

29 June 2017

Ms S Dawson
Barton Willmore
7 Soho Square
London
W1D 3QB

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 recent commentary from Reading Borough Council with regard to the above.

In response please find attached the following:

- 3D views showing the existing and proposed scenarios in the current and cumulative scenarios; and
- ADF assessment of mezzanine level to block B, including northernmost units subject to design amendment to prevent overlooking.

Assessment of mezzanine level and northernmost units, block B

Please refer to attached drawings BRE/74 and BRE/75 plus associated results tables.

These show the no-sky line assessments of the ground, mezzanine and first floor levels within block B.

The design of the northernmost units, i.e. the ones fitted with anti-overlooking features, have been analysed in order to consider the effect of introducing these.

It is clear that if seeking to obstruct views in / out that as a consequence the available skylight will also be similarly obstructed.

The complexities of these features are such that they cannot be accurately modelled to exactly replicate the resultant ADF, given the relative simplicity and inflexibility of the variables used in the formula.

The issue lies in the fins, which from one direction will allow an unobstructed view of sky but from another will not. The ADF formula cannot handle such a situation robustly.

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We have therefore modelled two extremes: i.e. with no fins in the opening and solid fins.

For the unit assessed, the value with solid fins would be 1.30%ADF, whereas without it would be 1.63%ADF.

This is considered entirely commensurate and in keeping with the results for the overall block and proves no detrimental effect.

The entire mezzanine level has also been assessed and again as can be seen would be considered commensurate and in keeping with the results for the wider block.

The overall conclusion with these amendments and additional floor would therefore be unaltered from our previous advice.

Comparative/ Absolute Assessments of 20/30 Greyfriars

In addition to the above, a query was also raised in respect of the analysis of the Permitted Development Rights (PDR) consented dwellings at 20/30 Greyfriars. Specifically, this queried the lack of existing and proposed VSC values and daylight factors.

The BRE states that the comparative VSC assessments are intended to be used to assess the impact to existing amenity in situations where potentially affected existing dwellings are occupied.

It states elsewhere in the guidance that in order to check that adequate daylight is provided in new rooms, the ADF may be calculated and compared with the recommendations in BS 8206-2 *Code of practice for daylighting*.

When applied to the current situation, clearly the PDR dwellings are consented but not yet built or indeed occupied.

As such there are no occupants to experience differences in light, hence undertaking ADF assessments which confirm the new units would be more than fit for purpose.

In any case, the VSC analysis is simply a spot measurement at the centre point of a window, with no regard to its glazing area or the use/ layout of the room behind.

There is also no regard to whether the room is served by one window or several.

These factors have a material influence on the amount of light within a room and indeed the requirements based on use.

For example circulation areas or bathrooms would have limited requirement for daylight, whereas in a living room it is highly prized, less so in a bedroom given it's mainly night time use.

As such, at best the VSC assessment is a consideration of the potential for good daylighting to a single window in isolation when there are occupants likely to experience an impact or difference in that potential.

In contrast, a thoroughly considered set of layouts of the property have been provided and a much more detailed ADF analysis has been conducted, which takes into account many more factors which the VSC, by its simplified nature, simply cannot address.

As advised by the BRE, this has been applied to consider whether these new dwellings would achieve adequate natural light for future occupants.

As advised previously, the new units at 20/30 Greyfriars would continue to provide exemplary levels of natural light for an urban environment with our client's proposed development in place, either with or without the large outline consent for the adjacent Station hill development.

