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ASSESSMENT REVIEW

Review of daylight and sunlight assessments for a development at the former John Lewis depot, Crossland Road, Reading

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Table of Contents

1.	Introduction.....	3
2.	Evaluation criteria	4
3.	Loss of daylight and sunlight to surroundings.....	9
3.1	Overall scope	9
3.2	16 Deansgate Road.....	10
3.3	Saxon Court	11
3.4	Townsend House.....	11
4.	Daylight and sunlight provision to new dwellings	13
5.	Conclusions	17

1. Introduction

A planning application (PL/24/1155) has been submitted to Reading Borough Council for a development at the former John Lewis depot, Crossland Road, Reading.

A daylight and sunlight assessment for the impact on neighbouring properties dated 27th June 2025 and a separate assessment for provision to the proposal itself dated 14th August 2025, both by GIA, have been submitted to the application.

BRE have been commissioned by Reading Borough Council to evaluate these assessments. The evaluation was to review the scope, methodology, text and conclusions of the assessments, but not verification of the calculations. This report gives the results of the evaluation.

This review report is based on the daylight and sunlight reports and details of the development submitted as part of the planning application along with aerial photography of the existing site and surroundings. No BRE site visit was undertaken for this review.

2. Evaluation criteria

2.1 Loss of daylight and sunlight to existing properties

The GIA assessment analyses loss of daylight and sunlight to existing properties using BRE Report BR 209, 'Site Layout Planning for Daylight and Sunlight: a guide to good practice'. This source is appropriate and is widely used by local authorities to help determine planning applications.

The loss of daylight guidelines within the BRE report are intended primarily for use for habitable rooms (i.e. living rooms, kitchens, dining rooms and bedrooms) in nearby dwellings.

The guidelines could also be applied to non-domestic buildings where occupants have a reasonable expectation of daylight, such as schools, hospitals, some offices, hotels and hostels. Loss of light to commercial properties may be less relevant unless they have a specific requirement for daylight. No non-domestic buildings have been analysed, apart from a Quaker meeting hall to the south of the site.

Use of the guidelines in the BRE Report is referenced in Policy CC8 (Safeguarding Amenity) of the Reading Local Plan which states that development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of access to daylight and sunlight.

The guidelines in the BRE Report are not mandatory and can be interpreted flexibly. This flexible approach is referenced in paragraph 129 of the National Planning Policy Framework.

In the context of the BRE Report, daylight (light from the sky calculated on an overcast day) and sunlight (direct light from the sun) are assessed separately.

2.1.1. Loss of daylight

Vertical sky component

To assess loss of daylight to existing buildings, the BRE Report recommends the calculation of the vertical sky component (VSC) at the centre of the window. It sets out two guidelines for vertical sky component:

- If the VSC at the centre of the existing window exceeds 27% with the new development in place, then enough skylight should still be reaching the existing window.
- If the VSC with the new development is both less than 27% and less than 0.8 times its former value, then the area lit by the window is likely to appear more gloomy and electric lighting will be needed for more of the time.

The GIA report calculates the vertical sky component at nearby residential properties.

Daylight distribution (No-sky line)

Where room dimensions are known, the BRE Report also gives guidance on the distribution of light in the existing buildings, based on the areas of the working plane which can receive direct skylight before and after. The boundary between these areas is known as the no sky line. If this area is reduced to less than 0.8 times its value before, then the distribution of light in the room is likely to be adversely affected, and more of the room will appear poorly lit. The BRE Report states that when assessing daylight distribution "for houses this would include living rooms, dining rooms, and kitchens; bedrooms should also be analysed although they are less important."

These calculations require knowledge of room geometry.

The GIA report acknowledges this and only includes results for daylight distribution where they have evidence of layouts. These are properties at 41 London Street, 43 London Street, 72A London Street and 74-76 London Street. The information used to inform the layouts has been included in Appendix 5 of the GIA report. These could not be checked in detail on site.

2.1.2. Loss of sunlight to windows

The BRE Report recommends that in existing buildings sunlight should be checked for all main living rooms of dwellings, and conservatories, if they have a window facing within 90° of due south. If the centre of the window can receive more than one quarter of annual probable sunlight hours (APSH), including at least 5% of annual probable sunlight hours in the winter months between 21st September and 21st March, then the room should still receive enough sunlight. Any reduction in sunlight access below this level should be kept to a minimum. If the window already receives less than this and the sunlight is reduced to less than 0.8 times its current value, occupants will notice the loss of sunlight. If the overall annual loss is more than 4% of annual probable sunlight hours, the room would appear colder, less cheerful and less pleasant.

