

Ref: ROL01535

23 June 2025

Alfie Yeatman

HGH Consulting
45 Welbeck Street
London
W1G 8DZ

By Email: ayeatman@hghconsulting.com

Dear Alfie

RE: PROPOSED DAYLIGHT AND SUNLIGHT AMENITY ASSOCIATED WITH THE CHANGE OF USE FROM OFFICE TO RESIDENTIAL AT ABBEY GARDENS, READING, POSTCODE - PERMITTED DEVELOPMENT RIGHTS APPLICATION

Anstey Horne are instructed by McGrath Group ("the Applicant") to review the proposed redevelopment at Abbey Gardens, Abbey Street, Reading, RG1 3BA ("the Site"), in respect of daylight and sunlight availability to the proposed residential units associated with the proposed change of use of the South Block from existing office use to residential accommodation ("the Proposed Development").

It is worth noting that planning permission has recently been granted (23 May 2025) for the *"Change of use of part of ground, first, second, third, fourth and fifth floors from Class E (offices) to C3 (dwelling houses) to comprise 84x1 bed and 8x2 bed flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015"* in respect of the North Block.

Approach to technical assessment

To calculate the various measures of daylight and sunlight, a three-dimensional computer model has been created to reproduce the massing of the buildings both on and surrounding the Site at a level of detail appropriate to the calculations performed.

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For the purpose of this assessment, the results and drawings relating to the Proposed Development are by reference to the scheme information supplied to Anstey Horne by SADA Architecture', received 20 June 2025. The wider context has been created using a 3D photogrammetry model, whilst the Proposed Development has been modelled directly from the architects 2D drawings.

Reading Borough Council ("RBC") will be interested to understand the daylight and sunlight amenity to habitable rooms within the proposed residential accommodation. To this end, a review of adequate daylighting has been conducted in line with requirements specified in Class MA and supporting Paragraph MA.2 of The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021. This document states the following conditions Class MA, Permitted development:

"Development under Class MA is permitted subject to following conditions ... that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to ... the provision of adequate natural light in all habitable rooms of the dwellinghouses, and the provisions of paragraph W (prior approval) apply in relation to that application".

In the absence of more detailed guidance in respect of permitted development, an assessment has been undertaken in accordance with the *BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (third edition, 2022)* ("the BRE Guidelines"). The BRE Guidelines provides recommendations for maximising natural light amenity within new developments and numerical criteria which should be applied sensibly and flexibly.

The BRE Guidelines suggest that assessing daylight to new dwellings can be done using either the 'Daylight Factor' method or the 'Illuminance' method. For this assessment, we have used the illuminance method which involves *"using climatic data for the location of the Site ... to calculate the illuminance from daylight at each point on an assessment grid on the reference plane at an at least hourly interval for a typical year."*¹ A brief summary of the relevant guidance is summarised below:

The UK National Annex provides illuminance recommendations for daylight provision within UK dwellings as follows:

¹ Paragraph C4, BRE Guidelines

- **Bedrooms:** 100 lux
- **Living rooms:** 150 lux
- **Kitchens:** 200 lux

The parameters used for the daylight assessments are as follows:

- **Internal ceilings:** 0.8 (Equivalent to white/pale cream ceilings)
- **Internal walls:** 0.8 (Equivalent to white/pale cream walls)
- **Internal flooring:** 0.4 (Equivalent to light wood flooring)
- **Frame correction factor:** 0.84 (averaged across different window types)
- **Glazing transmission factor:** 0.68 (double glazing with low emissivity coating)
- **Maintenance factor:** 0.92 (assuming vertical window, no overhang)

In terms of sunlight, the BRE Guidelines makes recommendations for new developments advising that:

*“In housing, **the main requirement for sunlight is in living rooms**, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as **less important in bedrooms and in kitchens**, where people prefer it in the mornings rather than the afternoon [emphasis added].”²*

The Sunlight Exposure (“SE”) assessment recommended by the BRE Guidelines sets out that internal spaces should be able to receive a minimum of 1.5 hours of direct sunlight on a selected date between 01 February and 21 March. The recommended test date should be 21 March with cloudless conditions and, at least one habitable room, should achieve at least the minimum criterion. It further notes that the criterion applies to rooms of all orientations, although if a room faces significantly north of due east or west, the criteria is unlikely to be met.

Daylight performance within the Proposed Development

The full and detailed technical analysis can be found appended to this report. These show both the locations and configuration of the rooms which have been analysed. The associated table shows the percentage of room area that achieves the target daylight illuminance (lux levels) based on the proposed room use.

² Paragraph 3.1.2, BRE Guidelines

A total of 168 rooms have been assessed across the ground, first and second floors of the South Block. This represents all habitable accommodation (32 living / kitchen / dining rooms [“LKDs”], 4 living / dining rooms [“LDs”], 1 studio and 55 bedrooms) at the lowest three floors of the Proposed Development where daylight and sunlight amenity is naturally more constrained. It can be noted that as part of this application, residential accommodation is also proposed on the corresponding upper levels of the existing building. As such, the daylight and sunlight position presented within this report would be materially improved in terms of BRE adherence if every habitable room had been assessed.

The results show that 152 out of 168 rooms (90%) will comfortably achieve and exceed the BRE recommended minimum target illuminance value for the room usage over at least 50% of the room area for at least 50% of the daylight hours available.

The rooms that fall marginally short of the BRE Guideline’s default 200 lux target consist of 3 LKDs and 1 studio, all of which comprise of multi-use spaces. The studio (R9) will achieve the BRE’s 200 target lux to 25% of the assessed area and the LKDs (R7, R19 & R33) will achieve between 35% to 47%, which is only slightly below the recommendation of 50%. Of these rooms, most are located at ground floor where the windows are recessed beneath the first floor massing. The building form therefore makes it naturally harder to achieve light penetration through to the rear of these spaces, which is somewhat unavoidable with the conversion of an existing building. These rooms do, however, all achieve good daylight levels to the front portions of the room where the main habitable living space is located and, with the kitchen areas located to the rear, there will be a degree of artificial lighting that will inevitably be used to provide an optimum lighting balance.

Additionally, it is material consideration in this case that where there are an isolated number of rooms that record daylight levels marginally below the BRE’s recommendations, these relate to rooms that are located in the naturally more constrained locations of the Proposed Development e.g., internal corners, underneath overhangs and / or where the building looks onto its own massing where it will inevitably be more challenging in terms of natural light potential. Within the confines of permitted development, these rooms are considered isolated incidences below default BRE guidance, that will only improve as you move up the building. Nevertheless, in such instances the BRE Guidelines state that:

*“Where a room has a shared use, the highest target should apply ... **Local authorities can use discretion here. For example, the target for a living room could be used for a combined living/dining/kitchen area** [emphasis added]”³*

With the above in mind, a secondary assessment has been undertaken whereby the living room target of 150 lux has been applied to the studio and all 32 combined LKDs, as the principal use of the space where the need for natural light is arguably at its greatest. The results of this assessment show that all LKDs (100%) will achieve and exceed the BRE recommended minimum target illuminance value for the principal living room usage over at least 50% of the room area for at least 50% of the daylight hours available. The studio will achieve 45% and therefore very close to target, creating an overall increased adherence of 93%. This is considered an excellent result in design terms, given the inherent challenges associated with converting an existing office building to provide residential accommodation.

Sunlight performance within the Proposed Development

When we consider sunlight to the main LKD / LD spaces, 12 out of 25 will meet or exceed the minimum BRE Guideline value for sunlight exposure. Where living areas fall below this, the BRE Guidelines acknowledge that if a room faces significantly north of due east or west, the sunlight criterion is unlikely to be met. With primarily eastern and western facing units, the Proposed Development has been designed well to accommodate the majority of units within the confines of permitted development.

Summary

Whilst there is no specific guidance on the light levels recommended for habitable rooms within permitted developments, the Class MA requirements suggest that ‘adequate natural light’ is provided in all habitable rooms. A comprehensive technical assessment has been undertaken to establish the daylight and sunlight potential of the proposed accommodation, in accordance with the Building Research Establishment (BRE) Report 209, ‘Site Layout Planning for Daylight and Sunlight: A guide to good practice’ – commonly referred to as “the BRE Guidelines”.

The results show that the Proposed Development demonstrates a very good level of compliance with the BRE Guidelines, with over 90% of habitable rooms achieving and exceeding their respective target illuminance value appropriate for their principal usage over at least 50% of the room area, alongside a good level of BRE compliance with sunlight exposure, due to their orientation.

