

Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

10th October 2024



17 SLINGSBY PLACE
LONDON | WC2E 9AB

Dear Sirs,

RE: UPDATE ON REVISED MASSING PROPOSAL – HEXBOX DEVELOPMENT – DAYLIGHT AND SUNLIGHT IMPACT REGARDING THE HEXBOX (HEXAGON) DEVELOPMENT

We are instructed to provide a report on the potential daylight and sunlight effects that may occur to the surrounding residential properties as a result of the Section 73 application for the Proposed Development of The HexBox site (also known as Hexagon) in Reading (the 'Revised Application').

This report provides an update on the daylight and sunlight impacts as outlined in our November 2023 report (the 'Consented Massing Report') which was submitted as part of the approved application (Application ref: PL/24/0063).

The planning policy, guidance and methodology set out in the Consented Massing Report are still valid and relevant and have, therefore, not been updated here.

As set out in the Consented Massing Report the only building likely to be notably affected by the Proposed Development is the student residential property immediately on the northern boundary known as Queens Court. The overall Revised Application massing is smaller than the consented massing and the impacts to Queens Court are therefore reduced.

The results of the Vertical Sky Component (VSC) assessment for the consented massing showed that of the 212 windows assessed all but 25 windows met the BRE recommended criteria. For the Revised Application massing, the VSC results show that all but 17 windows will meet the BRE recommended criteria. The overall impact of the Revised Application massing on Queens Court is therefore smaller than the consented massing.

When considering the sunlight impacts using the Annual Probable Sunlight Hours (APSH) test, of the 135 rooms assessed for daylight, 127 rooms have a site-facing window which is orientated within 90 degrees of due south. The results of the APSH assessment for the consented massing indicated that 12 rooms would not meet the BRE guidelines. For the Revised Application massing, the APSH results show that all but 8 rooms will meet the BRE recommended criteria. The overall impact of the Revised Application massing on Queens Court is, therefore, again smaller than the consented massing.

Where the daylight and sunlight impacts are beyond the BRE guidelines the reasoning as to why these effects can be considered acceptable is as set out in the Consented Massing Report. However, in addition, on the basis that the impacts of the consented massing were deemed to be acceptable and the effects from the Revised Application massing are smaller, we can conclude that the effects from the Revised Application massing can also be acceptable.

Enclosed with this report are the revised VSC, APSH and No-Sky Line results for the Revised Application massing. The window map drawings showing the location of each window against the tabular results can be found at Appendix 2 of the Consented Massing Report.

Yours faithfully

Andrew Cartmell

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DAYLIGHT ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
Queens Court, 15 Queens Walk						
R1/12	STUDIO	W1/12	32.09	31.34	0.75	2.34
R2/12	STUDIO	W2/12	32.41	31.23	1.18	3.64
R3/12	BEDROOM	W3/12	32.68	30.21	2.47	7.56
R4/12	KITCHEN	W4/12	32.78	29.54	3.24	9.88
R5/12	BEDROOM	W5/12	32.77	28.17	4.60	14.04
R6/12	STUDIO	W6/12	32.75	26.10	6.65	20.31
R7/12	STUDIO	W7/12	32.75	19.60	13.15	40.15
R8/12	STUDIO	W8/12	32.67	17.30	15.37	47.05
R9/12	BEDROOM	W9/12	32.47	15.28	17.19	52.94
R9/12	BEDROOM	W10/12	32.47	15.05	17.42	53.65
R10/12	KITCHEN	W11/12	32.40	14.31	18.09	55.83
R11/12	BEDROOM	W12/12	32.23	13.09	19.14	59.39
R12/12	STUDIO	W13/12	31.68	11.52	20.16	63.64
R13/12	BEDROOM	W14/12	31.02	10.74	20.28	65.38
R14/12	BEDROOM	W15/12	30.06	10.46	19.60	65.20
R16/12	LKD	W18/12	16.99	10.94	6.05	35.61
R16/12	LKD	W19/12	17.82	10.61	7.21	40.46
R17/12	STUDIO	W20/12	19.00	8.90	10.10	53.16
R17/12	STUDIO	W21/12	19.51	8.05	11.46	58.74
R17/12	STUDIO	W22/12	33.73	31.87	1.86	5.51
R19/12	BEDROOM	W25/12	35.28	34.84	0.44	1.25
R19/12	BEDROOM	W26/12	36.26	36.26	0.00	0.00
R1/13	STUDIO	W1/13	35.05	34.90	0.15	0.43
R2/13	STUDIO	W2/13	35.26	35.05	0.21	0.60



DAYLIGHT ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/13	BEDROOM	W3/13	35.45	35.10	0.35	0.99
R4/13	KITCHEN	W4/13	35.53	35.14	0.39	1.10
R5/13	BEDROOM	W5/13	35.50	35.01	0.49	1.38
R6/13	STUDIO	W6/13	35.49	34.87	0.62	1.75
R7/13	STUDIO	W7/13	35.50	34.14	1.36	3.83
R8/13	STUDIO	W8/13	35.44	33.40	2.04	5.76
R9/13	BEDROOM	W9/13	35.25	31.58	3.67	10.41
R9/13	BEDROOM	W10/13	35.25	31.25	4.00	11.35
R10/13	KITCHEN	W11/13	35.16	30.30	4.86	13.82
R11/13	BEDROOM	W12/13	34.99	28.53	6.46	18.46
R12/13	STUDIO	W13/13	34.40	25.46	8.94	25.99
R13/13	BEDROOM	W14/13	33.67	24.18	9.49	28.19
R14/13	BEDROOM	W15/13	32.59	23.48	9.11	27.95
R16/13	LKD	W18/13	18.11	16.24	1.87	10.33
R16/13	LKD	W19/13	19.20	16.84	2.36	12.29
R17/13	STUDIO	W20/13	20.61	17.09	3.52	17.08
R17/13	STUDIO	W21/13	21.26	17.39	3.87	18.20
R17/13	STUDIO	W22/13	36.38	35.94	0.44	1.21
R19/13	BEDROOM	W25/13	37.26	37.14	0.12	0.32
R19/13	BEDROOM	W26/13	37.70	37.70	0.00	0.00
R1/14	STUDIO	W1/14	37.57	37.52	0.05	0.13
R2/14	STUDIO	W2/14	37.65	37.59	0.06	0.16
R3/14	BEDROOM	W3/14	37.71	37.62	0.09	0.24
R4/14	KITCHEN	W4/14	37.76	37.67	0.09	0.24
R5/14	BEDROOM	W5/14	37.73	37.63	0.10	0.27