The GIA report uses this methodology.

2.1.3. Balconies and overhangs

Where an existing building has a balcony or overhang over existing windows they may restrict provision by blocking skylight and sunlight from higher angles and forcing a reliance on daylight from an area directly opposite. The BRE Report gives advice in these situations and suggests the calculations could be repeated without the overhang in place to assess its impact. For example, if the proposed vertical sky component was under 0.80 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.80, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light.

GIA have not provided this additional analysis where windows are below overhangs.

2.1.4. Sunlight to gardens and open spaces

To assess loss of sunlight to gardens and open spaces the BRE Report recommends that the space should be able to receive at least two hours of sunlight on 21 March over at least half of the area. If the area able to receive at least two hours of sunlight is reduced to less than this and less than 0.8 times the area before, the loss of sunlight would be significant.

No existing gardens have been assessed for loss of sunlight. This appears reasonable as there do not appear to be existing areas in the vicinity of the development site with the potential to be impacted.

2.1.5. Environmental impact assessment

Appendix H of the BRE Report gives advice on using the loss of daylight and sunlight guidelines (outlined above) as the basis for an environmental impact assessment. It suggests assessing daylight and sunlight impacts separately.

The BRE Report states that where the loss of skylight or sunlight fully meets the guidelines, the impact is assessed as negligible or minor adverse.

Where the loss of skylight or sunlight does not meet the guidelines, the impact is assessed as minor, moderate or major adverse. Factors tending towards a minor adverse impact include:

- Only a small number of windows are affected
- The loss of light is only marginally outside the guidelines
- An affected room has other sources of skylight or sunlight
- The affected building only has a low level requirement for skylight or sunlight.

Factors tending towards a major adverse impact include:

- A large number of windows or large area of open space are affected
- The loss of light is substantially outside the guidelines
- All the windows in a particular property are affected
- The affected indoor or outdoor spaces have a particularly strong requirement for skylight or sunlight.

The GIA report does not mention this guidance but does classify individual results in terms of their percentage losses. For example, where relative losses of daylight (VSC) are greater than 20% (the BRE guideline target) a loss of 20-30% is considered minor, 30-40% moderate and greater than 40% major. This is a sensible first step but may miss some subtleties of a situation. For example, if a room has other sources of daylight which meet the guidelines the impact could be reduced, or if all the windows to a property are affected the overall impact could be higher than the individual results.

For the purposes of this review, we have assessed impacts using the above methodology and the results presented in the GIA report.

2.2 Daylight and sunlight provision to rooms in the proposed development

Guidance on daylight and sunlight to new dwellings is given the latest edition of the BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice' and BS EN17037:2018 'Daylight in buildings'.

This standard supersedes BS8206 Part 2:2008 'Lighting for Buildings, Code of Practice for Daylighting'.

The separate GIA assessment for provision to the proposal itself correctly references the above two documents.

2.2.1. Daylight provision to proposed rooms

BS EN17037 recommends minimum, medium and high target illuminances over at least 50% of a room. Equivalent values of daylight factor for locations in Europe are also given. The daylight factor is the ratio of the illuminance at a point in on the working plane in a room divided by the illuminance of an unobstructed surface outside. It is measured using the CIE standard overcast sky and takes into account factors such as surface reflectances and glazing transmittance.

The UK National Annex gives further advice for dwellings. Although it was meant to provide guidance for dwellings that are hard to light, such as those with basement rooms or with significant external obstructions (for example in dense urban areas or with tall trees outside), the UK National Annex has been adopted in practice for all residential applications in the UK. It recommends minimum target illuminances and equivalent daylight factors for a room to achieve over at least 50% of the reference plane at various places in the UK.

Table 1 - Daylighting targets in UK National Annex of BS EN17037.

Room type	Target Illuminance over at least 50% of a reference plane 0.85m from the floor, for at least half of the daylight hours (lx)	Equivalent Daylight Factor (D, %) for London area
Bedroom	100	0.7%
Living Room	150	1.1%
Kitchen	200	1.4%

The standard states that where a room has a shared use, the higher target value should apply. However, in practice, many local authorities may accept the target value for living rooms in a shared kitchen space, as it would make little sense to have a separate small non-daylit kitchen to force compliance with the recommendation. This was common practice for the equivalent situation with the superseded BS8206.

