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29-35 STATION ROAD (NO 1
READING)

Daylight and Sunlight Report

Overshadowing

• *Daylight & Sunlight* • *Light Pollution* •

Solar Glare • *Daylight Design*

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1 Executive Summary

- 1.1 This report has considered the potential daylight and sunlight effects to the surrounding residential properties (including Icon House and Garrard House) as a result of the implementation of the proposed Broadway Malyan scheme for the site at 29-35 Station Road, Reading.
- 1.2 The assessments contained within this report have been undertaken in accordance with the BRE report entitled 'Site layout planning for daylight and sunlight: A guide to good practice', more commonly known as "The BRE guidelines". In addition, more detailed radiance-based assessments have been undertaken to Icon House which is located closest to the development site.
- 1.3 The report assesses the daylight/sunlight and overshadowing effects of the proposed scheme against the existing site conditions and neighbouring properties. The site is located close to the train station in an Urban setting. The key surrounding properties have elevations with marginalised views of the sky where any small change in light could result in disproportionate alterations.
- 1.4 The implementation of the proposed scheme will result a limited number of daylight reductions which are localised to only two buildings (the results of this exercise indicate that 74% of the rooms tested will meet the suggested BRE guidelines). The internal subdivision of Icon House has been secured in order to undertake more detailed daylight assessments. The Radiance based assessment indicates that the change in light to Icon House will be marginal. Where there are recorded light alterations, these will not change the way in which the habitable spaces are used and or occupied.
- 1.5 The proposed scheme performs exceptionally well in overshadowing terms with all the neighbouring amenity areas exceeding the suggested BRE guidelines.

2 Introduction

- 2.1 Point 2 Surveyors Ltd has been appointed by Station Road Dev Co Ltd to undertake a daylight, sunlight and overshadowing review with regard to the proposed redevelopment of 29 to 35 Station Road, Reading, RG1 - hereafter referred to as No 1 Reading.
- 2.2 The technical review considers the assessment of the proposed scheme by reference to the Building Research Establishment (BRE) Guidelines as well as Radiance based assessments which seek to highlight the potential changes in light to those neighbouring buildings with a residential component.
- 2.3 The site comprises of a 6-storey building (ground plus five) which has been left derelict and vacant for a number of years. The proposal includes the effective demolition of existing building and erection of replacement mixed use building comprised of hotel (Class C1), office (Class B1a) and flexible ground floor retail use (Classes A1, A2, A3, A4 and A5 use), with associated servicing from Garrard Street”
- 2.4 The report and the technical analysis of the likely significant effects of the Proposed Development has been undertaken via the creation of a digital three-dimensional model of the Site and surroundings. Buildings situated within the vicinity have been modelled from photogrammetry Z-mapping. The information used for this model included site-photographs and research from local authority planning records. Information on the internal subdivision of Icon House has been secured through access to some of the building areas overlooking the development site and from drawings received from the On-Site facilities manager. The calculations in this report have been based on the submitted drawings produced and supplied by Broadway Malyan Architects.
- 2.5 The Proposed Development under assessment is the scheme designed by Broadway Malyan Architects. The source materials used to create the Proposed Development can be listed as follows:
- Proposed Development: A-03-001_A-03-012.dwg, A-04-001_A-04-003.dwg, A-05-001_A-05-004.dwg - Received 19/09/18
- 2.6 The extents of the current site (drawings P1294/18 to 20) and proposed buildings (drawings P1294/21 to 23) can be seen in Appendix A.
- 2.7 With the exception of Icon House, access into the surrounding properties has not been obtained and we have therefore used site photographs and information from the local authority’s planning records to assume the internal layouts and room uses.

Guidance

Historic England Guidance on Tall Buildings – Historic England Advice Note 4, 2015

- 2.8 The Historic England Advice Note 4 sets out guidance on dealing with tall buildings in the planning process. It supersedes the 'Guidance on Tall Buildings' issued by English Heritage and CABE in 2007. The Introduction notes that:

"Alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation and national policy objectives." It notes that what might be considered a tall building will vary from area to area and "A ten storey building in a mainly two-storey neighbourhood will be thought of as a tall building by those affected, whereas in the centre of a large city it may not."

- 2.9 The note states that it would be important to assess social and environmental effects associated with tall buildings. Amongst others, consideration should be given of the impact on the local environment, including microclimate, overshadowing, night-time appearance, light pollution, vehicle movements, the environment and amenity of those in the vicinity of the building, and the impact on the pedestrian experience.

Reading Central Area Action Plan – Adopted January 2009

- 2.10 The purpose of this document is to establish the planning framework for a specific area where significant change or conversation is needed. The development site is located in the station cluster, where tall buildings are seen to play an important role in Marking Reading out as a regionally – significant hub of activity.
- 2.11 Of particular note is policy 8.61 which states that the council will apply flexibility in terms of the guidelines given the high density of central Reading.

Building Research Establishment Guidelines: Site Layout Planning for Daylight and Sunlight 2011, A Guide to Good Practice, Second Edition

- 2.12 The *Site Layout Planning for Daylight and Sunlight* ("BRE Guidelines") (Ref. 1.8) provide advice on site layout planning to achieve good sunlighting and daylighting within buildings, and in the open spaces between them. It is intended for building designers, developers, consultants and Local Planning Authorities (LPAs). It is intended to be used in conjunction with the interior daylight recommendations in the *British Standard BS8206 Part II* and the *Applications Manual Window Design of the Chartered Institute of Building Services Engineers (CIBSE)* (Ref 1.9). The advice it gives is not mandatory and should not be used as an instrument of planning policy. Of particular relevance, it states:

“This guide is a comprehensive revision of the 1991 edition of Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice. It is purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location...the aim of the document is to help rather than constrain the designer. Though it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design. In special circumstances, the developer or the planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.”

- 2.13 Through the planning process the local authority will wish to be reassured that the construction of the new scheme will not materially harm the neighbour’s daylight and sunlight beyond BRE and British Standard Guidance.
- 2.14 The BRE guidelines are not mandatory, though local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE guidance. Consideration will be given to the urban context within which a scheme is located and the daylight and sunlight will be one of a number of planning considerations which the local authority will weigh.
- 2.15 In relation to the primary daylight test, VSC, the BRE Guidelines recognise that the target of 27% is not always suitable, especially in urban areas. It is, therefore, often appropriate to consider a suitable alternative target for the first daylight test.
- 2.16 The levels of daylight which a window can receive is generally linked to the density of the area. For example, in central Reading, where the density of development is high, much lower levels of daylight are to be expected than a lower density settlement. The density required to generally achieve a VSC of 27% is akin to a suburban area. This is not, therefore, considered to be an appropriate ‘criterion’ for a dense city centre location where there is inherently a lower expectation for daylight and sunlight amenity than in less developed or suburban areas.

Site Context

- 2.17 The Site forms part of a Central Activity Zone, being within minutes of the main regional train station and thus VSC standards should be applied in such a way that respects the urban context. It is important to consider the retained daylight amenity to surrounding residential properties. Section 123 (b) of the Planning Policy Framework (NPPF) states that authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).
- 2.18 The existing density of the No 1 Reading site is classed as urban. Based on professional experience of assessing daylight and sunlight effects in many different parts of the UK, and following the guidance set out in Appendix F of the BRE Guidelines on setting alternative target values, this assessment considers that achieving 20% VSC is a good level of daylight for surrounding properties in a dense urban location. A VSC above 15% might be considered adequate for a dense urban area.

Daylighting

2.19 It is common to consider the site context in order to establish the basis for which consideration in relation to light should be approached. The following can be used as a quick test to assess the likely effect on existing surrounding properties:

- Project a 25-degree line from the centre of the lowest window on the existing building;
- If the whole of your new development is lower than this line, then it is unlikely to have a substantial effect on the daylight enjoyed by occupants in the existing building.

2.20 The above test is also known as the 25° angle test but has not been used for this assessment as it does not reflect the differing heights and layouts of the buildings in the local area.

2.21 More detailed tests can be undertaken to fully assess the loss of daylight in existing buildings, in particular the use of the Vertical Sky Component (VSC) method of assessment.

“The Vertical Sky Component is expressed as a ratio of the maximum value of daylight achievable for a completely unobstructed vertical wall. The maximum value is almost 40%. This is because daylight hitting a window can only come from one direction immediately halving the available light. The value is limited further by the angle of the sun. This is why if the VSC is greater than 27% enough sunlight [SIC] should be reaching the existing window. Any reduction below this level should be kept to minimum.”

Windows to some existing rooms may already fail to achieve this target under existing conditions. In these circumstances it is possible to accept a reduction to the existing level of daylight to no less than 80% of its former value.”

2.22 In summary to the above, a room is considered to continue to receive good levels of daylight if the window can receive a VSC of at least 27%. If the window receives a VSC below 27% in the existing scenario a reduction of less than 0.8 times its former value (20%), as a result of the proposed development, is considered acceptable.

2.23 In conjunction with the VSC tests, the BRE guidelines and British Standard 8206-Part2:2008 suggest that the distribution of daylight is assessed using the No Sky Line (NSL) test. This test separates those areas of the working plane that can receive direct skylight and those that cannot.

2.24 The BRE guidelines suggest that the daylight distribution test is undertaken to existing surrounding properties when the internal arrangements are known. To assess the impact of any reduction the BRE guidelines suggest:

“If, following construction of a new development, the no sky line moves so that the area of the existing room, which does receive direct skylight, is reduced to less than 0.8 times its former value this will be noticeable to the occupants, and more of the room will appear poorly lit.”

Balconies

- 2.25 The BRE Guidelines acknowledge that existing windows with balconies above them typically receive less daylight:

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

- 2.26 Where neighbouring residential properties surrounding the Site are served by balconies, an additional assessment with the balcony removed has been undertaken to demonstrate whether the presence of the balcony is having a limiting and disproportionate effect in daylighting terms with the introduction of the Proposed Development.

Sunlighting

- 2.27 The amount of direct sunlight a window can enjoy is dependent on its orientation and the extent of any external obstructions. For example, a window that faces directly north, no matter what external obstructions are present, will not be able to receive good levels of sunlight throughout the year. However, a window that faces directly south with no obstructions will enjoy very high levels of sunlight throughout the year. As the potential to receive sunlight is dependent on a window's orientation, the BRE guidelines state:

“To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun.”

- 2.28 To consider any sunlight effect to the surrounding properties the BRE guidelines suggest calculating the Annual Probable Sunlight Hours (APSH) at the centre of each window on the outside face of the window wall. The BRE guidelines suggest that:

“If this window point can receive more than one quarter of APSH (see section 3.1), including at least 5% of APSH in the winter months between 21st September and 21st March, then the room should still receive enough sunlight.”

- 2.29 If the above criteria is not met, the BRE guidelines suggest calculating the APSH at the window in the existing situation, i.e. before redevelopment. If the reduction of APSH between the existing and proposed situations is less than 0.8 times its former value for either the total APSH or in the winter months; and greater than 4% for the total APSH, then the occupants of the adjoining building are likely to notice the reduction in sunlight.

- 2.30 In assessing the daylight and sunlight to the neighbouring buildings as well as assessing the quality of light within the proposed habitable rooms that make up the residential units, the true existing baseline condition has been observed. This includes all neighbouring buildings and obstructions within the vicinity that could be affected by the scheme proposal and or affect the potential for light entering into the proposed residential rooms within the scheme.
- 2.31 Trees and any other foliage have not been considered as part of the assessments as their size, shape, and density are impossible to predict. The BRE do recognise that certain tree types can be obstructive in allowing light penetration and further provide a transparency (% radiation passing) to apply within the calculation of daylight.
- 2.32 The obstruction produced by trees will in any event be blocking a certain view of the sky dome and thus the actual impact produced by testing the changes in light (or view of the sky dome) by the scheme can be slightly misleading given that in some instances no view of the existing and proposal will be prevalent and thus no recording of any alteration observed. The results are therefore a clear indication as to what would be available in the event that no trees were present and therefore what the worst-case impacts would be by the implementation of the proposal.
- 2.33 Due to the orientation of the site not all of the neighbouring properties tested for daylight analysis qualify for sunlight analysis.

Overshadowing

- 2.34 The 2011 BRE Guidelines acknowledge that sunlight in the space between buildings has an important effect on the overall appearance and ambience of a development. It states:

“...good site layout planning for daylight and sunlight should not limit itself to providing good natural light inside buildings. Sunlight in the space between buildings has an important effect on the overall appearance and ambience of a development.”

Sun on the Ground

- 2.35 The method for assessing sun on the ground is the ‘sun-on-ground indicator’. The BRE Guidelines suggest that the Spring Equinox (21st March) is a suitable date for the assessment.
- 2.36 Using specialist software, the path of the sun is tracked to determine where the sun would reach the ground and where it would not. This assessment reviews the total percentage of an area that receives at least 2 hours of direct sunlight on 21 March.
- 2.37 The Guidelines suggest that for a garden or amenity area to appear adequately sunlit throughout the year, no more than half (50%) of the area should be prevented by buildings from receiving 2 hours of sunlight on the 21 March or the area that can receive two hours of sun on 21 March is less than 0.8 times former value. The BRE guidelines advise that any alteration beyond these standards may be noticeable to occupants.
- 2.38 It is sometimes beneficial to run an additional test for the 21 June to establish how the sunlight potential to receive 2 hours of sun improves over the summer when occupants typically use outdoor amenity spaces more frequently.

Radiance Based Analysis

- 2.39 The BRE tests measure of diffuse daylight do not allow illuminance levels (commonly known as lux levels) within a room to be predicted. This is because the processes by which light penetrates into a room are in general complex and cannot be captured easily. A lux level is a measure of how much light is falling at a particular point. There are various recommendations in relation to lux levels. For example the draft European Standard (prEN 17037:2016 (E) – A2.2) contains minimum recommendations for daylit spaces for which ‘an illuminance level of 300 lx should be exceeded over 50% of the space for more than half of the daylight hours in the year, and, an illuminance level of 100 lx should be exceeded over 100% of the space for more than half of the daylight hours in the year.’ These figures represent an ideal, and many rooms will fall short as they currently exist. However, in relation to good daylight, generally a lux level of below 100 lx would not be considered to be useful, and above 300 lx would be preferable. The Radiance based analysis is a tool that can map out illuminance levels within a room and make comparisons with recommended levels.
- 2.40 In order to accurately predict illuminance levels, a software tool known as ‘Radiance’ is utilised. Radiance is described (see <http://radsite.lbl.gov/radiance/framew.html>) as ‘a suite of programs for the analysis and visualization of lighting in design. [...] The primary advantage of Radiance over simpler lighting calculation and rendering tools is that there are no limitations on the geometry or the materials that may be simulated. Radiance is used by architects and engineers to predict illumination, visual quality and appearance of innovative design spaces, and by researchers to evaluate new lighting and daylighting technologies.’
- 2.41 Radiance in this instance has been used to calculate lux levels for the habitable rooms within Icon House with and without the Development in situ. Calculations to establish the typical illuminance levels for Icon House at 3 times of the year – namely June 21st (when illuminance levels are expected to be at their highest), December 21st (when illuminance levels are expected to be at lowest) and March 21st (when illuminance levels are expected to be midway between their highest and lowest levels) have been undertaken.
- 2.42 In order to do this, the entire luminous environment has been modelled. First, for any calculation, the luminance distribution of the sky must be set. As the brightness of the sky is constantly changing throughout the year and at any time of day, both due to the position of the sun, and the nature of weather/cloud cover. Since we want to appreciate the difference caused by the proposed development, we have assumed the sky to be overcast on the 3 representative dates mentioned above. A CIE standard overcast sky (see BS 8206-2:2008 – 2.11.2) was therefore used for this purpose. This is a sky for which the brightness varies with elevation angle - the zenith being 3 times as bright as at the horizon. For the 3 representative dates, guided by (BS 8206: Part 2: 1992 – P34, Fig 14) we have assumed the unobstructed sky to provide typical midday illuminances of 35klux, 10klux and 20klux respectively.
- 2.43 Next, materials and reflectance’s or transmittances values has been assigned to all constituents of the computer model. Typically, these are estimated or assumed, in the absence of specific information on materials. For example, as part of the Radiance model for Icon House, we have assumed reflectance’s of 0.81 for internal walls, 0.85 for ceilings and 0.4 for internal floors. It would be normal to assume 0.2 reflectance for the ground and any external buildings. We have assumed 0.2 for the existing site building, and for the proposed No 1 Reading Building, 0.6 for the brick façade, 0.2 for the window reveals and 0.68 for the glazing transmittance. These are considered to be reasonable average values.

- 2.44 The resulting illuminance is calculated across the working plane within the rooms overlooking the development site. The illuminance varies, and it is usually highest under the windows, and drops off towards the rear of the room, depending on many factors including the size of the windows, the various reflective material properties, and the nature of any external buildings.
- 2.45 Sky conditions vary dramatically throughout the year and time of day, both in overall brightness and the extent of cloud cover. The 3 cases considered are snapshots, allowing one to gain an appreciation of typical daylight levels within a room. The wide variation means that in reality, rooms will experience a constantly changing sense of light from season to season. However, we are specifically interested in the like-for-like change in daylight between the existing and the new building, at identical date/time/sky conditions, and for this purpose, the 3 snapshots to be representative of the reality of the situation.

3 Computer Model

- 3.1 The technical analysis of the likely effects of the Development has been undertaken through the creation of a digital three-dimensional model of the site and surrounding buildings. A combination of both a measured survey and a photogrammetric model has been used to assemble the base model with site photographs confirming the location and size of those windows facing the development site. The Proposed Development has been incorporated into the three-dimensional model of the site and used to inform a comparative assessment against the baseline condition. Detailed technical assessments have been undertaken by reference to the calculations and methodologies outlined in the BRE guidance. The Radiance assessment considers the use of the same computer model, although the calculations differ from the BRE guidance.

4 Surrounding Properties

4.1 It is understood that only the following properties are registered with a residential usage or include a residential component which could in turn experience a change in light by the implementation of the proposed scheme.

- Icon House
- Garrard House

4.2 It is recognised that the development site is only 6 storeys where any additional massing beyond the current heights could translate into recorded changes in the light to the neighbouring residential properties. Furthermore, the closest residential building (Garrard House) is a conversion from commercial to residential Which also included the implementation of additional storeys (secured under Permitted Development). Furthermore, the proximity of Icon House to the development site as well as the rear aspect location means that those windows overlooking the development site will be sensitive to any change in massing to the site building.

4.3 A site plan illustrating the position of the above surrounding properties is shown on Plate 01 below. The BRE guide mainly focuses on residential properties in terms of daylight and thus this review concentrates on those specific buildings. The residential receptors (highlighted in blue) in the vicinity of the site (as shown in Orange) with a clear view of the proposed massing are shown on Plate 01. Note that only Icon and Garrard House have been considered as both buildings enjoy a line of sight over the development site.



PLATE 01 – PLAN SHOWING RESIDENTIAL (BLUE) AND COMMERCIAL (RED) PROPERTIES SURROUNDING THE NO 1 READING SITE (ORANGE)

4.4 The tabulated results of the BRE daylight & sunlight assessments are included within Appendix B. A detailed explanation of the results for each property is set out in Section 5 of this report.

- 4.5 Some of the properties (as highlighted on Plate 01) are either too far away to be affected by the implementation of the proposed development or understood to be of commercial use and not considered to have the same expectation for daylight or sunlight as those buildings with habitable uses. Detailed assessments have therefore only been undertaken to those properties closest to the development site which could in turn be affected by the implementation of the Broadway Malyan proposal.

5 Assessment Key for daylight & Sunlight to Neighbouring Buildings

The BRE Assessments

- 5.1 The tabulated daylight and sunlight results are enclosed within Appendix B of this report. The headline daylight results (VSC & NSL) are shown on the two tables below- 01 & 02.

Daylight

TABLE 01 – VSC SUMMARY

Address	Total that Meet BRE Guidelines	Below BRE Guidelines 20-29% Loss	30-39.9% Loss	>=40% Loss	Total	Total No. of Windows
Icon House	86	12	18	44	74	160
Garrard House	75	3	5	22	30	105
Total	161	15	23	66	104	265

- 5.2 The results of the first daylight test, VSC, demonstrate that 161 out of 265 windows (61%) meet the strict application of the BRE guide.

TABLE 02 – NSL SUMMARY

Address	Total that Meet BRE Guidelines	Below BRE Guidelines 20-29% Loss	30-39.9% Loss	>=40% Loss	Total	Total No. of Rooms
Icon House	60	8	5	14	27	87
Garrard House	45	1	0	9	10	55
Total	105	9	5	23	37	142

- 5.3 The results of the NSL test demonstrate that 105 out of 142 rooms (74%) meet the BRE guidelines.
- 5.4 There are 37 rooms and 105 windows within Icon House and Garrard House that will experience changes beyond the strict application of the BRE in terms of daylight with the implementation of the proposed scheme. Each of the properties are discussed below.

Icon House

- 5.5 The BRE consider two (main) methods for measuring daylight (VSC & NSL) when considering the potential changes in light to neighbouring buildings. In terms of the NSL method, a very good level of compliance has been recorded with 74% of the tested rooms meeting the strict application of the BRE. Those that do not meet the BRE test, 5 are Living room/Kitchen/Diner (LKD), 6 are unknown and 16 are bedrooms. The LKD room is a deep space (as there are three functions) and thus are susceptible to change in light when the existing light condition is already challenging.
- 5.6 In such situations any change in light can result in high percentage changes even where the extent of the light contour is marginally different. The BRE do consider living rooms as the more important room for retaining adequate light (when compared to bedrooms for instance) and thus the actual recorded alterations observed here are not considered beyond the intention of the BRE guidance.
- 5.7 The second method of daylight assessment (VSC) considers the light availability on the centre point of the window outside face. Of the 160 windows tested, 86 will achieve compliance. Those which do not meet the strict application of the BRE are split between the following room uses- 19 windows serving bedrooms, 27 serving LKD's and 28 serving rooms where the use behind the fenestration has not been confirmed. There are a number of examples where rooms with recorded breaches are also served by windows which meet the VSC test.

Garrard House

- 5.8 Located west of the development site, this relatively new development (at the date of this report) includes a number of windows – some of which face the proposed scheme.
- 5.9 In terms of the VSC test 75 out of 105 (71%) tested windows will meet the strict BRE guidance. Of the 30 windows which experience a change beyond the accepted 20% change from the existing condition, 12 serve Living Rooms and 18 are located in bedrooms. It is, however, noted that in every instance, where there is a recorded loss to a bedroom window, at least one other meets the BRE or is unaffected by the implementation of the No 1 Reading scheme. It is recognised that light mitigation can reduce the perceived impact in light terms.
- 5.10 The NSL method of assessment indicates a compliance rate of 82% with 45 out of the 55 rooms tested meeting the suggested BRE guidelines. There are areas where there is a light reduction although this would be unavoidable by any development beyond the current building on the site. The recorded percentage losses are a product of low-level light where any change result in a high recorded percentage loss and therefore a disproportionate percentage alteration. Despite these changes in general most rooms (82%) will meet the BRE tests.

Table 03 – APSH

- 5.11 In terms of sunlight, 100% compliance has been recorded for those rooms which face the development site and have windows within 90 degrees of due south will meet the BRE guidelines.

TABLE 03 – APSH SUMMARY

TABLE 10 - APSH Summary										
Address	Meet BRE Guidelines	No. of rooms below the APSH stated in BRE Guidelines								Total No. Rooms
		% Below threshold for Winter APSH				% Below threshold for Total APSH				
		20-30%	30-40%	>40%	Total	20-30%	30-40%	>40%	Total	
Icon House	32	0	0	0	0	0	0	0	0	32
Garrard House	42	0	0	0	0	0	0	0	0	42
Total	93	0	0	0	0	1	4	2	7	100

Icon House – Radiance Assessment

- 5.12 Given the proximity of Icon House and the outcome of the BRE tests, a more detailed Radiance assessment is considered a useful tool for accurately predicting the illuminance levels of the rooms behind the apertures. The Radiance assessment is used to calculate the illuminance levels (lux levels) at 3 dates in a year – June 21st (when the sun is located at the highest point from the horizon) December 21st (when the sun is located at the lowest point in the sky from the horizon) and March 21st (the midpoint position when the sun is about 39° from the horizon at midday). The technical analysis has been overlaid upon climate data which demonstrates that sky brightness varies dramatically over the course of a year, from circa 10,000 lx at midday during the Winter months up to circa 35,000 lx or more during the Summer months. This wide variation means that rooms will experience a constantly changing level of sky brightness and therefore sense of light from season to season.
- 5.13 There are recognised differences in the luminance distribution of the sky, and thus a comparison of the existing and proposed conditions is undertaken for three dates in order to gain an understanding of the range of illuminance values and to enable a view to be formed on typical illuminance levels throughout the year.
- 5.14 The Radiance study concentrates on those rooms which are thought to be habitable. The Radiance assessment considers a comparison of the existing light condition against the effects of the proposal during the three key dates.
- 5.15 Drawings P1294/LL/D/11 to P1294/LL/D/20 show the Dec 21st results, P1294/LL/J/11 to P1294/LL/J/20 show the results for June 21st and P1294/LL/M/11 & P1294/LL/M/20 show the results for March 21st (see Appendix C). For each drawing the same floor level is considered, the top portion showing the existing pools of light (colour coded to show the lux level (illuminance) distribution- see plate 02 & 03 showing the key and lux levels based on the colour, where purple/blue represent the least well illuminated areas of the room and red represents the best illuminated areas) whereas the bottom section of the drawing shows the proposed condition – with the implementation of the scheme proposal. By way of illustration, Plate 04 shows the results for the third floor of Icon House on June 21st.

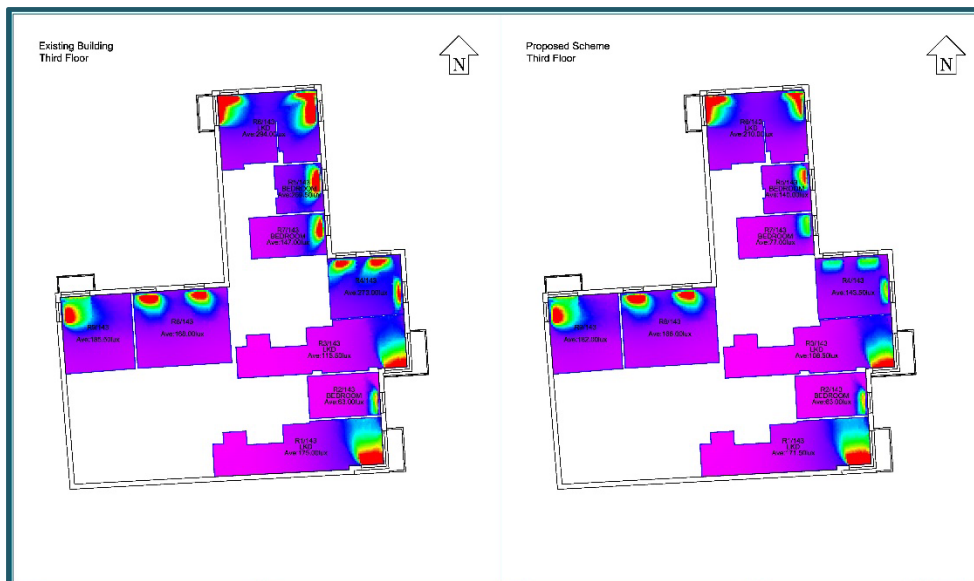


PLATE 02 - RADIANCE EXAMPLE FOR THE 3RD FLOOR (JUNE)

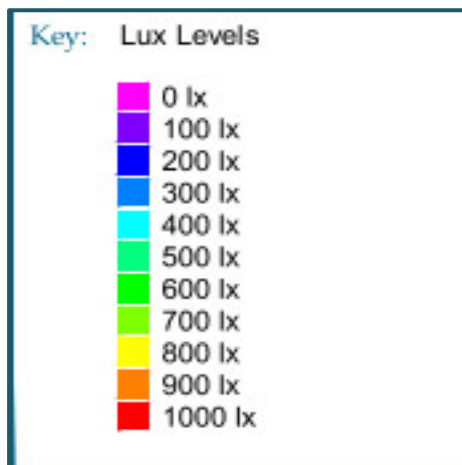


PLATE 03 – LUX LEVELS KEY

- 5.16 The Radiance study accounts for light penetrating through the glazed assessment apertures. This includes direct light from the sky, and reflected light from all surrounding buildings, including the existing or proposed buildings on the No 1 Reading Site as appropriate, and light reflected from the ground. It also accounts for the light which has entered the rooms, reflecting within, from the walls, ceilings and floors.
- 5.17 The data taken from the Radiance Study is shown on Daylight Analysis spreadsheets located in Appendix C. In this table the light availability is recorded in each of the habitable rooms overlooking the development site. Each of the assessment dates are listed, including both the existing lux levels and the corresponding proposed levels which consider the effective completion of the proposed scheme.

- 5.18 The radiance study highlights that there will be some modest changes to the light within Icon House as a result of the proposed scheme. There are 71 (85%) rooms (across all levels) which will not experience any discernible change in lux levels or that the retained light level exceeds 100 lux in the proposed condition during March (the midpoint of the year). It is recognised that the retained light levels will be lower during the winter months and higher during the summer months. The Radiance drawings show that during all test dates, the pool of light remains substantially similar (both in intensity and distribution) under both the existing and proposed conditions. The Radiance analysis therefore indicates that whilst the implementation of the No 1 Reading scheme will result in some change to the existing light levels within Icon House, the actual light alteration is relatively modest where the use and functionality of the room remains unchanged.

6 Hours In Sun Assessment Results

- 6.1 An assessment of the sun-on-ground overshadowing of only one area has been considered as part of the detailed review. Whilst not strictly an amenity zone, the area in front of the train station has been calculated. The results are highlighted on Plates 04 and 05 on drawings numbered P1294SHA/01 located in Appendix D.
- 6.2 It is common practice to undertake the assessment to understand the existing sunlight availability for the defined area and compare this against the proposed position. The target criteria is to determine the potential reduction (for which the BRE allow for a 20% change) and or the amount of sun availability by reference to the area for the desired time (50% of the area achieving at least 2 hours of sunlight).



PLATE 04 – SUN ON GROUND FOR EXISTING CONDITION



PLATE 05 -SUN ON GROUND FOR PROPOSED CONDITION

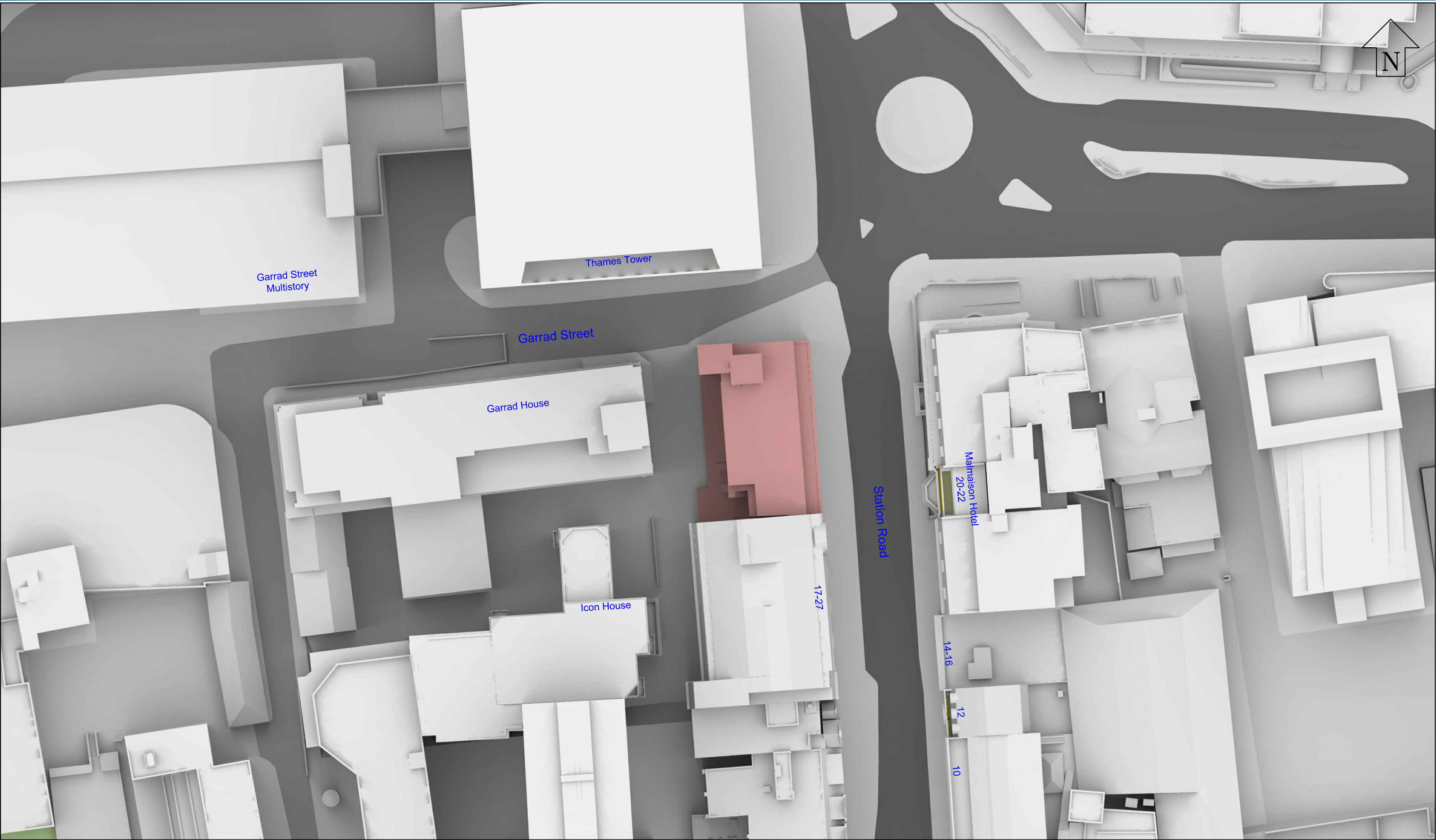
- 6.3 The results of the detailed computer assessment show that the implementation of the proposed scheme will highlight very little change to the sun reaching the ground surface for those amenity areas surrounding the site on March 21st.
- 6.4 The BRE suggest that at least 50% of the amenity area should achieve 2 hours of sun. The area in front of the railway station will achieve 94.5% of sun in the existing condition and 92.7 in the proposed condition. Full BRE Compliance has therefore been achieved.

7 Conclusions

- 7.1 This report has considered the potential daylight/sunlight and overshadowing effects to the surrounding residential properties as a result of the implementation of the proposed Broadway Malyan scheme for the No 1 Reading site.
- 7.2 The assessments contained within this report have been undertaken in accordance with the BRE report entitled 'Site layout planning for daylight and sunlight: A guide to good practice', more commonly known as "The BRE guidelines". In addition, more detailed Radiance-based assessments have been undertaken on Icon House which is located closest to the development site.
- 7.3 The report assesses the daylight/sunlight and overshadowing effects of the proposed scheme against the existing site conditions and neighbouring properties. It is recognised that the existing baseline conditions are low where the introduction of any development on the site beyond the current height could result in changes in light to the neighbouring buildings.
- 7.4 The 2 Hour Sunlight assessment highlights full BRE compliance with little change to available sunlight reaching the amenity area.
- 7.5 On the whole, the daylight/sunlight and overshadowing results are very encouraging and are considered acceptable in the context of the site location, relevant planning policy and BRE Guidance. Furthermore, the Radiance based analysis indicates little change to the existing light condition within Icon House by the implementation of the proposed scheme.

Appendix A – Drawings





Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

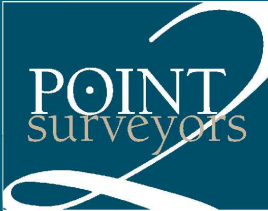
Broadway Malyan
2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg

Key: Existing Buildings
Proposed Scheme

Project: 1 Reading
Reading

Title: Site Plan
Existing Buildings

Point 2 Surveyors Ltd,
3rd Floor,
17 Slingsby Place,
London WC2E 9AB
0207 836 5828
www.point2surveyors.com



Scheme Confirmed: Broadway Malyan

Date : 17/10/18

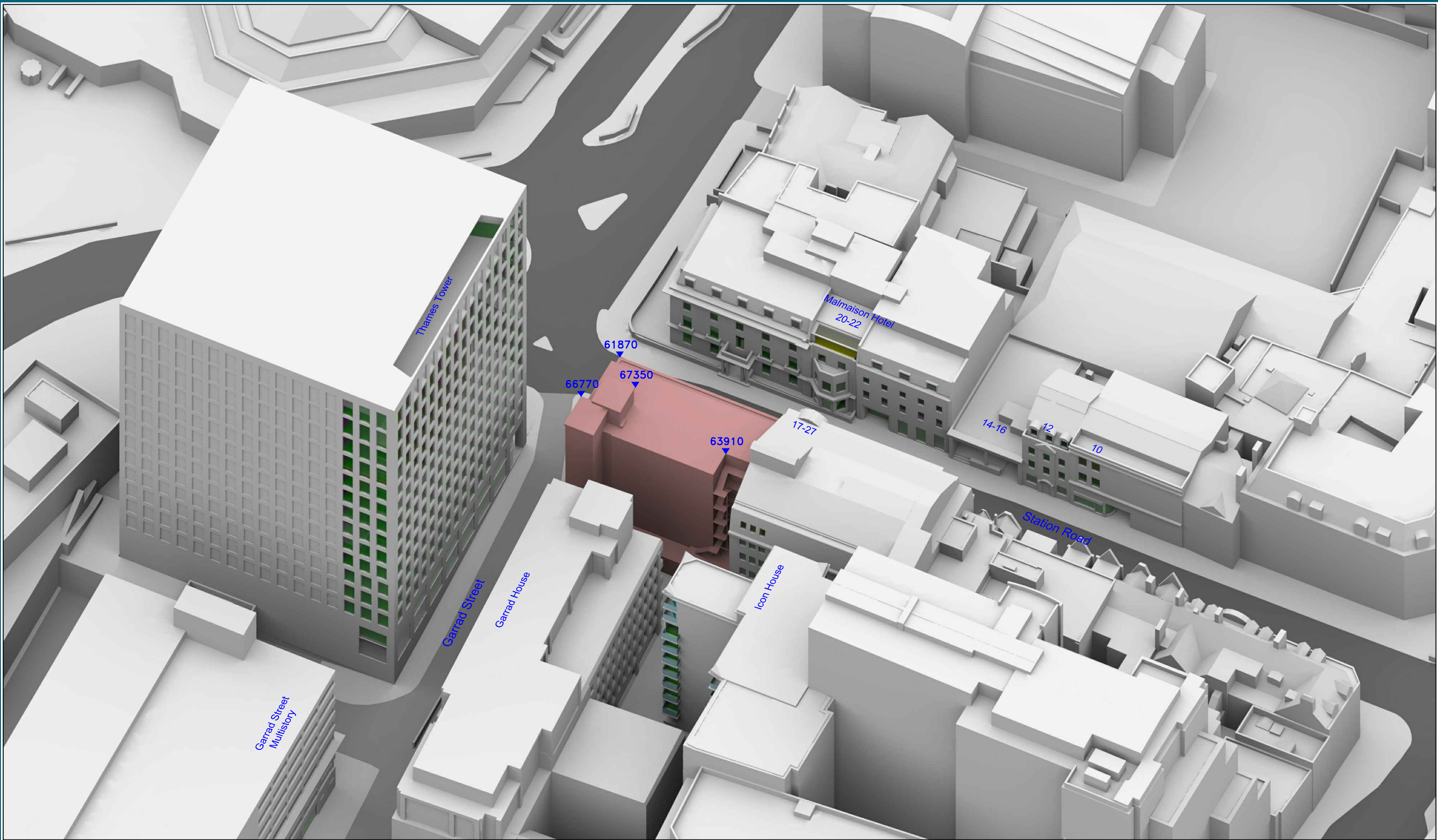
Drawn By: JR

Scale: 1:500 @ A3

Date: Oct 18

Dwg No: **P1294/18**

Rel: 03



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

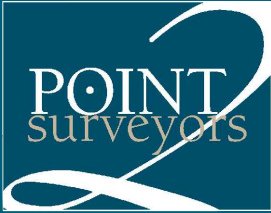
Broadway Malyan
2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg

Key: Existing Buildings
Proposed Scheme
All Heights in mm AOD

Project: 1 Reading
Reading

Title: 3D View
Existing Buildings

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Scheme Confirmed: Broadway Malyan

Date : 17/10/18

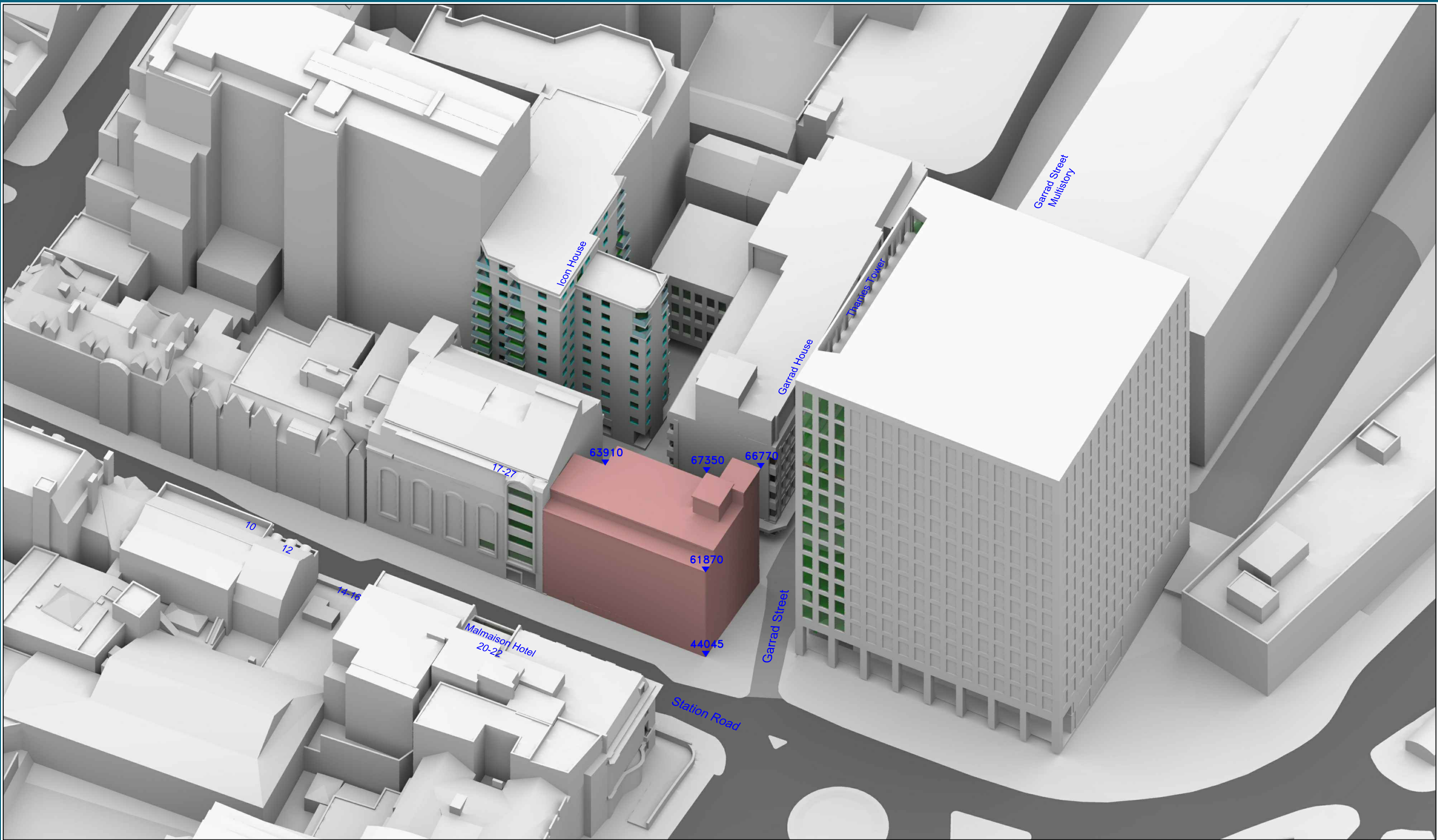
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Scale: NS @ A3