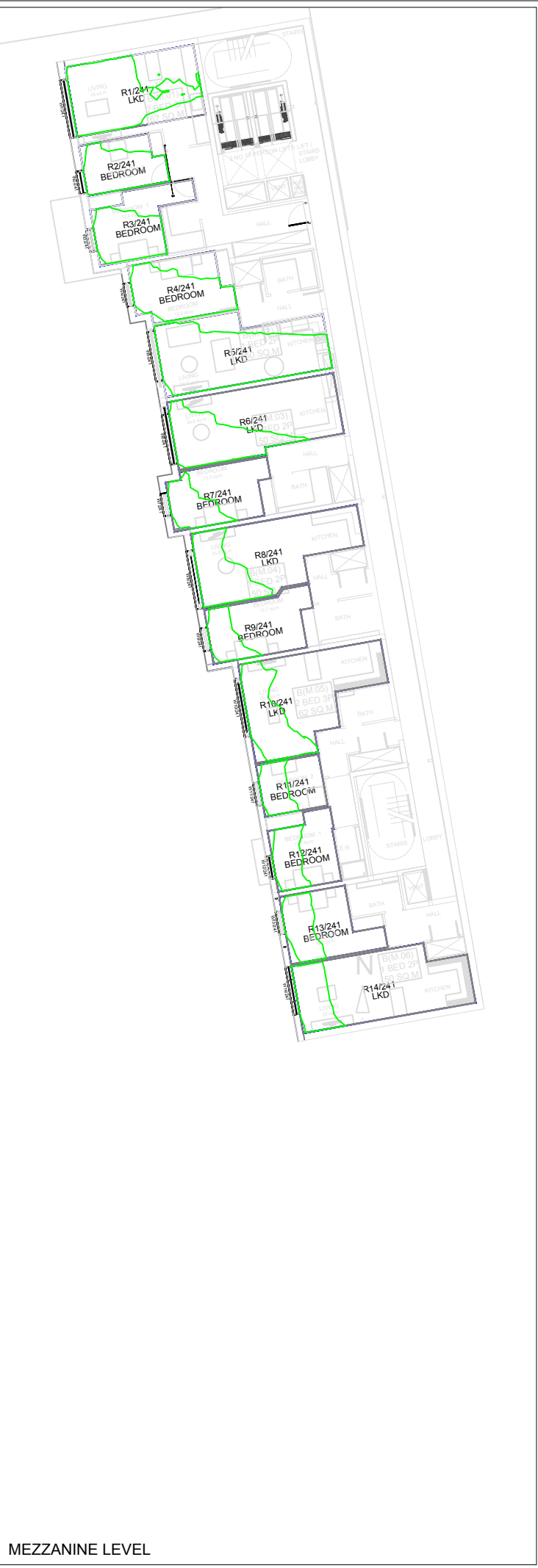
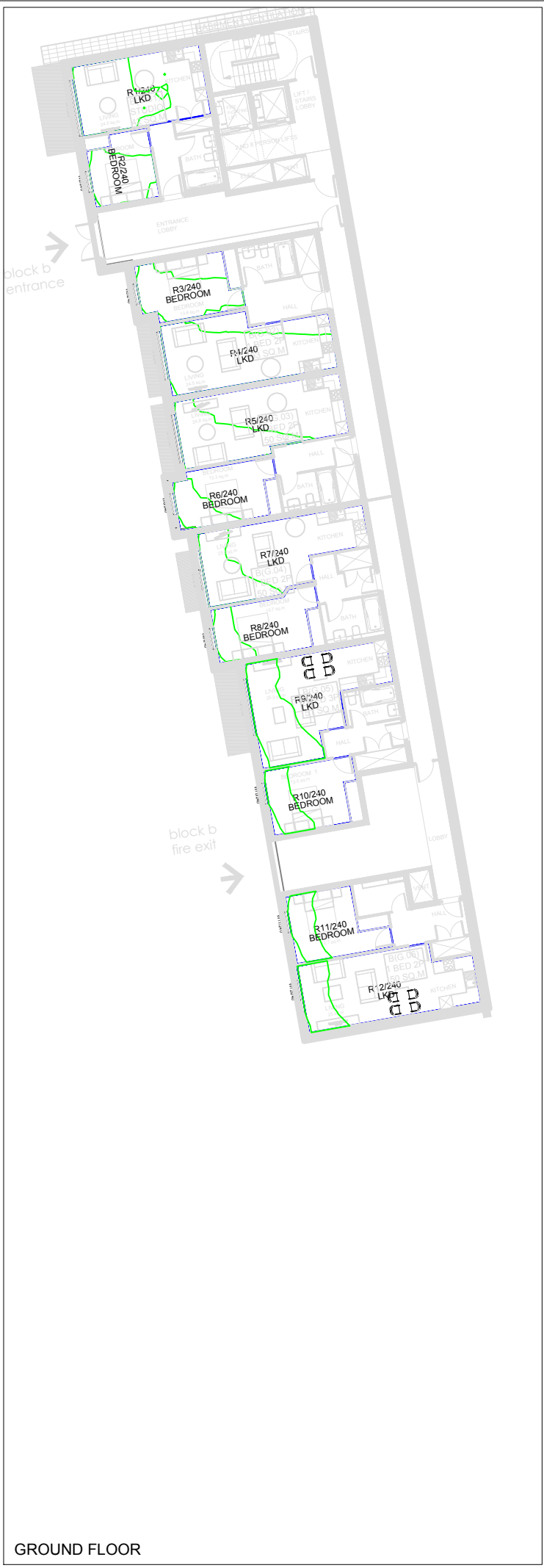
I trust the above is sufficient, however please do not hesitate to contact me should you require anything further.