The GIA assessment compares combined living/kitchen/dining (LKD) to the kitchen recommendation in the first instance. This is a thorough approach. For the purposes of this review, we have also compared the results to the living room recommendation.

An assessment could be undertaken using either the daylight illuminance or daylight factor methods. The GIA assessment has presented results for the daylight illuminance method (referred to as Median Daylight Illuminance, MDI).

The daylight received in the room depends on the external obstruction, room layout and window sizes as well as other factors related to transmission and reflectance. The following factors have been used in the GIA assessment:

- Transmittance of glazing: 0.70. This is broadly in line with the recommendation for clear double glazing in the BRE Report.
- Maintenance factor (to allow to dirt on windows): 0.92 for windows not below an overhang and 0.76 for windows beneath an overhang. These are appropriate values for an urban setting.
- Framing factor: Varies between 0.65 to 0.85 depending on window type. This above the default factors given in Appendix C of the BRE Report (0.5 for windows with small panes, 0.6 for normal windows with openings and 0.7 for patio doors) and would only be appropriate if the factors used were in line with the final window design.
- External surface reflectance: 0.2. This is the appropriate default value from the BRE Report.
- Interior walls reflectance: 0.7 (light pastel paint). This maximum value suggested for light pastel walls in the BRE Report.
- Internal ceiling reflectance 0.8 (white paint). This is at the maximum given in the BRE Report for white internal surfaces.
- Internal floor reflectance: 0.4. This is at the maximum reflectance for light wood floors recommended in the BRE Report.

Some of the values used in the GIA report are therefore at the maximum recommendations in the BRE Report and would only be appropriate if the referenced décor and window design is specified and maintained in the completed scheme.

2.2.2. Sunlight to proposed dwellings

BS EN17037 gives minimum, medium and high recommended levels for sunlight exposure. This is measured via the duration received to a point on the inside of a window on a selected date (the BRE Report suggests 21 March). This assessment assumes a cloudless sky and therefore represents a maximum possible amount of sunlight.

Table 2 gives the recommended values of sunlight exposure. The standard states that at least one habitable room in a dwelling should receive at least the recommended exposure to sunlight. However, the BRE Report suggests that sunlight provision to living areas may be seen as more important than bedrooms. The targets apply to rooms / facades of all orientations, however those facing northerly will be naturally limited and therefore would have less expectation of sunlight.

Table 2 - Sunlighting targets in BS EN17037.

Level of recommended exposure	Sunlight exposure
Minimum	1.5 Hours
Medium	3 Hours
High	4 Hours

GIA have assessed sunlight by using this methodology.

2.2.3. Sunlight provision to proposed open spaces

The BRE Report suggests that for a proposed open space to be well sunlit at least 50% of its area should be able to receive at least two hours of sunlight on 21 March.

The GIA report has assessed sunlight to proposed ground level open areas using this methodology.

3. Loss of daylight and sunlight to surroundings

3.1 Overall scope

The GIA report analyses the impact of the proposed development on the nearest dwellings.

Figure 1 shows the site and surrounding dwellings, as taken from the assessment.

