



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

4 June 2025

Meadow Road
Reading
RG1 8LB

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by CBREIM to undertake a daylight and sunlight assessment of the proposed development at Meadow Road, Reading RG1 8LB.
- 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 residential properties at:
- 10 Cox Terrace
 - 5 Ross Road
 - 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 & 19 Denbeigh Place
 - 9 Wyman Terrace
 - Units 21, 50 & 52 Milford Road
 - 11 to 17 Meadow Road
 - 18, 43 & 63 Milford Road
 - 25, 49, 51, 53, 55, 57, 59, 61, 63, 65, 65A, 67, 69, 71, 73, 75, 77 & 79 Addison Road
- 1.1.4 The images in Appendix 1 identify the windows we have assessed. Appendices 2 & 3 give the numerical results of the various daylight and sunlight tests. Overshadowing to gardens and opens spaces data and contour drawings are provided in Appendix 4.
- 1.1.5 Unit 50 Milford & 5 Ross Road are non-domestic buildings which in our opinion do not have a requirement for daylight or sunlight. Even though a number of the rooms/windows do not pass the numerical tests, this does not amount to non-compliance with the BRE requirements.
- 1.1.6 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight tests in respect of some isolated

windows on Cox Terrace and Meadow Road. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Prc Group

007	Proposed Site Layout	Rev -
PL001	Site Location Plan	Rev -
PL010	Proposed Site Plan	Rev -
PL011	Proposed Floor Plan Units 1-3	Rev -
PL012	Proposed Ground Floor Plan units 4-7	Rev -
PL013	Proposed Floor Plans units 8-9	Rev -
PL014	Proposed Floor Plans units 10-11	Rev -
PL015	Proposed Elevations units 1-3	Rev -
PL016	Proposed Elevations units 4-7	Rev -
PL017	Proposed Elevations Units 8-9	Rev -
PL018	Proposed Elevations Units 10-11	Rev -
PL019	Proposed Roof Plan Units 1-3	Rev -
PL020	Proposed Roof Plan Units 4-7	Rev -
PL021	Proposed Roof Plan Units 8-9	Rev -
PL022	Proposed Roof Plan Units 10-11	Rev -

Greenhatch Group

52149_T	Topographical Survey	Rev 0
52149A_01_P	Existing Ground	Rev 0
	Floor Plan	
52149A_02_P	Existing First	Rev 0
	Floor Plan	
52149A_03_P	Existing Second	Rev 0
	Floor Plan	
52149A_04_P	Existing Roof	Rev 0
	Floor Plan	
52149A_05_P	Existing Roof	Rev 0
	Floor Plan	
52149A_06_ES	Existing Elevations	Rev 0
	And Sections	
52149A_07_P	Existing Ground	Rev 0
	Floor Plan	
52149A_08_P	Existing First	Rev 0
	Floor Plan	
52149A_09_P	Existing Roof	Rev 0
	Floor Plan	

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

79 Addison Road:

Proposal For Single Storey Rear Extension to Existing Semi-detached Property	Rev -
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25 Addison Road:

A-PP-11-53	Garage Type G.03	Rev -
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9 Wyman Terrace:

A/PP-P11-31	House Type D.01 Floor Plans & Elevations	Rev -
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10 Cox Terrace:

A/PP-P11-31	House Type D.01 Floor Plans & Elevations	Rev -
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11 to 17 Meadow Road:

A/PP-P11-10	Apartments - Ground Floor Plan	Rev -
A/PP-P11-11	Apartments - First Floor Plan	Rev -
A/PP-P11-12	Apartments - Second Floor Plan	Rev -
A/PP-P11-13	Apartments - Third Floor Plan	Rev -
A/PP-P11-14	Apartments - Roof Plan	Rev -

18 Milford Road:

A/PP-P11-10	Apartments - Ground Floor Plan	Rev -
A/PP-P11-11	Apartments - First Floor Plan	Rev -
A/PP-P11-12	Apartments - Second Floor Plan	Rev -
A/PP-P11-13	Apartments - Third Floor Plan	Rev -
A/PP-P11-14	Apartments - Roof Plan	Rev -

www.rightmove.co.uk

19 Denbeigh Place:

Floor Plans	Rev -
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18 Denbeigh Place:

Floor Plans	Rev -
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16 Denbeigh Place:

Floor Plans	Rev -
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10 Denbeigh Place:

Floor Plans	Rev -
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71 Addison Road:

	Floor Plans	Rev -
<u>69 Addison Road:</u>	Floor Plans	Rev -
<u>65 Addison Road:</u>	Floor Plans	Rev -
<u>www.zoopla.co.uk</u>		
<u>11 Denbeigh Place:</u>	Floor Plans	Rev -
<u>49 Addison Road:</u>	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 skyline’. The no skyline 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 residential properties at:

- 10 Cox Terrace
- 5 Ross Road
- 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 & 19 Denbeigh Place
- 9 Wyman Terrace
- Unit 21, 50 & 52 Milford Road
- 11 to 17 Meadow Road
- 18, 43 & 63 Milford Road
- 25, 49, 51, 53, 55, 57, 59, 61, 63, 65, 65A, 67, 69, 71, 73, 75, 77 & 79 Addison Road

4.1.2 The images in Appendix 1 identify the windows we have assessed. Appendices 2 & 3 list the detailed numerical daylight and sunlight test results. Overshadowing to gardens and opens spaces data and contour drawings are provided in Appendix 4.

4.1.3 Unit 50 Milford & 5 Ross Road are non-domestic buildings which in our opinion do not have a requirement for daylight or sunlight. Even though a number of the rooms/windows do not pass the numerical tests, this does not amount to non-compliance with the BRE requirements.

4.2 Daylight to Windows

Vertical Sky Component

4.2.1 All windows with a requirement for daylight pass the Vertical Sky Component test with the exception of windows 299 at 10 Cox Terrace and windows 307, 321, 324 & 325 at 11 to 17 Meadow Road. However, these windows are already hampered by a projecting wing and/or overhang/balcony. The BRE guide acknowledges that where a window has an overhang or a projecting wing on one or both sides of it, a larger relative reduction in VSC may be unavoidable, as the building itself contributes to its poor daylighting. The BRE guide explains that one way to demonstrate this is to test the windows without these existing obstructions in place.

All of the aforementioned windows surpass the BRE criteria without the wings/overhangs in place and the additional calculations for these windows are presented in Appendix 4. In our opinion, this demonstrates that the proposed development amounts to a modest obstruction to these windows and it is therefore the wings/overhangs which are the main factor in the loss of light. It should also be noted that whilst the BRE guide gives numerical guidelines, the guide states that these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design.

Daylight Distribution

- 4.2.2 We have undertaken the Daylight Distribution test where room layouts are known. With the exception of the rooms served by windows 311 and 312 at 11 to 17 Meadow Road, all rooms which have a requirement for daylight pass the Daylight Distribution test. The two rooms that do not pass the test both achieve before/after ratios of 0.72, which is fairly close to the target of 0.8 stated in the BRE guide. Whilst the BRE guide gives numerical guidelines, the guide states that these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design.

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 with a requirement for sunlight 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 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight tests in respect of some isolated windows on Cox Terrace and Meadow Road. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating

factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

5 CLARIFICATIONS

5.1 General

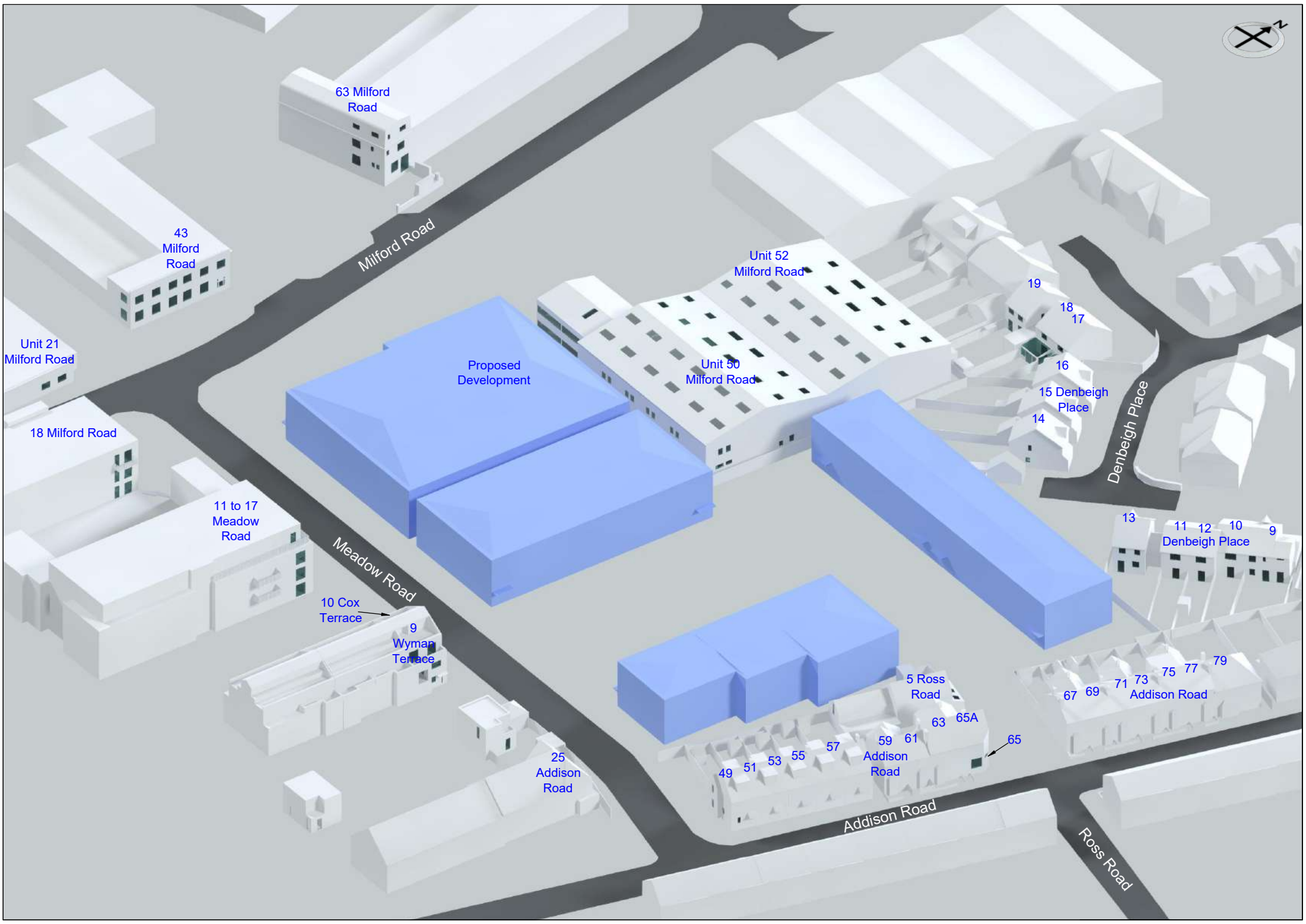
- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The assessment is limited to assessing daylight, sunlight and overshadowing to neighbouring windows, gardens and open spaces as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3 The assessment is based on the information listed in section 2 of this report and a site visit undertaken on 18 May 2025. We have not had access to 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.

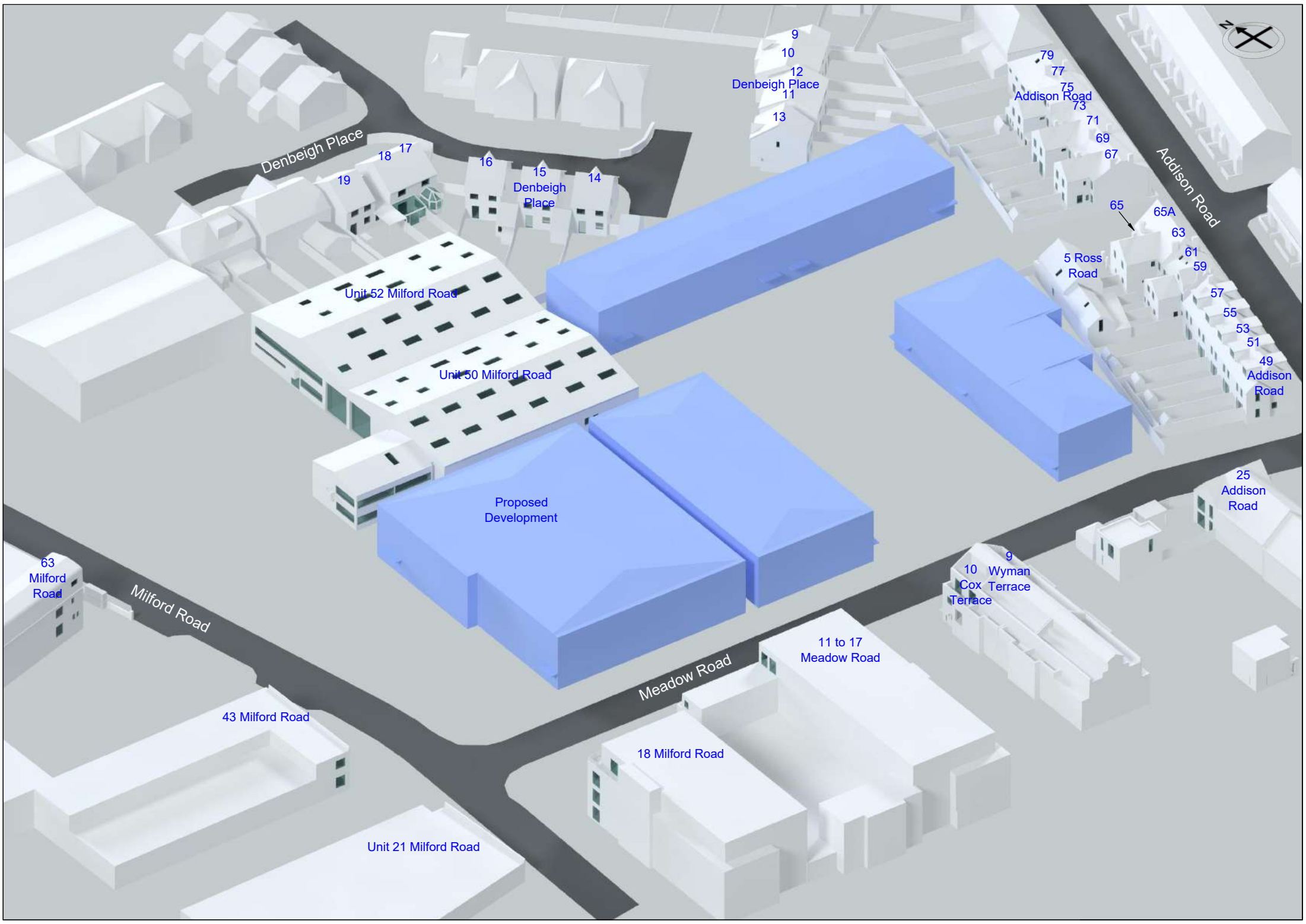
APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY







