

Appendix 14.1 – Additional Daylight, Sunlight, Overshadowing, Light Pollution & Solar Glare Commentary

Baseline Conditions

Daylight & Sunlight

The updated (February 2026) Baseline Daylight and Sunlight results are provided below in **Table A14.1**. These show the Baseline Daylight and Sunlight levels at the surrounding sensitive receptors following implementation of Station Hill Phases 1 & 2. Where there is no change from the compliance levels reported in Table 14.10 of the **2020 Consented ES**, the cells have been shaded grey.

The full baseline daylight and sunlight assessment is presented within **Appendix 14.3**.

Table A14.1: Updated (2026) Baseline Daylight & Sunlight Results

Address	Total No. Windows that meet VSC criteria (>27%)		Total No. of Rooms that meet NSL Criteria (>80%)		Total No. of Rooms that meet annual PSH criteria	
	Total that meet criteria	Total Assessed	Total that meet criteria	Total Assessed	Total that meet criteria	Total Assessed
9 Vachel Road	0	4	0	4		
7 Vachel Road	0	6	0	4		
1-45 Projection West	28	138	40	110	49	83
1-41 Icon House	0	54	4	38	0	16
1-29 Projection East	0	94	10	66	0	15
34 Friar Street	0	4	0	3		
33 Friar Street	0	4	0	4	0	1
32 Friar Street	1	7	0	5		
5 Vachel Road	0	5	0	5		
11 Vachel Road	0	5	0	5		
The Gateway Public House - 31 Greyfriars Road	1	11	2	7	0	4
9-11 Stanshawe Road	2	9	7	8	2	3
19 Stanshawe Road	3	3	3	3		
17 Stanshawe Road	3	3	2	2		
13 Stanshawe Road	3	3	2	2		
15 Stanshawe Road	3	3	2	2		
Building to rear of 136-137 Friar Street	0	6	1	1	0	1
144 Friar Street	0	2	0	2		
127 Friar Street	2	6	4	5		
125 Friar Street	1	28	3	3		
Bridlewell & Samuel House - Student Housing	12	63	23	53		
7-11 Station Road	0	57	0	24	0	20
136-137 Friar Street	1	9	3	4	1	1
16 Stanshawe Road	1	3	2	3		
Alexia Court-3 Tudor Road	11	31	7	12	10	12
53 Greyfriars Road	6	13	6	9	6	6
5-21 Tudor Road (Friary Court)	41	52	37	39	39	39
18 Stanshawe Road	3	6	2	3	0	1

10 Stanshawe Road	1	5	0	4		
14 Stanshawe Road	2	4	2	3		
12 Stanshawe Road	1	2	2	2		
8 Stanshawe Road	0	5	3	5		
1 Sackville Street	3	4	1	4		
3 Sackville Street	6	7	4	5	0	1
5 Sackville Street	4	5	5	5		
7 Sackville Street	6	6	3	4		
9 Sackville Street	4	4	4	4		
11 Sackville Street	4	4	3	4		
13 Sackville Street	2	3	2	3		
Reada Court	11	14	10	10	10	10
1-15 Tanfields	7	18	7	10	2	6
Montrose House	20	20	20	20		
49-51 Greyfriars Road	18	33	10	24	17	22
13 Vachel Road	0	6	2	6		
15 Vachel Road	0	5	2	5		
17 Vachel Road	0	10	0	4		
19 Vachel Road	0	10	0	4		
21-23 Vachel Road	1	8	0	8		
25 Vachel Road	1	4	0	4		
27-31 Vachel Road	3	12	0	12		
18-29 Regent Court	18	24	24	24	21	24
20-24 Vachel Road	8	16	12	12		
Belmont Court	17	21	21	21		
30 Garrard Street	0	250	51	160	16	58
Malcom Place	25	39	30	39	35	39
27 Sackville Street	4	6	3	4	0	1
29 Sackville Street	2	4	2	4	0	1
15 Sackville Street	3	5	4	5	0	1
17 Sackville Street	3	5	3	4	0	1
19 Sackville Street	5	7	2	4	0	1
21 Sackville Street	2	3	1	3		
23 Sackville Street	4	4	3	4		
25 Sackville Street	3	6	3	5	0	1
Total	310	1208	399	865	208	368

GREY = No change from 2020 Consented ES

There are technical changes (less than 0.2% VSC and/or 2% NSL) in the Baseline results compared to those of the 2020 Consented ES to individual windows and rooms at 11 buildings, the technical changes result from software updates and rounding, and cannot be attributed specifically to the design changes.

44 buildings see immaterial changes in their Baseline daylight levels to individual windows and rooms whilst material changes in the baseline daylight and sunlight have occurred since the 2020 Consented ES to the following six buildings owing to the implementation of Station Hill Plots E, F and G:

- 1-45 Projection West (Daylight & Sunlight);
- 1-41 Icon House (Daylight only);
- 1-29 Projection East (Daylight only);
- 32 and 33 Friar Street (Daylight)
- Bridlewell & Samuel House - Student Housing (Daylight & Sunlight);

- 49-51 Greyfriars Road (Daylight & Sunlight); and
- 30 Garrard Street (Daylight & Sunlight).

Overshadowing

The full baseline transient overshadowing assessment is presented within Appendix 14.4.

Whilst implementation of Station Hill Plots E, F & G does result in additional overshadowing within the surrounding area, the only area to experience a change from the Baseline overshadowing conditions report in the **2020 Consented ES** is Station Square. Station Hill Square is partially in shadow as a result of the existing buildings within the Site (Plot G) and Thames Tower throughout the year however the Sun Hours on Ground assessment for this area demonstrates that 83% of the amenity area experiences two or more hours of direct sunlight on 21st March and therefore achieves the levels of sunlight recommended by the BRE.

Likely Significant Effects

Complete and Operational Scenario

Daylight

The potential daylight impacts on surrounding residential properties arising from the Proposed Development have been assessed against the updated (2026) Baseline Scenario in regard to VSC and NSL in accordance with the BRE's criteria. The full daylight assessment for the Proposed Development can be found within **Appendix 14.3** and is summarised in **Table A14.2** below.

The 40 properties highlighted in blue in **Table A14.2** would experience no or little alteration (below 20%), and the effect on daylight to these properties would therefore be negligible.