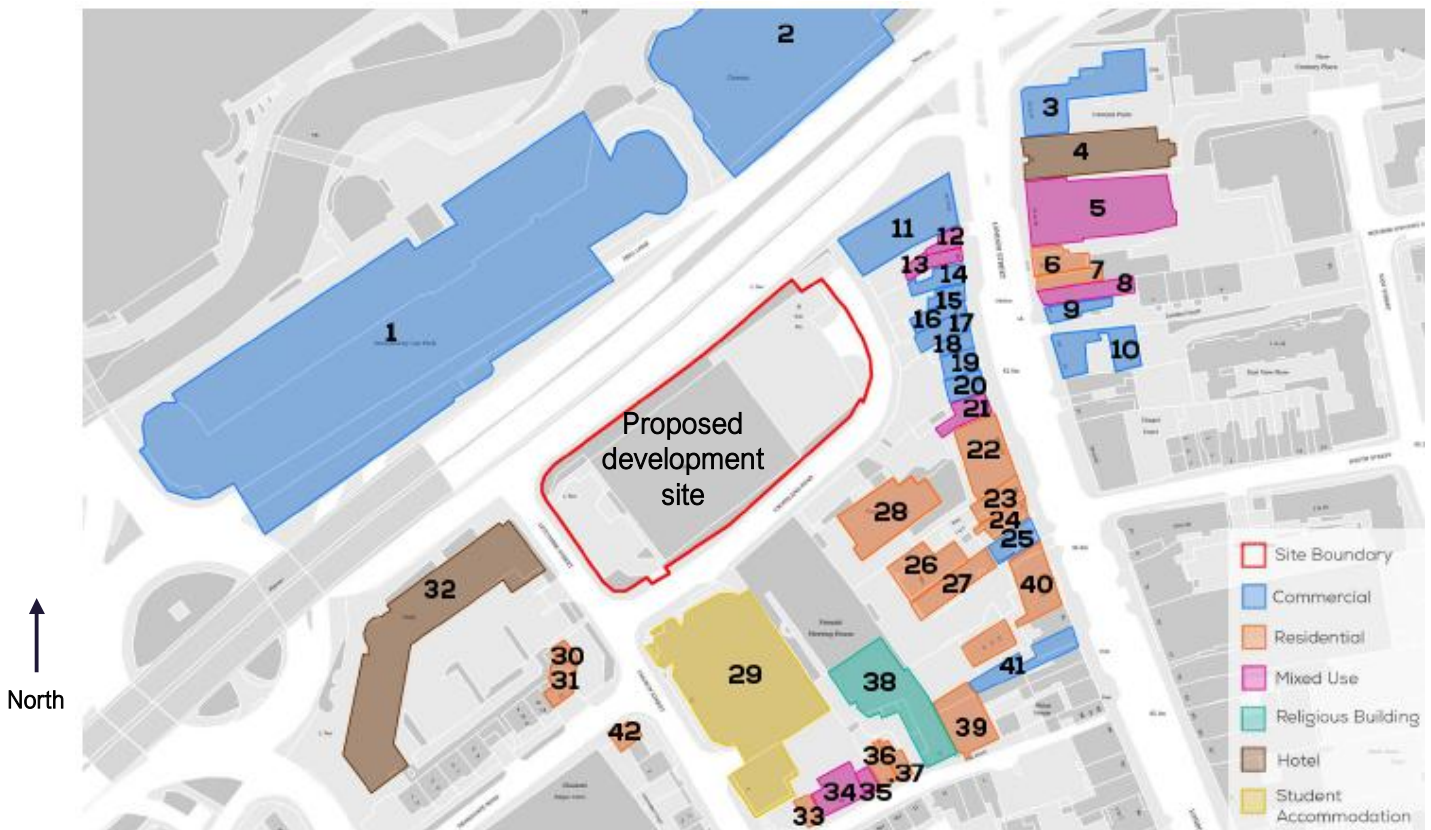


Figure 1 - Site and surrounding buildings adapted from a figure in the appendix of the GIA report.

The scope of the study in terms of properties assessed appears generally appropriate, as the nearest existing buildings have been considered. However, the above figure from the GIA report does not include a key to numerical labelling of each property as shown. Window maps showing the position of windows analysed are also not included in the assessment, so it has not been possible to check these against the actual buildings. We suggest these are provided. For the purposes of this review, it is assumed that the appropriate number and position of windows at each property has been assessed.

The GIA report appears to assess loss of light properties which are identified as residential buildings, mixed use and student accommodation (as shown in the GIA plan reproduced as Figure 1).

The Premier Inn hotel to the west of the site (labelled as 32 in the GIA plan shown in Figure 1) is not included in the analysis. There would likely be a significant loss of daylight to the north east facing façade. However, since this is a hotel the loss of light could be seen as less of an issue, assuming no long-term occupation of the rooms.

The Quaker Meeting House (labelled as 38 in the GIA plan shown in Figure 1 and 2 Church Street in the appendix) appears to have been included in the analysis.

In section 4.3, the GIA report states that 26 properties are assessed. However, the subsequent list has 27 properties in it. Section 4.4 suggests 22 properties would meet the BRE guidelines, but the subsequent list

has 23 properties. This should be clarified, but either way this suggests that four of the properties would be below the BRE guidelines, although the discussion of the results only lists three properties. It may be that 15 and 16 Deansgate have been combined into one property, see below.

