

23 June 2017

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Dear Sarah

**Proposed Development at 52-55 Friar Street and 12 Greyfriars Road,
Reading RG1 (RBC planning ref: 162210)**

Daylight, Sunlight & Overshadowing

Thank you for forwarding the second representation to the above proposed development submitted by Indigo on behalf of the owners, McKay securities PLC.

The letter, dated 12 May 2017, concludes that the proposed development would have an unacceptable and detrimental impact to natural light access to the South and East elevations of their client's property, to an extent whereby they consider an appropriate and proportionate response would be to refuse consent.

We have provided several responses to these assertions, each time robustly demonstrating that the proposed development has been designed in a neighbourly and considerate manner whereby it would not constrain the development of the adjacent site, whether by change of use or detailed planning application.

As you are aware, the situation is complicated by the fact that Indigo's client has not undertaken any detailed Daylight and Sunlight amenity assessments of their own consented residential units, nor have they confirmed their internal arrangement/ precisely where the habitable rooms will be located.

Given the lack of consensus, the only fair way to robustly confirm the situation would be to undertake detailed amenity assessments, based on the recommendations set out by the British Research Establishment (BRE) and British Standards Institute (BSi).

Due to the aforementioned lack of information regarding the internal arrangements of the PDR consent at 20-30 Greyfriars and in the interests of transparency, we have liaised with a competent local market valuer and architect to undertake detailed design of the dwellings within 20-30 Greyfriars, based on the PDR consent.

We consider the layouts to be a fair and realistic reflection of how these units would be arranged.

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We have undertaken the full suite of studies recommended by the BRE and BSi, namely Vertical Sky Component (VSC), Average Daylight Factor (ADF), Daylight Distribution (DD) and Average Probable Sunlight Hours (APSH). These are attached, drawing references FR20-14 BRE/70 & BRE/71 plus associated results tables.

As can be seen, all habitable rooms would achieve materially in excess of the minimum target recommendations for daylight. Unusually for a dense town centre environment, all living rooms would achieve in excess of 90% of their area covered by the no-sky line.

All living areas would also have excellent access to available sunlight amenity.

In overall conclusion the PDR scheme would, as has been consistently demonstrated, provide excellent natural light amenity for future occupants throughout, despite the self-obstructed features of the building. This further demonstrates that close attention was paid to this potential issue throughout the design process, which has resulted in a proposal which performs in a very neighbourly way.

That is to say it balances efficient use of its own site whilst also leaving the neighbouring site perfectly capable of being designed in a similar way and not posing any material constraint to its delivery by virtue of natural light amenity considerations.

In order to be as fully transparent as possible, we have also considered the potential effect of the large outline consented parameter plans for the Station Hill site. It should be noted that the final form of this site is yet to be decided and we understand that issues of how it would affect the Daylight and Sunlight amenity of neighbours would be considered as part of a detailed planning application.

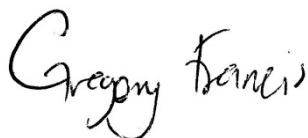
We have therefore used a very much worst case scenario, whereby the full parameter plans are included as a background obstruction.

Even in this extreme scenario, all the PDR habitable rooms would achieve adequate amenity, albeit clearly less than they would without such a large obstruction in such close proximity.

In overall conclusion we would maintain that the PDR development of the adjacent site is in no way compromised by the proposed development, nor would it create any material constraint were a detailed application to be made to demolish and rebuild the property.

