	W17	0.68	0.91	41.28	63.46	0.60	1.00	0.63		
			W56-L	0.54	0.69	50.56	63.46	0.60	0.20	0.09		
			W56-U	0.54	0.00	0.00	63.46	0.60	1.00	0.00		
			W39	0.68	0.96	50.21	63.46	0.60	1.00	0.81		
			W55-L	0.54	0.66	41.27	63.46	0.60	0.20	0.07		
			W55-U	0.54	0.00	0.00	63.46	0.60	1.00	0.00		
			W78-L	0.68	0.31	9.13	63.46	0.60	0.20	0.01		
			W78-U	0.68	0.42	26.56	63.46	0.60	1.00	0.19		
			W79-L	0.68	0.31	15.67	63.46	0.60	0.20	0.02		
			W79-U	0.68	0.42	18.16	63.46	0.60	1.00	0.13		
										1.94	1.50	YES
Ground	R15	Studio-Apt	W18	0.68	0.96	52.38	64.55	0.60	1.00	0.83		
			W19	0.68	0.80	38.90	64.55	0.60	1.00	0.51		
			W58-L	0.54	0.58	38.88	64.55	0.60	0.20	0.06		
			W58-U	0.54	0.00	0.00	64.55	0.60	1.00	0.00		
			W57-L	0.54	0.69	52.63	64.55	0.60	0.20	0.10		
			W57-U	0.54	0.00	0.00	64.55	0.60	1.00	0.00		
			W80-L	0.68	0.31	15.03	64.55	0.60	0.20	0.02		
			W80-U	0.68	0.42	17.78	64.55	0.60	1.00	0.12		
			W81-L	0.68	0.31	13.45	64.55	0.60	0.20	0.01		
			W81-U	0.68	0.42	16.82	64.55	0.60	1.00	0.12		
										1.77	1.50	YES
Ground	R16	Bedroom	W20	0.68	0.91	60.31	40.17	0.60	1.00	1.45		
			W59-L	0.54	0.66	60.31	40.17	0.60	0.20	0.17		
			W59-U	0.54	0.00	0.00	40.17	0.60	1.00	0.00		
										1.62	1.00	YES
Ground	R17	Bedroom	W21	0.68	0.97	56.58	36.49	0.60	1.00	1.59		
			W60-L	0.54	0.70	56.38	36.49	0.60	0.20	0.18		
			W60-U	0.54	0.00	0.00	36.49	0.60	1.00	0.00		
										1.78	1.00	YES
Ground	R18	Bedroom	W22	0.68	0.93	65.66	40.17	0.60	1.00	1.61		
			W61-L	0.54	0.67	66.18	40.17	0.60	0.20	0.19		
			W61-U	0.54	0.00	0.00	40.17	0.60	1.00	0.00		
										1.80	1.00	YES
Ground	R19	Bedroom	W23	0.68	0.93	66.47	40.17	0.60	1.00	1.63		
			W62-L	0.54	0.67	66.98	40.17	0.60	0.20	0.19		
			W62-U	0.54	0.00	0.00	40.17	0.60	1.00	0.00		
										1.82	1.00	YES
Ground	R20	Bedroom	W24	0.68	0.93	72.48	40.17	0.60	1.00	1.78		
			W63-L	0.54	0.67	73.82	40.17	0.60	0.20	0.21		
			W63-U	0.54	0.00	0.00	40.17	0.60	1.00	0.00		
										1.99	1.00	YES
Ground	R21	Living Room	W25	0.68	0.93	71.27	84.16	0.60	1.00	0.84		
			W26	0.68	0.97	63.38	84.16	0.60	1.00	0.77		
			W65-L	0.54	0.70	63.55	84.16	0.60	0.20	0.09		
			W65-U	0.54	0.00	0.00	84.16	0.60	1.00	0.00		
			W64-L	0.54	0.67	72.53	84.16	0.60	0.20	0.10		
			W64-U	0.54	0.00	0.00	84.16	0.60	1.00	0.00		
										1.80	1.50	YES
Ground	R22	Bedroom	W27	0.68	0.96	67.85	40.17	0.60	1.00	1.72		
			W66-L	0.54	0.69	68.85	40.17	0.60	0.20	0.20		
			W66-U	0.54	0.00	0.00	40.17	0.60	1.00	0.00		
										1.92	1.00	YES
Ground	R23	Bedroom	W28	0.68	0.96	66.50	40.17	0.60	1.00	1.69		
			W67-L	0.54	0.69	67.49	40.17	0.60	0.20	0.20		
			W67-U	0.54	0.00	0.00	40.17	0.60	1.00	0.00		
										1.88	1.00	YES
Ground	R24	Studio-Apt	W29	0.68	0.96	63.98	68.63	0.60	1.00	0.95		
			W30	0.68	0.96	62.34	68.63	0.60	1.00	0.93		
