



Daylight and Sunlight Assessment

for the Development at: **92 Audley Street, Reading RG30 1BS**

Prepared for: **FECV Property Assets Ltd**

September 2026

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Connected Sustainable Thinking.

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Client:	FECV Property Assets Ltd 5-7 Station Road, Longfield, Kent, England, DA3 7QD
EPS Contact Details:	Unit 6 & 7 Barham Business Park Eltham Valley Road Canterbury Kent, CT4 6DQ Tel: 01227 833855 info@epstrategies.co.uk
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Author:	Technical Review:	Authorisation Review:
Kacper Benicewicz	Lauren Hutcheon	Will Evans
Senior Consultant	Senior Consultant	Director

LIMITATIONS

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Ground



Light



Water



Space



Air



NON-TECHNICAL SUMMARY

This report presents the findings of the daylight and sunlight assessment carried out in accordance with the BRE Guidelines (BR209 2022) in order to assess the provision of daylight and sunlight to the proposed units at 92 Audley Street, Reading RG30 1BS.

- The provision of natural daylight to the proposed units will meet the minimum required threshold set out in the BRE Guidelines in all of the assessed rooms when using the Daylight Illuminance test.
- In each of the proposed units, at least one habitable room will receive direct for at least 1.5 hours on 21st March when applying the Sunlight Exposure test.
- Overall, the proposed units all successfully meet the minimum daylight and sunlight criteria set out in the BRE Guidance.

The above points represent a simplified summary of the findings of this assessment and must not form the basis for key decisions for the proposed development. A thorough review of the details is contained within the following report.

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1 BACKGROUND AND SCOPE OF APPRAISAL

1.1 Study Objectives

EPS has been commissioned by FECV Property Assets Ltd to analyse and quantify the provision of natural daylight and sunlight to the habitable rooms within the proposed development at 92 Audley Street, Reading RG30 1BS.

The assessment specifically addresses the matters raised in the Delegated Application Reports for Planning Applications Ref. PL/26/0356 and PL/25/1376, in particular comments (f), which raises concerns regarding the ability of the existing attic windows, fitted with wired cast glass, to provide sufficient natural light, as well as the provision of adequate natural light to all habitable rooms within the proposed dwellings. The objective is to demonstrate that the proposed units achieve acceptable levels of daylight and sunlight in accordance with relevant guidance and policy.

1.2 Site Location

The site is situated within Battle Ward in falls under the administrative jurisdiction of Reading Borough Council. The location of the site is shown in Figure 1-1 and the site plan included in Appendix A gives a more detailed reference to the site location and layout.



Figure 1-1 Location map (contains Ordnance Survey data © Crown copyright and database rights 2026)

1.3 The Development

The proposed development comprises the change of use of the existing Class E building to Class C3, providing 10 residential flats. The relevant drawings are included within Appendix A, and a 3D rendered image of the proposed development is presented in Figure 1-2.

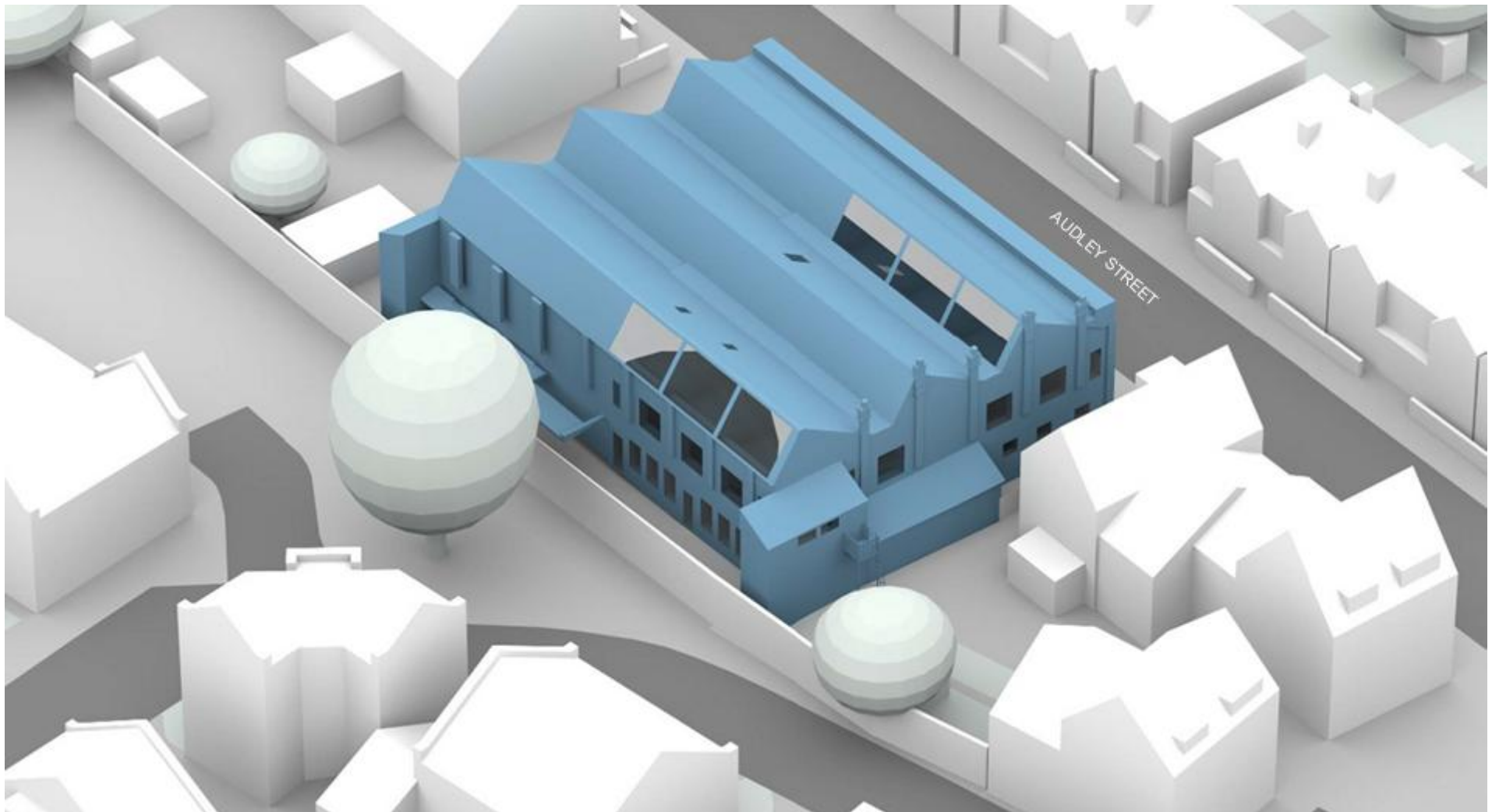


Figure 1-2 3D Image of Development Proposals

2 POLICY AND GUIDANCE

2.1 National Planning Policy

National Planning Policy Framework (August 2026)

L2: Making effective use of land states “1. Substantial weight should be given to the benefits where a development proposal would achieve one or more of the following: (...) d) Creating additional homes or floorspace within settlements by using the airspace above existing residential and commercial premises, or through sensitive redevelopment or additional development within existing plots (including, but not limited to, the addition of mansard roofs, proposals to fill gaps in the existing roof line, the introduction of higher buildings at street corners and additional units within residential curtilages). Such proposals should: (...) ii. Maintain safe access and egress for occupiers and users, and acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space (...)”

P3: Living conditions and pollution states “2. Within this context development proposals should (...) b. Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree. Where possible, opportunities should be taken to reduce pollution affecting the wider area (such as through traffic and travel management or improved external lighting);”

Guidance on Effective Use of Land (Revised July 2019)

The Guidance states that “All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings. In such situations good design (such as giving careful consideration to a building’s massing and layout of habitable rooms) will be necessary to help make the best use of the site and maintain acceptable living standards.”

