



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)



4 June 2025

Hadwyn House
Field Road
Reading
RG1 6AP

Right of Light Consulting

Burley House
15-17 High Street
Rayleigh
Essex SS6 7EW

Tel: 0800 197 4836

www.right-of-light.co.uk

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by BW SIPP to undertake a daylight and sunlight assessment of the proposed development at Hadwyn House, Field Road, Reading RG1 6AP.
- 1.1.2 The assessment is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022.
- 1.1.3 The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring properties at:
- 1, 3, 5, 7, 9, 11, 13, 15, 17, 19 & 21 Field Road
 - 3, 5, 7, 9, 11, 13, 15 & 17 Coley Hill
 - 115, 117, 119 & 121 Castle Hill
 - Holme
 - Sunwood
- 1.1.4 The images in Appendix 1 identify the windows we have assessed. Appendix 2 gives the numerical results of the various daylight and sunlight tests. Overshadowing to gardens and opens spaces data and contour drawings are provided in Appendix 3.
- 1.1.5 1 Field Road appears to be a non-domestic building which in our opinion does not have a requirement for daylight or sunlight. Nevertheless, all rooms and windows to this building pass the numerical tests. Therefore, we have not included these results in the discussion below.
- 1.1.6 All neighbouring windows (that have a requirement for daylight or sunlight) pass the relevant BRE diffuse daylight and direct sunlight tests. All neighbouring amenity areas also pass the BRE overshadowing to gardens and open spaces test.
- 1.1.7 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its

neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

The Basement Design Studio

24-007-01	Existing Ground Floor Plan	Rev -
24-007-01	Existing First Floor Plan	Rev -
24-007-01	Existing Roof Plan	Rev -
24-007-01	Existing West & South Elevations	Rev -
	Undercroft Sectional Elevation	
24-007-01	Existing East & North Elevations Typical Section	Rev -
24-007-03	Block Plan & location Plan	Rev -
24-007-02	Proposed Ground Floor Plan	Rev -
24-007-02	Proposed First Floor Plan	Rev -
24-007-02	Proposed Second Floor Plan	Rev -
24-007-02	Proposed West Elevation	Rev -
24-007-02	Proposed North & South Elevations	Rev -
	North & South Sectional Elevations	

2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

Online Local Authority planning records

5 Field Road: 0115-02	Existing Plans and Elevations	Rev A
9 Field Road: IN2206.1	Existing Plans and Elevations	Rev -
11 Field Road: 11-3	Proposed Plans and Elevations	Rev -
Sunwood: 101	Proposed Ground Floor plan	Rev A
102	Proposed First Floor plan	Rev A
103	Proposed Roof plan	Rev A
15 Coley Hill: 01	Existing Plans	Rev B
121 Castle Hill: 17-1796/1000	Existing Plans	Rev -

115 Castle Hill: 3225/AK/002	Block Plan and Floor Plans	Rev -
www.rightmove.co.uk		
7 Field Road:	Floor Plans	Rev -
7 Coley Hill:	Floor Plans	Rev -
www.zoopla.co.uk		
17 Coley Hill:	Floor Plans	Rev -
3 Coley Hill:	Floor Plans	Rev -
115 Castle Hill:	Floor Plans	Rev -

3 METHODOLOGY OF THE ASSESSMENT

3.1 Local Planning Policy

- 3.1.1 We understand that the Local Authority takes the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, by P J Littlefair. This report is based on the 3rd edition of the BRE guide which was published on 8 June 2022.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:
- 3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."
- 3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:
- 3.1.5 "These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location."

3.2 National Planning Policy Framework

- 3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:
- 3.2.2 "Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where

they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

3.3 National Planning Practice Guidance

- 3.3.1 The BRE numerical guidelines should also be considered in the context of the National Planning Practice Guidance (NPPG). The NPPG states that developments should maintain acceptable living standards. It goes on to explain that what this means in practice is that appropriate levels of sunlight and daylight, will depend to some extent on the context for the development. This is consistent with the BRE guide which as noted in paragraphs 3.1.4 to 3.1.5 above, states that site location is a relevant factor when setting sunlight and daylight targets.

3.4 Daylight to Windows

- 3.4.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.
- 3.4.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.
- 3.4.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:

3.4.4 “The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity.”

3.4.5 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

3.4.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.4.7 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. However, the guide states that if there would be a significant loss of light to the main window but the room also has one or more smaller windows, an overall Vertical Sky Component may be derived by weighting each Vertical Sky Component element in accordance with the proportion of the total glazing area represented by its window.

Test 2 Daylight Distribution

3.4.8 The distribution of daylight within a room can be calculated by plotting the ‘no sky line’. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

3.4.9 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that the daylight distribution calculation can only be carried out where room layouts are known. It states that using estimated room layouts is likely to give inaccurate results and is not recommended. Therefore, we don’t endorse the practice of applying the test based on assumed room layouts. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.5 Sunlight availability to Windows

3.5.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The BRE guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. It also states that normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms which also comprise a living space. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

3.5.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

3.6 Overshadowing to Gardens and Open Spaces

3.6.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

-
- 3.6.2 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this assessment.
- 3.6.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this assessment. The guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE ASSESSMENT

4.1 Windows & Amenity Areas Considered

4.1.1 The aim of the assessment is to assess the impact of the development on the light receivable by the neighbouring properties at:

- 1, 3, 5, 7, 9, 11, 13, 15, 17, 19 & 21 Field Road
- 3, 5, 7, 9, 11, 13, 15 & 17 Coley Hill
- 115, 117, 119 & 121 Castle Hill
- Holme
- Sunwood

4.1.2 The images in Appendix 1 identify the windows we have assessed. Appendix 2 lists the detailed numerical daylight and sunlight test results. Overshadowing to gardens and opens spaces data and contour drawings are provided in Appendix 3.

4.1.3 1 Field Road appears to be a non-domestic building which in our opinion does not have a requirement for daylight or sunlight. Nevertheless, all rooms and windows to this building pass the numerical tests. Therefore, we have not included these results in the discussion below.

4.2 Daylight to Windows

Vertical Sky Component

4.2.1 All windows with a requirement for daylight pass the Vertical Sky Component test.

Daylight Distribution

4.2.2 We have undertaken the Daylight Distribution test where room layouts are known. All rooms with a requirement for daylight pass the daylight distribution test.

4.3 Sunlight to Windows

4.3.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.4 Overshadowing to Gardens and Open Spaces

4.4.1 All gardens and open spaces tested meet the BRE recommendations.

4.5 Conclusion

4.5.1 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The assessment is limited to assessing daylight, sunlight and overshadowing to neighbouring windows, gardens and open spaces as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3 The assessment is based on the information listed in section 2 of this report. The assessment has been undertaken without access to the proposed development site or neighbouring properties.
- 5.1.4 This assessment does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.
- 5.1.5 We have undertaken the assessment following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make a reasonable assumption regarding the use based on external observations, or take the prudent approach of assuming the room is of domestic purposes.
- 5.1.6 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY



