

Daylight and Sunlight Report

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Hosier Street, Reading

Inception (Reading) Sarl (c/o Moorgarth Group Ltd)
9th November 2018

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For and on behalf of GVA Grimley Limited

1. Introduction

- 1.1 GVA has been instructed by Inception (Reading) Sarl (c/o Moorgarth Group Ltd) to assess the effects of a proposed development located on land to the north of Hosier Street bound by the 19-23 St Mary's Butts to the east and Broad Street Mall to the north and west ("Hosier Street Site") in respect of daylight and sunlight.
- 1.2 Drawings labelled BRE/60 and 61 within Appendix 01 and Figures 1 and 2 below illustrate GVA's 3D model of the existing condition at Hosier Street and the location of neighbouring properties which form part of this assessment.
- 1.3 Drawings labelled BRE/62 and 63 within Appendix 01 and Figures 3 and 4 below illustrate GVA's 3D model and the proposed development (the "Development").
- 1.4 The Hosier Street Site currently consists of 2 storey buildings of a commercial nature and the Development is to redevelop the site to provide a new hotel building.
- 1.5 We have considered the Development in relation to adopted and emerging local policy, in particular the Submission Draft Reading Local Plan (March 2018). Policy CC8 'Safeguarding Amenity' states 'development will not cause a detrimental impact on the living environment of existing residential properties' in terms of 'daylight and sunlight'. CC8 references the 2011 publication BRE Guidelines – Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice 'BRE Guidelines' as good practice guidance.
- 1.6 We have considered the neighbours in relation to the 'BRE Guidelines' which provides guideline criteria and methodology for considering the light amenity performance of a proposal and is a commonly accepted reference for Local Authorities. Further information on the BRE Guidelines and how these should be applied can be found in Appendix 02, Daylight and Sunlight Principles.

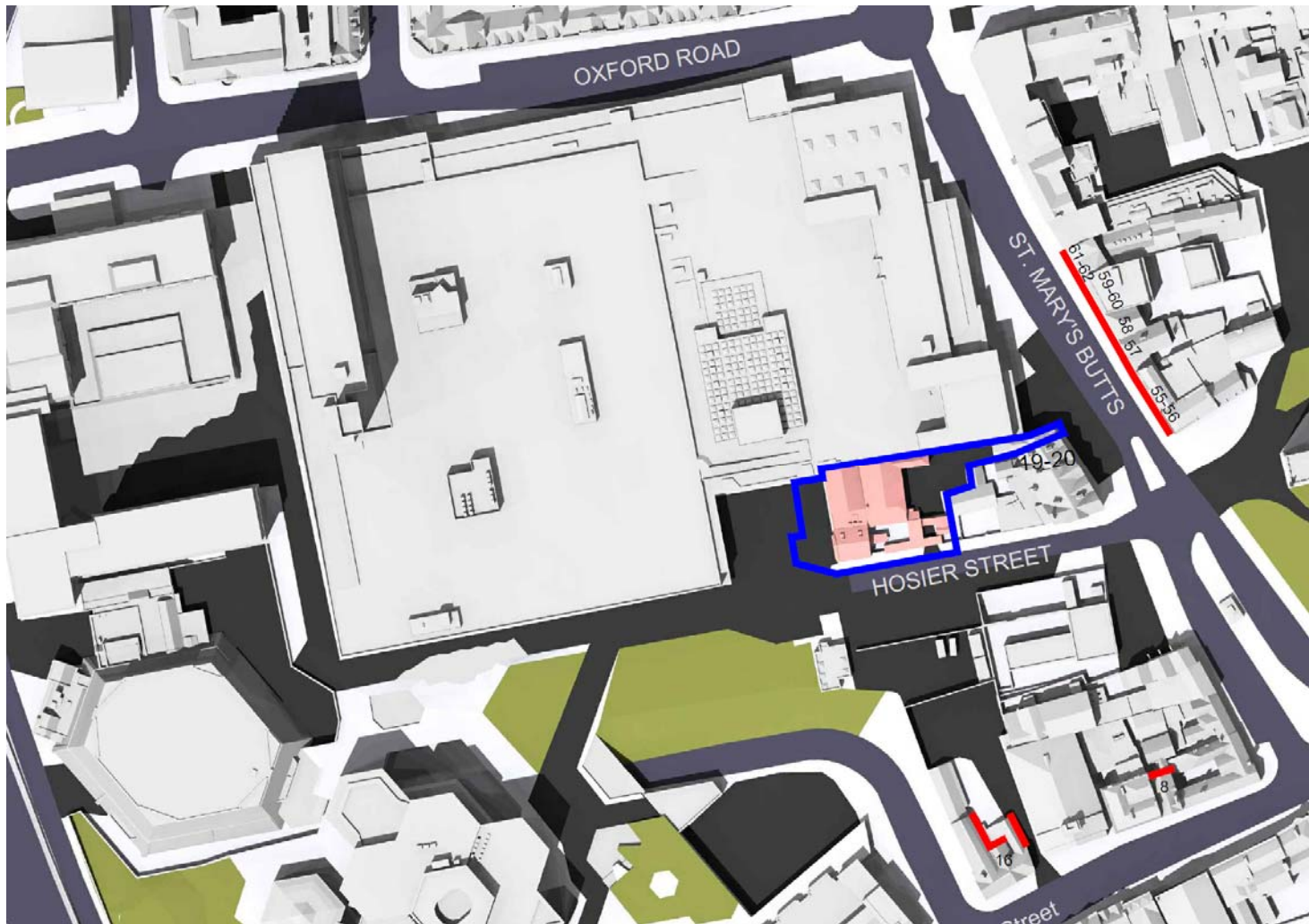


Figure 1: 3D Aerial view of existing condition at Hosier Street site outlined blue and the location of neighbouring properties for assessment identified in red.

