



FORMER JOHN LEWIS DEPOT, LETCOMBE STREET, READING
(ALSO KNOWN AS JLP MILL LANE)

DAYLIGHT AND SUNLIGHT ASSESSMENT ASSESSMENT OF
THE PROPOSED SCHEME

JULY 2025



PROJECT DATA:

Client **John Lewis Partnership BTR Ltd.**
Architect **CJCT**
Project Title **Former John Lewis Depot, Letcombe Street, Reading (also known as JLP Mill Lane)**
Project Number **20000**

REPORT DATA:

Report Title **Internal Daylight and Sunlight Assessment**
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1 EXECUTIVE SUMMARY

The purpose of this report is to ascertain whether the residential units forming part of the proposals for the Former John Lewis Depot, Letcombe Street, Reading are considered acceptable in terms of daylight and sunlight.

The proposal comprises *“Demolition of the existing building and redevelopment of the site comprising erection of a new building for up to 170 build to rent residential dwellings (Use Class C3) together with flexible community space (Use Class F1/F2), residents’ facilities, landscaping, public realm, amenity space and cycle parking”*.

Amendments to the architecture and massing of the proposed scheme have been made in response to feedback from relevant stakeholders following the planning submission in August 2024. To this end, GIA has worked closely with the design team to further optimise the proposal. As a result, there have been significant improvements in the daylight and sunlight performance of the proposed residential accommodation, while also balancing other key considerations such as overheating, the provision of private external amenity for all units, and overall design efficiency.

All habitable rooms within the scheme have been technically assessed for Median Daylight Illuminance (MDI) and sunlight exposure against the targets recommended within the UK National Annex of BS EN 17037. The outdoor areas of communal amenity provided at ground and podium levels have been tested for overshadowing through the Sun Hours on Ground metric.

In relation to daylight, the overall performance of the scheme is very good, with 340 out of the 442 habitable rooms (77%) meeting or exceeding the minimum daylight illuminance levels. This figure increases to 80% when including an additional 12 combined Living/Kitchen/Dining rooms (LKDs) that achieve at least 150 lux – a level considered suitable for living rooms and acceptable in urban environments. While some LKDs fall short of the guidance, the vast majority of units (99%) include at least one bedroom that receives adequate levels of daylight.

For sunlight, the results show that 74% of all proposed dwellings have at least one room receiving a minimum of 1.5 hours of direct sunlight on 21st March.

As expected, sunlight levels are lower in north-facing units and those located on lower floors or beneath overhangs.

With regard to overshadowing, the ground-level amenity areas have been tested and demonstrate excellent performance. On 21st March, almost all spaces (99%) receive at least two hours of direct sunlight. The sun exposure diagrams indicate that a significant proportion of these outdoor areas receive substantially more than the minimum requirement, with over three hours of direct sunlight during mid-season and summer months.

In conclusion, as a result of the optimisation throughout the design process and good design practice, the Proposed Development will provide future residents with very good daylight and sunlight amenity overall.

2 INTRODUCTION

GIA has been instructed to provide a report upon the potential availability of Daylight and Sunlight to the proposed accommodation within the residential scheme prepared by CJCT. GIA was specifically instructed to carry out the following:

- To create a 3D computer model of the proposal based upon drawings prepared by CJCT;
- Carry out a Median Daylight Illuminance assessment as recommended by BRE;
- Carry out an assessment of sunlight exposure as recommended within the BRE guidance;
- Carry out an overshadowing assessment of communal open spaces using the methodology set out in the BRE guidance for Sun Hours On Ground (SHOG) for all relevant amenity areas; and
- Prepare a report setting out the analysis and our findings.

3 BRE GUIDELINES

The Building Research Establishment (BRE) have set out in their handbook 'Site Layout Planning for Daylight and Sunlight a Guide to Good Practice (BR 209 2022)', guidelines and methodology for the measurement and assessment of daylight and sunlight within proposed buildings.

3.1 INTRODUCTION

The BRE published the latest edition of 'Site layout planning for daylight and sunlight: a guide to good practice' in June 2022 (BR 209). This is to be read in conjunction with BS EN 17037:2018 "Daylight in buildings", the UK National Annex of the British Standard and the CIBSE publication LG 10 'Daylighting – a guide for designers'.

BR 209 contains methodologies for appraising the daylight and sunlight quality within new developments. Nonetheless, the main aim of the guidance is maintained: *"to help rather than constrain the designer"* as stated in Paragraph 1.5 of the new guidance.

The report provides advice, but also clearly states that it *"is not mandatory and the guide should not be seen as an instrument of planning policy."* The guidance also acknowledges in its introduction that *"Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design (see Section 5). In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."* (Paragraph 1.6)

3.2 BS EN 17037:2018 AND THE UK ANNEX

The latest European Standard on daylight is BS EN 17037:2018 "Daylight in buildings". Following a review of this by a dedicated commission of UK experts, however, the British Standard Institution appended a UK National Annex which noted that the new recommendations "may not be achievable for some buildings, particularly dwellings" and specifically mentions dwellings in a dense urban area or with tall trees outside. The annex goes on to suggest lower recommended light levels for dwellings, in line with those of the previous version of the British Standard, BS8206-2:2008.

BS EN 17037 includes four criteria: daylighting, views, sunlight access and glare. Daylighting and sunlight access are considered relevant for residential buildings and therefore discussed within this report.

View out and Glare are not solely but mostly relevant in offices and schools, where occupants are more fixed to a certain location within a room. In residential habitable rooms, occupants tend to move more freely and therefore view out and glare are not assessed within residential buildings.

In relation to sunlight access, BS EN 17037:2018 suggests that the hours of sunlight reaching a window is considered "on a selected date between February 1st and March 21st". BR209 recommends that this date is preferably the equinox (see section 3.4).

3.3 DAYLIGHT

The BRE set out the methods for assessing daylight within a proposed building within section 2.1 and Appendix C of the handbook. This is based on the methods detailed in the BS EN 17037.

BS EN 17037 suggests two possible methodologies for appraising daylight:

- Illuminance Method
- Daylight Factor Method

These methodologies are discussed in more detail below.

Illuminance method

Climate Based Daylight Modelling (CBDM) is used to predict daylight illuminance using sun and sky conditions derived from standard meteorological data (often referred to as climate or weather data). This analytical method allows the prediction of absolute daylight illuminance based on the location and building orientation, in addition to the building's daylight systems (shading systems, for example). Annex A within the BS EN 17037 proposes values of target illuminances and minimum target illuminances to exceed 50 % of daylight hours over 50% or more of the assessment area.

BS EN 17037 sets out minimum illuminance levels (300 lux) that should be exceeded over 50% of the space for more than half of the daylight hours in the year. It also includes recommendations for medium and high daylighting levels within a space (500 lux and 700 lux respectively). It should be noted here, however, that these targets are specified irrespective of a space's use or design.

The National Annex suggests that these targets can be challenging to achieve within residential settings, particularly in areas of higher density and so suggests lower targets can be considered in this situation. It should be noted here that the reduced targets suggested within the BS EN 17037:2018 National Annex are provided so as to be comparable with the previous BR209's recommendations for ADF. These targets are:

- 100 lux for bedrooms

- 150 lux for living rooms
- 200 lux for living/kitchen/diners, kitchens, and studios.

It is however stated in paragraph C17 of the BRE that: *"Where a room has a shared use, the highest target should apply. For example in a bed sitting room in student accommodation, the value for a living room should be used if students would often spend time in their rooms during the day. Local authorities could use discretion here. For example, the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design".*

Daylight Factor method

This method involves calculating the median daylight factor on a reference plane (assessment grid).

"The daylight factor is the illuminance at a point on the reference plane in a space, divided by the illuminance on an unobstructed horizontal surface outdoors. The CIE standard overcast sky is used, and the ratio is usually expressed as a percentage."