Yours sincerely

A handwritten signature in black ink that reads "Gregory Francis". The signature is written in a cursive style with a large, stylized 'G'.

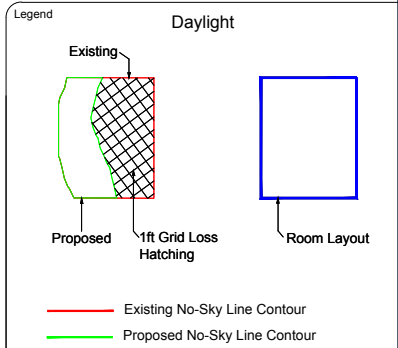
Gregory Francis MBA RICS Accredited Expert Witness
Associate Director
020 7911 2705
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For and on behalf of GVA Grimley Limited

Encs.



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Sources of Information

SURROUNDING

The Gordon Tomalin Partnership.
Consultant Land Surveyors,
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LDA Architects
1509-PL3-21 Rev A
1509 LDA Issue 2016-10-11 3d Model
1509-PL3-11
1509-PL3-12
1509-PL3-13
1509-PL3-14

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Project Name

52-55 Friar Street
Reading

Client

Aviva Investors Property Trust

Drawing Title

NO SKYLINE CONTOUR FOR
STUDENT ACCOMMODATION VERSION 2

Drawn By

CH/d By

Scale @ A3

Date

AH

N/A

28 June 2017

Project No.

Drawing No.