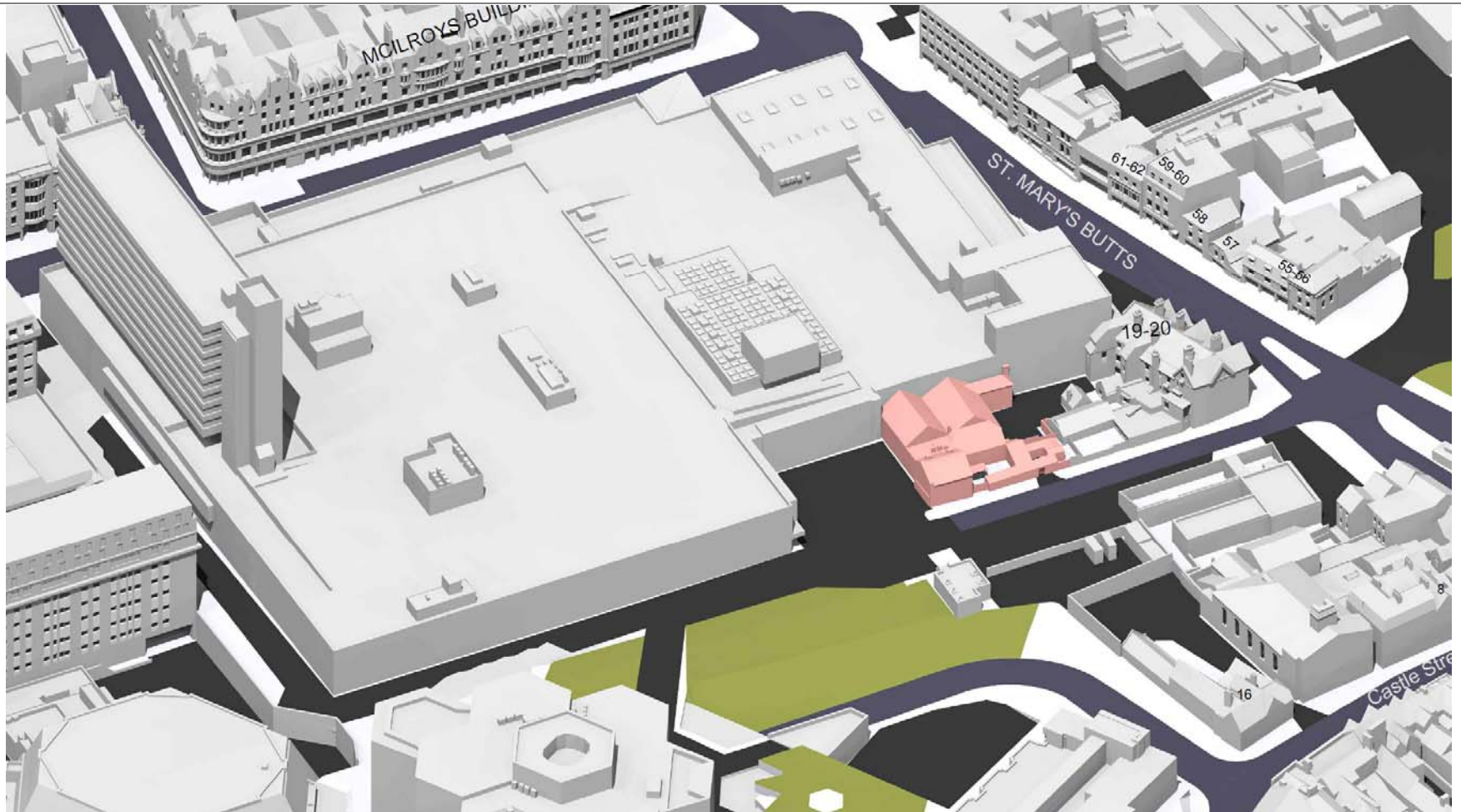


Figure 2: 3D view of existing condition at Hosier Street

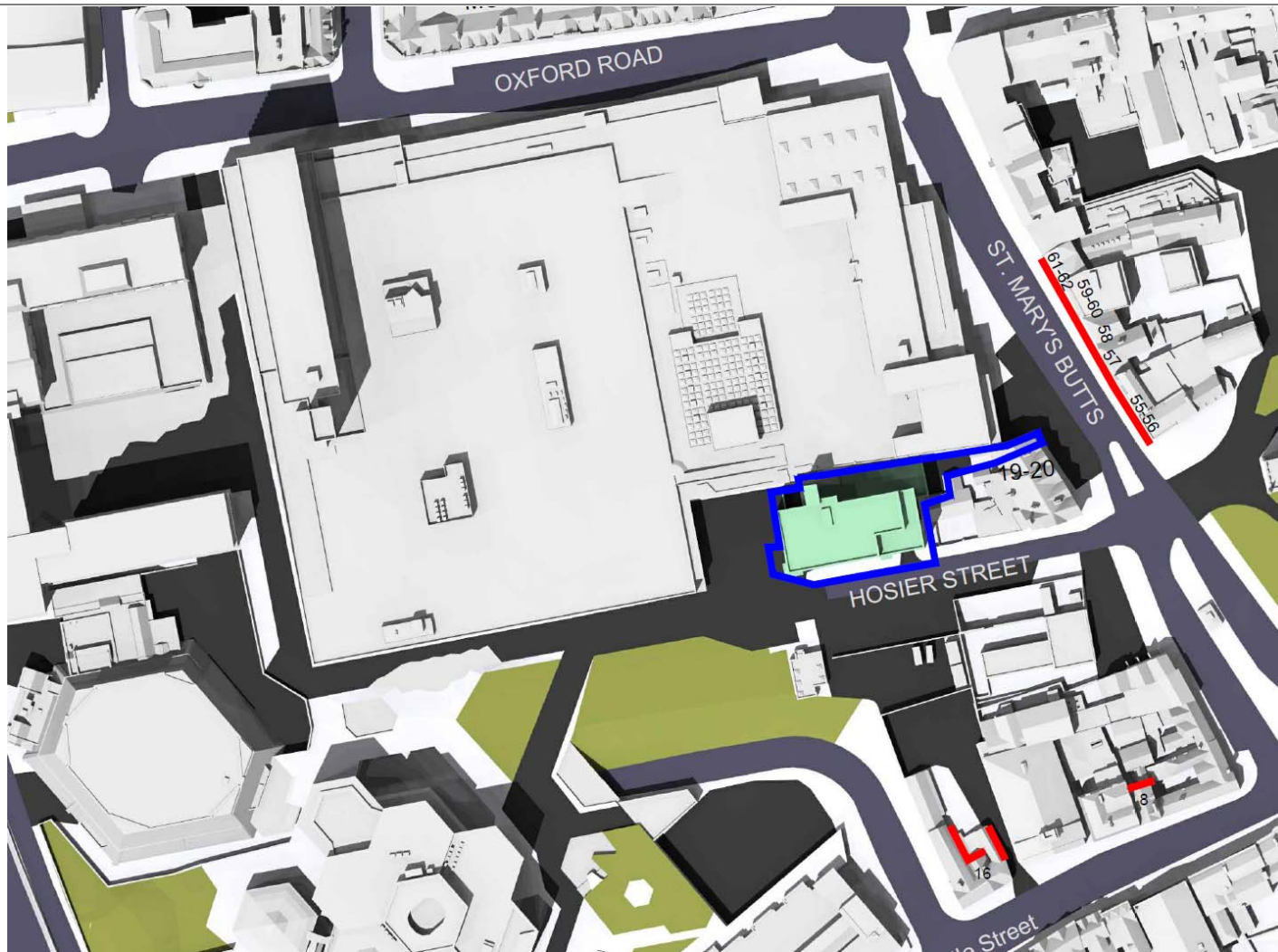


Figure 1: 3D Aerial view of proposed condition at Hosier Street site outlined blue and the location of neighbouring properties for assessment identified in red.

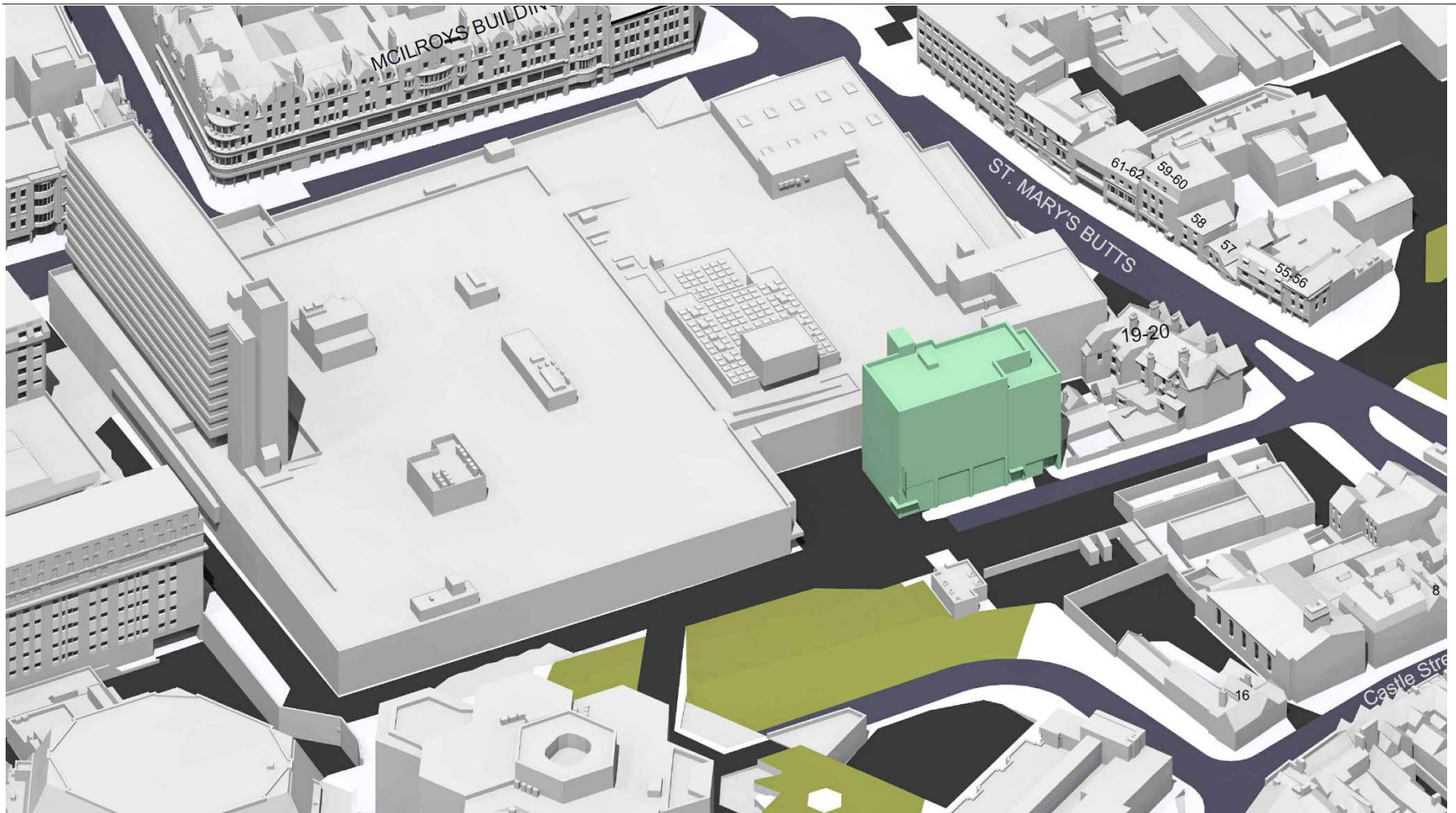


Figure 4: 3D view of proposed condition at Hosier Street

2. Assumptions and Information Relied Upon

- 2.1 The information used to generate the 3D model and analyses described in this report is listed on the drawings in Appendix 01.
- 2.2 GVA has made reasonable endeavours to include and assess all relevant neighbouring windows based on the information available.
- 2.3 Best estimates have been made as to the uses of the neighbouring properties. Room types, such as habitable or non-habitable, have been estimated from external observation and with reference to an online Valuation Office Agency ('VOA') search.
- 2.4 GVA have not accessed any of the neighbouring properties and where room layouts and dimensions are not known reasonable assumptions have been made. Internal layouts have been sourced and incorporated for 8 Castle Street and 59-60 Castle Street. Assumed layouts have been utilised for the following six properties
- 62 St Mary's Butts
 - 58 St Mary's Butts
 - 57 St Mary's Butts
 - 55-56 St Mary's Butts
 - 16 Castle Street
- 2.5 Boundaries between neighbouring properties have been estimated from external observation.

