

EATON COURT, READING RG1 7LL

INTERNAL DAYLIGHT & SUNLIGHT ADDENDUM REPORT

DIRECTOR: JUSTIN BOLTON

DATE: APRIL 2024

VERSION: V1

PROJECT: P2854

Point 2 Surveyors Limited,
17 Slingsby Place,
London, WC2E 9AB

0207 836 5828
point2.co.uk



Contents

1	Executive Summary.....	3
2	Introduction	4
3	Methodology.....	5
4	Internal Light Amenity to the Proposed Development	7
5	Summary	10

Appendices

- Appendix 1:** CBDM Drawings
- Appendix 2:** Sunlight Exposure Results

1 Executive Summary

- 1.1 This report has considered the daylight and sunlight of the Eaton Court proposed accommodation, located within Reading Borough Council.
- 1.2 The assessments contained within this report have been undertaken in accordance with the Building Research Establishment report entitled 'Site layout planning for daylight and sunlight: A guide to good practice', more commonly known as "the BRE Guidelines".

Internal Daylight and Sunlight

- 1.3 The scheme has been designed to maximise the daylight levels within the main living areas whilst still providing each unit with a private external amenity space in the form of balconies. Whilst these features can lead to sub-optimal daylight levels within the rooms that are overhung by them, this should be considered against the considerable amenity benefits these areas bring the occupants of these spaces.
- 1.4 The results of the CBDM assessment show that 72% of assessed rooms will either meet or exceed their room classification target. The most challenged rooms are those with an inward facing orientation, although it is noted that all LKDs above ground floor benefit from private amenity in the form of balconies. The technical analysis further shows that whilst the rear of the affected rooms may not achieve the target, spaces at the front of the rooms far exceed the target values.
- 1.5 The results of the internal sunlight assessment that considers only the main habitable room (being an LKD) within each unit that falls within an orientation of 90 degrees due south, records a BRE compliance of 74%.
- 1.6 The results of both the internal daylight and sunlight assessments considered within this addendum report record an overall compliance improvement when compared to the proposed layouts considered within the January 2023 report.
- 1.7 In summary, the Proposed Development records acceptable internal light availability. When read in conjunction with the January 2023 report that considers the daylight and sunlight availability to the surrounding residential properties and sunlight availability to amenity spaces, the proposed Eaton Court scheme is considered acceptable and falls within the practical application of the BRE Guidelines.

2 Introduction

- 2.1 Point 2 Surveyors Ltd have been instructed to consider the amenity position associated with the proposed residential accommodation within the proposed Eaton Court, Reading scheme.
- 2.2 Point 2 have been supplied with proposed accommodation plans that have replaced the proposed layouts considered within the Point 2 Daylight and Sunlight report dated January 2023 (“the January 2023 report”). This addendum report considers the latest proposed accommodation plans supplied by Squires and Partners (dated 08.04.24) in isolation and supersedes the assessment undertaken within the January 2023 report. The proposed Eaton Court massing envelope remains unchanged as reported within the January 2023.
- 2.3 The results of the Climate Based Daylight Modelling (CBDM) assessment for the proposed scheme assessment results are included in Appendix 1. The results of the Internal Sunlight Analysis are shown in detail within Appendix 2.

3 Methodology

INTERNAL DAYLIGHT AND SUNLIGHT

3.1 Climate Based Daylight Modelling (CBDM)

3.2 The new CBDM methodology is based on the British Standard 'Daylight in Buildings' (BS EN17037). This contains advice and guidance on interior daylighting for all buildings across Europe but also has a UK National Annex which provides suggested targets for dwellings in the UK.

3.3 BS EN17037 supersedes BS 8206 Part 2 which was based on Average Daylight Factor.

3.4 The CBDM methodology is based on target illuminances from daylight. This is the Daylight Illuminance (DI) to be achieved over half the area of the room (measured on a reference plane at tabletop level) for at least half of the daylight hours in a typical year. The calculations are based on weather data files which cover different regions of the UK. The calculations are done for each hour of the day for every day of the year. There are 8760 hours in the year, of which 4380 are daylight hours, and therefore the targets should be achieved for 2190 hours in the year. The methodology uses a more accurate sky model which simulates the movement of the sun throughout the day and accounts for the weather conditions at the time. As a result, CBDM accounts for the presence of sunlight and therefore the orientation of the rooms/windows is accounted for. A south facing room is likely to have access to higher levels of natural light than a north facing room and as a result, in order to comply a north facing room would typically need larger windows.

3.5 The UK National Annex gives illuminance recommendations of 100 Lux in bedrooms, 150 Lux in living rooms and 200 Lux in kitchens. These are median illuminances to be achieved over 50% of the assessment grid for at least half of the daylight hours.

3.6 Where a room has a shared use, the highest target should apply. However, it also says that Local Authorities could use discretion here and that a living room target of 150 Lux could be used for combined living/kitchen/dining room (LKD) if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in the design.

Sunlight within Proposed Developments

3.7 For new buildings, the BRE guidelines refer to BS EN 17037 which says that a space should receive a minimum of 1.5 hours of sunlight on a selected date between 1st February and 21st March with cloudless conditions. The BRE document suggests 21st March be used. For dwellings, at least one habitable room, preferably a main living room, should achieve at least this minimum criterion and that at least one main window faces within 90 degrees of south. Whilst BS EN 17037 applies to all orientations, the BRE guidelines say that if the room faces significantly north of due east or west, the criterion is unlikely to be met.

- 3.8 Where dwellings have a requirement for private amenity space and these are in the form of balconies, it must be acknowledged that this can have a limiting effect on the sunlight availability to rooms located beneath those balconies where the underside of the balcony structure blocks a portion of the sky dome when viewed from the centre of the window. This is particularly the case in larger developments within urban locations, where there is a likelihood that there will be a greater requirement for private amenity provision in the form of balconies and where buildings generally tend to be taller and in closer proximity to one another.

SOURCES OF INFORMATION

- 3.9 In the process of compiling this report, the following sources of information have been used:

Point 2 Surveyors

PointCloud Laser Scan
Site Photography

Squire & Partners

Proposed Scheme Information (received 08.04.24)
3D Model (Received 18.01.24)

4 Internal Light Amenity to the Proposed Development

- 4.1 Point 2 have worked closely with Squire & Partners to maximise the daylight potential of the proposed units. With developments such as the Eaton Court site, there is often a trade-off between the provision of private amenity and maximising daylight potential.