This method of assessments considers an overcast sky, and therefore the orientation and location of buildings is not relevant. In order to account for different climatic conditions, Annex A within the BS EN 17037 sets equivalent daylight factor targets (D) for various locations in Europe.

The median daylight factor (MDF) should meet or exceed the target daylight factor relative to a given illuminance for more than half of daylight hours, over 50% of the reference plane.

3.4 SUNLIGHT

The BRE provide guidance in respect of sunlight quality for new developments within section 3.1 of the handbook. It is generally acknowledged that the presence of sunlight is more significant in residential accommodation than it is in commercial properties, and this is reflected in the BRE document.

It states, *“in housing, the main requirement for sunlight is in living rooms, where it is valued at any time of the 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 morning rather than the afternoon.”*

The BRE guide considers the critical aspects of orientation and overshadowing in determining the availability of sunlight at a proposed development site.

The guide proposes minimising the number of dwellings whose living room face solely north unless there is some compensating factor such as an appealing view to the north, and it suggests a number of techniques to do so. Furthermore, it discusses massing solutions with a sensitive approach to overshadowing, so as to maximize access to sunlight.

At the same time, it acknowledges that the site’s existing urban environment may impose orientation or overshadowing constraints which may not be possible to overcome.

To quantify sunlight access for interiors where sunlight is expected, it refers to the BS EN 17037 criterion that the minimum duration of sunlight exposure in at least one habitable room of a dwelling should be 1.5 h on March 21st. Table A.5 also establishes medium and high sunlight targets (3 and 4 hours).

This is to be checked at a reference point located centrally to the window’s width and at the inner surface of the aperture (façade and/or roof). For multiple apertures in different façades it is possible to cumulate the time of sunlight availability if not occurring at the same time. The reference point is minimum 1.2 m above the floor and 0.3 m above the window sill if present.

The summary of section 3.1 of the guide states as follows:

“In general, a dwelling or non-domestic building which has a particular requirement for sunlight, will appear reasonably sunlit provided that:

- *At least one main window faces within 90 degrees of due south, and*
- *a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March. This is assessed at the inside centre of the window(s); sunlight received by different windows can be added provided they occur at different times and sunlight hours are not double counted..”*

3.5 OVERSHADOWING

The BRE guidance in respect of overshadowing of amenity spaces is set out in section 3.3 of the handbook. Here it states as follows:

“Sunlight in the spaces between and around buildings has an important impact on the overall appearance and ambience of a development. It is valuable for a number of reasons, to:

- *provide attractive sunlit views (all year)*
- *make outdoor activities like sitting out and children’s play more pleasant (mainly warmer months)*
- *encourage plant growth (mainly spring and summer)*
- *dry out the ground, reducing moss and slime (mainly in colder months)*
- *melt frost, ice and snow (in winter)*
- *dry clothes (all year).*

Again, it must be acknowledged that in urban areas the availability of sunlight on the ground is a factor which is significantly controlled by the existing urban fabric around the site in question and so may have very little to do with the form of the development itself. Likewise, there may be many other urban design, planning and site constraints which determine and run contrary to the best form, siting and location of a proposed development in terms of availability

of sun on the ground.

The summary of section 3.3 of the guide states as follows:

"3. 3 .17 It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area 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 that can receive two hours of sun on 21 March is less than 0.80 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March.."

3.6 FURTHER RELEVANT INFORMATION

CIBSE LG 10 'Daylighting – a guide for designers'.

This guide details the process of designing for daylighting. It outlines considerations of form, orientation, and other aspects involved in designing the building envelope to optimise natural light.

The guidance in this document is written primarily for buildings located within the UK, and will be most applicable to projects in northern hemisphere. However, the principles are universal, and can be applied to other locations if the appropriate weather data is used and local standards and regulations are respected

4 SIMULATION ASSUMPTIONS

In order to undertake the daylight and sunlight assessments set out in the previous pages, we have prepared a three dimensional computer model and used specialist lighting simulation software.

Calculation model

The three dimensional representation of the proposed development has been modelled using the drawings prepared by CJCT, received by GIA in June 2025. These have been placed in the context of their surrounding buildings which have been modelled from survey information, photogrammetry, OS and site photographs. This allows for a precise model, which in turn ensures that analysis accurately represents the amount of daylight and sunlight available to the building façades, internal and external spaces, considering all of the surrounding obstructions and orientation.

The weather file recorded at Gatwick Airport was selected as the most relevant for this assessment, being the nearest available location with recorded weather data. This is a standard approach for sites located within Greater London.

Surfaces reflectance

In general, the reflectance value to be applied to surfaces in the computational modelling follows the BR 209 Annex C, unless specified by the design team. Assumptions applied are:

- Interior walls – 0.7 (light pastel paint)
- Ceilings – 0.8 (white paint)
- Floors – 0.4 (light timber veneer)
- Exterior ground and external obstructions – 0.2

Assessment Grids

For the daylight assessments, an analysis 'grid' is located within each room at working plane height (850 mm from FFL) and offset by 0.3m from the walls as recommended by BR 209.

Grid points are spaced by 0.2m .

Assessment Resolution

The climate-based daylight assessments have been undertaken on an hourly basis whilst the sunlight exposure assessment has been undertaken for every minute on the relevant days.

Glazing transmittance

A glazing visible light transmittance (VLT) of 70% has been used as in agreement with the wider design team. A framing factor has been taken from the elevations supplied. Maintenance factors have been applied as per BR209 with 0.92 for windows not beneath an overhang and 0.76 for windows beneath an overhang.

The final transmittance values are shown in the table below.

	Glazing Type	TV Normal	Building Type & Atmosphere (NA.2)	Glazing Exposure (NA.3)	Glazing Dirt/Weathering (NA.4)	Framing Factor	TV Total
	Type 1	0.70	Urban (8)	Vertical (x1)	Not Sheltered (x1)	0.85	0.55
	Type 2	0.70	Urban (8)	Vertical (x1)	Sheltered (x3)	0.85	0.45
	Type 3	0.70	Urban (8)	Vertical (x1)	Not Sheltered (x1)	0.80	0.52
	Type 4	0.70	Urban (8)	Vertical (x1)	Sheltered (x3)	0.80	0.43
	Type 5	0.70	Urban (8)	Vertical (x1)	Not Sheltered (x1)	0.75	0.48
	Type 6	0.70	Urban (8)	Vertical (x1)	Sheltered (x3)	0.75	0.40
	Type 7	0.70	Urban (8)	Vertical (x1)	Not Sheltered (x1)	0.70	0.45
	Type 8	0.70	Urban (8)	Vertical (x1)	Not Sheltered (x1)	0.65	0.42

Table 01: Transmittance and maintenance factors

4.1 GLASS TYPES - WINDOW MAPS



Fig. 01: North view



Fig. 02: South view



4.2 GLASS TRANSMITTANCE - WINDOW MAPS



Fig. 03: North-west view



Fig. 04: South-east view



Table 01: Transmittance and maintenance factors

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5 DESIGN EVOLUTION AND CONCLUSIONS

5.1 DESIGN EVOLUTION

Located on Letcombe Street, Reading, the Former John Lewis Depot Site sits on the edge of the town centre in Central Reading and benefits from close proximity to key local services and amenities, including The Oracle shopping centre opposite, the Premier Inn hotel adjacent to the west, and Reading railway station approximately 1km to the north.

This daylight and sunlight report assesses the performance of the proposed scheme following design amendments made in response to feedback from relevant stakeholders received after the August 2024 planning submission.

The proposed building enjoys good daylight and sunlight potential across the eastern, western, and southern façades, particularly at upper levels. As is typical in urban environments, lower daylight and sunlight levels are experienced in the more enclosed areas, such as the lower floors and elevations facing inward toward the courtyard gardens.

