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Your Ref: Ref

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Dear Andrés

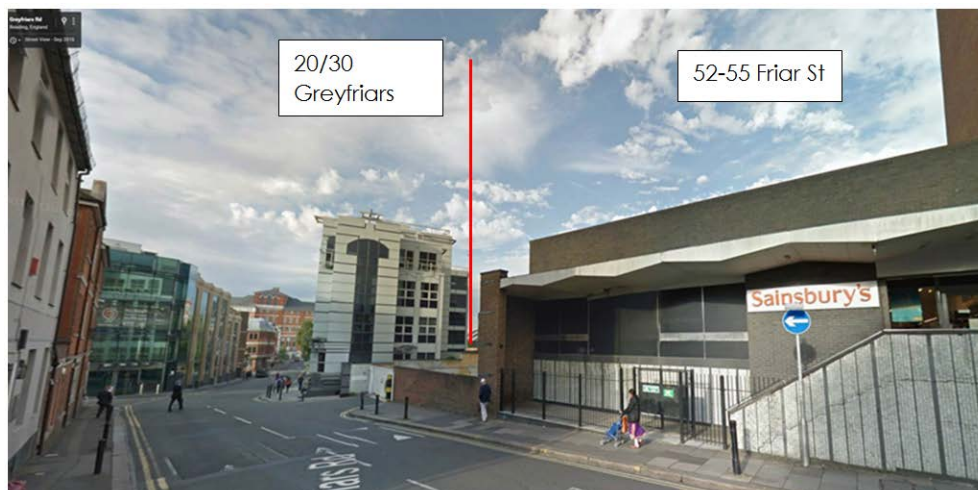
**Adjacent Proposed Developments at 52-55 Friar Street & Greyfriars House
20/30 Greyfriars, Reading**

Daylight and Sunlight Objection

Thank you for forwarding the objections in relation to our mutual client's proposed development of 52/55 Friar Street, Reading, RG1.

Grounds of Objection

The objections were prepared by Indigo Planning on behalf of the owners, McKay Securities, focusing on an alleged loss of future development potential in relation to their neighbouring property at 20/30 Greyfriars Road.



This property is shown above, which at the time of the planning application for 52-55 Friar Street was in commercial use, hence not being considered for Daylight and Sunlight impacts as part of our report, as set out in the BRE guidance.

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The objection letter suggests the proposals for 52-55 Friar Street have been designed in an unneighbourly way, i.e. detrimentally affecting the ability to successfully convert this neighbouring building to residential use.

Neighbourliness of Proposed Design for 52-55 Friar Street

The BRE Guidance contains a small section with recommendations regarding adjoining development land (section 2.3).

However, in practice, this guidance is not generally applied as it is impractical to apply in dense urban environments given the close proximity of neighbouring sites. In other words the vast majority of urban development would not meet these recommendations.

From consideration of the proposed development plans it is apparent that a meaningful effort has been made to alleviate the impact to future development of this adjacent site by introducing a series of significant stepbacks of the massing adjacent the northern boundary.

In our experience this is a rare concession and our view is that it is a generous and considerate gesture.

Furthermore, the objection does not make reference to the careful design of the proposals adjacent the boundary, whereby ground to 4th floor levels do not feature windows facing Greyfriars House.

Consequently, contrary to the assertions made in the objection, the proposed dwellings therefore cannot be considered to *"borrow their daylight/sunlight and outlook to a considerable degree from the airspace above 20-30 Greyfriars Road"*.

The proposed floor plates then step back significantly from the northern boundary with Greyfriars House at 5th floor level, only introducing a small number of north facing windows at this level.

At this level, two of the three rooms served by these windows are open-plan living/kitchen/dining spaces and due to careful design are located at the corners of the proposed block, meaning they are both dual aspect.

Consequently most of their glazing faces west and east, i.e. away from Greyfriars House.

Once again this does not reflect a design which depends on an unreasonable amount of light from the airspace above Greyfriars House.

There is a small second bedroom proposed in the centre of the proposed 5th floor elevation, which would not have the benefit of these additional aspects.

However, given the significant stepping back from the boundary it is clear that adequate light would be retained given its low demand for daylight due to use and urban setting.