³ Paragraph C17, BRE Guidelines

In conclusion, the daylight and sunlight quality in the Proposed Development has been carefully considered by the architectural team, who have had to balance this with the constraints of converting an existing building where in the majority of cases the orientation, size and position of the windows are already fixed with limited scope for adjustment. Room sizes and positioning being limited by the envelope of the existing building, Anstey Horne have worked very closely with the architectural team to maximise the daylight and sunlight to the proposed flats through the proposed internal rearrangement.

I trust this provides a useful summary in respect of the daylight and sunlight levels associated with the Proposed Development at Abbey Gardens, Reading.

Yours sincerely,



Lucy Goldthorpe

Senior Surveyor

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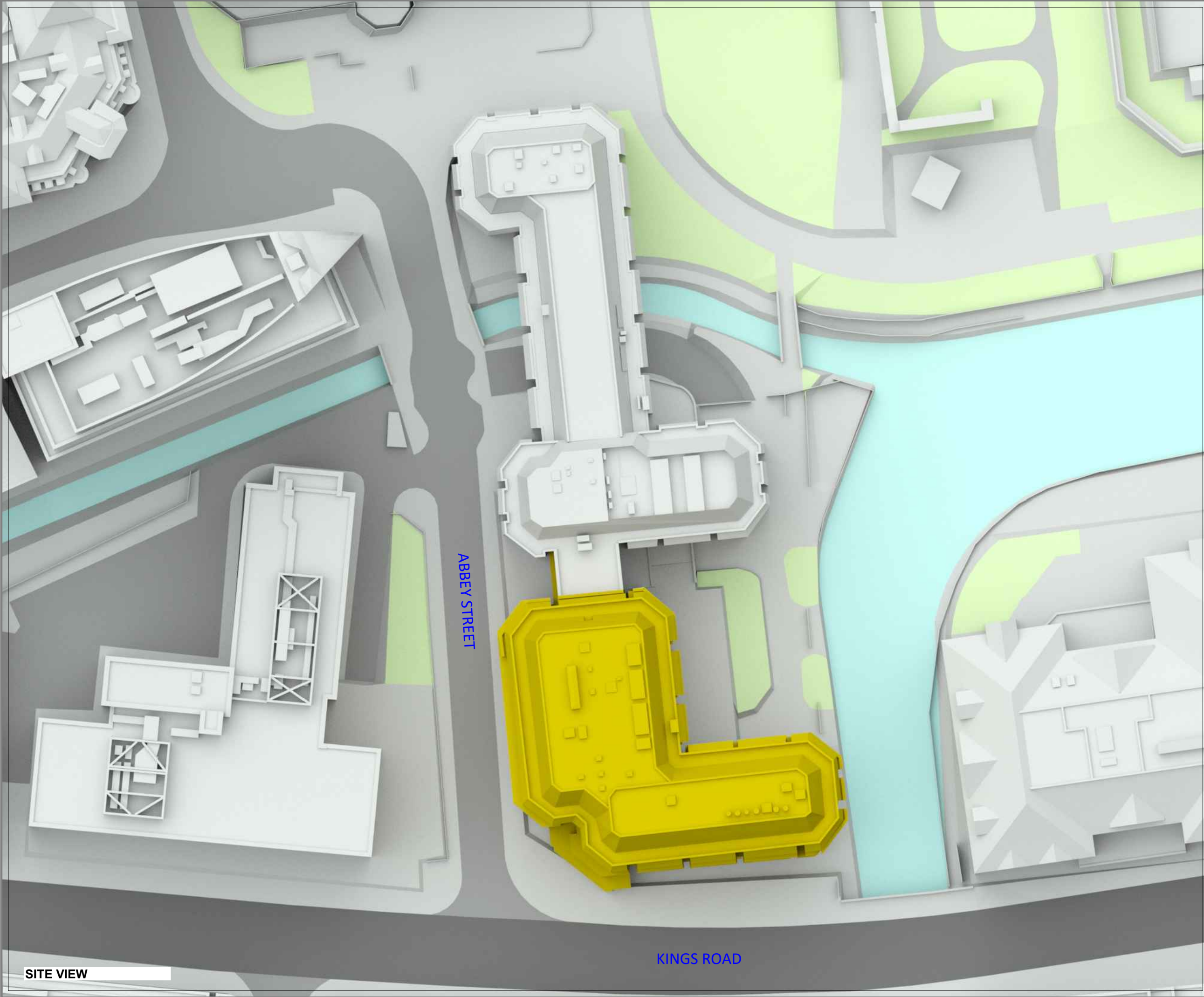
CC: William Whitehouse
Director

Encls: Target Illuminance Plans – LKD 200 Lux Target
Target Illuminance Plans – LKD 150 Lux Target
Target Illuminance Table – LKD 200 Lux Target
Target Illuminance Table – LKD 150 Lux Target
Sunlight Exposure Table

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SITE VIEW

LEGEND:			
■	Existing	■	Consented
■	Proposed	■	Cutback
12120	AOD Height (mm)		

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
ZMAPPING
Received on 22/01/25
Site and aerial photos.
PROPOSED BUILDINGS
SADA ARCHITECTURE
Received on 16/06/25



PROJECT INFORMATION

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CLIENT: McGrath Group

PROJECT TITLE: ABBEY GARDENS
ABBEE STREET
READING RG1 3BA

SCHEME REF: SCHEME RECEIVED: 16/06/25

DRAWING TITLE: SITE VIEW
PROPOSED SCHEME

MODELLER BY: EY/ML/AH
DRAWN BY: EY/ML/AH
DATE: 19/06/25
SCALE: 1:500
A3

PROJECT No: RELEASE No: VERSION No: DRAWING No:

ROL01535_R05_V01_ 004



3D MASSING VIEW

LEGEND:

- Existing
- Proposed
- Consented
- Cutback
- 12120 AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
ZMAPPING
Received on 22/01/25
Site and aerial photos.
PROPOSED BUILDINGS
SADA ARCHITECTURE
Received on 16/06/25

PROJECT INFORMATION

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CLIENT: McGrath Group

PROJECT TITLE: ABBEY GARDENS
ABBEE STREET
READING RG1 3BA

SCHEME REF: SCHEME RECEIVED: 16/06/25

DRAWING TITLE: 3D MASSING MODEL VIEW
PROPOSED SCHEME

MODELLED BY: EY/ML/AH
DRAWN BY: EY/ML/AH
DATE: 19/06/25
SCALE: N.T.S.
A3

PROJECT No: ROL01535_R05_V01_005
RELEASE No: VERSION No: DRAWING No: 005

3D Massing Model



3D MASSING VIEW

LEGEND:

■ Existing	■ Consented
■ Proposed	■ Cutback
12120 ▼	AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
ZMAPPING
Received on 22/01/25

Site and aerial photos.

PROPOSED BUILDINGS
SADA ARCHITECTURE
Received on 16/06/25

PROJECT INFORMATION
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CLIENT: McGrath Group

PROJECT TITLE: ABBEY GARDENS
ABBEE STREET
READING RG1 3BA

SCHEME REF: SCHEME RECEIVED: 16/06/25

DRAWING TITLE: 3D MASSING MODEL VIEW
PROPOSED SCHEME

MODELLED BY: EY/ML/AH	DRAWN BY: EY/ML/AH	DATE: 19/06/25	SCALE: N.T.S.	A3
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PROJECT No: ROL01535_R05_V01	RELEASE No:	VERSION No:	DRAWING No: 006
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Target Illuminance (LKD / Studio - 200 Lux Target)

PARAMETERS:

Reflectances

Internal Ceiling: 0.8
Internal Wall: 0.8
Internal Floor: 0.4
Surrounding: 0.2

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux
South Block								
Ground	R1	FLAT-06	Residential	Bedroom	12.50	7.88	4.96	63%
	R2	FLAT-06	Residential	Bedroom	7.23	4.04	4.04	100%
	R3	FLAT-06	Residential	LKD	20.58	14.59	8.31	57%
	R4	FLAT-07	Residential	LKD	19.20	13.75	8.22	60%
	R5	FLAT-07	Residential	Bedroom	9.38	4.97	2.62	53%
	R6	FLAT-07	Residential	Bedroom	9.50	5.96	5.96	100%
	R7	FLAT-08	Residential	LKD	35.27	26.64	12.56	47%
	R8	FLAT-08	Residential	Bedroom	11.52	7.56	7.31	97%
	R9	FLAT-09	Residential	Studio	38.77	29.33	7.31	25%
	R11	FLAT-10	Residential	LKD	24.97	19.31	18.88	98%
	R12	FLAT-10	Residential	Bedroom	12.00	8.15	8.15	100%
	R13	FLAT-10	Residential	Bedroom	9.58	6.21	6.21	100%
	R14	FLAT-11	Residential	Bedroom	13.90	9.62	9.62	100%
	R15	FLAT-11	Residential	LKD	25.66	19.25	11.91	62%
	R16	FLAT-12	Residential	LD	14.12	9.37	4.32	46%
	R17	FLAT-12	Residential	Bedroom	7.59	4.04	2.98	74%
	R18	FLAT-12	Residential	Bedroom	8.38	5.21	5.21	100%
	R19	FLAT-13	Residential	LKD	22.21	16.75	5.78	35%
	R20	FLAT-13	Residential	Bedroom	10.88	7.22	7.22	100%
	R21	FLAT-14	Residential	LD	14.07	9.78	3.84	39%
	R22	FLAT-14	Residential	Bedroom	7.22	4.04	4.04	100%
	R23	FLAT-14	Residential	Bedroom	12.62	8.12	4.28	53%
1st Floor	R1	FLAT-21	Residential	Bedroom	15.49	10.10	4.46	44%
	R2	FLAT-21	Residential	Bedroom	10.95	6.84	6.84	100%
	R3	FLAT-21	Residential	LKD	25.47	18.49	13.05	71%
	R4	FLAT-22	Residential	LKD	25.98	19.35	9.76	50%

Target Illuminance (LKD / Studio - 200 Lux Target)

PARAMETERS:

Reflectances

Internal Ceiling: 0.8
Internal Wall: 0.8
Internal Floor: 0.4
Surrounding: 0.2

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux
	R5	FLAT-22	Residential	Bedroom	14.02	8.62	6.32	73%
	R6	FLAT-22	Residential	Bedroom	10.75	6.67	6.67	100%
	R7	FLAT-23	Residential	LKD	39.12	29.84	14.96	50%
	R8	FLAT-23	Residential	Bedroom	10.92	6.75	6.33	94%
	R9	FLAT-24	Residential	Bedroom	11.91	7.70	4.60	60%
	R10	FLAT-24	Residential	LKD	24.72	18.88	11.07	59%
	R11	FLAT-25	Residential	Bedroom	12.11	7.90	7.90	100%
	R12	FLAT-25	Residential	LKD	18.83	13.79	13.79	100%
	R13	FLAT-26	Residential	Bedroom	9.20	5.66	5.66	100%
	R14	FLAT-26	Residential	LKD	18.71	13.06	13.06	100%
	R15	FLAT-27	Residential	LKD	31.64	24.96	24.96	100%
	R16	FLAT-27	Residential	Bedroom	13.23	8.43	8.43	100%
	R17	FLAT-27	Residential	Bedroom	9.10	5.51	5.51	100%
	R18	FLAT-28	Residential	LKD	25.25	18.36	14.17	77%
	R19	FLAT-28	Residential	Bedroom	10.01	6.10	6.10	100%
	R20	FLAT-28	Residential	Bedroom	13.40	8.66	8.66	100%
	R21	FLAT-29	Residential	LKD	24.75	18.62	18.62	100%
	R22	FLAT-29	Residential	Bedroom	14.03	9.50	9.50	100%
	R23	FLAT-30	Residential	LKD	21.38	15.53	11.24	72%
	R24	FLAT-30	Residential	Bedroom	12.41	8.30	8.30	100%
	R25	FLAT-30	Residential	Bedroom	8.28	5.18	5.18	100%
	R26	FLAT-31	Residential	Bedroom	13.15	8.75	8.75	100%
	R27	FLAT-31	Residential	LKD	35.15	27.93	21.34	76%
	R28	FLAT-32	Residential	LD	19.01	13.33	6.67	50%
	R29	FLAT-32	Residential	Bedroom	12.06	7.66	5.14	67%
	R30	FLAT-32	Residential	Bedroom	9.63	5.86	5.86	100%
	R31	FLAT-33	Residential	LKD	25.63	19.55	10.00	51%

Target Illuminance (LKD / Studio - 200 Lux Target)

PARAMETERS:

Reflectances

Internal Ceiling: 0.8
Internal Wall: 0.8
Internal Floor: 0.4
Surrounding: 0.2

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux
2nd Floor	R32	FLAT-33	Residential	Bedroom	13.91	9.46	9.46	100%
	R33	FLAT-34	Residential	LKD	33.35	25.96	12.25	47%
	R34	FLAT-34	Residential	Bedroom	10.77	7.13	7.13	100%
	R35	FLAT-34	Residential	Bedroom	12.36	7.53	1.67	22%
	R1	FLAT-51	Residential	Bedroom	15.49	10.10	5.27	52%
	R2	FLAT-51	Residential	Bedroom	10.95	6.84	6.84	100%
	R3	FLAT-51	Residential	LKD	25.47	18.49	14.86	80%
	R4	FLAT-52	Residential	LKD	25.98	19.35	11.50	59%
	R5	FLAT-52	Residential	Bedroom	14.02	8.62	8.28	96%
	R6	FLAT-52	Residential	Bedroom	10.75	6.67	6.67	100%
	R7	FLAT-53	Residential	LKD	39.12	29.84	15.66	52%
	R8	FLAT-53	Residential	Bedroom	10.92	6.75	6.66	99%
	R9	FLAT-54	Residential	Bedroom	11.91	7.70	5.73	74%
	R10	FLAT-54	Residential	LKD	24.72	18.88	12.61	67%
	R11	FLAT-55	Residential	Bedroom	12.11	7.90	7.90	100%
	R12	FLAT-55	Residential	LKD	18.83	13.79	13.79	100%
	R13	FLAT-56	Residential	Bedroom	9.20	5.66	5.66	100%
	R14	FLAT-56	Residential	LKD	18.71	13.06	13.06	100%
	R15	FLAT-57	Residential	LKD	31.64	24.96	24.96	100%
	R16	FLAT-57	Residential	Bedroom	13.23	8.43	8.43	100%
	R17	FLAT-57	Residential	Bedroom	9.10	5.51	5.51	100%
	R18	FLAT-58	Residential	LKD	25.25	18.36	16.40	89%
	R19	FLAT-58	Residential	Bedroom	10.01	6.10	6.10	100%
	R20	FLAT-58	Residential	Bedroom	13.40	8.66	8.66	100%
	R21	FLAT-59	Residential	LKD	24.75	18.62	18.62	100%
	R22	FLAT-59	Residential	Bedroom	14.03	9.50	9.50	100%

Target Illuminance (LKD / Studio - 200 Lux Target)

PARAMETERS:

Reflectances

Internal Ceiling: 0.8
Internal Wall: 0.8
Internal Floor: 0.4
Surrounding: 0.2

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux
	R23	FLAT-60	Residential	LKD	21.38	15.53	15.43	99%
	R24	FLAT-60	Residential	Bedroom	12.41	8.30	8.30	100%
	R25	FLAT-60	Residential	Bedroom	8.28	5.18	5.18	100%
	R26	FLAT-61	Residential	Bedroom	13.15	8.75	8.75	100%
	R27	FLAT-61	Residential	LKD	35.15	27.93	25.47	91%
	R28	FLAT-62	Residential	LD	19.01	13.33	8.04	60%
	R29	FLAT-62	Residential	Bedroom	11.16	6.49	4.20	65%
	R30	FLAT-62	Residential	Bedroom	9.63	5.86	5.86	100%
	R31	FLAT-63	Residential	LKD	25.63	19.55	12.39	63%
	R32	FLAT-63	Residential	Bedroom	14.55	9.86	9.86	100%
	R33	FLAT-64	Residential	LKD	33.35	25.96	14.16	55%
	R34	FLAT-64	Residential	Bedroom	10.77	7.13	7.13	100%
	R35	FLAT-64	Residential	Bedroom	12.36	7.53	1.95	26%

Target Illuminance (LKD / Studio - 150 Lux Target)

PARAMETERS:

Reflectances

Internal Ceiling: 0.8
Internal Wall: 0.8
Internal Floor: 0.4
Surrounding: 0.2

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux
South Block								
Ground	R1	FLAT-06	Residential	Bedroom	12.50	7.88	4.96	63%
	R2	FLAT-06	Residential	Bedroom	7.23	4.04	4.04	100%
	R3	FLAT-06	Residential	LKD-150	20.58	14.59	10.80	74%
	R4	FLAT-07	Residential	LKD-150	19.20	13.75	10.09	73%
	R5	FLAT-07	Residential	Bedroom	9.38	4.97	2.62	53%
	R6	FLAT-07	Residential	Bedroom	9.50	5.96	5.96	100%
	R7	FLAT-08	Residential	LKD-150	35.27	26.64	13.90	52%
	R8	FLAT-08	Residential	Bedroom	11.52	7.56	7.31	97%
	R9	FLAT-09	Residential	Studio-150	38.77	29.33	13.28	45%
	R11	FLAT-10	Residential	LKD-150	24.97	19.31	19.31	100%
	R12	FLAT-10	Residential	Bedroom	12.00	8.15	8.15	100%
	R13	FLAT-10	Residential	Bedroom	9.58	6.21	6.21	100%
	R14	FLAT-11	Residential	Bedroom	13.90	9.62	9.62	100%
	R15	FLAT-11	Residential	LKD-150	25.66	19.25	14.39	75%
	R16	FLAT-12	Residential	LD	14.12	9.37	4.32	46%
	R17	FLAT-12	Residential	Bedroom	7.59	4.04	2.98	74%
	R18	FLAT-12	Residential	Bedroom	8.38	5.21	5.21	100%
	R19	FLAT-13	Residential	LKD-150	22.21	16.75	8.63	52%
	R20	FLAT-13	Residential	Bedroom	10.88	7.22	7.22	100%
	R21	FLAT-14	Residential	LD	14.07	9.78	3.84	39%
	R22	FLAT-14	Residential	Bedroom	7.22	4.04	4.04	100%
	R23	FLAT-14	Residential	Bedroom	12.62	8.12	4.28	53%
1st Floor	R1	FLAT-21	Residential	Bedroom	15.49	10.10	4.46	44%
	R2	FLAT-21	Residential	Bedroom	10.95	6.84	6.84	100%
	R3	FLAT-21	Residential	LKD-150	25.47	18.49	16.76	91%
	R4	FLAT-22	Residential	LKD-150	25.98	19.35	12.50	65%

Target Illuminance (LKD / Studio - 150 Lux Target)

PARAMETERS:

Reflectances

Internal Ceiling: 0.8
Internal Wall: 0.8
Internal Floor: 0.4
Surrounding: 0.2

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux
	R5	FLAT-22	Residential	Bedroom	14.02	8.62	6.32	73%
	R6	FLAT-22	Residential	Bedroom	10.75	6.67	6.67	100%
	R7	FLAT-23	Residential	LKD-150	39.12	29.84	16.09	54%
	R8	FLAT-23	Residential	Bedroom	10.92	6.75	6.33	94%
	R9	FLAT-24	Residential	Bedroom	11.91	7.70	4.60	60%
	R10	FLAT-24	Residential	LKD-150	24.72	18.88	14.16	75%
	R11	FLAT-25	Residential	Bedroom	12.11	7.90	7.90	100%
	R12	FLAT-25	Residential	LKD-150	18.83	13.79	13.79	100%
	R13	FLAT-26	Residential	Bedroom	9.20	5.66	5.66	100%
	R14	FLAT-26	Residential	LKD-150	18.71	13.06	13.06	100%
	R15	FLAT-27	Residential	LKD-150	31.64	24.96	24.96	100%
	R16	FLAT-27	Residential	Bedroom	13.23	8.43	8.43	100%
	R17	FLAT-27	Residential	Bedroom	9.10	5.51	5.51	100%
	R18	FLAT-28	Residential	LKD-150	25.25	18.36	16.66	91%
	R19	FLAT-28	Residential	Bedroom	10.01	6.10	6.10	100%
	R20	FLAT-28	Residential	Bedroom	13.40	8.66	8.66	100%
	R21	FLAT-29	Residential	LKD-150	24.75	18.62	18.62	100%
	R22	FLAT-29	Residential	Bedroom	14.03	9.50	9.50	100%
	R23	FLAT-30	Residential	LKD-150	21.38	15.53	14.39	93%
	R24	FLAT-30	Residential	Bedroom	12.41	8.30	8.30	100%
	R25	FLAT-30	Residential	Bedroom	8.28	5.18	5.18	100%
	R26	FLAT-31	Residential	Bedroom	13.15	8.75	8.75	100%
	R27	FLAT-31	Residential	LKD-150	35.15	27.93	26.96	97%
	R28	FLAT-32	Residential	LD	19.01	13.33	6.67	50%
	R29	FLAT-32	Residential	Bedroom	12.06	7.66	5.14	67%
	R30	FLAT-32	Residential	Bedroom	9.63	5.86	5.86	100%
	R31	FLAT-33	Residential	LKD-150	25.63	19.55	13.10	67%

Target Illuminance (LKD / Studio - 150 Lux Target)

PARAMETERS:

Reflectances

Internal Ceiling: 0.8
Internal Wall: 0.8
Internal Floor: 0.4
Surrounding: 0.2

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux
2nd Floor	R32	FLAT-33	Residential	Bedroom	13.91	9.46	9.46	100%
	R33	FLAT-34	Residential	LKD-150	33.35	25.96	15.34	59%
	R34	FLAT-34	Residential	Bedroom	10.77	7.13	7.13	100%
	R35	FLAT-34	Residential	Bedroom	12.36	7.53	1.67	22%
	R1	FLAT-51	Residential	Bedroom	15.49	10.10	5.27	52%
	R2	FLAT-51	Residential	Bedroom	10.95	6.84	6.84	100%
	R3	FLAT-51	Residential	LKD-150	25.47	18.49	17.80	96%
	R4	FLAT-52	Residential	LKD-150	25.98	19.35	14.60	75%
	R5	FLAT-52	Residential	Bedroom	14.02	8.62	8.28	96%
	R6	FLAT-52	Residential	Bedroom	10.75	6.67	6.67	100%
	R7	FLAT-53	Residential	LKD-150	39.12	29.84	16.79	56%
	R8	FLAT-53	Residential	Bedroom	10.92	6.75	6.66	99%
	R9	FLAT-54	Residential	Bedroom	11.91	7.70	5.73	74%
	R10	FLAT-54	Residential	LKD-150	24.72	18.88	16.05	85%
	R11	FLAT-55	Residential	Bedroom	12.11	7.90	7.90	100%
	R12	FLAT-55	Residential	LKD-150	18.83	13.79	13.79	100%
	R13	FLAT-56	Residential	Bedroom	9.20	5.66	5.66	100%
	R14	FLAT-56	Residential	LKD-150	18.71	13.06	13.06	100%
	R15	FLAT-57	Residential	LKD-150	31.64	24.96	24.96	100%
	R16	FLAT-57	Residential	Bedroom	13.23	8.43	8.43	100%
	R17	FLAT-57	Residential	Bedroom	9.10	5.51	5.51	100%
	R18	FLAT-58	Residential	LKD-150	25.25	18.36	18.36	100%
	R19	FLAT-58	Residential	Bedroom	10.01	6.10	6.10	100%
	R20	FLAT-58	Residential	Bedroom	13.40	8.66	8.66	100%
	R21	FLAT-59	Residential	LKD-150	24.75	18.62	18.62	100%
	R22	FLAT-59	Residential	Bedroom	14.03	9.50	9.50	100%

Target Illuminance (LKD / Studio - 150 Lux Target)

PARAMETERS:

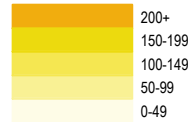
Reflectances

Internal Ceiling: 0.8
Internal Wall: 0.8
Internal Floor: 0.4
Surrounding: 0.2

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux
	R23	FLAT-60	Residential	LKD-150	21.38	15.53	15.53	100%
	R24	FLAT-60	Residential	Bedroom	12.41	8.30	8.30	100%
	R25	FLAT-60	Residential	Bedroom	8.28	5.18	5.18	100%
	R26	FLAT-61	Residential	Bedroom	13.15	8.75	8.75	100%
	R27	FLAT-61	Residential	LKD-150	35.15	27.93	27.84	100%
	R28	FLAT-62	Residential	LD	19.01	13.33	8.04	60%
	R29	FLAT-62	Residential	Bedroom	11.16	6.49	4.20	65%
	R30	FLAT-62	Residential	Bedroom	9.63	5.86	5.86	100%
	R31	FLAT-63	Residential	LKD-150	25.63	19.55	15.57	80%
	R32	FLAT-63	Residential	Bedroom	14.55	9.86	9.86	100%
	R33	FLAT-64	Residential	LKD-150	33.35	25.96	17.43	67%
	R34	FLAT-64	Residential	Bedroom	10.77	7.13	7.13	100%
	R35	FLAT-64	Residential	Bedroom	12.36	7.53	1.95	26%

LEGEND:

TI - LUX LEVELS PER (50%) ANNUAL HOURS



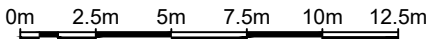
SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ZMAPPING
Received on 22/01/25

Site and aerial photos.