2.2 Local Planning Policy

Reading Borough Local Plan 2019 - 2036 (November 2019)

The Reading Borough Local Plan sets out the statutory development plan framework for the borough. Policy CC8 - Safeguarding Amenity states that ‘Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Access to sunlight and daylight;
- Visual dominance and overbearing effects of a development; or
- Harm to outlook’

In respect of the proposed residential conversion, the principal consideration is whether acceptable living conditions are achieved in

terms of access to natural light. The policy does not prescribe specific quantitative daylight or sunlight standards, and detailed assessment is therefore undertaken with reference to recognised professional guidance.

The proposal also accords with the principles of the National Planning Policy Framework (NPPF), which requires development to secure a high standard of amenity for existing and future occupants.

2.3 Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021

Legislation on permitted development related to Class MA – “Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order” states in conditions MA.2. that “(1) Development under Class MA is permitted subject to the following conditions... (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses.”

2.4 Best Practice Guidance

In the absence of official national planning guidance/legislation on daylight and sunlight, the most recognised guidance document is published by the Building Research Establishment and entitled ‘Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice’, Third Edition, 2022; herein referred to as the ‘**BRE Guidelines**’.

The BRE Guidelines are not mandatory and themselves state that they should not be used as an instrument of planning policy, however in

practice they are heavily relied upon as they provide a good guide to approach, methodology and evaluation of daylight and sunlight impacts.

In conjunction with the BRE Guidelines, further guidance is given within **BS EN 17037:2018 - Daylight in Buildings**. This British Standard is the UK implementation of the European Standard and supersedes BS 8206 - 2:2008.

Whilst the BRE Guidelines provide numerical guidance for daylight, sunlight and overshadowing, these criteria should not be seen as absolute targets. The document states that the intention of the guide is to aid rather than constrain the designer. The Guide is not an instrument of planning policy, therefore whilst the methods given are technically robust, it is acknowledged that some level of flexibility should be applied where appropriate.

3 ASSESSMENT TECHNIQUES

3.1 Background

Natural light refers to both daylight and sunlight. However, a distinction between these two concepts is required for the purpose of analysis and quantification of natural light in buildings. In this assessment, the term 'Daylight' is used for natural light where the source is the sky in overcast conditions, whilst 'Sunlight' refers specifically to the light coming directly from the sun.

The BRE Guidelines recommends two methodologies for calculating daylight provision. These are based on the assessment methods included within the BS EN 17037, but with the adaptations as set out in the UK National Annex. The two methods are described as follows.

3.2 Illuminance

The Illuminance method involves using climatic data based on the location of the site to calculate the illuminance of the specified reference plane resulting from natural daylight entering the room via windows and other glazed apertures. The analysis is carried out across an assessment grid on the reference plane for at least hourly intervals for a typical year. The objective of this test is to achieve a target illuminance (ET), which varies depending on room use, across at least half of the reference plane. This level of illuminance needs to be achieved for at least half of the daylight hours.

For UK dwellings, there are specific recommendations for daylight provision, and these are set out in the UK National Annex. These minimum recommendations for habitable rooms acknowledge the

specific challenges faced in the UK and these are used throughout this appraisal. The minimum illuminance recommendations are:

- 100 lux in bedrooms
- 150 lux in living rooms
- 200 lux in kitchens/studios

These are the median illuminances to be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours. The National Annex also states that the recommended levels over 95% of a reference plane need not apply to dwellings in the UK.

3.3 Daylight Factor

In the same way as for the Illuminance method, this method calculates the Daylight Factor (DF) at each calculation point on an assessment grid within each room. DF is the illuminance at a point on the reference plane in a space, divided by the illuminance on an unobstructed horizontal surface outdoors. The CIE standard overcast sky is used, and the ratio is expressed as a percentage.

Given that the numerical modelling process uses an overcast sky model, the orientation of the window(s) serving the room has no bearing on the daylight availability. However, in order to account for different climatic conditions at different locations around the UK, the National Annex provides daylight factor targets (DT) corresponding to the target illuminances for locations of differing latitude. These are shown in Table 8.1 and for each assessment, the targets associated with the location with the closest latitude are adopted.

Location	DT for 100 lx (Bedroom)	DT for 150 lx (Living room)	DT for 200 lx (Kitchen)
St Peter (Jersey)	0.6%	0.9%	1.2%
London (Gatwick Airport)	0.7%	1.1%	1.4%
Birmingham	0.6%	0.9%	1.2%
Hemsby (Norfolk)	0.6%	0.9%	1.3%
Finningley (Yorkshire)	0.7%	1.0%	1.3%
Aughton (Lancashire)	0.7%	1.1%	1.4%
Belfast	0.7%	1.0%	1.4%
Leuchars (Fife)	0.7%	1.1%	1.4%
Oban	0.8%	1.1%	1.5%
Aberdeen	0.7%	1.1%	1.4%

Table 3-1 Minimum Target Daylight Factors (DT)

The recommendations are met if the daylight factors calculated in a room meets or exceeds the specific minimum target for room type and location.

3.4 Sunlight Exposure

The BRE document provides guidance in respect of sunlight quality for new developments, stating in Paragraph 3.1.2 that *“In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of the day, but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens where people prefer it in the morning rather than the afternoon.”*

The requirements for access to sunlight are set out within BS EN 17037 and this standard is adopted by the BRE Guidelines, which recommends that a space should receive a minimum of 1.5 hours of direct sunlight on the spring equinox (21st March) with cloudless conditions. The medium level of recommendation is three hours and the high level of recommendation four hours. The number of sunlight hours received by each window is calculated using specialist software described in Section 4.3.

The Guidelines state that at least one habitable room, preferably a main living room, should meet at least the minimum criterion.

For new development, and especially where existing buildings are being re-developed, it is important to acknowledge that these are aspirational targets intended to aid and not constrain the designer.

The BS EN 17037 criterion applies to rooms of all orientations, although it is recognised that if a room faces significantly north of due east or west it is unlikely to be met.

It should be noted that where rooms have more than one window, it is acceptable to sum the non-coincident sunlight hours to achieve a ‘room total’. This approach is acknowledged by the BRE Guidelines and facilitates a greater understanding of the sunlight received within a room by taking into account the fact that some windows will receive sunlight at different times during the day.

3.5 Sunlight to Amenity Areas

The BRE Guidance suggests that where new development is served by amenity areas, then analysis can be undertaken to quantify the

amount of sunlight these amenity areas will enjoy. Typical examples of areas that could be considered as open spaces or amenity areas are main back gardens of houses, allotments, parks and playing fields, children's playgrounds, outdoor swimming pools, sitting-out areas, such as in public squares and focal points for views, such as a group of monuments or fountains.

Sun Hours on Ground

The BRE Guidelines recommend that for a garden or amenity area to appear adequately sunlit throughout the year, at least 50% of an amenity area should receive at least 2 hours of sunlight on 21st March.

When undertaking this analysis, sunlight from an altitude of 10° or less has been ignored as this is likely to be obscured by planting and undulations in the surrounding topography. Driveways and hard standing for cars is also usually left out of the area used for this calculation. Fences or walls less than 1.5 metres high are also ignored. Front gardens which are relatively small and visible from public footpaths are omitted with only main back gardens needing to be analysed.

The Guidelines also state that “normally, trees and shrubs need not be included, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than a deep shadow of a building.” This is especially the case for deciduous trees, which provide welcome shade in the summer whilst allowing sunlight to penetrate during the winter months.

