



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

07 March 2025

Ascot House
Finchampstead Road
Wokingham
Berkshire
RG40 2NW

Right of Light Consulting

Burley House
15-17 High Street
Rayleigh
Essex SS6 7EW

Tel: 0800 197 4836

www.right-of-light.co.uk

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Klara Homes to undertake a daylight and sunlight assessment of the proposed development at Ascot House, Finchampstead Road, Wokingham, Berkshire RG40 2NW.
- 1.1.2 The assessment is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022.
- 1.1.3 The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring properties at 1, 3 & 5 Carey Road, 1 to 7 Kendrick Close, 2, 4 & 6 Norton Road, 36 to 38 & 44 Finchampstead Road, 74 Denmark Street and Ascot House.
- 1.1.4 The window key in Appendix 1 identifies the windows analysed in this assessment. Appendix 2 gives the numerical results of the various daylight and sunlight tests.
- 1.1.5 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight or sunlight tests in respect of only 4 windows at Ascot House. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

T2S Architecture Ltd

105_PL2_GA_00	Existing Ground Floor Plan	Rev -
105_PL2_GA_01	Proposed First Floor Plan	Rev -
105_PL2_GA_-01	Proposed Basement Plan	Rev -
105_PL2_GA_02	Proposed Second Floor Plan	Rev -
105_PL2_GA_03	Proposed Third Floor Plan	Rev -
105_PL2_GA_04	Proposed Roof Plan	Rev -
105_PL2_GE_01	Proposed North Elevation	Rev -
105_PL2_GE_02	Proposed West Elevation	Rev -
105_PL2_GE_03	Proposed East Elevation Option 3	Rev -
105_PL2_GE_04	Proposed South Elevation	Rev -
105_PL2_GS_01	Proposed Section AA	Rev -
105_PL2_GS_02	Proposed Section BB	Rev -
105_PL2_GS_03	Proposed Section CC	Rev -

2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

Online Local Authority planning records

1 Kendrick Close:

A2.0	Existing Plans	Rev -
A4.0	Proposed Roof Plan	Rev -

36 to 38 Finchampstead Road:

JSD-18-09/04	Proposed Plans	Rev A
JSD-18-09/03	Site Plan	Rev A

44 Finchampstead Road:

003	Proposed Lower Ground Floor Plan	Rev A
004	Proposed Ground Floor Plan	Rev A
005	Proposed First Floor Plan	Rev A
206	Proposed Second Floor Plan	Rev -

5 Carey Road:

Floor Plans	Rev -
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2 Norton Road:	Floor Plans	Rev -
5 Kendrick Close:	Floor Plans	Rev -
6 Kendrick Close:	Floor Plans	Rev -
6 Norton Road:	Floor Plans	Rev -
74 Denmark Street:	Floor Plans	Rev -

3 METHODOLOGY OF THE ASSESSMENT

3.1 Local Planning Policy

- 3.1.1 We understand that the Local Authority takes the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, by P J Littlefair. This report is based on the 3rd edition of the BRE guide which was published on 8 June 2022.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:
- 3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."
- 3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:
- 3.1.5 "These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location."

3.2 National Planning Policy Framework

- 3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:
- 3.2.2 "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)."

3.3 National Planning Practice Guidance

- 3.3.1 The BRE numerical guidelines should also be considered in the context of the National Planning Practice Guidance (NPPG). The NPPG states that developments should maintain acceptable living standards. It goes on to explain that what this means in practice is that appropriate levels of sunlight and daylight, will depend to some extent on the context for the development. This is consistent with the BRE guide which as noted in paragraphs 3.1.4 to 3.1.5 above, states that site location is a relevant factor when setting sunlight and daylight targets.

3.4 Daylight to Windows

- 3.4.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.
- 3.4.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.
- 3.4.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:

3.4.4 “The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity.”

3.4.5 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

3.4.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.4.7 Whilst the BRE guide states that daylight may be adversely affected if the above targets are not met, when setting targets, both the BRE guide and National Planning Policy Guidance (NPPG) recognise that it is necessary to have regard to the development context and site location (see paragraph 3.3.1 above). Following a number of appeal decisions, it is generally accepted that in cities or densely populated town centre locations, a retained Vertical Sky Component of 20% or more represents a reasonably good level of daylight, and a retained Vertical Sky Component in the mid-teens (15% and above) is acceptable.

3.4.8 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. However, the guide states that if there would be a significant loss of light to the main window but the room also has one or more smaller windows, an overall Vertical Sky Component may be derived by weighting each Vertical Sky Component element in accordance with the proportion of the total glazing area represented by its window.

Test 2 Daylight Distribution

3.4.9 The distribution of daylight within a room can be calculated by plotting the ‘no sky line’. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

3.4.10 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that the daylight distribution calculation can only be carried out where room layouts are known. It states that using estimated room layouts is likely to give inaccurate results and is not recommended. Therefore, we don't endorse the practice of applying the test based on assumed room layouts. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.5 Sunlight availability to Windows

3.5.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The BRE guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. It also states that normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms which also comprise a living space. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

3.5.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected 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 received over the whole year greater than 4% of annual probable sunlight hours.

3.6 Overshadowing to Gardens and Open Spaces

3.6.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- 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
- Focal points for views such as a group of monuments or fountains.

3.6.2 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this assessment.

3.6.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this assessment. The guide recommends that at least 50% of the area of each amenity space listed above should receive at least two 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 two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE ASSESSMENT

4.1 Windows & Amenity Areas Considered

- 4.1.1 The aim of the assessment is to assess the impact of the development on the light receivable by the neighbouring properties at 1, 3 & 5 Carey Road, 1 to 7 Kendrick Close, 2, 4 & 6 Norton Road, 36 to 38 & 44 Finchampstead Road, 74 Denmark Street and Ascot House.
- 4.1.2 Appendix 1 provides a plan and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this assessment. Appendix 2 lists the detailed numerical daylight and sunlight test results.

4.2 Daylight to Windows

Vertical Sky Component

- 4.2.1 All windows which have a requirement for daylight, pass the Vertical Sky Component test, with the exception of windows 160, 193 & 213 at Ascot House. However, for the windows that do not pass, the following mitigating factors apply:
- 4.2.2 Window 213 achieves a before/after ratio of 0.74, which is fairly close to the target of 0.8 stated in the BRE guide. It is also relevant that this particular window falls only 0.5% short of the BRE 27% recommendation. Therefore, whilst the BRE guide gives numerical guidelines, it specifically states that these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design. In our opinion, the relatively small loss of light to window 213 is therefore acceptable.
- 4.2.3 Window 160 serves a bedroom. The BRE guide states that daylight is required in living rooms, kitchens and bedrooms. In the context of daylight distribution, the guide states that bedrooms are less important. The guide does not distinguish between the relative importance of daylight in respect of the vertical sky component test. However, in our opinion less weight should be given to bedrooms than living rooms, on the basis that bedrooms are likely to be used less than living rooms during daylight hours. We have also been instructed to carry out an assessment for window 160 with the columns and balcony being removed from around and above the window as the plans have been amended post submission for the final scheme to reflect this. With the obstructions removed, window 160 exceeds the BRE recommendations by a

significant margin. The results for this analysis along with the south elevation illustrating the removal of the aforementioned obstructions is presented in Appendix 4.

- 4.2.4 Finally, we note that windows 193 & 213 maintain a VSC score of 20% or more. As noted in paragraph 3.4.7 above, following a number of appeal decisions, it is generally accepted that for large schemes in cities or densely populated town centre locations, a VSC of 20% or more is considered reasonably good, and VSCs in the mid-teens (around 15% or more) are acceptable.

Daylight Distribution

- 4.2.5 We have undertaken the Daylight Distribution test where room layouts are known. All rooms pass the daylight distribution test.

4.3 Sunlight to Windows

- 4.3.1 All main windows pass the Annual Probable Sunlight Hours tests with the exception of window 180 at Ascot House (ratio of 0.74 - against the BRE target of 0.8). However, window 180 only just faces within 90 degrees of due south and does not benefit from an ideal southerly aspect. Had the window not faced within 90 degrees of due south, it would not be required to be tested for direct sunlight under the BRE guidelines. Furthermore, in urban locations it is very often not possible to achieve recommended levels of direct sunlight. The net effect of these factors is that it is impractical to avoid the minor transgression of the BRE recommendations in this instance.

4.4 Overshadowing to Gardens and Open Spaces

- 4.4.1 All gardens and open spaces tested meet the BRE recommendations.

