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DAYLIGHT & SUNLIGHT REPORT

Royal Elm Park – Block 6
Reading, RG2 0FL

Our Ref: 5246

21 October 2025

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Report details

Client: RFC Prop Co Ltd

Prepared by: TC

Checked by: EK

Date of issue: 21st October 2025

1 Introduction

- 1.1.1 eb7 have been instructed by RFC Prop Co Ltd to assess the quality of internal amenity within the proposed new development of Block 6 within the wider Royal Elm Park site, Reading RG2 0FL. These assessments consider the latest Stantec Architects' scheme proposals submitted as part of this application.
- 1.1.2 The methodology and criteria used for these assessments is provided by Building Research Establishment's (BRE) guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (BRE 209 3rd edition, 2022), which in turn references the British Standard BS EN17037:2018 'Daylight in buildings'.
- 1.1.3 In order to carry out an assessment, we have generated a 3D computer model (Test Environment) of the proposed development and the relevant surrounding obstructions. Using this model and our specialist software, we have calculated the daylight and sunlight levels within the proposed new dwellings.
- 1.1.4 The numerical criteria suggested within the BRE guidelines has been applied to each of the assessments mentioned above. It is important to note that these guidelines are not a rigid set of rules but are advisory and need to be applied flexibly according to the specific context of a site.

2 Guidance

Site layout planning for daylight and sunlight: A guide to good practice', BRE 2022'

- 2.1.1 The Building Research Establishment (BRE) Report 209, '*Site layout planning for daylight and sunlight: A guide to good practice*', is the reference document used by most local authorities for assessing daylight and sunlight in relation to new developments. Commonly referred to as 'the BRE guidelines,' it provides various testing methodologies to calculate the potential light levels received by neighbours of a development site and provided within a proposed new development.
- 2.1.2 The guidance given within the BRE document makes direct reference to the British Standard BS EN17037 (2018) and the CIBSE (Chartered Institute of Building Services Engineers) guide LG10: Daylighting – a guide for designers (2014). It is intended to be used in conjunction with these documents, which provide guidance on the assessment of daylight and sunlight within new buildings.
- 2.1.3 The 2022 update to the BRE guidance was published on 9th June 2022. The assessment methodologies and target metrics in respect of the impacts to neighbouring properties remain broadly unchanged from the earlier guidance save for some areas of clarification. The primary change relates to the assessment of internal daylight and sunlight amenity within the proposed habitable accommodation. The new guidance reflects the British Standard BS EN17037, published in 2018, which was based on the relevant European Standard but included a 'National Annex' clarifying the proposed application of the new internal guidance within the UK.
- 2.1.4 Detailed guidance upon the updated internal amenity standards is set out below. It is however important to note that the standard set out in BS EN17037 / BRE 209 (2022) are generally harder to achieve than the previous Average Daylight Factor (ADF) assessments adopted under the 2011 version of the guidance. A lower compliance rate with the new targets does not therefore indicate a less acceptable scheme as the difference in the assessment metrics should be noted. This is particularly so in respect of urban development where a number of important design factors such as the provision of balcony private amenity space and limiting solar gain / overheating may lead to a trade-off against achieving higher internal amenity levels.

2.2 Daylight to new buildings or consented developments (BRE2022)

- 2.2.1 The 2022 update to the BRE 209 document was published on June 9th, 2022. The new guidance reflects the UK National Annex of the British Standard: BS EN17037 (2018) and provides two methodologies for assessing the internal daylight amenity to new residential properties. The assessment method reported in this report is known as

'Daylight Illuminance' and is described in more detail below:

Daylight Illuminance Assessment

- 2.2.2 The Daylight Illuminance method utilises climactic data for the location of the site, based on a weather file for a typical or average year, to calculate the illuminance at points within a room on at least hourly intervals across a year. The illuminance is calculated across an assessment grid sat at the reference plane (usually desk height).
- 2.2.3 The guidance provides target illuminance levels that should be achieved across at least half of the reference plane for half of the daylight hours within a year.¹ The targets set out within the national annex are as follows:
- Bedrooms – 100 Lux
 - Living Rooms – 150 Lux
 - Kitchens – 200 Lux
- 2.2.4 For spaces with a shared use the higher target would generally apply such that it would be appropriate to adopt a target of 150 lux for a student bed sitting room if students would often spend time in their room during the day. The guidance notes that discretion should be used and, for example, a target of 150 lux may be appropriate in a Living / Kitchen / Dining Room within a modern flatted development where the kitchens are not 'habitable' space and small separate kitchens are to be avoided.

2.3 Sunlight to new buildings or consented developments (BRE2022)

- 2.3.1 In respect of direct sunlight, the 2022 BRE guidance reflects the BS EN 17037 recommendation that a space should receive a minimum of 1.5 hours of direct sunlight on a selected date between 1 February and 21 March with cloudless conditions. It is suggested that 21 March (equinox) be used for the assessment.
- 2.3.2 The BS EN 17037 criterion can be applied to all rooms of a unit, but it is preferable for the target to be achieved within a main living room. Rooms in all orientations may be assessed and the sunlight received by different windows may be added together providing there is no 'double-counting.'
- 2.3.3 Where a group of dwellings are planned the site layout and design should maximise the number of dwellings with main living rooms meeting these targets. It is also advised that a dwelling has at least one window wall facing within 90 degrees of due south. Sunlight Amenity
- 2.3.4 The impact to overshadowing and the provision of sunlight to open spaces is

¹ The European Standard also includes a minimum illuminance target to be achieved over 95% of the reference plane however this need not apply to dwellings in the UK.

assessed using the Sunlight Amenity test. This looks at the proportion of an amenity area that receives at least 2 hours of sun on the 21st of March in the present condition and compares this with the proportion of the area that receives at least 2 hours of sun on the 21st of March with the proposal in place.

- 2.3.5 For an amenity space within a proposal to be considered well sunlit throughout the year, the BRE guide suggests that at least 50% of the space should enjoy at least 2 hours of direct sunlight on March 21st.

2.4 Sunlight Amenity

- 2.4.1 The impact to overshadowing and the provision of sunlight to open spaces is assessed using the 'two hours sun contour' test. This quantifies at the proportion of an open space that receives at least two hours of direct sunlight on the 21st March.
- 2.4.2 For an open space to be considered well sunlit throughout the year, the BRE guide suggests that at least 50% should receive two hours of direct sunlight on 21st March. If the area of an existing open space receiving two hours of sunlight is reduced below 50% and is reduced below 0.8 times its former value, then the impact is likely to be noticeable.

3 Application of the guidance

3.1 Scope of assessment

- 3.1.1 Our assessment has considered all of the proposed residential units within the scheme. The daylight assessment considers all of the main habitable rooms (bedrooms, living rooms, kitchens etc.), toilets, hallways and staircases are not considered habitable use.

3.2 Application of the numerical criteria

- 3.2.1 The opening paragraphs of the BRE guidelines state:

"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 (see Section 5). In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."

- 3.2.2 It is therefore very important to apply the BRE guidance sensibly and flexibly, with careful consideration of the specific site context. Its numerical targets theoretically apply to any built environment, from city centres to rural villages. However, in more tightly constrained environments, achieving the default BRE targets can be very challenging and conflict with other beneficial factors of site layout design.

- 3.2.3 With the above in mind, rigid adherence to the BRE in certain situations could easily result in an inappropriate form of development. In which case it may be appropriate to adopt lower target values more appropriate to the location concerned. This is acknowledged in the BRE guidance at paragraph 2.2.3 (page 14):

"Note that numerical values given here are purely advisory. Different criteria may be used, based on the requirements for daylighting in an area viewed against other site layout constraints."

Criteria for daylight assessment

"2.1.14 Living rooms and kitchens need more daylight than bedrooms, so where there is a choice it is best to site the living room or kitchen away from obstructions. Dual-storey maisonette-type apartments may be planned with the main living rooms on the upper storey and the bedrooms on the lower floor for this reason. Areas without a special requirement for daylight, like bathrooms, stairwells, garages, and storage areas, can occupy the most obstructed areas such as internal corners of buildings. In mixed use developments commercial

uses may occupy the less well daylit areas, allowing residential parts to have better access to light."

Criteria for sunlight assessment

"3.1.14 The BS EN 17037 criteria are intended to apply to minimum, medium, and high levels of sunlight in a range of situations. However, in special circumstances the designer or planning authority may wish to choose a different target value for hours of sunlight. If sunlight is particularly important in a building, a higher target value or different target date may be chosen, although the risk of overheating needs to be borne in mind. Section 4 gives guidance on passive solar design. Conversely, if in a particular development sunlight is deemed to be less important but still worth checking for, a lower target value could be used. In either case, the sunpath indicators in Appendix A will still show whether the hours of sunlight received meet the target."

4 Planning Policy

4.1.1 We have considered local, regional, and national planning policy relating to daylight and sunlight. In general terms, planning policy advises that new development will only be permitted where it is shown not to cause unacceptable loss of daylight or sunlight amenity to neighbouring properties.

4.1.2 The need to protect amenity of neighbours is echoed within recent publications from the Mayor of London and the Secretary of State for Housing, Communities and Local Government. Although, these documents also stress that current guidance needs to be used flexibly where developments are located in urban areas and intend to achieve higher densities. Specifically, these documents suggest that the nationally applicable criteria given within the BRE guidance needs to be applied in consideration of the development's context.

4.1.3 The Proposed Development is Block 6 of a wider hybrid application which details the following development:

"Outline application (all matters reserved apart from access to the site) for residential development (Blocks 1 – 6 only) to provide up to 430 residential units, comprising predominantly 1 and 2 bedroom apartments (Use Class C3) along with associated landscaping and car parking;

And

Detailed application for residential and mixed use development comprising: 203 residential units (within Block 7) (Use Class C3) including 178 dedicated parking spaces (of which 12 are accessible); Convention Centre and ice rink (Use Classes D1/D2), approximately 25,831 m² GIA; 246 bedroom hotel (Use Class C1) and up to 102 serviced apartments (Use Class C1), approximately 23,605 m² GIA; Decked car parking within Convention Centre, approximately 4,981 m² GIA; Flexible ancillary retail space (Use Class A1), approximately 471.9 m² GIA (within Block 7 only); Flexible ancillary retail space (Use Class A3/A4), approximately 1,456 m² GIA (within Convention Centre only); Multi storey car park (17,300 m²) including small scale office provision (1,972 m²); Public open space (including public square and public park), with associated street furniture and public art and directional signage to form part of wider outline public open space strategy; Associated access, landscaping, cycle parking, transport interchange and related infrastructure and engineering works; Ancillary facilities for storage, management facilities and plant; Vehicular and pedestrian access; and Demolition of existing indoor training facility and enhancement existing RFC Garden of Remembrance."

4.1.4 The Proposed Development has also been designed in accordance with the Royal Elm Park Design Code (October 2025) which sets out policies taken into account during the design process to optimise daylight and sunlight amenity in keeping with the rest of the masterplan.

4.2 Reading Borough Local Plan (Adopted November 2019)

Safeguarding amenity

CC8: Safeguarding amenity

"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 sunlight and daylight;*

Wind and solar effects of tall buildings

5.3.47 Tall buildings can adversely affect the environmental quality of surrounding areas, ... And through overshadowing of other areas. However, good design and siting can successfully mitigate these impacts. A building, or grouping of buildings, should be modelled and simulated within its surrounding context, to examine environmental performance at an early design stage to highlight any potential issues that need to be addressed..... Sunlight and daylight should meet the criteria outlined in the 'Site layout planning for daylight and sunlight: a guide to good practice,' published by the Building Research Establishment (BRE) and the British Standard Code of Practice for Daylighting (BS8206-2).

