

Our Ref:
Your Ref:

03 April 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 review by Building Research Establishment (BRE) of the GVA Schatunowski Brooks Daylight and Sunlight report submitted in support of the above application.

Methodology/ Approach

BRE is satisfied that the correct methodologies have been applied when considering impacts to existing neighbours and future occupants (section 2).

The BRE guidance states it is intended to be applied to habitable rooms in dwellings. It is accepted by BRE in their review (para 4.2.4) that skylight to student accommodation is treated differently, given the very different mode of occupation and tenure when compared to standard dwellings.

Scope of Assessment

Existing Neighbours

It is accepted by BRE that there are no standard dwellings in the vicinity of the proposed development which require assessment (para 4.1.1, 4.1.2 & 4.1.4).

The BRE agree the only existing neighbour which may be considered is the student accommodation at 60-62 Friar Street and 6-10 Greyfriars Road (para 4.1.3).

BRE have accepted the correct windows/rooms were assessed in our report (para 4.2.2) and agreed that impacts to sunlight amenity did not require consideration (para 4.2.5).

BRE have accepted that a worst case scenario has been modelled, by including the consented Station Hill scheme directly adjacent the proposed development at 52-55 Friar St in the technical assessments (para 4.2.3).

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The impact of the consented Station Hill scheme would be considered to have a moderate to major adverse impact to the student accommodation (para 4.2.3) whereas the development at 52-55 Friar Street would have a negligible to minor adverse impact (para 4.2.2, 4.2.3 (b)).

The Local Planning Authority has recently considered the impact of the Station Hill development to the student accommodation in great detail during the process of the planning application by way of Environmental Impact Assessment and concluded this as acceptable, with no requirement to address the impacts by way of Reserved Matters.

The BRE agree that there would be no material impact to the student accommodation due to the development at 52-55 Friar Street when including the consented Station Hill development (para 4.2.3 (a)).

Future Occupants

The BRE agree the vast majority of the new dwellings in the overall would be expected to have adequate Daylight and Sunlight (para 5.1.4).

It is also agreed that a fair approach has been undertaken by assessing the lowest floors, where skylight access would inevitably be expected to be poor. Even in this worst case scenario 27 of 39 living rooms achieve the recommendation for living rooms.

The BRE have suggested useful design amendments to improve these results, including the removal of balconies and increasing glazing. Whilst in a strict Daylight and Sunlight sense these would be ideal, these cannot be practically implemented as they would unacceptably reduce private amenity space provision and Part L energy requirements.

Yours sincerely



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For and on behalf of GVA Grimley Limited