4.5 Conclusion

- 4.5.1 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight or sunlight tests in respect of only 4 windows at Ascot House. In our opinion, taking into account the overall high level

of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The assessment is limited to assessing daylight, sunlight and overshadowing to neighbouring windows, gardens and open spaces as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3 The assessment is based on the information listed in section 2 of this report. The assessment has been undertaken without access to the proposed development site or neighbouring properties.
- 5.1.4 This assessment does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.
- 5.1.5 We have undertaken the assessment following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make a reasonable assumption regarding the use based on external observations, or take the prudent approach of assuming the room is of domestic purposes.
- 5.1.6 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY



74 Denmark Street

Norton Road

2 Norton Road
4 Norton Road
6 Norton Road

Kendrick Close

Ascot House

Proposed Extension

Kendrick Close

7 Kendrick Close
6 Kendrick Close
5 Kendrick Close
4 Kendrick Close
3 Kendrick Close
2 Kendrick Close
1 Kendrick Close

36 to 38 Finchampstead Road

Finchampstead Road

44 Finchampstead Road

1 Carey Road

3 Carey Road

5 Carey Road

Carey Road



Finchampstead Road

Norton Road

74 Denmark Street

36 to 38
Finchampstead Road

Proposed
Extension

Ascot House

Kendrick Close

44 Finchampstead
Road

2 Norton Road
4 Norton Road
6 Norton Road

5
Kendrick
Close

6
Kendrick
Close

7
Kendrick
Close

4
Kendrick
Close

3
Kendrick
Close

2
Kendrick
Close

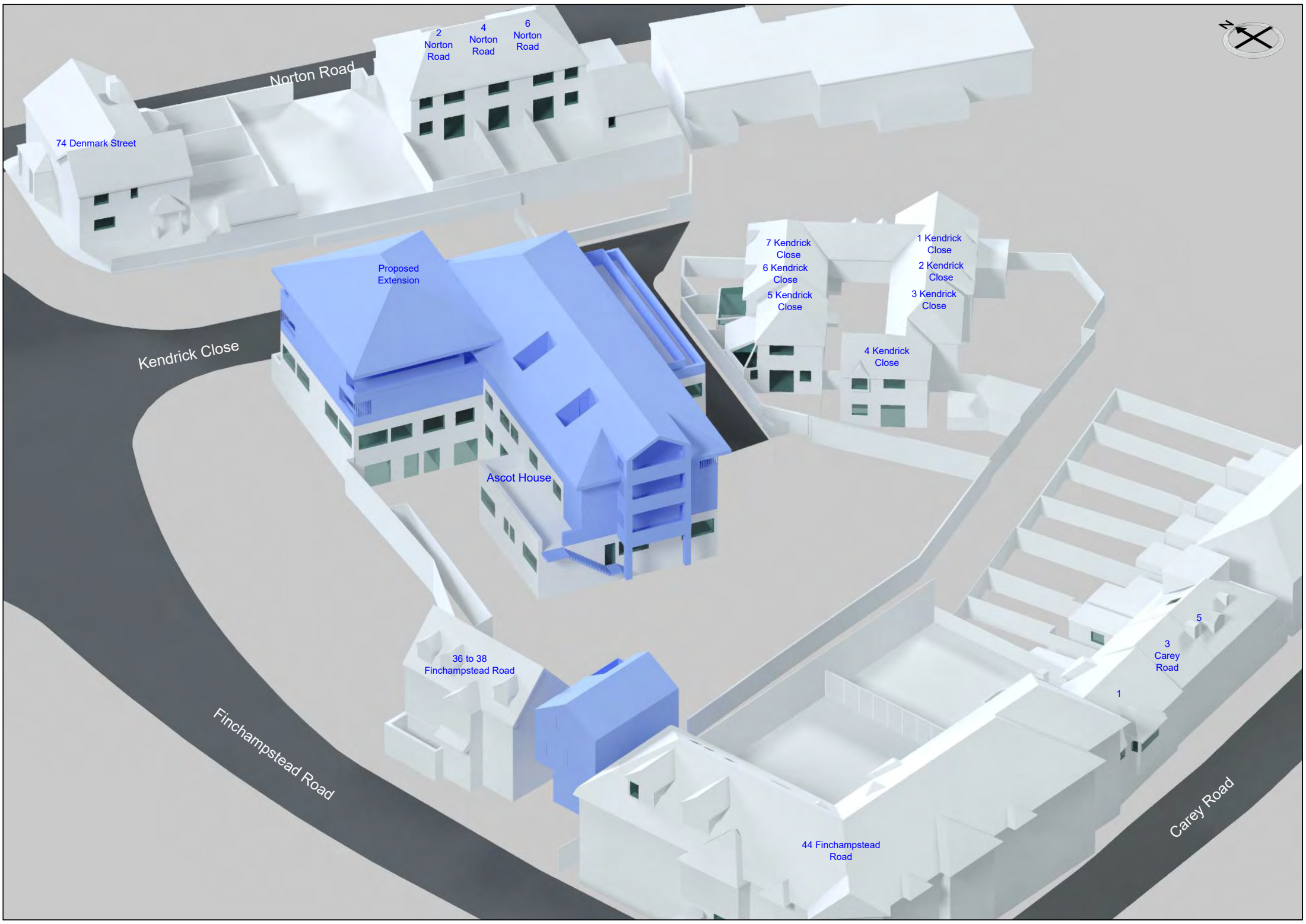
1
Kendrick
Close

1 Carey Road

3 Carey Road

5 Carey Road

Carey Road



Norton Road