4.3 The National Planning Policy Framework - Department for Housing, Communities and Local Government (December 2024)

- 4.3.1 The latest version of the National Planning Policy Framework sets out planning policies for England and how these are expected to be applied. In respect of daylight and sunlight it stresses the need to make optimal use of sites and to take a flexible approach to daylight and sunlight guidance. Para 130 States: -

11. Making effective use of land

Achieving appropriate densities

"130. Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

c) 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).

5 Sources of Information & Assumptions

5.1.1 2D architectural drawings and 3D Models have been used to create a 3D computer model of the proposed development in the context of the existing site and surrounding buildings.

5.1.2 The full list of sources of information used in this assessment is as follows: -

5.2 Stantec Architects

3D Model

333101170 - Royal Elm Park - OPP2016.dwg

Received 10/01/2025

2D drawings

24116_Block 7 Plans.dwg

24116-RG-M-19g - Stadium Park Masterplan. dwg

Received 10/01/2025

333101170 LN-A-PL100 REV P1 Proposed Lower Ground Floor Plan

333101170 LN-A-PL101 REV P1 Proposed Ground Floor Plan

333101170 LN-A-PL102 REV P1 Proposed First Floor Plan

333101170 LN-A-PL103 REV P1 Proposed 2nd Floor Plan

333101170 LN-A-PL104 REV P1 Proposed 3rd Floor Plan

333101170 LN-A-PL105 REV P1 Proposed 4th Floor Plan

333101170 LN-A-PL106 REV P1 Proposed 5th Floor Plan

333101170 LN-A-PL107 REV P1 Proposed 6th Floor Plan

333101170 LN-A-PL108 REV P1 Proposed Roof Plan

333101170 LN-A-203 REV P1 NE Elevation

333101170 LN-A-202 REV P1 SW Elevation

333101170 LN-A-201 REV P1 NW Elevation

333101170 LN-A-200 REV P1SE Elevation

Received 01/10/2025

5.2.1 In order to produce the daylight and sunlight assessments in line with BRE guidance, we have applied a number of inputs to represent the physical nature of the proposed development and surrounding context. These inputs are: -

5.3 Material reflectance values

Surface	Reflectance value
Interior walls	0.8 (white paint)
Interior ceilings	0.8 (white paint)
Floors	0.4 (light coloured carpet or flooring)
Exterior walls and obstructions	0.2
Exterior ground	0.2

Table 1 - Surface reflectance of construction materials

5.4 Glazing properties

- 5.4.1 We have assumed that the glazing used within the development will be standard clear double glazed with a low emissivity coating with a diffuse transmittance factor of 0.68. We have also applied a window framing factor of 0.8, to account for the proportion of frame to glazing. We have quantified this by measuring areas for windows across the proposed
- 5.4.2 We have also applied a maintenance factor of 0.92 to the windows to account for the build-up of dirt.

6 The Site and Proposal

- 6.1.1 The site is located adjacent to the Select Car Leasing Stadium in Reading, RG02 0FL, and currently contains a large surface car park. This Reserved Matters application pursuant to outline planning permission 160199 seeking approval for details relating to access, appearance, landscaping, layout, and scale in respect of the development of Phase 5 incorporating 84 residential dwellings, part of Royal Elm Gardens, and all associated engineering works.

7 Assessment results

7.1 Daylight and sunlight within the proposal

7.1.1 The daylight and sunlight amenity provided within the proposed residential accommodation has been assessed using the Daylight Illuminance assessment set out within the 2022 BRE guidance

7.1.2 Full results of the daylight and sunlight assessments within the proposed apartments, are attached within Appendix 2, the drawings to show the layout of rooms and windows are attached within Appendix 1.

Daylight

Room Use	No. of rooms assessed	Rooms meeting Daylight Illuminance target
Bedrooms	179	146 (82%)
LKD	82	63 (77%)
Studio	2	0 (0%)
Scheme Total	263	209 (79%)

Table 2 - Summary daylight results for proposed accommodation

7.1.3 The results of the Daylight Illuminance assessment indicate that 209 (79%) of the 263 habitable rooms meet or exceed the BRE target. Of the 54 rooms that do not meet the criteria, 19 of these are Living/Kitchen/Dining rooms (LKDs), two are studios and 33 are bedrooms.

7.1.4 Of the 54 deviating rooms, 25 bedrooms and 8 LKDs achieve within 30% of the recommended lux levels and are therefore considered only minor transgressions from the BRE guidelines.

7.1.5 Each of the LKDs and studios have been designed around deep open plan spaces with generous dining and kitchen areas that have been included within our assessment. The deep plan nature of these spaces makes it difficult for daylight to reach the very deepest parts of the room. The LKDs and Studios have been designed to include the main living area as close to the window as possible, so they experience higher levels of daylight as this is where the occupants will spend most of their time.

7.1.6 Given Block 6 is also located within a dense part of the wider Proposed Development at Royal Elm Park, the outward facing units to the north and south will have a direct view of the wider development's own massing. This is typical of multi-block developments and compliance should be viewed flexibly given the surrounding context.

7.1.7 It should also be noted that each of the deviating LKDs and studios which fall below

the targets are located part beneath or part behind balconies. These balconies provide important external amenity to the apartments, but also cause obstruction to daylight and sunlight. There is therefore a direct trade-off between the amenity provided by the balconies and the lower potential for daylight. Whilst the daylight levels to a small number of rooms are lower than the suggested BRE target, the use of an outdoor amenity space can be equally beneficial to the occupants and the amenity benefits associated with the balconies can offset any reduced level of daylight.

- 7.1.8 In regard to the remaining eight bedrooms, the BRE Guidance says that whilst bedrooms should be considered, they are of lower sensitivity when compared to main living spaces, due to the primary use and function of the space.
- 7.1.9 Overall, our internal assessments indicate that the proposed development has a very high level of compliance with the 2022 BRE guidelines.

Sunlight

Number of Units	Total No. of units meeting sunlight targets
78	47 (60%)

Table 3 - Sunlight compliance summary

- 7.1.10 In respect of direct sunlight, the target is for units to achieve at least 1.5 hours of direct sunlight on March 21st ideally within the main living space.
- 7.1.11 Overall, the scheme performs well with 60% of units meeting or exceeding the BRE target.
- 7.1.12 Whilst the BRE guide suggests that all units are tested, sunlight availability is orientation specific such that those units with a more northerly orientation will receive less sunlight particularly early in the year.
- 7.1.13 It is common that site constraints will result in not all units being south facing. The BRE Guidance suggests in its introduction that the numerical targets given need to be interpreted flexibly and in consideration of other site constraints. Clearly, attaining full compliance with sunlight targets would conflict with the overarching design constraints for the Site and needs to be viewed on balance.
- “For larger developments of flats, especially those with site constraints, it may not be possible to have every living room facing within 90° of due south”*
- 7.1.14 The Proposed Development limits the properties outside of this orientation and the overall compliance is considered to be very high and in line with the BRE guidance.

7.2 Sunlight within the proposed gardens and amenity areas

- 7.2.1 We have assessed the provision of sunlight to the proposed amenity / shared communal areas using the BRE's two hours sun contour (sunlight amenity) assessment. This has considered the following amenity areas and open spaces within Block 6:
- Area 1 – Podium / Courtyard
 - Area 2 – Public Space to the south
- 7.2.2 The results of this analysis are shown on our drawings labelled 5246-R03-SA01 within Appendix 3.
- 7.2.3 Our sunlight amenity results show that across both of the proposed amenity areas, 83% will receive at least 2 hours of sunlight on March 21st, which is in excess of the recommended 50% suggested by the BRE Guidance.
- 7.2.4 Whilst Area 1 in isolation may present a marginal deviation from the recommended target, achieving the recommended two hours of sunlight to 31% of the space, compared to the target of 50%, the vast majority of the area will receive in excess of 1 hour of sunlight on March 21st. This is not uncommon for a multi-block development such as this and remains in line with the original overshadowing assessment submitted for the consented hybrid application ref: PL/16/0199, which also presented a deviation in this courtyard space.
- 7.2.5 Despite the courtyard area presenting a minor deviation compliance on March 21st, the space will achieve compliant levels of sunlight only a few days later on April 5th. In addition to this, a further assessment on June 21st (summer solstice) highlights that this area will achieve the recommended level of sunlight to 81% of the space, at a time when this area is most likely to be used more often and for longer periods of time.
- 7.2.6 The main public amenity space to the south of the block presents compliance within 100% of the area on March 21st, highlighting that the proposed residents will have direct access to a well-lit public amenity area year-round.

8 Conclusions

- 8.1.1 This practice has undertaken a detailed assessment of the daylight and sunlight amenity provided within the proposed new dwellings within Block 6 at Royal Elm Park. These assessments have followed guidance set out within the BRE document BR209 '*Site layout planning for daylight and sunlight: A guide to good practice*' (BRE, 2022) and the British Standard BS EN17037:2018 '*Daylight in buildings*'.

8.2 Daylight within the proposed new dwellings

- 8.2.1 The assessment of daylight within the proposed residential units has shown that the vast majority of rooms receive good levels in excess of the relevant 2022 BRE targets. The Daylight Illuminance assessments indicate that 79% of the proposed habitable rooms will meet or exceed the BRE targets. The majority of rooms that do deviate from the targets are bedrooms, most of which fall within 30% of the room use target and are only considered minor transgressions. Where LKDs and Studios deviate, this is primarily driven by the open plan nature of the space combined with part obstruction of solid overhanging balconies and the need to provide private amenity space. This assessment confirms very high levels of compliance and reflects the high quality of the design.

8.3 Sunlight within the proposed new dwellings

- 8.3.1 The assessment of sunlight within the proposed new dwellings has been undertaken using the Sunlight Exposure test set out within the guidance. The results have shown that 47 (60%) of the 78 total units tested meet the BRE targets, which is considered a good compliance given the multi-block nature of the wider development.
- 8.3.2 As with multi-block schemes, the provision of homes facing all aspects are unavoidable and therefore lower levels of compliance are typical for the sunlight assessment. Additionally, where deviations occur, again they are driven by the need to provide outdoor private amenity space for each unit.