DAYLIGHT ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R6/14	STUDIO	W6/14	37.72	37.59	0.13	0.34
R7/14	STUDIO	W7/14	37.73	37.53	0.20	0.53
R8/14	STUDIO	W8/14	37.69	37.43	0.26	0.69
R9/14	BEDROOM	W9/14	37.51	37.10	0.41	1.09
R9/14	BEDROOM	W10/14	37.49	37.05	0.44	1.17
R10/14	KITCHEN	W11/14	37.40	36.93	0.47	1.26
R11/14	BEDROOM	W12/14	37.24	36.70	0.54	1.45
R12/14	STUDIO	W13/14	36.63	36.07	0.56	1.53
R13/14	BEDROOM	W14/14	35.86	35.36	0.50	1.39
R14/14	BEDROOM	W15/14	34.68	34.23	0.45	1.30
R16/14	LKD	W18/14	19.02	18.79	0.23	1.21
R16/14	LKD	W19/14	20.37	20.11	0.26	1.28
R17/14	STUDIO	W20/14	22.14	21.76	0.38	1.72
R17/14	STUDIO	W21/14	22.91	22.52	0.39	1.70
R17/14	STUDIO	W22/14	38.45	38.35	0.10	0.26
R19/14	BEDROOM	W25/14	38.66	38.65	0.01	0.03
R19/14	BEDROOM	W26/14	38.79	38.79	0.00	0.00
R1/15	STUDIO	W1/15	38.65	38.65	0.00	0.00
R2/15	STUDIO	W2/15	38.64	38.64	0.00	0.00
R3/15	BEDROOM	W3/15	38.62	38.62	0.00	0.00
R4/15	KITCHEN	W4/15	38.59	38.59	0.00	0.00
R5/15	BEDROOM	W5/15	38.60	38.60	0.00	0.00
R6/15	STUDIO	W6/15	38.56	38.56	0.00	0.00
R7/15	STUDIO	W7/15	38.52	38.52	0.00	0.00
R8/15	STUDIO	W8/15	38.45	38.45	0.00	0.00



DAYLIGHT ANALYSIS

Hexbox, Reading
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R9/15	BEDROOM	W9/15	38.26	38.26	0.00	0.00
R9/15	BEDROOM	W10/15	38.18	38.18	0.00	0.00
R10/15	KITCHEN	W11/15	38.07	38.07	0.00	0.00
R11/15	BEDROOM	W12/15	37.96	37.96	0.00	0.00
R12/15	STUDIO	W13/15	37.33	37.33	0.00	0.00
R13/15	BEDROOM	W14/15	36.57	36.57	0.00	0.00
R14/15	BEDROOM	W15/15	35.34	35.34	0.00	0.00
R16/15	LKD	W18/15	19.21	19.21	0.00	0.00
R16/15	LKD	W19/15	20.93	20.93	0.00	0.00
R17/15	STUDIO	W20/15	23.04	23.04	0.00	0.00
R17/15	STUDIO	W21/15	23.93	23.93	0.00	0.00
R17/15	STUDIO	W22/15	38.85	38.85	0.00	0.00
R19/15	BEDROOM	W25/15	38.90	38.90	0.00	0.00
R19/15	BEDROOM	W26/15	39.07	39.07	0.00	0.00
R1/16	STUDIO	W1/16	35.23	35.23	0.00	0.00
R2/16	STUDIO	W2/16	35.22	35.22	0.00	0.00
R3/16	BEDROOM	W3/16	35.32	35.32	0.00	0.00
R4/16	KITCHEN	W4/16	34.78	34.78	0.00	0.00
R5/16	BEDROOM	W5/16	35.30	35.30	0.00	0.00
R6/16	STUDIO	W6/16	35.28	35.28	0.00	0.00
R7/16	STUDIO	W7/16	35.12	35.12	0.00	0.00
R8/16	STUDIO	W8/16	35.08	35.08	0.00	0.00
R9/16	BEDROOM	W9/16	35.04	35.04	0.00	0.00
R9/16	BEDROOM	W10/16	34.48	34.48	0.00	0.00
R10/16	KITCHEN	W11/16	34.41	34.41	0.00	0.00
R11/16	BEDROOM	W12/16	34.84	34.84	0.00	0.00



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Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R12/16	STUDIO	W13/16	34.23	34.23	0.00	0.00
R13/16	BEDROOM	W14/16	33.61	33.61	0.00	0.00
R14/16	BEDROOM	W15/16	32.59	32.59	0.00	0.00
R16/16	LKD	W18/16	16.91	16.91	0.00	0.00
R16/16	LKD	W19/16	19.35	19.35	0.00	0.00
R17/16	STUDIO	W20/16	21.57	21.57	0.00	0.00
R17/16	STUDIO	W21/16	22.11	22.11	0.00	0.00
R17/16	STUDIO	W22/16	34.85	34.85	0.00	0.00
R19/16	BEDROOM	W24/16	34.48	34.48	0.00	0.00
R19/16	BEDROOM	W25/16	35.69	35.69	0.00	0.00
R1/17	STUDIO	W1/17	39.28	39.28	0.00	0.00
R2/17	STUDIO	W2/17	39.28	39.28	0.00	0.00
R3/17	BEDROOM	W3/17	39.25	39.25	0.00	0.00
R4/17	KITCHEN	W4/17	39.21	39.21	0.00	0.00
R5/17	BEDROOM	W5/17	39.23	39.23	0.00	0.00
R6/17	STUDIO	W6/17	39.21	39.21	0.00	0.00
R7/17	STUDIO	W7/17	39.18	39.18	0.00	0.00
R8/17	STUDIO	W8/17	39.15	39.15	0.00	0.00
R9/17	BEDROOM	W9/17	39.01	39.01	0.00	0.00
R9/17	BEDROOM	W10/17	38.94	38.94	0.00	0.00
R10/17	KITCHEN	W11/17	38.87	38.87	0.00	0.00
R11/17	BEDROOM	W12/17	38.80	38.80	0.00	0.00
R12/17	STUDIO	W13/17	38.35	38.35	0.00	0.00
R13/17	BEDROOM	W14/17	37.73	37.73	0.00	0.00
R14/17	BEDROOM	W15/17	36.66	36.66	0.00	0.00