Date: Oct 18

Dwg No: **P1294/19**

Rel: 03



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
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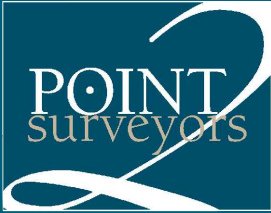
Broadway Malyan
2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg

Key: Existing Buildings
Proposed Scheme
All Heights in mm AOD

Project: 1 Reading
Reading

Title: 3D View
Existing Buildings

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Scheme Confirmed: Broadway Malyan

Date : 17/10/18

Drawn By: JR

Scale: NS @ A3

Date: Oct 18

Dwg No: **P1294/20**

Rel: 03



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
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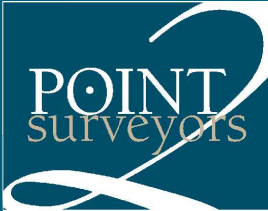
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2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg

Key: — Existing Buildings
— Proposed Scheme

Project: 1 Reading
Reading

Title: Site Plan
Proposed Scheme Dated 19/09/18

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Scheme Confirmed: Broadway Malyan

Date : 17/10/18

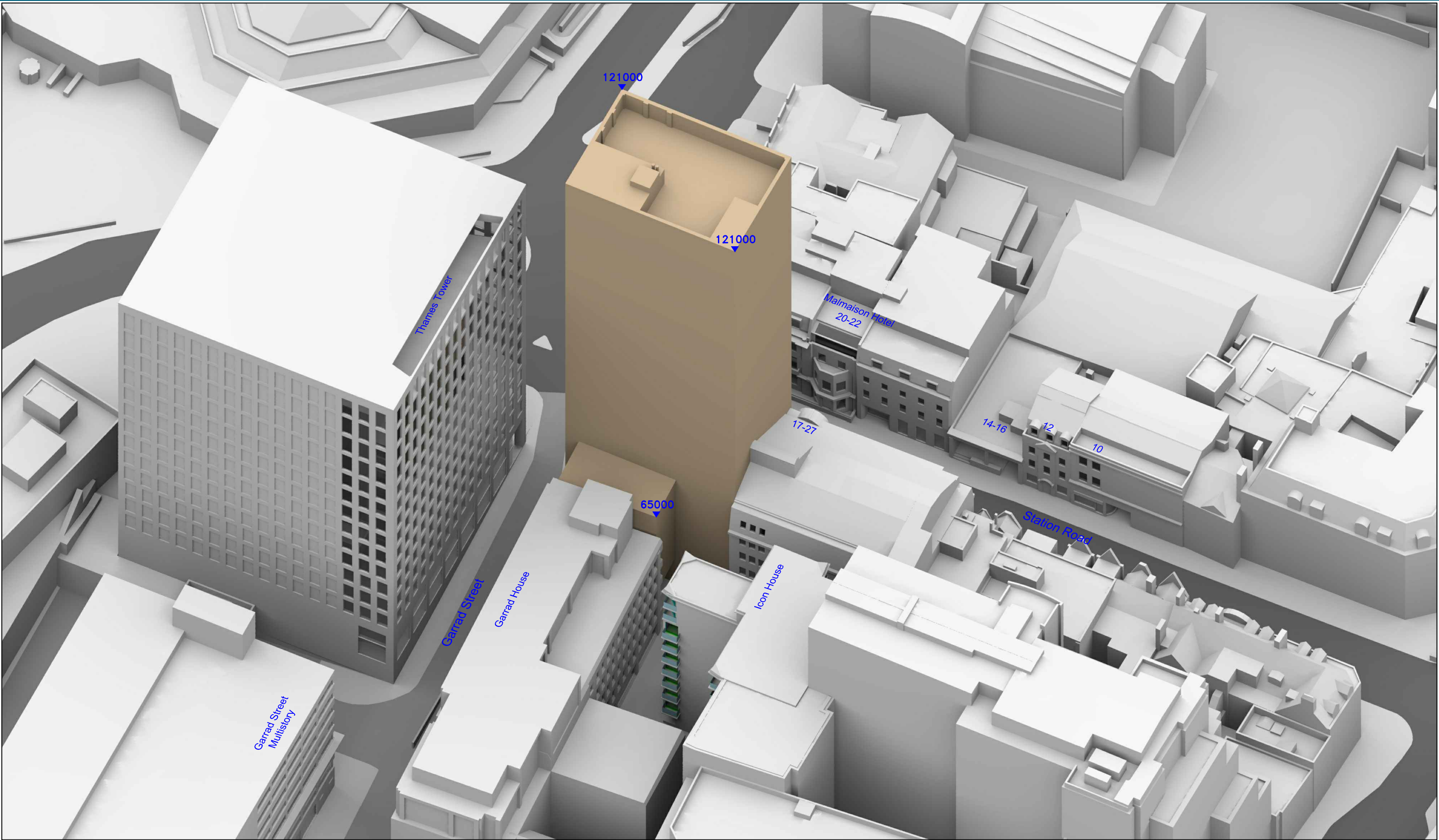
Drawn By: JR

Scale: 1:500 @ A3

Date: Oct 18

Dwg No: **P1294/21**

Rel: 03



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

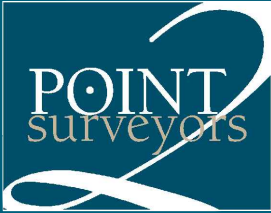
Broadway Malyan
2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg

Key: Existing Buildings
Proposed Scheme
All Heights in mm AOD

Project: 1 Reading
Reading

Title: 3D View
Proposed Scheme Dated 19/09/18

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Scheme Confirmed: Broadway Malyan

Date : 17/10/18

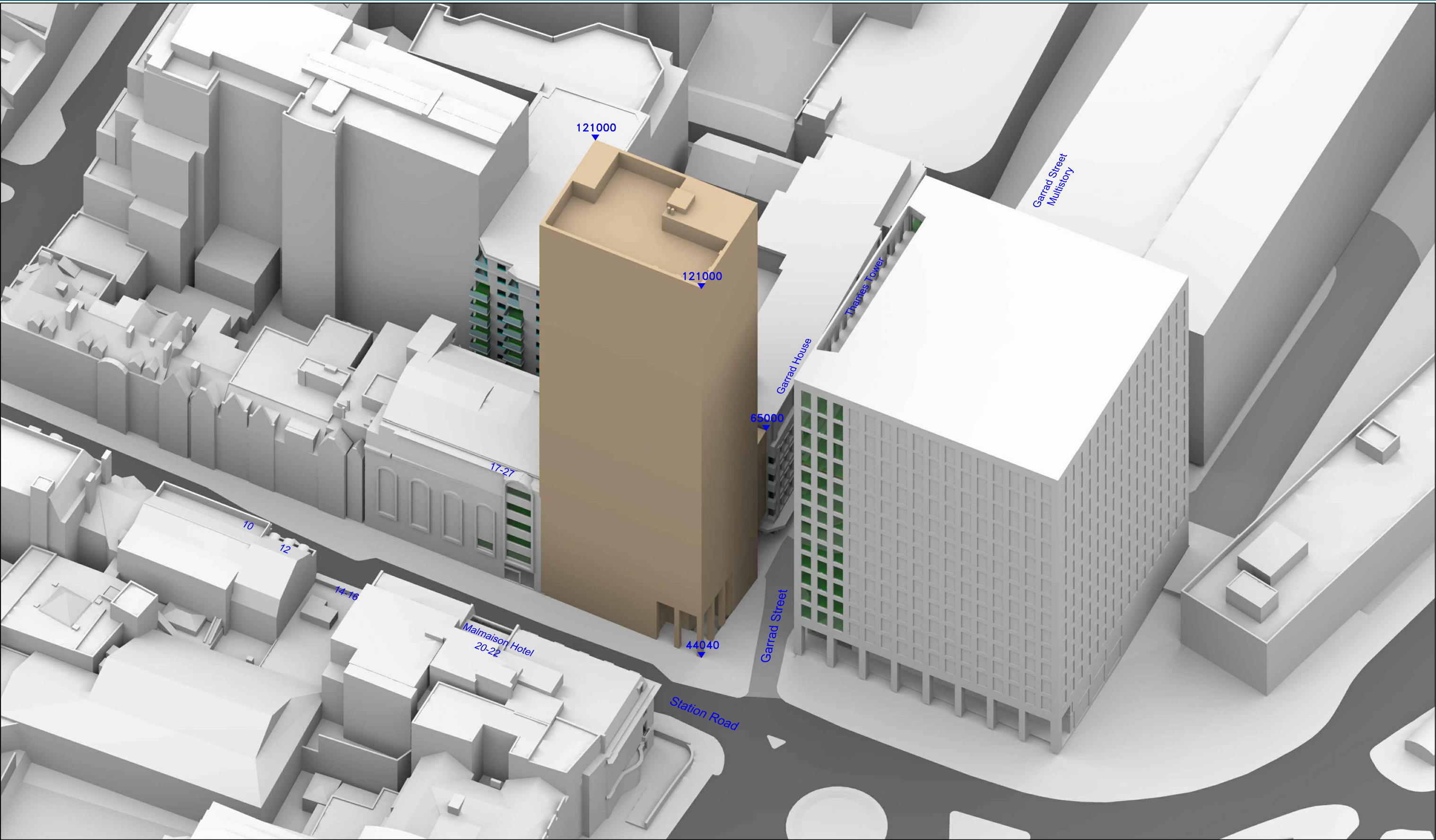
Drawn By: JR

Scale: NS @ A3

Date: Oct 18

Dwg No: **P1294/22**

Rel: 03



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

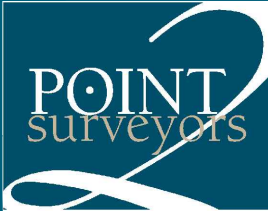
Broadway Malyan
2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg

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

Project: 1 Reading
Reading

Title: 3D View
Proposed Scheme Dated 19/09/18

Point 2 Surveyors Ltd,
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Scheme Confirmed: Broadway Malyan

Date : 17/10/18

Drawn By: JR

Scale: NS @ A3

Date: Oct 18

Dwg No: **P1294/23**

Rel: 03

Appendix B – Results



Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
20-22 Station Road, Malmaison Hotel						
R1/211	BEDROOM	W1/211	14.95	9.93	5.02	33.58
R1/211	BEDROOM	W2/211	15.22	10.75	4.47	29.37
R2/211	BEDROOM	W3/211	15.27	11.26	4.01	26.26
R3/211	BEDROOM	W4/211	15.41	11.85	3.56	23.10
R3/211	BEDROOM	W5/211	15.52	12.30	3.22	20.75
R1/212	BEDROOM	W1/212	18.55	12.37	6.18	33.32
R1/212	BEDROOM	W2/212	18.52	13.08	5.44	29.37
R2/212	BEDROOM	W3/212	18.47	13.63	4.84	26.20
R3/212	BEDROOM	W4/212	18.52	14.27	4.25	22.95
R3/212	BEDROOM	W5/212	18.65	14.80	3.85	20.64
R1/213	BEDROOM	W1/213	79.71	65.52	14.19	17.80
R1/213	BEDROOM	W2/213	21.47	12.23	9.24	43.04
R2/213	BEDROOM	W3/213	22.33	15.26	7.07	31.66
R3/213	BEDROOM	W4/213	22.25	16.29	5.96	26.79
R4/213	BEDROOM	W5/213	22.27	17.27	5.00	22.45
R1/221	BEDROOM	W1/221	28.21	28.21	0.00	0.00
R1/221	BEDROOM	W2/221	15.04	7.65	7.39	49.14
R3/221	BEDROOM	W4/221	14.64	6.09	8.55	58.40
R4/221	BEDROOM	W5/221	14.76	6.41	8.35	56.57
R5/221	BEDROOM	W6/221	14.41	6.70	7.71	53.50
R1/222	BEDROOM	W1/222	27.14	27.14	0.00	0.00
R1/222	BEDROOM	W2/222	15.47	6.39	9.08	58.69
R3/222	BEDROOM	W4/222	15.39	4.74	10.65	69.20
R4/222	BEDROOM	W5/222	15.72	5.41	10.31	65.59
R5/222	BEDROOM	W6/222	15.66	6.19	9.47	60.47

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R6/222	BEDROOM	W7/222	18.65	9.97	8.68	46.54
R6/222	BEDROOM	W8/222	18.89	11.41	7.48	39.60
R1/223	BEDROOM	W1/223	30.60	30.60	0.00	0.00
R1/223	BEDROOM	W2/223	21.74	9.90	11.84	54.46
R3/223	BEDROOM	W4/223	22.40	8.52	13.88	61.96
R4/223	BEDROOM	W5/223	23.00	9.34	13.66	59.39
R5/223	BEDROOM	W6/223	23.36	10.74	12.62	54.02
R1/231	BEDROOM	W1/231	13.84	7.52	6.32	45.66
R1/231	BEDROOM	W2/231	14.47	8.33	6.14	42.43
R1/231	BEDROOM	W3/231	17.43	15.16	2.27	13.02
10 Station road						
R1/181	ASSUMED	W1/181	18.98	17.18	1.80	9.48
R1/181	ASSUMED	W2/181	19.18	17.54	1.64	8.55
R1/182	ASSUMED	W1/182	20.94	18.98	1.96	9.36
R1/182	ASSUMED	W2/182	21.09	19.34	1.75	8.30
Icon House						
R1/140	ASSUMED	W4/140	0.91	0.91	0.00	0.00
R2/140	ASSUMED	W3/140	4.80	4.80	0.00	0.00
R3/140	ASSUMED	W2/140	4.85	4.85	0.00	0.00
R2/141	BEDROOM	W1/141	5.81	2.21	3.60	61.96
R3/141	BEDROOM	W2/141	7.49	3.28	4.21	56.21
R4/141	LKD	W3/141	9.06	3.92	5.14	56.73
R4/141	LKD	W4/141	5.21	2.98	2.23	42.80
R4/141	LKD	W5/141	4.54	2.81	1.73	38.11
R4/141	LKD	W6/141	3.40	3.40	0.00	0.00
R5/141		W7/141	6.70	6.70	0.00	0.00
R5/141		W8/141	6.66	6.66	0.00	0.00

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R6/141		W9/141	2.75	2.75	0.00	0.00
R6/141		W10/141	7.49	7.49	0.00	0.00
R1/142	LKD	W1/142	9.46	9.46	0.00	0.00
R1/142	LKD	W2/142	1.23	1.21	0.02	1.63
R2/142	BEDROOM	W3/142	4.05	4.05	0.00	0.00
R3/142	LKD	W4/142	7.41	7.41	0.00	0.00
R3/142	LKD	W5/142	0.77	0.57	0.20	25.97
R4/142		W6/142	5.24	3.25	1.99	37.98
R4/142		W7/142	7.01	3.10	3.91	55.78
R4/142		W8/142	6.75	2.42	4.33	64.15
R5/142	BEDROOM	W10/142	9.82	4.51	5.31	54.07
R6/142	LKD	W11/142	11.94	5.32	6.62	55.44
R6/142	LKD	W12/142	7.69	4.65	3.04	39.53
R6/142	LKD	W13/142	6.95	4.61	2.34	33.67
R6/142	LKD	W14/142	4.39	4.39	0.00	0.00
R7/142	BEDROOM	W9/142	7.56	3.02	4.54	60.05
R8/142		W15/142	8.77	8.77	0.00	0.00
R8/142		W16/142	9.01	9.01	0.00	0.00
R9/142		W17/142	2.33	2.33	0.00	0.00
R9/142		W18/142	10.11	10.11	0.00	0.00
R1/143	LKD	W1/143	11.00	11.00	0.00	0.00
R1/143	LKD	W2/143	2.05	1.89	0.16	7.80
R2/143	BEDROOM	W3/143	5.86	5.85	0.01	0.17
R3/143	LKD	W4/143	8.61	8.61	0.00	0.00
R3/143	LKD	W5/143	1.10	0.76	0.34	30.91
R4/143		W6/143	7.30	4.67	2.63	36.03
R4/143		W7/143	8.26	3.52	4.74	57.38
R4/143		W8/143	7.86	2.73	5.13	65.27
R5/143	BEDROOM	W10/143	12.38	5.94	6.44	52.02

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R6/143	LKD	W11/143	14.99	6.89	8.10	54.04
R6/143	LKD	W12/143	10.64	6.72	3.92	36.84
R6/143	LKD	W13/143	9.97	6.97	3.00	30.09
R6/143	LKD	W14/143	8.18	8.18	0.00	0.00
R7/143	BEDROOM	W9/143	9.50	4.00	5.50	57.89
R8/143		W15/143	10.90	10.90	0.00	0.00
R8/143		W16/143	11.74	11.74	0.00	0.00
R9/143		W17/143	4.29	4.29	0.00	0.00
R9/143		W18/143	13.47	13.47	0.00	0.00
R1/144	LKD	W1/144	12.90	12.90	0.00	0.00
R1/144	LKD	W2/144	5.19	4.52	0.67	12.91
R2/144	BEDROOM	W3/144	9.00	8.82	0.18	2.00
R3/144	LKD	W4/144	10.16	10.16	0.00	0.00
R3/144	LKD	W5/144	2.33	1.59	0.74	31.76
R4/144		W6/144	10.53	6.98	3.55	33.71
R4/144		W7/144	9.84	4.08	5.76	58.54
R4/144		W8/144	9.13	3.10	6.03	66.05
R5/144	BEDROOM	W10/144	15.55	7.81	7.74	49.77
R6/144	LKD	W11/144	18.63	8.78	9.85	52.87
R6/144	LKD	W12/144	14.19	9.09	5.10	35.94
R6/144	LKD	W13/144	13.48	9.62	3.86	28.64
R6/144	LKD	W14/144	12.97	12.97	0.00	0.00
R7/144	BEDROOM	W9/144	11.93	5.33	6.60	55.32
R8/144		W15/144	13.07	13.07	0.00	0.00
R8/144		W16/144	14.66	14.66	0.00	0.00
R9/144		W17/144	9.51	9.50	0.01	0.11
R9/144		W18/144	16.64	16.64	0.00	0.00
R1/145	LKD	W1/145	15.10	15.10	0.00	0.00
R1/145	LKD	W2/145	9.84	8.69	1.15	11.69

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R2/145	BEDROOM	W3/145	13.28	13.07	0.21	1.58
R3/145	LKD	W4/145	12.19	12.19	0.00	0.00
R3/145	LKD	W5/145	6.40	4.68	1.72	26.88
R4/145		W6/145	15.32	10.70	4.62	30.16
R4/145		W7/145	11.71	4.81	6.90	58.92
R4/145		W8/145	10.57	3.54	7.03	66.51
R5/145	BEDROOM	W10/145	19.38	10.20	9.18	47.37
R6/145	LKD	W11/145	22.78	11.06	11.72	51.45
R6/145	LKD	W12/145	17.43	11.00	6.43	36.89
R6/145	LKD	W13/145	16.58	11.84	4.74	28.59
R6/145	LKD	W14/145	17.25	17.25	0.00	0.00
R7/145	BEDROOM	W9/145	14.91	7.06	7.85	52.65
R8/145		W15/145	15.07	15.07	0.00	0.00
R8/145		W16/145	17.26	17.26	0.00	0.00
R9/145		W17/145	12.37	12.30	0.07	0.57
R9/145		W18/145	18.16	18.16	0.00	0.00
R1/146	LKD	W1/146	17.09	17.09	0.00	0.00
R1/146	LKD	W2/146	15.69	14.09	1.60	10.20
R2/146	BEDROOM	W3/146	18.37	18.15	0.22	1.20
R3/146	LKD	W4/146	14.75	14.75	0.00	0.00
R3/146	LKD	W5/146	12.57	9.89	2.68	21.32
R4/146		W6/146	22.13	16.28	5.85	26.43
R4/146		W7/146	13.97	5.83	8.14	58.27
R4/146		W8/146	12.11	4.05	8.06	66.56
R5/146	BEDROOM	W10/146	23.12	12.46	10.66	46.11
R6/146	LKD	W11/146	26.77	13.29	13.48	50.35
R6/146	LKD	W12/146	20.39	13.11	7.28	35.70
R6/146	LKD	W13/146	19.88	14.45	5.43	27.31
R6/146	LKD	W14/146	19.99	19.99	0.00	0.00
R7/146	BEDROOM	W9/146	17.84	8.70	9.14	51.23

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R8/146		W15/146	17.04	17.04	0.00	0.00
R8/146		W16/146	20.10	19.81	0.29	1.44
R9/146		W17/146	14.80	14.50	0.30	2.03
R9/146		W18/146	19.13	19.13	0.00	0.00
R1/147	LKD	W1/147	17.86	17.86	0.00	0.00
R1/147	LKD	W2/147	20.66	18.26	2.40	11.62
R2/147	BEDROOM	W3/147	23.95	23.09	0.86	3.59
R3/147	LKD	W4/147	17.32	17.32	0.00	0.00
R3/147	LKD	W5/147	18.56	15.00	3.56	19.18
R4/147		W6/147	28.21	21.14	7.07	25.06
R4/147		W7/147	16.80	7.46	9.34	55.60
R4/147		W8/147	13.84	4.81	9.03	65.25
R5/147	BEDROOM	W10/147	26.84	14.90	11.94	44.49
R6/147	LKD	W11/147	30.35	15.49	14.86	48.96
R6/147	LKD	W12/147	22.76	14.87	7.89	34.67
R6/147	LKD	W13/147	22.71	16.74	5.97	26.29
R6/147	LKD	W14/147	30.74	30.74	0.00	0.00
R7/147	BEDROOM	W9/147	20.81	10.46	10.35	49.74
R8/147		W15/147	19.05	19.05	0.00	0.00
R8/147		W16/147	23.21	22.22	0.99	4.27
R9/147		W17/147	25.66	23.42	2.24	8.73
R9/147		W18/147	19.86	19.86	0.00	0.00
R1/148	LKD	W1/148	18.68	18.68	0.00	0.00
R1/148	LKD	W2/148	34.91	30.20	4.71	13.49
R2/148	BEDROOM	W3/148	31.42	29.20	2.22	7.07
R3/148	LKD	W4/148	20.02	20.02	0.00	0.00
R3/148	LKD	W5/148	33.60	27.07	6.53	19.43
R4/148		W6/148	34.32	26.13	8.19	23.86
R4/148		W7/148	20.32	10.09	10.23	50.34

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R4/148		W8/148	15.70	6.05	9.65	61.46
R5/148	BEDROOM	W10/148	30.13	17.46	12.67	42.05
R6/148	LKD	W11/148	19.12	6.20	12.92	67.57
R6/148	LKD	W12/148	22.09	22.03	0.06	0.27
R7/148	BEDROOM	W9/148	23.41	12.27	11.14	47.59
R8/148		W13/148	21.60	21.51	0.09	0.42
R8/148		W14/148	26.26	23.79	2.47	9.41
R9/148		W15/148	20.65	20.62	0.03	0.15
R1/149	LKD	W1/149	22.94	22.85	0.09	0.39
R2/149	BEDROOM	W2/149	33.93	30.76	3.17	9.34
R3/149	LKD	W3/149	25.27	25.01	0.26	1.03
R4/149		W4/149	36.69	27.88	8.81	24.01
R4/149		W5/149	24.83	14.28	10.55	42.49
R4/149		W7/149	18.79	8.94	9.85	52.42
R5/149	BEDROOM	W8/149	32.60	19.54	13.06	40.06
R6/149	LKD	W9/149	23.50	8.21	15.29	65.06
R6/149	LKD	W10/149	26.52	26.44	0.08	0.30
R7/149	BEDROOM	W6/149	25.51	13.94	11.57	45.35
R8/149		W11/149	24.38	22.23	2.15	8.82
R8/149		W12/149	28.55	23.66	4.89	17.13
R9/149		W13/149	22.76	22.71	0.05	0.22
R1/150	LKD	W1/150	31.82	31.76	0.06	0.19
R2/150	BEDROOM	W2/150	35.28	30.93	4.35	12.33
R3/150	LKD	W3/150	30.84	30.54	0.30	0.97
R4/150		W4/150	37.53	28.13	9.40	25.05
R4/150		W5/150	28.27	17.70	10.57	37.39

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R4/150		W6/150	28.52	18.51	10.01	35.10
R5/150	ASSUMED	W7/150	30.00	20.66	9.34	31.13
R5/150	ASSUMED	W8/150	29.06	20.65	8.41	28.94
R6/150	ASSUMED	W9/150	28.39	23.11	5.28	18.60
R6/150	ASSUMED	W10/150	30.98	24.68	6.30	20.34
R7/150	ASSUMED	W11/150	27.01	26.95	0.06	0.22
Garrard House						
R1/130	BEDROOM	W1/130	3.04	2.78	0.26	8.55
R2/130	LKD	W2/130	3.46	3.15	0.31	8.96
R3/130	BEDROOM	W3/130	3.94	3.62	0.32	8.12
R4/130	LKD	W4/130	4.37	3.99	0.38	8.70
R5/130	BEDROOM	W5/130	5.37	4.94	0.43	8.01
R6/130	LKD	W6/130	6.48	5.98	0.50	7.72
R7/130	BEDROOM	W7/130	6.83	6.33	0.50	7.32
R7/130	BEDROOM	W8/130	6.70	6.19	0.51	7.61
R7/130	BEDROOM	W9/130	3.46	0.50	2.96	85.55
R1/131	BEDROOM	W1/131	1.03	1.03	0.00	0.00
R1/131	BEDROOM	W2/131	3.37	2.66	0.71	21.07
R1/131	BEDROOM	W3/131	4.08	2.82	1.26	30.88
R2/131	LKD	W4/131	5.11	2.95	2.16	42.27
R2/131	LKD	W5/131	6.17	2.81	3.36	54.46
R3/131	LKD	W6/131	6.94	2.55	4.39	63.26
R3/131	LKD	W7/131	6.91	2.41	4.50	65.12
R4/131	BEDROOM	W9/131	3.42	3.10	0.32	9.36
R5/131	BEDROOM	W8/131	6.35	2.46	3.89	61.26
R6/131	LKD	W10/131	4.34	4.00	0.34	7.83
R6/131	LKD	W11/131	4.93	4.55	0.38	7.71

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R7/131	LKD	W12/131	5.37	4.97	0.40	7.45
R7/131	LKD	W13/131	5.66	5.23	0.43	7.60
R8/131	BEDROOM	W14/131	5.90	5.45	0.45	7.63
R9/131	BEDROOM	W15/131	6.17	5.67	0.50	8.10
R10/131	LKD	W16/131	6.77	6.23	0.54	7.98
R10/131	LKD	W17/131	7.52	6.94	0.58	7.71
R11/131	LKD	W18/131	7.96	7.33	0.63	7.91
R11/131	LKD	W19/131	8.22	7.56	0.66	8.03
R11/131	LKD	W20/131	8.67	7.96	0.71	8.19
R12/131	BEDROOM	W21/131	8.76	8.06	0.70	7.99
R12/131	BEDROOM	W22/131	8.14	7.37	0.77	9.46
R12/131	BEDROOM	W23/131	5.19	0.72	4.47	86.13
R13/131	BEDROOM	W24/131	8.84	6.17	2.67	30.20
R13/131	BEDROOM	W25/131	4.25	4.32	-0.07	-1.65
R13/131	BEDROOM	W26/131	4.28	4.28	0.00	0.00
R1/132	BEDROOM	W1/132	1.36	1.36	0.00	0.00
R1/132	BEDROOM	W2/132	4.30	3.23	1.07	24.88
R1/132	BEDROOM	W3/132	5.23	3.47	1.76	33.65
R2/132	LKD	W4/132	6.55	3.71	2.84	43.36
R2/132	LKD	W5/132	8.15	3.92	4.23	51.90
R3/132	LKD	W6/132	9.34	3.84	5.50	58.89
R3/132	LKD	W7/132	9.35	3.53	5.82	62.25
R4/132	BEDROOM	W9/132	4.87	4.51	0.36	7.39
R5/132	BEDROOM	W8/132	8.42	3.39	5.03	59.74
R6/132	LKD	W10/132	6.49	6.09	0.40	6.16
R6/132	LKD	W11/132	7.26	6.82	0.44	6.06
R7/132	LKD	W12/132	7.72	7.24	0.48	6.22
R7/132	LKD	W13/132	7.97	7.45	0.52	6.52
R8/132	BEDROOM	W14/132	8.12	7.57	0.55	6.77

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R9/132	BEDROOM	W15/132	8.28	7.66	0.62	7.49
R10/132	LKD	W16/132	8.85	8.17	0.68	7.68
R10/132	LKD	W17/132	9.68	8.94	0.74	7.64
R11/132	LKD	W18/132	10.24	9.42	0.82	8.01
R11/132	LKD	W19/132	10.54	9.65	0.89	8.44
R11/132	LKD	W20/132	11.04	10.06	0.98	8.88
R12/132	BEDROOM	W21/132	11.10	10.11	0.99	8.92
R12/132	BEDROOM	W22/132	10.30	9.17	1.13	10.97
R12/132	BEDROOM	W23/132	7.85	1.00	6.85	87.26
R13/132	BEDROOM	W24/132	10.51	6.34	4.17	39.68
R13/132	BEDROOM	W25/132	4.57	4.64	-0.07	-1.53
R13/132	BEDROOM	W26/132	4.65	4.65	0.00	0.00
R1/133	BEDROOM	W1/133	1.87	1.87	0.00	0.00
R1/133	BEDROOM	W2/133	5.68	4.04	1.64	28.87
R1/133	BEDROOM	W3/133	6.87	4.42	2.45	35.66
R2/133	LKD	W4/133	8.46	4.77	3.69	43.62
R2/133	LKD	W5/133	10.31	5.06	5.25	50.92
R3/133	LKD	W6/133	12.08	5.34	6.74	55.79
R3/133	LKD	W7/133	13.01	5.62	7.39	56.80
R4/133	BEDROOM	W9/133	7.93	7.52	0.41	5.17
R5/133	BEDROOM	W8/133	11.93	5.06	6.87	57.59
R6/133	LKD	W10/133	10.59	10.13	0.46	4.34
R6/133	LKD	W11/133	11.24	10.72	0.52	4.63
R7/133	LKD	W12/133	11.27	10.71	0.56	4.97
R7/133	LKD	W13/133	11.10	10.49	0.61	5.50
R8/133	BEDROOM	W14/133	10.98	10.32	0.66	6.01
R9/133	BEDROOM	W15/133	10.93	10.18	0.75	6.86
R10/133	LKD	W16/133	11.42	10.57	0.85	7.44
R10/133	LKD	W17/133	12.30	11.36	0.94	7.64

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R11/133	LKD	W18/133	13.03	11.96	1.07	8.21
R11/133	LKD	W19/133	13.48	12.29	1.19	8.83
R11/133	LKD	W20/133	14.13	12.79	1.34	9.48
R12/133	BEDROOM	W21/133	14.22	12.83	1.39	9.77
R12/133	BEDROOM	W22/133	13.31	11.61	1.70	12.77
R12/133	BEDROOM	W23/133	12.09	1.46	10.63	87.92
R13/133	BEDROOM	W24/133	13.05	6.52	6.53	50.04
R13/133	BEDROOM	W25/133	4.95	5.00	-0.05	-1.01
R13/133	BEDROOM	W26/133	5.06	5.06	0.00	0.00
R1/134	BEDROOM	W1/134	17.07	16.61	0.46	2.69
R2/134	LKD	W2/134	16.31	15.79	0.52	3.19
R2/134	LKD	W3/134	15.64	15.06	0.58	3.71
R3/134	LKD	W4/134	15.01	14.36	0.65	4.33
R3/134	LKD	W5/134	14.38	13.66	0.72	5.01
R4/134	BEDROOM	W6/134	14.09	13.31	0.78	5.54
R5/134	BEDROOM	W7/134	14.05	13.14	0.91	6.48
R6/134	LKD	W8/134	14.45	13.41	1.04	7.20
R6/134	LKD	W9/134	15.48	14.30	1.18	7.62
R7/134	LKD	W10/134	16.44	15.06	1.38	8.39
R7/134	LKD	W11/134	17.14	15.57	1.57	9.16
R7/134	LKD	W12/134	17.98	16.16	1.82	10.12
R8/134	BEDROOM	W13/134	18.25	16.32	1.93	10.58
R8/134	BEDROOM	W14/134	17.41	14.93	2.48	14.24
R8/134	BEDROOM	W15/134	18.64	2.18	16.46	88.30
R9/134	BEDROOM	W16/134	16.92	6.73	10.19	60.22
R9/134	BEDROOM	W17/134	5.37	5.40	-0.03	-0.56
R9/134	BEDROOM	W18/134	5.55	5.55	0.00	0.00

Room	Room Use	Window	EXISTING		PROPOSED		TOTAL LOSS	%LOSS ADF
			ADF	TOTAL	ADF	TOTAL		
20-22 Station Road, Malmaison Hotel								
R1/211	BEDROOM	W1/211	0.48		0.34			
R1/211	BEDROOM	W2/211	0.47	0.95	0.36	0.71	0.24	25.61
R2/211	BEDROOM	W3/211	0.47	0.47	0.38	0.38	0.10	20.34
R3/211	BEDROOM	W4/211	0.38		0.32			
R3/211	BEDROOM	W5/211	0.37	0.75	0.31	0.63	0.12	16.25
R1/212	BEDROOM	W1/212	0.44		0.32			
R1/212	BEDROOM	W2/212	0.44	0.88	0.34	0.66	0.22	24.92
R2/212	BEDROOM	W3/212	0.44	0.44	0.35	0.35	0.09	19.63
R3/212	BEDROOM	W4/212	0.35		0.29			
R3/212	BEDROOM	W5/212	0.34	0.69	0.29	0.58	0.11	15.70
R1/213	BEDROOM	W1/213	7.50		6.40			
R1/213	BEDROOM	W2/213	3.50	11.00	2.42	8.82	2.18	19.82
R2/213	BEDROOM	W3/213	0.99	0.99	0.75	0.75	0.24	24.14
R3/213	BEDROOM	W4/213	1.00	1.00	0.81	0.81	0.19	19.42
R4/213	BEDROOM	W5/213	0.73	0.73	0.62	0.62	0.12	15.96
R1/221	BEDROOM	W1/221	1.17		1.17			
R1/221	BEDROOM	W2/221	0.76	1.93	0.44	1.61	0.32	16.61
R3/221	BEDROOM	W4/221	0.75	0.75	0.36	0.36	0.39	52.07
R4/221	BEDROOM	W5/221	0.85	0.85	0.44	0.44	0.41	48.13
R5/221	BEDROOM	W6/221	0.95	0.95	0.55	0.55	0.40	41.96
R1/222	BEDROOM	W1/222	0.76		0.76			
R1/222	BEDROOM	W2/222	0.45	1.21	0.22	0.98	0.22	18.51
R3/222	BEDROOM	W4/222	0.46	0.46	0.18	0.18	0.28	60.69
R4/222	BEDROOM	W5/222	0.54	0.54	0.24	0.24	0.30	54.83
R5/222	BEDROOM	W6/222	0.57	0.57	0.29	0.29	0.28	48.78

Room	Room Use	Window	EXISTING		PROPOSED		TOTAL LOSS	%LOSS ADF
			ADF	TOTAL	ADF	TOTAL		
R6/222	BEDROOM	W7/222	0.53		0.34			
R6/222	BEDROOM	W8/222	0.53	1.06	0.37	0.71	0.36	33.68
R1/223	BEDROOM	W1/223	1.11		1.11			
R1/223	BEDROOM	W2/223	0.91	2.02	0.47	1.58	0.44	21.63
R3/223	BEDROOM	W4/223	0.85	0.85	0.38	0.38	0.47	55.15
R4/223	BEDROOM	W5/223	1.01	1.01	0.48	0.48	0.52	51.94
R5/223	BEDROOM	W6/223	1.07	1.07	0.58	0.58	0.49	45.56
R1/231	BEDROOM	W1/231	0.63		0.43			
R1/231	BEDROOM	W2/231	0.60		0.39			
R1/231	BEDROOM	W3/231	0.74	1.97	0.70	1.52	0.45	22.74
10 Station road								
R1/181	ASSUMED	W1/181	0.67		0.63			
R1/181	ASSUMED	W2/181	0.67	1.34	0.64	1.27	0.06	4.72
R1/182	ASSUMED	W1/182	1.15		1.10			
R1/182	ASSUMED	W2/182	1.16	2.31	1.11	2.21	0.09	4.08
Icon House								
R1/140	ASSUMED	W4/140	0.13	0.13	0.13	0.13	0.00	0.00
R2/140	ASSUMED	W3/140	0.75	0.75	0.75	0.75	0.00	0.00
R3/140	ASSUMED	W2/140	0.73	0.73	0.73	0.73	0.00	0.00
R2/141	BEDROOM	W1/141	0.35	0.35	0.18	0.18	0.16	46.82
R3/141	BEDROOM	W2/141	0.52	0.52	0.29	0.29	0.22	42.91
R4/141	LKD	W3/141	0.23		0.13			
R4/141	LKD	W4/141	0.07		0.01			
R4/141	LKD	W5/141	0.03		0.00			
R4/141	LKD	W6/141	0.23	0.56	0.23	0.36	0.20	34.88
R5/141		W7/141	0.21		0.21			
R5/141		W8/141	0.21	0.43	0.21	0.43	0.00	0.00

Room	Room Use	Window	EXISTING		PROPOSED		TOTAL LOSS	%LOSS ADF
			ADF	TOTAL	ADF	TOTAL		
R6/141		W9/141	0.23		0.23			
R6/141		W10/141	0.31	0.54	0.31	0.54	0.00	0.00
R1/142	LKD	W1/142	0.50		0.50			
R1/142	LKD	W2/142	0.24	0.73	0.23	0.73	0.01	0.68
R2/142	BEDROOM	W3/142	0.25	0.25	0.25	0.25	0.00	0.00
R3/142	LKD	W4/142	0.43		0.43			
R3/142	LKD	W5/142	0.19	0.62	0.15	0.59	0.03	5.16
R4/142		W6/142	0.17		0.12			
R4/142		W7/142	0.34		0.21			
R4/142		W8/142	0.34	0.84	0.18	0.51	0.33	39.00
R5/142	BEDROOM	W10/142	0.66	0.66	0.41	0.41	0.25	38.39
R6/142	LKD	W11/142	0.29		0.17			
R6/142	LKD	W12/142	0.15		0.11			
R6/142	LKD	W13/142	0.12		0.10			
R6/142	LKD	W14/142	0.22	0.78	0.22	0.60	0.18	22.81
R7/142	BEDROOM	W9/142	0.44	0.44	0.26	0.26	0.19	42.34
R8/142		W15/142	0.26		0.26			
R8/142		W16/142	0.27	0.53	0.27	0.53	0.00	0.00
R9/142		W17/142	0.21		0.21			
R9/142		W18/142	0.37	0.58	0.37	0.58	0.00	0.00
R1/143	LKD	W1/143	0.54		0.54			
R1/143	LKD	W2/143	0.30	0.84	0.29	0.84	0.01	1.07
R2/143	BEDROOM	W3/143	0.35	0.35	0.35	0.35	0.00	0.00
R3/143	LKD	W4/143	0.41		0.41			
R3/143	LKD	W5/143	0.21	0.63	0.17	0.59	0.04	6.69
R4/143		W6/143	0.27		0.21			
R4/143		W7/143	0.37		0.22			
R4/143		W8/143	0.36	0.99	0.19	0.62	0.38	37.83
R5/143	BEDROOM	W10/143	0.76	0.76	0.49	0.49	0.27	35.91

Room	Room Use	Window	EXISTING		PROPOSED		TOTAL LOSS	%LOSS ADF
			ADF	TOTAL	ADF	TOTAL		
R6/143	LKD	W11/143	0.33		0.20			
R6/143	LKD	W12/143	0.20		0.16			
R6/143	LKD	W13/143	0.19		0.16			
R6/143	LKD	W14/143	0.46	1.18	0.46	0.99	0.20	16.57
R7/143	BEDROOM	W9/143	0.51	0.51	0.31	0.31	0.20	39.38
R8/143		W15/143	0.30		0.30			
R8/143		W16/143	0.31	0.61	0.31	0.61	0.00	0.00
R9/143		W17/143	0.37		0.37			
R9/143		W18/143	0.43	0.80	0.43	0.80	0.00	0.00
R1/144	LKD	W1/144	0.60		0.60			
R1/144	LKD	W2/144	0.39	0.99	0.36	0.97	0.02	2.32
R2/144	BEDROOM	W3/144	0.51	0.51	0.50	0.50	0.00	0.79
R3/144	LKD	W4/144	0.46		0.46			
R3/144	LKD	W5/144	0.29	0.75	0.24	0.70	0.05	7.06
R4/144		W6/144	0.41		0.33			
R4/144		W7/144	0.42		0.25			
R4/144		W8/144	0.41	1.25	0.21	0.79	0.46	36.84
R5/144	BEDROOM	W10/144	0.93	0.93	0.62	0.62	0.31	33.66
R6/144	LKD	W11/144	0.40		0.25			
R6/144	LKD	W12/144	0.27		0.21			
R6/144	LKD	W13/144	0.25		0.21			
R6/144	LKD	W14/144	0.62	1.54	0.62	1.30	0.24	15.58
R7/144	BEDROOM	W9/144	0.62	0.62	0.39	0.39	0.23	36.86
R8/144		W15/144	0.35		0.35			
R8/144		W16/144	0.37	0.72	0.37	0.72	0.00	0.00
R9/144		W17/144	0.66		0.66			
R9/144		W18/144	0.51	1.17	0.51	1.16	0.00	0.09
R1/145	LKD	W1/145	0.66		0.66			
R1/145	LKD	W2/145	0.57	1.22	0.54	1.19	0.03	2.53