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Denbeigh Place

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Addison Road

Addison Road

Denbeigh Place

18 17
19

16
15
14
Denbeigh Place

Unit 52 Milford Road

Unit 50 Milford Road

Proposed Development

63
Milford Road

Milford Road

43 Milford Road

Unit 21 Milford Road

18 Milford Road

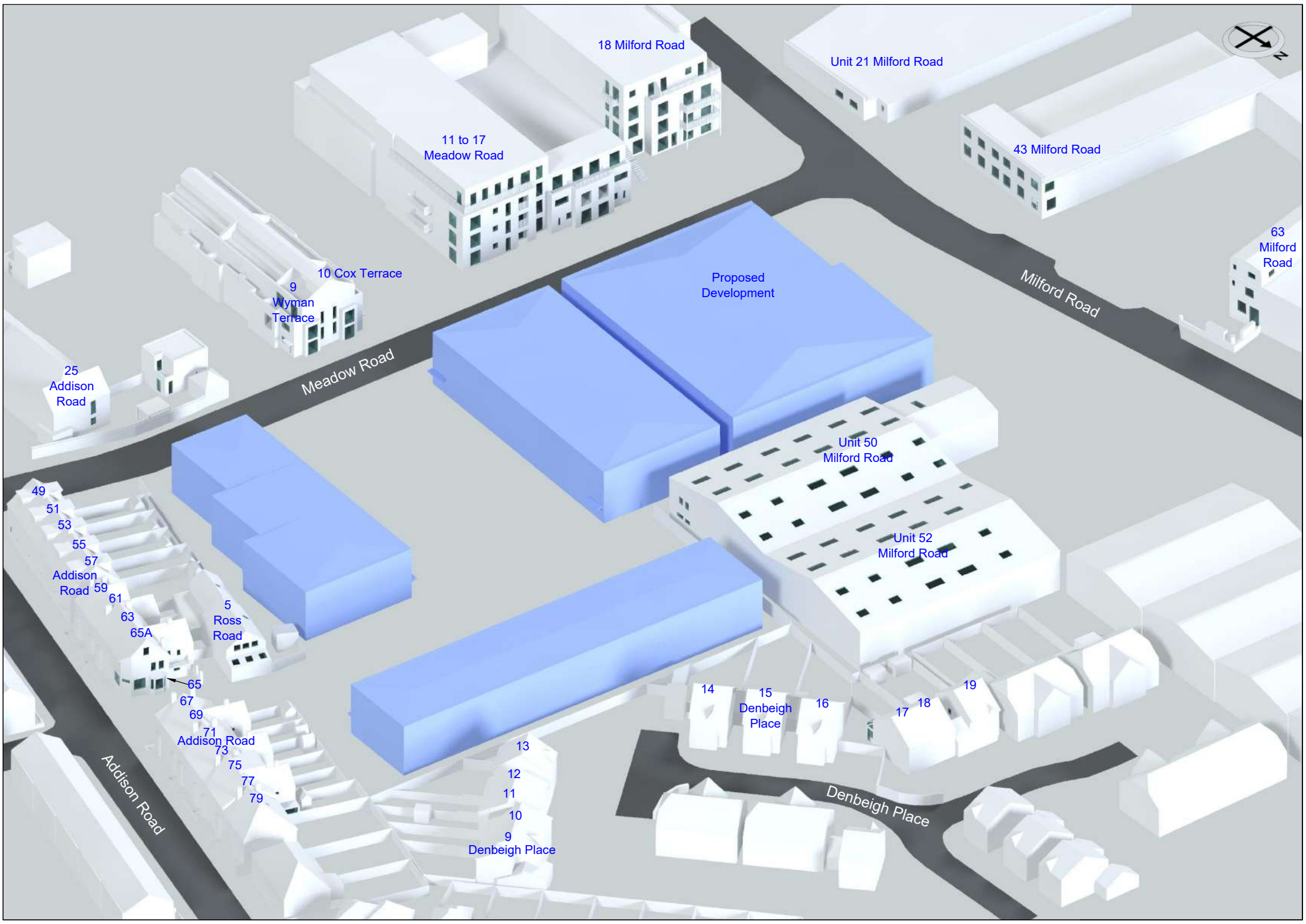
11 to 17
Meadow Road

Meadow Road

9
10
Wyman
Cox Terrace

25
Addison Road

49
Addison Road



18 Milford Road

Unit 21 Milford Road

11 to 17
Meadow Road

43 Milford Road

63
Milford
Road

10 Cox Terrace

9
Wyman
Terrace

Proposed
Development

Milford Road

25
Addison
Road

Meadow Road

Unit 50
Milford Road

Unit 52
Milford Road

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Addison
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Ross
Road

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Addison Road

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Denbeigh Place

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Denbeigh
Place

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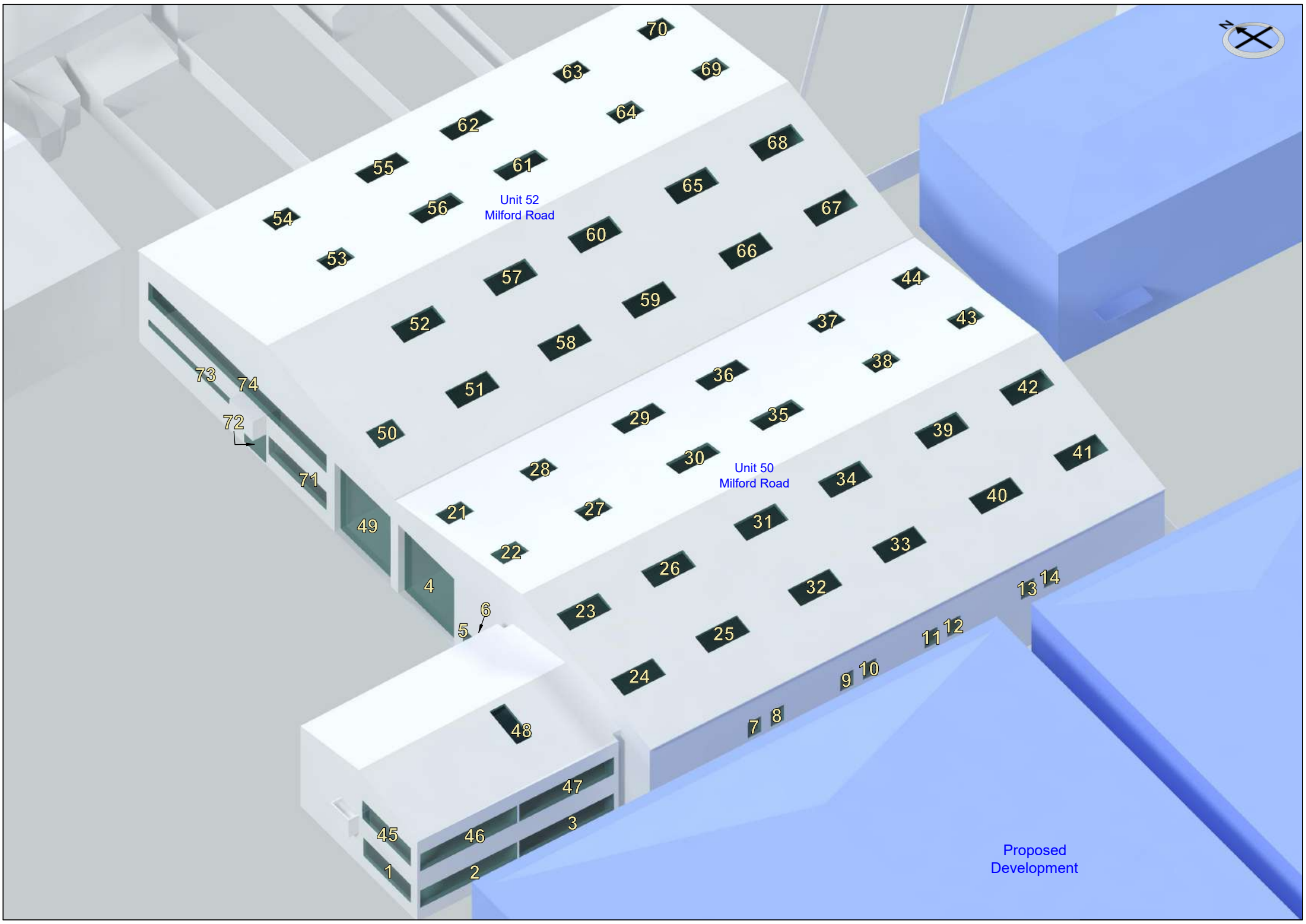
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Denbeigh Place

Addison Road





Unit 52
Milford Road

Unit 50
Milford Road

Proposed
Development



Unit 50
Milford Road

Proposed
Development

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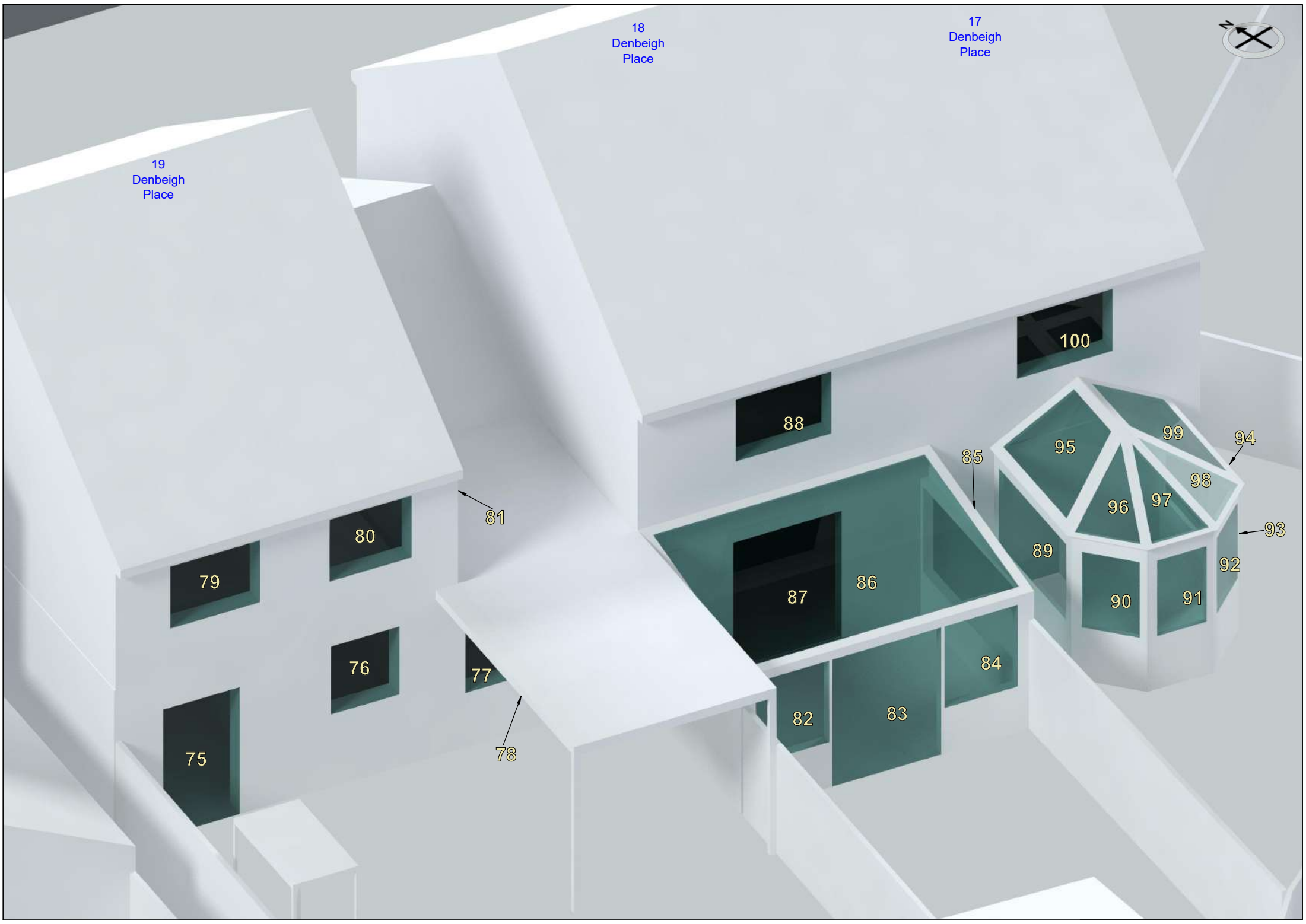
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Denbeigh
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Denbeigh
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Denbeigh
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Denbeigh Place

