

Appendix: Daylight, Sunlight and Overshadowing

Annex 1: Key Legislation, Planning Policy & Guidance

Annex 2: Drawings Of The Existing Baseline And Proposed Development

Annex 3: Daylight And Sunlight Results

Annex 4: No Sky Line Contour Drawings

Annex 5: Window Maps

Annex 6: Sun Hours On Ground Assessment

Annex 7: Transient Overshadowing Assessment

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Annex 1
Planning Policy and Guidance

1. National Planning Policy and Guidance

National Planning Policy Framework (September 2023)

- 1.1. The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. It places an emphasis on sustainable development and delivery of housing.

National Design Guide (January 2021)

- 1.2. The National Design Guide is part of a suite of planning practice guidance that supports the NPPF. The National Design Guide outlines the Government's priorities for well-designed places.
- 1.3. Paragraph 71 of the guidance dealing with built form states:

Proposals for tall buildings (and other buildings with a significantly larger scale or bulk than their surroundings) require special consideration. This includes their location and siting; relationship to context; impact on local character, views and sight lines; composition - how they meet the ground and the sky; and environmental impacts, such as sunlight, daylight, overshadowing and wind. These need to be resolved satisfactorily in relation to the context and local character.

- 1.4. Paragraphs 126 and 130 of the guidance dealing with homes and buildings state:

Well-designed homes and communal areas within buildings provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation. The quality of internal space needs careful consideration in higher density developments, particularly for family accommodation, where access, privacy, daylight and external amenity space are also important.

Well-designed private or shared external spaces are fit for purpose and incorporate planting wherever possible. The appropriate size, shape and position for an external amenity space can be defined by considering:

- *how the associated building sits in the wider context, including access to public and open spaces;*
- *how the amenity space will be used, what for, and by whom;*
- *environmental factors that may affect its usability, such as sunlight and shade, noise or pollution;*
- *wider environmental factors affecting its quality or sustainability, such as a green corridor or drainage.*

National Model Design Code (June 2021)

- 1.5. The National Model Design Code provides detailed guidance on the production of design codes, guides and policies to promote successful design.
- 1.6. Paragraphs 114 to 117 of section B.2. dealing with built form states:

Building height may also have an impact on local environmental conditions in neighbouring properties, amenity spaces and public spaces in terms of daylight, sunlight, overshadowing, wind and micro-climate. The placing of tall buildings needs to maximise user comfort of spaces between buildings by taking into account their impact on orientation and overshadowing of public and private spaces, quality of external spaces at ground level, wind tunnel effect, noise pollution and enable safe dispersion of pollutants.

Tall buildings can be considered in design codes. It may be appropriate to include criteria for the locations of tall buildings in some area types.... Tools that can assist

with this include ... characterisation studies and design strategies, dealing with issues such as urban form, historic character, building typologies, prevailing sunlight and daylight levels, green infrastructure, amenity space and quality of external spaces at ground level.

1.7. Paragraph 188 of section H.2 dealing with health and wellbeing states:

The built environment has a significant impact on people's health and wellbeing. This relates across the design code with regard to walkable neighbourhoods, access to greenery and recreation, attractive buildings and public spaces, space standards, and strong communities. There are also specific elements relating to the impact of the design of homes and buildings that affect wellbeing including daylight, aspect and privacy, noise mitigation, security and access to private outdoor space.

Good quality housing creates a pleasant indoor environment with adequate levels of natural lighting, and sunlight, without problems of overheating, good quality ventilation, privacy from overlooking and minimal noise impact.

BRE Report 209, 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (2022)

1.8. The leading publication providing national guidance on the provision of daylight and sunlight to new development, and the impacts of development on daylight and sunlight to neighbouring buildings and open spaces, is BRE Report 209, 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (third edition, 2022). It is referred to in the development plan documents or supplementary planning documents of most planning authorities. This guide supersedes the 2011 edition, which is now withdrawn.

1.9. The BRE guide states:

Summary

This guide gives advice on site layout planning to achieve good sunlighting and daylighting, both within buildings and in the open spaces between them. It is intended to be used in conjunction with the interior daylight recommendations for new buildings in the British Standard, 'Daylight in buildings', BS EN 17037. It contains guidance on site layout to provide good natural lighting within a new development; safeguarding of daylight and sunlight within existing buildings nearby; and the protection of daylighting of adjoining land for future development. Guidance is also given on the sunlighting of gardens and amenity areas. ... It is purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location...

Introduction

(Its) main aim is ... to help to ensure good conditions in the local environment considered broadly, with enough sunlight and daylight on or between the buildings for good interior and exterior conditions.

This guide is intended for building designers and their clients, consultants and planning officials. The advice given 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 the many factors in site layout design. 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... The calculation methods ... are entirely flexible in this respect...

2. Reading Borough Council

Local planning policy

Reading Local Plan 2019

2.1. The Reading Local Plan (adopted November 2019) contains a number of policies of relevance to internal daylight and sunlight.

2.2. Policy CR10: Tall Buildings states:

v) In addition to the area-specific requirements, all tall building proposals should be of excellent design and architectural quality and should:

- Avoid significant negative impacts on existing residential properties and the public realm in terms of outlook, privacy, daylight, sunlight, noise, light glare and night time lighting...*

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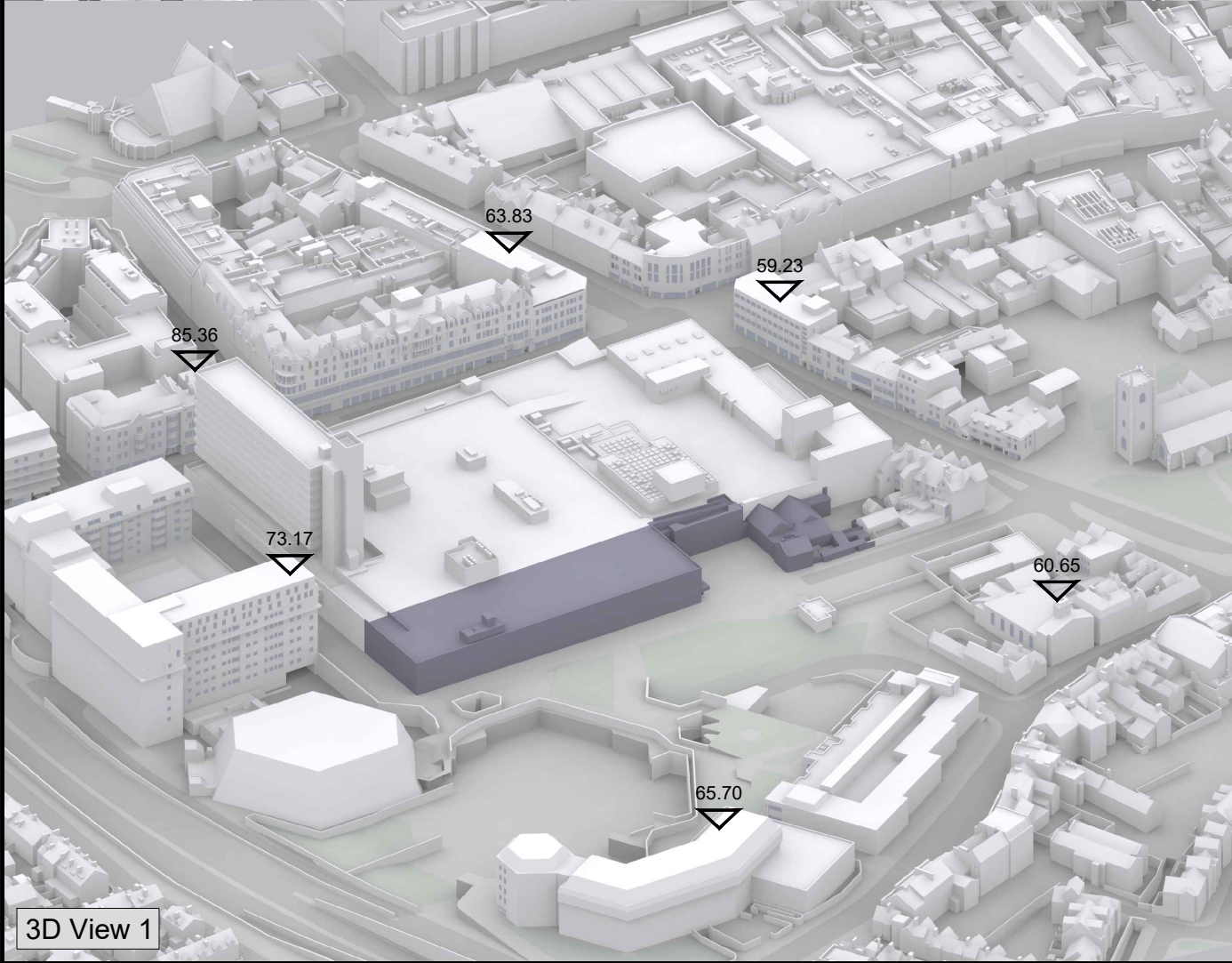
Annex 5: Window Maps

Annex 6: Sun Hours On Ground Assessment

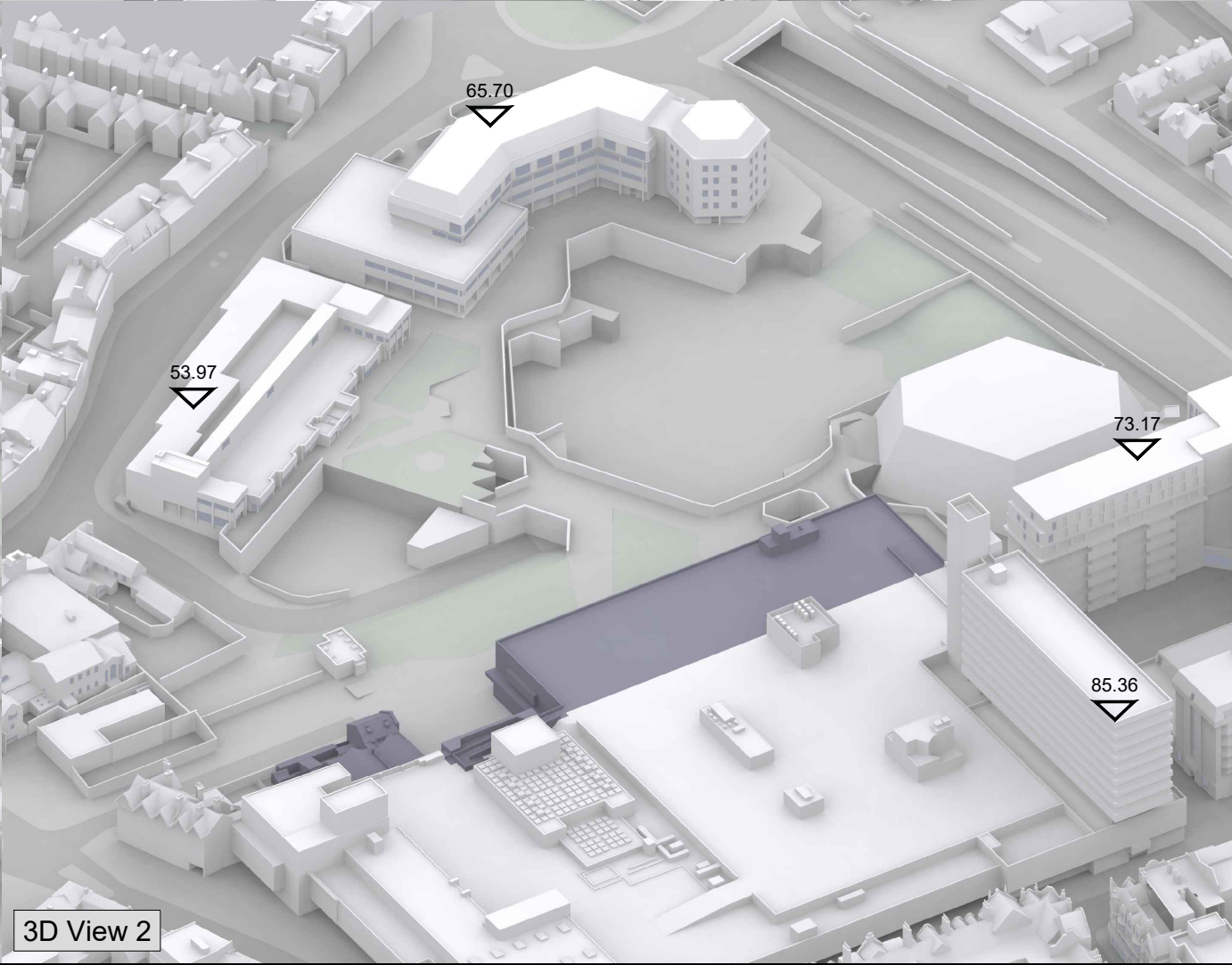
Annex 7: Transient Overshadowing Assessment



Plan View



3D View 1



3D View 2

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing

Proposed

Neighboring Property

Consented

Cumulative

Cutback Envelope

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accuties 3d model
3d model received on 04/01/2018

MBS 3D survey
3d model received on 07/07/2018

NOTES:

All heights given in m AOD

REV	Description	Drawn	Date

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TITLE:

BROAD STREET MALL

READING

RG1 7QE

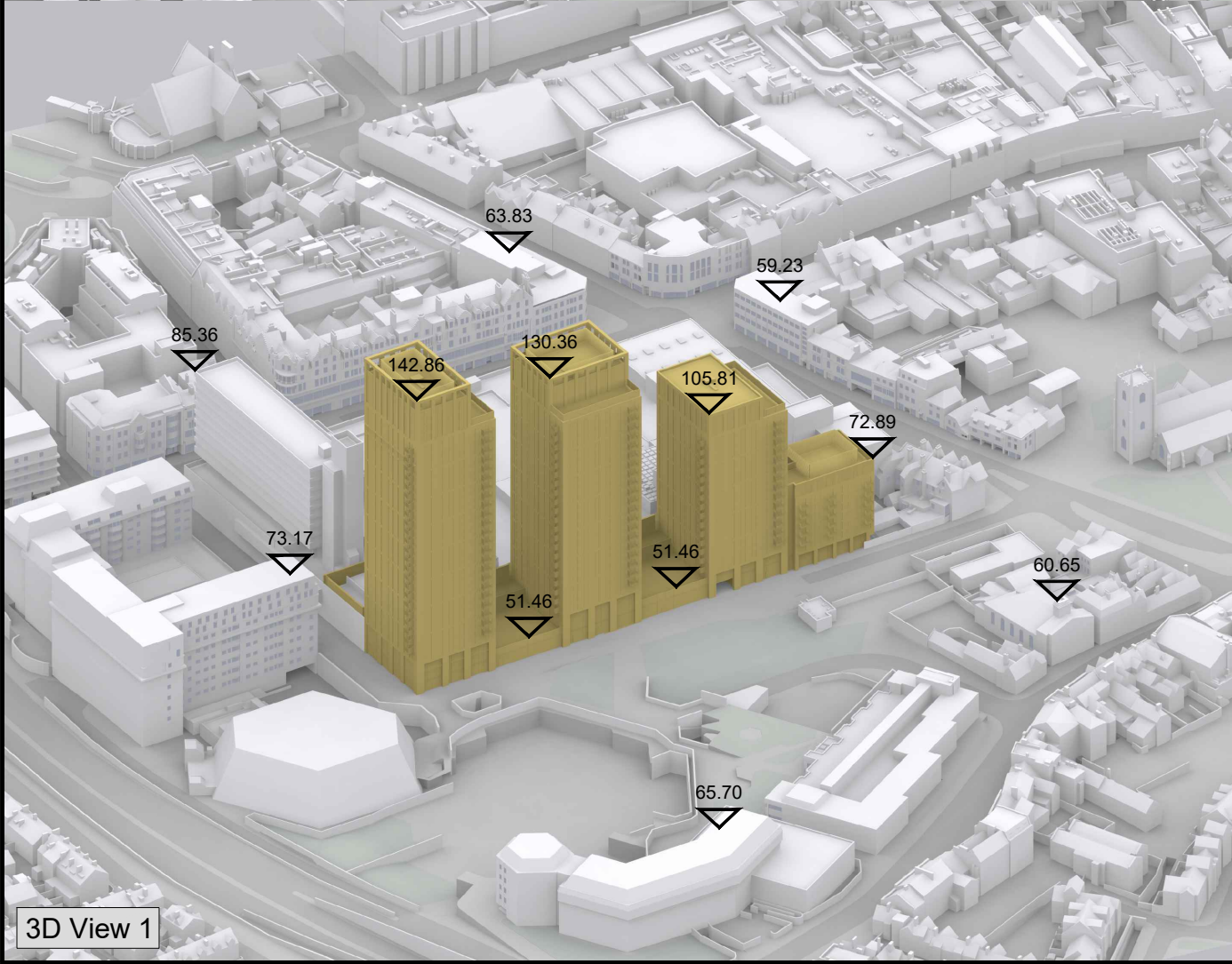
DRAWING:

EXISTING SCENARIO

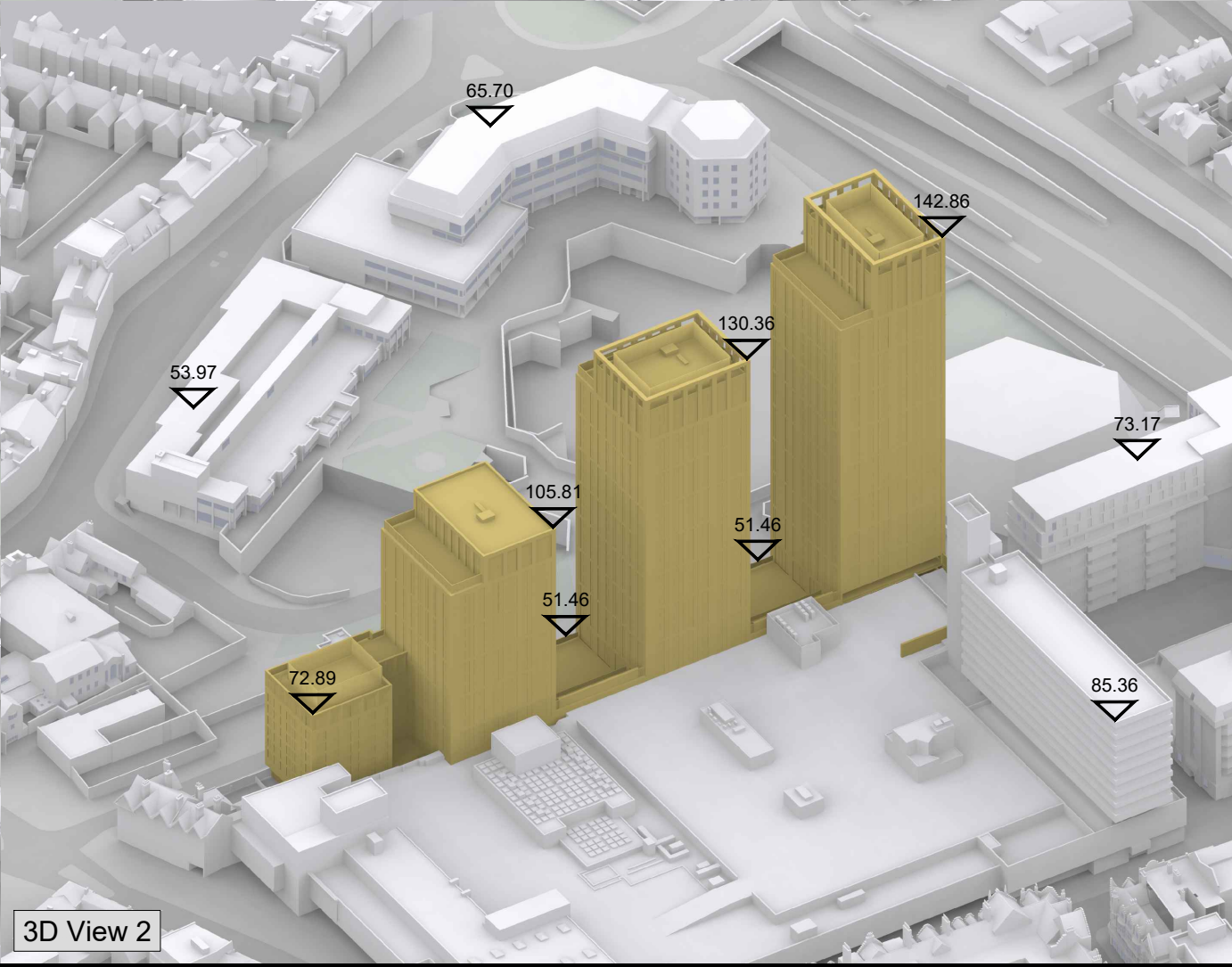
DRAWN: MZB	JOB NBR:
SCALE: NTS	23446-02
DATE: 22/11/2023	
DWG NO:	EX-001
	REV:
	—



Plan View



3D View 1



3D View 2

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

	Existing		Consented
	Proposed		Cumulative
	Neighboring Property		Cutback Envelope

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

All heights given in m AOD

REV	Description	Drawn	Date

DELVA PATMAN REDLER
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TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

PROPOSED SCENARIO

DRAWN: MZB	JOB NBR:
SCALE: NTS	23446-02
DATE: 22/11/2023	
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Project : Broad Street Mall, Reading
Date: 27/11/2023
Scheme: 02-AR-2023-11-06
Scenario: Existing v Proposed

Daylight / Sunlight
Neighbouring Properties

DELVA PATMAN REDLER
Chartered Surveyors

Property, room & window attributes				VSC					NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation		Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Loss	Pro./Ex.	Annual (%APSH)				Winter (%APSH)			
					(% VSC)	(% VSC)	(% VSC)	ratio		(% rm)	(% rm)	(m ²)	ratio	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.
Note: Red = outside BRE guidelines; Blue = gain in light																				
40-42 Oxford Road																				
F01	R1	Unknown	W1	↓	21.0	19.1	1.9	0.91												
		Unknown	W2	↓	21.5	19.6	1.9	0.91	98%	98%	0.00	1.00	64	62	N/A	N/A	17	15	N/A	
	R2	Unknown	W3	↓	22.3	19.8	2.5	0.89	100%	100%	0.00	1.00	60	54	N/A	N/A	14	8	N/A	
F02	R1	Unknown	W1	↓	23.8	21.3	2.5	0.89												
		Unknown	W2	↓	24.3	21.8	2.5	0.90												
		Unknown	W3	↓	24.1	21.5	2.6	0.89	96%	96%	0.01	1.00	66	64	N/A	N/A	17	15	N/A	
	R2	Unknown	W4	↓	25.4	22.0	3.4	0.87												
Unknown		W5	↓	25.5	22.0	3.5	0.86	99%	99%	0.01	1.00	65	60	N/A	N/A	18	13	N/A		
F03	R1	Unknown	W1	↓	24.7	21.8	2.9	0.88												
		Unknown	W2	↓	25.4	22.5	2.9	0.89	99%	99%	0.00	1.00	67	66	N/A	N/A	18	17	N/A	
	R2	Unknown	W3	↓	26.3	22.6	3.7	0.86												
Unknown		W4	↓	26.5	22.5	4.0	0.85	99%	99%	0.00	1.00	66	62	N/A	N/A	19	15	N/A		
38 Oxford Road																				
F01	R1	Kitchen	W1	↓	21.3	18.9	2.4	0.89												
		Kitchen	W2	↓	22.1	19.4	2.7	0.88												
		Kitchen	W3	↙	17.9	16.8	1.1	0.94												
		Kitchen	W4	↙	18.5	17.1	1.4	0.92												
		Kitchen	W5	↓	22.6	20.2	2.4	0.89												
		Kitchen	W6	↓	23.6	20.7	2.9	0.88												
		Kitchen	W7	↘	25.3	23.1	2.2	0.91												
		Kitchen	W8	↘	26.3	23.7	2.6	0.90	86%	85%	0.16	0.98	64	57	N/A	N/A	15	8	N/A	
	R2	Living Room	W9	↓	21.8	19.2	2.6	0.88												
		Living Room	W10	↓	22.8	19.8	3.0	0.87												
		Living Room	W11	↓	24.2	21.4	2.8	0.88												
		Living Room	W12	↓	25.2	21.9	3.3	0.87												
		Living Room	W13	↘	26.2	23.5	2.7	0.90												
		Living Room	W14	↘	27.3	24.1	3.2	0.88												
		Living Room	W15	↘	26.4	24.1	2.3	0.91												
		Living Room	W16	↘	27.5	24.9	2.6	0.91												
	R3	Bedroom	W17	→	24.2	22.8	1.4	0.94												
		Living Room	W18	→	25.3	23.6	1.7	0.93	86%	75%	2.12	0.88	65	57	N/A	N/A	17	9	N/A	
		Bedroom	W19	→	15.8	14.7	1.1	0.93												
		Bedroom	W20	→	6.2	6.0	0.2	0.97												
R4	Bedroom	W21	→	15.4	14.3	1.1	0.93													
	Bedroom	W22	→	6.9	6.2	0.7	0.90	53%	53%	0.07	0.99	North	North	N/A	N/A	North	North	N/A		
	Studio	W23	↘	15.6	13.4	2.2	0.86													
	Studio	W24	↘	10.4	8.4	2.0	0.81													
	Studio	W25	→	16.4	14.8	1.6	0.90													
	Studio	W26	→	16.0	14.4	1.6	0.90													
	Studio	W27	→	14.7	14.2	0.5	0.97													
	Studio	W28	→	14.3	13.7	0.6	0.96													
	Studio	W29	↗	11.7	11.6	0.1	0.99													
	Studio	W30	↗	6.5	6.5	0.0	1.00													
	Studio	W31	→	12.9	11.8	1.1	0.91													
	Studio	W32	→	3.3	3.1	0.2	0.94													
Studio	W33	→	12.8	11.7	1.1	0.91														
F02	R1	Bedroom	W34	→	4.3	3.7	0.6	0.86	79%	72%	1.41	0.91	29	24	5	0.83	12	7	N/A	
		Bedroom	W1	↓	24.2	20.7	3.5	0.86												
		Bedroom	W2	↓	25.1	21.3	3.8	0.85												

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

Project : Broad Street Mall, Reading
Date: 27/11/2023
Scheme: 02-AR-2023-11-06
Scenario: Existing v Proposed

Daylight / Sunlight
Neighbouring Properties

DELVA PATMAN REDLER
Chartered Surveyors

Property, room & window attributes				VSC				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Loss	Pro./Ex.	Annual (%APSH)				Winter (%APSH)			
				(% VSC)	(% VSC)	(% VSC)	ratio	(% rm)	(% rm)	(m²)	ratio	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
		Bedroom	W3 ↙	19.7	18.0	1.7	0.91												
		Bedroom	W4 ↙	20.2	18.4	1.8	0.91												
		Bedroom	W5 ↓	25.5	21.8	3.7	0.85												
		Bedroom	W6 ↓	26.2	22.2	4.0	0.85												
		Bedroom	W7 ↘	28.2	24.7	3.5	0.88												
		Bedroom	W8 ↘	29.0	25.2	3.8	0.87	89%	88%	0.10	0.99	68	62	N/A	N/A	18	12	N/A	
	R2	Living Room	W9 ↓	24.7	20.9	3.8	0.85												
		Living Room	W10 ↓	25.7	21.5	4.2	0.84												
		Living Room	W11 ↓	27.2	23.0	4.2	0.85												
		Living Room	W12 ↓	27.9	23.4	4.5	0.84												
		Living Room	W13 ↘	29.4	25.3	4.1	0.86												
		Living Room	W14 ↘	30.2	25.8	4.4	0.85												
		Living Room	W15 ↘	29.6	26.3	3.3	0.89												
		Living Room	W16 ↘	30.5	26.9	3.6	0.88												
		Living Room	W17 →	27.4	25.3	2.1	0.92												
		Living Room	W18 →	28.4	26.1	2.3	0.92	96%	92%	0.81	0.96	69	62	N/A	N/A	19	12	N/A	
	R3	Bedroom	W19 ↘	21.9	19.2	2.7	0.88												
		Bedroom	W20 ↘	21.6	18.9	2.7	0.88												
		Bedroom	W21 →	22.0	20.0	2.0	0.91												
		Bedroom	W22 →	21.6	19.6	2.0	0.91												
		Bedroom	W23 →	20.3	19.5	0.8	0.96												
		Bedroom	W24 →	19.9	19.1	0.8	0.96												
		Bedroom	W25 ↗	18.4	18.3	0.1	0.99												
		Bedroom	W26 ↗	18.6	18.5	0.1	0.99	80%	80%	0.00	1.00	37	32	N/A	N/A	14	9	N/A	
	R4	Bedroom	W27 →	17.8	16.8	1.0	0.94												
		Bedroom	W28 →	18.6	17.6	1.0	0.95												
		Bedroom	W29 →	17.8	16.8	1.0	0.94												
		Bedroom	W30 →	18.6	17.6	1.0	0.95												
		Bedroom	W31 →	17.9	16.8	1.1	0.94												
		Bedroom	W32 →	18.8	17.7	1.1	0.94	81%	81%	0.01	1.00	North	North	N/A	N/A	North	North	N/A	

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

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Property, room & window attributes				VSC				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% rm)	Prop. (% rm)	Loss (m²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)			
													Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.
	R5	Kitchen	W33 ↘	19.9	17.3	2.6	0.87												
		Kitchen	W34 ↘	19.8	17.1	2.7	0.86												
		Kitchen	W35 →	19.1	17.3	1.8	0.91												
		Kitchen	W36 →	18.9	17.0	1.9	0.90												
		Kitchen	W37 →	18.5	17.8	0.7	0.96												
		Kitchen	W38 →	18.3	17.6	0.7	0.96												
		Kitchen	W39 ↗	17.0	17.0	0.0	1.00												
		Kitchen	W40 ↗	17.6	17.5	0.1	0.99	78%	78%	0.00	1.00	33	28	N/A	N/A	11	6	N/A	
F03	R1	Studio	W1 ↓	27.7	23.3	4.4	0.84												
		Studio	W2 ↓	27.8	23.3	4.5	0.84												
		Studio	W3 ↓	28.2	23.7	4.5	0.84												
		Studio	W4 ↓	28.0	23.4	4.6	0.84												
		Studio	W5 ↓	29.5	24.4	5.1	0.83												
		Studio	W6 ↘	31.9	27.0	N/A	N/A												
		Studio	W7 ↘	32.3	27.4	N/A	N/A												
		Studio	W8 ↘	32.6	28.6	N/A	N/A												
		Studio	W9 ↘	33.2	29.2	N/A	N/A												
		Studio	W10 →	31.0	28.5	N/A	N/A	96%	92%	1.02	0.96	73	68	N/A	N/A	20	15	N/A	
	R2	Bedroom	W11 →	26.6	25.1	1.5	0.94												
		Bedroom	W12 →	26.4	24.9	1.5	0.94	71%	71%	0.01	1.00	North	North	N/A	N/A	North	North	N/A	
R3	Studio	W13 →	25.6	24.2	1.4	0.95													
		Studio	W14 →	25.4	23.9	1.5	0.94												
		Studio	W15 →	27.0	25.6	1.4	0.95												
		Studio	W16 →	25.3	23.9	1.4	0.94												
		Studio	W17 →	25.0	23.7	1.3	0.95												
		Studio	W18 →	25.0	23.8	1.2	0.95	66%	65%	0.17	0.99	North	North	N/A	N/A	North	North	N/A	
Mcllroys Building																			
F01	R1	LKD	W1 ↙	21.7	20.8	0.9	0.96												
		LKD	W2 ←	20.8	20.6	0.2	0.99												
		LKD	W3 ←	21.7	21.5	0.2	0.99												
		LKD	W4 ←	21.2	21.1	0.1	1.00												
		LKD	W5 ←	20.9	20.7	0.2	0.99												
		LKD	W6 ↙	22.6	20.7	1.9	0.92												
		LKD	W7 ↙	24.3	21.0	3.3	0.86												
		LKD	W8 ↓	26.2	22.0	4.2	0.84												
		LKD	W9 ↓	28.1	23.5	4.6	0.84												
		LKD	W10 ↓	28.2	23.5	4.7	0.83												
		LKD	W11 ↓	28.3	23.5	4.8	0.83												
		LKD	W12 ↓	28.4	23.6	4.8	0.83	100%	100%	0.00	1.00	76	70	N/A	N/A	19	13	N/A	
R2	Bedroom	W13 ↓	28.5	23.7	4.8	0.83													
		Bedroom	W14 ↓	28.6	23.8	4.8	0.83												
	Bedroom	W15 ↓	28.8	23.9	4.9	0.83	100%	100%	0.00	1.00	71	64	N/A	N/A	20	13	N/A		
	R3	Bedroom	W16 ↓	29.0	24.1	4.9	0.83												
	Bedroom	W17 ↓	29.1	24.1	5.0	0.83													
		Bedroom	W18 ↓	29.3	24.3	5.0	0.83	100%	100%	0.00	1.00	72	63	N/A	N/A	21	12	N/A	
R4	LKD	W19 ↓	29.3	24.3	5.0	0.83													
		LKD	W20 ↓	29.4	24.4	5.0	0.83												
		LKD	W21 ↓	29.5	24.5	5.0	0.83												
		LKD	W22 ↓	29.7	24.6	5.1	0.83												
		LKD	W23 ↓	29.8	24.7	5.1	0.83												
		LKD	W24 ↓	29.9	24.8	5.1	0.83												

Ratio: N/A or ≥ 0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

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Daylight / Sunlight
Neighbouring Properties

DELVA PATMAN REDLER
Chartered Surveyors

Property, room & window attributes				VSC				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Loss	Pro./Ex.	Annual (%APSH)				Winter (%APSH)			
				(% VSC)	(% VSC)	(% VSC)	ratio	(% rm)	(% rm)	(m ²)	ratio	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
R5	LKD		W25 ↓	30.0	24.9	5.1	0.83	100%	100%	0.00	1.00	76	66	N/A	N/A	23	13	N/A	
	LKD		W26 ↓	30.0	24.9	5.1	0.83												
	LKD		W27 ↓	30.1	25.0	5.1	0.83												
	LKD		W28 ↓	30.2	25.1	5.1	0.83												
	LKD		W29 ↓	30.3	25.2	5.1	0.83												
	LKD		W30 ↓	30.4	25.3	5.1	0.83												
	LKD		W31 ↓	30.5	25.4	5.1	0.83												
R6	LKD		W32 ↓	30.5	25.4	5.1	0.83	100%	100%	0.00	1.00	77	68	N/A	N/A	23	14	N/A	
	LKD		W33 ↓	30.6	25.4	5.2	0.83												
	LKD		W34 ↓	30.6	25.6	5.0	0.84												
	LKD		W35 ↓	30.7	25.6	5.1	0.83												
	LKD		W36 ↓	30.8	25.7	5.1	0.83												
	LKD		W37 ↓	30.9	25.8	5.1	0.83												
	LKD		W38 ↓	30.9	25.8	5.1	0.83												
R7	LKD		W39 ↓	31.0	25.9	5.1	0.84	100%	100%	0.00	1.00	79	73	N/A	N/A	24	18	N/A	
	LKD		W40 ↓	31.0	25.9	5.1	0.84												
	LKD		W41 ↓	31.0	25.9	5.1	0.84												
	LKD		W42 ↓	31.1	26.0	5.1	0.84												
	LKD		W43 ↓	31.2	26.1	5.1	0.84												
	LKD		W44 ↓	31.2	26.1	5.1	0.84												
	LKD		W45 ↓	31.3	26.2	5.1	0.84												
R8	LKD		W46 ↓	31.3	26.2	5.1	0.84	100%	100%	0.00	1.00	79	73	N/A	N/A	25	19	N/A	
	Bedroom		W47 ↓	31.3	26.3	5.0	0.84												
	Bedroom		W48 ↓	31.3	26.4	4.9	0.84												
	Bedroom		W49 ↓	31.4	26.5	4.9	0.84												
R9	Bedroom		W50 ↓	31.4	26.5	4.9	0.84	100%	100%	0.00	1.00	78	72	N/A	N/A	24	18	N/A	
	LKD		W51 ↓	31.5	26.6	4.9	0.84												
	LKD		W52 ↓	31.5	26.7	4.8	0.85												
	LKD		W53 ↓	31.5	26.8	4.7	0.85												
	LKD		W54 ↓	31.5	26.8	4.7	0.85	100%	100%	0.00	1.00	78	69	N/A	N/A	23	14	N/A	