GIA has worked closely with the project architects to further maximise natural light throughout the scheme. This collaborative and iterative process involved the testing of various internal layouts and elevation details in order to optimise daylight and sunlight performance across the development, while balancing other critical design objectives.

It is therefore important to note that daylight is just one of several key considerations in the design of residential buildings. Design decisions must also address modern standards for thermal performance and occupant comfort. For example, to meet overheating criteria, particularly in urban environments, it is common to reduce glazing areas and specify high-performance glazing. While effective in controlling heat gain, these measures can limit daylight potential, especially in more constrained parts of the façade. Likewise, balconies, now a standard and desirable feature in new housing, offer valuable shading and contribute to overheating mitigation, but inevitably reduce daylight and sunlight levels in the rooms behind them.

In light of these factors, the proposed design reflects a carefully considered balance between daylighting and other critical design drivers, including sustainability, thermal efficiency and internal layout optimisation.

Additionally, it is worth highlighting that both the BRE Guidelines and the London Housing SPG recommend applying contextually appropriate daylight and sunlight targets. The BRE itself, in paragraph 1.6 of its guidance, stresses that its recommendations are advisory, intended to be interpreted flexibly based on site-specific circumstances.

Therefore, the assessment results presented in this report should not be read as a simple pass/fail outcome. Instead, they should be considered in the context of the site's character, development aspirations, and the balanced design approach adopted to meet a wide range of performance goals.

Further details on the scheme's daylight and sunlight performance are provided in the following sections.

5.2 CONCLUSIONS ON DAYLIGHT

In order to ascertain the levels of daylight within the proposed development, all habitable rooms, as suggested by BRE, have been technically assessed for Median Daylight Illuminance (MDI) against the targets recommended within the UK National Annex of BS EN 17037.

The full assessment results are provided in Section 7 of this report, and they show that 77% (340 out of the 442) of the habitable rooms meet or exceed the minimum daylight illuminance levels.

This figure is based on the higher recommended target of 200 lux for large combined living/kitchen/dining rooms (L/K/Ds). However, the compliance rate would increase to 80% if the lower threshold of 150 lux—typically applied to living rooms and widely accepted in urban developments—is used, as an additional 12 L/K/Ds meet this level. This alternative target is supported by BRE guidance, which states in Appendix C, paragraph 17: “the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design.”

This level of performance is considered very good for a scheme of this scale within an urban setting.

The remaining rooms falling short of the daylight recommendations are: 77 LKDs and 13 bedrooms.

The performance of the LKDs seeing lower levels of daylight is detailed below:

- 26 LKDs achieve between 120 lux and 150 lux MDI, which is considered a good level of daylight and not far from the 150 lux recommended for living rooms;
- 21 LKDs see at least the minimum recommendation for bedrooms (100 lux);
- 28 LKDs see between 50 lux and 100 lux MDI;
- Only two of the LKDs falling short achieve below 50 lux MDI (seeing 47 lux and 39 lux respectively).

Based on the above, it can be concluded that the vast majority of the LKDs falling short of the target for living rooms still receive a reasonable daylight quantum. Moreover, all these LKDs are generously sized combined living kitchen and dining rooms located on the lowest floors, provided with balconies or behind the walkway facing the courtyard gardens, which decreases daylight access. Nonetheless, in 99% of the proposed units, there is at least one room meeting or exceeding the daylight targets, meaning that whilst some LKDs are falling short of the guidance, in the vast majority of the units, at least one of the bedrooms sees adequate levels of daylight.

Of the 271 bedrooms assessed, only 13 see lower levels of daylight. However, all of them achieve at least 67 lux, which is above half of the minimum recommendation for bedrooms (100 lux MDI).

In summary, the proposed development will offer very good daylight conditions across the vast majority of habitable rooms.

5.3 CONCLUSIONS ON SUNLIGHT

In relation to sunlight, BRE recommends that one room within each dwelling, preferably the main living space, sees at least one and a half hours of direct sunlight on the equinox (21st March).

Sunlight exposure assessments have been undertaken for all rooms, and results are provided in Section 7 of this report.

The results show that 74% of all proposed dwellings have at least one room that will see at least 1.5 hours of sunlight on the 21st of March. In addition, 70% of the units have at least a room facing south, as recommended by BRE.

Shortfalls are generally limited to units with a predominantly north-facing orientation, those located on lower floors, or those affected by balconies and overhangs, which reduce high-angle sun exposure.

Overall, the proposed development is considered to provide a very good standard of sunlight amenity for future residents.

5.4 CONCLUSIONS ON OVERSHADOWING

As suggested by BRE, all proposed public and communal areas of amenity have been assessed for Sun Hours on Ground. The BRE guidance recommends that for an area to be adequately sunlit throughout the year, at least 50% of its space should receive two or more hours of sunlight on 21st March.

The assessment results, presented on page 42, show that 99% of the open spaces at ground level meet or exceed the BRE standard, demonstrating excellent performance. Additional sun exposure diagrams on pages 43 and 44 illustrate that the vast majority of the outdoor areas benefit from significantly more sunlight, often exceeding three hours, during both the equinox and summer periods.

In summary, the proposed development will offer high-quality, well-sunlit outdoor spaces that contribute positively to residents' amenity and comfort.