The 17 properties highlighted in grey see no change in their effects compared to the **2020 Consented ES**.

The remaining six buildings are discussed in detail in the following paragraphs.

Table A14.2: Summary of Daylight Results

Address	Total No. of Windows	No. Windows that meet BRE criteria	VSC				Total No. of Rooms	No. Rooms that meet the 0.8 times former value criteria	NSL				Overall effect attributed in 2020 Consented ES
			Below BRE Criteria						Below BRE Criteria				
			20-29.9% Reduction	30-39.9% Reduction	>40% Reduction	Total			20-29.9% Reduction	30-39.9% Reduction	>40% Reduction	Total	
9 Vachel Road	4	4	0	0	0	0	4	4	0	0	0	0	Minor
7 Vachel Road	6	6	0	0	0	0	4	4	0	0	0	0	Minor
1-45 Projection West	138	138	0	0	0	0	110	108	2	0	0	2	Moderate to Major
1-41 Icon House	54	54	0	0	0	0	38	38	0	0	0	0	Moderate
1-29 Projection East	94	92	1	1	0	2	66	65	1	0	0	1	Moderate
34 Friar Street	4	4	0	0	0	0	3	3	0	0	0	0	Moderate
33 Friar Street	4	4	0	0	0	0	4	3	1	0	0	1	Moderate
32 Friar Street	7	7	0	0	0	0	5	5	0	0	0	0	Minor
5 Vachel Road	5	5	0	0	0	0	5	3	1	1	0	2	Minor
11 Vachel Road	5	5	0	0	0	0	5	5	0	0	0	0	Negligible
The Gateway Public House - 31 Greyfriars Road	11	3	0	1	7	8	7	3	0	1	3	4	Moderate to Major
9-11 Stanshawe Road	9	5	0	3	1	4	8	7	0	1	0	1	Minor to Moderate
19 Stanshawe Road	3	3	0	0	0	0	3	3	0	0	0	0	Negligible
17 Stanshawe Road	3	3	0	0	0	0	2	2	0	0	0	0	Negligible
13 Stanshawe Road	3	3	0	0	0	0	2	2	0	0	0	0	Negligible
15 Stanshawe Road	3	3	0	0	0	0	2	2	0	0	0	0	Negligible
Building to rear of 136-137 Friar Street	6	6	0	0	0	0	1	1	0	0	0	0	Negligible
144 Friar Street	2	2	0	0	0	0	2	2	0	0	0	0	Negligible
127 Friar Street	6	6	0	0	0	0	5	4	1	0	0	1	Minor
125 Friar Street	28	28	0	0	0	0	3	3	0	0	0	0	Negligible
Bridlewell & Samuel House - Student Housing	67	67	0	0	0	0	57	52	5	0	0	5	Moderate
7-11 Station Road	57	57	0	0	0	0	24	24	0	0	0	0	Negligible

136-137 Friar Street	9	9	0	0	0	0	4	4	0	0	0	0	Negligible
16 Stanshawe Road	3	3	0	0	0	0	3	3	0	0	0	0	Negligible
Alexia Court-3 Tudor Road	31	21	0	4	6	10	12	10	0	0	2	2	Moderate
53 Greyfriars Road	13	6	1	0	6	7	9	4	0	0	5	5	Moderate to Major
5-21 Tudor Road (Friary Court)	52	52	0	0	0	0	39	39	0	0	0	0	Negligible
18 Stanshawe Road	6	6	0	0	0	0	3	3	0	0	0	0	Negligible
10 Stanshawe Road	5	5	0	0	0	0	4	4	0	0	0	0	Negligible
14 Stanshawe Road	4	4	0	0	0	0	3	3	0	0	0	0	Negligible
12 Stanshawe Road	2	2	0	0	0	0	2	2	0	0	0	0	Negligible
8 Stanshawe Road	5	5	0	0	0	0	5	5	0	0	0	0	Negligible
1 Sackville Street	4	4	0	0	0	0	4	2	2	0	0	2	Minor
3 Sackville Street	7	7	0	0	0	0	5	4	1	0	0	1	Minor
5 Sackville Street	5	5	0	0	0	0	5	2	3	0	0	3	Minor
7 Sackville Street	6	6	0	0	0	0	4	3	0	1	0	1	Minor
9 Sackville Street	4	4	0	0	0	0	4	2	2	0	0	2	Minor
11 Sackville Street	4	4	0	0	0	0	4	3	1	0	0	1	Minor
13 Sackville Street	3	3	0	0	0	0	3	3	0	0	0	0	Minor
Reada Court	14	14	0	0	0	0	10	10	0	0	0	0	Negligible
1-15 Tanfields	18	18	0	0	0	0	10	7	1	1	1	3	Minor
Montrose House	20	20	0	0	0	0	20	20	0	0	0	0	Minor
49-51 Greyfriars Road	33	0	0	2	31	33	24	0	0	1	23	24	Major
13 Vachel Road	6	6	0	0	0	0	6	6	0	0	0	0	Negligible
15 Vachel Road	5	5	0	0	0	0	5	5	0	0	0	0	Negligible
17 Vachel Road	10	10	0	0	0	0	4	4	0	0	0	0	Negligible
19 Vachel Road	10	10	0	0	0	0	4	4	0	0	0	0	Negligible
21-23 Vachel Road	8	8	0	0	0	0	8	8	0	0	0	0	Negligible
25 Vachel Road	4	4	0	0	0	0	4	4	0	0	0	0	Negligible
27-31 Vachel Road	12	12	0	0	0	0	12	12	0	0	0	0	Negligible
18-29 Regent Court	24	24	0	0	0	0	24	24	0	0	0	0	Negligible
20-24 Vachel Road	16	16	0	0	0	0	12	12	0	0	0	0	Minor

Belmont Court	21	21	0	0	0	0	21	21	0	0	0	0	Minor
30 Garrard Street	250	207	20	15	8	43	160	143	4	5	8	17	Moderate to Major
Malcom Place	39	39	0	0	0	0	39	32	3	4	0	7	Minor to Moderate
27 Sackville Street	6	6	0	0	0	0	4	4	0	0	0	0	Negligible
29 Sackville Street	4	4	0	0	0	0	4	4	0	0	0	0	Minor
15 Sackville Street	5	5	0	0	0	0	5	3	2	0	0	2	Minor
17 Sackville Street	5	5	0	0	0	0	4	4	0	0	0	0	Minor
19 Sackville Street	7	7	0	0	0	0	4	4	0	0	0	0	Minor
21 Sackville Street	3	3	0	0	0	0	3	2	1	0	0	1	Minor
23 Sackville Street	4	4	0	0	0	0	4	4	0	0	0	0	Minor
25 Sackville Street	6	6	0	0	0	0	5	4	1	0	0	1	Minor
Total	1212	1105	22	26	59	107	869	780	32	15	42	89	

1-45 Projection West

A total of 138 windows serving 110 rooms were assessed for daylight within this building.