			W69-L	0.54	0.70	63.09	68.63	0.60	0.20	0.11		
			W69-U	0.54	0.00	0.00	68.63	0.60	1.00	0.00		
			W68-L	0.54	0.70	64.77	68.63	0.60	0.20	0.11		
			W68-U	0.54	0.00	0.00	68.63	0.60	1.00	0.00		
										2.10	2.00	YES

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First	R5	Bedroom	W6	0.68	0.99	68.72	38.31	0.60	1.00	1.88	1.00	YES
			W51-L	0.54	0.71	69.30	38.31	0.60	0.20	0.22		
			W51-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										2.10		
First	R6	Bedroom	W7	0.68	0.99	72.20	38.31	0.60	1.00	1.97	1.00	YES
			W52-L	0.54	0.71	72.94	38.31	0.60	0.20	0.23		
			W52-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										2.20		
First	R7	Living Room	W8	0.68	0.99	74.55	82.83	0.60	1.00	0.94	1.50	YES
			W9	0.68	0.99	74.55	82.83	0.60	1.00	0.94		
			W53-L	0.54	0.71	75.38	82.83	0.60	0.20	0.11		
			W53-U	0.54	0.00	0.00	82.83	0.60	1.00	0.00		
			W54-L	0.54	0.71	75.35	82.83	0.60	0.20	0.11		
			W54-U	0.54	0.00	0.00	82.83	0.60	1.00	0.00		
										2.10		
First	R8	Bedroom	W10	0.68	0.97	65.48	36.32	0.60	1.00	1.85	1.00	YES
			W55-L	0.54	0.70	65.70	36.32	0.60	0.20	0.21		
			W55-U	0.54	0.00	0.00	36.32	0.60	1.00	0.00		
										2.07		
First	R9	Bedroom	W11	0.68	0.97	61.18	36.32	0.60	1.00	1.73	1.00	YES
			W56-L	0.54	0.70	61.16	36.32	0.60	0.20	0.20		
			W56-U	0.54	0.00	0.00	36.32	0.60	1.00	0.00		
										1.93		
First	R10	Bedroom	W12	0.68	0.99	67.78	38.31	0.60	1.00	1.85	1.00	YES
			W57-L	0.54	0.71	68.27	38.31	0.60	0.20	0.21		
			W57-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										2.07		
First	R11	Bedroom	W13	0.68	0.99	67.37	38.31	0.60	1.00	1.84	1.00	YES
			W58-L	0.54	0.71	67.93	38.31	0.60	0.20	0.21		
			W58-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										2.05		
First	R12	Bedroom	W14	0.68	0.99	64.25	38.31	0.60	1.00	1.76	1.00	YES
			W59-L	0.54	0.71	64.80	38.31	0.60	0.20	0.20		
			W59-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										1.96		
First	R13	Bedroom	W15	0.68	0.99	60.96	38.31	0.60	1.00	1.67	1.00	YES
			W60-L	0.54	0.71	61.51	38.31	0.60	0.20	0.19		
			W60-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										1.86		
First	R14	Studio-Apt	W16	0.68	1.01	48.43	57.37	0.60	1.00	0.90	1.50	YES
			W61-L	0.54	0.73	48.56	57.37	0.60	0.20	0.10		
			W61-U	0.54	0.00	0.00	57.37	0.60	1.00	0.00		
			W62-L	0.54	0.70	50.11	57.37	0.60	0.20	0.10		
			W62-U	0.54	0.96	49.76	57.37	0.60	1.00	0.70		
										1.82		
First	R15	Bedroom	W17	0.68	0.91	42.87	34.77	0.60	1.00	1.19	1.00	YES
			W63-L	0.54	0.66	42.91	34.77	0.60	0.20	0.14		
			W63-U	0.54	0.00	0.00	34.77	0.60	1.00	0.00		
										1.33		
First	R16	Bedroom	W18	0.68	0.96	52.37	38.31	0.60	1.00	1.39	1.00	YES
			W64-L	0.54	0.69	52.95	38.31	0.60	0.20	0.16		