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Denbeigh
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Denbeigh
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Proposed
Development



Denbeigh Place

13 Denbeigh Place

12 Denbeigh Place

11 Denbeigh Place

10 Denbeigh Place

9 Denbeigh Place

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Proposed
Development



Addison Road

75 Addison Road

77 Addison Road

79 Addison Road

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75 Addison Road

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Addison Road

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Addison Road



71 Addison Road

69 Addison Road

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Addison Road

63 Addison Road

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65A Addison Road

65 Addison Road



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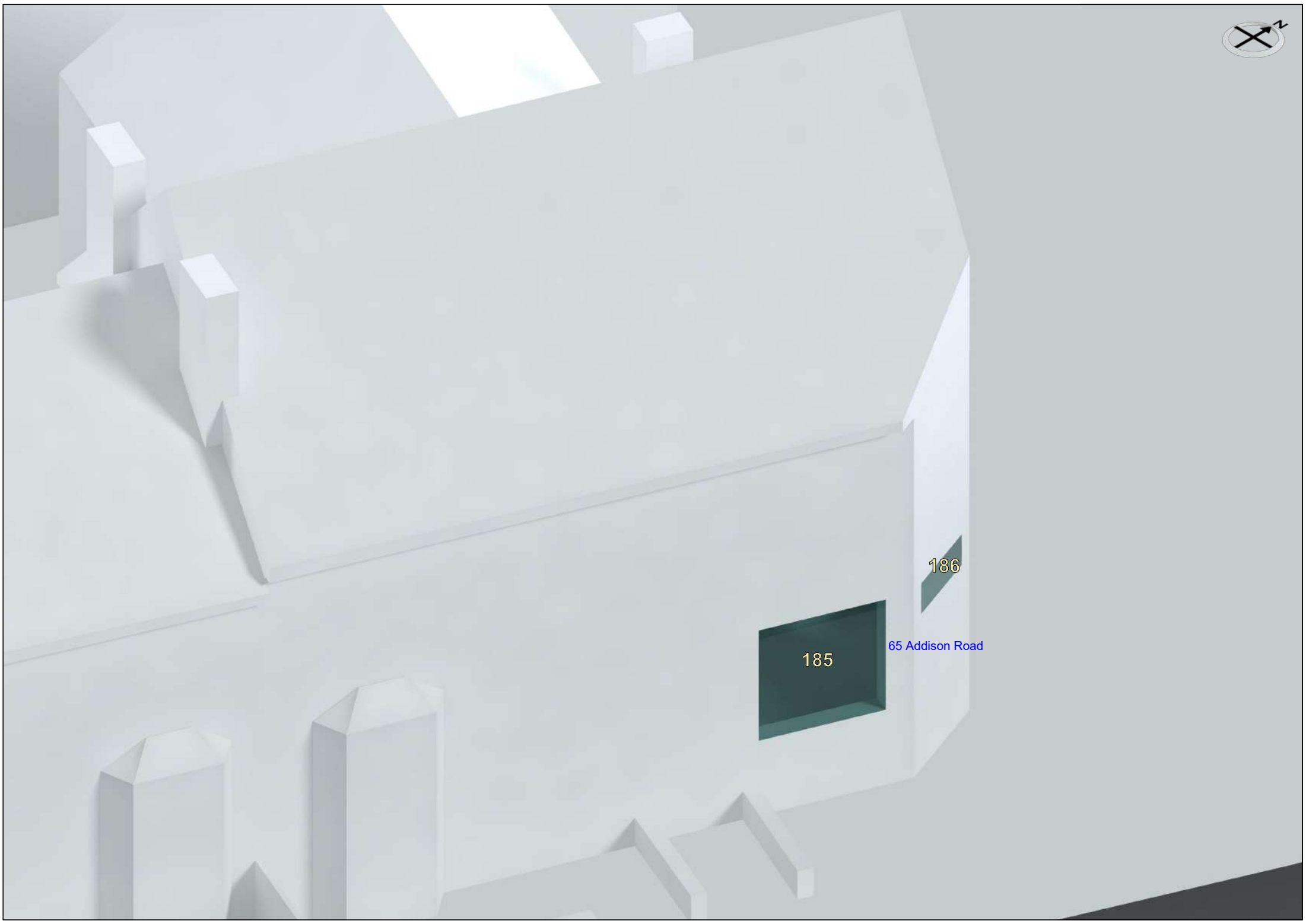
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65 Addison Road

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63 Addison Road

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211 212

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59 Addison Road



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5 Ross Road

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Proposed
Development



5 Ross Road

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Proposed
Development



Addison Road

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51 Addison Road

53 Addison Road

55 Addison Road

57 Addison Road

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49 Addison Road

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Addison
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Meadow Road



Meadow Road

25
Addison
Road

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Meadow Road

9 Wyman
Terrace

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281



9 Wyman
Terrace

10 Cox
Terrace

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Meadow Road



11 to 17 Meadow Road



Meadow Road

Proposed Development



11 to 17 Meadow Road

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Meadow Road



18 Milford Road

Milford Road

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18 Milford Road

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Milford Road



Unit 21 Milford Road

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Milford Road



43 Milford Road

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Milford Road

43 Milford Road

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63 Milford
Road



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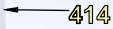
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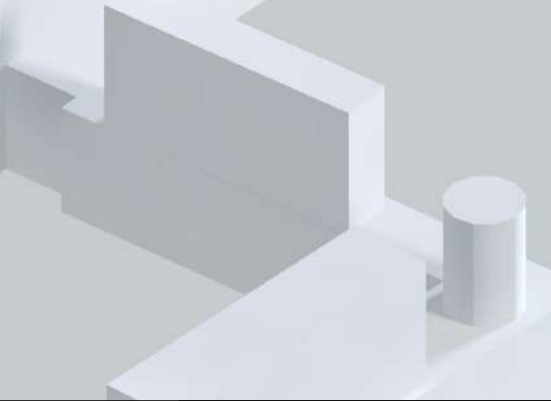
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APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

Meadow Road, Reading RG1 8LB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Unit 50 Milford Road					
Ground Floor					
Window 1	Non Domestic	31.2%	37.0%	-5.8%	1.19
Window 2	Non Domestic	9.8%	17.4%	-7.6%	1.78
Window 3	Non Domestic	11.1%	12.9%	-1.8%	1.16
Window 4	Non Domestic	32.9%	32.9%	0.0%	1.0
Window 5	Non Domestic	28.7%	28.7%	0.0%	1.0
Window 6	Non Domestic	25.1%	25.1%	0.0%	1.0
Window 7	Non Domestic	12.1%	14.8%	-2.7%	1.22
Window 8	Non Domestic	14.7%	14.8%	-0.1%	1.01
Window 9	Non Domestic	26.0%	14.9%	11.1%	0.57
Window 10	Non Domestic	25.0%	15.0%	10.0%	0.6
Window 11	Non Domestic	17.8%	16.7%	1.1%	0.94
Window 12	Non Domestic	16.0%	18.7%	-2.7%	1.17
Window 13	Non Domestic	18.0%	16.5%	1.5%	0.92
Window 14	Non Domestic	20.8%	16.3%	4.5%	0.78
Window 15	Non Domestic	22.5%	29.9%	-7.4%	1.33
Window 16	Non Domestic	17.7%	30.6%	-12.9%	1.73
Window 17	Non Domestic	5.1%	22.3%	-17.2%	4.37
Window 18	Non Domestic	5.2%	21.9%	-16.7%	4.21
Window 19	Non Domestic	27.5%	34.2%	-6.7%	1.24
Window 20	Non Domestic	23.1%	34.7%	-11.6%	1.5
Window 21	Non Domestic	98.3%	98.4%	-0.1%	1.0
Window 22	Non Domestic	98.5%	98.5%	0.0%	1.0
Window 23	Non Domestic	98.5%	98.5%	0.0%	1.0
Window 24	Non Domestic	98.4%	98.1%	0.3%	1.0
Window 25	Non Domestic	98.5%	98.1%	0.4%	1.0
Window 26	Non Domestic	98.5%	98.5%	0.0%	1.0
Window 27	Non Domestic	98.5%	98.5%	0.0%	1.0
Window 28	Non Domestic	98.3%	98.3%	0.0%	1.0
Window 29	Non Domestic	98.2%	98.2%	0.0%	1.0
Window 30	Non Domestic	98.5%	98.5%	0.0%	1.0
Window 31	Non Domestic	98.5%	98.5%	0.0%	1.0
Window 32	Non Domestic	98.5%	98.1%	0.4%	1.0
Window 33	Non Domestic	98.5%	98.2%	0.3%	1.0
Window 34	Non Domestic	98.5%	98.5%	0.0%	1.0
Window 35	Non Domestic	98.5%	98.5%	0.0%	1.0
Window 36	Non Domestic	98.1%	98.2%	-0.1%	1.0
Window 37	Non Domestic	98.0%	98.2%	-0.2%	1.0
Window 38	Non Domestic	98.4%	98.5%	-0.1%	1.0
Window 39	Non Domestic	98.5%	98.5%	0.0%	1.0
Window 40	Non Domestic	98.5%	98.2%	0.3%	1.0
Window 41	Non Domestic	98.3%	98.3%	0.0%	1.0
Window 42	Non Domestic	98.5%	98.5%	0.0%	1.0

Appendix 2 - Vertical Sky Component

Meadow Road, Reading RG1 8LB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 43	Non Domestic	98.3%	98.5%	-0.2%	1.0
Window 44	Non Domestic	97.3%	98.2%	-0.9%	1.01
<u>First Floor</u>					
Window 45	Non Domestic	34.7%	38.4%	-3.7%	1.11
Window 46	Non Domestic	18.0%	24.1%	-6.1%	1.34
Window 47	Non Domestic	22.8%	21.1%	1.7%	0.93
Window 48	Non Domestic	97.1%	96.8%	0.3%	1.0
<u>Unit 52 Milford Road</u>					
<u>Ground Floor</u>					
Window 49	Non Domestic	35.0%	35.0%	0.0%	1.0
Window 50	Non Domestic	98.4%	98.4%	0.0%	1.0
Window 51	Non Domestic	98.3%	98.4%	-0.1%	1.0
Window 52	Non Domestic	98.5%	98.5%	0.0%	1.0
Window 53	Non Domestic	98.6%	98.6%	0.0%	1.0
Window 54	Non Domestic	98.5%	98.5%	0.0%	1.0
Window 55	Non Domestic	98.6%	98.6%	0.0%	1.0
Window 56	Non Domestic	98.6%	98.6%	0.0%	1.0
Window 57	Non Domestic	98.5%	98.5%	0.0%	1.0
Window 58	Non Domestic	98.3%	98.3%	0.0%	1.0
Window 59	Non Domestic	98.3%	98.3%	0.0%	1.0
Window 60	Non Domestic	98.5%	98.5%	0.0%	1.0
Window 61	Non Domestic	98.6%	98.6%	0.0%	1.0
Window 62	Non Domestic	98.6%	98.6%	0.0%	1.0
Window 63	Non Domestic	98.6%	98.6%	0.0%	1.0
Window 64	Non Domestic	98.6%	98.6%	0.0%	1.0
Window 65	Non Domestic	98.5%	98.5%	0.0%	1.0
Window 66	Non Domestic	98.1%	98.3%	-0.2%	1.0
Window 67	Non Domestic	97.5%	98.3%	-0.8%	1.01
Window 68	Non Domestic	98.4%	98.6%	-0.2%	1.0
Window 69	Non Domestic	98.6%	98.6%	0.0%	1.0
Window 70	Non Domestic	98.6%	98.6%	0.0%	1.0
Window 71	Non Domestic	35.2%	35.3%	-0.1%	1.0
Window 72	Non Domestic	16.8%	16.9%	-0.1%	1.01
Window 73	Non Domestic	32.3%	32.4%	-0.1%	1.0
<u>First Floor</u>					
Window 74	Non Domestic	37.3%	37.4%	-0.1%	1.0
<u>19 Denbeigh Place</u>					
<u>Ground Floor</u>					
Window 75	Dining	29.6%	29.7%	-0.1%	1.0
Window 76	Kitchen	26.3%	26.4%	-0.1%	1.0
Window 77	Utility	6.5%	6.8%	-0.3%	1.05

Appendix 2 - Vertical Sky Component

Meadow Road, Reading RG1 8LB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 78	Utility	1.2%	1.3%	-0.1%	1.08
<u>First Floor</u>					
Window 79	Bedroom	32.8%	33.0%	-0.2%	1.01
Window 80	Bedroom	32.9%	33.2%	-0.3%	1.01
Window 81	Hallway	15.7%	15.8%	-0.1%	1.01
<u>18 Denbeigh Place</u>					
<u>Ground Floor</u>					
Window 82	Conservatory	26.0%	26.2%	-0.2%	1.01
Window 83	Conservatory	29.8%	30.0%	-0.2%	1.01
Window 84	Conservatory	28.8%	29.0%	-0.2%	1.01
Window 85	Conservatory	13.6%	13.6%	0.0%	1.0
Window 86	Conservatory	76.2%	76.3%	-0.1%	1.0
Window 87	Living/Dining	28.7%	28.7%	0.0%	1.0
<u>First Floor</u>					
Window 88	Bedroom	33.2%	33.5%	-0.3%	1.01
<u>17 Denbeigh Place</u>					
<u>Ground Floor</u>					
Window 89	Domestic	14.8%	14.8%	0.0%	1.0
Window 90	Domestic	28.4%	28.6%	-0.2%	1.01
Window 91	Domestic	26.4%	26.8%	-0.4%	1.02
Window 92	Domestic	16.4%	16.6%	-0.2%	1.01
Window 93	Domestic	18.7%	18.7%	0.0%	1.0
Window 94	Domestic	17.9%	17.9%	0.0%	1.0
Window 95	Domestic	62.1%	62.2%	-0.1%	1.0
Window 96	Domestic	78.9%	79.0%	-0.1%	1.0
Window 97	Domestic	80.3%	80.4%	-0.1%	1.0
Window 98	Domestic	76.3%	76.4%	-0.1%	1.0
Window 99	Domestic	60.9%	61.0%	-0.1%	1.0
<u>First Floor</u>					
Window 100	Domestic	31.0%	31.3%	-0.3%	1.01
<u>16 Denbeigh Place</u>					
<u>Ground Floor</u>					
Window 101	Dining	29.9%	30.1%	-0.2%	1.01
Window 102	Living Room	24.0%	24.0%	0.0%	1.0
Window 103	Kitchen	22.9%	22.9%	0.0%	1.0
Window 104	Kitchen	22.9%	22.9%	0.0%	1.0