Room	Room Use	Window	EXISTING		PROPOSED		TOTAL LOSS	%LOSS ADF
			ADF	TOTAL	ADF	TOTAL		
R2/145	BEDROOM	W3/145	0.65	0.65	0.65	0.65	0.00	0.61
R3/145	LKD	W4/145	0.49		0.49			
R3/145	LKD	W5/145	0.40	0.89	0.32	0.81	0.08	8.65
R4/145		W6/145	0.54		0.45			
R4/145		W7/145	0.45		0.26			
R4/145		W8/145	0.43	1.42	0.21	0.92	0.51	35.51
R5/145	BEDROOM	W10/145	1.04	1.04	0.70	0.70	0.33	32.11
R6/145	LKD	W11/145	0.45		0.28			
R6/145	LKD	W12/145	0.30		0.24			
R6/145	LKD	W13/145	0.29		0.25			
R6/145	LKD	W14/145	0.75	1.78	0.75	1.51	0.27	15.21
R7/145	BEDROOM	W9/145	0.70	0.70	0.46	0.46	0.24	34.72
R8/145		W15/145	0.36		0.36			
R8/145		W16/145	0.40	0.76	0.40	0.76	0.00	0.00
R9/145		W17/145	0.80		0.80			
R9/145		W18/145	0.51	1.32	0.51	1.31	0.00	0.30
R1/146	LKD	W1/146	0.71		0.71			
R1/146	LKD	W2/146	0.79	1.50	0.75	1.46	0.04	2.74
R2/146	BEDROOM	W3/146	0.82	0.82	0.82	0.82	0.00	0.36
R3/146	LKD	W4/146	0.56		0.56			
R3/146	LKD	W5/146	0.65	1.20	0.57	1.12	0.08	6.73
R4/146		W6/146	0.72		0.61			
R4/146		W7/146	0.52		0.29			
R4/146		W8/146	0.48	1.71	0.23	1.13	0.58	33.92
R5/146	BEDROOM	W10/146	1.19	1.19	0.81	0.81	0.38	31.99
R6/146	LKD	W11/146	0.51		0.32			
R6/146	LKD	W12/146	0.34		0.27			
R6/146	LKD	W13/146	0.33		0.29			
R6/146	LKD	W14/146	0.83	2.01	0.83	1.71	0.30	15.05
R7/146	BEDROOM	W9/146	0.80	0.80	0.53	0.53	0.27	34.29

Room	Room Use	Window	EXISTING		PROPOSED		TOTAL LOSS	%LOSS ADF
			ADF	TOTAL	ADF	TOTAL		
R8/146		W15/146	0.40		0.40			
R8/146		W16/146	0.44	0.85	0.44	0.85	0.00	0.24
R9/146		W17/146	0.90		0.89			
R9/146		W18/146	0.54	1.44	0.54	1.43	0.01	0.76
R1/147	LKD	W1/147	0.72		0.72			
R1/147	LKD	W2/147	0.96	1.68	0.90	1.62	0.06	3.46
R2/147	BEDROOM	W3/147	0.98	0.98	0.97	0.97	0.02	1.63
R3/147	LKD	W4/147	0.61		0.61			
R3/147	LKD	W5/147	0.87	1.48	0.77	1.38	0.10	6.49
R4/147		W6/147	0.86		0.72			
R4/147		W7/147	0.58		0.34			
R4/147		W8/147	0.52	1.95	0.26	1.31	0.64	32.75
R5/147	BEDROOM	W10/147	1.32	1.32	0.90	0.90	0.42	31.82
R6/147	LKD	W11/147	0.56		0.36			
R6/147	LKD	W12/147	0.38		0.30			
R6/147	LKD	W13/147	0.37		0.32			
R6/147	LKD	W14/147	1.29	2.60	1.29	2.27	0.33	12.71
R7/147	BEDROOM	W9/147	0.88	0.88	0.58	0.58	0.30	33.94
R8/147		W15/147	0.43		0.43			
R8/147		W16/147	0.49	0.92	0.48	0.91	0.01	1.09
R9/147		W17/147	1.55		1.45			
R9/147		W18/147	0.55	2.09	0.55	2.00	0.09	4.35
R1/148	LKD	W1/148	0.79		0.79			
R1/148	LKD	W2/148	1.67	2.46	1.51	2.30	0.17	6.70
R2/148	BEDROOM	W3/148	1.20	1.20	1.16	1.16	0.04	3.66
R3/148	LKD	W4/148	0.71		0.71			
R3/148	LKD	W5/148	1.53	2.24	1.32	2.03	0.21	9.36
R4/148		W6/148	1.01		0.84			
R4/148		W7/148	0.66		0.41			

Room	Room Use	Window	EXISTING		PROPOSED		TOTAL LOSS	%LOSS ADF
			ADF	TOTAL	ADF	TOTAL		
R4/148		W8/148	0.57	2.23	0.30	1.55	0.68	30.51
R5/148	BEDROOM	W10/148	1.45	1.45	1.00	1.00	0.45	31.01
R6/148	LKD	W11/148	0.85		0.40			
R6/148	LKD	W12/148	0.97	1.82	0.97	1.37	0.45	24.75
R7/148	BEDROOM	W9/148	0.97	0.97	0.65	0.65	0.32	33.16
R8/148		W13/148	0.48		0.48			
R8/148		W14/148	0.54	1.02	0.51	0.98	0.03	3.15
R9/148		W15/148	1.63	1.63	1.63	1.63	0.00	0.00
R1/149	LKD	W1/149	0.98	0.98	0.98	0.98	0.00	0.00
R2/149	BEDROOM	W2/149	1.26	1.26	1.19	1.19	0.07	5.78
R3/149	LKD	W3/149	1.02	1.02	1.02	1.02	0.00	0.00
R4/149		W4/149	1.06		0.88			
R4/149		W5/149	0.76		0.53			
R4/149		W7/149	0.63	2.45	0.39	1.81	0.65	26.45
R5/149	BEDROOM	W8/149	1.57	1.57	1.10	1.10	0.47	29.89
R6/149	LKD	W9/149	1.07		0.51			
R6/149	LKD	W10/149	1.21	2.28	1.21	1.72	0.56	24.59
R7/149	BEDROOM	W6/149	1.04	1.04	0.71	0.71	0.33	31.60
R8/149		W11/149	0.53		0.50			
R8/149		W12/149	0.58	1.11	0.52	1.02	0.09	8.35
R9/149		W13/149	1.87	1.87	1.87	1.87	0.00	0.00
R1/150	LKD	W1/150	1.22	1.22	1.22	1.22	0.00	0.00
R2/150	BEDROOM	W2/150	1.28	1.28	1.19	1.19	0.10	7.48
R3/150	LKD	W3/150	1.13	1.13	1.13	1.13	0.00	0.00
R4/150		W4/150	1.10		0.90			
R4/150		W5/150	0.85		0.63			

Room	Room Use	Window	EXISTING		PROPOSED		TOTAL LOSS	%LOSS ADF
			ADF	TOTAL	ADF	TOTAL		
R4/150		W6/150	0.88	2.83	0.66	2.19	0.64	22.50
R5/150	ASSUMED	W7/150	1.73		1.34			
R5/150	ASSUMED	W8/150	0.71	2.44	0.57	1.91	0.53	21.69
R6/150	ASSUMED	W9/150	0.61		0.54			
R6/150	ASSUMED	W10/150	0.62	1.23	0.54	1.08	0.15	12.36
R7/150	ASSUMED	W11/150	2.12	2.12	2.12	2.12	0.00	0.00
Garrard House								
R1/130	BEDROOM	W1/130	0.31	0.31	0.31	0.31	0.00	0.00
R2/130	LKD	W2/130	0.41	0.41	0.41	0.41	0.00	0.24
R3/130	BEDROOM	W3/130	0.88	0.88	0.88	0.88	0.00	0.00
R4/130	LKD	W4/130	0.67	0.67	0.67	0.67	0.00	0.30
R5/130	BEDROOM	W5/130	1.53	1.53	1.53	1.53	0.00	0.13
R6/130	LKD	W6/130	1.10	1.10	1.10	1.10	0.00	0.18
R7/130	BEDROOM	W7/130	0.74		0.74			
R7/130	BEDROOM	W8/130	0.32		0.32			
R7/130	BEDROOM	W9/130	0.13	1.19	0.01	1.07	0.12	10.23
R1/131	BEDROOM	W1/131	0.01		0.01			
R1/131	BEDROOM	W2/131	0.23		0.19			
R1/131	BEDROOM	W3/131	0.44	0.68	0.34	0.53	0.15	22.65
R2/131	LKD	W4/131	0.34		0.23			
R2/131	LKD	W5/131	0.38	0.72	0.23	0.46	0.26	36.45
R3/131	LKD	W6/131	0.33		0.17			
R3/131	LKD	W7/131	0.34	0.67	0.17	0.35	0.32	48.05
R4/131	BEDROOM	W9/131	0.18	0.18	0.18	0.18	0.00	0.00
R5/131	BEDROOM	W8/131	0.49	0.49	0.27	0.27	0.22	44.56
R6/131	LKD	W10/131	0.16		0.16			
R6/131	LKD	W11/131	0.17	0.33	0.17	0.33	0.00	0.00

Room	Room Use	Window	EXISTING		PROPOSED		TOTAL LOSS	%LOSS ADF
			ADF	TOTAL	ADF	TOTAL		
R7/131	LKD	W12/131	0.26		0.26			
R7/131	LKD	W13/131	0.25	0.51	0.25	0.51	0.00	0.00
R8/131	BEDROOM	W14/131	0.39	0.39	0.39	0.39	0.00	0.00
R9/131	BEDROOM	W15/131	0.40	0.40	0.40	0.40	0.00	0.00
R10/131	LKD	W16/131	0.30		0.30			
R10/131	LKD	W17/131	0.33	0.63	0.33	0.63	0.00	0.00
R11/131	LKD	W18/131	0.27		0.27			
R11/131	LKD	W19/131	0.29		0.29			
R11/131	LKD	W20/131	0.31	0.87	0.31	0.87	0.00	0.00
R12/131	BEDROOM	W21/131	0.64		0.64			
R12/131	BEDROOM	W22/131	0.34		0.34			
R12/131	BEDROOM	W23/131	0.18	1.16	0.01	0.99	0.18	15.07
R13/131	BEDROOM	W24/131	0.43		0.40			
R13/131	BEDROOM	W25/131	0.23		0.23			
R13/131	BEDROOM	W26/131	0.25	0.91	0.25	0.89	0.02	2.32
R1/132	BEDROOM	W1/132	0.02		0.02			
R1/132	BEDROOM	W2/132	0.27		0.21			
R1/132	BEDROOM	W3/132	0.51	0.80	0.38	0.61	0.19	23.91
R2/132	LKD	W4/132	0.39		0.27			
R2/132	LKD	W5/132	0.44	0.83	0.28	0.54	0.29	34.98
R3/132	LKD	W6/132	0.39		0.22			
R3/132	LKD	W7/132	0.40	0.79	0.22	0.44	0.35	43.91
R4/132	BEDROOM	W9/132	0.26	0.26	0.26	0.26	0.00	0.00
R5/132	BEDROOM	W8/132	0.57	0.57	0.33	0.33	0.24	42.88
R6/132	LKD	W10/132	0.21		0.21			
R6/132	LKD	W11/132	0.22	0.43	0.22	0.43	0.00	0.00
R7/132	LKD	W12/132	0.32		0.32			
R7/132	LKD	W13/132	0.31	0.63	0.31	0.63	0.00	0.00
R8/132	BEDROOM	W14/132	0.47	0.47	0.47	0.47	0.00	0.00

Room	Room Use	Window	EXISTING		PROPOSED		TOTAL LOSS	%LOSS ADF
			ADF	TOTAL	ADF	TOTAL		
R9/132	BEDROOM	W15/132	0.47	0.47	0.47	0.47	0.00	0.00
R10/132	LKD	W16/132	0.34		0.34			
R10/132	LKD	W17/132	0.38	0.73	0.38	0.73	0.00	0.00
R11/132	LKD	W18/132	0.32		0.32			
R11/132	LKD	W19/132	0.34		0.34			
R11/132	LKD	W20/132	0.35	1.01	0.35	1.01	0.00	0.00
R12/132	BEDROOM	W21/132	0.73		0.73			
R12/132	BEDROOM	W22/132	0.39		0.39			
R12/132	BEDROOM	W23/132	0.28	1.41	0.03	1.15	0.25	17.86
R13/132	BEDROOM	W24/132	0.46		0.41			
R13/132	BEDROOM	W25/132	0.23		0.23			
R13/132	BEDROOM	W26/132	0.28	0.98	0.28	0.92	0.05	5.42
R1/133	BEDROOM	W1/133	0.04		0.04			
R1/133	BEDROOM	W2/133	0.34		0.26			
R1/133	BEDROOM	W3/133	0.60	0.98	0.44	0.74	0.24	24.28
R2/133	LKD	W4/133	0.45		0.31			
R2/133	LKD	W5/133	0.50	0.96	0.32	0.63	0.33	34.10
R3/133	LKD	W6/133	0.45		0.27			
R3/133	LKD	W7/133	0.48	0.93	0.29	0.56	0.37	40.19
R4/133	BEDROOM	W9/133	0.38	0.38	0.38	0.38	0.00	0.00
R5/133	BEDROOM	W8/133	0.69	0.69	0.41	0.41	0.28	40.72
R6/133	LKD	W10/133	0.28		0.28			
R6/133	LKD	W11/133	0.27	0.55	0.27	0.55	0.00	0.00
R7/133	LKD	W12/133	0.39		0.39			
R7/133	LKD	W13/133	0.36	0.75	0.36	0.75	0.00	0.00
R8/133	BEDROOM	W14/133	0.54	0.54	0.54	0.54	0.00	0.00
R9/133	BEDROOM	W15/133	0.54	0.54	0.54	0.54	0.00	0.00
R10/133	LKD	W16/133	0.39		0.39			
R10/133	LKD	W17/133	0.43	0.83	0.43	0.83	0.00	0.00

Room	Room Use	Window	EXISTING		PROPOSED		TOTAL LOSS	%LOSS ADF
			ADF	TOTAL	ADF	TOTAL		
R11/133	LKD	W18/133	0.36		0.36			
R11/133	LKD	W19/133	0.39		0.39			
R11/133	LKD	W20/133	0.41	1.16	0.41	1.16	0.00	0.00
R12/133	BEDROOM	W21/133	0.85		0.85			
R12/133	BEDROOM	W22/133	0.47		0.45			
R12/133	BEDROOM	W23/133	0.40	1.71	0.08	1.38	0.34	19.73
R13/133	BEDROOM	W24/133	0.52		0.41			
R13/133	BEDROOM	W25/133	0.23		0.24			
R13/133	BEDROOM	W26/133	0.30	1.05	0.30	0.95	0.10	9.80
R1/134	BEDROOM	W1/134	0.67	0.67	0.67	0.67	0.00	0.00
R2/134	LKD	W2/134	0.39		0.39			
R2/134	LKD	W3/134	0.37	0.77	0.37	0.77	0.00	0.00
R3/134	LKD	W4/134	0.55		0.55			
R3/134	LKD	W5/134	0.51	1.06	0.51	1.06	0.00	0.00
R4/134	BEDROOM	W6/134	0.78	0.78	0.78	0.78	0.00	0.00
R5/134	BEDROOM	W7/134	0.78	0.78	0.78	0.78	0.00	0.00
R6/134	LKD	W8/134	0.56		0.56			
R6/134	LKD	W9/134	0.61	1.17	0.61	1.17	0.00	0.00
R7/134	LKD	W10/134	0.51		0.51			
R7/134	LKD	W11/134	0.54		0.54			
R7/134	LKD	W12/134	0.57	1.62	0.57	1.62	0.00	0.00
R8/134	BEDROOM	W13/134	1.19		1.19			
R8/134	BEDROOM	W14/134	0.67		0.64			
R8/134	BEDROOM	W15/134	0.67	2.53	0.17	1.99	0.53	21.12
R9/134	BEDROOM	W16/134	0.72		0.50			
R9/134	BEDROOM	W17/134	0.28		0.29			
R9/134	BEDROOM	W18/134	0.38	1.39	0.38	1.17	0.22	15.81

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
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20-22 Station Road, Malmaison Hotel

R1/211	BEDROOM	169.0	117.1	94.5	22.6	19.3
R2/211	BEDROOM	166.4	64.2	38.4	25.8	40.2
R3/211	BEDROOM	250.3	99.4	85.6	13.8	13.9
R1/212	BEDROOM	169.0	106.9	81.2	25.6	23.9
R2/212	BEDROOM	166.4	53.9	34.5	19.4	36.0
R3/212	BEDROOM	250.3	84.0	69.3	14.7	17.5
R1/213	BEDROOM	222.6	222.5	221.8	0.7	0.3
R2/213	BEDROOM	144.0	114.7	93.2	21.5	18.7
R3/213	BEDROOM	148.8	100.2	70.2	30.0	29.9
R4/213	BEDROOM	227.5	109.3	84.9	24.4	22.3
R1/221	BEDROOM	229.8	196.7	197.8	-1.1	-0.6
R3/221	BEDROOM	233.7	98.7	49.1	49.6	50.3
R4/221	BEDROOM	193.0	83.3	37.3	45.9	55.1
R5/221	BEDROOM	178.8	87.6	39.7	47.8	54.6
R1/222	BEDROOM	229.8	190.8	192.1	-1.3	-0.7
R3/222	BEDROOM	233.7	78.5	34.5	44.0	56.1
R4/222	BEDROOM	193.0	65.0	24.9	40.1	61.7
R5/222	BEDROOM	178.8	71.2	30.6	40.7	57.2
R6/222	BEDROOM	252.4	185.6	126.0	59.5	32.1
R1/223	BEDROOM	170.0	162.8	139.6	23.2	14.3
R3/223	BEDROOM	198.2	162.0	55.6	106.4	65.7
R4/223	BEDROOM	161.9	130.5	39.3	91.2	69.9
R5/223	BEDROOM	149.0	133.8	50.0	83.7	62.6
R1/231	BEDROOM	312.0	198.5	168.0	30.6	15.4

10 Station road

R1/181	ASSUMED	213.3	122.4	121.3	1.1	0.9
R1/182	ASSUMED	123.8	120.8	119.6	1.2	1.0

Icon House

R1/140	ASSUMED	41.3	15.7	15.7	0.0	0.0
R2/140	ASSUMED	328.6	67.6	67.6	0.0	0.0
R3/140	ASSUMED	196.3	37.6	37.6	0.0	0.0
R2/141	BEDROOM	127.8	25.5	9.8	15.7	61.6
R3/141	BEDROOM	92.3	32.9	11.8	21.1	64.1
R4/141	LKD	287.1	76.1	40.9	35.2	46.3
R5/141		292.9	64.7	64.7	0.0	0.0
R6/141		219.7	98.7	98.7	0.0	0.0
R1/142	LKD	299.1	77.8	77.8	0.0	0.0
R2/142	BEDROOM	124.3	17.7	17.7	0.0	0.0

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
R3/142	LKD	300.3	75.1	75.1	0.0	0.0
R4/142		179.7	94.3	45.5	48.8	51.7
R5/142	BEDROOM	92.3	44.6	17.2	27.5	61.7
R6/142	LKD	287.1	101.3	52.8	48.5	47.9
R7/142	BEDROOM	127.8	33.4	14.9	18.5	55.4
R8/142		292.9	89.9	89.9	0.0	0.0
R9/142		219.7	118.5	118.5	0.0	0.0
R1/143	LKD	299.1	86.8	86.8	0.0	0.0
R2/143	BEDROOM	124.3	26.2	26.2	0.0	0.0
R3/143	LKD	300.3	79.0	79.0	0.0	0.0
R4/143		179.7	114.0	53.4	60.6	53.2
R5/143	BEDROOM	92.3	58.1	22.4	35.7	61.4
R6/143	LKD	287.1	166.8	101.4	65.5	39.3
R7/143	BEDROOM	127.8	41.2	19.8	21.4	51.9
R8/143		292.9	124.9	124.9	0.0	0.0
R9/143		219.7	141.4	141.4	0.0	0.0
R1/144	LKD	299.1	99.1	99.1	0.0	0.0
R2/144	BEDROOM	124.3	40.4	40.4	0.0	0.0
R3/144	LKD	300.3	89.0	89.0	0.0	0.0
R4/144		179.7	146.5	68.0	78.5	53.6
R5/144	BEDROOM	92.3	67.5	31.7	35.7	52.9
R6/144	LKD	287.1	192.9	152.5	40.3	20.9
R7/144	BEDROOM	127.8	53.0	29.6	23.4	44.2
R8/144		292.9	175.5	175.5	0.0	0.0
R9/144		219.7	177.6	177.6	0.0	0.0
R1/145	LKD	299.1	141.2	140.9	0.3	0.2
R2/145	BEDROOM	124.3	54.6	54.6	0.0	0.0
R3/145	LKD	300.3	95.6	95.6	0.0	0.0
R4/145		179.7	161.8	82.9	78.9	48.8
R5/145	BEDROOM	92.3	78.4	47.9	30.4	38.8
R6/145	LKD	287.1	225.1	168.3	56.8	25.2
R7/145	BEDROOM	127.8	66.8	43.8	23.0	34.4
R8/145		292.9	238.6	238.6	0.0	0.0
R9/145		219.7	204.5	204.4	0.1	0.0
R1/146	LKD	299.1	157.8	157.8	0.0	0.0
R2/146	BEDROOM	124.3	80.1	80.1	0.0	0.0
R3/146	LKD	300.3	105.0	105.0	0.0	0.0
R4/146		179.7	172.3	119.3	53.0	30.8
R5/146	BEDROOM	92.3	86.5	58.7	27.8	32.1
R6/146	LKD	287.1	267.7	224.3	43.3	16.2
R7/146	BEDROOM	127.8	95.5	67.5	28.1	29.4
R8/146		292.9	270.0	270.0	0.0	0.0
R9/146		219.7	218.1	217.7	0.4	0.2
R1/147	LKD	299.1	181.8	181.8	0.0	0.0
R2/147	BEDROOM	124.3	120.8	120.8	0.0	0.0
R3/147	LKD	300.3	157.4	157.4	0.0	0.0

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
R4/147		179.7	176.6	172.8	3.9	2.2
R5/147	BEDROOM	92.3	87.3	62.4	24.9	28.5
R6/147	LKD	287.1	274.6	235.8	38.8	14.1
R7/147	BEDROOM	127.8	123.1	95.0	28.1	22.8
R8/147		292.9	270.7	270.6	0.1	0.0
R9/147		219.7	218.1	218.1	0.1	0.0
R1/148	LKD	299.1	287.9	287.9	0.0	0.0
R2/148	BEDROOM	124.3	121.7	121.7	0.0	0.0
R3/148	LKD	300.3	288.9	288.9	0.1	0.0
R4/148		179.7	178.0	174.1	3.9	2.2
R5/148	BEDROOM	92.3	88.1	63.2	24.9	28.3
R6/148	LKD	253.5	232.7	190.2	42.5	18.3
R7/148	BEDROOM	127.8	123.6	103.1	20.5	16.6
R8/148		292.9	272.1	271.8	0.3	0.1
R9/148		198.3	192.6	192.6	0.0	0.0
R1/149	LKD	277.8	261.8	261.8	0.0	0.0
R2/149	BEDROOM	124.3	120.3	120.3	0.0	0.0
R3/149	LKD	287.9	273.4	273.4	0.0	0.0
R4/149		179.7	179.2	177.0	2.2	1.2
R5/149	BEDROOM	92.3	87.3	63.5	23.8	27.3
R6/149	LKD	253.5	232.7	192.1	40.5	17.4
R7/149	BEDROOM	127.8	123.9	104.3	19.6	15.8
R8/149		292.9	277.4	270.8	6.6	2.4
R9/149		198.3	194.6	194.6	0.0	0.0
R1/150	LKD	277.8	262.9	262.9	0.0	0.0
R2/150	BEDROOM	124.3	120.3	120.3	0.0	0.0
R3/150	LKD	287.9	275.3	275.3	0.0	0.0
R4/150		170.5	170.1	170.1	0.0	0.0
R5/150	ASSUMED	243.0	235.2	179.8	55.4	23.6
R6/150	ASSUMED	292.9	284.1	272.4	11.7	4.1
R7/150	ASSUMED	189.5	188.2	188.2	0.0	0.0

Garrard House

R1/130	BEDROOM	98.6	17.8	17.4	0.4	2.2
R2/130	LKD	249.9	24.4	24.4	0.0	0.0
R3/130	BEDROOM	94.1	23.5	23.5	0.0	0.0
R4/130	LKD	205.8	49.9	49.8	0.1	0.2
R5/130	BEDROOM	79.9	59.9	59.9	0.0	0.0
R6/130	LKD	250.2	218.5	218.4	0.1	0.0
R7/130	BEDROOM	100.0	91.5	91.5	0.0	0.0
R1/131	BEDROOM	104.6	49.9	25.0	24.9	49.9
R2/131	LKD	190.3	105.9	33.2	72.7	68.6
R3/131	LKD	243.7	151.4	46.9	104.5	69.0
R4/131	BEDROOM	136.5	12.4	12.4	0.0	0.0

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
R5/131	BEDROOM	133.1	47.5	33.7	13.8	29.1
R6/131	LKD	325.2	33.8	33.8	0.0	0.0
R7/131	LKD	170.3	29.6	29.6	0.0	0.0
R8/131	BEDROOM	98.0	20.9	20.9	0.0	0.0
R9/131	BEDROOM	101.1	23.1	23.1	0.0	0.0
R10/131	LKD	155.2	58.1	58.1	0.0	0.0
R11/131	LKD	188.4	123.1	123.0	0.1	0.1
R12/131	BEDROOM	89.8	83.8	83.3	0.5	0.6
R13/131	BEDROOM	96.6	51.7	51.7	0.0	0.0
R1/132	BEDROOM	104.6	61.5	27.8	33.7	54.8
R2/132	LKD	190.3	138.8	40.6	98.2	70.7
R3/132	LKD	243.7	203.0	59.7	143.3	70.6
R4/132	BEDROOM	136.5	16.4	16.4	0.0	0.0
R5/132	BEDROOM	133.1	51.1	42.1	9.1	17.8
R6/132	LKD	325.2	43.7	43.7	0.0	0.0
R7/132	LKD	170.3	38.2	38.2	0.0	0.0
R8/132	BEDROOM	98.0	23.2	23.2	0.0	0.0
R9/132	BEDROOM	101.1	26.4	26.4	0.0	0.0
R10/132	LKD	155.2	71.5	71.5	0.0	0.0
R11/132	LKD	188.4	141.9	141.9	0.1	0.1
R12/132	BEDROOM	89.8	87.9	87.4	0.4	0.5
R13/132	BEDROOM	96.6	43.8	45.0	-1.3	-3.0
R1/133	BEDROOM	104.6	64.0	34.0	30.0	46.9
R2/133	LKD	190.3	166.8	49.2	117.6	70.5
R3/133	LKD	243.7	221.9	81.7	140.2	63.2
R4/133	BEDROOM	136.5	23.5	23.5	0.0	0.0
R5/133	BEDROOM	133.1	55.7	51.5	4.2	7.5
R6/133	LKD	325.2	61.3	61.3	0.0	0.0
R7/133	LKD	170.3	44.3	44.3	0.0	0.0
R8/133	BEDROOM	98.0	27.0	27.0	0.0	0.0
R9/133	BEDROOM	101.1	31.5	31.5	0.0	0.0
R10/133	LKD	155.2	84.4	84.4	0.0	0.0
R11/133	LKD	188.4	154.1	154.0	0.1	0.1
R12/133	BEDROOM	89.8	89.7	89.0	0.7	0.8
R13/133	BEDROOM	96.6	43.6	44.8	-1.1	-2.5
R1/134	BEDROOM	156.2	33.8	33.8	0.0	0.0
R2/134	LKD	325.2	77.8	77.8	0.0	0.0
R3/134	LKD	170.3	52.4	52.4	0.0	0.0
R4/134	BEDROOM	98.0	31.2	31.2	0.0	0.0
R5/134	BEDROOM	101.1	38.7	38.7	0.0	0.0
R6/134	LKD	155.2	100.3	100.3	0.0	0.0
R7/134	LKD	188.4	162.4	162.3	0.1	0.1
R8/134	BEDROOM	89.8	89.5	89.0	0.6	0.7
R9/134	BEDROOM	96.6	43.6	44.8	-1.2	-2.8

**STATION ROAD
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OCT 2018

			Window						Room					
			Existing		Proposed				Existing		Proposed			
Room	Window	Room Use	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
20-22 Station Road, Malmaison Hotel														
R1/211	W1/211	BEDROOM	9	25	9	25	0.0	0.0						
R1/211	W2/211	BEDROOM	9	26	9	26	0.0	0.0	9	26	9	26	0.0	0.0
R2/211	W3/211	BEDROOM	9	26	9	26	0.0	0.0	9	26	9	26	0.0	0.0
R3/211	W4/211	BEDROOM	9	26	9	26	0.0	0.0						
R3/211	W5/211	BEDROOM	8	25	8	25	0.0	0.0	9	26	9	26	0.0	0.0
R1/212	W1/212	BEDROOM	9	30	9	30	0.0	0.0						
R1/212	W2/212	BEDROOM	9	30	9	30	0.0	0.0	9	30	9	30	0.0	0.0
R2/212	W3/212	BEDROOM	9	30	9	30	0.0	0.0	9	30	9	30	0.0	0.0
R3/212	W4/212	BEDROOM	9	30	9	30	0.0	0.0						
R3/212	W5/212	BEDROOM	9	30	9	30	0.0	0.0	9	30	9	30	0.0	0.0
R1/213	W1/213	BEDROOM	10	59	10	54	0.0	8.5						
R1/213	W2/213	BEDROOM	7	29	7	26	0.0	10.3	11	60	11	55	0.0	8.3
R2/213	W3/213	BEDROOM	9	33	9	33	0.0	0.0	9	33	9	33	0.0	0.0
R3/213	W4/213	BEDROOM	9	33	9	33	0.0	0.0	9	33	9	33	0.0	0.0

**STATION ROAD
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**SUNLIGHT ANALYSIS
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Room	Window	Room Use	Window						Room					
			Existing			Proposed			Existing			Proposed		
			Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
R4/213	W5/213	BEDROOM	9	33	9	33	0.0	0.0	9	33	9	33	0.0	0.0
R1/221	W1/221	BEDROOM	0	6	0	6	-	0.0						
R1/221	W2/221	BEDROOM	7	29	7	17	0.0	41.4	7	35	7	23	0.0	34.3
R3/221	W4/221	BEDROOM	7	26	7	16	0.0	38.5	7	26	7	16	0.0	38.5
R4/221	W5/221	BEDROOM	6	22	6	17	0.0	22.7	6	22	6	17	0.0	22.7
R5/221	W6/221	BEDROOM	2	19	2	16	0.0	15.8	2	19	2	16	0.0	15.8
R1/222	W1/222	BEDROOM	0	5	0	5	-	0.0						
R1/222	W2/222	BEDROOM	7	27	6	12	14.3	55.6	7	30	6	16	14.3	46.7
R3/222	W4/222	BEDROOM	6	22	6	11	0.0	50.0	6	22	6	11	0.0	50.0
R4/222	W5/222	BEDROOM	6	22	6	15	0.0	31.8	6	22	6	15	0.0	31.8
R5/222	W6/222	BEDROOM	8	24	8	20	0.0	16.7	8	24	8	20	0.0	16.7
R6/222	W7/222	BEDROOM	8	32	8	30	0.0	6.3						
R6/222	W8/222	BEDROOM	5	25	5	24	0.0	4.0	8	32	8	30	0.0	6.3
R1/223	W1/223	BEDROOM	0	7	0	7	-	0.0						
R1/223	W2/223	BEDROOM	10	42	9	22	10.0	47.6	10	46	9	28	10.0	39.1

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Room	Window	Room Use	Window						Room					
			Existing			Proposed			Existing			Proposed		
			Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
R3/223	W4/223	BEDROOM	9	38	9	23	0.0	39.5	9	38	9	23	0.0	39.5
R4/223	W5/223	BEDROOM	9	39	9	25	0.0	35.9	9	39	9	25	0.0	35.9
R5/223	W6/223	BEDROOM	8	36	8	28	0.0	22.2	8	36	8	28	0.0	22.2
R1/231	W1/231	BEDROOM	0	5	0	5	-	0.0						
R1/231	W2/231	BEDROOM	9	25	9	25	0.0	0.0						
R1/231	W3/231	BEDROOM	9	26	9	26	0.0	0.0	9	26	9	26	0.0	0.0
10 Station road														
R1/181	W1/181	ASSUMED	8	29	8	29	0.0	0.0						
R1/181	W2/181	ASSUMED	8	29	8	29	0.0	0.0	8	29	8	29	0.0	0.0
R1/182	W1/182	ASSUMED	9	27	9	27	0.0	0.0						
R1/182	W2/182	ASSUMED	9	27	9	27	0.0	0.0	9	27	9	27	0.0	0.0
Icon House														
R4/141	W3/141	LKD	0	4	0	4	-	0.0						
R4/141	W4/141	LKD	0	0	0	0	-	-						
R4/141	W5/141	LKD	0	0	0	0	-	-						
R4/141	W6/141	LKD	0	1	0	1	-	0.0	0	5	0	5	-	0.0

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**SUNLIGHT ANALYSIS
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OCT 2018

Room	Window	Room Use	Window						Room					
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R6/141	W9/141		0	2	0	2	-	0.0						
R6/141	W10/141		0	2	0	2	-	0.0	0	2	0	2	-	0.0
R1/142	W1/142	LKD	5	16	5	16	0.0	0.0						
R1/142	W2/142	LKD	7	9	7	9	0.0	0.0	7	18	7	18	0.0	0.0
R3/142	W4/142	LKD	6	14	6	14	0.0	0.0						
R3/142	W5/142	LKD	4	5	4	5	0.0	0.0	6	14	6	14	0.0	0.0
R6/142	W11/142	LKD	0	7	0	7	-	0.0						
R6/142	W12/142	LKD	0	2	0	2	-	0.0						
R6/142	W13/142	LKD	0	0	0	0	-	-						
R6/142	W14/142	LKD	0	5	0	5	-	0.0	0	14	0	14	-	0.0
R9/142	W17/142		0	3	0	3	-	0.0						
R9/142	W18/142		0	4	0	4	-	0.0	0	4	0	4	-	0.0
R1/143	W1/143	LKD	6	21	6	21	0.0	0.0						
R1/143	W2/143	LKD	8	13	8	13	0.0	0.0	8	23	8	23	0.0	0.0
R3/143	W4/143	LKD	7	16	7	16	0.0	0.0						
R3/143	W5/143	LKD	5	7	5	7	0.0	0.0	7	16	7	16	0.0	0.0
R6/143	W11/143	LKD	0	10	0	10	-	0.0						

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**SUNLIGHT ANALYSIS
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OCT 2018

Room	Window	Room Use	Window						Room					
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R6/143	W12/143	LKD	0	2	0	2	-	0.0						
R6/143	W13/143	LKD	0	2	0	2	-	0.0						
R6/143	W14/143	LKD	0	11	0	11	-	0.0	0	21	0	21	-	0.0
R9/143	W17/143		0	5	0	5	-	0.0						
R9/143	W18/143		0	5	0	5	-	0.0	0	5	0	5	-	0.0
R1/144	W1/144	LKD	8	28	8	28	0.0	0.0						
R1/144	W2/144	LKD	9	17	9	17	0.0	0.0	10	30	10	30	0.0	0.0
R3/144	W4/144	LKD	8	19	8	19	0.0	0.0						
R3/144	W5/144	LKD	7	9	7	9	0.0	0.0	8	19	8	19	0.0	0.0
R6/144	W11/144	LKD	0	12	0	12	-	0.0						
R6/144	W12/144	LKD	0	3	0	3	-	0.0						
R6/144	W13/144	LKD	0	7	0	4	-	42.9						
R6/144	W14/144	LKD	1	16	1	16	0.0	0.0	1	32	1	29	0.0	9.4
R9/144	W17/144		0	7	0	7	-	0.0						
R9/144	W18/144		0	7	0	7	-	0.0	0	7	0	7	-	0.0
R1/145	W1/145	LKD	9	32	9	32	0.0	0.0						
R1/145	W2/145	LKD	11	22	11	22	0.0	0.0	11	34	11	34	0.0	0.0
R3/145	W4/145	LKD	9	21	9	21	0.0	0.0						

**STATION ROAD
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EXISTING VS PR190918**

OCT 2018

Room	Window	Room Use	Window						Room					
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R3/145	W5/145	LKD	8	12	8	12	0.0	0.0	9	23	9	23	0.0	0.0
R6/145	W11/145	LKD	2	21	2	19	0.0	9.5						
R6/145	W12/145	LKD	0	7	0	4	-	42.9						
R6/145	W13/145	LKD	0	9	0	5	-	44.4						
R6/145	W14/145	LKD	2	20	2	20	0.0	0.0	4	43	4	39	0.0	9.3
R9/145	W17/145		0	8	0	8	-	0.0						
R9/145	W18/145		0	8	0	8	-	0.0	0	8	0	8	-	0.0
R1/146	W1/146	LKD	12	36	12	36	0.0	0.0						
R1/146	W2/146	LKD	14	27	14	27	0.0	0.0	14	38	14	38	0.0	0.0
R3/146	W4/146	LKD	9	33	9	33	0.0	0.0						
R3/146	W5/146	LKD	8	21	8	21	0.0	0.0	9	34	9	34	0.0	0.0
R6/146	W11/146	LKD	3	27	3	25	0.0	7.4						
R6/146	W12/146	LKD	0	11	0	7	-	36.4						
R6/146	W13/146	LKD	0	10	0	6	-	40.0						
R6/146	W14/146	LKD	2	22	2	22	0.0	0.0	5	52	5	48	0.0	7.7
R9/146	W17/146		0	8	0	8	-	0.0						
R9/146	W18/146		0	8	0	8	-	0.0	0	8	0	8	-	0.0
R1/147	W1/147	LKD	12	41	12	41	0.0	0.0						

**STATION ROAD
READING**

**SUNLIGHT ANALYSIS
EXISTING VS PR190918**

OCT 2018

Room	Window	Room Use	Window						Room					
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/147	W2/147	LKD	14	32	14	32	0.0	0.0	14	44	14	44	0.0	0.0
R3/147	W4/147	LKD	11	41	11	41	0.0	0.0						
R3/147	W5/147	LKD	9	28	9	28	0.0	0.0	11	41	11	41	0.0	0.0
R6/147	W11/147	LKD	4	33	4	29	0.0	12.1						
R6/147	W12/147	LKD	0	13	0	8	-	38.5						
R6/147	W13/147	LKD	0	13	0	8	-	38.5						
R6/147	W14/147	LKD	2	32	2	32	0.0	0.0	6	67	6	62	0.0	7.5
R9/147	W17/147		0	8	0	8	-	0.0						
R9/147	W18/147		0	8	0	8	-	0.0	0	8	0	8	-	0.0
R1/148	W1/148	LKD	12	42	12	42	0.0	0.0						
R1/148	W2/148	LKD	14	47	14	47	0.0	0.0	14	48	14	48	0.0	0.0
R3/148	W4/148	LKD	13	45	13	45	0.0	0.0						
R3/148	W5/148	LKD	12	45	12	45	0.0	0.0	13	49	13	49	0.0	0.0
R1/149	W1/149	LKD	11	37	11	37	0.0	0.0	11	37	11	37	0.0	0.0
R3/149	W3/149	LKD	13	45	13	45	0.0	0.0	13	45	13	45	0.0	0.0
R1/150	W1/150	LKD	12	47	12	47	0.0	0.0	12	47	12	47	0.0	0.0

**STATION ROAD
READING**

**SUNLIGHT ANALYSIS
EXISTING VS PR190918**

OCT 2018

Room	Window	Room Use	Window						Room					
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R3/150	W3/150	LKD	14	50	14	50	0.0	0.0	14	50	14	50	0.0	0.0
Garrard House														
R1/130	W1/130	BEDROOM	0	4	0	3	-	25.0	0	4	0	3	-	25.0
R2/130	W2/130	LKD	0	2	0	2	-	0.0	0	2	0	2	-	0.0
R3/130	W3/130	BEDROOM	0	2	0	2	-	0.0	0	2	0	2	-	0.0
R4/130	W4/130	LKD	0	5	0	5	-	0.0	0	5	0	5	-	0.0
R5/130	W5/130	BEDROOM	0	9	0	9	-	0.0	0	9	0	9	-	0.0
R6/130	W6/130	LKD	0	11	0	11	-	0.0	0	11	0	11	-	0.0
R7/130	W7/130	BEDROOM	3	14	3	14	0.0	0.0						
R7/130	W8/130	BEDROOM	2	8	2	8	0.0	0.0						
R7/130	W9/130	BEDROOM	2	7	2	7	0.0	0.0	3	14	3	14	0.0	0.0
R1/131	W1/131	BEDROOM	0	4	0	4	-	0.0						
R1/131	W2/131	BEDROOM	0	0	0	0	-	-						
R1/131	W3/131	BEDROOM	0	0	0	0	-	-	0	4	0	4	-	0.0
R4/131	W9/131	BEDROOM	0	5	0	4	-	20.0	0	5	0	4	-	20.0

**STATION ROAD
READING**

**SUNLIGHT ANALYSIS
EXISTING VS PR190918**

OCT 2018

Room	Window	Room Use	Window						Room					
			Existing			Proposed			Existing			Proposed		
			Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
R6/131	W10/131	LKD	0	6	0	5	-	16.7						
R6/131	W11/131	LKD	0	8	0	7	-	12.5	0	8	0	7	-	12.5
R7/131	W12/131	LKD	0	10	0	8	-	20.0						
R7/131	W13/131	LKD	0	9	0	8	-	11.1	0	12	0	10	-	16.7
R8/131	W14/131	BEDROOM	0	12	0	11	-	8.3	0	12	0	11	-	8.3
R9/131	W15/131	BEDROOM	0	15	0	15	-	0.0	0	15	0	15	-	0.0
R10/131	W16/131	LKD	0	16	0	16	-	0.0						
R10/131	W17/131	LKD	0	20	0	19	-	5.0	0	20	0	19	-	5.0
R11/131	W18/131	LKD	0	17	0	17	-	0.0						
R11/131	W19/131	LKD	0	18	0	18	-	0.0						
R11/131	W20/131	LKD	2	19	2	19	0.0	0.0	2	25	2	25	0.0	0.0
R12/131	W21/131	BEDROOM	3	18	3	18	0.0	0.0						
R12/131	W22/131	BEDROOM	3	14	3	14	0.0	0.0						
R12/131	W23/131	BEDROOM	2	7	2	7	0.0	0.0	4	20	4	20	0.0	0.0
R1/132	W1/132	BEDROOM	0	4	0	4	-	0.0						
R1/132	W2/132	BEDROOM	0	0	0	0	-	-						
R1/132	W3/132	BEDROOM	0	0	0	0	-	-	0	4	0	4	-	0.0

Room	Window	Room Use	Window						Room					
			Existing			Proposed			Existing			Proposed		
			Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
R4/132	W9/132	BEDROOM	0	9	0	7	-	22.2	0	9	0	7	-	22.2
R6/132	W10/132	LKD	0	14	0	12	-	14.3						
R6/132	W11/132	LKD	0	16	0	12	-	25.0	0	18	0	15	-	16.7
R7/132	W12/132	LKD	0	20	0	16	-	20.0						
R7/132	W13/132	LKD	0	21	0	18	-	14.3	0	24	0	20	-	16.7
R8/132	W14/132	BEDROOM	0	23	0	19	-	17.4	0	23	0	19	-	17.4
R9/132	W15/132	BEDROOM	0	25	0	21	-	16.0	0	25	0	21	-	16.0
R10/132	W16/132	LKD	0	29	0	25	-	13.8						
R10/132	W17/132	LKD	1	30	1	27	0.0	10.0	1	32	1	28	0.0	12.5
R11/132	W18/132	LKD	2	29	2	27	0.0	6.9						
R11/132	W19/132	LKD	2	25	2	24	0.0	4.0						
R11/132	W20/132	LKD	3	28	3	27	0.0	3.6	4	37	4	35	0.0	5.4
R12/132	W21/132	BEDROOM	4	22	4	22	0.0	0.0						
R12/132	W22/132	BEDROOM	3	15	3	15	0.0	0.0						
R12/132	W23/132	BEDROOM	2	9	2	9	0.0	0.0	5	25	5	25	0.0	0.0
R1/133	W1/133	BEDROOM	0	5	0	5	-	0.0						