6 SITE OVERVIEW

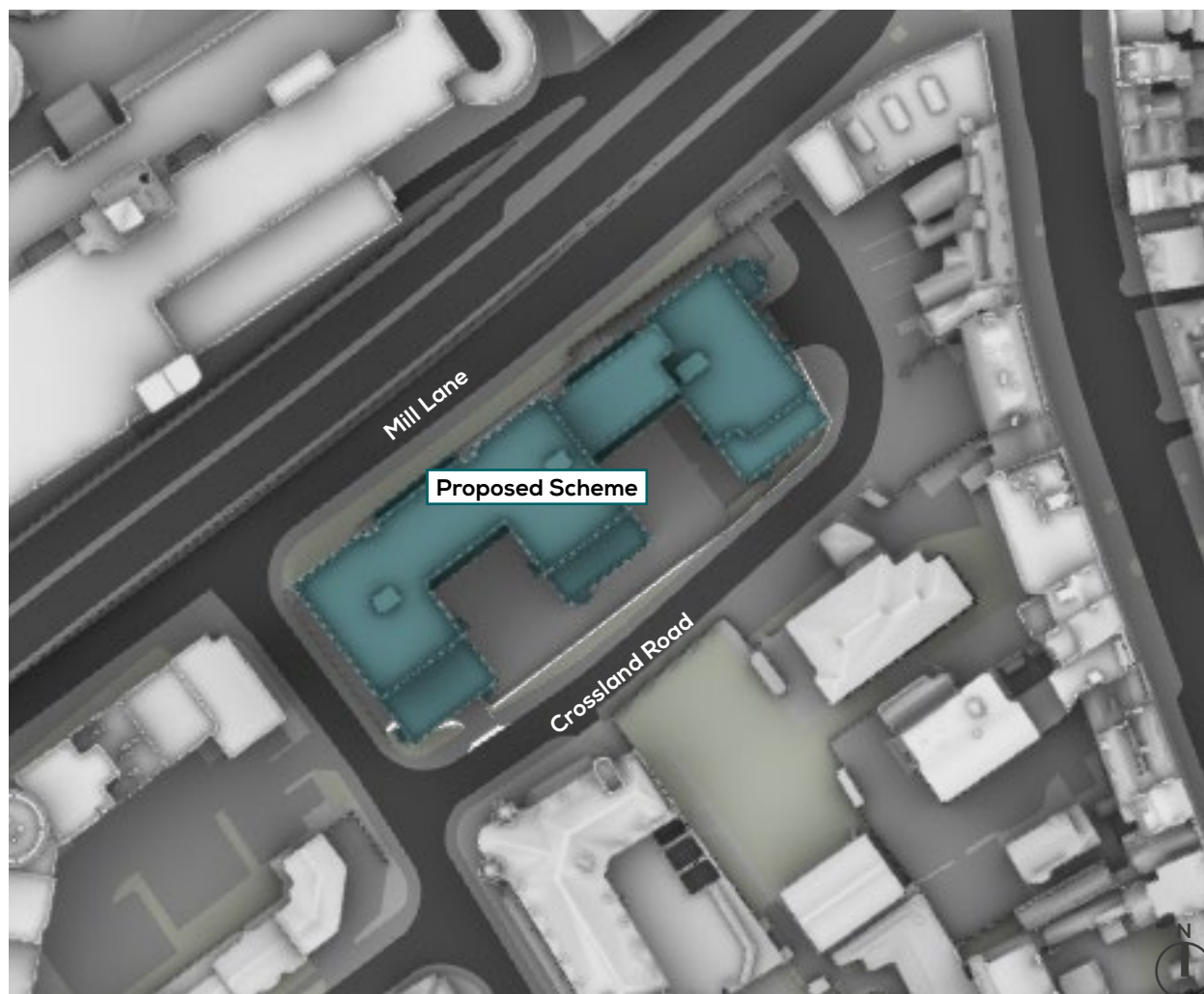


Fig. 05: Top view

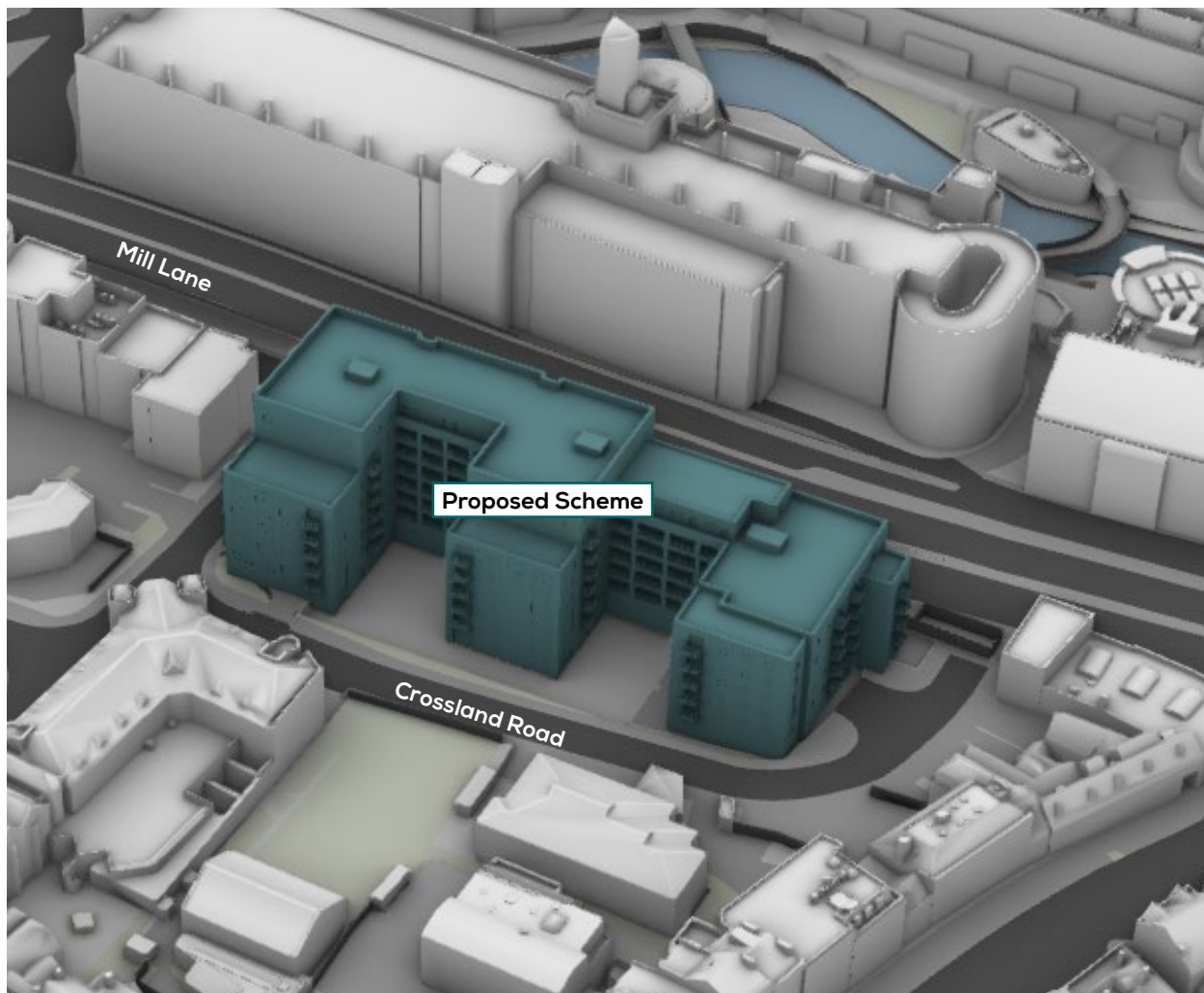


Fig. 06: Perspective view

7 INTERNAL DAYLIGHT AND SUNLIGHT ASSESSMENTS

MILL LANE - Level 00

			DAYLIGHT		SUNLIGHT		
ROOM REF.	FLAT	ROOM USE	MEDIAN DAYLIGHT ILLUMINANCE (lux)	TARGET (lux)	BY ROOM		BY DWELLING
					WINDOW WITHIN 90° DUE SOUTH	21 MAR	WINDOW WITHIN 90° DUE SOUTH
MILL LANE - LEVEL 00							
1	A	BEDROOM	375	100	YES	03:48	YES
2	A	L/K/D	466	200	YES	05:49	
3	A	BEDROOM	107	100	NO	00:00	
4	B	L/K/D	109	200	NO	01:25	NO
5	B	BEDROOM	179	100	NO	01:03	
6	B	BEDROOM	154	100	NO	01:05	
7	C	BEDROOM	137	100	YES	00:57	YES
8	C	BEDROOM	162	100	YES	00:51	
9	C	L/K/D	90	200	YES	01:47	
10	D	L/K/D	300	200	YES	06:31	YES
11	D	BEDROOM	393	100	YES	05:28	
12	D	BEDROOM	710	100	YES	05:15	
13	D	BEDROOM	130	100	NO	00:00	