PARAMETERS AND ASSUMPTIONS

- 4.2 In relation to the CBDM assessment of the daylight within the proposed scheme, the following assumptions and parameters have been used: light pastel walls with a reflectance of 0.7, light wood veneer floors/ cream carpets with a reflectance of 0.4, and white ceilings with a reflectance of 0.8. All external reflectance levels have been assumed to be 0.2 as per the guidelines.
- 4.3 As per the guidelines, for most windows a transmittance factor of 0.68 has been used, except where there is obscured glazing, a lower transmittance factor of 0.56 has been assumed. A window framing factor of 0.8 has been adopted. A maintenance factor of 8% has been allowed to account for the effect of dirt on the glass in an urban environment. The room assessment grid area excludes a 300mm band around the perimeter of the room, as per the paragraph C28 of the guidelines.
- 4.4 The internal daylight assessment has been undertaken to a selection of habitable rooms across the proposed scheme that warrant assessment, to provide a comprehensive understanding of the internal daylight potential of the proposed habitable rooms within the scheme proposal.
- 4.5 Drawings P2854/CBDM/12-18 located in Appendix 1 show the internal arrangements within the proposal, together with daylight illuminance (Lux level) contours that are achieved for 50% of daylight hours. The drawings also show the median daylight illuminance figure for each room.
- 4.6 Whilst the BRE Guidelines outline that for rooms with shared uses the highest lux level target should be applied ie a bed-sitting room, the value for a living room should be applied). Although, it is outlined within the BRE Guidelines that a target for a living room (150 lux) could be adopted for a combined living-kitchen-diner area, to avoid small separate kitchens in a design. Having reviewed the internal layouts of the proposed accommodation, the designed layouts have been configured as an open space and therefore a target for a multifunctional space (LKD) of 150 lux has been applied.
- 4.7 Table 04 below shows the headline internal daylight results, illustrating the BRE compliance when adopting the specific room classification CBDM target values.

Table 01 – Internal Daylight CBDM Results (LKDs 150 lux)

	Living Kitchen Diner (LKD)			Bedroom			Studio			All Rooms		
	Pass	Total	%	Pass	Total	%	Pass	Total	%	Pass	Total	%
Eaton Court, Reading	22	37	59	47	59	80	4	5	80	73	101	72
Total	22	37	59	47	59	80	4	5	80	73	101	72

- 4.8 The technical results show that 73 out of 101 rooms (72%) will either meet or exceed the minimum CBDM target value based on their use classification. When compared to the proposed layouts and subsequent technical assessments considered within the January 2023 report, the latest Squire and Partners proposed layouts (considered within this addendum report) record an overall improvement.
- 4.9 Of the 101 assessed rooms 59 are bedrooms, 37 are living-kitchen-diners (LKDs) and 5 are studio apartments. The technical analysis and calculations have taken into consideration the presence of balconies and it should therefore be acknowledged that there is a trade-off between private amenity and daylight amenity.
- 4.10 The technical analysis shows that 22 out of 37 LKDs (59%) will meet or exceed the 150 lux classification target value. It should be noted, however, that this room classification hosts deep and large spaces and therefore areas to the rear of the rooms will inherently receive less natural light. Whilst the rear of the room will receive less natural light availability, the spaces that host habitable areas at the front of the room will receive very good levels of daylight. Drawings P2854/CBDM/12-18 show that the spaces at the front of the room, closest to the window record lux levels in excess of 150 lux, with most LKDs recording in excess of 200 lux to the front section of the habitable space.
- 4.11 The technical analysis shows that 47 out of 59 bedrooms (80%) will meet or exceed the 100 lux classification target value. The results show that of the 12 rooms that do not meet the 100 lux target value, 10 rooms record >69 lux (within 30 lux of the target value) and is considered to be an indicator for acceptable lighting, taking into account the functionality of the room. The remaining 2 bedrooms (room ref: R4/3001 & R20/2001) record 46 lux and 53 lux respectively. Although, it should also be noted that it is recognised by the BRE Guidelines that this room classification does not carry the same expectation for natural light when compared to a living room.
- 4.12 In respect of the studios, 4 out of 5 rooms (80%) will meet or exceed the suggested target value of 150. The isolated studio (room ref: R16/2001) records a lux level of 120.3 although this level of light is considered to demonstrate an indicator for good light availability within the space, recording within 30 lux of the BRE target value. The technical analysis shows that the areas closest to the front of the room achieves in excess of 150 lux and further, benefits from private amenity in the form of a projecting balcony.

- 4.13 The rooms most challenged for natural light have an orientation towards the internal courtyard of the scheme, however, it should be minded that all multifunctional spaces benefit above ground floor benefit from private amenity in the form of balconies. A trade-off between daylight amenity and private amenity space should therefore be considered within the technical assessment.

INTERNAL SUNLIGHT EXPOSURE

- 4.14 The updated BRE Guidelines (2022) refer to BS EN 17037 and state that a ‘space should receive a minimum of 1.5 hours of direct sunlight on a selected date between 1 February and 21 March with cloudless conditions’.
- 4.15 The potential amount of sunlight a window can receive depends on the direction it faces. A south facing window has the potential to receive the highest amount of sunlight as well as the highest expectation of sunlight. Conversely, a north facing window has the lowest potential and the occupants of a north facing room would therefore expect to receive very little sunlight. The situation varies between these two extremes and, for existing buildings, the BRE suggest a cut-off of 90 degrees from south, i.e., easterly, or westerly facades. Although the results for the north-facing windows have been presented, as per a strict interpretation of the guidelines, they should be regarded as less important.
- 4.16 For new developments, the BRE suggest that dwellings should be orientated so that at least one main window wall faces within 90 degrees of due south. In practice, for a large block of units in an urban area it is usual for some units to have a northerly aspect. Table 05 below shows the results of the Internal Sunlight Exposure Analysis. The full extent of the internal sunlight results can be found within Appendix 2.

Table 02 – Eaton Court, Reading – Internal Light Exposure – LKD Assessment

Internal Sunlight Exposure - Living-Kitchen-Diners (LKDs)			
	Pass	Total	% BRE Compliant
Eaton Court, Reading	31	42	74

- 4.17 The results show that 31 out of 42 living-kitchen-diners (74%) with an orientation of 90 degrees south will achieve at least 1.5 hours on a selected date between 1st February and 21st March, the BRE’s suggested window of assessment. When compared to the proposed layouts and subsequent technical assessments considered within the January 2023 report, the latest Squire and Partners proposed layouts (considered within this addendum report) record an overall improvement.