Ratio: N/A or ≥ 0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

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Project : Broad Street Mall, Reading
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Floor	Room	Room use	Window Ref./Orientation	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Loss	Pro./Ex.	Annual (%APSH)				Winter (%APSH)			
				(% VSC)	(% VSC)	(% VSC)	ratio	(% rm)	(% rm)	(m ²)	ratio	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
	R10	Bedroom	W55	↓	31.6	26.8	4.8	0.85											
		Bedroom	W56	↓	31.6	26.8	4.8	0.85											
		Bedroom	W57	↓	31.6	26.8	4.8	0.85											
		Bedroom	W58	↓	31.6	26.8	4.8	0.85	100%	100%	0.00	1.00	78	69	N/A	N/A	23	14	N/A
	R11	LKD	W59	↓	31.6	26.8	4.8	0.85											
		LKD	W60	↓	31.7	26.9	4.8	0.85											
		LKD	W61	↓	31.7	27.0	N/A	N/A											
		LKD	W62	↓	31.7	27.1	N/A	N/A	100%	100%	0.00	1.00	78	71	N/A	N/A	24	17	N/A
	R12	LKD	W63	↓	31.7	27.2	N/A	N/A											
		LKD	W64	↓	31.8	27.3	N/A	N/A											
		LKD	W65	↓	31.8	27.3	N/A	N/A											
		LKD	W66	↓	31.8	27.3	N/A	N/A											
		LKD	W67	↓	31.9	27.3	N/A	N/A											
		LKD	W68	↓	31.9	27.4	N/A	N/A	100%	100%	0.00	1.00	78	70	N/A	N/A	24	16	N/A
	R13	LKD	W69	↓	32.0	27.4	N/A	N/A											
		LKD	W70	↓	32.0	27.5	N/A	N/A											
		LKD	W71	↓	32.0	27.5	N/A	N/A											
		LKD	W72	↓	32.0	27.6	N/A	N/A											
		LKD	W73	↓	32.0	27.6	N/A	N/A											
		LKD	W74	↓	32.1	27.6	N/A	N/A	100%	100%	0.00	1.00	79	71	N/A	N/A	25	17	N/A
	R14	Studio	W75	↓	32.1	27.6	N/A	N/A											
		Studio	W76	↓	32.1	27.6	N/A	N/A											
		Studio	W77	↓	32.1	27.7	N/A	N/A											
		Studio	W78	↓	32.2	27.8	N/A	N/A											
		Studio	W79	↓	32.2	27.8	N/A	N/A											
		Studio	W80	↓	32.0	27.6	N/A	N/A	100%	100%	0.00	1.00	78	71	N/A	N/A	24	17	N/A
	R15	Bedroom	W81	↓	33.1	28.3	N/A	N/A											
		Bedroom	W82	↓	31.6	27.5	N/A	N/A											
		Bedroom	W83	↓	31.5	27.5	N/A	N/A											
		Bedroom	W84	↓	32.5	27.7	N/A	N/A	96%	96%	0.00	1.00	79	71	N/A	N/A	25	17	N/A
	R16	LKD	W85	↓	29.7	24.6	5.1	0.83											
		LKD	W86	↓	30.0	25.7	4.3	0.86											
		LKD	W87	↓	31.4	27.2	N/A	N/A											
		LKD	W88	↓	31.3	26.3	5.0	0.84											
		LKD	W89	↓	32.0	27.3	N/A	N/A											
		LKD	W90	↓	32.0	28.1	N/A	N/A											
		LKD	W91	↓	32.2	28.8	N/A	N/A											
		LKD	W92	↓	32.3	28.1	N/A	N/A											
		LKD	W93	↘	31.1	27.6	N/A	N/A											
		LKD	W94	↘	31.2	28.4	N/A	N/A											
		LKD	W95	↓	32.6	28.0	N/A	N/A											
		LKD	W96	↓	31.5	27.7	N/A	N/A											
		LKD	W97	↓	31.5	27.6	N/A	N/A											
		LKD	W98	↓	33.4	28.8	N/A	N/A	100%	100%	0.01	1.00	85	80	N/A	N/A	26	21	N/A
F02	R1	LKD	W1	←	21.9	21.9	0.0	1.00											
		LKD	W2	←	21.9	21.1	0.8	0.96											
		LKD	W3	↙	22.1	19.2	2.9	0.87											
		LKD	W4	↓	23.8	18.9	4.9	0.79											
		LKD	W5	↓	25.4	19.7	5.7	0.78											
		LKD	W6	↓	31.3	25.5	5.8	0.81											
		LKD	W7	↓	32.1	26.3	5.8	0.82	100%	100%	0.00	1.00	81	75	N/A	N/A	21	15	N/A
	R2	LKD	W8	↓	32.9	27.0	N/A	N/A											

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				(% VSC)	(% VSC)	(% VSC)	ratio	(% rm)	(% rm)	(m ²)	ratio	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
		LKD	W9	↓	33.2	27.2	N/A	N/A											
		LKD	W10	↓	33.3	27.3	N/A	N/A	100%	100%	0.00	1.00	80	71	N/A	N/A	24	15	N/A
	R3	Bedroom	W11	↓	33.5	27.5	N/A	N/A											
		Bedroom	W12	↓	33.7	27.6	N/A	N/A	99%	99%	0.00	1.00	80	70	N/A	N/A	24	14	N/A
	R4	Bedroom	W13	↓	34.0	27.9	N/A	N/A											
		Bedroom	W14	↓	34.2	28.0	N/A	N/A	96%	96%	0.00	1.00	80	71	N/A	N/A	24	15	N/A
	R5	LKD	W15	↓	34.3	28.1	N/A	N/A											
		LKD	W16	↓	34.4	28.3	N/A	N/A											
		LKD	W17	↓	34.6	28.4	N/A	N/A	99%	99%	0.02	1.00	81	74	N/A	N/A	24	17	N/A
	R6	LKD	W18	Inc	35.0	28.9	N/A	N/A											
		LKD	W19	Inc	35.1	28.9	N/A	N/A											
		LKD	W20	Inc	35.2	28.9	N/A	N/A	97%	97%	0.02	1.00	83	76	N/A	N/A	26	19	N/A
	R7	Bedroom	W21	↓	35.1	28.9	N/A	N/A	96%	96%	0.00	1.00	82	75	N/A	N/A	26	19	N/A
	R8	LKD	W22	↓	34.2	27.9	N/A	N/A											
		LKD	W23	↙	26.1	21.0	5.1	0.80											
		LKD	W24	↓	34.1	27.8	N/A	N/A											
		LKD	W25	↘	23.4	19.6	3.8	0.84	98%	98%	0.03	1.00	83	75	N/A	N/A	26	18	N/A
	R9	Bedroom	W26	↙	19.9	14.6	5.3	0.73											
		Bedroom	W27	↓	34.3	28.0	N/A	N/A											
		Bedroom	W28	↘	29.2	25.5	3.7	0.87	99%	99%	0.01	1.00	78	70	N/A	N/A	26	18	N/A
	R10	Bedroom	W29	↓	34.7	28.4	N/A	N/A	96%	96%	0.00	1.00	79	72	N/A	N/A	25	18	N/A
	R11	Bedroom	W30	↓	36.1	29.9	N/A	N/A	93%	93%	0.00	1.00	79	71	N/A	N/A	25	17	N/A
	R12	LKD	W31	↓	36.5	30.3	N/A	N/A											
		LKD	W32	↓	36.6	30.4	N/A	N/A											
		LKD	W33	↓	36.6	30.3	N/A	N/A	96%	96%	0.00	1.00	83	73	N/A	N/A	27	17	N/A
	R13	Bedroom	W34	↓	36.6	30.4	N/A	N/A											
		Bedroom	W35	↓	36.7	30.5	N/A	N/A	96%	96%	0.00	1.00	83	75	N/A	N/A	26	18	N/A
	R14	LKD	W36	↓	36.7	30.6	N/A	N/A											
		LKD	W37	↓	36.7	30.6	N/A	N/A											
		LKD	W38	↓	36.7	30.7	N/A	N/A	99%	99%	0.01	1.00	83	76	N/A	N/A	26	19	N/A
	R15	Bedroom	W39	↓	36.8	30.8	N/A	N/A											
		Bedroom	W40	↓	36.9	31.1	N/A	N/A	95%	95%	0.00	1.00	83	77	N/A	N/A	26	20	N/A

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Floor	Room	Room use	Window Ref./Orientation	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Loss	Pro./Ex.	Annual (%APSH)				Winter (%APSH)			
				(% VSC)	(% VSC)	(% VSC)	ratio	(% rm)	(% rm)	(m ²)	ratio	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
	R16	LKD	W41	↓	36.9	31.1	N/A	N/A											
		LKD	W42	↓	37.0	31.2	N/A	N/A											
		LKD	W43	↓	36.9	31.1	N/A	N/A	100%	100%	0.00	1.00	84	78	N/A	N/A	27	21	N/A
F03	R1	LKD	W1	←	32.2	32.1	N/A	N/A											
		LKD	W2	↙	12.1	10.1	2.0	0.83											
		LKD	W3	↙	12.1	9.8	2.3	0.81											
		LKD	W4	↙	11.6	9.2	2.4	0.79											
		LKD	W5	↙	12.1	9.0	3.1	0.74	98%	98%	0.01	1.00	55	49	N/A	N/A	18	12	N/A
	R2	Bedroom	W6	↓	33.3	27.4	N/A	N/A	75%	73%	0.32	0.97	77	70	N/A	N/A	23	16	N/A
	R3	LKD	W7	↓	34.2	28.1	N/A	N/A											
		LKD	W8	↓	34.5	28.4	N/A	N/A	99%	97%	0.46	0.98	80	71	N/A	N/A	24	15	N/A
	R4	Bedroom	W9	↓	34.9	28.7	N/A	N/A	96%	96%	0.03	1.00	80	71	N/A	N/A	24	15	N/A
	R5	Bedroom	W10	↓	34.6	28.4	N/A	N/A	95%	95%	0.00	1.00	81	71	N/A	N/A	24	14	N/A
	R6	LKD	W11	↓	34.8	28.6	N/A	N/A											
		LKD	W12	↓	35.0	28.7	N/A	N/A	99%	98%	0.15	0.99	81	75	N/A	N/A	25	19	N/A
	R7	LKD	W13	↓	36.1	29.8	N/A	N/A	94%	93%	0.39	0.98	82	76	N/A	N/A	26	20	N/A
	R8	Bedroom	W14	↓	35.4	29.0	N/A	N/A	96%	96%	0.01	1.00	84	77	N/A	N/A	27	20	N/A
	R9	LKD	W15	↙	29.3	24.4	4.9	0.83											
		LKD	W16	↓	36.4	30.0	N/A	N/A											
		LKD	W17	↘	31.2	27.3	N/A	N/A											
		LKD	W18	↓	20.8	14.6	6.2	0.70	99%	99%	0.08	1.00	83	76	N/A	N/A	26	19	N/A
	R10	Bedroom	W19	↓	20.7	16.1	4.6	0.78	99%	99%	0.03	1.00	45	39	N/A	N/A	18	12	N/A
	R11	Bedroom	W20	↙	23.3	18.8	4.5	0.81											
		Bedroom	W21	↓	30.5	24.2	6.3	0.79											
		Bedroom	W22	↘	28.6	26.6	2.0	0.93	99%	98%	0.03	1.00	81	76	N/A	N/A	26	21	N/A
	R12	Bedroom	W23	↓	36.3	30.0	N/A	N/A	96%	96%	0.01	1.00	81	75	N/A	N/A	26	20	N/A
	R13	LKD	W24	↓	37.5	31.3	N/A	N/A	95%	92%	0.61	0.97	81	73	N/A	N/A	26	18	N/A
	R14	Bedroom	W25	↓	36.7	30.5	N/A	N/A	96%	96%	0.02	1.00	82	74	N/A	N/A	26	18	N/A
	R15	LKD	W26	↓	36.7	30.7	N/A	N/A											
		LKD	W27	↓	36.8	30.9	N/A	N/A	97%	97%	0.04	1.00	81	74	N/A	N/A	26	19	N/A
	R16	Bedroom	W28	↓	37.8	31.9	N/A	N/A	97%	97%	0.00	1.00	82	75	N/A	N/A	27	20	N/A
	R17	LKD	W29	↓	37.9	32.1	N/A	N/A											
		LKD	W30	↓	38.0	32.3	N/A	N/A	99%	99%	0.00	1.00	84	78	N/A	N/A	27	21	N/A
F04	R1	LKD	W1	←	34.3	34.1	N/A	N/A											
		LKD	W2	↙	32.1	29.0	N/A	N/A	98%	98%	0.02	1.00	68	62	N/A	N/A	19	13	N/A
	R2	Bedroom	W3	↙	31.9	28.8	N/A	N/A	86%	86%	0.00	1.00	65	58	N/A	N/A	19	12	N/A
	R3	Bedroom	W4	↓	34.4	28.6	N/A	N/A	78%	74%	0.48	0.95	79	72	N/A	N/A	23	16	N/A
	R4	LKD	W5	↓	35.0	29.0	N/A	N/A											
		LKD	W6	↓	35.2	29.2	N/A	N/A	99%	97%	0.42	0.98	81	74	N/A	N/A	24	17	N/A
	R5	Bedroom	W7	↓	35.6	29.5	N/A	N/A	96%	96%	0.06	1.00	80	72	N/A	N/A	24	16	N/A
	R6	Bedroom	W8	↓	36.0	29.9	N/A	N/A	80%	74%	0.63	0.93	81	72	N/A	N/A	25	16	N/A
	R7	LKD	W9	↓	36.3	30.1	N/A	N/A											
		LKD	W10	↓	36.5	30.4	N/A	N/A	96%	93%	0.59	0.97	82	76	N/A	N/A	25	19	N/A
	R8	LKD	W11	↓	36.8	30.6	N/A	N/A											
		LKD	W12	↓	36.9	30.8	N/A	N/A	98%	98%	0.00	1.00	84	78	N/A	N/A	27	21	N/A
	R9	Bedroom	W13	↓	37.1	30.9	N/A	N/A	84%	78%	0.61	0.93	84	77	N/A	N/A	27	20	N/A
	R10	LKD	W14	↓	36.1	29.9	N/A	N/A											
		LKD	W15	↓	36.1	30.0	N/A	N/A	98%	98%	0.00	1.00	81	73	N/A	N/A	27	19	N/A
	R11	Bedroom	W16	↓	36.3	30.3	N/A	N/A	96%	96%	0.00	1.00	77	70	N/A	N/A	27	20	N/A
	R12	Bedroom	W17	↓	36.7	30.7	N/A	N/A	98%	98%	0.00	1.00	80	75	N/A	N/A	26	21	N/A
	R13	Bedroom	W18	↓	37.9	31.9	N/A	N/A	80%	76%	0.42	0.95	82	76	N/A	N/A	26	20	N/A
	R14	LKD	W19	↓	38.0	32.1	N/A	N/A											

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Floor	Room	Room use	Window Ref./Orientation	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Loss	Pro./Ex.	Annual (%APSH)				Winter (%APSH)			
				(% VSC)	(% VSC)	(% VSC)	ratio	(% rm)	(% rm)	(m ²)	ratio	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
		LKD	W20	↓	38.1	32.1	N/A	N/A	97%	94%	0.58	0.97	84	76	N/A	N/A	27	19	N/A
	R15	Bedroom	W21	↓	38.2	32.3	N/A	N/A	76%	70%	0.61	0.93	84	76	N/A	N/A	27	19	N/A
	R16	LKD	W22	↓	38.2	32.5	N/A	N/A											
		LKD	W23	↓	38.3	32.6	N/A	N/A	93%	86%	1.42	0.93	84	78	N/A	N/A	27	21	N/A
	R17	Bedroom	W24	↓	38.3	32.6	N/A	N/A	96%	96%	0.00	1.00	84	78	N/A	N/A	27	21	N/A
	R18	LKD	W25	↓	38.2	32.6	N/A	N/A											
		LKD	W26	↓	38.3	32.8	N/A	N/A	98%	98%	0.00	1.00	85	79	N/A	N/A	28	22	N/A
61-62 St Mary's Butts																			
F01	R1	Unknown	W1	↙	29.3	27.3	N/A	N/A											
		Unknown	W2	↙	29.2	27.2	N/A	N/A	100%	94%	0.53	0.94	52	50	N/A	N/A	15	15	N/A
	R2	Unknown	W3	↙	29.2	27.3	N/A	N/A											
		Unknown	W4	↙	29.2	27.4	N/A	N/A											
		Unknown	W5	↙	29.2	27.5	N/A	N/A	100%	96%	0.44	0.96	53	51	N/A	N/A	16	16	N/A
	R3	Unknown	W6	↙	29.3	27.6	N/A	N/A											
		Unknown	W7	↙	29.4	27.7	N/A	N/A	99%	93%	0.64	0.94	57	54	N/A	N/A	17	17	N/A
F02	R1	Unknown	W1	↙	32.3	29.7	N/A	N/A	93%	76%	1.86	0.82	58	54	N/A	N/A	18	16	N/A
	R2	Unknown	W2	↙	32.4	29.8	N/A	N/A	96%	78%	1.57	0.81	58	54	N/A	N/A	18	16	N/A
	R3	Unknown	W3	↙	32.3	29.9	N/A	N/A	94%	80%	1.50	0.85	57	52	N/A	N/A	18	16	N/A
59-60 St Mary's Butts																			
F01	R1	LKD	W1	↙	29.1	27.5	N/A	N/A	55%	46%	2.05	0.84	57	53	N/A	N/A	17	16	N/A
	R2	Bedroom	W2	↙	30.1	28.5	N/A	N/A	95%	85%	0.87	0.89	57	53	N/A	N/A	17	16	N/A
F02	R1	LKD	W1	↙	32.2	29.8	N/A	N/A	81%	62%	3.19	0.77	60	54	N/A	N/A	20	17	N/A
	R2	Bedroom	W2	↙	32.9	30.6	N/A	N/A	97%	82%	1.52	0.85	62	55	N/A	N/A	21	17	N/A
F03	R1	LKD	W1	↙	34.7	31.6	N/A	N/A	34%	29%	0.86	0.85	61	54	N/A	N/A	20	16	N/A
	R2	Bedroom	W2	↙	34.9	31.9	N/A	N/A	56%	49%	0.74	0.88	61	54	N/A	N/A	20	16	N/A
58 St Mary's Butts																			
F01	R1	Unknown	W1	↙	29.2	27.8	N/A	N/A	73%	70%	0.35	0.96	53	50	N/A	N/A	16	15	N/A
	R2	Unknown	W2	↙	29.2	27.7	N/A	N/A	73%	68%	0.69	0.93	54	50	N/A	N/A	16	14	N/A
F02	R1	Unknown	W1	↙	31.0	29.1	N/A	N/A	65%	62%	0.42	0.94	54	50	N/A	N/A	17	15	N/A
	R2	Unknown	W2	↙	30.9	29.0	N/A	N/A	64%	59%	0.71	0.92	57	53	N/A	N/A	19	17	N/A
57 St Mary's Butts																			
F01	R1	Unknown	W1	↙	28.6	27.1	N/A	N/A	67%	54%	1.54	0.81	48	45	N/A	N/A	14	13	N/A
	R2	Unknown	W2	↙	28.5	27.0	N/A	N/A	69%	61%	0.93	0.89	49	47	N/A	N/A	14	13	N/A
55-56 St Mary's Butts																			
F01	R1	Unknown	W1	↙	28.8	27.2	N/A	N/A	89%	77%	1.55	0.86	51	49	N/A	N/A	18	18	N/A
	R2	Unknown	W2	↙	29.1	27.6	N/A	N/A	90%	81%	1.32	0.90	52	49	N/A	N/A	18	18	N/A
	R3	Unknown	W3	↙	29.6	28.2	N/A	N/A	92%	86%	0.67	0.94	50	46	N/A	N/A	18	18	N/A
	R4	Unknown	W4	↙	30.8	29.5	N/A	N/A	87%	84%	0.38	0.97	56	52	N/A	N/A	20	20	N/A
	R5	Unknown	W5	↙	31.2	29.9	N/A	N/A											
		Unknown	W6	↘	33.0	33.0	N/A	N/A											
		Unknown	W7	↘	32.4	32.4	N/A	N/A	99%	98%	0.04	1.00	82	80	N/A	N/A	25	25	N/A
F02	R1	Unknown	W1	↙	31.3	29.3	N/A	N/A	63%	55%	0.97	0.87	57	54	N/A	N/A	20	20	N/A
	R2	Unknown	W2	↙	31.7	29.7	N/A	N/A	63%	57%	0.77	0.91	56	53	N/A	N/A	20	20	N/A
	R3	Unknown	W3	↙	31.9	30.1	N/A	N/A	71%	66%	0.62	0.93	52	48	N/A	N/A	17	17	N/A
	R4	Unknown	W4	↙	29.9	28.2	N/A	N/A	70%	67%	0.34	0.96	50	46	N/A	N/A	17	17	N/A
	R5	Unknown	W5	↙	30.2	28.5	N/A	N/A											
		Unknown	W6	↘	31.8	31.8	N/A	N/A											

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Chartered Surveyors

Property, room & window attributes					VSC				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation		Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% rm)	Prop. (% rm)	Loss (m ²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)			
														Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.
		Unknown	W7 ↘		31.4	31.4	N/A	N/A	98%	98%	0.00	1.00		85	83	N/A	N/A	25	25	N/A
Reading Minster																				
F00	R1	Church	W1 ↑		32.3	32.3	N/A	N/A												
		Church	W2 ←		25.9	24.6	1.3	0.95	95%	95%	0.00	1.00		19	19	0	1.00	1	1	N/A*
	R2	Church	W3 ↖		28.9	28.3	N/A	N/A												
		Church	W4 ↖		31.6	30.9	N/A	N/A												
		Church	W5 ←		35.6	34.2	N/A	N/A	95%	95%	0.00	1.00		50	50	N/A	N/A	15	15	N/A
	R3	Church	W6 ←		26.2	24.8	1.4	0.95	80%	80%	0.00	1.00		52	52	N/A	N/A	18	18	N/A
F01	R2	Church	W1 ↖		35.3	34.6	N/A	N/A												
		Church	W2 ↑		36.5	36.5	N/A	N/A												
		Church	W3 ←		37.5	35.9	N/A	N/A												
		Church	W4 ↓		38.6	38.6	N/A	N/A												
		Church	W5 ↖		36.0	35.3	N/A	N/A												
		Church	W6 ↖		36.5	35.8	N/A	N/A	96%	96%	0.00	1.00		95	95	N/A	N/A	30	30	N/A
F02	R2	Church	W1 ↖		37.2	36.5	N/A	N/A												
		Church	W2 ↖		37.8	37.1	N/A	N/A												
		Church	W3 ↑		38.0	38.0	N/A	N/A												
		Church	W4 ←		38.6	37.1	N/A	N/A												
		Church	W5 ↓		39.1	39.1	N/A	N/A	96%	96%	0.00	1.00		96	96	N/A	N/A	30	30	N/A
2-6 Castle Street																				
F02	R1	Unknown	W1 ↑		15.0	14.0	1.0	0.93	28%	22%	0.59	0.79		North	North	N/A	N/A	North	North	N/A
	R2	Unknown	W2 ↑		20.3	19.3	1.0	0.95	41%	38%	0.30	0.93		North	North	N/A	N/A	North	North	N/A
	R3	Unknown	W3 ↑		22.8	22.2	0.6	0.97	54%	52%	0.17	0.97		North	North	N/A	N/A	North	North	N/A
	R4	Unknown	W4 ↑		21.4	21.3	0.1	1.00	36%	36%	0.04	0.99		North	North	N/A	N/A	North	North	N/A
8 Castle Street																				
F03	R1	Unknown	W1 ↑		35.7	32.6	N/A	N/A	96%	94%	0.12	0.99		North	North	N/A	N/A	North	North	N/A
St Mary's Church																				
F00	R1	Unknown	W1 →		16.9	16.9	0.0	1.00												
		Unknown	W2 →		19.0	19.0	0.0	1.00												
		Unknown	W3 Inc		75.6	72.7	N/A	N/A												
		Unknown	W4 Inc		60.4	59.7	N/A	N/A												
		Unknown	W5 Inc		71.8	70.5	N/A	N/A												
		Unknown	W6 Inc		55.9	55.9	N/A	N/A	99%	99%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
	R2	Unknown	W7 →		15.4	15.4	0.0	1.00												
		Unknown	W8 ←		17.3	13.0	4.3	0.75	88%	88%	0.00	1.00		N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	Unknown	W9 →		30.0	30.0	N/A	N/A												
		Unknown	W10 →		29.8	29.8	N/A	N/A												
		Unknown	W11 ↑		27.6	22.1	5.5	0.80												
		Unknown	W12 ↑		33.3	27.5	N/A	N/A												
		Unknown	W13 ↑		33.4	27.3	N/A	N/A												
		Unknown	W14 ↑		33.5	27.0	N/A	N/A	99%	94%	3.33	0.95		North	North	N/A	N/A	North	North	N/A
	R4	Unknown	W15 ↑		34.5	27.2	N/A	N/A												
		Unknown	W16 ↑		34.4	26.8	7.6	0.78												
		Unknown	W17 ↑		29.5	23.7	5.8	0.80	94%	94%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
	R5	Unknown	W18 ↑		32.2	24.2	8.0	0.75	88%	88%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
	R6	Church	W19 ←		35.7	31.0	N/A	N/A												
		Church	W20 ←		35.3	30.9	N/A	N/A												
		Church	W21 ←		34.6	30.5	N/A	N/A												

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

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Property, room & window attributes				VSC				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Loss	Pro./Ex.	Annual (%APSH)				Winter (%APSH)			
				(% VSC)	(% VSC)	(% VSC)	ratio	(% rm)	(% rm)	(m ²)	ratio	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
		Church	W22 ←	33.2	29.3	N/A	N/A												
		Church	W23 ←	31.0	27.4	N/A	N/A	94%	94%	0.00	1.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F01	R1	Unknown	W1 ↑	35.5	30.1	N/A	N/A												
		Unknown	W2 ↑	35.6	29.7	N/A	N/A												
		Unknown	W3 ↑	35.6	29.4	N/A	N/A												
		Unknown	W4 ↑	35.6	29.0	N/A	N/A	97%	83%	9.81	0.85	North	North	N/A	N/A	North	North	N/A	
16 Castle Street																			
F00	R1	Unknown	W1 ↗	7.0	6.8	0.2	0.97	10%	9%	0.18	0.89	North	North	N/A	N/A	North	North	N/A	
	R2	Unknown	W2 ↗	8.4	8.2	0.2	0.98	5%	5%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R3	Unknown	W3 ↖	27.4	20.8	6.6	0.76	98%	84%	1.47	0.86	North	North	N/A	N/A	North	North	N/A	

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

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Property, room & window attributes					VSC				NSL				APSH (room)						
Floor	Room	Room use	Window Ref./Orientation		Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Loss	Pro./Ex.	Annual (%APSH)				Winter (%APSH)		
					(% VSC)	(% VSC)	(% VSC)	ratio	(% rm)	(% rm)	(m ²)	ratio	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.
F01	R1	Unknown	W1	↗	11.1	10.9	0.2	0.98	19%	18%	0.24	0.92	North	North	N/A	N/A	North	North	N/A
	R2	Unknown	W2	↗	12.9	12.7	0.2	0.98	19%	19%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R3	Unknown	W3	↗	20.3	19.9	0.4	0.98	96%	96%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R4	Unknown	W4	↗	27.6	27.2	N/A	N/A	98%	98%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R5	Unknown	W5	↗	29.5	29.1	N/A	N/A	98%	98%	0.01	1.00	North	North	N/A	N/A	North	North	N/A
	R6	Unknown	W6	↗	30.3	29.8	N/A	N/A											
	Unknown	W7	↖	34.7	25.9	8.8	0.75	99%	99%	0.03	1.00	North	North	N/A	N/A	North	North	N/A	
F02	R1	Unknown	W1	↖	28.7	23.1	5.6	0.80	78%	54%	4.33	0.69	North	North	N/A	N/A	North	North	N/A
F03	R1	Unknown	W1	↖	33.3	26.2	7.1	0.79	85%	64%	2.85	0.75	North	North	N/A	N/A	North	North	N/A
15 Queens Walk (Queens Court)																			
F00	R1	Studio	W1	↓	33.1	32.3	N/A	N/A											
		Studio	W2	→	18.8	12.6	6.2	0.67											
		Studio	W3	→	19.2	13.1	6.1	0.68	77%	77%	0.00	1.00	82	75	N/A	N/A	25	25	N/A
	R2	Studio	W4	→	17.6	11.3	6.3	0.64											
		Studio	W5	→	16.8	10.5	6.3	0.63	83%	77%	1.37	0.93	North	North	N/A	N/A	North	North	N/A
	R5	Bedroom	W8	↓	29.7	27.6	N/A	N/A	76%	76%	0.04	0.99	65	57	N/A	N/A	23	23	N/A
	R6	Bedroom	W9	↓	30.7	28.5	N/A	N/A	75%	75%	0.00	1.00	70	61	N/A	N/A	25	25	N/A
	R7	Studio	W10	↓	31.3	28.9	N/A	N/A	70%	70%	0.03	1.00	71	60	N/A	N/A	25	25	N/A
	R8	Bedroom	W11	↓	31.6	28.7	N/A	N/A	74%	73%	0.04	0.99	72	60	N/A	N/A	23	22	N/A
	R9	Kitchen	W12	↓	31.7	28.8	N/A	N/A	96%	96%	0.01	1.00	73	61	N/A	N/A	23	22	N/A
	R10	Bedroom	W13	↓	31.7	28.7	N/A	N/A											
		Bedroom	W14	↓	30.9	28.6	N/A	N/A	82%	82%	0.00	1.00	73	61	N/A	N/A	23	22	N/A
	R11	Studio	W15	↓	32.4	28.8	N/A	N/A	83%	75%	1.20	0.90	74	61	N/A	N/A	23	22	N/A
	R12	Studio	W16	↓	32.5	28.5	N/A	N/A	82%	80%	0.22	0.98	75	61	N/A	N/A	24	23	N/A
	R13	Studio	W17	↓	30.7	26.2	4.5	0.85	83%	77%	0.78	0.92	68	52	N/A	N/A	22	21	N/A
	R14	Bedroom	W18	↓	32.3	27.5	N/A	N/A	90%	89%	0.09	0.99	74	59	N/A	N/A	22	22	N/A
	R15	Kitchen	W19	↓	32.2	27.3	N/A	N/A	98%	98%	0.00	1.00	74	59	N/A	N/A	22	22	N/A
	R16	Bedroom	W20	↓	31.0	27.0	N/A	N/A	90%	90%	0.01	1.00	69	60	N/A	N/A	22	22	N/A
	R17	Studio	W21	↓	32.2	26.3	5.9	0.82	86%	79%	1.04	0.92	74	57	N/A	N/A	24	23	N/A
	R18	Studio	W22	↓	31.9	25.6	6.3	0.80	75%	75%	0.00	1.00	74	55	N/A	N/A	24	22	N/A
	R20	Bedroom	W29	↘	1.9	1.9	0.0	1.00											
		Bedroom	W31	→	10.9	10.9	0.0	1.00	40%	40%	0.00	1.00	0	0	0	N/A	0	0	N/A
	R21	Bedroom	W30	→	14.3	14.2	0.1	0.99	78%	74%	0.35	0.95	North	North	N/A	N/A	North	North	N/A
	R22	Kitchen	W32	→	13.5	13.4	0.1	0.99	79%	79%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R23	Bedroom	W33	→	14.7	14.4	0.3	0.98											
		Bedroom	W34	↗	12.2	12.0	0.2	0.98	86%	86%	0.03	1.00	North	North	N/A	N/A	North	North	N/A
	R24	Bedroom	W35	→	16.9	15.8	1.1	0.93	85%	82%	0.26	0.96	North	North	N/A	N/A	North	North	N/A
	R25	Kitchen	W36	→	16.4	15.6	0.8	0.95	81%	81%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R26	Studio	W37	→	17.3	15.6	1.7	0.90											
		Studio	W38	→	17.4	15.9	1.5	0.91	82%	82%	0.04	1.00	North	North	N/A	N/A	North	North	N/A
	R27	Studio	W39	↘	8.0	5.7	2.3	0.71	39%	37%	0.20	0.95	7	1	6	0.14	0	0	N/A
	R28	Bedroom	W40	→	17.0	14.4	2.6	0.85	63%	62%	0.08	0.99	North	North	N/A	N/A	North	North	N/A
	R29	Kitchen	W41	→	16.6	13.7	2.9	0.83	74%	71%	0.15	0.96	North	North	N/A	N/A	North	North	N/A
	R30	Bedroom	W42	→	16.1	13.1	3.0	0.81											
		Bedroom	W43	↗	7.9	6.9	1.0	0.87	62%	61%	0.18	0.97	North	North	N/A	N/A	North	North	N/A
	R31	Studio	W44	→	14.5	11.2	3.3	0.77											
		Studio	W45	→	14.4	11.1	3.3	0.77	67%	43%	3.46	0.64	North	North	N/A	N/A	North	North	N/A
F01	R1	Studio	W1	↓	35.7	34.9	N/A	N/A											
		Studio	W2	→	20.4	14.0	6.4	0.69											
		Studio	W3	→	20.9	14.5	6.4	0.69	78%	78%	0.00	1.00	86	79	N/A	N/A	29	29	N/A
	R2	Studio	W4	→	18.9	12.4	6.5	0.66											

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

Project : Broad Street Mall, Reading
Date: 27/11/2023
Scheme: 02-AR-2023-11-06
Scenario: Existing v Proposed