			W64-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										1.55		
First	R17	Bedroom	W19	0.68	0.96	54.94	38.31	0.60	1.00	1.46	1.00	YES
			W65-L	0.54	0.69	55.32	38.31	0.60	0.20	0.17		
			W65-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										1.63		
First	R18	Bedroom	W20	0.68	0.80	49.39	38.31	0.60	1.00	1.10	1.00	YES
			W66-L	0.54	0.58	49.39	38.31	0.60	0.20	0.13		
			W66-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										1.23		

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First	R19	Bedroom	W21	0.68	0.91	58.46	38.31	0.60	1.00	1.48	1.00	YES
			W67-L	0.54	0.66	58.61	38.31	0.60	0.20	0.17		
			W67-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										1.65		
First	R20	Bedroom	W22	0.68	0.97	60.12	36.32	0.60	1.00	1.70	1.00	YES
			W68-L	0.54	0.70	59.93	36.32	0.60	0.20	0.20		
			W68-U	0.54	0.00	0.00	36.32	0.60	1.00	0.00		
										1.90		
First	R21	Bedroom	W23	0.68	0.93	69.78	38.31	0.60	1.00	1.80	1.00	YES
			W69-L	0.54	0.67	70.13	38.31	0.60	0.20	0.21		
			W69-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										2.00		
First	R22	Bedroom	W24	0.68	0.93	70.70	38.31	0.60	1.00	1.82	1.00	YES
			W70-L	0.54	0.67	71.04	38.31	0.60	0.20	0.21		
			W70-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										2.03		
First	R23	Bedroom	W25	0.68	0.93	74.49	38.31	0.60	1.00	1.92	1.00	YES
			W71-L	0.54	0.67	75.56	38.31	0.60	0.20	0.22		
			W71-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										2.14		
First	R24	Living Room	W26	0.68	0.93	73.51	81.73	0.60	1.00	0.89	1.50	YES
			W27	0.68	0.97	66.17	81.73	0.60	1.00	0.83		
			W72-L	0.54	0.67	74.49	81.73	0.60	0.20	0.10		
			W72-U	0.54	0.00	0.00	81.73	0.60	1.00	0.00		
			W73-L	0.54	0.70	66.31	81.73	0.60	0.20	0.10		
			W73-U	0.54	0.00	0.00	81.73	0.60	1.00	0.00		
										1.92		
First	R25	Bedroom	W28	0.68	0.96	70.81	38.31	0.60	1.00	1.88	1.00	YES
			W74-L	0.54	0.69	71.52	38.31	0.60	0.20	0.22		
			W74-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										2.10		
First	R26	Bedroom	W29	0.68	0.96	69.76	38.31	0.60	1.00	1.86	1.00	YES
			W75-L	0.54	0.69	70.39	38.31	0.60	0.20	0.22		
			W75-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										2.07		
First	R27	Bedroom	W30	0.68	0.96	67.67	38.31	0.60	1.00	1.80	1.00	YES
			W76-L	0.54	0.70	68.10	38.31	0.60	0.20	0.21		
			W76-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										2.01		
First	R28	Bedroom	W31	0.68	0.96	66.33	38.31	0.60	1.00	1.77	1.00	YES
			W77-L	0.54	0.70	66.64	38.31	0.60	0.20	0.20		
			W77-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										1.97		
First	R29	Bedroom	W32	0.68	0.96	64.51	38.31	0.60	1.00	1.72	1.00	YES
			W78-L	0.54	0.69	64.67	38.31	0.60	0.20	0.20		