Revision

FR20-17

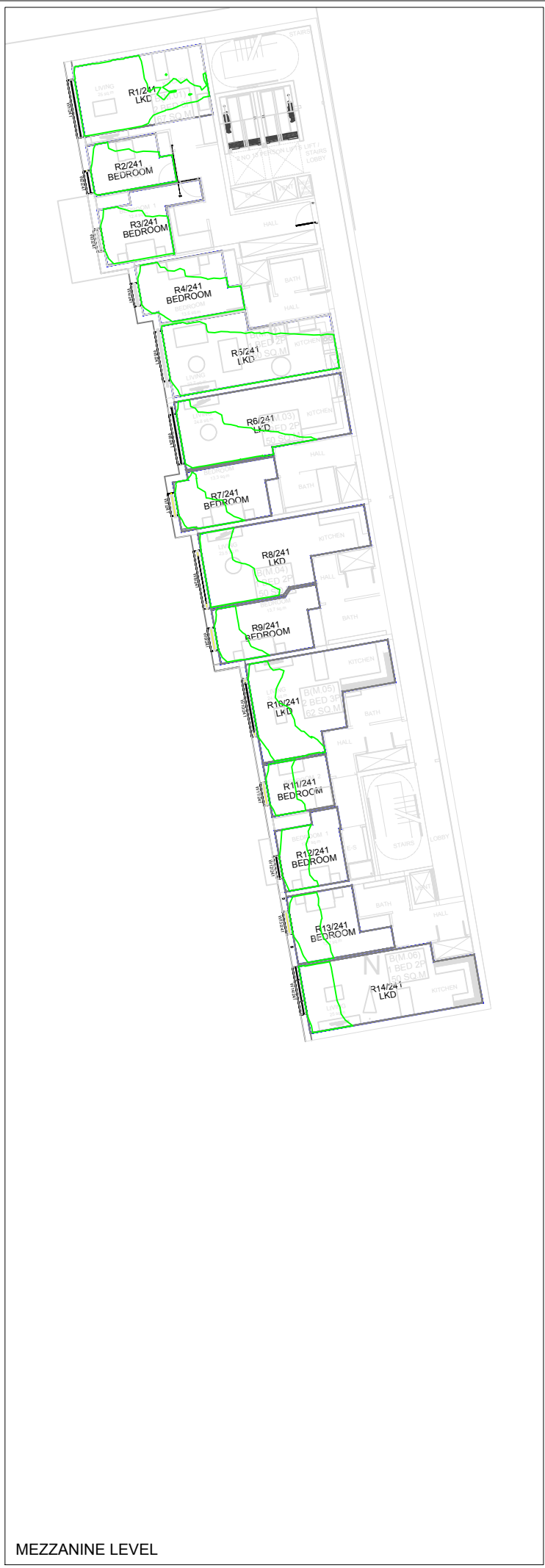
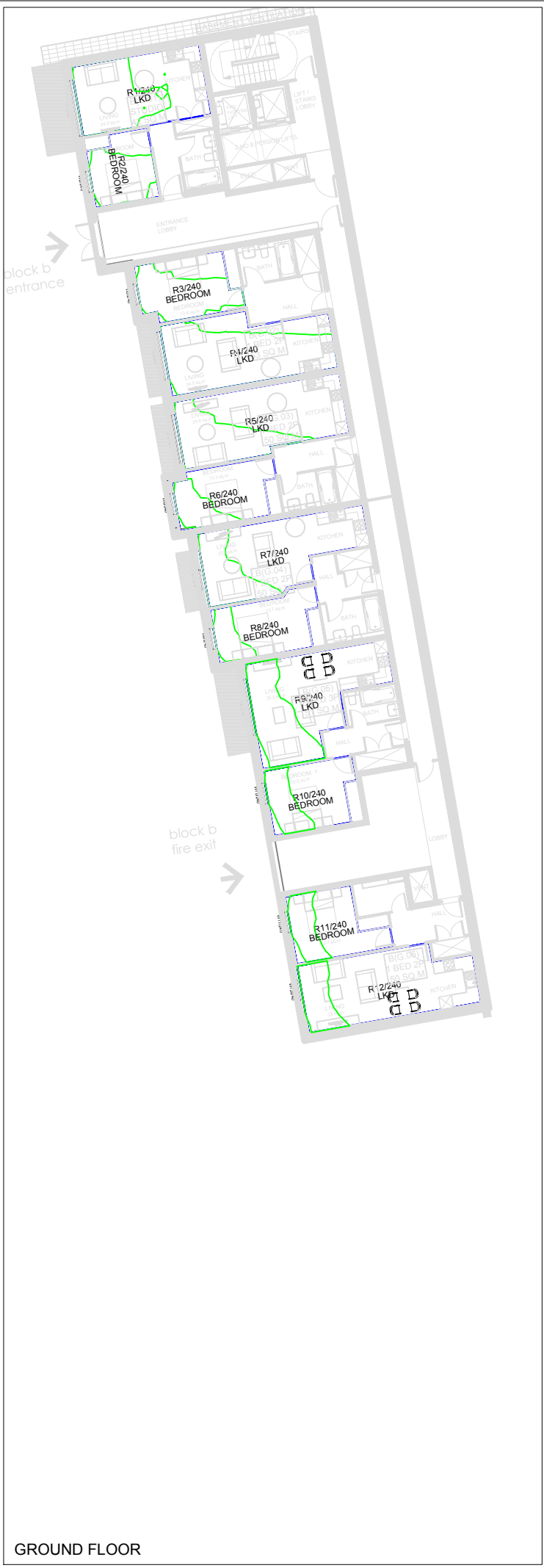
BRE75