Table 01: Assessment Data

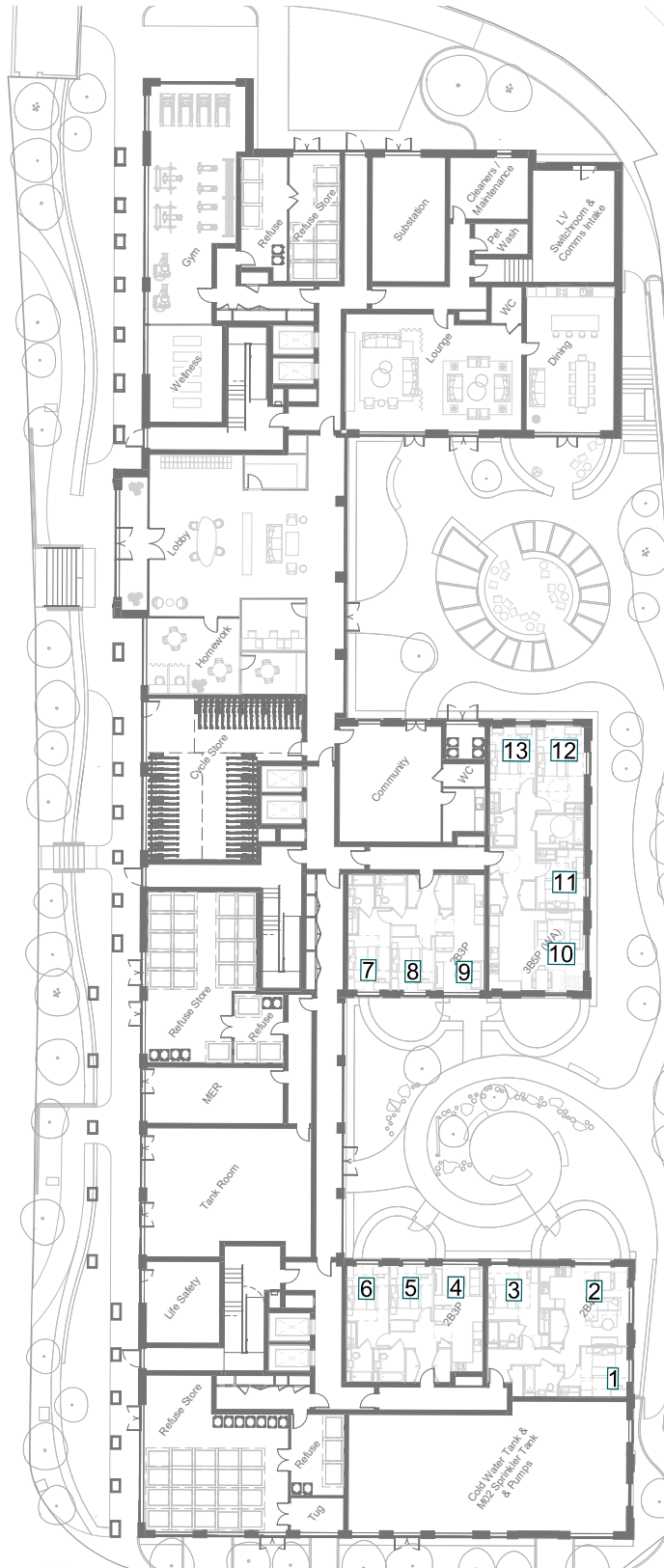


Fig. 07: Floor Plan - Level 00



MILL LANE - Level 01 - Part 01/02

ROOM REF.	FLAT	ROOM USE	DAYLIGHT		SUNLIGHT		
			MEDIAN DAYLIGHT ILLUMINANCE (lux)	TARGET (lux)	BY ROOM		BY DWELLING
					WINDOW WITHIN 90° DUE SOUTH	21 MAR	WINDOW WITHIN 90° DUE SOUTH

MILL LANE - LEVEL 01

14	E	BEDROOM	170	100	YES	03:26	YES
15	E	L/K/D	318	200	YES	04:24	
16	E	BEDROOM	141	100	NO	00:08	
17	F	L/K/D	201	200	NO	00:00	NO
18	F	BEDROOM	111	100	NO	00:00	
19	G	BEDROOM	112	100	NO	00:00	YES
20	G	L/K/D	78	200	YES	02:58	
21	H	L/K/D	89	200	YES	02:14	YES
22	H	BEDROOM	113	100	NO	00:00	
23	I	BEDROOM	112	100	NO	00:00	YES
24	I	L/K/D	89	200	YES	01:30	
25	J	L/K/D	75	200	YES	00:24	YES
26	J	BEDROOM	114	100	NO	00:00	
27	K	BEDROOM	115	100	NO	00:00	NO
28	K	L/K/D	39	200	NO	00:00	
29	K	BEDROOM	196	100	NO	00:00	
30	L	BEDROOM	184	100	NO	00:00	NO
31	L	L/K/D	47	200	NO	00:00	
32	L	BEDROOM	154	100	NO	00:00	
33	M	BEDROOM	185	100	NO	00:00	YES
34	M	L/K/D	110	200	YES	03:00	
35	N	L/K/D	112	200	YES	02:22	YES
36	N	BEDROOM	143	100	NO	00:00	
37	O	BEDROOM	184	100	NO	00:00	YES
38	O	BEDROOM	185	100	NO	00:00	
39	O	L/K/D	93	200	YES	01:29	
40	P	L/K/D	95	200	YES	00:26	YES
41	P	BEDROOM	151	100	NO	00:00	
42	Q	BEDROOM	157	100	NO	00:00	NO
43	Q	L/K/D	181	200	NO	00:00	
44	R	BEDROOM	176	100	NO	00:00	NO
45	R	BEDROOM	177	100	NO	00:00	
46	R	L/K/D	216	200	NO	01:20	
47	S	BEDROOM	99	100	NO	00:00	NO
48	S	L/K/D	106	200	NO	01:14	
49	T	BEDROOM	129	100	NO	00:00	NO
50	T	L/K/D	205	200	NO	01:08	
51	U	BEDROOM	110	100	NO	00:00	YES
52	U	BEDROOM	141	100	NO	00:00	
53	U	L/K/D	262	200	YES	05:04	
54	U	BEDROOM	233	100	YES	05:13	

