

From: Francis, Gregory (GVA)
To: [Sarah Dawson](#)
Subject: Proposed Development at 52-55 Friar Street, Reading: Daylight & Sunlight Matters
Date: 28 April 2017 17:32:16
Attachments: [117042817321000783.png](#)
[117042817321000983.png](#)
[117042817321001183.png](#)
[117042817321001383.png](#)
[117042817321001583.png](#)

Dear Sarah

Thank you for forwarding the recent comments from Jonathan Markwell at Reading Borough Council regarding our clients' planning application. His response contains several references to Daylight and Sunlight matters, as follows:

- Revised/addendum Daylight and Sunlight assessment to consider the impact the proposed changes have on amended living/dining/kitchen rooms.
- A request for a technical study based assessment of the proposed development on 20-30 Greyfriars Road.
- Clarification on the points raised by BRE in their review of the GVA report.

Revised Daylight and sunlight Assessment

We will be providing updated internal amenity assessments to take into account the changes to the balconies/winter garden leading off living areas at the north end of block B.

Assessment of 20-30 Greyfriars Road

The drawings submitted by McKay show overall unit layouts, with no detail regarding the location of habitable rooms.

I note that the Case Officer has requested "a full BRE assessment" to be conducted, however given the lack of internal details such as room dimensions, surface finishes, room surface areas and uses it would not be possible to undertake the most robust measures of daylight and sunlight adequacy within rooms, i.e. the No Sky Line and Average Daylight Factor assessments.

As such, in order to assist we would only be able to undertake daylight and sunlight assessments of potentially affected windows, by application of the VSC and APSH assessments. As these would not take into account the rooms uses etc., they would consider the potential for the windows likely to be affected by the proposed development as opposed to actual impacts within the proposed rooms.

Response to BRE Review for Reading Borough Council

Further to our initial detailed correspondence, the case officer has specifically referred to the analysis of relevant floors. I can confirm that the drawing label simply has a typo whereby the legend should read 'First Floor' as opposed to

‘Second Floor’.

As is common practice when conducting these types of assessment, sample testing is conducted as it would be prohibitive to undertake analyses of every individual dwelling. BRE have agreed that limiting testing to the lower floors is a robust approach.

As such, an assessment was made at courtyard level and then level 1 which enables, by a process of interpolation, to deduce the likely levels on the intermediate mezzanine floor.

Paragraph 5.14 of the BRE report states that in general rooms on lower floors would always be expected to be more heavily obstructed and have less daylight and sunlighting, therefore it follows that there would be a lower expectation at these levels. Their conclusion at 7.5 of the report follows this logic, which identifies the main areas of poor daylight provision being for rooms on the lower floors, as would be reasonably expected.

In terms of potential remedies, the BRE suggest the removal of balconies and increasing window sizes would admit more light to the dwellings behind.

As stated in our more considered previous response to the BRE report, whilst these are useful suggestions, having reviewed within the design team the knock-on implications would be to unacceptably reduce the private amenity space provision and also interfere with Part L energy requirements for Building Regulations.

On balance the development meets reasonable expectations of daylight and sunlight amenity and provides adequate amenity for the dense urban location.

If required I would be more than happy to host a conference call with the case officer to go through any of the above points in more detail.

Kind regards

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