4 ASSESSMENT METHODOLOGY

4.1 Method of Baseline Data Collation

The following data has been used to inform this study:

- OS Mastermap mapping
- Scheme drawings in PDF format (Planning Studio – September 2026)
- Photographic information provided by Vernon Property Group on 17 February 2026
- 3D Building model constructed using photogrammetric techniques (provided by AccuCities based on satellite imagery to 15cm accuracy)
- Aerial photography (Google Maps and Bing)
- Site-Visit and light readings taken by EPS on 9th September 2026

4.2 Numerical Modelling

The numerical analysis used in this assessment has been undertaken using the Waldrum Tools (Version 7.0.0.18) software package.

4.3 Calculation Assumptions

When assessing the Illuminance and/or Daylight Factor for internal rooms and in the absence of specific information, the parameters in Table 4-1 are assumed. The internal reflectance values have been agreed with Vernon Property Group.

Parameter	Value
Glazing Transmittance: Double Glazed	0.68
Obscured Glazing	0.35
Correction Factor for Frames and Glazing Bars	0.8
Vertical Windows Maintenance Factor	0.92
Sloped Windows Maintenance Factor	0.84
Working Plane/ Assessment Calculation Height	0.85m
Grid Spacing	0.3m
Assessment Grid	0.3m from walls
Internal Walls Reflectance	0.8 (White Walls)
Internal Ceiling Reflectance	0.8 (White Ceilings)
Internal Flooring Reflectance	0.4 (Light Wood/ Cream Carpet)
Exterior Walls and Obstructions	0.2
Exterior Ground	0.2

Table 4-1 Calculation Assumptions

4.4 Site Visit

The site visit was undertaken to address the concerns raised under section (f) of the Delegated Application Reports for Planning Applications Ref. PL/26/0356 and PL/25/1376 regarding the provision of natural light, which was identified as being affected primarily by the material described within the report as corrugated metal, standing seam.

Photographs taken during the site visit, an example of which is provided in Figure 4-1, show that the existing attic windows are fitted with wired cast glass. This type of glazing typically has a diffuse light transmittance of approximately 74%. This value is provided for information only, to illustrate the potential light-transmitting characteristics of the existing glazing.

To ensure a conservative analysis, the assessment was undertaken using a worst-case scenario, assuming all attic windows are fitted with obscured glazing with a transmittance of 35%. The standard 8% maintenance factor reduction was also applied to vertical windows and 16% on sloping rooflights account for the build-up of dirt over time in an urban area. This approach provides a robust assessment of daylight provision within the second floor, proposed six bedrooms, in line with the guidance and concerns outlined in the Delegated Application Report.

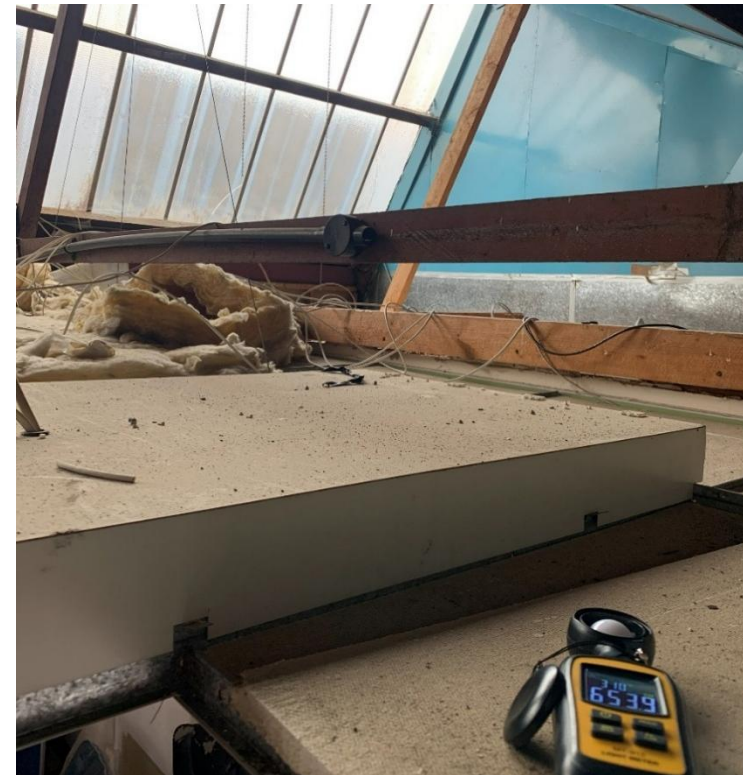


Figure 4-1 – Existing Attic Windows, EPS Photograph (2026)

In addition, during the site visit, existing internal light levels were recorded to provide a baseline against which the current condition of the glazing and surrounding environment could be considered. The existing windows are expected to be cleaned as part of the proposed

works. As the readings were taken with the windows in their current condition, including the existing level of dirt and soiling, they are considered to provide a representation of the current baseline conditions. The baseline condition described above has therefore been incorporated into our assessment to represent a worst-case scenario.

Four readings were taken at finish floor level at varying distances from the windows. For the northern windows, readings were taken at 2.5m and 5.3m from the window. For the southern windows, readings were taken at 1.0m and 5.8m from the window. A control external reading was also taken. The recorded values are presented in Table 4-2 below. The locations of the readings, together with the corresponding measurements and site photographs, are provided in Appendix B.

Location	Lux Value
2.5m away from the northern windows	868
5.3m away from the northern windows	320
1m away from the southern windows	4044
5.8m away from the southern windows	653
Control External reading	27000

Table 4-2 – EPS Existing Light Readings The BRE Guidance sets a criterion for bedrooms to achieve at least 100 lux over 50% of the room area. Accordingly, illuminance readings were taken, where practicable, at positions close to the front of the existing windows and at locations as far away from the glazed apertures as possible. Table 4-2 shows that the readings taken at the furthest points from the

glazed apertures exceed the 100 lux threshold set out in the BRE Guidance.

It is noted that the proposed second floor layout will differ from the existing arrangement. Nevertheless, the readings were primarily undertaken to address the concerns raised under Section (f) of the Delegated Application Report. The results demonstrate that the existing glazed apertures are capable of admitting natural light and that, under the existing room arrangement, the measured illuminance levels at the furthest measurement points exceed the BRE threshold for bedrooms. These findings therefore provide evidence that the existing apertures are capable of providing a level of natural light consistent with the relevant BRE criterion, notwithstanding the differences between the existing and proposed layouts.

4.5 Location Specific Data

In terms of latitude, the subject site is located in closest proximity to London (Gatwick Airport), and therefore climatic conditions and DF targets are set using values for this latitude.

5 DAYLIGHT PROVISION

5.1 Principles of Analysis

As discussed in Section 3.1, there are two tests for daylight; Illuminance and Daylight Factor. The Illuminance test has been applied to the habitable rooms within the development in the first instance, and the results are discussed in Section 5.3. The detailed numerical outputs are included in Appendix C.

When setting the target illuminance value (ET), it is important to account for rooms that have a shared use, as it is necessary to apply the highest target. For example, in a bedroom/sitting room in a studio apartment, the value for a living room should be used as the occupants would be spending the majority of the daylight hours using the space as a living room.

However, in the case of a living/dining/kitchen area, the BRE Guidelines fully acknowledge that in the majority of situations, the kitchen element of these open plan living areas is not treated as a habitable space. Therefore, it is acceptable to adopt the target for the dominant room use, i.e. a living room. It is, nevertheless, still necessary to include the kitchen space as part of the assessment area, albeit that the interpretation of the daylighting results reflects the non-habitable status of the kitchen area.

