

DAYLIGHT AND SUNLIGHT REPORT

**Pinewood Campus,
Wokingham**

Client
Dandara

Dated
13 March 2026

Prepared by
James Williamson

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1 INSTRUCTIONS AND BRIEF

- 1.1 In accordance with your instructions, we have undertaken an assessment of the daylight and sunlight amenity received within a sample of the proposed dwellings at Pinewood Campus, Wokingham ('the site').
- 1.2 The site comprises a self-contained commercial campus located to the south-east of Wokingham on Nine Mile Ride. The proposed development comprises the redevelopment of the site to provide a new housing estate ('the development'). The site is surrounded by forest and we have been instructed to assess the daylight and sunlight amenity received to a sample of the proposed dwellings that face the woodland.
- 1.3 We have received the following documents and used them in preparing this report:
 - McBains: Proposed scheme drawings received on 3 March 2026.
 - Ruskins Tree Consultancy: Tree survey received on 4 March 2026.
- 1.4 Our study has been undertaken by preparing a three-dimensional computer model of the site and surrounding trees using the above information and has been carried out using the assessment methodologies recommended in the Building Research Establishment (BRE) Report 209, "Site Layout Planning for Daylight and Sunlight: A guide to good practice" (2022) ('the BRE guide').

2 PLANNING POLICY

National Policy

- 2.1 The revised National Planning Policy Framework ('NPPF') 2024 addresses the need for the flexible application of guidelines relating to daylight and sunlight under Section 11 'Making effective use of land'. Paragraph 130(c) under subsection "*Achieving appropriate densities*" states the following;

"Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

Local Policy

- 2.2 Paragraph R.18 of Wokingham Borough Council's Borough Design Guide (2012) states:

"Dwellings must be designed to provide appropriate levels of daylight and sunlight to new and existing properties.

Research, for instance by the World Health Organisation and MIT, has shown that natural lighting contributes to the health and well being of residents.

New housing should be designed to:

- *provide a reasonable outlook for each dwelling;*
- *be dual aspect where possible;*
- *avoid north facing, single aspect flats; and*
- *to have no material impact on levels of daylight in the habitable rooms of adjoining properties.*

This can be assessed using the methodology set out in BRE report BRE 209 'Site layout planning for daylight and sunlight'.

Where development proposals do not comply with the guideline, a more detailed assessment of daylight and sunlight should be provided to demonstrate there is no material impact, in accordance with the BRE guidance."

3 BRE REPORT “SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT: A GUIDE TO GOOD PRACTICE” (2022) (‘THE BRE GUIDELINES’)

3.1 Principles

- 3.1.1 Appendix A of this report provides an explanatory note which summarises the guidelines provided by the BRE. It is important to note that the introduction to the report stresses that the document is provided for guideline purposes only and it is not intended to be interpreted as a strict set of rules. It states that:

“The advice given here is not mandatory and this document 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 because natural lighting is only one of many factors in site layout design. (para. 1.6)

“In special circumstances the Developer or Planning Authority may wish to use different target values.” (para. 1.6)

“Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light”. (para. 2.2.3)

- 3.1.2 The BRE guidelines should be used in conjunction with the interior daylighting recommendations in BS EN 17037 “Daylight in buildings” and the CIBSE publication LG10 “Daylighting – a guide for designers”.

3.2 Daylight

- 3.2.1 The BRE guide states that:

“To check that adequate daylight is provided in new rooms, daylight factor or interior illuminance may be calculated and compared with the recommendations in BS EN 17037 Daylight in buildings.”

- 3.2.2 We have undertaken analysis using the Daylight Factor test which calculated by measuring the illuminance at a point on the reference plan in a space, divided by the illuminance on an unobstructed horizontal surface outdoors. A standard overcast sky is used, rather than climatic data, thus the assessment is independent of building orientation. A 300mm x 300mm assessment grid is used in each room, with a 300mm band from the edge of the walls.

- 3.2.3 The UK National Annex gives daylight recommendations of:

- 0.7% Daylight Factor for Bedrooms
- 1.1% Daylight Factor for Living Rooms
- 1.4% Daylight Factor for Kitchens

- 3.2.4 It is recommended that at least 50% of the assessment grid in each room should achieve the above target Daylight Factors.
- 3.2.5 The test accounts for internally and externally reflected daylight and the parameters applied are detailed on the drawings in Appendix B.
- 3.2.6 Appendix G of the BRE guide provides advice for assessing the effect of trees on daylight and sunlight amenity and states:

"If using the daylight factor method, the calculations should be repeated for summer and winter conditions and two sets of results shown. If the BS EN 17037 recommended values of daylight factor over at least half of an assessment grid are exceeded in both summer and winter, then daylight would be considered adequate... For a room where the recommendation is exceeded in winter, but not in summer, daylight provision year round is likely to be adequate, but it is clear that the trees are having some effect on daylight."

- 3.2.7 The trees have been modelled using the survey provided and the transparency and reflectance of the trees is based on the default recommendations provided by the BRE.

3.3 Sunlight

- 3.3.1 Sunlight has been assessed using the Sunlight Exposure test, which measures the sunlight received at the centre of a main window on 21 March. The BRE guide states that:

"In general a dwelling, or non-domestic building that has a particular requirement for sunlight, will appear reasonably sunlit provided:

- *At least one main window wall faces within 90 degrees of due south, and;*
- *A habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March. This is assessed at the inside centre of the window(s); sunlight received by different windows can be added provided they occur at different times and sunlight hours are not double counted.*

Where groups of dwellings are planned, site layout design should aim to maximise the number of dwellings with a main living room that meets the above recommendations."

- 3.3.2 In regard to the effect of trees, it is recommended that where trees may affect sunlight provision, the calculations should first be carried out with deciduous trees as opaque objects. The calculations could then be repeated without deciduous trees entirely.
- 3.3.3 If the minimum Sunlight Exposure recommendation is met with opaque trees then sunlight would be adequate. For a room where the recommendation is exceeded without trees, but not with opaque trees, sunlight provision may be adequate, but the trees will have some effect on the sunlight received.

4 LIGHT LEVELS TO RESIDENTIAL ACCOMMODATION WITHIN THE PROPOSED SCHEME

4.1 We have analysed the daylight and sunlight amenity to all habitable rooms within the development using the Daylight Factor and Sunlight Exposure tests, in line with the BRE guidelines. The location of the tested rooms and window references are shown on the drawings in Appendix B; the results are also appended in the relevant spreadsheets.

4.2 Daylight

4.2.1 As referenced above, there are mature deciduous trees surrounding the site and we have undertaken the Daylight Factor test including these in full leaf and bare branch. The Daylight Factor results with the trees in full leaf and bare branch are included in Appendices C and D, respectively.

4.2.2 The analysis results show that, when in full leaf, 55% of the rooms assessed would comply with the BRE guidelines. However, as outlined in Section 3, daylight provision year-round can be considered adequate if the BRE recommendation is met in winter but not in summer.

4.2.3 The results in Appendix D show that 98% of the rooms assessed would meet the BRE guidelines with the trees in bare branch, with only two second floor bedrooms in Plot 1 falling short of the BRE recommendation and all main living rooms assessed complying.

4.2.4 Accordingly, the results demonstrate that adequate levels of daylight would be received to the proposed dwellings assessed year-round.

4.3 Sunlight

4.3.1 Using the sunlight exposure test, we have analysed rooms that have at least one window facing within 90 degrees of due south and therefore with a reasonable expectation to be well sunlit.

4.3.2 As with daylight analysis, we have assessed the rooms with the trees in full leaf and bare branch and the results are included in Appendix C and D, respectively.

4.3.3 When in full leaf, 47 of the 59 rooms tested would meet or exceed the guidance, with at least one or more windows receiving at least 1.5 hours of sunlight on March 21st.

4.3.4 With the trees in bare branch, all but one of the rooms would exceed the recommendations given in the BRE report and that room would achieve 1.2 hours compared to the 1.5 recommended minimum.

4.3.5 As with daylight, the results demonstrate that adequate levels of sunlight would be received to the proposed dwellings.

5 CONCLUSION

- 5.1 Our analysis shows that 98% of the rooms assessed, including 100% of living rooms and kitchens, would comply with the BRE guidelines for daylight amenity during the winter months when the adjacent trees are bare branch.
- 5.2 Therefore, whilst a lower percentage of rooms (55%) would comply when the trees are in full leaf, in accordance with Appendix G of the BRE guide, the daylight provision within all the proposed dwellings assessed can be considered adequate.
- 5.3 We have assessed those rooms that have windows orientated in a southerly direction and therefore have a reasonable expectation of being well sunlit. During the summer months, 47 of the 59 rooms would meet or exceed the guidance, increasing to 58 rooms when assessed with the trees as bare branch.
- 5.4 Accordingly, the analysis results demonstrate that adequate levels of daylight and sunlight amenity would be received within the proposed habitable rooms, in accordance with national planning policy and the guidelines provided by the BRE.

APPENDIX A

BRE EXPLANATORY NOTE

BRE REPORT “SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT, A GUIDE TO GOOD PRACTICE” (2022) - EXPLANATORY NOTE AND METHODOLOGY

The 2022 edition of the BRE Report took effect in June 2022 and superseded the 2011 version. The below note summarises the recommended assessment methodologies, guidance and advice within the BRE Report, in conjunction with other key guidance documents that can be used for assessing the acceptability of developments in terms of any impact on daylight and sunlight to surrounding buildings.

Introduction

It is important to note that the introduction to the BRE Report stresses that the document is provided for guidance purposes only and it is not intended to be interpreted as a strict set of rules. It also suggests that it may be appropriate to adopt a flexible approach and alternative target values in dealing with “*special circumstances*” 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.*” This is amplified by the following extracts from the introduction and Section 2.2:

“The advice given here is not mandatory and this document 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 because natural lighting is only one of many factors in site layout design...”

“In special circumstances the Developer or Planning Authority may wish to use different target values.”

“Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light”.

The examples given in the BRE Report can be applied to any part of the country: suburban, urban and rural areas. The inflexible application of the target values given in the Report may make reaching the BRE criteria difficult in a tight, urban environment where there is unlikely to be the same expectation of daylight and sunlight amenity as in a suburban or rural environment.

Daylight

In summary, the BRE Report states that:

“If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building from the centre of the lowest window, subtends an angle of more than 25 degrees to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

the vertical sky component ['VSC'] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value;

the area of the working plane (0.85m above floor level in residential properties) in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, store rooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include, schools, hospitals, hotels and hostels, small workshops and some offices."

The Report also states that:

"Where room layouts are known, the impact on the daylighting distribution in the existing building can be found by plotting the 'no-sky line' in each of the main rooms. For houses this would include living rooms, dining rooms and kitchens; bedrooms should also be analysed, although they are less important. In non-domestic buildings each main room where daylight is expected should be investigated."

...Windows to bathrooms, toilets, store rooms, circulation areas and garages need not be analysed."

Guidance has been provided in the Second Edition of the report in relation to existing windows with balconies:

"Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light."

A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above."

Further guidance is provided in Appendix F on alternative target values when considering the loss of light to an existing building. F1 states the following:

"These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location. Such alternative targets may be generated from the layout dimensions of existing development"

Sunlight

The BRE Report advises that new development should take care to safeguard access to sunlight for existing buildings and any non-domestic buildings where there is a particular requirement for sunlight. In summary, the report states:

“If a living room of an existing dwelling has a main window facing within 90 degrees of due south, and any part of a new development subtends an angle of more than 25 degrees to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

- *receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and*
- *receives less than 0.8 times its former sunlight hours during either period and*
- *has a reduction in sunlight over the whole year greater than 4% of annual probable sunlight hours”*

The report also states that:

“...It is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within ninety-degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within ninety-degrees of due south anyway.”