**STATION ROAD
READING**

**SUNLIGHT ANALYSIS
EXISTING VS PR190918**

OCT 2018

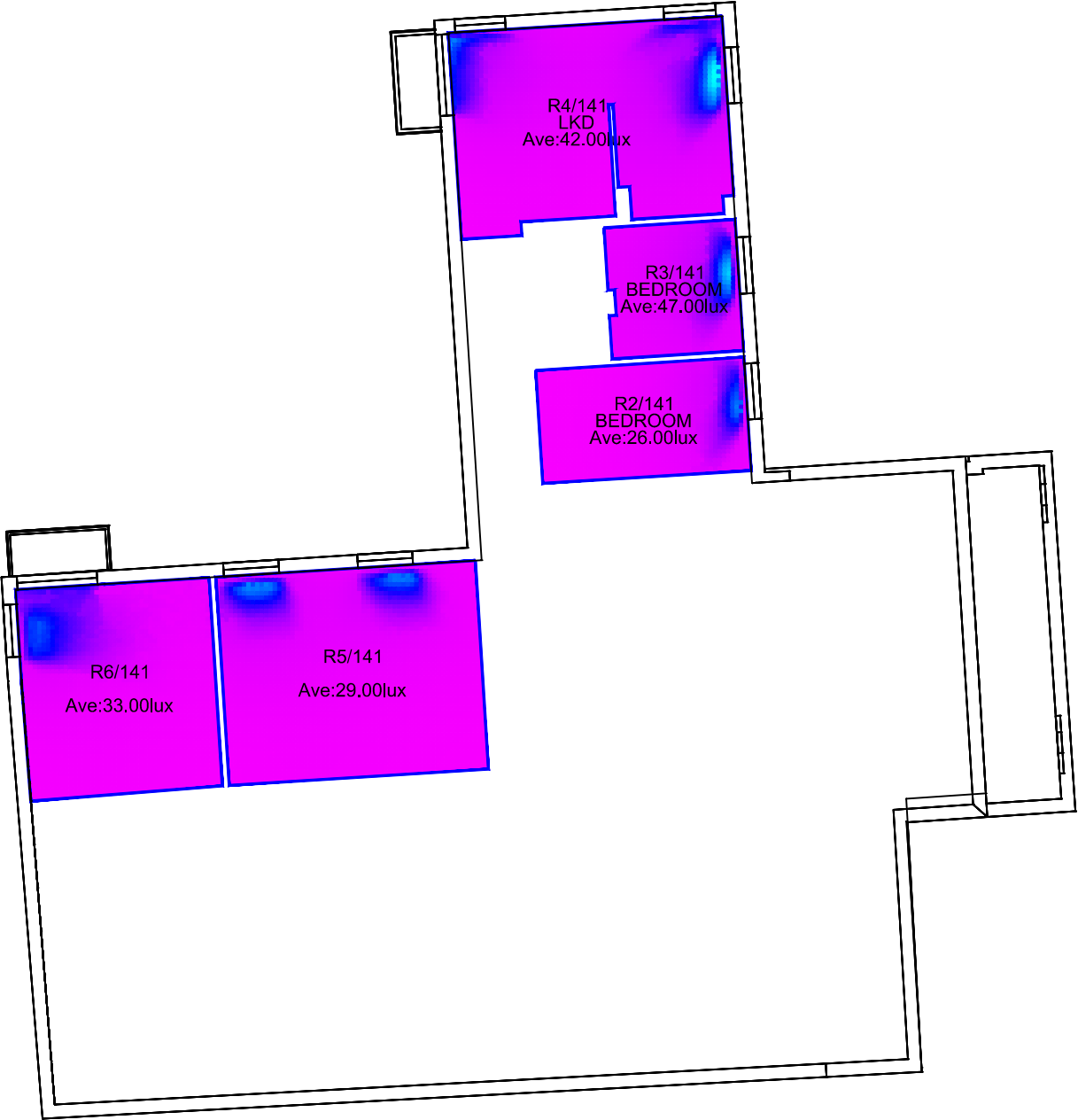
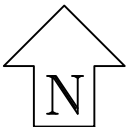
Room	Window	Room Use	Window						Room					
			Existing			Proposed			Existing			Proposed		
			Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
R1/133	W2/133	BEDROOM	0	0	0	0	-	-						
R1/133	W3/133	BEDROOM	0	0	0	0	-	-	0	5	0	5	-	0.0
R4/133	W9/133	BEDROOM	0	17	0	14	-	17.6	0	17	0	14	-	17.6
R6/133	W10/133	LKD	0	23	0	20	-	13.0						
R6/133	W11/133	LKD	0	30	0	26	-	13.3	0	30	0	27	-	10.0
R7/133	W12/133	LKD	1	35	1	31	0.0	11.4						
R7/133	W13/133	LKD	1	33	1	29	0.0	12.1	1	36	1	32	0.0	11.1
R8/133	W14/133	BEDROOM	1	36	1	32	0.0	11.1	1	36	1	32	0.0	11.1
R9/133	W15/133	BEDROOM	2	37	2	33	0.0	10.8	2	37	2	33	0.0	10.8
R10/133	W16/133	LKD	2	36	2	31	0.0	13.9						
R10/133	W17/133	LKD	2	35	2	30	0.0	14.3	3	39	3	34	0.0	12.8
R11/133	W18/133	LKD	3	39	3	34	0.0	12.8						
R11/133	W19/133	LKD	3	34	3	31	0.0	8.8						
R11/133	W20/133	LKD	5	35	5	32	0.0	8.6	5	45	5	40	0.0	11.1
R12/133	W21/133	BEDROOM	7	35	7	31	0.0	11.4						
R12/133	W22/133	BEDROOM	4	22	4	20	0.0	9.1						
R12/133	W23/133	BEDROOM	3	14	3	11	0.0	21.4	8	38	8	33	0.0	13.2

Room	Window	Room Use	Window						Room					
			Existing			Proposed			Existing			Proposed		
			Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
R1/134	W1/134	BEDROOM	4	43	4	40	0.0	7.0	4	43	4	40	0.0	7.0
R2/134	W2/134	LKD	5	47	5	43	0.0	8.5						
R2/134	W3/134	LKD	4	45	4	40	0.0	11.1	5	50	5	46	0.0	8.0
R3/134	W4/134	LKD	4	42	4	38	0.0	9.5						
R3/134	W5/134	LKD	4	42	4	37	0.0	11.9	4	44	4	39	0.0	11.4
R4/134	W6/134	BEDROOM	4	44	4	39	0.0	11.4	4	44	4	39	0.0	11.4
R5/134	W7/134	BEDROOM	4	44	4	39	0.0	11.4	4	44	4	39	0.0	11.4
R6/134	W8/134	LKD	6	47	6	42	0.0	10.6						
R6/134	W9/134	LKD	8	46	8	40	0.0	13.0	8	51	8	46	0.0	9.8
R7/134	W10/134	LKD	8	48	8	40	0.0	16.7						
R7/134	W11/134	LKD	7	44	7	36	0.0	18.2						
R7/134	W12/134	LKD	6	46	6	38	0.0	17.4	11	57	11	49	0.0	14.0
R8/134	W13/134	BEDROOM	8	48	8	40	0.0	16.7						
R8/134	W14/134	BEDROOM	6	38	6	29	0.0	23.7						
R8/134	W15/134	BEDROOM	5	26	5	16	0.0	38.5	9	54	9	42	0.0	22.2

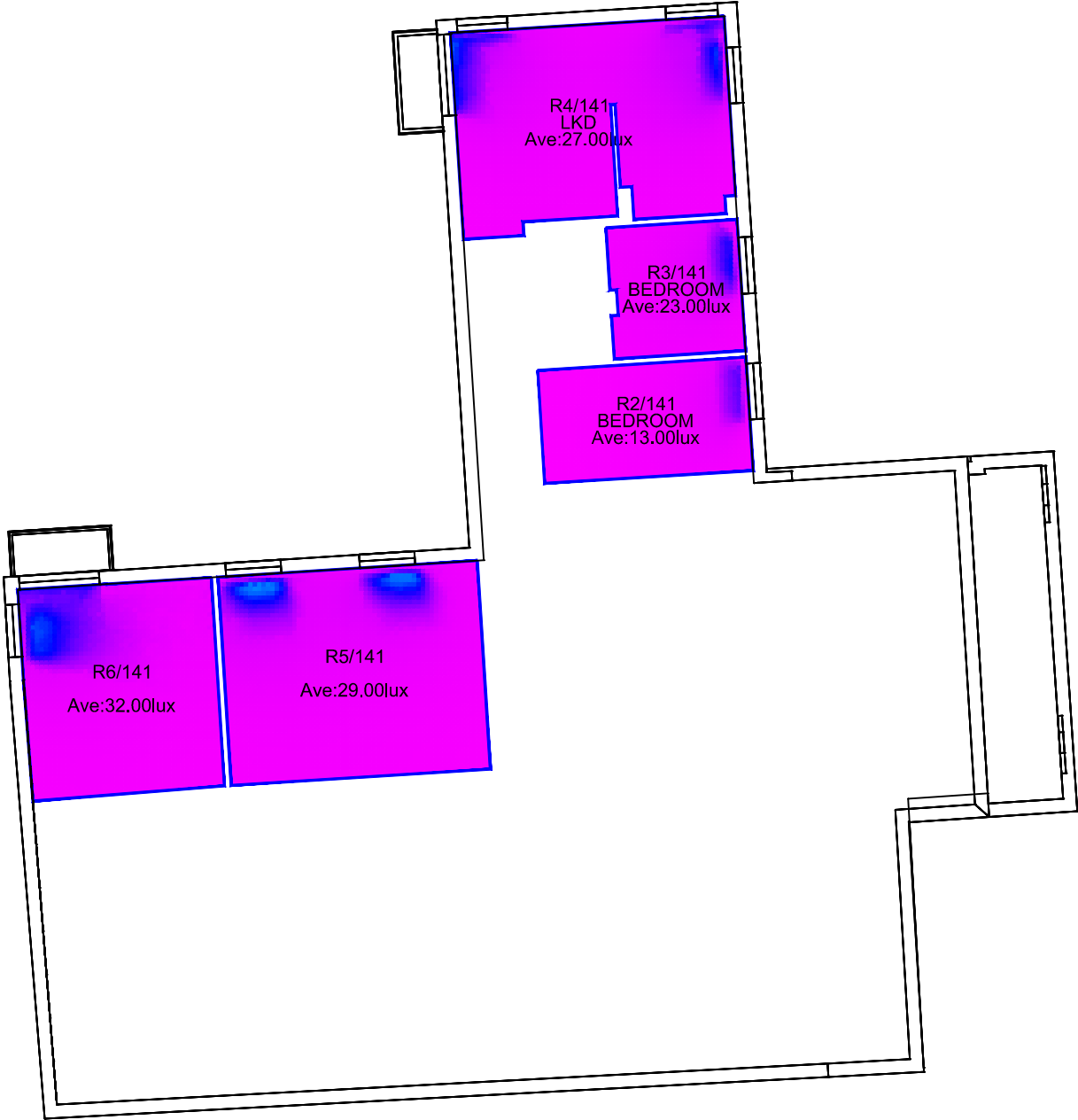
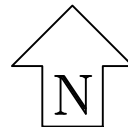
Appendix C – Radiance



Existing Building
First Floor



Proposed Scheme
First Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

Broadway Malyan
2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg

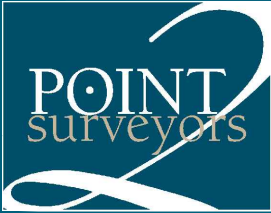
Key: Lux Levels



Project: 1 Reading
Reading

Title: Lux Levels for December
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
First Floor

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www.point2surveyors.com



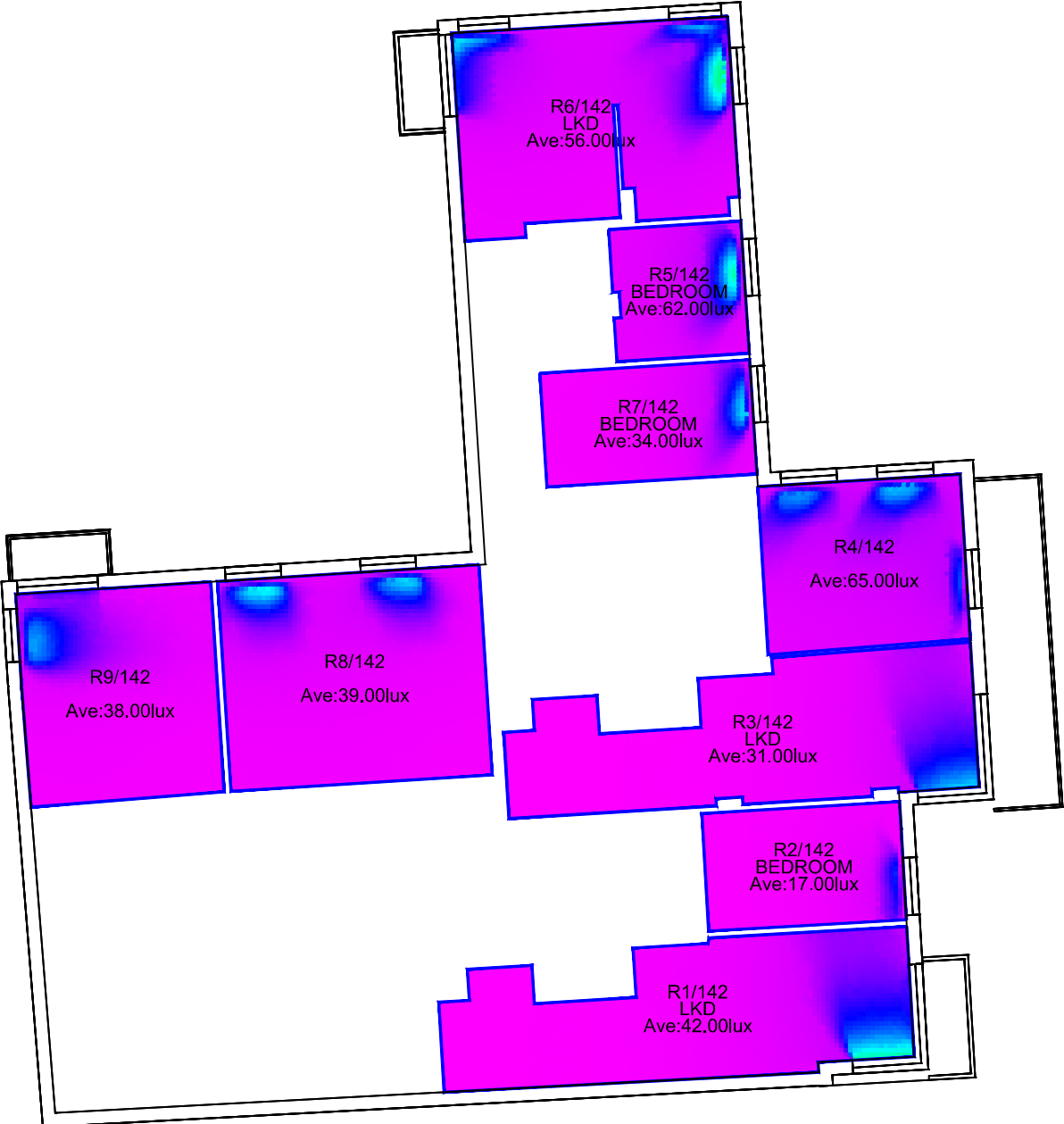
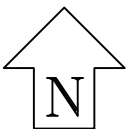
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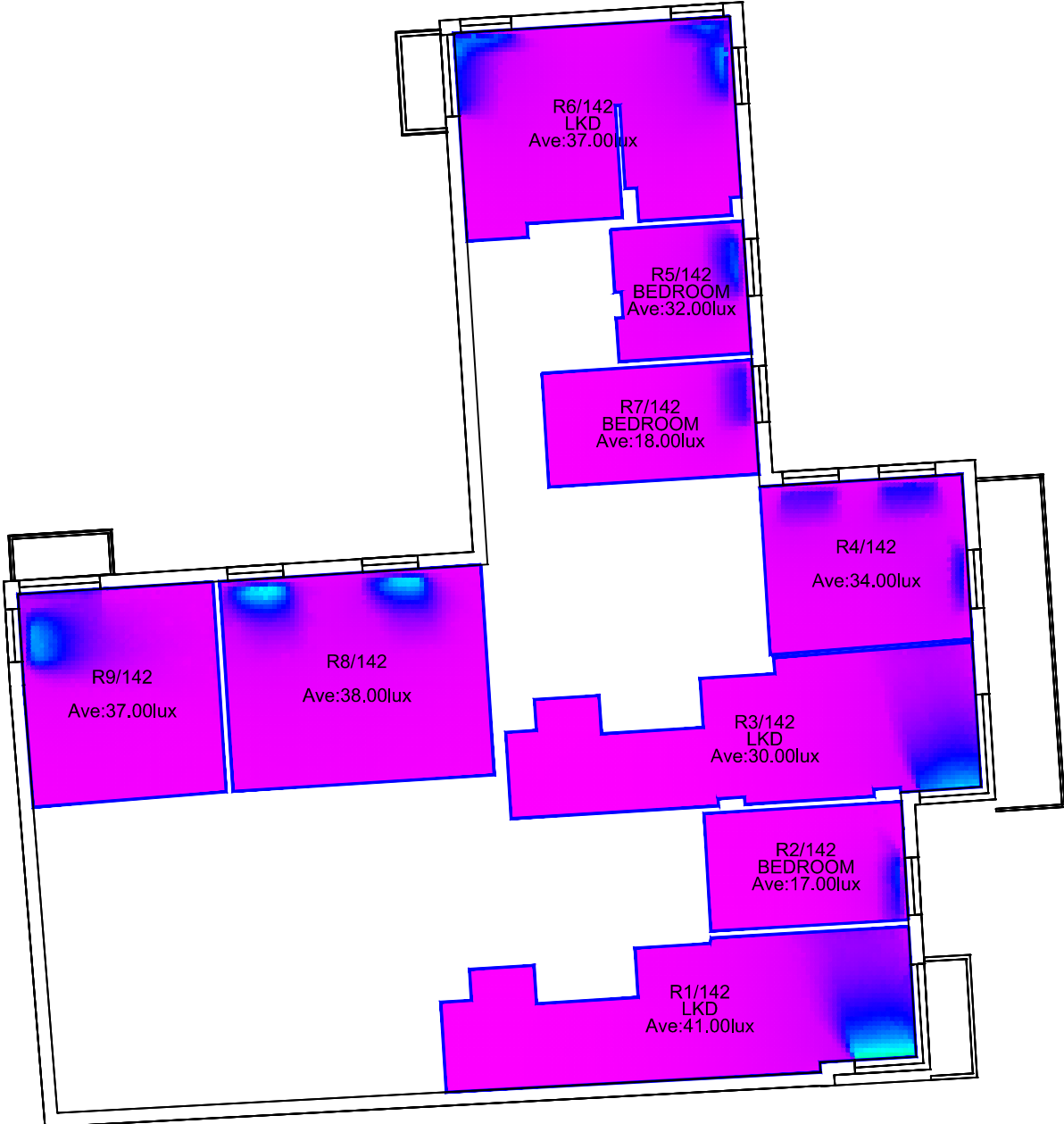
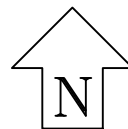
Date: Oct 18

Dwg No: P1294/LL /D /11

Existing Building
Second Floor



Proposed Scheme
Second Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

Broadway Malyan
2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg



Project: 1 Reading
Reading

Title: Lux Levels for December
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Second Floor

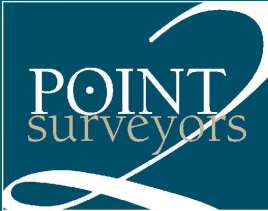
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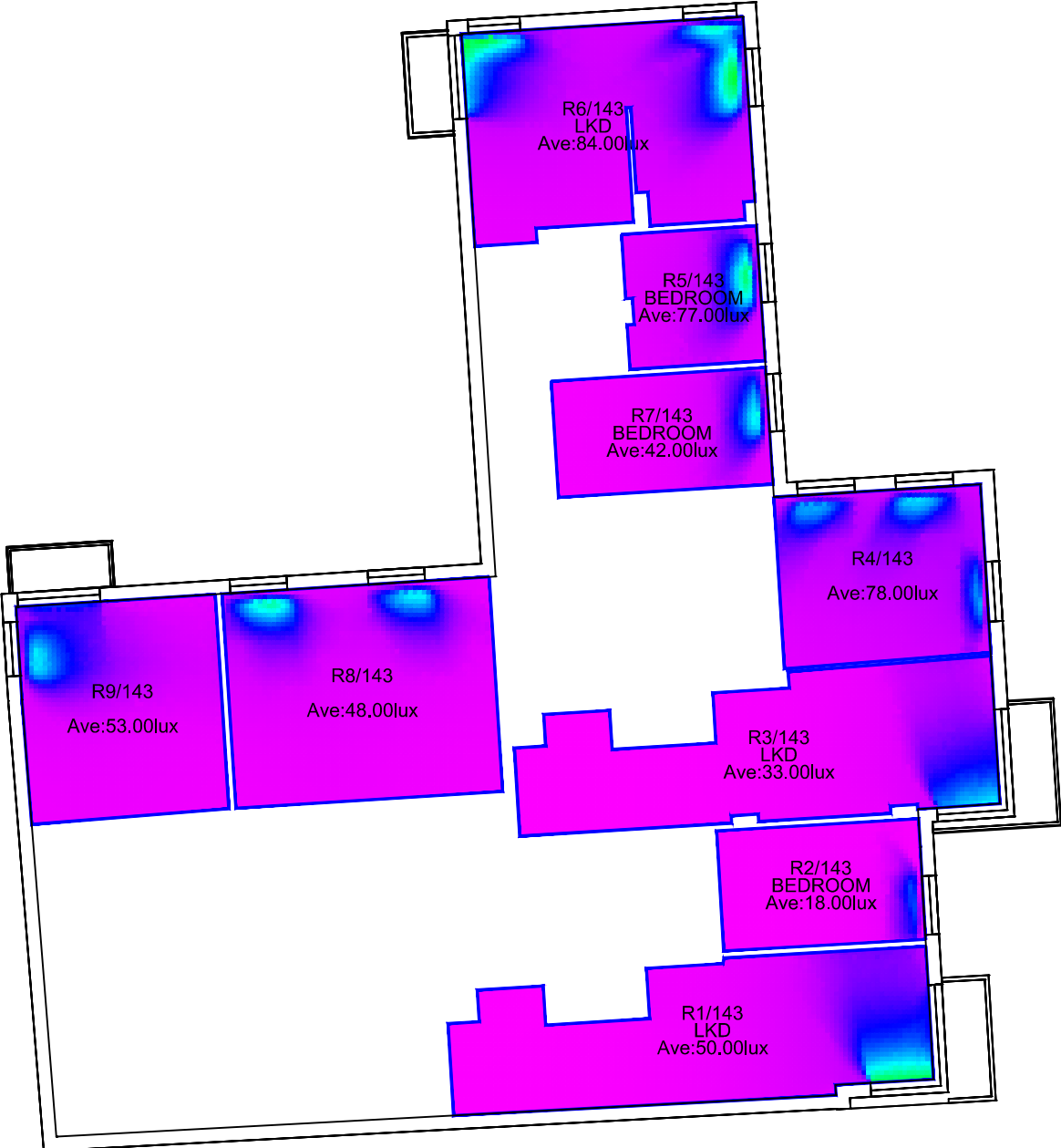
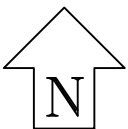
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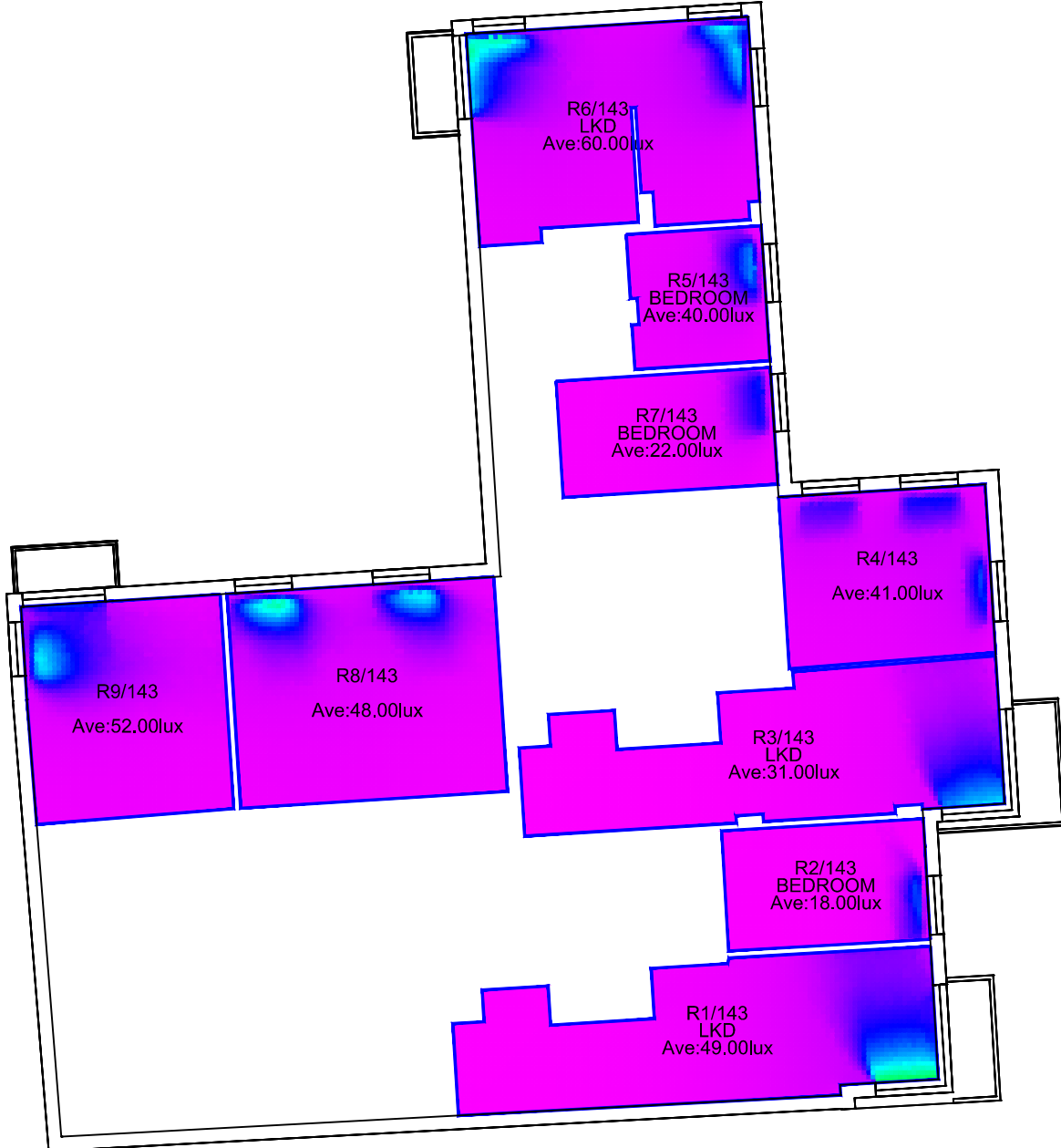
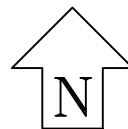
Dwg No: P1294/LL /D /12



Existing Building
Third Floor



Proposed Scheme
Third Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

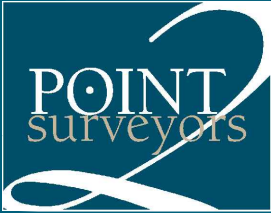
Broadway Malyan
2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg



Project: 1 Reading
Reading

Title: Lux Levels for December
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Third Floor

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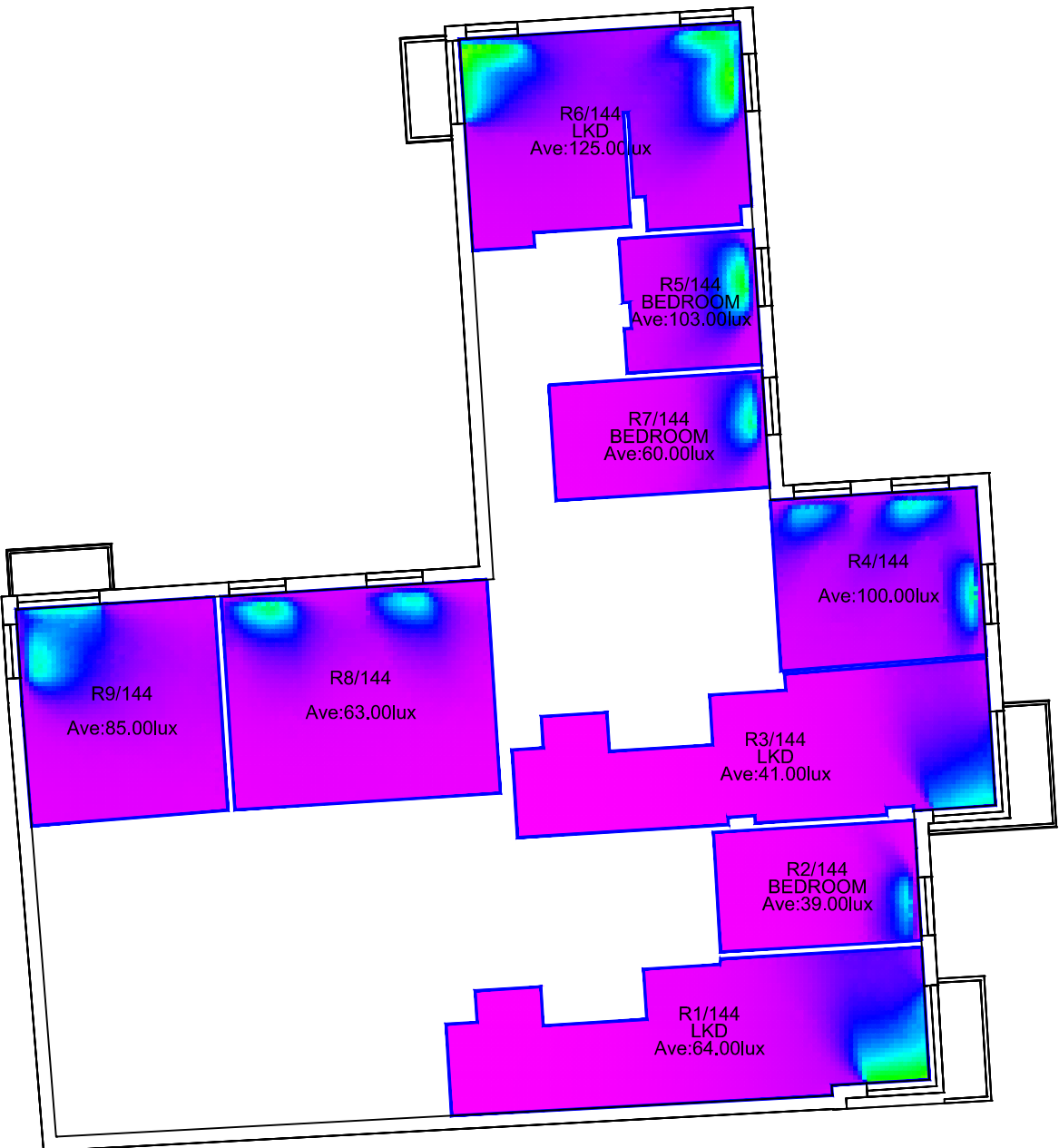
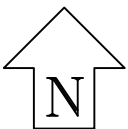
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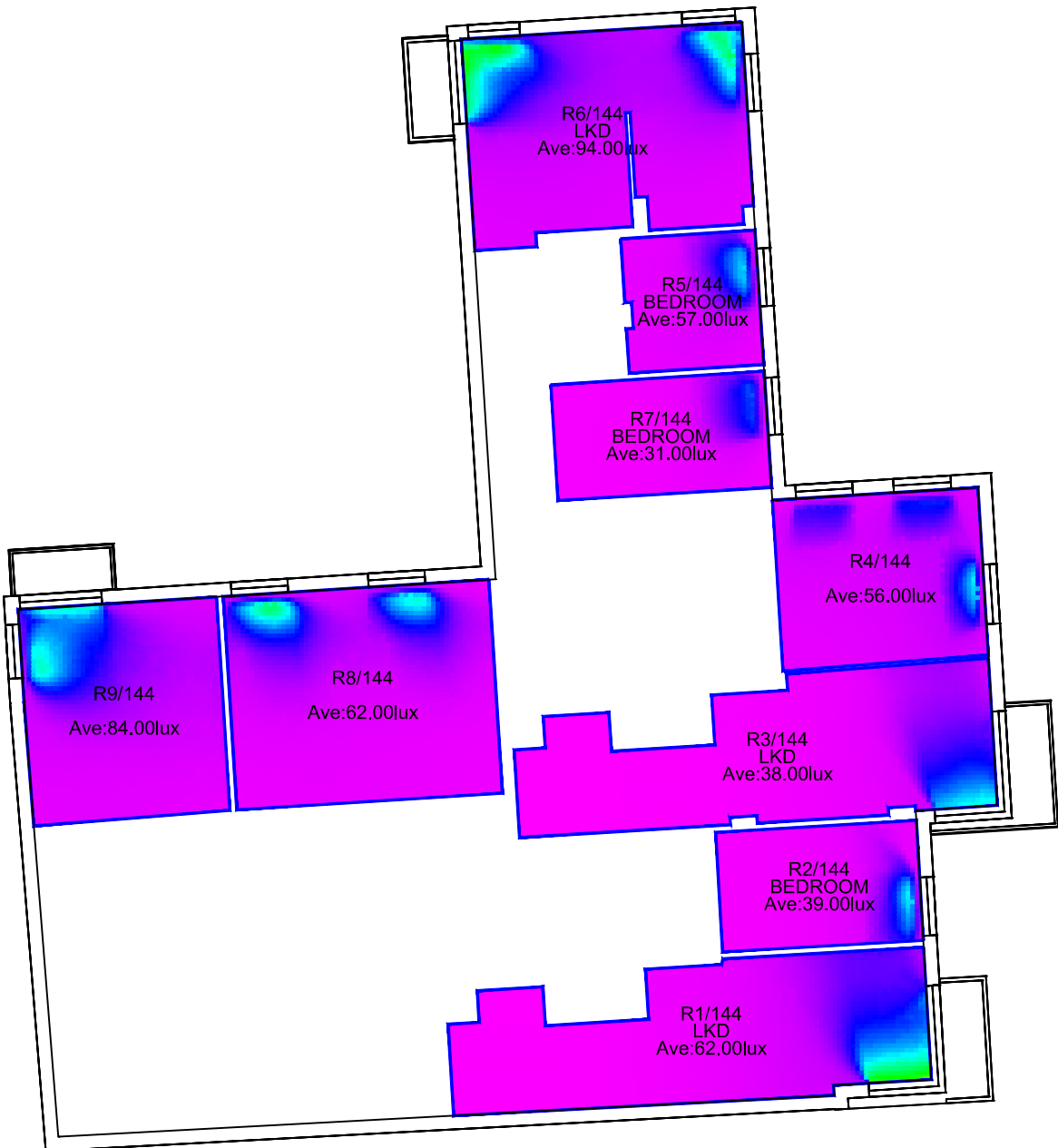
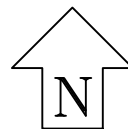
Date: Oct 18

Dwg No: **P1294/LL /D /13**

Existing Building
Fourth Floor



Proposed Scheme
Fourth Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

Broadway Malyan
2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg



Project: 1 Reading
Reading

Title: Lux Levels for December
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Fourth Floor

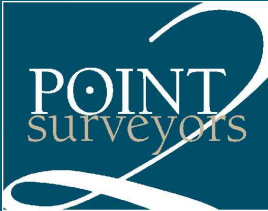
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Drawn By: JR

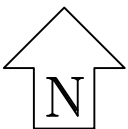
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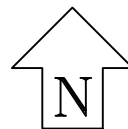
Dwg No: **P1294/LL /D /14**



Existing Building
Fifth Floor



Proposed Scheme
Fifth Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

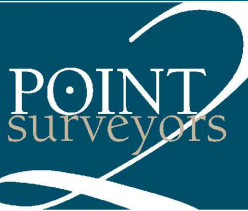
Broadway Malyan
2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg



Project: 1 Reading
Reading

Title: Lux Levels for December
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Fifth Floor

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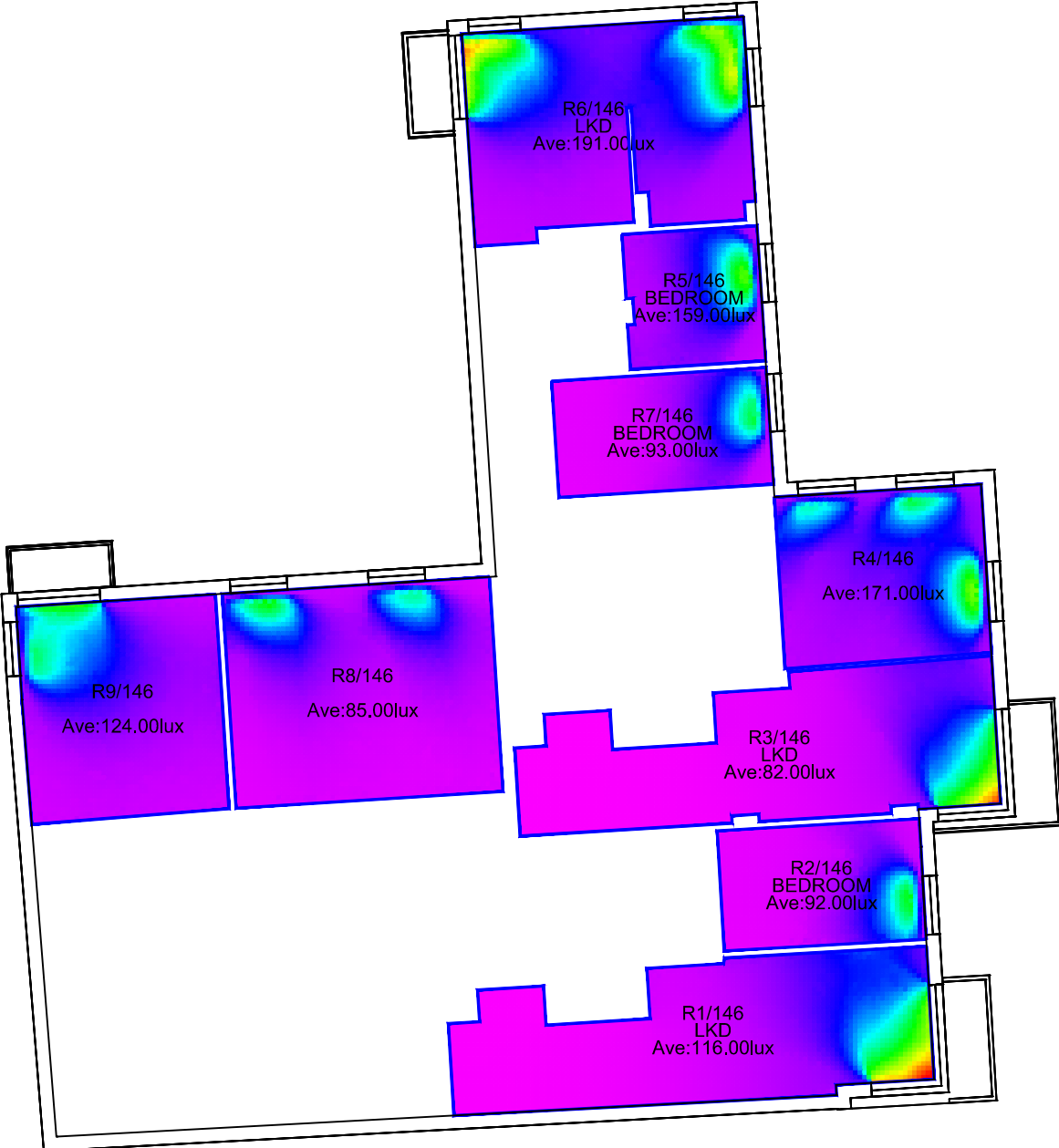
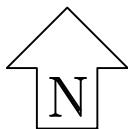
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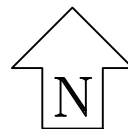
Date: Oct 18

Dwg No: **P1294/LL /D /15**

Existing Building
Sixth Floor



Proposed Scheme
Sixth Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

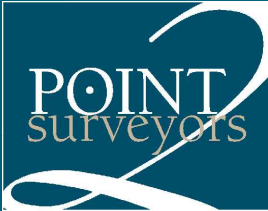
Broadway Malyan
2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg



Project: 1 Reading
Reading

Title: Lux Levels for December
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Sixth Floor