DAYLIGHT ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R16/17	LKD	W18/17	20.63	20.63	0.00	0.00
R16/17	LKD	W19/17	22.27	22.27	0.00	0.00
R17/17	STUDIO	W20/17	25.70	25.70	0.00	0.00
R17/17	STUDIO	W21/17	27.09	27.09	0.00	0.00
R17/17	STUDIO	W22/17	39.30	39.30	0.00	0.00
R19/17	BEDROOM	W25/17	39.31	39.31	0.00	0.00
R19/17	BEDROOM	W26/17	39.59	39.59	0.00	0.00
R2/18	LKD	W5/18	39.59	39.59	0.00	0.00
R2/18	LKD	W6/18	39.60	39.60	0.00	0.00
R2/18	LKD	W7/18	39.58	39.58	0.00	0.00
R2/18	LKD	W8/18	39.59	39.59	0.00	0.00
R3/18	BEDROOM	W9/18	39.58	39.58	0.00	0.00
R3/18	BEDROOM	W10/18	39.59	39.59	0.00	0.00
R4/18	BEDROOM	W11/18	39.57	39.57	0.00	0.00
R4/18	BEDROOM	W12/18	39.58	39.58	0.00	0.00
R5/18	BEDROOM	W13/18	39.55	39.55	0.00	0.00
R5/18	BEDROOM	W14/18	39.57	39.57	0.00	0.00
R6/18	BEDROOM	W15/18	39.52	39.52	0.00	0.00
R6/18	BEDROOM	W16/18	39.54	39.54	0.00	0.00
R7/18	BEDROOM	W17/18	39.49	39.49	0.00	0.00
R7/18	BEDROOM	W18/18	39.51	39.51	0.00	0.00
R8/18	BEDROOM	W19/18	39.46	39.46	0.00	0.00
R8/18	BEDROOM	W20/18	39.49	39.49	0.00	0.00
R9/18	BEDROOM	W21/18	39.39	39.39	0.00	0.00
R9/18	BEDROOM	W22/18	39.43	39.43	0.00	0.00
R10/18	BEDROOM	W23/18	39.20	39.20	0.00	0.00
R10/18	BEDROOM	W24/18	39.27	39.27	0.00	0.00
R11/18	BEDROOM	W25/18	38.98	38.98	0.00	0.00
R11/18	BEDROOM	W26/18	39.08	39.08	0.00	0.00
R12/18	KD	W27/18	38.29	38.29	0.00	0.00
R12/18	KD	W28/18	38.49	38.49	0.00	0.00



DAYLIGHT ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R13/18	BEDROOM	W29/18	37.39	37.39	0.00	0.00
R13/18	BEDROOM	W30/18	37.69	37.69	0.00	0.00
R16/18	KD	W35/18	21.28	21.28	0.00	0.00
R16/18	KD	W36/18	21.59	21.59	0.00	0.00
R16/18	KD	W37/18	23.51	23.51	0.00	0.00
R16/18	KD	W38/18	24.16	24.16	0.00	0.00
R18/18	BEDROOM	W41/18	30.91	30.91	0.00	0.00
R18/18	BEDROOM	W42/18	32.00	32.00	0.00	0.00
R18/18	BEDROOM	W43/18	39.62	39.62	0.00	0.00
R20/18	BEDROOM	W46/18	39.62	39.62	0.00	0.00
R20/18	BEDROOM	W47/18	39.62	39.62	0.00	0.00
R1/19	BEDROOM	W1/19	35.25	35.25	0.00	0.00
R1/19	BEDROOM	W2/19	35.43	35.43	0.00	0.00
R1/19	BEDROOM	W3/19	39.61	39.61	0.00	0.00
R1/19	BEDROOM	W4/19	39.61	39.61	0.00	0.00
R2/19	BEDROOM	W5/19	39.60	39.60	0.00	0.00
R2/19	BEDROOM	W6/19	39.61	39.61	0.00	0.00
R3/19	BEDROOM	W7/19	39.60	39.60	0.00	0.00
R3/19	BEDROOM	W8/19	39.60	39.60	0.00	0.00
R4/19	LIVINGROOM	W9/19	39.59	39.59	0.00	0.00
R4/19	LIVINGROOM	W10/19	39.60	39.60	0.00	0.00
R5/19	LIVINGROOM	W11/19	39.59	39.59	0.00	0.00
R5/19	LIVINGROOM	W12/19	39.59	39.59	0.00	0.00
R6/19	LIVINGROOM	W13/19	39.57	39.57	0.00	0.00
R6/19	LIVINGROOM	W14/19	39.58	39.58	0.00	0.00
R7/19	LIVINGROOM	W15/19	39.55	39.55	0.00	0.00
R7/19	LIVINGROOM	W16/19	39.57	39.57	0.00	0.00
R8/19	LIVINGROOM	W17/19	39.54	39.54	0.00	0.00
R8/19	LIVINGROOM	W18/19	39.56	39.56	0.00	0.00
R9/19	LIVINGROOM	W19/19	39.48	39.48	0.00	0.00
R9/19	LIVINGROOM	W20/19	39.52	39.52	0.00	0.00



DAYLIGHT ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R10/19	LIVINGROOM	W21/19	39.43	39.43	0.00	0.00
R10/19	LIVINGROOM	W22/19	39.49	39.49	0.00	0.00
R11/19	LIVINGROOM	W23/19	39.29	39.29	0.00	0.00
R11/19	LIVINGROOM	W24/19	39.39	39.39	0.00	0.00
R12/19	LIVINGROOM	W25/19	39.05	39.05	0.00	0.00
R12/19	LIVINGROOM	W26/19	39.22	39.22	0.00	0.00
R13/19	BEDROOM	W27/19	38.59	38.59	0.00	0.00
R13/19	BEDROOM	W28/19	38.90	38.90	0.00	0.00
R14/19	BEDROOM	W29/19	37.32	37.32	0.00	0.00
R14/19	BEDROOM	W30/19	37.98	37.98	0.00	0.00
R15/19	BEDROOM	W31/19	33.36	33.36	0.00	0.00
R15/19	BEDROOM	W32/19	34.85	34.85	0.00	0.00
R16/19	LIVINGROOM	W33/19	22.69	22.69	0.00	0.00
R16/19	LIVINGROOM	W34/19	24.15	24.15	0.00	0.00
R16/19	LIVINGROOM	W35/19	26.66	26.66	0.00	0.00
R16/19	LIVINGROOM	W36/19	29.04	29.04	0.00	0.00
R16/19	LIVINGROOM	W37/19	32.10	32.10	0.00	0.00
R16/19	LIVINGROOM	W38/19	34.38	34.38	0.00	0.00
R17/19	LKD	W39/19	34.71	34.71	0.00	0.00
R17/19	LKD	W40/19	36.12	36.12	0.00	0.00
R17/19	LKD	W41/19	39.62	39.62	0.00	0.00
R17/19	LKD	W42/19	39.62	39.62	0.00	0.00
R18/19	LKD	W43/19	39.62	39.62	0.00	0.00
R18/19	LKD	W44/19	39.62	39.62	0.00	0.00
R18/19	LKD	W45/19	39.62	39.62	0.00	0.00