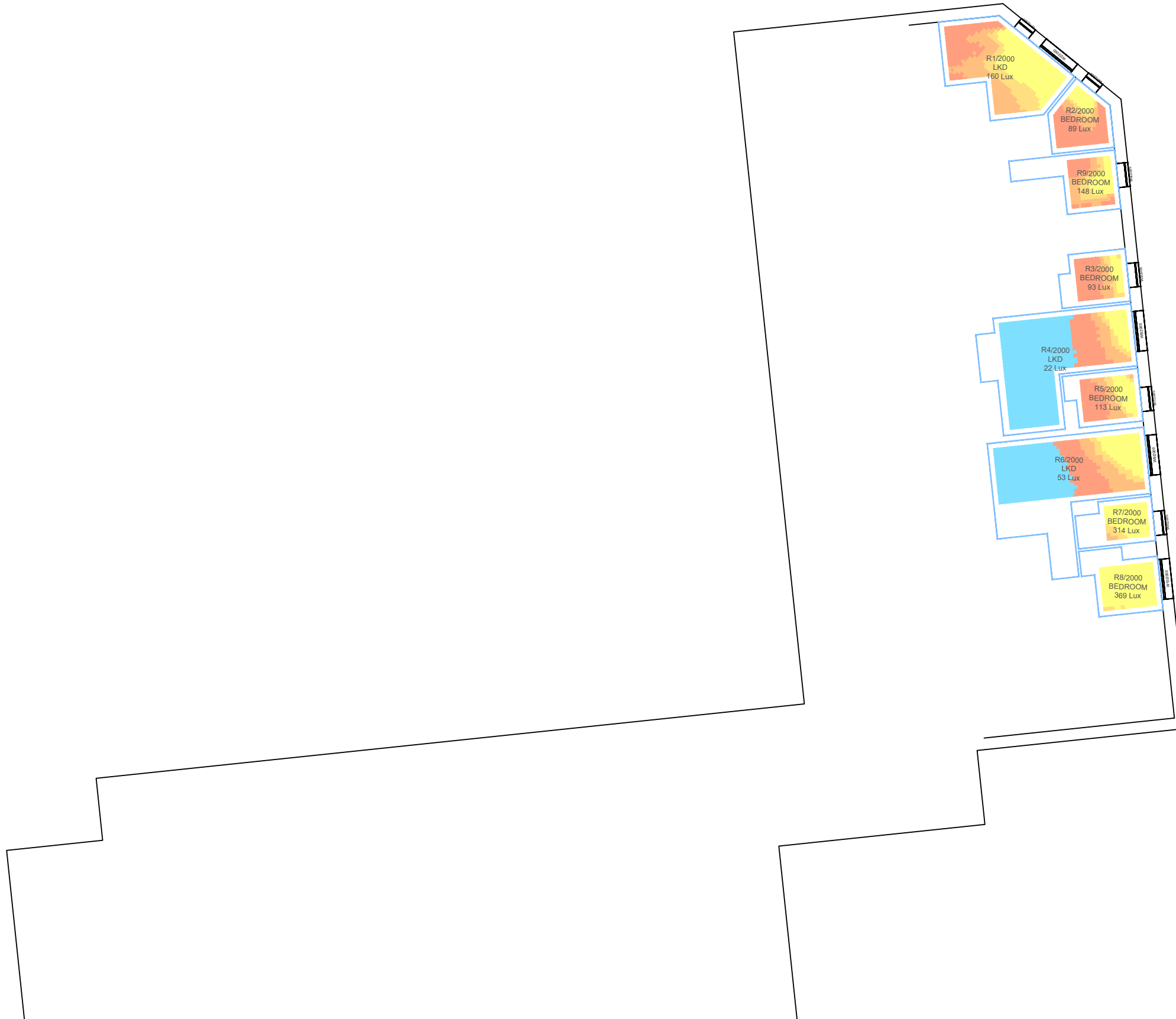
5 Summary

- 5.1 This report has considered the daylight and sunlight of the Eaton Court proposed accommodation, located within Reading Borough Council.
- 5.2 The assessments contained within this report have been undertaken in accordance with the Building Research Establishment report entitled 'Site layout planning for daylight and sunlight: A guide to good practice', more commonly known as "the BRE Guidelines".

Internal Daylight and Sunlight

- 5.3 The scheme has been designed to maximise the daylight levels within the main living areas whilst still providing each unit with a private external amenity space in the form of balconies. Whilst these features can lead to sub-optimal daylight levels within the rooms that are overhung by them, this should be considered against the considerable amenity benefits these areas bring the occupants of these spaces.
- 5.4 The results of the CBDM assessment show that 72% of assessed rooms will either meet or exceed their room classification target. The most challenged rooms are those with an inward facing orientation, although it is noted that all LKDs above ground floor benefit from private amenity in the form of balconies. The technical analysis further shows that whilst the rear of the affected rooms may not achieve the target, spaces at the front of the rooms far exceed the target values.
- 5.5 The results of the internal sunlight assessment that considers only the main habitable room (being an LKD) within each unit that falls within an orientation of 90 degrees due south, records a BRE compliance of 74%.
- 5.6 The results of both the internal daylight and sunlight assessments considered within this addendum report record an overall compliance improvement when compared to the proposed layouts considered within the January 2023 report.
- 5.7 In summary, the Proposed Development records acceptable internal light availability. When read in conjunction with the January 2023 report that considers the daylight and sunlight availability to the surrounding residential properties and sunlight availability to amenity spaces, the proposed Eaton Court scheme is considered acceptable and falls within the practical application of the BRE Guidelines.

Appendix 1: CBDM Drawings



Sources:
Point2Surveyors
Point Cloud Laser Scan
Site Photos

Squire and Partners
Planning Drawings Received 08/04/24
3D Model Received 18/01/23
17110-SQP-ZZ-ZZ-M3-Building_AOD3CA8B - 3D View - EXPORT-DWG.dwg

Key: Daylight Illuminance
(achieved for 50% of daylight hours)

■ <50 Lux	Median Illuminance (Lux) Levels shown for each room.
■ >50 Lux	
■ >100 Lux	Recommended Targets:
■ >150 Lux	Bedroom 100 Lux
■ >200 Lux	Living Room 150 Lux
	Kitchen 200 Lux

Project: Eaton Court Reading

Drawn By: KD	Scale: 1:250	Date: Apr 24
------------------------	------------------------	------------------------

Title: Climate Based Daylight Modelling (CBDM) Assessment
Median Illuminance (LUX) Levels

Proposed Scheme Received 08/04/24
Buildings 1&2
Ground Floor

Dwg No: P2854/CBDM/12	Rel: 08
--	--------------------------

Scheme Confirmed:
Squire and Partners

Date:
24/01/23





Sources:
Point2Surveyors
Point Cloud Laser Scan
Site Photos

Squire and Partners
Planning Drawings Received 08/04/24
3D Model Received 18/01/23
17110-SQP-ZZ-M3-Building_AOD3CA8B - 3D View - EXPORT-DWG.dwg

Key: Daylight Illuminance
(achieved for 50% of daylight hours)

<50 Lux	Median Illuminance (Lux) Levels shown for each room.
>50 Lux	
>100 Lux	Recommended Targets:
>150 Lux	Bedroom 100 Lux
>200 Lux	Living Room 150 Lux
	Kitchen 200 Lux