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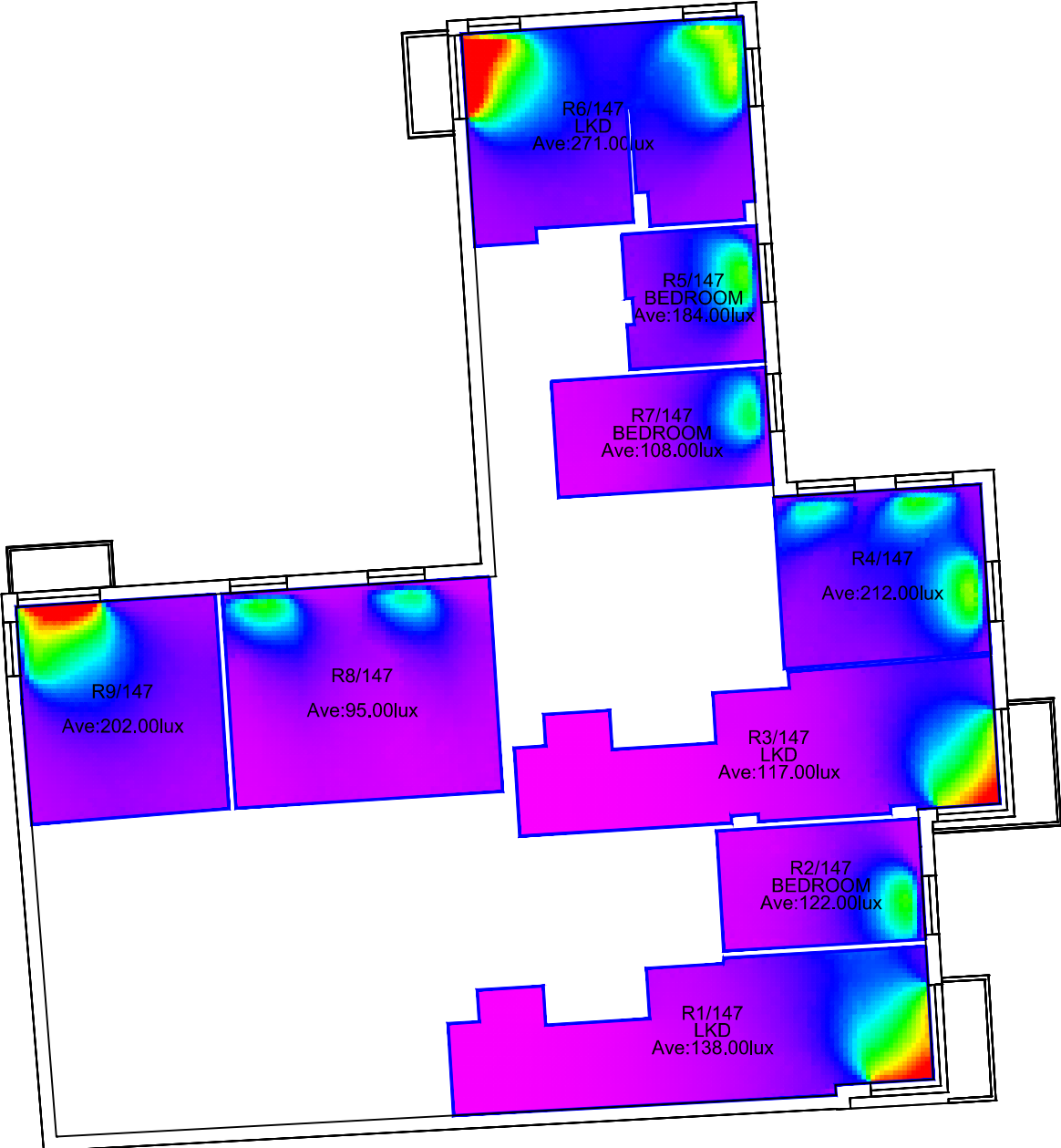
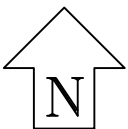
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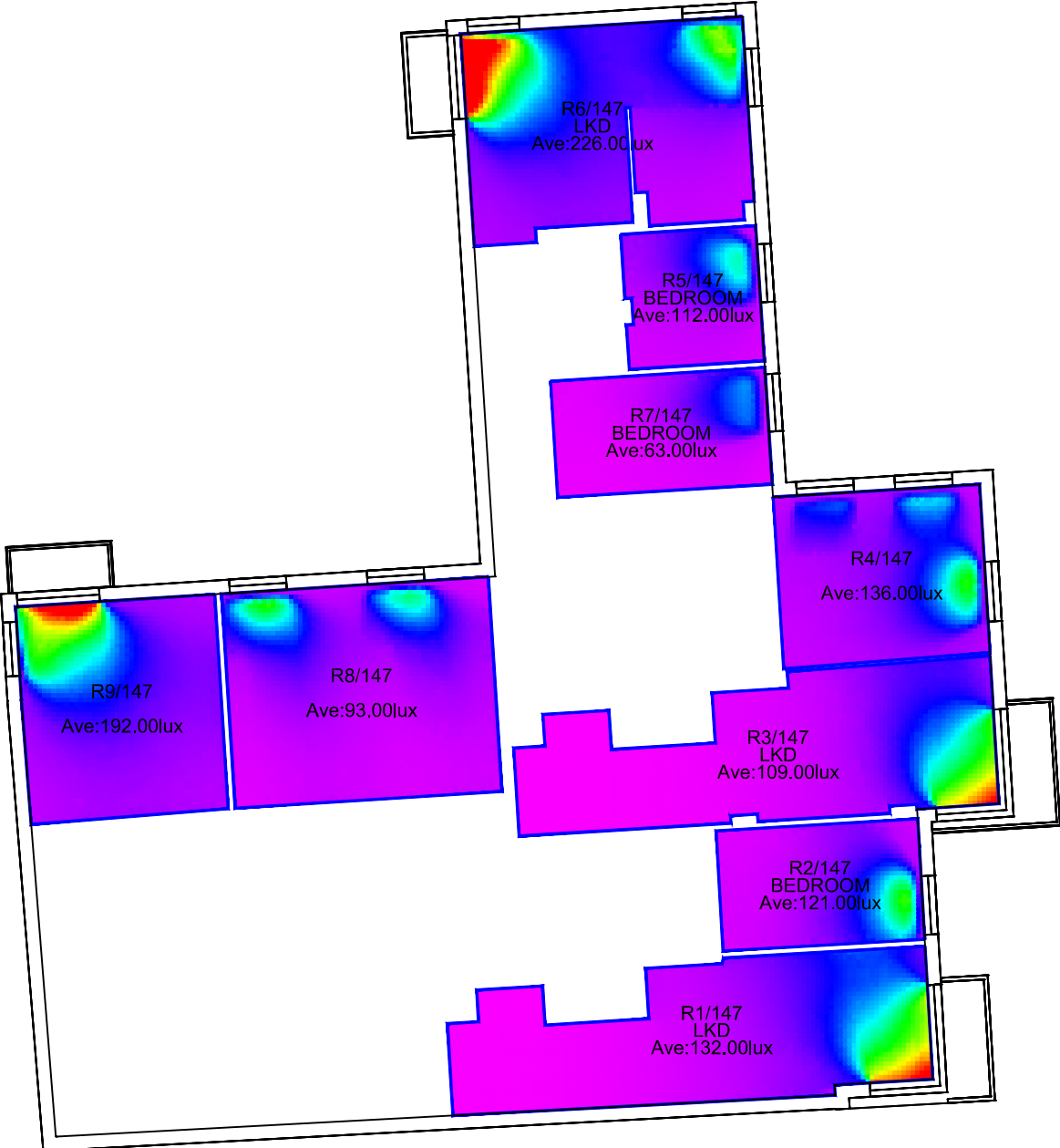
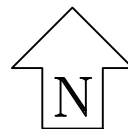
Date: Oct 18

Dwg No: **P1294/LL /D /16**

Existing Buildings
Seventh Floor



Proposed Scheme
Seventh Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

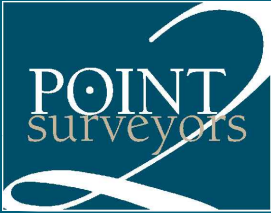
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Project: 1 Reading
Reading

Title: Lux Levels for December
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Seventh Floor

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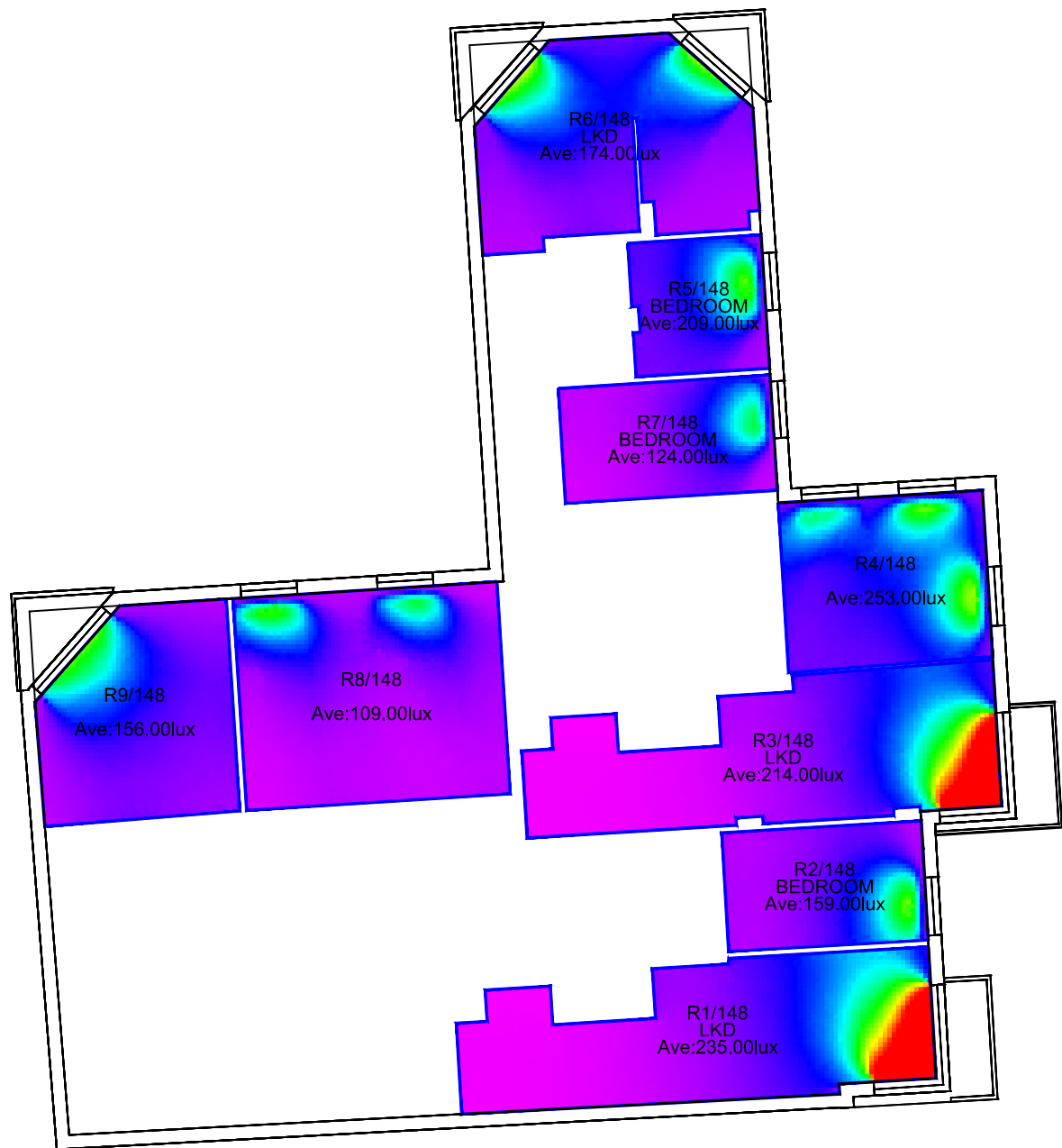
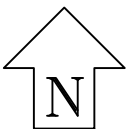
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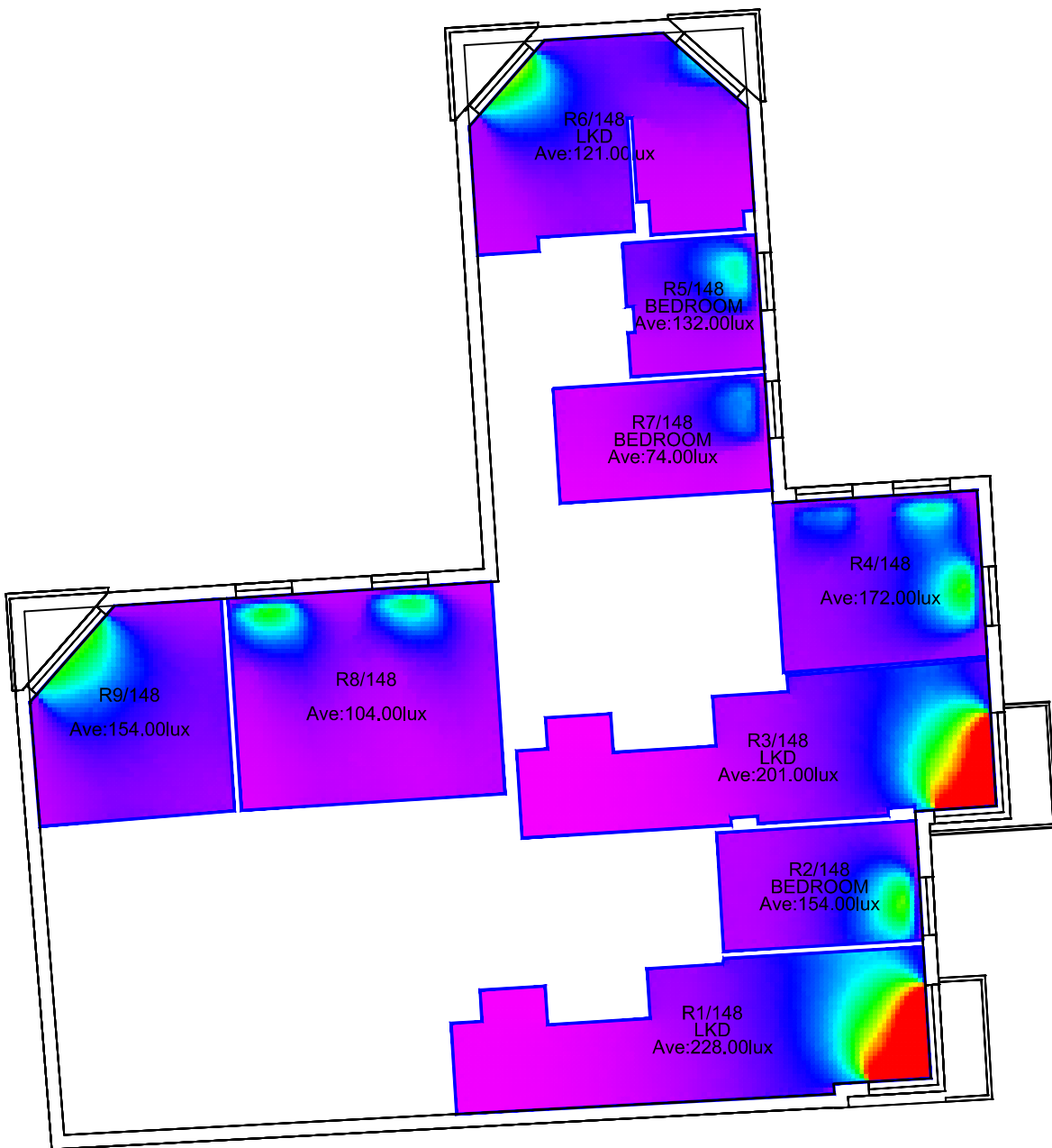
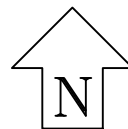
Dwg No:

P1294/LL /D /17

Existing Buildings
Eighth Floor



Proposed Scheme
Eighth Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

Broadway Malyan
2D Drawings (received 19/09/18)
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A-04-001_A-04-003.dwg
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Project: 1 Reading
Reading

Title: Lux Levels for December
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Eighth Floor

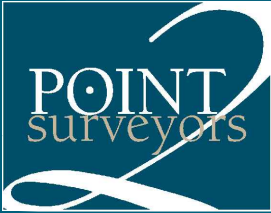
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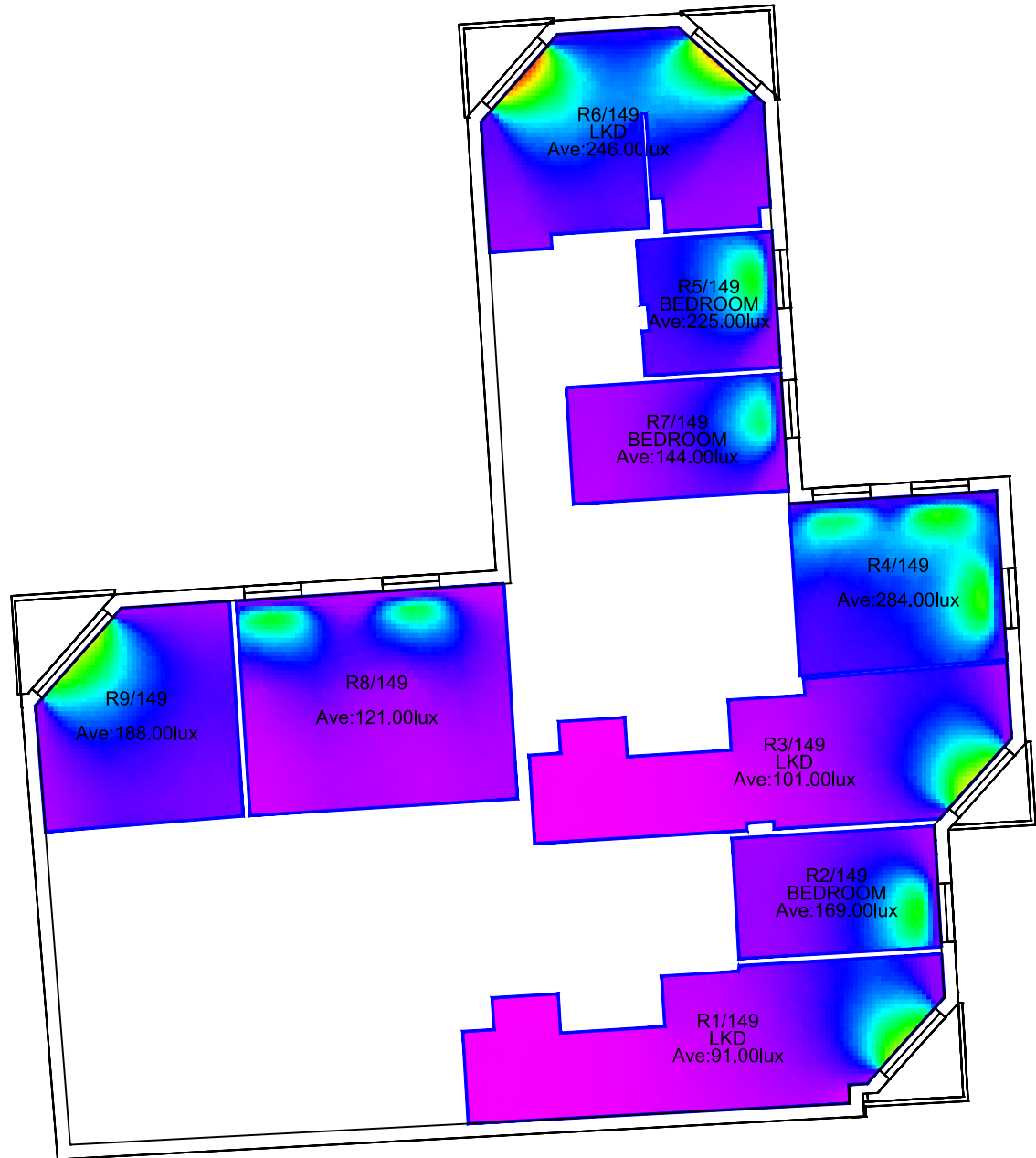
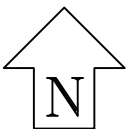
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Date: Oct 18

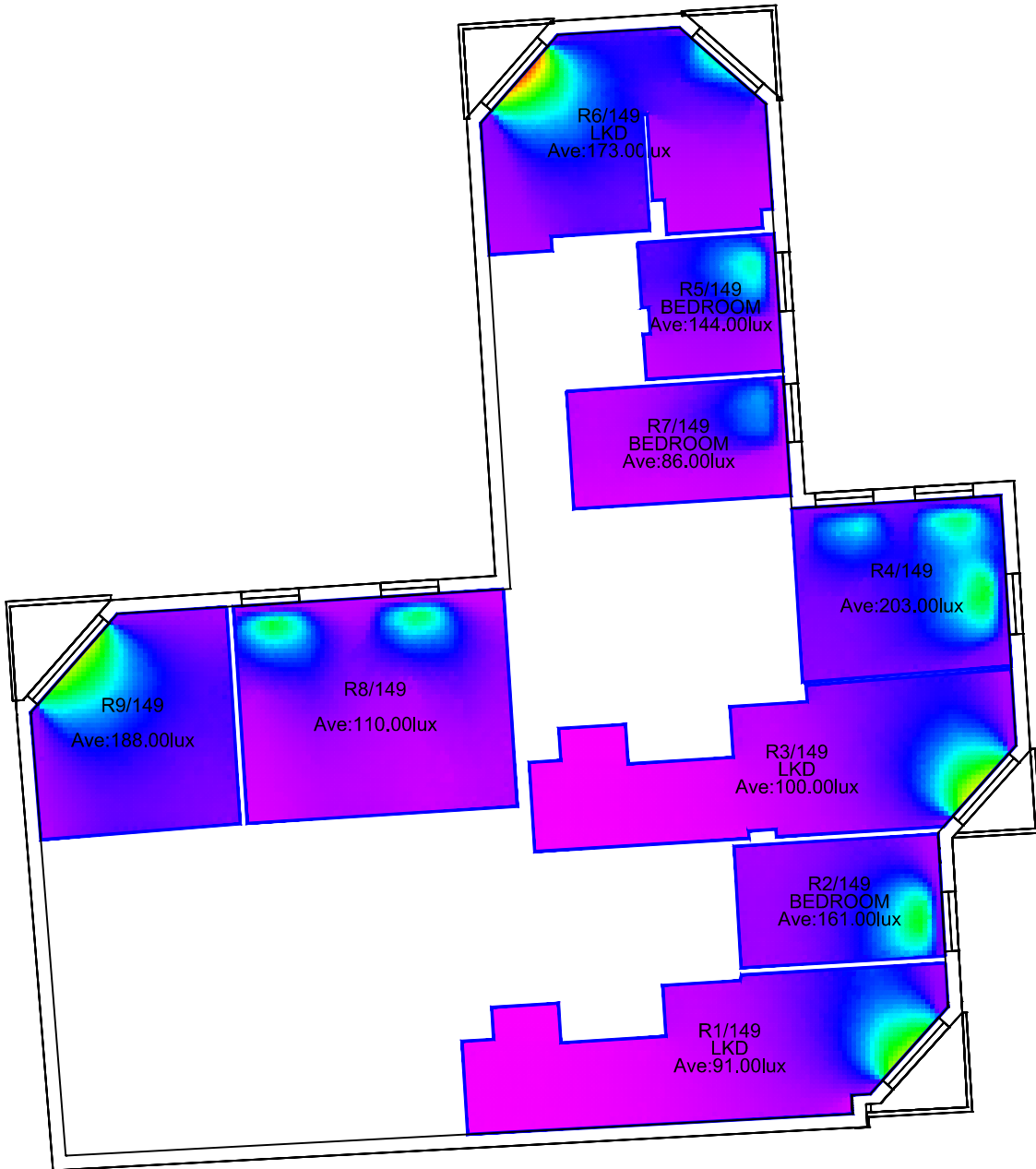
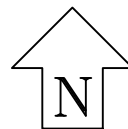
Dwg No: **P1294/LL /D /18**



Existing Buildings
Ninth Floor



Proposed Scheme
Ninth Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

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3D Model (received 23/08/16)
Reading_230816_Solids.dwg

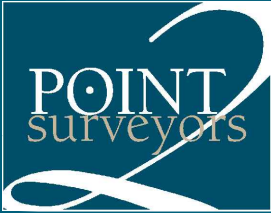
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A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg



Project: 1 Reading
Reading

Title: Lux Levels for December
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Ninth Floor

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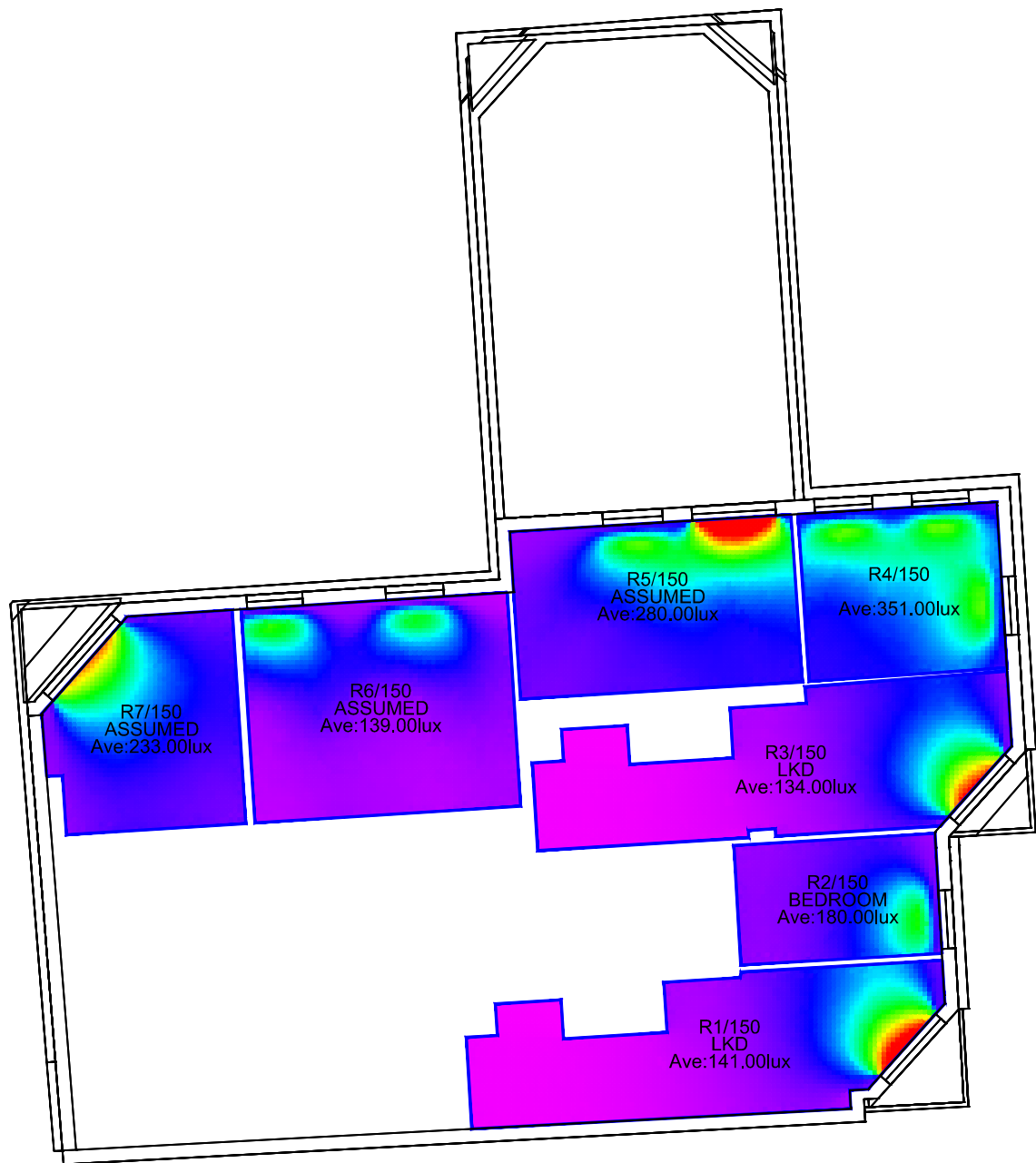
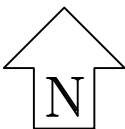
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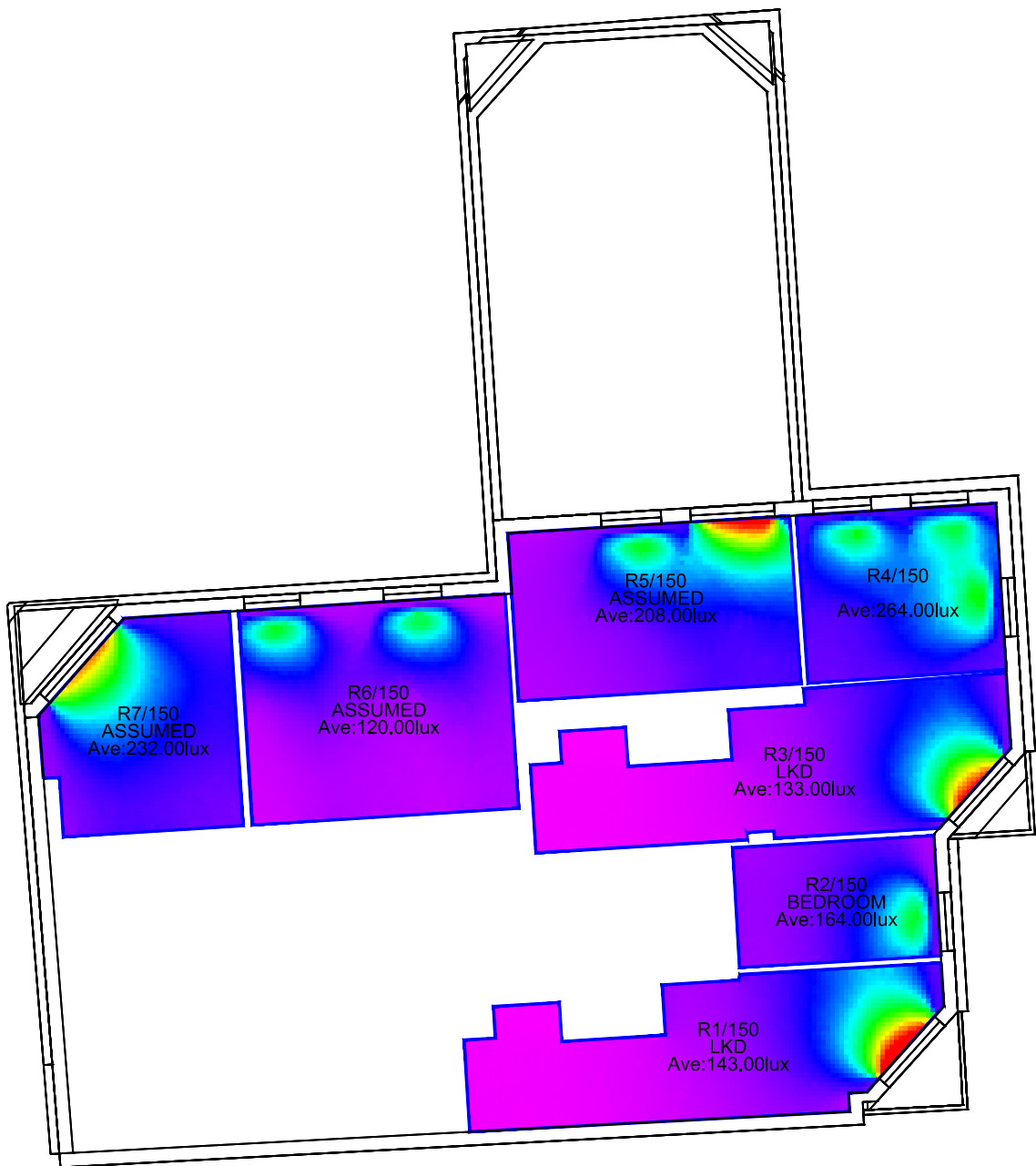
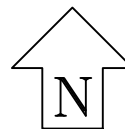
Date: Oct 18

Dwg No: **P1294/LL /D /19**

Existing Buildings
Tenth Floor



Proposed Scheme
Tenth Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

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3D Model (received 23/08/16)
Reading_230816_Solids.dwg

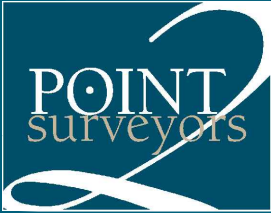
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A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg



Project: 1 Reading
Reading

Title: Lux Levels for December
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Tenth Floor

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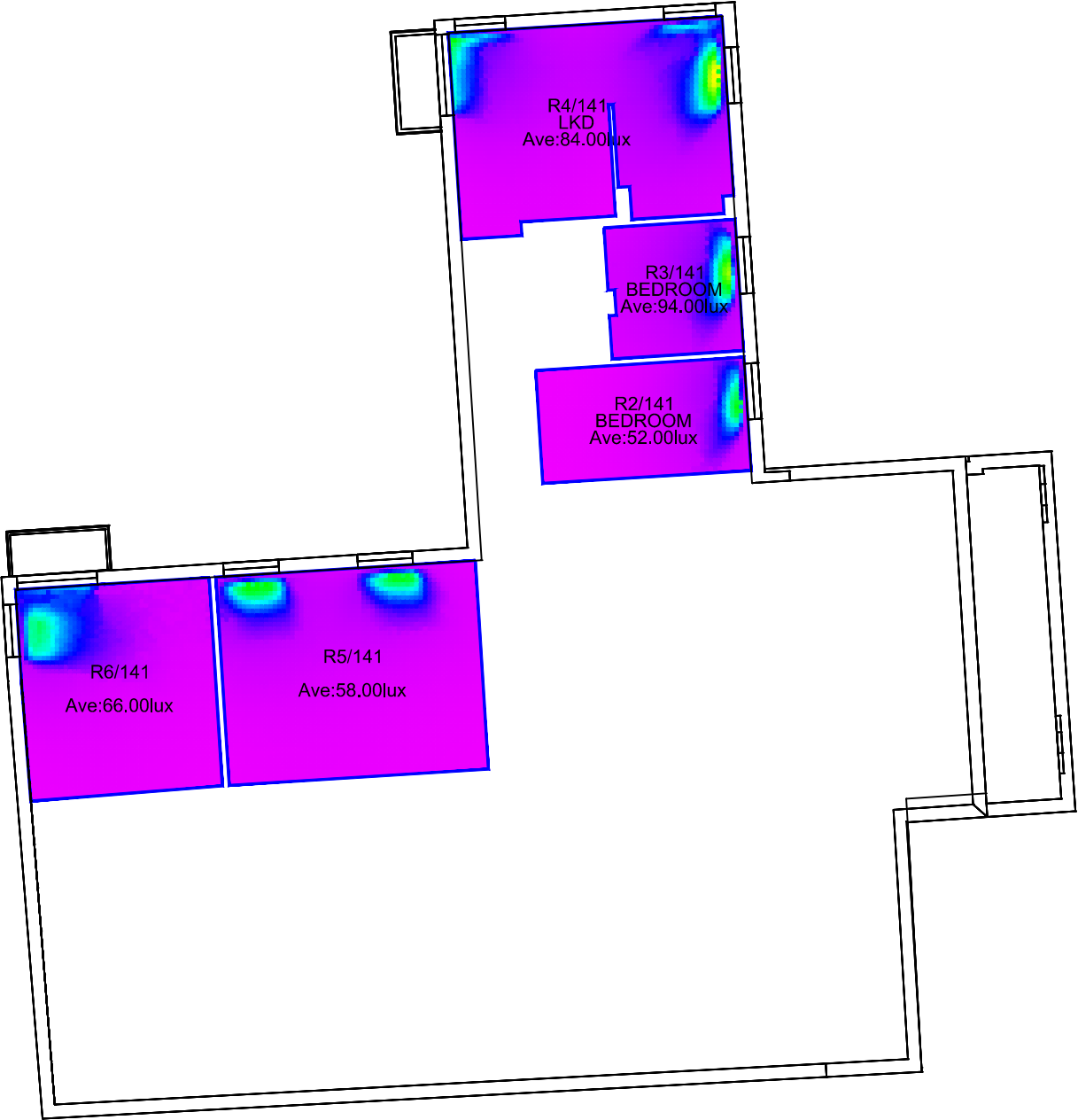
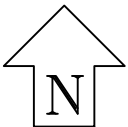
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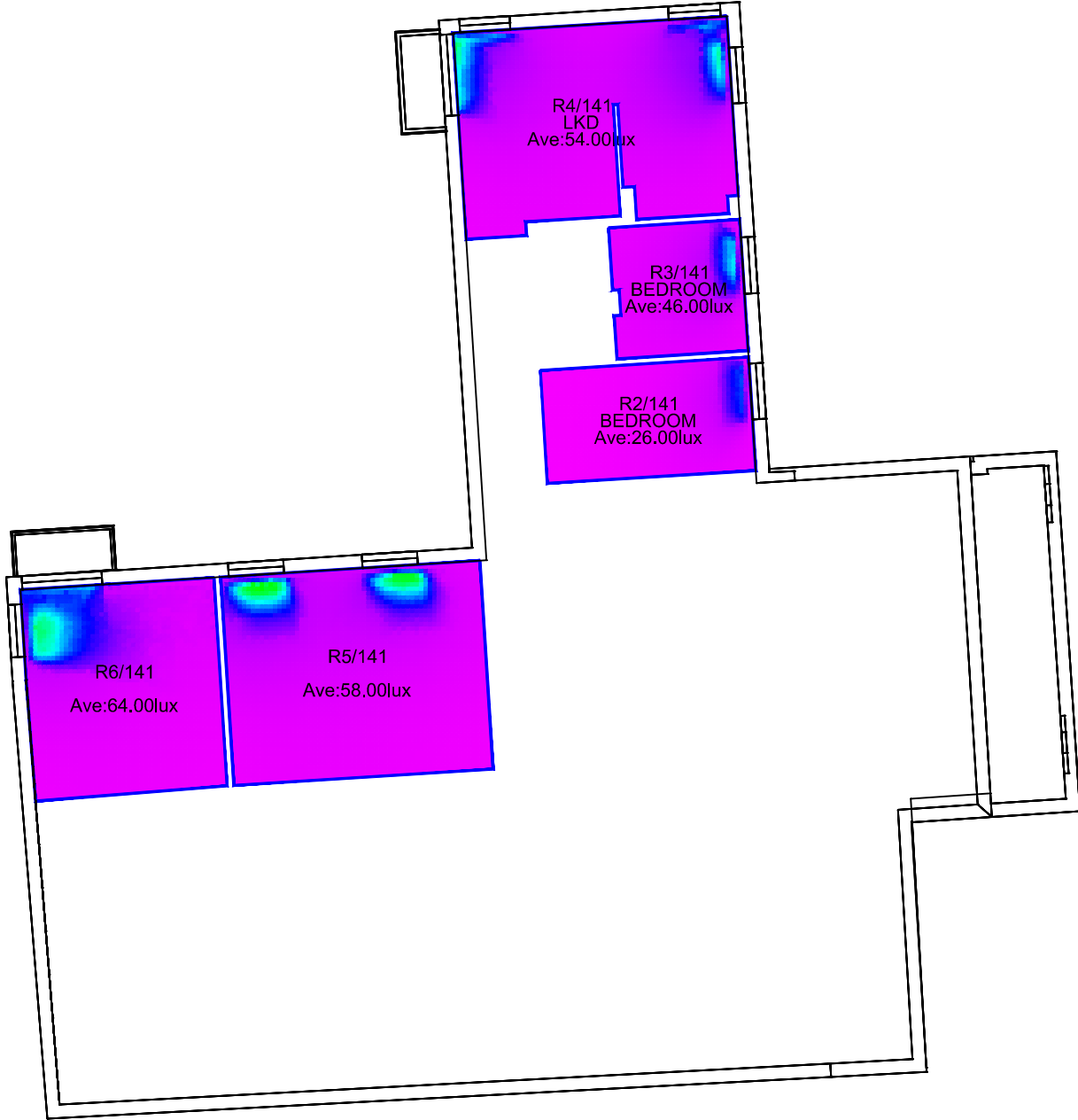
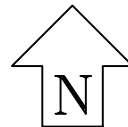
Date: Oct 18

Dwg No: **P1294/LL /D /20**

Existing Building
First Floor



Proposed Scheme
First Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

Broadway Malyan
2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg

Key: Lux Levels



Project: 1 Reading
Reading

Title: Lux Levels for March
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
First Floor

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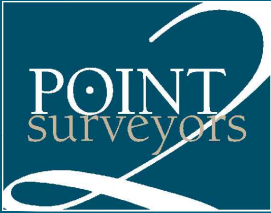
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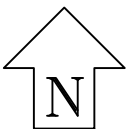
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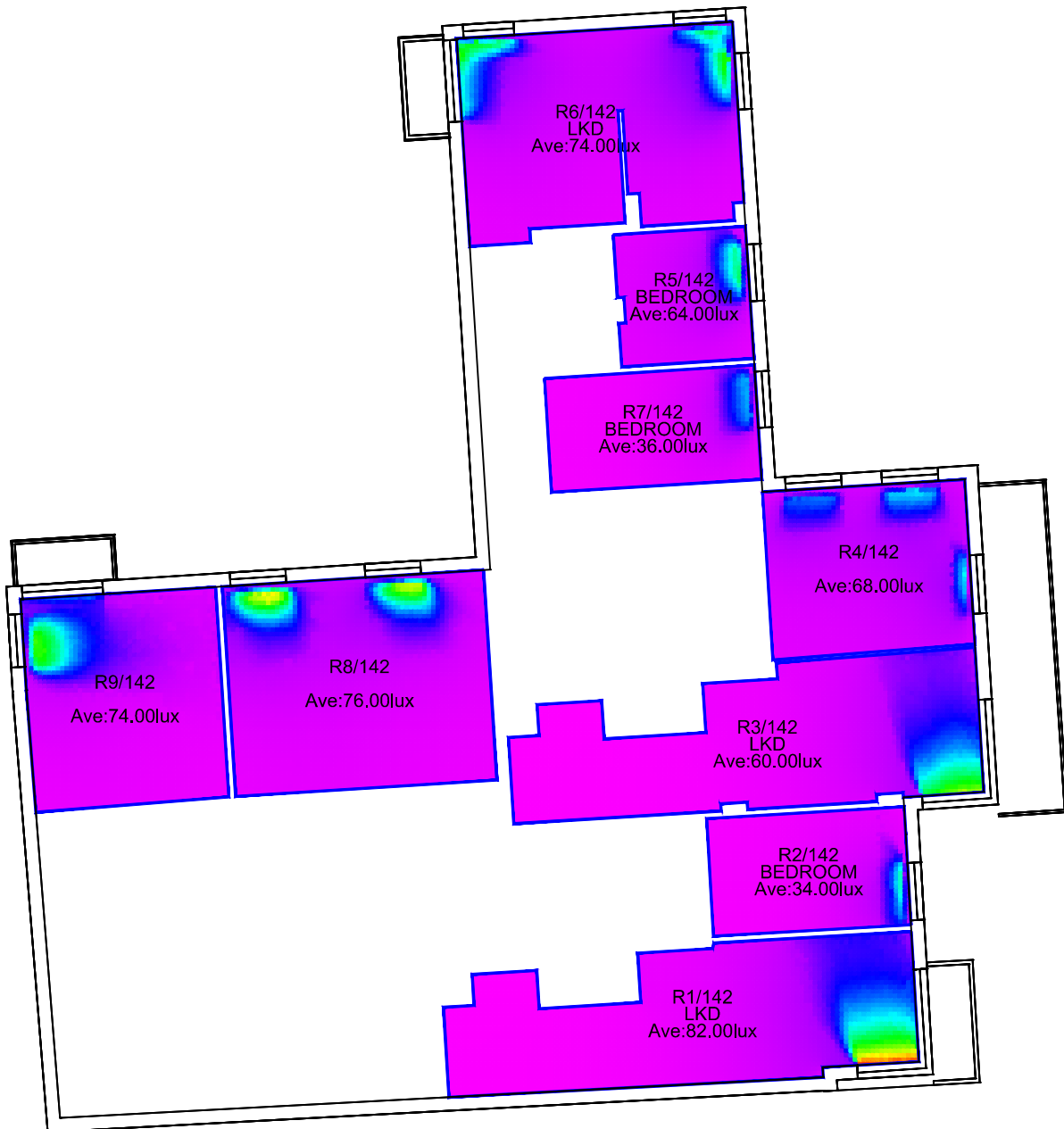
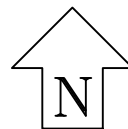
P1294/LL /M /11



Existing Building
Second Floor



Proposed Scheme
Second Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

Broadway Malyan
2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg



Project: 1 Reading
Reading

Title: Lux Levels for March
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Second Floor