Overshadowing

Section 3.3 of the BRE Report gives guidelines for protecting the sunlight to open spaces where it will be required. This would normally include:

- Gardens, usually the main back garden of a house and allotments;
- Parks and playing fields;
- Children's playgrounds;
- Outdoor swimming pools and paddling pools;
- Sitting out areas such as those between non-domestic buildings and in public squares; and
- Focal points for views such as a group of monuments or fountains.

In summary, the Report states that:

“It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least 2 hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive 2 hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least 2 hours of sunlight on 21 March.”

New Buildings

In relation to new buildings, the assessment methodology within the 2011 Edition has been withdrawn. The BRE Report has replaced the way in which we assess both daylight and sunlight amenity to new buildings.

Daylight

The BRE Report now states that: *“To check that adequate daylight is provided in new rooms, daylight factor or interior illuminance may be calculated and compared with the recommendations in BS EN 17037 Daylight in buildings.”*

BS EN 17037 provides two methodologies. One is based on target illuminances from daylight to be achieved over specified fractions of the reference plane (a plane at table top height covering the room) for at least half of the daylight hours in a typical year. The other, alternative, method is based on calculating the daylight factors achieved over specified fractions of the reference plane.

Illuminance (SDA)

This method involves using climatic data for the location of the site to calculate the illuminance (lux) from daylight at each point on an assessment grid (300mm x 300mm, excluding a 300mm band from the walls) on the reference plane at an at least hourly interval for a typical year.

The UK National Annex gives illuminance recommendations of:

- 100 lux in bedrooms;
- 150 lux in living rooms; and
- 200 lux in kitchens.

Where a room has a shared use, the highest target should apply. Although, the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design.

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.

When calculating illuminance, factors such as the light transmittance and ratio of window frame to glass should be considered, together with the reflectance level of internal and external surfaces and allowances for dirt build up on the window.

Daylight Factor

The daylight factor 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, rather than climatic data, thus the assessment is independent of building orientation. Similar to the illuminance methodology, a 300mm x 300mm grid is used with a 300mm band from the edge of the walls and at least 50% of the assessment grid should achieve the target daylight factors.

The UK National Annex gives daylight recommendations of:

- 0.7% Daylight Factors for Bedrooms
- 1.1% Daylight Factors for Living Rooms
- 1.4% Daylight Factors for Kitchens

Similar to the illuminance methodology, internal and external reflectance values and glazing transmission needs to be taken into account. With the exception of living/kitchen/dining rooms, where a room has a dual use, the higher target should be applied.

Sunlight

Sunlight Exposure (SE)

The BRE Report no longer recommends the use of the APSH assessment to assess sunlight potential in new dwellings. The BRE Report concludes that a dwelling will appear reasonably sunlit provided the following criteria are met:

- At least one main window wall faces within 90 degrees of due south, and;
- A habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March. This is assessed at the inside centre of the window(s); sunlight received by different windows can be added provided they occur at different times and sunlight hours are not double counted.

Analysis Factors Applied

The following criteria have been applied for the daylight assessment:

- Glazing Transmittance:
 - Double Glazing: 0.68;
- Maintenance Factor:
 - Obstructed Windows (Beneath Balconies): 0.76;
 - Unobstructed Windows: 0.92;
- Frame to Glazing Ratio:
 - Bespoke to Window;
- Internal Reflectance Values:
 - Walls: 0.8;
 - Floors: 0.4;
 - Ceilings: 0.8;

APPENDIX B
DRAWINGS



KEY

xx Analysed property

SOURCES OF INFORMATION:
Dandara proposed scheme received on 03/03/2026

CLIENT
Dandara

PROJECT
Nine Mile Ride, Wokingham RG40

DRAWING TITLE
Proposed Plan

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DRAWN BY JH	CHECKED BY BG

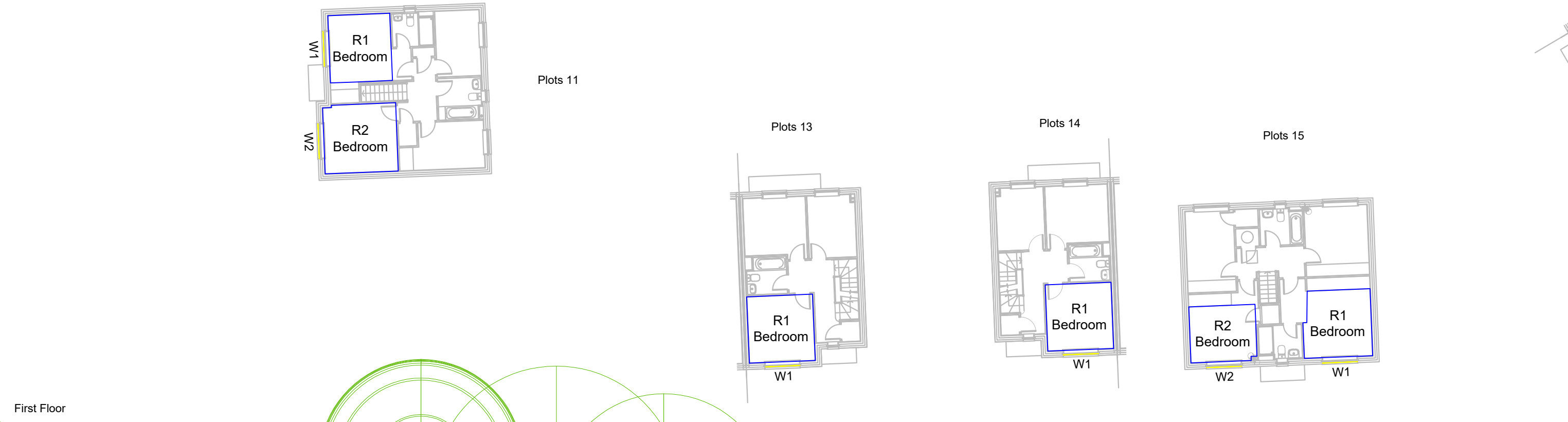
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Ground Floor