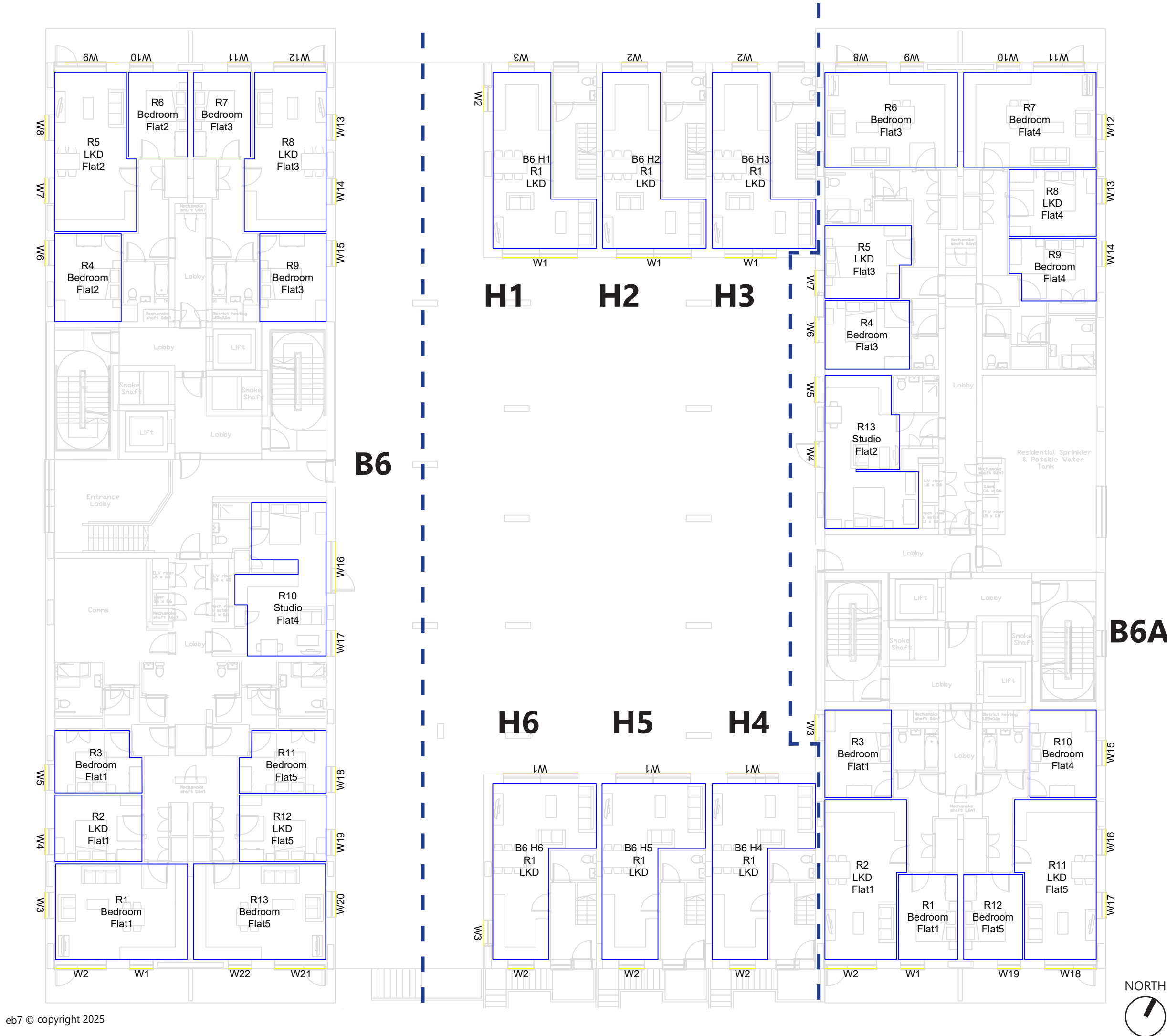
8.4 Overshadowing / sunlight within the proposed amenity areas

- 8.4.1 The assessment of sunlight (overshadowing) within the proposed areas of shared amenity space have shown that overall, 83% of the amenity space provided will receive more than two hours of sunlight on 21st March and thereby exceed the BRE targets. Where areas of shadow occur, these are expected and in line with the original hybrid application.
- 8.4.2 The developments impact upon the neighbouring properties is therefore considered to be entirely consistent with the BRE guidance and relevant planning policy in terms of daylight and sunlight.



Appendix 1

Drawings of the existing, proposed and surrounding buildings



Sources of information

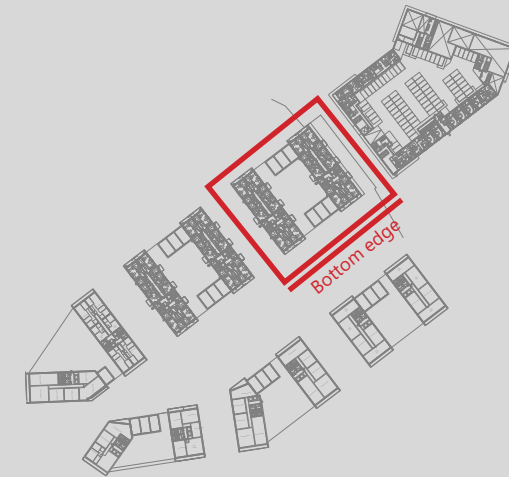
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plan.dwg
333101170 - Royal Elm Park - OPP2016.
dwg
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459E8B5459B84CFCBAFEF7271ED6ECA.
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333101170 - Royal Elm Park_Block 6 Eleva-
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333101170 - Royal Elm Park_Block 6 Lay-
outs 251001.dwg
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EB7 Ltd
Site Photographs
Ordnance Survey

Block 6 only



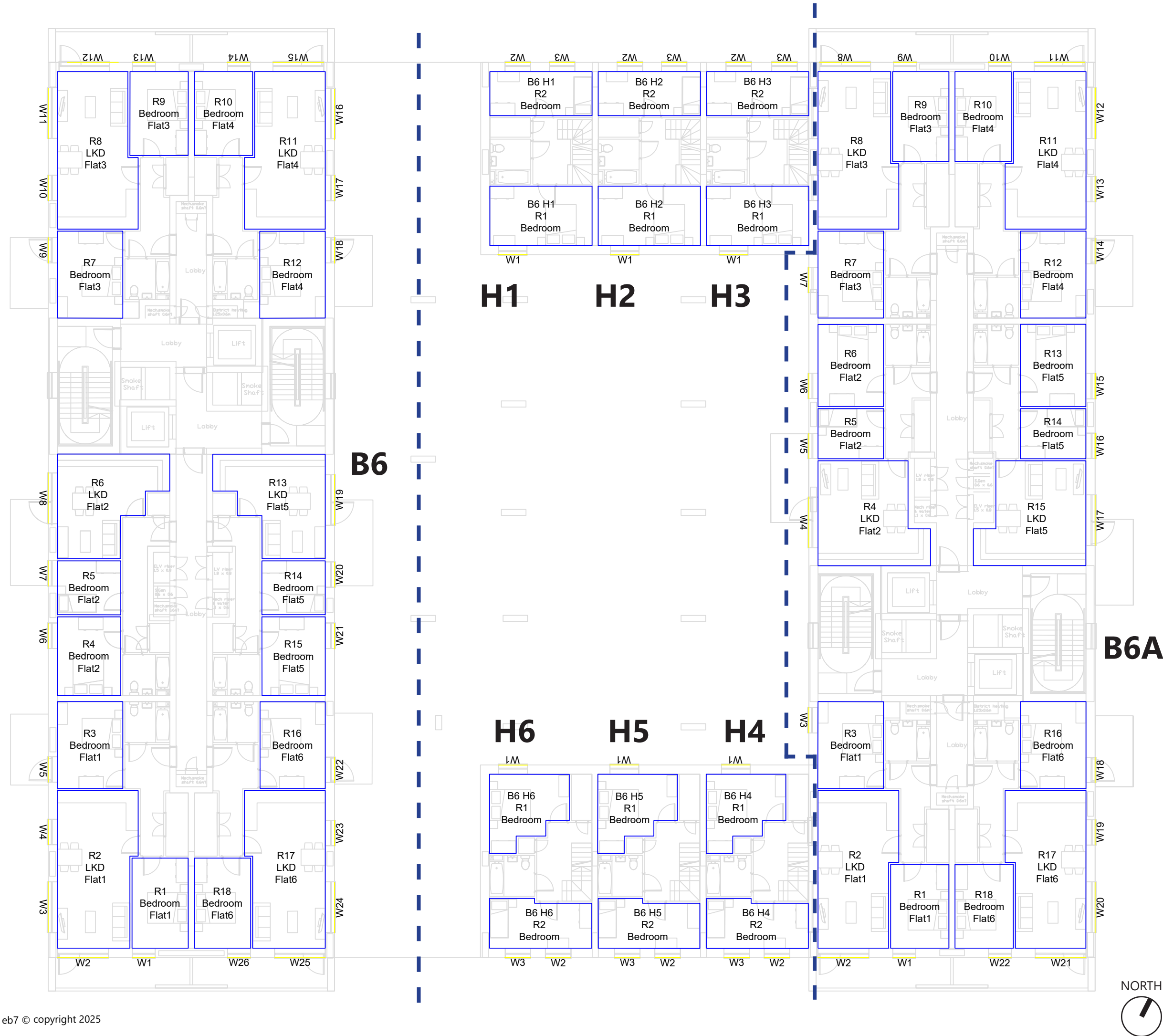
Project Royal Elm Park
RG2 0FL

Title Ground Floor
Room Layout
B6-B6A/H01-06

Drawn AP Checked --

Date 03/10/2025 Project 5246

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Sources of information

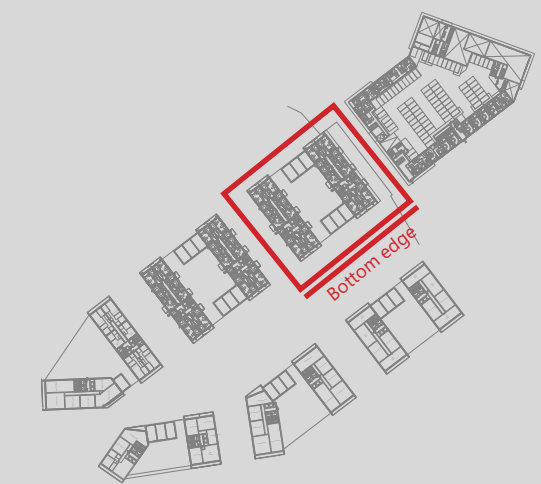
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Received 17/01/2025

333101170 - Royal Elm Park_Block 6 Elevations 251001.dwg
333101170 - Royal Elm Park_Block 6 Layouts 251001.dwg
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EB7 Ltd
Site Photographs
Ordnance Survey