Castle Hill

121
Castle
Hill

119
Castle
Hill

117
Castle
Hill

115
Castle
Hill

1 Field Road

3 Coley Hill

5 Coley Hill

7 Coley Hill

9 Coley Hill

11 Coley Hill

13 Coley Hill

15 Coley Hill

17 Coley Hill

Coley Hill

Hadwyn House

Proposed
Extension

Sunwood

Holme

Field Road

3 Field Road

5 Field Road

7 Field Road

9 Field Road

11 Field Road

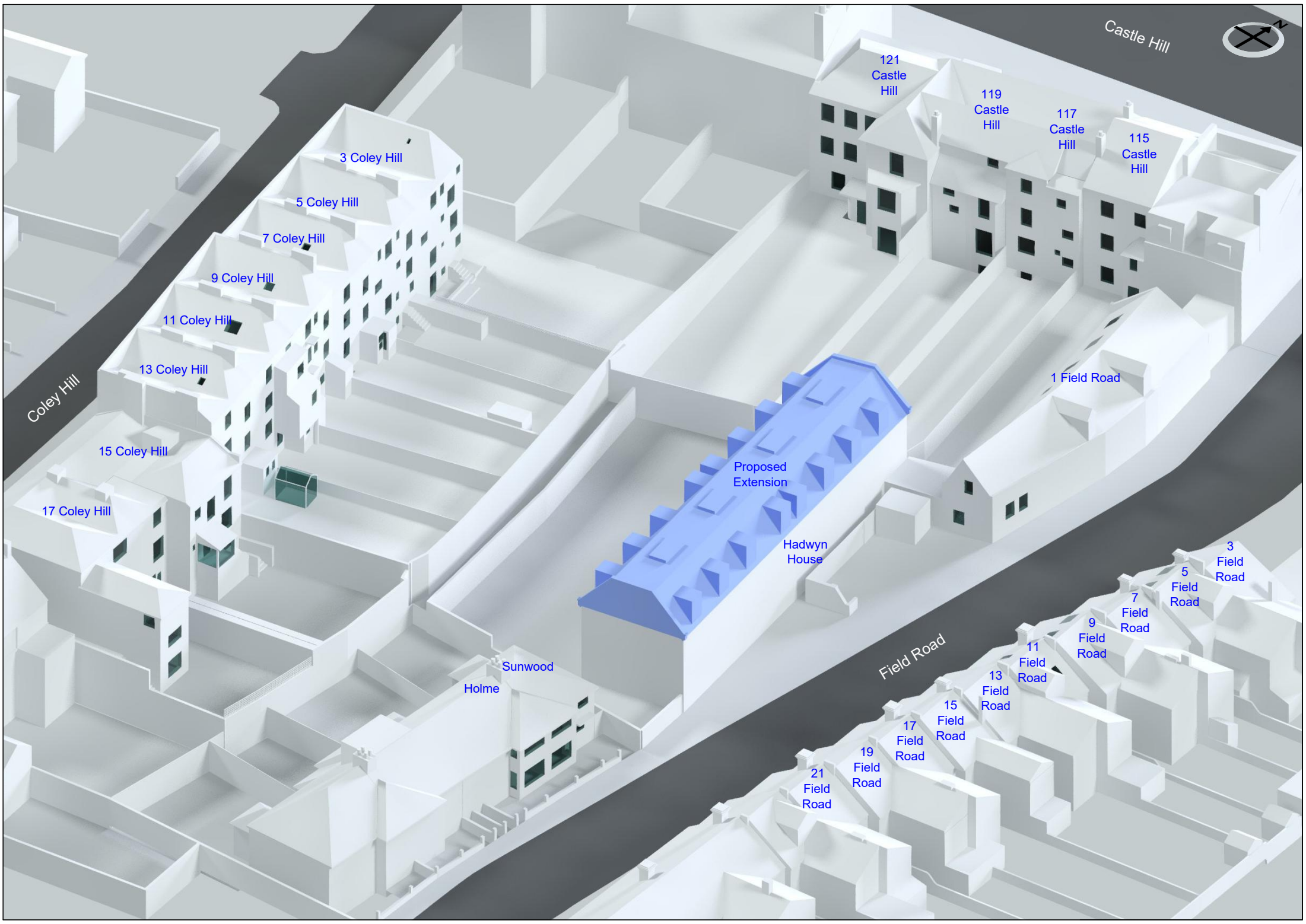
13 Field Road

15 Field Road

17 Field Road

19 Field Road

21 Field Road



Castle Hill



121
Castle
Hill

119
Castle
Hill

117
Castle
Hill

115
Castle
Hill

3 Coley Hill

5 Coley Hill

7 Coley Hill

9 Coley Hill

11 Coley Hill

13 Coley Hill

15 Coley Hill

17 Coley Hill

Coley Hill

Proposed
Extension

Hadwyn
House

1 Field Road

3 Field Road

5 Field Road

7 Field Road

9 Field Road

11 Field Road

13 Field Road

15 Field Road

17 Field Road

19 Field Road

21 Field Road

Field Road

Sunwood

Holme



Castle Hill

115 Castle Hill

117 Castle Hill

119 Castle Hill

121 Castle Hill

1 Field Road

3 Field Road

5 Field Road

7 Field Road

9 Field Road

11 Field Road

13 Field Road

15 Field Road

17 Field Road

19 Field Road

21 Field Road

Field Road

Proposed Extension

Hadwyn House

3 Coley Hill

5 Coley Hill

7 Coley Hill

9 Coley Hill

11 Coley Hill

13 Coley Hill

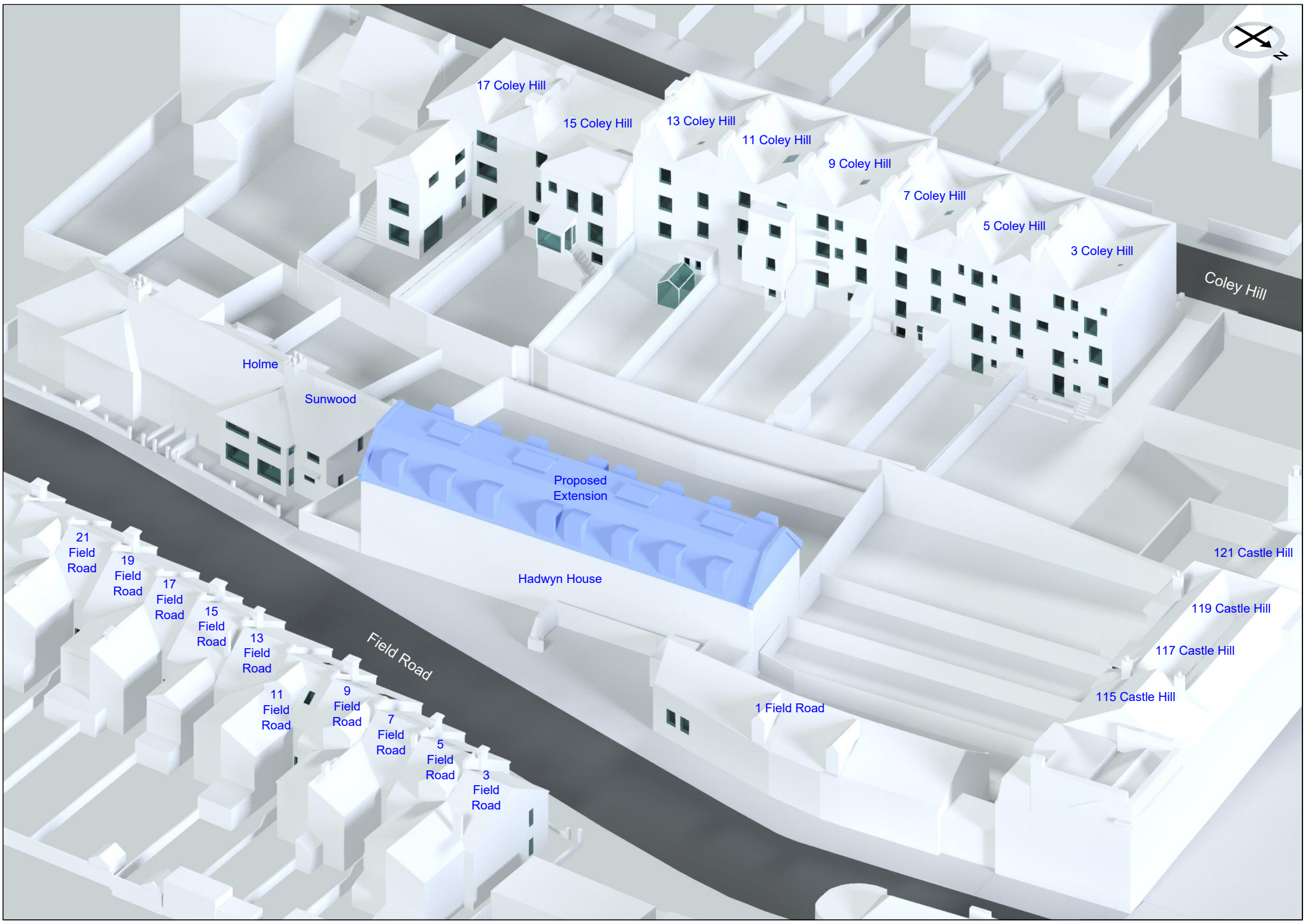
15 Coley Hill

17 Coley Hill

Coley Hill

Sunwood

Holme



17 Coley Hill

15 Coley Hill

13 Coley Hill

11 Coley Hill

9 Coley Hill

7 Coley Hill

5 Coley Hill

3 Coley Hill

Coley Hill

Holme

Sunwood

Proposed
Extension

Hadwyn House

121 Castle Hill

119 Castle Hill

117 Castle Hill

115 Castle Hill

1 Field Road

Field Road

21
Field
Road

19
Field
Road

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Field
Road

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Field Road

1 Field Road

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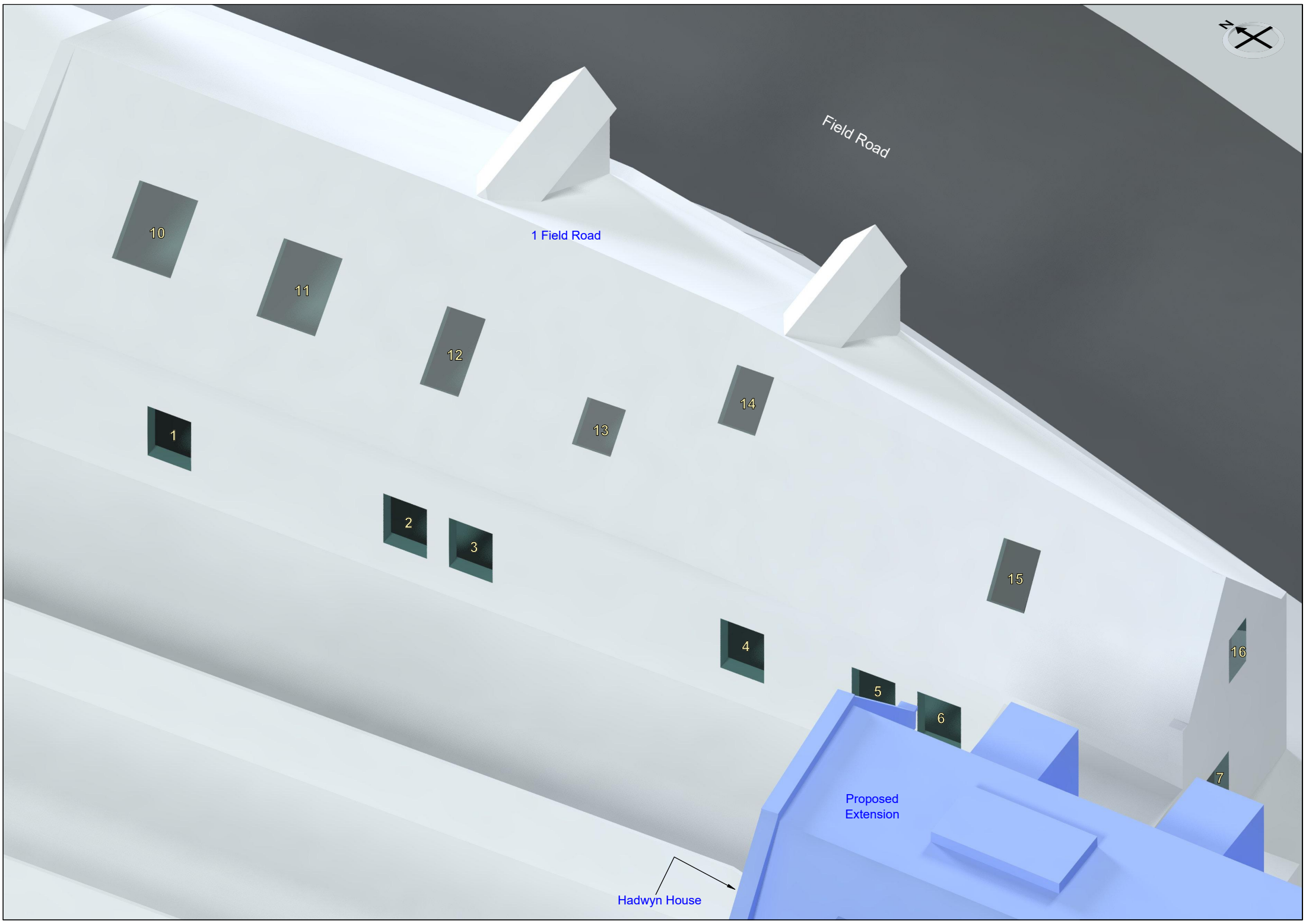
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Proposed Extension

Hadwyn House





1 Field Road

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Field Road



3 Field Road

5 Field Road

7 Field Road



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9 Field Road

11 Field Road

13 Field Road

Field Road

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Field Road

7 Field Road

5 Field Road

3 Field Road

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15 Field Road

17 Field Road



19 Field Road

21 Field Road





Field Road

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Field
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106