52-55 Friar Street

Daylight and Sunlight Analysis Results Job 17 (Version 2) 29-Jun-17

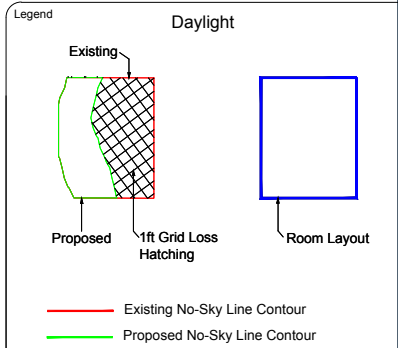
Room/Floor	Room Use	Window			No Sky	%Sun		
			%VSC	%ADF	% of Room	Summer	Winter	Total
52-55 Friar Street - BRE/75								
Gnd Floor								
R1/240	LKD	W1/240	14.37	2.52	52.23%	14.00	2.00	16.00
R2/240	BEDROOM	W2/240	15.39	1.75	70.35%	11.00	0.00	11.00
R3/240	BEDROOM	W3/240	14.71	1.40	68.79%	7.00	0.00	7.00
R4/240	LKD	W4/240	15.61	1.93	80.69%	9.00	3.00	12.00
R5/240	LKD	W5/240	14.64	1.84	39.51%	8.00	0.00	8.00
R6/240	BEDROOM	W6/240	14.71	1.29	29.88%	4.00	0.00	4.00
R7/240	LKD	W7/240	13.63	2.07	29.60%	9.00	2.00	11.00
R8/240	BEDROOM	W8/240	13.68	1.19	23.40%	6.00	0.00	6.00
R9/240	LKD	W9/240	11.86	1.96	38.83%	11.00	3.00	14.00
R10/240	BEDROOM	W10/240	13.14	1.34	31.98%	9.00	1.00	10.00
R11/240	BEDROOM	W11/240	12.49	1.28	32.26%	9.00	0.00	9.00
R12/240	LKD	W12/240	11.41	1.54	18.24%	6.00	0.00	6.00
Mezzanine								
R1/241	LKD	W1/241	5.25	1.10	65.36%	6.00	3.00	9.00
R2/241	BEDROOM	W2/241	16.82	2.09	80.78%	16.00	0.00	16.00
R3/241	BEDROOM	W3/241	23.49	1.69	62.80%	0.00	0.00	0.00
R4/241	BEDROOM	W4/241	16.77	1.58	75.82%	12.00	0.00	12.00
R5/241	LKD	W5/241	14.11	1.45	82.41%	9.00	1.00	10.00
R6/241	LKD	W6/241	12.95	1.30	38.88%	5.00	0.00	5.00
R7/241	BEDROOM	W7/241	17.37	1.51	34.95%	6.00	0.00	6.00
R8/241	LKD	W8/241	10.93	1.34	31.10%	5.00	3.00	8.00
R9/241	BEDROOM	W9/241	15.49	1.38	27.37%	7.00	0.00	7.00
R10/241	LKD	W10/241	4.75	0.72	33.17%	0.00	2.00	2.00
R11/241	BEDROOM	W11/241	14.48	2.24	43.96%	10.00	2.00	12.00
R12/241	BEDROOM	W12/241	15.21	1.81	40.13%	10.00	1.00	11.00
R13/241	BEDROOM	W13/241	14.75	1.49	37.07%	11.00	0.00	11.00
R14/241	LKD	W14/241	11.91	1.63	19.91%	1.00	0.00	1.00
1st Floor								
R1/242	LKD	W1/242	4.04	1.30	85.78%	3.00	4.00	7.00
		W29/242	13.10			#N/A	#N/A	#N/A