PROPOSED BUILDINGS
SADA ARCHITECTURE
Received on 16/06/25



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CLIENT: McGrath Group

PROJECT TITLE: ABBEY GARDENS
ABBAY STREET
READING RG1 3BA

SCHEME REF: SCHEME RECEIVED: 16/06/25

DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
SOUTH BLOCK

MODELLER BY: EY/ML/AH DRAWN BY: EY/ML/AH DATE: 19/06/25 SCALE: 1:250 A3

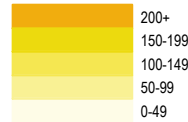
PROJECT No: ROL01535 RELEASE No: R05 VERSION No: V01 DRAWING No: 602-01

Daylight & Sunlight

GROUND

LEGEND:

TI - LUX LEVELS PER (50%) ANNUAL HOURS



SOURCES OF INFORMATION:

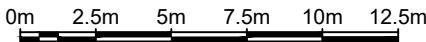
EXISTING, SURROUNDING & ANALYSED BUILDINGS

ZMAPPING
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Site and aerial photos.

PROPOSED BUILDINGS

SADA ARCHITECTURE
Received on 16/06/25



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CLIENT: McGrath Group

PROJECT TITLE: ABBEY GARDENS
ABBEE STREET
READING RG1 3BA

SCHEME REF: SCHEME RECEIVED: 16/06/25

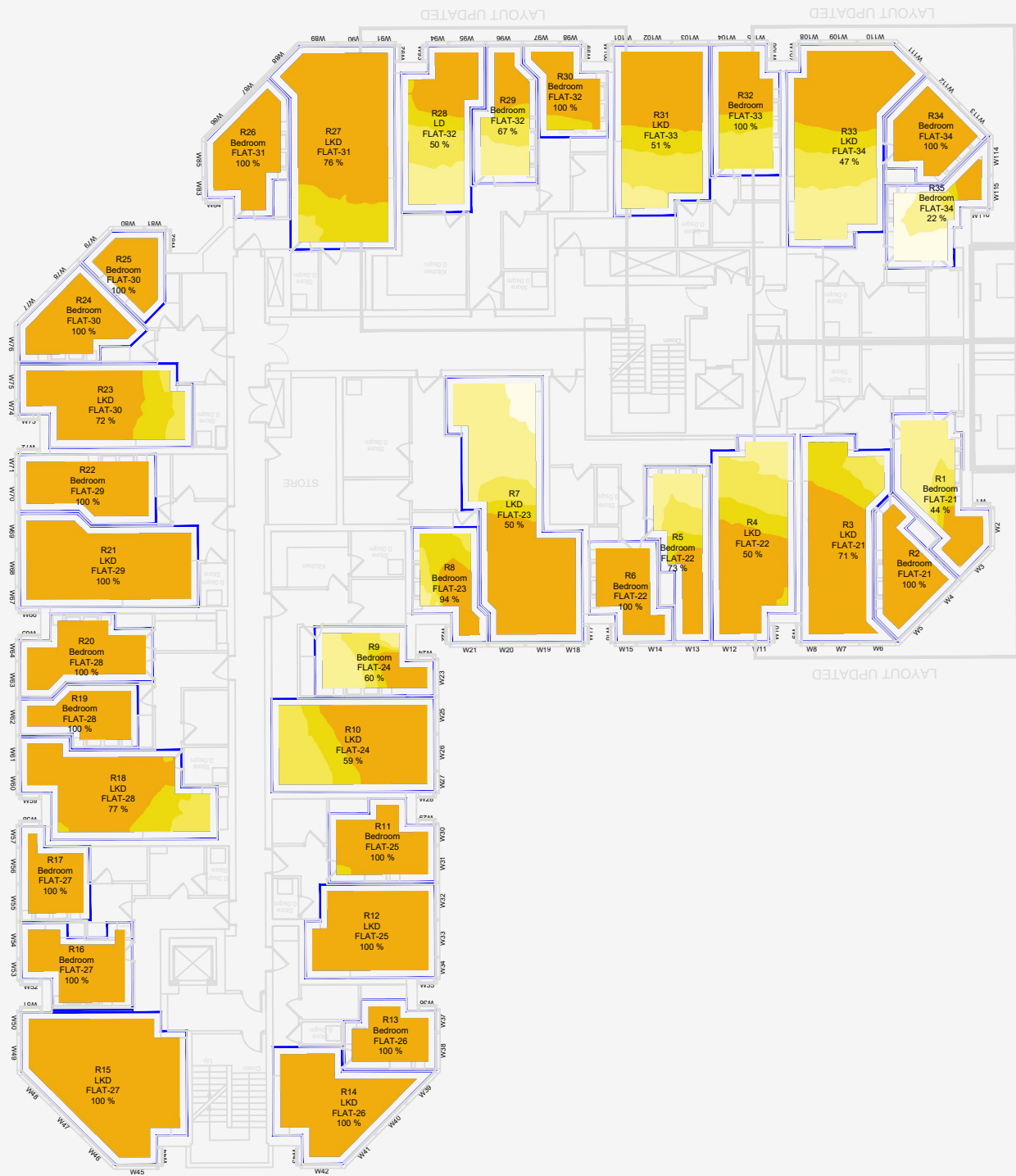
DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
SOUTH BLOCK

MODELLED BY: EY/ML/AH DRAWN BY: EY/ML/AH DATE: 19/06/25 SCALE: 1:250 A3

PROJECT No: RELEASE No: VERSION No: DRAWING No:

ROL01535_R05_V01_602-02

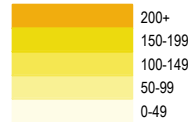
Daylight & Sunlight



1ST FLOOR

LEGEND:

TI - LUX LEVELS PER (50%) ANNUAL HOURS



SOURCES OF INFORMATION:

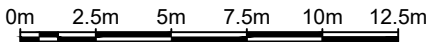
EXISTING, SURROUNDING & ANALYSED BUILDINGS

ZMAPPING
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PROPOSED BUILDINGS

SADA ARCHITECTURE
Received on 16/06/25



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CLIENT: McGrath Group

PROJECT TITLE: ABBEY GARDENS
ABBEE STREET
READING RG1 3BA

SCHEME REF: SCHEME RECEIVED: 16/06/25

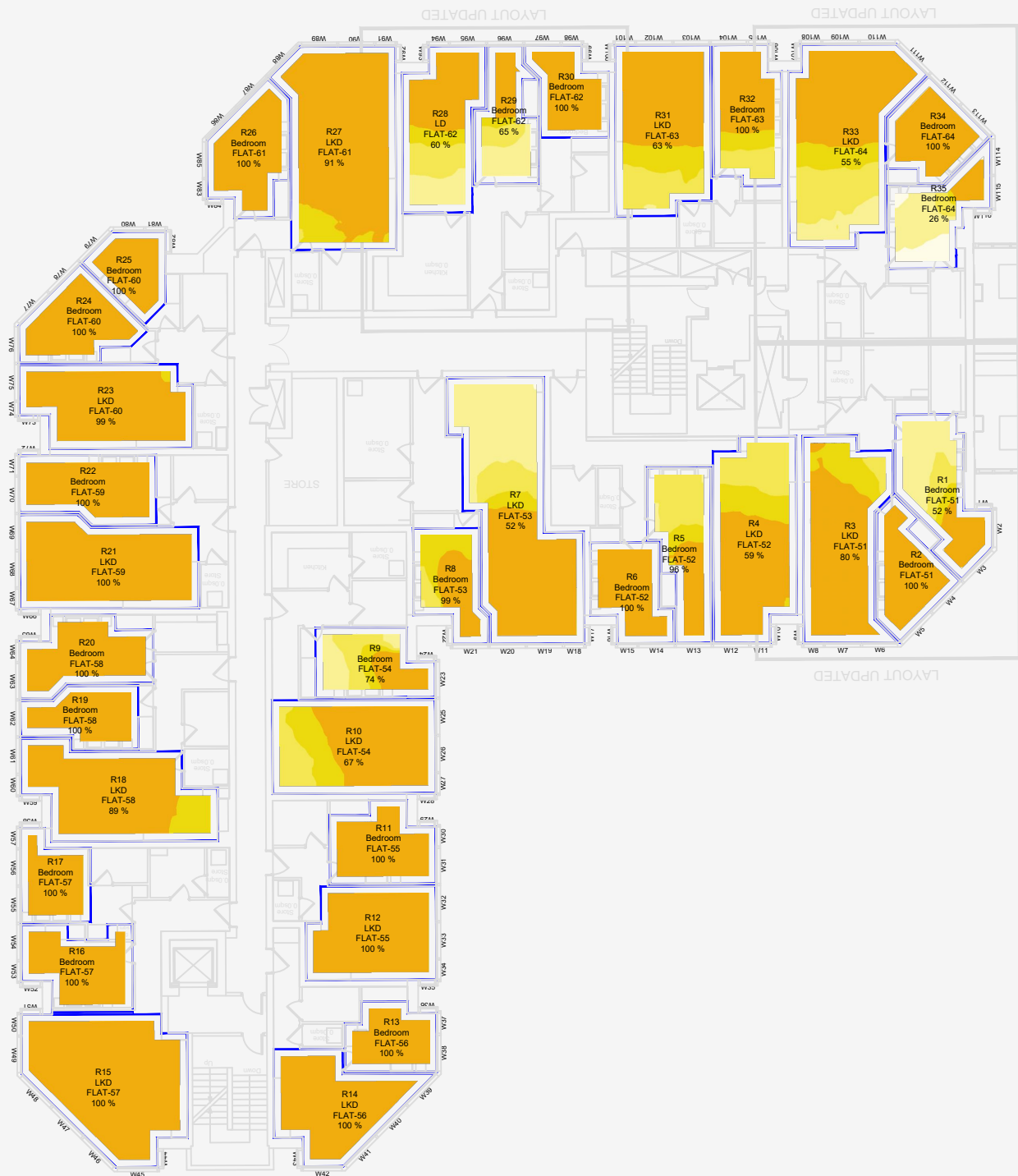
DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
SOUTH BLOCK