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83

77



Sunwood

Holme

130

128

121

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117

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Field Road



Holme

Sunwood

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Proposed
Extension

Hadwyn House



Field Road

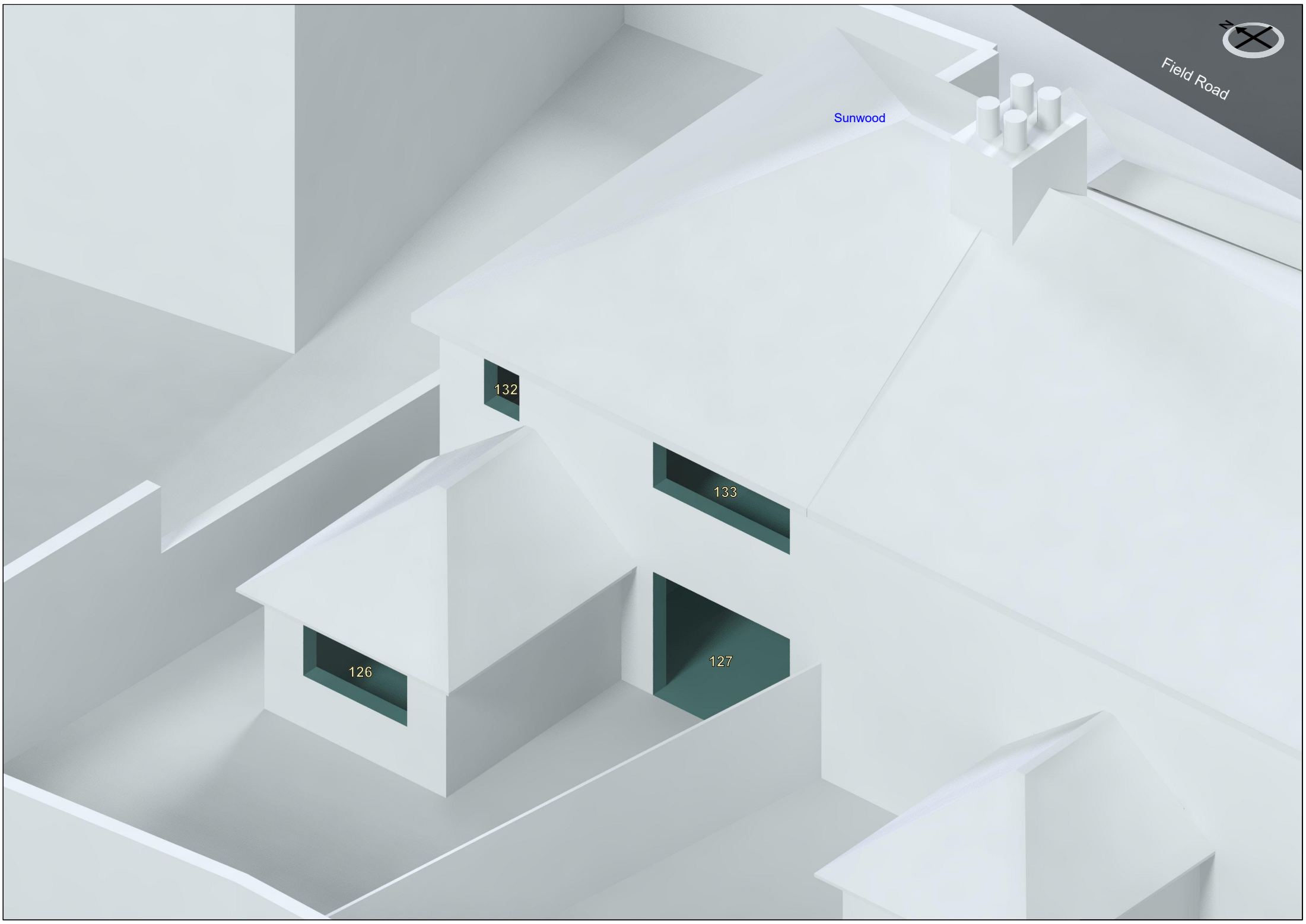
Sunwood

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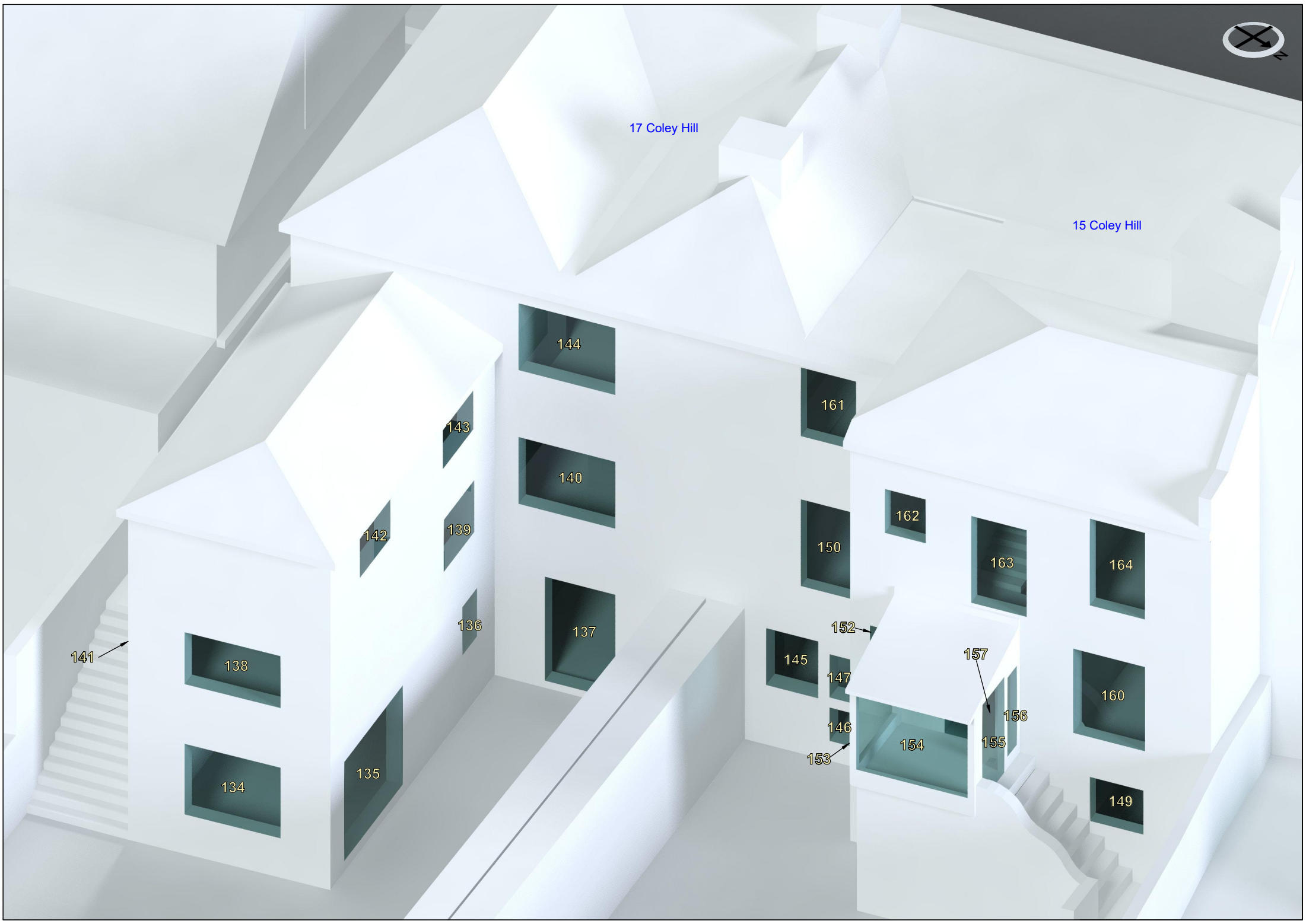
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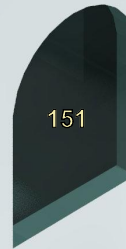
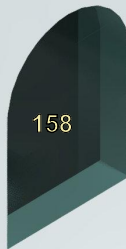
17 Coley Hill

15 Coley Hill

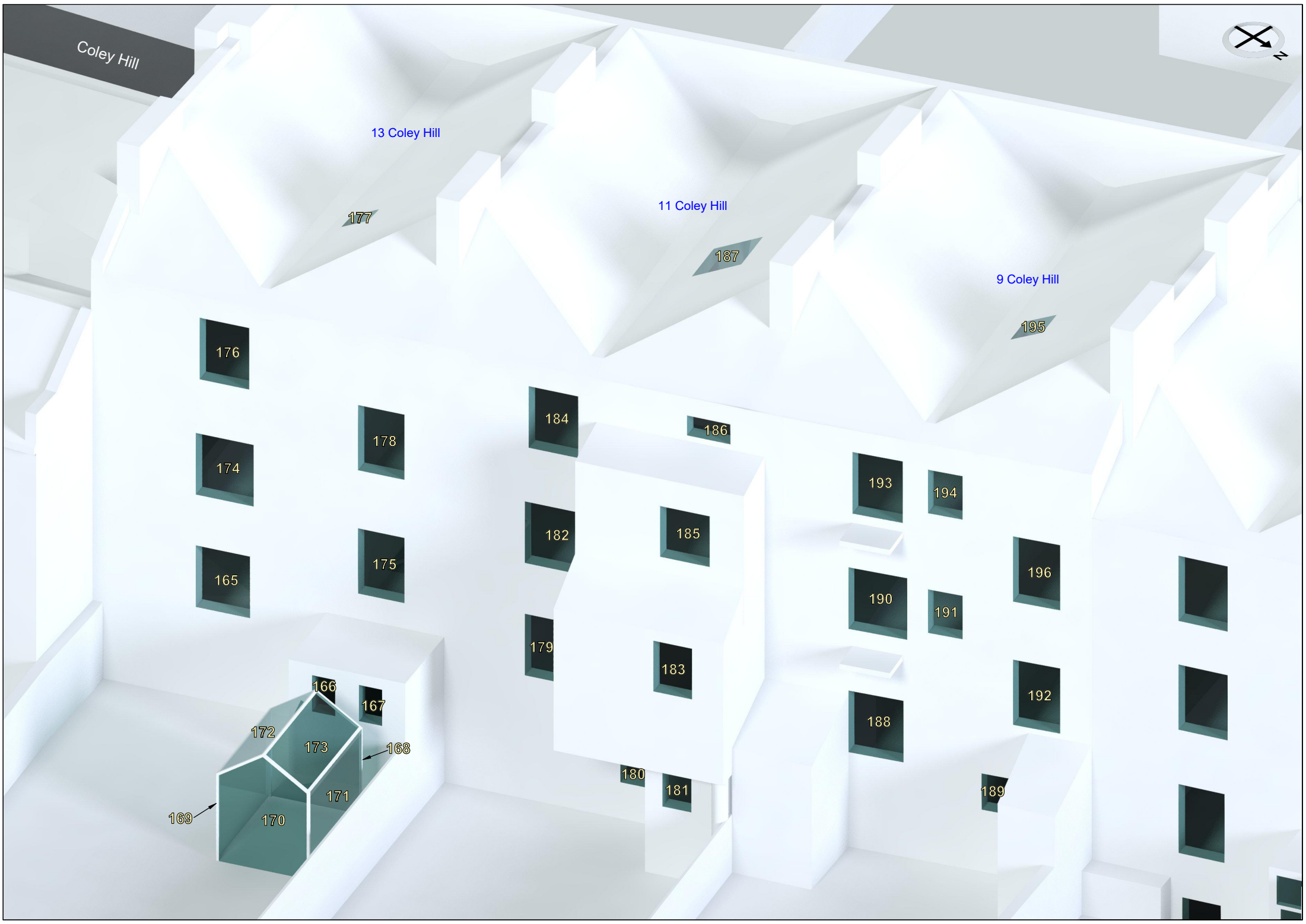




15 Coley Hill



Coley Hill



Coley Hill

13 Coley Hill

11 Coley Hill

9 Coley Hill

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7 Coley Hill

5 Coley Hill

3 Coley Hill

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7 Coley Hill

198

Coley Hill



121 Castle Hill

119 Castle Hill

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117 Castle Hill

115 Castle Hill

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APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