Block 6 only



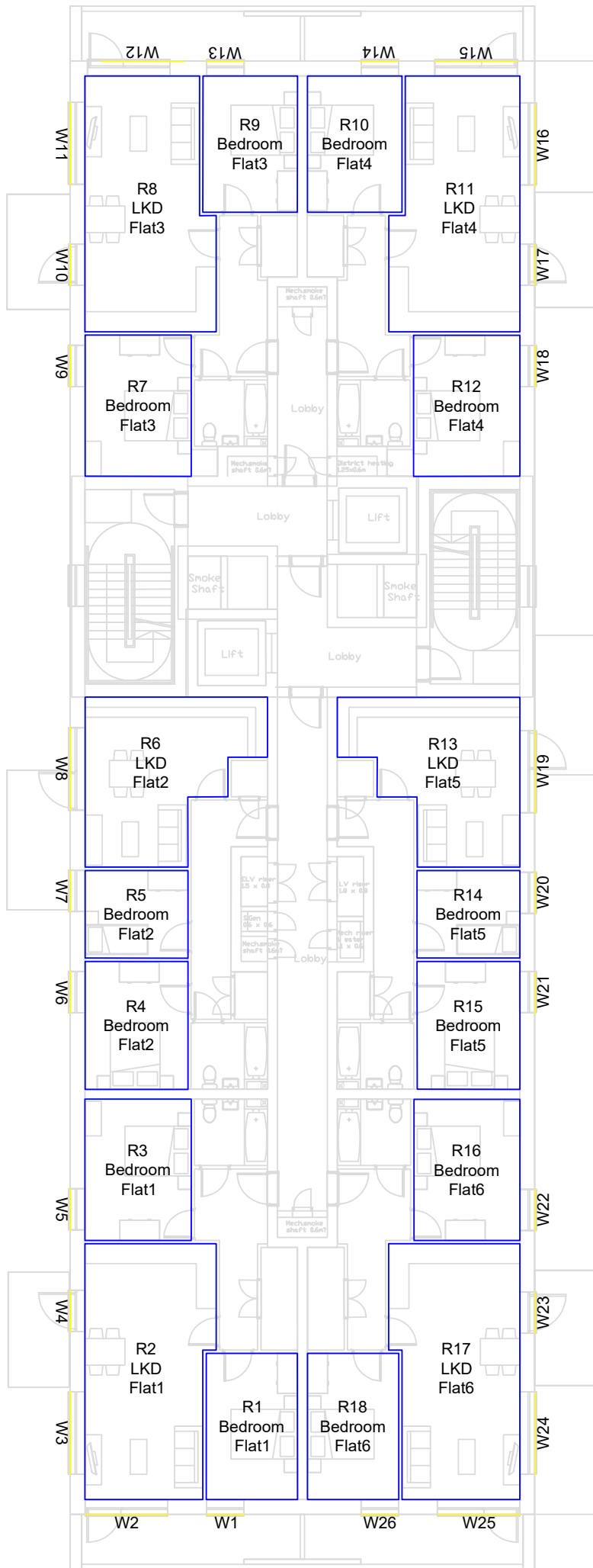
Project Royal Elm Park
RG2 0FL

Title First Floor
Room Layout
B6-B6A/H01-06

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Date 03/10/2025 Project 5246

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B6A



Sources of information

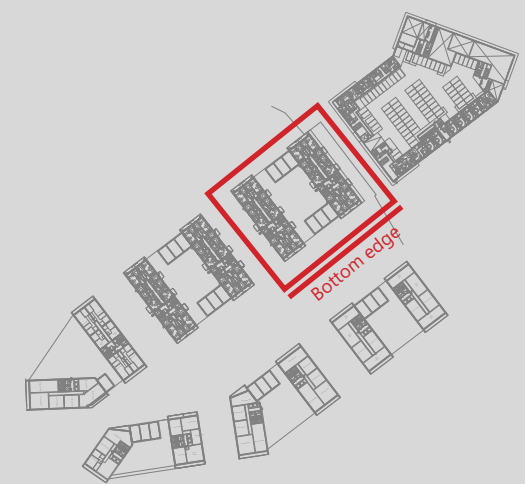
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Received 01/10/2025

EB7 Ltd
Site Photographs
Ordnance Survey

Block 6 only



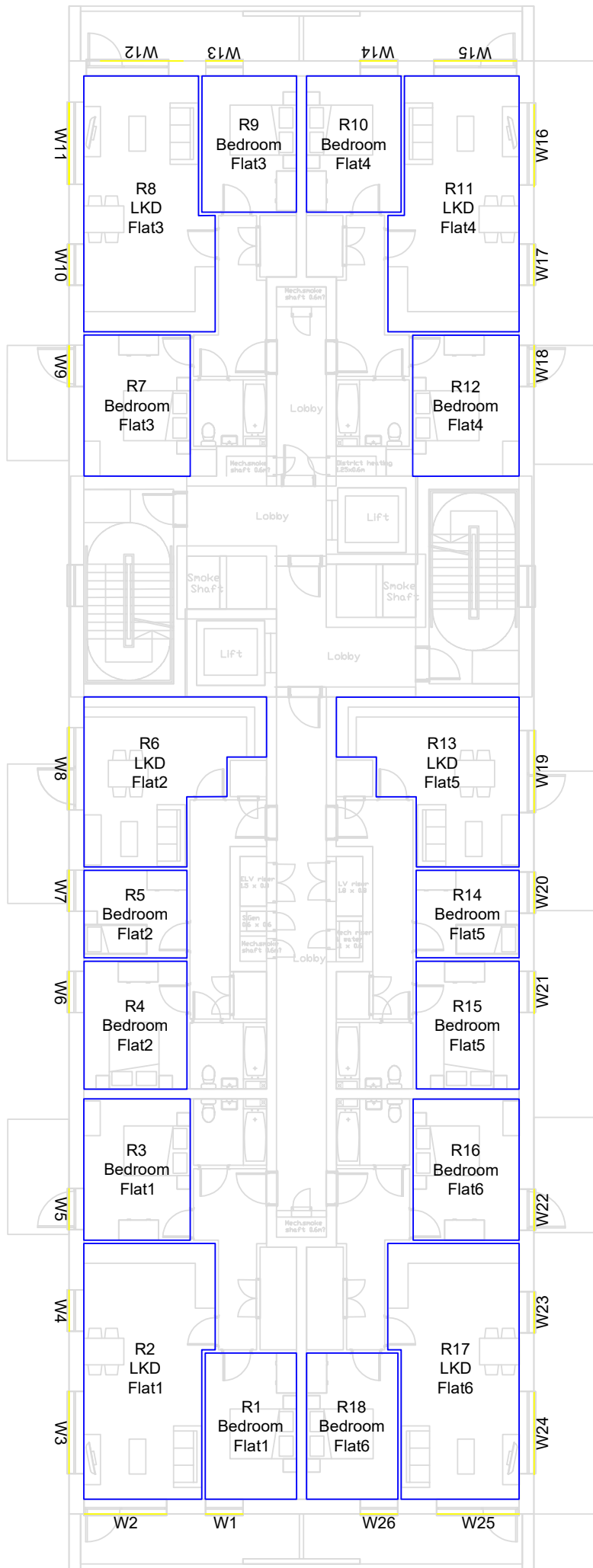
Project Royal Elm Park
RG2 0FL

Title Third Floor
Room Layout
B6-B6A/H01-06

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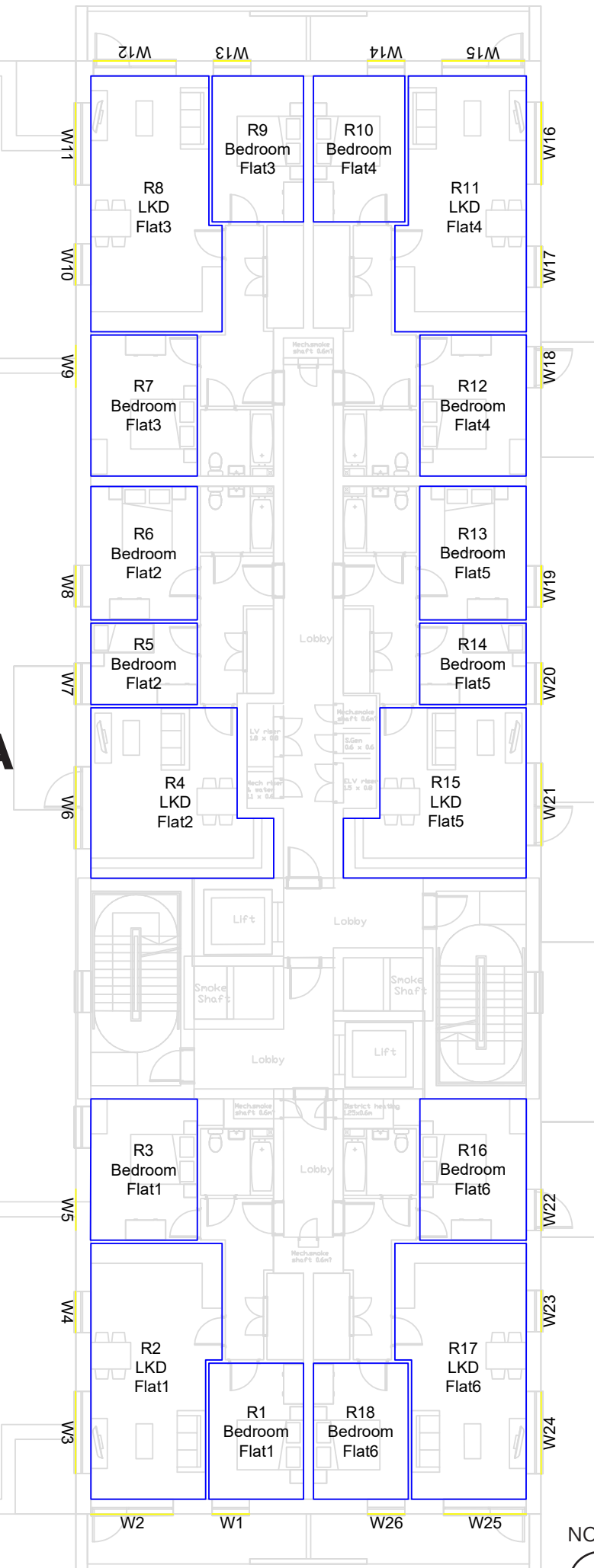
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B6

B6A



Sources of information

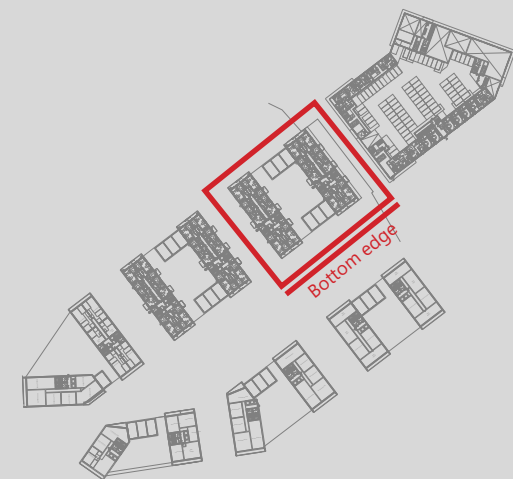
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Ordnance Survey