Appendix 2 - Vertical Sky Component

Meadow Road, Reading RG1 8LB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 105	Bedroom	32.2%	32.6%	-0.4%	1.01
Window 106	Bedroom	31.9%	32.3%	-0.4%	1.01
Window 107	Hallway	15.5%	15.5%	0.0%	1.0
<u>15 Denbeigh Place</u>					
<u>Ground Floor</u>					
Window 108	Domestic	24.0%	24.6%	-0.6%	1.03
Window 109	Domestic	24.0%	24.4%	-0.4%	1.02
<u>First Floor</u>					
Window 110	Domestic	31.0%	31.5%	-0.5%	1.02
Window 111	Domestic	30.7%	31.2%	-0.5%	1.02
Window 112	Domestic	14.2%	14.3%	-0.1%	1.01
<u>14 Denbeigh Place</u>					
<u>Ground Floor</u>					
Window 113	Domestic	21.7%	23.1%	-1.4%	1.06
Window 114	Domestic	24.3%	26.0%	-1.7%	1.07
Window 115	Domestic	25.9%	26.6%	-0.7%	1.03
<u>First Floor</u>					
Window 116	Domestic	29.3%	30.1%	-0.8%	1.03
Window 117	Domestic	28.0%	29.2%	-1.2%	1.04
Window 118	Domestic	31.2%	32.0%	-0.8%	1.03
<u>13 Denbeigh Place</u>					
<u>Ground Floor</u>					
Window 119	Domestic	22.1%	25.2%	-3.1%	1.14
Window 120	Domestic	26.7%	28.1%	-1.4%	1.05
<u>First Floor</u>					
Window 121	Domestic	31.4%	31.3%	0.1%	1.0
Window 122	Domestic	29.7%	28.8%	0.9%	0.97
Window 123	Domestic	31.9%	30.7%	1.2%	0.96

Appendix 2 - Vertical Sky Component

Meadow Road, Reading RG1 8LB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>12 Denbeigh Place</u>					
<u>Ground Floor</u>					
Window 124	Domestic	30.6%	30.3%	0.3%	0.99
<u>First Floor</u>					
Window 125	Domestic	34.4%	33.8%	0.6%	0.98
<u>11 Denbeigh Place</u>					
<u>Ground Floor</u>					
Window 126	Living/Dining	32.0%	31.7%	0.3%	0.99
<u>First Floor</u>					
Window 127	Bedroom/Study	35.0%	34.6%	0.4%	0.99
<u>10 Denbeigh Place</u>					
<u>Ground Floor</u>					
Window 128	Living Room	29.9%	29.8%	0.1%	1.0
<u>First Floor</u>					
Window 129	Bedroom	33.7%	33.6%	0.1%	1.0
<u>9 Denbeigh Place</u>					
<u>Ground Floor</u>					
Window 130	Domestic	33.8%	33.7%	0.1%	1.0
Window 131	Domestic	34.2%	34.0%	0.2%	0.99
Window 132	Domestic	33.9%	33.8%	0.1%	1.0
<u>First Floor</u>					
Window 133	Domestic	35.4%	35.2%	0.2%	0.99
Window 134	Domestic	34.8%	34.6%	0.2%	0.99
Window 135	Domestic	28.0%	27.9%	0.1%	1.0
<u>79 Addison Road</u>					
<u>Ground Floor</u>					
Window 136	Kitchen	34.2%	33.8%	0.4%	0.99
Window 137	Family Room	30.8%	30.9%	-0.1%	1.0
<u>First Floor</u>					
Window 138	Domestic	34.7%	34.4%	0.3%	0.99
Window 139	Domestic	34.3%	33.9%	0.4%	0.99
Window 140	Domestic	33.4%	33.0%	0.4%	0.99

Appendix 2 - Vertical Sky Component

Meadow Road, Reading RG1 8LB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Second Floor</u>					
Window 141	Domestic	84.1%	84.0%	0.1%	1.0
<u>77 Addison Road</u>					
<u>Ground Floor</u>					
Window 142	Domestic	26.5%	26.5%	0.0%	1.0
Window 143	Domestic	30.1%	30.5%	-0.4%	1.01
Window 144	Domestic	23.9%	23.8%	0.1%	1.0
Window 145	Domestic	23.4%	23.2%	0.2%	0.99
<u>First Floor</u>					
Window 146	Domestic	37.0%	36.1%	0.9%	0.98
Window 147	Domestic	27.2%	27.2%	0.0%	1.0
Window 148	Domestic	26.5%	26.6%	-0.1%	1.0
<u>75 Addison Road</u>					
<u>Ground Floor</u>					
Window 149	Domestic	31.2%	29.8%	1.4%	0.96
Window 150	Domestic	33.6%	32.0%	1.6%	0.95
Window 151	Domestic	33.4%	31.9%	1.5%	0.96
Window 152	Domestic	36.1%	35.8%	0.3%	0.99
<u>First Floor</u>					
Window 153	Domestic	36.9%	35.8%	1.1%	0.97
Window 154	Domestic	18.5%	18.2%	0.3%	0.98
Window 155	Domestic	21.7%	20.9%	0.8%	0.96
<u>Second Floor</u>					
Window 156	Domestic	36.8%	36.7%	0.1%	1.0
Window 157	Domestic	37.1%	36.9%	0.2%	0.99
Window 158	Domestic	38.8%	38.6%	0.2%	0.99
<u>73 Addison Road</u>					
<u>Ground Floor</u>					
Window 159	Domestic	14.3%	14.1%	0.2%	0.99
Window 160	Domestic	11.6%	11.6%	0.0%	1.0
Window 161	Domestic	34.4%	32.3%	2.1%	0.94
<u>First Floor</u>					
Window 162	Domestic	22.4%	22.2%	0.2%	0.99
Window 163	Domestic	17.9%	17.9%	0.0%	1.0
Window 164	Domestic	36.9%	35.4%	1.5%	0.96

Appendix 2 - Vertical Sky Component

Meadow Road, Reading RG1 8LB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>71 Addison Road</u>					
<u>Ground Floor</u>					
Window 165	Kitchen	34.5%	32.3%	2.2%	0.94
Window 166	Kitchen	14.2%	13.6%	0.6%	0.96
Window 167	Dining	16.3%	15.4%	0.9%	0.94
<u>First Floor</u>					
Window 168	Bedroom	36.9%	35.4%	1.5%	0.96
Window 169	Bathroom/WC	20.7%	20.6%	0.1%	1.0
Window 170	Bedroom	23.8%	23.3%	0.5%	0.98
<u>69 Addison Road</u>					
<u>Ground Floor</u>					
Window 171	Reception	14.9%	13.8%	1.1%	0.93
Window 172	Kitchen	11.1%	10.9%	0.2%	0.98
Window 173	Kitchen	18.4%	18.2%	0.2%	0.99
Window 174	Kitchen	35.2%	33.0%	2.2%	0.94
<u>First Floor</u>					
Window 175	Bedroom	21.6%	20.8%	0.8%	0.96
Window 176	Bathroom	20.3%	20.2%	0.1%	1.0
Window 177	Bedroom/Study	37.1%	35.6%	1.5%	0.96
<u>67 Addison Road</u>					
<u>Ground Floor</u>					
Window 178	Domestic	35.2%	32.9%	2.3%	0.93
Window 179	Domestic	28.6%	27.9%	0.7%	0.98
Window 180	Domestic	21.3%	20.7%	0.6%	0.97
Window 181	Domestic	21.1%	20.4%	0.7%	0.97
<u>First Floor</u>					
Window 182	Domestic	37.1%	35.7%	1.4%	0.96
Window 183	Domestic	28.3%	27.9%	0.4%	0.99
Window 184	Domestic	24.9%	24.4%	0.5%	0.98
<u>65 Addison Road</u>					
<u>Ground Floor</u>					
Window 185	Living Room	32.7%	32.7%	0.0%	1.0
Window 186	Living Room	34.1%	34.1%	0.0%	1.0
Window 187	Living Room	31.8%	31.6%	0.2%	0.99
Window 188	Kitchen	28.7%	28.7%	0.0%	1.0
Window 189	Kitchen	30.9%	30.6%	0.3%	0.99
Window 190	Kitchen	30.3%	29.8%	0.5%	0.98
Window 191	Bedroom	10.5%	10.2%	0.3%	0.97

Appendix 2 - Vertical Sky Component

Meadow Road, Reading RG1 8LB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 192	Domestic	23.4%	23.0%	0.4%	0.98
Window 193	Domestic	23.1%	22.9%	0.2%	0.99
<u>65A Addison Road</u>					
<u>First Floor</u>					
Window 194	Domestic	35.5%	35.4%	0.1%	1.0
Window 195	Domestic	35.5%	35.3%	0.2%	0.99
Window 196	Domestic	26.5%	26.3%	0.2%	0.99
Window 197	Domestic	33.4%	33.2%	0.2%	0.99
Window 198	Domestic	32.5%	32.1%	0.4%	0.99
<u>Second Floor</u>					
Window 199	Domestic	39.0%	39.0%	0.0%	1.0
<u>5 Ross Road</u>					
<u>Ground Floor</u>					
Window 200	Non Domestic	68.6%	68.3%	0.3%	1.0
Window 201	Non Domestic	64.6%	64.3%	0.3%	1.0
Window 202	Non Domestic	70.9%	69.3%	1.6%	0.98
Window 203	Non Domestic	32.9%	18.0%	14.9%	0.55
<u>First Floor</u>					
Window 204	Non Domestic	36.3%	35.8%	0.5%	0.99
Window 205	Non Domestic	36.3%	35.8%	0.5%	0.99
Window 206	Non Domestic	36.4%	35.8%	0.6%	0.98
Window 207	Non Domestic	83.1%	79.2%	3.9%	0.95
Window 208	Non Domestic	36.5%	32.6%	3.9%	0.89
Window 209	Non Domestic	84.8%	79.0%	5.8%	0.93
<u>63 Addison Road</u>					
<u>Ground Floor</u>					
Window 210	Domestic	23.2%	23.0%	0.2%	0.99
Window 211	Domestic	17.1%	16.5%	0.6%	0.96
Window 212	Domestic	12.1%	11.7%	0.4%	0.97
Window 213	Domestic	13.3%	12.9%	0.4%	0.97
<u>First Floor</u>					
Window 214	Domestic	32.7%	31.8%	0.9%	0.97
Window 215	Domestic	22.7%	22.1%	0.6%	0.97
Window 216	Domestic	25.4%	24.2%	1.2%	0.95
<u>61 Addison Road</u>					
<u>Ground Floor</u>					
Window 217	Domestic	10.9%	10.7%	0.2%	0.98
Window 218	Domestic	9.0%	9.0%	0.0%	1.0

Appendix 2 - Vertical Sky Component

Meadow Road, Reading RG1 8LB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 219	Domestic	27.1%	26.2%	0.9%	0.97
Window 220	Domestic	28.2%	27.1%	1.1%	0.96
<u>First Floor</u>					
Window 221	Domestic	29.2%	28.4%	0.8%	0.97
Window 222	Domestic	16.7%	16.7%	0.0%	1.0
Window 223	Domestic	35.6%	32.9%	2.7%	0.92
<u>Second Floor</u>					
Window 224	Domestic	76.5%	76.4%	0.1%	1.0
Window 225	Domestic	81.4%	81.3%	0.1%	1.0
<u>59 Addison Road</u>					
<u>Ground Floor</u>					
Window 226	Domestic	30.0%	28.0%	2.0%	0.93
Window 227	Domestic	16.0%	15.4%	0.6%	0.96
Window 228	Domestic	15.9%	14.8%	1.1%	0.93
<u>First Floor</u>					
Window 229	Domestic	36.1%	33.0%	3.1%	0.91
Window 230	Domestic	32.8%	30.5%	2.3%	0.93
<u>Second Floor</u>					
Window 231	Domestic	38.7%	38.1%	0.6%	0.98
<u>57 Addison Road</u>					
<u>Ground Floor</u>					
Window 232	Domestic	34.0%	29.7%	4.3%	0.87
Window 233	Domestic	34.5%	30.0%	4.5%	0.87
Window 234	Domestic	34.2%	29.9%	4.3%	0.87
<u>First Floor</u>					
Window 235	Domestic	36.8%	33.6%	3.2%	0.91
Window 236	Domestic	37.0%	33.8%	3.2%	0.91
<u>Second Floor</u>					
Window 237	Domestic	37.6%	37.0%	0.6%	0.98
<u>55 Addison Road</u>					
<u>Ground Floor</u>					
Window 238	Domestic	35.7%	30.7%	5.0%	0.86
Window 239	Domestic	35.9%	30.8%	5.1%	0.86
Window 240	Domestic	35.4%	30.4%	5.0%	0.86