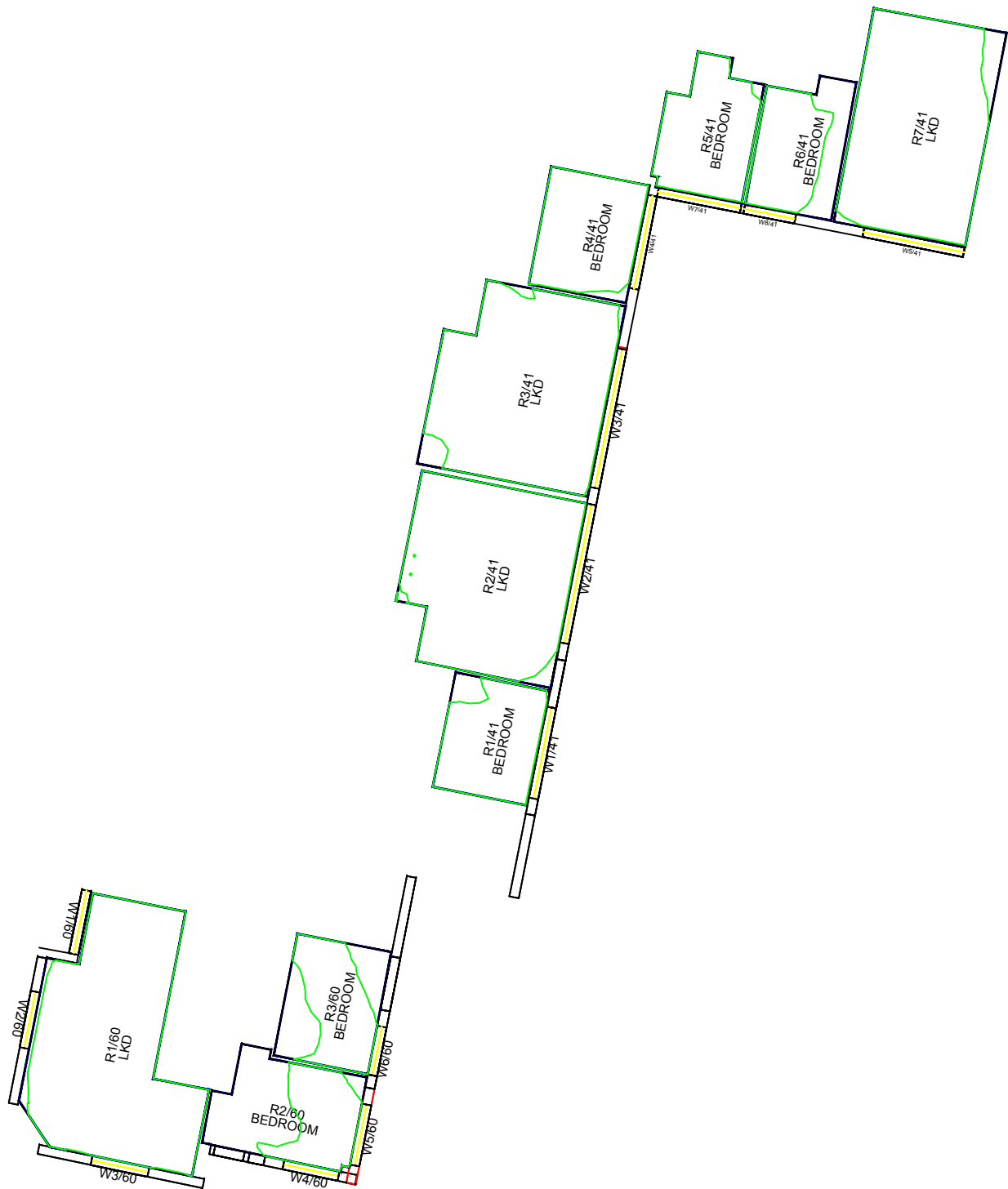
Our client has evidently designed in a neighbourly manner, which we consider apparent from this report and preceding earlier responses.

Yours sincerely



Gregory Francis MBA RICS Accredited Expert Witness
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gregory.francis@gvasb.co.uk
For and on behalf of GVA Grimley Limited

Encs.



First Floor



Second Floor

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All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.