Hadwyn House, Field Road, Reading RG1 6AP

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>1 Field Road</u>					
<u>Ground Floor</u>					
Window 1	Non Domestic	30.2%	29.8%	0.4%	0.99
Window 2	Non Domestic	31.2%	30.5%	0.7%	0.98
Window 3	Non Domestic	31.2%	30.4%	0.8%	0.97
Window 4	Non Domestic	29.7%	28.3%	1.4%	0.95
Window 5	Non Domestic	27.3%	25.9%	1.4%	0.95
Window 6	Non Domestic	24.9%	23.8%	1.1%	0.96
Window 7	Non Domestic	29.5%	28.4%	1.1%	0.96
Window 8	Non Domestic	34.2%	34.2%	0.0%	1.0
Window 9	Non Domestic	34.5%	34.5%	0.0%	1.0
<u>First Floor</u>					
Window 10	Non Domestic	76.9%	76.6%	0.3%	1.0
Window 11	Non Domestic	77.5%	77.2%	0.3%	1.0
Window 12	Non Domestic	77.3%	76.8%	0.5%	0.99
Window 13	Non Domestic	75.6%	74.9%	0.7%	0.99
Window 14	Non Domestic	74.5%	73.8%	0.7%	0.99
Window 15	Non Domestic	65.7%	63.5%	2.2%	0.97
Window 16	Non Domestic	35.0%	33.2%	1.8%	0.95
<u>3 Field Road</u>					
<u>Ground Floor</u>					
Window 17	Domestic	32.2%	32.2%	0.0%	1.0
Window 18	Domestic	29.3%	29.0%	0.3%	0.99
Window 19	Domestic	31.3%	30.2%	1.1%	0.96
Window 20	Domestic	18.6%	17.5%	1.1%	0.94
<u>First Floor</u>					
Window 21	Domestic	36.1%	36.1%	0.0%	1.0
Window 22	Domestic	34.0%	32.8%	1.2%	0.96
Window 23	Domestic	30.9%	29.6%	1.3%	0.96
<u>5 Field Road</u>					
<u>Ground Floor</u>					
Window 24	Hallway	7.2%	6.2%	1.0%	0.86
Window 25	Hallway	0.0%	0.0%	0.0%	1.0
Window 26	Living Room	28.7%	28.1%	0.6%	0.98
Window 27	Living Room	31.4%	29.8%	1.6%	0.95
Window 28	Living Room	16.6%	15.3%	1.3%	0.92
<u>First Floor</u>					
Window 29	Bedroom	34.2%	32.7%	1.5%	0.96
Window 30	Bedroom	32.6%	30.9%	1.7%	0.95

Appendix 2 - Vertical Sky Component

Hadwyn House, Field Road, Reading RG1 6AP

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Second Floor</u>					
Window 31	Domestic	80.6%	80.4%	0.2%	1.0
Window 32	Domestic	80.5%	80.3%	0.2%	1.0
<u>7 Field Road</u>					
<u>Ground Floor</u>					
Window 33	Lounge	29.8%	28.9%	0.9%	0.97
Window 34	Lounge	31.8%	30.0%	1.8%	0.94
Window 35	Lounge	22.4%	21.0%	1.4%	0.94
Window 36	Hallway	7.4%	6.3%	1.1%	0.85
Window 37	Hallway	0.0%	0.0%	0.0%	1.0
<u>First Floor</u>					
Window 38	Bedroom	34.6%	32.7%	1.9%	0.95
Window 39	Bedroom	32.7%	30.7%	2.0%	0.94
<u>9 Field Road</u>					
<u>Ground Floor</u>					
Window 40	Lounge	8.9%	7.3%	1.6%	0.82
Window 41	Lounge	0.0%	0.0%	0.0%	1.0
Window 42	Lounge	29.0%	27.9%	1.1%	0.96
Window 43	Lounge	31.7%	29.7%	2.0%	0.94
Window 44	Lounge	17.8%	16.5%	1.3%	0.93
Window 45	Lounge	15.6%	15.6%	0.0%	1.0
<u>First Floor</u>					
Window 46	Bedroom	34.3%	32.2%	2.1%	0.94
Window 47	Bedroom	32.9%	30.8%	2.1%	0.94
<u>Second Floor</u>					
Window 48	Domestic	87.1%	86.9%	0.2%	1.0
Window 49	Domestic	82.4%	82.2%	0.2%	1.0
<u>11 Field Road</u>					
<u>Ground Floor</u>					
Window 50	Reception	29.8%	28.5%	1.3%	0.96
Window 51	Reception	31.9%	29.8%	2.1%	0.93
Window 52	Reception	23.8%	22.6%	1.2%	0.95
Window 53	Reception	11.6%	11.6%	0.0%	1.0
Window 54	Hallway	8.9%	7.7%	1.2%	0.87
Window 55	Hallway	10.5%	9.2%	1.3%	0.88
Window 56	Hallway	6.6%	5.4%	1.2%	0.82
Window 57	Hallway	7.6%	6.3%	1.3%	0.83
Window 58	Hallway	7.9%	6.6%	1.3%	0.84

Appendix 2 - Vertical Sky Component

Hadwyn House, Field Road, Reading RG1 6AP

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 59	Hallway	1.3%	0.0%	1.3%	0.0
<u>First Floor</u>					
Window 60	Bedroom	34.6%	32.4%	2.2%	0.94
Window 61	Bedroom	33.3%	31.0%	2.3%	0.93
<u>Second Floor</u>					
Window 62	Loft Room	85.5%	85.2%	0.3%	1.0
Window 63	Loft Room	72.7%	72.7%	0.0%	1.0
<u>13 Field Road</u>					
<u>Ground Floor</u>					
Window 64	Hallway	0.0%	0.0%	0.0%	1.0
Window 65	Domestic	29.2%	27.6%	1.6%	0.95
Window 66	Domestic	31.9%	30.0%	1.9%	0.94
Window 67	Domestic	22.5%	21.7%	0.8%	0.96
Window 68	Domestic	8.8%	8.8%	0.0%	1.0
<u>First Floor</u>					
Window 69	Domestic	34.7%	32.5%	2.2%	0.94
Window 70	Domestic	33.7%	31.6%	2.1%	0.94
<u>15 Field Road</u>					
<u>Ground Floor</u>					
Window 71	Hallway	13.0%	11.9%	1.1%	0.92
Window 72	Hallway	12.6%	11.1%	1.5%	0.88
Window 73	Hallway	0.4%	0.4%	0.0%	1.0
Window 74	Domestic	29.1%	27.5%	1.6%	0.95
Window 75	Domestic	32.1%	30.5%	1.6%	0.95
Window 76	Domestic	16.5%	16.0%	0.5%	0.97
Window 77	Domestic	14.0%	14.0%	0.0%	1.0
<u>First Floor</u>					
Window 78	Domestic	35.0%	33.1%	1.9%	0.95
Window 79	Domestic	33.2%	31.4%	1.8%	0.95
<u>17 Field Road</u>					
<u>Ground Floor</u>					
Window 80	Domestic	29.5%	28.0%	1.5%	0.95
Window 81	Domestic	32.5%	31.0%	1.5%	0.95
Window 82	Domestic	26.0%	25.6%	0.4%	0.98
Window 83	Domestic	12.0%	12.0%	0.0%	1.0
Window 84	Hallway	10.1%	9.6%	0.5%	0.95
Window 85	Hallway	11.0%	10.0%	1.0%	0.91
Window 86	Hallway	7.9%	7.5%	0.4%	0.95

Appendix 2 - Vertical Sky Component

Hadwyn House, Field Road, Reading RG1 6AP

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 87	Hallway	8.6%	7.8%	0.8%	0.91
Window 88	Hallway	8.6%	7.6%	1.0%	0.88
Window 89	Hallway	1.7%	1.3%	0.4%	0.76
<u>First Floor</u>					
Window 90	Domestic	35.0%	33.4%	1.6%	0.95
Window 91	Domestic	33.7%	32.2%	1.5%	0.96
<u>19 Field Road</u>					
<u>Ground Floor</u>					
Window 92	Hallway	14.1%	13.7%	0.4%	0.97
Window 93	Hallway	13.5%	12.6%	0.9%	0.93
Window 94	Hallway	11.3%	10.9%	0.4%	0.96
Window 95	Hallway	10.9%	9.9%	1.0%	0.91
Window 96	Hallway	0.8%	0.8%	0.0%	1.0
Window 97	Domestic	29.3%	28.0%	1.3%	0.96
Window 98	Domestic	32.4%	31.3%	1.1%	0.97
Window 99	Domestic	15.4%	15.2%	0.2%	0.99
Window 100	Domestic	14.2%	14.2%	0.0%	1.0
<u>First Floor</u>					
Window 101	Domestic	35.0%	33.7%	1.3%	0.96
Window 102	Domestic	33.0%	31.9%	1.1%	0.97
<u>21 Field Road</u>					
<u>Ground Floor</u>					
Window 103	Domestic	29.8%	28.6%	1.2%	0.96
Window 104	Domestic	32.9%	32.0%	0.9%	0.97
Window 105	Domestic	26.2%	26.1%	0.1%	1.0
Window 106	Domestic	12.8%	12.8%	0.0%	1.0
Window 107	Hallway	10.1%	10.1%	0.0%	1.0
Window 108	Hallway	11.3%	11.0%	0.3%	0.97
Window 109	Hallway	7.8%	7.8%	0.0%	1.0
Window 110	Hallway	8.9%	8.8%	0.1%	0.99
Window 111	Hallway	8.9%	8.5%	0.4%	0.96
Window 112	Hallway	1.9%	1.9%	0.0%	1.0
<u>First Floor</u>					
Window 113	Domestic	35.2%	34.3%	0.9%	0.97
Window 114	Domestic	33.9%	33.0%	0.9%	0.97
<u>Holme</u>					
<u>Ground Floor</u>					
Window 115	Domestic	18.0%	18.0%	0.0%	1.0
Window 116	Domestic	31.6%	31.6%	0.0%	1.0

Appendix 2 - Vertical Sky Component

Hadwyn House, Field Road, Reading RG1 6AP

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 117	Domestic	14.7%	14.7%	0.0%	1.0
Window 118	Domestic	28.1%	28.1%	0.0%	1.0
<u>Sunwood</u>					
<u>Ground Floor</u>					
Window 119	Living Room	31.4%	31.4%	0.0%	1.0
Window 120	Living Room	12.6%	12.3%	0.3%	0.98
Window 121	Hallway	16.8%	16.8%	0.0%	1.0
Window 122	Hallway	16.4%	13.3%	3.1%	0.81
Window 123	Staircase	20.8%	18.9%	1.9%	0.91
Window 124	Domestic	15.5%	14.2%	1.3%	0.92
Window 125	Kitchen	16.8%	15.6%	1.2%	0.93
Window 126	Kitchen	22.6%	22.6%	0.0%	1.0
Window 127	Bedroom	29.2%	29.2%	0.0%	1.0
<u>First Floor</u>					
Window 128	Bedroom	27.9%	27.9%	0.0%	1.0
Window 129	Bedroom	14.7%	13.1%	1.6%	0.89
Window 130	Bedroom	27.0%	26.8%	0.2%	0.99
Window 131	Hallway	22.8%	18.3%	4.5%	0.8
Window 132	Bathroom	26.8%	26.8%	0.0%	1.0
Window 133	Bedroom	26.8%	26.8%	0.0%	1.0
<u>17 Coley Hill</u>					
<u>Basement Floor</u>					
Window 134	Garden Room	33.7%	33.6%	0.1%	1.0
Window 135	Garden Room	23.5%	23.4%	0.1%	1.0
Window 136	Garden Room	15.5%	15.4%	0.1%	0.99
Window 137	Living Room	19.3%	19.3%	0.0%	1.0
<u>Ground Floor</u>					
Window 138	Bedroom	37.6%	37.1%	0.5%	0.99
Window 139	Bathroom/WC	21.8%	21.4%	0.4%	0.98
Window 140	Dining/Kitchen	25.6%	25.2%	0.4%	0.98
<u>First Floor</u>					
Window 141	Bedroom	34.3%	34.3%	0.0%	1.0
Window 142	Bedroom	31.9%	31.5%	0.4%	0.99
Window 143	Bathroom/WC	25.3%	25.0%	0.3%	0.99
Window 144	Bedroom	37.2%	36.9%	0.3%	0.99