Project: Eaton Court Reading

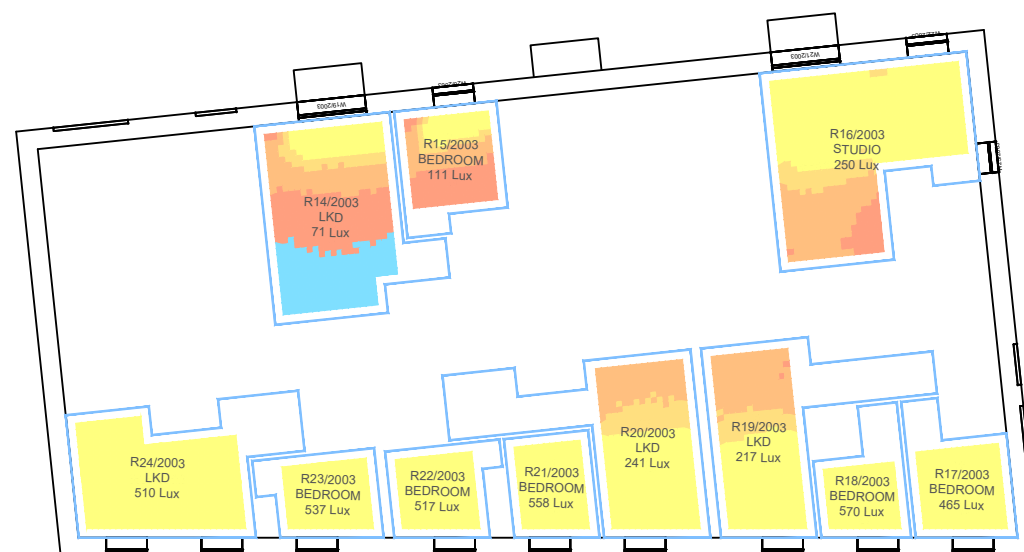
Scheme Confirmed: Squire and Partners	Date: 24/01/23	Drawn By: KD	Scale: 1:250	Date: Apr 24
---	--------------------------	------------------------	------------------------	------------------------

Title: Climate Based Daylight Modelling (CBDM) Assessment
Median Illuminance (LUX) Levels

Proposed Scheme Received 08/04/24
Buildings 1&2
First Floor

Dwg No: P2854/CBDM/13	Rel: 08
---------------------------------	-------------------





Sources:
Point2Surveyors
Point Cloud Laser Scan
Site Photos

Squire and Partners
Planning Drawings Received 08/04/24
3D Model Received 18/01/23
17110-SQP-ZZ-M3-Building_AOD3CA8B - 3D View - EXPORT-DWG.dwg

Key: Daylight Illuminance
(achieved for 50% of daylight hours)

	<50 Lux	Median Illuminance (Lux) Levels shown for each room. Recommended Targets: Bedroom 100 Lux Living Room 150 Lux Kitchen 200 Lux
	>50 Lux	
	>100 Lux	
	>150 Lux	
	>200 Lux	

Project: Eaton Court
Reading

Scheme Confirmed:
Squire and Partners

Date:
24/01/23

Drawn By:
KD

Scale:
1:250

Date:
Apr 24

Title: Climate Based Daylight Modelling (CBDM) Assessment
Median Illuminance (LUX) Levels