Daylight / Sunlight
Neighbouring Properties

DELVA PATMAN REDLER
Chartered Surveyors

Property, room & window attributes				VSC				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Loss	Pro./Ex.	Annual (%APSH)				Winter (%APSH)			
				(% VSC)	(% VSC)	(% VSC)	ratio	(% rm)	(% rm)	(m²)	ratio	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
		Studio	W5 →	17.9	11.4	6.5	0.64	88%	83%	1.07	0.95	North	North	N/A	N/A	North	North	N/A	
	R5	Bedroom	W8 ↓	32.3	30.0	N/A	N/A	94%	93%	0.05	0.99	67	59	N/A	N/A	25	25	N/A	
	R6	Bedroom	W9 ↓	33.4	31.0	N/A	N/A	93%	93%	0.00	1.00	72	63	N/A	N/A	27	27	N/A	
	R7	Studio	W10 ↓	34.0	31.4	N/A	N/A	85%	85%	0.02	1.00	74	63	N/A	N/A	28	28	N/A	
	R8	Bedroom	W11 ↓	34.3	31.3	N/A	N/A	94%	94%	0.00	1.00	77	64	N/A	N/A	28	26	N/A	
	R9	Kitchen	W12 ↓	34.4	31.3	N/A	N/A	96%	96%	0.02	1.00	78	65	N/A	N/A	28	26	N/A	
	R10	Bedroom	W13 ↓	34.4	31.2	N/A	N/A												
		Bedroom	W14 ↓	33.6	31.1	N/A	N/A	97%	97%	0.01	1.00	78	65	N/A	N/A	28	26	N/A	
	R11	Studio	W15 ↓	35.2	31.2	N/A	N/A	86%	78%	1.20	0.91	80	66	N/A	N/A	28	26	N/A	
	R12	Studio	W16 ↓	35.2	30.8	N/A	N/A	97%	95%	0.21	0.98	80	65	N/A	N/A	28	26	N/A	
	R13	Studio	W17 ↓	33.4	28.3	N/A	N/A	83%	77%	0.79	0.92	72	56	N/A	N/A	26	25	N/A	
	R14	Bedroom	W18 ↓	35.0	29.6	N/A	N/A	95%	94%	0.09	0.99	80	63	N/A	N/A	26	25	N/A	
	R15	Kitchen	W19 ↓	34.9	29.3	N/A	N/A	98%	98%	0.00	1.00	79	62	N/A	N/A	26	25	N/A	
	R16	Bedroom	W20 ↓	33.5	28.9	N/A	N/A	96%	96%	0.00	1.00	74	63	N/A	N/A	26	25	N/A	
	R17	Studio	W21 ↓	35.0	28.1	N/A	N/A	86%	79%	1.04	0.92	79	59	N/A	N/A	27	25	N/A	
	R18	Studio	W22 ↓	34.8	27.3	N/A	N/A	85%	85%	0.00	1.00	80	57	N/A	N/A	27	24	N/A	
	R21	Studio	W25 →	12.0	12.0	0.0	1.00												
		Studio	W26 →	11.3	11.2	0.1	0.99	67%	67%	0.01	1.00	North	North	N/A	N/A	North	North	N/A	
	R22	Bedroom	W27 ↘	4.2	4.1	0.1	0.98												
		Bedroom	W29 →	14.2	14.2	0.0	1.00	86%	86%	0.01	1.00	4	4	0	1.00	0	0	N/A	
	R23	Bedroom	W28 →	15.8	15.6	0.2	0.99	92%	92%	0.02	1.00	North	North	N/A	N/A	North	North	N/A	
	R24	Kitchen	W30 →	14.9	14.8	0.1	0.99	84%	84%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R25	Bedroom	W31 →	16.3	15.8	0.5	0.97												
		Bedroom	W32 ↗	14.1	13.8	0.3	0.98	87%	86%	0.06	0.99	North	North	N/A	N/A	North	North	N/A	
	R26	Bedroom	W33 →	18.7	17.3	1.4	0.93	86%	86%	0.06	0.99	North	North	N/A	N/A	North	North	N/A	
	R27	Kitchen	W34 →	18.0	16.9	1.1	0.94	83%	83%	0.01	1.00	North	North	N/A	N/A	North	North	N/A	
	R28	Studio	W35 →	19.1	16.9	2.2	0.88												
		Studio	W36 →	19.3	17.3	2.0	0.90	84%	84%	0.04	1.00	North	North	N/A	N/A	North	North	N/A	
	R29	Studio	W37 ↘	9.3	6.5	2.8	0.70	41%	40%	0.15	0.97	11	3	8	0.27	0	0	N/A	
	R30	Bedroom	W38 →	18.9	15.9	3.0	0.84	69%	69%	0.03	1.00	North	North	N/A	N/A	North	North	N/A	
	R31	Kitchen	W39 →	18.4	15.2	3.2	0.83	79%	76%	0.16	0.96	North	North	N/A	N/A	North	North	N/A	
	R32	Bedroom	W40 →	17.9	14.5	3.4	0.81												
		Bedroom	W41 ↗	8.6	7.5	1.1	0.87	67%	66%	0.06	0.99	North	North	N/A	N/A	North	North	N/A	
	R33	Studio	W42 →	15.7	12.2	3.5	0.78												
		Studio	W43 →	15.6	12.0	3.6	0.77	70%	47%	3.36	0.67	North	North	N/A	N/A	North	North	N/A	
F02	R1	Studio	W1 ↓	37.9	37.1	N/A	N/A												
		Studio	W2 →	21.9	15.3	6.6	0.70												
		Studio	W3 →	22.5	15.9	6.6	0.71	78%	78%	0.00	1.00	87	80	N/A	N/A	30	30	N/A	
	R2	Studio	W4 →	20.2	13.4	6.8	0.66												
		Studio	W5 →	18.7	12.0	6.7	0.64	89%	83%	1.18	0.94	North	North	N/A	N/A	North	North	N/A	
	R5	Bedroom	W8 ↓	34.3	32.0	N/A	N/A	94%	93%	0.05	0.99	67	59	N/A	N/A	25	25	N/A	
	R6	Bedroom	W9 ↓	35.5	33.0	N/A	N/A	94%	94%	0.00	1.00	72	63	N/A	N/A	27	27	N/A	
	R7	Studio	W10 ↓	36.2	33.5	N/A	N/A	85%	85%	0.03	1.00	74	63	N/A	N/A	28	28	N/A	
	R8	Bedroom	W11 ↓	36.5	33.3	N/A	N/A	94%	94%	0.00	1.00	77	64	N/A	N/A	28	26	N/A	
	R9	Kitchen	W12 ↓	36.6	33.2	N/A	N/A	96%	96%	0.01	1.00	78	65	N/A	N/A	28	26	N/A	
	R10	Bedroom	W13 ↓	36.6	33.2	N/A	N/A												
		Bedroom	W14 ↓	35.7	33.1	N/A	N/A	97%	97%	0.01	1.00	78	65	N/A	N/A	28	26	N/A	
	R11	Studio	W15 ↓	37.4	33.1	N/A	N/A	87%	79%	1.20	0.91	80	66	N/A	N/A	28	26	N/A	
	R12	Studio	W16 ↓	37.5	32.7	N/A	N/A	97%	95%	0.20	0.98	81	66	N/A	N/A	28	26	N/A	
	R13	Studio	W17 ↓	35.6	30.0	N/A	N/A	83%	77%	0.80	0.92	74	56	N/A	N/A	28	25	N/A	
R14	Bedroom	W18 ↓	37.3	31.3	N/A	N/A	95%	94%	0.10	0.99	82	63	N/A	N/A	28	25	N/A		
R15	Kitchen	W19 ↓	37.2	30.9	N/A	N/A	98%	98%	0.00	1.00	81	62	N/A	N/A	28	25	N/A		

Project : Broad Street Mall, Reading
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Daylight / Sunlight
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Chartered Surveyors

Property, room & window attributes				VSC				NSL				APSH (room)								
Floor	Room	Room use	Window Ref./Orientation	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Loss	Pro./Ex.	Annual (%APSH)				Winter (%APSH)				
				(% VSC)	(% VSC)	(% VSC)	ratio	(% rm)	(% rm)	(m ²)	ratio	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.		
	R16	Bedroom	W20	↓	35.6	30.5	N/A	N/A	96%	96%	0.00	1.00	76	63	N/A	N/A	28	25	N/A	
	R17	Studio	W21	↓	37.3	29.5	N/A	N/A	86%	79%	1.05	0.92	80	58	N/A	N/A	28	24	N/A	
	R18	Studio	W22	↓	37.2	28.6	N/A	N/A	86%	86%	0.00	1.00	82	57	N/A	N/A	29	24	N/A	
	R21	Studio	W25	→	13.0	13.0	0.0	1.00												
		Studio	W26	→	12.4	12.4	0.0	1.00	75%	75%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R22	Bedroom	W27	↘	4.6	4.6	0.0	1.00												
		Bedroom	W28	→	15.6	15.6	0.0	1.00	89%	89%	0.00	1.00	4	4	0	1.00	0	0	N/A	
	R23	Bedroom	W29	→	17.5	17.1	0.4	0.98	88%	88%	0.01	1.00	North	North	N/A	N/A	North	North	N/A	
	R24	Kitchen	W30	→	16.4	16.4	0.0	1.00	86%	86%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R25	Bedroom	W31	→	18.1	17.3	0.8	0.96												
		Bedroom	W32	↗	15.8	15.4	0.4	0.97	88%	87%	0.11	0.99	North	North	N/A	N/A	North	North	N/A	
	R26	Bedroom	W33	→	20.8	18.9	1.9	0.91	88%	87%	0.05	0.99	North	North	N/A	N/A	North	North	N/A	
	R27	Kitchen	W34	→	19.8	18.3	1.5	0.92	87%	87%	0.01	1.00	North	North	N/A	N/A	North	North	N/A	
	R28	Studio	W35	→	21.2	18.5	2.7	0.87												
		Studio	W36	→	21.4	19.0	2.4	0.89	87%	87%	0.03	1.00	North	North	N/A	N/A	North	North	N/A	
	R29	Studio	W37	↘	11.2	7.9	3.3	0.71	45%	44%	0.14	0.97	14	6	8	0.43	0	0	N/A	
	R30	Bedroom	W38	→	21.0	17.6	3.4	0.84	72%	72%	0.01	1.00	North	North	N/A	N/A	North	North	N/A	
	R31	Kitchen	W39	→	20.5	16.9	3.6	0.82	83%	81%	0.11	0.98	North	North	N/A	N/A	North	North	N/A	
	R32	Bedroom	W40	→	19.9	16.1	3.8	0.81												
		Bedroom	W41	↗	9.5	8.3	1.2	0.87	70%	69%	0.02	1.00	North	North	N/A	N/A	North	North	N/A	
	R33	Studio	W42	→	17.2	13.3	3.9	0.77												
		Studio	W43	→	16.9	12.9	4.0	0.76	74%	53%	3.07	0.71	North	North	N/A	N/A	North	North	N/A	
F03	R1	Studio	W1	↓	38.3	37.5	N/A	N/A												
		Studio	W2	→	22.7	16.0	6.7	0.70												
		Studio	W3	→	23.5	16.8	6.7	0.71	79%	79%	0.00	1.00	87	80	N/A	N/A	30	30	N/A	
	R2	Studio	W4	→	20.7	13.9	6.8	0.67												
		Studio	W5	→	18.7	11.8	6.9	0.63	89%	83%	1.31	0.93	North	North	N/A	N/A	North	North	N/A	
	R5	Bedroom	W8	↓	34.7	32.4	N/A	N/A	94%	93%	0.05	0.99	67	59	N/A	N/A	25	25	N/A	
	R6	Bedroom	W9	↓	36.1	33.5	N/A	N/A	94%	94%	0.00	1.00	72	63	N/A	N/A	27	27	N/A	
	R7	Studio	W10	↓	36.7	33.9	N/A	N/A	85%	85%	0.02	1.00	75	64	N/A	N/A	28	28	N/A	
	R8	Bedroom	W11	↓	37.0	33.8	N/A	N/A	94%	94%	0.00	1.00	77	64	N/A	N/A	28	26	N/A	
	R9	Kitchen	W12	↓	37.2	33.7	N/A	N/A	96%	96%	0.00	1.00	79	66	N/A	N/A	28	26	N/A	
	R10	Bedroom	W13	↓	37.2	33.6	N/A	N/A												
		Bedroom	W14	↓	36.3	33.5	N/A	N/A	97%	97%	0.00	1.00	79	66	N/A	N/A	28	26	N/A	
	R11	Studio	W15	↓	37.9	33.5	N/A	N/A	87%	79%	1.20	0.91	80	66	N/A	N/A	28	26	N/A	
	R12	Studio	W16	↓	38.0	33.1	N/A	N/A	97%	95%	0.20	0.98	80	65	N/A	N/A	28	26	N/A	
	R13	Studio	W17	↓	36.0	30.4	N/A	N/A	83%	77%	0.79	0.92	74	56	N/A	N/A	28	25	N/A	
	R14	Bedroom	W18	↓	37.7	31.6	N/A	N/A	95%	94%	0.10	0.99	80	61	N/A	N/A	28	25	N/A	
	R15	Kitchen	W19	↓	37.6	31.2	N/A	N/A	98%	98%	0.00	1.00	80	61	N/A	N/A	28	25	N/A	
	R16	Bedroom	W20	↓	36.0	30.7	N/A	N/A	96%	96%	0.00	1.00	74	61	N/A	N/A	28	25	N/A	
	R17	Studio	W21	↓	38.1	29.9	N/A	N/A	86%	79%	1.05	0.92	81	59	N/A	N/A	29	25	N/A	
	R18	Studio	W22	↓	38.1	29.0	N/A	N/A	86%	86%	0.00	1.00	82	57	N/A	N/A	29	24	N/A	
		R21	Studio	W25	→	14.1	14.1	0.0	1.00											
			Studio	W26	→	13.5	13.5	0.0	1.00	81%	81%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
		R22	Bedroom	W27	↘	5.1	5.1	0.0	1.00											
			Bedroom	W29	→	17.2	17.2	0.0	1.00	91%	91%	0.00	1.00	4	4	0	1.00	0	0	N/A
		R23	Bedroom	W28	→	19.4	18.7	0.7	0.96	89%	89%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
		R24	Kitchen	W30	→	18.1	17.9	0.2	0.99	85%	85%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
		R25	Bedroom	W31	→	20.1	18.8	1.3	0.94											
		Bedroom	W32	↗	17.7	17.0	0.7	0.96	90%	88%	0.20	0.98	North	North	N/A	N/A	North	North	N/A	
	R26	Bedroom	W33	→	22.9	20.4	2.5	0.89	89%	88%	0.04	0.99	North	North	N/A	N/A	North	North	N/A	
	R27	Kitchen	W34	→	21.6	19.6	2.0	0.91	91%	90%	0.03	0.99	North	North	N/A	N/A	North	North	N/A	

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

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Property, room & window attributes				VSC				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Loss	Pro./Ex.	Annual (%APSH)				Winter (%APSH)			
				(% VSC)	(% VSC)	(% VSC)	ratio	(% rm)	(% rm)	(m ²)	ratio	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
	R28	Studio	W35 →	23.3	20.0	3.3	0.86												
		Studio	W36 →	23.6	20.6	3.0	0.87	90%	89%	0.03	1.00	North	North	N/A	N/A	North	North	N/A	
	R29	Studio	W37 ↘	13.3	9.4	3.9	0.71	49%	48%	0.13	0.98	18	8	10	0.44	0	0	N/A	
	R30	Bedroom	W38 →	23.6	19.7	3.9	0.83	72%	72%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R31	Kitchen	W39 →	23.0	18.9	4.1	0.82	86%	84%	0.09	0.98	North	North	N/A	N/A	North	North	N/A	
	R32	Bedroom	W40 →	22.3	18.1	4.2	0.81												
		Bedroom	W41 ↗	10.9	9.6	1.3	0.88	70%	70%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R33	Studio	W42 →	18.9	14.6	4.3	0.77												
		Studio	W43 →	18.2	13.9	4.3	0.76	76%	57%	2.69	0.75	North	North	N/A	N/A	North	North	N/A	
F04	R1	Studio	W1 ↓	34.1	33.6	N/A	N/A												
		Studio	W2 →	20.5	13.8	6.7	0.67												
		Studio	W3 →	20.9	14.3	6.6	0.68	80%	80%	0.00	1.00	85	78	N/A	N/A	30	30	N/A	
	R2	Studio	W4 →	18.5	11.7	6.8	0.63												
		Studio	W5 →	15.3	9.0	6.3	0.59	88%	81%	1.62	0.92	North	North	N/A	N/A	North	North	N/A	
	R5	Bedroom	W8 ↓	30.6	29.1	N/A	N/A	93%	93%	0.05	0.99	64	59	N/A	N/A	25	25	N/A	
	R6	Bedroom	W9 ↓	31.6	29.9	N/A	N/A	93%	93%	0.00	1.00	67	61	N/A	N/A	27	27	N/A	
	R7	Studio	W10 ↓	32.0	30.1	N/A	N/A	84%	84%	0.02	1.00	67	60	N/A	N/A	27	27	N/A	
	R8	Bedroom	W11 ↓	30.4	28.4	N/A	N/A	94%	94%	0.00	1.00	62	54	N/A	N/A	28	26	N/A	
	R9	Kitchen	W12 ↓	29.7	27.7	N/A	N/A	96%	96%	0.02	1.00	58	51	N/A	N/A	28	26	N/A	
	R10	Bedroom	W13 ↓	29.7	27.6	N/A	N/A												
		Bedroom	W14 ↓	29.9	28.0	N/A	N/A	97%	97%	0.01	1.00	62	54	N/A	N/A	28	26	N/A	
	R11	Studio	W15 ↓	32.8	29.6	N/A	N/A	86%	78%	1.19	0.91	70	59	N/A	N/A	28	26	N/A	
	R12	Studio	W16 ↓	32.9	29.3	N/A	N/A	96%	95%	0.20	0.98	70	58	N/A	N/A	28	26	N/A	
	R13	Studio	W17 ↓	29.7	25.9	3.8	0.87	83%	77%	0.78	0.92	61	48	N/A	N/A	28	25	N/A	
	R14	Bedroom	W18 ↓	30.4	26.3	4.1	0.87	95%	94%	0.10	0.99	61	48	N/A	N/A	28	25	N/A	
	R15	Kitchen	W19 ↓	29.5	25.3	4.2	0.86	98%	98%	0.01	1.00	57	45	N/A	N/A	28	25	N/A	
	R16	Bedroom	W20 ↓	29.5	25.5	4.0	0.86	96%	96%	0.00	1.00	59	48	N/A	N/A	28	25	N/A	
	R17	Studio	W21 ↓	32.8	26.4	6.4	0.80	86%	79%	1.05	0.92	70	52	N/A	N/A	29	25	N/A	
	R18	Studio	W22 ↓	32.7	25.5	7.2	0.78	85%	85%	0.00	1.00	70	49	N/A	N/A	29	24	N/A	
	R21	Studio	W25 →	13.2	13.2	0.0	1.00												
		Studio	W26 →	13.4	13.4	0.0	1.00	84%	84%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R22	Bedroom	W27 ↘	6.6	6.6	0.0	1.00												
		Bedroom	W29 →	19.7	19.5	0.2	0.99	94%	94%	0.00	1.00	4	4	0	1.00	0	0	N/A	
	R23	Bedroom	W28 →	22.2	20.8	1.4	0.94	92%	92%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R24	Kitchen	W30 →	20.9	20.2	0.7	0.97	91%	91%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R25	Bedroom	W31 →	23.2	21.2	2.0	0.91												
		Bedroom	W32 ↗	19.4	18.4	1.0	0.95	92%	89%	0.22	0.97	North	North	N/A	N/A	North	North	N/A	
	R26	Bedroom	W33 →	20.9	17.7	3.2	0.85	89%	88%	0.05	0.99	North	North	N/A	N/A	North	North	N/A	
	R27	Kitchen	W34 →	19.6	16.8	2.8	0.86	96%	95%	0.03	0.99	North	North	N/A	N/A	North	North	N/A	
	R28	Studio	W35 →	21.7	17.9	3.8	0.82												
		Studio	W36 →	20.8	17.1	3.7	0.82	91%	90%	0.03	1.00	North	North	N/A	N/A	North	North	N/A	
	R29	Studio	W37 ↘	16.1	11.6	4.5	0.72	54%	53%	0.13	0.98	20	10	10	0.50	0	0	N/A	
	R30	Bedroom	W38 →	26.9	22.5	4.4	0.84	76%	76%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R31	Kitchen	W39 →	26.6	22.1	4.5	0.83	91%	89%	0.11	0.98	North	North	N/A	N/A	North	North	N/A	
	R32	Bedroom	W40 →	25.9	21.3	4.6	0.82												
		Bedroom	W41 ↗	14.7	13.4	1.3	0.91	74%	74%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R33	Studio	W42 →	19.1	14.4	4.7	0.75												
		Studio	W43 →	16.6	12.0	4.6	0.72	81%	64%	2.40	0.79	North	North	N/A	N/A	North	North	N/A	
F05	R1	Studio	W1 ↓	36.1	36.1	N/A	N/A												
		Studio	W2 →	25.1	18.5	6.6	0.74												
		Studio	W3 →	25.0	18.5	6.5	0.74	83%	83%	0.00	1.00	81	73	N/A	N/A	28	28	N/A	
	R2	Studio	W4 →	21.3	14.7	6.6	0.69												

Project : Broad Street Mall, Reading
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Daylight / Sunlight
Neighbouring Properties

DELVA PATMAN REDLER
Chartered Surveyors

Property, room & window attributes				VSC				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Loss	Pro./Ex.	Annual (%APSH)				Winter (%APSH)			
				(% VSC)	(% VSC)	(% VSC)	ratio	(% rm)	(% rm)	(m ²)	ratio	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
		Studio	W5 →	20.1	13.4	6.7	0.67	88%	84%	0.80	0.96	North	North	N/A	N/A	North	North	N/A	
	R4	Bedroom	W7 ↓	35.2	33.2	N/A	N/A	95%	95%	0.03	1.00	70	63	N/A	N/A	25	25	N/A	
	R5	Bedroom	W8 ↓	36.3	34.2	N/A	N/A	95%	95%	0.00	1.00	74	66	N/A	N/A	26	26	N/A	
	R6	Studio	W9 ↓	36.9	34.5	N/A	N/A	86%	86%	0.01	1.00	77	67	N/A	N/A	28	28	N/A	
	R7	Bedroom	W10 ↓	37.8	34.6	N/A	N/A	95%	95%	0.02	1.00	79	66	N/A	N/A	28	26	N/A	
	R8	Kitchen	W11 ↓	37.8	34.4	N/A	N/A	96%	96%	0.01	1.00	80	67	N/A	N/A	28	26	N/A	
	R9	Bedroom	W12 ↓	37.9	34.3	N/A	N/A												
		Bedroom	W13 ↓	37.5	34.2	N/A	N/A	96%	96%	0.01	1.00	80	67	N/A	N/A	28	26	N/A	
	R10	Studio	W14 ↓	37.8	33.7	N/A	N/A	88%	80%	1.23	0.91	79	66	N/A	N/A	28	26	N/A	
	R11	Studio	W15 ↓	37.9	33.3	N/A	N/A	97%	96%	0.21	0.98	79	65	N/A	N/A	28	26	N/A	
	R12	Studio	W16 ↓	38.2	32.5	N/A	N/A	83%	77%	0.71	0.93	79	61	N/A	N/A	28	25	N/A	
	R13	Bedroom	W17 ↓	38.4	32.2	N/A	N/A	94%	93%	0.10	0.99	81	62	N/A	N/A	28	25	N/A	
	R14	Kitchen	W18 ↓	38.2	31.8	N/A	N/A	98%	98%	0.01	1.00	81	62	N/A	N/A	28	25	N/A	
	R15	Bedroom	W19 ↓	37.9	31.4	N/A	N/A	94%	94%	0.02	1.00	80	62	N/A	N/A	28	25	N/A	
	R16	Studio	W20 ↓	37.9	30.0	N/A	N/A	85%	79%	1.05	0.92	80	58	N/A	N/A	28	24	N/A	
	R17	Studio	W21 ↓	37.8	29.0	N/A	N/A	86%	86%	0.00	1.00	78	54	N/A	N/A	28	23	N/A	
	R19	Studio	W23 →	17.4	17.4	0.0	1.00												
		Studio	W24 →	16.6	16.6	0.0	1.00	87%	87%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R20	Bedroom	W25 →	21.6	20.9	0.7	0.97	94%	94%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R21	Bedroom	W26 →	24.9	22.5	2.4	0.90	93%	93%	0.02	1.00	North	North	N/A	N/A	North	North	N/A	
	R22	Kitchen	W27 →	23.2	21.6	1.6	0.93	98%	96%	0.06	0.99	North	North	N/A	N/A	North	North	N/A	
	R23	Bedroom	W28 →	26.0	22.8	3.2	0.88	93%	93%	0.06	0.99	North	North	N/A	N/A	North	North	N/A	
	R24	Bedroom	W29 →	28.1	24.0	4.1	0.85	94%	93%	0.04	1.00	North	North	N/A	N/A	North	North	N/A	
	R25	Kitchen	W30 →	27.3	23.5	3.8	0.86	98%	97%	0.03	0.99	North	North	N/A	N/A	North	North	N/A	
	R26	Studio	W31 →	29.2	24.8	4.4	0.85												
		Studio	W32 →	28.8	24.4	4.4	0.85	92%	92%	0.03	1.00	North	North	N/A	N/A	North	North	N/A	
	R27	Studio	W33 →	29.3	24.6	4.7	0.84	71%	71%	0.03	1.00	North	North	N/A	N/A	North	North	N/A	
	R28	Bedroom	W34 →	29.7	24.9	4.8	0.84	78%	78%	0.01	1.00	North	North	N/A	N/A	North	North	N/A	
	R29	Kitchen	W35 →	29.2	24.4	4.8	0.84	98%	97%	0.01	1.00	North	North	N/A	N/A	North	North	N/A	
	R30	Bedroom	W36 →	28.2	23.3	4.9	0.83	78%	78%	0.01	1.00	North	North	N/A	N/A	North	North	N/A	
	R31	Studio	W37 →	24.4	19.5	4.9	0.80												
		Studio	W38 →	21.7	16.9	4.8	0.78	84%	71%	1.89	0.85	North	North	N/A	N/A	North	North	N/A	
F06	R1	Bedroom	W1 ↓	39.6	38.6	N/A	N/A												
		Bedroom	W2 →	30.4	23.9	6.5	0.79	99%	82%	1.98	0.83	90	82	N/A	N/A	30	30	N/A	
	R2	Studio	W3 →	25.4	18.9	6.5	0.74												
		Studio	W4 →	23.0	16.5	6.5	0.72												
		Studio	W5 →	21.2	14.7	6.5	0.69	99%	90%	1.58	0.92	North	North	N/A	N/A	North	North	N/A	
	R5	Studio	W8 ↓	35.9	34.3	N/A	N/A												
		Studio	W9 ↓	36.7	34.8	N/A	N/A	87%	86%	0.05	1.00	75	69	N/A	N/A	27	27	N/A	
	R6	Bedroom	W10 ↓	37.3	35.0	N/A	N/A	97%	97%	0.04	1.00	76	67	N/A	N/A	28	28	N/A	
	R7	Bedroom	W11 ↓	37.4	34.9	N/A	N/A	98%	97%	0.05	1.00	76	65	N/A	N/A	28	26	N/A	
	R8	Bedroom	W12 ↓	37.5	34.5	N/A	N/A	97%	95%	0.22	0.98	76	64	N/A	N/A	28	26	N/A	
	R9	Bedroom	W13 ↓	37.5	34.1	N/A	N/A	97%	94%	0.33	0.97	76	64	N/A	N/A	28	26	N/A	
	R10	Bedroom	W14 ↓	37.5	33.7	N/A	N/A	96%	96%	0.01	1.00	76	63	N/A	N/A	28	26	N/A	
	R11	Bedroom	W15 ↓	37.5	33.1	N/A	N/A	97%	97%	0.01	1.00	76	61	N/A	N/A	28	26	N/A	
	R12	Bedroom	W16 ↓	37.5	32.2	N/A	N/A	98%	94%	0.37	0.97	76	60	N/A	N/A	28	25	N/A	
	R13	Bedroom	W17 ↓	37.4	31.3	N/A	N/A	98%	94%	0.46	0.96	75	59	N/A	N/A	28	25	N/A	
	R14	Bedroom	W18 ↓	37.4	29.9	N/A	N/A	92%	74%	2.23	0.80	75	56	N/A	N/A	28	24	N/A	
	R15	Bedroom	W19 ↓	37.4	29.0	N/A	N/A												
		Bedroom	W20 ↓	37.4	27.9	N/A	N/A	98%	93%	0.70	0.95	75	53	N/A	N/A	28	23	N/A	
	R18	Bedroom	W24 →	29.3	15.5	13.8	0.53												
		Bedroom	W25 ↑	29.8	29.8	N/A	N/A	84%	84%	0.15	0.99	North	North	N/A	N/A	North	North	N/A	

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

Project : Broad Street Mall, Reading
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Daylight / Sunlight
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Property, room & window attributes				VSC				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Loss	Pro./Ex.	Annual (%APSH)				Winter (%APSH)			
				(% VSC)	(% VSC)	(% VSC)	ratio	(% rm)	(% rm)	(m ²)	ratio	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
	R19	Studio	W26 →	17.8	17.8	0.0	1.00	82%	82%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R20	Bedroom	W27 →	23.9	22.1	1.8	0.92	95%	95%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R21	Bedroom	W28 →	26.3	23.2	3.1	0.88	91%	83%	0.89	0.91	North	North	N/A	N/A	North	North	N/A	
	R22	Bedroom	W29 →	28.8	24.6	4.2	0.85	97%	94%	0.29	0.97	North	North	N/A	N/A	North	North	N/A	
	R23	Bedroom	W30 →	29.6	24.9	4.7	0.84	96%	75%	2.29	0.78	North	North	N/A	N/A	North	North	N/A	
	R24	Bedroom	W31 →	30.5	25.5	5.0	0.84	96%	89%	0.78	0.93	North	North	N/A	N/A	North	North	N/A	
	R25	Bedroom	W32 →	31.1	26.0	5.1	0.84	82%	82%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R26	Bedroom	W33 →	31.3	26.2	5.1	0.84	93%	93%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R27	Bedroom	W34 →	30.7	25.6	5.1	0.83	83%	82%	0.16	0.98	North	North	N/A	N/A	North	North	N/A	
	R28	Bedroom	W35 →	24.3	19.3	5.0	0.79	79%	79%	0.02	1.00	North	North	N/A	N/A	North	North	N/A	
F07	R1	LKD	W1 →	34.4	28.1	N/A	N/A	78%	75%	0.42	0.96	North	North	N/A	N/A	North	North	N/A	
	R2	Studio	W2 →	29.4	23.0	6.4	0.78												
		Studio	W3 →	26.6	20.2	6.4	0.76												
		Studio	W4 →	22.8	16.4	6.4	0.72												
		Studio	W33 Hz	99.8	96.9	N/A	N/A												
		Studio	W34 Hz	99.8	96.9	N/A	N/A	100%	98%	0.65	0.98	99	93	N/A	N/A	30	30	N/A	
	R3	Bedroom	W5 ↓	32.6	31.2	N/A	N/A	73%	73%	0.05	0.99	66	59	N/A	N/A	21	21	N/A	
	R4	Bedroom	W6 ↓	36.1	34.5	N/A	N/A	63%	62%	0.09	0.99	74	67	N/A	N/A	24	24	N/A	
	R5	LKD	W7 ↓	37.3	35.4	N/A	N/A	97%	95%	0.17	0.99	77	69	N/A	N/A	27	27	N/A	
	R6	Bedroom	W8 ↓	37.6	35.5	N/A	N/A	63%	63%	0.02	1.00	77	69	N/A	N/A	27	27	N/A	
	R7	LKD	W9 ↓	37.8	35.4	N/A	N/A	74%	74%	0.05	1.00	78	68	N/A	N/A	28	28	N/A	
	R8	LKD	W10 ↓	37.9	35.1	N/A	N/A	75%	74%	0.17	0.99	78	66	N/A	N/A	28	26	N/A	
	R9	LKD	W11 ↓	37.9	34.8	N/A	N/A	73%	73%	0.01	1.00	78	66	N/A	N/A	28	26	N/A	
	R10	LKD	W12 ↓	37.8	34.3	N/A	N/A	75%	74%	0.20	0.98	78	65	N/A	N/A	28	26	N/A	
	R11	LKD	W13 ↓	37.8	33.8	N/A	N/A	72%	72%	0.03	1.00	78	64	N/A	N/A	28	26	N/A	
	R12	LKD	W14 ↓	37.7	33.1	N/A	N/A	73%	72%	0.03	1.00	77	62	N/A	N/A	28	26	N/A	
	R13	LKD	W15 ↓	37.7	32.5	N/A	N/A	74%	73%	0.05	1.00	77	61	N/A	N/A	28	25	N/A	
	R14	LKD	W16 ↓	37.6	31.5	N/A	N/A	76%	75%	0.10	0.99	76	59	N/A	N/A	28	25	N/A	
	R15	Bedroom	W17 ↓	37.6	30.4	N/A	N/A	98%	95%	0.41	0.97	76	56	N/A	N/A	28	24	N/A	
	R16	LKD	W18 ↓	37.5	29.4	N/A	N/A	94%	93%	0.21	0.99	76	54	N/A	N/A	28	23	N/A	
	R17	Bedroom	W19 ↓	37.5	27.9	N/A	N/A	83%	83%	0.00	1.00	76	51	N/A	N/A	28	22	N/A	
	R18	LKD	W20 →	31.8	17.0	14.8	0.53												
		LKD	W21 ↑	31.2	31.2	N/A	N/A	93%	93%	0.12	0.99	North	North	N/A	N/A	North	North	N/A	
	R19	LKD	W22 →	26.0	23.4	2.6	0.90	63%	51%	1.89	0.80	North	North	N/A	N/A	North	North	N/A	
	R20	LKD	W23 →	20.7	20.5	0.2	0.99												
		LKD	W35 Hz	99.8	96.9	N/A	N/A	82%	81%	0.18	0.99	99	90	N/A	N/A	30	30	N/A	
	R21	LKD	W24 →	31.3	26.4	4.9	0.84	65%	65%	0.06	0.99	North	North	N/A	N/A	North	North	N/A	
	R22	LKD	W25 →	32.2	27.0	N/A	N/A	73%	69%	0.66	0.94	North	North	N/A	N/A	North	North	N/A	
	R23	LKD	W26 →	32.9	27.4	N/A	N/A	66%	64%	0.27	0.97	North	North	N/A	N/A	North	North	N/A	
	R24	LKD	W27 →	33.1	27.7	N/A	N/A	64%	62%	0.27	0.97	North	North	N/A	N/A	North	North	N/A	
	R25	LKD	W28 →	33.3	27.8	N/A	N/A	60%	60%	0.02	1.00	North	North	N/A	N/A	North	North	N/A	
	R26	LKD	W29 →	33.2	27.9	N/A	N/A	68%	64%	0.63	0.94	North	North	N/A	N/A	North	North	N/A	
	R27	LKD	W30 →	33.3	28.0	N/A	N/A	66%	66%	0.02	1.00	North	North	N/A	N/A	North	North	N/A	
	R28	LKD	W31 →	33.3	28.1	N/A	N/A	66%	56%	1.52	0.84	North	North	N/A	N/A	North	North	N/A	