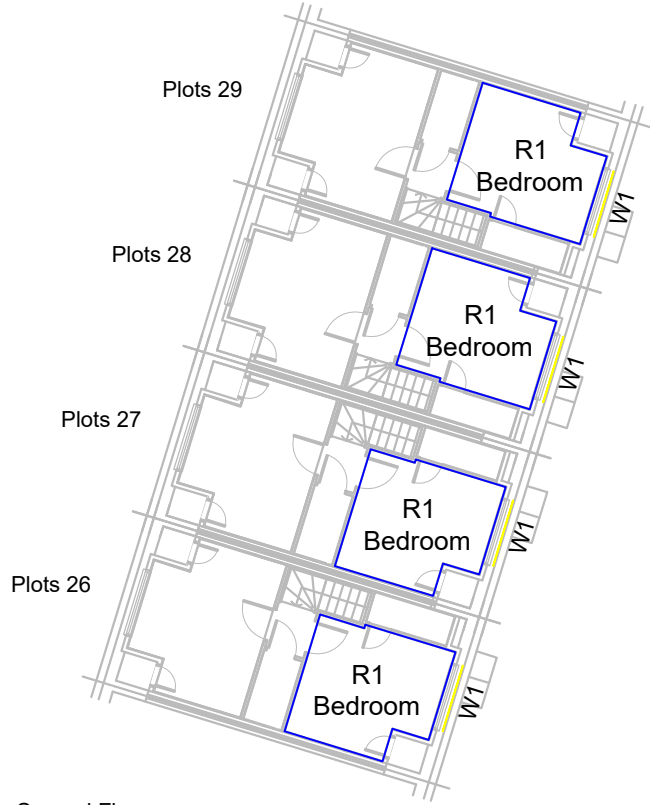
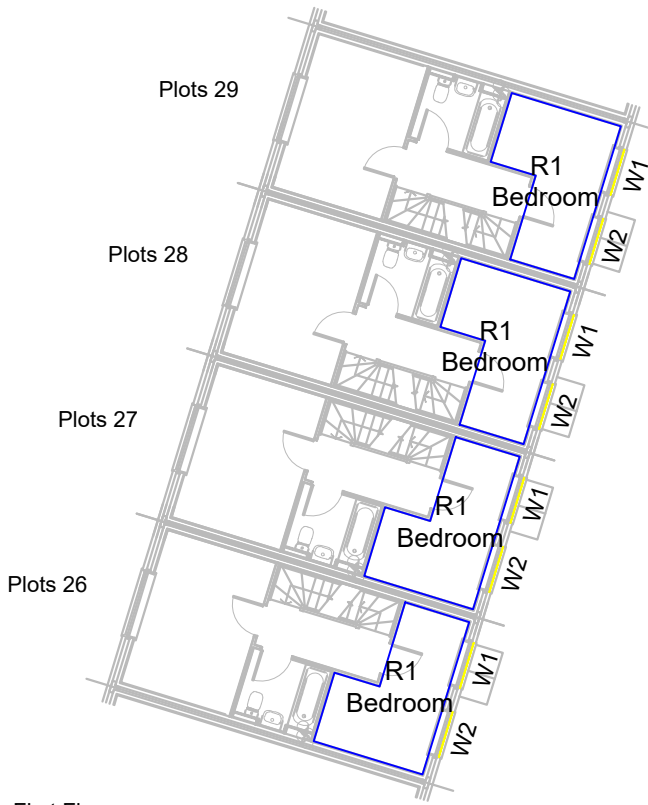
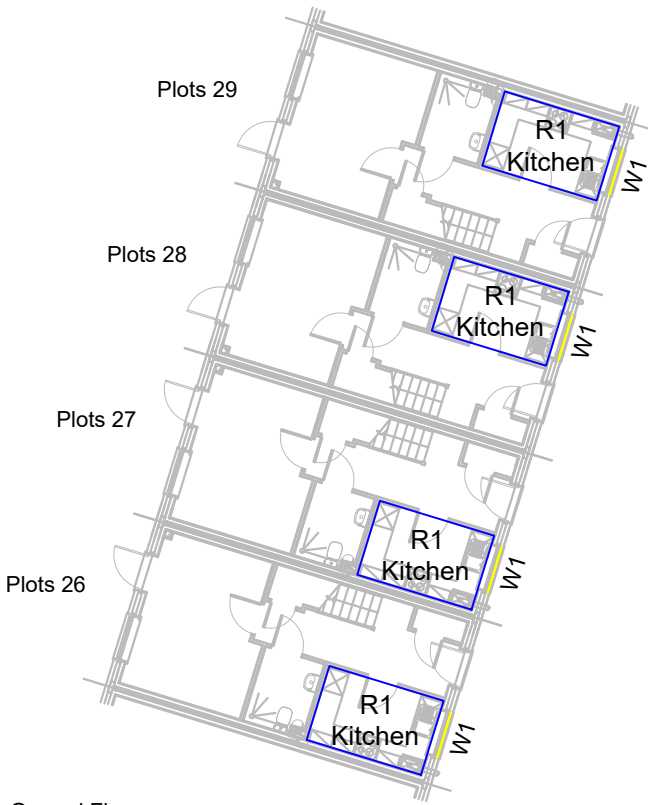
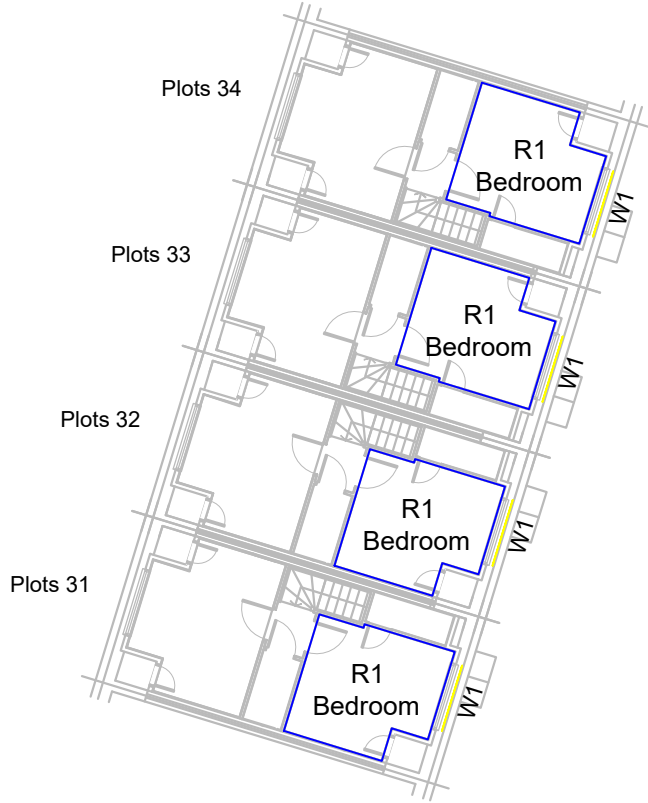
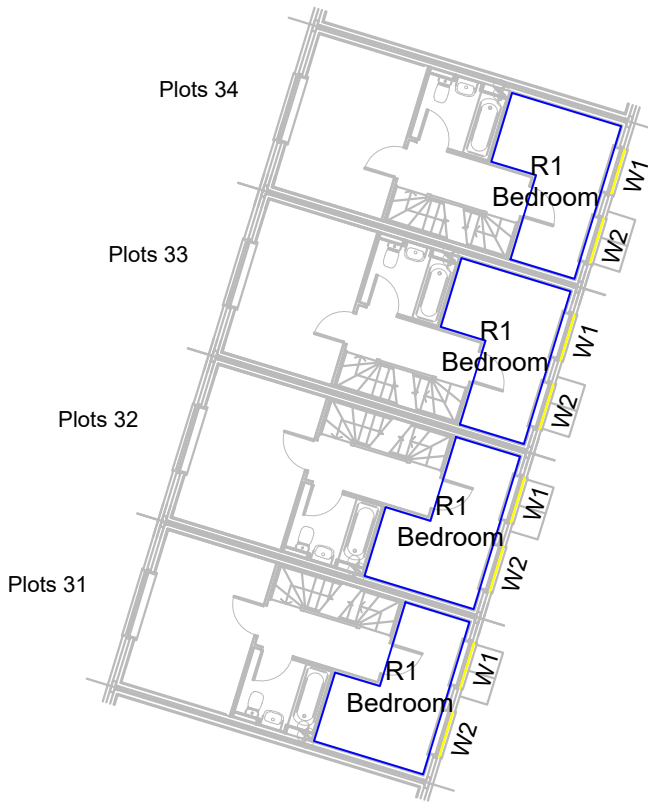
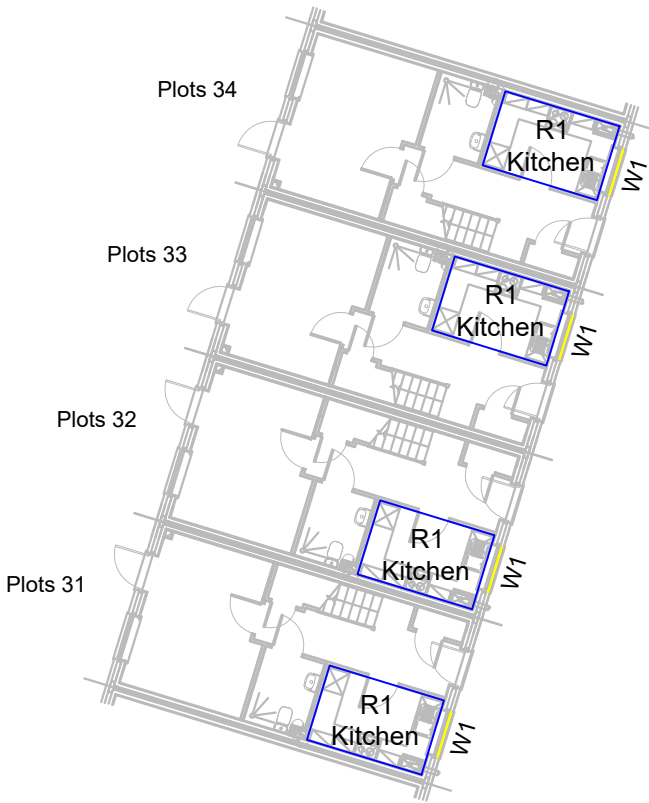


First Floor

KEY xx Analysed Room	SOURCES OF INFORMATION: Dandara proposed scheme received on 03/03/2026	ANALYSIS PARAMETERS: Maintenance Factor - Unobstructed windows: 0.92 Obstructed windows: 0.76 Window diffuse transmittance - 0.68 Frame to Glazing Ratio - Bespoke Reflectivities (internal materials) - Walls: 0.80 Floors: 0.40 Ceilings: 0.80 Window frames:0.60 Reflectivities (external materials R,G,B) - Red Brick: 0.20 Concrete: 0.30 Medium Brick: 0.40 Light wood: 0.40 Light render: 0.60 Matt Aluminium: 0.45 <i>All other reflectances: 0.20</i>		CLIENT Dandara	SCALE 1:200 @A3	DATE Mar-26
				PROJECT Nine Mile Ride, Wokingham RG40	DRAWN BY JH	CHECKED BY BG
				DRAWING TITLE Proposed Plan	DWG No. D+S/1/ 502	REV.

CONSIL





Ground Floor

First Floor

Second Floor

KEY

xx Analysed Room

SOURCES OF INFORMATION:
Dandara proposed scheme received on 03/03/2026

ANALYSIS PARAMETERS:
Maintenance Factor -
Unobstructed windows: 0.92
Obstructed windows: 0.76
Window diffuse transmittance - 0.68
Frame to Glazing Ratio - Bespoke
Reflectivities (internal materials) -
Walls: 0.80 Floors: 0.40
Ceilings: 0.80 Window frames: 0.60
Reflectivities (external materials R,G,B) -
Red Brick: 0.20 Concrete: 0.30
Medium Brick: 0.40 Light wood: 0.40
Light render: 0.60 Matt Aluminium: 0.45
All other reflectances: 0.20



CLIENT
Dandara

PROJECT
Nine Mile Ride, Wokingham RG40

DRAWING TITLE
Proposed Plan

SCALE 1:200 @A3	DATE Mar-26
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DWG No. D+S/1/ 504	REV.