London Street appears to be a mix of commercial and residential properties. It is assumed that the correct windows have been included in the analysis, but without window maps, the positions of these cannot be checked.

The GIA report assesses the existing situation against the proposed development.

The results in the appendix of the GIA report suggest that the BRE guidelines would be met for analysed windows at Elizabeth Edgar Cottages, 4 Church Street, 6 Church Street, Norfolk House (Church Street), 6b Church Street, 6c Church Street, Folk House (Church Street), 2 Church Street (Quaker Meeting House), 74-76 London Street, 43 London Street, 45 London Street, 46 London Street, 48 London Street, 44 London Street, 33 London Street (Great Expectations Hotel), 35-39 London Street, 41 London Street, 60 London Street, 62-66 London Street, 68 London Street, 70 London Street, 70A London Street and 72A London Street.

No account for any consented or proposed nearby schemes has been considered in a cumulative scenario.

Our understanding is there is a consented scheme PL/22/1364 at 'Central Club', 36-42 London Street (labelled as 31 in the GIA plan shown in Figure 1). The development involves construction of a new building containing a community hall and residential flats. The consented scheme is between two and three storeys taller than the existing building. The scheme is not included in the GIA assessment. For existing neighbouring buildings 44 and 46 London Street (which meet the BRE guidelines with just the proposed development), there is a potential for cumulative loss of light impacts. However, depending on the location of existing windows (which cannot be established without window maps) any cumulative loss of light may be primarily due the Central Club scheme or the proposed development rather than a combination of the two schemes since windows may not have a direct view of both. There are consented rooms at the 'Central Club' scheme on the south west façade; these would face the proposed development and there is the potential for a loss or reduction in light if the consented development were to progress. The additional storeys of the Central Club scheme compared to the existing building may also reduce daylight to rooms in the proposed development on the north east façade, particularly on the lower floors at the north end.

There are also a pair of associated applications to the north and north east of the site, which at time of writing, are currently under consideration. Application PL/22/1916 is for the former Debenhams building and PL/22/1917 the existing Vue cinema complex. The latter is closer to the proposed development site, on the opposite side of Mill Lane. These proposed developments have not been considered in the GIA assessment. The developments involve buildings of significant height, up to 16 storeys for the Vue cinema complex and up to 21 storeys for the former Debenhams site (although this is further away from the proposed development site). For the existing properties analysed in the GIA report there may be limited scope for cumulative impacts, as they predominately face the proposed development. Exceptions may be the consented 'Central Club', as discussed above, of which the north façade would face the Vue cinema complex and the south west façade would face the proposed development. The GIA report suggests that properties on London Street where the frontage is west facing are not impacted by the proposed development, but these could be impacted by the Vue cinema scheme. The proposed development could have the potential to impact daylight and sunlight to the southern end of the Vue cinema scheme. The Vue cinema scheme could impact daylight provision to rooms on the northern tip of the proposed development.

The values in the GIA appendix suggests that when the existing scenario is compared to the proposed development there would be results below the BRE guidelines at the following properties.

3.2 16 Deansgate Road

A block of flats called Caxton House (1-16 Deansgate Road) is to the south west of the proposal site (labelled as 30 in the GIA plan shown in Figure 1). Window maps have not been provided so it has not been possible to check the position of windows analysed.

It could be the results for the properties labelled as 15 and 16 Deansgate Road have been combined, which is the source of the mismatch of total number of properties analysed, as discussed above. Provision of window maps would be an easy way to check this and confirm that appropriate windows have been analysed.

The results suggest that six of the eleven windows assessed would be below the BRE VSC guidelines. They would have relative losses of VSC between 21.7% and 28.6%, compared to the guideline 20%. However, the highest relative loss is to a window on the ground floor which is located underneath the overhang created by the floors above, so the values of VSC and actual change is small.

The loss of daylight impact would be assessed as minor adverse.

Loss of sunlight would not be an issue since the development is to the north of this building.

3.3 Saxon Court

Saxon Court is student accommodation to the south of the site (labelled as 29 in the GIA plan shown in Figure 1). Window maps have not been provided, so it has not been possible to check the position of the windows included in the analysis.

The loss of VSC analysis suggests that 38 of the 51 windows assessed would be below the BRE VSC guidelines. Six of these windows would have relative losses greater than 40%, 15 between 30-40% and the remaining 17 between 20-30%, compared to the guideline 20%.