The setting back means a very open aspect to receive daylight from other directions other than the air space above Greyfriars House. The Average Daylight Factor for this proposed bedroom was found to be ...%ADF, greatly in excess of the minimum recommended target values. This demonstrates that even if a significant additional massing were placed opposite, adequate internal daylight would be retained.

Furthermore, given that this window is north facing, clearly it will pose no sunlight constraints, given that it is not possible to obtain any meaningful amount of sunlight from a northerly direction.

A similar situation occurs at the proposed 6th floor, whereby there are even greater glazing areas serving the corner living/kitchen/dining spaces, meaning even less dependence on light from the direction of Greyfriars House.

The proposed 7th floor then makes another significant step back, thereby introducing an even greater separation distance between the proposed north facing windows and the air space above Greyfriars House.

It should also be noted that the design changes at this level, such that there are only two living/kitchen/dining rooms proposed i.e. no bedroom. Both of these living areas would again be located at the corners of the proposed new block, with most skylight received from directions other than the adjacent site.

This is the uppermost level on this western block, i.e. there are no further levels above.

In overall conclusion it is our view that the proposals have been sympathetically designed not to heavily depend on light from the direction of Greyfriars House, precisely to avoid what has been alluded to in the objection, notwithstanding the absence of any formal application for change of use by the owners at the time.

Potential Impact to Change of Use at Greyfriars House

As set out above, at the time of the planning application Greyfriars house was in commercial use, with no indication of an intention to convert to residential use, notwithstanding this, for the reasons set out above it is apparent the proposals were designed so as not to blight adjacent sites.

Further to receipt of the objection letter we have been made aware of a change of use Permitted Development ("PD") application (RBC planning ref: 170229, validated 14 February 2017) for Greyfriars House.

The plan below shows the relationship between these proposed units at Greyfriars House and the submitted application for the site at 52-55 Friar Street. The floor plans have also been appended to this letter.

As can be seen, the submitted floor plans show overall unit sizes only and therefore do not provide details of internal arrangements, such as room layouts and location of habitable rooms.

It is however clear that the majority of the new units will receive their skylight from directions other than 52-55 Friar Street, given the orientation of their glazing.

Of the 43 new units being proposed at Greyfriars House the vast majority, i.e. 39, cannot be significantly affected by the proposals at 52-55 Friar Street as their windows will face away from this adjacent site.

This leaves only 4 units which will have windows facing towards and located close to the proposed development at 52-55 Friar Street.

These 4 potentially affected proposed units will be located behind the southern end elevation and arranged directly above one another, from First to Fourth floor level.

The southern end elevation closest 52-55 Friar St receives the majority of skylight from the direction of Greyfriars Road directly ahead, which will remain undeveloped. Skylight from this direction will therefore be unaffected.



Fig 1: plan showing relationship between adjacent proposals

All 4 potentially affected units are triple aspect, i.e. have three elevations featuring glazing which all face in different directions.

A typical layout of these units is shown below (the example shown is taken at the proposed second floor level). The orientation of this typical layout is approximately the same as the building itself (i.e. north is towards the top of the page).

I have highlighted the glazing which faces away from the proposed development at 52-55 Friar Street. Any habitable rooms deriving light from these windows will therefore be unaffected.

I have also highlighted the window which faces directly down Greyfriars Road which is discussed above.