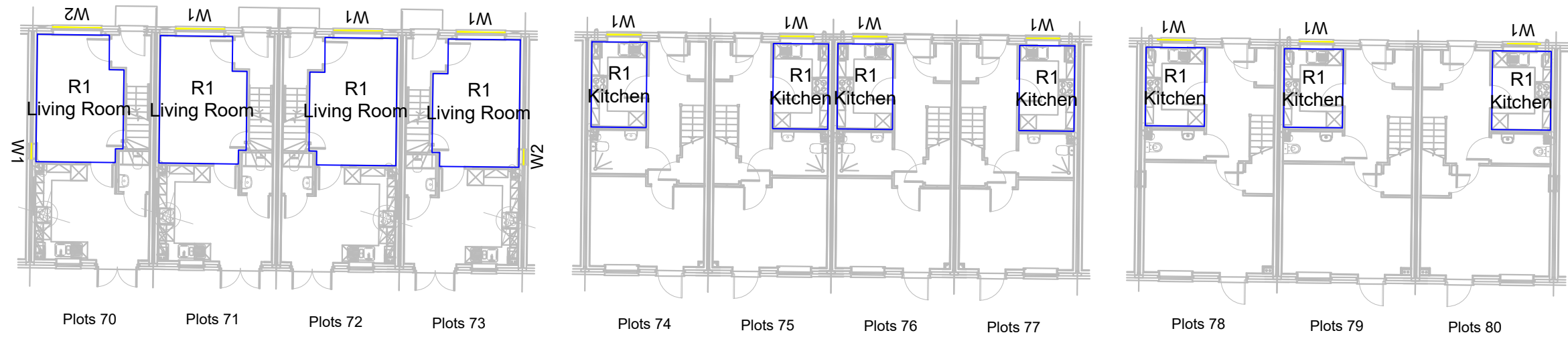
Ground Floor



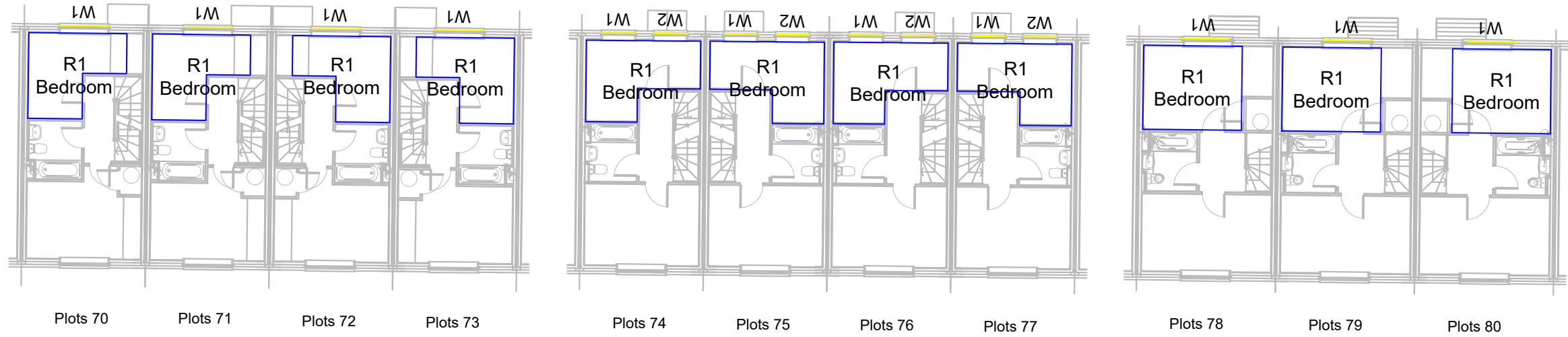
First Floor

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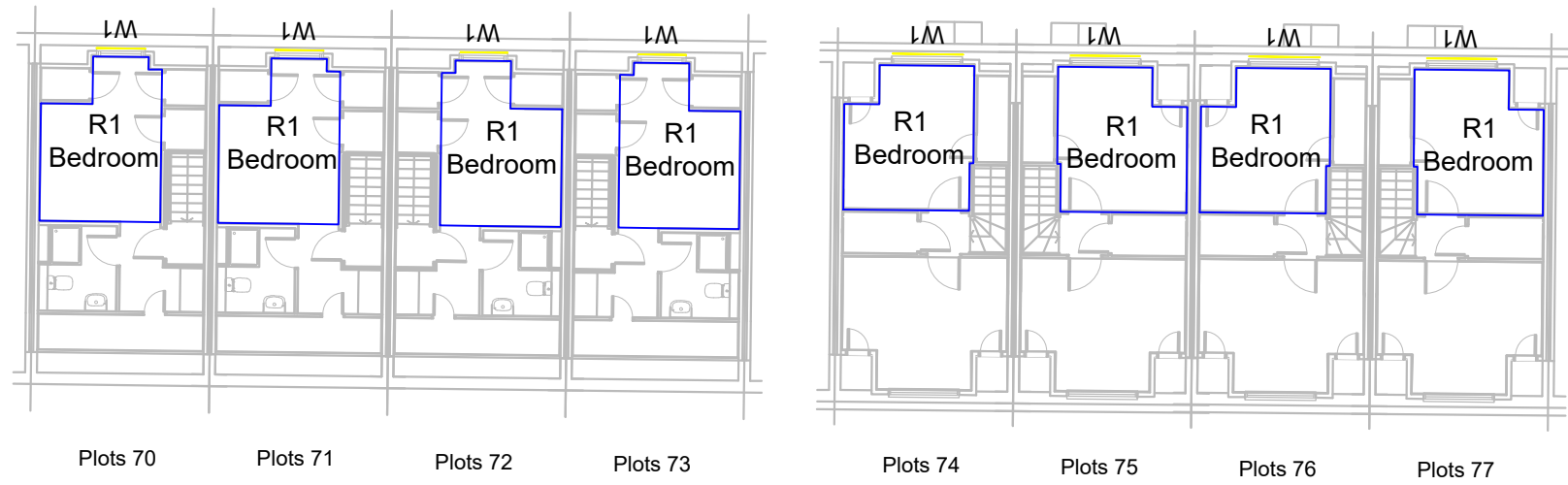
CONSIL



Ground Floor



First Floor



Second Floor

KEY

xx Analysed Room

SOURCES OF INFORMATION:

Dandara proposed scheme received on 03/03/2026

-

ANALYSIS PARAMETERS:

Maintenance Factor -

Unobstructed windows: 0.92

Obstructed windows: 0.76

Window diffuse transmittance - 0.68

Frame to Glazing Ratio - Bespoke

Reflectivities (internal materials) -

Walls: 0.80 Floors: 0.40

Ceilings: 0.80 Window frames: 0.60

Reflectivities (external materials R,G,B) -

Red Brick: 0.20 Concrete: 0.30

Medium Brick: 0.40 Light wood: 0.40

Light render: 0.60 Matt Aluminium: 0.45

All other reflectances: 0.20

CLIENT

Dandara

PROJECT

Nine Mile Ride, Wokingham RG40

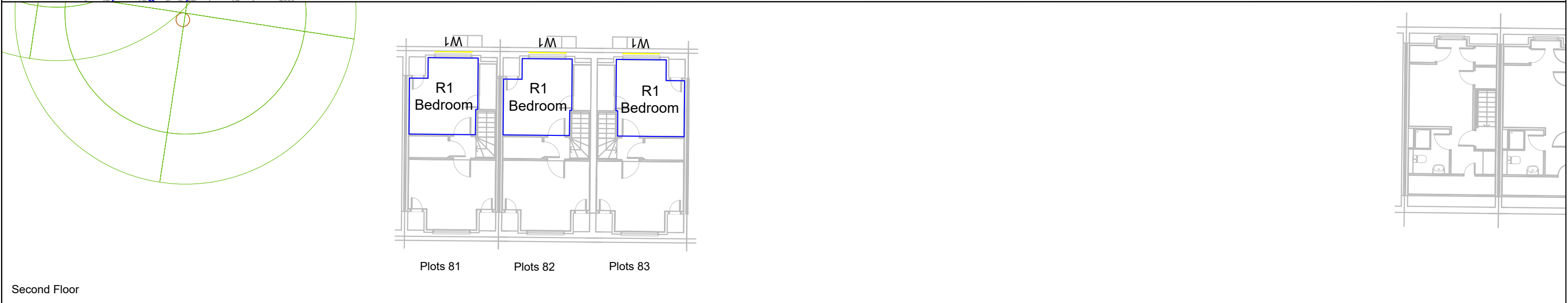
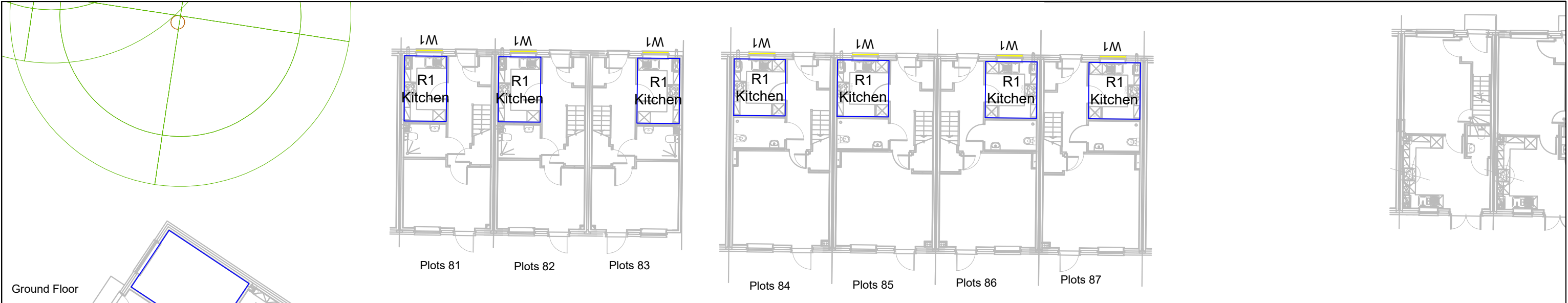
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Proposed Plan

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JH	BG

DWG No.	REV.
D+S/1/ 506	

CONSIL



KEY

xx

Analysed Room

SOURCES OF INFORMATION:

Dandara proposed scheme received on 03/03/2026

ANALYSIS PARAMETERS:

Maintenance Factor -

Unobstructed windows: 0.92

Obstructed windows: 0.76

Window diffuse transmittance - 0.68

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All other reflectances: 0.20

CLIENT

Dandara

PROJECT

Nine Mile Ride, Wokingham RG40

DRAWING TITLE

Proposed Plan

SCALE

1:200 @A3

DRAWN BY

JH

DWG No.

D+S/1/ 507

DATE

Mar-26

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KEY

xx Analysed Room



SOURCES OF INFORMATION:
Dandara proposed scheme received on 03/03/2026

ANALYSIS PARAMETERS:

Maintenance Factor -
Unobstructed windows: 0.92
Obstructed windows: 0.76

Window diffuse transmittance - 0.68

Frame to Glazing Ratio - Bespoke

Reflectivities (internal materials) -
Walls: 0.80 Floors: 0.40
Ceilings: 0.80 Window frames: 0.60

Reflectivities (external materials R,G,B) -
Red Brick: 0.20 Concrete: 0.30
Medium Brick: 0.40 Light wood: 0.40
Light render: 0.60 Matt Aluminium: 0.45
All other reflectances: 0.20



CLIENT
Dandara

PROJECT
Nine Mile Ride, Wokingham RG40

DRAWING TITLE
Proposed Plan

SCALE
1:250 @A3

DRAWN BY
JH

DATE
Mar-26

CHECKED BY
BG

DWG No.
D+S/1/ 508

REV.





KEY

xx Analysed Room

SOURCES OF INFORMATION:
Dandara proposed scheme received on 03/03/2026

ANALYSIS PARAMETERS:

Maintenance Factor -
Unobstructed windows: 0.92
Obstructed windows: 0.76

Window diffuse transmittance - 0.68

Frame to Glazing Ratio - Bespoke

Reflectivities (internal materials) -
Walls: 0.80 Floors: 0.40
Ceilings: 0.80 Window frames: 0.60

Reflectivities (external materials R,G,B) -
Red Brick: 0.20 Concrete: 0.30
Medium Brick: 0.40 Light wood: 0.40
Light render: 0.60 Matt Aluminium: 0.45
All other reflectances: 0.20



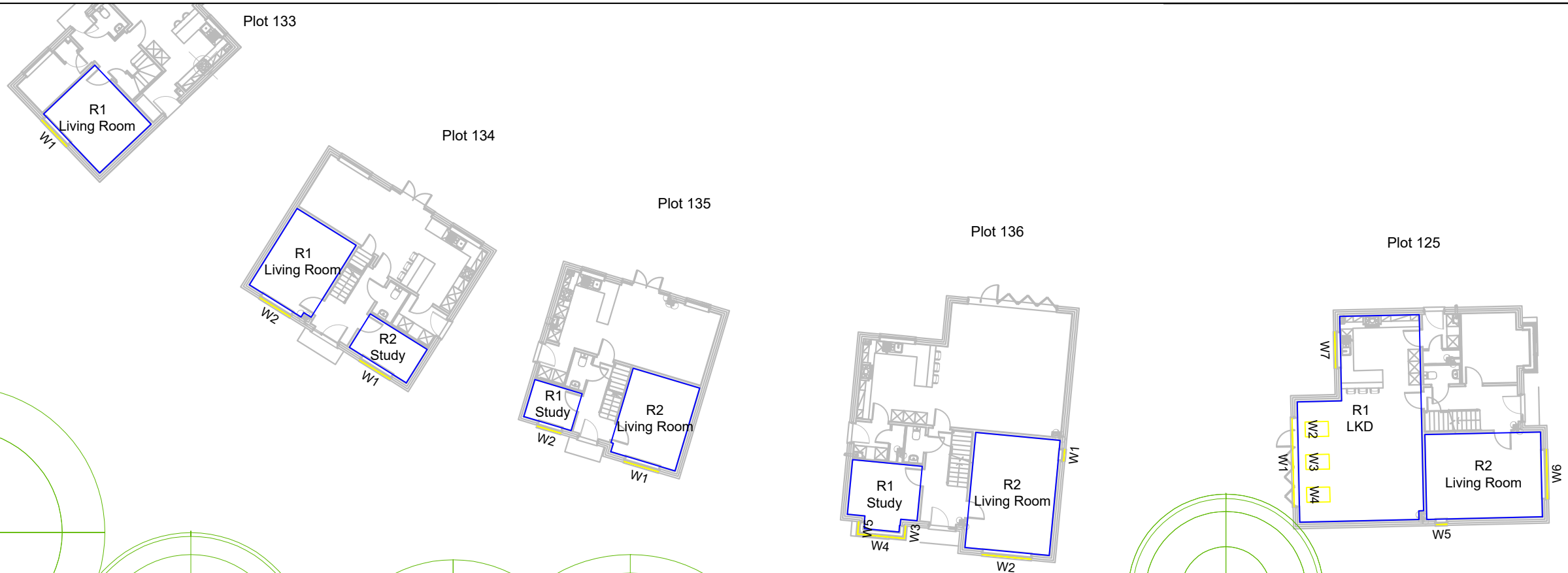
CLIENT
Dandara

PROJECT
Nine Mile Ride, Wokingham RG40

DRAWING TITLE
Proposed Plan

SCALE 1:250 @A3	DATE Mar-26
DRAWN BY JH	CHECKED BY BG
DWG No. D+S/1/ 509	
REV.	