MODELLED BY: EY/ML/AH DRAWN BY: EY/ML/AH DATE: 19/06/25 SCALE: 1:250 A3

PROJECT No: RELEASE No: VERSION No: DRAWING No:

ROL01535_R05_V01_602-03

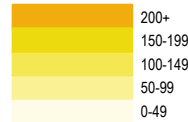
Daylight & Sunlight



2ND FLOOR

LEGEND:

TI - LUX LEVELS PER (50%) ANNUAL HOURS



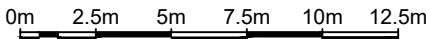
SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

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PROPOSED BUILDINGS
SADA ARCHITECTURE
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CLIENT: McGrath Group

PROJECT TITLE: ABBEY GARDENS
ABBEE STREET
READING RG1 3BA

SCHEME REF: SCHEME RECEIVED: 16/06/25

DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
SOUTH BLOCK

MODELLED BY: EY/ML/AH | DRAWN BY: EY/ML/AH | DATE: 19/06/25 | SCALE: 1:250 | A3

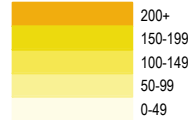
PROJECT No: ROL01535 | RELEASE No: R05 | VERSION No: V01A | DRAWING No: 602-01

Daylight & Sunlight

GROUND

LEGEND:

T1 - LUX LEVELS PER (50%) ANNUAL HOURS



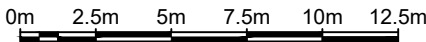
SOURCES OF INFORMATION:

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PROPOSED BUILDINGS
SADA ARCHITECTURE
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PROJECT TITLE: ABBEY GARDENS
ABBEE STREET
READING RG1 3BA

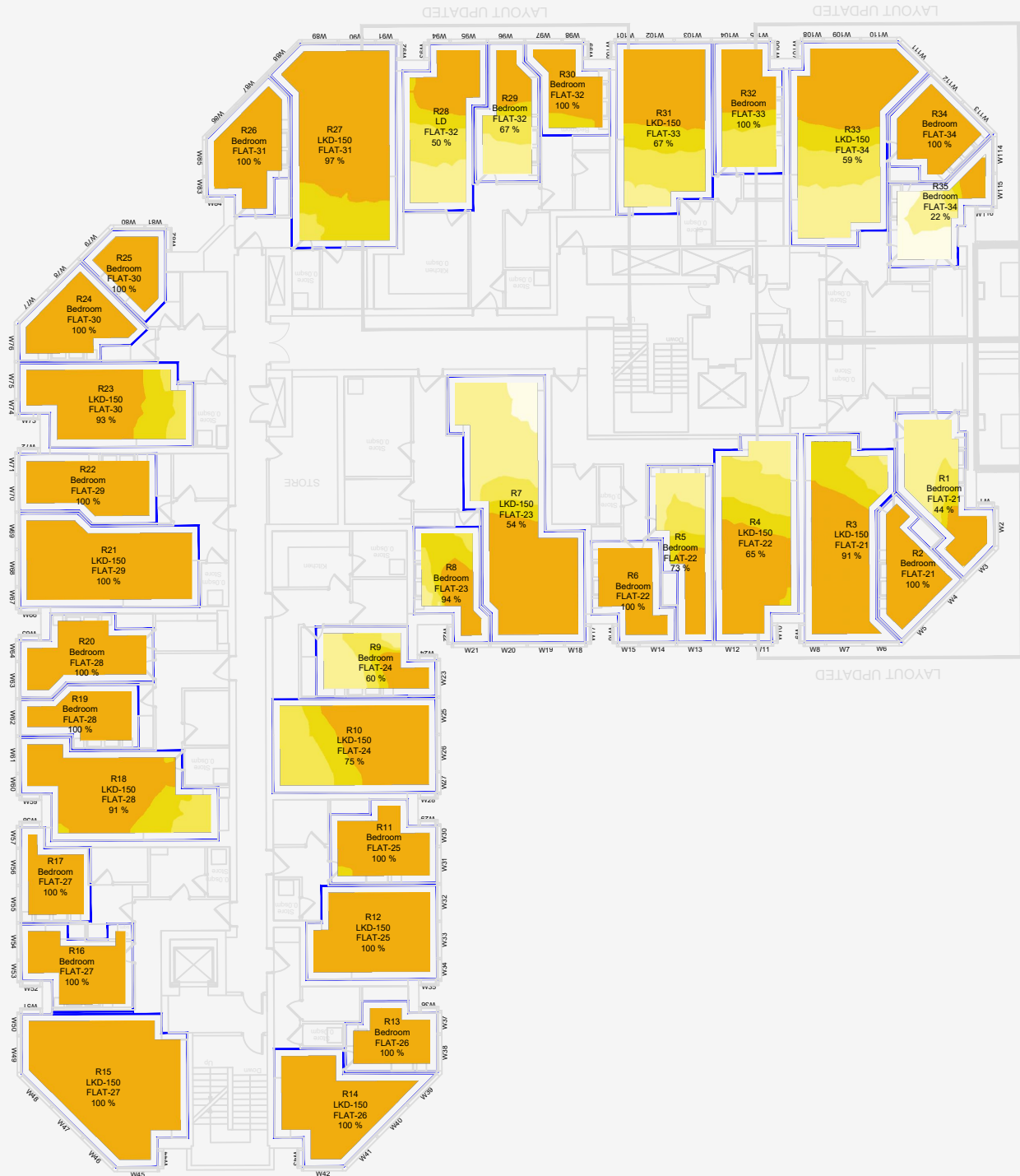
SCHEME REF: SCHEME RECEIVED: 16/06/25

DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
SOUTH BLOCK

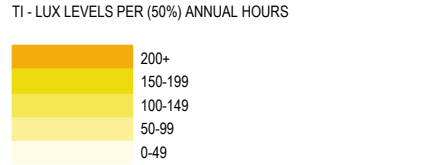
MODELLED BY: EY/ML/AH DRAWN BY: EY/ML/AH DATE: 19/06/25 SCALE: 1:250 A3

PROJECT No: ROL01535 RELEASE No: R05 VERSION No: V01A DRAWING No: 602-02

Daylight & Sunlight

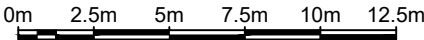


LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
ZMAPPING
Received on 22/01/25
Site and aerial photos.
PROPOSED BUILDINGS
SADA ARCHITECTURE
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PROJECT TITLE: ABBEY GARDENS
ABBEE STREET
READING RG1 3BA