Room/Floor	Room Use	Window			No Sky	%Sun		
			%VSC	%ADF	% of Room	Summer	Winter	Total
R2/242	BEDROOM	W2/242	21.78	1.98	92.60%	18.00	1.00	19.00
R3/242	BEDROOM	W3/242	23.49	2.01	74.27%	18.00	0.00	18.00
R4/242	BEDROOM	W4/242	20.87	1.76	82.44%	19.00	1.00	20.00
R5/242	LKD	W5/242	17.44	1.72	87.69%	15.00	4.00	19.00
R6/242	LKD	W6/242	16.06	1.56	43.56%	8.00	1.00	9.00
R7/242	BEDROOM	W7/242	20.41	1.64	43.19%	8.00	1.00	9.00
R8/242	LKD	W8/242	13.74	1.58	35.65%	7.00	4.00	11.00
R9/242	BEDROOM	W9/242	18.41	1.50	32.50%	9.00	1.00	10.00
R10/242	LKD	W10/242	6.40	0.83	40.03%	3.00	2.00	5.00
R11/242	BEDROOM	W11/242	17.36	2.40	50.48%	14.00	2.00	16.00
R12/242	BEDROOM	W12/242	18.02	1.69	41.62%	14.00	2.00	16.00
R13/242	BEDROOM	W13/242	17.47	1.70	43.22%	14.00	1.00	15.00
R14/242	BEDROOM	W14/242	15.39	1.89	47.55%	9.00	0.00	9.00
R15/242	LKD	W15/242	2.07	0.57	15.74%	1.00	0.00	1.00
R16/242	BEDROOM	W16/242	12.19	1.45	34.64%	10.00	0.00	10.00
R17/242	BEDROOM	W17/242	13.53	1.52	38.90%	6.00	0.00	6.00
R18/242	LKD	W18/242	7.96	0.91	17.27%	3.00	0.00	3.00
R19/242	LKD	W19/242	6.36	0.60	13.49%	0.00	0.00	0.00
R20/242	BEDROOM	W20/242	7.88	1.02	23.56%	0.00	0.00	0.00
R21/242	BEDROOM	W21/242	11.91	1.38	73.48%	#N/A	#N/A	#N/A
R22/242	BEDROOM	W22/242	11.50	1.69	52.17%	#N/A	#N/A	#N/A
R23/242	BEDROOM	W23/242	8.85	1.34	67.46%	#N/A	#N/A	#N/A
R24/242	LKD	W24/242	29.15	3.32	99.59%	21.00	24.00	45.00
R25/242	BEDROOM	W28/242	35.51	2.90	97.39%	35.00	27.00	62.00
R26/242	LKD	W25/242	28.76	3.33	98.64%	21.00	24.00	45.00
R27/242	BEDROOM	W26/242	35.55	2.87	97.37%	35.00	28.00	63.00
R28/242	LKD	W27/242	28.93	3.29	99.09%	21.00	24.00	45.00



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LDA Architects
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1509-PL3-12
1509-PL3-13
1509-PL3-14