Appendix 2 - Vertical Sky Component

Hadwyn House, Field Road, Reading RG1 6AP

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>15 Coley Hill</u>					
<u>Basement Floor</u>					
Window 145	Domestic	23.0%	22.6%	0.4%	0.98
Window 146	Domestic	18.4%	18.1%	0.3%	0.98
Window 147	Domestic	21.7%	21.4%	0.3%	0.99
Window 148	Domestic	12.9%	12.9%	0.0%	1.0
Window 149	Utility	26.2%	25.9%	0.3%	0.99
<u>Ground Floor</u>					
Window 150	Living/Kitchen	26.9%	26.6%	0.3%	0.99
Window 151	Living/Kitchen	35.8%	35.8%	0.0%	1.0
Window 152	Domestic	25.2%	24.6%	0.6%	0.98
Window 153	Domestic	23.7%	23.7%	0.0%	1.0
Window 154	Domestic	36.1%	35.3%	0.8%	0.98
Window 155	Domestic	24.6%	24.1%	0.5%	0.98
Window 156	Domestic	20.3%	19.9%	0.4%	0.98
Window 157	Hallway	12.4%	11.9%	0.5%	0.96
Window 158	Hallway	35.8%	35.8%	0.0%	1.0
Window 159	Hallway	36.0%	36.0%	0.0%	1.0
Window 160	Domestic	36.1%	35.3%	0.8%	0.98
<u>First Floor</u>					
Window 161	Study	32.8%	32.6%	0.2%	0.99
Window 162	Bathroom	39.1%	38.7%	0.4%	0.99
Window 163	Hallway	39.0%	38.4%	0.6%	0.98
Window 164	Bedroom	39.1%	38.6%	0.5%	0.99
<u>13 Coley Hill</u>					
<u>Ground Floor</u>					
Window 165	Domestic	33.6%	32.7%	0.9%	0.97
Window 166	Domestic	35.0%	34.0%	1.0%	0.97
Window 167	Domestic	35.8%	34.9%	0.9%	0.97
Window 168	Domestic	3.5%	3.5%	0.0%	1.0
Window 169	Domestic	26.1%	26.0%	0.1%	1.0
Window 170	Domestic	37.3%	36.0%	1.3%	0.97
Window 171	Domestic	19.3%	19.2%	0.1%	0.99
Window 172	Domestic	69.4%	69.3%	0.1%	1.0
Window 173	Domestic	69.7%	69.5%	0.2%	1.0
<u>First Floor</u>					
Window 174	Domestic	36.4%	35.8%	0.6%	0.98
Window 175	Domestic	37.4%	36.5%	0.9%	0.98

Appendix 2 - Vertical Sky Component

Hadwyn House, Field Road, Reading RG1 6AP

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Second Floor</u>					
Window 176	Domestic	39.5%	39.5%	0.0%	1.0
Window 177	Domestic	86.1%	86.1%	0.0%	1.0
Window 178	Domestic	39.1%	38.9%	0.2%	0.99
<u>11 Coley Hill</u>					
<u>Ground Floor</u>					
Window 179	Domestic	27.3%	26.4%	0.9%	0.97
Window 180	Domestic	10.8%	9.8%	1.0%	0.91
Window 181	Domestic	25.9%	24.7%	1.2%	0.95
<u>First Floor</u>					
Window 182	Domestic	32.1%	31.4%	0.7%	0.98
Window 183	Domestic	38.9%	37.8%	1.1%	0.97
<u>Second Floor</u>					
Window 184	Domestic	39.3%	39.3%	0.0%	1.0
Window 185	Domestic	39.4%	39.1%	0.3%	0.99
Window 186	Domestic	39.5%	39.5%	0.0%	1.0
Window 187	Domestic	87.9%	87.9%	0.0%	1.0
<u>9 Coley Hill</u>					
<u>Ground Floor</u>					
Window 188	Domestic	30.3%	29.3%	1.0%	0.97
Window 189	Domestic	25.8%	24.7%	1.1%	0.96
<u>First Floor</u>					
Window 190	Domestic	35.5%	34.8%	0.7%	0.98
Window 191	Domestic	37.8%	37.1%	0.7%	0.98
Window 192	Domestic	38.0%	37.1%	0.9%	0.98
<u>Second Floor</u>					
Window 193	Domestic	39.4%	39.4%	0.0%	1.0
Window 194	Domestic	39.5%	39.5%	0.0%	1.0
Window 195	Domestic	88.0%	88.0%	0.0%	1.0
Window 196	Domestic	39.2%	38.9%	0.3%	0.99
<u>7 Coley Hill</u>					
<u>Basement Floor</u>					
Window 197	Living/Dining/Kitchen	27.3%	26.7%	0.6%	0.98
Window 198	Living/Dining/Kitchen	14.4%	14.4%	0.0%	1.0

Appendix 2 - Vertical Sky Component

Hadwyn House, Field Road, Reading RG1 6AP

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Ground Floor</u>					
Window 199	Family Room	36.2%	35.2%	1.0%	0.97
Window 200	Domestic	30.1%	29.0%	1.1%	0.96
Window 201	Domestic	32.1%	31.1%	1.0%	0.97
Window 202	WC	20.7%	20.4%	0.3%	0.99
<u>First Floor</u>					
Window 203	Bathroom	38.7%	37.9%	0.8%	0.98
Window 204	Hallway	38.1%	37.1%	1.0%	0.97
<u>Second Floor</u>					
Window 205	Bedroom	39.3%	39.1%	0.2%	0.99
Window 206	Hallway	39.1%	38.6%	0.5%	0.99
Window 207	Hallway	83.8%	83.8%	0.0%	1.0
<u>5 Coley Hill</u>					
<u>Basement Floor</u>					
Window 208	Domestic	28.2%	27.8%	0.4%	0.99
Window 209	Domestic	31.8%	31.1%	0.7%	0.98
<u>Ground Floor</u>					
Window 210	Domestic	36.8%	35.9%	0.9%	0.98
Window 211	Domestic	36.8%	36.0%	0.8%	0.98
Window 212	Domestic	36.5%	35.7%	0.8%	0.98
<u>First Floor</u>					
Window 213	Domestic	38.6%	37.9%	0.7%	0.98
Window 214	Domestic	38.6%	37.9%	0.7%	0.98
Window 215	Domestic	37.9%	37.1%	0.8%	0.98
<u>Second Floor</u>					
Window 216	Domestic	39.3%	39.2%	0.1%	1.0
Window 217	Domestic	39.2%	39.1%	0.1%	1.0
Window 218	Domestic	39.3%	39.2%	0.1%	1.0
Window 219	Domestic	38.9%	38.5%	0.4%	0.99
<u>3 Coley Hill</u>					
<u>Basement Floor</u>					
Window 220	Living Room	33.1%	32.7%	0.4%	0.99
Window 221	Living Room	34.6%	34.0%	0.6%	0.98
Window 224	Staircase	36.0%	35.3%	0.7%	0.98

Appendix 2 - Vertical Sky Component

Hadwyn House, Field Road, Reading RG1 6AP

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Ground Floor</u>					
Window 222	Bedroom	36.9%	36.1%	0.8%	0.98
Window 223	Bathroom/WC	36.9%	36.2%	0.7%	0.98
<u>First Floor</u>					
Window 225	Kitchen	38.4%	37.8%	0.6%	0.98
Window 226	Bathroom/WC	38.3%	37.8%	0.5%	0.99
Window 227	Domestic	37.5%	36.9%	0.6%	0.98
<u>Second Floor</u>					
Window 228	Domestic	39.1%	39.0%	0.1%	1.0
Window 229	Domestic	39.1%	39.1%	0.0%	1.0
Window 230	Domestic	38.7%	38.3%	0.4%	0.99
Window 231	Domestic	39.1%	39.1%	0.0%	1.0
Window 232	Domestic	93.1%	93.1%	0.0%	1.0
<u>121 Castle Hill</u>					
<u>Ground Floor</u>					
Window 233	Domestic	29.5%	29.1%	0.4%	0.99
Window 234	Entrance	24.3%	23.8%	0.5%	0.98
Window 235	Sitting Room	31.3%	30.8%	0.5%	0.98
<u>First Floor</u>					
Window 236	Bathroom	34.6%	34.2%	0.4%	0.99
Window 237	Bathroom	31.3%	30.9%	0.4%	0.99
Window 238	Hallway	22.9%	22.8%	0.1%	1.0
Window 239	Bedroom	35.0%	34.5%	0.5%	0.99
<u>Second Floor</u>					
Window 240	Bathroom	36.7%	36.4%	0.3%	0.99
Window 241	Bathroom	34.8%	34.5%	0.3%	0.99
Window 242	Hallway	25.7%	25.6%	0.1%	1.0
Window 243	Bedroom	38.1%	37.7%	0.4%	0.99

Appendix 2 - Vertical Sky Component

Hadwyn House, Field Road, Reading RG1 6AP

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>119 Castle Hill</u>					
<u>Basement Floor</u>					
Window 244	Domestic	13.1%	13.1%	0.0%	1.0
<u>Ground Floor</u>					
Window 245	Domestic	33.6%	33.1%	0.5%	0.99
<u>First Floor</u>					
Window 246	Domestic	33.5%	33.1%	0.4%	0.99
Window 247	Domestic	36.6%	36.1%	0.5%	0.99
<u>Second Floor</u>					
Window 248	Domestic	24.8%	24.4%	0.4%	0.98
Window 249	Domestic	36.4%	36.2%	0.2%	0.99
<u>117 Castle Hill</u>					
<u>Basement Floor</u>					
Window 250	Domestic	10.9%	10.9%	0.0%	1.0
<u>Ground Floor</u>					
Window 251	Domestic	34.2%	33.7%	0.5%	0.99
Window 252	Domestic	34.6%	34.1%	0.5%	0.99
Window 253	Domestic	33.6%	33.1%	0.5%	0.99
<u>First Floor</u>					
Window 254	Domestic	36.7%	36.3%	0.4%	0.99
Window 255	Domestic	36.6%	36.2%	0.4%	0.99
<u>Second Floor</u>					
Window 256	Domestic	38.9%	38.6%	0.3%	0.99
Window 257	Domestic	38.4%	38.0%	0.4%	0.99
<u>115 Castle Hill</u>					
<u>Ground Floor</u>					
Window 258	Kitchen	29.1%	28.7%	0.4%	0.99
Window 259	Domestic	28.1%	27.7%	0.4%	0.99
<u>First Floor</u>					
Window 260	Bathroom	34.4%	34.1%	0.3%	0.99
Window 261	Domestic	33.7%	33.3%	0.4%	0.99
<u>Second Floor</u>					
Window 262	Bedroom	38.0%	37.7%	0.3%	0.99
Window 263	Hallway	34.4%	34.1%	0.3%	0.99