For VSC, all 138 (100%) windows assessed would meet the BRE's criteria and are therefore considered to experience a negligible effect.

For NSL, 108 of the 110 (98%) rooms assessed would meet the BRE's criteria and are therefore considered to experience a negligible effect.

Both affected rooms would experience an alteration in NSL between 20 and 29.9% which is considered a minor adverse effect.

In consideration of the above, and based on professional judgement, the overall effect of the Proposed Development upon this building is considered **permanent, local** and of **minor adverse significance**. The effect has reduced from moderate to major adverse in the **2020 Consented ES** as a result of the change in baseline conditions, primarily a function of Phase 1 being implemented.

1-29 Projection East

A total of 94 windows serving 66 rooms were assessed for daylight within this building.

For VSC, 92 of the 94 (98%) windows assessed would meet the BRE's criteria and are therefore considered to experience a negligible effect.

One of the affected windows would experience an alteration in VSC of 25% which is considered a minor adverse effect and the other would experience an alteration of 33.3% which is considered a moderate adverse effect. Both windows have very low baseline VSC levels of 0.6% and 1.2% respectively and the absolute changes in VSC would be less than 0.5% which would not be perceptible.

For NSL, 65 of the 66 (98%) rooms assessed would meet the BRE's criteria and are therefore considered to experience a negligible effect.

The affected room would experience an alteration in NSL of 23.3% which is considered a minor adverse effect.

In consideration of the above, and based on professional judgement, the overall effect of the Proposed Development upon this building is considered **permanent, local** and of **minor adverse significance**. The effect has reduced from moderate adverse in the **2020 Consented ES** as a result of the change in baseline conditions, primarily a function of Phase 2 being implemented.

33 Friar Street

A total of four windows serving four rooms were assessed for daylight within this building.

For VSC, all four (100%) windows assessed would meet the BRE's criteria and are therefore considered to experience a negligible effect.

For NSL, three of the four (75%) rooms assessed would meet the BRE's criteria and are therefore considered to experience a negligible effect.

The affected room would experience an alteration in NSL of 20.8% which is considered a minor adverse effect but only marginally above the BRE recommendation of 20%.

In consideration of the above, and based on professional judgement, the overall effect of the Proposed Development upon this building is considered **negligible**. The effect has reduced from moderate adverse in the **2020 Consented ES** as a result of the change in baseline conditions, primarily a function of Phase 1 being implemented.

Bridlewell & Samuel House (Student Housing)

A total of 67 windows serving 57 rooms were assessed for daylight within this building.

For VSC, all 67 (100%) windows assessed would meet the BRE's criteria and are therefore considered to experience a negligible effect.

For NSL, 52 of the 57 (91%) rooms assessed would meet the BRE's criteria and are therefore considered to experience a negligible effect.

All five affected rooms would experience an alteration in NSL between 20 and 29.9% which is considered a minor adverse effect.

In consideration of the above, and based on professional judgement, the overall effect of the Proposed Development upon this building is considered **permanent, local** and of **minor adverse significance**. The effect has reduced from moderate adverse in the **2020 Consented ES** as a result of the change in baseline conditions, a function of Phase 1 being implemented and the mitigation embedded in the Phase 3A RMA design.

30 Garrard Street

A total of 250 windows serving 160 rooms were assessed for daylight within this building.

For VSC, 207 of the 250 (83%) windows assessed would meet the BRE's criteria and are therefore considered to experience a negligible effect.

Of the 43 affected windows, 20 would experience an alteration in VSC between 20 and 29.9% which is considered a minor adverse effect and 15 would experience an alteration between 30-39.9% which is considered a moderate adverse effect. The remaining eight windows experience an alteration greater than 40% which is considered a major adverse effect.

For NSL, 143 of the 160 (89%) rooms assessed would meet the BRE's criteria and are therefore considered to experience a negligible effect.

Of the 17 affected rooms, four would experience an alteration in VSC between 20 and 29.9% which is considered a minor adverse effect and five would experience an alteration between 30-39.9% which is considered a moderate adverse effect. The remaining eight rooms experience an alteration greater than 40% which is considered a major adverse effect.

In consideration of the above, and based on professional judgement, the overall effect of the Proposed Development upon this building is considered **permanent, local** and of **moderate adverse significance**. The effect has reduced from moderate to major adverse in the **2020 Consented ES** as a result of the change in baseline conditions, a function of Phase 1 and 2 being implemented and the mitigation embedded in the Phase 3A RMA design.

Malcom Place

A total of 39 windows serving 39 rooms were assessed for daylight within this building.

For VSC, all 39 (100%) windows assessed would meet the BRE's criteria and are therefore considered to experience a negligible effect.

For NSL, 32 of the 39 (82%) rooms assessed would meet the BRE's criteria and are therefore considered to experience a negligible effect.

Of the seven affected rooms, three would experience an alteration in VSC between 20 and 29.9% which is considered a minor adverse effect and four would experience an alteration between 30-39.9% which is considered a moderate adverse effect.

In consideration of the above, and based on professional judgement, the overall effect of the Proposed Development upon this building is considered **permanent, local** and of **minor adverse significance**. The

effect has reduced from minor to moderate adverse in the **2020 Consented ES** as a function of the mitigation embedded in the Phase 3A RMA design.

