

By Email

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Dear Jon

Re: Former John Lewis Depot, Letcombe Street, Reading - Daylight & Sunlight Addendum for Future Baseline

GIA have been instructed to carry out an additional assessment to understand the potential daylight and sunlight impact of the above redevelopment on the future occupants of the Central Club consented scheme and the possible additional impact to the adjacent properties at 44, 46 and 48 London Street as a result of the Central Club scheme coming forward before the depot site.

This letter is supplementary to the submitted daylight and sunlight report dated 27 June 2025 and only considers the potential impact to those properties noted above. This is due to the consideration that no other surrounding properties will experience an additional loss as a result of the Central Club development coming forward prior to the Depot site. This assessment has been undertaken following the third party review of GIA's daylight and sunlight report from the Building Research Establishment (BRE).

Future Baseline assessment

In the future baseline assessment GIA has modelled the consented scheme at the Central Club on the corner of Mill Lane and London Street. The consented scheme considers the demolition of the existing buildings and the construction of a new part two and part five storey building housing communal spaces and residential apartments. The image below shows the consented scheme in our context model. Given the close proximity to neighbouring properties adjacent to the Central Club at 44-48 London Street, GIA has also considered these properties within this assessment.

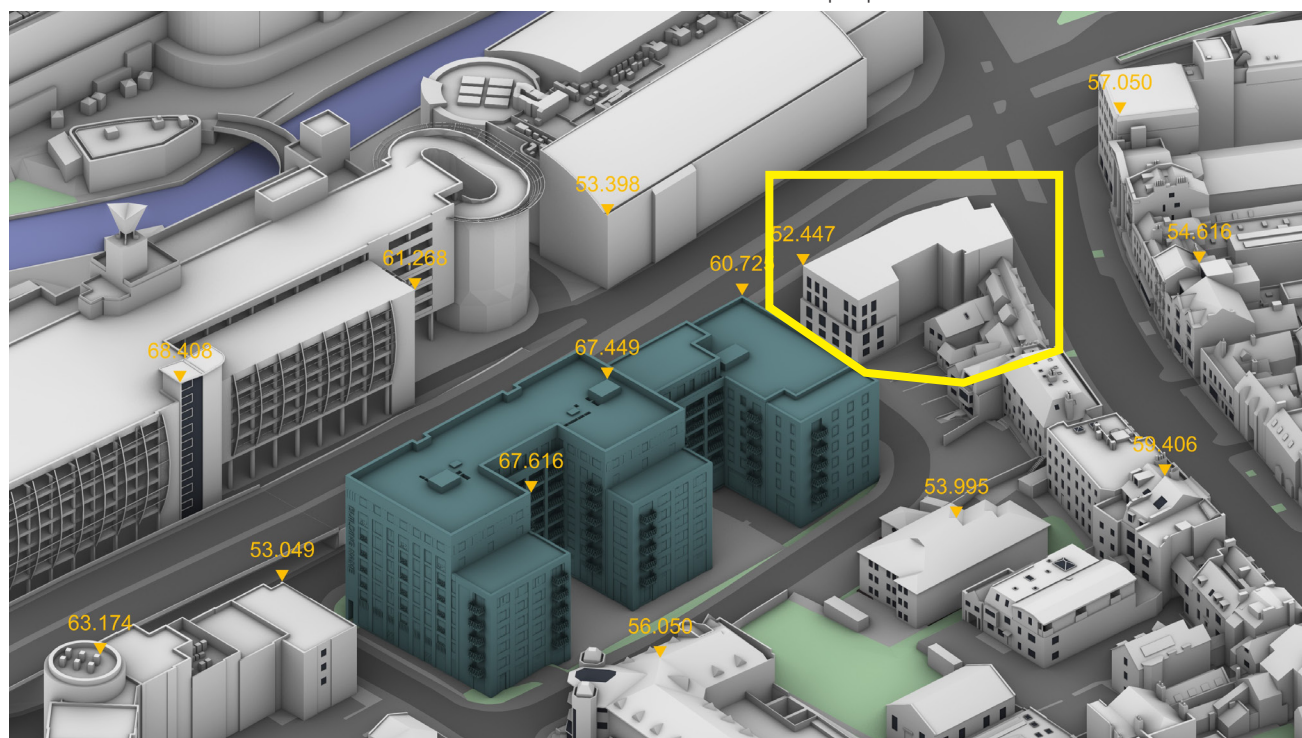


Figure 1: Future Baseline with Central Club

Future Baseline results

GIA has completed our assessments using the same assessment methodologies and considerations outlined within Section 4.2 and 4.6 of our full daylight & sunlight report. When considering the future baseline assessment both 44 and 48 London Street will meet the BRE criteria for Vertical Sky Component (VSC) for all assessed windows.