Appendix 2 - Daylight Distribution

Hadwyn House, Field Road, Reading RG1 6AP

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>5 Field Road</u>					
<u>Ground Floor</u>					
Windows 24 & 25	Hallway	76%	42%	34%	0.55
Windows 26 to 28	Living Room	97%	83%	14%	0.86
<u>First Floor</u>					
Windows 29 & 30	Bedroom	97%	97%	0%	1.0
<u>7 Field Road</u>					
<u>Ground Floor</u>					
Windows 33 to 35	Lounge	99%	89%	10%	0.9
Windows 36 & 37	Hallway	66%	36%	30%	0.55
<u>First Floor</u>					
Windows 38 & 39	Bedroom	97%	97%	0%	1.0
<u>9 Field Road</u>					
<u>Ground Floor</u>					
Windows 40 to 45	Lounge	78%	76%	2%	0.97
Window 40 & 41	Staircase	15%	0.0%	15%	0.0
<u>First Floor</u>					
Windows 46 & 47	Bedroom	97%	97%	0%	1.0
<u>11 Field Road</u>					
<u>Ground Floor</u>					
Windows 50 to 53	Reception	97%	87%	10%	0.9
Windows 54 to 59	Hallway	93%	76%	17%	0.82
<u>First Floor</u>					
Windows 60 & 61	Bedroom	97%	97%	0%	1.0
<u>Second Floor</u>					
Windows 62 & 63	Loft Room	98%	98%	0%	1.0
<u>Sunwood</u>					
<u>Ground Floor</u>					
Windows 119 & 120	Living Room	83%	83%	0%	1.0
Windows 121 & 122	Hallway	59%	59%	0%	1.0
Window 123	Staircase	8%	5%	3%	0.63
Window 124	Domestic	27%	27%	0%	1.0
Windows 125 & 126	Kitchen	99%	99%	0%	1.0
Window 127	Bedroom	82%	82%	0%	1.0

Appendix 2 - Daylight Distribution

Hadwyn House, Field Road, Reading RG1 6AP

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Windows 128 & 129	Bedroom	80%	80%	0%	1.0
Window 130	Bedroom	98%	98%	0%	1.0
Window 131	Hallway	14%	10%	4%	0.71
Window 132	Bathroom	91%	91%	0%	1.0
Window 133	Bedroom	93%	93%	0%	1.0
<u>17 Coley Hill</u>					
<u>Basement Floor</u>					
Windows 134 to 136	Garden Room	100%	100%	0%	1.0
Window 137	Living Room	81%	81%	0%	1.0
<u>Ground Floor</u>					
Window 138	Bedroom	99%	99%	0%	1.0
Window 139	Bathroom/WC	70%	70%	0%	1.0
Window 140	Dining/Kitchen	92%	92%	0%	1.0
<u>First Floor</u>					
Windows 141 & 142	Bedroom	94%	94%	0%	1.0
Window 143	Bathroom/WC	78%	78%	0%	1.0
Window 144	Bedroom	93%	93%	0%	1.0
<u>15 Coley Hill</u>					
<u>Basement Floor</u>					
Windows 145 to 148	Domestic	88%	88%	0%	1.0
Window 149	Utility	89%	89%	0%	1.0
<u>Ground Floor</u>					
Windows 150 & 151	Living/Kitchen	98%	98%	0%	1.0
Window 152	Domestic	71%	71%	0%	1.0
Windows 153 to 156	Domestic	100%	100%	0%	1.0
Windows 157 to 159	Hallway	99%	99%	0%	1.0
Window 160	Domestic	99%	99%	0%	1.0
<u>First Floor</u>					
Window 161	Study	96%	96%	0%	1.0
Window 162	Bathroom	95%	95%	0%	1.0
Window 163	Hallway	82%	82%	0%	1.0
Window 164	Bedroom	98%	98%	0%	1.0

Appendix 2 - Daylight Distribution

Hadwyn House, Field Road, Reading RG1 6AP

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
7 Coley Hill					
Basement Floor					
Windows 197 & 198	Living/Dining/Kitchen	74%	65%	9%	0.88
Ground Floor					
Window 199	Family Room	93%	93%	0%	1.0
Windows 200 & 201	Domestic	96%	96%	0%	1.0
Window 202	WC	69%	69%	0%	1.0
First Floor					
Window 203	Bathroom	95%	95%	0%	1.0
Window 204	Hallway	40%	29%	11%	0.73
Second Floor					
Window 205	Bedroom	94%	94%	0%	1.0
Windows 206 & 207	Hallway	103%	103%	0%	1.0
3 Coley Hill					
Basement Floor					
Windows 220 & 221	Living Room	85%	85%	0%	1.0
Ground Floor					
Window 222	Bedroom	93%	93%	0%	1.0
Window 223	Bathroom/WC	90%	90%	0%	1.0
First Floor					
Window 225	Kitchen	95%	95%	0%	1.0
Window 226	Bathroom/WC	93%	93%	0%	1.0
121 Castle Hill					
Ground Floor					
Window 233	Domestic	89%	89%	0%	1.0
Window 234	Entrance	100%	100%	0%	1.0
Window 235	Sitting Room	96%	95%	1%	0.99
First Floor					
Windows 236 & 237	Bathroom	98%	98%	0%	1.0
Window 238	Hallway	61%	61%	0%	1.0
Window 239	Bedroom	97%	97%	0%	1.0
Second Floor					
Windows 240 & 241	Bathroom	98%	98%	0%	1.0
Window 242	Hallway	76%	76%	0%	1.0
Window 243	Bedroom	93%	93%	0%	1.0

Appendix 2 - Daylight Distribution
Hadwyn House, Field Road, Reading RG1 6AP

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>115 Castle Hill</u>					
<u>Ground Floor</u>					
Window 258	Kitchen	95%	95%	0%	1.0
Window 259	Domestic	98%	98%	0%	1.0
<u>First Floor</u>					
Window 260	Bathroom	97%	97%	0%	1.0
<u>Second Floor</u>					
Window 262	Bedroom	98%	98%	0%	1.0
Window 263	Hallway	99%	99%	0%	1.0

Appendix 2 - Sunlight to Windows

Hadwyn House, Field Road, Reading RG1 6AP

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
1 Field Road									
Ground Floor									
Window 1	Non Domestic	50%	48%	2%	0.96	18%	16%	2%	0.89
Window 2	Non Domestic	50%	48%	2%	0.96	16%	14%	2%	0.88
Window 3	Non Domestic	50%	49%	1%	0.98	15%	14%	1%	0.93
Window 4	Non Domestic	45%	42%	3%	0.93	10%	9%	1%	0.9
Window 5	Non Domestic	38%	34%	4%	0.89	5%	5%	0%	1.0
Window 6	Non Domestic	31%	27%	4%	0.87	1%	1%	0%	1.0
Window 7	Non Domestic	64%	60%	4%	0.94	15%	14%	1%	0.93
First Floor									
Window 10	Non Domestic	72%	72%	0%	1.0	23%	23%	0%	1.0
Window 11	Non Domestic	74%	73%	1%	0.99	23%	22%	1%	0.96
Window 12	Non Domestic	73%	72%	1%	0.99	23%	22%	1%	0.96
Window 13	Non Domestic	73%	70%	3%	0.96	22%	19%	3%	0.86
Window 14	Non Domestic	69%	67%	2%	0.97	21%	19%	2%	0.9
Window 15	Non Domestic	65%	60%	5%	0.92	19%	14%	5%	0.74
Window 16	Non Domestic	80%	74%	6%	0.93	24%	20%	4%	0.83
3 Field Road									
Ground Floor									
Window 19	Domestic	42%	42%	0%	1.0	11%	11%	0%	1.0
Window 20	Domestic	32%	32%	0%	1.0	6%	6%	0%	1.0
First Floor									
Window 22	Domestic	44%	42%	2%	0.95	12%	10%	2%	0.83
Window 23	Domestic	33%	31%	2%	0.94	5%	3%	2%	0.6
5 Field Road									
Ground Floor									
Window 24	Hallway	9%	9%	0%	1.0	0%	0%	0%	1.0
Window 25	Hallway	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 27	Living Room	42%	39%	3%	0.93	10%	9%	1%	0.9
Window 28	Living Room	27%	23%	4%	0.85	3%	2%	1%	0.67
First Floor									
Window 29	Bedroom	44%	42%	2%	0.95	12%	10%	2%	0.83
Window 30	Bedroom	38%	35%	3%	0.92	6%	4%	2%	0.67
Second Floor									
Window 31	Domestic	82%	81%	1%	0.99	23%	22%	1%	0.96
Window 32	Domestic	62%	61%	1%	0.98	8%	7%	1%	0.88

Appendix 2 - Sunlight to Windows

Hadwyn House, Field Road, Reading RG1 6AP

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
7 Field Road									
Ground Floor									
Window 34	Lounge	43%	40%	3%	0.93	11%	10%	1%	0.91
Window 35	Lounge	35%	31%	4%	0.89	8%	7%	1%	0.88
Window 36	Hallway	12%	10%	2%	0.83	0%	0%	0%	1.0
Window 37	Hallway	0%	0%	0%	1.0	0%	0%	0%	1.0
First Floor									
Window 38	Bedroom	46%	43%	3%	0.93	12%	10%	2%	0.83
Window 39	Bedroom	38%	36%	2%	0.95	6%	5%	1%	0.83
9 Field Road									
Ground Floor									
Window 40	Lounge	13%	10%	3%	0.77	0%	0%	0%	1.0
Window 41	Lounge	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 43	Lounge	43%	39%	4%	0.91	11%	10%	1%	0.91
Window 44	Lounge	29%	26%	3%	0.9	5%	5%	0%	1.0
First Floor									
Window 46	Bedroom	46%	44%	2%	0.96	12%	11%	1%	0.92
Window 47	Bedroom	42%	39%	3%	0.93	8%	7%	1%	0.88
Second Floor									
Window 48	Domestic	83%	81%	2%	0.98	24%	22%	2%	0.92
Window 49	Domestic	69%	67%	2%	0.97	13%	11%	2%	0.85
11 Field Road									
Ground Floor									
Window 51	Reception	43%	41%	2%	0.95	12%	12%	0%	1.0
Window 52	Reception	42%	39%	3%	0.93	12%	12%	0%	1.0
Window 54	Hallway	10%	8%	2%	0.8	0%	0%	0%	1.0
Window 55	Hallway	9%	7%	2%	0.78	0%	0%	0%	1.0
Window 56	Hallway	11%	9%	2%	0.82	0%	0%	0%	1.0
Window 57	Hallway	12%	9%	3%	0.75	0%	0%	0%	1.0
Window 58	Hallway	9%	7%	2%	0.78	0%	0%	0%	1.0
Window 59	Hallway	4%	0%	4%	0.0	0%	0%	0%	1.0
First Floor									
Window 60	Bedroom	46%	42%	4%	0.91	12%	11%	1%	0.92
Window 61	Bedroom	42%	38%	4%	0.9	8%	7%	1%	0.88
Second Floor									
Window 62	Loft Room	81%	80%	1%	0.99	21%	20%	1%	0.95