3. Results of the Daylight and Sunlight Assessment

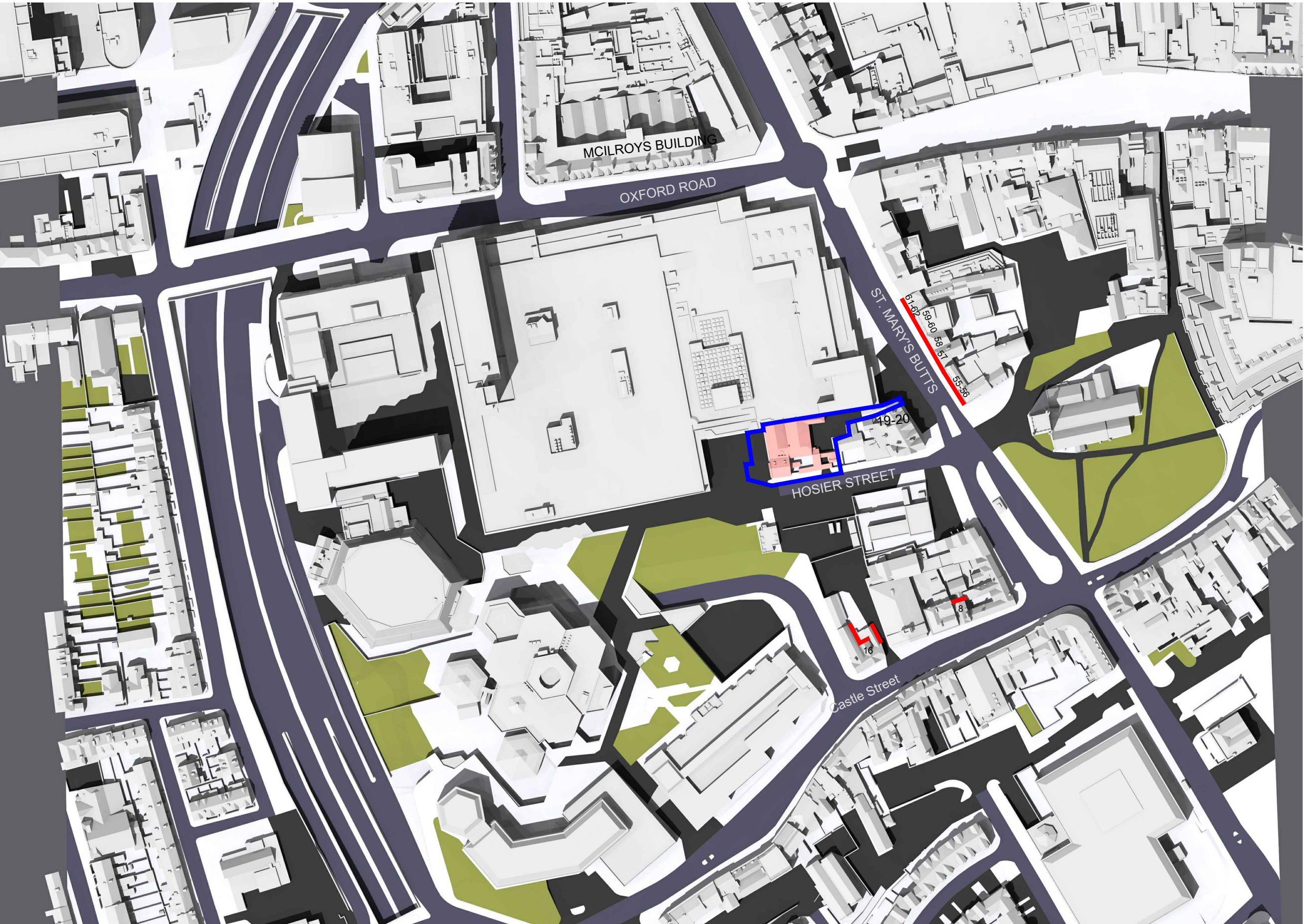
- 3.1 Only habitable rooms within neighbouring residential properties are relevant for daylight and sunlight assessment. Non-habitable rooms within residential properties, commercial and educational neighbouring properties have been scoped out of the assessment.
- 3.2 The neighbouring residential properties relevant for assessment are 16 Castle Street and the upper of floors of 8 Castle Street, 57 St Mary's Butts, 58 St Mary's Butts, 55-56 St Mary's Butts 59-60 St Mary's Butts and 61-62 St Mary's Butts, as shown in Figure 1 and on drawing no. BRE/23 in Appendix 01.
- 3.3 In accordance with the BRE guidelines document '*Site Layout Planning for Daylight and Sunlight – A guide to good practice*' (2011) ("BRE Guidelines"), the daylight and sunlight assessments include; the Vertical Sky Component ("VSC"); No Sky Line ("NSL"); and Annual Probable Sunlight Hours ("APSH"). Further information on the BRE Guidelines and how these should be applied can be found in Appendix 02, Daylight and Sunlight Principles.
- 3.4 The technical VSC, NSL and APSH spreadsheets, pre and post Development, are in Appendix 03. The NSL contour drawings, which show the likely sky visibility contours in each of the neighbouring rooms, pre and post Development, are located in Appendix 04.
- 3.5 All residential properties listed above have been considered as part of the daylight technical assessments (VSC and NSL). All of which adhere to the numerical criteria set out in the BRE guidelines VSC and NSL, in so far as they retain values in excess of the recommended minimum values or retain >80% of their former value. On this basis, the Development is not expected to unacceptably impact upon the daylight (VSC and NSL) potential enjoyed at neighbouring residential properties.
- 3.6 In relation to sunlight, the neighbouring windows which do not face within 90 degrees of due south have been scoped out of the assessment, which is in accordance with the BRE Guidelines. The relevant properties for sunlight assessment are therefore 57 St Mary's Butts, 55-56 St Mary's Butts, 58 St Mary's Butts, 59-60 St Mary's Butts and 61-62 St Mary's Butts.
- 3.7 All properties which have been assessed for sunlight (APSH) adhere to the numerical criteria set out in the BRE guidelines. In so far as all assessed properties retain APSH values in excess of the recommended minimum values or retain >80% of their former value. On this basis, the Development is not considered to unacceptably impact upon the sunlight (APSH) potential enjoyed at neighbouring properties. The full APSH result spread sheets can be seen in Appendix 03.

4. Conclusion

- 4.1 The technical analysis has shown that the implementation of the Development will not result in alterations to the daylight (VSC and NSL) and sunlight (APSH) amenity of neighbouring properties which breach the BRE guidelines 0.8x reduction criteria for daylight (VSC and NSL) and sunlight (APSH) amenity.
- 4.2 On this basis, a detrimental impact on the light amenity of existing residential properties is not expected and the Development is considered to comply with Policy CC8 (Submission Draft Reading Borough Local Plan) in daylight and sunlight terms.
- 4.3 Overall, GVA considers the Development to be acceptable in daylight (VSC and NSL) and sunlight terms (APSH).

Appendix I

Existing and Proposed Drawing No's BRE/60, 61, 62 and 63



Legend

- Site
- Properties Assessed

Sources of Information

MBS survey 3D Model received 07 June 2018
MBS18_841 Broad Street Mall, Reading.dwg

Corstorphine & Wright Architects proposal 3D model
25 OCT 2018
18370 HOTEL FULL CONTEXT OPTION 2

Accuties wide area model received 01 April 2018
000222-Broad Street Mall,Reading_HD_MASTER.dwg

Ajoining Hosier Street masterplan document
Hosier St Development Framework.pdf
received 21 May 2018

GVA

08449 02 03 04
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Project Name

Broad Street Mall, Reading

Client

Drawing Title

PLAN VIEW
EXISTING CONDITION

Drawn By

AH

Chk'd By

-

Scale @ A3

-

Date

30 OCT 2018

Project No.