There are six site facing windows in 46 London Street. Four will meet the VSC criteria in the future baseline assessment. The remaining two windows (W1/F01 and W2/F01) will experience losses of 20.6% and 21.5% against a 20% target. These losses are therefore considered minor. Both windows will also retain in excess of 23% which has been considered good at recent appeals as noted within our full report.

From the planning portal GIA has modelled the consented scheme at the Central Club, it is important to note that no site works have commenced on this site and therefore this assessment is on the consideration that the Central Club will be built and occupied prior to the development on the Depot site. From our modelling we have considered 34 windows serving 14 habitable rooms. Against the proposed scheme 28 windows will meet the VSC criteria and are therefore considered negligible. Five of the remaining six windows will experience minor losses between 21.7% and 27.8% against a 20% target. The remaining window (W4/F00) will experience a loss of 32%. All six windows will retain in excess of 23% which is considered good. The window is also one of four serving a living room, when considering the VSC to the room, the room will meet the VSC criteria with a negligible loss of 17.3%.

As we have obtained the plans for this property, we have been able to undertake the NSL assessments. 12 of the 14 rooms assessed will meet the NSL criteria. The remaining two rooms (R3/F00 and R3/F01) serve bedrooms and will experience losses of 24.1% and 27.8% which is considered minor. Both rooms would also retain in excess of 70% sky visibility.

With regard to sunlight assessments, all windows and rooms will meet the BRE criteria for Annual Probably Sunlight Hours (APSH).

Summary

GIA have modelled the neighbouring consented scheme at the Central Club on the corner of London Street and Mill Lane. Following assessments of both the potential impact on the consented units and those properties adjacent to the Central Club, the majority of windows and rooms assess will meet the VSC and NSL criteria. Where losses do occur these are generally minor and retained levels are all considered to be good for urban areas. In relation to sunlight all windows and rooms will meet the APSH criteria.

It is GIA's opinion therefore that the resultant consented scheme will not alter the conclusions of the submitted report and that any potential additional losses in the future baseline assessment will not be significant to the future occupants of the neighbouring properties.

Yours sincerely,

For and on behalf of GIA



Conor Tierney

Senior Associate Director

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Encl. Appendix 01 – Drawing Plots
Appendix 02 – Results Table
Appendix 03 – NSL Contour Plots

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 01

PLOTS

PROPOSED IR24
IR24- 2025-0612-CJCT Design Freeze DWG

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

NOTES:
PROPOSED SCENARIO IN TEAL
ALL HEIGHTS AND DIMENSIONS GIVEN IN m AOD

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:

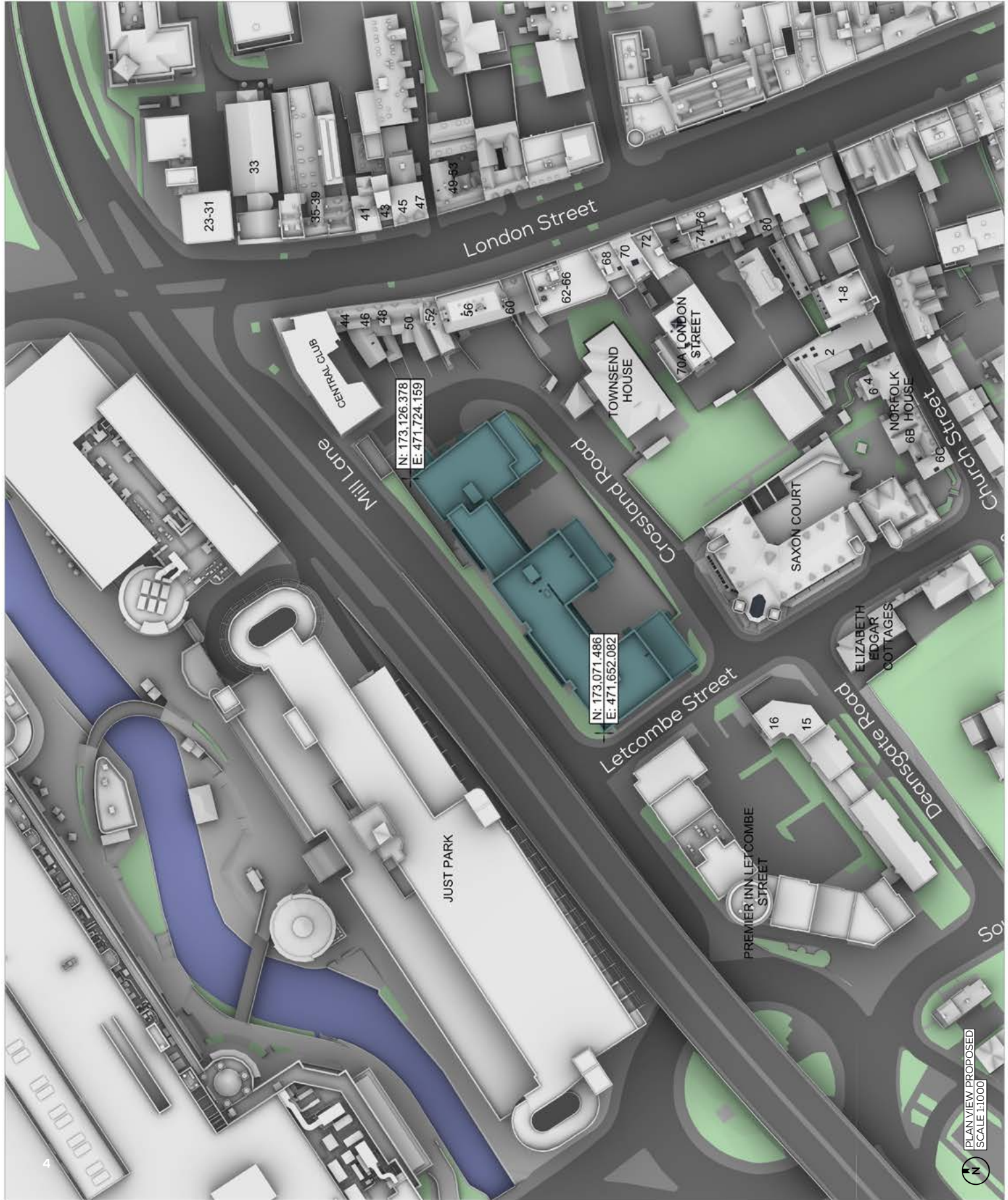
JOHN LEWIS, READING

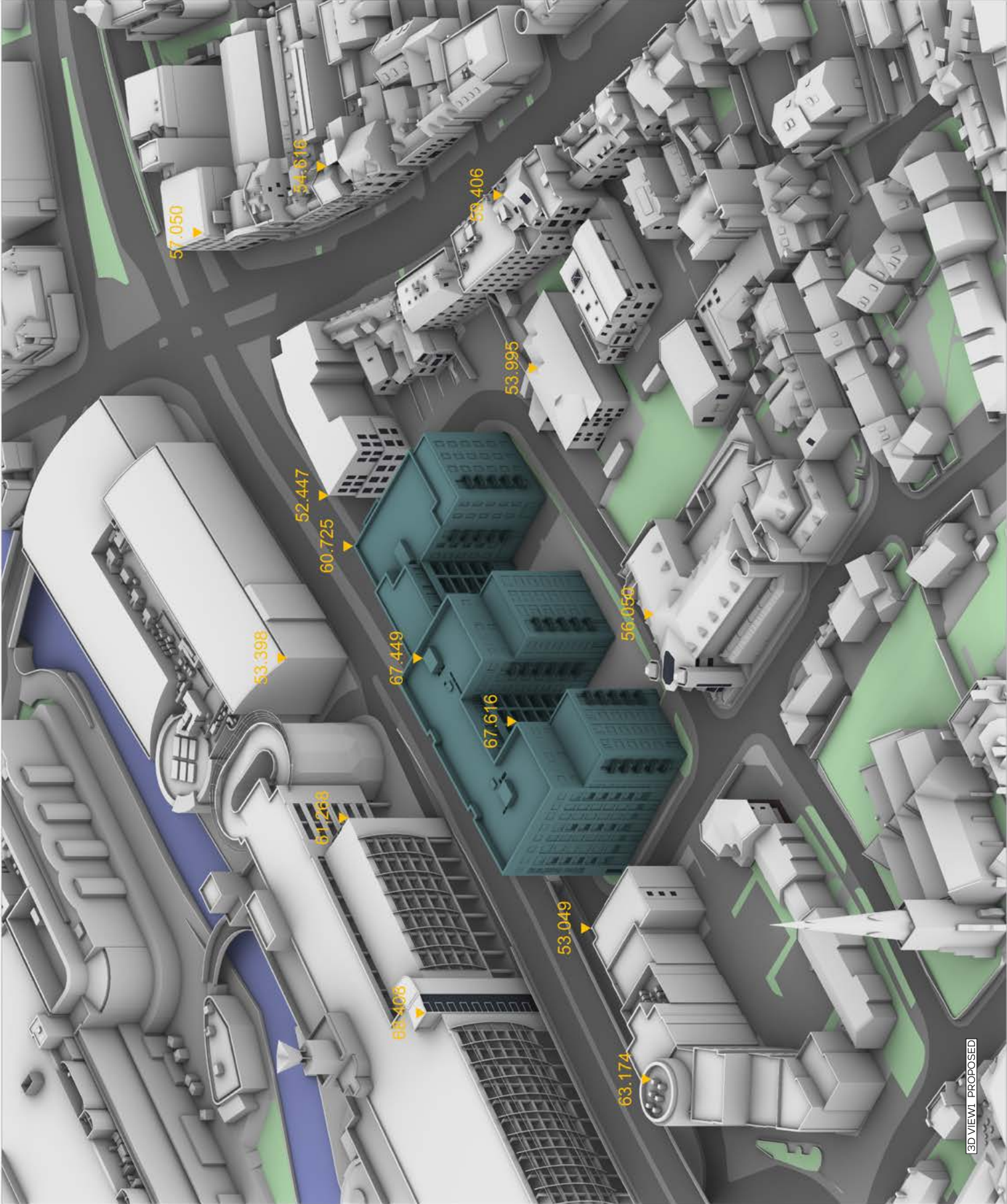
DRAWING NAME:
PLAN VIEW PROPOSED
PROPOSED IR24
RECEIVED ON 12.06.2025

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PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
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3D VIEW, PROPOSED

VUCITY TILES

IR04-19.03.2022

CMAD 229911162221000-TR00-C707-47X1

NOTES:
PROPOSED SCENARIO IN TEAL
ALL HEIGHTS AND DIMENSIONS GIVEN IN m AOD

PROJECT:

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RECEIVED ON 12.06.2025
PROPOSED IKT4

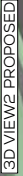
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CONCLUSIONS

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APPENDIX 02

RESULTS & CONTOURS

EXISTING v PROPOSED (RESULTS)