Legend

Daylight

Existing
Proposed
1ft Grid Loss Hatching
Room Layout

Existing No-Sky Line Contour
Proposed No-Sky Line Contour

Sources of Information

SURROUNDING
The Gordon Tomalin Partnership.
Consultant Land Surveyors,
10010.01
10010.02
10010.03
10010.04
10010.05
10010.06
10010.07
10010.08
10010.09
10010.10
10010.12
10010.13

PROPOSED

LDA Architects
1509-PL3-21 Rev A
1509 LDA Issue 2016-10-11 3d Model

Greyfriars House Readding

EPR Architects
10593-EPR-00-01-DR-A-0211 rev 2 to 0217 rev2

LDA Architects pdf floors plans received
24 May 2017 1509-PL3-13E,14E,15E

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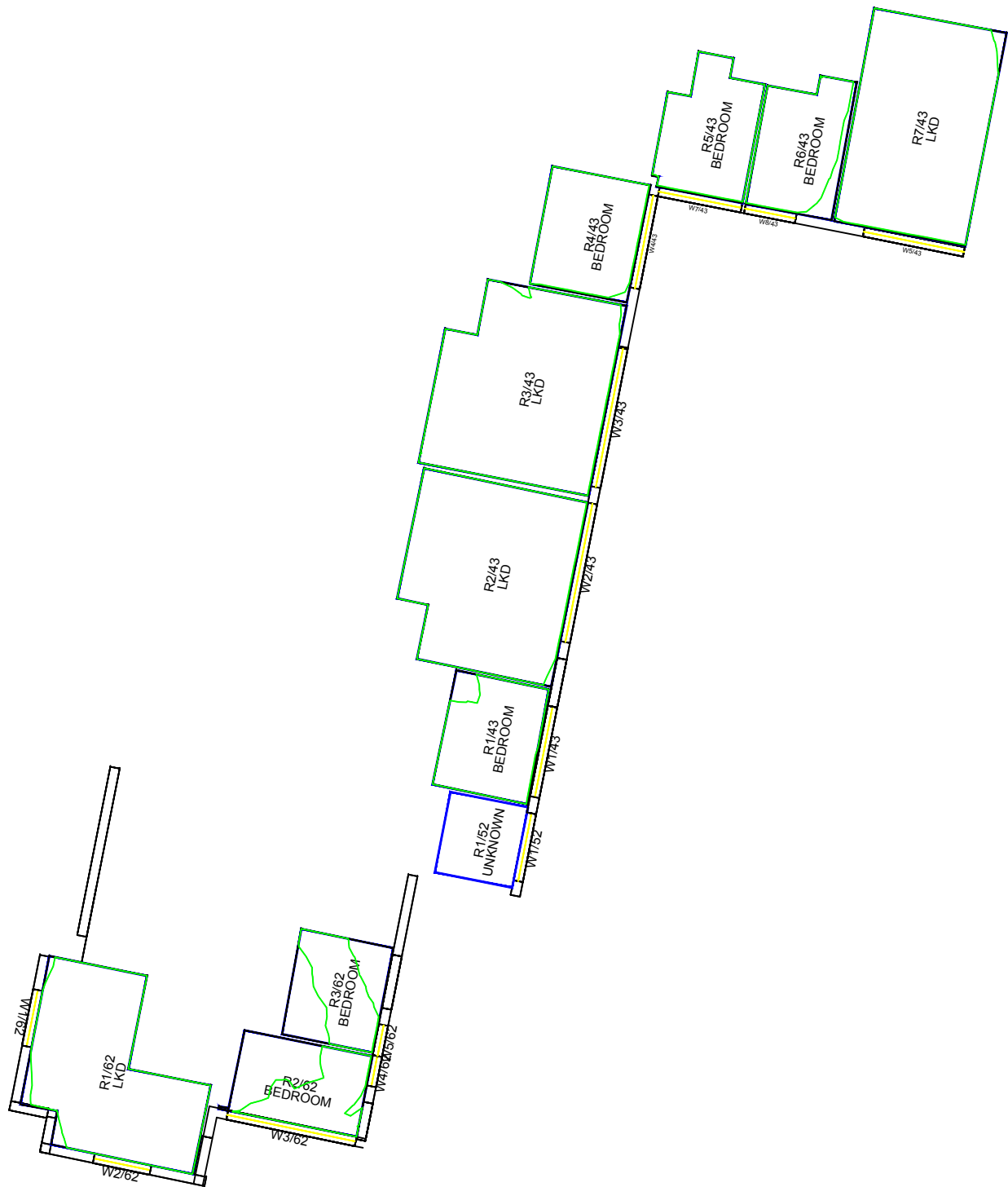
Project Name
52-55 Friar Street
Reading

