

Ms Alison Amoah
Planning
Civic Offices
Bridge Street
Reading RG1 2LU

23 November 2017

By email only: alisonamoah@reading.gov.uk

Dear Ms Amoah,

Re: (ROL7618) Green Park Village – Phase 6

Anstey Horne was previously appointed to undertake a daylight, sunlight and overshadowing assessment for the proposed units within the Green Park Village Phase 6, Reading. The results were outlined in our report 10 May 2017. For our assessment, we used the Phase 6 drawings and the 3D model which we received on 24 April 2017 from Broadway Malyan architects.

Reading Borough Council has requested that the overall height of blocks G and H be reduced by one storey and to balance the proposals blocks D and F are to be increased by one storey. St Edward has asked us to provide our view on how these amendments might affect daylight, sunlight and overshadowing. The changes include reducing the detailed Blocks G and H by one storey, increasing detailed Block F by one storey and increasing the outline Block D by one storey.

We have reviewed drawings A-P6-04-002, A-P6-03-002, A-P6-05-002 and A-P6-03-003 to 016 from Broadway Malyan architects, along with the daylight, sunlight and overshadowing results as outlined in our report dated 10 May 2017. Below we provide our commentary on a block by block basis below.

Block H

The northerly facing windows and rooms look onto Block G which reduces by one storey in height. There will be betterment for daylight to the windows and rooms on the north elevation of Block H and as our previous report highlighted an adherence rate of 85%, which we considered acceptable previously, this rate will only improve.

In terms of sunlight, we only reported on windows which faced 90 degrees of due south as recommended in the BRE guidelines so there is no change from our previous report.

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Block G

Block G is located between block F to the north-east and block H to the south-west. The windows and rooms of Block G looking on to Block F will reduce in light from before as it is increasing in height by one storey. The south-west facing windows and rooms look on to Block H which reduces by one storey in height. Previously, we tested a sample of floorplates which included first, second, third, fifth and seventh floor levels.

When considering the increased height of Block F is no taller than when we tested the proximity of Block H, which we found acceptable, we consider the change will not materially change the light levels for the future occupants. The previous report showed 84% of the rooms adhered to the guidelines, and this adherence rate should not materially change as a result of the latest proposal.

In terms of sunlight, the windows which are orientated 90 degrees of due south will have improvements as they look onto Block H, which reduces in height by one storey.

Block F

Block F is located between Block D to the east and Block G to the west. Block D is increasing by one storey whilst Block G is reducing in height by one storey. Previously, we tested a sample of floorplates which included first, second, third, fifth and seventh floor levels.

When considering the increased height of Block D is far lower than when we tested the proximity of Block G, which we found acceptable, the change will not materially change the light levels for the future occupants. The previous report showed 86% of the rooms adhered to the guidelines, and this adherence rate will not materially change as a result of the latest proposal.

In terms of sunlight, the windows which are orientated 90 degrees of due south will see improvements.

Overshadowing

We previously tested all of the amenity areas for the proposed Green Park Village Phase 6 development as one area. In our report dated 10 May 2017, 81.8% of the amenity area serving blocks F, G and H would receive at least two hours of sun or more on March 21st. The BRE guidelines recommend 50% of an amenity area should receive at least two hours of sun on March 21st, and with the proposed changes to Blocks D, F, G and H the amenity area will still obtain a similar level of adherence which is comfortably over the 50% adherence rate set out by the BRE guidelines.

Summary

We consider the amendments to the massing will have no material difference to the overall level of adherence previously tested, and therefore the changes are considered acceptable.

Blocks G and H were the tallest blocks when tested in May 2017, of which the relationship of these blocks were considered acceptable, with over 80% of the rooms tested for daylight meeting the BRE guidelines. Whilst there is an additional storey being added to Block D and Block F, the adherence rates will still be materially better than the taller relationship than Blocks G and H, so we are confident that where there is an increase in height the changes will still ensure occupants maintain good levels of daylight.

The sunlight to windows which face 90 degrees of due south on Blocks F, G and H will only see improvements, as these windows will be facing lower massing than previously tested.

We trust the above provides you with an understanding of the predicted changes. We do not believe there will be a material change in the acceptability of the daylight and sunlight for the future occupants and we do not believe there is a need to run updated assessments.

If you have any questions regarding this please do not hesitate in contacting us.

Yours sincerely



Matthew Craske

Enc.

Cc. James Cook
Tim Scott