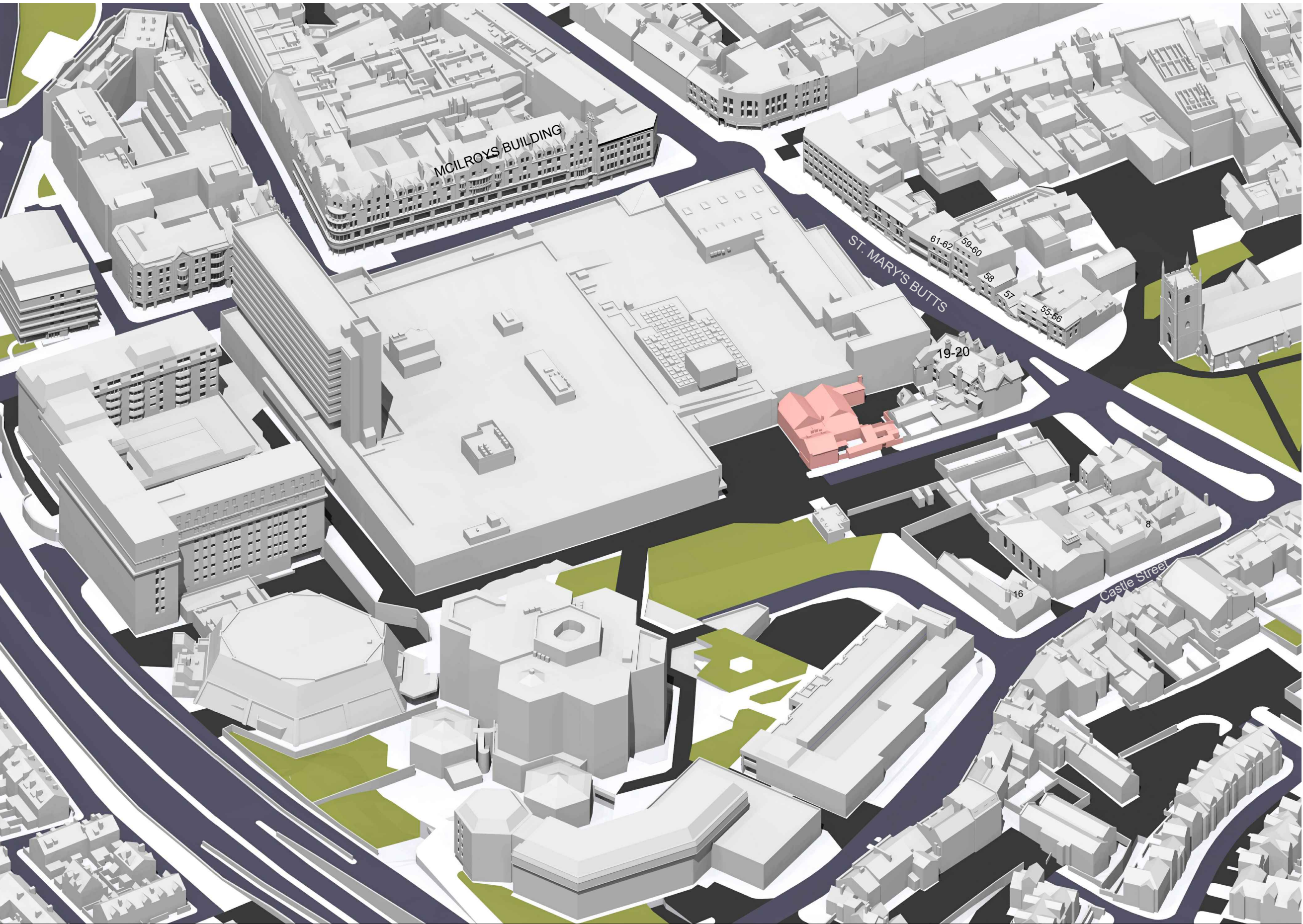
BR167_07

Drawing No.

BRE_60

Revision

-



Sources of Information

MBS survey 3D Model received 07 June 2018
MBS18_841 Broad Street Mall, Reading.dwg

Corstorphine & Wright Architects proposal 3D model
25 OCT 2018
18370 HOTEL FULL CONTEXT OPTION 2

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Project Name

Broad Street Mall, Reading

Client

Drawing Title

3D VIEW
EXISTING CONDITION

Drawn By

AH

Chk'd By

-

Scale @ A3

-

Date

30 OCT 2018

Project No.

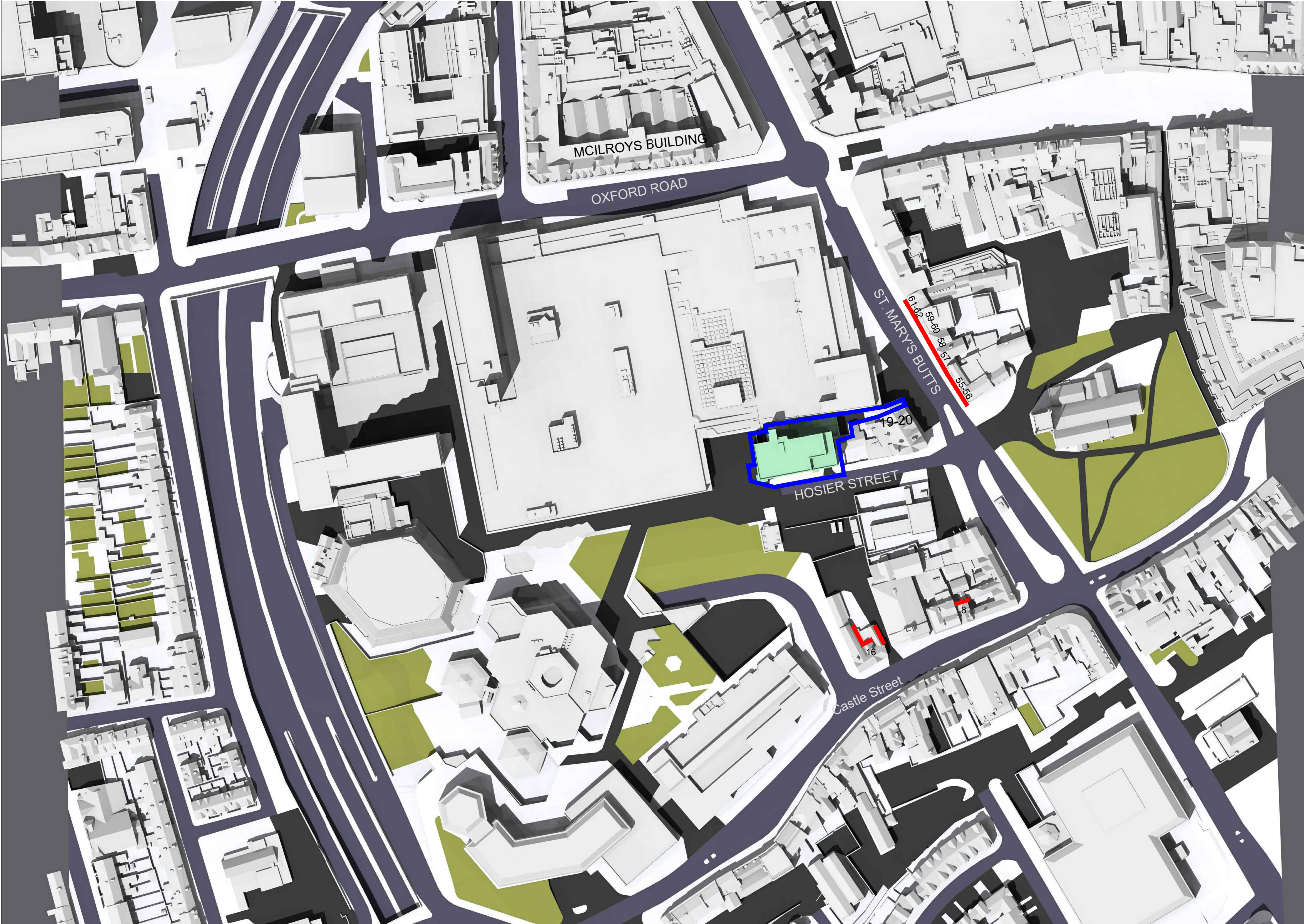
BR167_07

Drawing No.