There would be a significant loss of daylight to this building. This would be assessed as at least moderate adverse impact based on the high proportion of windows affected and the relative losses.

The GIA report argues that “the property consists of student accommodation which is generally only inhabited during term time, and the occupancy is transitory with the majority of occupants likely residing for less than one year.” However, the BRE Report does not mention any alternative targets for student accommodation. Daylight provision to students would be just as important as any other residential dwelling, particularly as students may live and work in the same space.

GIA state that they have not located floor plans for the property. However, the results in the appendix, which give VSC results at room level along with daylight distribution results, suggest they have some knowledge of room layouts at this building. This should be clarified as the results suggest areas below the BRE guidelines.

Loss of sunlight would not be an issue since the development is to the north.

3.4 Townsend House

Townsend House is a block of flats to the south of the site on the opposite side of Crossland Road (labelled as 28 in the GIA plan shown in Figure 1). Window maps have not been provided, so it has not been possible to check the position of the windows included in the analysis.

Despite being listed as a property with results below the BRE guidelines, Townsend House is not discussed in the GIA report.

The results in the appendix suggest that 14 windows would be below the BRE VSC guidelines. One window would receive a very small amount of daylight currently, which would be lost. It is unclear where this is located on the façade. Of the others, ten would have relative losses between 20-29%, compared to the guideline 20%. Six of these would be marginal to the 27% absolute VSC target, with values of at least 26%. Three windows would have relative losses between 31.3-31.6%.

Based on the results presented the loss of daylight impact would be assessed as minor adverse. Although there are 14 windows below the guidelines, some are marginal to the targets.

Loss of sunlight would not be an issue since the development is to the north.

4. Daylight and sunlight provision to new dwellings

4.1 Overview

Daylight and sunlight provision to the proposed development is also analysed in the GIA report. The analysis appears to have been undertaken in line with the methodologies in the BRE Report and BS EN17037.

4.2 Daylight provision

All habitable rooms in the scheme have been included in the assessment. The below summary is based on the data shown in the GIA report's appendix, which shows rooms meeting the daylight recommendations split by floor and type.

Table 3 shows the living/dining/kitchen (LKD) areas able to meet the kitchen and living room recommendations per floor. The percentage of the total and number of rooms below the recommendations are also shown.

Table 3 - Summary of daylight provision results for LKD areas

Level	Total LKDs	LKDs meeting <i>kitchen</i> recommendation (percentage meeting) [rooms below recommendation]	LKDs meeting <i>living room</i> recommendation (percentage meeting) [rooms below recommendation]
0	4	2 (50%) [2 rooms below]	2 (50%) [2 rooms below]
1	27	9 (33%) [18 rooms below]	10 (37%) [17 rooms below]
2	27	8 (30%) [19 rooms below]	12 (44%) [15 rooms below]
3	27	12 (44%) [15 rooms below]	12 (44%) [15 rooms below]
4	27	12 (44%) [15 rooms below]	13 (48%) [14 rooms below]
5	28	15 (54%) [13 rooms below]	20 (71%) [8 rooms below]
6	16	10 (63%) [6 rooms below]	12 (75%) [4 rooms below]
7	13	11 (85%) [2 rooms below]	11 (85%) [2 rooms below]
Total	169	79 (47%) [90 rooms below]	92 (54%) [77 rooms below]

There are an additional separate living room and associated separate kitchen to a unit on level 6 which would meet the daylight recommendations.

Overall, the results suggest that a significant number of LKDs would be below the daylight recommendations. When compared to the higher 200 lux kitchen target, less than half of the rooms would be able to meet the recommendation. When compared to the 150 lux living room target (which the BRE Report suggests may be appropriate for a combined LKD) 77 of the 169 rooms, or 46%, would be below the recommendation.

Levels 1 to 4 are particularly poor for daylight provision with less than half of the LKDs able to meet the living room recommendation.

Table 4 - Summary of daylight provision results for bedrooms

Level	Total Bedrooms	Bedrooms meeting bedroom recommendation (percentage meeting) [rooms below recommendation]
0	9	9 (100%) [0 rooms below]
1	44	37 (84%) [7 rooms below]
2	44	41 (93%) [3 rooms below]
3	44	43 (98%) [1 room below]
4	44	43 (98%) [1 room below]
5	42	41 (98%) [1 room below]
6	24	24 (100%) [0 rooms below]
7	20	20 (100%) [0 rooms below]
Total	271	258 (95%) [13 rooms below]

13 of the 258 bedrooms would be below the 100 lux bedroom recommendation. Seven of these are located on level 1.