			W78-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										1.91		
First	R30	Bedroom	W33	0.68	0.96	63.60	38.31	0.60	1.00	1.69	1.00	YES
			W79-L	0.54	0.69	63.72	38.31	0.60	0.20	0.19		
			W79-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										1.89		
First	R31	Bedroom	W34	0.68	0.91	56.13	36.32	0.60	1.00	1.50	1.00	YES
			W80-L	0.54	0.66	55.56	36.32	0.60	0.20	0.17		
			W80-U	0.54	0.00	0.00	36.32	0.60	1.00	0.00		
										1.67		
First	R32	Living Room	W35	0.68	0.87	61.73	81.27	0.60	1.00	0.71	1.50	YES
			W36	0.68	0.87	61.66	81.27	0.60	1.00	0.70		
			W81-L	0.54	0.63	61.72	81.27	0.60	0.20	0.08		
			W81-U	0.54	0.00	0.00	81.27	0.60	1.00	0.00		
			W82-L	0.54	0.63	61.68	81.27	0.60	0.20	0.08		
			W82-U	0.54	0.00	0.00	81.27	0.60	1.00	0.00		
										1.57		

Project Name: Kings Road Reading Project No.: 11056 Report Title: ADF_Average Daylight Analysis Date: 14/01/2019												
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First	R33	Bedroom	W37	0.68	0.87	62.01	54.75	0.60	1.00	1.05		
			W38	0.68	0.87	62.51	54.75	0.60	1.00	1.06		
			W83-L	0.54	0.63	62.09	54.75	0.60	0.20	0.12		
			W83-U	0.54	0.00	0.00	54.75	0.60	1.00	0.00		
			W84-L	0.54	0.63	62.64	54.75	0.60	0.20	0.12		
			W84-U	0.54	0.00	0.00	54.75	0.60	1.00	0.00		
										2.36	1.00	YES
First	R34	Bedroom	W39	0.68	0.87	63.64	38.31	0.60	1.00	1.54		
			W85-L	0.54	0.63	63.90	38.31	0.60	0.20	0.18		
			W85-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										1.72	1.00	YES
First	R35	Bedroom	W40	0.68	0.87	64.61	38.31	0.60	1.00	1.57		
			W86-L	0.54	0.63	64.95	38.31	0.60	0.20	0.18		
			W86-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										1.75	1.00	YES
First	R36	Living Room	W41	0.68	1.15	67.70	79.24	0.60	1.00	1.05		
			W42	0.68	1.44	68.67	79.24	0.60	1.00	1.33		
			W43	0.68	1.44	79.67	79.24	0.60	1.00	1.54		
			W44	0.68	1.13	79.25	79.24	0.60	1.00	1.20		
			W87-L	0.54	0.83	68.75	79.24	0.60	0.20	0.12		
			W87-U	0.54	0.00	0.00	79.24	0.60	1.00	0.00		
			W88-L	0.54	1.04	69.90	79.24	0.60	0.20	0.16		
			W88-U	0.54	0.00	0.00	79.24	0.60	1.00	0.00		
			W89-L	0.54	1.04	81.41	79.24	0.60	0.20	0.18		
			W89-U	0.54	0.00	0.00	79.24	0.60	1.00	0.00		
			W90-L	0.54	0.82	80.82	79.24	0.60	0.20	0.14		
			W90-U	0.54	0.00	0.00	79.24	0.60	1.00	0.00		
										5.71	1.50	YES
Second	R1	Bedroom	W1	0.68	1.13	81.10	38.31	0.60	1.00	2.54		
			W2	0.68	0.87	57.18	38.31	0.60	1.00	1.39		
			W45-L	0.54	0.82	82.37	38.31	0.60	0.20	0.30		
			W45-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
			W46-L	0.54	0.63	58.01	38.31	0.60	0.20	0.16		
			W46-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										4.38	1.00	YES
Second	R2	Bedroom	W3	0.68	0.87	53.36	38.40	0.60	1.00	1.29		
			W47-L	0.54	0.63	54.22	38.40	0.60	0.20	0.15		