Station Hill Plot E and F (Masterplan Receptor)

In the intervening period since planning permission was granted, Plots E and F (Phase 1) of the Proposed Development has been implemented and is now occupied. As receptors within the Masterplan and for consistency, these buildings have been assessed in terms of retained daylight levels, as opposed to reduction in light as shown in Table A14.2 above, to align with the approach used in the **2020 Consented ES**. Detailed daylight assessments have been undertaken for all habitable rooms within Plots E and F facing Phase 3.

241 rooms within Plot E facing Phase 3A were assessed in terms of ADF and NSL. 103 (43%) of the 241 habitable rooms assessed within Plot E meet the BRE criteria in terms of ADF, whilst 66 (27%) meet the BRE criteria for NSL. Compared with the **2020 Consented ES**, 41 additional rooms meet the BRE criteria for ADF and is four additional rooms compared to the approved reserved matters application for Plot E.

173 rooms were assessed within Plot F facing Phase 3A in terms of ADF and NSL. 52 (30%) of the 173 habitable rooms assessed within Plot F meet the BRE criteria in terms of ADF, whilst 21 (12%) meet the BRE criteria for NSL. Compared with the **2020 Consented ES**, 19 additional rooms meet the BRE criteria for ADF and is 26 less rooms compared to the approved reserved matters application for Plot F.

In consideration of the above, and based on professional judgement, the overall effect of the Proposed Development upon Plots E and F is considered **permanent, local** and of **minor adverse significance**. The effect has reduced from moderate adverse in the **2020 Consented ES** as a function of the mitigation embedded in the Phase 3A RMA design.

Sunlight

The potential sunlight impacts on surrounding residential properties arising from the Proposed Development have been assessed against the updated (2026) Baseline Scenario in regard to PSH (annual and winter) in accordance with the BRE's criteria. The full sunlight assessment for the Proposed Development can be found within **Appendix 14.3** and is summarised in **Table A14.3** below.

The 20 properties highlighted in blue in **Table A14.3** would experience no or little alteration (below 20%), and the effect on daylight to these properties would therefore be negligible.

The four properties highlighted in grey see no change in their effects compared to the **2020 Consented ES**.

The remaining two buildings are discussed in detail in the following paragraphs.

Table A14.3: Summary of Sunlight Results

Address	Total No. of Rooms	No. Rooms that meet BRE criteria	Annual PSH				Winter PSH				Overall effect attributed in 2020 Consented ES
			Below BRE Criteria				Below BRE Criteria				
			20-29.9% Reduction	30-39.9% Reduction	>40% Reduction	Total	20-29.9% Reduction	30-39.9% Reduction	>40% Reduction	Total	
1-45 Projection West	83	83	0	0	0	0	0	0	0	0	Moderate
1-41 Icon House	16	16	0	0	0	0	0	0	0	0	Moderate
1-29 Projection East	15	15	0	0	0	0	0	0	0	0	Moderate
33 Friar Street	1	1	0	0	0	0	0	0	0	0	Negligible
The Gateway Public House - 31 Greyfriars Road	4	2	1	1	0	2	0	0	0	0	Major
9-11 Stanshawe Road	3	2	0	0	1	1	0	0	0	0	Moderate
Building to rear of 136-137 Friar Street	1	1	0	0	0	0	0	0	0	0	Negligible

7-11 Station Road	20	20	0	0	0	0	0	0	0	0	Negligible
136-137 Friar Street	1	1	0	0	0	0	0	0	0	0	Negligible
Alexia Court-3 Tudor Road	12	9	1	0	2	3	0	0	2	2	Moderate
53 Greyfriars Road	6	0	0	0	6	6	0	0	6	6	Major
5-21 Tudor Road (Friary Court)	39	39	0	0	0	0	0	0	0	0	Negligible
18 Stanshawe Road	1	1	0	0	0	0	0	0	0	0	Negligible
3 Sackville Street	1	1	0	0	0	0	0	0	0	0	Negligible
Reada Court	10	10	0	0	0	0	0	0	0	0	Negligible
1-15 Tanfields	6	6	0	0	0	0	0	0	0	0	Negligible
49-51 Greyfriars Road	22	0	0	0	22	22	0	0	21	21	Major
18-29 Regent Court	24	24	0	0	0	0	0	0	0	0	Negligible
30 Garrard Street	58	57	0	0	1	1	0	0	0	0	Major
Malcom Place	39	39	0	0	0	0	0	0	0	0	Minor
27 Sackville Street	1	1	0	0	0	0	0	0	0	0	Negligible
29 Sackville Street	1	1	0	0	0	0	0	0	0	0	Negligible
15 Sackville Street	1	1	0	0	0	0	0	0	0	0	Negligible
17 Sackville Street	1	1	0	0	0	0	0	0	0	0	Negligible
19 Sackville Street	1	1	0	0	0	0	0	0	0	0	Negligible
25 Sackville Street	1	1	0	0	0	0	0	0	0	0	Negligible
Total	368	333	2	1	32	35	0	0	29	29	

The Gateway Public House – 31 Greyfriars Road

For annual PSH, two of the four (50%) rooms assessed within this building would meet BRE's criteria and are therefore considered to experience a negligible effect.

All four rooms (100%) meet BRE's criteria for winter PSH and are therefore considered to experience a negligible effect.

One of the rooms affected in terms of APSH experiences a 23.8% alteration which is considered a minor adverse effect whilst the other experiences a 36.4% alteration which is considered a moderate adverse effect.

The affected rooms are known to be bedrooms which are less sensitive in terms of sunlight within the BRE Guidelines

In consideration of the above, and based on professional judgement, the overall effect of the Proposed Development upon this building is considered **permanent, local** and of **minor to moderate adverse significance**. The effect has reduced from major adverse in the **2020 Consented ES** as a result of the change in baseline conditions, a function of Phase 1 being implemented and the mitigation embedded in the Phase 3A RMA design.

30 Garrard Street

For annual PSH, 57 of the 58 (98%) rooms assessed within this building would meet BRE's criteria and are therefore considered to experience a negligible effect.

All 58 rooms (100%) meet BRE's criteria for winter PSH and are therefore considered to experience a negligible effect.

The single affected room in terms of APSH experiences a 50% alteration which is considered a major adverse effect.

In consideration of the above, and based on professional judgement, the overall effect of the Proposed Development upon this building is considered **permanent, local** and of **minor adverse significance**. The effect has reduced from major adverse in the **2020 Consented ES** as a result of the change in baseline conditions, a function of Phase 1 being implemented.