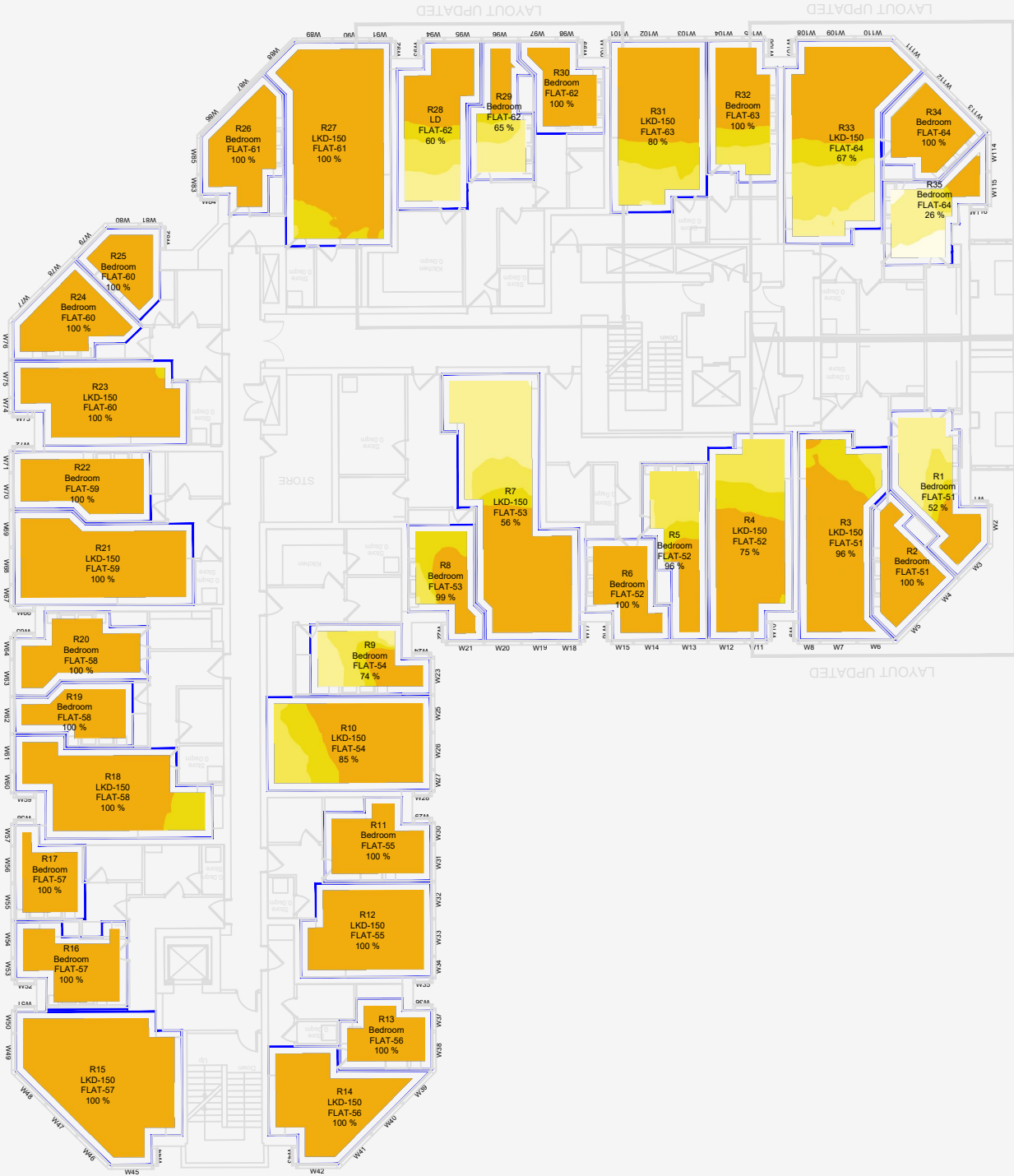
SCHEME REF: SCHEME RECEIVED: 16/06/25

DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
SOUTH BLOCK

MODELLED BY: EY/ML/AH DRAWN BY: EY/ML/AH DATE: 19/06/25 SCALE: 1:250 A3

PROJECT No: ROL01535 RELEASE No: R05 VERSION No: V01A DRAWING No: 602-03

Daylight & Sunlight



Sunlight Exposure

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)
South Block							
Ground	R1	FLAT-06	Residential	Bedroom	W1	40°N	0.1
	R2	FLAT-06	Residential	Bedroom	W2	40°N	0.1
					W3	40°N	0.1
					W4	85°N	1.1
	R3	FLAT-06	Residential	LKD	W5	85°N	0.9
					W6	85°N	0.8
	R4	FLAT-07	Residential	LKD	W7	85°N	0.5
					W8	85°N	0.3
	R5	FLAT-07	Residential	Bedroom	W9	85°N	0.1
	R6	FLAT-07	Residential	Bedroom	W10	85°N	0.0
					W11	85°N	0.0
	R7	FLAT-08	Residential	LKD	W12	85°N	0.0
					W13	85°N	0.0
					W14	85°N	0.0
	R8	FLAT-08	Residential	Bedroom	W15	85°N	0.0
	R9	FLAT-09	Residential	Studio	W16	355°N	0.0
					W17	40°N	0.0
					W18	85°N	0.0
					W19	85°N	0.0
					W20	85°N	0.0
					W21	85°N	0.0
	R11	FLAT-10	Residential	LKD	W22	85°N	0.0
					W23	130°	0.0
					W24	85°N	0.0
					W25	85°N	0.0
					W26	175°	4.6
					W27	85°N	0.0
					W28	175°	4.8
	R12	FLAT-10	Residential	Bedroom	W29	175°	4.2
					W30	175°	4.5
	R13	FLAT-10	Residential	Bedroom	W31	175°	5.1
					W32	175°	4.9
	R14	FLAT-11	Residential	Bedroom	W33	220°	4.7
					W34	220°	4.4
	R15	FLAT-11	Residential	LKD	W35	220°	4.2
					W36	265°	3.1
					W37	265°	2.0
					W38	265°	1.8
	R16	FLAT-12	Residential	LD	W39	265°	1.5
					W40	265°	1.4
	R17	FLAT-12	Residential	Bedroom	W41	265°	1.1

Sunlight Exposure

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)
1st Floor	R18	FLAT-12	Residential	Bedroom	W42	265°	1.0
					W43	265°	0.8
	R19	FLAT-13	Residential	LKD	W44	265°	0.6
					W45	265°	0.5
					W46	265°	0.4
	R20	FLAT-13	Residential	Bedroom	W47	265°	0.4
					W48	265°	0.3
	R21	FLAT-14	Residential	LD	W49	265°	0.3
					W50	265°	0.3
	R22	FLAT-14	Residential	Bedroom	W51	265°	0.3
					W52	310°N	0.0
					W53	310°N	0.0
					W54	310°N	0.0
					W55	355°N	0.0
	R23	FLAT-14	Residential	Bedroom	W56	355°N	0.0
	R1	FLAT-21	Residential	Bedroom	W1	265°	0.0
					W2	355°N	0.0
					W3	40°N	0.7
	R2	FLAT-21	Residential	Bedroom	W3	40°N	0.7
					W4	40°N	0.7
					W5	40°N	0.7
					W6	85°N	1.5
	R3	FLAT-21	Residential	LKD	W6	85°N	1.5
					W7	85°N	1.4
					W8	85°N	1.2
					W9	175°	0.0
	R4	FLAT-22	Residential	LKD	W10	355°N	0.0
					W11	85°N	0.9
					W12	85°N	0.7
	R5	FLAT-22	Residential	Bedroom	W13	85°N	0.5
	R6	FLAT-22	Residential	Bedroom	W14	85°N	0.2
					W15	85°N	0.0
					W16	175°	0.0
	R7	FLAT-23	Residential	LKD	W17	355°N	0.0
					W18	85°N	0.0
					W19	85°N	0.0
					W20	85°N	0.0
	R8	FLAT-23	Residential	Bedroom	W21	85°N	0.0
					W22	175°	0.0
	R9	FLAT-24	Residential	Bedroom	W23	355°N	0.0
					W24	265°	0.0
	R10	FLAT-24	Residential	LKD	W25	355°N	0.0
					W26	355°N	0.0