Appendix 2 - Vertical Sky Component

Meadow Road, Reading RG1 8LB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 241	Domestic	37.1%	33.9%	3.2%	0.91
Window 242	Domestic	37.2%	33.9%	3.3%	0.91
<u>Second Floor</u>					
Window 243	Domestic	37.6%	37.0%	0.6%	0.98
<u>53 Addison Road</u>					
<u>Ground Floor</u>					
Window 244	Domestic	36.0%	30.9%	5.1%	0.86
Window 245	Domestic	36.3%	31.1%	5.2%	0.86
Window 246	Domestic	35.8%	30.7%	5.1%	0.86
<u>First Floor</u>					
Window 247	Domestic	37.2%	34.0%	3.2%	0.91
Window 248	Domestic	37.2%	34.0%	3.2%	0.91
<u>Second Floor</u>					
Window 249	Domestic	37.6%	36.9%	0.7%	0.98
<u>51 Addison Road</u>					
<u>Ground Floor</u>					
Window 250	Domestic	36.0%	31.2%	4.8%	0.87
Window 251	Domestic	36.4%	31.5%	4.9%	0.87
Window 252	Domestic	36.0%	31.3%	4.7%	0.87
<u>First Floor</u>					
Window 253	Domestic	37.2%	34.1%	3.1%	0.92
Window 254	Domestic	37.1%	34.2%	2.9%	0.92
<u>Second Floor</u>					
Window 255	Domestic	37.5%	36.9%	0.6%	0.98
<u>49 Addison Road</u>					
<u>Ground Floor</u>					
Window 256	Living/Dining/Kitchen	36.0%	32.1%	3.9%	0.89
Window 257	Living/Dining/Kitchen	36.0%	31.9%	4.1%	0.89
Window 258	Living/Dining/Kitchen	30.7%	26.9%	3.8%	0.88
Window 259	Living/Dining/Kitchen	35.5%	35.4%	0.1%	1.0
Window 260	Living/Dining/Kitchen	32.3%	32.3%	0.0%	1.0
Window 261	Living/Dining/Kitchen	30.3%	30.3%	0.0%	1.0

Appendix 2 - Vertical Sky Component

Meadow Road, Reading RG1 8LB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 262	Bedroom	37.0%	34.6%	2.4%	0.94
Window 263	Bedroom	37.0%	34.7%	2.3%	0.94
Window 264	Bedroom	37.2%	37.2%	0.0%	1.0
<u>Second Floor</u>					
Window 265	Bedroom	37.5%	37.0%	0.5%	0.99
<u>25 Addison Road</u>					
<u>Ground Floor</u>					
Window 266	Dining/Kitchen	35.9%	33.1%	2.8%	0.92
Window 267	Dining/Kitchen	33.3%	32.8%	0.5%	0.98
Window 268	Dining/Kitchen	33.0%	32.6%	0.4%	0.99
Window 269	Hallway	29.2%	28.7%	0.5%	0.98
Window 270	Hallway	34.5%	32.2%	2.3%	0.93
Window 271	Hallway	9.6%	9.6%	0.0%	1.0
Window 272	Hallway	30.7%	29.9%	0.8%	0.97
<u>First Floor</u>					
Window 273	Bedroom	37.7%	36.1%	1.6%	0.96
Window 274	Bedroom	37.1%	36.6%	0.5%	0.99
Window 275	Bedroom	36.8%	36.4%	0.4%	0.99
Window 276	Home Office/Gym	27.4%	26.4%	1.0%	0.96
Window 277	Home Office/Gym	36.5%	36.5%	0.0%	1.0
Window 278	Home Office/Gym	33.8%	33.4%	0.4%	0.99
Window 279	Home Office/Gym	34.3%	33.8%	0.5%	0.99
<u>9 Wyman Terrace</u>					
<u>Ground Floor</u>					
Window 280	Bedroom	26.7%	25.8%	0.9%	0.97
Window 281	Bedroom	24.8%	23.7%	1.1%	0.96
Window 282	Bedroom	36.6%	33.1%	3.5%	0.9
Window 283	Hallway	32.6%	29.6%	3.0%	0.91
<u>First Floor</u>					
Window 284	Living Room	1.5%	1.4%	0.1%	0.93
Window 285	Living Room	0.7%	0.7%	0.0%	1.0
Window 286	Living Room	34.5%	34.0%	0.5%	0.99
Window 287	Living Room	37.7%	35.5%	2.2%	0.94
Window 288	Landing	36.9%	35.2%	1.7%	0.95
<u>Second Floor</u>					
Window 289	Bedroom	38.4%	38.2%	0.2%	0.99
Window 290	Bedroom	38.4%	38.2%	0.2%	0.99

Appendix 2 - Vertical Sky Component

Meadow Road, Reading RG1 8LB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>10 Cox Terrace</u>					
<u>Ground Floor</u>					
Window 291	Hallway	32.6%	29.4%	3.2%	0.9
Window 292	Bedroom	36.4%	32.1%	4.3%	0.88
Window 293	Bedroom	22.2%	20.3%	1.9%	0.91
Window 294	Bedroom	24.4%	23.1%	1.3%	0.95
<u>First Floor</u>					
Window 295	Landing	36.9%	35.1%	1.8%	0.95
Window 296	Living Room	37.6%	34.8%	2.8%	0.93
Window 297	Living Room	31.0%	29.9%	1.1%	0.96
Window 298	Living Room	0.0%	0.0%	0.0%	1.0
Window 299	Living Room	0.9%	0.7%	0.2%	0.78
<u>Second Floor</u>					
Window 300	Bedroom	36.1%	35.5%	0.6%	0.98
Window 301	Bedroom	35.5%	35.0%	0.5%	0.99
<u>11 to 17 Meadow Road</u>					
<u>Ground Floor</u>					
Window 302	Bedroom	32.9%	31.8%	1.1%	0.97
Window 303	Bedroom	36.1%	31.1%	5.0%	0.86
Window 304	Bedroom	36.1%	31.1%	5.0%	0.86
Window 305	Bedroom	35.8%	30.8%	5.0%	0.86
Window 306	Bedroom	3.0%	2.7%	0.3%	0.9
Window 307	Living/Dining/Kitchen	6.4%	3.3%	3.1%	0.52
Window 308	Living/Dining/Kitchen	24.7%	20.7%	4.0%	0.84
Window 309	Hallway	34.1%	29.4%	4.7%	0.86
Window 310	Bedroom	27.0%	22.8%	4.2%	0.84
Window 311	Dining/Kitchen	35.3%	30.8%	4.5%	0.87
Window 312	Dining/Kitchen	35.2%	31.1%	4.1%	0.88
Window 313	Bedroom	28.5%	26.0%	2.5%	0.91
Window 314	Hallway	33.9%	31.0%	2.9%	0.91
Window 315	Hallway	27.9%	28.2%	-0.3%	1.01
<u>First Floor</u>					
Window 316	Bedroom	35.6%	35.0%	0.6%	0.98
Window 317	Bedroom	37.9%	35.0%	2.9%	0.92
Window 318	Bedroom	38.0%	35.0%	3.0%	0.92
Window 319	Bedroom	37.9%	34.8%	3.1%	0.92
Window 320	Bedroom	3.4%	3.2%	0.2%	0.94
Window 321	Living/Dining/Kitchen	7.9%	6.0%	1.9%	0.76
Window 322	Living/Dining/Kitchen	27.6%	25.1%	2.5%	0.91
Window 323	Living/Dining	36.3%	33.5%	2.8%	0.92

Appendix 2 - Vertical Sky Component

Meadow Road, Reading RG1 8LB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 324	Living/Dining	1.9%	0.6%	1.3%	0.32
Window 325	Living/Dining	1.7%	0.6%	1.1%	0.35
Window 326	Living/Dining	36.1%	34.2%	1.9%	0.95
Window 327	Living/Dining	31.1%	31.2%	-0.1%	1.0
<u>Second Floor</u>					
Window 328	Bedroom	38.0%	37.9%	0.1%	1.0
Window 329	Bedroom	39.1%	38.3%	0.8%	0.98
Window 330	Bedroom	39.2%	38.4%	0.8%	0.98
Window 331	Bedroom	39.1%	38.2%	0.9%	0.98
Window 332	Bedroom	3.7%	3.6%	0.1%	0.97
Window 333	Living/Dining/Kitchen	7.6%	6.9%	0.7%	0.91
Window 334	Living/Dining/Kitchen	35.7%	34.8%	0.9%	0.97
Window 335	Bedroom	38.9%	37.9%	1.0%	0.97
Window 336	Bedroom	39.1%	38.1%	1.0%	0.97
Window 337	Bedroom	39.1%	38.2%	0.9%	0.98
Window 338	Bedroom	39.1%	38.3%	0.8%	0.98
Window 339	Bedroom	34.6%	34.6%	0.0%	1.0
<u>Third Floor</u>					
Window 340	Bedroom	39.6%	39.6%	0.0%	1.0
Window 341	Bedroom	39.6%	39.6%	0.0%	1.0
Window 342	Bedroom	39.6%	39.6%	0.0%	1.0
Window 343	Bedroom	39.6%	39.6%	0.0%	1.0
Window 344	Bedroom	39.6%	39.6%	0.0%	1.0
Window 345	Living/Dining/Kitchen	39.6%	39.6%	0.0%	1.0
Window 346	Living/Dining/Kitchen	39.6%	39.6%	0.0%	1.0
Window 347	Living/Dining/Kitchen	38.8%	38.8%	0.0%	1.0
Window 348	Living/Dining/Kitchen	38.7%	38.7%	0.0%	1.0
<u>18 Milford Road</u>					
<u>Ground Floor</u>					
Window 349	Living/Dining/Kitchen	25.8%	25.7%	0.1%	1.0
Window 350	Living/Dining/Kitchen	33.2%	32.9%	0.3%	0.99
Window 351	Bedroom	29.5%	29.3%	0.2%	0.99
Window 352	Bedroom	17.0%	16.9%	0.1%	0.99
Window 353	Bedroom	17.5%	17.3%	0.2%	0.99
Window 354	Bedroom	37.5%	37.5%	0.0%	1.0
<u>First Floor</u>					
Window 355	Living/Dining/Kitchen	26.4%	26.3%	0.1%	1.0
Window 356	Living/Dining/Kitchen	25.6%	25.5%	0.1%	1.0
Window 357	Living/Dining/Kitchen	31.5%	31.3%	0.2%	0.99
Window 358	Bedroom	36.1%	35.8%	0.3%	0.99
Window 359	Living/Dining/Kitchen	19.6%	19.4%	0.2%	0.99

Appendix 2 - Vertical Sky Component

Meadow Road, Reading RG1 8LB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 360	Living/Dining/Kitchen	19.8%	19.5%	0.3%	0.98
Window 361	Living/Dining/Kitchen	39.3%	39.3%	0.0%	1.0
<u>Second Floor</u>					
Window 362	Living/Dining/Kitchen	21.7%	21.7%	0.0%	1.0
Window 363	Living/Dining/Kitchen	20.4%	20.3%	0.1%	1.0
Window 364	Living/Dining/Kitchen	35.9%	35.7%	0.2%	0.99
Window 365	Bedroom	39.0%	38.7%	0.3%	0.99
Window 366	Living/Dining/Kitchen	39.1%	38.9%	0.2%	0.99
Window 367	Living/Dining/Kitchen	39.2%	39.0%	0.2%	0.99
Window 368	Living/Dining/Kitchen	39.5%	39.5%	0.0%	1.0
<u>Third Floor</u>					
Window 369	Bedroom	37.8%	37.8%	0.0%	1.0
Window 370	Bedroom	37.9%	37.9%	0.0%	1.0
Window 371	Bedroom	39.5%	39.5%	0.0%	1.0
Window 372	Bedroom	34.4%	34.4%	0.0%	1.0
Window 373	Bedroom	38.6%	38.6%	0.0%	1.0
Window 374	Living/Dining/Kitchen	39.6%	39.6%	0.0%	1.0
Window 375	Living/Dining/Kitchen	39.6%	39.6%	0.0%	1.0
Window 376	Living/Dining/Kitchen	38.3%	38.3%	0.0%	1.0
Window 377	Living/Dining/Kitchen	32.7%	32.7%	0.0%	1.0
<u>Unit 21 Milford Road</u>					
<u>Ground Floor</u>					
Window 378	Non Domestic	31.5%	31.1%	0.4%	0.99
Window 379	Non Domestic	32.4%	32.0%	0.4%	0.99
Window 380	Non Domestic	29.4%	29.1%	0.3%	0.99
<u>43 Milford Road</u>					
<u>Ground Floor</u>					
Window 381	Non Domestic	36.0%	36.0%	0.0%	1.0
Window 382	Non Domestic	34.6%	34.8%	-0.2%	1.01
Window 383	Non Domestic	34.5%	34.8%	-0.3%	1.01
Window 384	Non Domestic	34.3%	34.8%	-0.5%	1.01
Window 385	Non Domestic	34.0%	34.8%	-0.8%	1.02
Window 386	Non Domestic	33.6%	34.8%	-1.2%	1.04
Window 387	Non Domestic	32.8%	34.5%	-1.7%	1.05
Window 388	Non Domestic	33.7%	35.0%	-1.3%	1.04
Window 389	Non Domestic	32.7%	34.5%	-1.8%	1.06
Window 390	Non Domestic	32.7%	34.5%	-1.8%	1.06
Window 391	Non Domestic	33.6%	35.1%	-1.5%	1.04
Window 392	Non Domestic	35.3%	35.8%	-0.5%	1.01