Appendix: Daylight, Sunlight and Overshadowing

Annex 1: Key Legislation, Planning Policy & Guidance

Annex 2: Drawings Of The Existing Baseline And Proposed Development

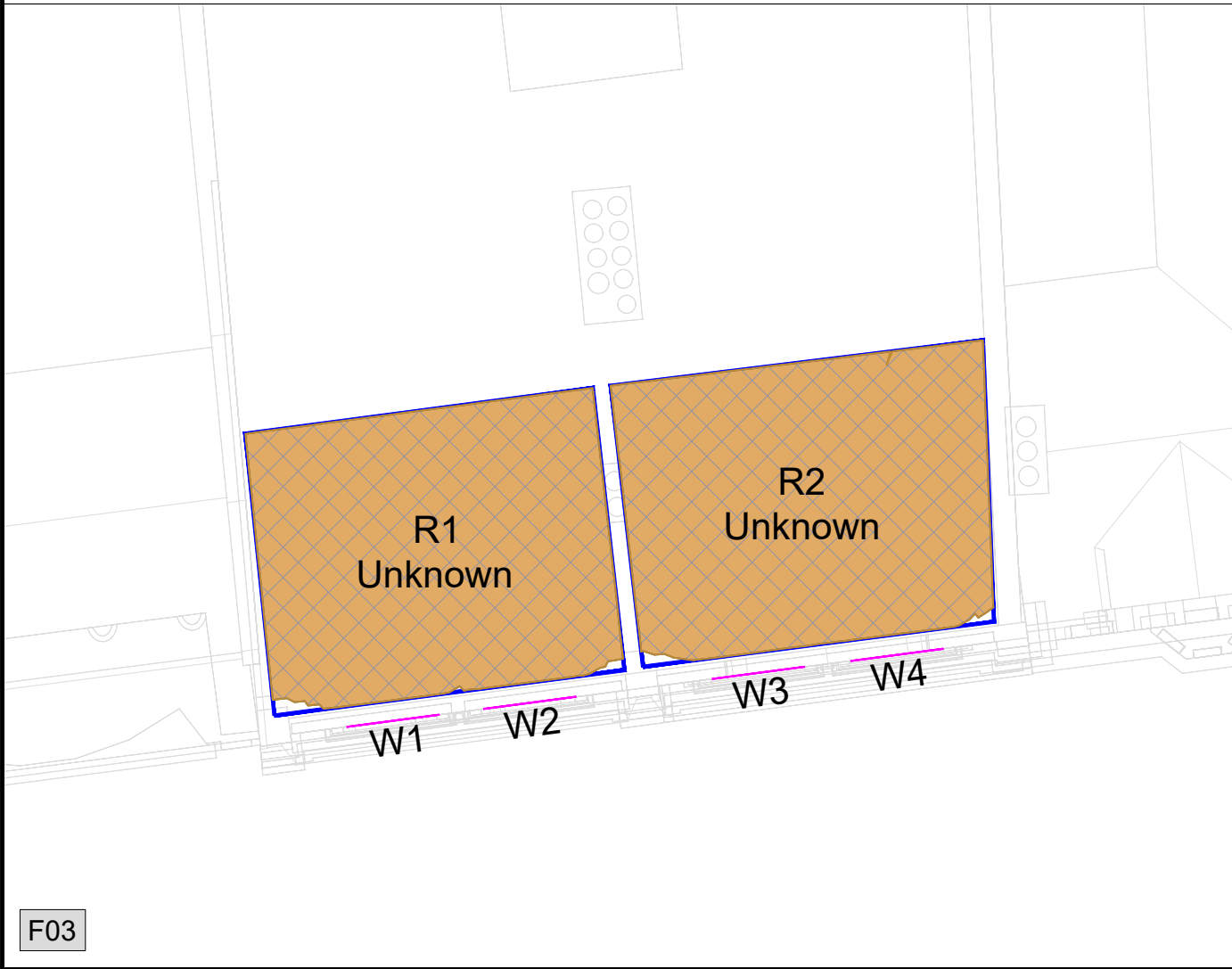
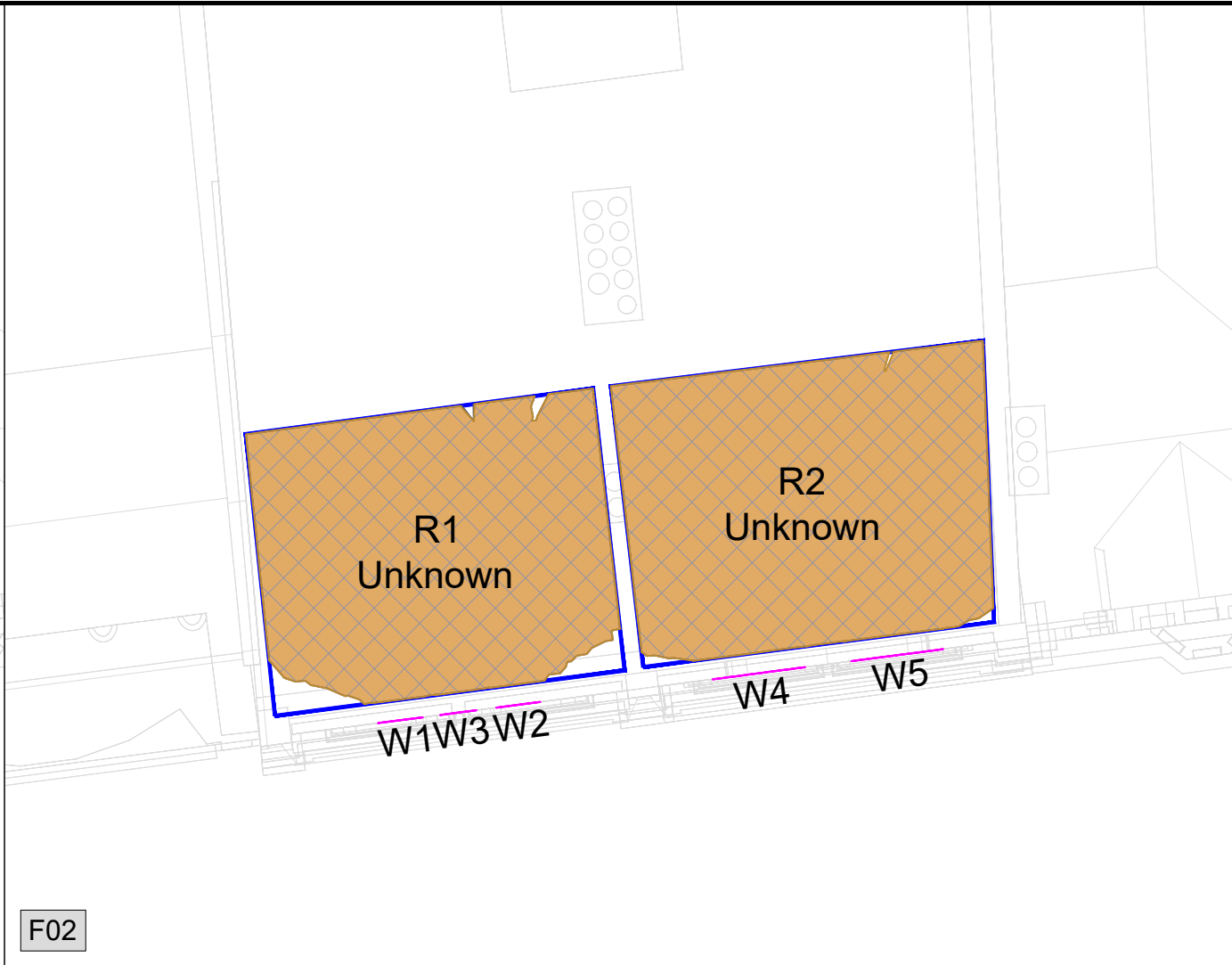
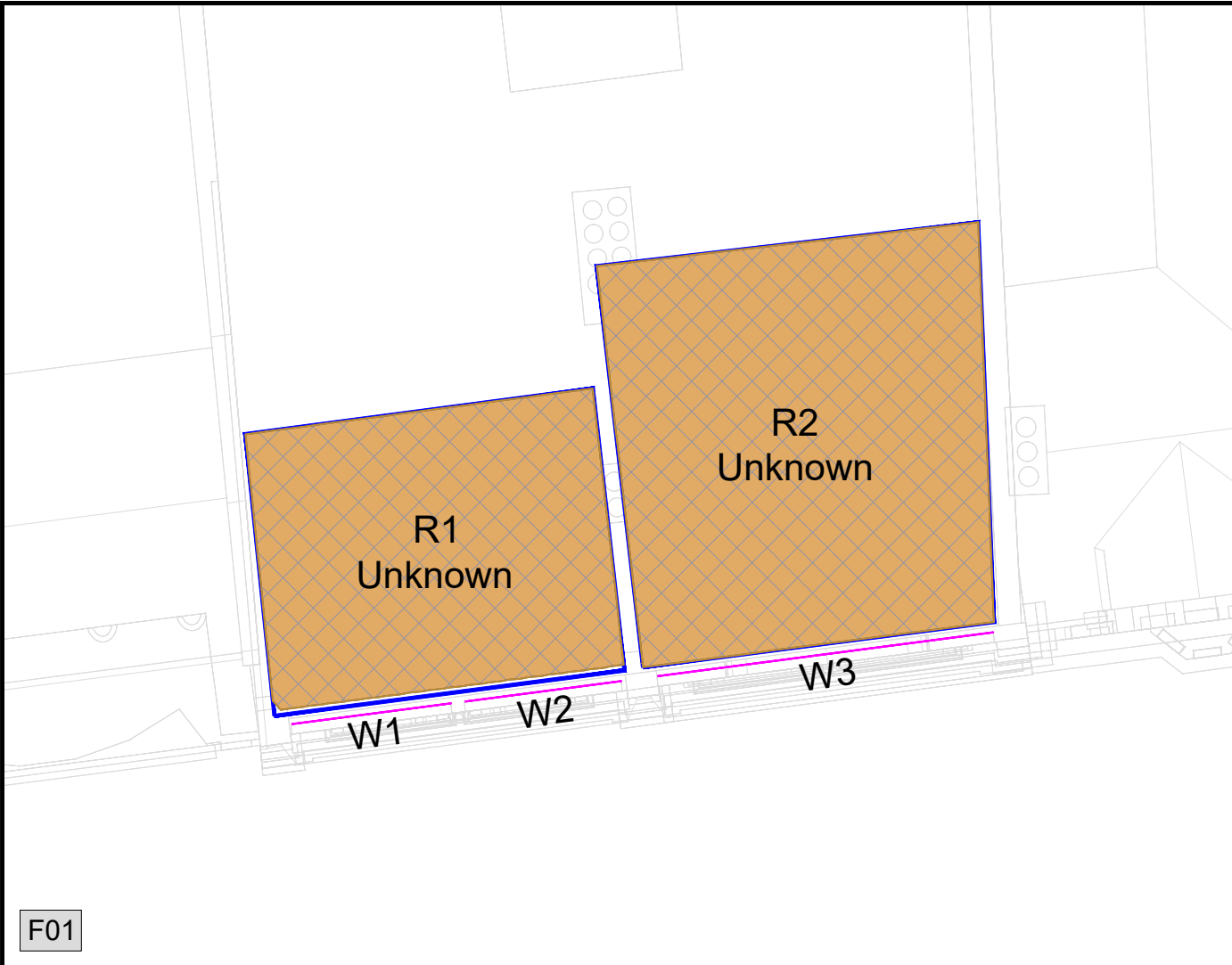
Annex 3: Daylight And Sunlight Results

Annex 4: No Sky Line Contour Drawings

Annex 5: Window Maps

Annex 6: Sun Hours On Ground Assessment

Annex 7: Transient Overshadowing Assessment



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

- Existing Sky Visibility Area
- Proposed Sky Visibility Area
- Area of Sky Visibility Loss
- Area of Sky Visibility Gain

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:



REV	Description	Drawn	Date

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TITLE:

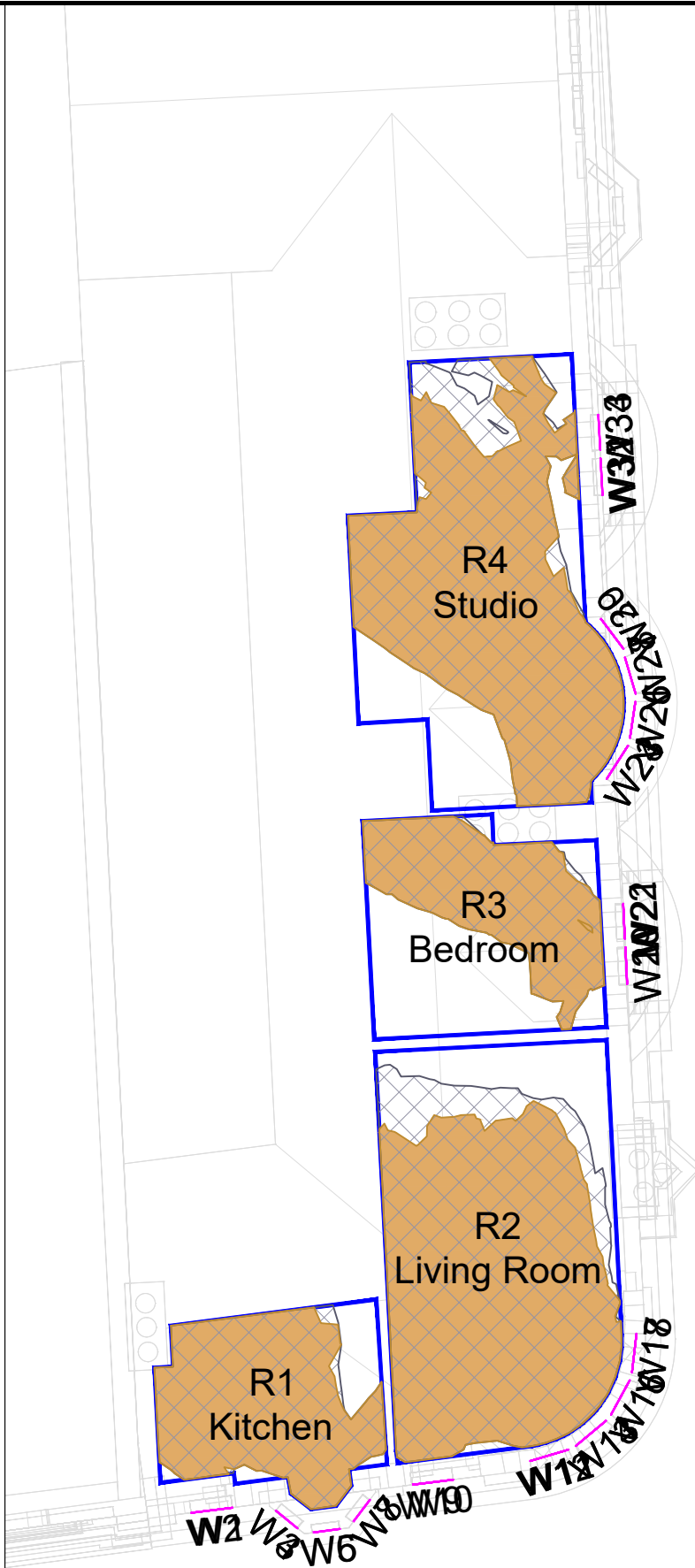
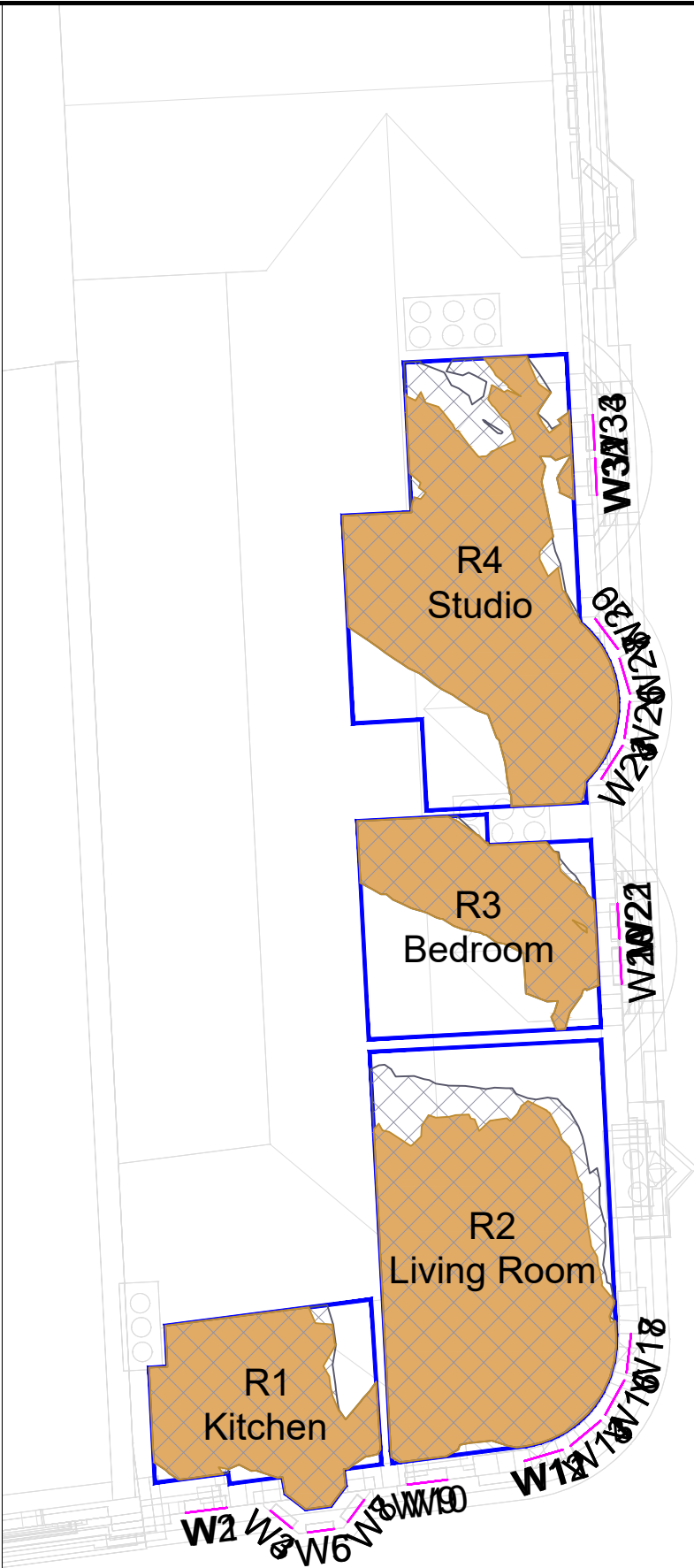
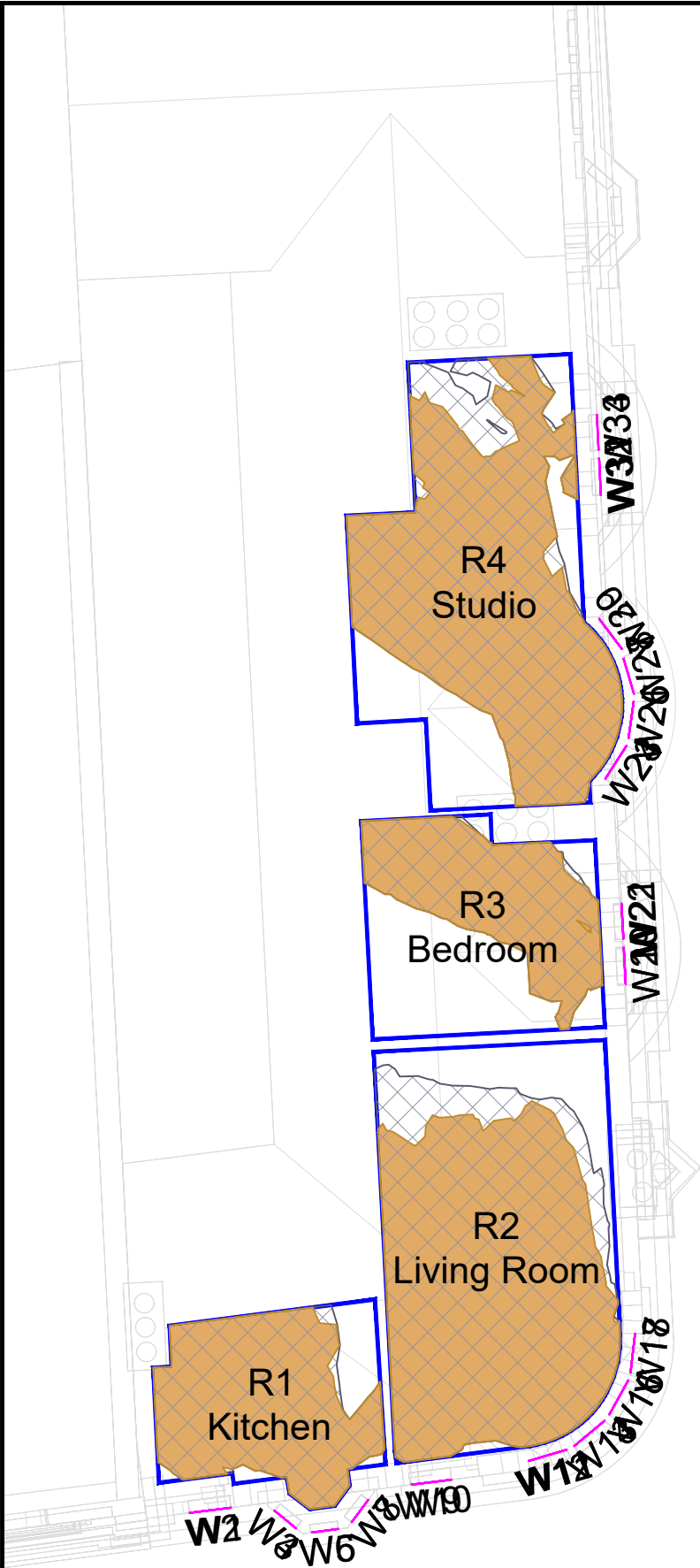
BROAD STREET MALL
READING
RG1 7QE

DRAWING:

DAYLIGHT DISTRIBUTION CONTOURS
40-42 OXFORD ROAD

DRAWN: MZB		JOB NBR:	
SCALE: 1:100@A3	DATE: 23/11/2023	23446-02	

DWG NO:	REV:
NSL-001	-



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

- Existing Sky Visibility Area
- Proposed Sky Visibility Area
- Area of Sky Visibility Loss
- Area of Sky Visibility Gain

SOURCE DATA:

EXISTING & SURROUNDING

BUILDINGS:

Accuties 3d model

3d model received on 04/01/2018

MBS 3D survey

3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect

3d model received on 17/11/2023

BSM-AHR-ZZ-M3-A-20001 -External

Walls

NOTES:



REV	Description	Drawn	Date

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TITLE:

BROAD STREET MALL

READING

RG1 7QE

DRAWING:

DAYLIGHT DISTRIBUTION CONTOURS

38 OXFORD ROAD

DRAWN: MZB

SCALE: 1:100@A3

DATE: 23/11/2023

DWG NO:

NSL-002

JOB NBR:

23446-02

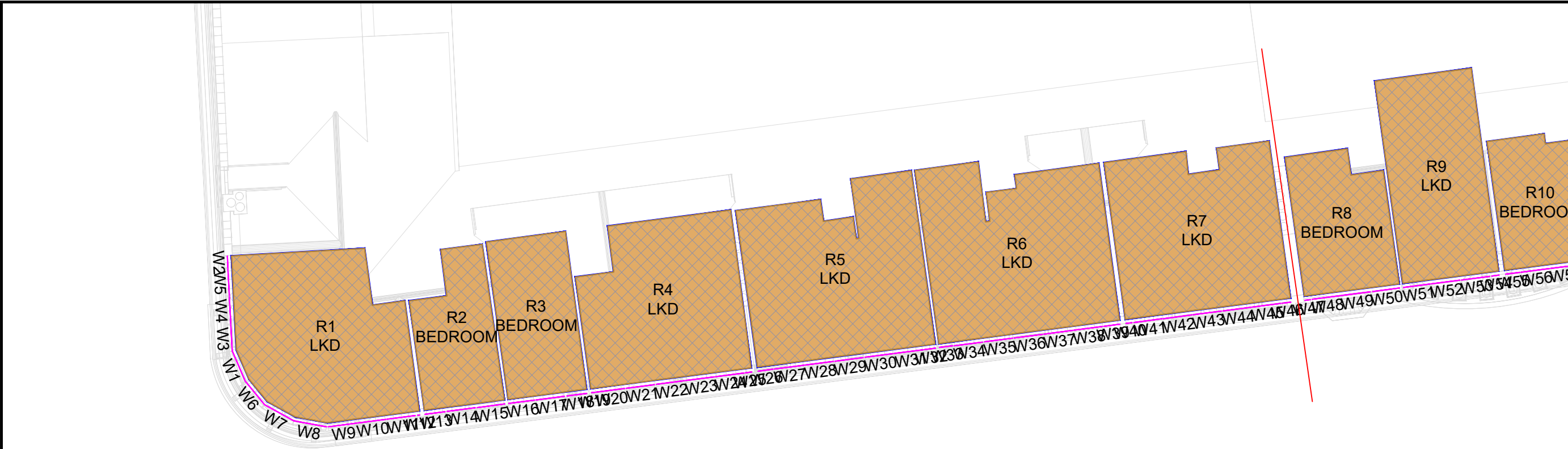
REV:

-

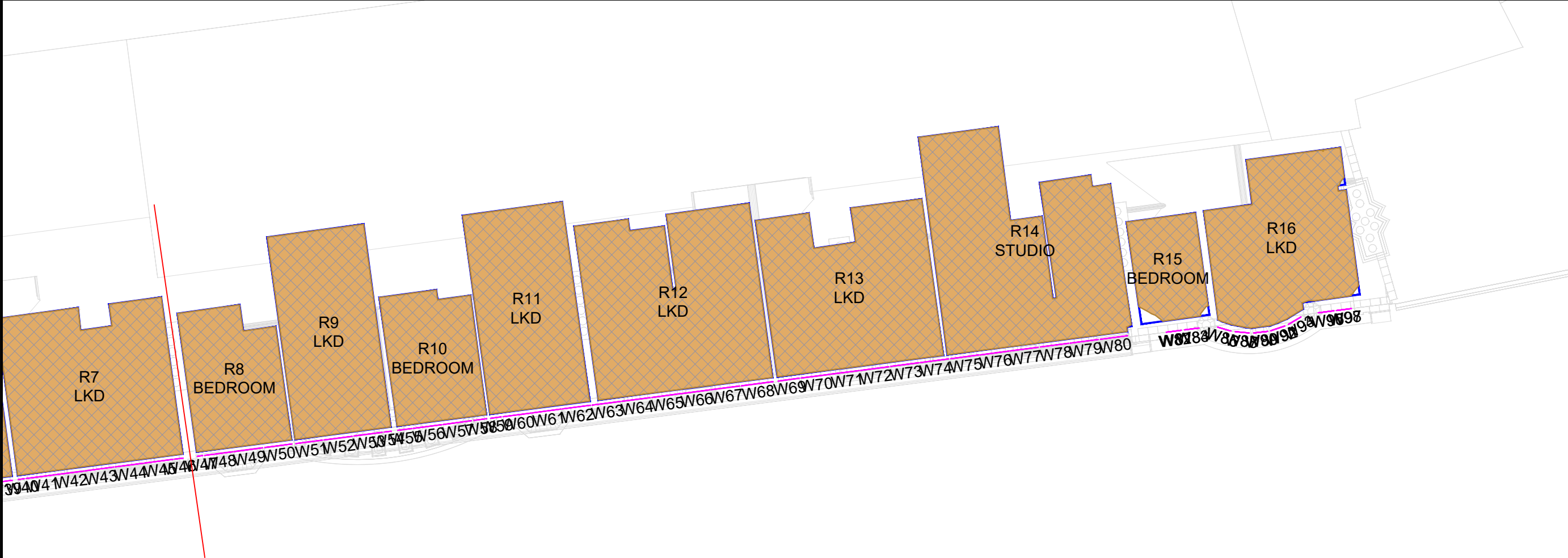
F01

F02

F03



F01



F01

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing Sky Visibility Area

Proposed Sky Visibility Area

Area of Sky Visibility Loss

Area of Sky Visibility Gain

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

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TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

DAYLIGHT DISTRIBUTION CONTOURS
MCILROYS BUILDING

DRAWN: MZB
SCALE: 1:150@A3
DATE: 23/11/2023

JOB NBR:

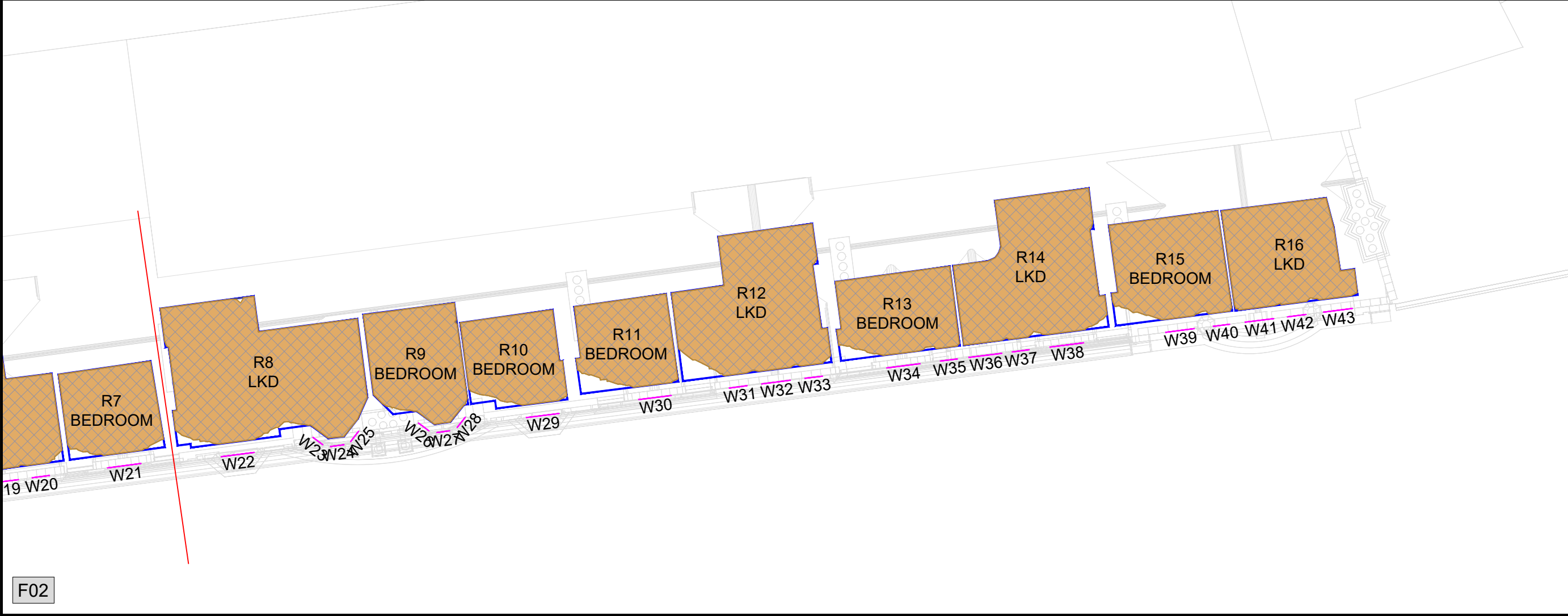
23446-02

DWG NO:

NSL-003 (1)

REV:

-



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing Sky Visibility Area

Proposed Sky Visibility Area

Area of Sky Visibility Loss

Area of Sky Visibility Gain

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

REV	Description	Drawn	Date

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Bristol 0117 450 9703

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TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

DAYLIGHT DISTRIBUTION CONTOURS
MCILROYS BUILDING

DRAWN: MZB	JOB NBR:
SCALE: 1:150@A3	23446-02
DATE: 23/11/2023	
DWG NO:	REV:
NSL-003 (2)	-



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing Sky Visibility Area

Proposed Sky Visibility Area

Area of Sky Visibility Loss

Area of Sky Visibility Gain

SOURCE DATA:

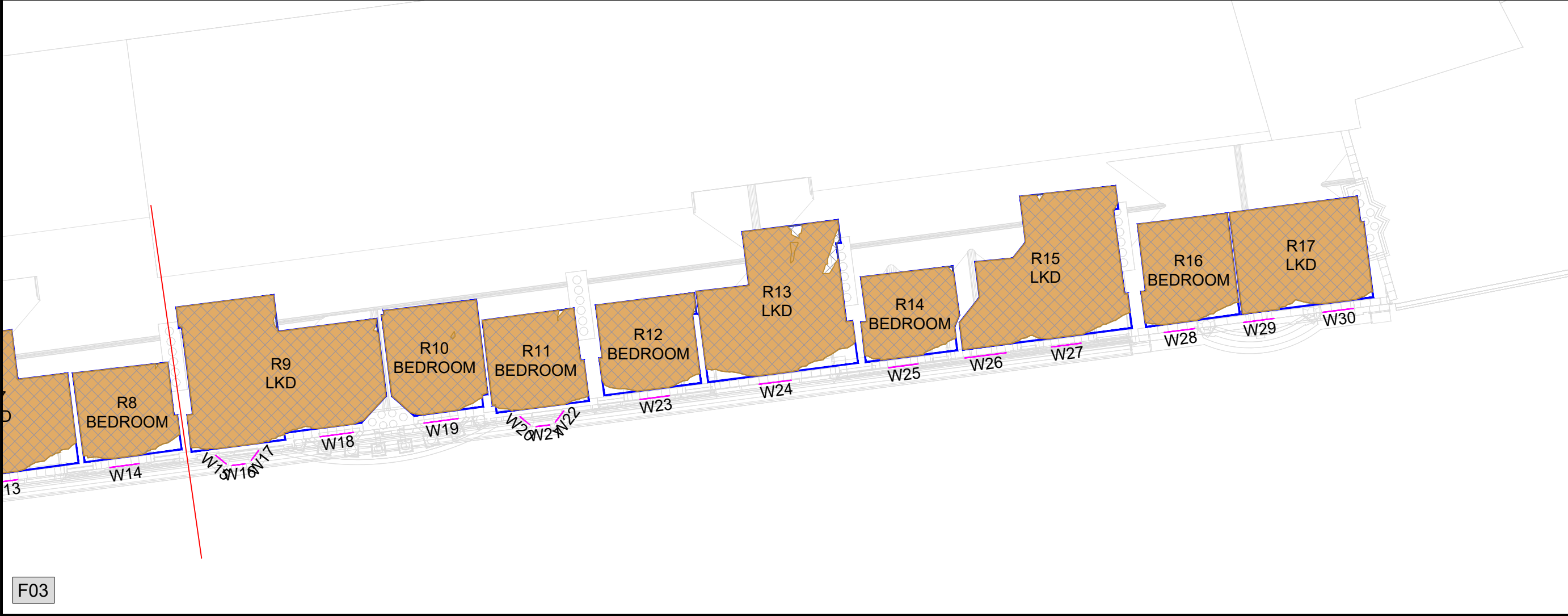
EXISTING & SURROUNDING BUILDINGS:

Accuties 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:



REV	Description	Drawn	Date

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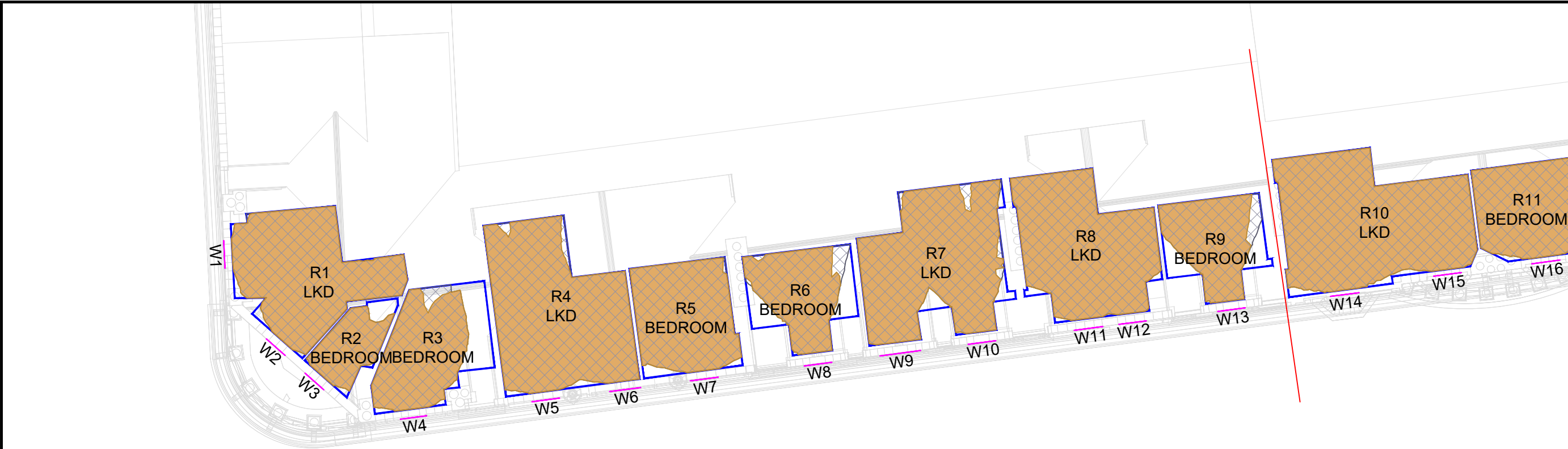
TITLE:

BROAD STREET MALL
READING
RG1 7QE

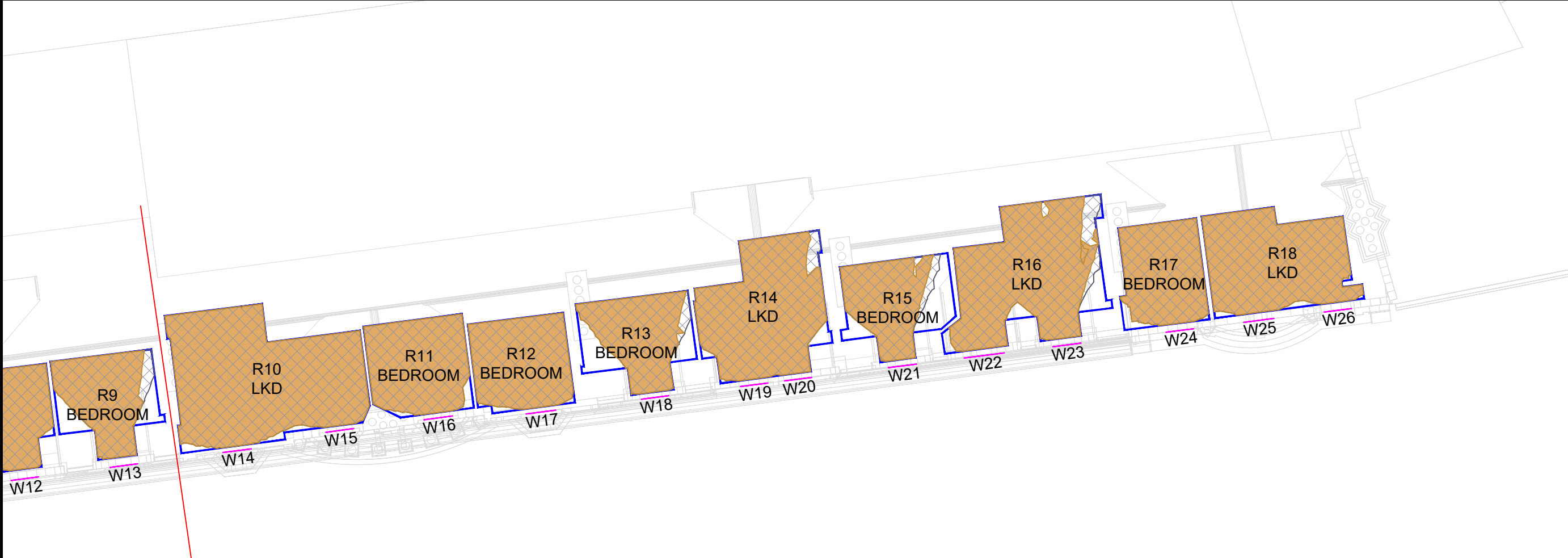
DRAWING:

DAYLIGHT DISTRIBUTION CONTOURS
MCILROYS BUILDING

DRAWN: MZB		JOB NBR:	
SCALE: 1:150@A3		23446-02	
DATE: 23/11/2023			
DWG NO:	NSL-003 (3)		REV:
			-



F04



F04

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing Sky Visibility Area

Proposed Sky Visibility Area

Area of Sky Visibility Loss

Area of Sky Visibility Gain

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accuties 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

REV	Description	Drawn	Date

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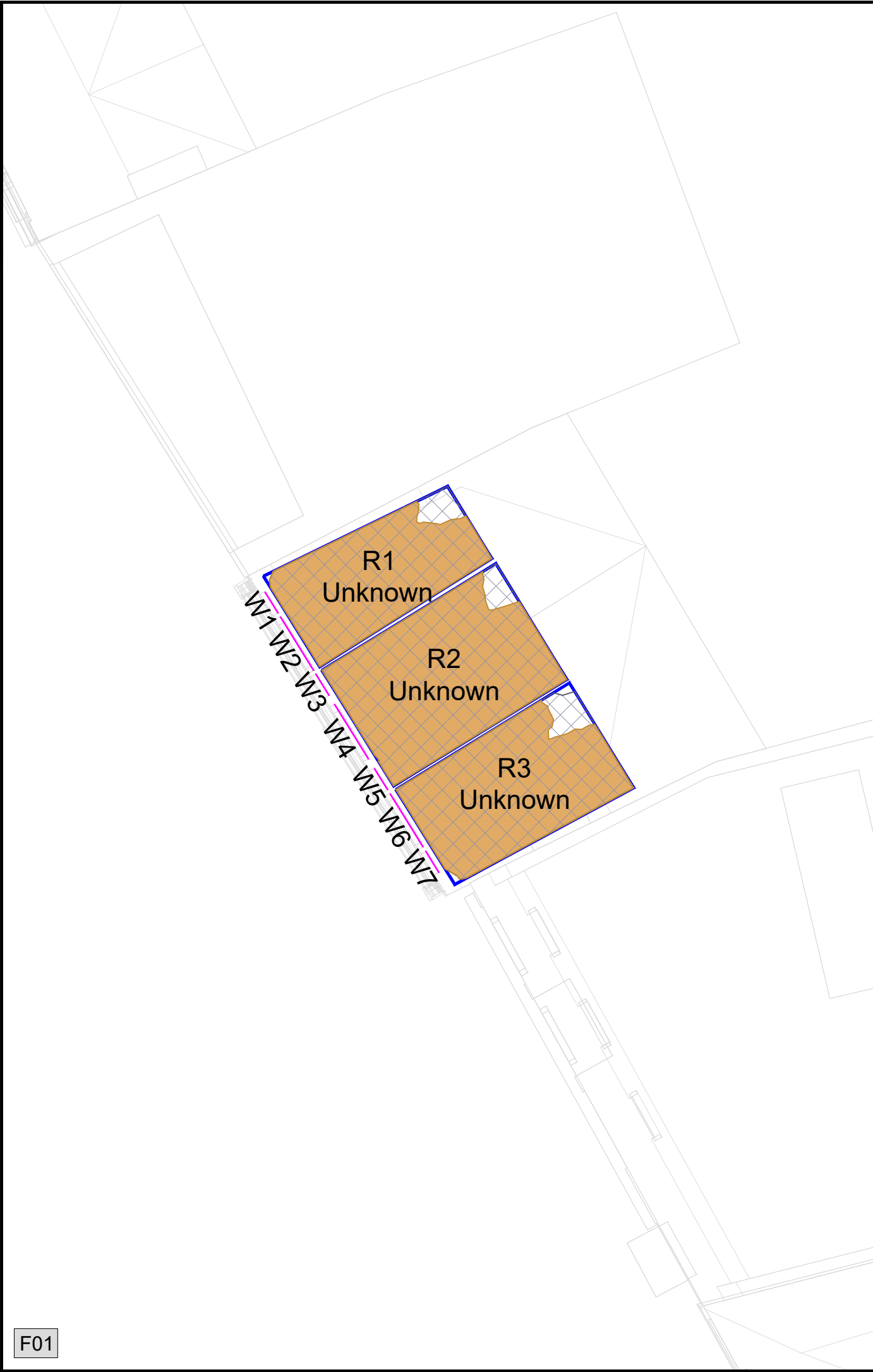
TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

DAYLIGHT DISTRIBUTION CONTOURS
MCILROYS BUILDING

DRAWN: MZB	JOB NBR:
SCALE: 1:150@A3	23446-02
DATE: 23/11/2023	
DWG NO:	REV:
NSL-003 (4)	-



F01



F02

NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

Existing Sky Visibility Area

Proposed Sky Visibility Area

Area of Sky Visibility Loss

Area of Sky Visibility Gain

SOURCE DATA:
EXISTING & SURROUNDING
BUILDINGS:
Accuties 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:
AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External
Walls

NOTES:



REV	Description	Drawn	Date

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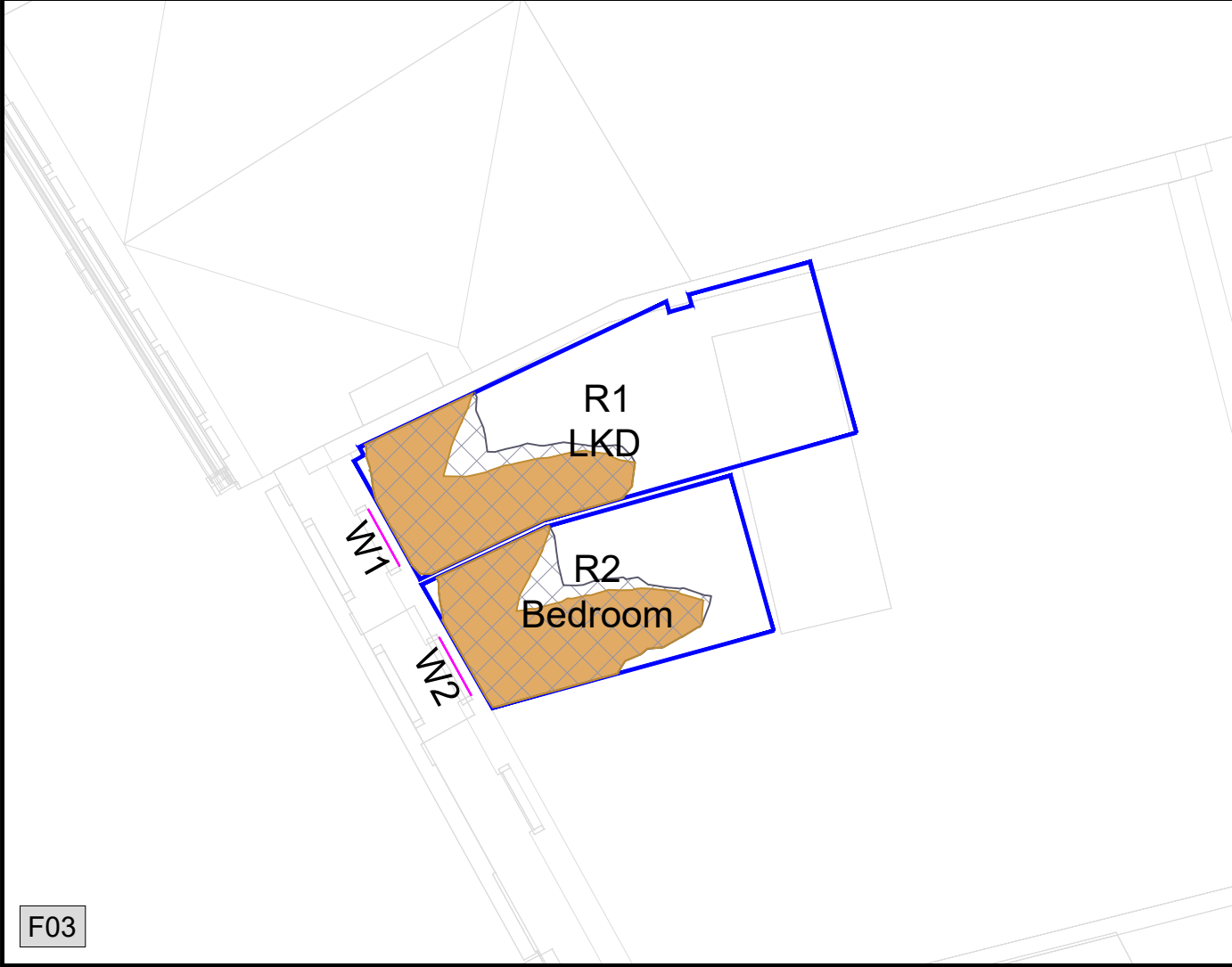
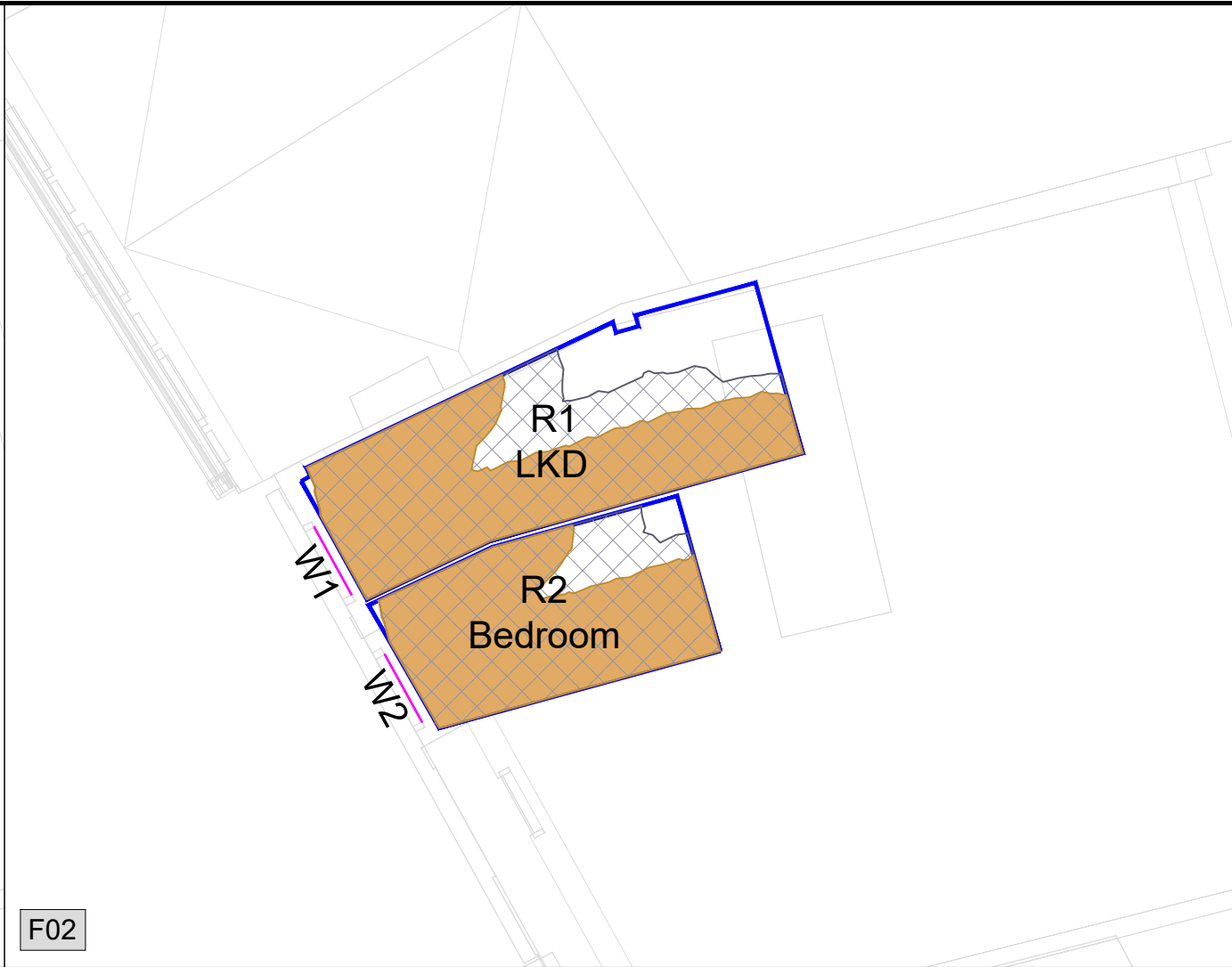
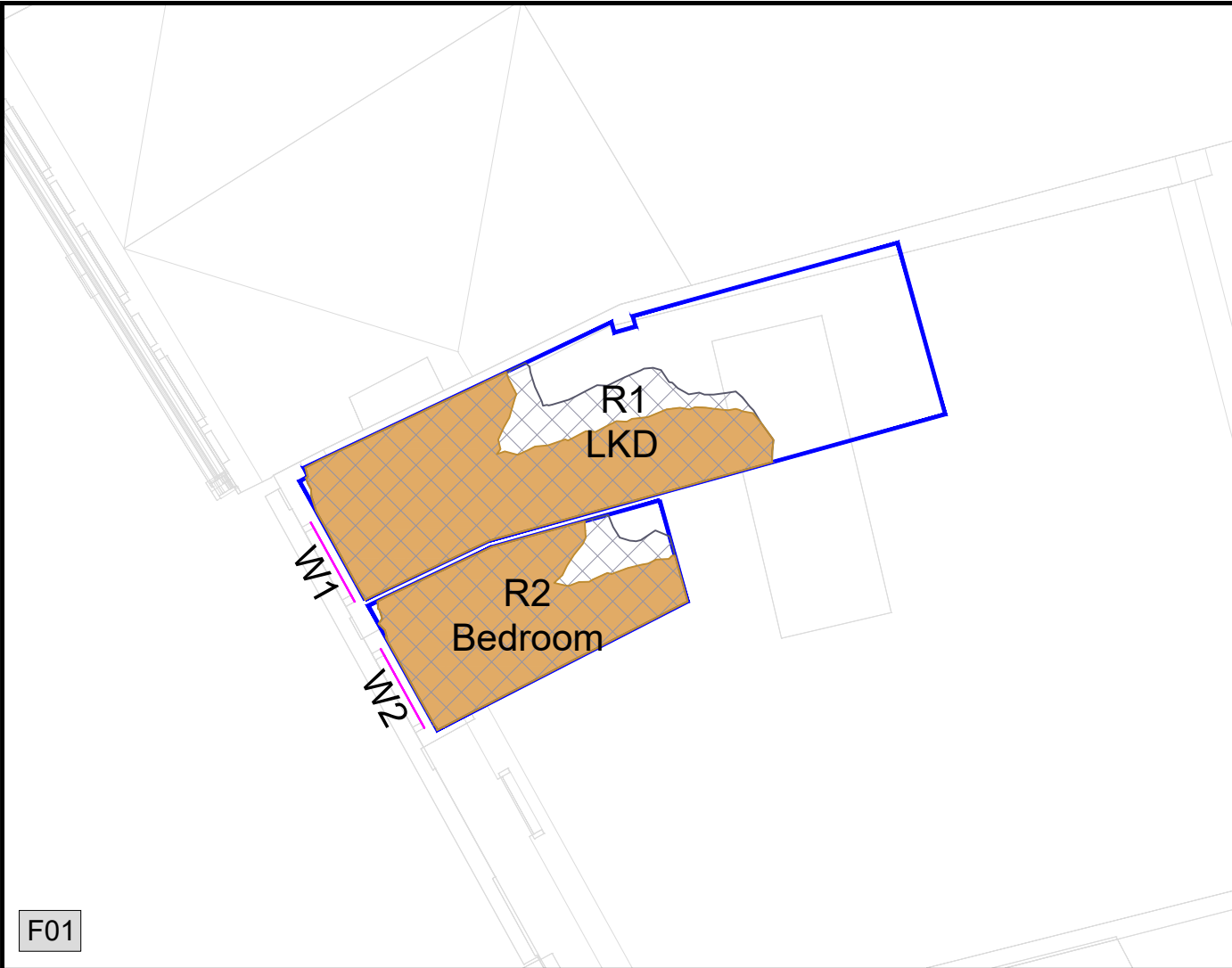
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info@delvapatmanredler.co.uk

TITLE:
BROAD STREET MALL
READING
RG1 7QE

DRAWING:
DAYLIGHT DISTRIBUTION CONTOURS
61-62 ST MARY'S BUTTS

DRAWN: MZB	JOB NBR:
SCALE: 1:100@A3	23446-02
DATE: 23/11/2023	

DWG NO:	REV:
NSL-004	-



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing Sky Visibility Area

Proposed Sky Visibility Area

Area of Sky Visibility Loss

Area of Sky Visibility Gain

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

REV	Description	Drawn	Date

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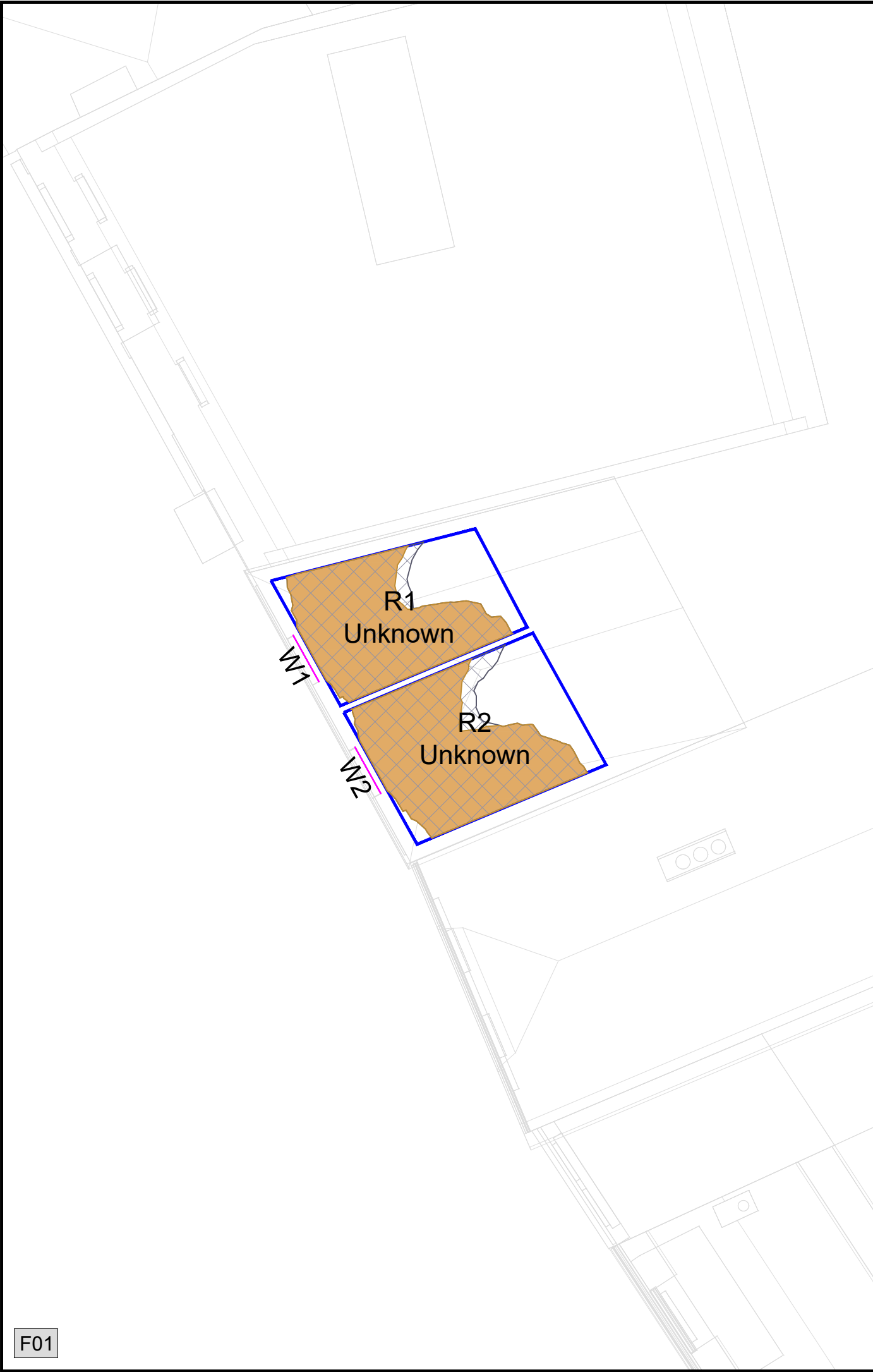
TITLE:

BROAD STREET MALL
READING
RG1 7QE

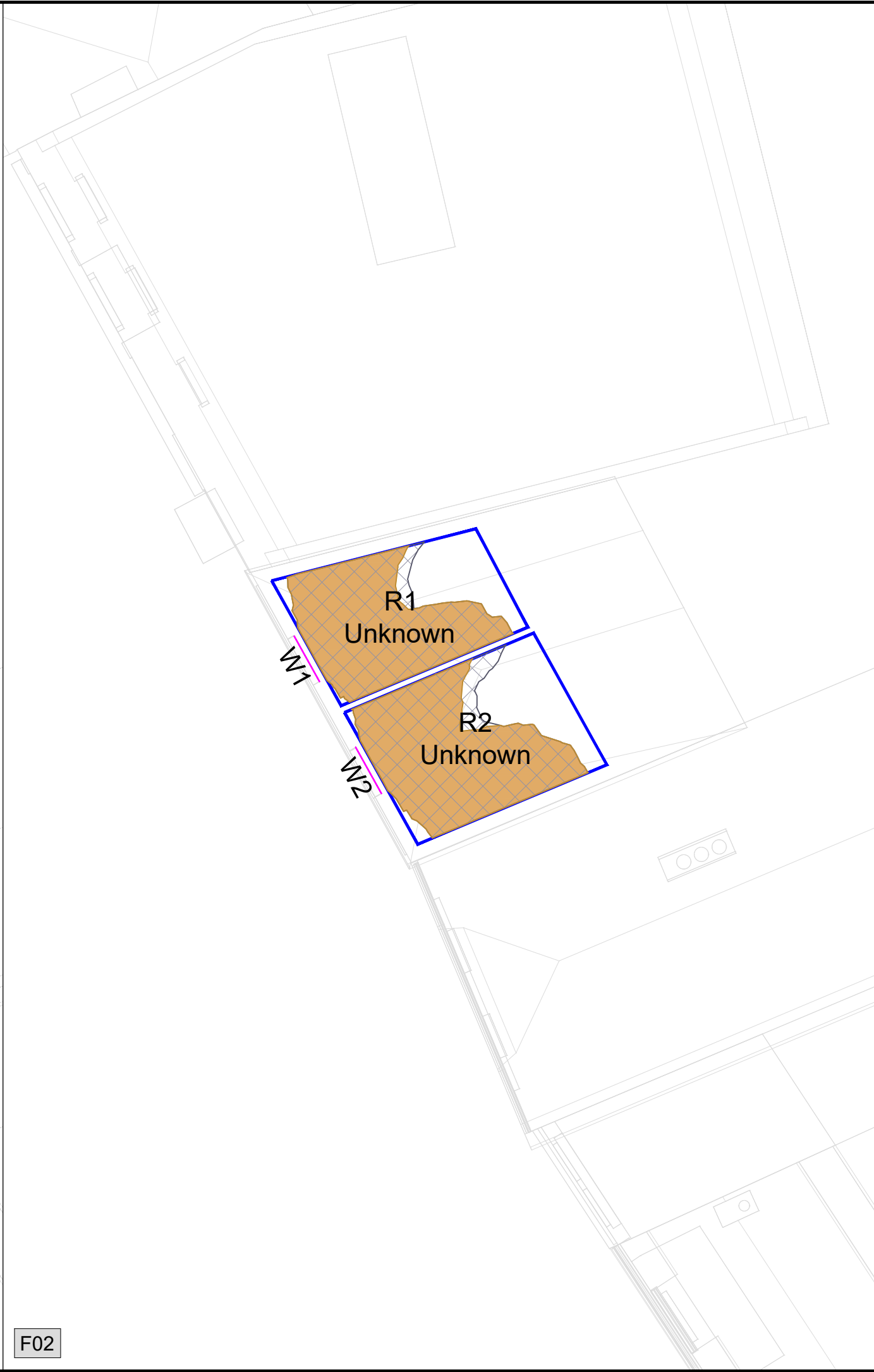
DRAWING:

DAYLIGHT DISTRIBUTION CONTOURS
59-60 ST MARY'S BUTTS

DRAWN: MZB	JOB NBR:
SCALE: 1:100@A3	23446-02
DATE: 23/11/2023	
DWG NO:	REV:
NSL-005	-



F01



F02

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing Sky Visibility Area

Proposed Sky Visibility Area

Area of Sky Visibility Loss

Area of Sky Visibility Gain

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

REV	Description	Drawn	Date

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TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

DAYLIGHT DISTRIBUTION CONTOURS
58 ST MARY'S BUTTS

DRAWN: MZB	JOB NBR:
SCALE: 1:100@A3	23446-02
DATE: 23/11/2023	
DWG NO:	REV:
NSL-006	-



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

-  Existing Sky Visibility Area
-  Proposed Sky Visibility Area
-  Area of Sky Visibility Loss
-  Area of Sky Visibility Gain

SOURCE DATA:
EXISTING & SURROUNDING
BUILDINGS:
Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:
AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-ZZ-M3-A-20001 -External
Walls

NOTES:



REV	Description	Drawn	Date

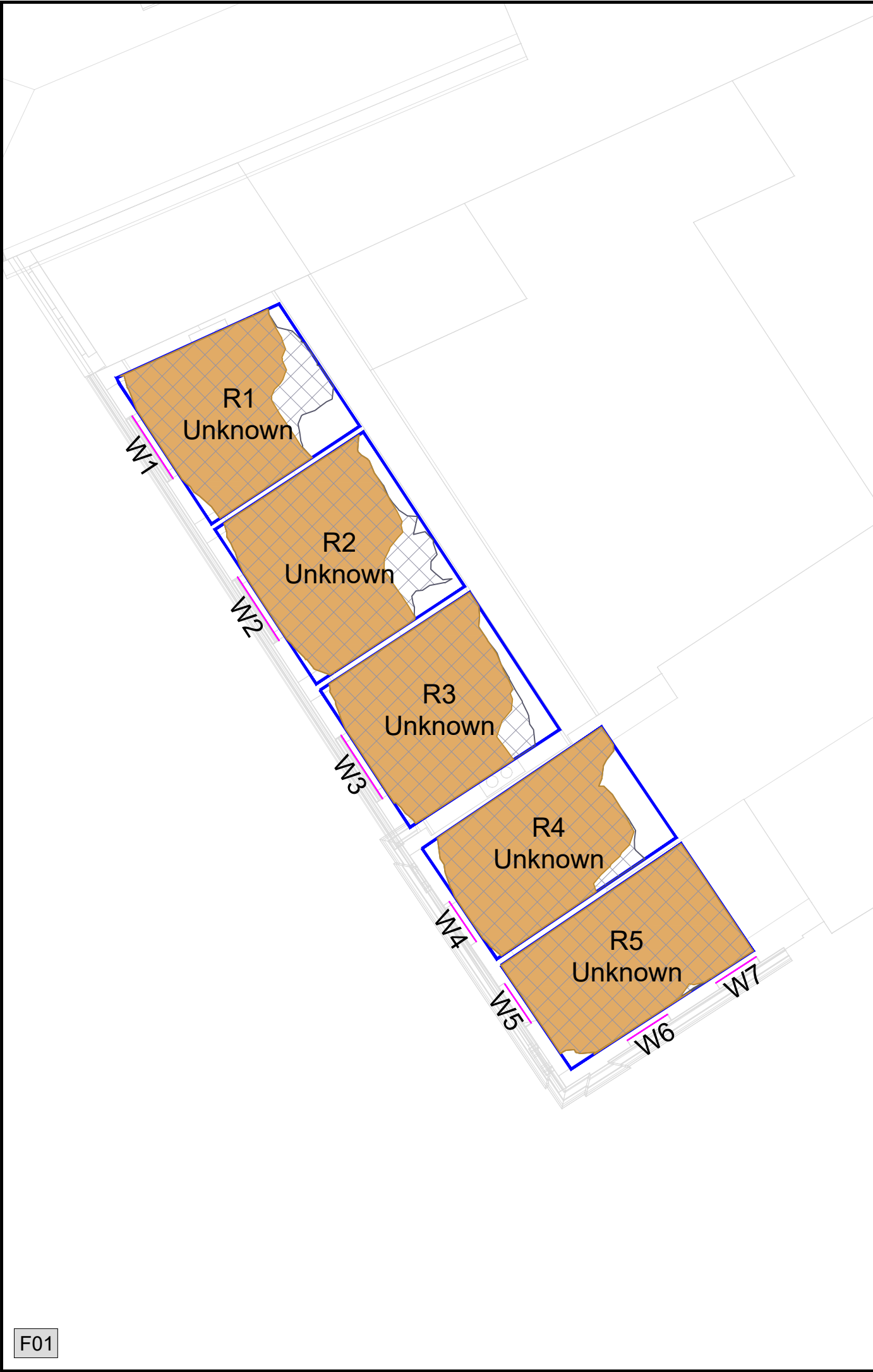
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Chartered Surveyors

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Bristol 0117 450 9703
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info@delvapatmanredler.co.uk

TITLE:
BROAD STREET MALL
READING
RG1 7QE

DRAWING:
DAYLIGHT DISTRIBUTION CONTOURS
57 ST MARY'S BUTTS

DRAWN: MZB	JOB NBR:
SCALE: 1:100@A3	23446-02
DATE: 23/11/2023	REV:
DWG NO:	NSL-007
	-



F01



F02

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing Sky Visibility Area

Proposed Sky Visibility Area

Area of Sky Visibility Loss

Area of Sky Visibility Gain

SOURCE DATA:
EXISTING & SURROUNDING BUILDINGS:
Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:
AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

REV	Description	Drawn	Date

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Chartered Surveyors

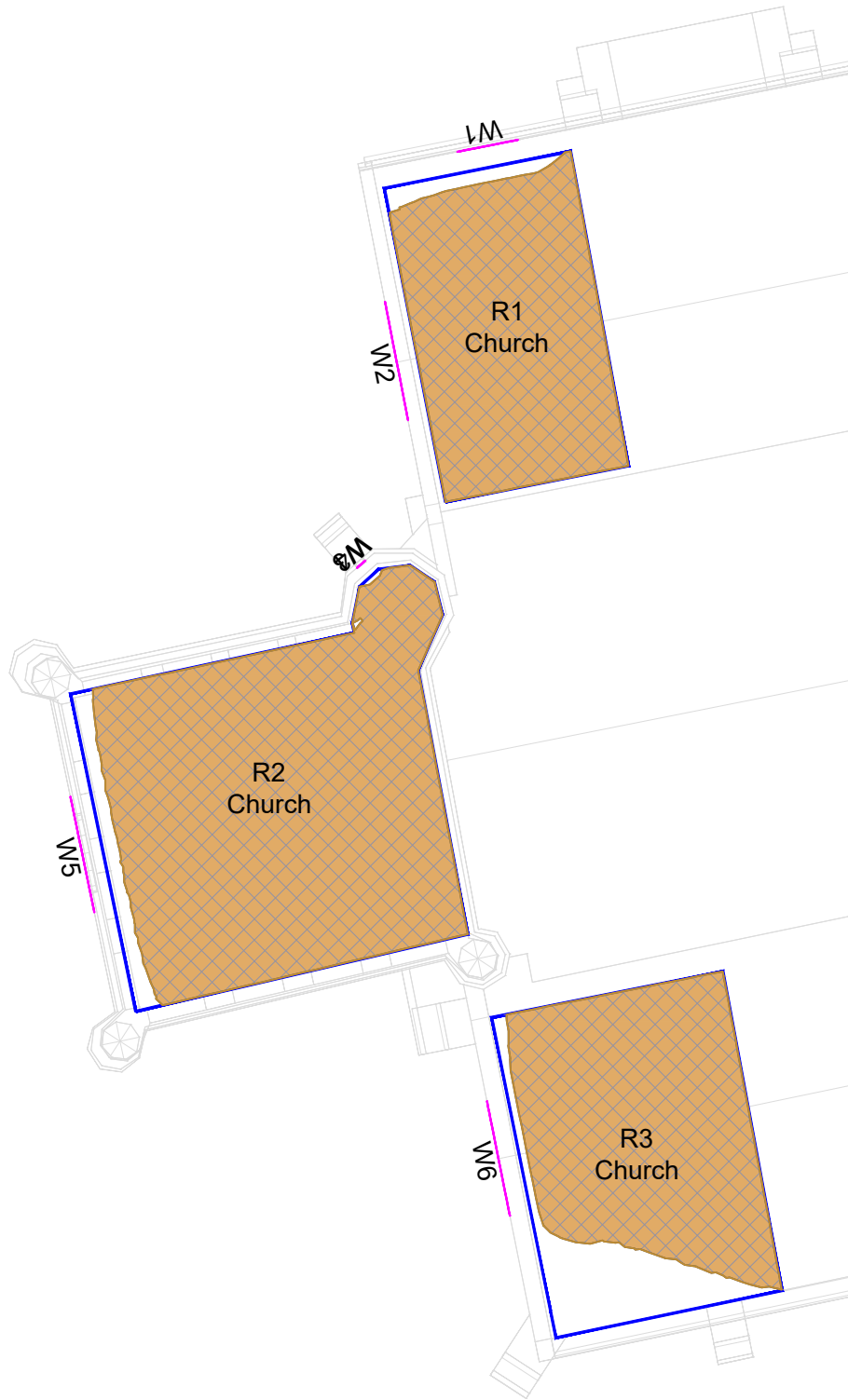
London 020 7936 3668
Liverpool 0151 242 0980
Bristol 0117 450 9703