2 Norton Road
4 Norton Road
6 Norton Road

74 Denmark Street

Proposed Extension

Ascot House

Kendrick Close

7 Kendrick Close
6 Kendrick Close
5 Kendrick Close

1 Kendrick Close
2 Kendrick Close
3 Kendrick Close

4 Kendrick Close

36 to 38
Finchampstead Road

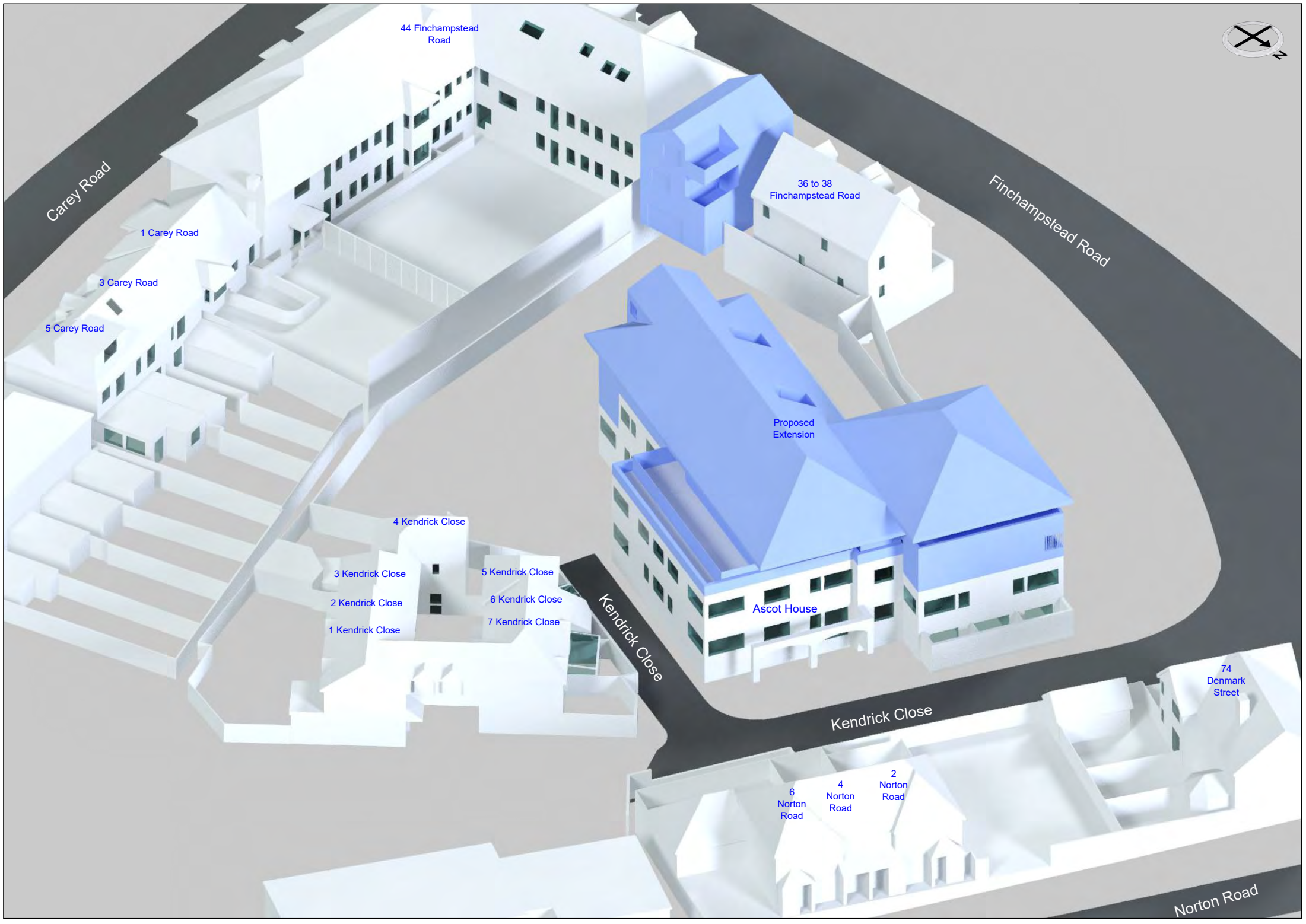
5
3 Carey Road

1

Finchampstead Road

44 Finchampstead Road

Carey Road



44 Finchampstead Road

Finchampstead Road

36 to 38 Finchampstead Road

1 Carey Road

3 Carey Road

5 Carey Road

Proposed Extension

Ascot House

4 Kendrick Close

3 Kendrick Close

2 Kendrick Close

1 Kendrick Close

5 Kendrick Close

6 Kendrick Close

7 Kendrick Close

Kendrick Close

Kendrick Close

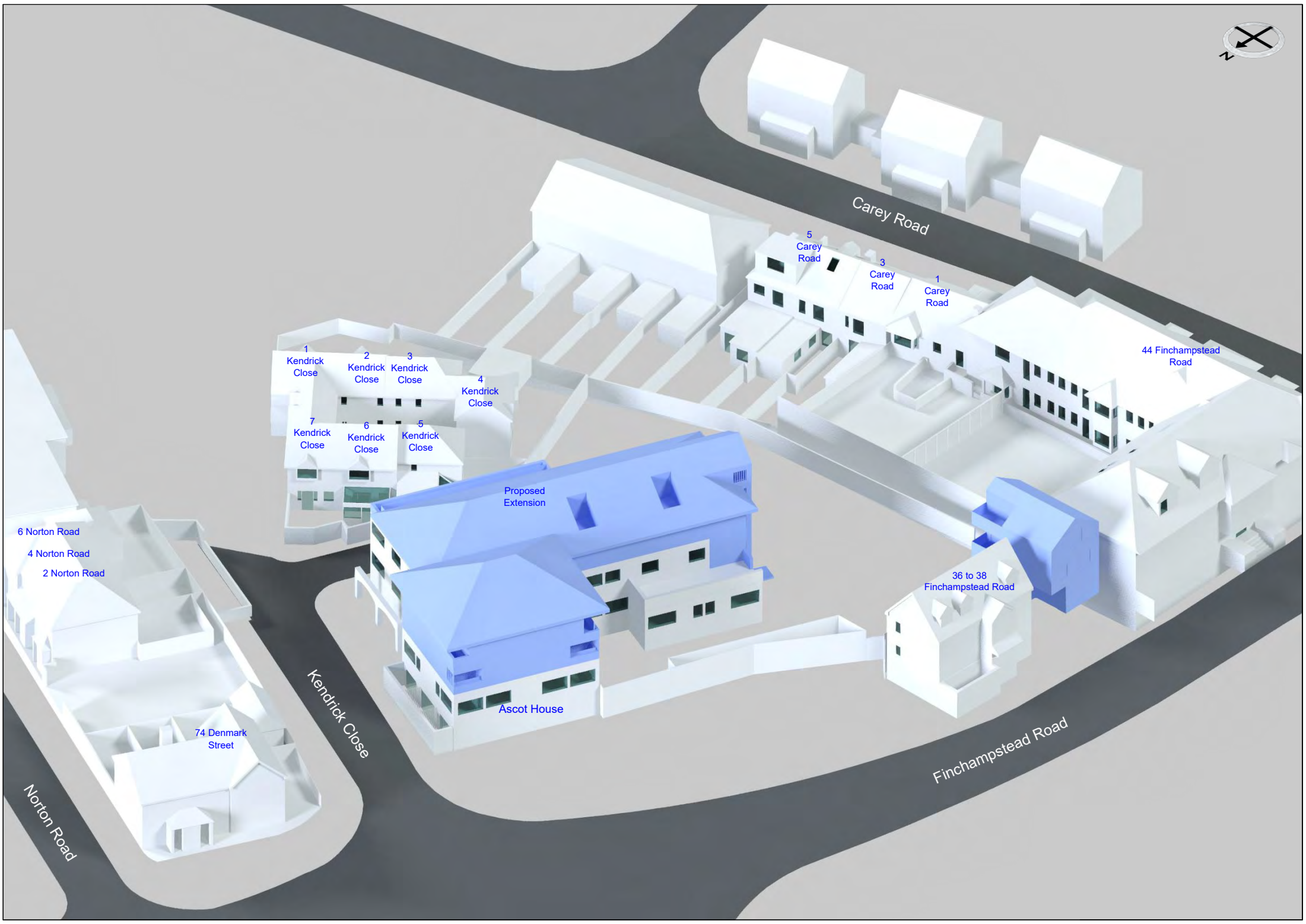
74 Denmark Street

6 Norton Road

4 Norton Road

2 Norton Road

Norton Road



6 Norton Road
4 Norton Road
2 Norton Road

74 Denmark Street

Norton Road

Kendrick Close

1 Kendrick Close
2 Kendrick Close