Proposed Scheme Received 08/04/24
Buildings 1&2
Third Floor

Dwg No:
P2854/CBDM/14

Rel:
08



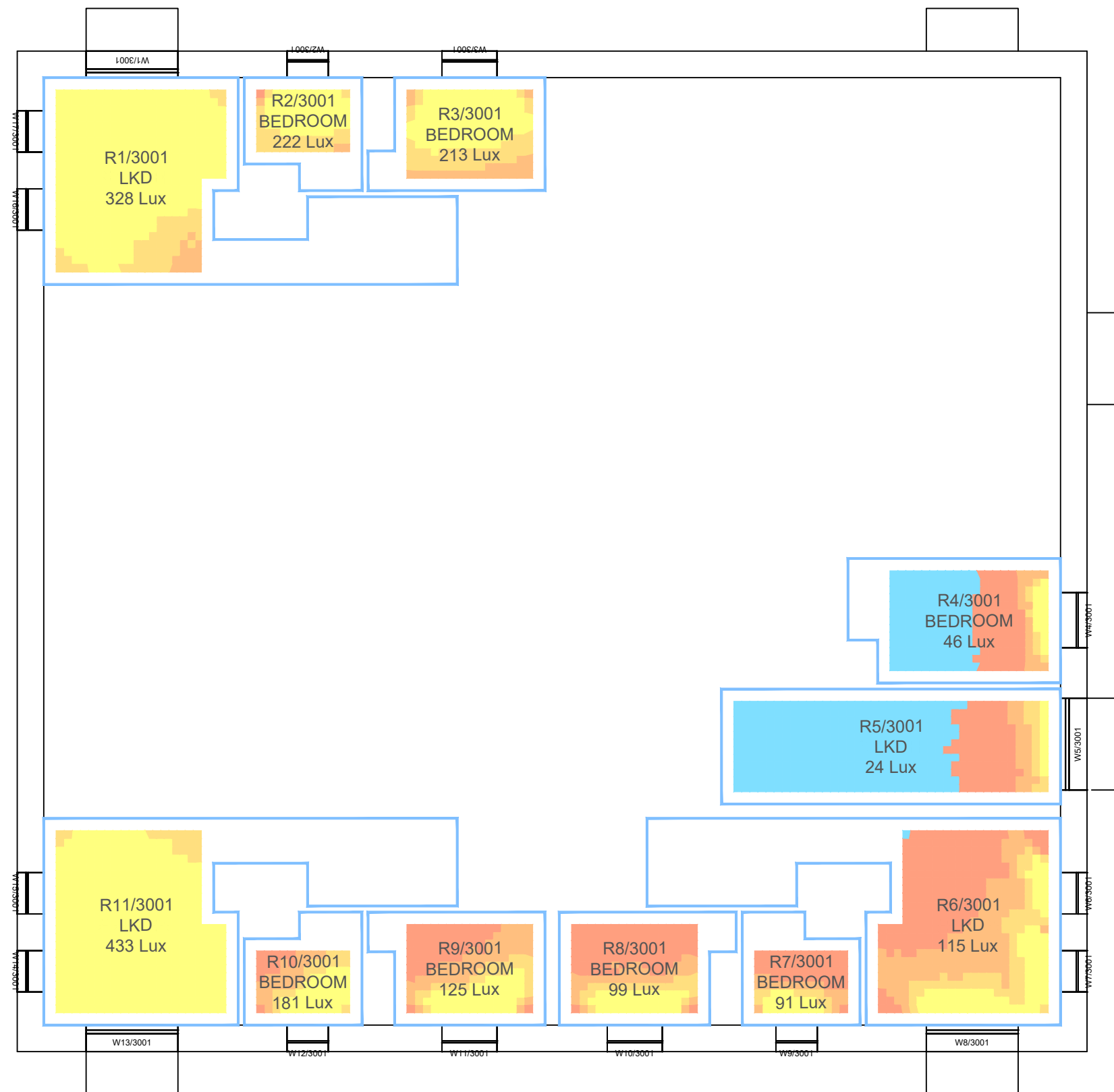


Fourth Floor Block 1

Fifth Floor Block 2

Sources: Point2Surveyors Point Cloud Laser Scan Site Photos Squire and Partners Planning Drawings Received 08/04/24 3D Model Received 18/01/23 17110-SQP-ZZ-ZZ-M3-Building_AOD3CA8B - 3D View - EXPORT-DWG.dwg		Key: Daylight Illuminance (achieved for 50% of daylight hours) <50 Lux >50 Lux >100 Lux >150 Lux >200 Lux Median Illuminance (Lux) Levels shown for each room. Recommended Targets: Bedroom 100 Lux Living Room 150 Lux Kitchen 200 Lux		Project: Eaton Court Reading		Title: Climate Based Daylight Modelling (CBDM) Assessment Median Illuminance (LUX) Levels Proposed Scheme Received 08/04/24 Buildings 1&2 Fourth & Fifth Floor	
Scheme Confirmed: Squire and Partners		Date: 24/01/23	Drawn By: KD	Scale: 1:250	Date: Apr 24	Dwg No: P2854/CBDM/15	Rel: 08





Sources:

Point2Surveyors
Point Cloud Laser Scan
Site Photos

Squire and Partners
Planning Drawings Received 08/04/24
3D Model Received 18/01/23
17110-SQP-ZZ-M3-Building_AOD3CA8B - 3D View - EXPORT-DWG.dwg

Key: Daylight Illuminance
(achieved for 50% of daylight hours)

<50 Lux
>50 Lux
>100 Lux
>150 Lux
>200 Lux

Median Illuminance (Lux) Levels
shown for each room.

Recommended Targets:
Bedroom 100 Lux
Living Room 150 Lux
Kitchen 200 Lux

Project: Eaton Court
Reading

Title: Climate Based Daylight Modelling (CBDM) Assessment
Median Illuminance (LUX) Levels

Proposed Scheme Received 08/04/24
Building 3
First Floor

Scheme Confirmed:
Squire and Partners

Date:
24/01/23

Drawn By:
KD

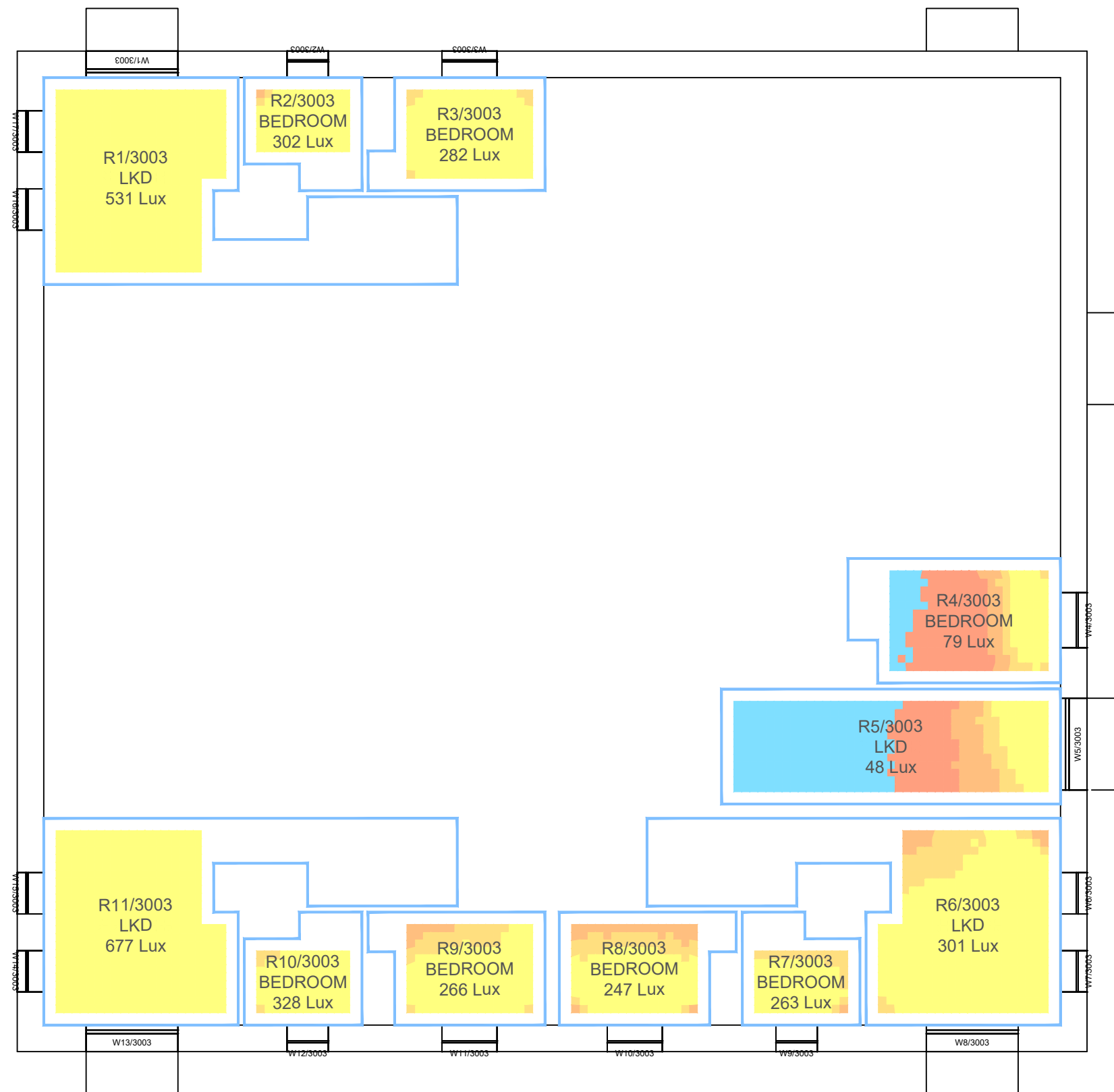
Scale:
1:125

Date:
Apr 24

Dwg No:
P2854/CBDM/16

Rel:
08





Sources:
Point2Surveyors
Point Cloud Laser Scan
Site Photos

Squire and Partners
Planning Drawings Received 08/04/24
3D Model Received 18/01/23
17110-SQP-ZZ-ZZ-M3-Building_AOD3CA8B - 3D View - EXPORT-DWG.dwg

Key: Daylight Illuminance
(achieved for 50% of daylight hours)

■ <50 Lux	Median Illuminance (Lux) Levels shown for each room.
■ >50 Lux	
■ >100 Lux	Recommended Targets:
■ >150 Lux	Bedroom 100 Lux
■ >200 Lux	Living Room 150 Lux
	Kitchen 200 Lux