Appendix 2 - Vertical Sky Component

Meadow Road, Reading RG1 8LB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 393	Non Domestic	38.1%	38.1%	0.0%	1.0
Window 394	Non Domestic	36.8%	36.7%	0.1%	1.0
Window 395	Non Domestic	36.8%	36.7%	0.1%	1.0
Window 396	Non Domestic	36.8%	36.7%	0.1%	1.0
Window 397	Non Domestic	36.7%	36.8%	-0.1%	1.0
Window 398	Non Domestic	36.6%	36.8%	-0.2%	1.01
Window 399	Non Domestic	36.5%	36.8%	-0.3%	1.01
Window 400	Non Domestic	33.0%	33.1%	-0.1%	1.0
<u>63 Milford Road</u>					
<u>Ground Floor</u>					
Window 401	Non Domestic	36.4%	36.5%	-0.1%	1.0
Window 402	Non Domestic	36.7%	36.8%	-0.1%	1.0
Window 403	Non Domestic	36.7%	36.9%	-0.2%	1.01
Window 404	Non Domestic	36.7%	36.9%	-0.2%	1.01
Window 405	Non Domestic	36.3%	36.5%	-0.2%	1.01
<u>First Floor</u>					
Window 406	Non Domestic	38.1%	38.2%	-0.1%	1.0
Window 407	Non Domestic	38.0%	38.1%	-0.1%	1.0
Window 408	Non Domestic	38.1%	38.2%	-0.1%	1.0
Window 409	Non Domestic	38.1%	38.2%	-0.1%	1.0
<u>Second Floor</u>					
Window 410	Non Domestic	39.3%	39.2%	0.1%	1.0
Window 411	Non Domestic	39.3%	39.2%	0.1%	1.0
Window 412	Non Domestic	39.4%	39.4%	0.0%	1.0
Window 413	Non Domestic	39.4%	39.4%	0.0%	1.0
Window 414	Non Domestic	39.6%	39.6%	0.0%	1.0

Appendix 2 - Daylight Distribution

Meadow Road, Reading RG1 8LB

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>19 Denbeigh Place</u>					
<u>Ground Floor</u>					
Window 75	Dining	99%	99%	0.0%	1.0
Window 76	Kitchen	97%	97%	0.0%	1.0
Windows 77 & 78	Utility	79%	79%	0.0%	1.0
Window 81	Staircase	13%	13%	0.0%	1.0
<u>First Floor</u>					
Window 79	Bedroom	99%	99%	0.0%	1.0
Window 80	Bedroom	99%	99%	0.0%	1.0
Window 81	Hallway	37%	37%	0.0%	1.0
<u>18 Denbeigh Place</u>					
<u>Ground Floor</u>					
Windows 82 to 86	Conservatory	100%	100%	0.0%	1.0
Window 87	Living/Dining	97%	99%	-2.0%	1.02
<u>First Floor</u>					
Window 88	Bedroom	96%	96%	0.0%	1.0
<u>16 Denbeigh Place</u>					
<u>Ground Floor</u>					
Window 101	Dining	97%	97%	0.0%	1.0
Window 102	Living Room	94%	94%	0.0%	1.0
Windows 103 & 104	Kitchen	80%	80%	0.0%	1.0
<u>First Floor</u>					
Window 105	Bedroom	98%	98%	0.0%	1.0
Window 106	Bedroom	98%	98%	0.0%	1.0
Window 107	Hallway	33%	33%	0.0%	1.0
<u>11 Denbeigh Place</u>					
<u>Ground Floor</u>					
Window 126	Living/Dining	97%	97%	0.0%	1.0
<u>First Floor</u>					
Window 127	Bedroom/Study	98%	98%	0.0%	1.0
<u>10 Denbeigh Place</u>					
<u>Ground Floor</u>					
Window 128	Living Room	94%	94%	0.0%	1.0
<u>First Floor</u>					
Window 129	Bedroom	96%	96%	0.0%	1.0
<u>79 Addison Road</u>					
<u>Ground Floor</u>					
Window 136	Kitchen	96%	96%	0.0%	1.0

Appendix 2 - Daylight Distribution

Meadow Road, Reading RG1 8LB

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Window 137	Family Room	97%	97%	0.0%	1.0
<u>71 Addison Road</u>					
<u>Ground Floor</u>					
Windows 165 & 166	Kitchen	99%	99%	0.0%	1.0
Window 167	Dining	82%	82%	0.0%	1.0
<u>First Floor</u>					
Window 168	Bedroom	96%	96%	0.0%	1.0
Window 169	Bathroom/WC	85%	85%	0.0%	1.0
Window 170	Bedroom	96%	96%	0.0%	1.0
<u>69 Addison Road</u>					
<u>Ground Floor</u>					
Window 171	Reception	89%	89%	0.0%	1.0
Windows 172 to 174	Kitchen	97%	97%	0.0%	1.0
<u>First Floor</u>					
Window 175	Bedroom	98%	98%	0.0%	1.0
Window 176	Bathroom	74%	74%	0.0%	1.0
Window 177	Bedroom/Study	95%	95%	0.0%	1.0
<u>65 Addison Road</u>					
<u>Ground Floor</u>					
Windows 185 to 187	Living Room	100%	100%	0.0%	1.0
Windows 188 to 190	Kitchen	99%	99%	0.0%	1.0
Window 191	Bedroom	87%	87%	0.0%	1.0
Windows 192 & 193	Domestic	88%	88%	0.0%	1.0
<u>49 Addison Road</u>					
<u>Ground Floor</u>					
Windows 256 to 261	Living/Dining/Kitchen	99%	98%	1.0%	0.99
<u>First Floor</u>					
Windows 262 to 264	Bedroom	98%	98%	0.0%	1.0
<u>Second Floor</u>					
Window 265	Bedroom	86%	86%	0.0%	1.0
<u>25 Addison Road</u>					
<u>Ground Floor</u>					
Windows 266 to 268	Dining/Kitchen	100%	100%	0.0%	1.0
Windows 269 to 272	Hallway	79%	79%	0.0%	1.0
<u>First Floor</u>					
Windows 273 & 274	Bedroom	99%	99%	0.0%	1.0
Window 275	Bedroom	97%	97%	0.0%	1.0
Windows 276 to 279	Home Office/Gym	99%	99%	0.0%	1.0

Appendix 2 - Daylight Distribution

Meadow Road, Reading RG1 8LB

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
9 Wyman Terrace					
Ground Floor					
Windows 280 to 282	Bedroom	97%	97%	0.0%	1.0
Window 283	Hallway	87%	86%	1.0%	0.99
First Floor					
Windows 284 to 287	Living Room	99%	99%	0.0%	1.0
Window 288	Landing	42%	42%	0.0%	1.0
Second Floor					
Window 289	Bedroom	99%	99%	0.0%	1.0
Window 290	Bedroom	98%	98%	0.0%	1.0
10 Cox Terrace					
Ground Floor					
Window 291	Hallway	84%	84%	0.0%	1.0
Windows 292 to 294	Bedroom	95%	95%	0.0%	1.0
First Floor					
Window 295	Landing	47%	47%	0.0%	1.0
Windows 296 to 299	Living Room	99%	99%	0.0%	1.0
Second Floor					
Window 300	Bedroom	98%	98%	0.0%	1.0
Window 301	Bedroom	99%	99%	0.0%	1.0
11 to 17 Meadow Road					
Ground Floor					
Windows 302 & 303	Bedroom	99%	99%	0.0%	1.0
Windows 304 to 306	Bedroom	95%	95%	0.0%	1.0
Windows 307 & 308	Living/Dining/Kitchen	94%	82%	12.0%	0.87
Window 309	Hallway	94%	57%	37.0%	0.61
Window 310	Bedroom	92%	92%	0.0%	1.0
Window 311	Dining/Kitchen	99%	71%	28.0%	0.72
Window 312	Dining/Kitchen	99%	71%	28.0%	0.72
Window 313	Bedroom	94%	94%	0.0%	1.0
Windows 314 & 315	Hallway	98%	76%	22.0%	0.78
First Floor					
Windows 316 & 317	Bedroom	99%	99%	0.0%	1.0
Windows 318 to 320	Bedroom	95%	95%	0.0%	1.0
Windows 321 & 322	Living/Dining/Kitchen	96%	96%	0.0%	1.0
Windows 323 & 324	Living/Dining	96%	96%	0.0%	1.0
Windows 325 to 327	Living/Dining	98%	98%	0.0%	1.0
Second Floor					
Windows 328 & 329	Bedroom	99%	99%	0.0%	1.0

Appendix 2 - Daylight Distribution

Meadow Road, Reading RG1 8LB

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Windows 330 to 332	Bedroom	100%	100%	0.0%	1.0
Windows 333 & 334	Living/Dining/Kitchen	98%	98%	0.0%	1.0
Window 335	Bedroom	98%	98%	0.0%	1.0
Window 336	Bedroom	99%	99%	0.0%	1.0
Window 337	Bedroom	99%	99%	0.0%	1.0
Windows 338 & 339	Bedroom	99%	99%	0.0%	1.0
<u>Third Floor</u>					
Windows 340 to 342	Bedroom	100%	100%	0.0%	1.0
Windows 343 & 344	Bedroom	98%	98%	0.0%	1.0
Windows 345 to 348	Living/Dining/Kitchen	100%	100%	0.0%	1.0
<u>18 Milford Road</u>					
<u>Ground Floor</u>					
Windows 349 & 350	Living/Dining/Kitchen	95%	95%	0.0%	1.0
Windows 351 & 352	Bedroom	99%	99%	0.0%	1.0
Windows 353 & 354	Bedroom	99%	99%	0.0%	1.0
<u>First Floor</u>					
Windows 355 to 357	Living/Dining/Kitchen	97%	97%	0.0%	1.0
Window 358	Bedroom	96%	96%	0.0%	1.0
Windows 359 to 361	Living/Dining/Kitchen	100%	100%	0.0%	1.0
<u>Second Floor</u>					
Windows 362 to 364	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 365	Bedroom	97%	97%	0.0%	1.0
Windows 366 to 368	Living/Dining/Kitchen	100%	100%	0.0%	1.0
<u>Third Floor</u>					
Windows 369 to 371	Bedroom	100%	100%	0.0%	1.0
Windows 372 & 373	Bedroom	99%	99%	0.0%	1.0
Windows 374 to 377	Living/Dining/Kitchen	88%	88%	0.0%	1.0

Appendix 2 - Sunlight to Windows

Meadow Road, Reading RG1 8LB

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Unit 50 Milford Road									
Ground Floor									
Window 2	Non Domestic	30%	53%	-23%	1.77	0%	6%	-6%	1.0
Window 3	Non Domestic	28%	36%	-8%	1.29	0%	1%	-1%	1.0
Window 7	Non Domestic	39%	47%	-8%	1.21	2%	1%	1%	0.5
Window 8	Non Domestic	43%	47%	-4%	1.09	4%	1%	3%	0.25
Window 9	Non Domestic	66%	48%	18%	0.73	12%	2%	10%	0.17
Window 10	Non Domestic	66%	48%	18%	0.73	12%	2%	10%	0.17
Window 11	Non Domestic	54%	51%	3%	0.94	2%	3%	-1%	1.5
Window 12	Non Domestic	52%	55%	-3%	1.06	2%	5%	-3%	2.5
Window 13	Non Domestic	52%	50%	2%	0.96	5%	1%	4%	0.2
Window 14	Non Domestic	59%	52%	7%	0.88	8%	2%	6%	0.25
Window 15	Non Domestic	48%	39%	9%	0.81	17%	4%	13%	0.24
Window 16	Non Domestic	40%	42%	-2%	1.05	17%	6%	11%	0.35
Window 17	Non Domestic	13%	43%	-30%	3.31	5%	13%	-8%	2.6
Window 18	Non Domestic	12%	42%	-30%	3.5	4%	14%	-10%	3.5
Window 19	Non Domestic	49%	46%	3%	0.94	18%	10%	8%	0.56
Window 20	Non Domestic	42%	49%	-7%	1.17	18%	13%	5%	0.72
Window 23	Non Domestic	99%	99%	0%	1.0	30%	30%	0%	1.0
Window 24	Non Domestic	99%	98%	1%	0.99	30%	29%	1%	0.97
Window 25	Non Domestic	99%	98%	1%	0.99	30%	29%	1%	0.97
Window 26	Non Domestic	99%	99%	0%	1.0	30%	30%	0%	1.0
Window 31	Non Domestic	99%	99%	0%	1.0	30%	30%	0%	1.0
Window 32	Non Domestic	99%	98%	1%	0.99	30%	29%	1%	0.97
Window 33	Non Domestic	99%	98%	1%	0.99	30%	29%	1%	0.97
Window 34	Non Domestic	99%	99%	0%	1.0	30%	30%	0%	1.0
Window 39	Non Domestic	99%	99%	0%	1.0	30%	30%	0%	1.0
Window 40	Non Domestic	99%	98%	1%	0.99	30%	29%	1%	0.97
Window 41	Non Domestic	99%	99%	0%	1.0	30%	30%	0%	1.0
Window 42	Non Domestic	99%	99%	0%	1.0	30%	30%	0%	1.0
First Floor									
Window 46	Non Domestic	53%	66%	-13%	1.25	3%	9%	-6%	3.0
Window 47	Non Domestic	61%	56%	5%	0.92	11%	4%	7%	0.36
Window 48	Non Domestic	94%	94%	0%	1.0	26%	26%	0%	1.0
Unit 52 Milford Road									
Ground Floor									
Window 50	Non Domestic	99%	99%	0%	1.0	30%	30%	0%	1.0
Window 51	Non Domestic	99%	99%	0%	1.0	30%	30%	0%	1.0
Window 52	Non Domestic	99%	99%	0%	1.0	30%	30%	0%	1.0
Window 57	Non Domestic	99%	99%	0%	1.0	30%	30%	0%	1.0
Window 58	Non Domestic	99%	99%	0%	1.0	30%	30%	0%	1.0
Window 59	Non Domestic	99%	99%	0%	1.0	30%	30%	0%	1.0