3 Kendrick Close
4 Kendrick Close
7 Kendrick Close
6 Kendrick Close
5 Kendrick Close

Proposed Extension

Ascot House

5 Carey Road
3 Carey Road
1 Carey Road

44 Finchampstead Road

36 to 38 Finchampstead Road

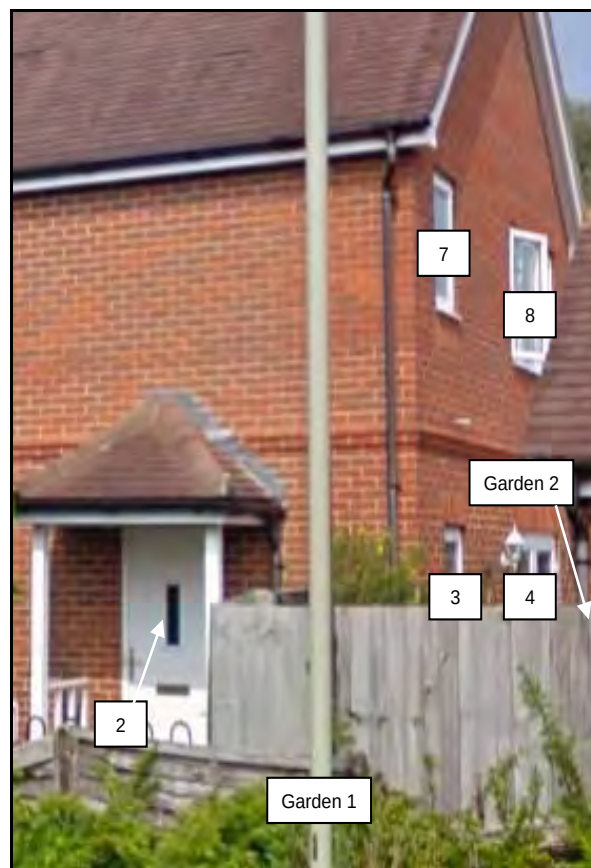
Carey Road

Finchampstead Road

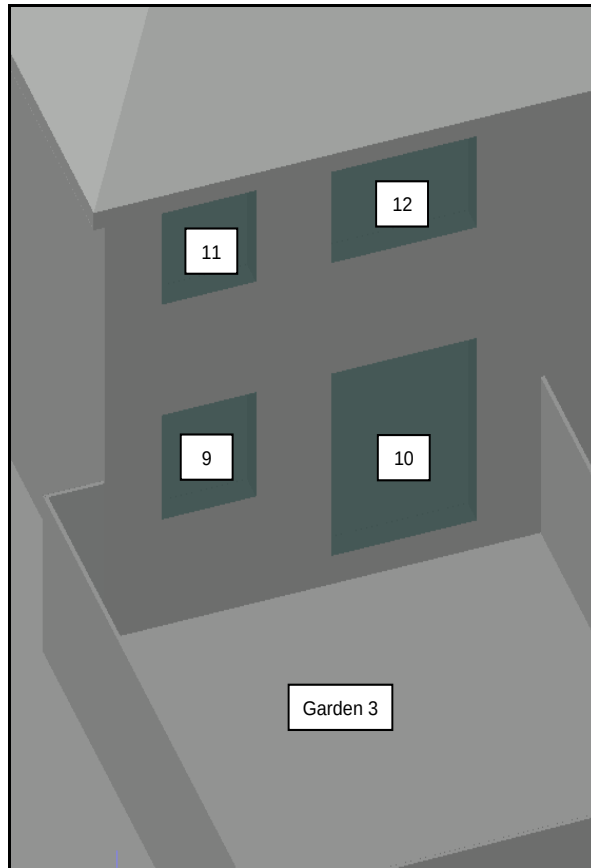
Neighbouring Windows



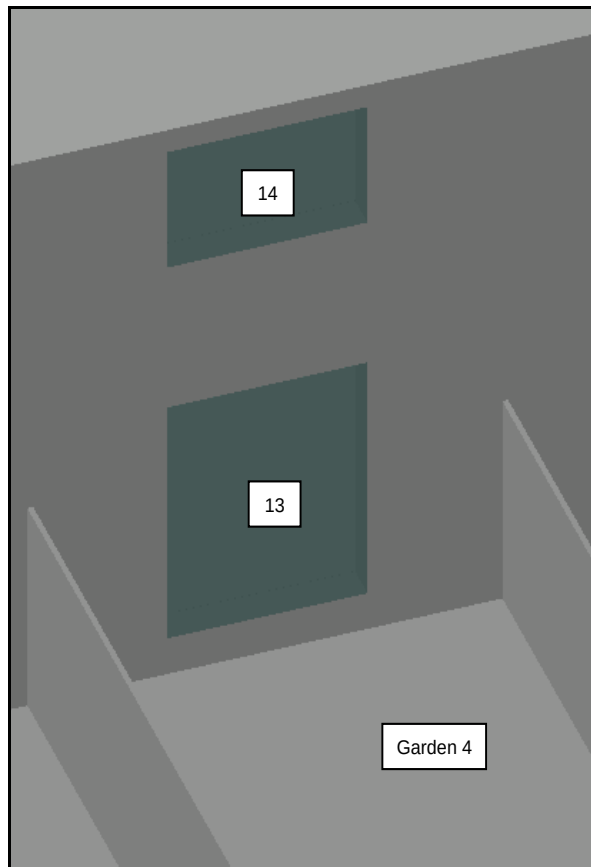
74 Denmark Street



74 Denmark Street



2 Norton Road



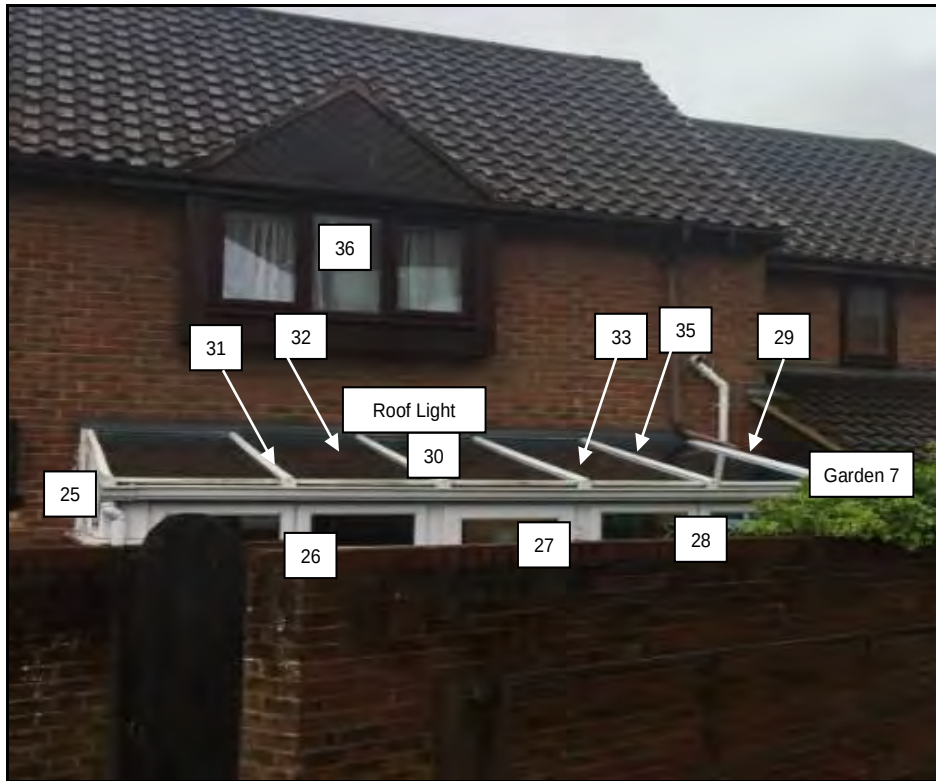
4 Norton Road



6 Norton Road



7 Kendrick Close



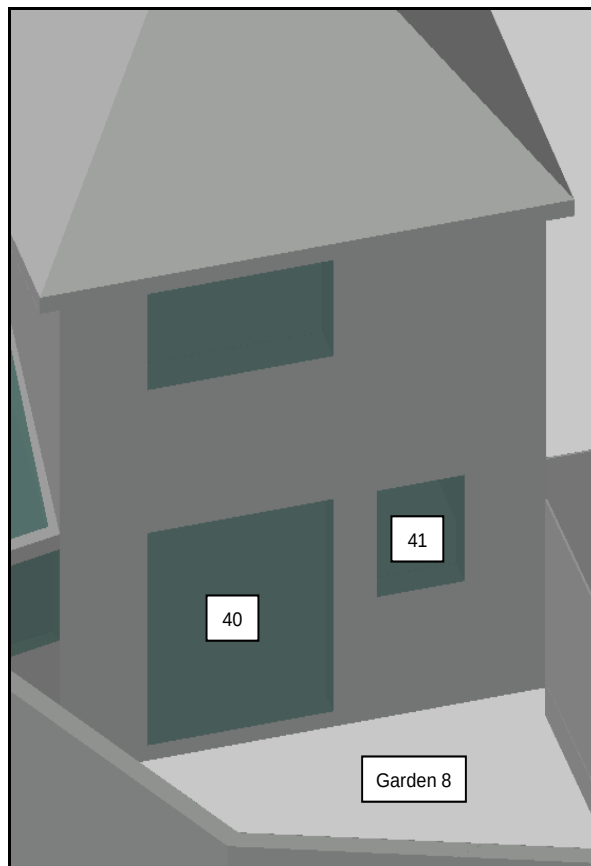
6 Kendrick Close



6 Kendrick Close



5 Kendrick Close



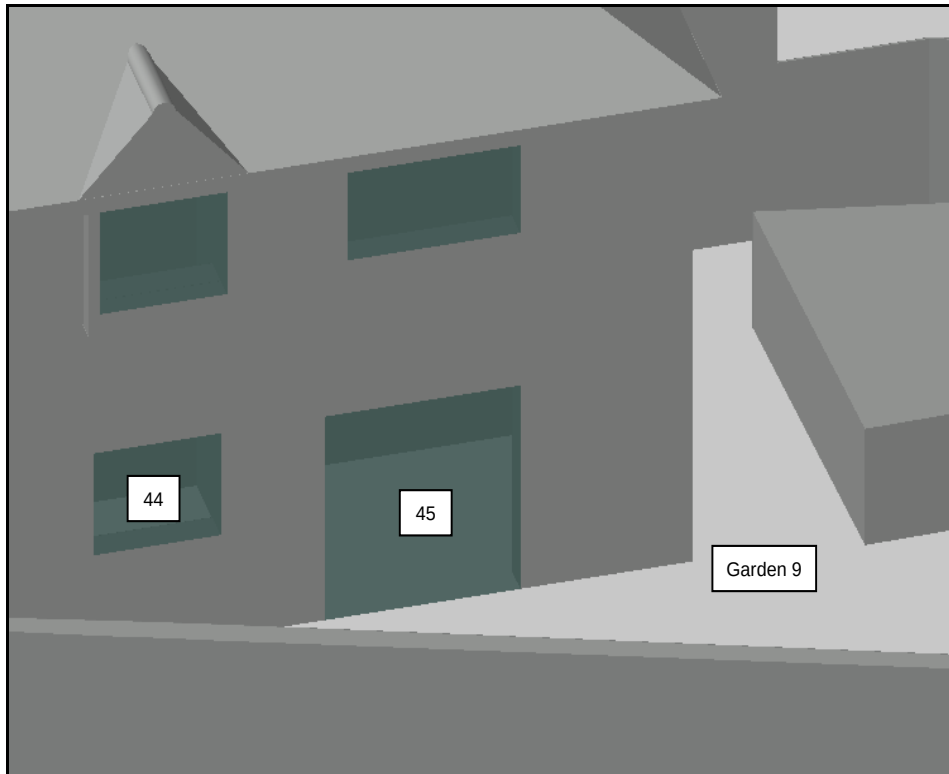
5 Kendrick Close



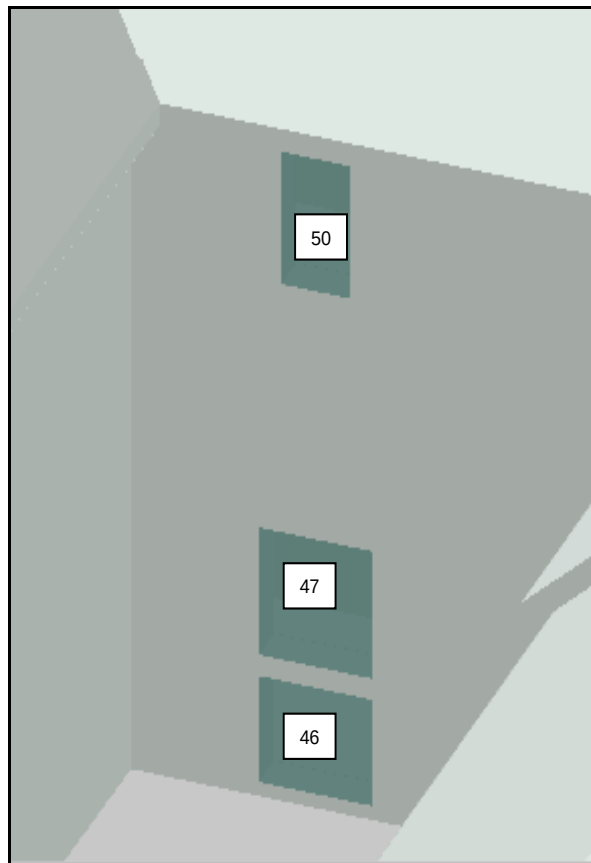
5 Kendrick Close



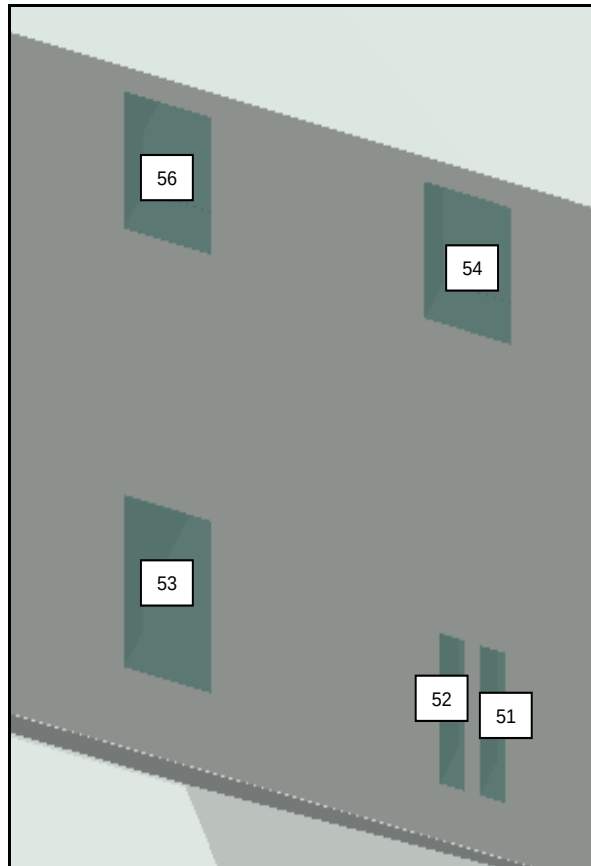
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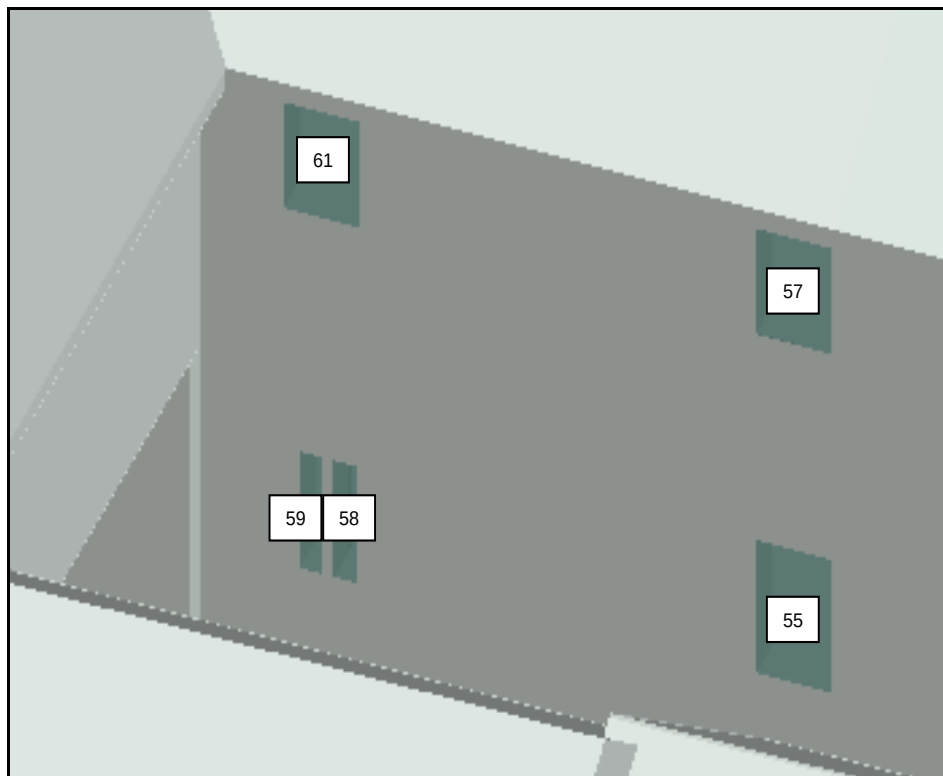
4 Kendrick Close