Table 01: Assessment Data

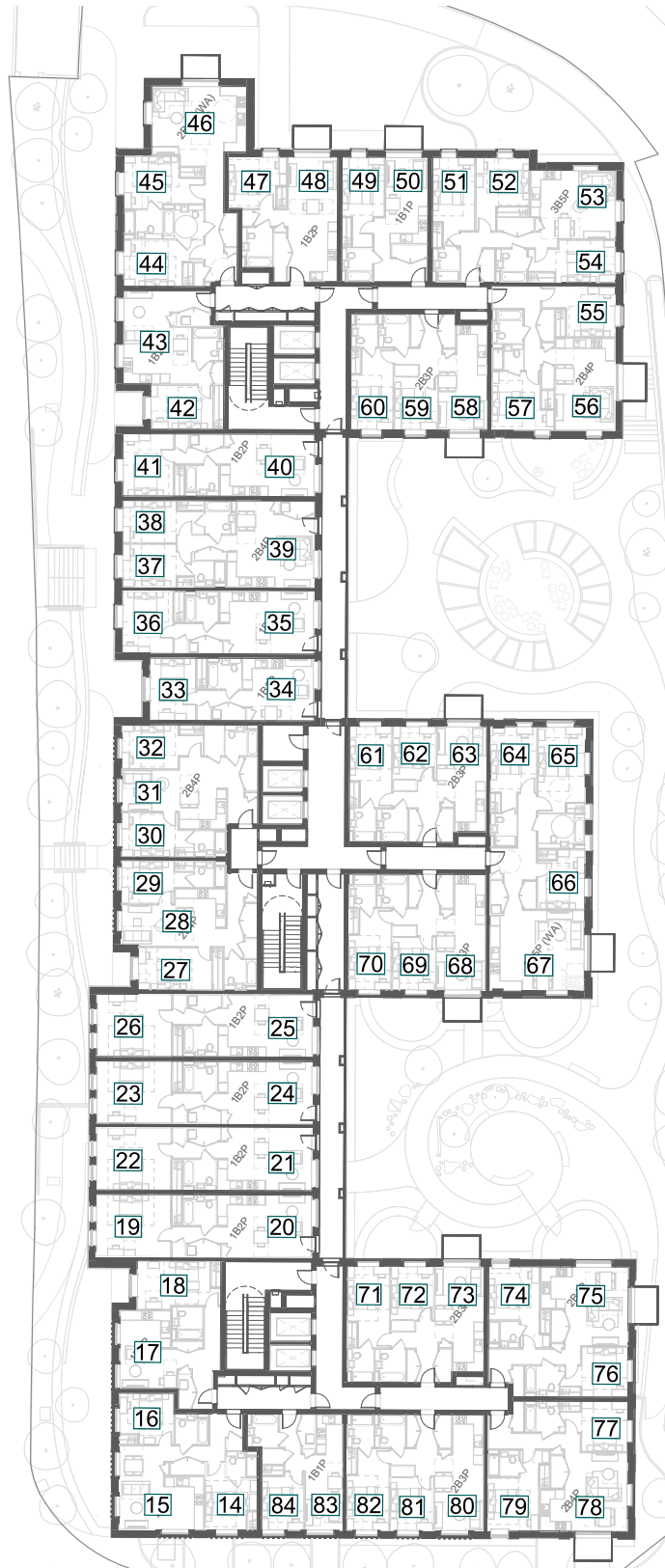
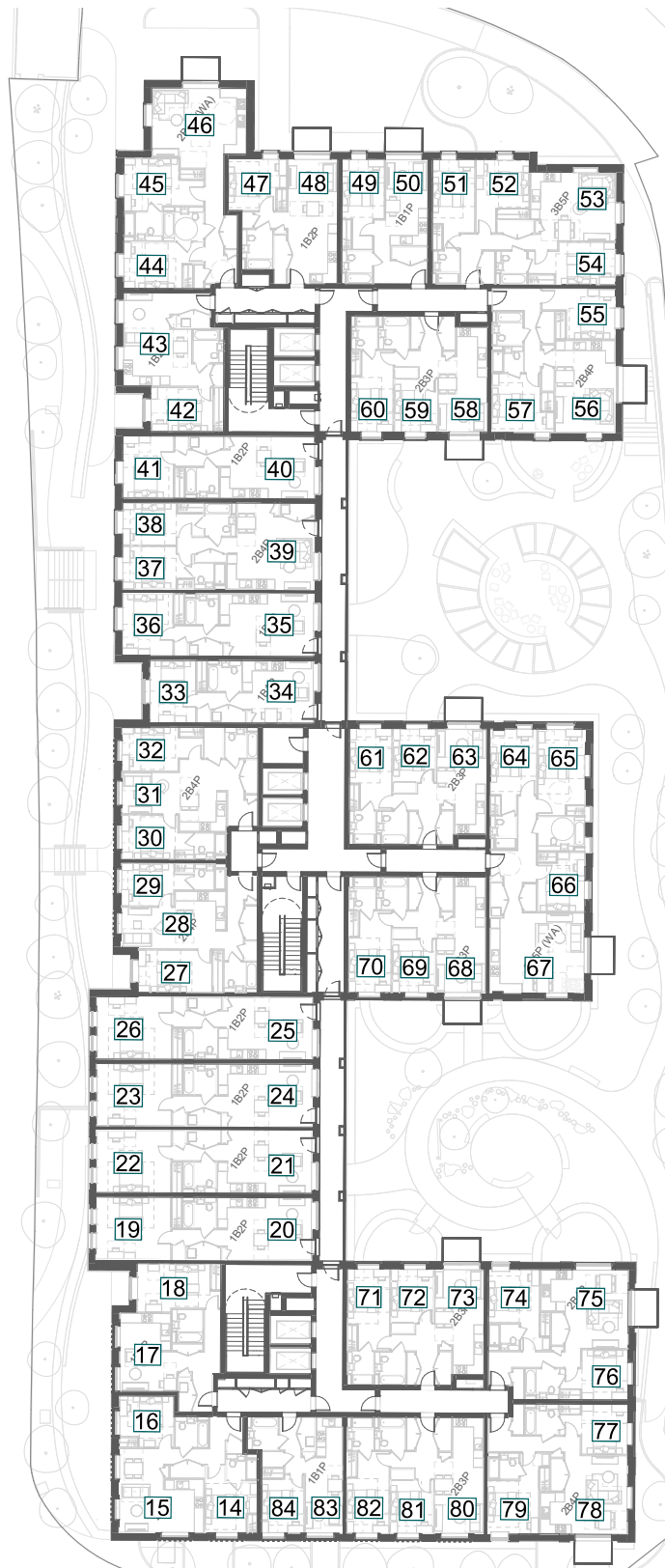