Client
Aviva Investors Property Trust

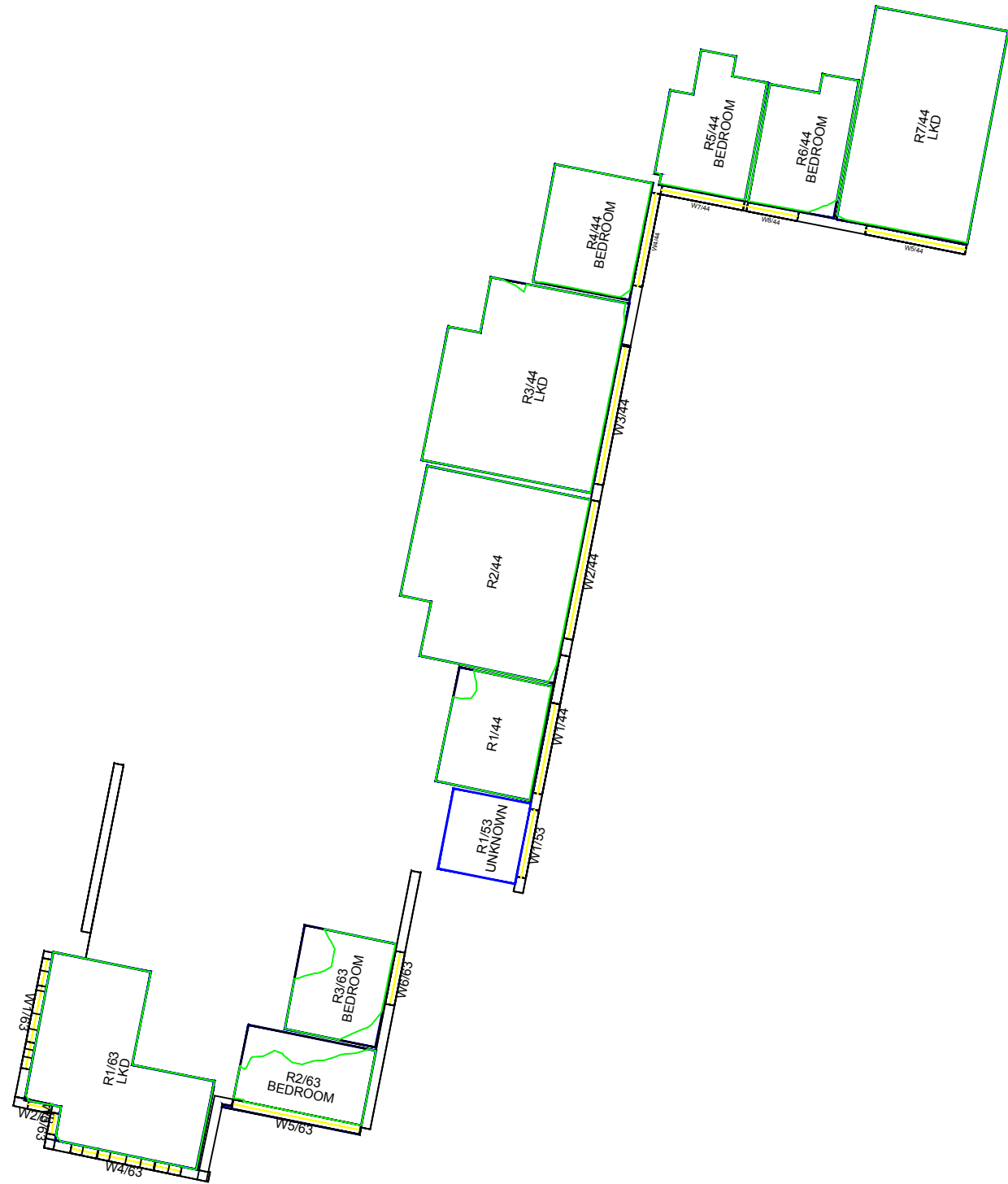
Drawing Title
No-Sky Line Contours for
20-30 Greyfriars Road (without Station Hill)