			W47-U	0.54	0.00	0.00	38.40	0.60	1.00	0.00		
										1.44	1.00	YES
Second	R3	Bedroom	W4	0.68	0.87	43.58	38.31	0.60	1.00	1.06		
			W48-L	0.54	0.63	44.52	38.31	0.60	0.20	0.12		
			W48-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										1.18	1.00	YES
Second	R4	Studio-Apt	W5	0.68	0.99	48.88	55.49	0.60	1.00	0.92		
			W49-L	0.54	0.71	50.76	55.49	0.60	0.20	0.11		
			W49-U	0.54	0.99	50.71	55.49	0.60	1.00	0.76		
			W50-L	0.54	0.71	48.83	55.49	0.60	0.20	0.11		
			W50-U	0.54	0.00	0.00	55.49	0.60	1.00	0.00		
										1.90	1.50	YES
Second	R5	Bedroom	W6	0.68	0.99	71.93	38.31	0.60	1.00	1.97		
			W51-L	0.54	0.71	72.76	38.31	0.60	0.20	0.23		
			W51-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										2.19	1.00	YES
Second	R6	Bedroom	W7	0.68	0.99	75.21	38.31	0.60	1.00	2.06		
			W52-L	0.54	0.71	76.16	38.31	0.60	0.20	0.24		
			W52-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										2.29	1.00	YES
Second	R7	Living Room	W8	0.68	0.99	77.72	82.83	0.60	1.00	0.98		
			W9	0.68	0.99	77.94	82.83	0.60	1.00	0.98		
			W53-L	0.54	0.71	78.73	82.83	0.60	0.20	0.11		
			W53-U	0.54	0.00	0.00	82.83	0.60	1.00	0.00		
			W54-L	0.54	0.71	78.71	82.83	0.60	0.20	0.11		
			W54-U	0.54	0.00	0.00	82.83	0.60	1.00	0.00		
										2.20	1.50	YES

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Second	R8	Bedroom	W10	0.68	0.97	70.84	36.32	0.60	1.00	2.01		
			W55-L	0.54	0.70	69.71	36.32	0.60	0.20	0.23		
			W55-U	0.54	0.00	0.00	36.32	0.60	1.00	0.00		
										2.23	1.00	YES
Second	R9	Bedroom	W11	0.68	0.97	64.22	36.32	0.60	1.00	1.82		
			W56-L	0.54	0.70	64.20	36.32	0.60	0.20	0.21		
			W56-U	0.54	0.00	0.00	36.32	0.60	1.00	0.00		
										2.03	1.00	YES
Second	R10	Bedroom	W12	0.68	0.99	71.60	38.31	0.60	1.00	1.96		
			W57-L	0.54	0.71	72.23	38.31	0.60	0.20	0.23		
			W57-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										2.18	1.00	YES
Second	R11	Bedroom	W13	0.68	0.99	70.56	38.31	0.60	1.00	1.93		
			W58-L	0.54	0.71	71.35	38.31	0.60	0.20	0.22		
			W58-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										2.15	1.00	YES
Second	R12	Bedroom	W14	0.68	0.99	66.77	38.31	0.60	1.00	1.82		
			W59-L	0.54	0.71	67.54	38.31	0.60	0.20	0.21		
			W59-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										2.04	1.00	YES
Second	R13	Bedroom	W15	0.68	0.99	62.94	38.31	0.60	1.00	1.72		
			W60-L	0.54	0.71	63.76	38.31	0.60	0.20	0.20		
			W60-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										1.92	1.00	YES
Second	R14	Studio-Apt	W16	0.68	1.01	50.01	57.37	0.60	1.00	0.93		
			W61-L	0.54	0.73	50.18	57.37	0.60	0.20	0.11		
			W61-U	0.54	0.00	0.00	57.37	0.60	1.00	0.00		
			W62-L	0.54	0.70	51.36	57.37	0.60	0.20	0.11		
			W62-U	0.54	0.96	50.96	57.37	0.60	1.00	0.72		