4 Kendrick Close



3 Kendrick Close



2 Kendrick Close



1 Kendrick Close



5 Carey Road



5 Carey Road



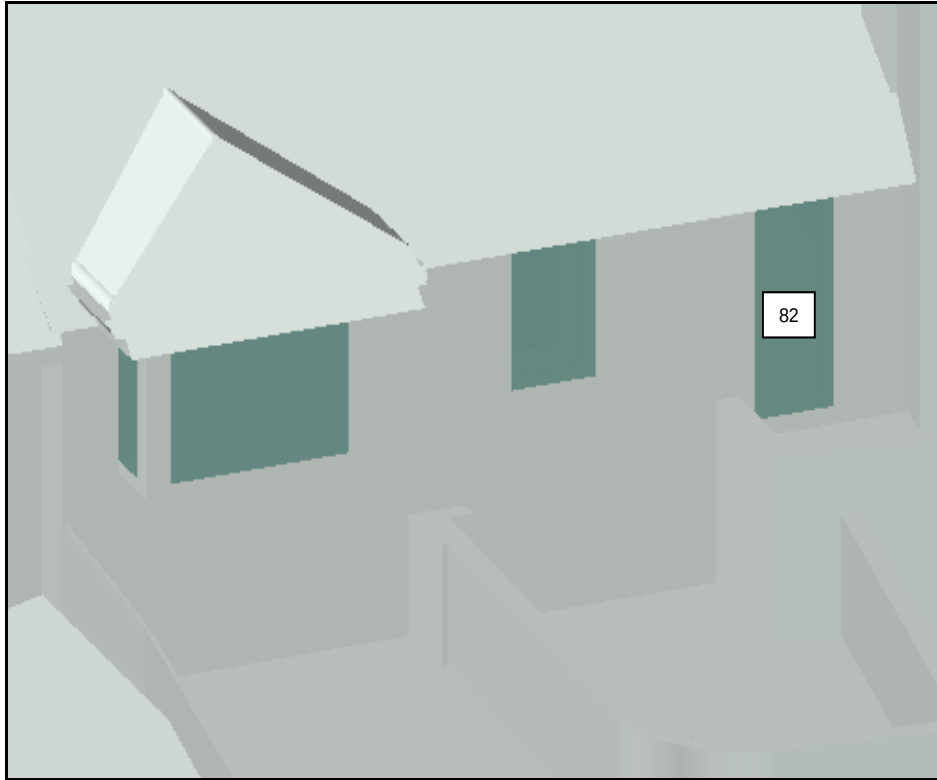
3 Carey Road



1 Carey Road



44 Finchampstead Road



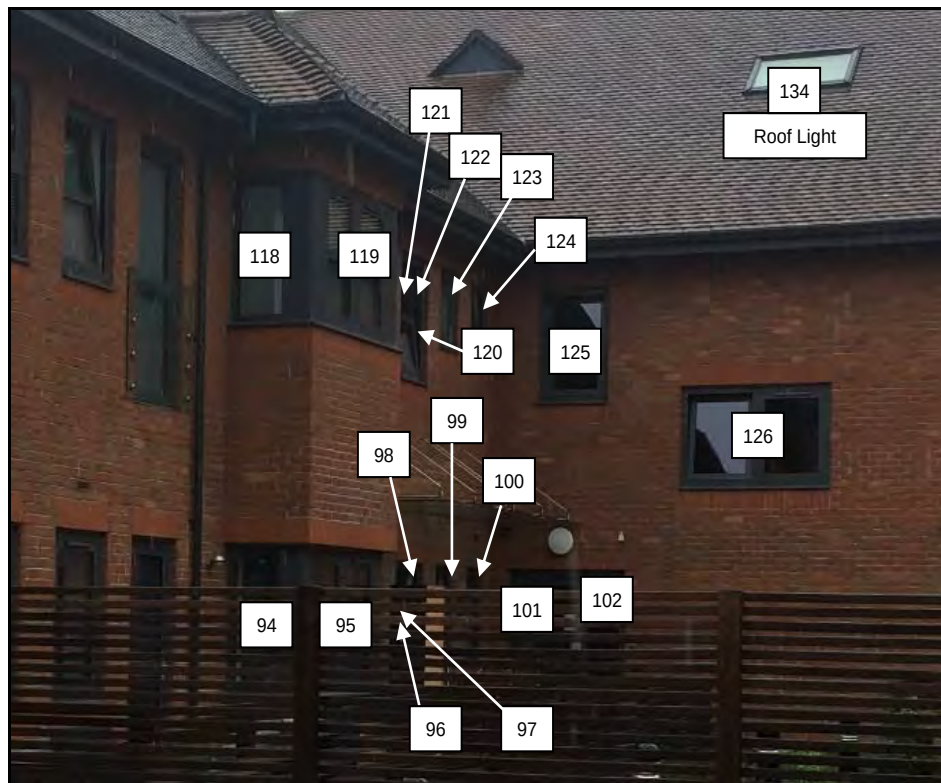
44 Finchampstead Road



44 Finchampstead Road



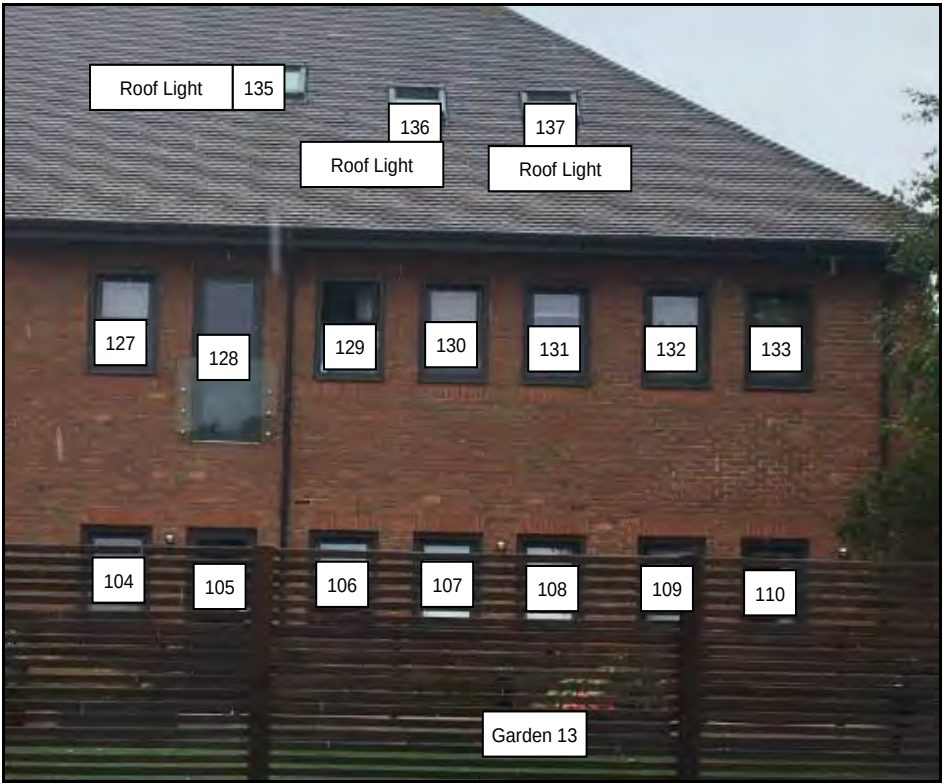
44 Finchampstead Road



44 Finchampstead Road



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44 Finchampstead Road



44 Finchampstead Road



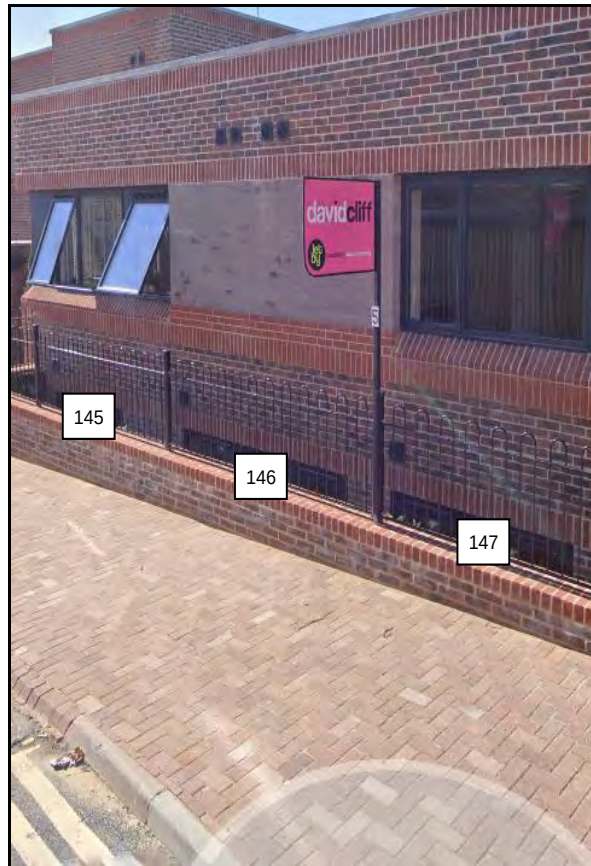
36 to 38 Finchampstead Road



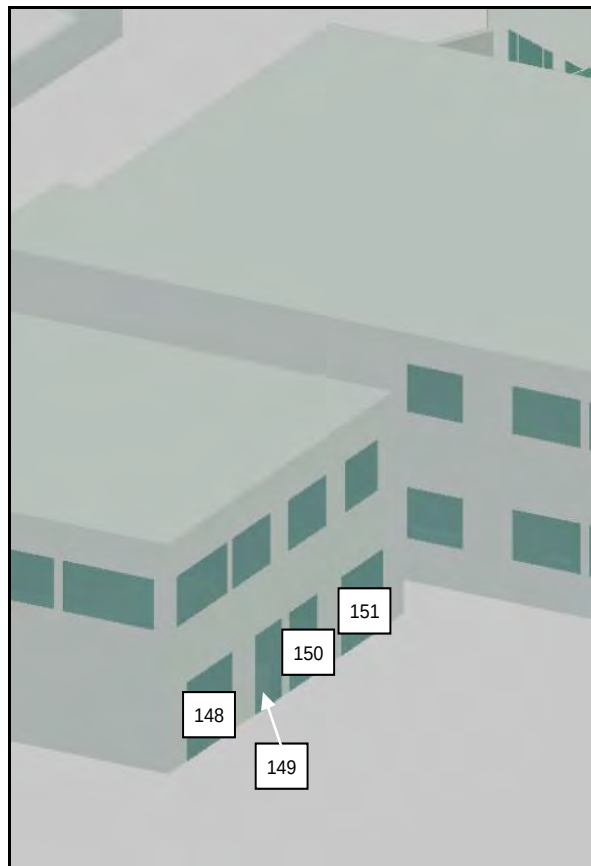
36 to 38 Finchampstead Road



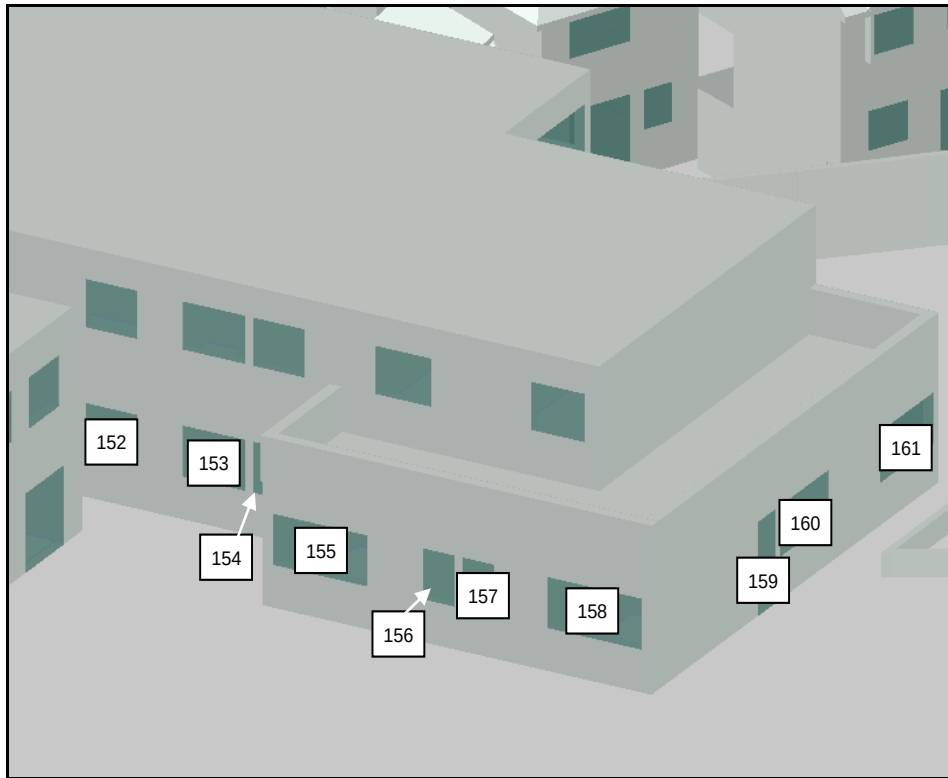
36 to 38 Finchampstead Road



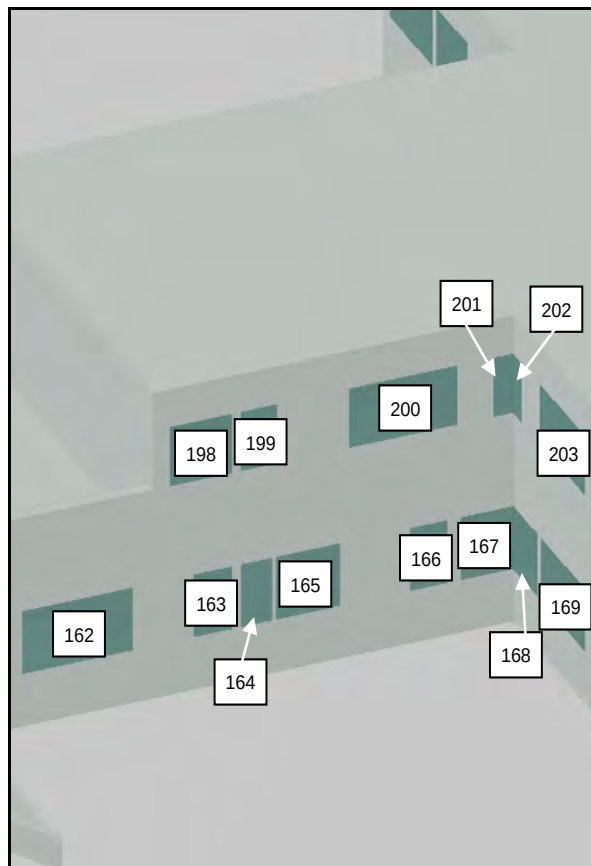
Ascot House



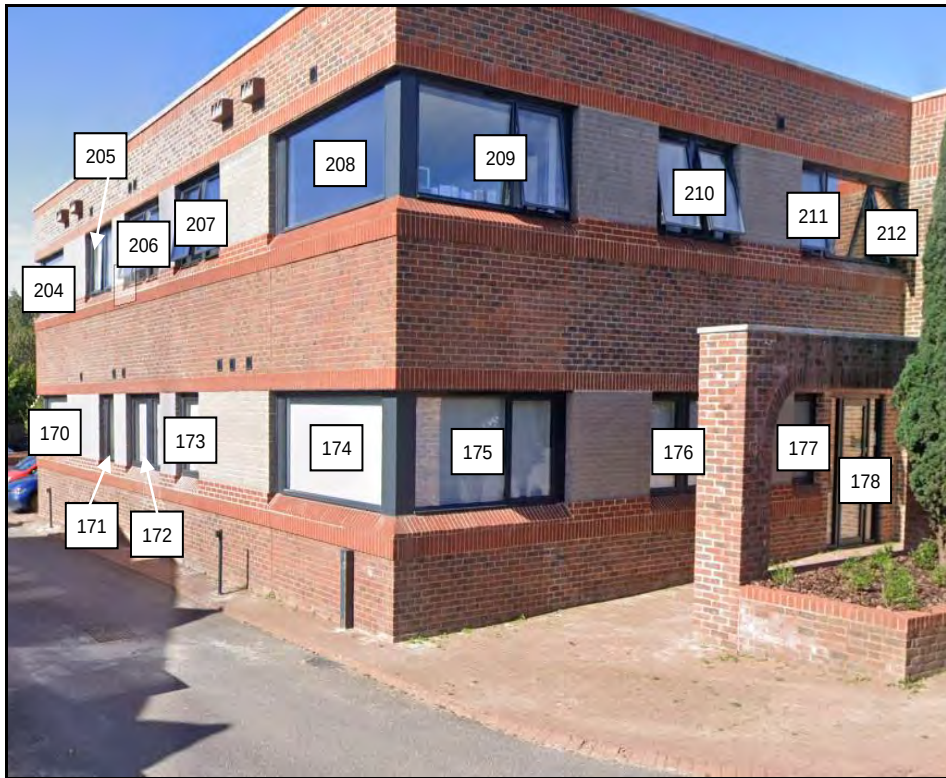
Ascot House



Ascot House



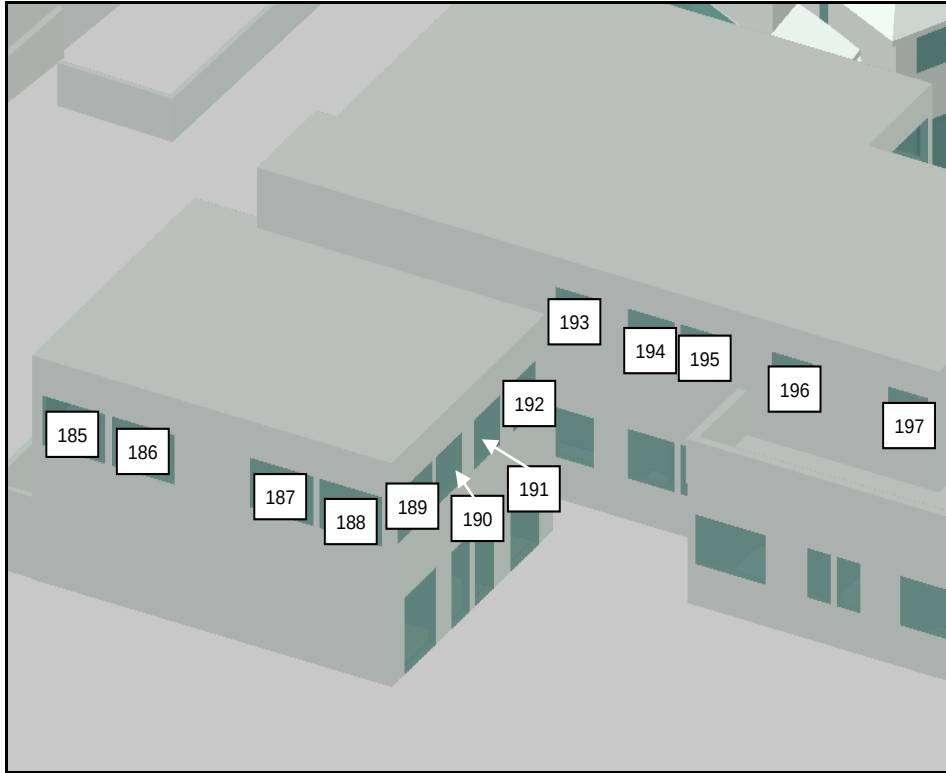
Ascot House



Ascot House



Ascot House



Ascot House

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

Ascot House, Finchampstead Road, Wokingham, Berkshire RG40 2NW

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>74 Denmark Street</u>					
<u>Ground Floor</u>					
Window 1	Kitchen	38.4%	36.3%	2.1%	0.95
