



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

DAYLIGHT AND SUNLIGHT ASSESSMENT

SEPTEMBER 2025





DATE / REF
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Former John Lewis Depot, Letcombe Street, Reading - Daylight and Sunlight Statement of Conformity

Following the preparation of GIA's Internal Daylight, Sunlight and Overshadowing Report dated 14th August 2025 and Daylight and Sunlight Impacts Report dated 27th June 2025, minor design amendments have been made to the Proposed Development at the Former John Lewis Depot, Letcombe Street, Reading.

These changes were developed following discussions with Reading Borough Council and include the replacement of the previously proposed metallic façade at the top of the building with a brick finish, as well as modifications to window design at the 7th floor level. Specifically, the heights of some of the 7th floor windows have been increased to align with those on the 6th floor. The location of the amended windows is illustrated in Appendix A.

As the proposed amendments do not entail any massing changes to the Proposed Development, the impact on the daylight and sunlight levels seen within neighbouring properties would not be affected. As such, GIA's Daylight and Sunlight Impacts Report dated 27th June 2025, and Daylight and Sunlight Addendum dated 8th September 2025, remain valid.

The proposed window amendments would result in slightly increased internal daylight levels within the affected rooms, whilst sunlight levels would remain largely unchanged.

GIA's Internal Daylight, Sunlight and Overshadowing Report concluded that all rooms on the 7th floor, with the exception of two, exceeded the BRE's recommended daylight levels. These rooms would continue to exceed recommendation following the proposed amendments and would therefore maintain a very good daylight provision.

The two rooms previously identified as seeing lower daylight levels (rooms no. 424 and 427) are generously sized combined living/kitchen/dining rooms, which achieved 81 and 92 lux respectively. The equivalent rooms on the 6th floor, benefitting from taller windows, achieved slightly higher daylight levels, with 85 and 98 lux. With the proposed window amendments in place, it is expected that rooms no. 424 and 427 would receive daylight levels in line with, or marginally exceeding, those observed on the floor below. The proposed window amendments would therefore result in a slight improvement in daylight levels within these rooms.

In conclusion, the proposed window amendments would slightly increase the daylight levels within the affected rooms on the 7th floor, and the number of rooms achieving the recommended daylight levels would remain unchanged. The overall daylight and sunlight performance of the Proposed Development would therefore not be significantly affected by the proposed amendments, and the conclusions of GIA's Internal Daylight, Sunlight and Overshadowing Report dated 14th August 2025 remain valid.

DISCLAIMER:

N.B This report has been prepared for John Lewis Partnership BTR Ltd by GIA as their appointed Daylight & Sunlight consultants. This report is intended solely for John Lewis Partnership BTR Ltd and may contain confidential information. No part or whole of its contents may be disclosed to or relied upon by any Third Parties without the express written consent of GIA. It is accurate as at the time of publication and based upon the information we have been provided with as set out in the report. It does not take into account changes that have taken place since the report was written nor does it take into account private information on internal layouts and room uses of adjoining properties unless this information is publicly available.

APPENDIX A - AMENDED WINDOWS



Figure 1: North Elevation - current design



Figure 2: North Elevation - proposed design



Figure 3: South Elevation - current design



Figure 4: South Elevation - proposed design



Figure 5: East Elevation - current design



Figure 6: East Elevation - proposed design



Figure 7: West Elevation - current design



Figure 8: West Elevation - proposed design



Figure 9: Section AA - current design



Figure 10: Section AA - proposed design



Figure 11: Section BB - current design



Figure 12: Section BB - proposed design



Figure 13: Section CC - current design



Figure 14: Section CC - proposed design