5.2 Assessment of the Impact of Trees

The Guidelines acknowledge that quantifying the impact that trees have on daylighting is not a straightforward process as the tree canopy only causes partial shade; additionally, the daylight radiating through

it varies depending on the time of year and the amount of leaf cover. The BRE Guidelines therefore include specific analytic procedures that allow the impact that trees have on the provision of daylight to be quantified. This is based on the optical transparency of deciduous tree crowns for winter and summer conditions, i.e. when they are in leaf or bare branch condition. These values are obtained from Table G1 of Appendix G of the BRE Guidelines.

The guidelines also acknowledge that some light is reflected from the tree canopy. The reflectance values used are based on those set out in Table G2 of the BRE Guidelines.

The way in which the influence of trees is taken into account differs between the two methods of assessing daylight. The Illuminance method uses location specific climatic data at hourly intervals over a typical year. Therefore, to consider this annual cover, the tree crown has been run utilising MBS material 'Annual' Tree Cover.

5.3 Illuminance Analysis

Using the analytical techniques and assumptions discussed in Sections 3.2 and 5 respectively, the illuminance within each habitable room has been calculated.

For each room, the percentage of the assessment area that meets or exceeds the target illuminance value (ET) is presented in the detailed outputs included in Appendix C. To meet the assessment criteria, 50% or more of the assessment area will need to achieve illuminance that meets or exceeds ET. The results are summarised below.

Property	No. Rooms Tested	Rooms satisfying BRE Criteria		Rooms not satisfying BRE Criteria
		No.	%	
Unit 01	2	2	100%	0
Unit 02	2	2	100%	0
Unit 03	1	1	100%	0
Unit 04	1	1	100%	0
Unit 05	2	2	100%	0
Unit 06	2	2	100%	0
Unit 07	2	2	100%	0
Unit 08	2	2	100%	0
Unit 09	2	2	100%	0
Unit 10	2	2	100%	0
Total	18	18	100%	0

Table 5-1 Results of the Illuminance Analysis

From the results in Table 5-1, it can be seen that all habitable rooms within the proposed development meet or exceed the target illuminance value (ET).

As the rooms are fully compliant with the Illuminance test, it has not been necessary to carry out the Daylight Factor test in this instance. This is because the UK National Annex to BS EN 17037 states that the provision of natural daylight be adequate provided that at least one of the two daylight tests are passed.

Consequently, it can be concluded that these habitable spaces will be well lit and will have a reduced reliance on supplementary electric lighting.

6 SUNLIGHT PROVISION

6.1 Sunlight Exposure Analysis

Using the assessment techniques discussed in Section 3.4, the results of the Sunlight Exposure analysis are summarised below and the detailed outputs from the assessment are presented in Appendix C.

Property	No. Rooms Tested	Rooms satisfying BRE Criteria	Does the Unit satisfy the BRE criteria?
Unit 01	2	1	Yes
Unit 02	2	1	Yes
Unit 03	1	1	Yes
Unit 04	1	1	Yes
Unit 05	2	1	Yes
Unit 06	2	1	Yes
Unit 07	2	1	Yes
Unit 08	2	1	Yes
Unit 09	2	1	Yes
Unit 10	2	1	Yes
Total	18	10	100%

Table 6-1 Results of the Sunlight Exposure Analysis

From the results in Table 6-1, it can be seen that all units have at least one habitable room that have windows that meet or exceed the minimum requirements set out within the BRE Guidelines. When taking into consideration the provision of the direct sunlight to the development as a whole, the overall level is considered to be adequate.

7 CONCLUSIONS

The detailed analysis undertaken as part of this assessment has examined the provision of natural daylight and sunlight to the habitable rooms within the proposed development at 92 Audley Street, Reading RG30 1BS. Using detailed numerical modelling applications, the Illuminance and Sunlight Exposure have been quantified for each room.

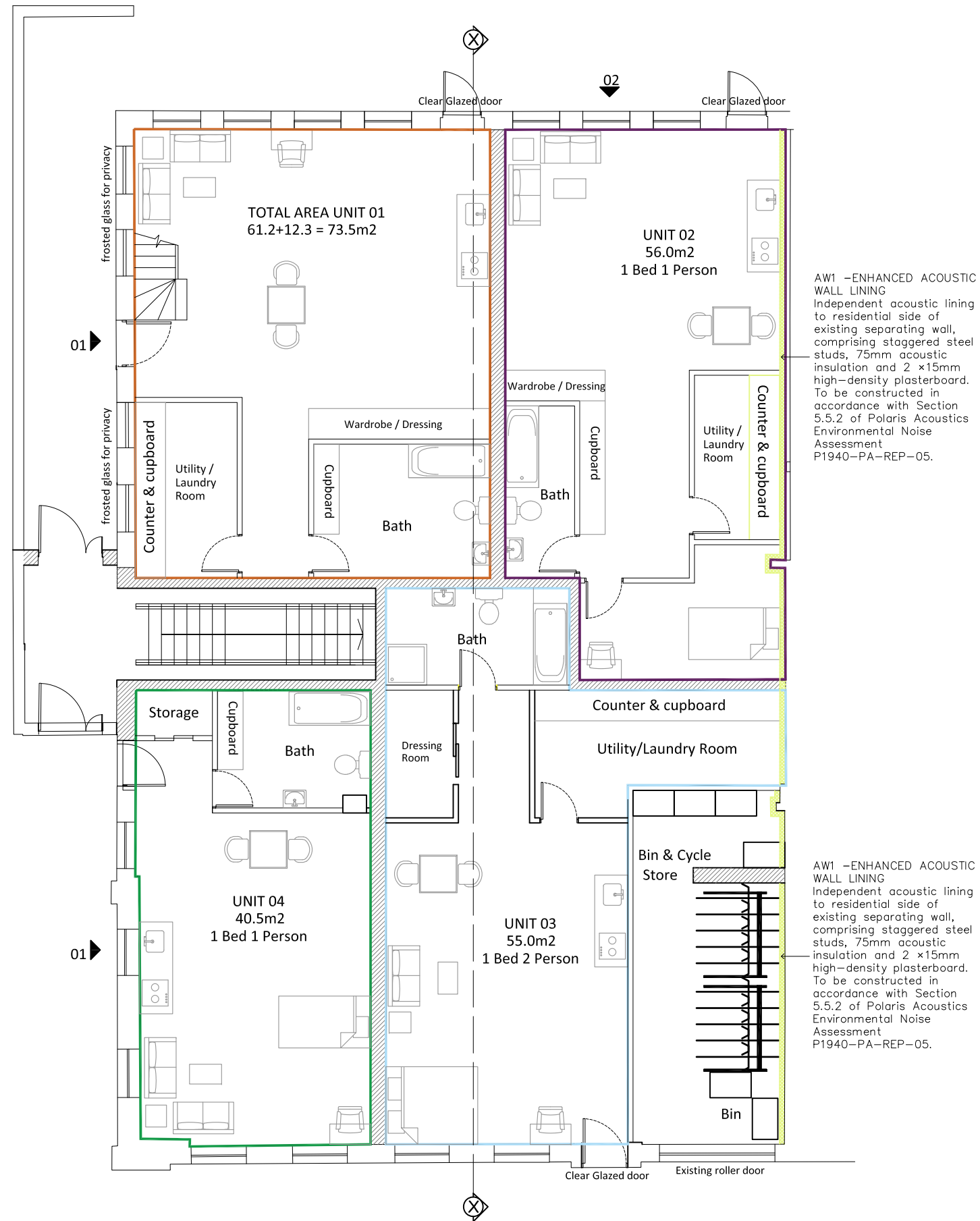
In line with the assessment criteria prescribed by the BRE Guidelines, it has been shown that for all habitable rooms, the provision of natural daylight will meet or exceed the minimum required threshold set out in the BRE Guidelines. Consequently, it can be concluded that these habitable spaces will be well lit and will have a reduced reliance on supplementary electric lighting.