Window 2	Hallway	12.1%	9.5%	2.6%	0.79
Window 3	Bathroom/WC	33.5%	33.0%	0.5%	0.99
Window 4	Living Room	36.1%	35.9%	0.2%	0.99
<u>First Floor</u>					
Window 5	Bedroom	36.1%	34.4%	1.7%	0.95
Window 6	Staircase	36.0%	34.1%	1.9%	0.95
Window 7	Bathroom/WC	37.9%	36.9%	1.0%	0.97
Window 8	Bedroom	38.4%	37.7%	0.7%	0.98
<u>2 Norton Road</u>					
<u>Ground Floor</u>					
Window 9	Living Room	37.4%	34.9%	2.5%	0.93
Window 10	Living Room	37.4%	35.2%	2.2%	0.94
<u>First Floor</u>					
Window 11	Bedroom	36.4%	34.2%	2.2%	0.94
Window 12	Bedroom	36.4%	34.3%	2.1%	0.94
<u>4 Norton Road</u>					
<u>Ground Floor</u>					
Window 13	Domestic	37.2%	35.3%	1.9%	0.95
<u>First Floor</u>					
Window 14	Domestic	36.3%	34.6%	1.7%	0.95
<u>6 Norton Road</u>					
<u>Ground Floor</u>					
Window 15	Living Room	35.2%	33.6%	1.6%	0.95
Window 16	Living Room	27.7%	26.3%	1.4%	0.95
Window 17	Domestic	34.5%	33.1%	1.4%	0.96
<u>First Floor</u>					
Window 18	Bedroom	36.2%	34.6%	1.6%	0.96
Window 19	Dressing Area	34.8%	33.4%	1.4%	0.96
<u>7 Kendrick Close</u>					
<u>Ground Floor</u>					
Window 20	Domestic	31.3%	30.2%	1.1%	0.96
Window 21	Domestic	31.3%	30.2%	1.1%	0.96
Window 22	Domestic	30.9%	29.8%	1.1%	0.96