Appendix 2 - Sunlight to Windows

Hadwyn House, Field Road, Reading RG1 6AP

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>13 Field Road</u>									
<u>Ground Floor</u>									
Window 64	Hallway	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 66	Domestic	44%	41%	3%	0.93	13%	13%	0%	1.0
Window 67	Domestic	40%	37%	3%	0.93	11%	11%	0%	1.0
<u>First Floor</u>									
Window 69	Domestic	48%	45%	3%	0.94	14%	13%	1%	0.93
Window 70	Domestic	44%	41%	3%	0.93	11%	10%	1%	0.91
<u>15 Field Road</u>									
<u>Ground Floor</u>									
Window 71	Hallway	21%	19%	2%	0.9	3%	3%	0%	1.0
Window 72	Hallway	12%	9%	3%	0.75	0%	0%	0%	1.0
Window 73	Hallway	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 75	Domestic	43%	41%	2%	0.95	12%	12%	0%	1.0
Window 76	Domestic	29%	27%	2%	0.93	6%	6%	0%	1.0
<u>First Floor</u>									
Window 78	Domestic	46%	43%	3%	0.93	12%	11%	1%	0.92
Window 79	Domestic	40%	38%	2%	0.95	8%	8%	0%	1.0
<u>17 Field Road</u>									
<u>Ground Floor</u>									
Window 81	Domestic	43%	42%	1%	0.98	13%	13%	0%	1.0
Window 82	Domestic	42%	41%	1%	0.98	12%	12%	0%	1.0
Window 84	Hallway	11%	11%	0%	1.0	1%	1%	0%	1.0
Window 85	Hallway	8%	7%	1%	0.88	0%	0%	0%	1.0
Window 86	Hallway	12%	11%	1%	0.92	1%	1%	0%	1.0
Window 87	Hallway	12%	10%	2%	0.83	1%	1%	0%	1.0
Window 88	Hallway	9%	7%	2%	0.78	0%	0%	0%	1.0
Window 89	Hallway	4%	2%	2%	0.5	1%	1%	0%	1.0
<u>First Floor</u>									
Window 90	Domestic	46%	43%	3%	0.93	13%	13%	0%	1.0
Window 91	Domestic	40%	37%	3%	0.93	8%	8%	0%	1.0
<u>19 Field Road</u>									
<u>Ground Floor</u>									
Window 92	Hallway	21%	21%	0%	1.0	3%	3%	0%	1.0
Window 93	Hallway	11%	10%	1%	0.91	0%	0%	0%	1.0
Window 94	Hallway	19%	18%	1%	0.95	4%	4%	0%	1.0
Window 95	Hallway	13%	11%	2%	0.85	1%	1%	0%	1.0
Window 96	Hallway	1%	1%	0%	1.0	1%	1%	0%	1.0

Appendix 2 - Sunlight to Windows

Hadwyn House, Field Road, Reading RG1 6AP

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 98	Domestic	43%	40%	3%	0.93	11%	11%	0%	1.0
Window 99	Domestic	26%	25%	1%	0.96	4%	4%	0%	1.0
<u>First Floor</u>									
Window 101	Domestic	47%	43%	4%	0.91	12%	12%	0%	1.0
Window 102	Domestic	39%	37%	2%	0.95	6%	6%	0%	1.0
<u>21 Field Road</u>									
<u>Ground Floor</u>									
Window 104	Domestic	47%	46%	1%	0.98	14%	14%	0%	1.0
Window 105	Domestic	45%	44%	1%	0.98	12%	12%	0%	1.0
Window 107	Hallway	12%	12%	0%	1.0	0%	0%	0%	1.0
Window 108	Hallway	11%	11%	0%	1.0	0%	0%	0%	1.0
Window 109	Hallway	13%	13%	0%	1.0	1%	1%	0%	1.0
Window 110	Hallway	14%	14%	0%	1.0	1%	1%	0%	1.0
Window 111	Hallway	11%	11%	0%	1.0	0%	0%	0%	1.0
Window 112	Hallway	5%	5%	0%	1.0	1%	1%	0%	1.0
<u>First Floor</u>									
Window 113	Domestic	45%	44%	1%	0.98	13%	13%	0%	1.0
Window 114	Domestic	41%	40%	1%	0.98	8%	8%	0%	1.0
<u>Holme</u>									
<u>Ground Floor</u>									
Window 115	Domestic	41%	41%	0%	1.0	11%	11%	0%	1.0
<u>First Floor</u>									
Window 117	Domestic	35%	35%	0%	1.0	11%	11%	0%	1.0
<u>Sunwood</u>									
<u>Ground Floor</u>									
Window 126	Kitchen	28%	28%	0%	1.0	8%	8%	0%	1.0
Window 127	Bedroom	41%	41%	0%	1.0	11%	11%	0%	1.0
<u>First Floor</u>									
Window 132	Bathroom	34%	34%	0%	1.0	10%	10%	0%	1.0
Window 133	Bedroom	34%	34%	0%	1.0	10%	10%	0%	1.0
<u>17 Coley Hill</u>									
<u>First Floor</u>									
Window 141	Bedroom	80%	80%	0%	1.0	26%	26%	0%	1.0

Appendix 2 - Sunlight to Windows

Hadwyn House, Field Road, Reading RG1 6AP

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>15 Coley Hill</u>									
<u>Basement Floor</u>									
Window 148	Domestic	13%	13%	0%	1.0	0%	0%	0%	1.0
<u>Ground Floor</u>									
Window 151	Living/Kitchen	49%	49%	0%	1.0	15%	15%	0%	1.0
Window 153	Domestic	53%	53%	0%	1.0	13%	13%	0%	1.0
Window 158	Hallway	51%	51%	0%	1.0	16%	16%	0%	1.0
Window 159	Hallway	50%	50%	0%	1.0	15%	15%	0%	1.0
<u>13 Coley Hill</u>									
<u>Ground Floor</u>									
Window 168	Domestic	6%	6%	0%	1.0	0%	0%	0%	1.0
Window 169	Domestic	53%	53%	0%	1.0	14%	14%	0%	1.0
Window 172	Domestic	56%	56%	0%	1.0	14%	14%	0%	1.0
<u>Second Floor</u>									
Window 177	Domestic	84%	84%	0%	1.0	18%	18%	0%	1.0
<u>11 Coley Hill</u>									
<u>Second Floor</u>									
Window 187	Domestic	91%	91%	0%	1.0	25%	25%	0%	1.0
<u>9 Coley Hill</u>									
<u>Second Floor</u>									
Window 195	Domestic	87%	87%	0%	1.0	20%	20%	0%	1.0
<u>7 Coley Hill</u>									
<u>Basement Floor</u>									
Window 198	Living/Dining/Kitchen	23%	23%	0%	1.0	2%	2%	0%	1.0
<u>Ground Floor</u>									
Window 202	WC	43%	43%	0%	1.0	9%	9%	0%	1.0
<u>First Floor</u>									
Window 207	Staircase	80%	80%	0%	1.0	13%	13%	0%	1.0
<u>Second Floor</u>									
<u>3 Coley Hill</u>									
<u>Second Floor</u>									
Window 232	Domestic	98%	98%	0%	1.0	30%	30%	0%	1.0

Appendix 2 - Sunlight to Windows

Hadwyn House, Field Road, Reading RG1 6AP

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>121 Castle Hill</u>									
<u>Ground Floor</u>									
Window 233	Domestic	65%	65%	0%	1.0	23%	23%	0%	1.0
Window 234	Entrance	54%	54%	0%	1.0	24%	24%	0%	1.0
Window 235	Sitting Room	69%	69%	0%	1.0	23%	23%	0%	1.0
<u>First Floor</u>									
Window 236	Bathroom	74%	74%	0%	1.0	28%	28%	0%	1.0
Window 237	Bathroom	63%	63%	0%	1.0	25%	25%	0%	1.0
Window 238	Hallway	50%	50%	0%	1.0	20%	20%	0%	1.0
Window 239	Bedroom	84%	84%	0%	1.0	29%	29%	0%	1.0
<u>Second Floor</u>									
Window 240	Bathroom	80%	80%	0%	1.0	28%	28%	0%	1.0
Window 241	Bathroom	71%	71%	0%	1.0	26%	26%	0%	1.0
Window 242	Hallway	53%	53%	0%	1.0	22%	22%	0%	1.0
Window 243	Bedroom	87%	87%	0%	1.0	30%	30%	0%	1.0
<u>119 Castle Hill</u>									
<u>Basement Floor</u>									
Window 244	Domestic	27%	27%	0%	1.0	1%	1%	0%	1.0
<u>Ground Floor</u>									
Window 245	Domestic	75%	75%	0%	1.0	23%	23%	0%	1.0
<u>First Floor</u>									
Window 246	Domestic	69%	69%	0%	1.0	23%	23%	0%	1.0
Window 247	Domestic	81%	81%	0%	1.0	27%	27%	0%	1.0
<u>Second Floor</u>									
Window 248	Domestic	45%	45%	0%	1.0	25%	25%	0%	1.0
Window 249	Domestic	76%	76%	0%	1.0	28%	28%	0%	1.0
<u>117 Castle Hill</u>									
<u>Basement Floor</u>									
Window 250	Domestic	19%	19%	0%	1.0	0%	0%	0%	1.0
<u>Ground Floor</u>									
Window 251	Domestic	76%	75%	1%	0.99	24%	23%	1%	0.96
Window 252	Domestic	74%	74%	0%	1.0	23%	23%	0%	1.0
Window 253	Domestic	73%	72%	1%	0.99	23%	22%	1%	0.96

Appendix 2 - Sunlight to Windows
Hadwyn House, Field Road, Reading RG1 6AP

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>First Floor</u>									
Window 254	Domestic	80%	80%	0%	1.0	28%	28%	0%	1.0
Window 255	Domestic	80%	80%	0%	1.0	25%	25%	0%	1.0
<u>Second Floor</u>									
Window 256	Domestic	84%	84%	0%	1.0	29%	29%	0%	1.0
Window 257	Domestic	86%	86%	0%	1.0	29%	29%	0%	1.0
<u>115 Castle Hill</u>									
<u>Ground Floor</u>									
Window 258	Kitchen	61%	60%	1%	0.98	23%	22%	1%	0.96
Window 259	Domestic	67%	67%	0%	1.0	19%	19%	0%	1.0
<u>First Floor</u>									
Window 260	Bathroom	71%	71%	0%	1.0	25%	25%	0%	1.0
Window 261	Domestic	81%	81%	0%	1.0	26%	26%	0%	1.0
Window 263	Staircase	67%	67%	0%	1.0	26%	26%	0%	1.0
<u>Second Floor</u>									
Window 262	Bedroom	79%	79%	0%	1.0	28%	28%	0%	1.0