Furthermore, in response to the concerns raised within the Delegated Report regarding the proposed attic windows, the measured illuminance levels demonstrate that in their current form, the attic spaces achieve lux levels exceeding the thresholds identified within the BRE Guidelines for bedrooms. This provides evidence that the proposed bedrooms within the attic space will receive sufficient levels of natural daylight.

It has also been possible to demonstrate that in each of the proposed units, at least one room will receive at least 1.5 hours of direct sunlight. As a consequence of the light and additional visual interest provided by sunlight, the amenity value of these rooms will be enhanced.

Overall, it can be concluded that with respect to daylight and sunlight, the proposed scheme complies with legislation on permitted development – The Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2021 related to Class MA – “Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses). Specifically, the development will provide an adequate provision of natural light in the proposed habitable rooms.

APPENDIX A – SCHEME DRAWINGS



Ground Floor Plan - As Proposed

'All external windows to have clear glazing unless otherwise specified'



Project

92 AUDLEY STREET
READING RG30 1BS

Drawing

PROPOSED GROUND FLOOR PLAN

Dwg No.

104

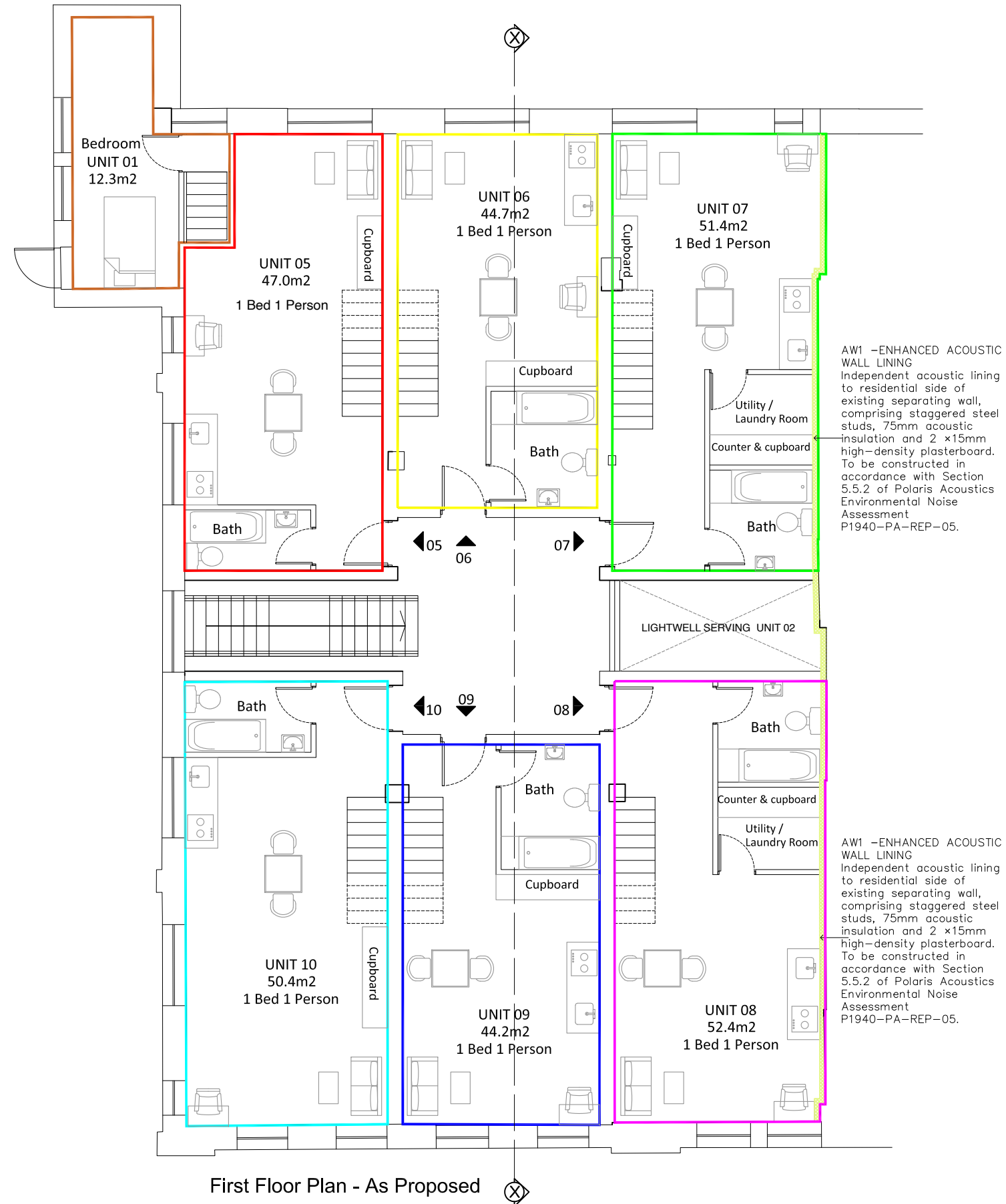
Date

JULY 2025

Scale @ A3

1:100





'All external windows to have clear glazing unless otherwise specified'



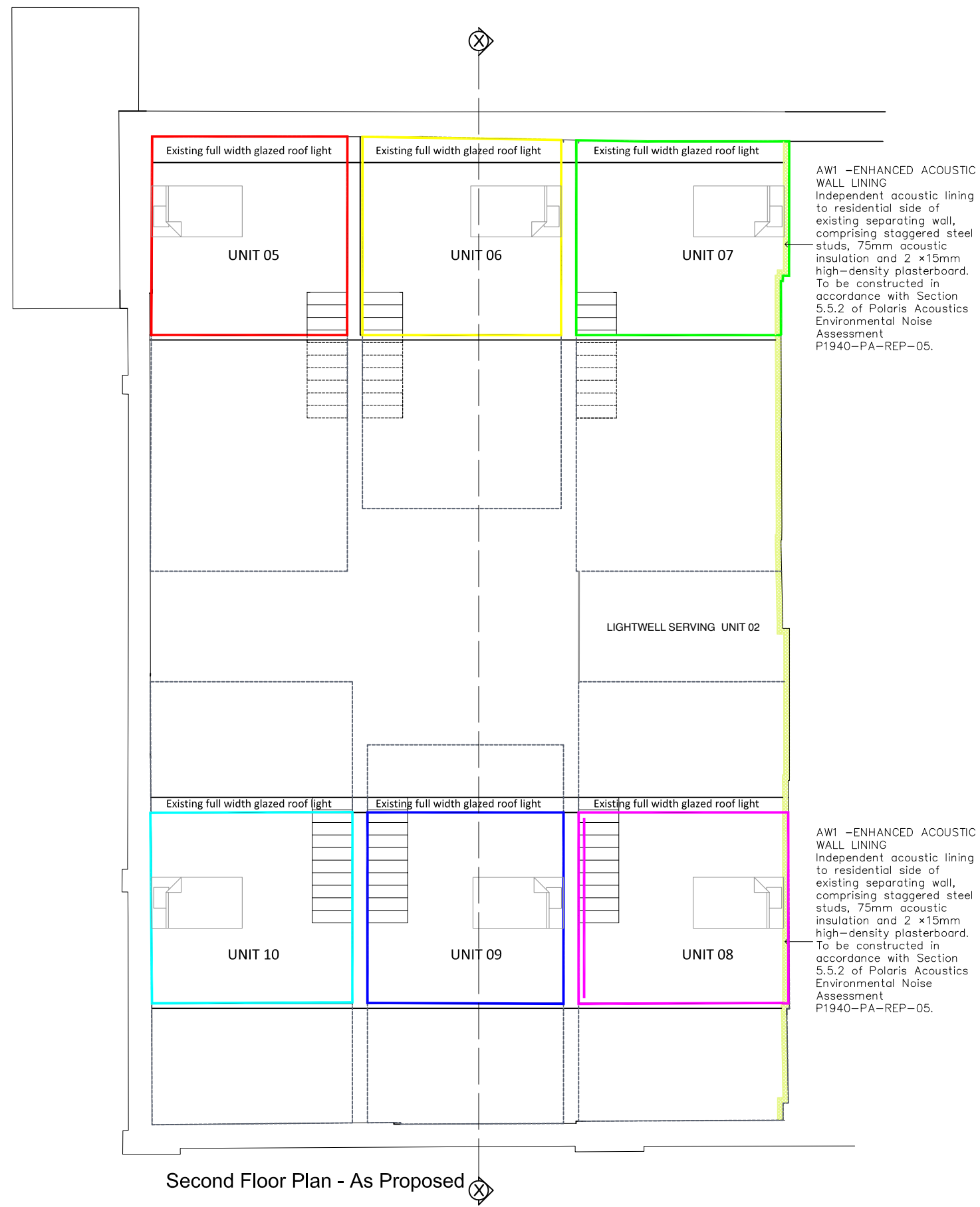
Project
92 AUDLEY STREET
READING RG30 1BS