Block 6 only



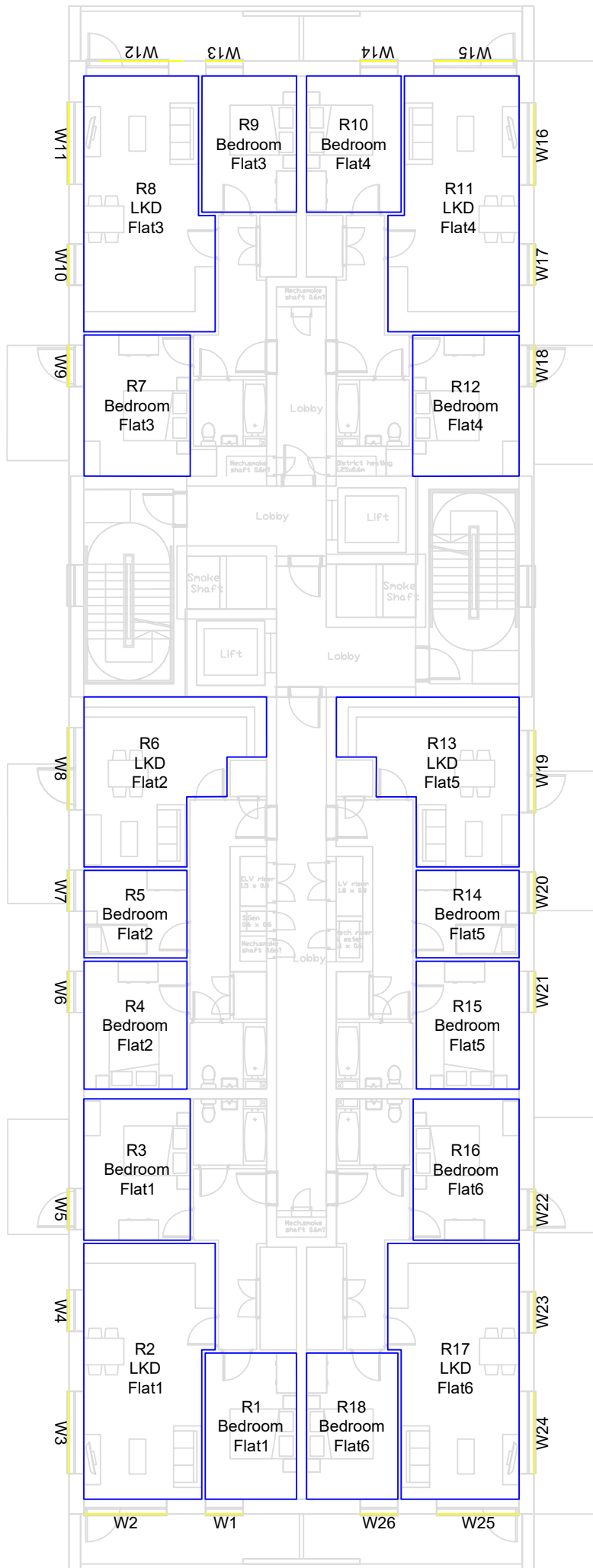
Project Royal Elm Park
RG2 0FL

Title Fourth Floor
Room Layout
B6-B6A/H01-06

Drawn AP Checked --

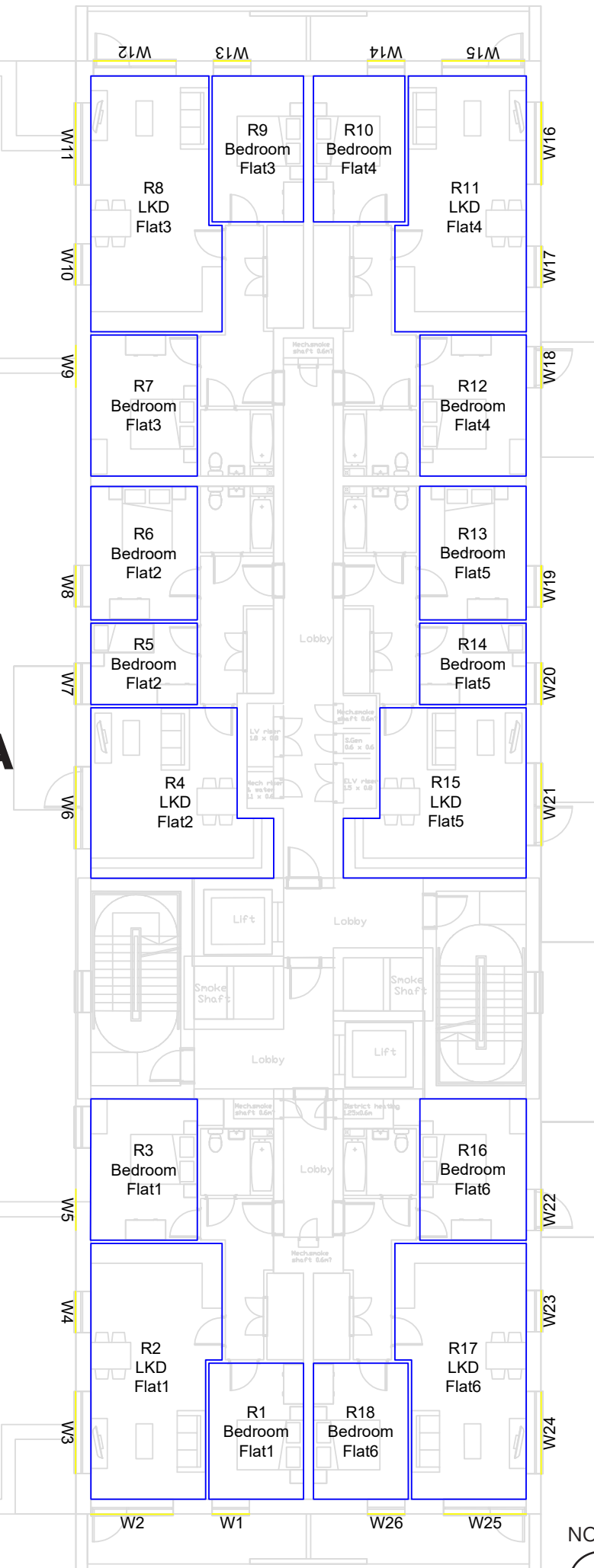
Date 03/10/2025 Project 5246

Rel no. 03 Prefix ID01 Page no. 05



B6

B6A



Sources of information

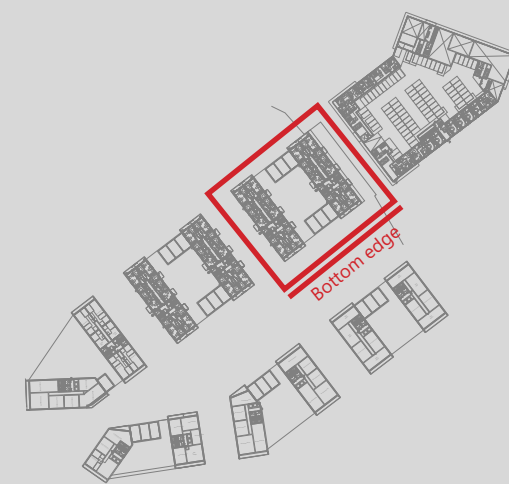
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Received 01/10/2025

EB7 Ltd
Site Photographs
Ordnance Survey

Block 6 only



Project Royal Elm Park
RG2 0FL

Title Fifth Floor
Room Layout
B6-B6A/H01-06

Drawn AP Checked --

Date 03/10/2025 Project 5246

Rel no. 03 Prefix ID01 Page no. 06



Sources of information

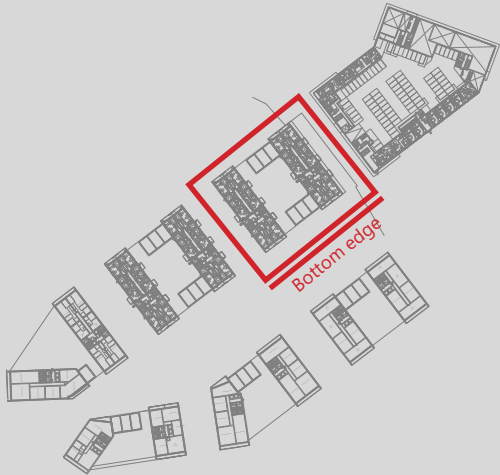
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Received 01/10/2025

EB7 Ltd
Site Photographs
Ordnance Survey

Block 6 only



Project Royal Elm Park
RG2 0FL

Title Sixth Floor
Room Layout
B6-B6A/H01-06

Drawn AP Checked --

Date 03/10/2025 Project 5246

Rel no. 03 Prefix ID01 Page no. 07



Appendix 2

Results of the daylight and sunlight assessments
within the proposed dwellings

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)			Sunlight Exposure (SE)	
						Target Lux	% of Room meeting target	Median Lux of Room	Target	Sunlight Exposure
						(Lux)	(%)	(Lux)	(Hrs)	(Hrs)
B6	Flat1	Ground	R1	W1 W2 W3	Bedroom	100	100%	345	1.5	4.6
			R2	W4	LKD	150	22%	96	1.5	1.5
			R3	W5	Bedroom	100	31%	77	1.5	1.1
	Flat2	Ground	R4	W6	Bedroom	100	31%	86	1.5	0.0
			R5	W8 W9 W7	LKD	150	100%	384	1.5	0.5
			R6	W10	Bedroom	100	100%	213	1.5	0.0
	Flat3	Ground	R7	W11	Bedroom	100	100%	212	1.5	0.0
			R8	W13 W12 W14	LKD	150	100%	349	1.5	0.2
			R9	W15	Bedroom	100	5%	42	1.5	0.0
	Flat4	Ground	R10	W16 W17	Studio	150	8%	72	1.5	0.1
	Flat5	Ground	R11	W18	Bedroom	100	6%	40	1.5	0.0
			R12	W19	LKD	150	10%	64	1.5	0.0
			R13	W21 W22 W20	Bedroom	100	100%	313	1.5	2.4
	Flat1	First	R1	W1	Bedroom	100	47%	97	1.5	1.5
			R2	W2 W4 W3	LKD	150	100%	322	1.5	5.7
			R3	W5	Bedroom	100	29%	75	1.5	1.1
	Flat2	First	R4	W6	Bedroom	100	44%	94	1.5	1.0
			R5	W7	Bedroom	100	91%	121	1.5	0.7
			R6	W8	LKD	150	18%	101	1.5	1.5
	Flat3	First	R7	W9	Bedroom	100	27%	79	1.5	0.6
			R8	W11 W12 W10	LKD	150	100%	413	1.5	0.9
			R9	W13	Bedroom	100	99%	144	1.5	0.0
	Flat4	First	R10	W14	Bedroom	100	97%	139	1.5	0.0
			R11	W15 W17 W16	LKD	150	100%	338	1.5	0.0

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)			Sunlight Exposure (SE)	
						Target Lux	% of Room meeting target	Median Lux of Room	Target	Sunlight Exposure
						(Lux)	(%)	(Lux)	(Hrs)	(Hrs)
			R12	W18	Bedroom	100	20%	58	1.5	0.0
	Flat5	First	R13	W19	LKD	150	24%	96	1.5	0.6
			R14	W20	Bedroom	100	96%	135	1.5	0.0
			R15	W21	Bedroom	100	48%	98	1.5	0.0
	Flat6	First	R16	W22	Bedroom	100	21%	57	1.5	0.2
			R17	W24 W23 W25	LKD	150	99%	312	1.5	2.6
			R18	W26	Bedroom	100	47%	98	1.5	2.6
	Flat1	Second	R1	W1	Bedroom	100	64%	107	1.5	1.5
			R2	W2 W3 W4	LKD	150	100%	400	1.5	5.9
			R3	W5	Bedroom	100	36%	87	1.5	1.8
	Flat2	Second	R4	W6	Bedroom	100	58%	105	1.5	1.2
			R5	W7	Bedroom	100	52%	101	1.5	1.2
			R6	W8	LKD	150	24%	100	1.5	0.0
	Flat3	Second	R7	W9	Bedroom	100	39%	93	1.5	0.0
			R8	W10 W11 W12	LKD	150	100%	475	1.5	2.3
			R9	W13	Bedroom	100	99%	145	1.5	0.0
	Flat4	Second	R10	W14	Bedroom	100	97%	140	1.5	0.0
			R11	W15 W16 W17	LKD	150	100%	418	1.5	0.7
			R12	W18	Bedroom	100	31%	78	1.5	0.0
	Flat5	Second	R13	W19	LKD	150	35%	121	1.5	0.7
			R14	W20	Bedroom	100	86%	117	1.5	0.2
			R15	W21	Bedroom	100	80%	123	1.5	0.2
	Flat6	Second	R16	W22	Bedroom	100	33%	83	1.5	0.2
			R17	W23 W24 W25	LKD	150	100%	428	1.5	3.1
			R18	W26	Bedroom	100	66%	110	1.5	2.8
	Flat1	Third	R1	W1	Bedroom	100	86%	121	1.5	1.5
			R2	W2	LKD	150	100%	406	1.5	6.8