NSL ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss

Queens Court, 15 Queens Walk

R1/12	STUDIO	107.9	95.2	94.1	1.0	1.1
R2/12	STUDIO	110.7	105.3	105.3	0.0	0.0
R3/12	BEDROOM	57.3	57.0	57.0	0.0	0.0
R4/12	KITCHEN	40.7	39.7	39.7	0.0	0.0
R5/12	BEDROOM	57.4	57.4	57.4	0.0	0.0
R6/12	STUDIO	75.6	72.1	72.1	0.0	0.0
R7/12	STUDIO	75.6	72.8	46.3	26.5	36.4
R8/12	STUDIO	104.1	94.4	47.1	47.3	50.1
R9/12	BEDROOM	69.6	69.6	30.6	39.0	56.0
R10/12	KITCHEN	41.6	40.6	14.4	26.2	64.5
R11/12	BEDROOM	65.0	64.6	18.8	45.8	70.9
R12/12	STUDIO	104.2	93.6	16.9	76.7	81.9
R13/12	BEDROOM	57.4	55.8	12.7	43.1	77.2
R14/12	BEDROOM	57.5	56.0	12.6	43.4	77.5
R16/12	LKD	122.8	101.0	101.0	0.0	0.0
R17/12	STUDIO	167.0	119.6	119.6	0.0	0.0
R19/12	BEDROOM	94.7	90.3	90.3	0.0	0.0
R1/13	STUDIO	107.9	95.2	95.2	0.0	0.0
R2/13	STUDIO	110.7	105.3	105.3	0.0	0.0
R3/13	BEDROOM	57.3	57.0	57.0	0.0	0.0
R4/13	KITCHEN	40.7	39.7	39.7	0.0	0.0
R5/13	BEDROOM	57.4	57.4	57.4	0.0	0.0
R6/13	STUDIO	75.6	72.1	72.1	0.0	0.0
R7/13	STUDIO	75.6	72.8	72.8	0.0	0.0
R8/13	STUDIO	104.1	94.4	94.4	0.0	0.0
R9/13	BEDROOM	69.6	69.6	69.6	0.0	0.0
R10/13	KITCHEN	41.6	40.6	40.6	0.0	0.0
R11/13	BEDROOM	65.0	65.0	65.0	0.0	0.0
R12/13	STUDIO	104.2	93.9	71.8	22.1	23.5
R13/13	BEDROOM	57.4	55.9	40.5	15.4	27.5
R14/13	BEDROOM	57.5	56.2	40.8	15.4	27.4
R16/13	LKD	122.8	101.8	101.8	0.0	0.0
R17/13	STUDIO	167.0	120.8	120.8	0.0	0.0
R19/13	BEDROOM	94.7	90.3	90.3	0.0	0.0
R1/14	STUDIO	107.9	95.0	95.0	0.0	0.0
R2/14	STUDIO	110.7	104.6	104.6	0.0	0.0
R3/14	BEDROOM	57.3	57.0	57.0	0.0	0.0
R4/14	KITCHEN	40.7	39.7	39.7	0.0	0.0
R5/14	BEDROOM	57.4	57.4	57.4	0.0	0.0
R6/14	STUDIO	75.6	72.1	72.1	0.0	0.0
R7/14	STUDIO	75.6	72.8	72.8	0.0	0.0
R8/14	STUDIO	104.1	94.4	94.4	0.0	0.0
R9/14	BEDROOM	69.6	69.6	69.6	0.0	0.0



NSL ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R10/14	KITCHEN	41.6	40.6	40.6	0.0	0.0
R11/14	BEDROOM	65.0	65.0	65.0	0.0	0.0
R12/14	STUDIO	104.2	93.9	93.9	0.0	0.0
R13/14	BEDROOM	57.4	55.9	55.9	0.0	0.0
R14/14	BEDROOM	57.5	56.2	56.2	0.0	0.0
R16/14	LKD	122.8	101.8	101.8	0.0	0.0
R17/14	STUDIO	167.0	121.0	121.0	0.0	0.0
R19/14	BEDROOM	94.7	90.3	90.3	0.0	0.0
R1/15	STUDIO	107.9	94.8	94.8	0.0	0.0
R2/15	STUDIO	110.7	104.6	104.6	0.0	0.0
R3/15	BEDROOM	57.3	57.0	57.0	0.0	0.0
R4/15	KITCHEN	40.7	39.7	39.7	0.0	0.0
R5/15	BEDROOM	57.4	57.4	57.4	0.0	0.0
R6/15	STUDIO	75.6	72.0	72.0	0.0	0.0
R7/15	STUDIO	75.6	72.8	72.8	0.0	0.0
R8/15	STUDIO	104.1	94.1	94.1	0.0	0.0
R9/15	BEDROOM	69.6	69.6	69.6	0.0	0.0
R10/15	KITCHEN	41.6	40.3	40.3	0.0	0.0
R11/15	BEDROOM	65.0	65.0	65.0	0.0	0.0
R12/15	STUDIO	104.2	94.2	94.2	0.0	0.0
R13/15	BEDROOM	57.4	55.9	55.9	0.0	0.0
R14/15	BEDROOM	57.5	56.2	56.2	0.0	0.0
R16/15	LKD	122.8	102.0	102.0	0.0	0.0
R17/15	STUDIO	167.0	123.4	123.4	0.0	0.0
R19/15	BEDROOM	94.7	90.3	90.3	0.0	0.0
R1/16	STUDIO	107.9	94.8	94.8	0.0	0.0
R2/16	STUDIO	110.7	104.6	104.6	0.0	0.0
R3/16	BEDROOM	57.3	57.0	57.0	0.0	0.0
R4/16	KITCHEN	40.7	39.7	39.7	0.0	0.0
R5/16	BEDROOM	57.4	57.4	57.4	0.0	0.0
R6/16	STUDIO	75.6	72.0	72.0	0.0	0.0
R7/16	STUDIO	75.6	72.8	72.8	0.0	0.0
R8/16	STUDIO	104.1	94.1	94.1	0.0	0.0
R9/16	BEDROOM	69.6	69.6	69.6	0.0	0.0
R10/16	KITCHEN	41.6	40.3	40.3	0.0	0.0
R11/16	BEDROOM	65.0	65.0	65.0	0.0	0.0
R12/16	STUDIO	104.2	94.2	94.2	0.0	0.0
R13/16	BEDROOM	57.4	55.9	55.9	0.0	0.0
R14/16	BEDROOM	57.5	56.2	56.2	0.0	0.0
R16/16	LKD	122.8	104.2	104.2	0.0	0.0
R17/16	STUDIO	167.0	126.4	126.4	0.0	0.0
R19/16	BEDROOM	94.7	90.3	90.3	0.0	0.0
R1/17	STUDIO	107.9	95.1	95.1	0.0	0.0
R2/17	STUDIO	110.7	104.6	104.6	0.0	0.0
R3/17	BEDROOM	57.3	56.4	56.4	0.0	0.0