Drawn By AC	Chk'd By -	Scale @ A3 1:200	Date 07 June 2017
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Project No. FR20-14	Drawing No. BRE_70	Revision -
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Third Floor



Fourth Floor

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Legend

Daylight

Existing
Proposed
1ft Grid Loss Hatching
Room Layout

Existing No-Sky Line Contour
Proposed No-Sky Line Contour

Sources of Information

SURROUNDING
The Gordon Tomalin Partnership.
Consultant Land Surveyors,
10010.01
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10010.09
10010.10
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10010.13

PROPOSED

LDA Architects
1509-PL3-21 Rev A
1509 LDA Issue 2016-10-11 3d Model

Greyfriars House Readding

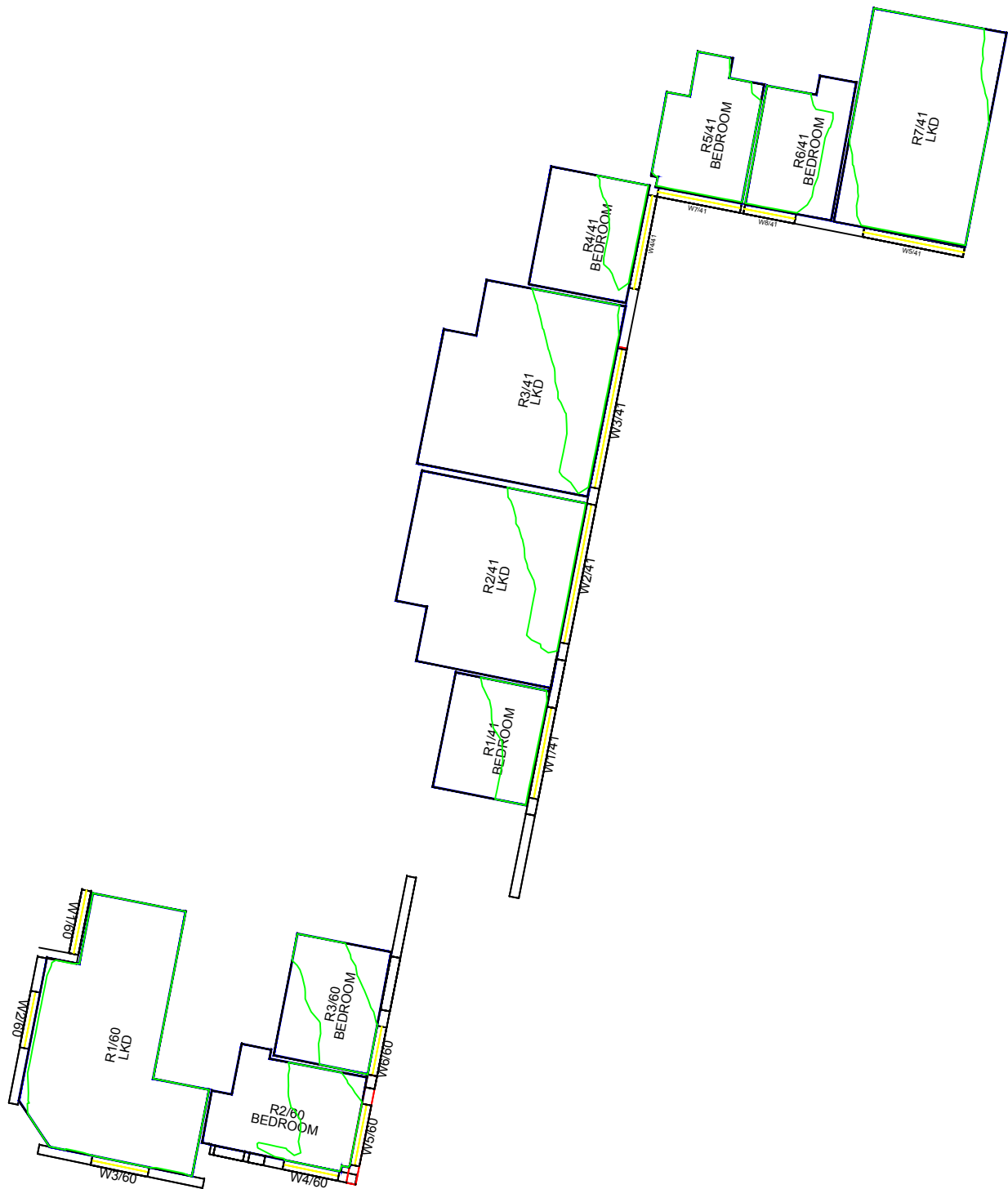
EPR Architects
10593-EPR-00-01-DR-A-0211 rev 2 to 0217 rev2