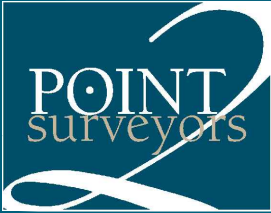
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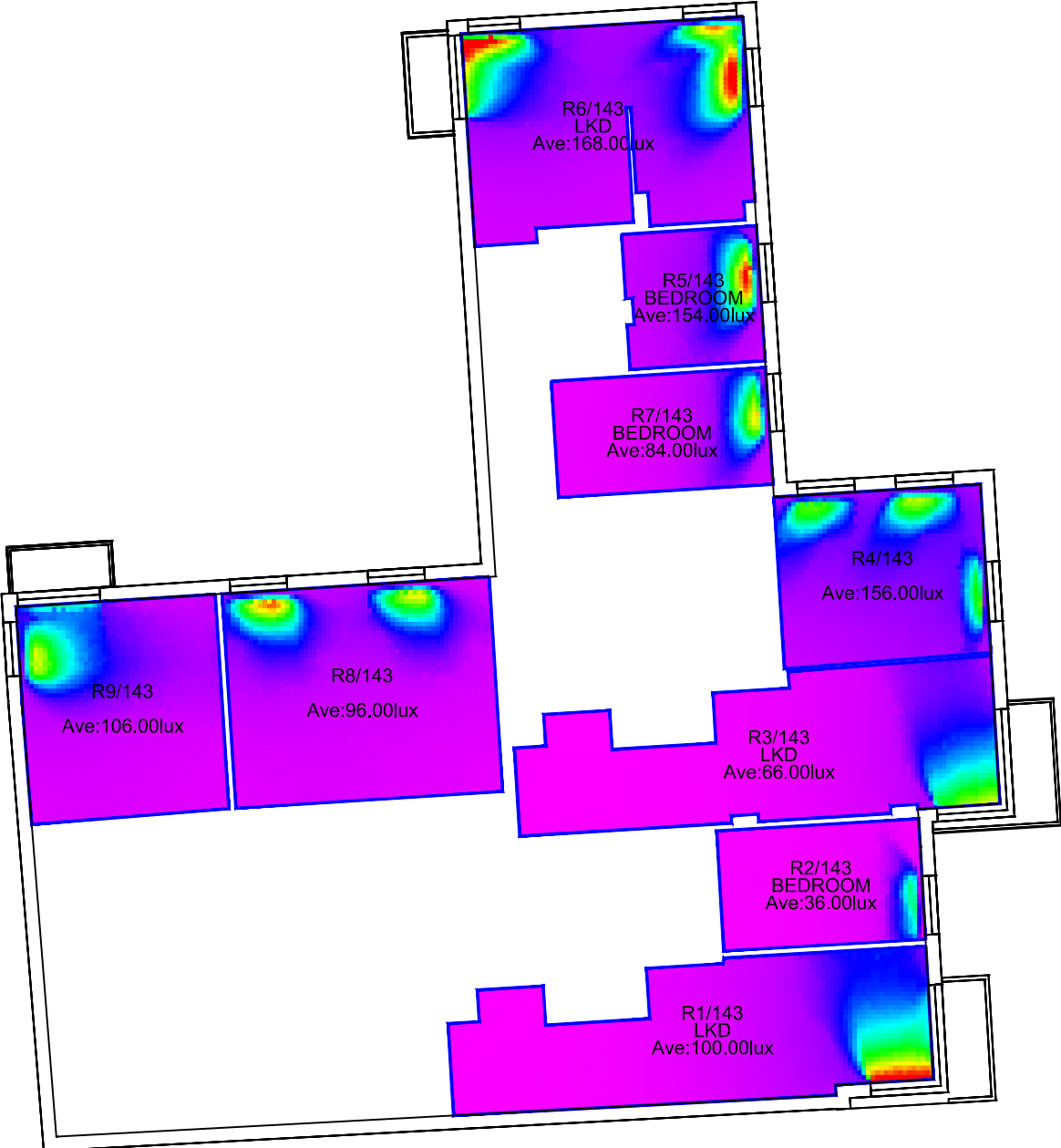
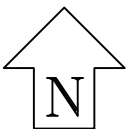
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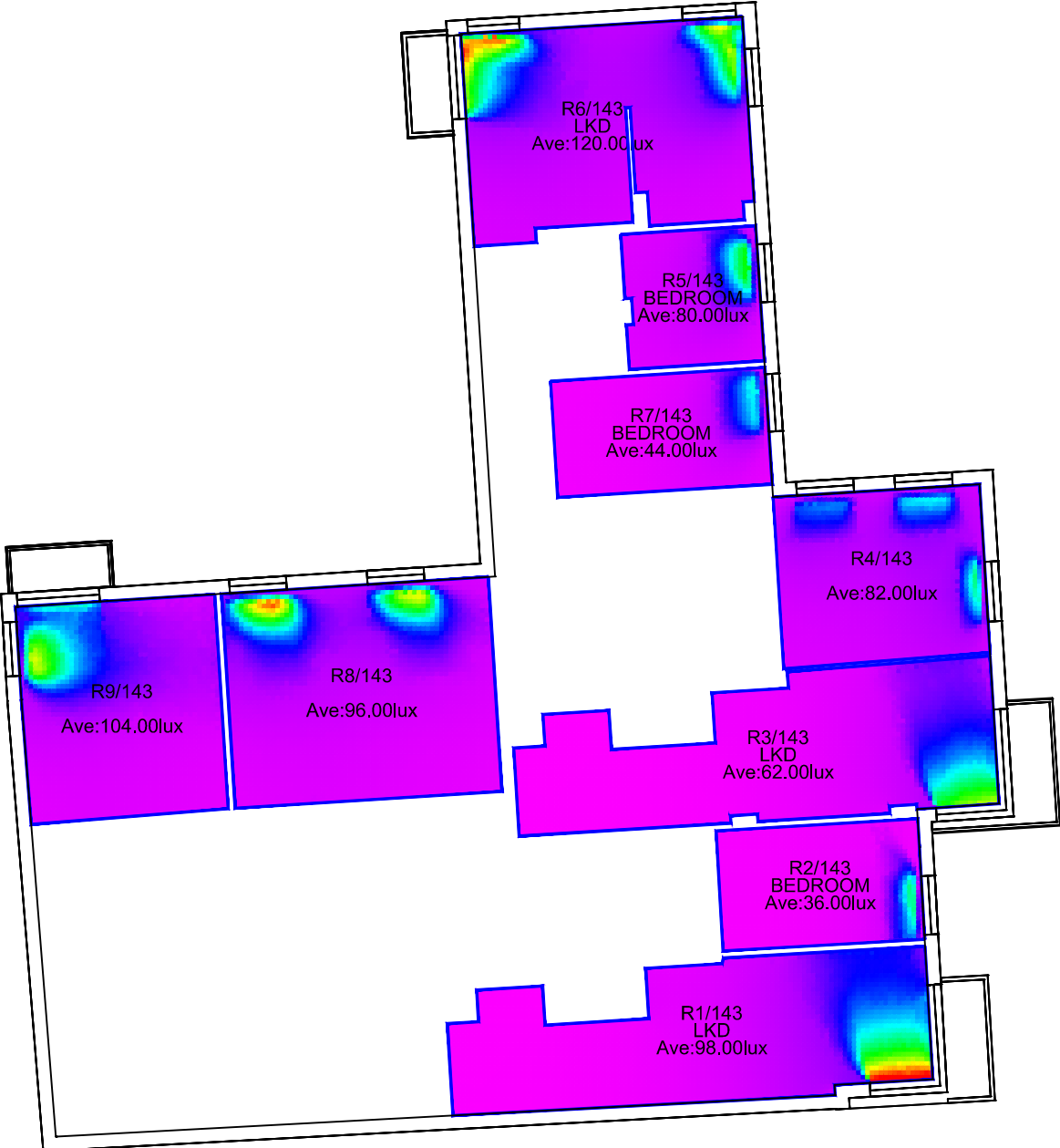
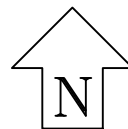
Dwg No: **P1294/LL /M /12**



Existing Building
Third Floor



Proposed Scheme
Third Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

Broadway Malyan
2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg



Project: 1 Reading
Reading

Title: Lux Levels for March
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Third Floor

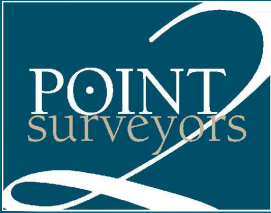
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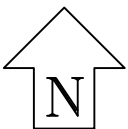
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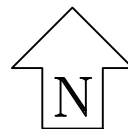
Dwg No: **P1294/LL /M /13**



Existing Building
Fourth Floor



Proposed Scheme
Fourth Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

Broadway Malyan
2D Drawings (received 19/09/18)
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A-04-001_A-04-003.dwg
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Project: 1 Reading
Reading

Title: Lux Levels for March
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Fourth Floor

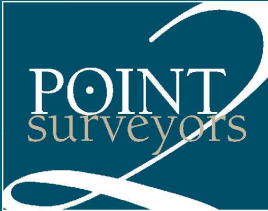
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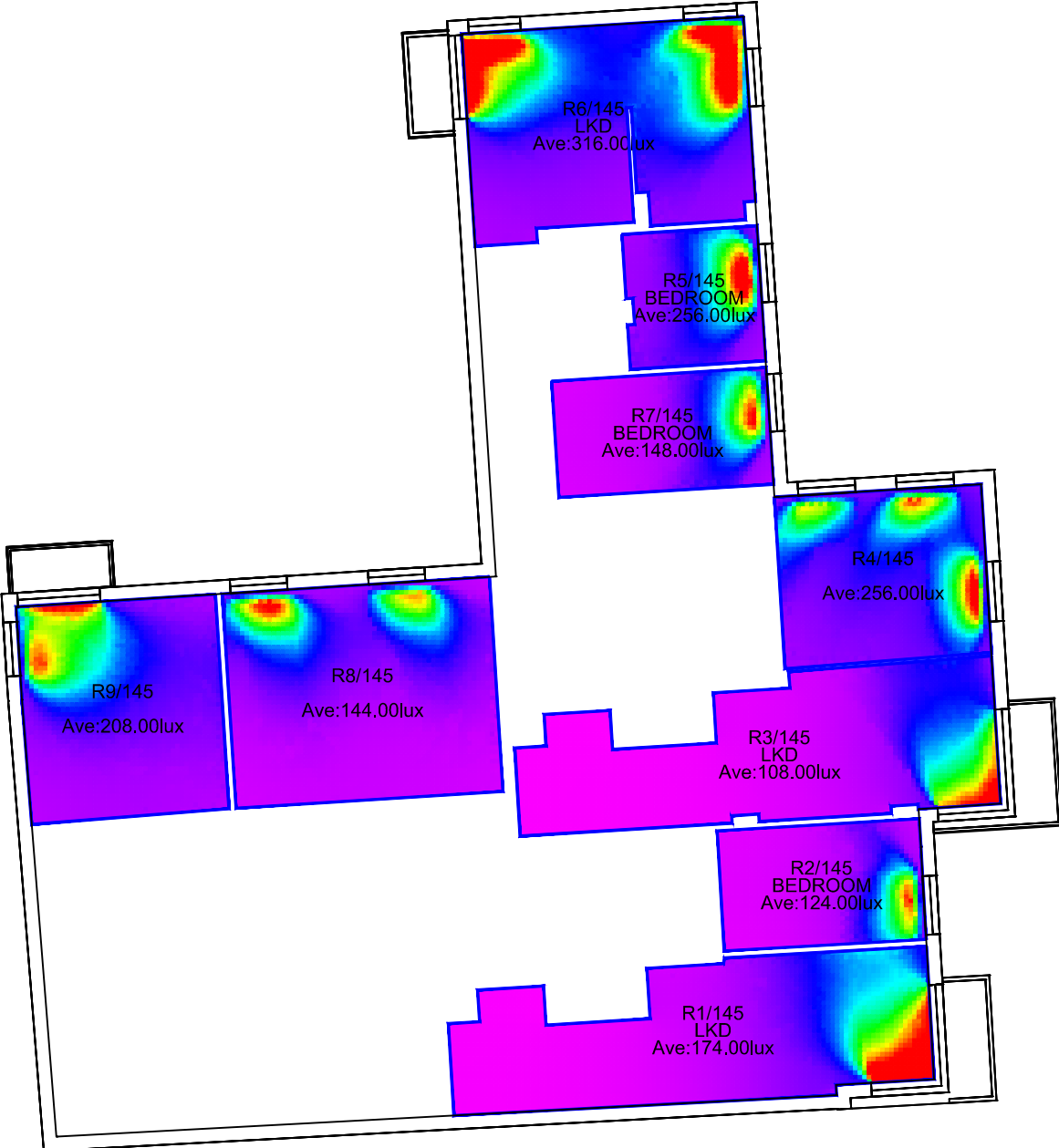
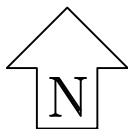
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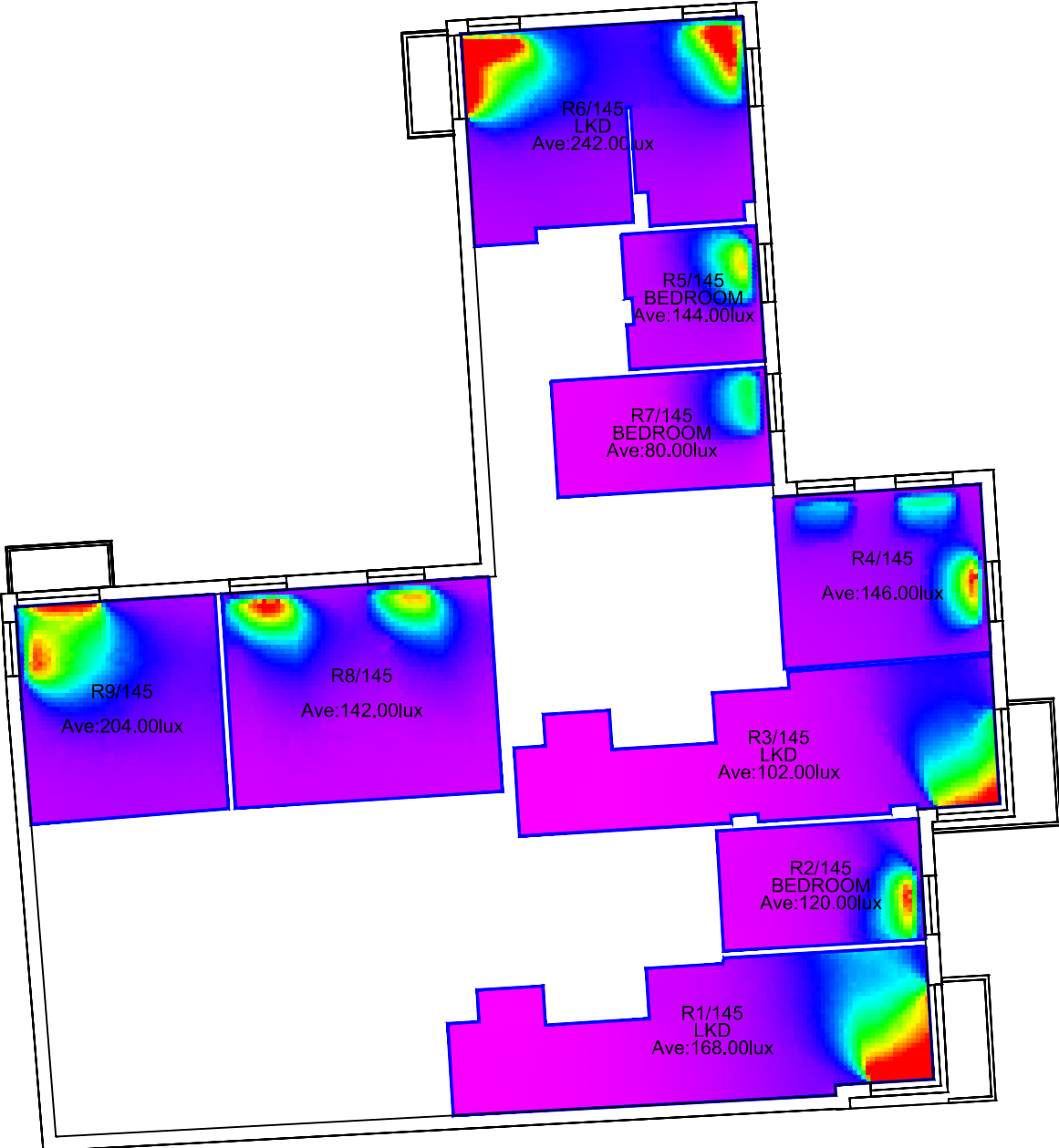
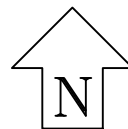
Dwg No: **P1294/LL /M /14**



Existing Building
Fifth Floor



Proposed Scheme
Fifth Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

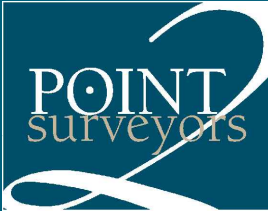
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Project: 1 Reading
Reading

Title: Lux Levels for March
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Fifth Floor

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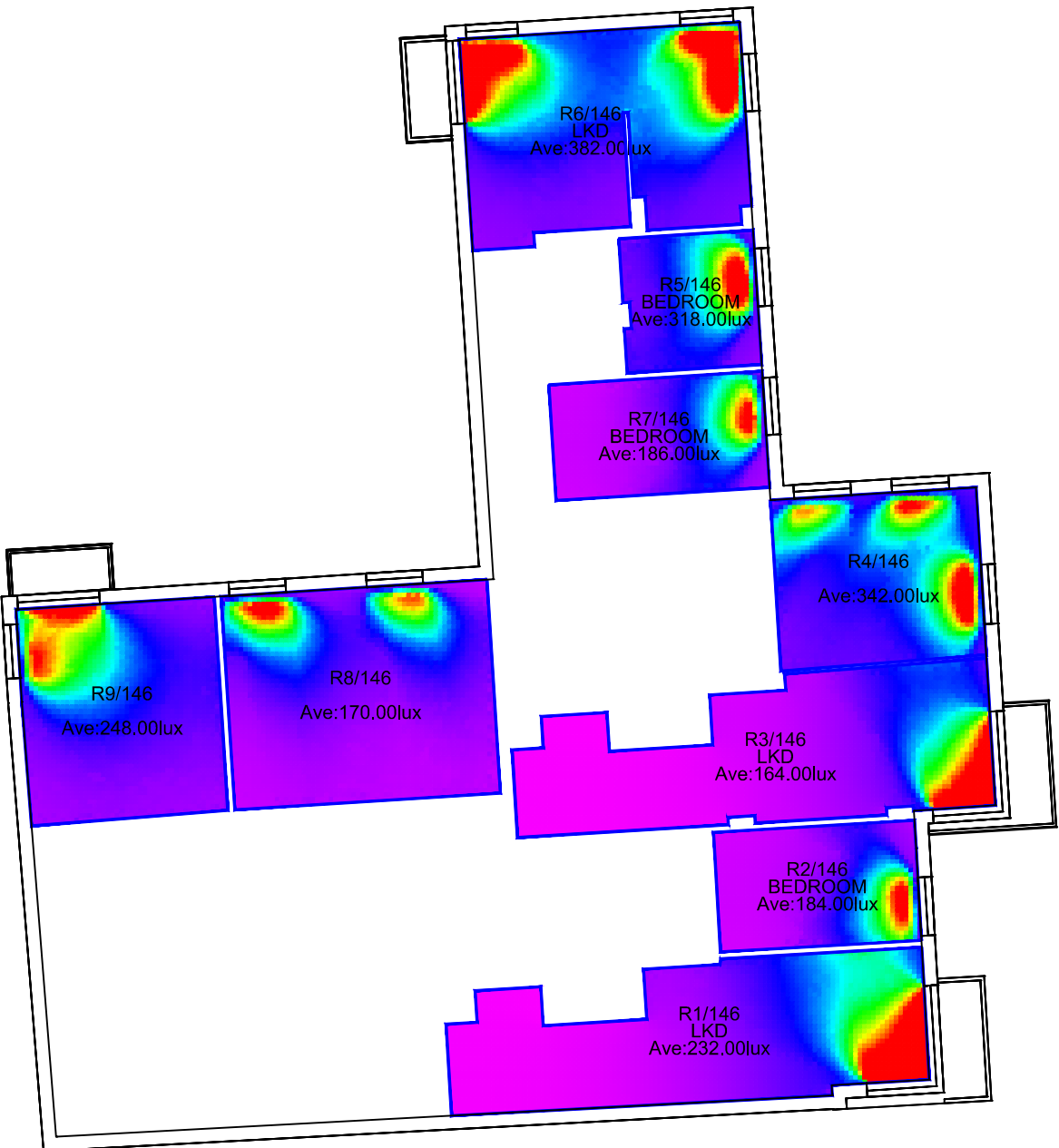
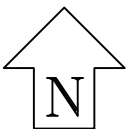
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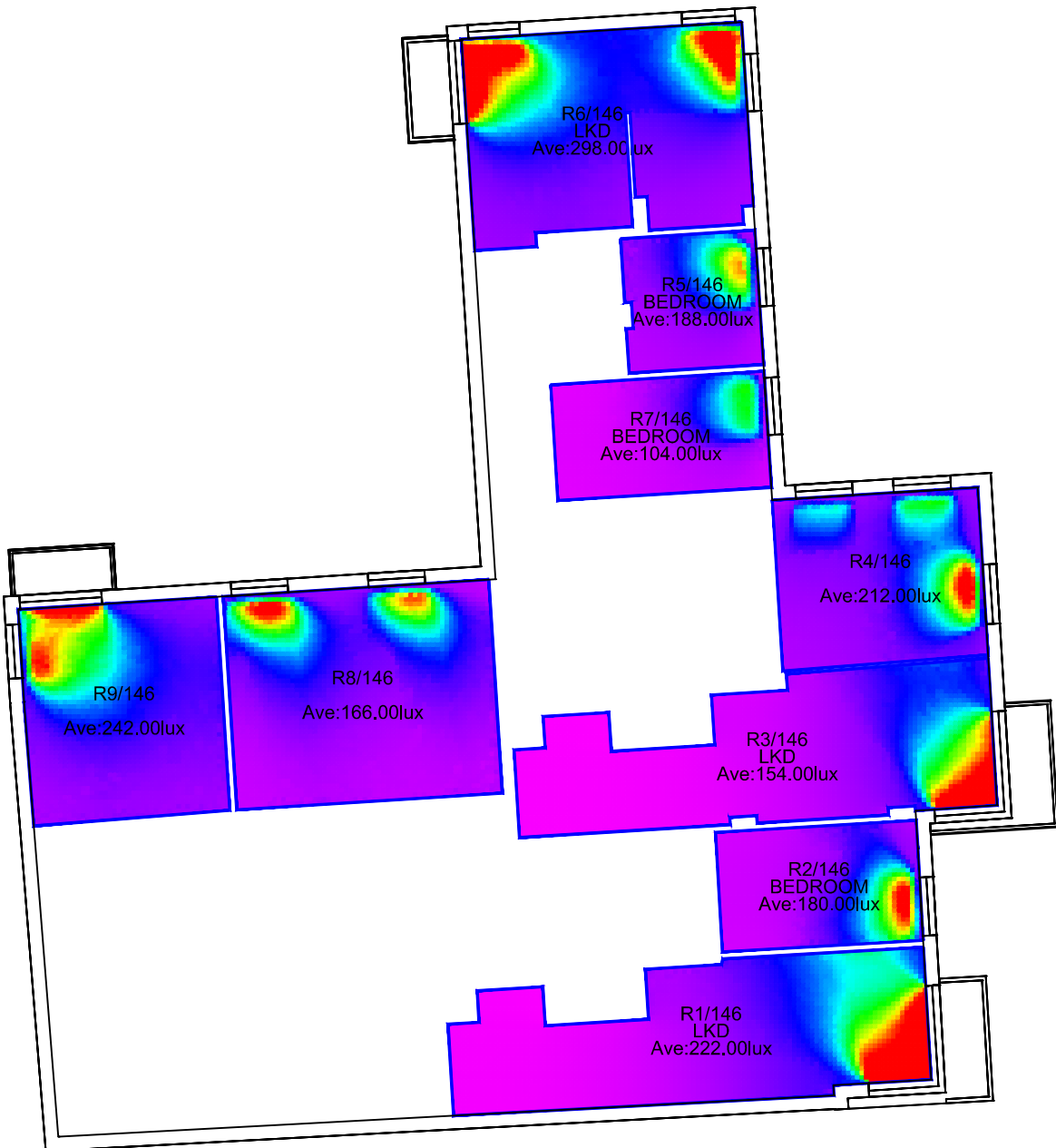
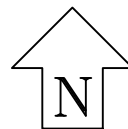
Date: Oct 18

Dwg No: **P1294/LL /M /15**

Existing Building
Sixth Floor



Proposed Scheme
Sixth Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

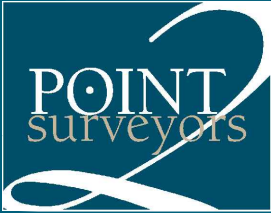
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A-05-001_A-05-004.dwg



Project: 1 Reading
Reading

Title: Lux Levels for March
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Sixth Floor

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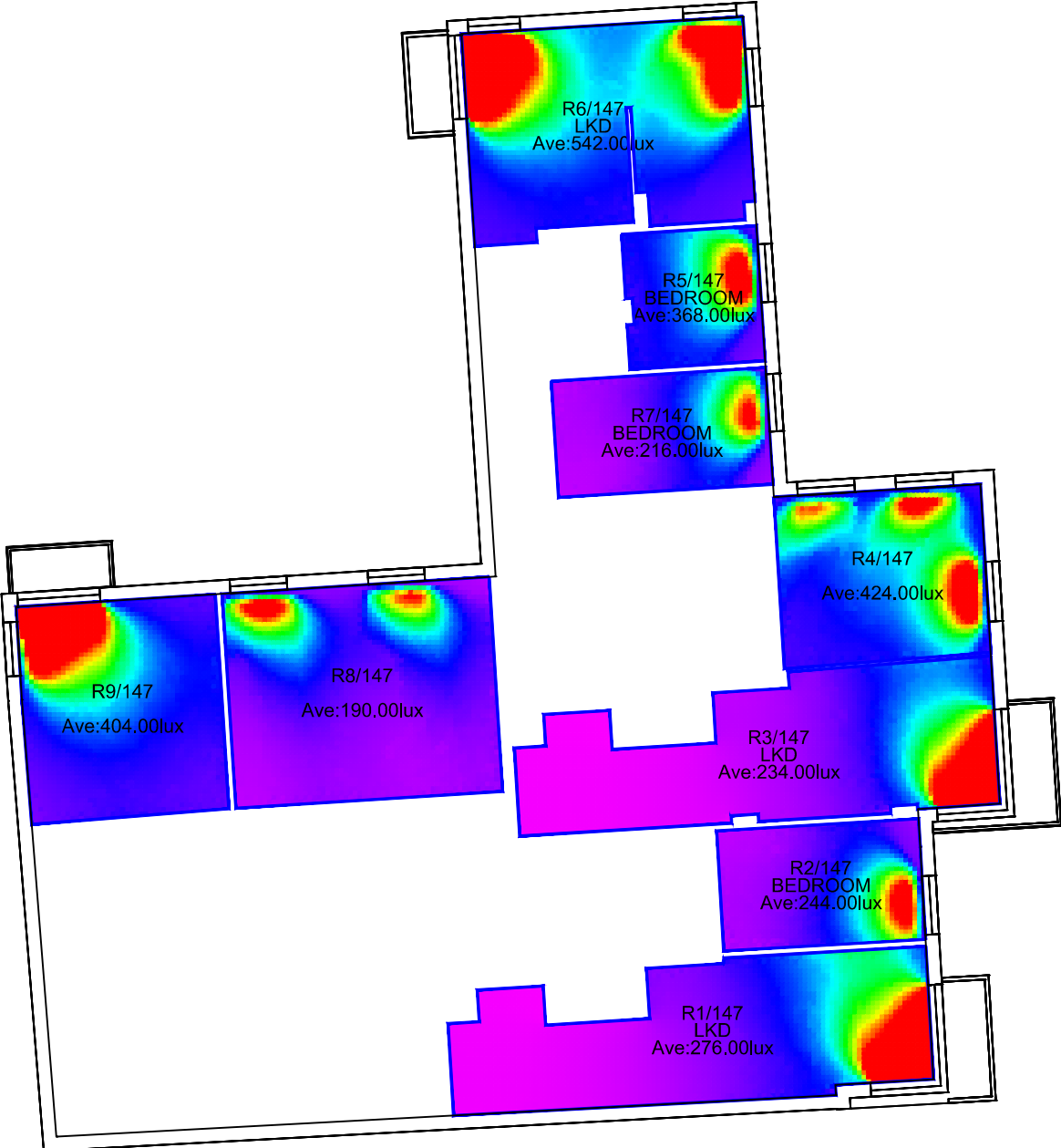
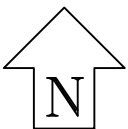
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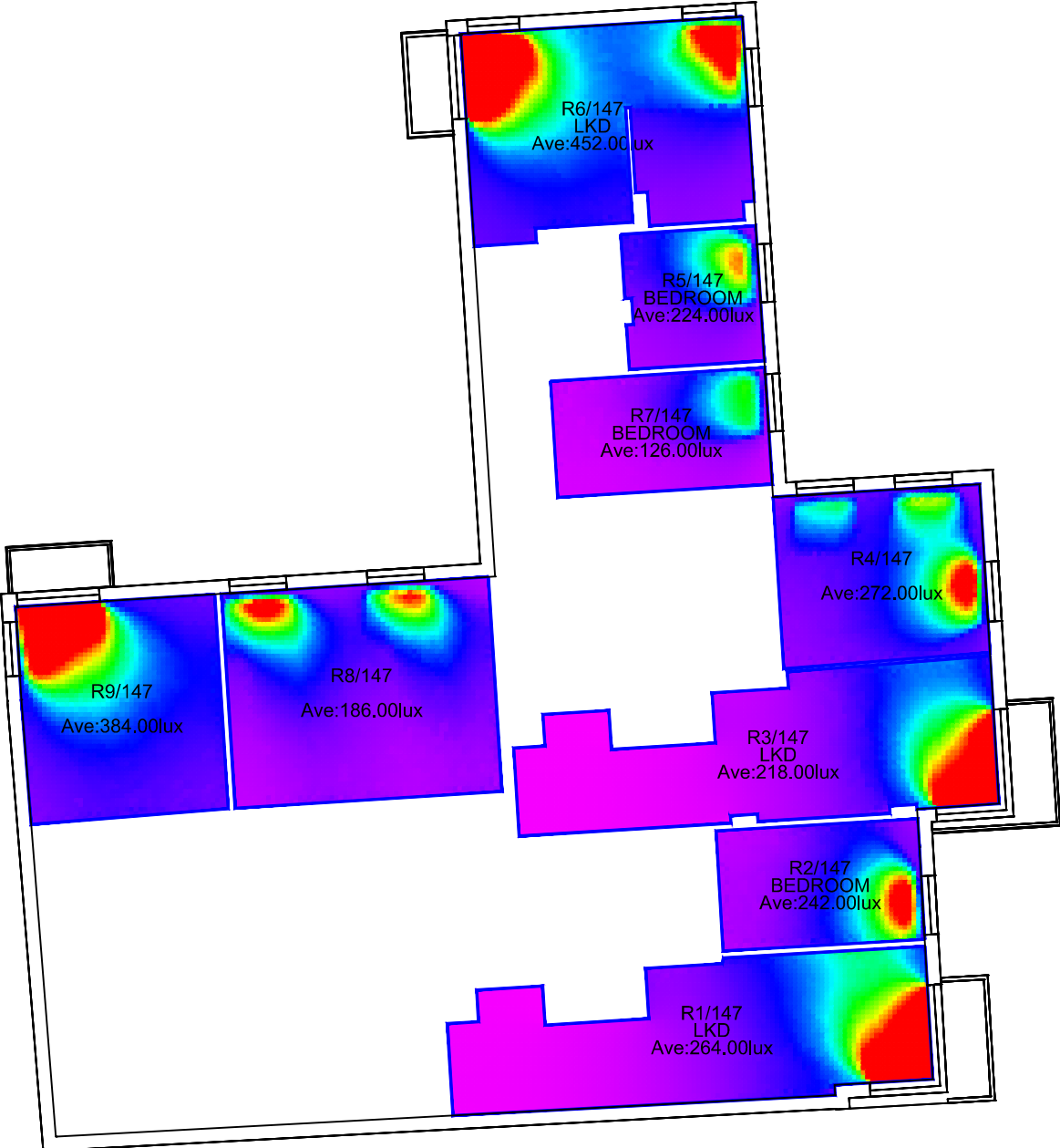
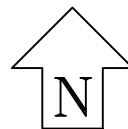
Date: Oct 18

Dwg No: **P1294/LL /M /16**

Existing Buildings
Seventh Floor



Proposed Scheme
Seventh Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

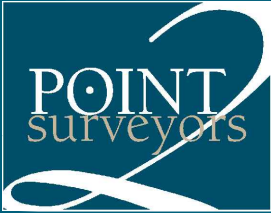
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A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg



Project: 1 Reading
Reading

Title: Lux Levels for March
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Seventh Floor

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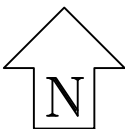
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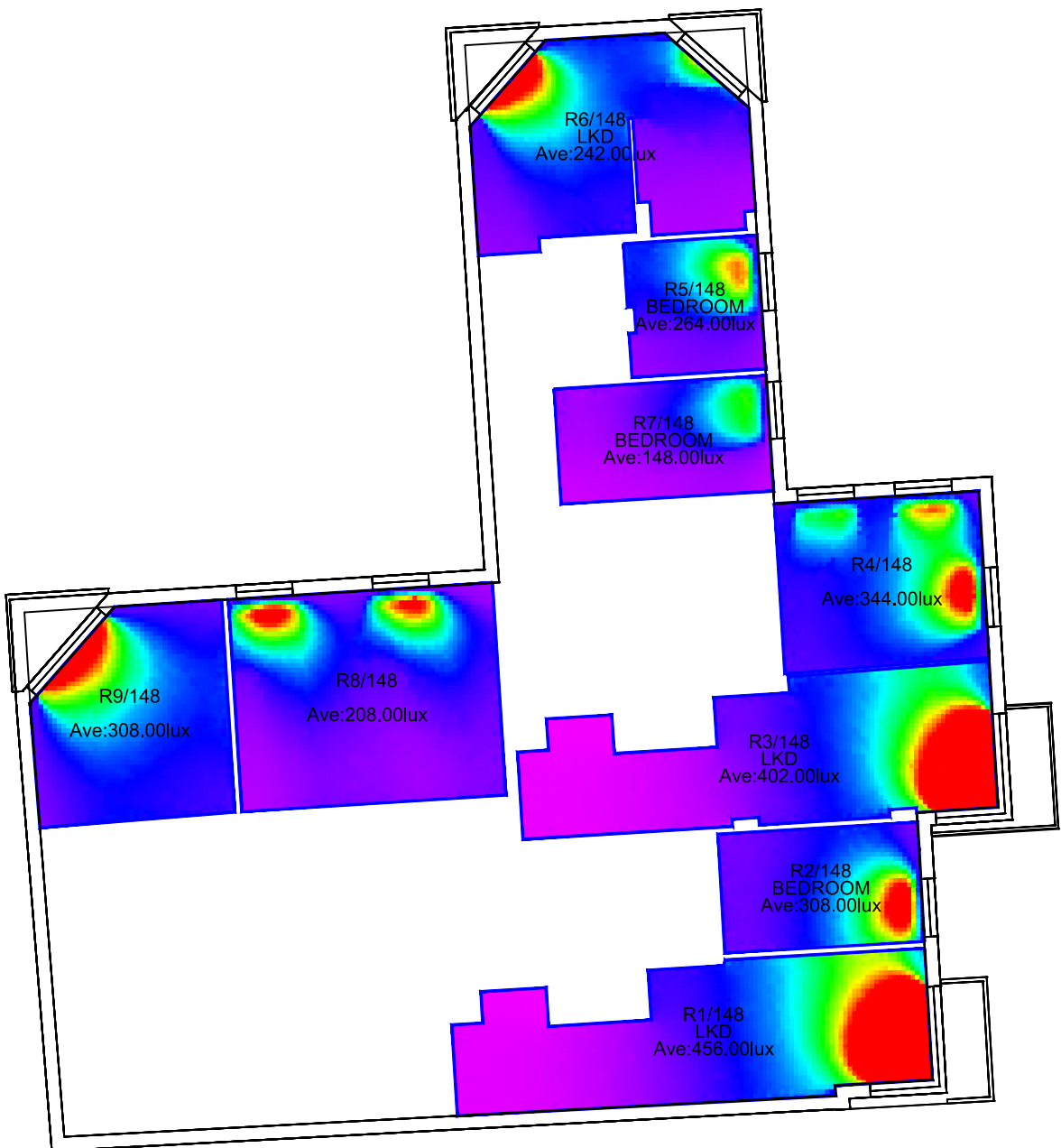
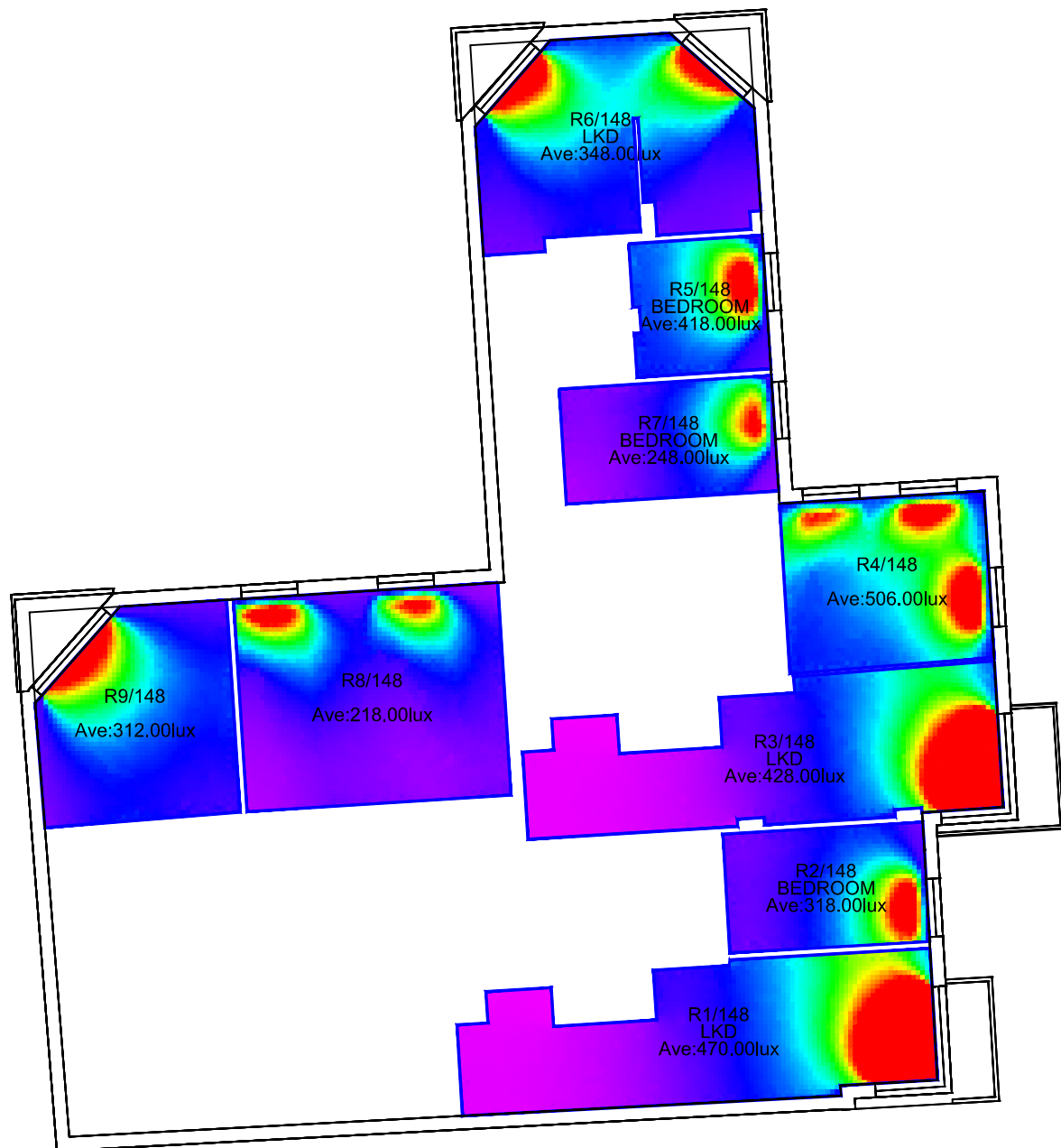
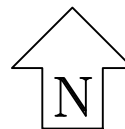
Date: Oct 18

Dwg No: **P1294/LL /M /17**

Existing Buildings
Eighth Floor



Proposed Scheme
Eighth Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
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Reading_230816_Solids.dwg

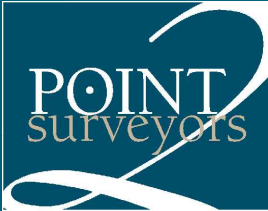
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A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg



Project: 1 Reading
Reading

Title: Lux Levels for March
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Eighth Floor