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)			Sunlight Exposure (SE)	
						Target Lux	% of Room meeting target	Median Lux of Room	Target	Sunlight Exposure
						(Lux)	(%)	(Lux)	(Hrs)	(Hrs)
				W3 W4						
	Flat2	Third	R3	W5	Bedroom	100	59%	104	1.5	1.8
			R4	W6	Bedroom	100	91%	127	1.5	1.9
			R5	W7	Bedroom	100	84%	115	1.5	1.9
	Flat3	Third	R6	W8	LKD	150	49%	146	1.5	0.0
			R7	W9	Bedroom	100	65%	107	1.5	1.1
			R8	W10 W11 W12	LKD	150	100%	453	1.5	2.9
	Flat4	Third	R9	W13	Bedroom	100	99%	146	1.5	0.0
			R10	W14	Bedroom	100	97%	141	1.5	0.0
			R11	W15 W16 W17	LKD	150	100%	430	1.5	0.2
	Flat5	Third	R12	W18	Bedroom	100	81%	126	1.5	0.0
			R13	W19	LKD	150	68%	176	1.5	1.4
			R14	W20	Bedroom	100	100%	239	1.5	0.2
			R15	W21	Bedroom	100	100%	166	1.5	0.2
	Flat6	Third	R16	W22	Bedroom	100	84%	133	1.5	0.2
			R17	W23 W24 W25	LKD	150	100%	443	1.5	3.2
	Flat1	Fourth	R18	W26	Bedroom	100	91%	121	1.5	3.2
			R1	W1	Bedroom	100	99%	132	1.5	1.5
			R2	W2 W3 W4	LKD	150	100%	551	1.5	7.2
	Flat2	Fourth	R3	W5	Bedroom	100	89%	123	1.5	2.2
			R4	W6	Bedroom	100	100%	164	1.5	2.8
			R5	W7	Bedroom	100	100%	157	1.5	2.8
	Flat3	Fourth	R6	W8	LKD	150	67%	193	1.5	0.0
			R7	W9	Bedroom	100	90%	129	1.5	1.5
			R8	W10 W11 W12	LKD	150	100%	571	1.5	5.3
			R9	W13	Bedroom	100	99%	146	1.5	0.0

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)			Sunlight Exposure (SE)	
						Target Lux	% of Room meeting target	Median Lux of Room	Target	Sunlight Exposure
						(Lux)	(%)	(Lux)	(Hrs)	(Hrs)
	Flat4	Fourth	R10	W14	Bedroom	100	97%	141	1.5	0.0
			R11	W15 W16 W17	LKD	150	100%	544	1.5	1.2
			R12	W18	Bedroom	100	93%	146	1.5	0.0
	Flat5	Fourth	R13	W19	LKD	150	71%	206	1.5	0.6
			R14	W20	Bedroom	100	100%	185	1.5	0.2
			R15	W21	Bedroom	100	100%	203	1.5	0.2
	Flat6	Fourth	R16	W22	Bedroom	100	94%	155	1.5	0.2
			R17	W23 W24 W25	LKD	150	100%	591	1.5	3.2
			R18	W26	Bedroom	100	99%	132	1.5	3.2
	Flat1	Fifth	R1	W1	Bedroom	100	100%	166	1.5	2.3
			R2	W2 W3 W4	LKD	150	100%	727	1.5	8.5
			R3	W5	Bedroom	100	100%	208	1.5	3.8
	Flat2	Fifth	R4	W6	Bedroom	100	100%	234	1.5	3.4
			R5	W7	Bedroom	100	100%	335	1.5	2.8
			R6	W8	LKD	150	96%	347	1.5	3.2
	Flat3	Fifth	R7	W9	Bedroom	100	100%	220	1.5	4.8
			R8	W10 W11 W12	LKD	150	100%	703	1.5	5.7
			R9	W13	Bedroom	100	100%	165	1.5	0.0
	Flat4	Fifth	R10	W14	Bedroom	100	98%	156	1.5	0.0
			R11	W15 W16 W17	LKD	150	100%	624	1.5	1.4
			R12	W18	Bedroom	100	100%	198	1.5	0.2
	Flat5	Fifth	R13	W19	LKD	150	99%	360	1.5	1.4
			R14	W20	Bedroom	100	100%	350	1.5	0.2
			R15	W21	Bedroom	100	100%	255	1.5	0.2
	Flat6	Fifth	R16	W22	Bedroom	100	100%	200	1.5	0.2
			R17	W23 W24 W25	LKD	150	100%	680	1.5	4.0

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)			Sunlight Exposure (SE)	
						Target Lux	% of Room meeting target	Median Lux of Room	Target	Sunlight Exposure
						(Lux)	(%)	(Lux)	(Hrs)	(Hrs)
B6A	Flat1	Sixth	R18	W26	Bedroom	100	100%	161	1.5	3.7
			R1	W1	Bedroom	100	100%	291	1.5	0.2
			R2	W2 W3	Bedroom	100	100%	904	1.5	6.5
			R3	W1 W4 W21	Bedroom	100	100%	845	1.5	6.5
			R4	W5 W6 W7 W17 W18 W19	LKD	150	100%	1148	1.5	9.5
	Flat2	Sixth	R5	W8 W9 W10	LKD	150	80%	198	1.5	4.2
			R6	W11	Bedroom	100	100%	447	1.5	3.6
			R7	W12 W15	Bedroom	100	100%	350	1.5	4.5
	Flat3	Sixth	R8	W13	Bedroom	100	100%	350	1.5	4.8
			R9	W14	Bedroom	100	100%	507	1.5	0.0
			R10	W15 W16	LKD	150	100%	683	1.5	1.7
	Flat4	Sixth	R11	W17	Bedroom	100	100%	325	1.5	0.2
			R12	W18	Bedroom	100	100%	413	1.5	0.2
			R13	W19 W20 W21	LKD	150	53%	153	1.5	0.2
	Flat1	Ground	R1	W1	Bedroom	100	100%	167	1.5	3.2
			R2	W2	LKD	150	54%	161	1.5	3.8
			R3	W3	Bedroom	100	11%	46	1.5	0.0
	Flat2	Ground	R13	W4 W5	Studio	150	4%	60	1.5	1.1
			R4	W6	Bedroom	100	16%	56	1.5	0.9
	Flat3	Ground	R5	W7	LKD	150	8%	44	1.5	0.9
			R6	W8 W9	Bedroom	100	100%	365	1.5	0.3
	Flat4	Ground	R7	W12 W11 W10	Bedroom	100	100%	435	1.5	0.2

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)			Sunlight Exposure (SE)	
						Target Lux	% of Room meeting target	Median Lux of Room	Target	Sunlight Exposure
						(Lux)	(%)	(Lux)	(Hrs)	(Hrs)
			R8	W11 W13	LKD	150	19%	93	1.5	0.2
			R9	W14	Bedroom	100	27%	74	1.5	0.0
			R10	W15	Bedroom	100	20%	74	1.5	0.2
	Flat5	Ground	R11	W17 W16 W18	LKD	150	100%	383	1.5	3.2
			R12	W19	Bedroom	100	100%	185	1.5	3.2
	Flat1	First	R1	W1	Bedroom	100	65%	110	1.5	1.5
			R2	W2	LKD	150	41%	119	1.5	3.2
			R3	W3	Bedroom	100	17%	58	1.5	0.0
	Flat2	First	R4	W4	LKD	150	15%	70	1.5	0.0
			R5	W5	Bedroom	100	81%	123	1.5	1.4
			R6	W6	Bedroom	100	34%	85	1.5	1.3
	Flat3	First	R7	W7	Bedroom	100	21%	66	1.5	1.3
			R8	W8	LKD	150	52%	155	1.5	0.0
			R9	W9	Bedroom	100	98%	135	1.5	0.0
	Flat4	First	R10	W10	Bedroom	100	98%	130	1.5	0.0
			R11	W11 W13 W12	LKD	150	100%	320	1.5	0.0
			R12	W14	Bedroom	100	21%	71	1.5	0.0
	Flat5	First	R13	W15	Bedroom	100	27%	80	1.5	0.0
			R14	W16	Bedroom	100	33%	89	1.5	0.0
			R15	W17	LKD	150	19%	93	1.5	1.4
	Flat6	First	R16	W18	Bedroom	100	33%	87	1.5	0.2
			R17	W20 W21 W19	LKD	150	100%	387	1.5	3.2
			R18	W22	Bedroom	100	89%	136	1.5	3.2
	Flat1	Second	R1	W1	Bedroom	100	88%	126	1.5	1.5
			R2	W2	LKD	150	46%	131	1.5	3.2
			R3	W3	Bedroom	100	30%	81	1.5	1.8
	Flat2	Second	R4	W4	LKD	150	28%	100	1.5	2.7
			R5	W5	Bedroom	100	74%	115	1.5	0.0

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)			Sunlight Exposure (SE)	
						Target Lux	% of Room meeting target	Median Lux of Room	Target	Sunlight Exposure
						(Lux)	(%)	(Lux)	(Hrs)	(Hrs)
	Flat3	Second	R6	W6	Bedroom	100	72%	111	1.5	1.9
			R7	W7	Bedroom	100	43%	96	1.5	2.2
			R8	W8	LKD	150	53%	157	1.5	0.0
	Flat4	Second	R9	W9	Bedroom	100	98%	136	1.5	0.0
			R10	W10	Bedroom	100	98%	132	1.5	0.0
			R11	W11 W12 W13	LKD	150	100%	371	1.5	0.5
	Flat5	Second	R12	W14	Bedroom	100	27%	80	1.5	0.0
			R13	W15	Bedroom	100	46%	97	1.5	0.0
			R14	W16	Bedroom	100	65%	112	1.5	0.0
	Flat6	Second	R15	W17	LKD	150	17%	85	1.5	0.6
			R16	W18	Bedroom	100	56%	105	1.5	0.2
			R17	W19 W20 W21	LKD	150	100%	468	1.5	3.2
	Flat1	Third	R18	W22	Bedroom	100	97%	142	1.5	3.2
			R1	W1	Bedroom	100	99%	140	1.5	1.5
			R2	W2 W3 W4	LKD	150	100%	460	1.5	6.8
	Flat2	Third	R3	W5	Bedroom	100	96%	137	1.5	2.9
			R4	W6	LKD	150	43%	142	1.5	0.2
			R5	W7	Bedroom	100	100%	227	1.5	2.4
	Flat3	Third	R6	W8	Bedroom	100	100%	154	1.5	2.9
			R7	W9	Bedroom	100	100%	199	1.5	2.9
			R8	W10 W11 W12	LKD	150	100%	457	1.5	4.3
	Flat4	Third	R9	W13	Bedroom	100	99%	137	1.5	0.0
			R10	W14	Bedroom	100	98%	132	1.5	0.0
			R11	W15 W16 W17	LKD	150	100%	361	1.5	0.1
	Flat5	Third	R12	W18	Bedroom	100	47%	98	1.5	0.0
			R13	W19	Bedroom	100	74%	111	1.5	0.0
			R14	W20	Bedroom	100	70%	116	1.5	0.0