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info@delvapatmanredler.co.uk

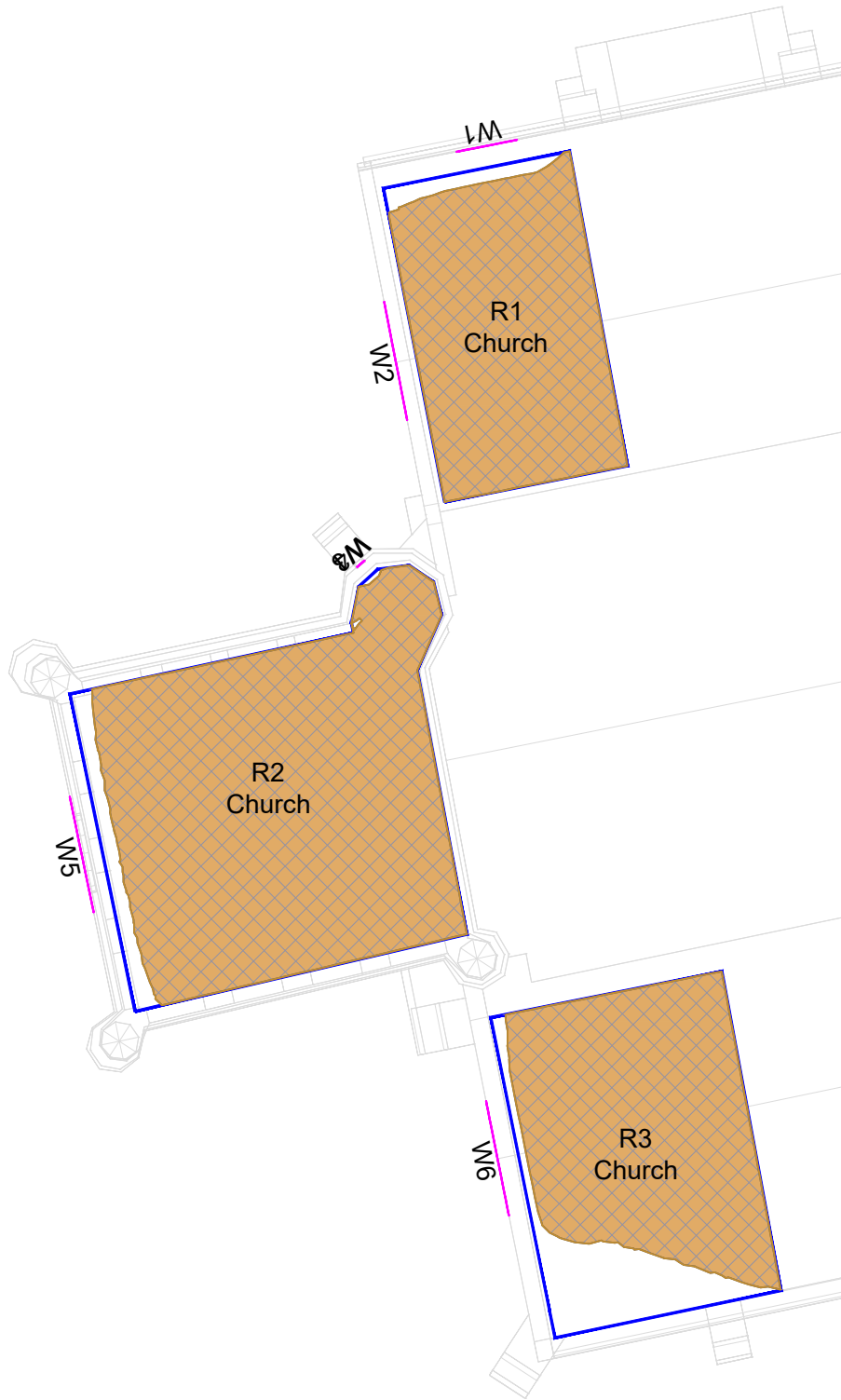
TITLE:
BROAD STREET MALL
READING
RG1 7QE

DRAWING:
DAYLIGHT DISTRIBUTION CONTOURS
55-56 ST MARY'S BUTTS

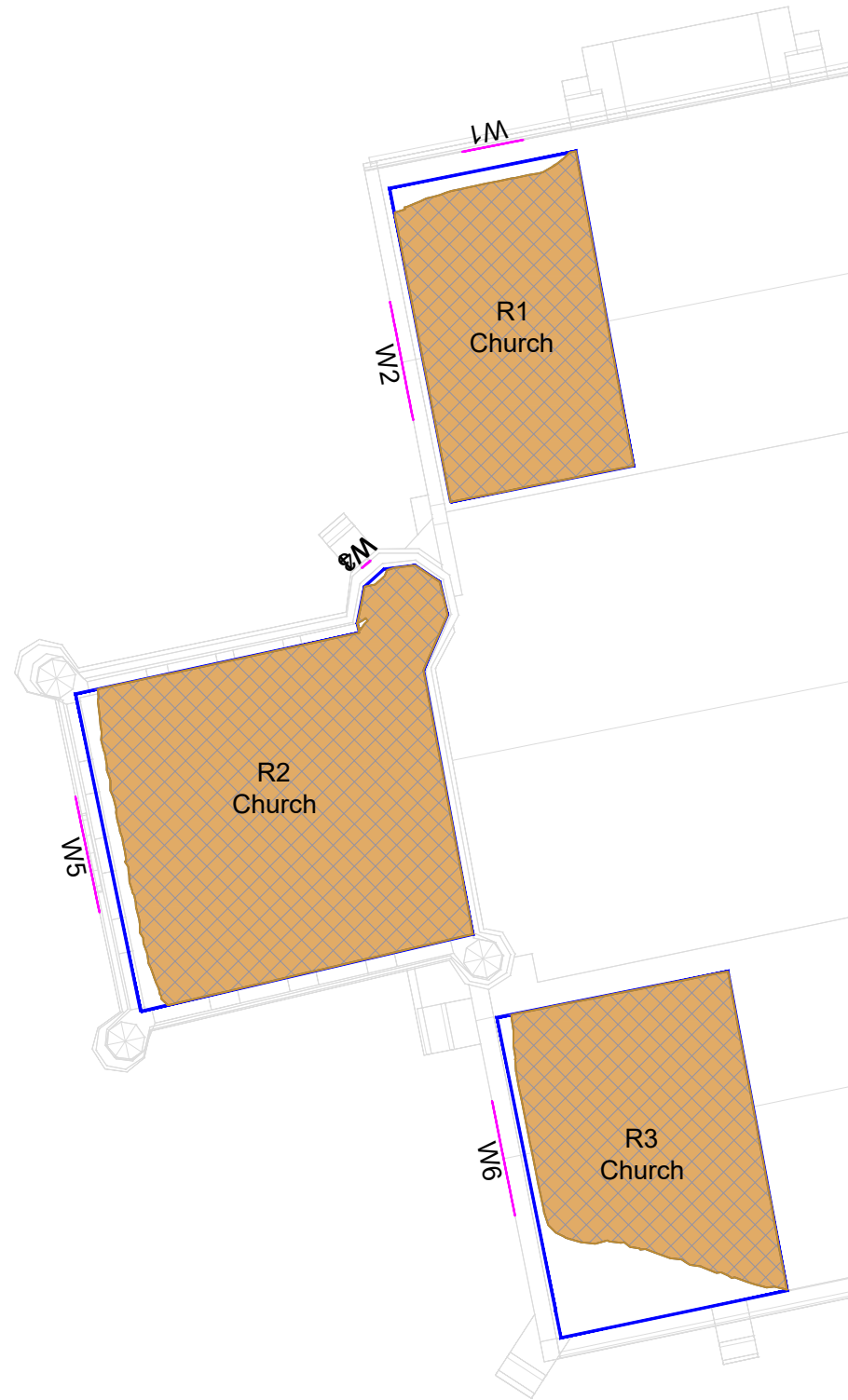
DRAWN: MZB	JOB NBR:
SCALE: 1:100@A3	23446-02
DATE: 23/11/2023	
DWG NO:	REV:
NSL-008	-



F00



F01



F02

NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

- Existing Sky Visibility Area
- Proposed Sky Visibility Area
- Area of Sky Visibility Loss
- Area of Sky Visibility Gain

SOURCE DATA:

EXISTING & SURROUNDING

BUILDINGS:

Accuties 3d model

3d model received on 04/01/2018

MBS 3D survey

3d model received on 07/07/2018

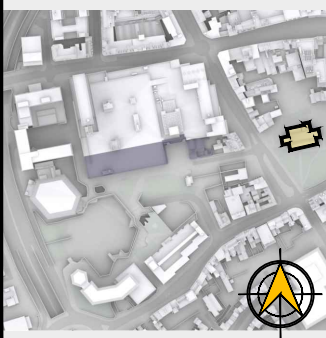
PROPOSED BUILDINGS:

AHR Architect

3d model received on 17/11/2023

BSM-AHR-ZZ-M3-A-20001 -External
Walls

NOTES:



REV	Description	Drawn	Date

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Bristol 0117 450 9703

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TITLE:

BROAD STREET MALL

READING

RG1 7QE

DRAWING:

DAYLIGHT DISTRIBUTION CONTOURS

READING MINSTER

DRAWN: MZB

SCALE: 1:150@A3

DATE: 23/11/2023

DWG NO:

NSL-009

JOB NBR:

23446-02

REV:

—



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

 Existing Sky Visibility Area

 Proposed Sky Visibility Area

 Area of Sky Visibility Loss

 Area of Sky Visibility Gain

SOURCE DATA:

EXISTING & SURROUNDING
BUILDINGS:

Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External
Walls

NOTES:



REV	Description	Drawn	Date

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TITLE:

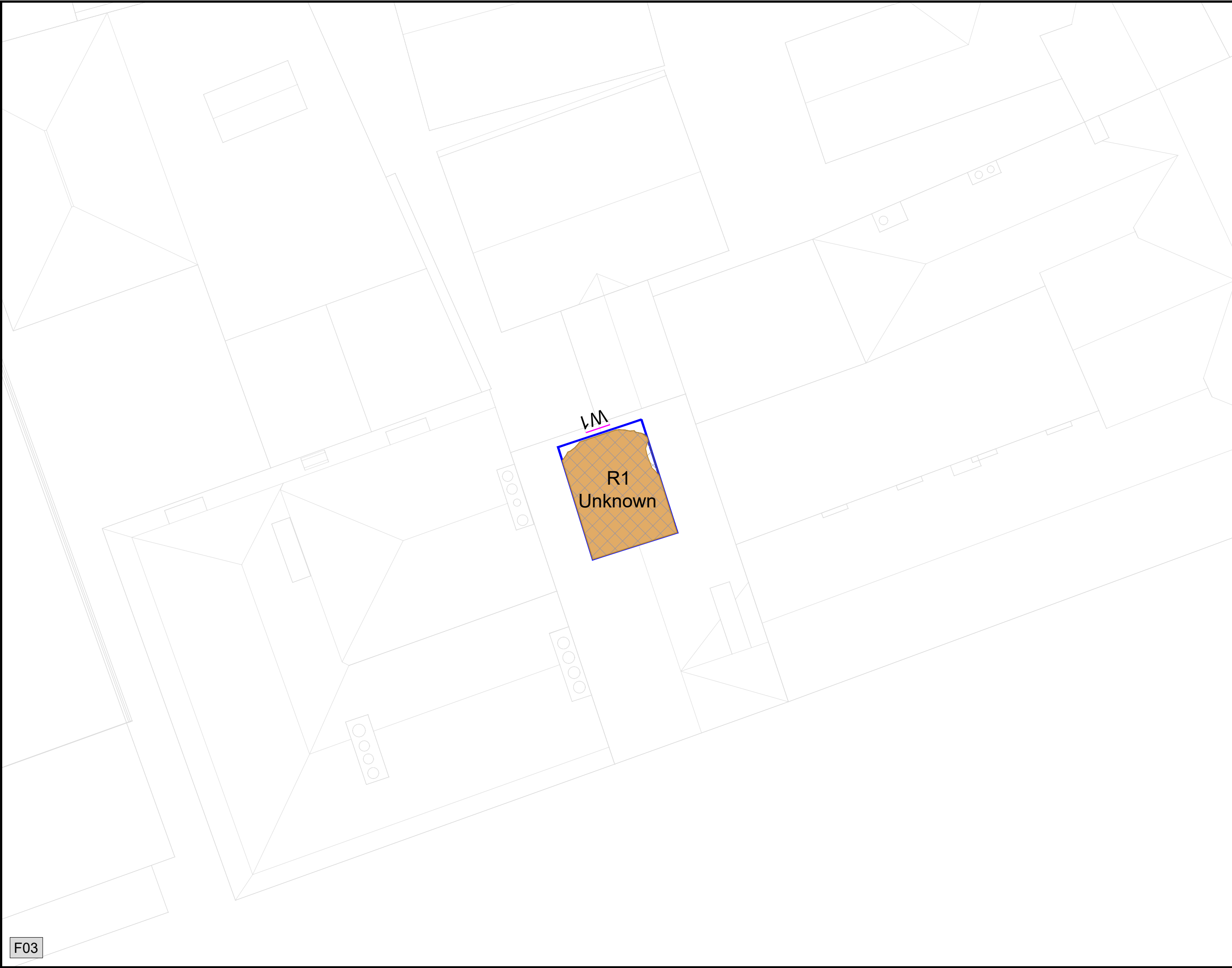
BROAD STREET MALL
READING
RG1 7QE

DRAWING:

DAYLIGHT DISTRIBUTION CONTOURS
2-4 CASTLE STREET

DRAWN: MZB		JOB NBR:	
SCALE: 1:100@A3		23446-02	
DATE: 23/11/2023		REV:	
DWG NO:		NSL-010	

F02



F03

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing Sky Visibility Area

Proposed Sky Visibility Area

Area of Sky Visibility Loss

Area of Sky Visibility Gain

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

REV	Description	Drawn	Date

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Liverpool 0151 242 0980
Bristol 0117 450 9703

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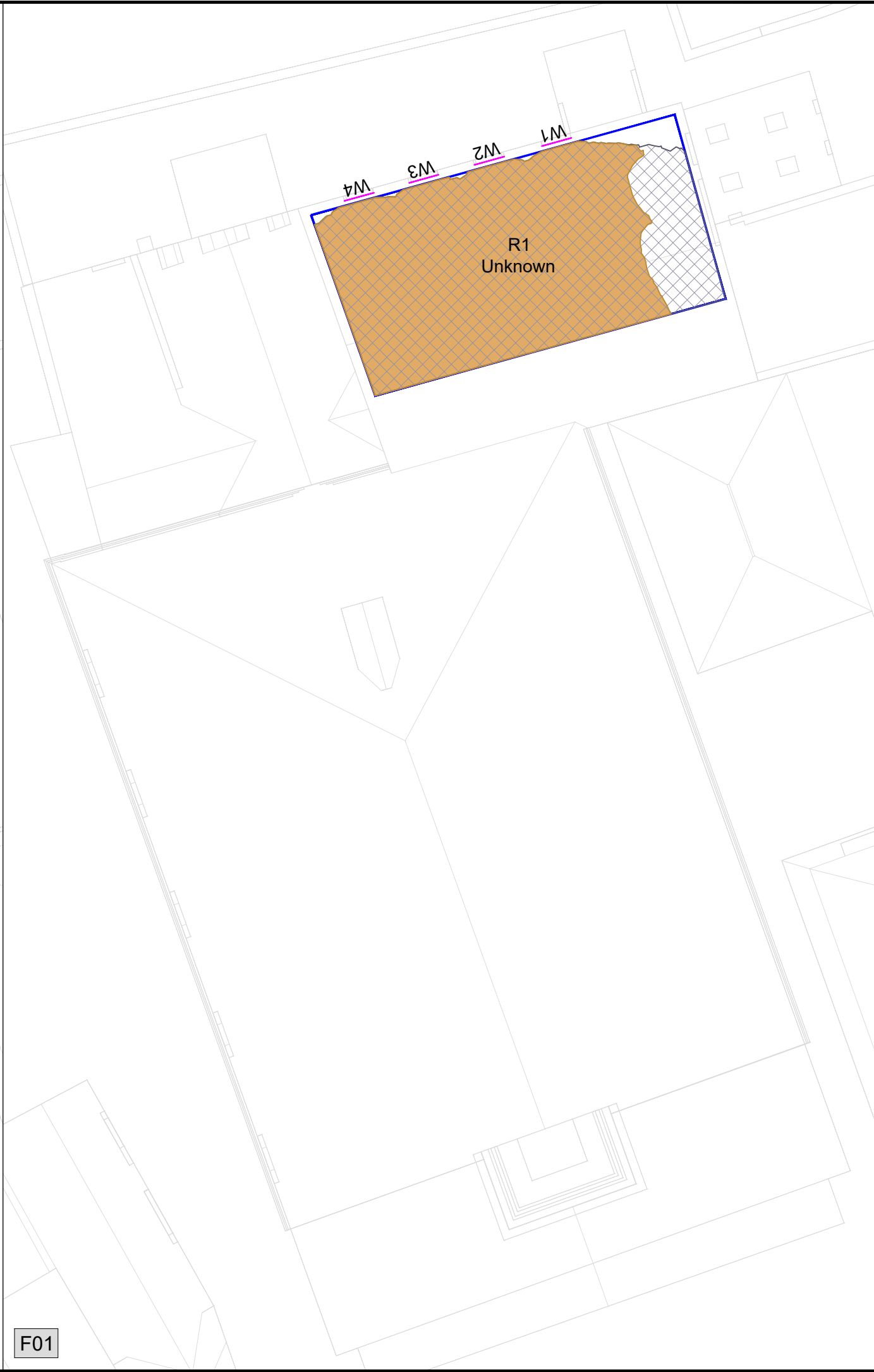
TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

DAYLIGHT DISTRIBUTION CONTOURS
8 CASTLE STREET

DRAWN: MZB	JOB NBR:
SCALE: 1:100@A3	23446-02
DATE: 23/11/2023	
DWG NO:	REV:
NSL-011	-



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

- Existing Sky Visibility Area
- Proposed Sky Visibility Area
- Area of Sky Visibility Loss
- Area of Sky Visibility Gain

SOURCE DATA:

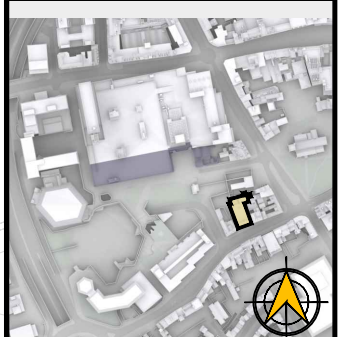
EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:



REV	Description	Drawn	Date

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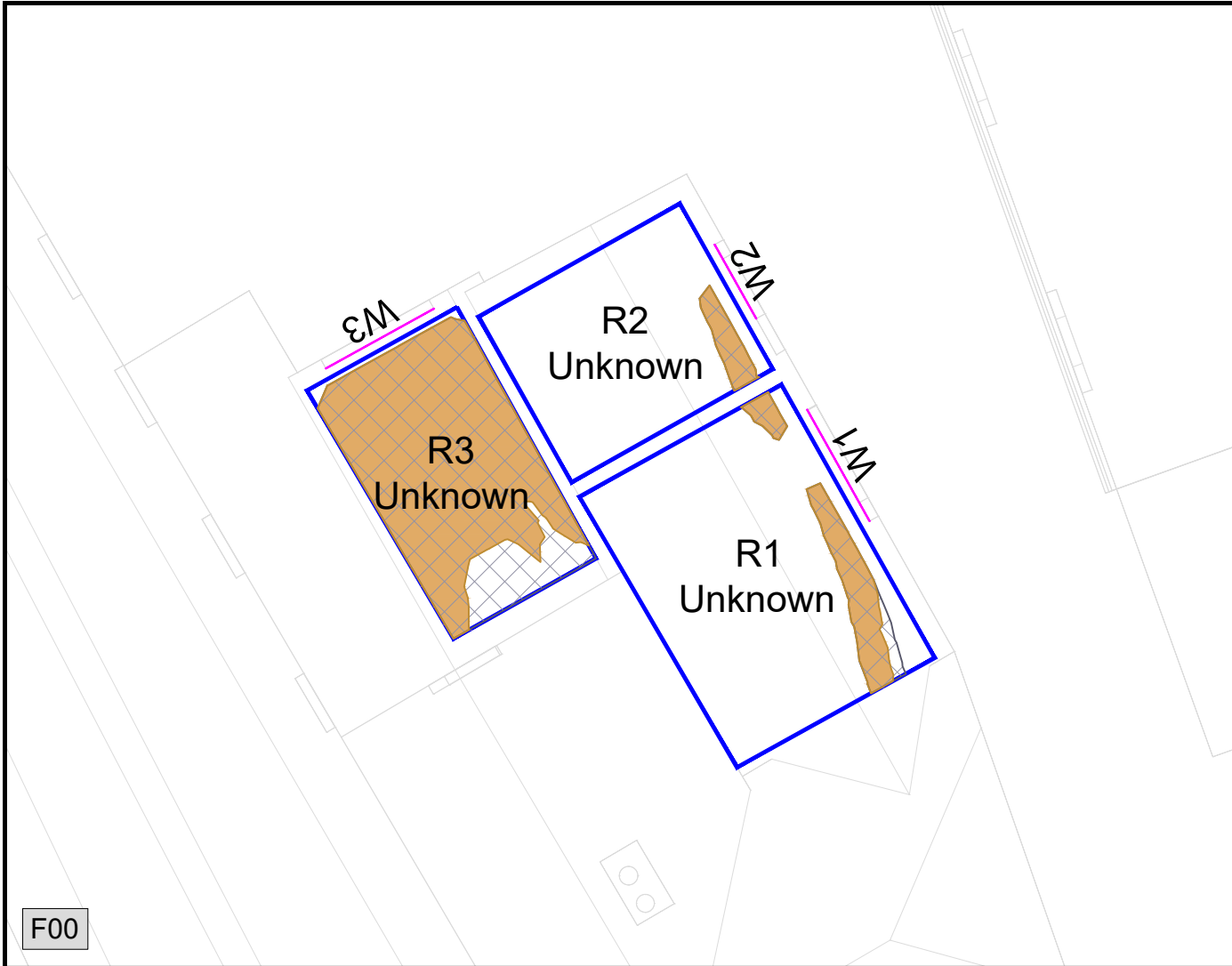
TITLE:

BROAD STREET MALL
READING
RG1 7QE

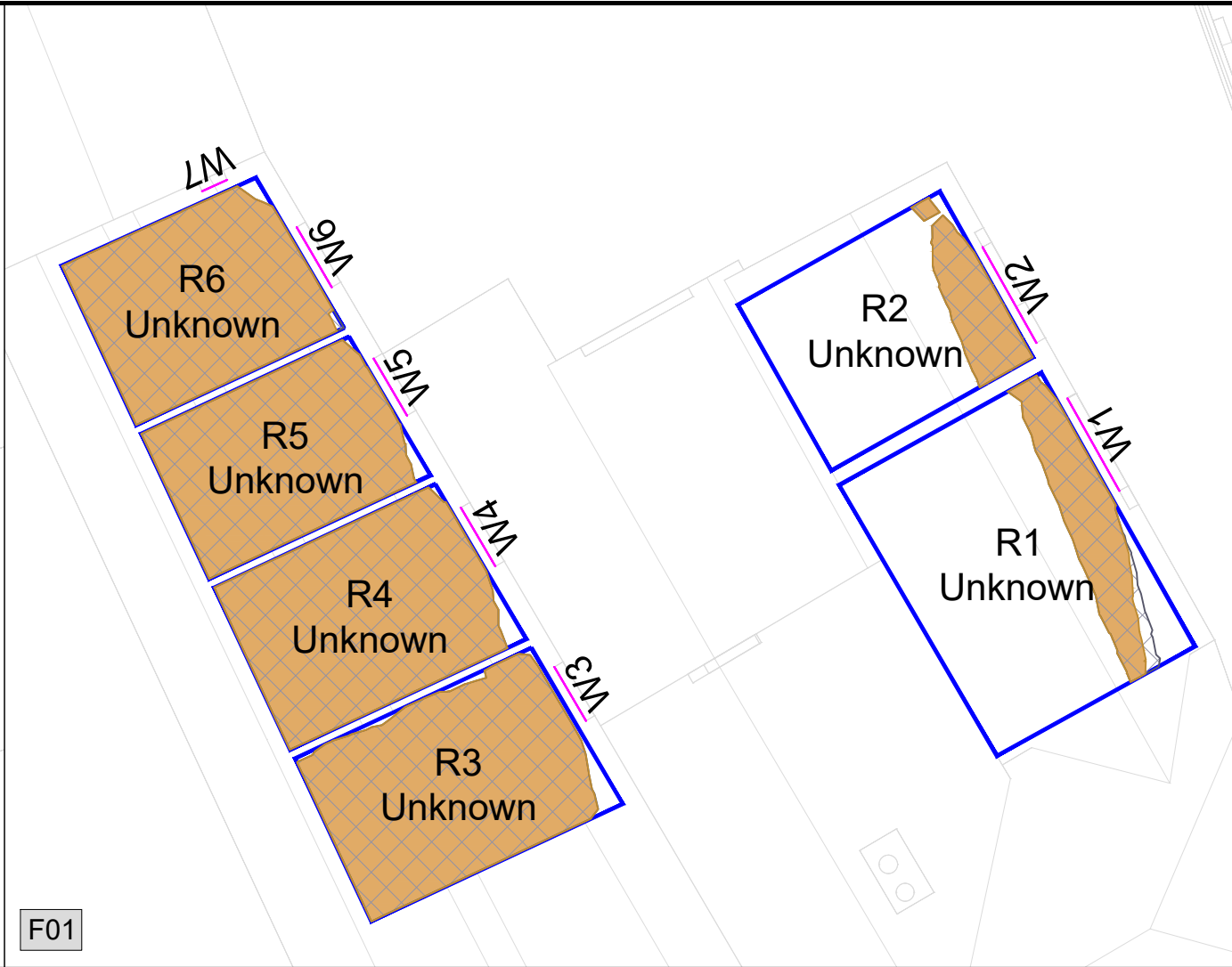
DRAWING:

DAYLIGHT DISTRIBUTION CONTOURS
ST MARY'S CHURCH

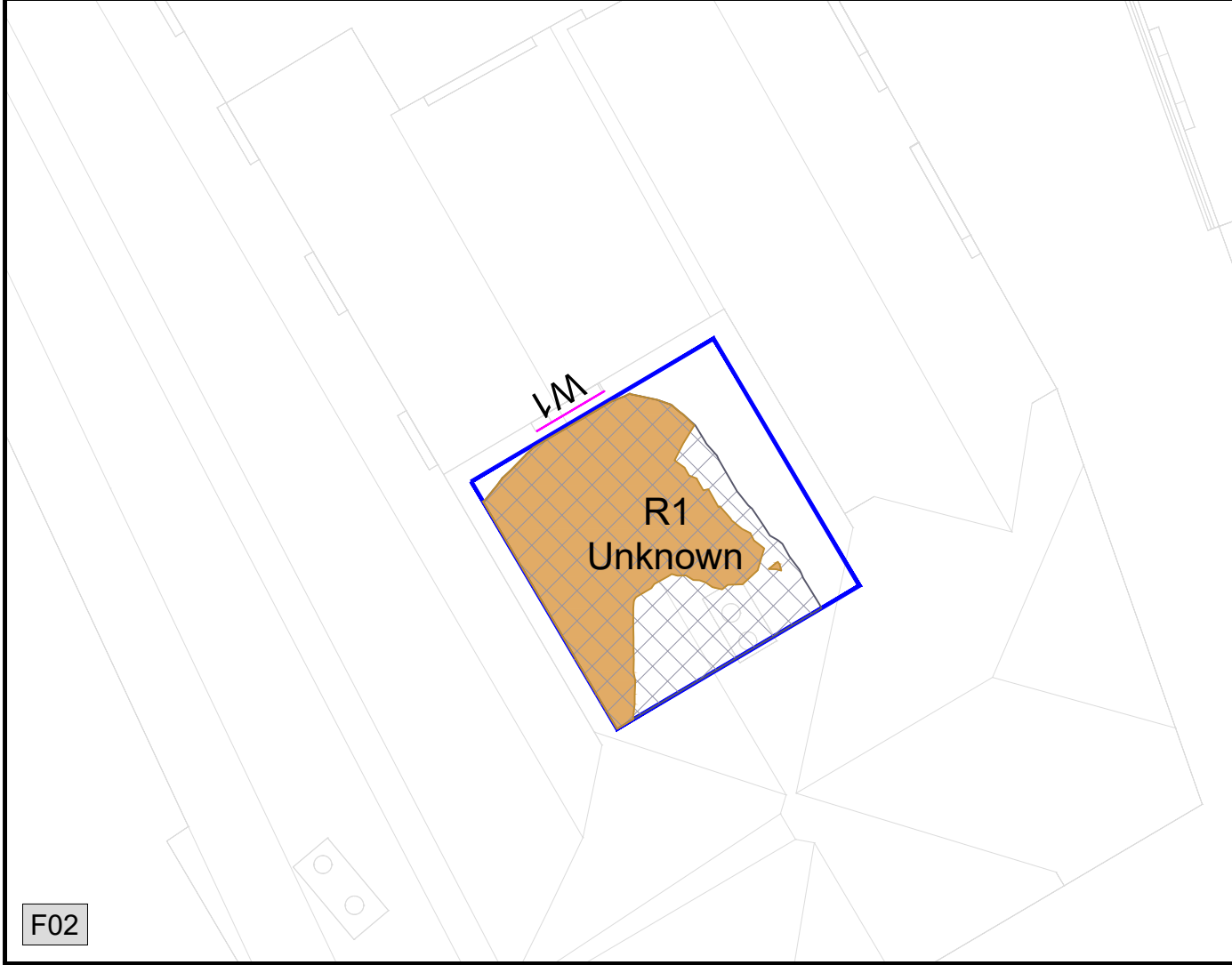
DRAWN: MZB		JOB NBR:	
SCALE: 1:150@A3	DATE: 23/11/2023	23446-02	
DWG NO:	NSL-012		REV: -



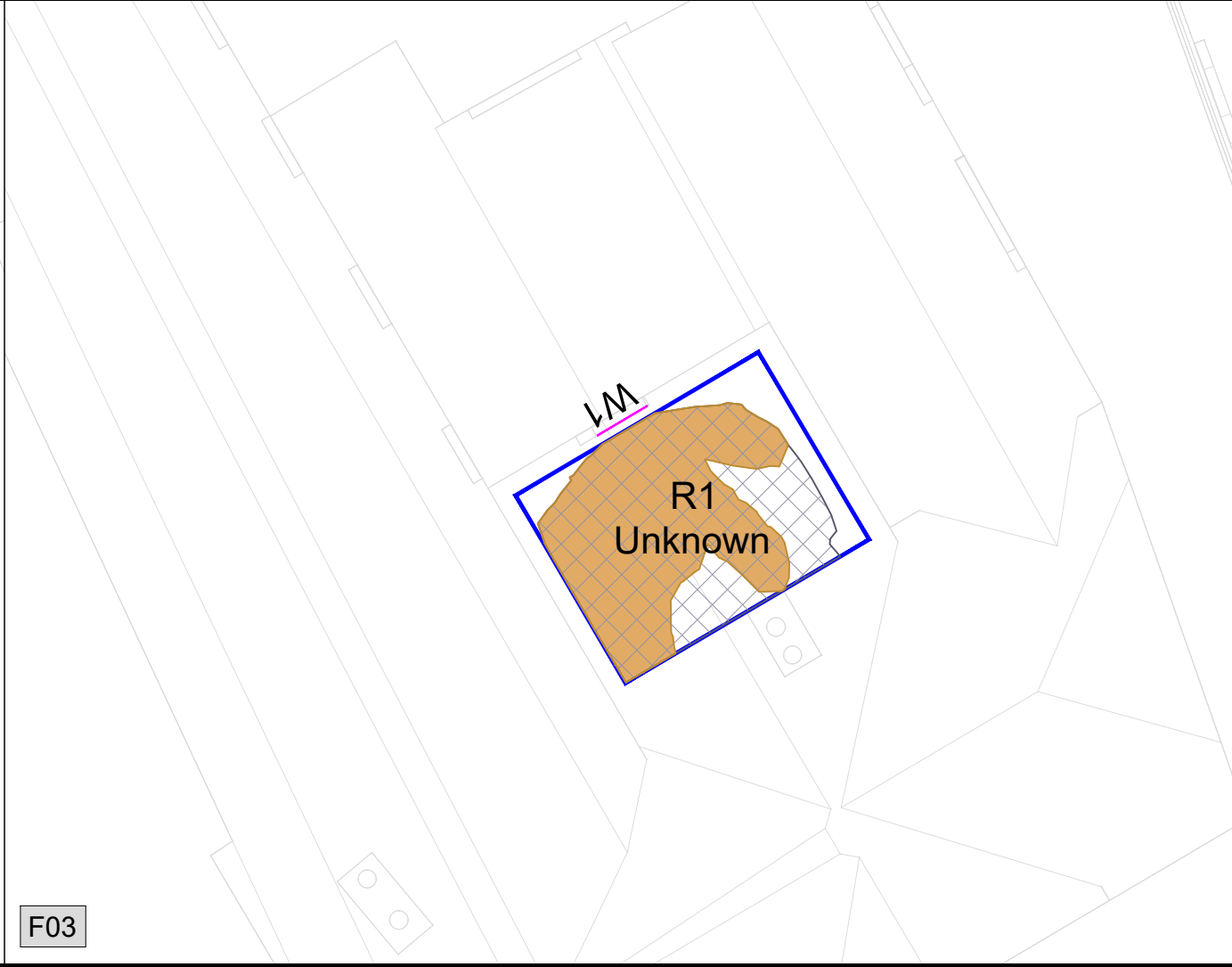
F00



F01



F02



F03

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

- Existing Sky Visibility Area
- Proposed Sky Visibility Area
- Area of Sky Visibility Loss
- Area of Sky Visibility Gain

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

REV	Description	Drawn	Date

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Chartered Surveyors

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Liverpool 0151 242 0980
Bristol 0117 450 9703