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC(WINDOW)					NSL			APSH (WINDOW)				
					WINDOW NOTES	EX %	PR %	LOSS %	EX %	PR %	LOSS %	EX	ANNUAL	WINTER	ANNUAL	WINTER	LOSS %

46 LONDON STREET																	
F01	R1	Residential	Unknown	W1/F01		31.1	24.7	6.4	20.6	N.A.	N.A.	N.A.	57	20	49	14	30
	R2	Residential	Unknown	W2/F01		29.3	23	6.3	21.5	N.A.	N.A.	N.A.	56	21	47	14	33.3
				W3/F01		8	7.9	0.1	1.3				2			50	100
	R3	Residential	Unknown	W4/F01		7.7	7.6	0.1	1.3	N.A.	N.A.	N.A.					
	R5	Residential	Unknown	W6/F01*		80.1	78.9	1.2	1.5	N.A.	N.A.	N.A.	83	25	77	20	20
F02	R2	Residential	Unknown	W2/F02		32.6	29.7	2.9	8.9	N.A.	N.A.	N.A.	47	16	42	11	31.2

48 LONDON STREET																	
F02	R1	Residential	Unknown	W2/F02		24.3	22.4	1.9	7.8	N.A.	N.A.	N.A.	27	4	24	1	75
	R2	Residential	Unknown	W1/F02		30.1	27.5	2.6	8.6	N.A.	N.A.	N.A.	35	6	32	3	50