										1.87	1.50	YES
Second	R15	Bedroom	W17	0.68	0.91	44.27	34.77	0.60	1.00	1.23		
			W63-L	0.54	0.66	44.33	34.77	0.60	0.20	0.14		
			W63-U	0.54	0.00	0.00	34.77	0.60	1.00	0.00		
										1.38	1.00	YES
Second	R16	Bedroom	W18	0.68	0.96	54.99	38.31	0.60	1.00	1.46		
			W64-L	0.54	0.69	55.44	38.31	0.60	0.20	0.17		
			W64-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										1.63	1.00	YES
Second	R17	Bedroom	W19	0.68	0.96	58.11	38.31	0.60	1.00	1.55		
			W65-L	0.54	0.69	58.44	38.31	0.60	0.20	0.18		
			W65-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										1.72	1.00	YES
Second	R18	Bedroom	W20	0.68	0.80	44.22	38.31	0.60	1.00	0.99		
			W66-L	0.54	0.58	44.19	38.31	0.60	0.20	0.11		
			W66-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										1.10	1.00	YES
Second	R19	Bedroom	W21	0.68	0.91	66.21	38.31	0.60	1.00	1.67		
			W67-L	0.54	0.66	66.38	38.31	0.60	0.20	0.19		
			W67-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										1.87	1.00	YES
Second	R20	Bedroom	W22	0.68	0.97	72.20	36.32	0.60	1.00	2.05		
			W68-L	0.54	0.70	72.57	36.32	0.60	0.20	0.24		
			W68-U	0.54	0.00	0.00	36.32	0.60	1.00	0.00		
										2.28	1.00	YES
Second	R21	Bedroom	W23	0.68	0.93	73.87	36.32	0.60	1.00	2.01		
			W69-L	0.54	0.40	74.74	36.32	0.60	0.20	0.14		
			W69-U	0.54	0.00	0.00	36.32	0.60	1.00	0.00		
										2.14	1.00	YES
Second	R24	Living Room	W26	0.68	0.93	76.12	79.80	0.60	1.00	0.94		
			W27	0.68	0.97	71.51	79.80	0.60	1.00	0.92		
			W72-L	0.54	0.40	77.30	79.80	0.60	0.20	0.06		
			W72-U	0.54	0.00	0.00	79.80	0.60	1.00	0.00		
			W73-L	0.54	0.70	71.98	79.80	0.60	0.20	0.11		
			W73-U	0.54	0.00	0.00	79.80	0.60	1.00	0.00		
										2.03	1.50	YES

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Second	R25	Bedroom	W28	0.68	0.96	74.43	38.31	0.60	1.00	1.98	1.00	YES
			W74-L	0.54	0.69	75.37	38.31	0.60	0.20	0.23		
			W74-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										2.21		
Second	R26	Bedroom	W29	0.68	0.96	73.56	38.31	0.60	1.00	1.96	1.00	YES
			W75-L	0.54	0.69	74.42	38.31	0.60	0.20	0.23		
			W75-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										2.18		
Second	R27	Bedroom	W30	0.68	0.96	71.97	38.31	0.60	1.00	1.92	1.00	YES
			W76-L	0.54	0.70	72.54	38.31	0.60	0.20	0.22		
			W76-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										2.14		
Second	R28	Bedroom	W31	0.68	0.96	70.96	38.31	0.60	1.00	1.89	1.00	YES
			W77-L	0.54	0.70	71.41	38.31	0.60	0.20	0.22		
			W77-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										2.11		
Second	R29	Bedroom	W32	0.68	0.96	69.57	38.31	0.60	1.00	1.85	1.00	YES
			W78-L	0.54	0.69	69.78	38.31	0.60	0.20	0.21		
			W78-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										2.06		
