

Report for:

**Vogue Assets Ltd
c/o Macniven Quays Limited**

34-38 Southampton Street, Reading
Daylight and Sunlight Technical Note

Status: FINAL

Date: 20.04.2018

34-38 Southampton Street, Reading

Daylight and Sunlight Assessment

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Date	20.04.2018
Version Number	A3048/DSTN/002
Status	Final

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1. INTRODUCTION

ACCON UK Ltd has been commissioned by Macniven Quays Limited on behalf of Vogue Assets Ltd. to undertake an update of the daylight and sunlight assessment in respect of the redevelopment of 34-38 Southampton Street, Reading.

This Technical Note addresses the comments provided by Paul Littlefair during the review of the assessment.

The comments which have been addressed as part of this Technical Note are:

1. The impact of the eaves on Solent Court
2. The amendment of the window positions of St Giles Court, relative cill heights and confirmation of non-habitable rooms
3. Reviewing the window numbering system.

2. REMODELLING AND RECALCULATION

2.1. The impact of the Eaves on Solent Court and St Giles Court

Based on the second site visit it was noted that the eaves on Solent Court and St Giles Court had not been taken into account during the original modelling. Additionally, due to limited access during the initial site visit some of the window positions on St Giles Court had to be estimated. These corrections have now been added to the model and the revised results are displayed in **Table 2.1**.

Windows 5 and 6 from Receptor 1 Solent Court identify an overall reduction in daylight for both the existing and proposed VSC due to the addition of the eaves to the model. Window 5 results in a VSC which is very marginally below the recommended 27% however the ratio does not change and the overall reduction in daylight is caused by the eaves on Solent Court Itself.

Windows 7-12 in St Giles Court have been renumbered to correspond with the revised plans within this Technical Note. Due to a number of changes to the building layout during the evolution of the design of this building some windows no longer required assessment, however the numbering system had not been amended to take this into account.

Based on the observations on site the windows have been modelled at an increased height on the façade of St Giles Court, for which the model results are included in **Table 2.1**, the results continue to demonstrate that any material impacts as a result of the proposed development are no greater than previously identified.

As none of the existing windows are within 90° of due south, a sunlight assessment is not required.

Table 2.1: Vertical Sky Component

Rec. No	Aspect	Floor	Window	VSC		Ratio
				Existing	Proposed	
1	N	G	1	25.06	12.70	0.51
1	N	G	2	23.40	16.41	0.70
1	N	1	3	31.32	19.44	0.62
1	N	1	4	33.33	26.79	0.80
1	N	2	5	33.75	26.63	0.79
1	N	2	6	33.93	30.35	0.90
2	NE	G	7	23.81	19.04	0.80
2	NE	G	8	24.36	20.68	0.85
2	NE	G	9	28.95	28.40	0.98
2	NE	G	10	34.37	28.83	0.84
2	NE	1	11	34.84	31.28	0.90
2	NE	1	12	34.97	34.55	0.99

3. CONCLUSIONS

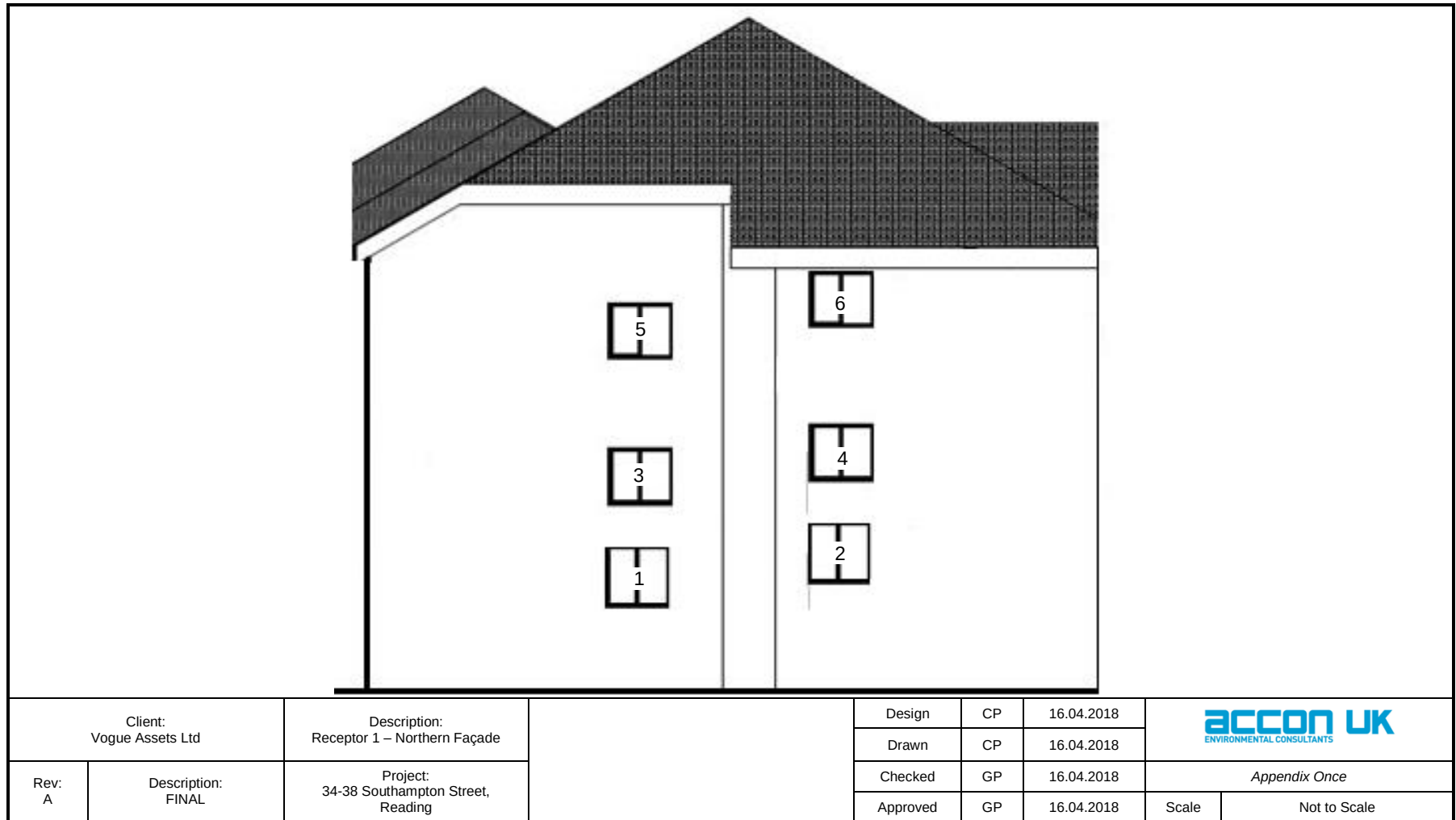
Updates to the model were conducted in accordance with the BRE guidelines to determine if the amended modelling based on comments made by Paul Littlefair would change the outcomes of the Original ACCON report (A3048/DS/005 dated 19.12.2017)