Overshadowing

The potential overshadowing impacts of the Proposed Development on surrounding amenity areas have been assessed against the Updated (2026) Baseline Scenario. The full overshadowing assessment for the Proposed Development can be found within **Appendix 14.4** and is summarised below.

One public amenity area (Station Hill Square), one communal roof terrace and 30 private gardens serving 29 buildings have been assessed in terms of overshadowing.

The following open spaces would experience no or little alteration (below 20%), and the effect on overshadowing to these properties would therefore be negligible. There are no new or additional effects to these open spaces:

- Montrose House Communal Roof Terrace;
- 5 – 21 Tudor Road (Friary Court) private gardens;
- 9 – 17 Stanshawe Road rear private gardens (odds);
- 8 – 28 Stanshawe Road rear private Gardens (evens); and
- 7 – 31 Vachel Road rear private gardens (odds).

The remaining amenity area is discussed in detail below.

Station Hill Square

The transient overshadowing to Station Hill Square on 21st March, 21st June and 21st December is unchanged from the **2020 Consented ES**.

Sun Hours on Ground

The sun hours on ground assessment of the amenity area confirms compliance with the BRE's criteria. In total, 76% of the area sees at least two hours of direct sunlight on the 21st March. This shows a marginal increase on the **2020 Consented ES**.

Overall, taking into consideration that the amenity space is fully compliant with the BRE's criteria and the extent of additional shadow cast by the Proposed Development, the effect of overshadowing is considered to remain **permanent, local** and of **moderate adverse significance**.

Solar Glare

The full solar glare assessment is provided in **Appendix 14.5**.

The assessment has been undertaken for the bi-directional Track 7 to the north of the Site which is considered sensitive in terms of solar glare as well as 3 nearby road locations. Train viewpoints remain unchanged from the **2020 Consented ES**. Three road locations have been added to the assessment.

Only reflections generated by Phase 3 Plots A, B and D have been considered within the assessment, reflections from Phases 1 and 2 remain as per the **2020 Consented ES**. Reflections from Phase 3B will be assessed within a future application once the facades are designed in detail.

The receptor locations are shown in **Appendix 14.5, Figure 01** and the five sensitive receptors assessed are discussed in further detail below where not discussed within the main body of the ES Addendum.

Track 7 (Eastbound - Rail)

Eight viewpoints have been considered along this section of track travelling eastbound approaching Reading Station, labelled E1 – E8:

- E1-E5 - instances of solar reflection may be visible from the western façade of Blocks A, B and D outside 10° of a train drivers' line of sight, which is considered to be a Minor Adverse effect. The reflections occur in the late-afternoon/early-evening (16:00-18:00 GMT) during the mid-seasons (mid-February until mid-April and mid-August until mid-October).
- E6-E8 – no solar reflections are visible from the Proposed Development within this section of track.

Small slivers of reflection may be visible in the early morning in summer from windows along the northern façade in a number of views. However, owing to their size they do not have the potential to cause instances of glare.

The majority of the reflections would occur above the driver's visor cut-off line, therefore the visor could be deployed to mitigate the majority of the effects.

Owing to the distance from the Proposed Development and the reflections occurring from punched windows within a predominantly solid façade, the size of any reflections visible within this section of track are very small and they would be broken up by solid façade elements. This would reduce the potential for the full sun disc to be reflected, thus the intensity of potential reflections would be lower.

The majority of reflections off the Proposed Development occur in the early-evening during the mid-seasons, when the probability of the sun shining ranges between 20-40%.

Overall, in consideration of the factors set out above, the effect of solar glare on train drivers travelling eastbound on Track 7 is considered **permanent, local** and of **Minor Adverse significance**.

Permanent, local effects of minor adverse significance were reported in the **2020 Consented ES** at this receptor, which assessed the reflections generated by the detailed façade design of Phase 2 – Plot G. Those reflections only occur up to the point in time that Plot C (Phase 3B) is implemented, at which point they would reduce to no impact. These reflections now occur within the Baseline and may be somewhat reduced by the Phase 3A RMA scheme but has not been technically assessed as Phase 3A and Phase 3B will be implemented in tandem.

Weldale St, junction with Caversham Rd (Road)

This junction is an uncontrolled junction so does not have a fixed viewpoint. This receptor was not assessed in the **2020 Consented ES**.

Instances of solar reflection may be visible from isolated windows within the southern façade of Blocks A, B and D. The reflections occur outside 10° of a driver's line of sight which is considered to be a Minor Adverse effect. The reflections occur in the morning (08:00-10:00 GMT) during the mid-seasons (mid-February until mid-April and mid-August until mid-October).

The reflections would all occur above the driver's visor cut-off line, therefore the visor could be deployed to mitigate the effects and occur from isolated punched windows within a predominantly solid façade so they would be broken up by solid façade elements.

Overall, in consideration of the factors set out above, the effect of solar glare on drivers at the Weldale St junction with Caversham Rd is considered **Negligible**.

Stanshawe Rd, junction with Greyfriars Rd (Road)

This junction is an uncontrolled junction so does not have a fixed viewpoint. This receptor was not assessed in the **2020 Consented ES**.

Instances of solar reflection may be visible from isolated windows within the western façade of Blocks A/B. The reflections occur outside 10° of a driver's line of sight which is considered to be a Minor Adverse effect. The reflections occur in the late-afternoon/early-evenings (16:00-19:00 GMT) during the spring and summer months (mid-March until mid-September).

The majority of the reflections would occur above the driver's visor cut-off line, therefore the visor could be deployed to mitigate the majority of the effects.

The reflections occur from isolated punched windows within a predominantly solid façade and would therefore be broken up by solid façade elements. This would reduce the potential for the full sun disc to be reflected, thus the intensity of potential reflection would be lower.

The majority of reflections off the Proposed Development occur in the early evening during the summer months, when the probability of the sun shining ranges between 10-40%.

Overall, in consideration of the factors set out above, the effect of solar glare on drivers at the Stanshawe Rd junction with Greyfriars Rd is considered **permanent, local** and of **Minor Adverse significance**.