CONSIL



KEY xx Analysed Room 	SOURCES OF INFORMATION: Dandara proposed scheme received on 03/03/2026 -	ANALYSIS PARAMETERS: Maintenance Factor - Unobstructed windows: 0.92 Obstructed windows: 0.76 Window diffuse transmittance - 0.68 Frame to Glazing Ratio - Bespoke Reflectivities (internal materials) - Walls: 0.80 Floors: 0.40 Ceilings: 0.80 Window frames: 0.60 Reflectivities (external materials R,G,B) - Red Brick: 0.20 Concrete: 0.30 Medium Brick: 0.40 Light wood: 0.40 Light render: 0.60 Matt Aluminium: 0.45 <i>All other reflectances: 0.20</i>		CLIENT Dandara	SCALE 1:250 @A3	DATE Mar-26
		PROJECT Nine Mile Ride, Wokingham RG40		DRAWN BY JH	CHECKED BY BG	
	DRAWING TITLE Proposed Plan	DWG No. D+S/1/ 510		REV.		

APPENDIX C

DAYLIGHT FACTOR AND SUNLIGHT EXPOSURE RESULTS SPREADSHEETS (TREES IN FULL LEAF)

Floor Ref.	Room Ref.	Ploterty Type	Room Use.	Room Area (m²)	Effective Area (m²)	Median DF	Area Meeting Target DF (m²)	Area Meeting Target DF	Target DF
Plot 1									
Ground	R1	Residential	Living Room	17.89	17.36	0.50%	3.50	20%	1.10%
	R2	Residential	KD	16.73	16.22	1.40%	14.80	91%	1.10%
First	R1	Residential	Bedroom	9.52	9.16	0.60%	4.11	45%	0.70%
	R2	Residential	Bedroom	8.65	8.30	0.70%	4.90	59%	0.70%
	R3	Residential	Bedroom	7.54	7.22	1.20%	6.95	96%	0.70%
Second	R1	Residential	Bedroom	15.92	15.42	0.30%	3.69	24%	0.70%
	R2	Residential	Bedroom	11.31	10.80	0.30%	4.58	42%	0.70%
Plot 2									
Ground	R1	Residential	Living Room	15.51	15.03	0.50%	2.57	17%	1.10%
First	R1	Residential	Bedroom	11.55	11.15	0.70%	6.33	57%	0.70%
Plot 4									
Ground	R1	Residential	Living Room	15.45	14.97	0.70%	3.78	25%	1.10%
First	R1	Residential	Bedroom	10.31	9.93	1.00%	9.55	96%	0.70%
	R2	Residential	Study	4.07	3.83	1.70%	3.46	90%	1.10%
	R3	Residential	Bedroom	11.51	11.10	0.50%	4.10	37%	0.70%
Plot 5									
Ground	R1	Residential	Living Room	14.96	14.49	0.80%	4.77	33%	1.10%
First	R1	Residential	Bedroom	8.66	8.31	0.80%	5.93	71%	0.70%
Plot 6									
Ground	R1	Residential	Living Room	17.92	17.39	1.00%	8.33	48%	1.10%
Plot 11									
Ground	R1	Residential	Study	4.88	4.62	2.60%	4.62	100%	1.10%
	R2	Residential	Living Room	15.30	14.83	1.10%	7.41	50%	1.10%
First	R1	Residential	Bedroom	11.04	10.65	1.30%	10.59	99%	0.70%
	R2	Residential	Bedroom	13.14	12.70	1.30%	12.64	100%	0.70%
Plot 13									
Ground	R1	Residential	Living Room	15.51	15.03	0.60%	2.57	17%	1.10%
First	R1	Residential	Bedroom	11.55	11.15	0.70%	5.67	51%	0.70%
Plot 14									
Ground	R1	Residential	Living Room	15.51	15.03	0.50%	2.31	15%	1.10%
First	R1	Residential	Bedroom	11.55	11.15	0.60%	5.48	49%	0.70%
Plot 15									
Ground	R1	Residential	Study	6.77	6.45	1.30%	4.96	77%	1.10%
	R2	Residential	Living Room	15.89	15.41	0.50%	2.22	14%	1.10%
First	R1	Residential	Bedroom	11.74	11.32	0.60%	4.49	40%	0.70%
	R2	Residential	Bedroom	9.75	9.37	0.70%	4.82	51%	0.70%
Plot 23									
Ground	R1	Residential	Living Room	17.92	17.39	1.10%	8.86	51%	1.10%
Plot 24									
Ground	R1	Residential	Living Room	14.96	14.49	1.10%	7.37	51%	1.10%
First	R1	Residential	Bedroom	8.66	8.31	1.50%	7.89	95%	0.70%
Plot 25									
Ground	R1	Residential	Living Room	15.52	15.05	0.60%	3.79	25%	1.10%
First	R1	Residential	Bedroom	9.35	8.99	1.10%	8.42	94%	0.70%
Plot 26									
Ground	R1	Residential	Kitchen	6.47	6.16	0.80%	1.99	32%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	2.00%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	0.80%	8.76	80%	0.70%

Dandara Plotosed scheme received on 03/03/2026

Floor Ref.	Room Ref.	Ploterty Type	Room Use.	Room Area (m²)	Effective Area (m²)	Median DF	Area Meeting Target DF (m²)	Area Meeting Target DF	Target DF
Plot 27									
Ground	R1	Residential	Kitchen	6.47	6.16	1.00%	2.25	36%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	2.30%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	0.90%	10.41	96%	0.70%
Plot 28									
Ground	R1	Residential	Kitchen	6.47	6.16	1.30%	2.83	46%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	2.70%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	1.10%	10.10	93%	0.70%
Plot 29									
Ground	R1	Residential	Kitchen	6.47	6.16	1.50%	3.53	57%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	3.10%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	1.20%	10.71	98%	0.70%
Plot 31									
Ground	R1	Residential	Kitchen	6.47	6.16	1.80%	4.43	72%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	3.50%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	1.40%	10.83	99%	0.70%
Plot 32									
Ground	R1	Residential	Kitchen	6.47	6.16	1.90%	4.43	72%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	3.60%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	1.40%	10.83	99%	0.70%
Plot 33									
Ground	R1	Residential	Kitchen	6.47	6.16	1.80%	4.49	73%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	3.40%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	1.40%	10.83	99%	0.70%
Plot 34									
Ground	R1	Residential	Kitchen	6.47	6.16	1.80%	4.49	73%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	3.40%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	1.40%	10.83	99%	0.70%
Plot 47									
Ground	R1	Residential	Living Room	14.96	14.49	0.70%	3.94	27%	1.10%
First	R1	Residential	Bedroom	8.66	8.31	0.80%	4.87	59%	0.70%
Plot 48									
Ground	R1	Residential	Living Room	14.22	14.06	0.60%	3.70	26%	1.10%
First	R1	Residential	Bedroom	9.33	9.21	1.10%	8.43	92%	0.70%
Plot 49									
Ground	R1	Residential	Living Room	14.22	14.06	0.70%	4.06	29%	1.10%
First	R1	Residential	Bedroom	9.33	9.21	1.20%	9.01	98%	0.70%
Plot 50									
Ground	R1	Residential	Living Room	14.96	14.49	1.30%	10.36	71%	1.10%
First	R1	Residential	Bedroom	8.66	8.31	1.30%	8.13	98%	0.70%
Plot 70									
Ground	R1	Residential	Living Room	14.40	13.92	0.90%	5.87	42%	1.10%
First	R1	Residential	Bedroom	8.74	8.33	1.30%	6.94	83%	0.70%
Second	R1	Residential	Bedroom	11.36	10.93	0.60%	4.67	43%	0.70%
Plot 71									
Ground	R1	Residential	Living Room	14.40	13.92	0.60%	3.73	27%	1.10%
First	R1	Residential	Bedroom	8.74	8.33	1.30%	7.45	89%	0.70%
Second	R1	Residential	Bedroom	11.36	10.93	0.60%	4.85	44%	0.70%

Floor Ref.	Room Ref.	Ploterty Type	Room Use.	Room Area (m²)	Effective Area (m²)	Median DF	Area Meeting Target DF (m²)	Area Meeting Target DF	Target DF
Plot 72									
Ground	R1	Residential	Living Room	14.40	13.92	0.70%	3.75	27%	1.10%
First	R1	Residential	Bedroom	8.74	8.33	1.30%	6.94	83%	0.70%
Second	R1	Residential	Bedroom	11.36	10.93	0.60%	4.79	44%	0.70%
Plot 73									
Ground	R1	Residential	Living Room	14.40	13.92	0.70%	4.12	30%	1.10%
First	R1	Residential	Bedroom	8.74	8.33	1.40%	7.32	88%	0.70%
Second	R1	Residential	Bedroom	11.36	10.93	0.60%	4.79	44%	0.70%
Plot 74									
Ground	R1	Residential	Kitchen	6.47	6.16	0.90%	2.12	34%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	2.10%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	0.90%	7.85	72%	0.70%
Plot 75									
Ground	R1	Residential	Kitchen	6.47	6.16	0.90%	2.18	35%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	2.10%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	0.80%	7.49	69%	0.70%
Plot 76									
Ground	R1	Residential	Kitchen	6.47	6.16	0.80%	1.99	32%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	1.90%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	0.80%	6.21	57%	0.70%
Plot 77									
Ground	R1	Residential	Kitchen	6.47	6.16	0.80%	1.86	30%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	1.90%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	0.70%	6.09	56%	0.70%
Plot 78									
Ground	R1	Residential	Kitchen	6.38	6.07	0.80%	1.84	30%	1.40%
First	R1	Residential	Bedroom	11.30	10.90	0.70%	5.71	52%	0.70%
Plot 79									
Ground	R1	Residential	Kitchen	6.38	6.07	0.80%	1.72	28%	1.40%
First	R1	Residential	Bedroom	11.30	10.90	0.60%	5.38	49%	0.70%
Plot 80									
Ground	R1	Residential	Kitchen	6.38	6.07	0.90%	1.84	30%	1.40%
First	R1	Residential	Bedroom	11.30	10.90	0.70%	6.42	59%	0.70%
Plot 81									
Ground	R1	Residential	Kitchen	6.47	6.16	0.60%	1.03	17%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	1.20%	8.58	91%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	0.50%	4.50	41%	0.70%
Plot 82									
Ground	R1	Residential	Kitchen	6.47	6.16	0.70%	1.48	24%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	1.30%	9.29	99%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	0.60%	5.05	46%	0.70%
Plot 83									
Ground	R1	Residential	Kitchen	6.47	6.16	0.70%	1.54	25%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	1.40%	9.35	99%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	0.60%	5.17	47%	0.70%
Plot 84									
Ground	R1	Residential	Kitchen	6.85	6.54	0.60%	1.37	21%	1.40%
First	R1	Residential	Bedroom	10.76	10.37	0.50%	3.95	38%	0.70%