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)			Sunlight Exposure (SE)	
						Target Lux	% of Room meeting target	Median Lux of Room	Target	Sunlight Exposure
						(Lux)	(%)	(Lux)	(Hrs)	(Hrs)
			R15	W21	LKD	150	38%	122	1.5	1.4
	Flat6	Third	R16	W22	Bedroom	100	74%	111	1.5	0.2
			R17	W23 W24 W25	LKD	150	100%	451	1.5	3.2
			R18	W26	Bedroom	100	100%	151	1.5	3.2
	Flat1	Fourth	R1	W1	Bedroom	100	99%	151	1.5	1.5
			R2	W2 W3 W4	LKD	150	100%	638	1.5	7.7
			R3	W5	Bedroom	100	100%	204	1.5	3.5
	Flat2	Fourth	R4	W6	LKD	150	60%	175	1.5	4.2
			R5	W7	Bedroom	100	100%	188	1.5	1.4
			R6	W8	Bedroom	100	100%	194	1.5	3.7
	Flat3	Fourth	R7	W9	Bedroom	100	100%	235	1.5	4.5
			R8	W10 W11 W12	LKD	150	100%	603	1.5	5.7
			R9	W13	Bedroom	100	99%	138	1.5	0.0
	Flat4	Fourth	R10	W14	Bedroom	100	99%	133	1.5	0.0
			R11	W15 W16 W17	LKD	150	100%	466	1.5	1.0
			R12	W18	Bedroom	100	76%	109	1.5	0.1
	Flat5	Fourth	R13	W19	Bedroom	100	99%	161	1.5	0.0
			R14	W20	Bedroom	100	100%	224	1.5	0.0
			R15	W21	LKD	150	42%	137	1.5	0.5
	Flat6	Fourth	R16	W22	Bedroom	100	92%	128	1.5	0.2
			R17	W23 W24 W25	LKD	150	100%	565	1.5	3.2
			R18	W26	Bedroom	100	100%	156	1.5	3.2
	Flat1	Fifth	R1	W1	Bedroom	100	100%	187	1.5	2.3
			R2	W2 W3 W4	LKD	150	100%	793	1.5	9.1
			R3	W5	Bedroom	100	100%	248	1.5	4.0

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)			Sunlight Exposure (SE)	
						Target Lux	% of Room meeting target	Median Lux of Room	Target	Sunlight Exposure
						(Lux)	(%)	(Lux)	(Hrs)	(Hrs)
	Flat2	Fifth	R4	W6	LKD	150	100%	320	1.5	5.4
			R5	W7	Bedroom	100	100%	385	1.5	4.6
			R6	W8	Bedroom	100	100%	252	1.5	4.7
	Flat3	Fifth	R7	W9	Bedroom	100	100%	285	1.5	4.8
			R8	W10 W11 W12	LKD	150	100%	710	1.5	5.7
			R9	W13	Bedroom	100	100%	155	1.5	0.0
	Flat4	Fifth	R10	W14	Bedroom	100	99%	150	1.5	0.0
			R11	W15 W16 W17	LKD	150	100%	562	1.5	1.4
			R12	W18	Bedroom	100	99%	180	1.5	0.3
	Flat5	Fifth	R13	W19	Bedroom	100	100%	215	1.5	0.2
			R14	W20	Bedroom	100	100%	336	1.5	0.2
			R15	W21	LKD	150	95%	288	1.5	1.4
	Flat6	Fifth	R16	W22	Bedroom	100	100%	188	1.5	0.2
			R17	W23 W24 W25	LKD	150	100%	671	1.5	4.0
			R18	W26	Bedroom	100	100%	186	1.5	3.7
	Flat1	Sixth	R1	W1	Bedroom	100	100%	475	1.5	5.6
			R2	W2 W3 W4	LKD	150	100%	1124	1.5	9.5
			R3	W5	Bedroom	100	100%	820	1.5	5.7
	Flat2	Sixth	R4	W6	Bedroom	100	100%	397	1.5	4.8
			R5	W7 W11	Bedroom	100	100%	428	1.5	4.8
			R6	W8	Bedroom	100	100%	490	1.5	4.8
	Flat3	Sixth	R7	W9 W10	LKD	150	100%	933	1.5	5.7
			R8	W11 W12	LKD	150	100%	824	1.5	2.2
			R9	W13	Bedroom	100	100%	392	1.5	0.2
			R10	W13 W14	Bedroom	100	100%	356	1.5	0.2
			R11	W15	Bedroom	100	100%	346	1.5	0.2

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)			Sunlight Exposure (SE)	
						Target Lux	% of Room meeting target	Median Lux of Room	Target	Sunlight Exposure
						(Lux)	(%)	(Lux)	(Hrs)	(Hrs)
B6 H1	Flat4	Sixth	R12	W16	Bedroom	100	100%	678	1.5	1.4
			R13	W16 W17 W18 W19	LKD	150	100%	864	1.5	6.5
			R14	W20	Bedroom	100	100%	467	1.5	5.6
		Ground	R1	W1 W2 W3	LKD	150	97%	315	1.5	2.5
			First	R1	W1	Bedroom	100	40%	73	1.5
		R2		W2 W3	Bedroom	100	100%	779	1.5	0.0
		Second	R1	W1	Bedroom	100	68%	172	1.5	3.0
			R2	W2 W3	Bedroom	100	100%	470	1.5	0.0
	B6 H2	Ground	R1	W1 W2	LKD	150	83%	248	1.5	2.8
			First	R1	W1	Bedroom	100	51%	103	1.5
R2				W2 W3	Bedroom	100	100%	710	1.5	0.0
Second		R1	W1	Bedroom	100	80%	186	1.5	3.5	
		R2	W2 W3	Bedroom	100	100%	450	1.5	0.0	
B6 H3	Ground	R1	W1 W2	LKD	150	57%	171	1.5	2.8	
		First	R1	W1	Bedroom	100	50%	101	1.5	3.1
			R2	W2 W3	Bedroom	100	100%	702	1.5	0.0
	Second	R1	W1	Bedroom	100	68%	141	1.5	3.4	
		R2	W2 W3	Bedroom	100	100%	388	1.5	0.0	
B6 H4	Ground	R1	W1 W2	LKD	150	40%	121	1.5	5.6	
		First	R1	W1	Bedroom	100	59%	124	1.5	0.0
			R2	W2 W3	Bedroom	100	100%	720	1.5	5.6
	Second	R1	W1	Bedroom	100	64%	129	1.5	0.0	
		R2	W3 W2	Bedroom	100	100%	348	1.5	5.6	

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)			Sunlight Exposure (SE)	
						Target Lux	% of Room meeting target	Median Lux of Room	Target	Sunlight Exposure
						(Lux)	(%)	(Lux)	(Hrs)	(Hrs)
B6 H5		Ground	R1	W1 W2	LKD	150	63%	182	1.5	5.2
		First	R1	W1	Bedroom	100	70%	148	1.5	0.0
			R2	W2 W3	Bedroom	100	100%	730	1.5	5.6
		Second	R1	W1	Bedroom	100	75%	152	1.5	0.0
			R2	W3 W2	Bedroom	100	100%	418	1.5	5.6
B6 H6		Ground	R1	W1 W2 W3	LKD	150	76%	220	1.5	5.3
		First	R1	W1	Bedroom	100	65%	142	1.5	0.0
			R2	W2 W3	Bedroom	100	100%	708	1.5	5.6
		Second	R1	W1	Bedroom	100	67%	176	1.5	0.0
			R2	W3 W2	Bedroom	100	100%	413	1.5	5.6



Appendix 3

Results of the sunlight amenity assessment

Sources of information

BARTON WILLMORE
24116_Block 7 Plans.dwg
24116-RG-M-19g - Stadium Park Master-plan.dwg
333101170 - Royal Elm Park - OPP2016.dwg
Received 10/01/2025

459E8B5459B84CFCBAFEF7271ED6ECAB.pdf
459E8B5459B84CFCBAFEF7271ED6ECAA.pdf
Received 17/01/2025

333101170 - Royal Elm Park_Block 6 Elevations 251001.dwg
333101170 - Royal Elm Park_Block 6 Layouts 251001.dwg
Received 01/10/2025