Project: Eaton Court Reading

Drawn By: KD	Scale: 1:125	Date: Apr 24
------------------------	------------------------	------------------------

Title: Climate Based Daylight Modelling (CBDM) Assessment
Median Illuminance (LUX) Levels

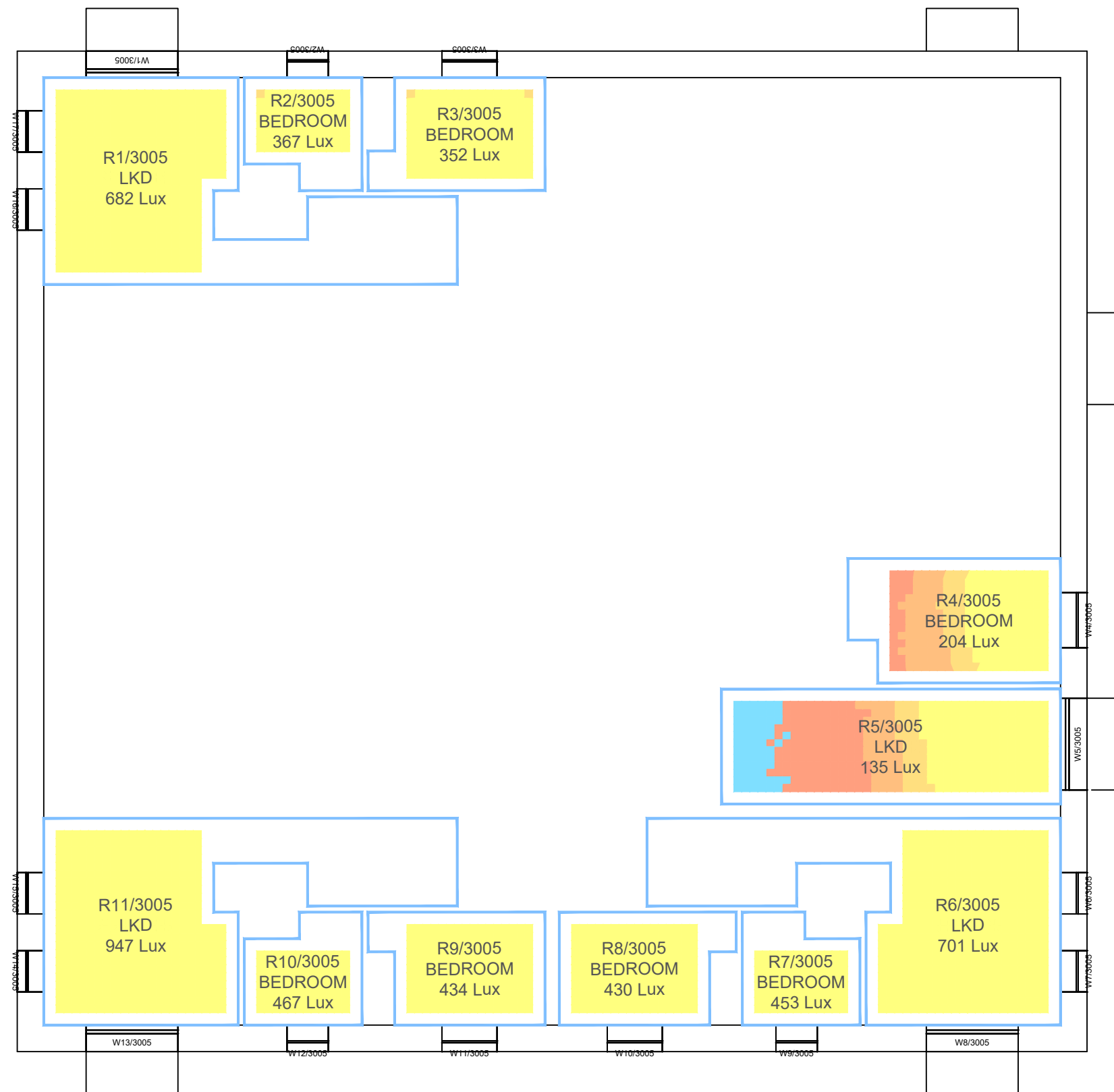
Proposed Scheme Received 08/04/24
Building 3
Third Floor

Dwg No: P2854/CBDM/17	Rel: 08
---------------------------------	-------------------

Scheme Confirmed:
Squire and Partners

Date:
24/01/23





Sources:
Point2Surveyors
Point Cloud Laser Scan
Site Photos

Squire and Partners
Planning Drawings Received 08/04/24
3D Model Received 18/01/23
17110-SQP-ZZ-M3-Building_AOD3CA8B - 3D View - EXPORT-DWG.dwg

Key: Daylight Illuminance
(achieved for 50% of daylight hours)

	<50 Lux	Median Illuminance (Lux) Levels shown for each room. Recommended Targets: Bedroom 100 Lux Living Room 150 Lux Kitchen 200 Lux
	>50 Lux	
	>100 Lux	
	>150 Lux	
	>200 Lux	

Project: Eaton Court
Reading

Drawn By:	Scale:	Date:
KD	1:125	Apr 24

Title: Climate Based Daylight Modelling (CBDM) Assessment
Median Illuminance (LUX) Levels

Proposed Scheme Received 08/04/24
Building 3
Fifth Floor

Dwg No:	Rel:
P2854/CBDM/18	08

Scheme Confirmed:
Squire and Partners

Date:
24/01/23



Appendix 2: Sunlight Exposure Results



SUNLIGHT EXPOSURE ANALYSIS

EATON COURT, READING
INTERNAL PROPOSED SCHEME DATED 08/04/24

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
------	------	----------	--------	-------------	------	---------------------------

UNKNOWN ADDRESS 2

None

R1/2000	LKD				21-Mar	0.0
			W1/2000	Northerly	21-Mar	0.0
			W2/2000	Northerly	21-Mar	0.0
R2/2000	BEDROOM				21-Mar	0.0
			W3/2000	Northerly	21-Mar	0.0
R3/2000	BEDROOM				18-Mar	0.1
			W5/2000	Westerly	18-Mar	0.1
R4/2000	LKD				19-Feb	1.7
			W6/2000	Westerly	19-Feb	1.7
R5/2000	BEDROOM				07-Mar	1.4
			W7/2000	Westerly	07-Mar	1.4
R6/2000	LKD				19-Mar	3.1
			W8/2000	Westerly	19-Mar	3.1
R7/2000	BEDROOM				21-Mar	2.3
			W9/2000	Westerly	21-Mar	2.3
R8/2000	BEDROOM				21-Mar	3.3
			W10/2000	Westerly	21-Mar	3.3
R9/2000	BEDROOM				21-Mar	0.0
			W4/2000	Westerly	21-Mar	0.0
R1/2001	LKD				21-Mar	0.0
			W1/2001	Northerly	21-Mar	0.0