NSL ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R4/17	KITCHEN	40.7	39.3	39.3	0.0	0.0
R5/17	BEDROOM	57.4	56.6	56.6	0.0	0.0
R6/17	STUDIO	75.6	71.5	71.5	0.0	0.0
R7/17	STUDIO	75.6	73.0	73.0	0.0	0.0
R8/17	STUDIO	104.1	94.1	94.1	0.0	0.0
R9/17	BEDROOM	69.6	68.7	68.7	0.0	0.0
R10/17	KITCHEN	41.6	39.9	39.9	0.0	0.0
R11/17	BEDROOM	65.0	64.1	64.1	0.0	0.0
R12/17	STUDIO	104.2	95.5	95.5	0.0	0.0
R13/17	BEDROOM	57.4	56.4	56.4	0.0	0.0
R14/17	BEDROOM	57.5	56.1	56.1	0.0	0.0
R16/17	LKD	122.8	104.4	104.4	0.0	0.0
R17/17	STUDIO	167.0	130.9	130.9	0.0	0.0
R19/17	BEDROOM	94.7	90.3	90.3	0.0	0.0
R2/18	LKD	202.1	200.4	200.4	0.0	0.0
R3/18	BEDROOM	111.5	100.2	100.2	0.0	0.0
R4/18	BEDROOM	66.1	63.2	63.2	0.0	0.0
R5/18	BEDROOM	66.2	63.6	63.6	0.0	0.0
R6/18	BEDROOM	66.6	63.0	63.0	0.0	0.0
R7/18	BEDROOM	66.6	62.9	62.9	0.0	0.0
R8/18	BEDROOM	66.1	63.2	63.2	0.0	0.0
R9/18	BEDROOM	66.1	63.2	63.2	0.0	0.0
R10/18	BEDROOM	66.2	63.4	63.4	0.0	0.0
R11/18	BEDROOM	66.6	63.7	63.7	0.0	0.0
R12/18	KD	99.5	93.9	93.9	0.0	0.0
R13/18	BEDROOM	122.1	119.8	119.8	0.0	0.0
R16/18	KD	98.8	82.0	82.0	0.0	0.0
R18/18	BEDROOM	72.7	71.1	71.1	0.0	0.0
R20/18	BEDROOM	86.0	86.0	86.0	0.0	0.0
R1/19	BEDROOM	159.6	158.0	158.0	0.0	0.0
R2/19	BEDROOM	138.0	130.2	130.2	0.0	0.0
R3/19	BEDROOM	122.0	119.4	119.4	0.0	0.0
R4/19	LIVINGROOM	94.4	92.0	92.0	0.0	0.0
R5/19	LIVINGROOM	94.4	91.7	91.7	0.0	0.0
R6/19	LIVINGROOM	94.6	91.7	91.7	0.0	0.0
R7/19	LIVINGROOM	94.7	91.9	91.9	0.0	0.0
R8/19	LIVINGROOM	94.5	91.8	91.8	0.0	0.0
R9/19	LIVINGROOM	94.5	91.6	91.6	0.0	0.0
R10/19	LIVINGROOM	94.5	91.8	91.8	0.0	0.0
R11/19	LIVINGROOM	94.5	92.2	92.2	0.0	0.0
R12/19	LIVINGROOM	66.2	63.2	63.2	0.0	0.0
R13/19	BEDROOM	53.9	51.3	51.3	0.0	0.0
R14/19	BEDROOM	56.6	54.5	54.5	0.0	0.0
R15/19	BEDROOM	56.6	54.4	54.4	0.0	0.0
R16/19	LIVINGROOM	156.4	150.5	150.5	0.0	0.0



NSL ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R17/19	LKD	133.0	129.7	129.7	0.0	0.0
R18/19	LKD	181.8	162.9	162.9	0.0	0.0



SUNLIGHT ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		

Queens Court, 15 Queens Walk

R1/12	W1/12	STUDIO	24	75	22	73	8.3	2.7	24	75	22	73	8.3	2.7
R2/12	W2/12	STUDIO	24	76	21	73	12.5	3.9	24	76	21	73	12.5	3.9
R3/12	W3/12	BEDROOM	23	75	19	71	17.4	5.3	23	75	19	71	17.4	5.3
R4/12	W4/12	KITCHEN	23	75	16	68	30.4	9.3	23	75	16	68	30.4	9.3
R5/12	W5/12	BEDROOM	22	74	15	67	31.8	9.5	22	74	15	67	31.8	9.5
R6/12	W6/12	STUDIO	22	74	12	64	45.5	13.5	22	74	12	64	45.5	13.5
R7/12	W7/12	STUDIO	23	75	3	53	87.0	29.3	23	75	3	53	87.0	29.3
R8/12	W8/12	STUDIO	23	74	1	48	95.7	35.1	23	74	1	48	95.7	35.1
R9/12	W9/12	BEDROOM	22	73	0	43	100.0	41.1						
R9/12	W10/12	BEDROOM	23	73	0	41	100.0	43.8	23	74	0	43	100.0	41.9