Fig. 08: Floor Plan - Level 01



MILL LANE - Level 01 - Part 02/02

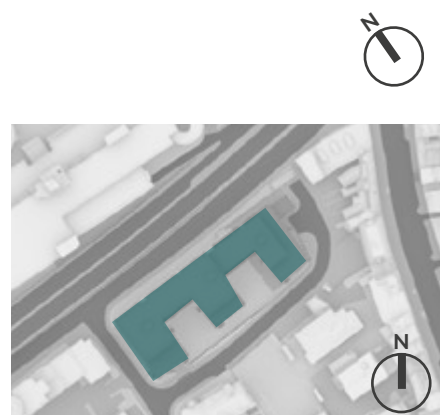
Table 01: Assessment Data



MILL LANE - Level 02 - Part 01/02

Table 01: Assessment Data

Fig. 10: Floor Plan - Level 02



MILL LANE - Level 02 - Part 02/02

Table 01: Assessment Data



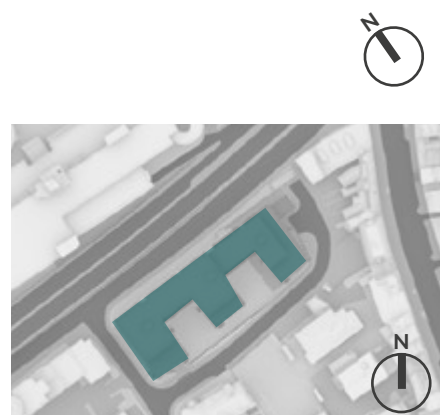
Fig. 11: Floor Plan - Level 02



MILL LANE - Level 03 - Part 01/02

Table 01: Assessment Data

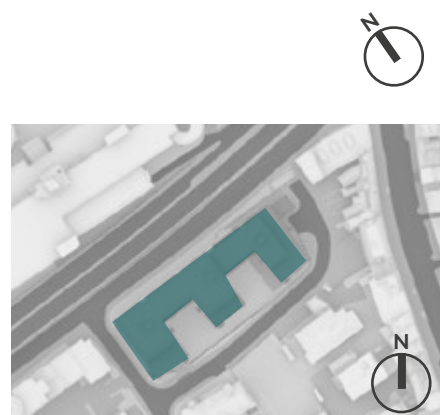
Fig. 12: Floor Plan - Level 03



MILL LANE - Level 03 - Part 02/02

Table 01: Assessment Data

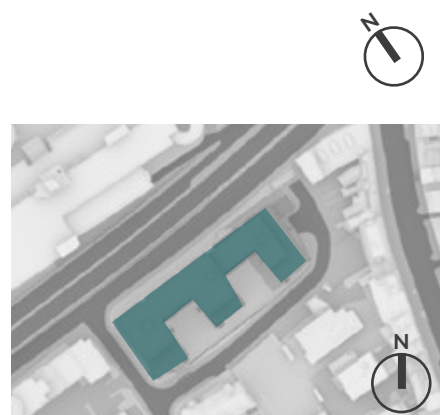
Fig. 13: Floor Plan - Level 03



MILL LANE - Level 04 - Part 01/02

Table 01: Assessment Data

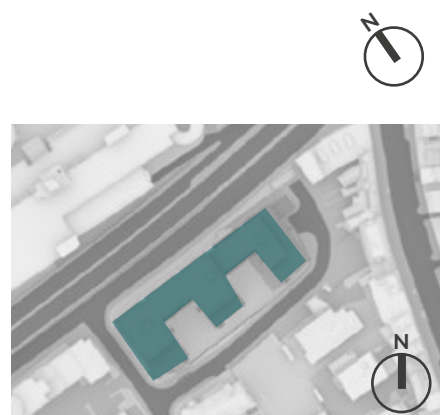
Fig. 14: Floor Plan - Level 04



MILL LANE - Level 04 - Part 02/02

Table 01: Assessment Data

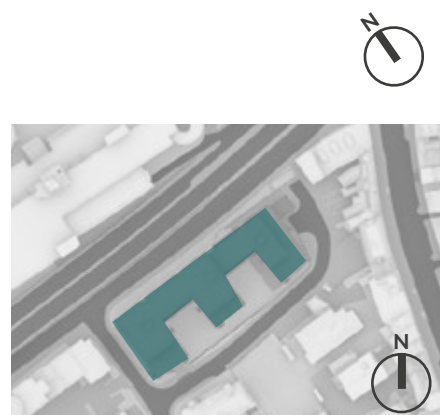
Fig. 15: Floor Plan - Level 04



MILL LANE - Level 05 - Part 01/02

Table 01: Assessment Data

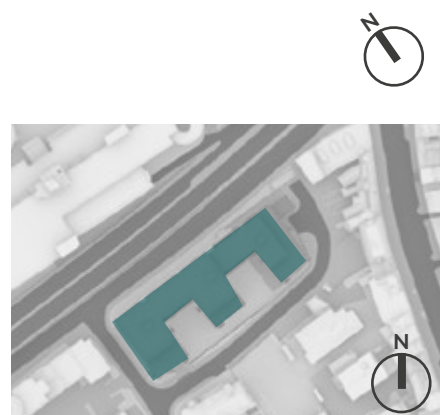
Fig. 16: Floor Plan - Level 05



MILL LANE - Level 05 - Part 02/02