LDA Architects pdf floors plans received
24 May 2017 1509-PL3-13E,14E,15E

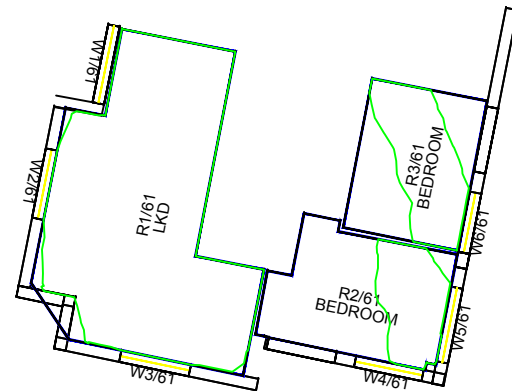
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Project Name 52-55 Friar Street Reading			
Client Aviva Investors Property Trust			
Drawing Title No-Sky Line Contours for 20-30 Greyfriars Road (without Station Hill)			
Drawn By AC	Chk'd By -	Scale @ A3 1:200	Date 07 June 2017
Project No. FR20-14	Drawing No. BRE_71	Revision -	



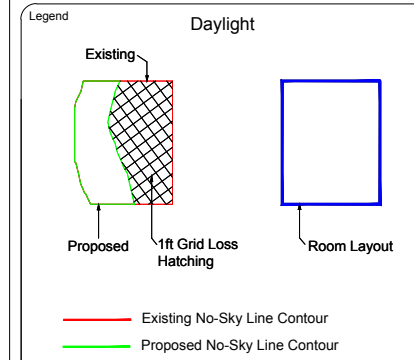
First Floor



Second Floor

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Sources of Information

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10010.12
10010.13

PROPOSED
LDA Architects
1509-PL3-21 Rev A
1509 LDA Issue 2016-10-11 3d Model

Greyfriars House Readding
EPR Architects
10593-EPR-00-01-DR-A-0211 rev 2 to 0217 rev2

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24 May 2017 1509-PL3-13E,14E,15E



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Project Name
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Client
Aviva Investors Property Trust

Drawing Title
No-Sky Line Contours for
20-30 Greyfriars Road (with Station Hill)

Drawn By AC	Chk'd By -	Scale @ A3 1:200	Date 07 June 2017
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Project No. FR20-15	Drawing No. BRE_72	Revision -
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Legend

Daylight

Existing

Proposed

1/11 Grid Loss

Room Layout

Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

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The Gordon Tomalin Partnership,
Consultant Land Surveyors,
100/10.01
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100/10.05
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100/10.13

PROPOSED
LDA Architects
1509-PL3-21 Rev A
1509 LDA Issue 20/16-10-11 3d Model

Greyfriars House Reaading
EPR Architects
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Drawn By	Chkd By	Scale @ A3	Date
AC	-	1:200	07 June 2017

Project No.	Drawing No.	Revision
FR20-15	BRE_73	-