BRE_61

Revision

-



Legend

- Site
- Properties assessed

Proposed No-Sky Line Contour

MBS survey 3D Model received 07 June 2018
MBS18_841 Broad Street Mall, Reading.dwg
Corstorphine & Wright Architects proposal 3D model
25 OCT 2018
18370 HOTEL FULL CONTEXT OPTION 2
Accucities wide area model received 01 April 2018
000222-Broad Street Mall, Reading_HD_MASTER.dwg
Joining Hosier Street masterplan document
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Project Name

Broad Street Mall, Reading

Client

Drawing Title

PLAN VIEW
PROPOSED CONDITION

Drawn By

AH

Chk'd By

-

Scale @ A3

-

Date

30 OCT 2018

Project No.

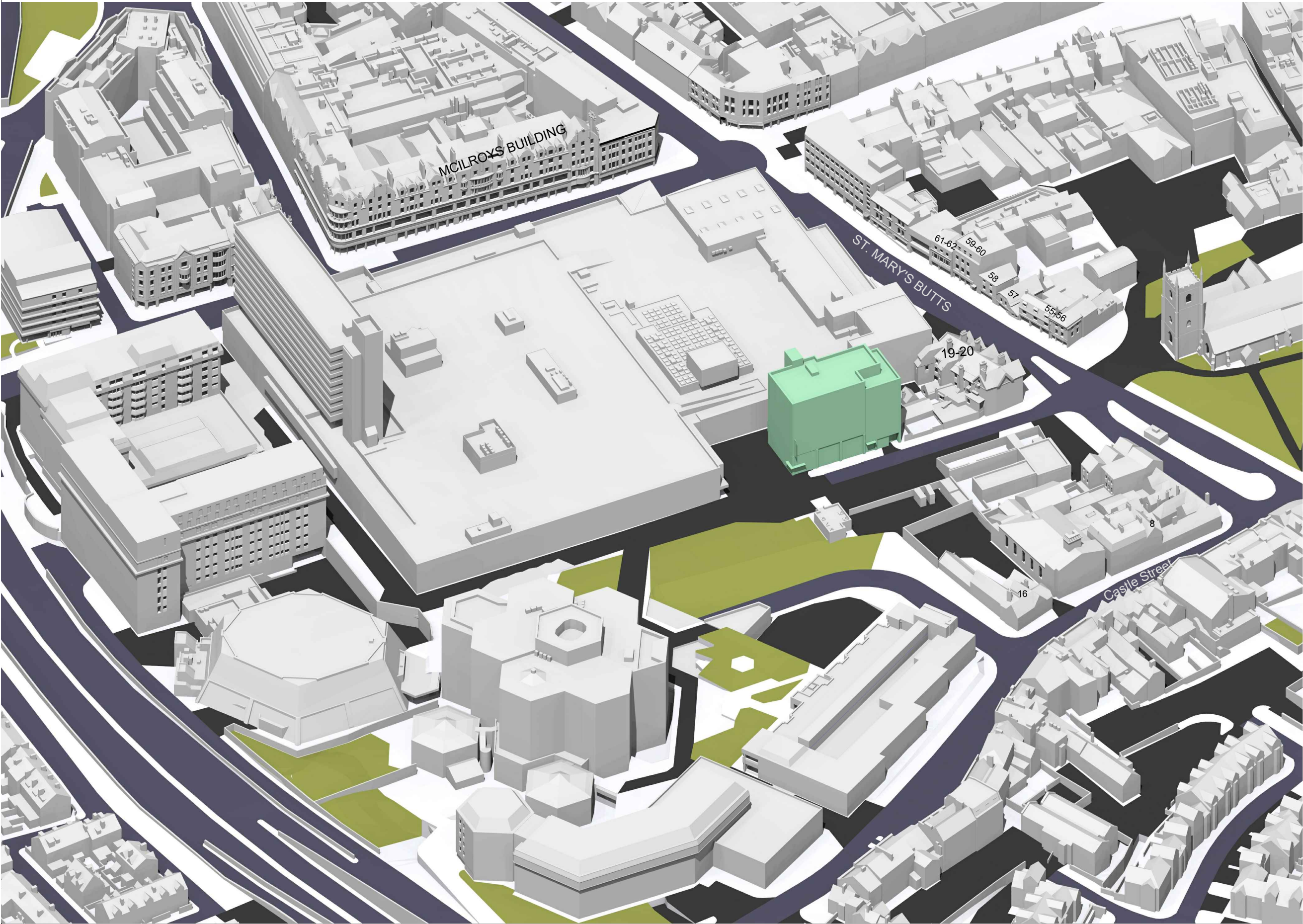
BR167_07

Drawing No.

BRE_62

Revision

-



Legend

Sources of Information

MBS survey 3D Model received 07 June 2018
MBS18_841 Broad Street Mall, Reading.dwg

Corstorphine & Wright Architects proposal 3D model
25 OCT 2018
18370 HOTEL FULL CONTEXT OPTION 2

Accuties wide area model received 01 April 2018
000222-Broad Street Mall,Reading_HD_MASTER.dwg

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08449 02 03 04
GVA Schatunowski Brooks
65 Gresham Street, London, EC2V 7NQ
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Project Name
Broad Street Mall, Reading

Client

Drawing Title
3D VIEW
PROPOSED CONDITION

Drawn By AH	Chk'd By -	Scale @ A3 -	Date 30 OCT 2018
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Project No. BR167_07	Drawing No. BRE_63	Revision -
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Appendix 2

Daylight and Sunlight Principles

Daylight & Sunlight Principles

The BRE Guidelines – Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice are well established and are adopted by most Local Authorities as the appropriate scientific and empirical methods of measuring daylight and sunlight in order to provide objective data upon which to apply their planning policies. The Guidelines are not fixed standards but should be applied flexibly to take account of the specific circumstances of each case.

The Introduction of the Guidelines states:

"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the developer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design."

The 'flexibility' recommended in the Guidelines should reflect the specific characteristics of each case being considered. For example, as the numerical targets within the Guidelines have been derived on the basis of a low density suburban housing model, it is entirely appropriate to apply a more flexible approach when dealing with higher rise developments in a denser urban environment where the general scale of development is greater. In addition, where existing and proposed buildings have specific design features such as projecting balconies, deep recesses, bay windows etc., it is also equally valid to apply a degree of flexibility to take account of the effect of these particular design features. This does not mean that the recommendations and targets within the Guidelines can be disregarded but, instead, the 'flexibility' that should be applied should be founded on sound scientific principles that can be supported and justified. This requires a certain level of professional value judgement and experience.

Daylighting

In respect of daylighting, the BRE Guidelines adopt different methods of measurement depending on whether the assessment is for the impact on existing neighbouring premises or for measuring the adequacy of proposed new dwellings. For safeguarding the daylight received by existing neighbouring residential buildings around a proposed development, the relevant recommendations are set out in Section 2.2 of the Guidelines.

The adequacy of daylight received by existing neighbouring dwellings is measured using two methods of measurement. First, it is necessary to measure the Vertical Sky Component (VSC) followed by the measurement of internal Daylight Distribution by plotting the position of the 'existing' and 'proposed' no sky line contour.

VSC is measured at the mid-point on the external face of the window serving a habitable room. For the purpose of the Guidelines, a "habitable" room is defined as a Kitchen, Living Room or Bedroom. Bathrooms, hallways and circulation space are excluded from this definition. In addition, many Local Authorities make a further distinction in respect of small kitchens. Where the internal area of a small kitchen limits the use to food preparation and is not of sufficient size to accommodate some other form of "habitable" use such as dining, the kitchen need not be classed as a "habitable" room in its own right.

VSC is a 'spot' measurement taken on the face of the window and is a measure of the availability of light from the sky from over the "existing" and "proposed" obstruction caused by buildings or structures in front of the window. As it is measured on the outside face of the window, one of the inevitable shortcomings is that it does not take account of the size of the window or the size or use of the room served by the window. For this reason, the BRE Guidelines require internal Daylight Distribution to be measured in addition to VSC.

The 'No Sky Line' contour plotted for the purpose of measuring internal Daylight Distribution identifies those areas within the room usually measured on a horizontal working plane set at table top level, where there is direct sky visibility. This therefore represents those parts within the room where the sky can be seen through the window. This second measure therefore takes account of the size of the window and the size of the room but is only more reliable than VSC when the actual room uses, layouts and dimensions are known. When interpreted in conjunction with the VSC value, the likely internal lighting conditions, and hence the quality of lighting within the room, can be assessed.

For VSC, the Guidelines states that:

"If this Vertical Sky Component is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the Vertical Sky Component with the new development in place is both less than 27% and less than 0.8 times its former value, then the occupants of the existing building will notice the reduction in the amount of skylight."