Based on the inclusion of the eaves to both Solent Court and St Giles Court, and the correction of the window locations in St Giles court, the results continue to demonstrate that any impacts as a result of the proposed development will be no greater than previously identified.

Appendix 1

Revised Window Locations

Appendix 1: Receptor 1 (Northern Façade)



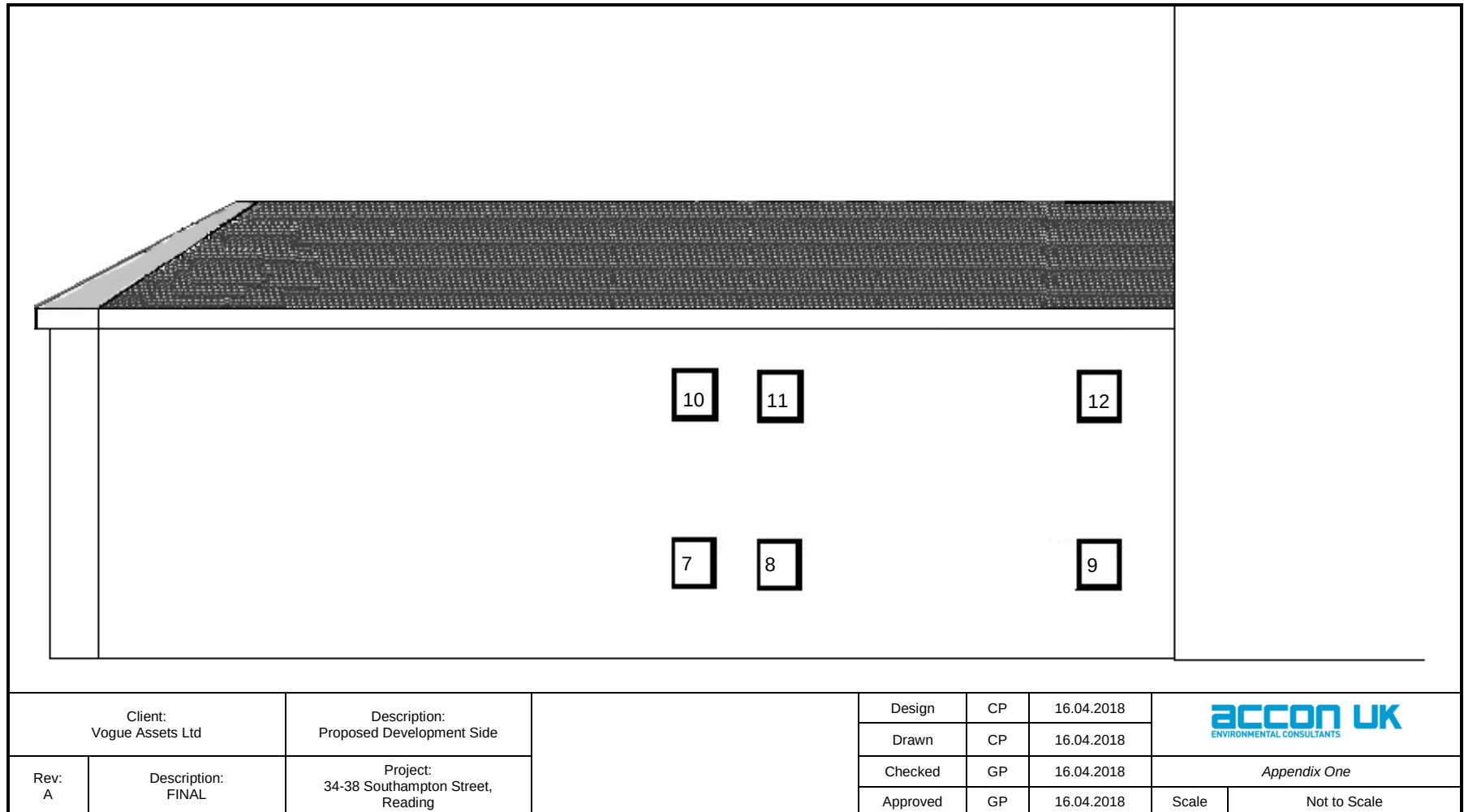
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Appendix 1: Receptor 2 (North-Eastern Façade)



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