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Project Name

52-55 Friar Street
Reading

Client

Aviva Investors Property Trust

Drawing Title

NO SKYLINE CONTOUR FOR
STUDENT ACCOMMODATION VERSION 3

Drawn By	Chk'd By	Scale @ A3	Date
AH		N/A	28 June 2017

Project No.	Drawing No.	Revision
FR20-17	BRE76	

52-55 Friar Street

Daylight and Sunlight Analysis Results Job 17 (Version 3) 29-Jun-17

Room/Floor	Room Use	Window			No Sky	%Sun		
			%VSC	%ADF	% of Room	Summer	Winter	Total
52-55 Friar Street - BRE/76								
Gnd Floor								
R1/240	LKD	W1/240	14.37	2.52	52.23%	14.00	2.00	16.00
R2/240	BEDROOM	W2/240	15.39	1.75	70.35%	11.00	0.00	11.00
R3/240	BEDROOM	W3/240	14.71	1.40	68.79%	7.00	0.00	7.00
R4/240	LKD	W4/240	15.61	1.93	80.69%	9.00	3.00	12.00
R5/240	LKD	W5/240	14.64	1.84	39.51%	8.00	0.00	8.00
R6/240	BEDROOM	W6/240	14.71	1.29	29.88%	4.00	0.00	4.00
R7/240	LKD	W7/240	13.63	2.07	29.60%	9.00	2.00	11.00
R8/240	BEDROOM	W8/240	13.68	1.19	23.40%	6.00	0.00	6.00
R9/240	LKD	W9/240	11.86	1.96	38.83%	11.00	3.00	14.00
R10/240	BEDROOM	W10/240	13.14	1.34	31.98%	9.00	1.00	10.00
R11/240	BEDROOM	W11/240	12.49	1.28	32.26%	9.00	0.00	9.00
R12/240	LKD	W12/240	11.41	1.54	18.24%	6.00	0.00	6.00
Mezzanine								
R1/241	LKD	W1/241	5.25	1.10	65.36%	6.00	3.00	9.00
R2/241	BEDROOM	W2/241	16.82	2.09	80.78%	16.00	0.00	16.00
R3/241	BEDROOM	W3/241	23.49	1.69	62.80%	0.00	0.00	0.00
R4/241	BEDROOM	W4/241	16.77	1.58	75.82%	12.00	0.00	12.00
R5/241	LKD	W5/241	14.11	1.45	82.41%	9.00	1.00	10.00
R6/241	LKD	W6/241	12.95	1.30	38.88%	5.00	0.00	5.00
R7/241	BEDROOM	W7/241	17.37	1.51	34.95%	6.00	0.00	6.00
R8/241	LKD	W8/241	10.93	1.34	31.10%	5.00	3.00	8.00
R9/241	BEDROOM	W9/241	15.49	1.38	27.37%	7.00	0.00	7.00
R10/241	LKD	W10/241	4.75	0.72	33.17%	0.00	2.00	2.00
R11/241	BEDROOM	W11/241	14.48	2.24	43.96%	10.00	2.00	12.00
R12/241	BEDROOM	W12/241	15.21	1.81	40.13%	10.00	1.00	11.00
R13/241	BEDROOM	W13/241	14.75	1.49	37.07%	11.00	0.00	11.00
R14/241	LKD	W14/241	11.91	1.63	19.91%	1.00	0.00	1.00
1st Floor								
R1/242	LKD	W1/242	8.59	1.63	86.43%	8.00	4.00	12.00
		W29/242	13.10			#N/A	#N/A	#N/A
R2/242	BEDROOM	W2/242	21.78	1.98	92.60%	18.00	1.00	19.00

Room/Floor	Room Use	Window			No Sky	%Sun		
			%VSC	%ADF	% of Room	Summer	Winter	Total
R3/242	BEDROOM	W3/242	23.49	2.01	74.27%	18.00	0.00	18.00
R4/242	BEDROOM	W4/242	20.87	1.76	82.44%	19.00	1.00	20.00
R5/242	LKD	W5/242	17.44	1.72	87.69%	15.00	4.00	19.00
R6/242	LKD	W6/242	16.06	1.56	43.56%	8.00	1.00	9.00
R7/242	BEDROOM	W7/242	20.41	1.64	43.19%	8.00	1.00	9.00
R8/242	LKD	W8/242	13.74	1.58	35.65%	7.00	4.00	11.00
R9/242	BEDROOM	W9/242	18.41	1.50	32.50%	9.00	1.00	10.00
R10/242	LKD	W10/242	6.40	0.83	40.03%	3.00	2.00	5.00
R11/242	BEDROOM	W11/242	17.36	2.40	50.48%	14.00	2.00	16.00
R12/242	BEDROOM	W12/242	18.02	1.69	41.62%	14.00	2.00	16.00
R13/242	BEDROOM	W13/242	17.47	1.70	43.22%	14.00	1.00	15.00
R14/242	BEDROOM	W14/242	15.39	1.89	47.55%	9.00	0.00	9.00
R15/242	LKD	W15/242	2.07	0.57	15.74%	1.00	0.00	1.00
R16/242	BEDROOM	W16/242	12.19	1.45	34.64%	10.00	0.00	10.00
R17/242	BEDROOM	W17/242	13.53	1.52	38.90%	6.00	0.00	6.00
R18/242	LKD	W18/242	7.96	0.91	17.27%	3.00	0.00	3.00
R19/242	LKD	W19/242	6.36	0.60	13.49%	0.00	0.00	0.00
R20/242	BEDROOM	W20/242	7.88	1.02	23.56%	0.00	0.00	0.00
R21/242	BEDROOM	W21/242	11.91	1.38	73.48%	#N/A	#N/A	#N/A
R22/242	BEDROOM	W22/242	11.50	1.69	52.17%	#N/A	#N/A	#N/A
R23/242	BEDROOM	W23/242	8.85	1.34	67.46%	#N/A	#N/A	#N/A
R24/242	LKD	W24/242	29.15	3.32	99.59%	21.00	24.00	45.00
R25/242	BEDROOM	W28/242	35.51	2.90	97.39%	35.00	27.00	62.00
R26/242	LKD	W25/242	28.76	3.33	98.64%	21.00	24.00	45.00
R27/242	BEDROOM	W26/242	35.55	2.87	97.37%	35.00	28.00	63.00
R28/242	LKD	W27/242	28.93	3.29	99.09%	21.00	24.00	45.00