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www.point2surveyors.com



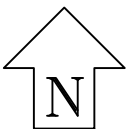
Drawn By: JR

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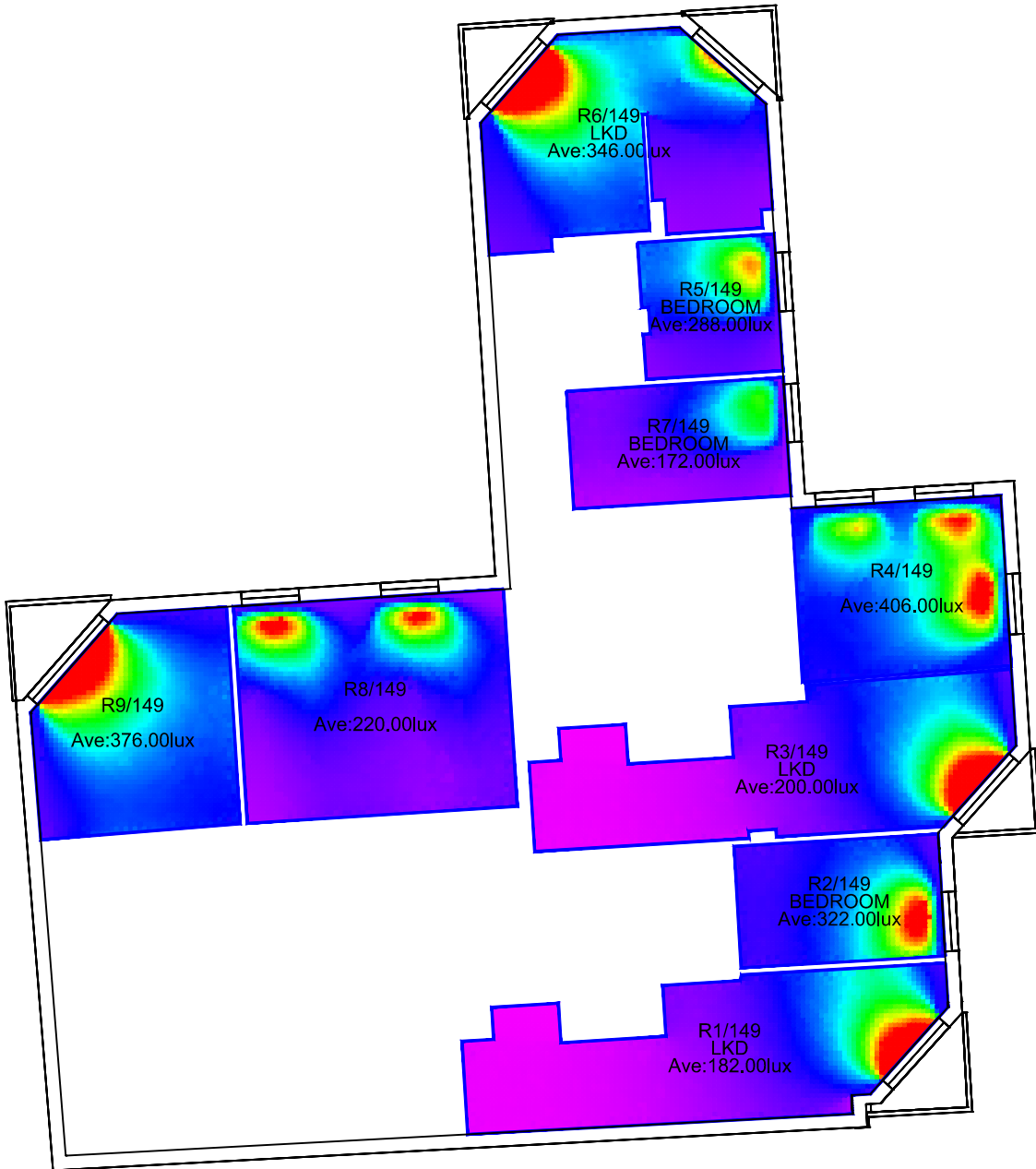
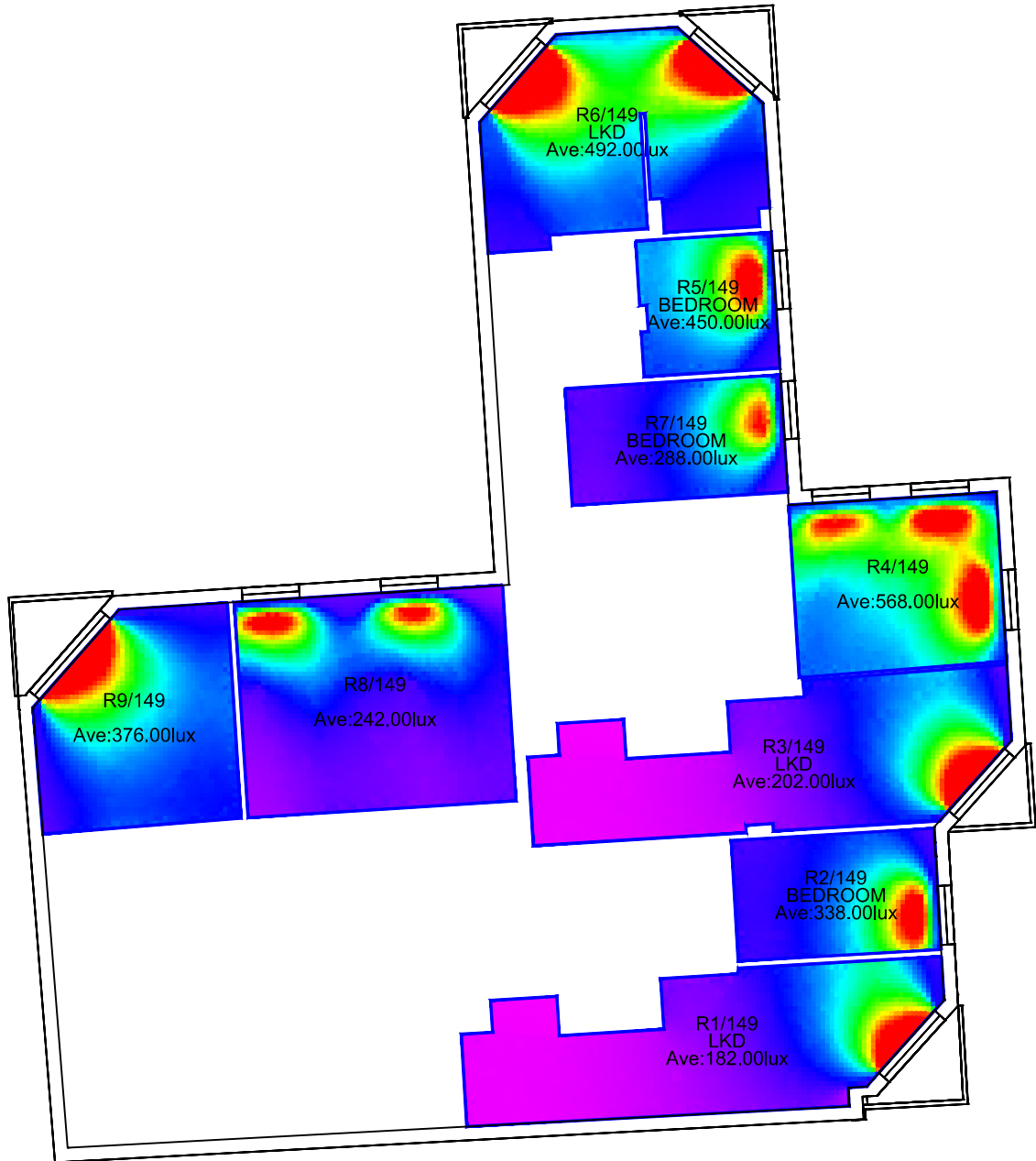
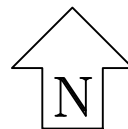
Date: Oct 18

Dwg No: **P1294/LL /M /18**

Existing Buildings
Ninth Floor



Proposed Scheme
Ninth Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

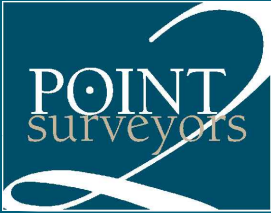
Broadway Malyan
2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg



Project: 1 Reading
Reading

Title: Lux Levels for March
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Ninth Floor

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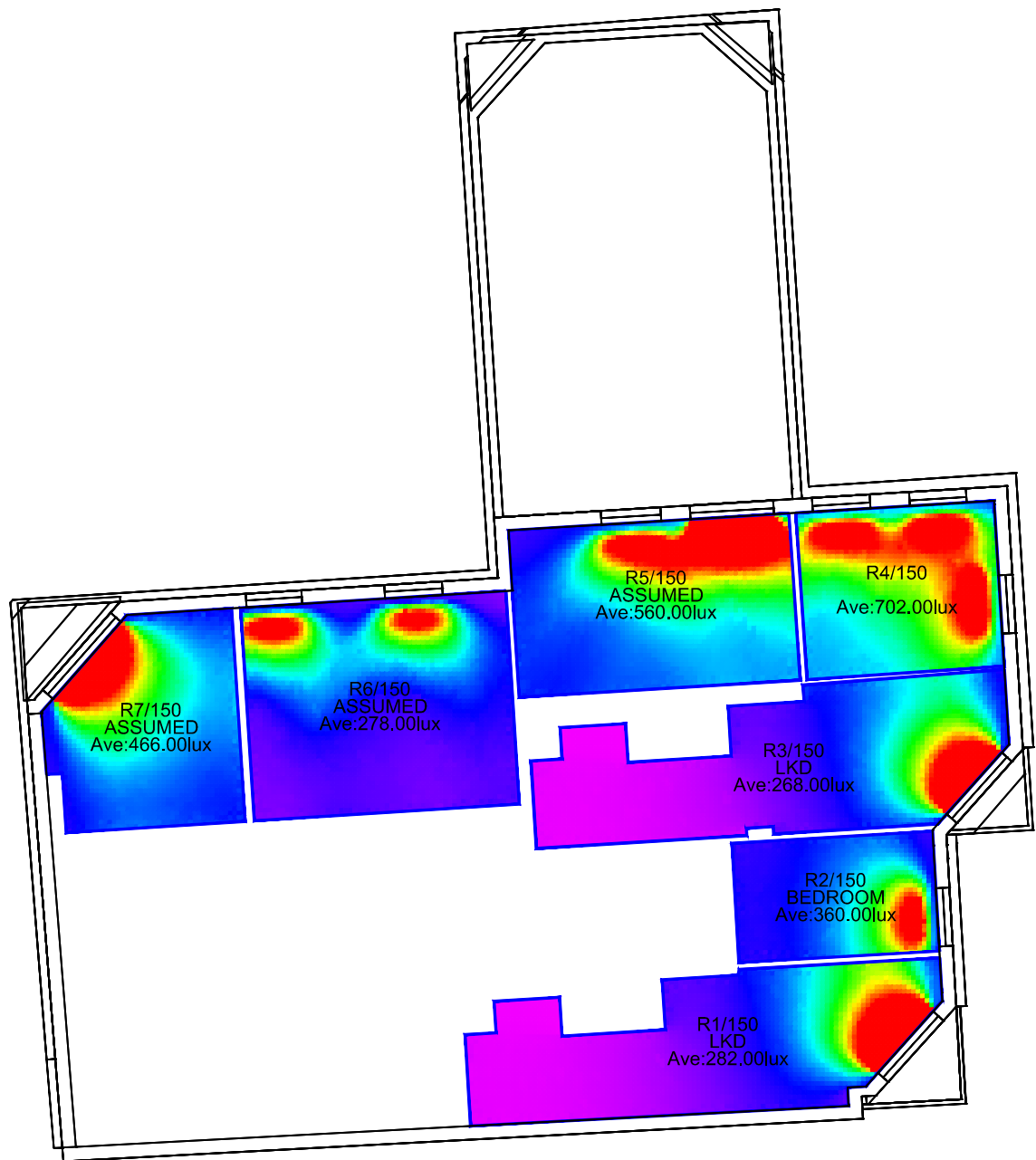
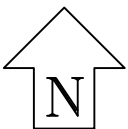
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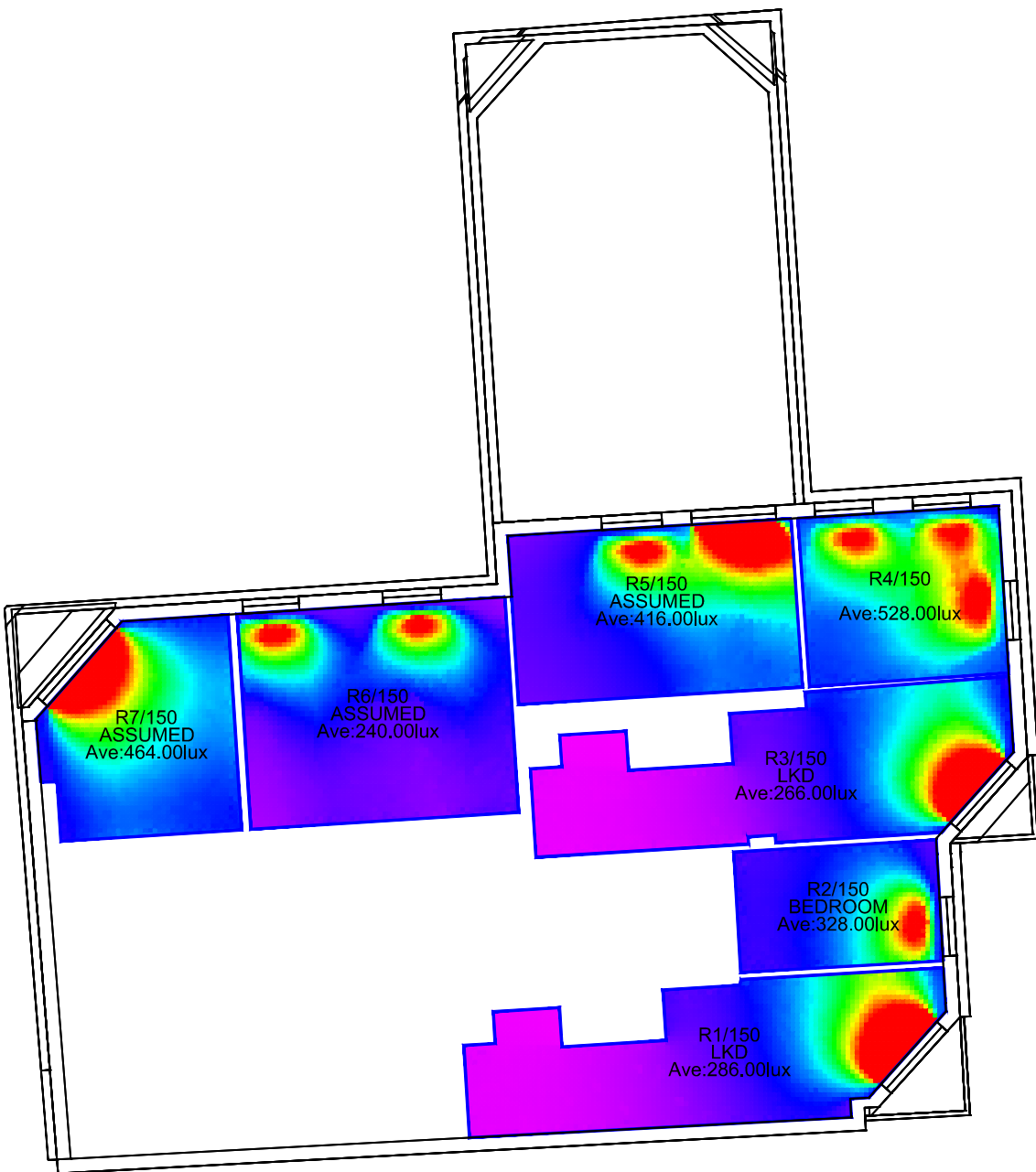
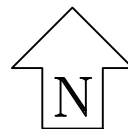
Date: Oct 18

Dwg No: **P1294/LL /M /19**

Existing Buildings
Tenth Floor



Proposed Scheme
Tenth Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

Broadway Malyan
2D Drawings (received 19/09/18)
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A-04-001_A-04-003.dwg
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Project: 1 Reading
Reading

Title: Lux Levels for March
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Tenth Floor

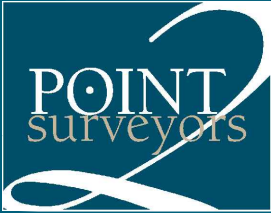
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Drawn By: JR

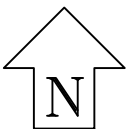
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Date: Oct 18

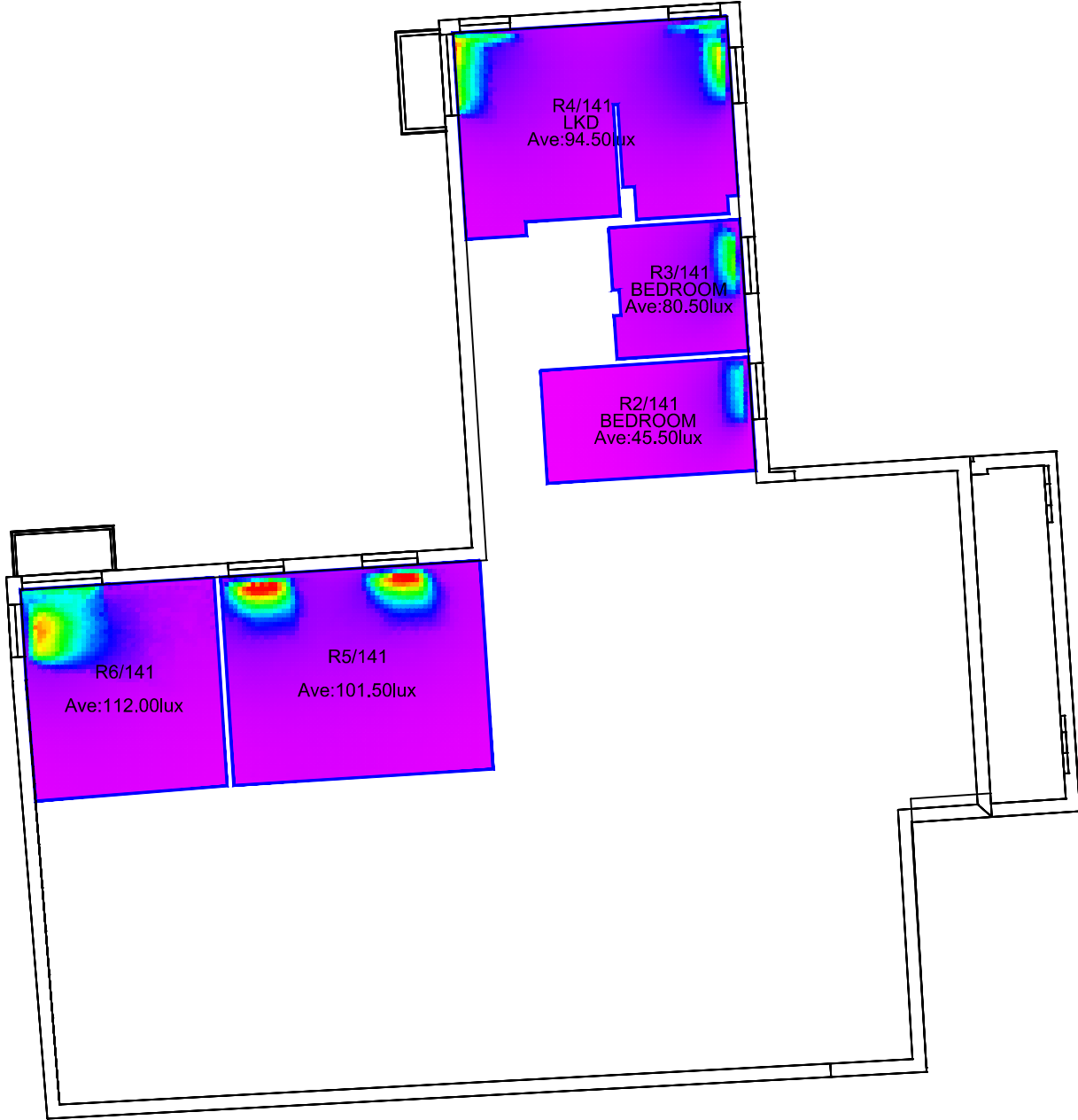
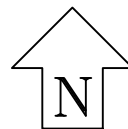
Dwg No: **P1294/LL /M /20**



Existing Building
First Floor



Proposed Scheme
First Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

Broadway Malvan
2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg

Key: Lux Levels

0 lx
100 lx
200 lx
300 lx
400 lx
500 lx
600 lx
700 lx
800 lx
900 lx
1000 lx

Project: 1 Reading
Reading

Title: Lux Levels for June
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
First Floor

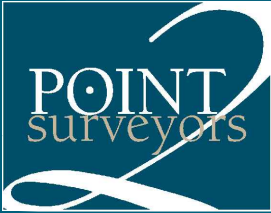
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Drawn By: JR

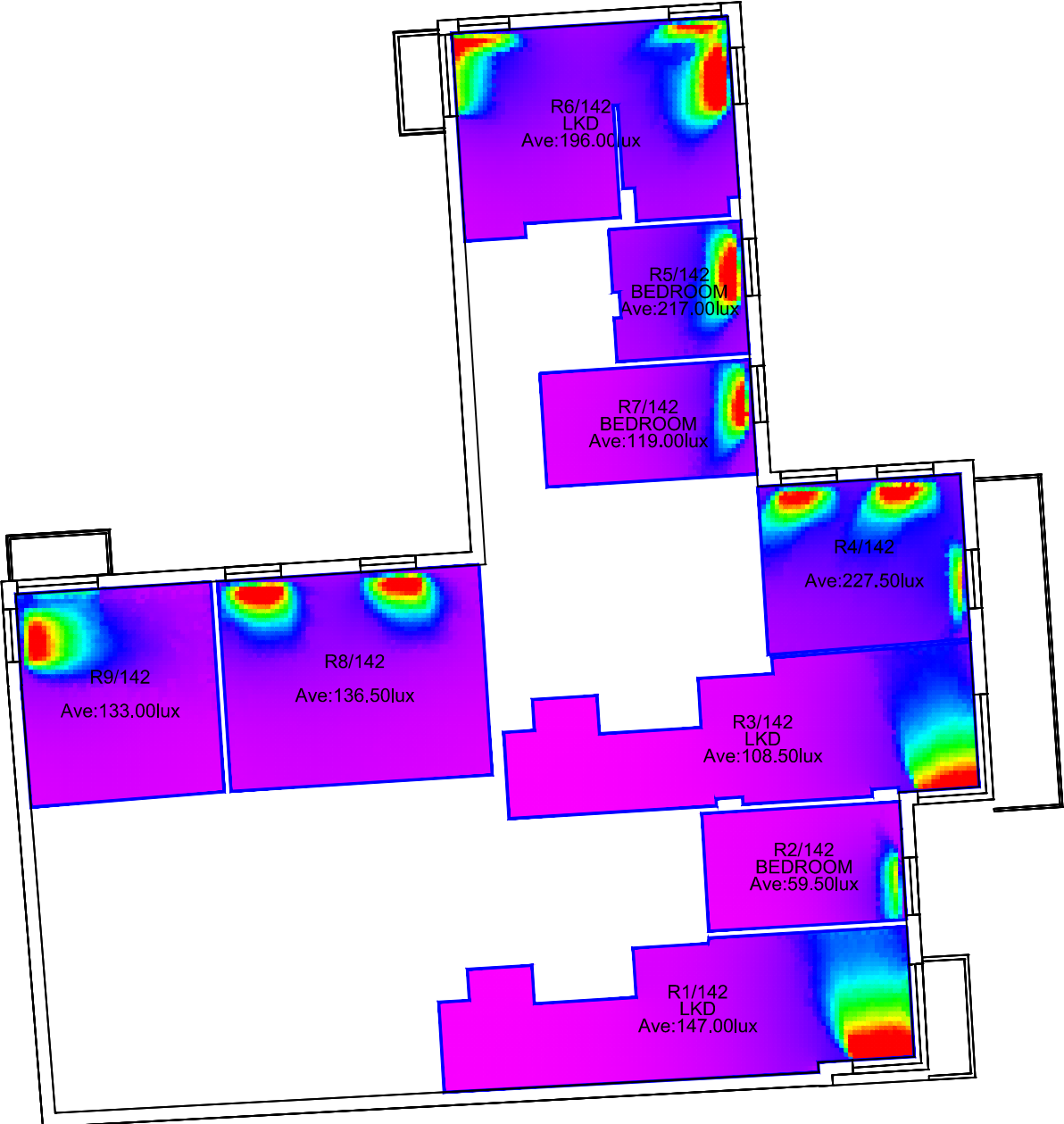
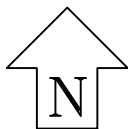
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Date: Oct 18

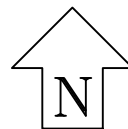
Dwg No: **P1294/LL /J /11**



Existing Building
Second Floor



Proposed Scheme
Second Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

Broadway Malyan
2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg



Project: 1 Reading
Reading

Title: Lux Levels for June
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Second Floor

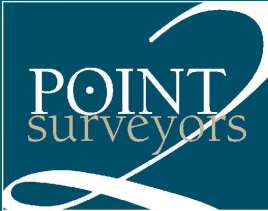
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Drawn By: JR

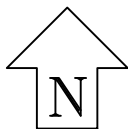
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Date: Oct 18

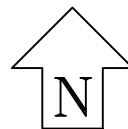
Dwg No: **P1294/LL /J /12**



Existing Building
Third Floor



Proposed Scheme
Third Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

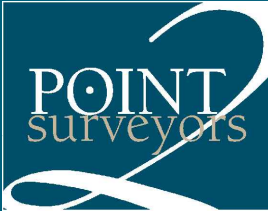
Broadway Malyan
2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg



Project: 1 Reading
Reading

Title: Lux Levels for June
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Third Floor

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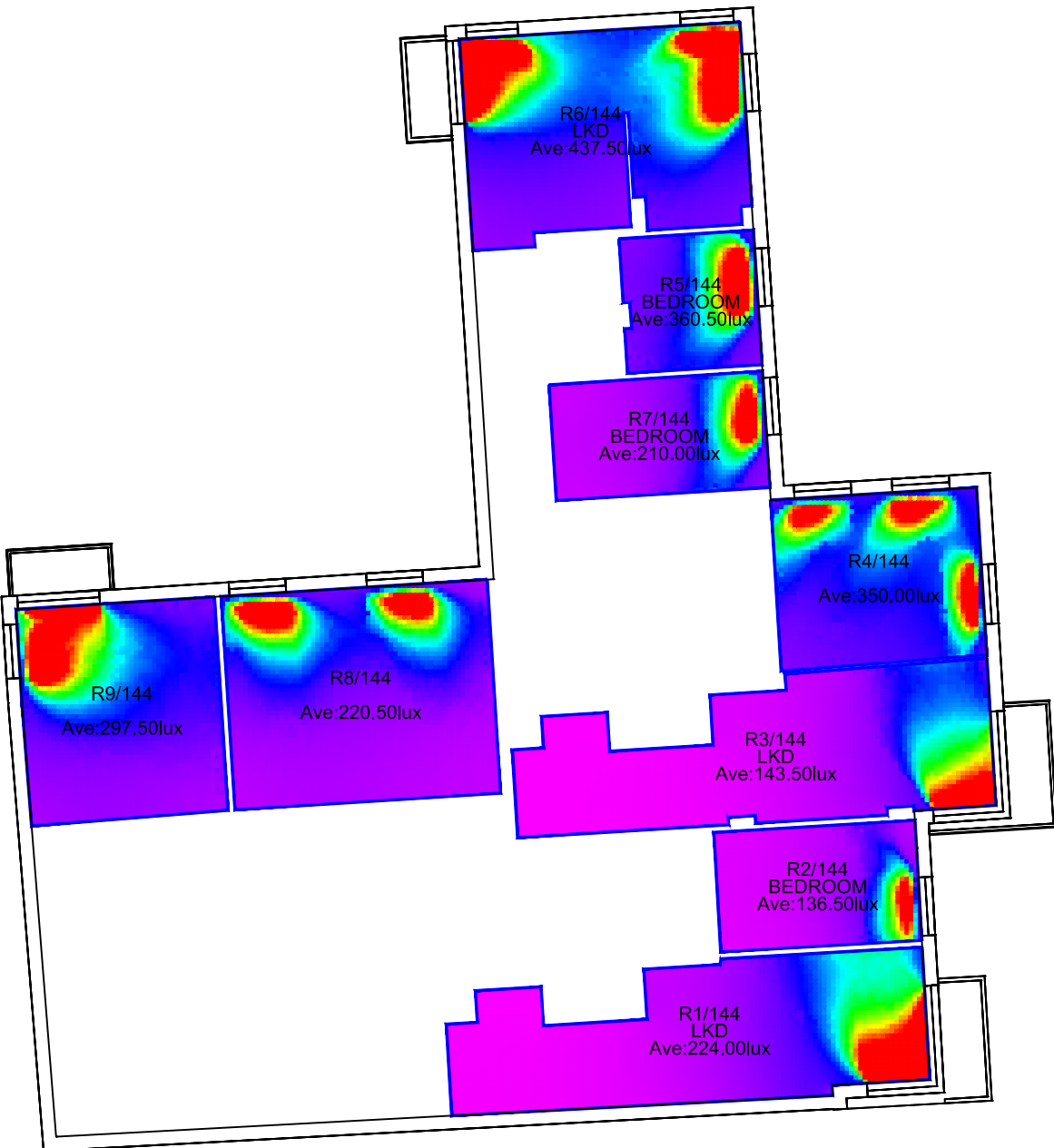
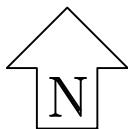
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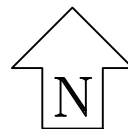
Date: Oct 18

Dwg No: **P1294/LL /J /13**

Existing Building
Fourth Floor



Proposed Scheme
Fourth Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

Broadway Malyan
2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg



Project: 1 Reading
Reading

Title: Lux Levels for June
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Fourth Floor

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Drawn By: JR

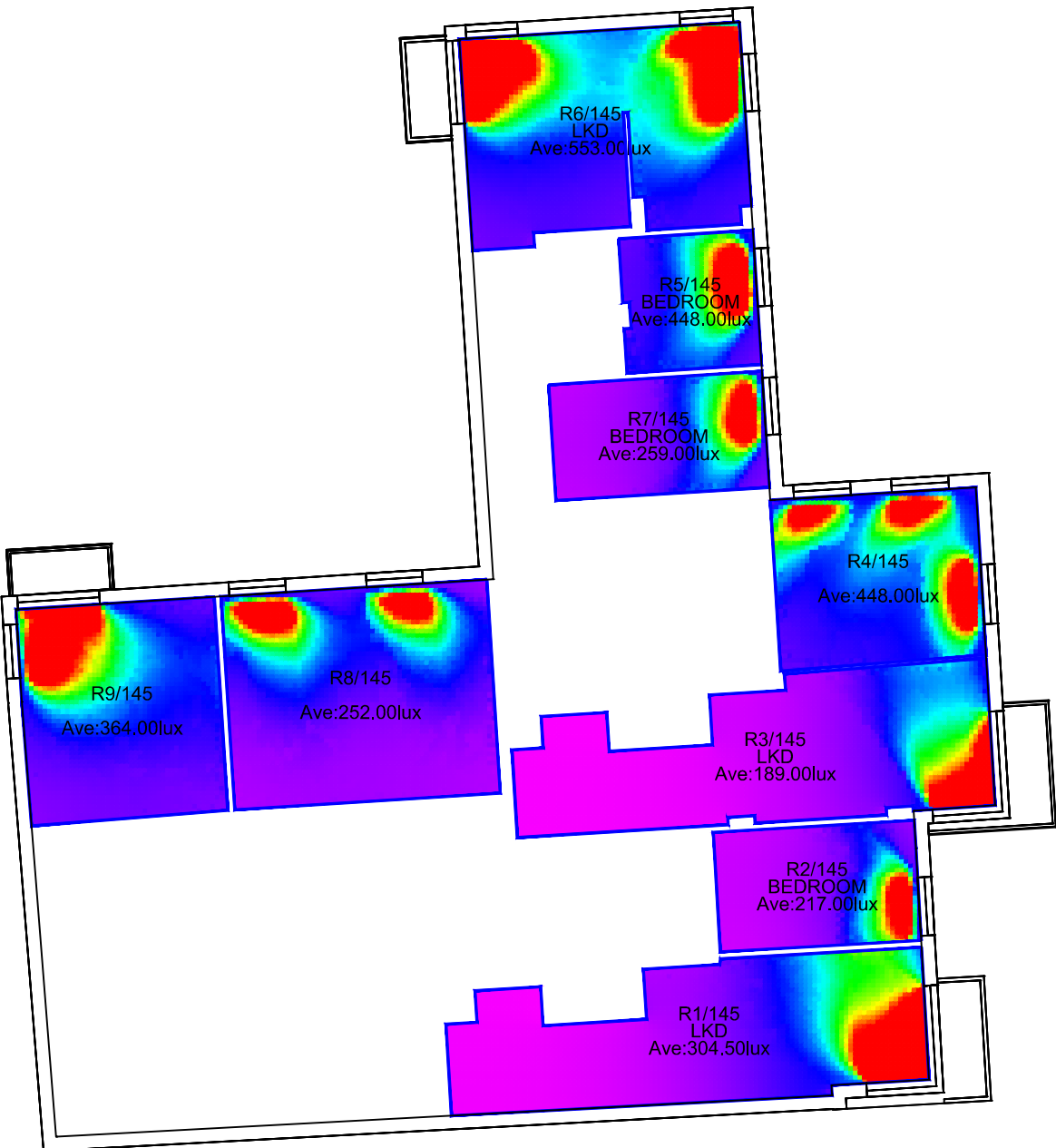
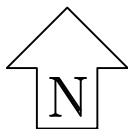
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Date: Oct 18

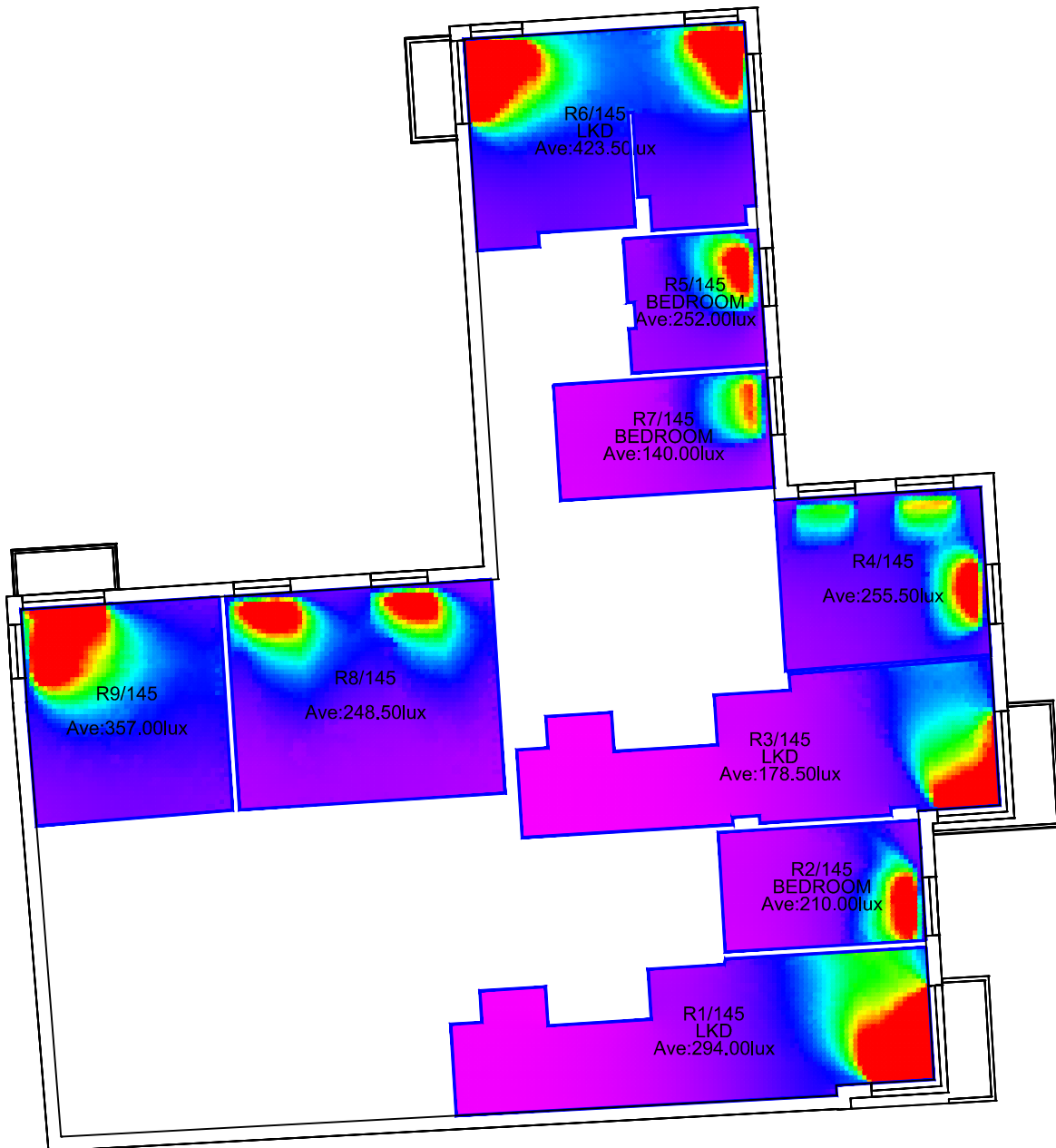
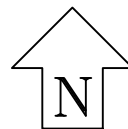
Dwg No: **P1294/LL /J /14**



Existing Building
Fifth Floor



Proposed Scheme
Fifth Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

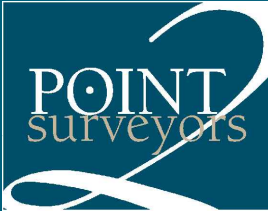
Broadway Malyan
2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg



Project: 1 Reading
Reading

Title: Lux Levels for June
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Fifth Floor

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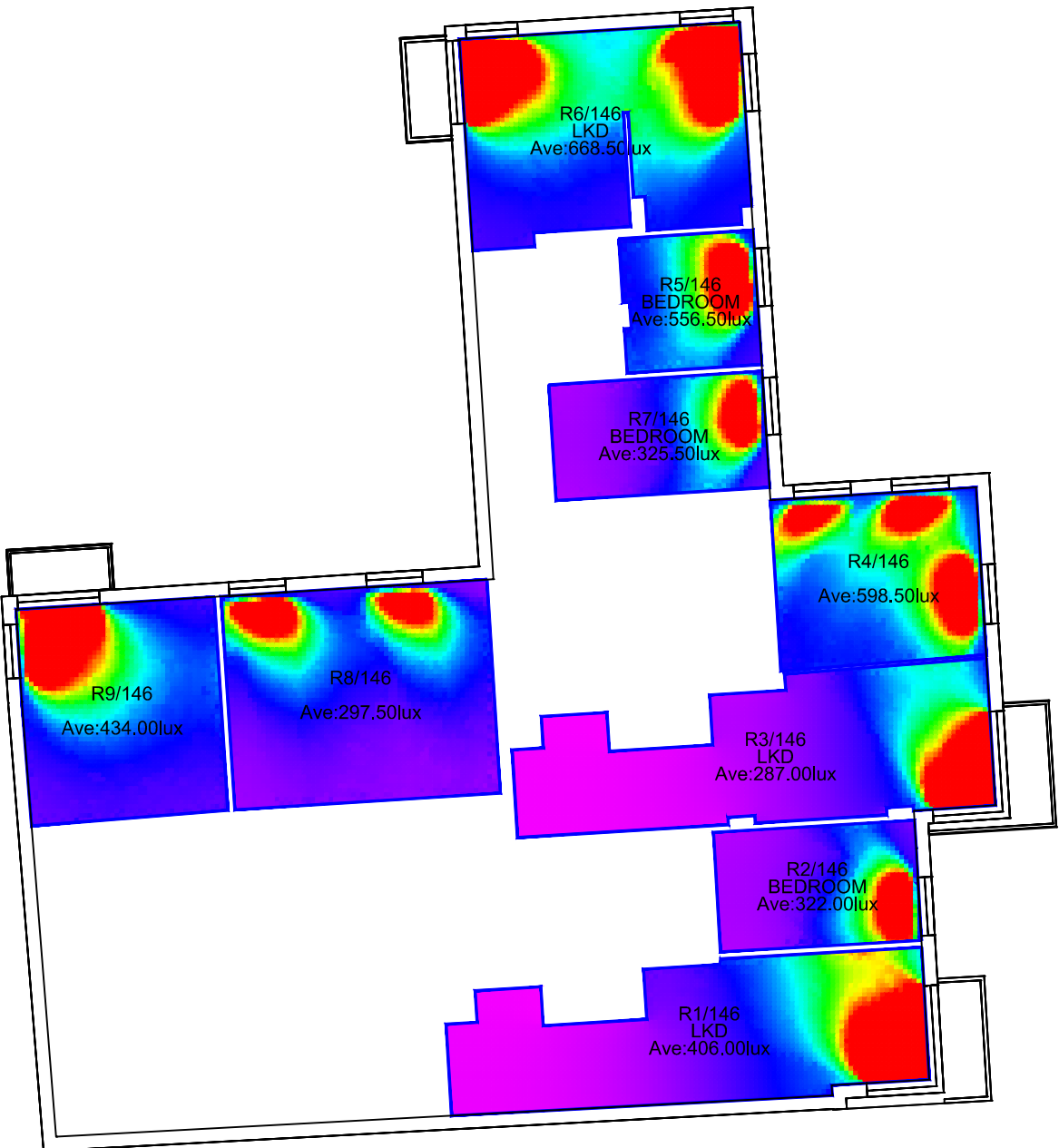
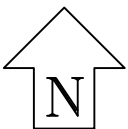
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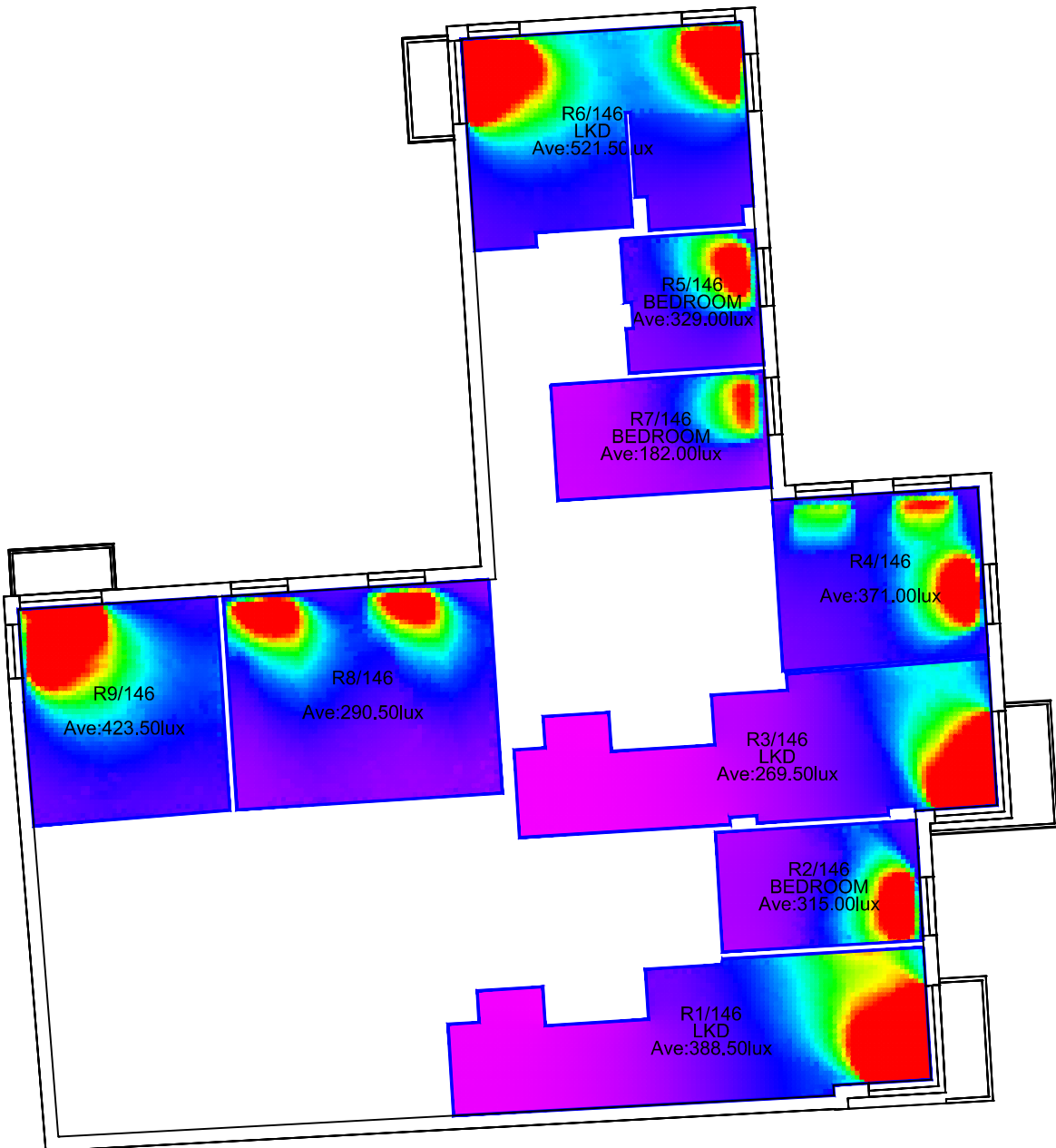
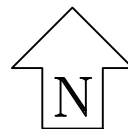
Date: Oct 18

Dwg No: **P1294/LL /J /15**

Existing Building
Sixth Floor



Proposed Scheme
Sixth Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

Broadway Malvan
2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg



Project: 1 Reading
Reading

Title: Lux Levels for June
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Sixth Floor

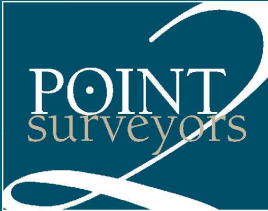
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Drawn By: JR