Second	R30	Bedroom	W33	0.68	0.96	68.78	38.31	0.60	1.00	1.83	1.00	YES
			W79-L	0.54	0.69	68.98	38.31	0.60	0.20	0.21		
			W79-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										2.04		
Second	R31	Bedroom	W34	0.68	0.91	60.64	36.32	0.60	1.00	1.62	1.00	YES
			W80-L	0.54	0.66	59.90	36.32	0.60	0.20	0.18		
			W80-U	0.54	0.00	0.00	36.32	0.60	1.00	0.00		
										1.80		
Second	R32	Living Room	W35	0.68	0.87	67.19	81.27	0.60	1.00	0.77	1.50	YES
			W36	0.68	0.87	67.25	81.27	0.60	1.00	0.77		
			W81-L	0.54	0.63	67.22	81.27	0.60	0.20	0.09		
			W81-U	0.54	0.00	0.00	81.27	0.60	1.00	0.00		
			W82-L	0.54	0.63	67.40	81.27	0.60	0.20	0.09		
			W82-U	0.54	0.00	0.00	81.27	0.60	1.00	0.00		
										1.71		
Second	R33	Bedroom	W37	0.68	0.87	67.34	54.75	0.60	1.00	1.14	1.00	YES
			W38	0.68	0.87	67.89	54.75	0.60	1.00	1.15		
			W83-L	0.54	0.63	67.47	54.75	0.60	0.20	0.13		
			W83-U	0.54	0.00	0.00	54.75	0.60	1.00	0.00		
			W84-L	0.54	0.63	68.19	54.75	0.60	0.20	0.13		
			W84-U	0.54	0.00	0.00	54.75	0.60	1.00	0.00		
										2.56		
Second	R34	Bedroom	W39	0.68	0.87	68.62	38.31	0.60	1.00	1.66	1.00	YES
			W85-L	0.54	0.63	68.98	38.31	0.60	0.20	0.19		
			W85-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										1.86		
Second	R35	Bedroom	W40	0.68	0.87	69.50	38.31	0.60	1.00	1.69	1.00	YES
			W86-L	0.54	0.63	70.08	38.31	0.60	0.20	0.20		
			W86-U	0.54	0.00	0.00	38.31	0.60	1.00	0.00		
										1.88		
Second	R36	Living Room	W41	0.68	1.15	71.32	79.24	0.60	1.00	1.10	1.50	YES
			W42	0.68	1.44	72.17	79.24	0.60	1.00	1.40		
			W43	0.68	1.44	82.58	79.24	0.60	1.00	1.60		
			W44	0.68	1.13	82.16	79.24	0.60	1.00	1.24		
			W87-L	0.54	0.83	72.30	79.24	0.60	0.20	0.13		
			W87-U	0.54	0.00	0.00	79.24	0.60	1.00	0.00		
			W88-L	0.54	1.04	73.36	79.24	0.60	0.20	0.16		
			W88-U	0.54	0.00	0.00	79.24	0.60	1.00	0.00		
			W89-L	0.54	1.04	84.59	79.24	0.60	0.20	0.19		
			W89-U	0.54	0.00	0.00	79.24	0.60	1.00	0.00		
			W90-L	0.54	0.82	83.99	79.24	0.60	0.20	0.15		
			W90-U	0.54	0.00	0.00	79.24	0.60	1.00	0.00		
										5.96		

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Fourth	R1	Living Room	W1	0.68	0.96	80.03	82.92	0.60	1.00	0.98		
			W2	0.68	0.96	79.67	82.92	0.60	1.00	0.98		
			W5-L	0.54	0.69	81.19	82.92	0.60	0.20	0.11		
			W5-U	0.54	0.00	0.00	82.92	0.60	1.00	0.00		
			W6-L	0.54	0.69	80.69	82.92	0.60	0.20	0.11		
			W6-U	0.54	0.00	0.00	82.92	0.60	1.00	0.00		
										2.19	1.50	YES
Fourth	R2	Studio-Apt	W3	0.68	0.87	76.99	65.39	0.60	1.00	1.09		
			W4	0.68	0.87	76.78	65.39	0.60	1.00	1.09		
			W7-L	0.54	0.63	77.06	65.39	0.60	0.20	0.13		
			W7-U	0.54	0.00	0.00	65.39	0.60	1.00	0.00		
			W8-L	0.54	0.63	76.85	65.39	0.60	0.20	0.13		
			W8-U	0.54	0.00	0.00	65.39	0.60	1.00	0.00		
										2.44	2.00	YES