SUNLIGHT ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R10/12	W11/12	KITCHEN	23	74	0	41	100.0	44.6	23	74	0	41	100.0	44.6
R11/12	W12/12	BEDROOM	22	73	0	38	100.0	47.9	22	73	0	38	100.0	47.9
R12/12	W13/12	STUDIO	26	74	0	32	100.0	56.8	26	74	0	32	100.0	56.8
R13/12	W14/12	BEDROOM	24	71	0	30	100.0	57.7	24	71	0	30	100.0	57.7
R14/12	W15/12	BEDROOM	23	67	1	28	95.7	58.2	23	67	1	28	95.7	58.2
R17/12	W20/12	STUDIO	7	40	3	17	57.1	57.5						
R17/12	W21/12	STUDIO	7	40	3	15	57.1	62.5						
R17/12	W22/12	STUDIO	25	83	24	75	4.0	9.6	26	86	24	79	7.7	8.1
R19/12	W25/12	BEDROOM	26	84	26	83	0.0	1.2						
R19/12	W26/12	BEDROOM	16	52	16	52	0.0	0.0	26	93	26	92	0.0	1.1
R1/13	W1/13	STUDIO	27	81	26	80	3.7	1.2	27	81	26	80	3.7	1.2
R2/13	W2/13	STUDIO	27	82	26	81	3.7	1.2	27	82	26	81	3.7	1.2



SUNLIGHT ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R3/13	W3/13	BEDROOM	26	81	25	80	3.8	1.2	26	81	25	80	3.8	1.2
R4/13	W4/13	KITCHEN	26	82	25	81	3.8	1.2	26	82	25	81	3.8	1.2
R5/13	W5/13	BEDROOM	26	82	25	81	3.8	1.2	26	82	25	81	3.8	1.2
R6/13	W6/13	STUDIO	26	81	25	80	3.8	1.2	26	81	25	80	3.8	1.2
R7/13	W7/13	STUDIO	28	82	25	79	10.7	3.7	28	82	25	79	10.7	3.7
R8/13	W8/13	STUDIO	28	81	25	78	10.7	3.7	28	81	25	78	10.7	3.7
R9/13	W9/13	BEDROOM	28	80	21	73	25.0	8.8						
R9/13	W10/13	BEDROOM	28	80	22	74	21.4	7.5	28	80	23	75	17.9	6.3
R10/13	W11/13	KITCHEN	28	80	20	72	28.6	10.0	28	80	20	72	28.6	10.0
R11/13	W12/13	BEDROOM	28	79	18	69	35.7	12.7	28	79	18	69	35.7	12.7
R12/13	W13/13	STUDIO	28	76	13	61	53.6	19.7	28	76	13	61	53.6	19.7



SUNLIGHT ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R13/13	W14/13	BEDROOM	26	73	12	59	53.8	19.2	26	73	12	59	53.8	19.2
R14/13	W15/13	BEDROOM	25	69	11	55	56.0	20.3	25	69	11	55	56.0	20.3
R17/13	W20/13	STUDIO	11	44	9	40	18.2	9.1						
R17/13	W21/13	STUDIO	11	44	9	40	18.2	9.1						
R17/13	W22/13	STUDIO	29	87	29	87	0.0	0.0	29	89	29	89	0.0	0.0
R19/13	W25/13	BEDROOM	29	87	29	87	0.0	0.0						
R19/13	W26/13	BEDROOM	18	54	18	54	0.0	0.0	29	96	29	96	0.0	0.0
R1/14	W1/14	STUDIO	29	85	29	85	0.0	0.0	29	85	29	85	0.0	0.0
R2/14	W2/14	STUDIO	28	84	28	84	0.0	0.0	28	84	28	84	0.0	0.0
R3/14	W3/14	BEDROOM	28	84	28	84	0.0	0.0	28	84	28	84	0.0	0.0
R4/14	W4/14	KITCHEN	28	84	28	84	0.0	0.0	28	84	28	84	0.0	0.0
R5/14	W5/14	BEDROOM	28	84	28	84	0.0	0.0	28	84	28	84	0.0	0.0



SUNLIGHT ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R6/14	W6/14	STUDIO	28	83	28	83	0.0	0.0	28	83	28	83	0.0	0.0
R7/14	W7/14	STUDIO	28	83	28	83	0.0	0.0	28	83	28	83	0.0	0.0
R8/14	W8/14	STUDIO	28	82	28	82	0.0	0.0	28	82	28	82	0.0	0.0
R9/14	W9/14	BEDROOM	28	81	28	81	0.0	0.0						
R9/14	W10/14	BEDROOM	28	80	28	80	0.0	0.0	28	81	28	81	0.0	0.0
R10/14	W11/14	KITCHEN	28	80	28	80	0.0	0.0	28	80	28	80	0.0	0.0
R11/14	W12/14	BEDROOM	28	79	28	79	0.0	0.0	28	79	28	79	0.0	0.0
R12/14	W13/14	STUDIO	28	76	28	76	0.0	0.0	28	76	28	76	0.0	0.0
R13/14	W14/14	BEDROOM	26	73	26	73	0.0	0.0	26	73	26	73	0.0	0.0
R14/14	W15/14	BEDROOM	25	69	25	69	0.0	0.0	25	69	25	69	0.0	0.0
R17/14	W20/14	STUDIO	12	45	12	45	0.0	0.0						
R17/14	W21/14	STUDIO	12	45	12	45	0.0	0.0						



SUNLIGHT ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R17/14	W22/14	STUDIO	30	88	30	88	0.0	0.0	30	90	30	90	0.0	0.0
R19/14	W25/14	BEDROOM	30	88	30	88	0.0	0.0						
R19/14	W26/14	BEDROOM	18	54	18	54	0.0	0.0	30	97	30	97	0.0	0.0
R1/15	W1/15	STUDIO	29	84	29	84	0.0	0.0	29	84	29	84	0.0	0.0
R2/15	W2/15	STUDIO	29	84	29	84	0.0	0.0	29	84	29	84	0.0	0.0
R3/15	W3/15	BEDROOM	28	83	28	83	0.0	0.0	28	83	28	83	0.0	0.0
R4/15	W4/15	KITCHEN	28	83	28	83	0.0	0.0	28	83	28	83	0.0	0.0
R5/15	W5/15	BEDROOM	28	83	28	83	0.0	0.0	28	83	28	83	0.0	0.0
R6/15	W6/15	STUDIO	28	82	28	82	0.0	0.0	28	82	28	82	0.0	0.0
R7/15	W7/15	STUDIO	28	82	28	82	0.0	0.0	28	82	28	82	0.0	0.0
R8/15	W8/15	STUDIO	28	82	28	82	0.0	0.0	28	82	28	82	0.0	0.0