Floor Ref.	Room Ref.	Ploterty Type	Room Use.	Room Area (m²)	Effective Area (m²)	Median DF	Area Meeting Target DF (m²)	Area Meeting Target DF	Target DF
Plot 85									
Ground	R1	Residential	Kitchen	6.85	6.54	0.60%	1.25	19%	1.40%
First	R1	Residential	Bedroom	10.76	10.37	0.50%	3.76	36%	0.70%
Plot 86									
Ground	R1	Residential	Kitchen	6.85	6.54	0.60%	1.19	18%	1.40%
First	R1	Residential	Bedroom	10.76	10.37	0.50%	3.95	38%	0.70%
Plot 87									
Ground	R1	Residential	Kitchen	6.85	6.54	0.60%	1.31	20%	1.40%
First	R1	Residential	Bedroom	10.76	10.37	0.50%	3.89	38%	0.70%
Plot 105									
Ground	R1	Residential	Living Room	14.78	14.32	0.60%	3.58	25%	1.10%
First	R1	Residential	Bedroom	11.78	11.33	0.60%	5.57	49%	0.70%
	R2	Residential	Bedroom	8.88	8.50	3.20%	8.50	100%	0.70%
Plot 106									
Ground	R1	Residential	Study	6.77	6.45	1.80%	6.39	99%	1.10%
	R2	Residential	Living Room	15.89	15.41	0.70%	4.62	30%	1.10%
First	R1	Residential	Bedroom	11.74	11.32	0.80%	7.01	62%	0.70%
	R2	Residential	Bedroom	9.75	9.37	1.20%	8.78	94%	0.70%
Plot 107									
Ground	R1	Residential	Study	4.93	4.67	1.40%	3.97	85%	1.10%
	R2	Residential	Living Room	14.83	14.37	0.70%	3.51	24%	1.10%
First	R1	Residential	Bedroom	6.72	6.41	0.90%	4.74	74%	0.70%
	R2	Residential	Bedroom	13.88	13.43	0.60%	5.81	43%	0.70%
Second	R1	Residential	Bedroom	19.20	18.64	0.60%	8.84	47%	0.70%
Plot 108									
Ground	R1	Residential	Living Room	15.45	14.97	0.70%	4.35	29%	1.10%
First	R1	Residential	Bedroom	11.51	11.10	0.60%	4.49	40%	0.70%
	R2	Residential	Study	4.07	3.83	1.70%	3.46	90%	1.10%
	R3	Residential	Bedroom	10.31	9.93	1.00%	9.68	97%	0.70%
Plot 109									
Ground	R1	Residential	Living Room	15.45	14.97	0.60%	3.07	21%	1.10%
First	R1	Residential	Bedroom	11.51	11.10	0.50%	4.30	39%	0.70%
	R2	Residential	Study	4.07	3.83	1.30%	2.43	63%	1.10%
	R3	Residential	Bedroom	10.31	9.93	0.80%	6.56	66%	0.70%
Plot 116									
Ground	R1	Residential	Living Room	17.89	17.54	1.00%	7.94	45%	1.10%
First	R1	Residential	Bedroom	9.52	9.16	1.00%	8.10	88%	0.70%
Second	R1	Residential	Bedroom	15.92	15.58	0.50%	5.77	37%	0.70%
Plot 117									
Ground	R1	Residential	Study	6.77	6.45	2.60%	6.45	100%	1.10%
	R2	Residential	Living Room	15.89	15.41	1.00%	6.78	44%	1.10%
First	R1	Residential	Bedroom	11.74	11.32	1.20%	10.67	94%	0.70%
	R2	Residential	Bedroom	9.75	9.37	1.60%	9.37	100%	0.70%
Plot 118									
Ground	R1	Residential	Study	6.77	6.45	2.60%	6.45	100%	1.10%
	R2	Residential	Living Room	15.89	15.41	1.00%	6.84	44%	1.10%
First	R1	Residential	Bedroom	11.74	11.32	1.10%	10.61	94%	0.70%
	R2	Residential	Bedroom	9.75	9.37	1.60%	9.37	100%	0.70%

Dandara Plotosed scheme received on 03/03/2026

Floor Ref.	Room Ref.	Ploterty Type	Room Use.	Room Area (m²)	Effective Area (m²)	Median DF	Area Meeting Target DF (m²)	Area Meeting Target DF	Target DF
Plot 119									
Ground	R1	Residential	Living Room	14.83	14.37	0.40%	1.50	10%	1.10%
	R2	Residential	Study	4.93	4.67	0.80%	1.34	29%	1.10%
First	R1	Residential	Bedroom	13.88	13.43	0.30%	2.39	18%	0.70%
	R2	Residential	Bedroom	6.72	6.41	0.50%	1.99	31%	0.70%
Second	R1	Residential	Bedroom	19.20	18.64	0.80%	10.77	58%	0.70%
Plot 125									
Ground	R1	Residential	LKD	55.28	54.29	1.50%	39.19	72%	1.10%
	R2	Residential	Living Room	25.12	24.51	1.00%	12.16	50%	1.10%
First	R1	Residential	Bedroom	10.71	10.32	0.80%	6.88	67%	0.70%
	R2	Residential	Bedroom	15.77	15.24	1.30%	13.85	91%	0.70%
Plot 133									
Ground	R1	Residential	Living Room	14.78	14.32	0.60%	3.77	26%	1.10%
First	R1	Residential	Bedroom	8.88	8.50	3.50%	8.50	100%	0.70%
	R2	Residential	Bedroom	11.78	11.33	0.70%	5.70	50%	0.70%
Plot 134									
Ground	R1	Residential	Living Room	15.89	15.41	0.70%	4.69	30%	1.10%
	R2	Residential	Study	6.77	6.45	1.90%	6.27	97%	1.10%
First	R1	Residential	Bedroom	9.75	9.37	1.20%	9.04	96%	0.70%
	R2	Residential	Bedroom	11.74	11.32	0.90%	7.85	69%	0.70%
Plot 135									
Ground	R1	Residential	Study	4.88	4.62	1.10%	2.71	59%	1.10%
	R2	Residential	Living Room	15.30	14.83	0.50%	2.49	17%	1.10%
First	R1	Residential	Bedroom	11.04	10.65	0.70%	5.67	53%	0.70%
	R2	Residential	Bedroom	13.14	12.70	0.70%	7.02	55%	0.70%
Plot 136									
Ground	R1	Residential	Study	10.95	10.54	0.70%	2.16	20%	1.10%
	R2	Residential	Living Room	25.12	24.51	0.60%	4.39	18%	1.10%
First	R1	Residential	Bedroom	9.96	9.56	0.80%	7.44	78%	0.70%
	R2	Residential	Bedroom	15.77	15.24	0.60%	5.69	37%	0.70%

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Window Orientation	Plotosed Sunlight Exposure (Hours)	Rating
Plot 1						
Ground	R1	Living Room	W1	60°N	0	Medium
			W2	60°N	0	
			W3	150°	4	
Ground	R2	KD	W4	150°	2.7	High
			W5	240° Inc	3	
					4.5	
First	R1	Bedroom	W1	150°	4.9	High
					4.9	
First	R2	Bedroom	W2	150°	4.9	High
					4.9	
First	R3	Bedroom	W3	240° Inc	4.5	High
					4.5	
Second	R1	Bedroom	W1	150°	5.2	High
					5.2	
Second	R2	Bedroom	W2	150°	5.6	High
					5.6	
Plot 5						
Ground	R1	Living Room	W1	65°N	0.6	Minimum
			W2	155°	2.6	
					2.6	
Plot 11						
Ground	R1	Study	W1	268°	1.3	Failed
					1.3	
Ground	R2	Living Room	W2	268°	1.3	Failed
					1.3	
First	R1	Bedroom	W1	268°	1.9	Minimum
					1.9	
First	R2	Bedroom	W2	268°	2.4	Minimum
					2.4	
Plot 13						
Ground	R1	Living Room	W1	178°	0.8	Failed
					0.8	
First	R1	Bedroom	W1	178°	1.5	Minimum
					1.5	
Plot 14						
Ground	R1	Living Room	W1	178° Inc	0.9	Failed
					0.9	
First	R1	Bedroom	W1	178° Inc	3	Medium
					3	
Plot 15						
Ground	R1	Study	W1	178°	1.8	Minimum
					1.8	
Ground	R2	Living Room	W2	178°	0.8	Failed
					0.8	
First	R1	Bedroom	W1	178°	3.4	Medium
					3.4	
First	R2	Bedroom	W2	178°	2.3	Minimum
					2.3	
Plot 23						
Ground	R1	Living Room	W1	66°N	0.2	High
			W2	66°N	0.2	
			W3	156°	5.2	
					5.4	
Plot 50						
Ground	R1	Living Room	W1	74°N	1.8	High
			W2	164°	4.7	
					5.1	

Dandara Plotosed scheme received on 03/03/2026

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Window Orientation	Plotosed Sunlight Exposure (Hours)	Rating
Plot 70						
Ground	R1	Living Room	W1	262°	1.2	
			W2	352°N	0	
					1.2	Failed
Plot 105						
Ground	R1	Living Room	W1	258°	2.1	
					2.1	
First	R1	Bedroom	W1	258°	1.9	
					1.9	
First	R2	Bedroom	W2	258°	1.8	
			W3	348°N	0	
			1.8		Minimum	
Plot 107						
Second	R1	Bedroom	W1	288°N	1.8	
			W2	108° Inc	4.4	
					6.1	High
Plot 116						
Ground	R1	Living Room	W1	258°	2.7	
			W2	258°	2.5	
			W3	348°N	0	
			2.7		Minimum	
Plot 117						
Ground	R1	Study	W1	254°	2.6	
					2.6	
Ground	R2	Living Room	W2	254°	3.1	
					3.1	
First	R1	Bedroom	W1	254°	3.1	
					3.1	
First	R2	Bedroom	W2	254°	3	
					3	
Plot 118						
Ground	R1	Study	W1	250°	2.4	
					2.4	
Ground	R2	Living Room	W2	250°	4.1	
					4.1	
First	R1	Bedroom	W1	250°	3.6	
					3.6	
First	R2	Bedroom	W2	250°	3.3	
					3.3	
Plot 119						
Ground	R1	Living Room	W1	237°	1.6	
					1.6	
Ground	R2	Study	W2	237°	0.1	
					0.1	
First	R1	Bedroom	W1	237°	0.9	
					0.9	
First	R2	Bedroom	W2	237°	0.1	
					0.1	
Second	R1	Bedroom	W1	237°	0.2	
					0.2	

Dandara Plotosed scheme received on 03/03/2026

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Window Orientation	Plotosed Sunlight Exposure (Hours)	Rating
Plot 125						
Ground	R1	LKD	W1	269°	0.6	
			W2	269° Inc	1.6	
			W3	269° Inc	1.4	
			W4	269° Inc	1.2	
			W7	269°	1.5	
					2.4	
Ground	R2	Living Room	W5	179°	2	
			W6	89°N	1.1	
					3.1	
First	R1	Bedroom	W1	269°	0.5	
					0.5	
Plot 133						
Ground	R1	Living Room	W1	226°	3.4	
					3.4	
First	R1	Bedroom	W2	226°	2.9	
			W3	316°N	0.1	
					2.9	
First	R2	Bedroom	W1	226°	3	
					3	
Plot 134						
Ground	R1	Living Room	W2	212°	3.8	
					3.8	
Ground	R2	Study	W1	212°	4.2	
					4.2	
First	R1	Bedroom	W2	212°	3.5	
					3.5	
First	R2	Bedroom	W1	212°	3.6	
					3.6	
Plot 135						
Ground	R1	Study	W2	197°	2	
					2	
Ground	R2	Living Room	W1	197°	2.1	
					2.1	
First	R1	Bedroom	W2	197°	5.1	
					5.1	
First	R2	Bedroom	W1	197°	4.6	
					4.6	
Plot 136						
Ground	R1	Study	W3	95°	0.6	
			W4	185°	1.4	
			W5	95°	0.5	
					1.6	
Ground	R2	Living Room	W1	95°	0.2	
			W2	185°	0.9	
					0.9	
First	R1	Bedroom	W2	185°	5.2	
					5.2	
First	R2	Bedroom	W1	185°	3.3	
					3.3	