To put this in context, the maximum VSC value that can be received for a totally unobstructed vertical window is 40%. There are however circumstances where the VSC value is already below 27%. In such circumstances, it is permissible to reduce the existing VSC value by a factor of 0.2 (i.e. 20%) so that the value on the 'proposed' conditions remains more than 0.8 times its former value. The scientific reasoning for this permissible margin of reduction is that existing daylight (and sunlight) levels can be reduced by a factor of 20% before the loss becomes materially noticeable. This factor of reduction applies to VSC, daylight distribution, sunlight and overshadowing.

By contrast, the adequacy of daylight for proposed 'New-Build' dwellings is measured using the standards in the British Standard Code of Practice for Daylighting, BS8206 Part 2.

The British Standard relies upon the use of Average Daylight Factors (ADF) rather than VSC and Daylight Distribution. The use of ADF is referred to in the BRE Guidelines (Appendix C) but its use is usually limited as a supplementary 'check' of internal lighting conditions once the VSC and Daylight Distribution tests have been completed.

ADF is sometimes seen as a more accurate and representative measure of internal lighting conditions as it comprises a greater number of design factors and input variables/coefficients. That is, the value of ADF is derived from:

- The actual amount of daylight received by the window(s) serving the room expressed as the "angle of visible sky" which is derived from the VSC value and therefore represents the amount of light striking the face of the window.
- The loss of transmittance through the glazing.
- The size of the window (net area of glazing).
- The size of the room served by the window(s) (net internal surface area of the room).
- The internal reflectance values of the internal finishes within the room.
- The specific use of the room.

One of the main reasons why ADF is more appropriate for New-Build dwellings is that any of the above input variables can be changed during the course of the design process in order to achieve the required internal lighting values. The ability to make such changes is not usually available when dealing with existing neighbouring buildings.

Unlike the application of VSC and daylight distribution, the British Standard differentiates between different room uses. It places the highest ADF standard on Family Kitchens where the minimum target value is 2% df. Living Rooms should achieve 1.5% df, and Bedrooms 1.0% df.

Sunlighting

The requirements for protecting sunlight to existing residential buildings are set out in section 3.2 of the BRE Guidelines.

The availability of sunlight varies throughout the year with the maximum amount of sunlight being available on the summer solstice and the minimum on the winter solstice. In view of this, the internationally accepted test date for measuring sunlight is the spring equinox (21 March), on which day the United Kingdom has equal periods of daylight and darkness and sunlight is available from approximately 08:30hrs to 17:30hrs. In addition, on that date, sunlight received perpendicular to the face of a window would only be received where that window faces within 90° of due south. The BRE Guidelines therefore limit the extent of testing for sunlight where a window faces within 90° of due south.

The sunlight standards are normally applied to the principal Living Room within each dwelling rather than to kitchens and bedrooms.

The recommendation for sunlight is:

"If this window reference point can receive more than one quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours during the winter months of 21 September and 21 March, then the room should still receive enough sunlight .

Any reduction in sunlight access below this level should be kept to a minimum. If the availability of sunlight hours are both less than the amounts given and less than 0.8 times their former value, either over the whole year or just during the winter months, then the occupants of the existing building will notice the loss of sunlight."

A good level of sunlight will therefore be achieved where a window achieves more than 25% APSH, of which 5% should be in the winter months. Where sunlight levels fall below this suggested recommendation, a comparison with the existing condition should be undertaken and if the reduction ratio is less than 0.2, i.e. the window continues to receive more than 0.8 times its existing sunlight levels, the impact on sunlight will be acceptable.

Appendix 3

Daylight and Sunlight Technical Results

Broad Street Mall - Reading
Daylight analysis results
Job 07
30-Oct-18

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
61-62 St Mary's Butts - BRE64										
1st Floor										
R2/261	UNKNOWN	W1/261	30.00	30.00	>27	2.73	2.73	0.00%	99.78%	0.00%
		W2/261	29.89	29.89	>27					
R3/261	UNKNOWN	W3/261	29.86	29.86	>27	2.75	2.75	0.00%	99.92%	0.00%
		W4/261	29.86	29.86	>27					
		W5/261	29.86	29.86	>27					
R4/261	UNKNOWN	W6/261	29.88	29.88	>27	2.38	2.38	0.00%	99.56%	0.00%
		W7/261	29.99	29.99	>27					
2nd Floor										
R2/262	UNKNOWN	W1/262	33.10	33.10	>27	1.12	1.12	0.00%	98.14%	0.00%
R3/262	UNKNOWN	W2/262	33.10	33.10	>27	1.09	1.09	0.00%	98.61%	0.00%
R4/262	UNKNOWN	W3/262	33.01	33.01	>27	1.14	1.14	0.00%	97.84%	0.00%
59-60 St Mary's Butts - BRE64										
1st Floor										
R1/251	LKD	W1/251	29.59	29.59	>27	1.46	1.46	0.00%	65.93%	0.00%
R2/251	BEDROOM	W2/251	30.50	30.50	>27	3.34	3.34	0.00%	99.34%	0.00%
2nd Floor										
R1/252	LKD	W1/252	32.76	32.76	>27	1.33	1.33	0.00%	93.15%	0.00%
R2/252	BEDROOM	W2/252	33.33	33.33	>27	1.99	1.99	0.00%	99.39%	0.00%
3rd Floor										
R1/253	LKD	W1/253	35.37	35.25	>27	0.56	0.55	0.54%	49.62%	1.09%
R2/253	BEDROOM	W2/253	35.43	35.29	>27	0.84	0.83	0.60%	73.91%	1.62%
58 St Mary's Butts - BRE64										
1st Floor										
R2/241	UNKNOWN	W1/241	29.42	29.38	>27	1.11	1.10	0.09%	78.39%	0.21%
R3/241	UNKNOWN	W2/241	29.35	29.30	>27	0.99	0.99	0.10%	76.86%	1.68%
2nd Floor										
R2/242	UNKNOWN	W1/242	31.29	31.22	>27	0.72	0.72	0.28%	71.65%	1.36%
R3/242	UNKNOWN	W2/242	31.22	31.14	>27	0.64	0.64	0.31%	67.33%	4.69%
57 St Mary's Butts - BRE64										
1st Floor										
R1/231	UNKNOWN	W1/231	28.84	28.76	>27	0.87	0.87	0.23%	64.12%	13.26%
R2/231	UNKNOWN	W2/231	28.80	28.71	>27	0.88	0.88	0.23%	67.95%	5.89%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
55-56 St Mary's Butts - BRE65										
1st Floor										
R1/221	UNKNOWN	W1/221	28.99	28.86	>27	1.32	1.32	0.38%	85.09%	6.78%
R2/221	UNKNOWN	W2/221	29.32	29.27	>27	1.21	1.21	0.08%	92.18%	2.53%
R3/221	UNKNOWN	W3/221	29.07	29.03	>27	1.30	1.30	0.15%	92.55%	1.77%
2nd Floor										
R1/222	UNKNOWN	W1/222	31.54	31.28	>27	0.59	0.58	0.85%	61.50%	18.44%
R2/222	UNKNOWN	W2/222	31.86	31.67	>27	0.54	0.53	0.74%	63.57%	14.47%
R3/222	UNKNOWN	W3/222	31.40	31.22	>27	0.58	0.58	0.52%	71.22%	5.36%
3rd Floor										
R4/223	UNKNOWN	W4/223	30.52	30.50	>27	1.15	1.15	0.09%	89.74%	0.24%
R5/223	UNKNOWN	W5/223	31.09	31.05	>27	3.69	3.69	0.03%	98.16%	0.00%
		W6/223	33.13	33.13	>27					
		W7/223	32.46	32.46	>27					
4th Floor										
R1/224	UNKNOWN	W1/224	30.03	29.87	>27	0.63	0.62	0.48%	72.80%	1.19%
R2/224	UNKNOWN	W2/224	30.26	30.10	>27	1.98	1.98	0.20%	98.08%	0.00%
		W3/224	31.86	31.86	>27					
		W4/224	31.45	31.45	>27					
8 Castle Street - BRE66										
3rd Floor										
R1/133	UNKNOWN	W2/133	35.75	35.19	>27	0.44	0.44	1.80%	95.53%	0.00%
16 Castle Street - BRE67										
1st Floor										
R1/71	UNKNOWN	W2/71	12.89	12.75	1.09%	0.67	0.67	0.00%	19.35%	0.00%
R2/71	UNKNOWN	W1/71	11.05	10.92	1.18%	0.37	0.37	0.00%	19.20%	4.39%
2nd Floor										
R3/72	UNKNOWN	W3/72	28.77	27.46	>27	0.56	0.54	4.08%	76.55%	4.29%
3rd Floor										
R1/73	UNKNOWN	W1/73	33.32	32.06	>27	0.43	0.41	3.75%	83.51%	0.57%
1st Floor										
R1/81	UNKNOWN	W4/81	30.29	29.94	>27	1.75	1.74	0.80%	98.58%	0.00%
		W5/81	34.78	33.06	>27					
R2/81	UNKNOWN	W3/81	29.52	29.21	>27	1.34	1.34	0.00%	97.44%	0.00%
R4/81	UNKNOWN	W2/81	27.60	27.33	>27	1.02	1.02	0.00%	97.20%	0.00%
R5/81	UNKNOWN	W1/81	20.28	20.04	1.18%	0.73	0.73	0.00%	95.91%	0.00%