SUNLIGHT ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R9/15	W9/15	BEDROOM	28	82	28	82	0.0	0.0						
R9/15	W10/15	BEDROOM	28	81	28	81	0.0	0.0	28	82	28	82	0.0	0.0
R10/15	W11/15	KITCHEN	28	81	28	81	0.0	0.0	28	81	28	81	0.0	0.0
R11/15	W12/15	BEDROOM	28	79	28	79	0.0	0.0	28	79	28	79	0.0	0.0
R12/15	W13/15	STUDIO	28	77	28	77	0.0	0.0	28	77	28	77	0.0	0.0
R13/15	W14/15	BEDROOM	26	73	26	73	0.0	0.0	26	73	26	73	0.0	0.0
R14/15	W15/15	BEDROOM	25	69	25	69	0.0	0.0	25	69	25	69	0.0	0.0
R17/15	W20/15	STUDIO	12	44	12	44	0.0	0.0						
R17/15	W21/15	STUDIO	12	44	12	44	0.0	0.0						
R17/15	W22/15	STUDIO	30	87	30	87	0.0	0.0	30	89	30	89	0.0	0.0
R19/15	W25/15	BEDROOM	30	88	30	88	0.0	0.0						
R19/15	W26/15	BEDROOM	18	54	18	54	0.0	0.0	30	97	30	97	0.0	0.0
R1/16	W1/16	STUDIO	29	80	29	80	0.0	0.0	29	80	29	80	0.0	0.0



SUNLIGHT ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R2/16	W2/16	STUDIO	29	79	29	79	0.0	0.0	29	79	29	79	0.0	0.0
R3/16	W3/16	BEDROOM	28	78	28	78	0.0	0.0	28	78	28	78	0.0	0.0
R4/16	W4/16	KITCHEN	28	76	28	76	0.0	0.0	28	76	28	76	0.0	0.0
R5/16	W5/16	BEDROOM	28	77	28	77	0.0	0.0	28	77	28	77	0.0	0.0
R6/16	W6/16	STUDIO	28	77	28	77	0.0	0.0	28	77	28	77	0.0	0.0
R7/16	W7/16	STUDIO	28	77	28	77	0.0	0.0	28	77	28	77	0.0	0.0
R8/16	W8/16	STUDIO	28	77	28	77	0.0	0.0	28	77	28	77	0.0	0.0
R9/16	W9/16	BEDROOM	28	76	28	76	0.0	0.0						
R9/16	W10/16	BEDROOM	28	76	28	76	0.0	0.0	28	76	28	76	0.0	0.0
R10/16	W11/16	KITCHEN	28	76	28	76	0.0	0.0	28	76	28	76	0.0	0.0
R11/16	W12/16	BEDROOM	28	76	28	76	0.0	0.0	28	76	28	76	0.0	0.0



SUNLIGHT ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R12/16	W13/16	STUDIO	27	73	27	73	0.0	0.0	27	73	27	73	0.0	0.0
R13/16	W14/16	BEDROOM	26	70	26	70	0.0	0.0	26	70	26	70	0.0	0.0
R14/16	W15/16	BEDROOM	25	67	25	67	0.0	0.0	25	67	25	67	0.0	0.0
R17/16	W20/16	STUDIO	11	38	11	38	0.0	0.0						
R17/16	W21/16	STUDIO	11	36	11	36	0.0	0.0						
R17/16	W22/16	STUDIO	30	80	30	80	0.0	0.0	30	84	30	84	0.0	0.0
R19/16	W24/16	BEDROOM	30	80	30	80	0.0	0.0						
R19/16	W25/16	BEDROOM	18	47	18	47	0.0	0.0	30	94	30	94	0.0	0.0
R1/17	W1/17	STUDIO	29	86	29	86	0.0	0.0	29	86	29	86	0.0	0.0
R2/17	W2/17	STUDIO	29	86	29	86	0.0	0.0	29	86	29	86	0.0	0.0
R3/17	W3/17	BEDROOM	28	85	28	85	0.0	0.0	28	85	28	85	0.0	0.0
R4/17	W4/17	KITCHEN	28	85	28	85	0.0	0.0	28	85	28	85	0.0	0.0



SUNLIGHT ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R5/17	W5/17	BEDROOM	28	85	28	85	0.0	0.0	28	85	28	85	0.0	0.0
R6/17	W6/17	STUDIO	28	85	28	85	0.0	0.0	28	85	28	85	0.0	0.0
R7/17	W7/17	STUDIO	28	85	28	85	0.0	0.0	28	85	28	85	0.0	0.0
R8/17	W8/17	STUDIO	28	84	28	84	0.0	0.0	28	84	28	84	0.0	0.0
R9/17	W9/17	BEDROOM	28	84	28	84	0.0	0.0						
R9/17	W10/17	BEDROOM	28	84	28	84	0.0	0.0	28	84	28	84	0.0	0.0
R10/17	W11/17	KITCHEN	28	84	28	84	0.0	0.0	28	84	28	84	0.0	0.0
R11/17	W12/17	BEDROOM	28	83	28	83	0.0	0.0	28	83	28	83	0.0	0.0
R12/17	W13/17	STUDIO	28	82	28	82	0.0	0.0	28	82	28	82	0.0	0.0
R13/17	W14/17	BEDROOM	26	78	26	78	0.0	0.0	26	78	26	78	0.0	0.0
R14/17	W15/17	BEDROOM	25	73	25	73	0.0	0.0	25	73	25	73	0.0	0.0



SUNLIGHT ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R17/17	W20/17	STUDIO	12	42	12	42	0.0	0.0						
R17/17	W21/17	STUDIO	12	42	12	42	0.0	0.0						
R17/17	W22/17	STUDIO	30	87	30	87	0.0	0.0	30	89	30	89	0.0	0.0
R19/17	W25/17	BEDROOM	30	88	30	88	0.0	0.0						
R19/17	W26/17	BEDROOM	18	53	18	53	0.0	0.0	30	97	30	97	0.0	0.0
R2/18	W5/18	LKD	29	87	29	87	0.0	0.0						
R2/18	W6/18	LKD	29	87	29	87	0.0	0.0						
R2/18	W7/18	LKD	29	87	29	87	0.0	0.0						
R2/18	W8/18	LKD	29	87	29	87	0.0	0.0	29	87	29	87	0.0	0.0
R3/18	W9/18	BEDROOM	29	87	29	87	0.0	0.0						
R3/18	W10/18	BEDROOM	29	87	29	87	0.0	0.0	29	87	29	87	0.0	0.0
R4/18	W11/18	BEDROOM	29	87	29	87	0.0	0.0						
R4/18	W12/18	BEDROOM	29	87	29	87	0.0	0.0	29	87	29	87	0.0	0.0
R5/18	W13/18	BEDROOM	29	87	29	87	0.0	0.0						
R5/18	W14/18	BEDROOM	29	87	29	87	0.0	0.0	29	87	29	87	0.0	0.0