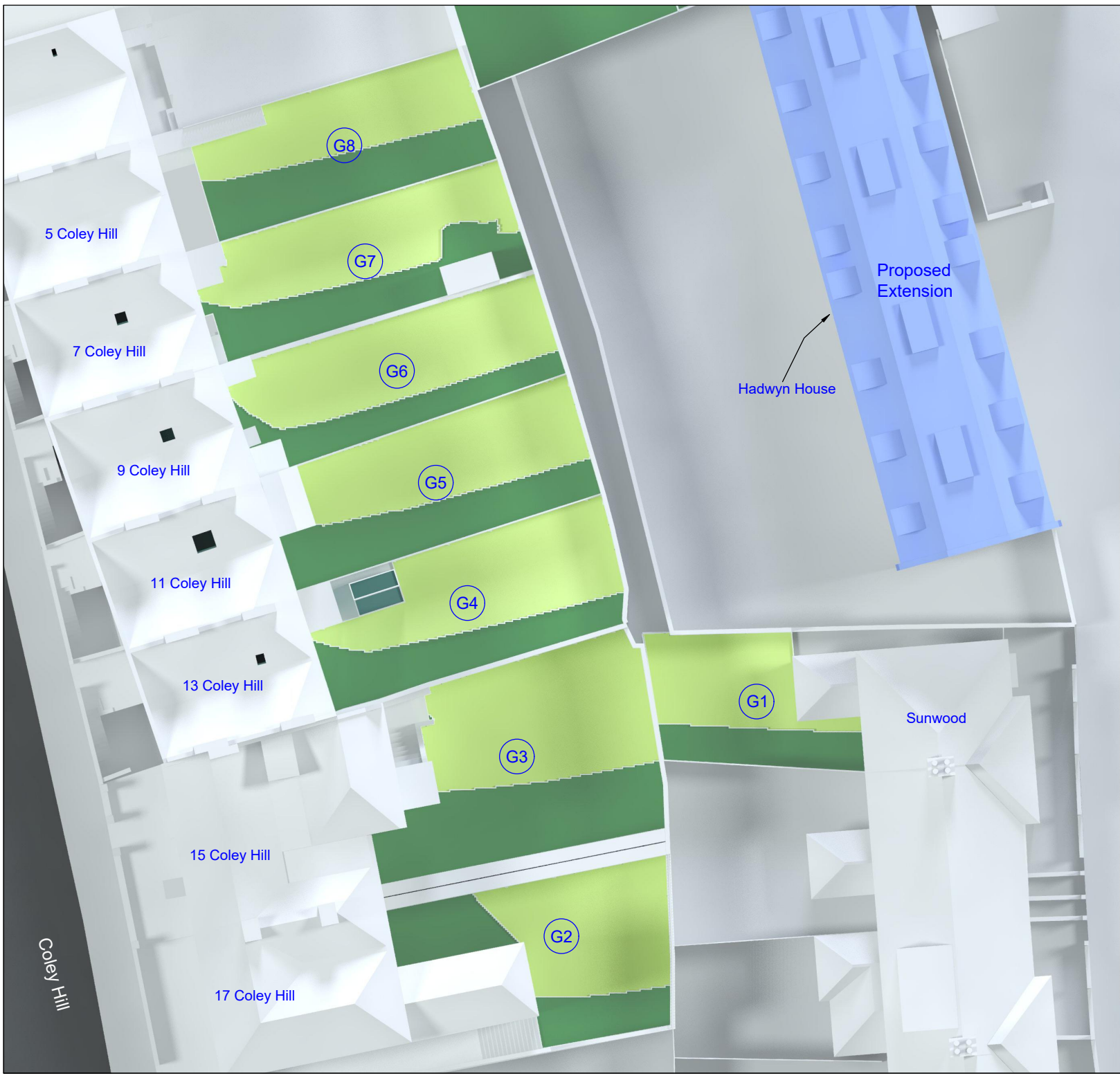
APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES

Appendix 2 - Overshadowing to Gardens and Open Spaces

Hadwyn House, Field Road, Reading RG1 6AP

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March									
			Before			After			Loss			Ratio
<u>Sunwood</u>												
Ground Floor												
Garden 1	60.01	m2	39.14	m2	65%	39.14	m2	65%	0.0	m2	0%	1.0
<u>17 Coley Hill</u>												
Basement Floor												
Garden 2	87.13	m2	53.23	m2	61%	53.23	m2	61%	0.0	m2	0%	1.0
<u>15 Coley Hill</u>												
Basement Floor												
Garden 3	130.3	m2	74.63	m2	57%	74.63	m2	57%	0.0	m2	0%	1.0
<u>13 Coley Hill</u>												
Ground Floor												
Garden 4	97.08	m2	62.92	m2	65%	62.92	m2	65%	0.0	m2	0%	1.0
<u>11 Coley Hill</u>												
Ground Floor												
Garden 5	102.92	m2	62.34	m2	61%	62.34	m2	61%	0.0	m2	0%	1.0
<u>9 Coley Hill</u>												
Ground Floor												
Garden 6	92.91	m2	66.86	m2	72%	66.86	m2	72%	0.0	m2	0%	1.0
<u>7 Coley Hill</u>												
Ground Floor												
Garden 7	93.89	m2	57.27	m2	61%	57.27	m2	61%	0.0	m2	0%	1.0
<u>5 Coley Hill</u>												
Ground Floor												
Garden 8	87.95	m2	48.57	m2	55%	48.57	m2	55%	0.0	m2	0%	1.0
<u>121 Castle Hill</u>												
Ground Floor												
Garden 9	308.21	m2	259.16	m2	84%	259.16	m2	84%	0.0	m2	0%	1.0
<u>119 Castle Hill</u>												
Ground Floor												
Garden 10	146.18	m2	119.31	m2	82%	117.8	m2	81%	1.5	m2	1%	0.99
<u>117 Castle Hill</u>												
Ground Floor												
Garden 11	154.31	m2	119.02	m2	77%	115.15	m2	75%	3.88	m2	2%	0.97
<u>115 Castle Hill</u>												
Ground Floor												
Garden 12	146.86	m2	121.73	m2	83%	119.65	m2	81%	2.08	m2	2%	0.98



Key

-  Receives under two hours sunlight on 21st March before and after the development.
-  Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
-  Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
-  Receives at least two hours sunlight on 21st March before and after the development.
-  Neighbouring Gardens and Amenity Areas

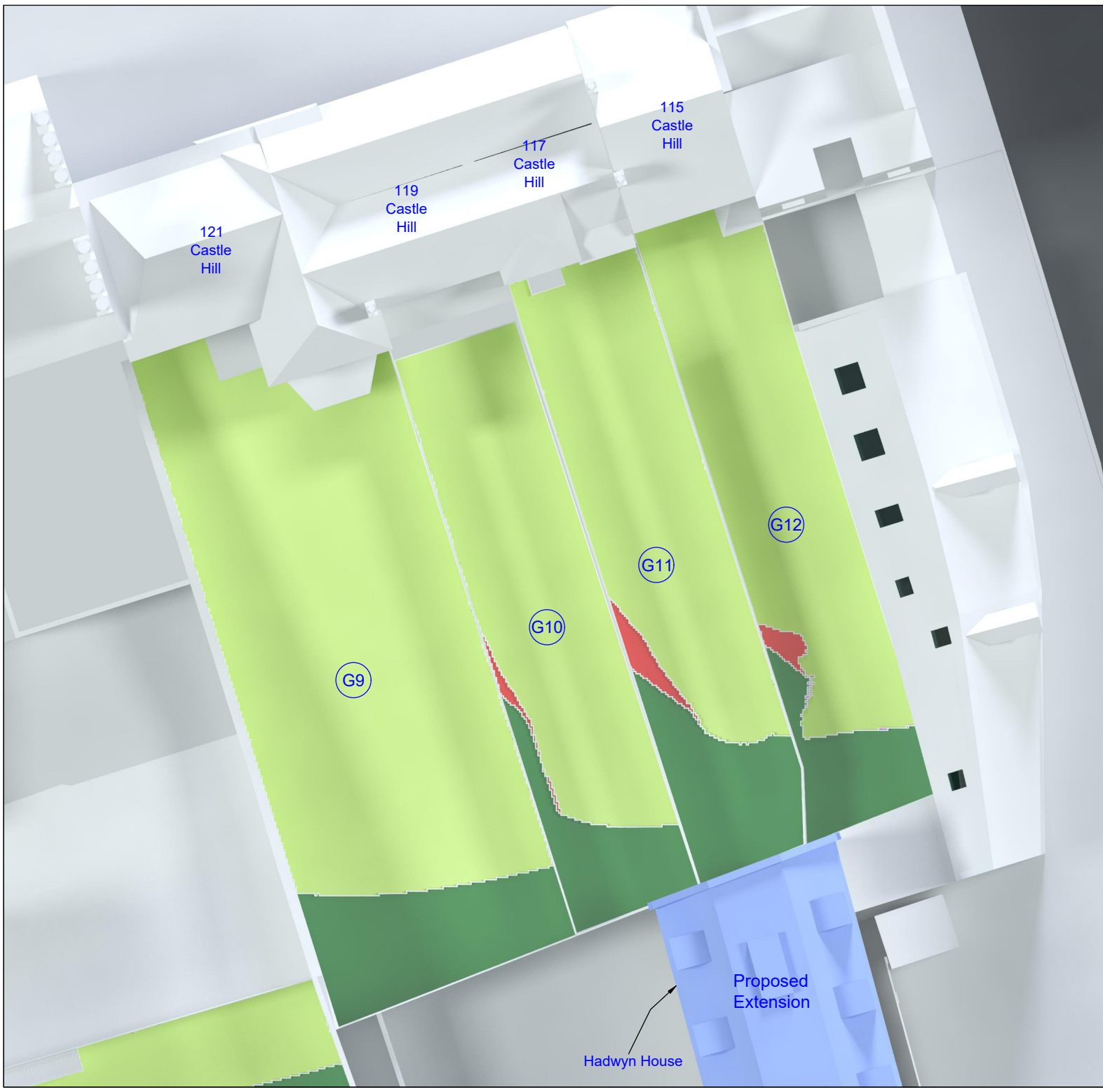
Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces



**RIGHT OF LIGHT
CONSULTING**
Chartered Surveyors

Right of Light Consulting

Burley House
15 - 17 High Street
Rayleigh
Essex
SS6 7EW
TEL 0800 197 4836
E-MAIL enquiries@right-of-light.co.uk
WEBSITE www.right-of-light.co.uk



Key

-  Receives under two hours sunlight on 21st March before and after the development.
-  Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
-  Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
-  Receives at least two hours sunlight on 21st March before and after the development.
-  Neighbouring Gardens and Amenity Areas

Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces



**RIGHT OF LIGHT
CONSULTING**
Chartered Surveyors

Right of Light Consulting
Burley House
15 - 17 High Street
Rayleigh
Essex
SS6 7EW
TEL 0800 197 4836
E-MAIL enquiries@right-of-light.co.uk
WEBSITE www.right-of-light.co.uk