Drawing
PROPOSED FIRST FLOOR PLAN

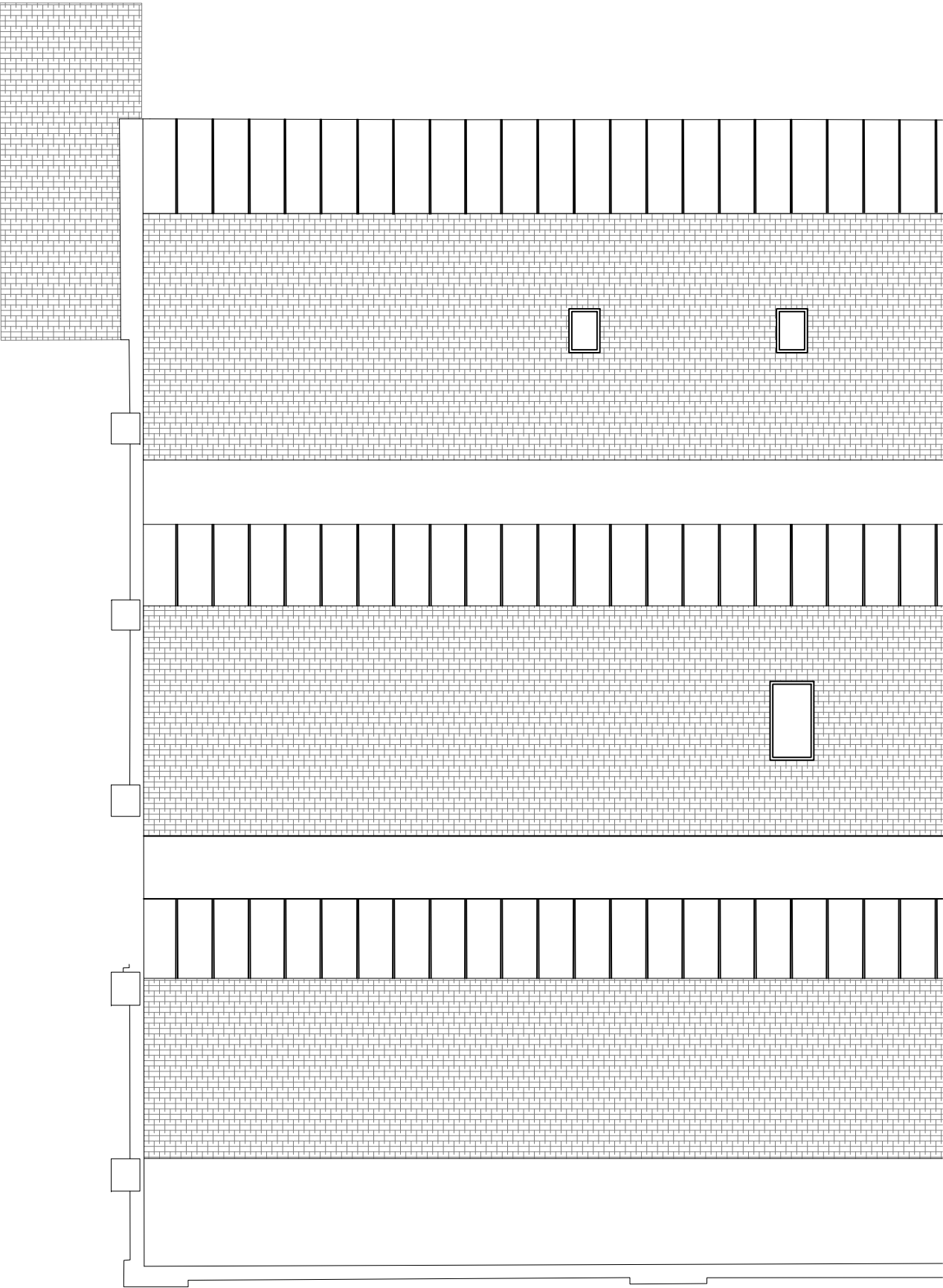
Dwg No. 105	Date JULY 2025
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Scale @ A3 1:100





Project 92 AUDLEY STREET READING RG30 1BS	
Drawing PROPOSED SECOND FLOOR PLAN	
Dwg No. 106	Date JULY 2025
Scale @ A3 1:100	



Existing And Proposed Roof Plan

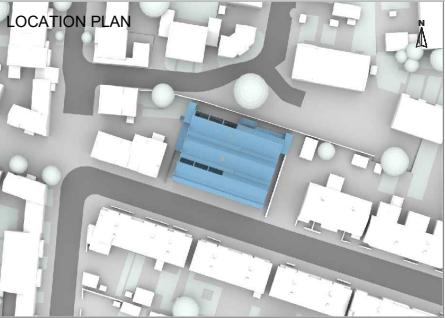


Project 92 AUDLEY STREET READING RG30 1BS	
Drawing EXISTING AND PROPOSED ROOF PLAN	
Dwg No. 107	Date JULY 2025
Scale @ A3 1:100	

APPENDIX B – GRAPHICAL MODEL OUTPUTS



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KEY

-  Proposed Buildings
-  Surrounding Buildings

CLIENT				FECV Property Assets Ltd
PROJECT				Audley Street, Reading
ANALYST		DRAWN BY		
KB		JP		
DESCRIPTION		PROJ REF.	REVISION	DATE
First issue		4604	02	15/09/2026

DWG REF.
Proposed Plan View

SCALE
NTS

DWG No.
01



Connected Sustainable Thinking.
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KEY

- Proposed Buildings
- Surrounding Buildings

		CLIENT	
		FECV Property Assets Ltd	
		PROJECT	
		Audley Street, Reading	
ANALYST		DRAWN BY	
KB		JP	
DESCRIPTION	PROJ REF.	REVISION	DATE
First issue	4604	02	15/09/2026
DWG REF.		SCALE	DWG No.
Proposed 3D View		NTS	02



AUDLEY STREET



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KEY

- Proposed Buildings
- Surrounding Buildings

CLIENT FECV Property Assets Ltd			
PROJECT Audley Street, Reading			
ANALYST KB		DRAWN BY JP	
DESCRIPTION First issue		REVISION 02	DATE 15/09/2026
PROJ REF. 4604			
DWG REF. Proposed 3D View		SCALE NTS	DWG No. 03