SUNLIGHT ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R6/18	W15/18	BEDROOM	29	87	29	87	0.0	0.0						
R6/18	W16/18	BEDROOM	29	87	29	87	0.0	0.0	29	87	29	87	0.0	0.0
R7/18	W17/18	BEDROOM	28	86	28	86	0.0	0.0						
R7/18	W18/18	BEDROOM	29	87	29	87	0.0	0.0	29	87	29	87	0.0	0.0
R8/18	W19/18	BEDROOM	28	86	28	86	0.0	0.0						
R8/18	W20/18	BEDROOM	29	87	29	87	0.0	0.0	29	87	29	87	0.0	0.0
R9/18	W21/18	BEDROOM	28	86	28	86	0.0	0.0						
R9/18	W22/18	BEDROOM	28	86	28	86	0.0	0.0	28	86	28	86	0.0	0.0
R10/18	W23/18	BEDROOM	28	85	28	85	0.0	0.0						
R10/18	W24/18	BEDROOM	28	86	28	86	0.0	0.0	28	86	28	86	0.0	0.0
R11/18	W25/18	BEDROOM	28	85	28	85	0.0	0.0						
R11/18	W26/18	BEDROOM	28	85	28	85	0.0	0.0	28	85	28	85	0.0	0.0
R12/18	W27/18	KD	26	81	26	81	0.0	0.0						
R12/18	W28/18	KD	27	84	27	84	0.0	0.0	27	84	27	84	0.0	0.0



SUNLIGHT ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R13/18	W29/18	BEDROOM	25	79	25	79	0.0	0.0						
R13/18	W30/18	BEDROOM	25	79	25	79	0.0	0.0	25	79	25	79	0.0	0.0
R18/18	W41/18	BEDROOM	12	45	12	45	0.0	0.0						
R18/18	W42/18	BEDROOM	12	45	12	45	0.0	0.0						
R18/18	W43/18	BEDROOM	30	88	30	88	0.0	0.0	30	90	30	90	0.0	0.0
R20/18	W46/18	BEDROOM	30	88	30	88	0.0	0.0						
R20/18	W47/18	BEDROOM	18	54	18	54	0.0	0.0	30	97	30	97	0.0	0.0
R1/19	W1/19	BEDROOM	12	46	12	46	0.0	0.0						
R1/19	W2/19	BEDROOM	12	46	12	46	0.0	0.0						
R1/19	W3/19	BEDROOM	30	88	30	88	0.0	0.0						
R1/19	W4/19	BEDROOM	30	88	30	88	0.0	0.0	30	91	30	91	0.0	0.0
R2/19	W5/19	BEDROOM	30	88	30	88	0.0	0.0						
R2/19	W6/19	BEDROOM	30	88	30	88	0.0	0.0	30	88	30	88	0.0	0.0
R3/19	W7/19	BEDROOM	30	88	30	88	0.0	0.0						
R3/19	W8/19	BEDROOM	30	88	30	88	0.0	0.0	30	88	30	88	0.0	0.0



SUNLIGHT ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R4/19	W9/19	LIVINGROOM	30	88	30	88	0.0	0.0						
R4/19	W10/19	LIVINGROOM	30	88	30	88	0.0	0.0	30	88	30	88	0.0	0.0
R5/19	W11/19	LIVINGROOM	29	87	29	87	0.0	0.0						
R5/19	W12/19	LIVINGROOM	30	88	30	88	0.0	0.0	30	88	30	88	0.0	0.0
R6/19	W13/19	LIVINGROOM	29	87	29	87	0.0	0.0						
R6/19	W14/19	LIVINGROOM	30	88	30	88	0.0	0.0	30	88	30	88	0.0	0.0
R7/19	W15/19	LIVINGROOM	29	87	29	87	0.0	0.0						
R7/19	W16/19	LIVINGROOM	30	88	30	88	0.0	0.0	30	88	30	88	0.0	0.0
R8/19	W17/19	LIVINGROOM	29	87	29	87	0.0	0.0						
R8/19	W18/19	LIVINGROOM	29	87	29	87	0.0	0.0	29	87	29	87	0.0	0.0
R9/19	W19/19	LIVINGROOM	29	87	29	87	0.0	0.0						
R9/19	W20/19	LIVINGROOM	29	87	29	87	0.0	0.0	29	87	29	87	0.0	0.0
R10/19	W21/19	LIVINGROOM	29	87	29	87	0.0	0.0						
R10/19	W22/19	LIVINGROOM	29	87	29	87	0.0	0.0	29	87	29	87	0.0	0.0



SUNLIGHT ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R11/19	W23/19	LIVINGROOM	28	86	28	86	0.0	0.0						
R11/19	W24/19	LIVINGROOM	29	87	29	87	0.0	0.0	29	87	29	87	0.0	0.0
R12/19	W25/19	LIVINGROOM	27	85	27	85	0.0	0.0						
R12/19	W26/19	LIVINGROOM	28	86	28	86	0.0	0.0	28	86	28	86	0.0	0.0
R13/19	W27/19	BEDROOM	27	84	27	84	0.0	0.0						
R13/19	W28/19	BEDROOM	27	85	27	85	0.0	0.0	27	85	27	85	0.0	0.0
R14/19	W29/19	BEDROOM	24	79	24	79	0.0	0.0						
R14/19	W30/19	BEDROOM	25	82	25	82	0.0	0.0	25	82	25	82	0.0	0.0
R15/19	W31/19	BEDROOM	21	68	21	68	0.0	0.0						
R15/19	W32/19	BEDROOM	22	76	22	76	0.0	0.0	22	76	22	76	0.0	0.0
R17/19	W39/19	LKD	12	45	12	45	0.0	0.0						
R17/19	W40/19	LKD	12	45	12	45	0.0	0.0						
R17/19	W41/19	LKD	30	88	30	88	0.0	0.0						
R17/19	W42/19	LKD	30	88	30	88	0.0	0.0	30	90	30	90	0.0	0.0



SUNLIGHT ANALYSIS

Hexbox, Reading
EXISTING VS PROPOSED SCHEME 12/09/24

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R18/19	W43/19	LKD	30	88	30	88	0.0	0.0						
R18/19	W44/19	LKD	30	88	30	88	0.0	0.0						
R18/19	W45/19	LKD	18	54	18	54	0.0	0.0	30	97	30	97	0.0	0.0