1.1 Cumulative Effects

Daylight

The potential cumulative daylight impacts on surrounding residential properties arising from the Proposed Development and cumulative schemes have been assessed against the updated (2026) Baseline Scenario in regard to VSC and NSL in accordance with the BRE's criteria. The full daylight assessment for the Proposed Development and cumulative schemes can be found within **Appendix 14.3** and is summarised in **Table A14.4** below.

The 56 properties highlighted in grey in **Table A14.4** would see no change in their effects compared to the Completed Development scenario.

Two properties highlighted in green in **Table A14.4** would experience no change in their cumulative effects compared to the **2020 Consented ES**.

The remaining five buildings are discussed in detail in the following paragraphs.

Table A14.1.4: Summary of Cumulative Daylight Results

Address	Total No. of Windows	No. Windows that meet BRE criteria	VSC				Total No. of Rooms	No. Rooms that meet the 0.8 times former value criteria	NSL				Overall effect attributed in 2020 Consented ES
			Below BRE Criteria						Below BRE Criteria				
			20-29.9% Reduction	30-39.9% Reduction	>40% Reduction	Total			20-29.9% Reduction	30-39.9% Reduction	>40% Reduction	Total	
9 Vachel Road	4	4	0	0	0	0	4	4	0	0	0	0	Minor Adverse
7 Vachel Road	6	6	0	0	0	0	4	4	0	0	0	0	Minor Adverse
1-45 Projection West	138	120	11	5	2	18	110	88	13	9	0	22	Moderate to Major Adverse
1-41 Icon House	54	54	0	0	0	0	38	38	0	0	0	0	Major Adverse
1-29 Projection East	94	91	2	1	0	3	66	65	1	0	0	1	Moderate to Major Adverse
34 Friar Street	4	4	0	0	0	0	3	3	0	0	0	0	Moderate Adverse
33 Friar Street	4	4	0	0	0	0	4	2	2	0	0	2	Moderate Adverse
32 Friar Street	7	5	1	1	0	2	5	4	0	0	1	1	Minor Adverse
5 Vachel Road	5	3	2	0	0	2	5	2	2	1	0	3	Minor Adverse
11 Vachel Road	5	5	0	0	0	0	5	5	0	0	0	0	Negligible
The Gateway Public House - 31 Greyfriars Road	11	3	0	1	7	8	7	2	1	0	4	5	Moderate to Major Adverse
9-11 Stanshawe Road	9	5	0	3	1	4	8	6	1	1	0	2	Minor to Moderate Adverse
19 Stanshawe Road	3	3	0	0	0	0	3	3	0	0	0	0	Negligible
17 Stanshawe Road	3	3	0	0	0	0	2	2	0	0	0	0	Negligible
13 Stanshawe Road	3	3	0	0	0	0	2	2	0	0	0	0	Negligible
15 Stanshawe Road	3	3	0	0	0	0	2	2	0	0	0	0	Negligible
Building to rear of 136-137 Friar Street	6	6	0	0	0	0	1	1	0	0	0	0	Negligible
144 Friar Street	2	2	0	0	0	0	2	2	0	0	0	0	Negligible
127 Friar Street	6	0	6	0	0	6	5	1	1	1	2	4	Minor Adverse
125 Friar Street	28	6	22	0	0	22	3	0	0	3	0	3	Minor Adverse

Bridlewell & Samuel House - Student Housing	67	67	0	0	0	0	57	47	9	1	0	10	Moderate to Major Adverse
7-11 Station Road	57	57	0	0	0	0	24	24	0	0	0	0	Negligible
136-137 Friar Street	9	9	0	0	0	0	4	4	0	0	0	0	Negligible
16 Stanshawe Road	3	3	0	0	0	0	3	3	0	0	0	0	Negligible
Alexia Court-3 Tudor Road	31	21	0	4	6	10	12	10	0	0	2	2	Moderate Adverse
53 Greyfriars Road	13	6	1	0	6	7	9	4	0	0	5	5	Moderate to Major Adverse
5-21 Tudor Road (Friary Court)	52	52	0	0	0	0	39	39	0	0	0	0	Negligible
18 Stanshawe Road	6	6	0	0	0	0	3	3	0	0	0	0	Negligible
10 Stanshawe Road	5	5	0	0	0	0	4	4	0	0	0	0	Negligible
14 Stanshawe Road	4	4	0	0	0	0	3	3	0	0	0	0	Negligible
12 Stanshawe Road	2	2	0	0	0	0	2	2	0	0	0	0	Negligible
8 Stanshawe Road	5	5	0	0	0	0	5	5	0	0	0	0	Negligible
1 Sackville Street	4	4	0	0	0	0	4	2	2	0	0	2	Minor to Moderate Adverse
3 Sackville Street	7	7	0	0	0	0	5	4	1	0	0	1	Minor Adverse
5 Sackville Street	5	5	0	0	0	0	5	2	3	0	0	3	Minor to Moderate Adverse
7 Sackville Street	6	6	0	0	0	0	4	3	0	1	0	1	Minor to Moderate Adverse
9 Sackville Street	4	4	0	0	0	0	4	2	2	0	0	2	Minor Adverse
11 Sackville Street	4	4	0	0	0	0	4	3	1	0	0	1	Minor Adverse
13 Sackville Street	3	3	0	0	0	0	3	3	0	0	0	0	Minor Adverse
Reada Court	14	14	0	0	0	0	10	10	0	0	0	0	Negligible
1-15 Tanfields	18	18	0	0	0	0	10	7	1	1	1	3	Minor Adverse
Montrose House	20	20	0	0	0	0	20	20	0	0	0	0	Minor Adverse
49-51 Greyfriars Road	33	0	0	2	31	33	24	0	0	1	23	24	Major Adverse
13 Vachel Road	6	6	0	0	0	0	6	6	0	0	0	0	Negligible
15 Vachel Road	5	5	0	0	0	0	5	5	0	0	0	0	Negligible
17 Vachel Road	10	10	0	0	0	0	4	4	0	0	0	0	Negligible