SUNLIGHT EXPOSURE ANALYSIS

EATON COURT, READING
INTERNAL PROPOSED SCHEME DATED 08/04/24

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
			W2/2001	Northerly	21-Mar	0.0
			W3/2001	Northerly	21-Mar	0.0
R2/2001	BEDROOM				21-Mar	0.1
			W4/2001	Westerly	21-Mar	0.1
R3/2001	BEDROOM				21-Mar	0.1
			W5/2001	Westerly	21-Mar	0.1
R4/2001	BEDROOM				21-Mar	0.1
			W6/2001	Westerly	21-Mar	0.1
R5/2001	LKD				19-Feb	1.7
			W7/2001	Westerly	19-Feb	1.7
R6/2001	STUDIO				21-Mar	2.6
			W9/2001	Westerly	21-Mar	2.6
			W8/2001	Westerly	21-Mar	2.6
R7/2001	BEDROOM				02-Feb	6.4
			W10/2001	Southerly	02-Feb	6.4
R8/2001	BEDROOM				02-Feb	6.4
			W11/2001	Southerly	02-Feb	6.4
R9/2001	LKD				02-Feb	6.4
			W12/2001	Southerly	02-Feb	6.4
R10/2001	BEDROOM				02-Feb	6.4
			W13/2001	Southerly	02-Feb	6.4
R11/2001	LKD				02-Feb	6.4
			W14/2001	Southerly	02-Feb	6.4



SUNLIGHT EXPOSURE ANALYSIS

EATON COURT, READING
INTERNAL PROPOSED SCHEME DATED 08/04/24

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
			W15/2001	Southerly	02-Feb	6.4
	R12/2001	LKD			21-Mar	0.0
			W16/2001	Northerly	21-Mar	0.0
	R13/2001	BEDROOM			21-Mar	0.0
			W17/2001	Northerly	21-Mar	0.0
	R14/2001	LKD			21-Mar	0.0
			W18/2001	Northerly	21-Mar	0.0
	R15/2001	BEDROOM			21-Mar	0.0
			W19/2001	Northerly	21-Mar	0.0
	R16/2001	STUDIO			21-Mar	0.8
			W21/2001	Westerly	21-Mar	0.8
			W20/2001	Westerly	21-Mar	0.3
	R17/2001	LKD			21-Mar	2.2
			W22/2001	Westerly	21-Mar	2.2
	R18/2001	BEDROOM			21-Mar	2.5
			W23/2001	Westerly	21-Mar	2.5
	R19/2001	LKD			21-Mar	2.5
			W24/2001	Westerly	21-Mar	2.5
	R20/2001	BEDROOM			14-Mar	1.0
			W25/2001	Westerly	14-Mar	1.0
	R1/2003	LKD			21-Mar	0.0
			W2/2003	Northerly	21-Mar	0.0
			W1/2003	Northerly	21-Mar	0.0



SUNLIGHT EXPOSURE ANALYSIS

EATON COURT, READING
INTERNAL PROPOSED SCHEME DATED 08/04/24

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
R2/2003	BEDROOM				21-Mar	0.0
			W3/2003	Northerly	21-Mar	0.0
R3/2003	LKD				21-Mar	0.0
			W4/2003	Northerly	21-Mar	0.0
			W5/2003	Northerly	21-Mar	0.0
			W6/2003	Northerly	21-Mar	0.0
R4/2003	BEDROOM				27-Feb	0.8
			W7/2003	Westerly	27-Feb	0.8
R5/2003	BEDROOM				17-Mar	1.5
			W8/2003	Westerly	17-Mar	1.5
R6/2003	BEDROOM				21-Mar	1.8
			W9/2003	Westerly	21-Mar	1.8
R7/2003	LKD				21-Mar	2.7
			W10/2003	Westerly	21-Mar	2.7
R8/2003	STUDIO				21-Mar	3.9
			W12/2003	Westerly	21-Mar	3.9
			W11/2003	Westerly	21-Mar	3.0
R9/2003	STUDIO				21-Mar	4.5
			W14/2003	Westerly	21-Mar	4.5
			W13/2003	Westerly	21-Mar	2.3
R10/2003	LKD				21-Mar	4.3
			W15/2003	Westerly	21-Mar	4.3
R11/2003	BEDROOM				13-Mar	2.9



SUNLIGHT EXPOSURE ANALYSIS

EATON COURT, READING
INTERNAL PROPOSED SCHEME DATED 08/04/24

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
			W16/2003	Westerly	13-Mar	2.9
	R12/2003	LKD			25-Feb	2.8
			W17/2003	Westerly	25-Feb	2.8
	R13/2003	BEDROOM			23-Feb	1.1
			W18/2003	Westerly	23-Feb	1.1
	R14/2003	LKD			21-Mar	0.0
			W19/2003	Northerly	21-Mar	0.0
	R15/2003	BEDROOM			21-Mar	0.0
			W20/2003	Northerly	21-Mar	0.0
	R16/2003	STUDIO			21-Mar	2.4
			W23/2003	Westerly	21-Mar	2.4
			W21/2003	Northerly	21-Mar	0.0
			W22/2003	Northerly	21-Mar	0.0
	R17/2003	BEDROOM			02-Feb	6.4
			W24/2003	Southerly	02-Feb	6.4
	R18/2003	BEDROOM			02-Feb	6.4
			W25/2003	Southerly	02-Feb	6.4
	R19/2003	LKD			02-Feb	6.4
			W26/2003	Southerly	02-Feb	6.4
	R20/2003	LKD			02-Feb	6.4
			W27/2003	Southerly	02-Feb	6.4
	R21/2003	BEDROOM			02-Feb	6.4
			W28/2003	Southerly	02-Feb	6.4



SUNLIGHT EXPOSURE ANALYSIS

EATON COURT, READING
INTERNAL PROPOSED SCHEME DATED 08/04/24

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
R22/2003	BEDROOM				02-Feb	6.4
			W29/2003	Southerly	02-Feb	6.4
R23/2003	BEDROOM				02-Feb	6.4
			W30/2003	Southerly	02-Feb	6.4
R24/2003	LKD				02-Feb	6.4
			W31/2003	Southerly	02-Feb	6.4
			W32/2003	Southerly	02-Feb	6.4
R1/2004	BEDROOM				21-Mar	0.0
			W1/2004	Northerly	21-Mar	0.0
R2/2004	BEDROOM				21-Mar	0.0
			W2/2004	Northerly	21-Mar	0.0
R3/2004	BEDROOM				02-Feb	6.4
			W3/2004	Southerly	02-Feb	6.4
R1/2005	LKD				21-Mar	2.6
			W17/2005	Westerly	21-Mar	1.8
			W18/2005	Westerly	21-Mar	2.6
			W1/2005	Northerly	21-Mar	0.0
			W2/2005	Northerly	21-Mar	0.0
R2/2005	LKD				21-Mar	0.0
			W3/2005	Northerly	21-Mar	0.0
			W4/2005	Northerly	21-Mar	0.0
R3/2005	BEDROOM				21-Mar	0.0
			W5/2005	Northerly	21-Mar	0.0