Appendix 2 - Sunlight to Windows

Meadow Road, Reading RG1 8LB

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 60	Non Domestic	99%	99%	0%	1.0	30%	30%	0%	1.0
Window 65	Non Domestic	99%	99%	0%	1.0	30%	30%	0%	1.0
Window 66	Non Domestic	98%	99%	-1%	1.01	29%	30%	-1%	1.03
Window 67	Non Domestic	95%	99%	-4%	1.04	27%	30%	-3%	1.11
Window 68	Non Domestic	99%	99%	0%	1.0	30%	30%	0%	1.0
<u>19 Denbeigh Place</u>									
<u>Ground Floor</u>									
Window 75	Dining	73%	73%	0%	1.0	19%	19%	0%	1.0
Window 76	Kitchen	60%	60%	0%	1.0	14%	14%	0%	1.0
Window 77	Utility	20%	20%	0%	1.0	4%	4%	0%	1.0
Window 78	Utility	4%	4%	0%	1.0	2%	2%	0%	1.0
Window 81	Staircase	27%	27%	0%	1.0	10%	10%	0%	1.0
<u>First Floor</u>									
Window 79	Bedroom	78%	78%	0%	1.0	25%	25%	0%	1.0
Window 80	Bedroom	78%	78%	0%	1.0	25%	25%	0%	1.0
<u>18 Denbeigh Place</u>									
<u>Ground Floor</u>									
Window 82	Conservatory	60%	60%	0%	1.0	19%	19%	0%	1.0
Window 83	Conservatory	73%	73%	0%	1.0	21%	21%	0%	1.0
Window 84	Conservatory	67%	67%	0%	1.0	18%	18%	0%	1.0
Window 85	Conservatory	28%	28%	0%	1.0	10%	10%	0%	1.0
Window 86	Conservatory	85%	85%	0%	1.0	23%	23%	0%	1.0
Window 87	Living/Dining	68%	68%	0%	1.0	20%	20%	0%	1.0
<u>First Floor</u>									
Window 88	Bedroom	77%	77%	0%	1.0	24%	24%	0%	1.0
<u>17 Denbeigh Place</u>									
<u>Ground Floor</u>									
Window 90	Domestic	60%	60%	0%	1.0	20%	20%	0%	1.0
Window 91	Domestic	60%	60%	0%	1.0	19%	19%	0%	1.0
Window 92	Domestic	41%	41%	0%	1.0	15%	15%	0%	1.0
Window 93	Domestic	13%	13%	0%	1.0	2%	2%	0%	1.0
Window 94	Domestic	17%	17%	0%	1.0	2%	2%	0%	1.0
Window 96	Domestic	76%	76%	0%	1.0	20%	20%	0%	1.0
Window 97	Domestic	73%	73%	0%	1.0	19%	19%	0%	1.0
Window 98	Domestic	65%	65%	0%	1.0	16%	16%	0%	1.0
Window 99	Domestic	65%	65%	0%	1.0	14%	14%	0%	1.0

Appendix 2 - Sunlight to Windows

Meadow Road, Reading RG1 8LB

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 100	Domestic	73%	73%	0%	1.0	21%	21%	0%	1.0
<u>16 Denbeigh Place</u>									
<u>Ground Floor</u>									
Window 101	Dining	53%	53%	0%	1.0	11%	11%	0%	1.0
Window 102	Living Room	35%	35%	0%	1.0	3%	3%	0%	1.0
Window 104	Kitchen	35%	35%	0%	1.0	2%	2%	0%	1.0
Window 107	Staircase	38%	39%	-1%	1.03	8%	9%	-1%	1.13
<u>First Floor</u>									
Window 105	Bedroom	57%	57%	0%	1.0	20%	20%	0%	1.0
Window 106	Bedroom	57%	57%	0%	1.0	20%	20%	0%	1.0
<u>15 Denbeigh Place</u>									
<u>Ground Floor</u>									
Window 108	Domestic	46%	47%	-1%	1.02	11%	12%	-1%	1.09
Window 109	Domestic	34%	34%	0%	1.0	4%	4%	0%	1.0
Window 112	Staircase	33%	33%	0%	1.0	9%	9%	0%	1.0
<u>First Floor</u>									
Window 110	Domestic	56%	56%	0%	1.0	19%	19%	0%	1.0
Window 111	Domestic	53%	55%	-2%	1.04	17%	19%	-2%	1.12
<u>14 Denbeigh Place</u>									
<u>Ground Floor</u>									
Window 113	Domestic	43%	44%	-1%	1.02	8%	9%	-1%	1.13
Window 114	Domestic	43%	47%	-4%	1.09	3%	7%	-4%	2.33
Window 115	Domestic	60%	61%	-1%	1.02	9%	10%	-1%	1.11
<u>First Floor</u>									
Window 116	Domestic	50%	52%	-2%	1.04	14%	16%	-2%	1.14
Window 117	Domestic	48%	50%	-2%	1.04	12%	14%	-2%	1.17
Window 118	Domestic	67%	68%	-1%	1.01	18%	19%	-1%	1.06
<u>13 Denbeigh Place</u>									
<u>Ground Floor</u>									
Window 119	Domestic	49%	55%	-6%	1.12	1%	4%	-3%	4.0
Window 120	Domestic	60%	60%	0%	1.0	9%	9%	0%	1.0
<u>First Floor</u>									
Window 121	Domestic	58%	56%	2%	0.97	16%	14%	2%	0.88
Window 122	Domestic	61%	59%	2%	0.97	15%	13%	2%	0.87
Window 123	Domestic	67%	62%	5%	0.93	21%	16%	5%	0.76

Appendix 2 - Sunlight to Windows

Meadow Road, Reading RG1 8LB

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>12 Denbeigh Place</u>									
<u>Ground Floor</u>									
Window 124	Domestic	64%	64%	0%	1.0	17%	17%	0%	1.0
<u>First Floor</u>									
Window 125	Domestic	71%	70%	1%	0.99	24%	23%	1%	0.96
<u>11 Denbeigh Place</u>									
<u>Ground Floor</u>									
Window 126	Living/Dining	69%	68%	1%	0.99	21%	20%	1%	0.95
<u>First Floor</u>									
Window 127	Bedroom/Study	71%	71%	0%	1.0	24%	24%	0%	1.0
<u>10 Denbeigh Place</u>									
<u>Ground Floor</u>									
Window 128	Living Room	56%	55%	1%	0.98	18%	17%	1%	0.94
<u>First Floor</u>									
Window 129	Bedroom	66%	66%	0%	1.0	20%	20%	0%	1.0
<u>9 Denbeigh Place</u>									
<u>Ground Floor</u>									
Window 130	Domestic	69%	69%	0%	1.0	21%	21%	0%	1.0
Window 131	Domestic	71%	71%	0%	1.0	22%	22%	0%	1.0
Window 132	Domestic	74%	74%	0%	1.0	25%	25%	0%	1.0
<u>First Floor</u>									
Window 133	Domestic	71%	71%	0%	1.0	25%	25%	0%	1.0
Window 134	Domestic	70%	70%	0%	1.0	25%	25%	0%	1.0
Window 135	Domestic	57%	57%	0%	1.0	24%	24%	0%	1.0

Appendix 2 - Sunlight to Windows

Meadow Road, Reading RG1 8LB

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>75 Addison Road</u>									
<u>Ground Floor</u>									
Window 152	Domestic	27%	24%	3%	0.89	2%	2%	0%	1.0
<u>First Floor</u>									
Window 154	Domestic	40%	39%	1%	0.98	6%	6%	0%	1.0
<u>71 Addison Road</u>									
<u>Ground Floor</u>									
Window 166	Kitchen	30%	28%	2%	0.93	2%	1%	1%	0.5
<u>First Floor</u>									
Window 169	Bathroom/WC	45%	45%	0%	1.0	6%	6%	0%	1.0
<u>67 Addison Road</u>									
<u>Ground Floor</u>									
Window 179	Domestic	57%	55%	2%	0.96	17%	15%	2%	0.88
Window 180	Domestic	44%	42%	2%	0.95	12%	10%	2%	0.83
<u>First Floor</u>									
Window 183	Domestic	54%	53%	1%	0.98	15%	14%	1%	0.93
<u>65 Addison Road</u>									
<u>Ground Floor</u>									
Window 185	Living Room	55%	55%	0%	1.0	17%	17%	0%	1.0
<u>5 Ross Road</u>									
<u>First Floor</u>									
Window 208	Non Domestic	81%	72%	9%	0.89	28%	25%	3%	0.89
<u>63 Addison Road</u>									
<u>Ground Floor</u>									
Window 211	Domestic	35%	32%	3%	0.91	3%	1%	2%	0.33
Window 212	Domestic	24%	22%	2%	0.92	1%	0%	1%	0.0

Appendix 2 - Sunlight to Windows

Meadow Road, Reading RG1 8LB

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 215	Domestic	46%	44%	2%	0.96	10%	9%	1%	0.9
<u>59 Addison Road</u>									
<u>Ground Floor</u>									
Window 227	Domestic	33%	30%	3%	0.91	4%	4%	0%	1.0
<u>49 Addison Road</u>									
<u>Ground Floor</u>									
Window 259	Living/Dining/Kitchen	78%	78%	0%	1.0	25%	25%	0%	1.0
Window 260	Living/Dining/Kitchen	69%	69%	0%	1.0	25%	25%	0%	1.0
Window 261	Living/Dining/Kitchen	54%	54%	0%	1.0	17%	17%	0%	1.0
<u>First Floor</u>									
Window 264	Bedroom	81%	81%	0%	1.0	28%	28%	0%	1.0
<u>25 Addison Road</u>									
<u>Ground Floor</u>									
Window 269	Hallway	46%	46%	0%	1.0	13%	13%	0%	1.0
<u>First Floor</u>									
Window 277	Home Office/Gym	81%	81%	0%	1.0	25%	25%	0%	1.0
<u>9 Wyman Terrace</u>									
<u>Ground Floor</u>									
Window 280	Bedroom	29%	28%	1%	0.97	3%	3%	0%	1.0
Window 281	Bedroom	33%	33%	0%	1.0	9%	9%	0%	1.0
<u>First Floor</u>									
Window 284	Living Room	1%	1%	0%	1.0	1%	1%	0%	1.0
Window 285	Living Room	2%	2%	0%	1.0	2%	2%	0%	1.0
Window 286	Living Room	40%	39%	1%	0.98	7%	7%	0%	1.0
<u>Second Floor</u>									
Window 289	Bedroom	55%	55%	0%	1.0	18%	18%	0%	1.0
Window 290	Bedroom	55%	55%	0%	1.0	18%	18%	0%	1.0

Appendix 2 - Sunlight to Windows

Meadow Road, Reading RG1 8LB

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>10 Cox Terrace</u>									
<u>First Floor</u>									
Window 298	Living Room	0%	0%	0%	1.0	0%	0%	0%	1.0
<u>11 to 17 Meadow Road</u>									
<u>Ground Floor</u>									
Window 302	Bedroom	48%	48%	0%	1.0	12%	12%	0%	1.0
<u>First Floor</u>									
Window 316	Bedroom	52%	52%	0%	1.0	15%	15%	0%	1.0
<u>Second Floor</u>									
Window 328	Bedroom	55%	55%	0%	1.0	18%	18%	0%	1.0
<u>Third Floor</u>									
Window 340	Bedroom	55%	55%	0%	1.0	18%	18%	0%	1.0
<u>18 Milford Road</u>									
<u>First Floor</u>									
Window 355	Living/Dining/Kitchen	45%	45%	0%	1.0	15%	15%	0%	1.0
Window 356	Living/Dining/Kitchen	43%	43%	0%	1.0	15%	15%	0%	1.0
<u>Second Floor</u>									
Window 362	Living/Dining/Kitchen	48%	48%	0%	1.0	16%	16%	0%	1.0
Window 363	Living/Dining/Kitchen	28%	28%	0%	1.0	9%	9%	0%	1.0
<u>Third Floor</u>									
Window 369	Bedroom	55%	55%	0%	1.0	18%	18%	0%	1.0
Window 370	Bedroom	55%	55%	0%	1.0	18%	18%	0%	1.0
<u>Unit 21 Milford Road</u>									
<u>Ground Floor</u>									
Window 378	Non Domestic	42%	42%	0%	1.0	7%	7%	0%	1.0
Window 379	Non Domestic	44%	44%	0%	1.0	8%	8%	0%	1.0
Window 380	Non Domestic	33%	33%	0%	1.0	1%	1%	0%	1.0
<u>43 Milford Road</u>									
<u>Ground Floor</u>									
Window 381	Non Domestic	86%	86%	0%	1.0	29%	29%	0%	1.0
Window 382	Non Domestic	51%	51%	0%	1.0	15%	15%	0%	1.0
Window 383	Non Domestic	50%	51%	-1%	1.02	15%	15%	0%	1.0
Window 384	Non Domestic	50%	51%	-1%	1.02	15%	15%	0%	1.0
Window 385	Non Domestic	50%	51%	-1%	1.02	15%	15%	0%	1.0
Window 386	Non Domestic	50%	50%	0%	1.0	15%	14%	1%	0.93