APPENDIX D

**DAYLIGHT FACTOR AND SUNLIGHT EXPOSURE RESULTS SPREADSHEETS (TREES WITH BARE
BRANCH)**

Floor Ref.	Room Ref.	Property Type	Room Use.	Room Area (m²)	Effective Area (m²)	Median DF	Area Meeting Target DF (m²)	Area Meeting Target DF	Target DF
Plot 1									
Ground	R1	Residential	Living Room	17.89	17.36	1.30%	13.80	79%	1.10%
	R2	Residential	KD	16.73	16.22	2.30%	16.22	100%	1.10%
First	R1	Residential	Bedroom	9.52	9.16	1.10%	8.80	96%	0.70%
	R2	Residential	Bedroom	8.65	8.30	1.40%	8.30	100%	0.70%
	R3	Residential	Bedroom	7.54	7.22	1.60%	7.22	100%	0.70%
Second	R1	Residential	Bedroom	15.92	15.42	0.50%	6.02	39%	0.70%
	R2	Residential	Bedroom	11.31	10.80	0.60%	5.23	48%	0.70%
Plot 2									
Ground	R1	Residential	Living Room	15.51	15.03	1.40%	10.41	69%	1.10%
First	R1	Residential	Bedroom	11.55	11.15	1.90%	11.15	100%	0.70%
Plot 4									
Ground	R1	Residential	Living Room	15.45	14.97	1.40%	10.49	70%	1.10%
First	R1	Residential	Bedroom	10.31	9.93	2.10%	9.93	100%	0.70%
	R2	Residential	Study	4.07	3.83	3.00%	3.83	100%	1.10%
	R3	Residential	Bedroom	11.51	11.10	1.00%	10.64	96%	0.70%
Plot 5									
Ground	R1	Residential	Living Room	14.96	14.49	1.80%	14.30	99%	1.10%
First	R1	Residential	Bedroom	8.66	8.31	2.10%	8.31	100%	0.70%
Plot 6									
Ground	R1	Residential	Living Room	17.92	17.39	1.30%	13.56	78%	1.10%
Plot 11									
Ground	R1	Residential	Study	4.88	4.62	3.00%	4.62	100%	1.10%
	R2	Residential	Living Room	15.30	14.83	1.40%	10.84	73%	1.10%
First	R1	Residential	Bedroom	11.04	10.65	1.60%	10.65	100%	0.70%
	R2	Residential	Bedroom	13.14	12.70	1.70%	12.70	100%	0.70%
Plot 13									
Ground	R1	Residential	Living Room	15.51	15.03	1.40%	10.41	69%	1.10%
First	R1	Residential	Bedroom	11.55	11.15	1.90%	11.15	100%	0.70%
Plot 14									
Ground	R1	Residential	Living Room	15.51	15.03	1.20%	8.74	58%	1.10%
First	R1	Residential	Bedroom	11.55	11.15	1.60%	11.15	100%	0.70%
Plot 15									
Ground	R1	Residential	Study	6.77	6.45	3.20%	6.45	100%	1.10%
	R2	Residential	Living Room	15.89	15.41	1.20%	9.68	63%	1.10%
First	R1	Residential	Bedroom	11.74	11.32	1.40%	11.32	100%	0.70%
	R2	Residential	Bedroom	9.75	9.37	1.80%	9.37	100%	0.70%
Plot 23									
Ground	R1	Residential	Living Room	17.92	17.39	1.30%	12.63	73%	1.10%
Plot 24									
Ground	R1	Residential	Living Room	14.96	14.49	1.50%	13.47	93%	1.10%
First	R1	Residential	Bedroom	8.66	8.31	2.00%	8.31	100%	0.70%
Plot 25									
Ground	R1	Residential	Living Room	15.52	15.05	1.40%	10.55	70%	1.10%
First	R1	Residential	Bedroom	9.35	8.99	2.20%	8.99	100%	0.70%
Plot 26									
Ground	R1	Residential	Kitchen	6.47	6.16	1.80%	4.17	68%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	3.50%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	1.30%	10.83	99%	0.70%

Dandara Plotosed scheme received on 03/03/2026

Floor Ref.	Room Ref.	Property Type	Room Use.	Room Area (m²)	Effective Area (m²)	Median DF	Area Meeting Target DF (m²)	Area Meeting Target DF	Target DF
Plot 27									
Ground	R1	Residential	Kitchen	6.47	6.16	1.80%	4.11	67%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	3.50%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	1.40%	10.83	99%	0.70%
Plot 28									
Ground	R1	Residential	Kitchen	6.47	6.16	1.80%	4.43	72%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	3.50%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	1.40%	10.83	99%	0.70%
Plot 29									
Ground	R1	Residential	Kitchen	6.47	6.16	1.90%	4.62	75%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	3.60%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	1.40%	10.83	99%	0.70%
Plot 31									
Ground	R1	Residential	Kitchen	6.47	6.16	1.90%	4.62	75%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	3.70%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	1.40%	10.83	99%	0.70%
Plot 32									
Ground	R1	Residential	Kitchen	6.47	6.16	1.90%	4.56	74%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	3.70%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	1.40%	10.83	99%	0.70%
Plot 33									
Ground	R1	Residential	Kitchen	6.47	6.16	1.90%	4.69	76%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	3.60%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	1.40%	10.83	99%	0.70%
Plot 34									
Ground	R1	Residential	Kitchen	6.47	6.16	1.90%	4.69	76%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	3.60%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	1.40%	10.83	99%	0.70%
Plot 47									
Ground	R1	Residential	Living Room	14.96	14.49	1.80%	14.30	99%	1.10%
First	R1	Residential	Bedroom	8.66	8.31	1.90%	8.31	100%	0.70%
Plot 48									
Ground	R1	Residential	Living Room	14.22	14.06	1.20%	8.12	58%	1.10%
First	R1	Residential	Bedroom	9.33	9.21	2.10%	9.21	100%	0.70%
Plot 49									
Ground	R1	Residential	Living Room	14.22	14.06	1.20%	8.42	60%	1.10%
First	R1	Residential	Bedroom	9.33	9.21	2.10%	9.21	100%	0.70%
Plot 50									
Ground	R1	Residential	Living Room	14.96	14.49	1.90%	14.42	100%	1.10%
First	R1	Residential	Bedroom	8.66	8.31	1.90%	8.31	100%	0.70%
Plot 70									
Ground	R1	Residential	Living Room	14.40	13.92	1.70%	13.74	99%	1.10%
First	R1	Residential	Bedroom	8.74	8.33	2.10%	8.33	100%	0.70%
Second	R1	Residential	Bedroom	11.36	10.93	0.90%	9.76	89%	0.70%
Plot 71									
Ground	R1	Residential	Living Room	14.40	13.92	1.20%	8.53	61%	1.10%
First	R1	Residential	Bedroom	8.74	8.33	2.10%	8.33	100%	0.70%
Second	R1	Residential	Bedroom	11.36	10.93	0.90%	9.70	89%	0.70%

Dandara Plotosed scheme received on 03/03/2026

Floor Ref.	Room Ref.	Property Type	Room Use.	Room Area (m²)	Effective Area (m²)	Median DF	Area Meeting Target DF (m²)	Area Meeting Target DF	Target DF
Plot 72									
Ground	R1	Residential	Living Room	14.40	13.92	1.20%	8.60	62%	1.10%
First	R1	Residential	Bedroom	8.74	8.33	2.10%	8.33	100%	0.70%
Second	R1	Residential	Bedroom	11.36	10.93	0.90%	9.70	89%	0.70%
Plot 73									
Ground	R1	Residential	Living Room	14.40	13.92	1.20%	10.29	74%	1.10%
First	R1	Residential	Bedroom	8.74	8.33	2.10%	8.33	100%	0.70%
Second	R1	Residential	Bedroom	11.36	10.93	0.90%	9.76	89%	0.70%
Plot 74									
Ground	R1	Residential	Kitchen	6.47	6.16	1.80%	4.37	71%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	3.50%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	1.40%	10.83	99%	0.70%
Plot 75									
Ground	R1	Residential	Kitchen	6.47	6.16	1.80%	4.30	70%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	3.50%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	1.40%	10.83	99%	0.70%
Plot 76									
Ground	R1	Residential	Kitchen	6.47	6.16	1.80%	4.37	71%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	3.50%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	1.40%	10.83	99%	0.70%
Plot 77									
Ground	R1	Residential	Kitchen	6.47	6.16	1.80%	4.30	70%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	3.50%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	1.40%	10.83	99%	0.70%
Plot 78									
Ground	R1	Residential	Kitchen	6.38	6.07	1.90%	4.85	80%	1.40%
First	R1	Residential	Bedroom	11.30	10.90	1.60%	10.90	100%	0.70%
Plot 79									
Ground	R1	Residential	Kitchen	6.38	6.07	1.80%	4.60	76%	1.40%
First	R1	Residential	Bedroom	11.30	10.90	1.50%	10.90	100%	0.70%
Plot 80									
Ground	R1	Residential	Kitchen	6.38	6.07	1.90%	5.03	83%	1.40%
First	R1	Residential	Bedroom	11.30	10.90	1.60%	10.90	100%	0.70%
Plot 81									
Ground	R1	Residential	Kitchen	6.47	6.16	1.70%	3.92	64%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	3.30%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	1.30%	10.71	98%	0.70%
Plot 82									
Ground	R1	Residential	Kitchen	6.47	6.16	1.70%	3.98	65%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	3.20%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	1.30%	10.77	99%	0.70%
Plot 83									
Ground	R1	Residential	Kitchen	6.47	6.16	1.70%	3.98	65%	1.40%
First	R1	Residential	Bedroom	9.84	9.41	3.30%	9.41	100%	0.70%
Second	R1	Residential	Bedroom	11.31	10.90	1.30%	10.77	99%	0.70%
Plot 84									
Ground	R1	Residential	Kitchen	6.85	6.54	1.50%	3.80	58%	1.40%
First	R1	Residential	Bedroom	10.76	10.37	1.40%	10.37	100%	0.70%