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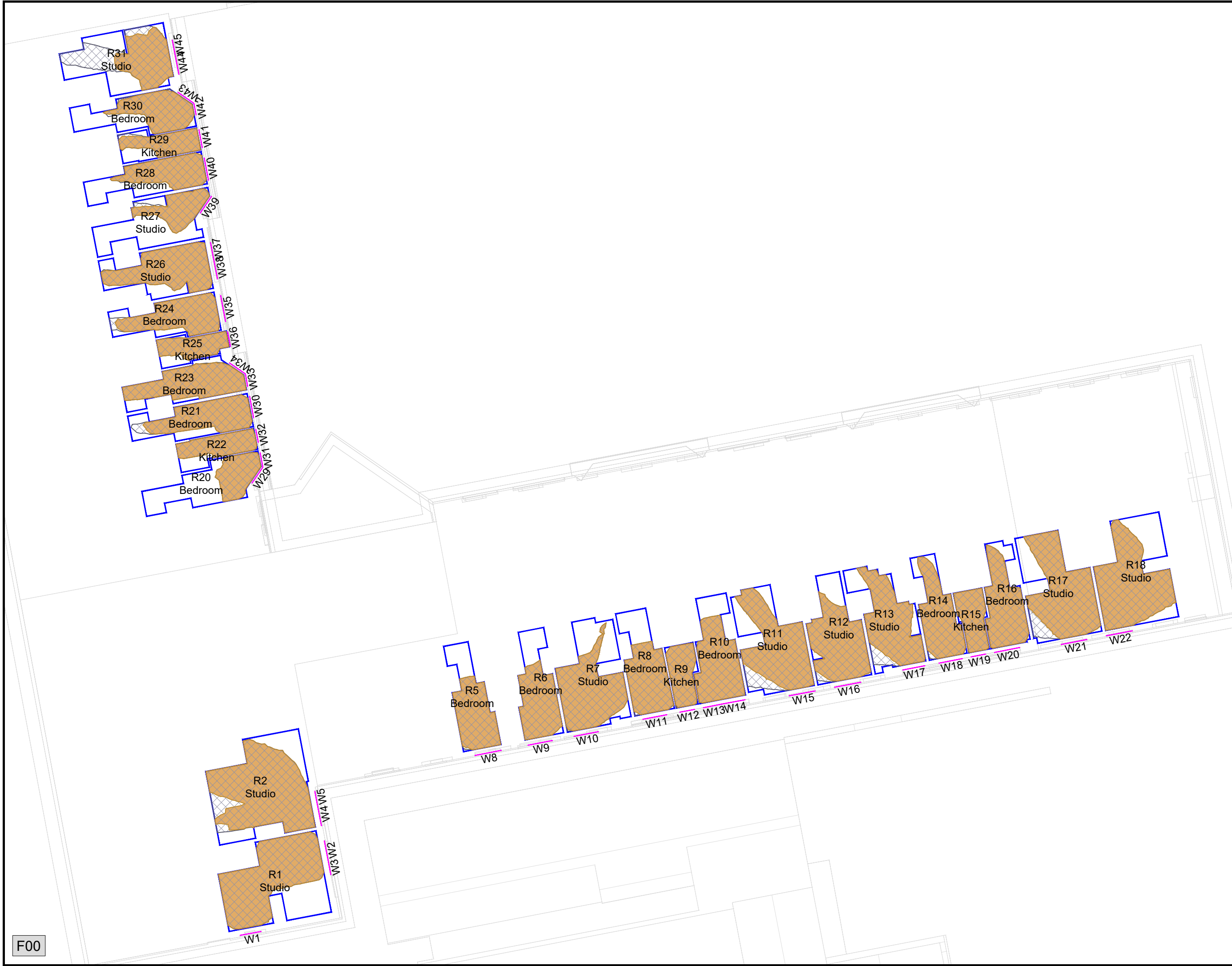
TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

DAYLIGHT DISTRIBUTION CONTOURS
16 CASTLE STREET

DRAWN: MZB	JOB NBR:
SCALE: 1:100@A3	23446-02
DATE: 23/11/2023	
DWG NO:	REV:
NSL-013	-



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing Sky Visibility Area

Proposed Sky Visibility Area

Area of Sky Visibility Loss

Area of Sky Visibility Gain

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accuties 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

REV

REV	Description	Drawn	Date

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Chartered Surveyors

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Liverpool 0151 242 0980
Bristol 0117 450 9703

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TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

DAYLIGHT DISTRIBUTION CONTOURS
15 QUEENS WALK (QUEENS COURT)

DRAWN: MZB	JOB NBR:
SCALE: 1:175@A3	23446-02
DATE: 23/11/2023	
DWG NO:	REV:
NSL-014 (1)	-



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing Sky Visibility Area

Proposed Sky Visibility Area

Area of Sky Visibility Loss

Area of Sky Visibility Gain

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accuties 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

REV	Description	Drawn	Date

DELVA PATMAN REDLER
Chartered Surveyors

London 020 7936 3668
Liverpool 0151 242 0980
Bristol 0117 450 9703

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info@delvapatmanredler.co.uk

TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

DAYLIGHT DISTRIBUTION CONTOURS
15 QUEENS WALK (QUEENS COURT)

DRAWN: MZB	JOB NBR:
SCALE: 1:175@A3	23446-02
DATE: 23/11/2023	
DWG NO:	REV:
NSL-014 (2)	-



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing Sky Visibility Area

Proposed Sky Visibility Area

Area of Sky Visibility Loss

Area of Sky Visibility Gain

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accuties 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

REV	Description	Drawn	Date

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Bristol 0117 450 9703

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TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

DAYLIGHT DISTRIBUTION CONTOURS
15 QUEENS WALK (QUEENS COURT)

DRAWN: MZB	JOB NBR:
SCALE: 1:175@A3	23446-02
DATE: 23/11/2023	
DWG NO:	REV:
NSL-014 (3)	-



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing Sky Visibility Area

Proposed Sky Visibility Area

Area of Sky Visibility Loss

Area of Sky Visibility Gain

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accuties 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

REV	Description	Drawn	Date

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Bristol 0117 450 9703

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TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

DAYLIGHT DISTRIBUTION CONTOURS
15 QUEENS WALK (QUEENS COURT)

DRAWN: MZB	JOB NBR:
SCALE: 1:175@A3	23446-02
DATE: 23/11/2023	
DWG NO:	REV:
NSL-014 (4)	-



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing Sky Visibility Area

Proposed Sky Visibility Area

Area of Sky Visibility Loss

Area of Sky Visibility Gain

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accuties 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

REV	Description	Drawn	Date

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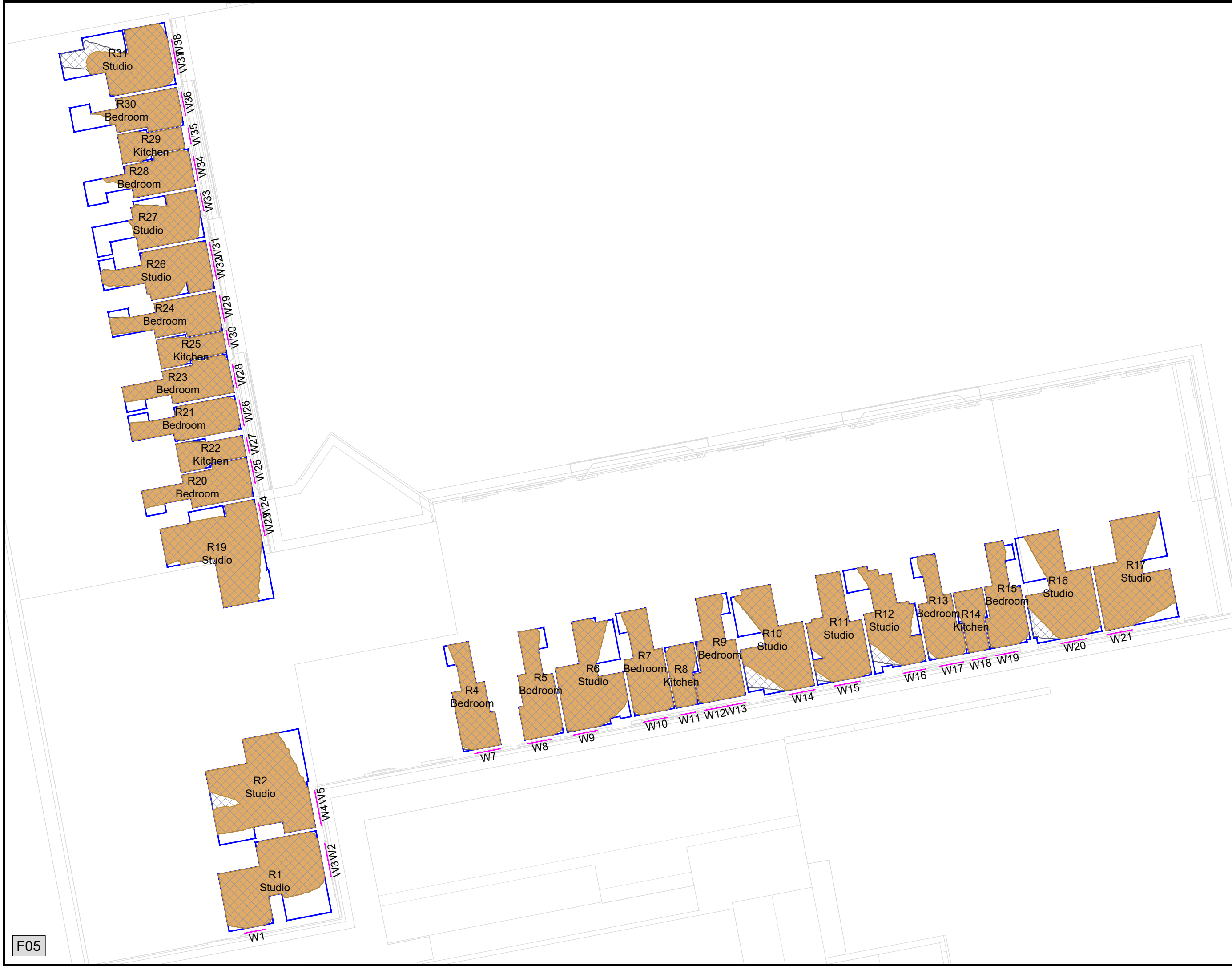
TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

DAYLIGHT DISTRIBUTION CONTOURS
15 QUEENS WALK (QUEENS COURT)

DRAWN: MZB	JOB NBR:
SCALE: 1:175@A3	23446-02
DATE: 23/11/2023	
DWG NO:	REV:
NSL-014 (5)	-



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing Sky Visibility Area

Proposed Sky Visibility Area

Area of Sky Visibility Loss

Area of Sky Visibility Gain

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accuties 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

REV	Description	Drawn	Date

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Bristol 0117 450 9703

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TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

DAYLIGHT DISTRIBUTION CONTOURS
15 QUEENS WALK (QUEENS COURT)

DRAWN: MZB		JOB NBR:	
SCALE: 1:175@A3		23446-02	
DATE: 23/11/2023			
DWG NO:	NSL-014 (6)		REV:
			-



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing Sky Visibility Area

Proposed Sky Visibility Area

Area of Sky Visibility Loss

Area of Sky Visibility Gain

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accuties 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

REV	Description	Drawn	Date

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Liverpool 0151 242 0980
Bristol 0117 450 9703

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TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

DAYLIGHT DISTRIBUTION CONTOURS
15 QUEENS WALK (QUEENS COURT)

DRAWN: MZB	JOB NBR:
SCALE: 1:175@A3	23446-02
DATE: 23/11/2023	
DWG NO:	REV:
NSL-014 (7)	-



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

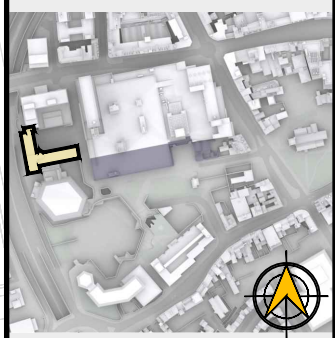
KEY:

	Existing Sky Visibility Area
	Proposed Sky Visibility Area
	Area of Sky Visibility Loss
	Area of Sky Visibility Gain

SOURCE DATA:
EXISTING & SURROUNDING
BUILDINGS:
Accuties 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:
AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External
Walls

NOTES:



REV	Description	Drawn	Date

DELVA PATMAN REDLER
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TITLE:
BROAD STREET MALL
READING
RG1 7QE

DRAWING:
DAYLIGHT DISTRIBUTION CONTOURS
15 QUEENS WALK (QUEENS COURT)

DRAWN: MZB	JOB NBR:
SCALE: 1:175@A3	23446-02
DATE: 23/11/2023	
DWG NO:	REV:
NSL-014 (8)	-

Appendix: Daylight, Sunlight and Overshadowing

Annex 1: Key Legislation, Planning Policy & Guidance

Annex 2: Drawings Of The Existing Baseline And Proposed Development

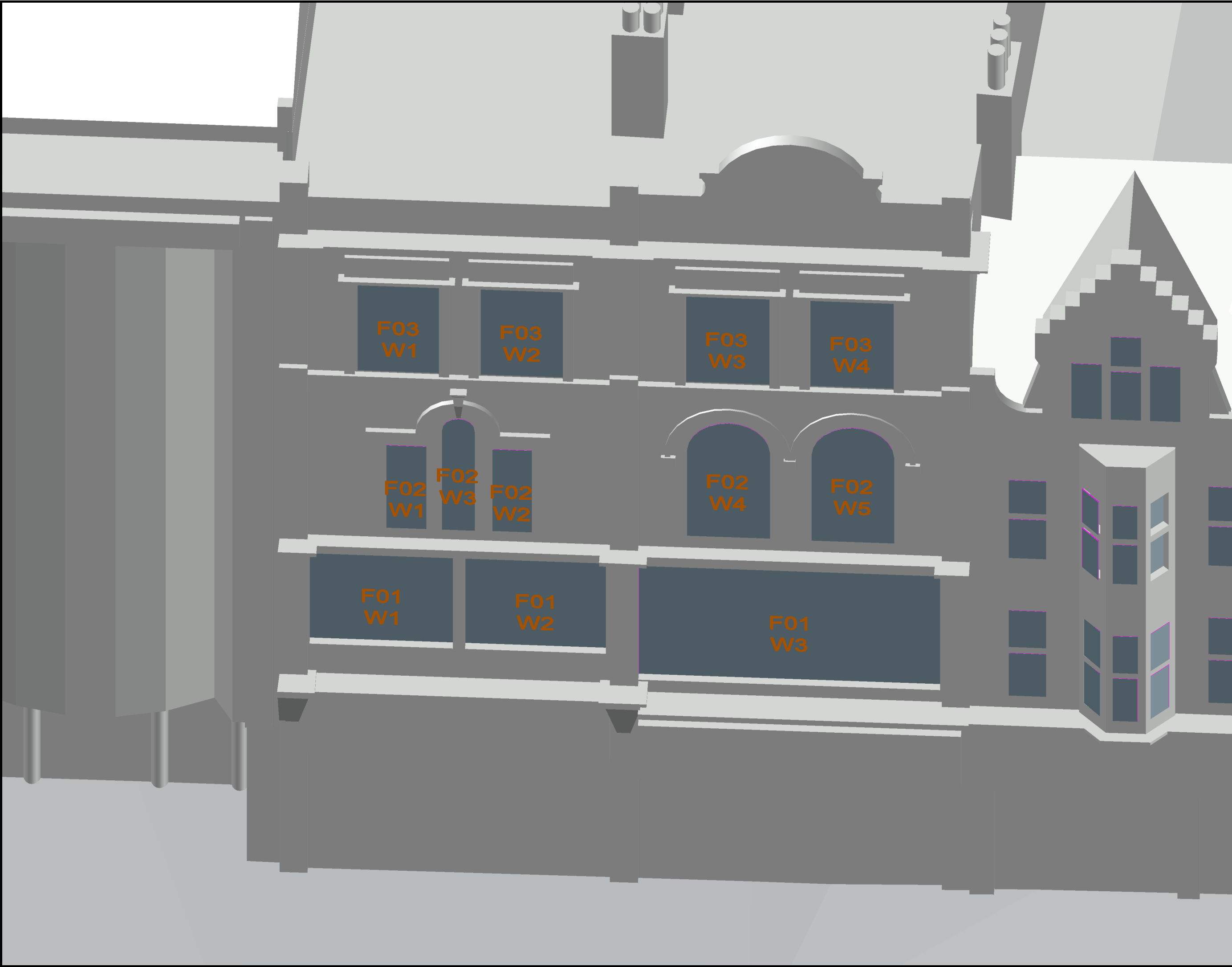
Annex 3: Daylight And Sunlight Results

Annex 4: No Sky Line Contour Drawings

Annex 5: Window Maps

Annex 6: Sun Hours On Ground Assessment

Annex 7: Transient Overshadowing Assessment



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

W1

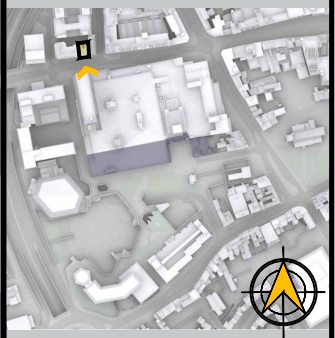
Windows tested
Daylight only

W1

Windows tested
Daylight & Sunlight

SOURCE DATA:
EXISTING & SURROUNDING
BUILDINGS:
Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

NOTES:



REV	Description	Drawn	Date

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Bristol 0117 450 9703

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TITLE:
BROAD STREET MALL
READING
RG1 7QE

DRAWING:
KEY WINDOW LOCATIONS
40-42 OXFORD ROAD

DRAWN: MZB	JOB NBR:
SCALE: NTS	23446-02
DATE: 23/11/2023	
DWG NO:	REV:
LOC-001	—



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

W1

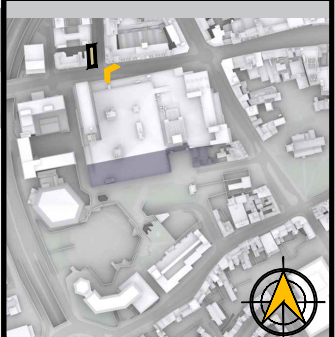
Windows tested
Daylight only

W1

Windows tested
Daylight & Sunlight

SOURCE DATA:
EXISTING & SURROUNDING
BUILDINGS:
Accuties 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

NOTES:



REV

Description

Drawn

Date

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TITLE:
BROAD STREET MALL
READING
RG1 7QE

DRAWING:
KEY WINDOW LOCATIONS
38 OXFORD ROAD

DRAWN: MZB

SCALE: NTS

DATE: 23/11/2023

JOB NBR:
23446-02

REV:
-

DWG NO:
LOC-002



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

W1

Windows tested
Daylight only

W1

Windows tested
Daylight & Sunlight

SOURCE DATA:

EXISTING & SURROUNDING
BUILDINGS:

Accuties 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

NOTES:

REV	Description	Drawn	Date

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TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

KEY WINDOW LOCATIONS
MCILROYS BUILDING

DRAWN: MZB	JOB NBR:
SCALE: NTS	23446-02
DATE: 23/11/2023	
DWG NO:	REV:
LOC-003	-



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

W1

Windows tested
Daylight only

W1

Windows tested
Daylight & Sunlight

SOURCE DATA:

EXISTING & SURROUNDING
BUILDINGS:

Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

NOTES:

REV	Description	Drawn	Date

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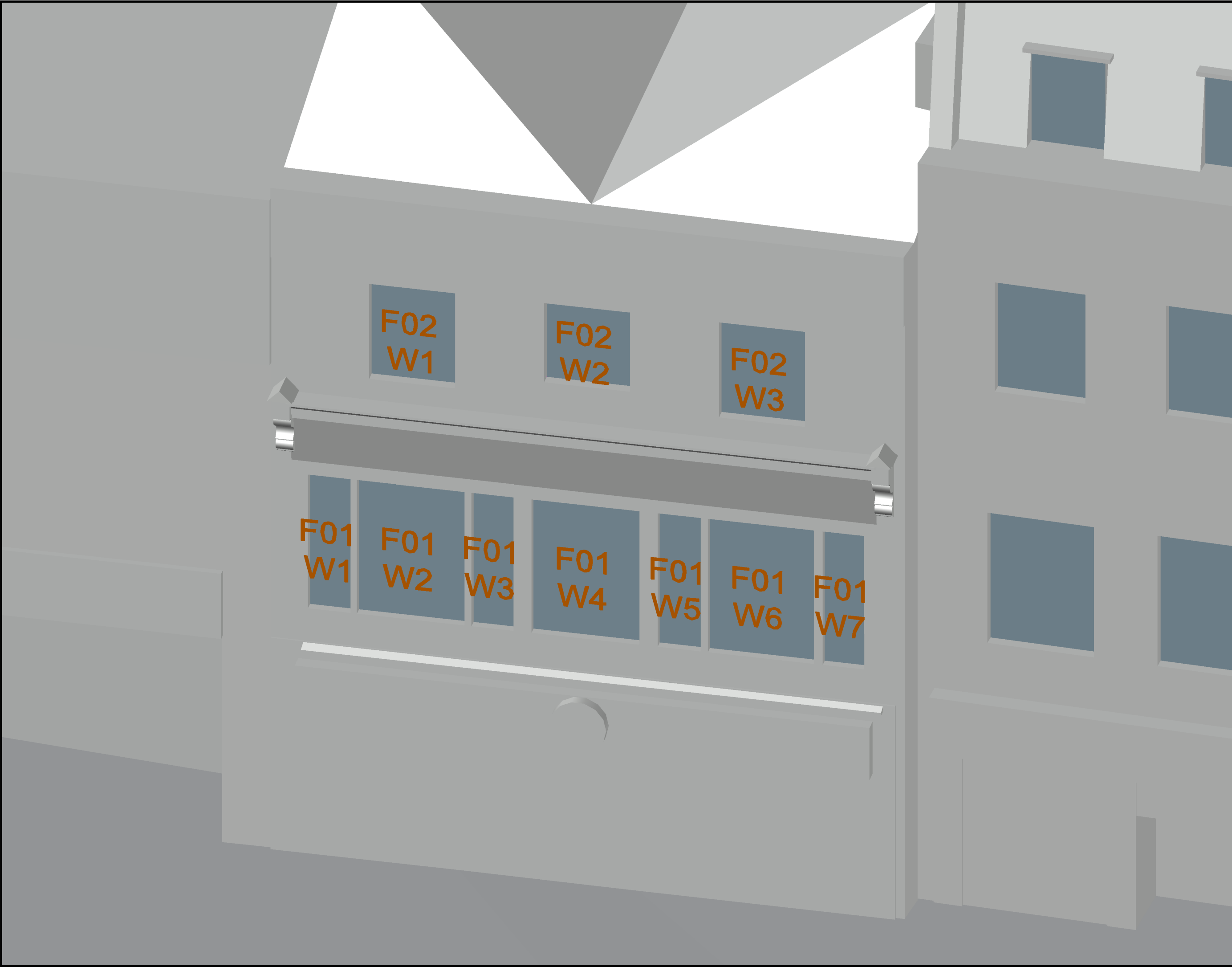
TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

KEY WINDOW LOCATIONS
MCILROYS BUILDING

DRAWN: MZB	JOB NBR:
SCALE: NTS	23446-02
DATE: 23/11/2023	
DWG NO:	REV:
LOC-004	-



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

W1

Windows tested
Daylight only

W1

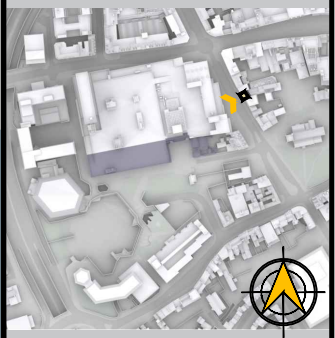
Windows tested
Daylight & Sunlight

SOURCE DATA:

EXISTING & SURROUNDING
BUILDINGS:

Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

NOTES:



REV	Description	Drawn	Date

DELVA PATMAN REDLER
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Bristol 0117 450 9703

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TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

KEY WINDOW LOCATIONS
61-62 ST MARY'S BUTTS

DRAWN: MZB	JOB NBR:
SCALE: NTS	23446-02
DATE: 23/11/2023	REV:
DWG NO:	LOC-005



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

W1

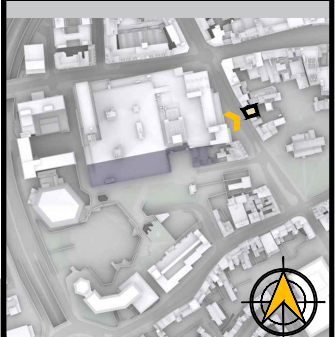
Windows tested
Daylight only

W1

Windows tested
Daylight & Sunlight

SOURCE DATA:
EXISTING & SURROUNDING
BUILDINGS:
Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

NOTES:



REV	Description	Drawn	Date

DELVA PATMAN REDLER
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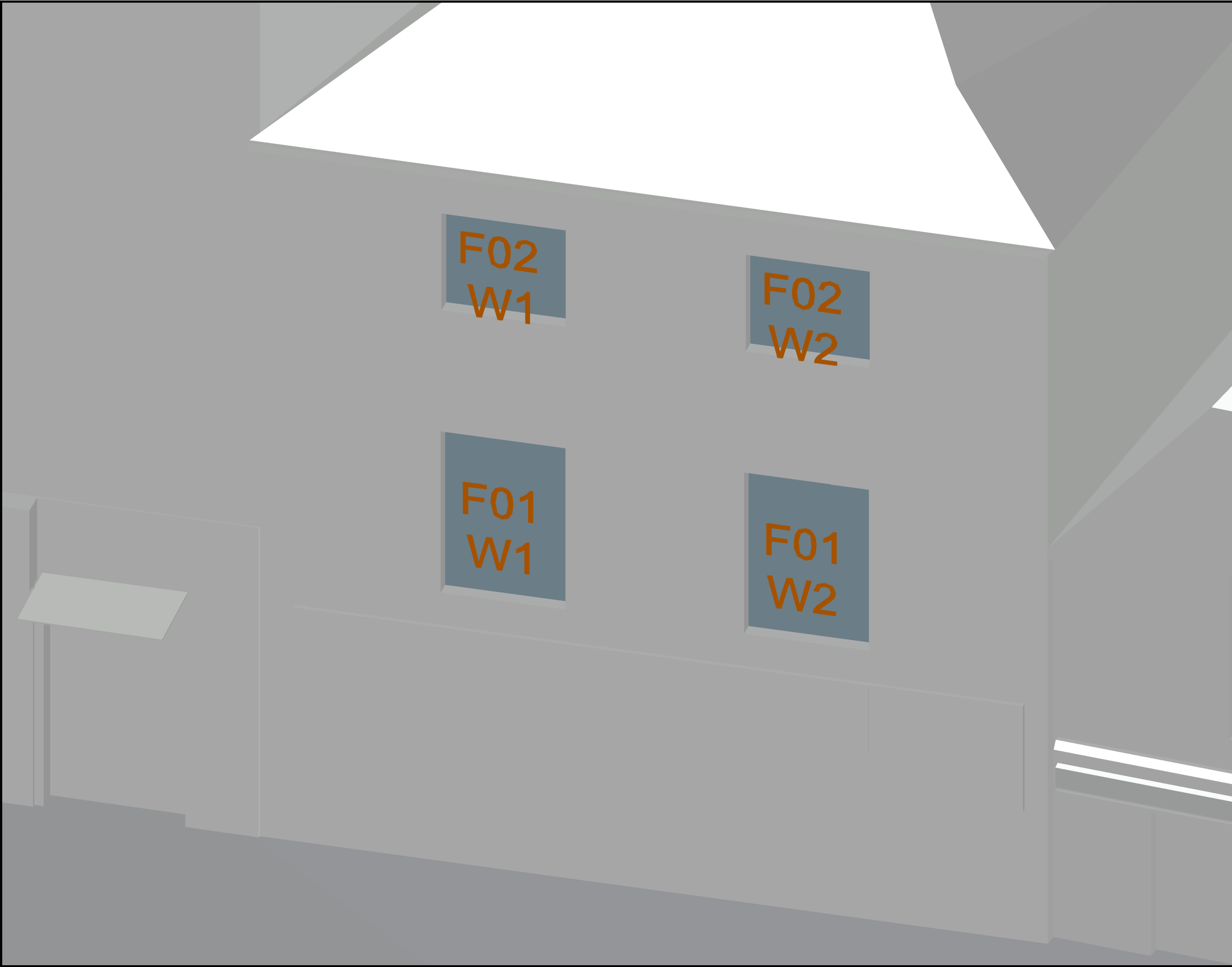
London 020 7936 3668
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Bristol 0117 450 9703

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TITLE:
BROAD STREET MALL
READING
RG1 7QE

DRAWING:
KEY WINDOW LOCATIONS
59-60 ST MARY'S BUTTS

DRAWN: MZB	JOB NBR:
SCALE: NTS	23446-02
DATE: 23/11/2023	REV:
DWG NO:	LOC-006



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

W1

Windows tested
Daylight only

W1

Windows tested
Daylight & Sunlight

SOURCE DATA:
EXISTING & SURROUNDING
BUILDINGS:
Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

NOTES:

REV	Description	Drawn	Date

DELVA PATMAN REDLER
Chartered Surveyors

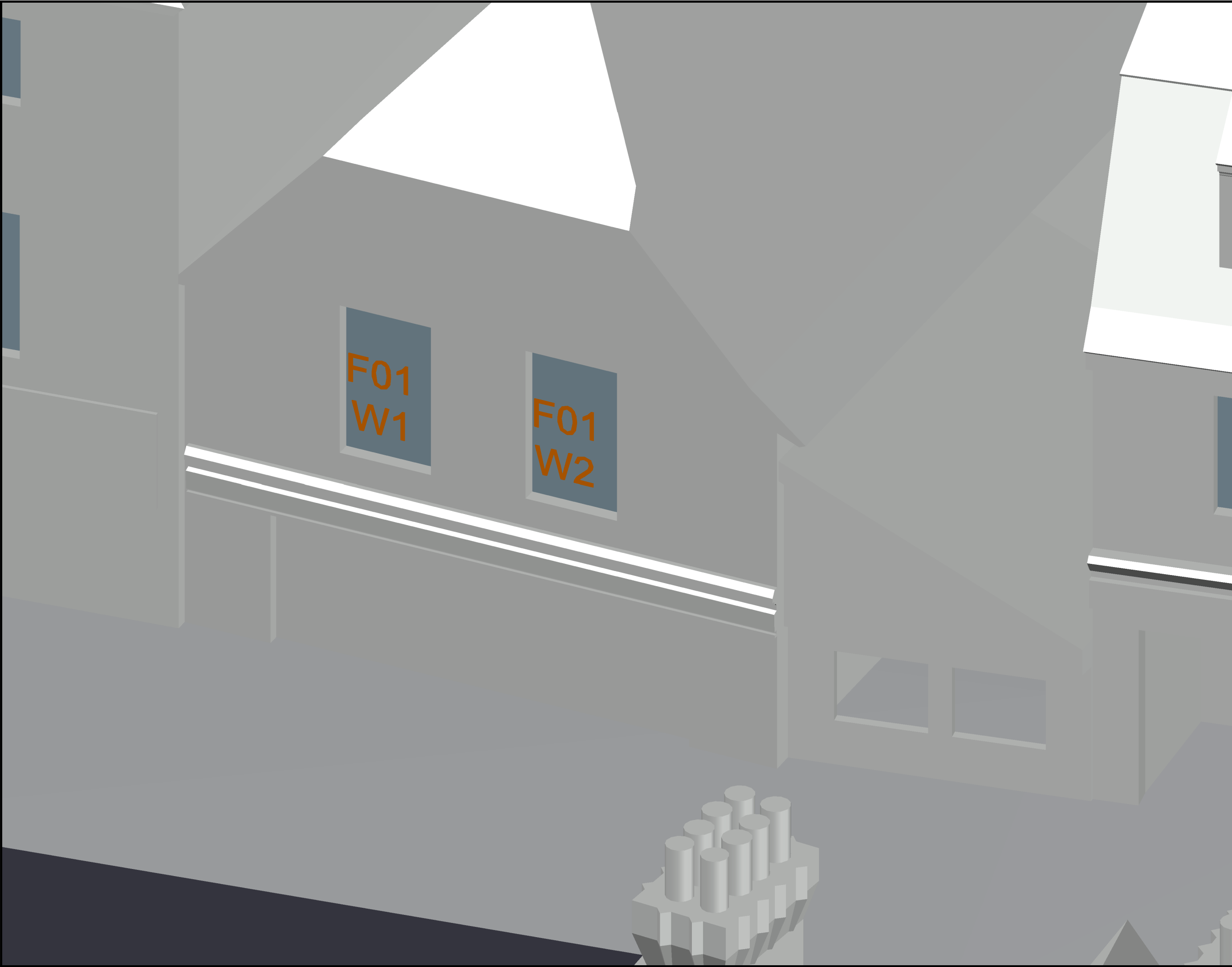
London 020 7936 3668
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Bristol 0117 450 9703

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TITLE:
BROAD STREET MALL
READING
RG1 7QE

DRAWING:
KEY WINDOW LOCATIONS
58 ST MARY'S BUTTS

DRAWN: MZB	JOB NBR:
SCALE: NTS	23446-02
DATE: 23/11/2023	REV:
DWG NO:	LOC-007



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

W1

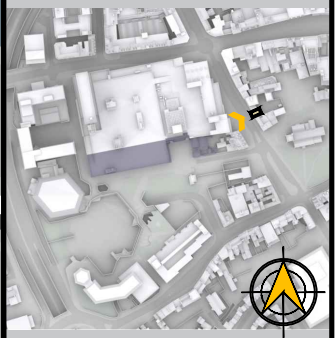
Windows tested
Daylight only

W1

Windows tested
Daylight & Sunlight

SOURCE DATA:
EXISTING & SURROUNDING
BUILDINGS:
Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

NOTES:



REV	Description	Drawn	Date

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Bristol 0117 450 9703

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TITLE:
BROAD STREET MALL
READING
RG1 7QE

DRAWING:
KEY WINDOW LOCATIONS
57 ST MARY'S BUTTS

DRAWN: MZB	JOB NBR:
SCALE: NTS	23446-02
DATE: 23/11/2023	REV:
DWG NO:	LOC-008



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

W1

Windows tested
Daylight only

W1

Windows tested
Daylight & Sunlight

SOURCE DATA:
EXISTING & SURROUNDING
BUILDINGS:
Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

NOTES:

REV	Description	Drawn	Date

DELVA PATMAN REDLER
Chartered Surveyors

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Liverpool 0151 242 0980
Bristol 0117 450 9703
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info@delvapatmanredler.co.uk

TITLE:
BROAD STREET MALL
READING
RG1 7QE

DRAWING:
KEY WINDOW LOCATIONS
55-56 ST MARY'S BUTTS

DRAWN: MZB	JOB NBR:
SCALE: NTS	23446-02
DATE: 23/11/2023	
DWG NO:	REV:
LOC-009	-



3D View 1

3D View 2

NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

W1 Windows tested
Daylight only

W1 Windows tested
Daylight & Sunlight

SOURCE DATA:
EXISTING & SURROUNDING
BUILDINGS:
Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

NOTES:

REV	Description	Drawn	Date

DELVA PATMAN REDLER
Chartered Surveyors

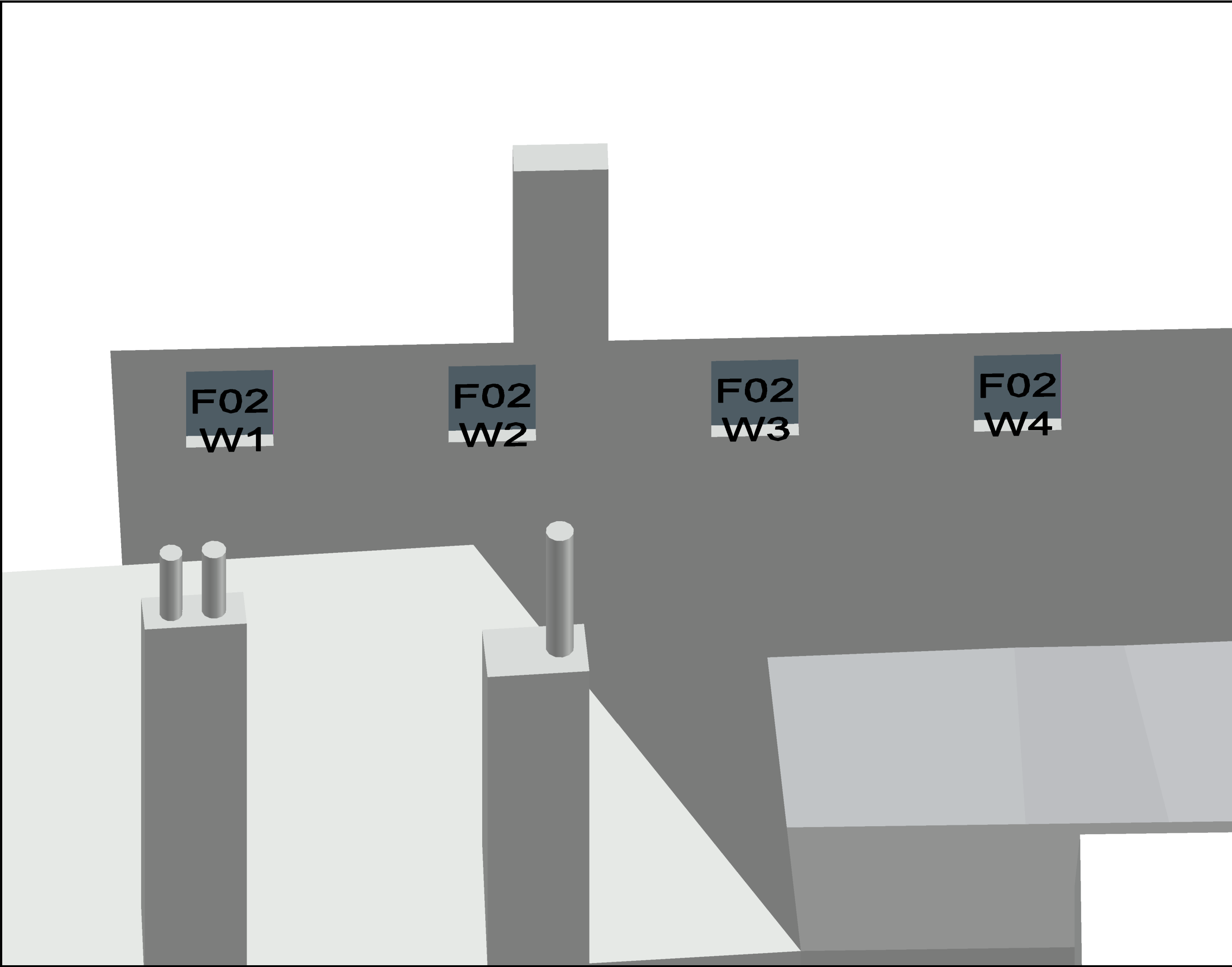
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Liverpool 0151 242 0980
Bristol 0117 450 9703