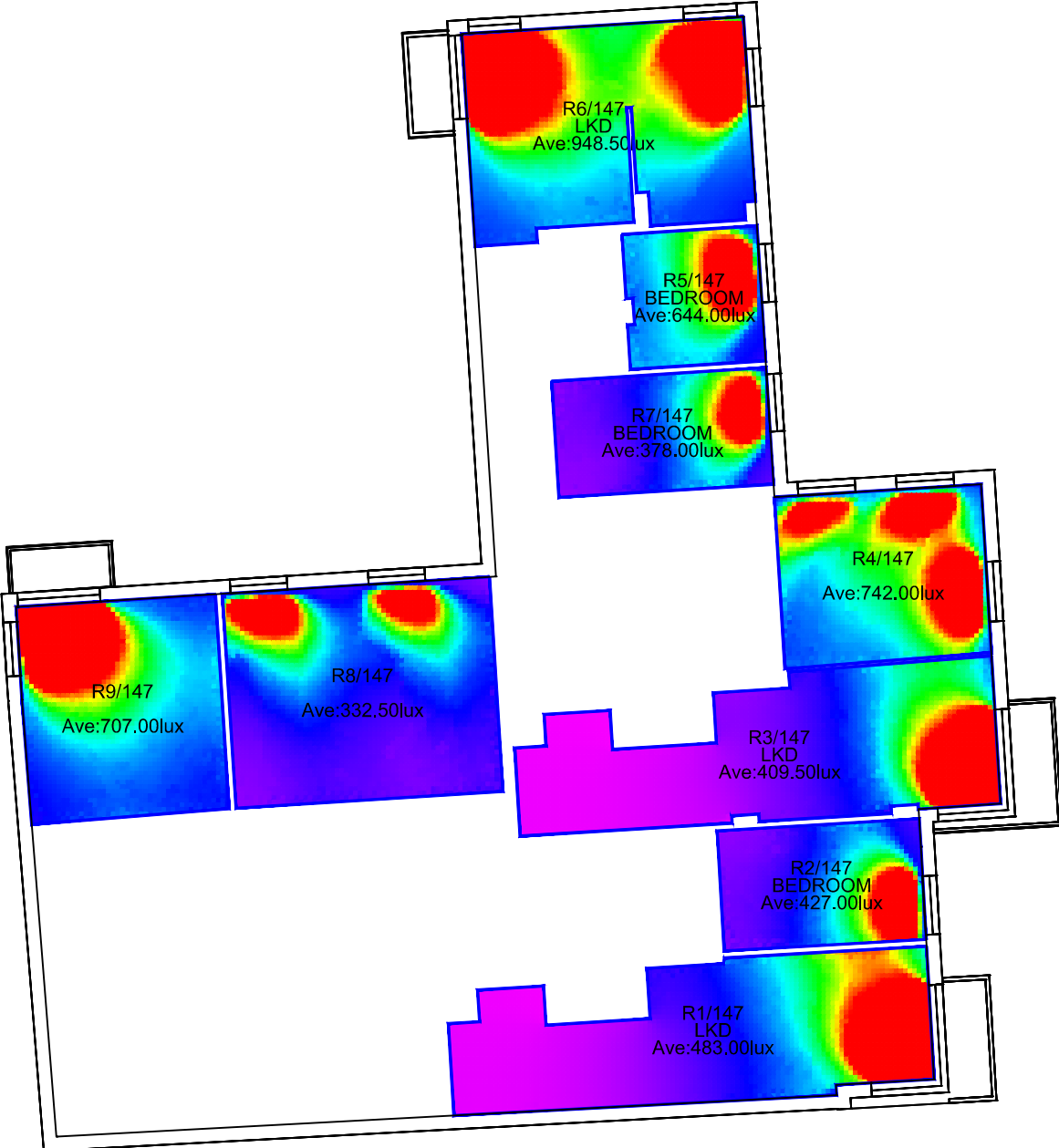
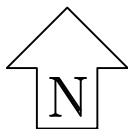
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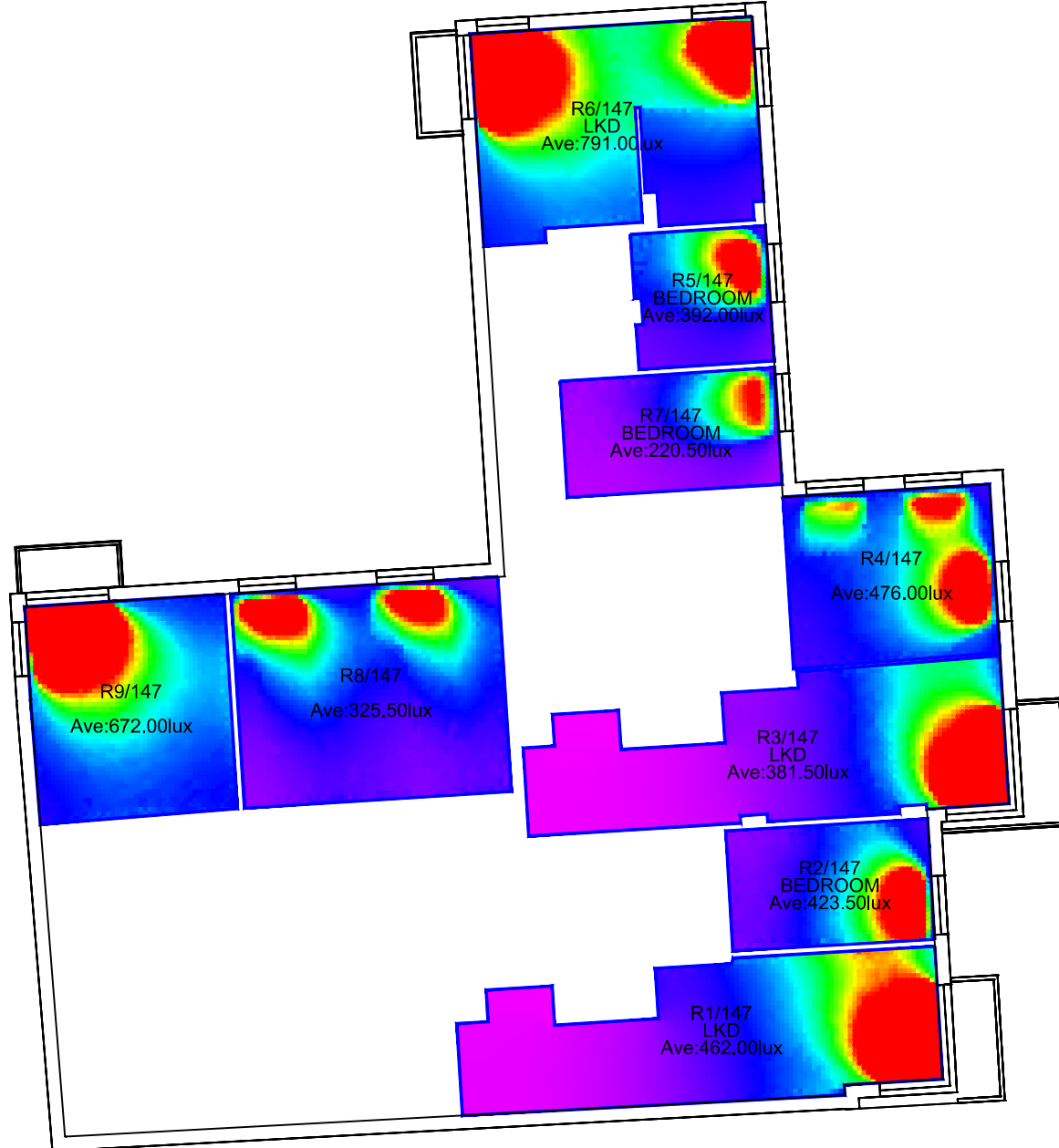
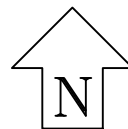
Dwg No: P1294/LL /J /16



Existing Buildings
Seventh Floor



Proposed Scheme
Seventh Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

Broadway Malvan
2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg



Project: 1 Reading
Reading

Title: Lux Levels for June
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Seventh Floor

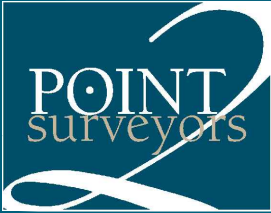
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Drawn By: JR

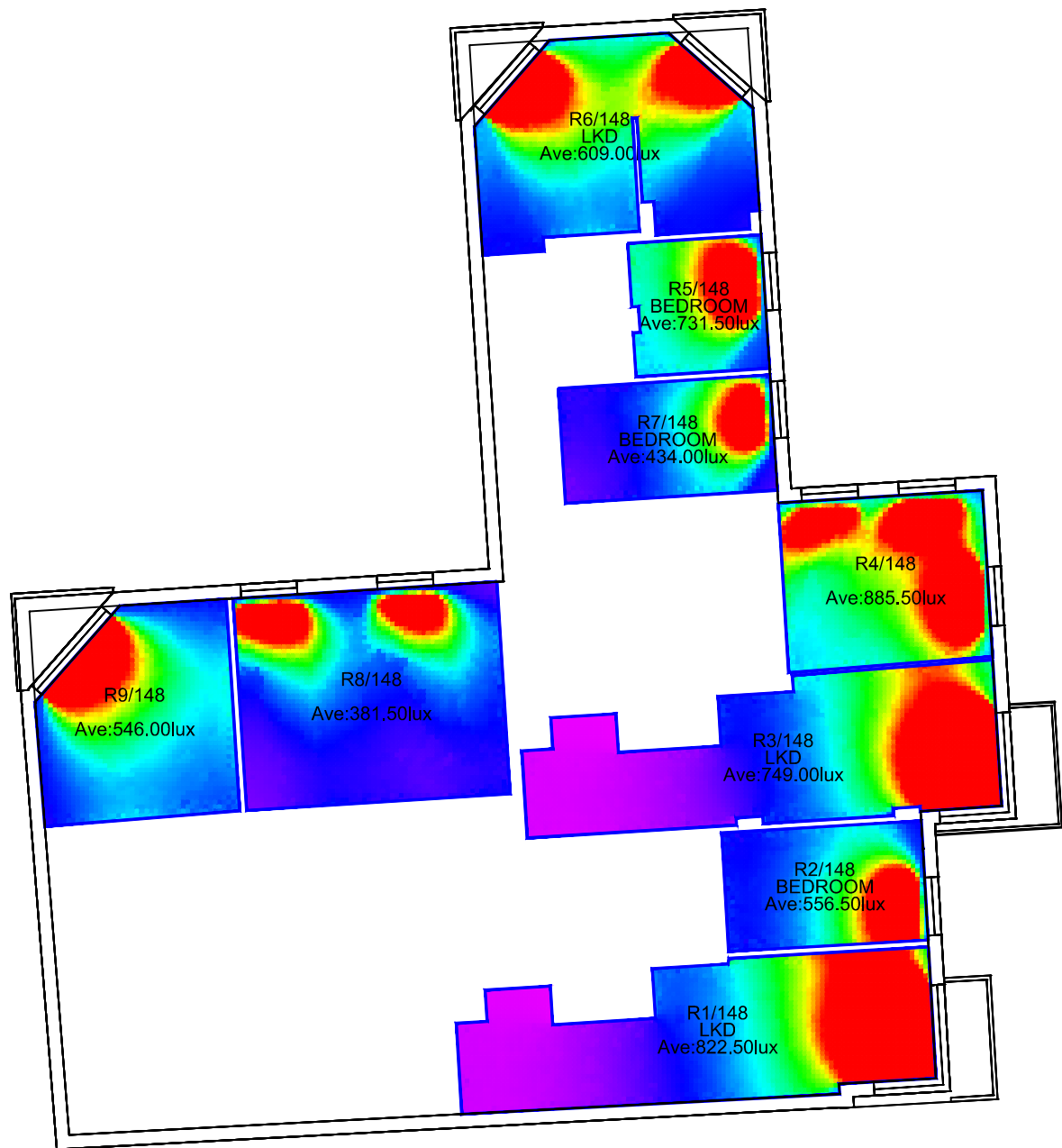
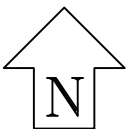
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Date: Oct 18

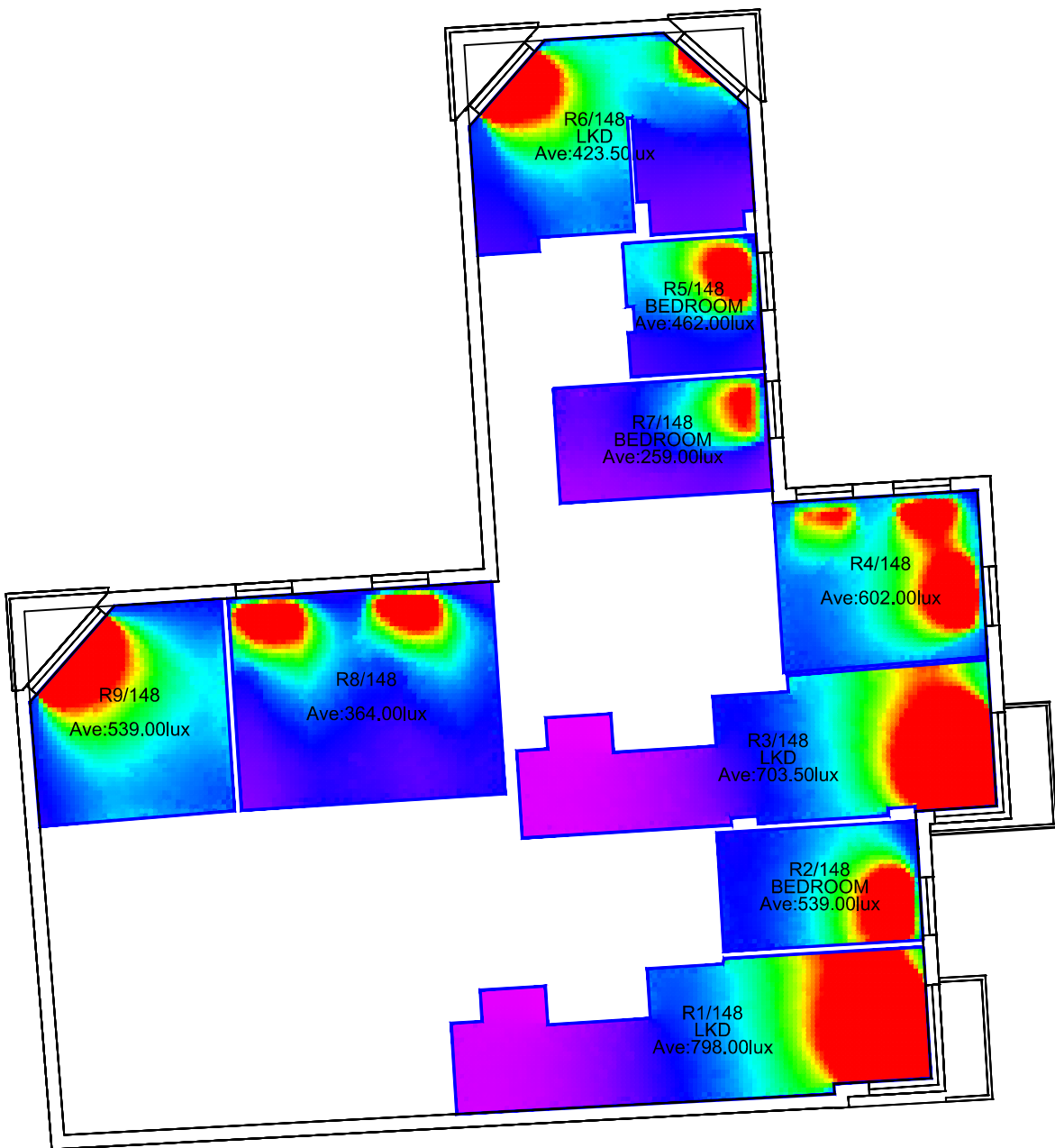
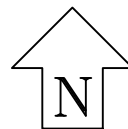
Dwg No: **P1294/LL /J /17**



Existing Buildings
Eighth Floor



Proposed Scheme
Eighth Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

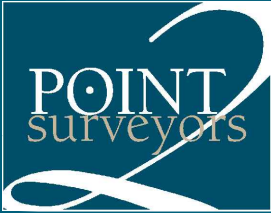
Broadway Malyan
2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg



Project: 1 Reading
Reading

Title: Lux Levels for June
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Eighth Floor

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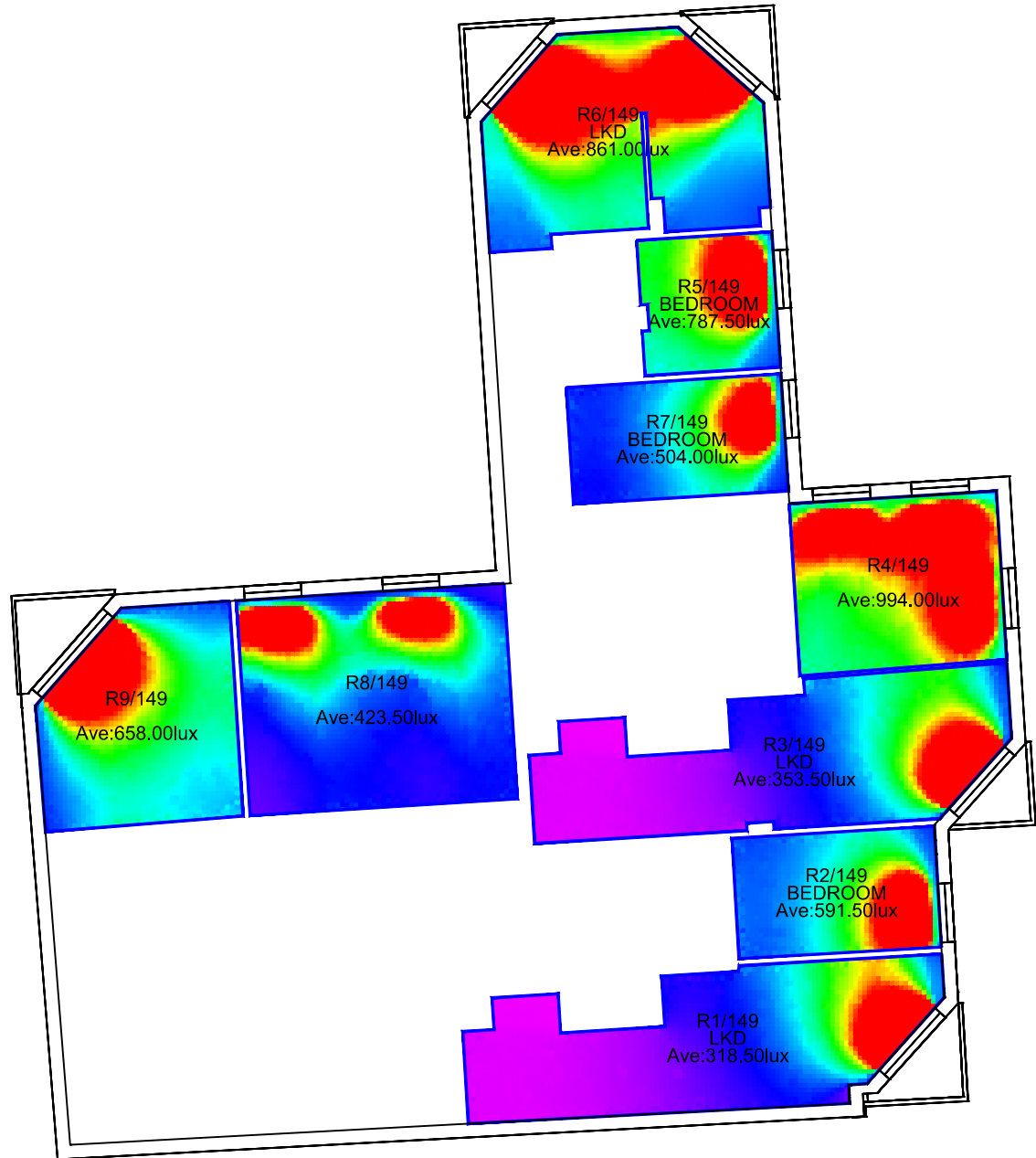
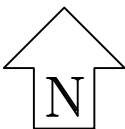
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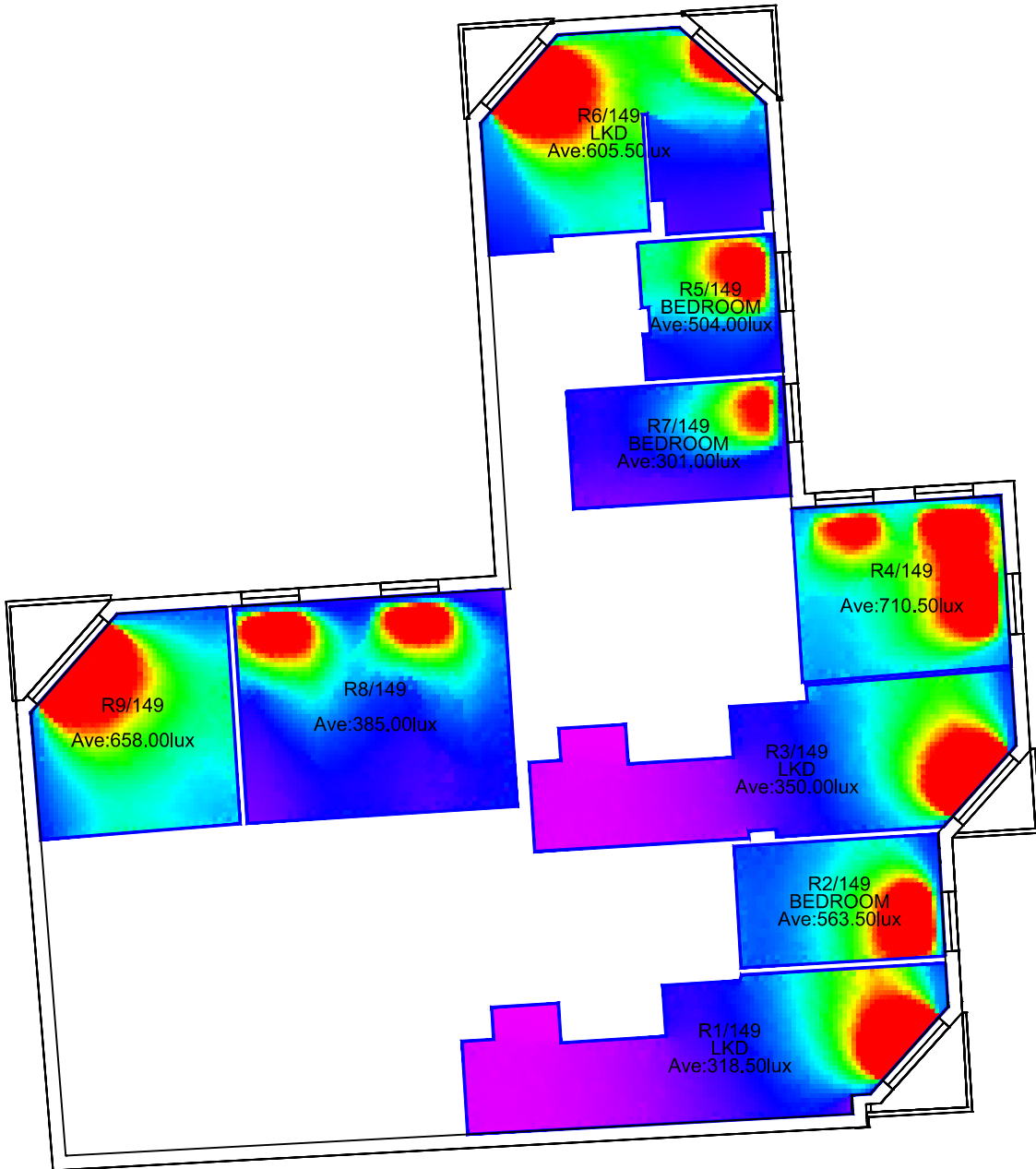
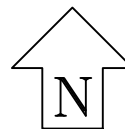
Date: Oct 18

Dwg No: **P1294/LL /J /18**

Existing Buildings
Ninth Floor



Proposed Scheme
Ninth Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

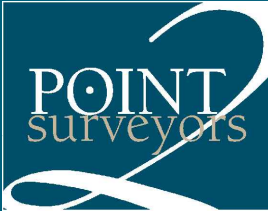
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2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg



Project: 1 Reading
Reading

Title: Lux Levels for June
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Ninth Floor

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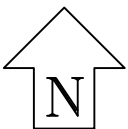
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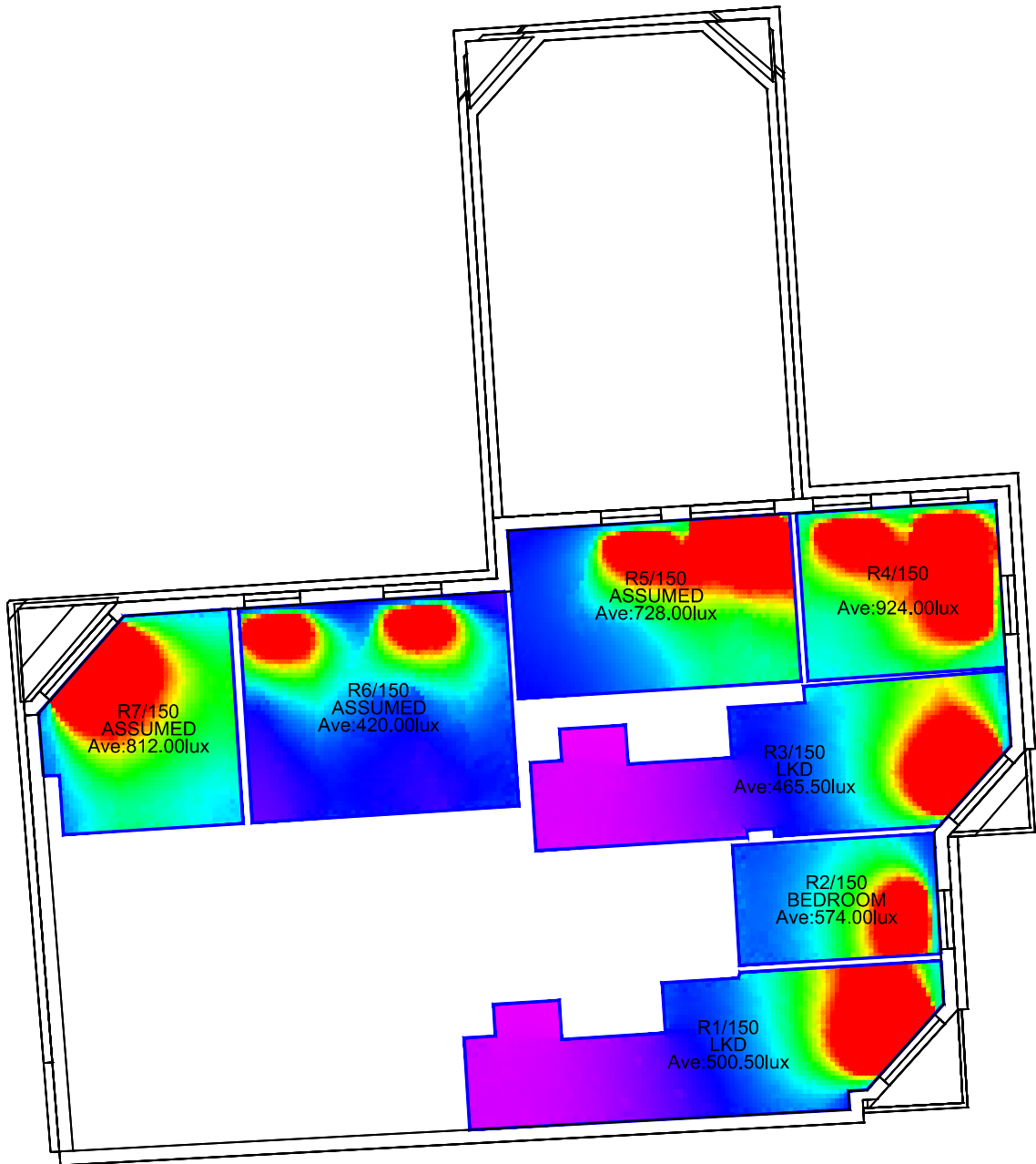
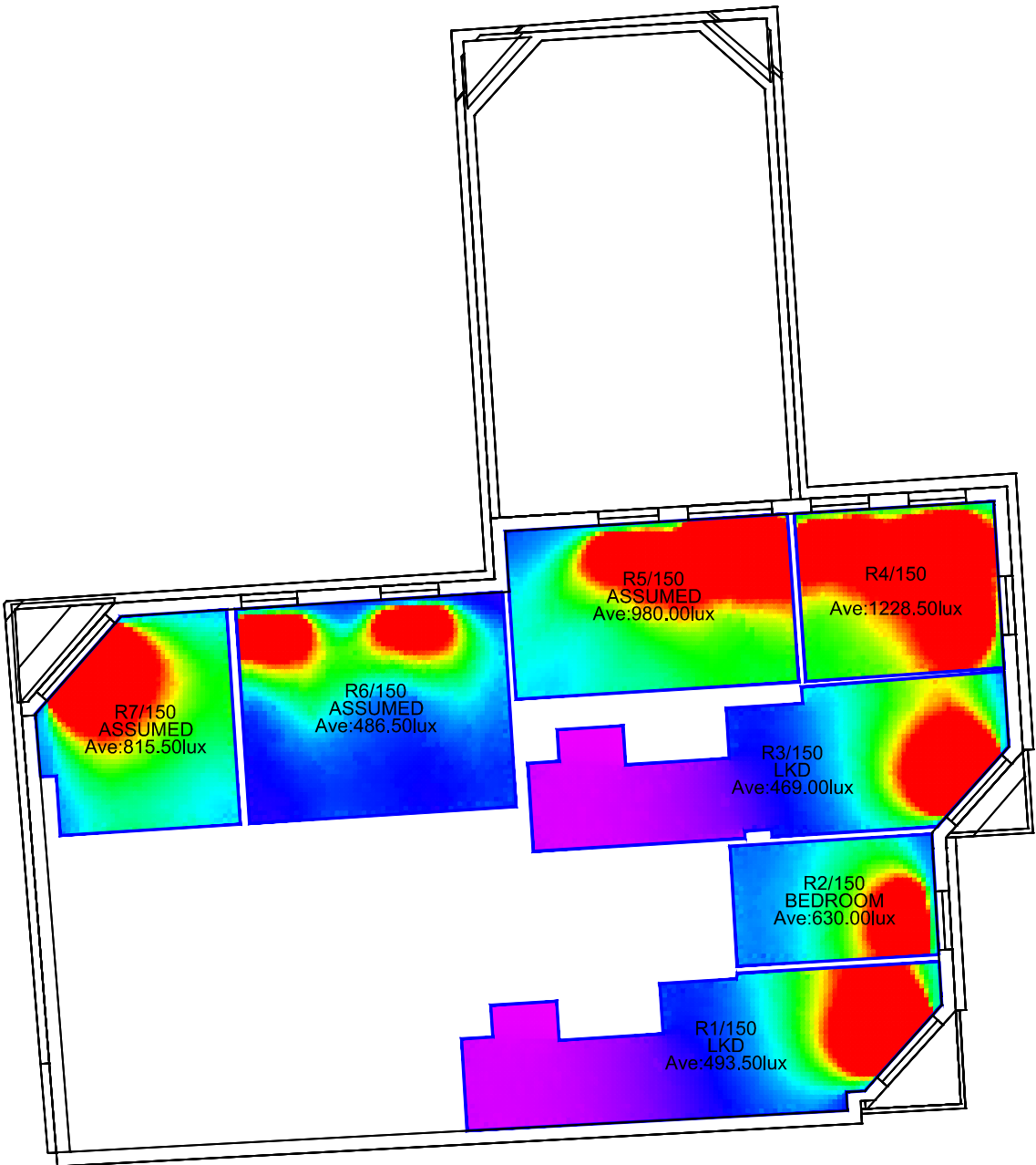
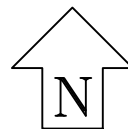
Date: Oct 18

Dwg No: **P1294/LL /J /19**

Existing Buildings
Tenth Floor



Proposed Scheme
Tenth Floor



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

Broadway Malvan
2D Drawings (received 19/09/18)
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A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg



Project: 1 Reading
Reading

Title: Lux Levels for June
Existing vs Proposed Scheme
Dated 19/09/18
Icon House
Tenth Floor

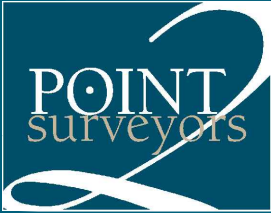
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Drawn By: JR

Scale: 1:150

Date: Oct 18

Dwg No: **P1294/LL /J /20**



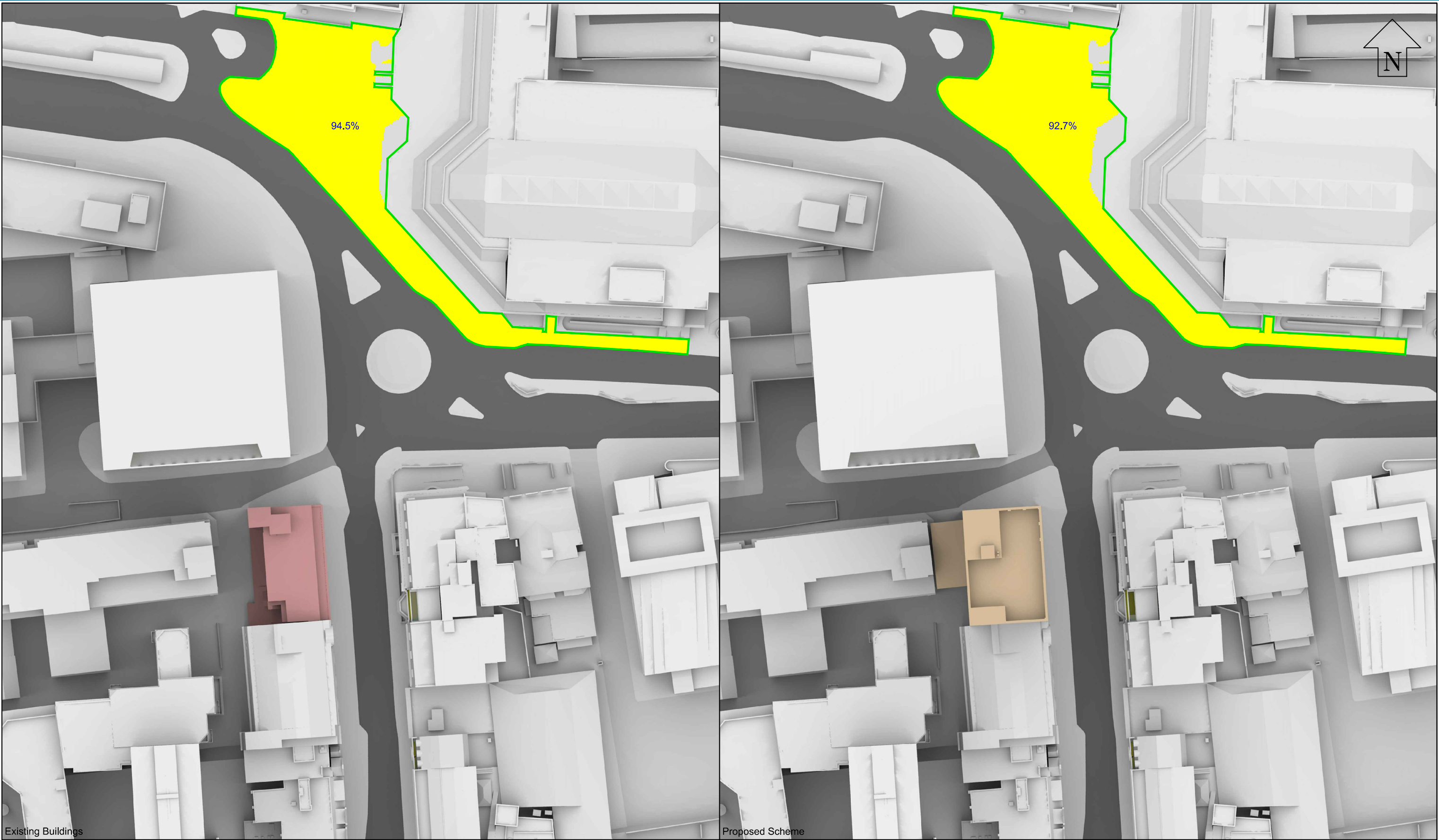
		December (10 klux)		March (20 klux)		June (35 klux)		%LOSS
Room	Room Use	Existing	Proposed	Existing	Proposed	Existing	Proposed	
Icon House								
R2/141	BEDROOM	26	13	52	26	91	45.5	50
R3/141	BEDROOM	47	23	94	46	164.5	80.5	51.1
R4/141	LKD	42	27	84	54	147	94.5	35.7
R5/141		29	29	58	58	101.5	101.5	0
R6/141		33	32	66	64	115.5	112	3
R1/142	LKD	42	41	84	82	147	143.5	2.4
R2/142	BEDROOM	17	17	34	34	59.5	59.5	0
R3/142	LKD	31	30	62	60	108.5	105	3.2
R4/142		65	34	130	68	227.5	119	47.7
R5/142	BEDROOM	62	32	124	64	217	112	48.4
R6/142	LKD	56	37	112	74	196	129.5	33.9
R7/142	BEDROOM	34	18	68	36	119	63	47.1
R8/142		39	38	78	76	136.5	133	2.6
R9/142		38	37	76	74	133	129.5	2.6
R1/143	LKD	50	49	100	98	175	171.5	2
R2/143	BEDROOM	18	18	36	36	63	63	0
R3/143	LKD	33	31	66	62	115.5	108.5	6.1
R4/143		78	41	156	82	273	143.5	47.4
R5/143	BEDROOM	77	40	154	80	269.5	140	48.1
R6/143	LKD	84	60	168	120	294	210	28.6
R7/143	BEDROOM	42	22	84	44	147	77	47.6
R8/143		48	48	96	96	168	168	0
R9/143		53	52	106	104	185.5	182	1.9
R1/144	LKD	64	62	128	124	224	217	3.1

Room	Room Use	December (10 klux)		March (20 klux)		June (35 klux)		%LOSS
		Existing	Proposed	Existing	Proposed	Existing	Proposed	
R2/144	BEDROOM	39	39	78	78	136.5	136.5	0
R3/144	LKD	41	38	82	76	143.5	133	7.3
R4/144		100	56	200	112	350	196	44
R5/144	BEDROOM	103	57	206	114	360.5	199.5	44.7
R6/144	LKD	125	94	250	188	437.5	329	24.8
R7/144	BEDROOM	60	31	120	62	210	108.5	48.3
R8/144		63	62	126	124	220.5	217	1.6
R9/144		85	84	170	168	297.5	294	1.2
R1/145	LKD	87	84	174	168	304.5	294	3.4
R2/145	BEDROOM	62	60	124	120	217	210	3.2
R3/145	LKD	54	51	108	102	189	178.5	5.6
R4/145		128	73	256	146	448	255.5	43
R5/145	BEDROOM	128	72	256	144	448	252	43.8
R6/145	LKD	158	121	316	242	553	423.5	23.4
R7/145	BEDROOM	74	40	148	80	259	140	45.9
R8/145		72	71	144	142	252	248.5	1.4
R9/145		104	102	208	204	364	357	1.9
R1/146	LKD	116	111	232	222	406	388.5	4.3
R2/146	BEDROOM	92	90	184	180	322	315	2.2
R3/146	LKD	82	77	164	154	287	269.5	6.1
R4/146		171	106	342	212	598.5	371	38
R5/146	BEDROOM	159	94	318	188	556.5	329	40.9
R6/146	LKD	191	149	382	298	668.5	521.5	22
R7/146	BEDROOM	93	52	186	104	325.5	182	44.1
R8/146		85	83	170	166	297.5	290.5	2.4

Room	Room Use	December (10 klux)		March (20 klux)		June (35 klux)		%LOSS
		Existing	Proposed	Existing	Proposed	Existing	Proposed	
R9/146		124	121	248	242	434	423.5	2.4
R1/147	LKD	138	132	276	264	483	462	4.3
R2/147	BEDROOM	122	121	244	242	427	423.5	0.8
R3/147	LKD	117	109	234	218	409.5	381.5	6.8
R4/147		212	136	424	272	742	476	35.8
R5/147	BEDROOM	184	112	368	224	644	392	39.1
R6/147	LKD	271	226	542	452	948.5	791	16.6
R7/147	BEDROOM	108	63	216	126	378	220.5	41.7
R8/147		95	93	190	186	332.5	325.5	2.1
R9/147		202	192	404	384	707	672	5
R1/148	LKD	235	228	470	456	822.5	798	3
R2/148	BEDROOM	159	154	318	308	556.5	539	3.1
R3/148	LKD	214	201	428	402	749	703.5	6.1
R4/148		253	172	506	344	885.5	602	32
R5/148	BEDROOM	209	132	418	264	731.5	462	36.8
R6/148	LKD	174	121	348	242	609	423.5	30.5
R7/148	BEDROOM	124	74	248	148	434	259	40.3
R8/148		109	104	218	208	381.5	364	4.6
R9/148		156	154	312	308	546	539	1.3
R1/149	LKD	91	91	182	182	318.5	318.5	0
R2/149	BEDROOM	169	161	338	322	591.5	563.5	4.7
R3/149	LKD	101	100	202	200	353.5	350	1
R4/149		284	203	568	406	994	710.5	28.5
R5/149	BEDROOM	225	144	450	288	787.5	504	36
R6/149	LKD	246	173	492	346	861	605.5	29.7

Room	Room Use	December (10 klux)		March (20 klux)		June (35 klux)		%LOSS
		Existing	Proposed	Existing	Proposed	Existing	Proposed	
R7/149	BEDROOM	144	86	288	172	504	301	40.3
R8/149		121	110	242	220	423.5	385	9.1
R9/149		188	188	376	376	658	658	0
R1/150	LKD	141	143	282	286	493.5	500.5	-1.4
R2/150	BEDROOM	180	164	360	328	630	574	8.9
R3/150	LKD	134	133	268	266	469	465.5	0.7
R4/150		351	264	702	528	1228.5	924	24.8
R5/150	ASSUMED	280	208	560	416	980	728	25.7
R6/150	ASSUMED	139	120	278	240	486.5	420	13.7
R7/150	ASSUMED	233	232	466	464	815.5	812	0.4

Appendix D – Two Hour Sun on Ground



Sources: Point 2 Surveyors
Point Cloud Laser Scan

Z-Mapping LTD
3D Model (received 23/08/16)
Reading_230816_Solids.dwg

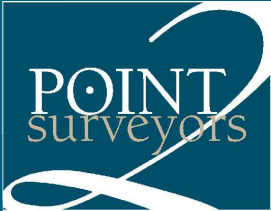
Broadway Malyan
2D Drawings (received 19/09/18)
A-03-001_A-03-012.dwg
A-04-001_A-04-003.dwg
A-05-001_A-05-004.dwg

Key:  Area analysed
 Area with more than 2 hours of direct sunlight
 Area with less than 2 hours of direct sunlight
 50% Percentage of area with more than 2 hours of direct sunlight

Project: 1 Reading
Reading

Title: 2 Hour Sunlight Test
Existing Buildings and
Proposed Scheme Dated 19/09/18
March 21st

Point 2 Surveyors Ltd,
3rd Floor,
17 Slingsby Place,
London WC2E 9AB
0207 836 5828
www.point2surveyors.com



Scheme Confirmed: Broadway Malyan

Date : 17/10/18

Drawn By: JR

Scale: 1:500 @ A3

Date: Oct 18

Dwg No: **P1294/SHA/01**

Rel: 03