44 LONDON STREET																	
F01	R1	Residential	Unknown	W1/F01		17.1	15.3	1.8	10.5	N.A.	N.A.	N.A.	33	9	31	7	22.2
				W2/F01		17.9	16.8	1.1	6.1				27	2	27	2	0
	R2	Residential	Unknown	W5/F01		3.2	3.2	0	0	N.A.	N.A.	N.A.					
F02	R1	Residential	Unknown	W2/F02		19.2	17.3	1.9	9.9	N.A.	N.A.	N.A.	35	7	33	5	28.6
	R2	Residential	Unknown	W1/F02		27.9	25.6	2.3	8.2	N.A.	N.A.	N.A.	46	15	43	12	20

CENTRAL CLUB																	
F00	R1	Residential	LKD	W1/F00		33.2	26	7.2	21.7	98.7	91.8	71	59	22	46	11	22
	R2	Residential	Bedroom	W2/F00		33.6	25.7	7.9	23.5	98	98	0	60	22	46	10	23.3
	R3	Residential	Bedroom	W3/F00		33.8	25	8.8	26	97.8	74.2	24.1	61	22	45	10	26.2
	R4	Residential	LKD	W4/F00		33.8	23	10.8	32	98.6	98.5	0.2	61	22	43	11	29.5
				W5/F00		31.5	27.8	3.7	11.7				72	23	58	12	47.8
				W6/F00		30.1	27.3	2.8	9.3				68	23	56	14	39.1

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EXISTING v PROPOSED (CONTOURS)

NSL CONTOURS



PROJECT: 20000 - JOHN LEWIS PARTNERSHIP, MI
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: CENTRAL CLUB
DATE: 08/09/2025
DRAWING No.: 20000-REL13-IS02-NSL1
SCHEME IR: IR24

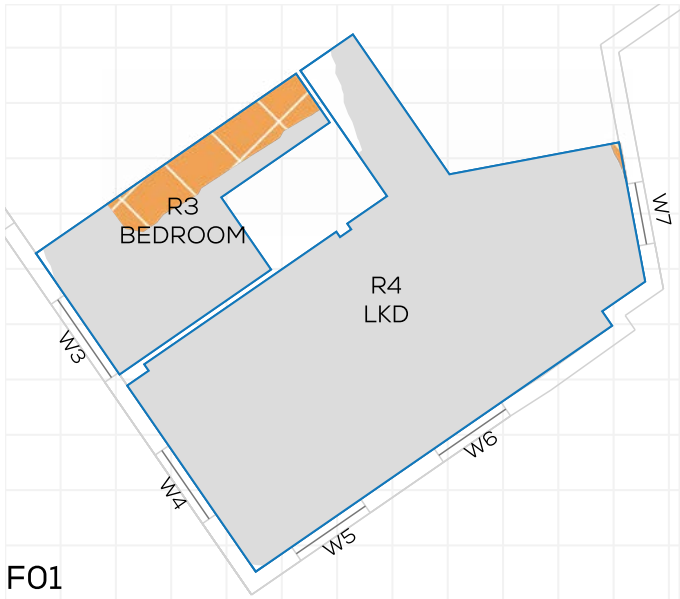
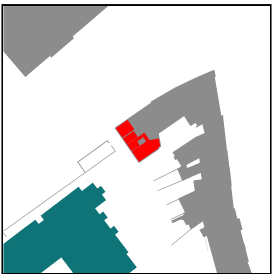
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EX	PR	LOSS-sqm	LOSS %
CENTRAL CLUB								
F00	R1	RESIDENTIAL	LKD	18.6	98.7	91.8	1.3	7.1
F00	R2	RESIDENTIAL	BEDROOM	10.4	98	98	0.0	0
F00	R3	RESIDENTIAL	BEDROOM	11.4	97.8	74.2	2.7	24.1
F00	R4	RESIDENTIAL	LKD	40.1	98.6	98.5	0.1	0.2
F01	R1	RESIDENTIAL	LKD	18.6	98.7	87.5	2.1	11.4
F01	R2	RESIDENTIAL	BEDROOM	10.4	99.8	99.8	0.0	0
F01	R3	RESIDENTIAL	BEDROOM	11.4	99.5	71.9	3.2	27.8
F01	R4	RESIDENTIAL	LKD	40.1	98.3	98.2	0.1	0.2

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