Level 1 is therefore the worst-case floor and Figure 2 below highlights the rooms on this floor below the daylight recommendations.

LKDs below the recommendations on level 1 are deep single aspect spaces. The majority are located on the south east facing façade of the development where the design and layout of the proposal, including access walkways and balconies, restricts daylight provision. The limitations on daylight in these areas are therefore due to the proposal itself, rather than the obstruction of existing surrounding buildings.

On the north-west side of the proposal the majority of rooms are bedrooms, which meet the daylight recommendations. There would be two LKDs below the living room recommendation (including a worst-case result) and a further LKD which meets the living room recommendation, but would be below the kitchen recommendation. If the Vue cinema complex site is redeveloped (currently under consideration PL/22/1917), daylight results to at least the northern tip may be reduced.

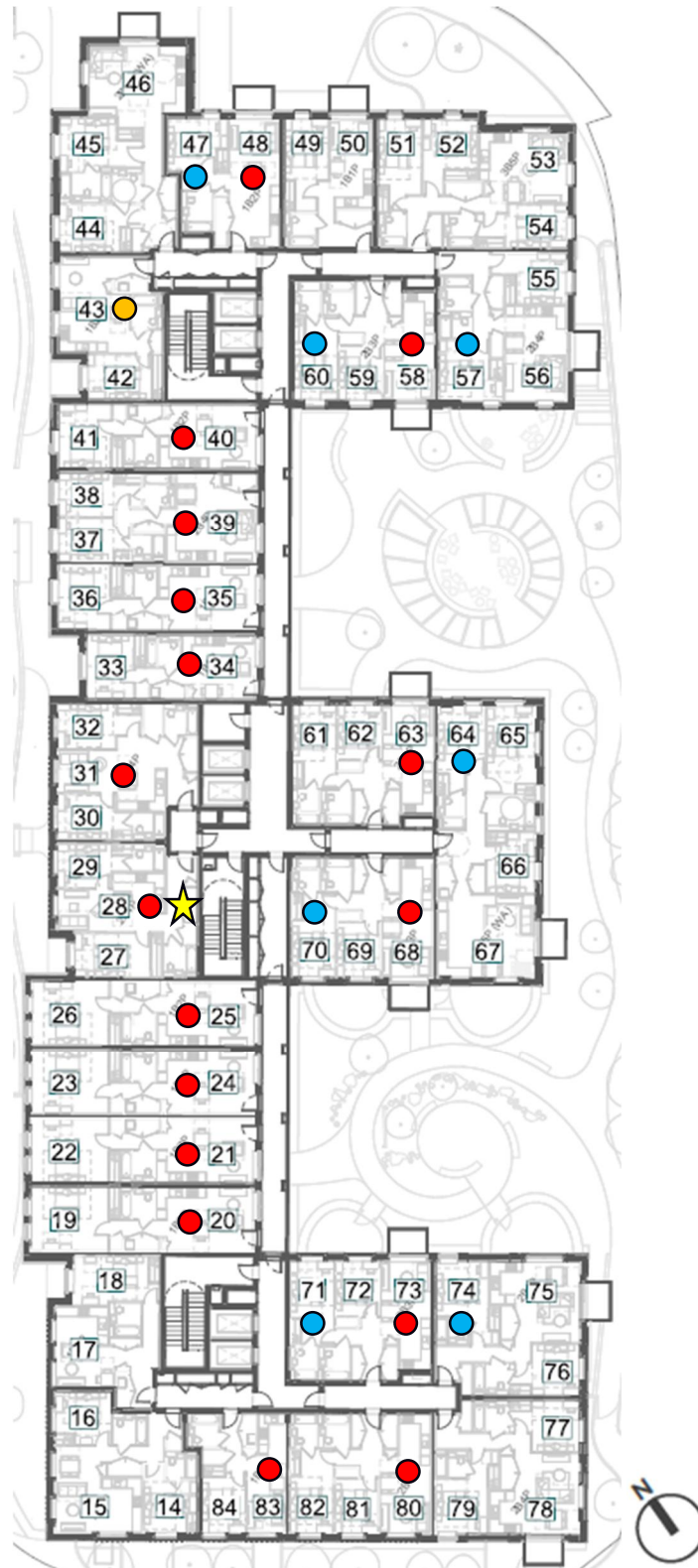


Figure 2 – Areas below the daylight recommendations on level 1. Adapted from plan in the GIA appendix. Orange highlighted rooms are LKDs which meet the living room recommendation but would be below the kitchen target. Red highlighted rooms are LKDs below the living room daylight recommendation. Blue highlighted rooms are bedrooms below the bedroom recommendation. The star highlights the worst-case example room, an LKD with a median daylight illuminance of 39 lux, compared to the 150 lux living room target.

4.3 Sunlight provision to rooms

The below summary of sunlight provision to the scheme is based on the number of living areas which can receive at least 1.5 hours sunlight on 21 March, using the data in the GIA report's appendix.

Table 5 - Summary of sunlight provision results for living areas across the proposal.

Block	Number of living areas	Number of living areas able to meet at least the minimum sunlight target (percentage meeting) [number of rooms below]
0	4	3 (75%) [1 living area below]
1	27	16 (59%) [11 living areas below]
2	27	20 (74%) [7 living areas below]
3	27	21 (78%) [6 living areas below]
4	27	21 (78%) [6 living areas below]
5	28	22 (79%) [6 living areas below]
6	17	13 (76%) [4 living areas below]
7	13	10 (77%) [3 living areas below]
Total	170	126 (74%) [44 living areas below]

Overall, the results suggest that 74% of living areas would be able to receive at least the minimum recommendation. This is a reasonable overall result, since in a large development it may be unrealistic to expect all living areas to meet the recommendations since north facing areas will be naturally limited in the sunlight they can receive.

4.4 Sunlight provision to open spaces

The BRE Report recommends that for a proposed open space to be adequately sunlit it should be able to receive at least two hours of sunlight across at least half of its area on 21 March.