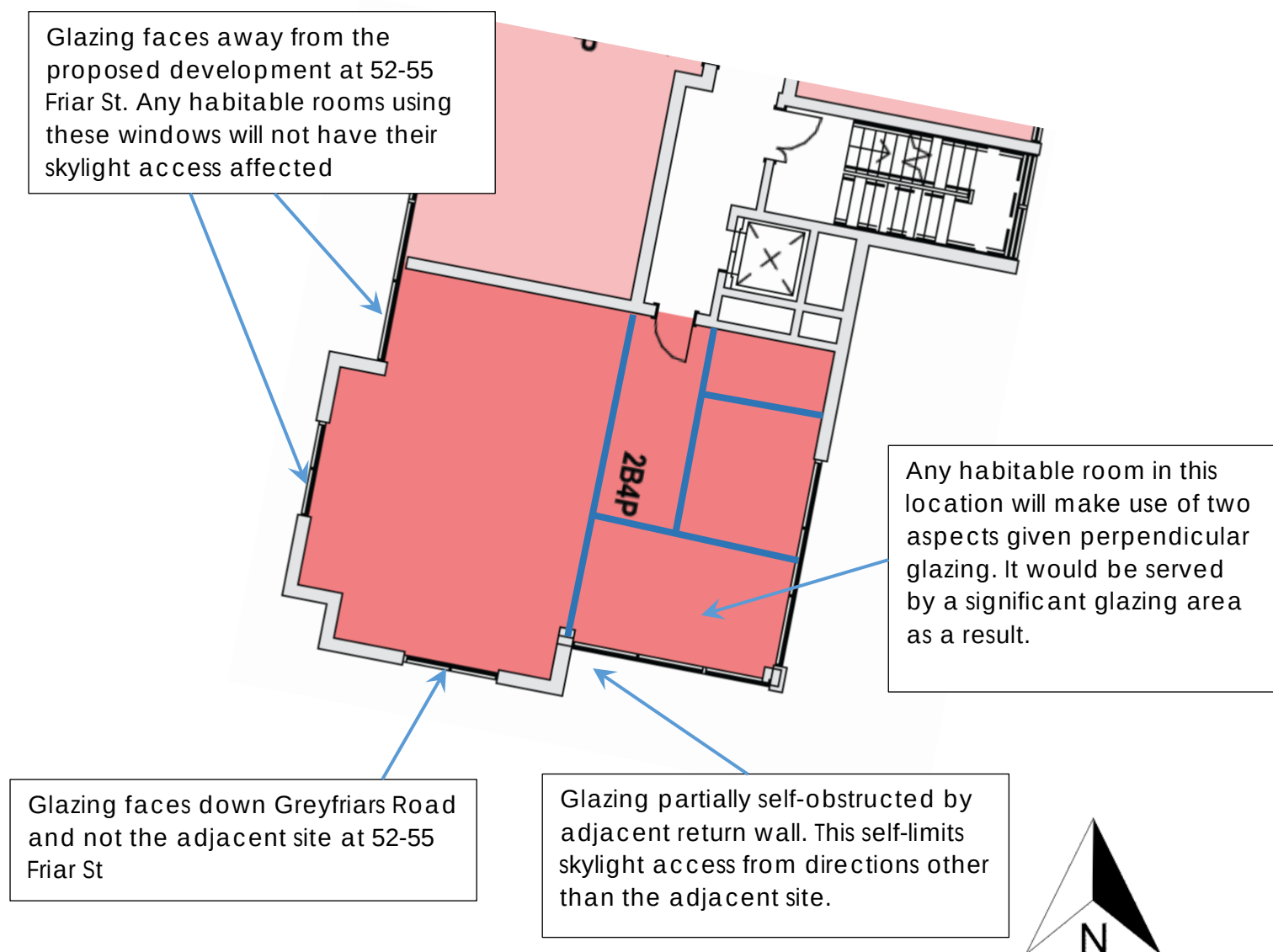


Fig 2: typical end unit showing possible internal configuration and use of glazing facing away from the adjacent proposal

I have also highlighted a section of south facing glazing which is self-obstructed in terms of access to available skylight, due to its location directly adjacent a return wall. This places greater dependence on skylight access to these windows from the adjacent site at 52-55 Friar Street.

These windows will inevitably experience reduced skylight access with the proposed massing at 52-55 Friar Street in place.

They are however located on an external corner, with a perpendicular return glazed elevation directly adjacent.

Given this arrangement, it is clear that any habitable room in this location will most likely make use of this second aspect, therefore having much less dependence on the self-obstructed glazing in the south facing end elevation.

In the absence of any detailed layouts I have added a possible internal configuration to better demonstrate this.

This second aspect and the significant amounts of available glazing means dwellings can be designed in all 4 units which have adequate skylight access with the adjacent proposal at 52-55 Friar Street in place.

In overall conclusion it is clear that the design efforts made by the applicant for 52-55 Friar Street not to blight the adjacent site have been successful, meaning that a change of use can be brought forwards for Greyfriars House which provides adequate amenity for future occupants of both sites.

Yours sincerely

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For and on behalf of GVA Grimley Limited

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