Broad Street Mall -Reading

Sunlight analysis results

Job 07

30-Oct-18

Available sunlight as a percentage of
annual unobstructed total (1486.0 Hrs)

Annual and subtracted total 2100.0 Pity

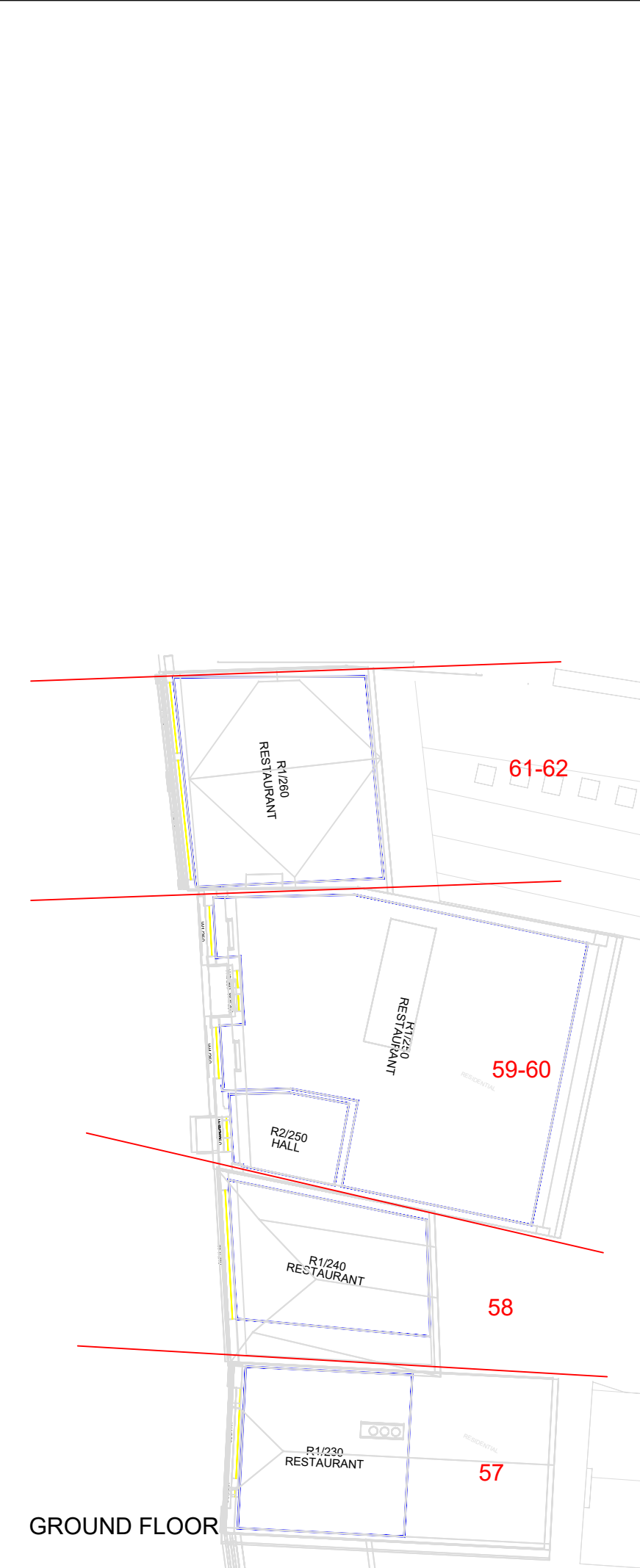
		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
61-62 St Mary's Butts - BRE64										
1st Floor										
UNKNOWN	W1/261	36.00	17.00	53.00	36.00	17.00	53.00	0.00%	0.00%	0.00%
UNKNOWN	W2/261	36.00	16.00	52.00	36.00	16.00	52.00	0.00%	0.00%	0.00%
UNKNOWN	W3/261	36.00	16.00	52.00	36.00	16.00	52.00	0.00%	0.00%	0.00%
UNKNOWN	W4/261	37.00	17.00	54.00	37.00	17.00	54.00	0.00%	0.00%	0.00%
UNKNOWN	W5/261	37.00	17.00	54.00	37.00	17.00	54.00	0.00%	0.00%	0.00%
UNKNOWN	W6/261	38.00	18.00	56.00	38.00	18.00	56.00	0.00%	0.00%	0.00%
UNKNOWN	W7/261	39.00	17.00	56.00	39.00	17.00	56.00	0.00%	0.00%	0.00%
2nd Floor										
UNKNOWN	W1/262	40.00	20.00	60.00	40.00	20.00	60.00	0.00%	0.00%	0.00%
UNKNOWN	W2/262	40.00	20.00	60.00	40.00	20.00	60.00	0.00%	0.00%	0.00%
UNKNOWN	W3/262	40.00	20.00	60.00	40.00	20.00	60.00	0.00%	0.00%	0.00%
59-60 St Mary's Butts - BRE64										
1st Floor										
LKD	W1/251	33.00	9.00	42.00	33.00	9.00	42.00	0.00%	0.00%	0.00%
BEDROOM	W2/251	33.00	10.00	43.00	33.00	10.00	43.00	0.00%	0.00%	0.00%
2nd Floor										
LKD	W1/252	32.00	11.00	43.00	32.00	11.00	43.00	0.00%	0.00%	0.00%
BEDROOM	W2/252	32.00	12.00	44.00	32.00	12.00	44.00	0.00%	0.00%	0.00%
3rd Floor										
LKD	W1/253	31.00	13.00	44.00	31.00	13.00	44.00	0.00%	0.00%	0.00%
BEDROOM	W2/253	31.00	12.00	43.00	31.00	12.00	43.00	0.00%	0.00%	0.00%
58 St Mary's Butts - BRE64										
1st Floor										
UNKNOWN	W1/241	37.00	17.00	54.00	37.00	17.00	54.00	0.00%	0.00%	0.00%
UNKNOWN	W2/241	38.00	16.00	54.00	38.00	15.00	53.00	0.00%	6.25%	1.85%
2nd Floor										
UNKNOWN	W1/242	36.00	18.00	54.00	36.00	18.00	54.00	0.00%	0.00%	0.00%
UNKNOWN	W2/242	37.00	19.00	56.00	37.00	19.00	56.00	0.00%	0.00%	0.00%
57 St Mary's Butts - BRE64										
1st Floor										
UNKNOWN	W1/231	27.00	6.00	33.00	27.00	6.00	33.00	0.00%	0.00%	0.00%
UNKNOWN	W2/231	27.00	5.00	32.00	27.00	5.00	32.00	0.00%	0.00%	0.00%
55-56 St Mary's Butts - BRE65										
1st Floor										
UNKNOWN	W1/221	33.00	18.00	51.00	33.00	18.00	51.00	0.00%	0.00%	0.00%
UNKNOWN	W2/221	34.00	18.00	52.00	34.00	18.00	52.00	0.00%	0.00%	0.00%
UNKNOWN	W3/221	32.00	15.00	47.00	31.00	15.00	46.00	3.13%	0.00%	2.13%

		Existing %			Proposed %					
	Window Ref							% Loss of Summer	% Loss of Winter	% Loss of Total
Room use		Summer	Winter	Total	Summer	Winter	Total			
2nd Floor										
UNKNOWN	W1/222	37.00	20.00	57.00	37.00	20.00	57.00	0.00%	0.00%	0.00%
UNKNOWN	W2/222	37.00	20.00	57.00	37.00	20.00	57.00	0.00%	0.00%	0.00%
UNKNOWN	W3/222	36.00	15.00	51.00	36.00	15.00	51.00	0.00%	0.00%	0.00%
3rd Floor										
UNKNOWN	W4/223	36.00	20.00	56.00	35.00	20.00	55.00	2.78%	0.00%	1.79%
UNKNOWN	W5/223	36.00	19.00	55.00	36.00	19.00	55.00	0.00%	0.00%	0.00%
UNKNOWN	W6/223	43.00	25.00	68.00	43.00	25.00	68.00	0.00%	0.00%	0.00%
UNKNOWN	W7/223	44.00	25.00	69.00	44.00	25.00	69.00	0.00%	0.00%	0.00%
4th Floor										
UNKNOWN	W1/224	33.00	18.00	51.00	33.00	18.00	51.00	0.00%	0.00%	0.00%
UNKNOWN	W2/224	32.00	18.00	50.00	32.00	18.00	50.00	0.00%	0.00%	0.00%
UNKNOWN	W3/224	38.00	25.00	63.00	38.00	25.00	63.00	0.00%	0.00%	0.00%
UNKNOWN	W4/224	39.00	24.00	63.00	39.00	24.00	63.00	0.00%	0.00%	0.00%

Appendix 4

No Sky Line Contour Drawing

No's BRE/64, 65, 66 and 67



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Do not scale this drawing.
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.