Sunlight Exposure

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)
	R11	FLAT-25	Residential	Bedroom	W27	355°N	0.0
					W28	85°N	0.0
					W29	265°	0.0
					W30	355°N	0.0
					W31	355°N	0.0
	R12	FLAT-25	Residential	LKD	W32	355°N	0.0
					W33	355°N	0.0
					W34	355°N	0.0
					W35	85°N	0.0
	R13	FLAT-26	Residential	Bedroom	W36	265°	0.0
					W37	355°N	0.0
					W38	355°N	0.0
					W39	40°N	0.0
	R14	FLAT-26	Residential	LKD	W39	40°N	0.0
					W40	40°N	0.0
					W41	40°N	0.0
					W42	85°N	2.7
					W43	175°	1.2
	R15	FLAT-27	Residential	LKD	W44	355°N	0.0
					W45	85°N	3.2
					W46	130°	4.8
					W47	130°	4.4
					W48	130°	4.2
					W49	175°	7.1
					W50	175°	6.0
					W51	265°	1.3
	R16	FLAT-27	Residential	Bedroom	W52	85°N	0.0
					W53	175°	6.1
					W54	175°	7.3
	R17	FLAT-27	Residential	Bedroom	W55	175°	7.4
					W56	175°	7.4
					W57	175°	6.5
					W58	265°	1.3
	R18	FLAT-28	Residential	LKD	W59	85°N	0.3
					W60	175°	6.6
					W61	175°	7.5
	R19	FLAT-28	Residential	Bedroom	W62	175°	7.6
	R20	FLAT-28	Residential	Bedroom	W63	175°	7.7
					W64	175°	6.9
					W65	265°	1.3
	R21	FLAT-29	Residential	LKD	W66	85°N	0.7
					W67	175°	7.0
					W68	175°	7.8
					W69	175°	7.9
	R22	FLAT-29	Residential	Bedroom	W70	175°	8.0
					W71	175°	7.2

Sunlight Exposure

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)
	R23	FLAT-30	Residential	LKD	W72	265°	1.7
					W73	85°N	1.1
					W74	175°	6.3
					W75	175°	8.1
	R24	FLAT-30	Residential	Bedroom	W76	175°	8.2
					W77	220°	6.9
					W78	220°	6.9
	R25	FLAT-30	Residential	Bedroom	W79	220°	6.9
					W80	265°	4.2
					W81	265°	3.7
					W82	355°N	0.0
	R26	FLAT-31	Residential	Bedroom	W83	175°	4.9
					W84	85°N	0.0
					W85	175°	6.6
					W86	220°	6.9
					W87	220°	6.8
	R27	FLAT-31	Residential	LKD	W88	220°	6.5
					W89	265°	3.6
					W90	265°	3.4
					W91	265°	2.6
					W92	355°N	0.0
	R28	FLAT-32	Residential	LD	W93	175°	0.7
					W94	265°	2.3
					W95	265°	2.6
	R29	FLAT-32	Residential	Bedroom	W96	265°	2.4
	R30	FLAT-32	Residential	Bedroom	W97	265°	2.2
					W98	265°	1.6
					W99	355°N	0.0
	R31	FLAT-33	Residential	LKD	W100	175°	0.7
					W101	265°	1.5
					W102	265°	2.0
					W103	265°	2.0
	R32	FLAT-33	Residential	Bedroom	W104	265°	1.9
					W105	265°	1.4
					W106	355°N	0.0
	R33	FLAT-34	Residential	LKD	W107	175°	0.7
					W108	265°	1.3
					W109	265°	1.8
					W110	265°	1.8
					W111	310°N	0.0
	R34	FLAT-34	Residential	Bedroom	W112	310°N	0.0
					W113	310°N	0.1
					W114	355°N	0.0
	R35	FLAT-34	Residential	Bedroom	W115	355°N	0.0
					W116	85°N	0.0

Sunlight Exposure

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)
2nd Floor	R1	FLAT-51	Residential	Bedroom	W1	265°	0.0
					W2	355°N	0.0
					W3	40°N	1.1
	R2	FLAT-51	Residential	Bedroom	W3	40°N	1.1
					W4	40°N	1.1
					W5	40°N	1.0
					W6	85°N	1.7
	R3	FLAT-51	Residential	LKD	W6	85°N	1.7
					W7	85°N	1.6
					W8	85°N	1.6
					W9	175°	0.0
	R4	FLAT-52	Residential	LKD	W10	355°N	0.0
					W11	85°N	1.3
					W12	85°N	1.1
	R5	FLAT-52	Residential	Bedroom	W13	85°N	0.8
	R6	FLAT-52	Residential	Bedroom	W14	85°N	0.5
					W15	85°N	0.3
					W16	175°	0.0
	R7	FLAT-53	Residential	LKD	W17	355°N	0.0
					W18	85°N	0.0
					W19	85°N	0.0
					W20	85°N	0.0
	R8	FLAT-53	Residential	Bedroom	W21	85°N	0.0
					W22	175°	0.0
	R9	FLAT-54	Residential	Bedroom	W23	355°N	0.0
					W24	265°	0.0
	R10	FLAT-54	Residential	LKD	W25	355°N	0.0
					W26	355°N	0.0
					W27	355°N	0.0
					W28	85°N	0.0
	R11	FLAT-55	Residential	Bedroom	W29	265°	0.0
					W30	355°N	0.0
					W31	355°N	0.0
	R12	FLAT-55	Residential	LKD	W32	355°N	0.0
					W33	355°N	0.0
					W34	355°N	0.0
					W35	85°N	0.0
	R13	FLAT-56	Residential	Bedroom	W36	265°	0.0
					W37	355°N	0.0
					W38	355°N	0.0
					W39	40°N	0.5
	R14	FLAT-56	Residential	LKD	W39	40°N	0.5
					W40	40°N	0.5
					W41	40°N	0.2

Sunlight Exposure

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)
	R15	FLAT-57	Residential	LKD	W42	85°N	3.0
					W43	175°	1.2
					W44	355°N	0.0
					W45	85°N	3.6
					W46	130°	6.1
					W47	130°	6.3
					W48	130°	6.3
					W49	175°	8.7
					W50	175°	7.5
					W51	265°	1.3
	R16	FLAT-57	Residential	Bedroom	W52	85°N	1.3
					W53	175°	7.4
					W54	175°	8.5
	R17	FLAT-57	Residential	Bedroom	W55	175°	8.5
					W56	175°	8.4
					W57	175°	7.3
					W58	265°	1.3
	R18	FLAT-58	Residential	LKD	W59	85°N	1.2
					W60	175°	7.3
					W61	175°	8.2
	R19	FLAT-58	Residential	Bedroom	W62	175°	8.2
	R20	FLAT-58	Residential	Bedroom	W63	175°	8.1
					W64	175°	7.3
					W65	265°	1.3
	R21	FLAT-59	Residential	LKD	W66	85°N	1.2
					W67	175°	7.3
					W68	175°	8.2
					W69	175°	8.2
	R22	FLAT-59	Residential	Bedroom	W70	175°	8.3
					W71	175°	7.5
					W72	265°	1.7
	R23	FLAT-60	Residential	LKD	W73	85°N	1.4
					W74	175°	6.3
					W75	175°	8.5
	R24	FLAT-60	Residential	Bedroom	W76	175°	8.6
					W77	220°	6.9
					W78	220°	6.9
	R25	FLAT-60	Residential	Bedroom	W79	220°	6.9
					W80	265°	4.2
					W81	265°	3.7
					W82	355°N	0.0
	R26	FLAT-61	Residential	Bedroom	W83	175°	5.8
					W84	85°N	0.0
					W85	175°	7.4
					W86	220°	6.9
					W87	220°	6.8

Sunlight Exposure

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)
	R27	FLAT-61	Residential	LKD	W88	220°	6.5
					W89	265°	3.6
					W90	265°	3.4
					W91	265°	2.6
					W92	355°N	0.0
	R28	FLAT-62	Residential	LD	W93	175°	0.7
					W94	265°	2.3
					W95	265°	2.6
	R29	FLAT-62	Residential	Bedroom	W96	265°	2.5
	R30	FLAT-62	Residential	Bedroom	W97	265°	2.5
					W98	265°	1.9
					W99	355°N	0.0
	R31	FLAT-63	Residential	LKD	W100	175°	0.7
					W101	265°	1.9
					W102	265°	2.4
					W103	265°	2.4
	R32	FLAT-63	Residential	Bedroom	W104	265°	2.3
					W105	265°	1.8
					W106	355°N	0.0
	R33	FLAT-64	Residential	LKD	W107	175°	0.7
					W108	265°	1.7
					W109	265°	2.2
					W110	265°	2.9
					W111	310°N	0.5
	R34	FLAT-64	Residential	Bedroom	W112	310°N	0.6
					W113	310°N	0.6
					W114	355°N	0.0
	R35	FLAT-64	Residential	Bedroom	W115	355°N	0.0
					W116	85°N	0.0