SUNLIGHT EXPOSURE ANALYSIS

EATON COURT, READING
INTERNAL PROPOSED SCHEME DATED 08/04/24

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
	R4/2005	LKD			21-Mar	0.0
			W6/2005	Northerly	21-Mar	0.0
			W7/2005	Northerly	21-Mar	0.0
			W8/2005	Northerly	21-Mar	0.0
	R5/2005	BEDROOM			21-Mar	1.2
			W9/2005	Westerly	21-Mar	1.2
	R6/2005	BEDROOM			06-Mar	1.6
			W10/2005	Westerly	06-Mar	1.6
	R7/2005	BEDROOM			08-Mar	2.2
			W11/2005	Westerly	08-Mar	2.2
	R8/2005	LKD			18-Mar	3.7
			W12/2005	Westerly	18-Mar	3.7
	R9/2005	LKD			21-Mar	2.9
			W13/2005	Westerly	21-Mar	2.9
	R10/2005	BEDROOM			21-Mar	1.8
			W14/2005	Westerly	21-Mar	1.8
	R11/2005	BEDROOM			21-Mar	1.8
			W15/2005	Westerly	21-Mar	1.8
	R12/2005	BEDROOM			21-Mar	1.8
			W16/2005	Westerly	21-Mar	1.8
	R1/3001	LKD			21-Mar	2.7
			W1/3001	Northerly	21-Mar	0.0
			W16/3001	Westerly	21-Mar	2.7
			W17/3001	Westerly	21-Mar	1.8



SUNLIGHT EXPOSURE ANALYSIS

EATON COURT, READING
INTERNAL PROPOSED SCHEME DATED 08/04/24

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
	R2/3001	BEDROOM			21-Mar	0.0
			W2/3001	Northerly	21-Mar	0.0
	R3/3001	BEDROOM			21-Mar	0.0
			W3/3001	Northerly	21-Mar	0.0
	R4/3001	BEDROOM			21-Mar	0.0
			W4/3001	Westerly	21-Mar	0.0
	R5/3001	LKD			21-Mar	1.0
			W5/3001	Westerly	21-Mar	1.0
	R6/3001	LKD			21-Mar	3.0
			W8/3001	Southerly	21-Mar	3.0
			W6/3001	Westerly	21-Mar	0.0
			W7/3001	Westerly	21-Mar	0.0
	R7/3001	BEDROOM			21-Mar	0.6
			W9/3001	Southerly	21-Mar	0.6
	R8/3001	BEDROOM			21-Mar	0.9
			W10/3001	Southerly	21-Mar	0.9
	R9/3001	BEDROOM			21-Feb	1.6
			W11/3001	Southerly	21-Feb	1.6
	R10/3001	BEDROOM			03-Feb	2.1
			W12/3001	Southerly	03-Feb	2.1
	R11/3001	LKD			21-Mar	5.4
			W13/3001	Southerly	21-Mar	3.8
			W14/3001	Westerly	21-Mar	2.2



SUNLIGHT EXPOSURE ANALYSIS

EATON COURT, READING
INTERNAL PROPOSED SCHEME DATED 08/04/24

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
			W15/3001	Westerly	21-Mar	2.2
	R1/3003	LKD			21-Mar	3.5
			W1/3003	Northerly	21-Mar	0.0
			W16/3003	Westerly	21-Mar	3.5
			W17/3003	Westerly	21-Mar	3.4
	R2/3003	BEDROOM			21-Mar	0.0
			W2/3003	Northerly	21-Mar	0.0
	R3/3003	BEDROOM			21-Mar	0.0
			W3/3003	Northerly	21-Mar	0.0
	R4/3003	BEDROOM			19-Mar	0.7
			W4/3003	Westerly	19-Mar	0.7
	R5/3003	LKD			21-Mar	1.6
			W5/3003	Westerly	21-Mar	1.6
	R6/3003	LKD			16-Mar	7.8
			W8/3003	Southerly	16-Mar	7.4
			W6/3003	Westerly	16-Mar	0.8
			W7/3003	Westerly	16-Mar	1.1
	R7/3003	BEDROOM			10-Mar	4.5
			W9/3003	Southerly	10-Mar	4.5
	R8/3003	BEDROOM			10-Mar	5.6
			W10/3003	Southerly	10-Mar	5.6
	R9/3003	BEDROOM			10-Mar	5.6
			W11/3003	Southerly	10-Mar	5.6



SUNLIGHT EXPOSURE ANALYSIS

EATON COURT, READING
INTERNAL PROPOSED SCHEME DATED 08/04/24

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
R10/3003	BEDROOM				14-Mar	4.4
			W12/3003	Southerly	14-Mar	4.4
R11/3003	LKD				21-Mar	9.8
			W13/3003	Southerly	21-Mar	7.2
			W14/3003	Westerly	21-Mar	3.0
			W15/3003	Westerly	21-Mar	3.2
R1/3005	LKD				21-Mar	3.5
			W1/3005	Northerly	21-Mar	0.0
			W16/3005	Westerly	21-Mar	3.5
			W17/3005	Westerly	21-Mar	3.5
R2/3005	BEDROOM				21-Mar	0.0
			W2/3005	Northerly	21-Mar	0.0
R3/3005	BEDROOM				21-Mar	0.0
			W3/3005	Northerly	21-Mar	0.0
R4/3005	BEDROOM				07-Mar	1.5
			W4/3005	Westerly	07-Mar	1.5
R5/3005	LKD				14-Mar	3.3
			W5/3005	Westerly	14-Mar	3.3
R6/3005	LKD				20-Mar	8.8
			W8/3005	Southerly	20-Mar	7.3
			W6/3005	Westerly	20-Mar	2.2
			W7/3005	Westerly	20-Mar	1.9
R7/3005	BEDROOM				02-Feb	5.3
			W9/3005	Southerly	02-Feb	5.3



SUNLIGHT EXPOSURE ANALYSIS

EATON COURT, READING
INTERNAL PROPOSED SCHEME DATED 08/04/24

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
	R8/3005	BEDROOM			01-Feb	6.5
			W10/3005	Southerly	01-Feb	6.5
	R9/3005	BEDROOM			01-Feb	6.5
			W11/3005	Southerly	01-Feb	6.5
	R10/3005	BEDROOM			02-Feb	5.3
			W12/3005	Southerly	02-Feb	5.3
	R11/3005	LKD			21-Mar	10.2
			W13/3005	Southerly	21-Mar	7.2
			W14/3005	Westerly	21-Mar	3.5
			W15/3005	Westerly	21-Mar	3.5