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KEY

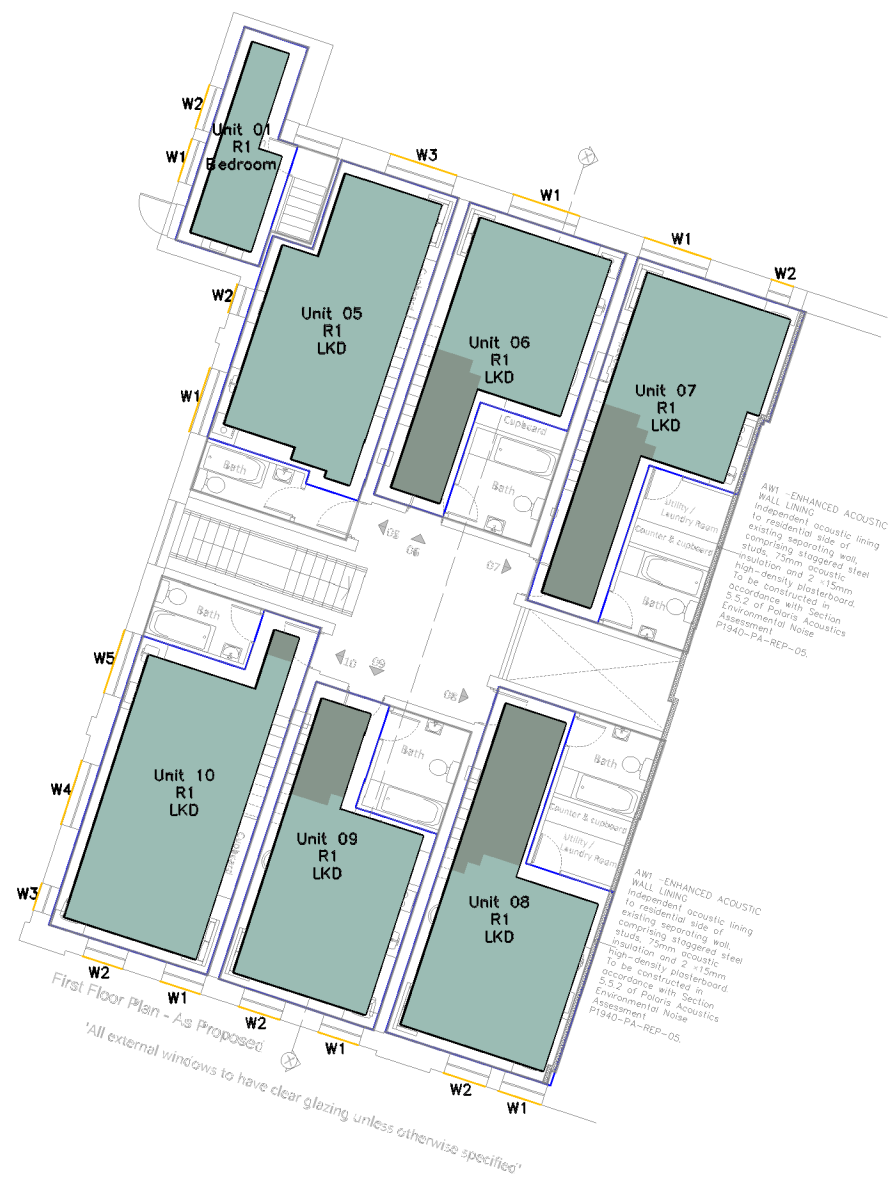
- Room Area
- Area Meeting Required Lux
- Area Below Required Lux

CLIENT		FECV Property Assets Ltd	
PROJECT		Audley Street, Reading	
ANALYST		DRAWN BY	
KB		JP	
REVISION		DATE	
First issue		15/09/2026	

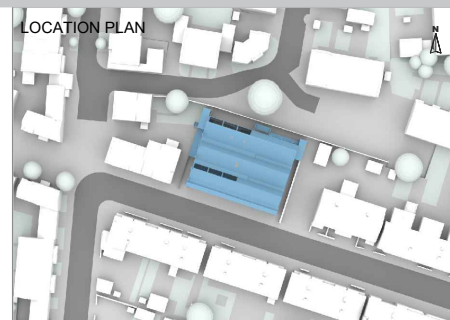
DWG REF.
SDA Contours

SCALE
NTS

DWG No.
04



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- KEY**
- Room Area
 - Area Meeting Required Lux
 - Area Below Required Lux

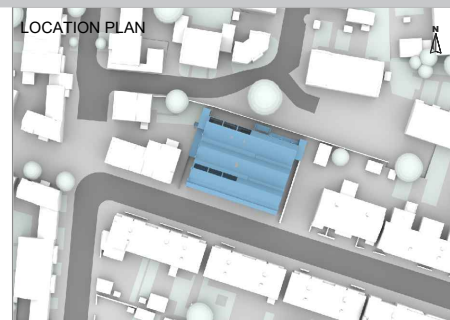
CLIENT FECV Property Assets Ltd			
PROJECT Audley Street, Reading			
ANALYST KB		DRAWN BY JP	
DESCRIPTION First issue	PROJ REF. 4604	REVISION 02	DATE 15/09/2026
DWG REF. SDA Contours		SCALE NTS	DWG No. 05



Second Floor Plan - As Proposed



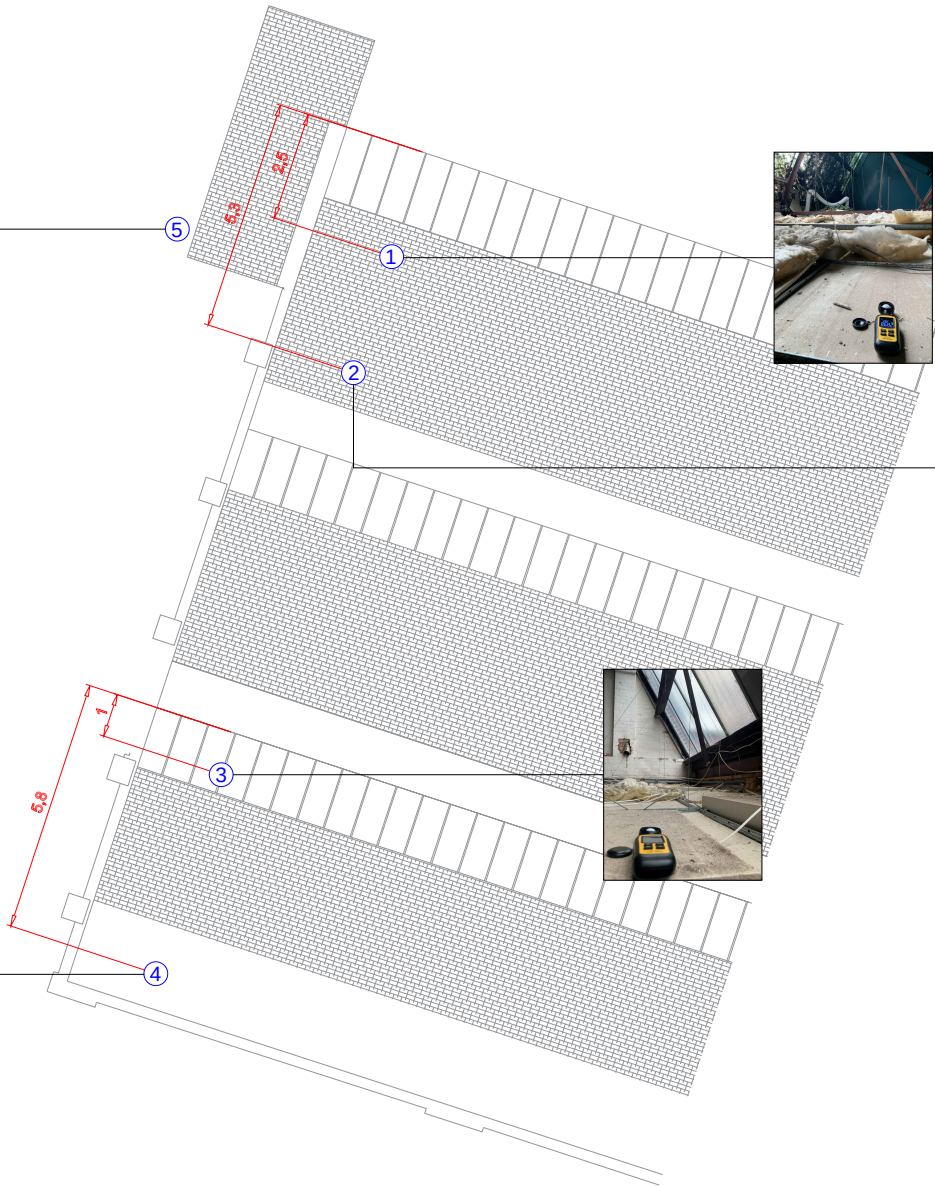
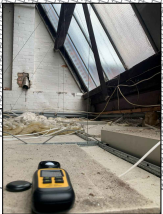
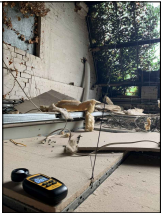
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- KEY**
- Room Area
 - Area Meeting Required Lux
 - Area Below Required Lux