Legend

Rights of Light

Existing
Proposed
1ft Grid Loss Hatching
Room Layout

Existing 0.2% Daylight Contour
Proposed 0.2% Daylight Contour

Sources of Information

MBS survey 3D Model received 07 June 2018
MBS18_841 Broad Street Mall, Reading.dwg

Corstorphine & Wright Architects proposal 3D model
25 OCT 2018
18370 HOTEL FULL CONTEXT OPTION 2

Accuties wide area model received 01 April 2018
000222-Broad Street Mall,Reading_HD_MASTER.dwg

Ajoining Hosier Street masterplan document
Hosier St Development Framework.pdf
received 21 May 2018

GVA

08449 02 03 04
GVA Schatunowski Brooks
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
Broad Street Mall, Reading

Client

Drawing Title
NO SKY LINE CONTOURS FOR
57-62 ST MARY'S BUTTS

Drawn By
AH

Chk'd By
-

Scale @ A3
1:150

Date
30 OCT 2018

Project No.
BR167_07

Drawing No.
BRE/64

Revision
-

A3

Daylight



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Do not scale this drawing.
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.

Legend

Rights of Light

Existing
Proposed
1ft Grid Loss Hatching
Room Layout

Existing 0.2% Daylight Contour
Proposed 0.2% Daylight Contour

Sources of Information

MBS survey 3D Model received 07 June 2018
MBS18_841 Broad Street Mall, Reading.dwg

Corstorphine & Wright Architects proposal 3D model
25 OCT 2018
18370 HOTEL FULL CONTEXT OPTION 2

Accuties wide area model received 01 April 2018
000222-Broad Street Mall,Reading_HD_MASTER.dwg

Ajoining Hosier Street masterplan document
Hosier St Development Framework.pdf
received 21 May 2018

GVA

08449 02 03 04
GVA Schatunowski Brooks
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
Broad Street Mall, Reading

Client

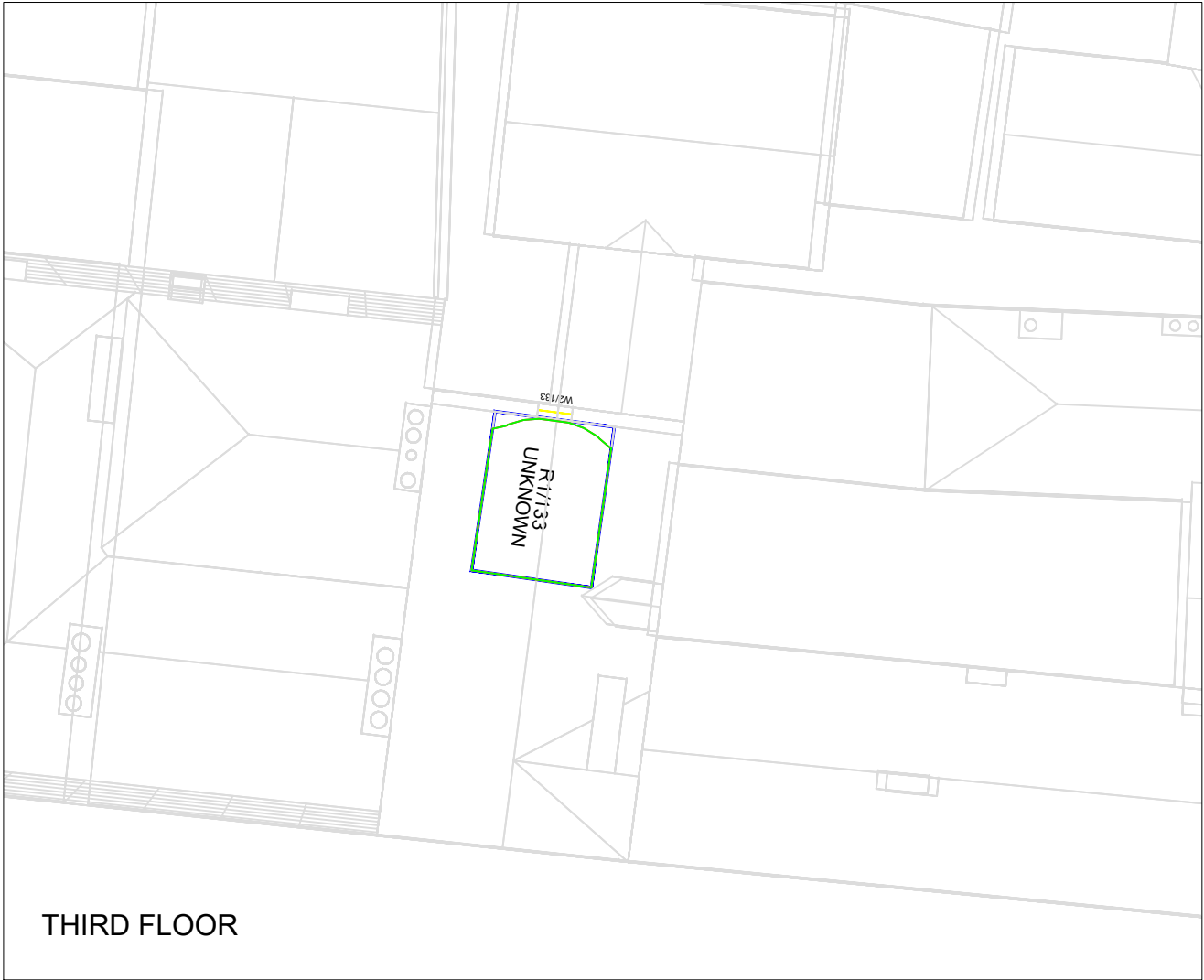
Drawing Title
NO SKY LINE CONTOURS FOR
55-56 ST MARY'S BUTTS

Drawn By AH	Chk'd By -	Scale @ A3 1:150	Date 30 OCT 2018
----------------	---------------	---------------------	---------------------

Project No. BR167_07	Drawing No. BRE/65	Revision -
-------------------------	-----------------------	---------------

Daylight

A3



Legend

Rights of Light

Existing
Proposed
1ft Grid Loss Hatching
Room Layout

Existing 0.2% Daylight Contour
Proposed 0.2% Daylight Contour

Sources of Information

MBS survey 3D Model received 07 June 2018
MBS18_841 Broad Street Mall, Reading.dwg

Corstorphine & Wright Architects proposal 3D model
25 OCT 2018
18370 HOTEL FULL CONTEXT OPTION 2

Accuties wide area model received 01 April 2018
000222-Broad Street Mall,Reading_HD_MASTER.dwg

Ajoining Hosier Street masterplan document
Hosier St Development Framework.pdf
received 21 May 2018

GVA

08449 02 03 04
GVA Schatunowski Brooks
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
Broad Street Mall, Reading

Client

Drawing Title
NO SKY LINE CONTOURS FOR
8 CASTLE STREET

Drawn By AH	Chk'd By -	Scale @ A3 1:150	Date 30 OCT 2018
----------------	---------------	---------------------	---------------------

Project No. BR167_07	Drawing No. BRE/66	Revision -
-------------------------	-----------------------	---------------



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Do not scale this drawing.
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.

Legend

Rights of Light

Existing
Proposed
1ft Grid Loss Hatching
Room Layout

Existing 0.2% Daylight Contour
Proposed 0.2% Daylight Contour

Sources of Information

MBS survey 3D Model received 07 June 2018
MBS18_841 Broad Street Mall, Reading.dwg

Corstorphine & Wright Architects proposal 3D model
25 OCT 2018
18370 HOTEL FULL CONTEXT OPTION 2

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000222-Broad Street Mall,Reading_HD_MASTER.dwg

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received 21 May 2018

GVA

08449 02 03 04
GVA Schatunowski Brooks
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
Broad Street Mall, Reading

Client

Drawing Title
NO SKY LINE CONTOURS FOR
16 CASTLE STREET

Drawn By
AH

Chk'd By
-

Scale @ A3
1:200

Date
30 OCT 2018

Project No.
BR167_07

Drawing No.
BRE/67

Revision
-

A3

Daylight