Dandara Plotosed scheme received on 03/03/2026

Floor Ref.	Room Ref.	Property Type	Room Use.	Room Area (m²)	Effective Area (m²)	Median DF	Area Meeting Target DF (m²)	Area Meeting Target DF	Target DF
Plot 85									
Ground	R1	Residential	Kitchen	6.85	6.54	1.50%	3.80	58%	1.40%
First	R1	Residential	Bedroom	10.76	10.37	1.40%	10.37	100%	0.70%
Plot 86									
Ground	R1	Residential	Kitchen	6.85	6.54	1.50%	3.86	59%	1.40%
First	R1	Residential	Bedroom	10.76	10.37	1.40%	10.37	100%	0.70%
Plot 87									
Ground	R1	Residential	Kitchen	6.85	6.54	1.50%	4.04	62%	1.40%
First	R1	Residential	Bedroom	10.76	10.37	1.40%	10.37	100%	0.70%
Plot 105									
Ground	R1	Residential	Living Room	14.78	14.32	1.10%	7.99	56%	1.10%
First	R1	Residential	Bedroom	11.78	11.33	1.10%	10.64	94%	0.70%
	R2	Residential	Bedroom	8.88	8.50	4.10%	8.50	100%	0.70%
Plot 106									
Ground	R1	Residential	Study	6.77	6.45	3.30%	6.45	100%	1.10%
	R2	Residential	Living Room	15.89	15.41	1.30%	10.36	67%	1.10%
First	R1	Residential	Bedroom	11.74	11.32	1.50%	11.32	100%	0.70%
	R2	Residential	Bedroom	9.75	9.37	1.90%	9.37	100%	0.70%
Plot 107									
Ground	R1	Residential	Study	4.93	4.67	2.70%	4.67	100%	1.10%
	R2	Residential	Living Room	14.83	14.37	1.30%	9.95	69%	1.10%
First	R1	Residential	Bedroom	6.72	6.41	1.60%	6.41	100%	0.70%
	R2	Residential	Bedroom	13.88	13.43	1.20%	13.43	100%	0.70%
Second	R1	Residential	Bedroom	19.20	18.64	0.80%	11.35	61%	0.70%
Plot 108									
Ground	R1	Residential	Living Room	15.45	14.97	1.40%	10.37	69%	1.10%
First	R1	Residential	Bedroom	11.51	11.10	1.00%	10.44	94%	0.70%
	R2	Residential	Study	4.07	3.83	2.90%	3.83	100%	1.10%
	R3	Residential	Bedroom	10.31	9.93	2.00%	9.93	100%	0.70%
Plot 109									
Ground	R1	Residential	Living Room	15.45	14.97	1.40%	10.24	68%	1.10%
First	R1	Residential	Bedroom	11.51	11.10	1.00%	10.57	95%	0.70%
	R2	Residential	Study	4.07	3.83	2.90%	3.83	100%	1.10%
	R3	Residential	Bedroom	10.31	9.93	2.00%	9.93	100%	0.70%
Plot 116									
Ground	R1	Residential	Living Room	17.89	17.54	1.30%	13.04	74%	1.10%
First	R1	Residential	Bedroom	9.52	9.16	1.10%	8.86	97%	0.70%
Second	R1	Residential	Bedroom	15.92	15.58	0.50%	6.21	40%	0.70%
Plot 117									
Ground	R1	Residential	Study	6.77	6.45	3.40%	6.45	100%	1.10%
	R2	Residential	Living Room	15.89	15.41	1.40%	10.85	70%	1.10%
First	R1	Residential	Bedroom	11.74	11.32	1.50%	11.32	100%	0.70%
	R2	Residential	Bedroom	9.75	9.37	2.00%	9.37	100%	0.70%
Plot 118									
Ground	R1	Residential	Study	6.77	6.45	3.50%	6.45	100%	1.10%
	R2	Residential	Living Room	15.89	15.41	1.40%	11.04	72%	1.10%
First	R1	Residential	Bedroom	11.74	11.32	1.50%	11.32	100%	0.70%
	R2	Residential	Bedroom	9.75	9.37	2.00%	9.37	100%	0.70%

Dandara Plotosed scheme received on 03/03/2026

Floor Ref.	Room Ref.	Property Type	Room Use.	Room Area (m²)	Effective Area (m²)	Median DF	Area Meeting Target DF (m²)	Area Meeting Target DF	Target DF
Plot 119									
Ground	R1	Residential	Living Room	14.83	14.37	1.50%	11.25	78%	1.10%
	R2	Residential	Study	4.93	4.67	2.90%	4.67	100%	1.10%
First	R1	Residential	Bedroom	13.88	13.43	1.30%	13.43	100%	0.70%
	R2	Residential	Bedroom	6.72	6.41	1.70%	6.41	100%	0.70%
Second	R1	Residential	Bedroom	19.20	18.64	1.10%	13.74	74%	0.70%
Plot 125									
Ground	R1	Residential	LKD	55.28	54.29	1.90%	51.67	95%	1.10%
	R2	Residential	Living Room	25.12	24.51	1.40%	20.00	82%	1.10%
First	R1	Residential	Bedroom	10.71	10.32	1.00%	10.01	97%	0.70%
	R2	Residential	Bedroom	15.77	15.24	1.50%	14.86	98%	0.70%
Plot 133									
Ground	R1	Residential	Living Room	14.78	14.32	1.10%	8.82	62%	1.10%
First	R1	Residential	Bedroom	8.88	8.50	4.40%	8.50	100%	0.70%
	R2	Residential	Bedroom	11.78	11.33	1.10%	10.70	94%	0.70%
Plot 134									
Ground	R1	Residential	Living Room	15.89	15.41	1.30%	10.67	69%	1.10%
	R2	Residential	Study	6.77	6.45	3.40%	6.45	100%	1.10%
First	R1	Residential	Bedroom	9.75	9.37	1.90%	9.37	100%	0.70%
	R2	Residential	Bedroom	11.74	11.32	1.50%	11.32	100%	0.70%
Plot 135									
Ground	R1	Residential	Study	4.88	4.62	2.80%	4.62	100%	1.10%
	R2	Residential	Living Room	15.30	14.83	1.30%	9.72	66%	1.10%
First	R1	Residential	Bedroom	11.04	10.65	1.50%	10.65	100%	0.70%
	R2	Residential	Bedroom	13.14	12.70	1.50%	12.70	100%	0.70%
Plot 136									
Ground	R1	Residential	Study	10.95	10.54	1.60%	10.48	99%	1.10%
	R2	Residential	Living Room	25.12	24.51	1.40%	18.81	77%	1.10%
First	R1	Residential	Bedroom	9.96	9.56	2.00%	9.56	100%	0.70%
	R2	Residential	Bedroom	15.77	15.24	1.50%	15.05	99%	0.70%

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Floor Ref.	Room Ref.	Room Use.	Window Ref.	Window Orientation	Plotosed Sunlight Exposure (Hours)	Rating
Plot 1						
Ground	R1	Living Room	W1	60°N	0	
			W2	60°N	0	
			W3	150°	6.5	
					6.5	High
Ground	R2	KD	W4	150°	6.5	
			W5	240° Inc	5	
					9.1	High
First	R1	Bedroom	W1	150°	6.5	
					6.5	High
First	R2	Bedroom	W2	150°	6.5	
					6.5	High
First	R3	Bedroom	W3	240° Inc	4.9	
					4.9	High
Second	R1	Bedroom	W1	150°	6.4	
					6.4	High
Second	R2	Bedroom	W2	150°	6.4	
					6.4	High
Plot 5						
Ground	R1	Living Room	W1	65°N	2.2	
			W2	155°	3.3	
					4	Medium
Plot 11						
Ground	R1	Study	W1	268°	2.5	
					2.5	Minimum
Ground	R2	Living Room	W2	268°	3.7	
					3.7	Medium
First	R1	Bedroom	W1	268°	2.9	
					2.9	Minimum
First	R2	Bedroom	W2	268°	3.6	
					3.6	Medium
Plot 13						
Ground	R1	Living Room	W1	178°	8.2	
					8.2	High
First	R1	Bedroom	W1	178°	8.2	
					8.2	High
Plot 14						
Ground	R1	Living Room	W1	178° Inc	8.2	
					8.2	High
First	R1	Bedroom	W1	178° Inc	8.2	
					8.2	High
Plot 15						
Ground	R1	Study	W1	178°	7.8	
					7.8	High
Ground	R2	Living Room	W2	178°	7.8	
					7.8	High
First	R1	Bedroom	W1	178°	8.6	
					8.6	High
First	R2	Bedroom	W2	178°	8.6	
					8.6	High
Plot 23						
Ground	R1	Living Room	W1	66°N	0.2	
			W2	66°N	0.2	
			W3	156°	6.8	
					6.8	High
Plot 50						
Ground	R1	Living Room	W1	74°N	2.8	
			W2	164°	4.7	
					6.1	High

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Floor Ref.	Room Ref.	Room Use.	Window Ref.	Window Orientation	Plotosed Sunlight Exposure (Hours)	Rating
Plot 70						
Ground	R1	Living Room	W1	262°	1.2	
			W2	352°N	0	
					1.2	Failed
Plot 105						
Ground	R1	Living Room	W1	258°	3.8	
					3.8	Medium
First	R1	Bedroom	W1	258°	3.3	
					3.3	Medium
First	R2	Bedroom	W2	258°	3.3	
			W3	348°N	0	
					3.3	Medium
Plot 107						
Second	R1	Bedroom	W1	288°N	2.2	
			W2	108° Inc	4.4	
					6.6	High
Plot 116						
Ground	R1	Living Room	W1	258°	2.7	
			W2	258°	2.7	
			W3	348°N	0	
					2.7	Minimum
Plot 117						
Ground	R1	Study	W1	254°	4.4	
					4.4	High
Ground	R2	Living Room	W2	254°	4.4	
					4.4	High
First	R1	Bedroom	W1	254°	3.4	
					3.4	Medium
First	R2	Bedroom	W2	254°	3.4	
					3.4	Medium
Plot 118						
Ground	R1	Study	W1	250°	4.6	
					4.6	High
Ground	R2	Living Room	W2	250°	4.6	
					4.6	High
First	R1	Bedroom	W1	250°	3.6	
					3.6	Medium
First	R2	Bedroom	W2	250°	3.6	
					3.6	Medium
Plot 119						
Ground	R1	Living Room	W1	237°	5.3	
					5.3	High
Ground	R2	Study	W2	237°	4.6	
					4.6	High
First	R1	Bedroom	W1	237°	5	
					5	High
First	R2	Bedroom	W2	237°	5	
					5	High
Second	R1	Bedroom	W1	237°	4.9	
					4.9	High

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Floor Ref.	Room Ref.	Room Use.	Window Ref.	Window Orientation	Plotosed Sunlight Exposure (Hours)	Rating
Plot 125						
Ground	R1	LKD	W1	269°	2.8	
			W2	269° Inc	4.4	
			W3	269° Inc	4.6	
			W4	269° Inc	4.9	
			W7	269°	2.6	
					4.9	High
Ground	R2	Living Room	W5	179°	4.5	
			W6	89°N	3.6	
					6.9	High
First	R1	Bedroom	W1	269°	2.9	
						2.9
Plot 133						
Ground	R1	Living Room	W1	226°	5.5	
						5.5
First	R1	Bedroom	W2	226°	4.6	
			W3	316°N	0.8	
					4.6	High
First	R2	Bedroom	W1	226°	4.6	
						4.6
Plot 134						
Ground	R1	Living Room	W2	212°	6.8	
						6.8
Ground	R2	Study	W1	212°	6.8	
						6.8
First	R1	Bedroom	W2	212°	5.4	
						5.4
First	R2	Bedroom	W1	212°	5.4	
						5.4
Plot 135						
Ground	R1	Study	W2	197°	6.5	
						6.5
Ground	R2	Living Room	W1	197°	7.8	
						7.8
First	R1	Bedroom	W2	197°	6.9	
						6.9
First	R2	Bedroom	W1	197°	7.8	
						7.8
Plot 136						
Ground	R1	Study	W3	95°	4.6	
			W4	185°	9.4	
			W5	95°	5	
					9.5	High
Ground	R2	Living Room	W1	95°	2.3	
			W2	185°	9.1	
					9.5	High
First	R1	Bedroom	W2	185°	8.6	
						8.6
First	R2	Bedroom	W1	185°	8.6	
						8.6