The GIA report has assessed sunlight provision to ground level open areas at the scheme. The results suggest the BRE guidelines would be comfortably met.

5. Conclusions

BRE have reviewed the daylight and sunlight reports by GIA for a proposed development at the former John Lewis depot at Crossland Road, Reading

The scope of the assessment in terms of existing properties assessed is appropriate, with the nearest known and potential surrounding dwellings considered. Non-domestic properties are not considered. This is reasonable unless any have a specific requirement for daylight provision.

The methodologies used are in line with those given in the BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice' and BS EN17037 'Daylight in Buildings'.

5.1 Summary of main points of note or clarifications

- Window maps of the existing surrounding properties analysed are not included. We would recommend these are provided to check the location and position of the windows assessed.
- A cumulative assessment is not included in the GIA report. Our understanding is that the key potential future schemes would be the consented development at 'Central Club' (PL/22/1364) and the proposed under consideration Vue cinema complex (PL/22/1917).
- Clarify knowledge of internal layouts at Saxon Court.

5.2 Summary of impacts to surrounding areas

Minor adverse impacts

- Daylight to 1-16 Deansgate Road (Caxton House)
- Daylight to Townsend House

Moderate adverse impacts

- Daylight to Saxon Court

5.3 Summary of daylight and sunlight provision to the scheme

5.3.1. Daylight provision

This summary is based on the results presented in the GIA report.

258 of the 271 bedrooms (95%) would meet the daylight illuminance target for a bedroom.

92 of the 169 communal living/dining/kitchen areas (54%) would meet the living room daylight recommendation. 79 of these (47%) would also meet the higher kitchen target.

A large proportion of rooms below the recommendations are located on the south east facing façade of the development where the design and layout of the proposal, including access walkways and balconies, restricts daylight provision. The limitations on daylight in these areas are therefore due to the proposal itself, rather than the obstruction of existing surrounding buildings.

5.3.2. Sunlight provision to rooms

126 of the 170 living areas (74%) would be able to meet at least the minimum sunlight recommendation. This is a reasonable overall result, since in a large development it may be unrealistic to expect all living areas to meet the recommendations since north facing areas will be naturally limited in the sunlight they can receive.

5.3.3. Sunlight provision to proposed open spaces

Results suggest that sunlight provision to proposed external ground level areas would meet the BRE guidelines.