CLIENT FECV Property Assets Ltd			
PROJECT Audley Street, Reading			
ANALYST KB		DRAWN BY JP	
DESCRIPTION First issue	PROJ REF. 4604	REVISION 02	DATE 15/09/2026
DWG REF. SDA Contours		SCALE NTS	DWG No. 06

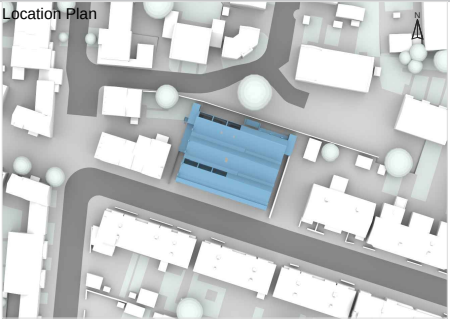
Points	Readings / Description
1	868 lux / 2.5m@0m
2	320 lux / 5.3m@0m
3	4044 lux / 1m@0m
4	653 lux / 5.8m@0m
5	27000 lux



The site visit and associated site photographs were taken on:
09/09/2026
Site visit undertaken by:
KB



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Key

-  Readings Location
-  Images
-  Dimensions

CLIENT			
FECV Property Assets Ltd			
PROJECT			
Audley Street, Reading			
ANALYST		DRAWN BY	
KB		KB	
DESCRIPTION		DATE	
Second issue		16/09/2026	
PROJ REF.	4604	REVISION	02
DWG REF.			
Site Visit – Locations & Photographs			DWG No. S1

APPENDIX C – TABULATED RESULTS FOR DAYLIGHT & SUNLIGHT CALCULATIONS



Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
Unit 01														
Ground	R1		Residential	LKD	37.67	30.56	167	16.92	55%	150	50%	50%	4380	YES
First	R1		Residential	Bedroom	10.16	6.03	332	6.03	100%	100	50%	50%	4380	YES
Unit 02														
Ground	R1		Residential	LKD	25.91	20.15	180	12.23	61%	150	50%	50%	4380	YES
	R2		Residential	Bedroom	8.55	4.93	115	4.38	89%	100	50%	50%	4380	YES
Unit 03														
Ground	R1		Residential	Studio	29.78	23.53	251	18.75	80%	150	50%	50%	4380	YES
Unit 04														
Ground	R1		Residential	Studio	31.60	24.44	232	18.40	75%	150	50%	50%	4380	YES
Unit 05														
First	R1		Residential	LKD	27.07	20.47	483	20.47	100%	150	50%	50%	4380	YES
Second	R1		Residential	Bedroom	15.38	11.03	2063	11.03	100%	100	50%	50%	4380	YES
Unit 06														
First	R1		Residential	LKD	22.86	16.41	213	12.19	74%	150	50%	50%	4380	YES
Second	R1		Residential	Bedroom	15.49	11.13	2203	11.13	100%	100	50%	50%	4380	YES
Unit 07														
First	R1		Residential	LKD	26.57	19.21	190	13.47	70%	150	50%	50%	4380	YES
Second	R1		Residential	Bedroom	16.19	11.69	2123	11.69	100%	100	50%	50%	4380	YES
Unit 08														
First	R1		Residential	LKD	27.96	20.57	266	15.01	73%	150	50%	50%	4380	YES
Second	R1		Residential	Bedroom	15.89	11.46	2028	11.46	100%	100	50%	50%	4380	YES
Unit 09														
First	R1		Residential	LKD	24.08	17.59	308	14.82	84%	150	50%	50%	4380	YES
Second	R1		Residential	Bedroom	14.82	10.56	2028	10.56	100%	100	50%	50%	4380	YES



Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
Unit 10														
First	R1		Residential	LKD	31.32	24.00	602	23.62	98%	150	50%	50%	4380	YES
Second	R1		Residential	Bedroom	15.24	10.91	2039	10.91	100%	100	50%	50%	4380	YES



Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)		Rating
Unit 01									
Ground	R1	Residential	LKD	W1	288°N	0.000			
						0.000			
						0.000			
						0.000			
						0.000			
						0.000			
						0.000			
						0.000			
						0.000	Failed		
First	R1	Residential	Bedroom	W1	288°N	1.700			
						1.900			
						1.900		Minimum	
Unit 02									
Ground	R1	Residential	LKD	W1	18°N	0.000			
						0.000			
						0.000			
						0.000			
						0.000			
						0.000	Failed		
Ground	R2	Residential	Bedroom	W5	198° Inc	6.800			
						6.800		High	
Unit 03									
Ground	R1	Residential	Studio	W1	198°	6.800			
						7.200			
						7.100			
						7.200		High	



Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)		Rating
Unit 04									
Ground	R1		Residential	Studio	W1	198°	7.100		
					W2	198°	7.200		
					W3	288°N	1.900		
					W4	288°N	0.700		
					W5	288°N	0.100		
							7.200	High	
Unit 05									
First	R1		Residential	LKD	W1	288°N	1.400		
					W2	288°N	0.400		
					W3	18°N	0.000		
							1.700	Minimum	
Second	R1		Residential	Bedroom	W1	18°N Inc	0.200		
							0.200		
Unit 06									
First	R1		Residential	LKD	W1	18°N	0.000		
							0.000		
Second	R1		Residential	Bedroom	W1	18°N Inc	0.200		
					W2	198° Inc	5.500		
Unit 07									
First	R1		Residential	LKD	W1	18°N	0.000		
					W2	18°N	0.000		
Second	R1		Residential	Bedroom	W1	18°N Inc	0.200		
					W2	198° Inc	5.500		



Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)		Rating
Unit 08									
First	R1		Residential	LKD	W1	198°	7.100		High
					W2	198°	7.100		
							7.100		
Second	R1		Residential	Bedroom	W1	18°N Inc	0.200		Failed
Unit 09									
First	R1		Residential	LKD	W1	198°	7.100		High
					W2	198°	7.100		
							7.100		
Second	R1		Residential	Bedroom	W1	18°N Inc	0.100		Failed
Unit 10									
First	R1		Residential	LKD	W1	198°	7.100		High
					W2	198°	7.100		
					W3	288°N	1.300		
					W4	288°N	2.000		
					W5	288°N	1.500		
							7.100		
Second	R1		Residential	Bedroom	W1	18°N Inc	0.200		Failed