EB7 Ltd
Site Photographs
Ordnance Survey



Key		Proposed Development
		Area of assessment

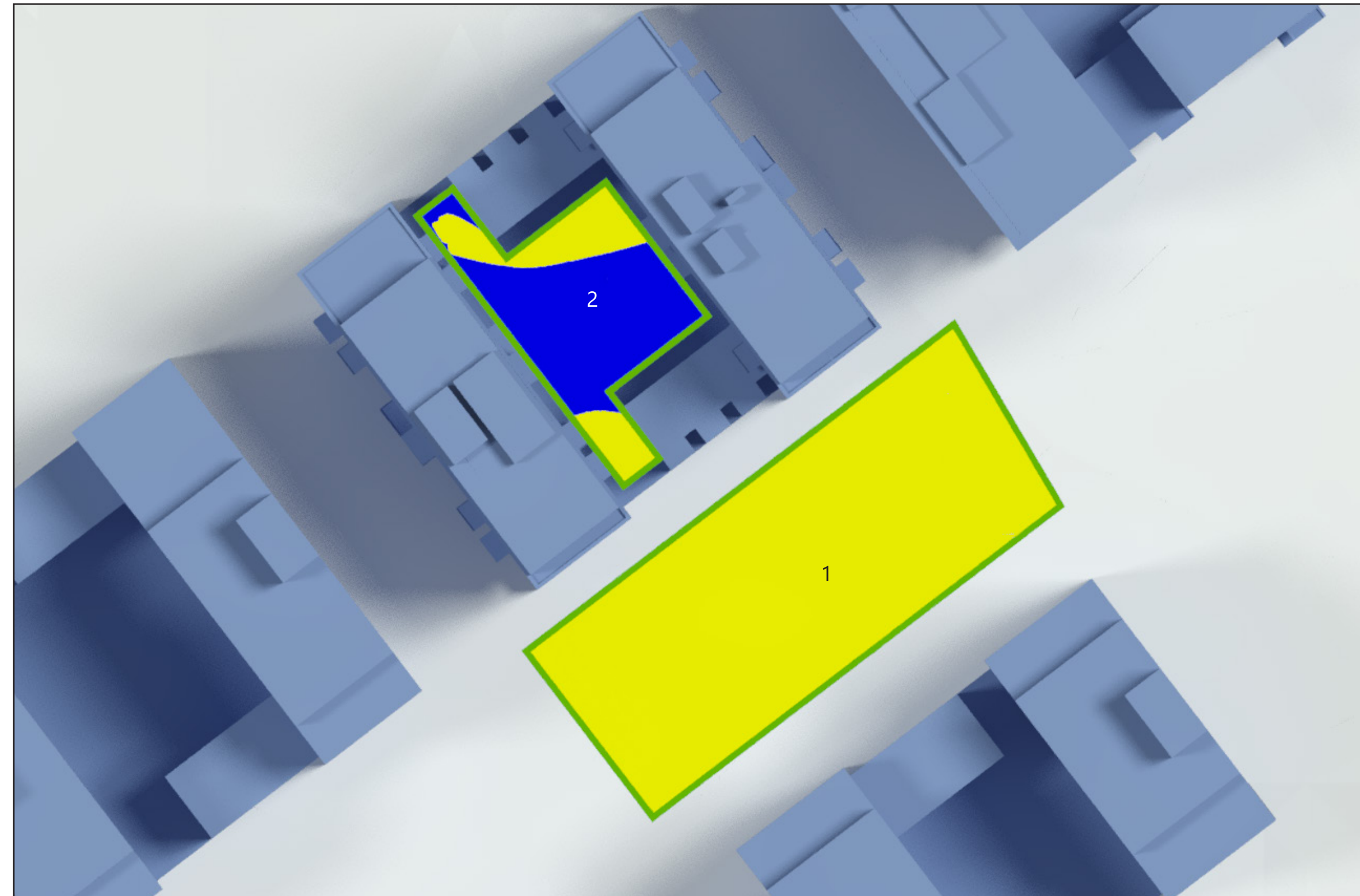
Project Royal Elm Park
RG2 0FL

Title Sunlight Amenity Study
Proposed
21st March

Drawn AP Checked --

Date 07/10/2025 Project 5246

Rel no. 03 Prefix SA01 Page no. 01



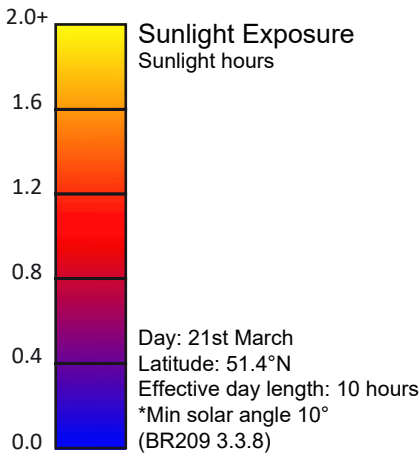
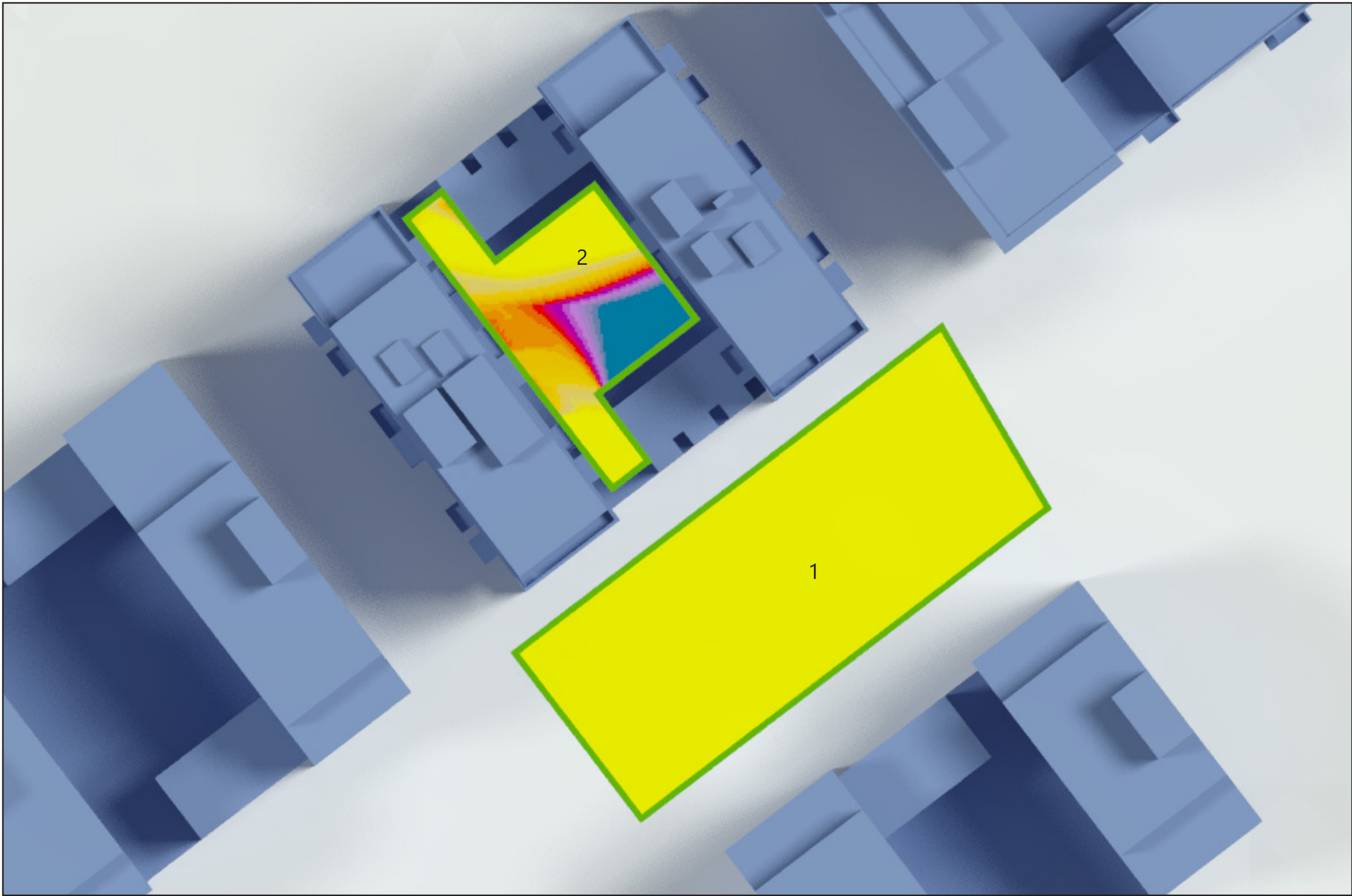
Area	Floor	Total Area (sq.m)	Area recieving more than two hours of sun	
			(m²)	%
1	Ground	1538.34	1538.34	100
2	First	508.33	157.22	31
Total		2046.67	1695.56	83

YES

NO

BRE's Sun On Ground
Area seing at least two
hours of sunlight

Day: 21st March
Latitude: 51.4°N
Effective day length: 10 hours
*Min solar angle 10°
(BR209 3.3.8)



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E: info@eb7.co.uk
W: eb7.co.uk



Sources of information

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333101170 - Royal Elm Park_Block 6 Eleva-
tions 251001.dwg
333101170 - Royal Elm Park_Block 6 Lay-
outs 251001.dwg
Received 01/10/2025

EB7 Ltd
Site Photographs
Ordnance Survey



Key	 Proposed Development
	 Area of assessment

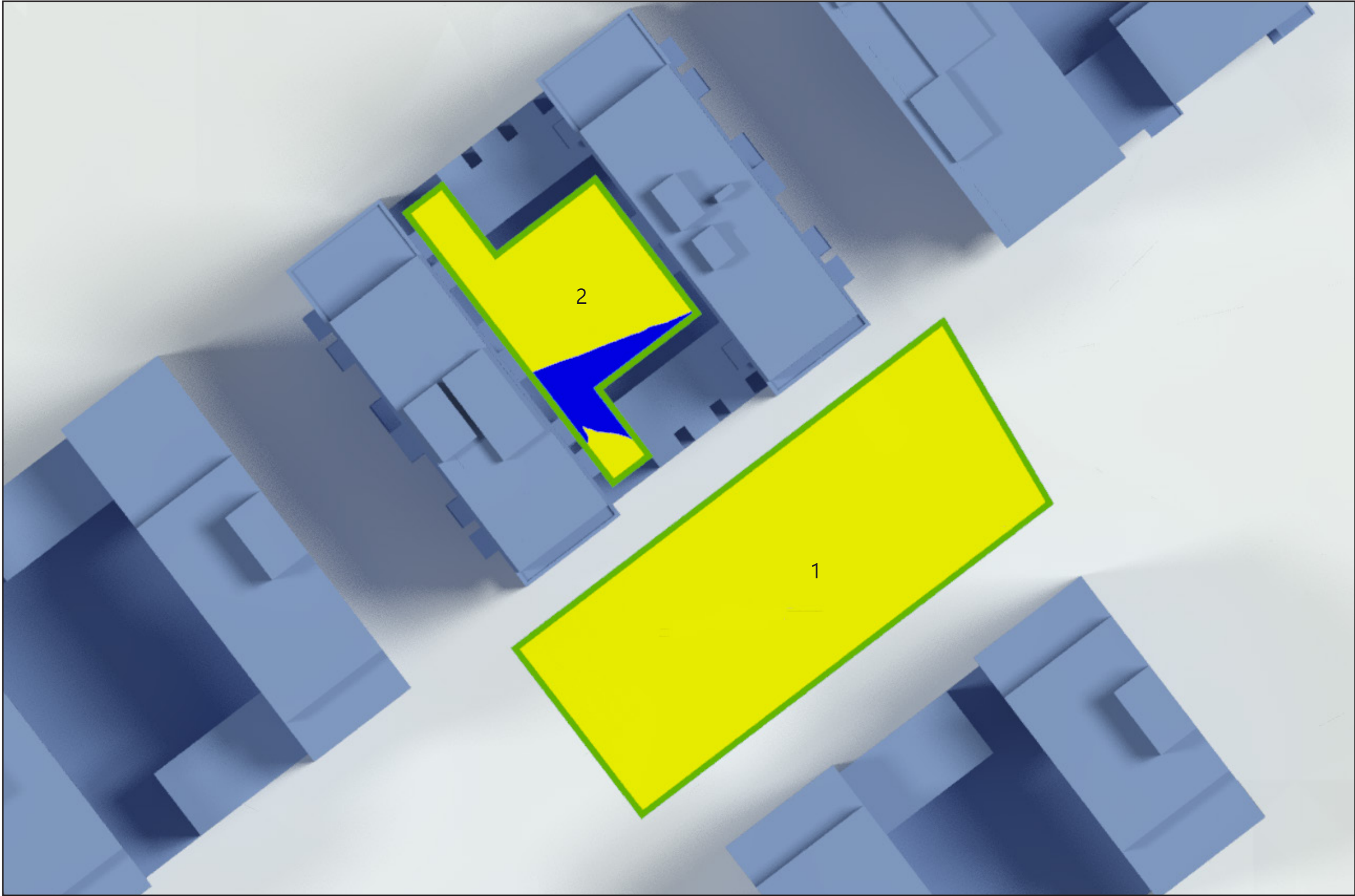
Project Royal Elm Park
RG2 0FL

Title Sunlight Amenity Study
Proposed
21st March

Drawn	AP	Checked	--
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Date	07/10/2025	Project	5246
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Rel no.	Prefix	Page no.
03	SA02	01



Area	Floor	Total Area (sq.m)	Area recieving more than two hours of sun	
			(m²)	%
1	Ground	1538.34	1538.34	100
2	First	508.33	413.78	81
Total		2046.67	1952.12	95

YES

NO

BRE's Sun On Ground
Area seing at least two hours of sunlight

Latitude: 51.4°N
*Min solar angle 10°
(BR209 3.3.8)

Sources of information

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Key

Proposed Development

Area of assessment

Project Royal Elm Park
RG2 0FL

Title Sunlight Amenity Study
Proposed
21st June

Drawn AP Checked --

Date 07/10/2025 Project 5246

Rel no. 03 Prefix SA03 Page no. 01