19 Vachel Road	10	10	0	0	0	0	4	4	0	0	0	0	Negligible
21-23 Vachel Road	8	8	0	0	0	0	8	8	0	0	0	0	Negligible
25 Vachel Road	4	4	0	0	0	0	4	4	0	0	0	0	Negligible
27-31 Vachel Road	12	12	0	0	0	0	12	12	0	0	0	0	Negligible
18-29 Regent Court	24	24	0	0	0	0	24	24	0	0	0	0	Negligible
20-24 Vachel Road	16	16	0	0	0	0	12	12	0	0	0	0	Minor Adverse
Belmont Court	21	21	0	0	0	0	21	21	0	0	0	0	Minor Adverse
30 Garrard Street	250	190	23	28	9	60	160	140	7	2	11	20	Moderate to Major Adverse
Malcom Place	39	39	0	0	0	0	39	32	3	4	0	7	Minor to Moderate Adverse
27 Sackville Street	6	6	0	0	0	0	4	4	0	0	0	0	Negligible
29 Sackville Street	4	4	0	0	0	0	4	3	1	0	0	1	Minor to Moderate Adverse
15 Sackville Street	5	5	0	0	0	0	5	3	1	1	0	2	Minor Adverse
17 Sackville Street	5	5	0	0	0	0	4	4	0	0	0	0	Minor Adverse
19 Sackville Street	7	7	0	0	0	0	4	4	0	0	0	0	Minor Adverse
21 Sackville Street	3	3	0	0	0	0	3	2	1	0	0	1	Minor Adverse
23 Sackville Street	4	4	0	0	0	0	4	4	0	0	0	0	Minor Adverse
25 Sackville Street	6	6	0	0	0	0	5	4	1	0	0	1	Minor Adverse
Total	1212	1037	68	45	62	175	869	740	54	26	49	129	

1-45 Projection West

A total of 138 windows serving 110 rooms were assessed for daylight within this building.

For VSC, 120 (87%) windows assessed would meet the BRE's criteria and are therefore considered to experience a negligible effect.

11 of the affected windows would experience an alteration in VSC between 20-29.9% which is considered a minor adverse effect whilst five would experience an alteration between 30-39.9% which is considered a moderate adverse effect. The other two windows experience an alteration in excess of 40% which is considered a major adverse effect.

For NSL, 88 of the 110 (80%) rooms assessed would meet the BRE's criteria and are therefore considered to experience a negligible effect.

13 of the affected rooms would experience an alteration in NSL between 20 and 29.9% which is considered a minor adverse effect whilst the other nine experience an alteration between 30-39.9% which is considered a moderate adverse effect.

In consideration of the above, and based on professional judgement, the overall effect of the Proposed Development and cumulative schemes upon this building is considered **permanent, local** and of **moderate adverse significance**. The effects presented for the Cumulative Scenario differ from the Completed Development Scenario which was minor adverse overall. The additional effects can be attributed to the 35-39 Friar Street scheme. The cumulative effects have reduced from moderate to major adverse in the **2020 Consented ES** as a result of the change in baseline conditions, primarily a function of Phase 1 being implemented.

33 Friar Street

A total of four windows serving four rooms were assessed for daylight within this building.

For VSC, all four (100%) windows assessed would meet the BRE's criteria and are therefore considered to experience a negligible effect.

For NSL, two of the four (50%) rooms assessed would meet the BRE's criteria and are therefore considered to experience a negligible effect.

The two affected rooms would experience an alteration in NSL between 20-29.9% which is considered a minor adverse effect.

In consideration of the above, and based on professional judgement, the overall effect of the Proposed Development and cumulative schemes upon this building is considered **permanent, local** and of **minor adverse significance**. The effects presented for the Cumulative Scenario differ from the Completed Development Scenario which was negligible overall. The additional effects can be attributed to the 35-39 Friar Street scheme. The cumulative effects have reduced from moderate adverse in the **2020 Consented ES** as a result of the change in baseline conditions, primarily a function of Phase 1 being implemented.

32 Friar Street

A total of seven windows serving five rooms were assessed for daylight within this building.

For VSC, five (71%) of the seven windows assessed would meet the BRE's criteria and are therefore considered to experience a negligible effect.

One of the affected windows would experience an alteration in VSC of 22.9% which is considered a minor adverse effect whilst the other would experience an alteration of 31.3% which is considered a moderate adverse effect.

For NSL, four of the five (80%) rooms assessed would meet the BRE's criteria and are therefore considered to experience a negligible effect.

The affected room would experience an alteration in NSL of 45.2% which is considered a major adverse effect.

In consideration of the above, and based on professional judgement, the overall effect of the Proposed Development and cumulative schemes upon this building is considered **permanent, local** and of **minor to moderate adverse significance**. The effects presented for the Cumulative Scenario differ from the Completed Development Scenario which was negligible overall. The additional effects can be attributed to the 35-39 Friar Street scheme. The cumulative effects have increased from minor adverse in the **2020 Consented ES** as a result of the change in baseline conditions, primarily a function of Phase 1 being implemented and the addition of the 35-39 Friar Street scheme.

127 Friar Street

A total of six windows serving five rooms were assessed for daylight within this building.

For VSC, all six windows assessed would experience an alteration in VSC between 20-29.9% which is considered a minor adverse effect.

For NSL, one of the five (20%) rooms assessed would meet the BRE's criteria and are therefore considered to experience a negligible effect.

One of the affected rooms would experience an alteration in NSL of 25.4% which is considered a minor adverse effect whilst another would experience an alteration of 35.3% which is considered a moderate adverse effect. The other two rooms would experience an alteration greater than 40% which is considered a major adverse effect.

In consideration of the above, and based on professional judgement, the overall effect of the Proposed Development and cumulative schemes upon this building is considered **permanent, local** and of **minor to moderate adverse significance**. The effects presented for the Cumulative Scenario differ from the Completed Development Scenario which was minor adverse overall. The additional effects can be attributed to the 35-39 Friar Street scheme. The cumulative effects have increased from minor adverse in the **2020 Consented ES** as a result of the addition of the 35-39 Friar Street scheme.

29 Sackville Street

A total of four windows serving four rooms were assessed for daylight within this building.

For VSC, all four (100%) windows assessed would meet the BRE's criteria and are therefore considered to experience a negligible effect.

For NSL, three of the four (75%) rooms assessed would meet the BRE's criteria and are therefore considered to experience a negligible effect.