20-30 Greyfriars Road

1-7 Greyfriars Road

Student Accommodation

Existing

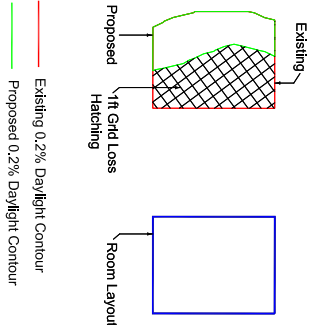
102-109 Friar Street

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Legend

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Sources of Information

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Greyfriars House Reading

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

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GVA Schatunowski Brooks

65 Gresham Street, London, EC2V 7NQ

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Product Name

52-55 Friar Street

Reading

Client

Aviva Investors Property Trust

Drawing Title

Existing Site Plan

Drawn By

AC

Checked By

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Scale

@ A3

Date

12 May 2017

Project No.

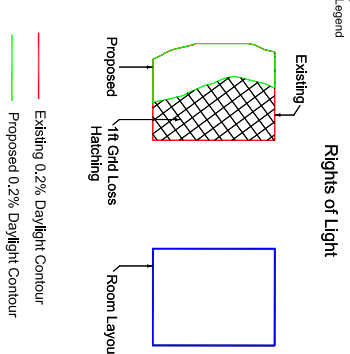
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Drawing No.

ROL_44

Revision

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SURROUNDING

The Gordon Tomanin Partnership,
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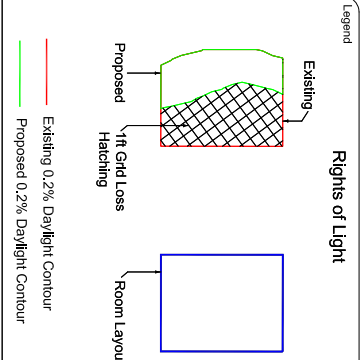
Project Name
52-55 Friar Street
Reading

Client
Aviva Investors Property Trust

Drawing Title

Proposed Site Plan

Drawn By AC	Chkd By -	Scale @ A3 1:500	Date 12 May 2017
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Sources of Information

SURROUNDING
The Gordon Tomalin Partnership,
Consultant Land Surveyors,
10010.01
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Greyfriars House Reading
EPR Architects
10593-EPR-00-01-DR-A-0211 rev 2 to 0217 rev2

GVA

An APPLECONIA company

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GVA Schatunowski Brooks

65 Gresham Street, London, EC2V 7NQ

www.gva.co.uk

Project Name
52-55 Friar Street
Reading

Client
Aviva Investors Property Trust

Drawing Title
Proposed 3D view

Drawn By	Chk'd By	Scale @ A3	Date
AC	-	N/A	12 May 2017

Project No.	Drawing No.	Revision
FR20-09	ROL_47	-

Legend

Rights of Light

Existing

Proposed

1/16 GFD Loss

Hatching

Room Layout

Existing 0.2% Daylight Contour

Proposed 0.2% Daylight 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-PL-3-21 Rev A
1508 LDA Issue 2016-10-11 3d Model

Greyfriars House Reading

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

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Project Name
52-55 Friar Street
Reading

Client
Aviva Investors Property Trust

Drawing Title
Proposed 3D view with Station Hill

Drawn By
AC
Scale @ A3
N/A
Date
12 May 2017

Project No.
FR20-10
Drawing No.
ROL_59
Revision
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