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TITLE:
BROAD STREET MALL
READING
RG1 7QE

DRAWING:
KEY WINDOW LOCATIONS
READING MINSTER

DRAWN: MZB	JOB NBR:
SCALE: NTS	23446-02
DATE: 23/11/2023	
DWG NO:	REV:
LOC-010	-



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

W1

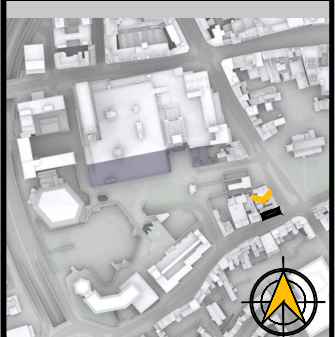
Windows tested
Daylight only

W1

Windows tested
Daylight & Sunlight

SOURCE DATA:
EXISTING & SURROUNDING
BUILDINGS:
Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

NOTES:



REV	Description	Drawn	Date

DELVA PATMAN REDLER
Chartered Surveyors

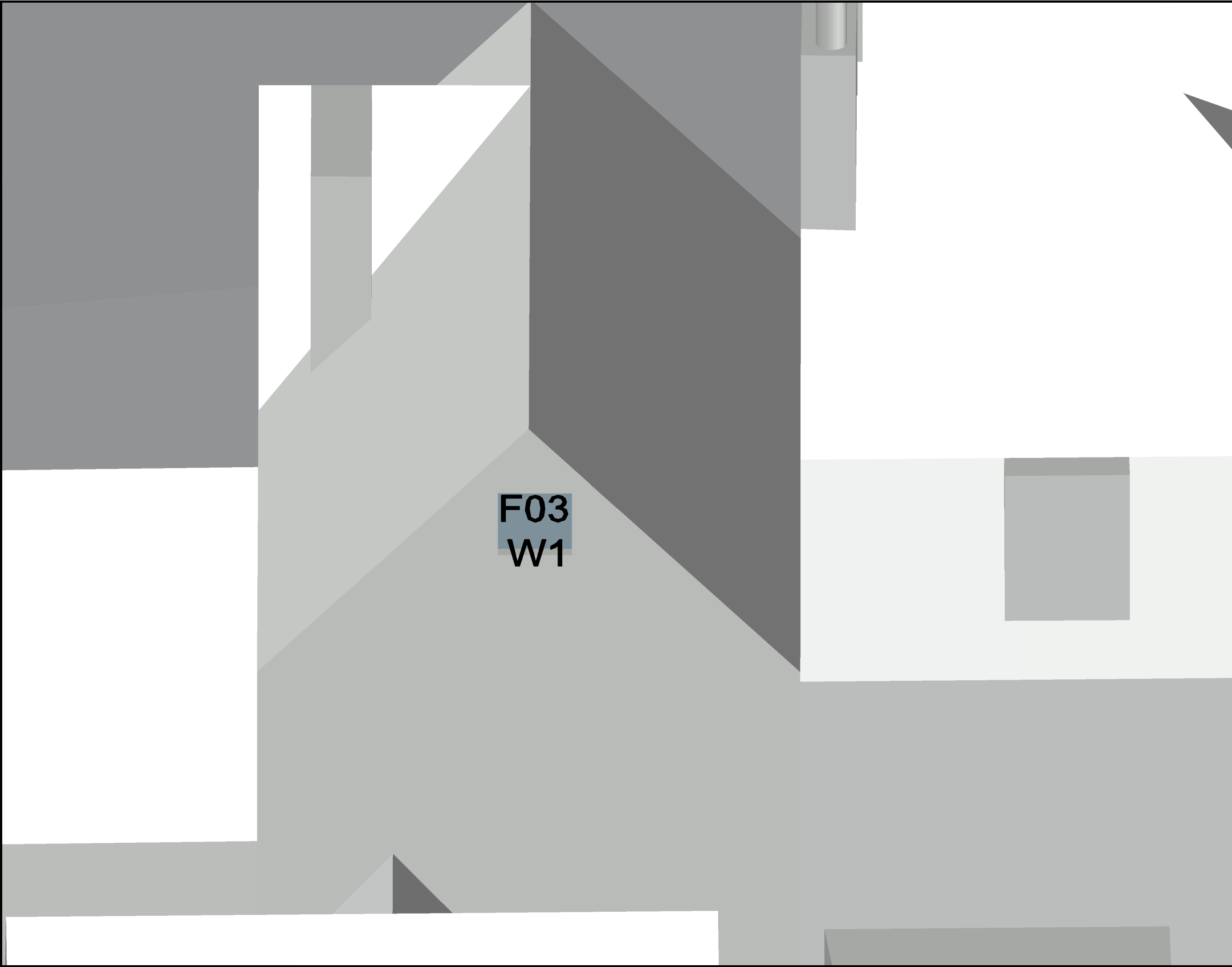
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Liverpool 0151 242 0980
Bristol 0117 450 9703

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TITLE:
BROAD STREET MALL
READING
RG1 7QE

DRAWING:
KEY WINDOW LOCATIONS
2-4 CASTLE STREET

DRAWN: MZB	JOB NBR:
SCALE: NTS	23446-02
DATE: 23/11/2023	REV:
DWG NO: LOC-011	-



F03
W1

NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

W1

Windows tested
Daylight only

W1

Windows tested
Daylight & Sunlight

SOURCE DATA:
EXISTING & SURROUNDING
BUILDINGS:
Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

NOTES:



REV	Description	Drawn	Date

DELVA PATMAN REDLER
Chartered Surveyors

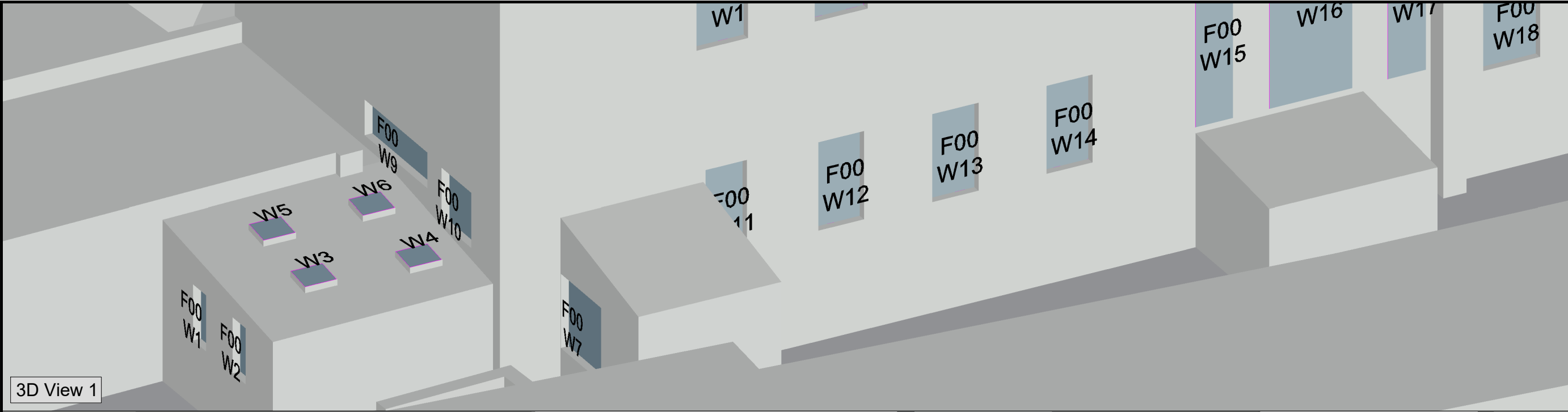
London 020 7936 3668
Liverpool 0151 242 0980
Bristol 0117 450 9703

www.delvapatmanredler.co.uk
info@delvapatmanredler.co.uk

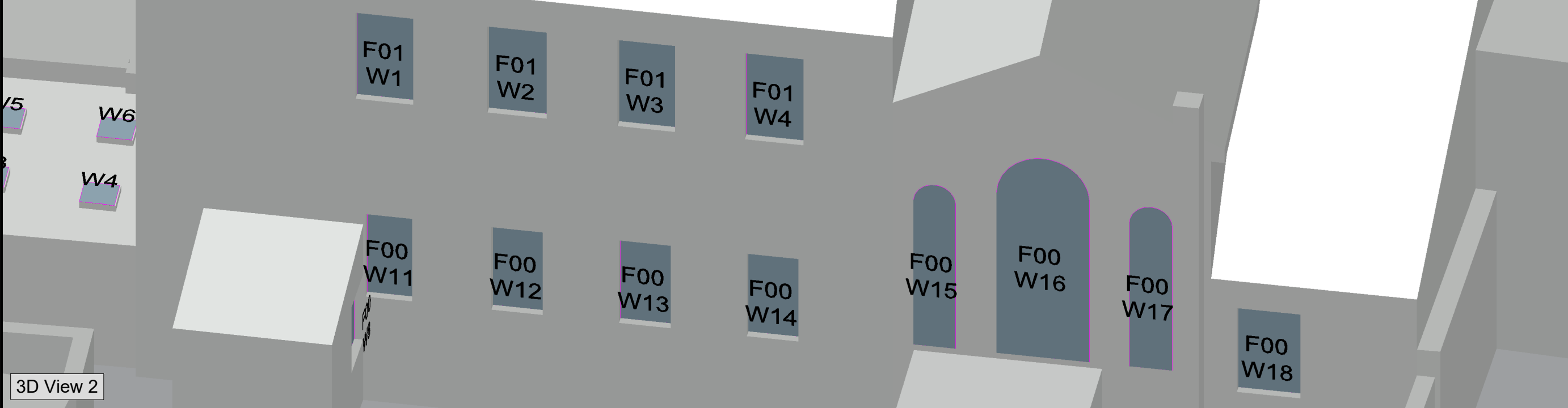
TITLE:
BROAD STREET MALL
READING
RG1 7QE

DRAWING:
KEY WINDOW LOCATIONS
8 CASTLE STREET

DRAWN: MZB	JOB NBR:
SCALE: NTS	23446-02
DATE: 23/11/2023	REV:
DWG NO:	LOC-012



3D View 1



3D View 2



3D View 3

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

W1

Windows tested Daylight only

W1

Windows tested Daylight & Sunlight

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

NOTES:

REV	Description	Drawn	Date

DELVA PATMAN REDLER
Chartered Surveyors

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Liverpool 0151 242 0980
Bristol 0117 450 9703

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TITLE:

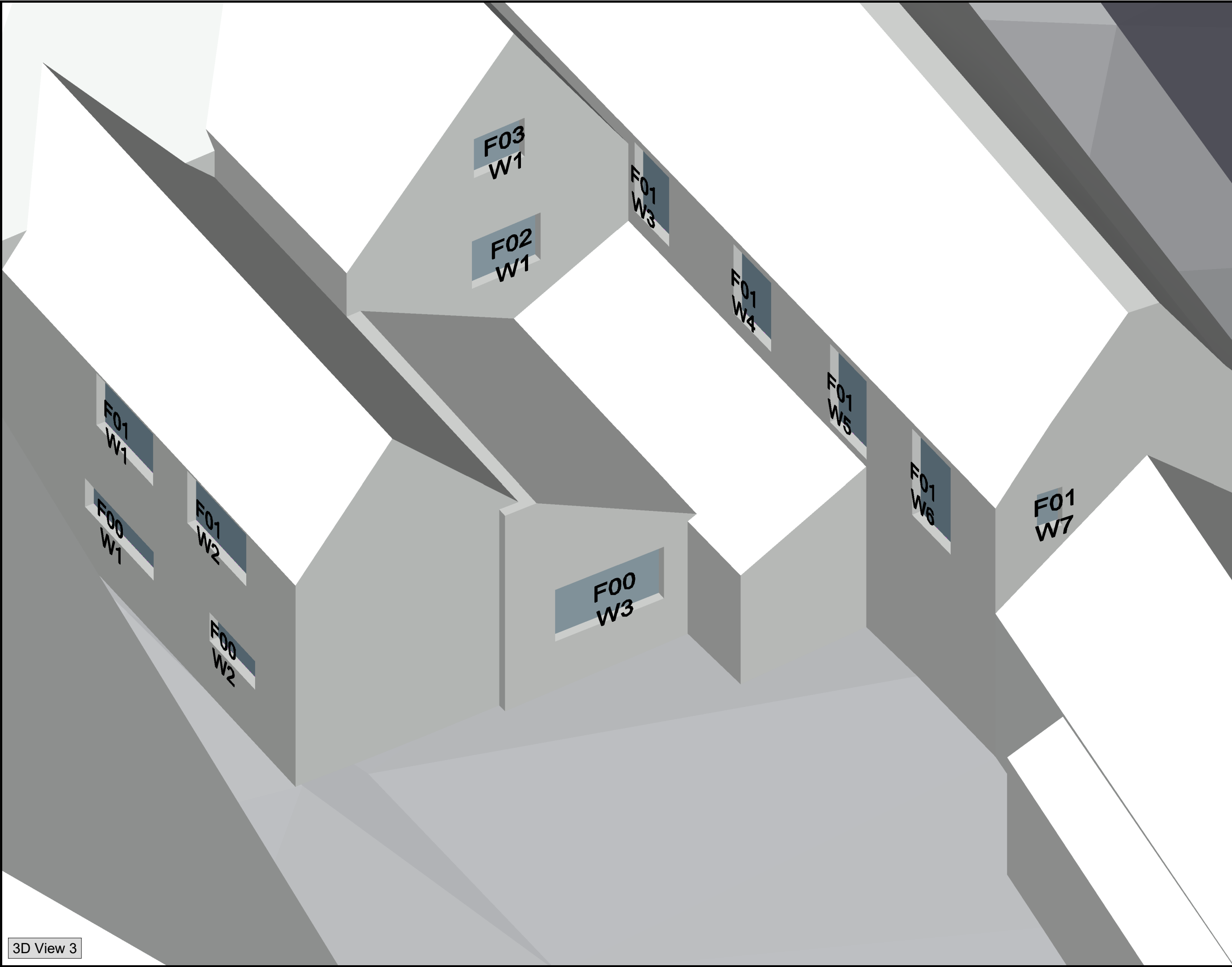
BROAD STREET MALL
READING
RG1 7QE

DRAWING:

KEY WINDOW LOCATIONS
ST MARY'S CHURCH

DRAWN: MZB	JOB NBR:
SCALE: NTS	23446-02
DATE: 23/11/2023	

DWG NO:	REV:
LOC-013	-



3D View 3

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

W1

Windows tested Daylight only

W1

Windows tested Daylight & Sunlight

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

NOTES:

REV	Description	Drawn	Date

DELVA PATMAN REDLER
Chartered Surveyors

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Liverpool 0151 242 0980
Bristol 0117 456 9703

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info@delvapatmanredler.co.uk

TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

KEY WINDOW LOCATIONS
ST MARY'S CHURCH

DRAWN: MZB	JOB NBR:
SCALE: NTS	23446-02
DATE: 23/11/2023	
DWG NO:	REV:
LOC-014	-



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

W1

Windows tested
Daylight only

W1

Windows tested
Daylight & Sunlight

SOURCE DATA:

EXISTING & SURROUNDING
BUILDINGS:

Accuties 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

NOTES:

A small aerial photograph showing the building's location within a city street grid. A yellow arrow points to the specific building being surveyed.

REV	Description	Drawn	Date

DELVA PATMAN REDLER
Chartered Surveyors

London 020 7936 3668
Liverpool 0151 242 0960
Bristol 0117 456 9703

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info@delvapatmanredler.co.uk

TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

KEY WINDOW LOCATIONS
15 QUEENS WALK (QUEENS COURT)

DRAWN: MZB	JOB NBR:
SCALE: NTS	23446-02
DATE: 23/11/2023	
DWG NO:	REV:
LOC-015	-



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

W1

Windows tested Daylight only

W1

Windows tested Daylight & Sunlight

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accuties 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

NOTES:

REV	Description	Drawn	Date

DELVA PATMAN REDLER
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TITLE:

BROAD STREET MALL

READING
RG1 7QE

DRAWING:

KEY WINDOW LOCATIONS

ST MARY'S CHURCH

DRAWN: MZB
SCALE: NTS
DATE: 23/11/2023

JOB NBR:
23446-02

REV:
-

DWG NO:

LOC-016

Appendix: Daylight, Sunlight and Overshadowing

Annex 1: Key Legislation, Planning Policy & Guidance

Annex 2: Drawings Of The Existing Baseline And Proposed Development

Annex 3: Daylight And Sunlight Results

Annex 4: No Sky Line Contour Drawings

Annex 5: Window Maps

Annex 6: Sun Hours On Ground Assessment

Annex 7: Transient Overshadowing Assessment



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

Existing 2-Hr Sunlit Area

Proposed 2-Hr Sunlit Area

A02

Amenity Area Number

SOURCE DATA:

EXISTING & SURROUNDING
BUILDINGS:

Accuties 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External
Walls

NOTES:

REV

Description

Drawn

Date

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Bristol 0117 450 9703

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TITLE:

BROAD STREET MALL

READING

RG1 7QE

DRAWING:

PROPOSED SCENARIO

21ST OF MARCH

DRAWN: MZB

SCALE: 1:1000@A3

DATE: 24/11/2023

JOB NBR:

23446-02

DWG NO:

SHD-001

REV:

-

2hr SoG(Ex v Pr)									
Property	Floor	Amenity ref.	Area (sq m)	Existing (sq m)	Proposed (sq m)	Existing (%)	Proposed (%)	Pro./Ex. (ratio)	Meets BRE?
Surrounds	F00	A1	1519.3	894.6	894.6	59	59	1.00	Yes
Surrounds	F00	A2	859.9	819.0	819.0	95	95	1.00	Yes
Surrounds	F00	A3	479.5	383.4	383.4	80	80	1.00	Yes
Surrounds	F00	A4	1487.8	1484.9	1484.9	100	100	1.00	Yes
Surrounds	F00	A5	390.1	390.1	390.1	100	100	1.00	Yes
Surrounds	F00	A6	2629.5	1149.8	773.1	44	29	0.67	No
Total			7366.1	5121.7	4745.0	70	64	0.93	Yes



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

Existing 2-Hr Sunlit Area

Proposed 2-Hr Sunlit Area

A02

Amenity Area Number

SOURCE DATA:

EXISTING & SURROUNDING
BUILDINGS:

Accuties 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External
Walls

NOTES:

REV

Description

Drawn

Date

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Bristol 0117 450 9703

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TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

PROPOSED SCENARIO
21ST OF JUNE

DRAWN: MZB

SCALE: 1:1000@A3

DATE: 24/11/2023

JOB NBR:

23446-02

DWG NO:

SHD-002

REV:

-

2hr SoG(Ex v Pr)									
Property	Floor	Amenity ref.	Area (sq m)	Existing (sq m)	Proposed (sq m)	Existing (%)	Proposed (%)	Pro./Ex. (ratio)	Meets BRE?
Surrounds	F00	A1	1519.3	1517.6	1517.6	100	100	1.00	Yes
Surrounds	F00	A2	859.9	850.0	850.0	99	99	1.00	Yes
Surrounds	F00	A3	479.5	469.2	465.7	98	97	0.99	Yes
Surrounds	F00	A4	1487.8	1485.0	1485.0	100	100	1.00	Yes
Surrounds	F00	A5	390.1	390.1	390.1	100	100	1.00	Yes
Surrounds	F00	A6	2629.5	2221.3	1972.8	84	75	0.89	Yes
Total			7366.1	6933.2	6681.2	94	91	0.96	Yes

Appendix: Daylight, Sunlight and Overshadowing

Annex 1: Key Legislation, Planning Policy & Guidance

Annex 2: Drawings Of The Existing Baseline And Proposed Development

Annex 3: Daylight And Sunlight Results

Annex 4: No Sky Line Contour Drawings

Annex 5: Window Maps

Annex 6: Sun Hours On Ground Assessment

Annex 7: Transient Overshadowing Assessment



Existing. 08:00



Proposed. 08:00



Existing. 09:00



Proposed. 09:00

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing

Proposed

Neighboring Property

Consented

Cumulative

Cutback Envelope

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

GMT TIME ZONE

REV	Description	Drawn	Date

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Bristol 0117 450 9703
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TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

TRANSIENT SHADOWS STUDY
Plan View
Existing V Proposed. 21st of March

DRAWN: MZB

SCALE: NTS

DATE: 24/11/2023

DWG NO:

TOS-001

JOB NBR:

23446-02

REV:

-



Existing. 10:00



Proposed. 10:00



Existing. 11:00



Proposed. 11:00

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing

Proposed

Neighboring Property

Consented

Cumulative

Cutback Envelope

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model

3d model received on 04/01/2018

MBS 3D survey

3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect

3d model received on 17/11/2023

BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

GMT TIME ZONE

REV	Description	Drawn	Date

DELVA PATMAN REDLER

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Bristol 0117 450 9703

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TITLE:

BROAD STREET MALL

READING

RG1 7QE

DRAWING:

TRANSIENT SHADOWS STUDY

Plan View

Existing V Proposed. 21st of March

DRAWN: MZB

SCALE: NTS

DATE: 24/11/2023

DWG NO:

TOS-002

JOB NBR:

23446-02

REV:

-



Existing. 12:00



Proposed. 12:00



Existing. 13:00



Proposed. 13:00

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing

Proposed

Neighboring Property

Consented

Cumulative

Cutback Envelope

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accuties 3d model

3d model received on 04/01/2018

MBS 3D survey

3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect

3d model received on 17/11/2023

BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

GMT TIME ZONE

REV	Description	Drawn	Date

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TITLE:

BROAD STREET MALL

READING

RG1 7QE

DRAWING:

TRANSIENT SHADOWS STUDY

Plan View

Existing V Proposed. 21st of March

DRAWN: MZB

SCALE: NTS

DATE: 24/11/2023

DWG NO:

TOS-003

JOB NBR:

23446-02

REV:

-



Existing. 14:00



Proposed. 14:00



Existing. 15:00



Proposed. 15:00

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing

Proposed

Neighboring Property

Consented

Cumulative

Cutback Envelope

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model

3d model received on 04/01/2018

MBS 3D survey

3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect

3d model received on 17/11/2023

BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

GMT TIME ZONE

REV	Description	Drawn	Date

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Bristol 0117 450 9703

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TITLE:

BROAD STREET MALL

READING

RG1 7QE

DRAWING:

TRANSIENT SHADOWS STUDY

Plan View

Existing V Proposed. 21st of March

DRAWN: MZB

SCALE: NTS

DATE: 24/11/2023

JOB NBR:

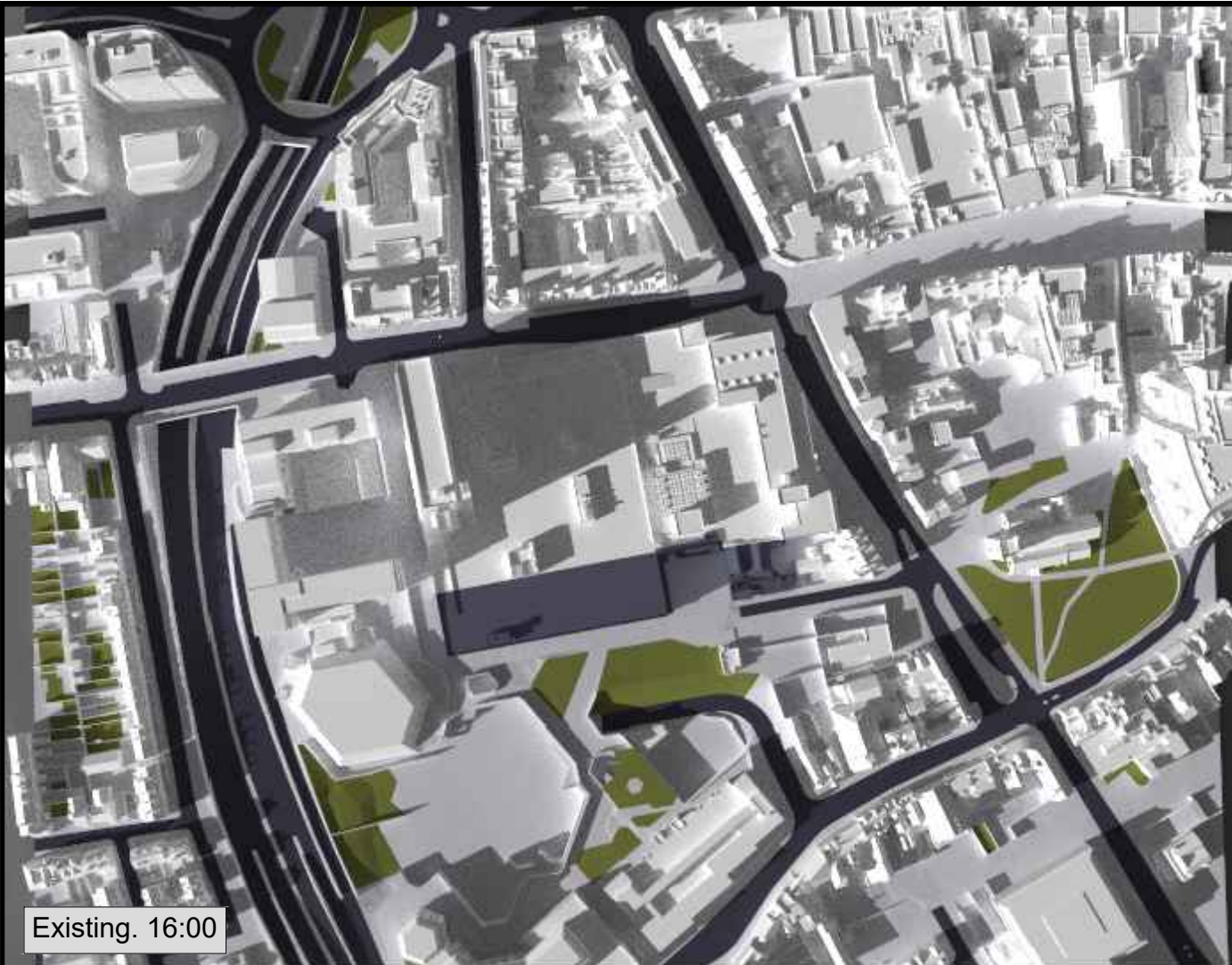
23446-02

DWG NO:

TOS-004

REV:

-



Existing. 16:00



Proposed. 16:00



Existing. 17:00



Proposed. 17:00

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing

Proposed

Neighboring Property

Consented

Cumulative

Cutback Envelope

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model

3d model received on 04/01/2018

MBS 3D survey

3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect

3d model received on 17/11/2023

BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

GMT TIME ZONE

REV	Description	Drawn	Date

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Bristol 0117 450 9703

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TITLE:

BROAD STREET MALL

READING

RG1 7QE

DRAWING:

TRANSIENT SHADOWS STUDY

Plan View

Existing V Proposed. 21st of March

DRAWN: MZB

SCALE: NTS

DATE: 24/11/2023

DWG NO:

TOS-005

JOB NBR:

23446-02

REV:

-



Existing. 07:00



Proposed. 07:00



Existing. 08:00



Proposed. 08:00

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing

Proposed

Neighboring Property

Consented

Cumulative

Cutback Envelope

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:
Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:
AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:
GMT TIME ZONE

REV	Description	Drawn	Date

DELVA PATMAN REDLER
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Bristol 0117 450 9703
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TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

TRANSIENT SHADOWS STUDY
Plan View
Existing V Proposed. 21st of June

DRAWN: MZB

SCALE: NTS

DATE: 24/11/2023

DWG NO:

TOS-006

JOB NBR:

23446-02

REV:

-



Existing. 09:00



Proposed. 09:00



Existing. 10:00



Proposed. 10:00

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing

Proposed

Neighboring Property

Consented

Cumulative

Cutback Envelope

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

GMT TIME ZONE

REV	Description	Drawn	Date

DELVA PATMAN REDLER
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Bristol 0117 450 9703
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info@delvapatmanredler.co.uk

TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

TRANSIENT SHADOWS STUDY
Plan View
Existing V Proposed. 21st of June

DRAWN: MZB

SCALE: NTS

DATE: 24/11/2023

DWG NO:

TOS-007

JOB NBR:

23446-02

REV:

-



Existing. 11:00



Proposed. 11:00



Existing. 12:00



Proposed. 12:00

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing

Proposed

Neighboring Property

Consented

Cumulative

Cutback Envelope

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model

3d model received on 04/01/2018

MBS 3D survey

3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect

3d model received on 17/11/2023

BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

GMT TIME ZONE

REV	Description	Drawn	Date

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TITLE:

BROAD STREET MALL

READING

RG1 7QE

DRAWING:

TRANSIENT SHADOWS STUDY

Plan View

Existing V Proposed. 21st of June

DRAWN: MZB

SCALE: NTS

DATE: 24/11/2023

DWG NO:

TOS-008

JOB NBR:

23446-02

REV:

-



Existing. 13:00



Proposed. 13:00



Existing. 14:00



Proposed. 14:00

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing

Proposed

Neighboring Property

Consented

Cumulative

Cutback Envelope

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model

3d model received on 04/01/2018

MBS 3D survey

3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect

3d model received on 17/11/2023

BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

GMT TIME ZONE

REV	Description	Drawn	Date

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TITLE:

BROAD STREET MALL

READING

RG1 7QE

DRAWING:

TRANSIENT SHADOWS STUDY

Plan View

Existing V Proposed. 21st of June

DRAWN: MZB

SCALE: NTS

DATE: 24/11/2023

DWG NO:

TOS-009

JOB NBR:

23446-02

REV:

-



Existing. 15:00



Proposed. 15:00



Existing. 16:00



Proposed. 16:00

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing

Proposed

Neighboring Property

Consented

Cumulative

Cutback Envelope

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

GMT Time

GMT TIME ZONE

REV	Description	Drawn	Date

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Liverpool 0151 242 0980
Bristol 0117 450 9703
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info@delvapatmanredler.co.uk

TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

TRANSIENT SHADOWS STUDY
Plan View
Existing V Proposed. 21st of June

DRAWN: MZB

SCALE: NTS

DATE: 24/11/2023

DWG NO:

TOS-010

JOB NBR:

23446-02

REV:

-



Existing. 17:00



Proposed. 17:00



Existing. 18:00



Proposed. 18:00

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing

Proposed

Neighboring Property

Consented

Cumulative

Cutback Envelope

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

GMT TIME ZONE

REV	Description	Drawn	Date

DELVA PATMAN REDLER

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Liverpool 0151 242 0980
Bristol 0117 450 9703

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TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

TRANSIENT SHADOWS STUDY
Plan View
Existing V Proposed. 21st of June

DRAWN: MZB
SCALE: NTS
DATE: 24/11/2023

DWG NO:

JOB NBR:
23446-02

REV:
-

TOS-011



Existing. 19:00



Proposed. 19:00

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing

Proposed

Neighboring Property

Consented

Cumulative

Cutback Envelope

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-ZZ-M3-A-20001 -External Walls

NOTES:
GMT TIME ZONE

REV	Description	Drawn	Date

DELVA PATMAN REDLER

Chartered Surveyors

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Liverpool 0151 242 0980

Bristol 0117 450 9703

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TITLE:

BROAD STREET MALL

READING

RG1 7QE

DRAWING:

TRANSIENT SHADOWS STUDY

Plan View

Existing V Proposed. 21st of June

DRAWN: MZB

SCALE: NTS

DATE: 24/11/2023

JOB NBR:

23446-02

DWG NO:

TOS-012

REV:

-



Existing. 09:00



Proposed. 09:00



Existing. 10:00



Proposed. 10:00

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing

Proposed

Neighboring Property

Consented

Cumulative

Cutback Envelope

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model

3d model received on 04/01/2018

MBS 3D survey

3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect

3d model received on 17/11/2023

BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:

GMT TIME ZONE

REV	Description	Drawn	Date

DELVA PATMAN REDLER

Chartered Surveyors

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Liverpool 0151 242 0980

Bristol 0117 450 9703

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TITLE:

BROAD STREET MALL

READING

RG1 7QE

DRAWING:

TRANSIENT SHADOWS STUDY

Plan View

Existing V Proposed. 21st of December

DRAWN: MZB

SCALE: NTS

DATE: 24/11/2023

JOB NBR:

23446-02

DWG NO:

TOS-013

REV:

-



Existing. 11:00



Proposed. 11:00



Existing. 12:00



Proposed. 12:00

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing

Proposed

Neighboring Property

Consented

Cumulative

Cutback Envelope

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:
GMT TIME ZONE

REV	Description	Drawn	Date

DELVA PATMAN REDLER
Chartered Surveyors

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Liverpool 0151 242 0980
Bristol 0117 450 9703
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info@delvapatmanredler.co.uk

TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

TRANSIENT SHADOWS STUDY
Plan View
Existing V Proposed. 21st of December

DRAWN: MZB

SCALE: NTS

DATE: 24/11/2023

DWG NO:

TOS-014

JOB NBR:

23446-02

REV:

-



Existing. 13:00



Proposed. 13:00



Existing. 14:00



Proposed. 14:00

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing

Proposed

Neighboring Property

Consented

Cumulative

Cutback Envelope

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-M3-A-20001 -External Walls

NOTES:
GMT TIME ZONE

REV	Description	Drawn	Date

DELVA PATMAN REDLER
Chartered Surveyors

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Liverpool 0151 242 0980
Bristol 0117 450 9703
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info@delvapatmanredler.co.uk

TITLE:

BROAD STREET MALL
READING
RG1 7QE

DRAWING:

TRANSIENT SHADOWS STUDY
Plan View
Existing V Proposed. 21st of December

DRAWN: MZB
SCALE: NTS
DATE: 24/11/2023

JOB NBR:

23446-02

DWG NO:

TOS-015

REV:

-



Existing. 15:00

Proposed. 15:00

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

	Existing		Consented
	Proposed		Cumulative
	Neighboring Property		Cutback Envelope

SOURCE DATA:

EXISTING & SURROUNDING BUILDINGS:

Accucities 3d model
3d model received on 04/01/2018
MBS 3D survey
3d model received on 07/07/2018

PROPOSED BUILDINGS:

AHR Architect
3d model received on 17/11/2023
BSM-AHR-ZZ-ZZ-M3-A-20001 -External Walls

NOTES:

GMT TIME ZONE



REV	Description	Drawn	Date

DELVA PATMAN REDLER
Chartered Surveyors

London 020 7936 3668
Liverpool 0151 242 0980
Bristol 0117 450 9703

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TITLE:

BROAD STREET MALL
READING
RG1 7QE

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