The affected room would experience an alteration in NSL of 21.0% which is considered a minor adverse effect.

In consideration of the above, and based on professional judgement, the overall effect of the Proposed Development and cumulative schemes upon this building is considered **permanent, local** and of **minor adverse significance**. The effects presented for the Cumulative Scenario differ from the Completed Development Scenario which was negligible overall. The additional effects can be attributed to the 20-30 Greyfriars Rd scheme. The cumulative effects have reduced from minor to moderate adverse in the **2020 Consented ES** as a result of the change in baseline conditions, primarily a function of Phase 1 being implemented and the exclusion of the 52-55 Friar Street & 12 Greyfriars Road scheme.

Sunlight

The potential cumulative sunlight impacts on surrounding residential properties arising from the Proposed Development and cumulative schemes have been assessed against the updated (2026) Baseline Scenario in regard to annual and winter PSH in accordance with the BRE's criteria. The full sunlight assessment for

the Proposed Development and cumulative schemes can be found within **Appendix 14.3** and is summarised in **Table A14.5** below.

The 23 properties highlighted in grey in **Table A14.5** would see no change in their effects compared to the Completed Development scenario.

One property highlighted in green in **Table A14.5** would experience no change in its cumulative effects compared to the **2020 Consented ES**.

The remaining two buildings are discussed in detail in the following paragraphs.

Table A14.1.5: Summary of Cumulative Sunlight Results

Address	Total No. of Rooms	No. Rooms that meet BRE criteria	Annual PSH				Winter PSH				Overall effect attributed in 2020 Consented ES
			Below BRE Criteria				Below BRE Criteria				
			20-29.9% Reduction	30-39.9% Reduction	>40% Reduction	Total	20-29.9% Reduction	30-39.9% Reduction	>40% Reduction	Total	
1-45 Projection West	83	79	3	1	0	4	0	0	0	0	Moderate Adverse
1-41 Icon House	16	15	0	0	1	1	0	0	0	0	Moderate Adverse
1-29 Projection East	15	15	0	0	0	0	0	0	0	0	Moderate Adverse
33 Friar Street	1	1	0	0	0	0	0	0	0	0	Negligible
The Gateway Public House - 31 Greyfriars Road	4	0	0	1	3	4	0	0	4	4	Major Adverse
9-11 Stanshawe Road	3	2	0	0	1	1	0	0	0	0	Moderate Adverse
Building to rear of 136-137 Friar Street	1	1	0	0	0	0	0	0	0	0	Negligible
7-11 Station Road	20	20	0	0	0	0	0	0	0	0	Negligible
136-137 Friar Street	1	1	0	0	0	0	0	0	0	0	Negligible
Alexia Court-3 Tudor Road	12	9	1	0	2	3	0	0	2	2	Minor Adverse
53 Greyfriars Road	6	0	0	0	6	6	0	0	6	6	Major Adverse
5-21 Tudor Road (Friary Court)	39	39	0	0	0	0	0	0	0	0	Negligible
18 Stanshawe Road	1	1	0	0	0	0	0	0	0	0	Negligible
3 Sackville Street	1	1	0	0	0	0	0	0	0	0	Negligible
Reada Court	10	10	0	0	0	0	0	0	0	0	Negligible
1-15 Tanfields	6	6	0	0	0	0	0	0	0	0	Negligible
49-51 Greyfriars Road	22	0	0	0	22	22	0	0	21	21	Major Adverse
18-29 Regent Court	24	24	0	0	0	0	0	0	0	0	Negligible
30 Garrard Street	58	55	1	0	2	3	0	0	1	1	Major Adverse
Malcom Place	39	39	0	0	0	0	0	0	0	0	Minor Adverse
27 Sackville Street	1	1	0	0	0	0	0	0	0	0	Negligible
29 Sackville Street	1	1	0	0	0	0	0	0	0	0	Negligible
15 Sackville Street	1	1	0	0	0	0	0	0	0	0	Negligible
17 Sackville Street	1	1	0	0	0	0	0	0	0	0	Moderate Adverse
19 Sackville Street	1	1	0	0	0	0	0	0	0	0	Moderate Adverse

25 Sackville Street	1	1	0	0	0	0	0	0	0	0	Negligible
Total	368	324	5	2	37	44	0	0	34	34	

1-45 Projection West

For annual PSH, 79 of the 83 (95%) rooms assessed within this building would meet the BRE's criteria and are therefore considered to experience a negligible effect.

Of the four rooms that don't meet the BRE's criteria for annual PSH, three would experience an alteration in annual PSH between 20 and 29.9% which is considered a minor adverse effect and one would experience an alteration of 32.1% which is considered a moderate adverse effect.

For winter PSH, all rooms assessed would meet the BRE's criteria and so are considered to experience a negligible effect.

In consideration of the above, and based on professional judgement, the overall effect of the Proposed Development and cumulative schemes upon this building is considered **permanent, local** and of **minor adverse significance**. The effects presented for the Cumulative Scenario differ from the Completed Development Scenario which was negligible overall. The additional effects can be attributed to the 35-39 Friar Street scheme. The cumulative effects have reduced from moderate adverse in the **2020 Consented ES** as a result of the change in baseline conditions, primarily a function of Phase 1 being implemented.

30 Garrard Street

For annual PSH, 56 of the 58 (97%) rooms assessed within this building would meet the BRE's criteria and are therefore considered to experience a negligible effect.

The two rooms that don't meet the BRE's criteria for annual PSH would experience an alteration in annual PSH greater than 40% which is considered a major adverse effect.

For winter PSH, 57 (98%) rooms assessed would meet the BRE's criteria and so are considered to experience a negligible effect.

The affected room for winter PSH would experience an alteration in annual PSH greater than 40% which is considered a major adverse effect

In consideration of the above, and based on professional judgement, the overall effect of the Proposed Development and cumulative schemes upon this building is considered **permanent, local** and of **moderate to major adverse significance**. The effects presented for the Cumulative Scenario differ from the Completed Development Scenario which was moderate adverse overall. The additional effects can be attributed to the 35-39 Friar Street scheme. The cumulative effects have reduced from major adverse in the **2020 Consented ES** as a result of the change in baseline conditions, primarily a function of Phase 1 being implemented.