

Building and Site Details

Residential building name/number	Top Floor Flat, 233 New Build
Street	London Road
Town	Reading
County	Berkshire
Postcode	RG1 3NY
Proposed building use/type of building	Dwelling
Are there any security, noise or pollution issues?	No
Site Details	Moderate risk location with cross ventilation
Is this building high risk and shading strategy required?	No
Shading strategy included? (Give details)	N/A

Results

	Target	Result		Pass/Fail?
Maximum area of glazing (%)	18	13.09		Pass
Maximum area of glazing in the most glazed room (%)	37	13.4		Pass
Total minimum free area as % floor area (m ²)	3.78	4.56		Pass
Total minimum free area % glazing area (m ²)	3.02	4.56		Pass
<i>The greater of the minimum free area (floor area or glazing area) should pass - Highlighted yellow</i>				
Bedroom 1 minimum free area (m ²)	0.48	1.33		Pass
Bedroom 2 minimum free area (m ²)	0.00	0.00		Pass
Bedroom 3 minimum free area (m ²)	0.00	0.00		Pass
Bedroom 4 minimum free area (m ²)	0.00	0.00		Pass
Bedroom 5 minimum free area (m ²)	0.00	0.00		Pass
Dwelling overall result	Pass			

Designer's declaration

Designer's name	Lorraine Goodwin
Designer's organisation	Hibec Ltd
Designer's email	lorraine@hibec.co.uk
Designer's contact number	01564 795566
Designer's signature	L.Goodwin
Registration number (if applicable)	EES/030145
Date of design	4th March 2025