Table 01: Assessment Data

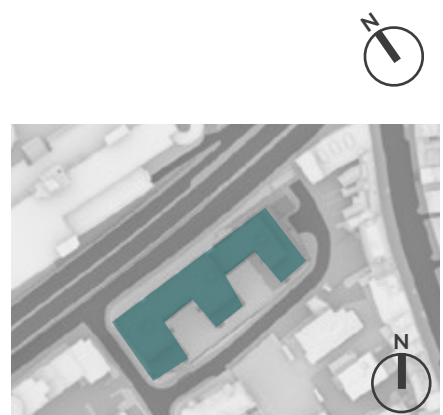
Fig. 17: Floor Plan - Level 05



MILL LANE - Level 06

Table 01: Assessment Data

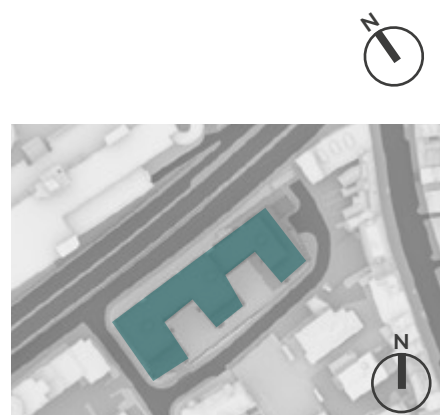
Fig. 18: Floor Plan - Level 06



MILL LANE - Level 07

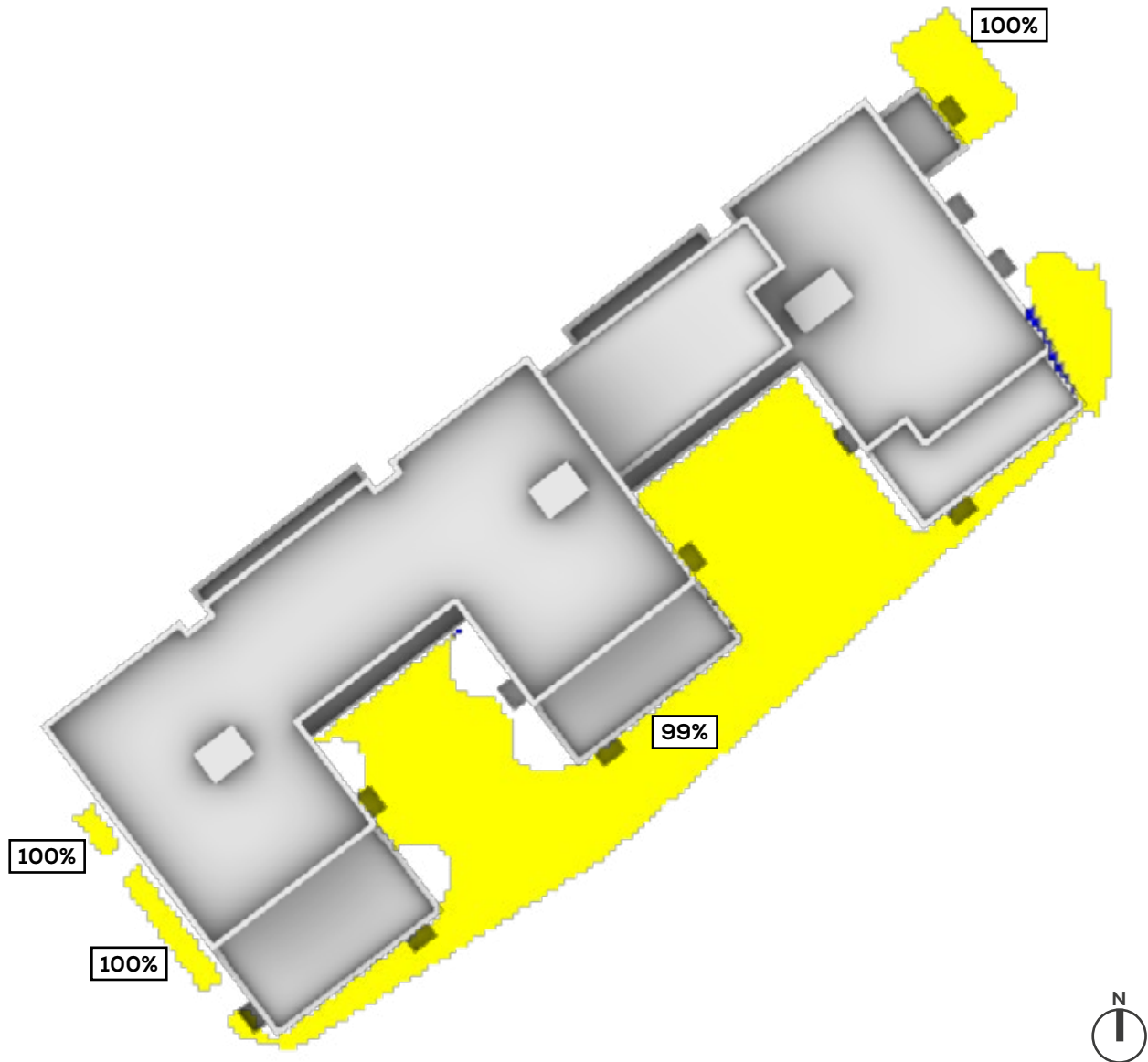
Table 01: Assessment Data

Fig. 19: Floor Plan - Level 07



8 OVERSHADOWING ASSESSMENTS

OPEN SPACE
BRE TEST - 21ST MARCH

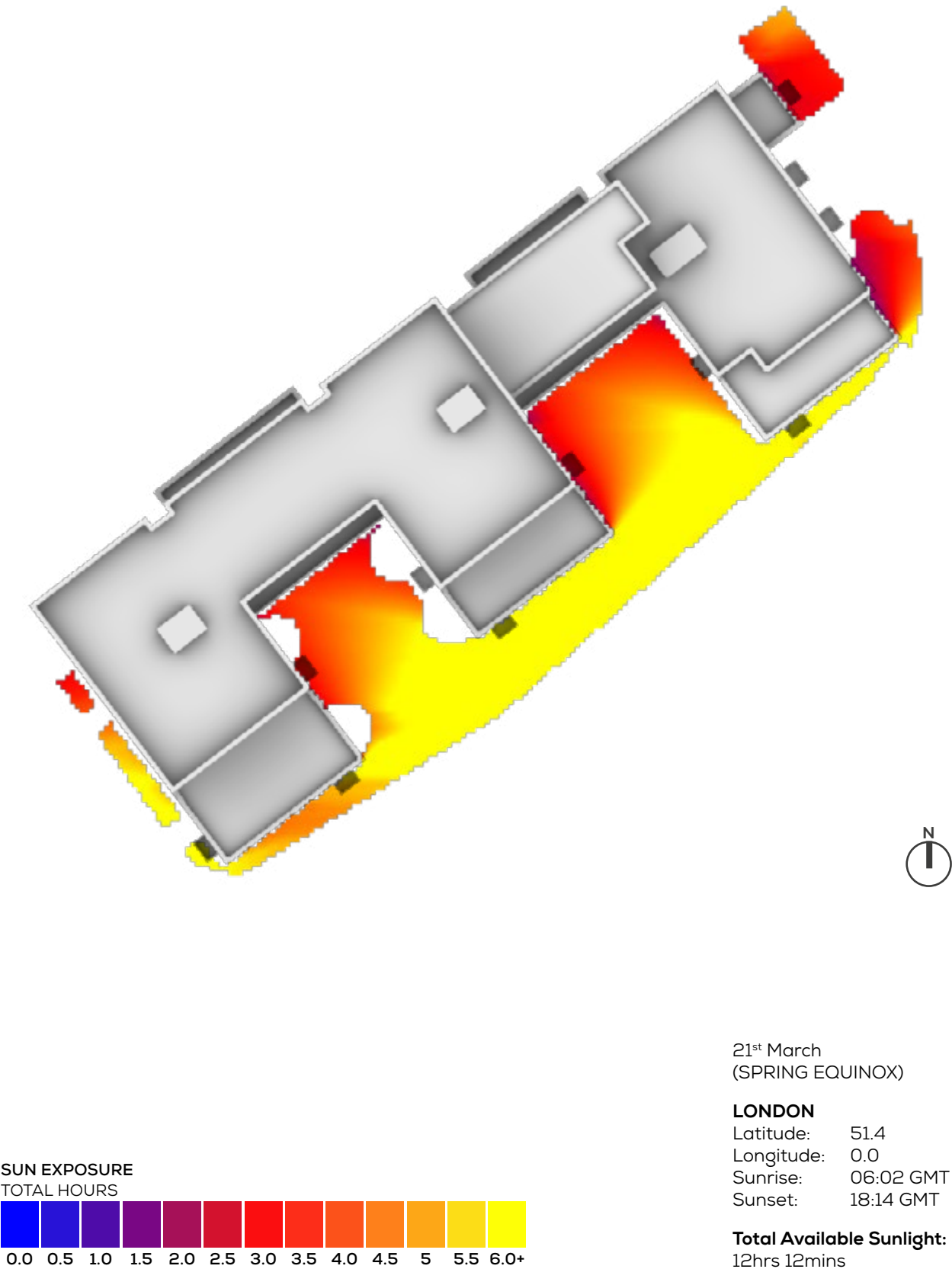


(BRE RECOMMENDS 2+ HOURS OF SUNLIGHT ON 21ST MARCH FOR AT LEAST 50% OF THE OPEN SPACE)
COMBINED AREAS: 99%

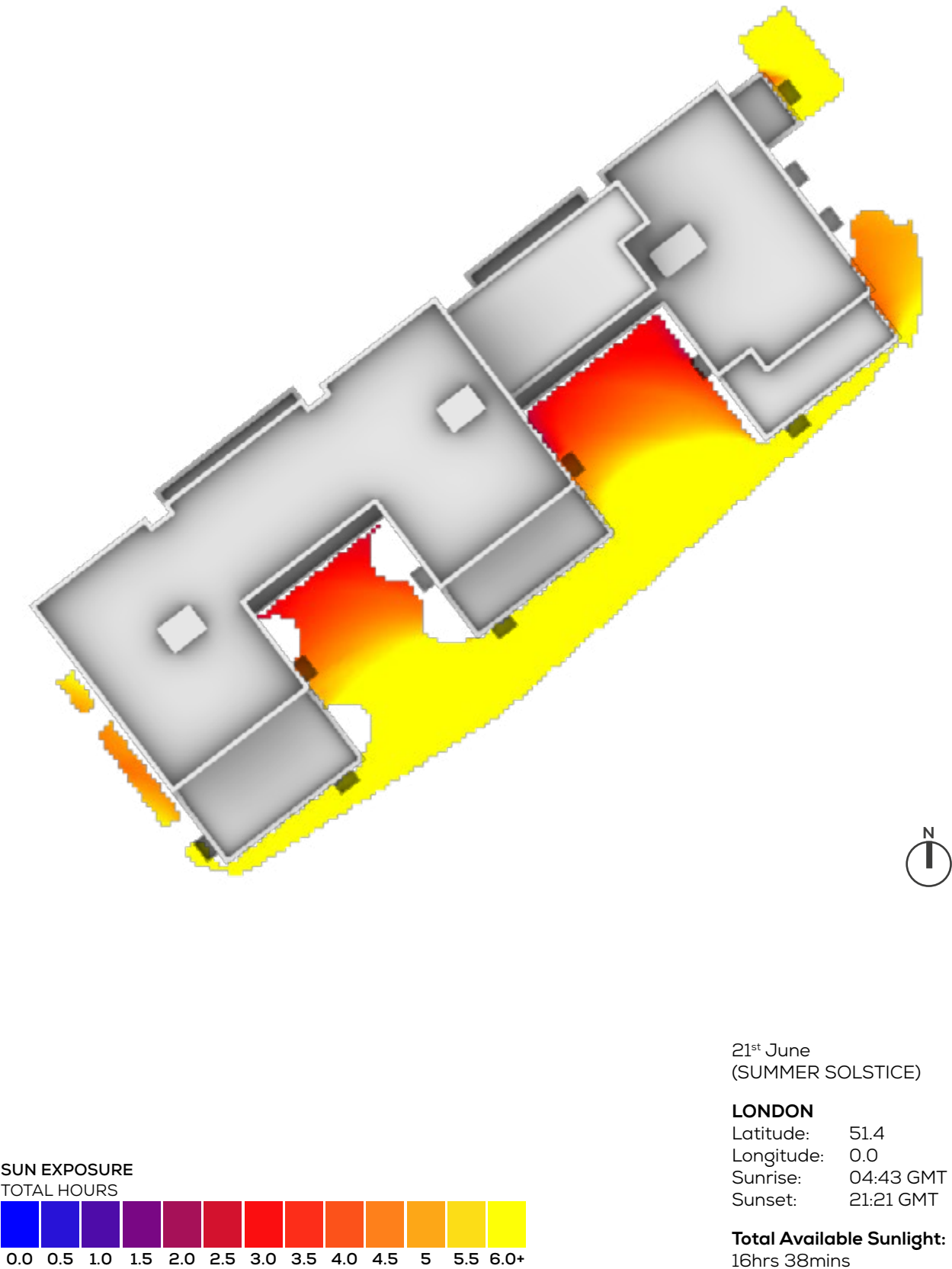
SUN HOURS ON GROUND
BRE TEST - 21ST MARCH



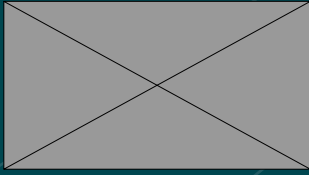
OPEN SPACE
SUN EXPOSURE - 21ST MARCH (SPRING EQUINOX)



OPEN SPACE
SUN EXPOSURE - 21ST JUNE (SUMMER SOLSTICE)



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What we do:

Building Surveying
Daylight & Sunlight
Light Obstruction Notices
Measured Surveys
Party Wall & Neighbourly Matters
Rights of Light
Solar PV
Wind Analysis

Where we are:

Belfast
Birmingham
Bristol
Dublin
London
Manchester