Appendix 2 - Sunlight to Windows

Meadow Road, Reading RG1 8LB

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 387	Non Domestic	49%	50%	-1%	1.02	14%	14%	0%	1.0
Window 388	Non Domestic	50%	51%	-1%	1.02	15%	15%	0%	1.0
Window 389	Non Domestic	49%	51%	-2%	1.04	14%	15%	-1%	1.07
Window 390	Non Domestic	49%	51%	-2%	1.04	15%	15%	0%	1.0
Window 391	Non Domestic	50%	51%	-1%	1.02	15%	15%	0%	1.0
<u>First Floor</u>									
Window 393	Non Domestic	86%	86%	0%	1.0	29%	29%	0%	1.0
Window 394	Non Domestic	51%	52%	-1%	1.02	15%	15%	0%	1.0
Window 395	Non Domestic	51%	52%	-1%	1.02	15%	15%	0%	1.0
Window 396	Non Domestic	51%	52%	-1%	1.02	15%	15%	0%	1.0
Window 397	Non Domestic	51%	52%	-1%	1.02	15%	15%	0%	1.0
Window 398	Non Domestic	51%	52%	-1%	1.02	15%	15%	0%	1.0
Window 399	Non Domestic	52%	53%	-1%	1.02	16%	16%	0%	1.0
<u>63 Milford Road</u>									
<u>Ground Floor</u>									
Window 401	Non Domestic	86%	86%	0%	1.0	29%	29%	0%	1.0
Window 402	Non Domestic	86%	86%	0%	1.0	29%	29%	0%	1.0
Window 403	Non Domestic	86%	86%	0%	1.0	29%	29%	0%	1.0
<u>First Floor</u>									
Window 406	Non Domestic	86%	86%	0%	1.0	30%	30%	0%	1.0
Window 407	Non Domestic	85%	85%	0%	1.0	30%	30%	0%	1.0
<u>Second Floor</u>									
Window 410	Non Domestic	87%	87%	0%	1.0	30%	30%	0%	1.0
Window 411	Non Domestic	87%	87%	0%	1.0	30%	30%	0%	1.0

APPENDIX 3

ALTERNATIVE DAYLIGHT RESULTS

Appendix 3 - Alternative Vertical Sky Component Results
Meadow Road, Reading RG1 8LB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>10 Cox Terrace</u>					
<u>First Floor</u>					
Window 299	Living Room	33.3%	32.4%	0.9%	0.97
<u>11 to 17 Meadow Road</u>					
<u>Ground Floor</u>					
Window 307	Living/Dining/Kitchen	35.9%	31.5%	4.4%	0.88
<u>First Floor</u>					
Window 321	Living/Dining/Kitchen	37.9%	35.1%	2.8%	0.93
Window 324	Living/Dining	37.7%	35.4%	2.3%	0.94
Window 325	Living/Dining	37.7%	35.6%	2.1%	0.94

APPENDIX 4

OVERSHADOWING TO GARDENS AND OPEN SPACES

Appendix 4 - Overshadowing to Gardens and Open Spaces

Meadow Road, Reading RG1 8LB

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March									
			Before			After			Loss		Ratio	
<u>19 Denbeigh Place</u>												
<u>Ground Floor</u>												
Garden 1	78.82	m2	54.61	m2	69%	54.61	m2	69%	0.0	m2	0%	1.0
<u>18 Denbeigh Place</u>												
<u>Ground Floor</u>												
Garden 2	43.49	m2	30.27	m2	70%	30.27	m2	70%	0.0	m2	0%	1.0
<u>17 Denbeigh Place</u>												
<u>Ground Floor</u>												
Garden 3	48.43	m2	29.64	m2	61%	29.64	m2	61%	0.0	m2	0%	1.0
<u>16 Denbeigh Place</u>												
<u>Ground Floor</u>												
Garden 4	98.44	m2	70.15	m2	71%	70.34	m2	71%	-0.19	m2	0%	1.0
<u>15 Denbeigh Place</u>												
<u>Ground Floor</u>												
Garden 5	141.58	m2	62.12	m2	44%	85.65	m2	60%	-23.53	m2	-16%	1.38
<u>14 Denbeigh Place</u>												
<u>Ground Floor</u>												
Garden 6	102.0	m2	9.23	m2	9%	27.06	m2	27%	-17.83	m2	-18%	2.93
<u>13 Denbeigh Place</u>												
<u>Ground Floor</u>												
Garden 7	92.54	m2	52.45	m2	57%	68.54	m2	74%	-16.09	m2	-17%	1.31
<u>12 Denbeigh Place</u>												
<u>Ground Floor</u>												
Garden 8	65.42	m2	54.48	m2	83%	54.48	m2	83%	0.0	m2	0%	1.0
<u>11 Denbeigh Place</u>												
<u>Ground Floor</u>												
Garden 9	59.1	m2	46.21	m2	78%	45.76	m2	77%	0.45	m2	1%	0.99
<u>10 Denbeigh Place</u>												
<u>Ground Floor</u>												
Garden 10	58.04	m2	50.09	m2	86%	50.09	m2	86%	0.0	m2	0%	1.0
<u>9 Denbeigh Place</u>												
<u>Ground Floor</u>												
Garden 11	76.22	m2	68.04	m2	89%	68.04	m2	89%	0.0	m2	0%	1.0

Appendix 4 - Overshadowing to Gardens and Open Spaces

Meadow Road, Reading RG1 8LB

Reference	Total Area			Area receiving at least two hours of sunlight on 21st March									
<u>79 Addison Road</u>													
<u>Ground Floor</u>													
Garden 12	124.89	m2	84.55	m2	68%	83.16	m2	67%	1.39	m2	1%	0.98	
<u>77 Addison Road</u>													
<u>Ground Floor</u>													
Garden 13	40.02	m2	16.01	m2	40%	15.96	m2	40%	0.05	m2	0%	1.0	
<u>75 Addison Road</u>													
<u>Ground Floor</u>													
Garden 14	37.22	m2	15.15	m2	41%	15.15	m2	41%	0.0	m2	0%	1.0	
<u>73 Addison Road</u>													
<u>Ground Floor</u>													
Garden 15	45.39	m2	18.61	m2	41%	18.61	m2	41%	0.0	m2	0%	1.0	
<u>71 Addison Road</u>													
<u>Ground Floor</u>													
Garden 16	41.45	m2	15.38	m2	37%	15.38	m2	37%	0.0	m2	0%	1.0	
<u>69 Addison Road</u>													
<u>Ground Floor</u>													
Garden 17	37.09	m2	7.88	m2	21%	7.88	m2	21%	0.0	m2	0%	1.0	
<u>67 Addison Road</u>													
<u>Ground Floor</u>													
Garden 18	39.5	m2	19.86	m2	50%	19.86	m2	50%	0.0	m2	0%	1.0	
<u>63 Addison Road</u>													
<u>Ground Floor</u>													
Garden 19	28.14	m2	10.7	m2	38%	10.7	m2	38%	0.0	m2	0%	1.0	
<u>61 Addison Road</u>													
<u>Ground Floor</u>													
Garden 20	20.87	m2	6.26	m2	30%	6.25	m2	30%	0.01	m2	0%	1.0	
<u>59 Addison Road</u>													
<u>Ground Floor</u>													
Garden 21	20.72	m2	6.52	m2	31%	6.52	m2	31%	0.0	m2	0%	1.0	
<u>57 Addison Road</u>													
<u>Ground Floor</u>													
Garden 22	78.57	m2	45.56	m2	58%	45.56	m2	58%	0.0	m2	0%	1.0	

Appendix 4 - Overshadowing to Gardens and Open Spaces

Meadow Road, Reading RG1 8LB

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March									
<u>55 Addison Road</u>												
<u>Ground Floor</u>												
Garden 23	63.0	m2	27.78	m2	44%	27.78	m2	44%	0.0	m2	0%	1.0
<u>53 Addison Road</u>												
<u>Ground Floor</u>												
Garden 24	56.65	m2	23.22	m2	41%	23.22	m2	41%	0.0	m2	0%	1.0
<u>51 Addison Road</u>												
<u>Ground Floor</u>												
Garden 25	56.51	m2	23.61	m2	42%	23.61	m2	42%	0.0	m2	0%	1.0
<u>49 Addison Road</u>												
<u>Ground Floor</u>												
Garden 26	45.9	m2	17.91	m2	39%	17.91	m2	39%	0.0	m2	0%	1.0
<u>25 Addison Road</u>												
<u>Ground Floor</u>												
Garden 27	157.75	m2	101.08	m2	64%	101.08	m2	64%	0.0	m2	0%	1.0
<u>9 Wyman Terrace</u>												
<u>Ground Floor</u>												
Garden 28	52.39	m2	51.92	m2	99%	51.92	m2	99%	0.0	m2	0%	1.0
<u>Third Floor</u>												
Garden 29	24.05	m2	17.95	m2	75%	17.95	m2	75%	0.0	m2	0%	1.0
<u>10 Cox Terrace</u>												
<u>Ground Floor</u>												
Garden 30	50.69	m2	49.07	m2	97%	49.07	m2	97%	0.0	m2	0%	1.0
<u>Third Floor</u>												
Garden 31	24.05	m2	15.83	m2	66%	15.83	m2	66%	0.0	m2	0%	1.0
<u>11 to 17 Meadow Road</u>												
<u>Ground Floor</u>												
Garden 32	101.86	m2	26.45	m2	26%	26.45	m2	26%	0.0	m2	0%	1.0
Garden 33	36.16	m2	0.0	m2	0%	0.0	m2	0%	0.0	m2	0%	1.0
<u>18 Milford Road</u>												
<u>Ground Floor</u>												
Garden 34	338.86	m2	245.83	m2	73%	245.83	m2	73%	0.0	m2	0%	1.0

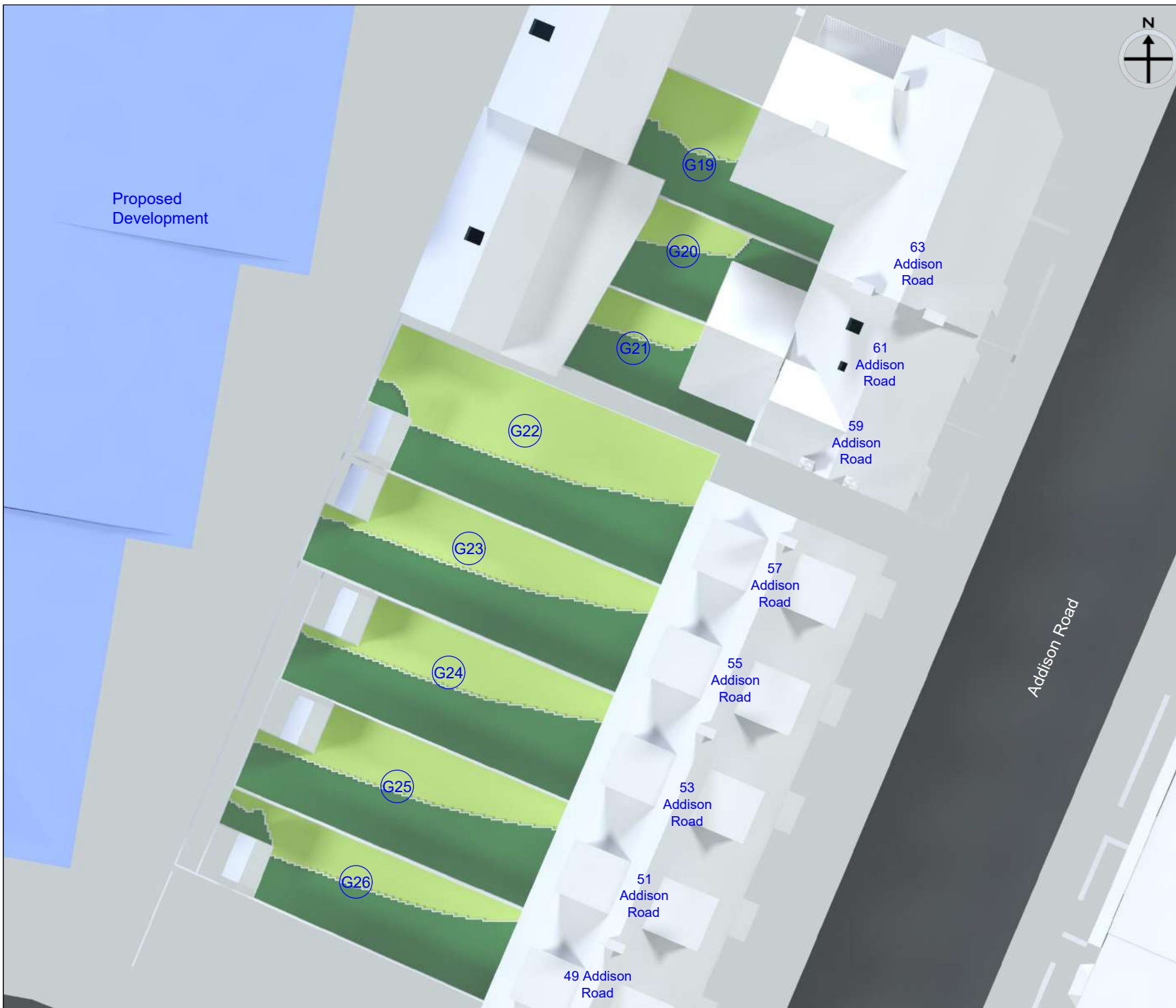


Key

-  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

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Proposed Development

63 Addison Road

61 Addison Road

59 Addison Road

57 Addison Road

55 Addison Road

53 Addison Road

51 Addison Road

49 Addison Road

Addison Road

G19

G20

G21

G22

G23

G24

G25

G26



Key

-  Receives under two hours sunlight on 21st March before and after the development.
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