Appendix 2 - Vertical Sky Component

Ascot House, Finchampstead Road, Wokingham, Berkshire RG40 2NW

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 23	Domestic	30.1%	29.1%	1.0%	0.97
<u>First Floor</u>					
Window 24	Domestic	35.5%	33.8%	1.7%	0.95
<u>6 Kendrick Close</u>					
<u>Ground Floor</u>					
Window 25	Conservatory	22.5%	22.5%	0.0%	1.0
Window 26	Conservatory	26.6%	25.7%	0.9%	0.97
Window 27	Conservatory	25.5%	24.7%	0.8%	0.97
Window 28	Conservatory	22.8%	21.9%	0.9%	0.96
Window 29	Conservatory	14.5%	13.9%	0.6%	0.96
Window 30	Conservatory	64.4%	63.6%	0.8%	0.99
Window 31	Living Room	23.9%	23.2%	0.7%	0.97
Window 32	Living Room	24.6%	23.9%	0.7%	0.97
Window 33	Living Room	23.9%	23.2%	0.7%	0.97
Window 34	Living Room	15.3%	15.3%	0.0%	1.0
Window 35	Kitchen	21.1%	20.5%	0.6%	0.97
<u>First Floor</u>					
Window 36	Bedroom	33.6%	31.9%	1.7%	0.95
<u>5 Kendrick Close</u>					
<u>Ground Floor</u>					
Window 37	Dining/Kitchen	28.7%	27.2%	1.5%	0.95
Window 38	Dining/Kitchen	58.5%	56.7%	1.8%	0.97
Window 39	Dining/Kitchen	47.5%	45.9%	1.6%	0.97
Window 40	Lounge	28.6%	26.7%	1.9%	0.93
Window 41	Lounge	26.5%	24.7%	1.8%	0.93
Window 42	Staircase	20.6%	18.3%	2.3%	0.89
<u>First Floor</u>					
Window 43	Bedroom	31.4%	29.1%	2.3%	0.93
<u>4 Kendrick Close</u>					
<u>Ground Floor</u>					
Window 44	Domestic	34.5%	32.7%	1.8%	0.95
Window 45	Domestic	35.3%	33.6%	1.7%	0.95
Window 46	Domestic	12.2%	12.2%	0.0%	1.0
Window 47	Domestic	14.9%	14.9%	0.0%	1.0
<u>First Floor</u>					
Window 48	Domestic	37.3%	35.1%	2.2%	0.94
Window 49	Domestic	33.1%	31.4%	1.7%	0.95
Window 50	Domestic	24.4%	24.4%	0.0%	1.0

Appendix 2 - Vertical Sky Component

Ascot House, Finchampstead Road, Wokingham, Berkshire RG40 2NW

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
3 Kendrick Close					
Ground Floor					
Window 51	Domestic	17.3%	17.1%	0.2%	0.99
Window 52	Domestic	17.5%	17.4%	0.1%	0.99
Window 53	Domestic	18.7%	18.5%	0.2%	0.99
First Floor					
Window 54	Domestic	22.5%	21.6%	0.9%	0.96
Window 55	Domestic	22.5%	21.7%	0.8%	0.96
2 Kendrick Close					
Ground Floor					
Window 56	Domestic	18.4%	18.2%	0.2%	0.99
Window 57	Domestic	12.4%	12.3%	0.1%	0.99
Window 58	Domestic	11.7%	11.6%	0.1%	0.99
First Floor					
Window 59	Domestic	22.0%	21.4%	0.6%	0.97
Window 60	Domestic	17.7%	17.4%	0.3%	0.98
1 Kendrick Close					
Ground Floor					
Window 61	Living Room	1.6%	1.5%	0.1%	0.94
5 Carey Road					
Ground Floor					
Window 62	Kitchen	20.7%	20.7%	0.0%	1.0
Window 63	Kitchen	25.0%	25.0%	0.0%	1.0
Window 64	Kitchen	27.3%	26.4%	0.9%	0.97
Window 65	Bathroom/WC	31.3%	30.2%	1.1%	0.96
First Floor					
Window 66	Bedroom	35.1%	33.9%	1.2%	0.97
Window 67	Bedroom	35.3%	34.1%	1.2%	0.97
Second Floor					
Window 68	Bedroom	37.4%	36.2%	1.2%	0.97
3 Carey Road					
Ground Floor					
Window 69	Domestic	25.4%	25.1%	0.3%	0.99
Window 70	Domestic	19.4%	19.2%	0.2%	0.99
Window 71	Domestic	22.5%	21.7%	0.8%	0.96

Appendix 2 - Vertical Sky Component

Ascot House, Finchampstead Road, Wokingham, Berkshire RG40 2NW

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 72	Domestic	35.3%	34.1%	1.2%	0.97
Window 73	Domestic	35.3%	34.0%	1.3%	0.96
<u>Second Floor</u>					
Window 74	Domestic	85.8%	85.5%	0.3%	1.0
<u>1 Carey Road</u>					
<u>Ground Floor</u>					
Window 75	Domestic	25.0%	24.4%	0.6%	0.98
<u>First Floor</u>					
Window 76	Domestic	35.1%	33.8%	1.3%	0.96
Window 77	Domestic	35.0%	33.7%	1.3%	0.96
<u>44 Finchampstead Road</u>					
<u>Ground Floor</u>					
Window 78	Bedroom	12.3%	12.3%	0.0%	1.0
Window 79	Bedroom	26.0%	24.6%	1.4%	0.95
Window 80	Bedroom	11.1%	10.7%	0.4%	0.96
Window 81	Bathroom/WC	28.4%	27.1%	1.3%	0.95
Window 82	Living/Dining/Kitchen	21.7%	20.4%	1.3%	0.94
Window 83	Living/Dining/Kitchen	26.1%	26.1%	0.0%	1.0
Window 84	Living/Dining/Kitchen	13.5%	13.5%	0.0%	1.0
Window 85	Living/Dining/Kitchen	27.1%	27.1%	0.0%	1.0
Window 86	Living/Dining/Kitchen	14.9%	14.9%	0.0%	1.0
Window 87	Lobby	5.3%	4.3%	1.0%	0.81
Window 88	Domestic	32.7%	31.3%	1.4%	0.96
Window 89	Living/Dining/Kitchen	33.3%	31.9%	1.4%	0.96
Window 90	Living/Dining/Kitchen	33.3%	31.9%	1.4%	0.96
Window 91	Living/Dining/Kitchen	33.0%	31.5%	1.5%	0.95
Window 92	Bedroom	32.3%	30.9%	1.4%	0.96
Window 93	Bedroom	31.3%	29.8%	1.5%	0.95
Window 94	Bedroom	17.5%	17.2%	0.3%	0.98
Window 95	Bedroom	31.4%	29.8%	1.6%	0.95
Window 96	Bedroom	8.0%	7.8%	0.2%	0.98
Window 97	Bedroom	25.8%	24.3%	1.5%	0.94
Window 98	Bedroom	24.4%	23.0%	1.4%	0.94
Window 99	Bedroom	21.6%	20.3%	1.3%	0.94
Window 100	Bathroom/WC	17.7%	16.4%	1.3%	0.93
Window 101	Hallway	18.0%	17.6%	0.4%	0.98
Window 102	Hallway	20.6%	20.2%	0.4%	0.98
Window 103	Hallway	4.9%	4.9%	0.0%	1.0
Window 126	Staircase	29.9%	29.4%	0.5%	0.98

Appendix 2 - Vertical Sky Component

Ascot House, Finchampstead Road, Wokingham, Berkshire RG40 2NW

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 104	Bedroom	31.2%	30.6%	0.6%	0.98
Window 105	Bedroom	32.1%	31.5%	0.6%	0.98
Window 106	Bedroom	32.2%	31.6%	0.6%	0.98
Window 107	Bedroom	32.2%	31.6%	0.6%	0.98
Window 108	Living/Dining/Kitchen	31.8%	31.2%	0.6%	0.98
Window 109	Living/Dining/Kitchen	30.5%	29.8%	0.7%	0.98
Window 110	Living/Dining/Kitchen	27.5%	26.7%	0.8%	0.97
<u>First Floor</u>					
Window 111	Staircase	30.8%	29.6%	1.2%	0.96
Window 112	Domestic	30.5%	29.3%	1.2%	0.96
Window 113	Living/Dining/Kitchen	30.4%	29.2%	1.2%	0.96
Window 114	Living/Dining/Kitchen	30.3%	29.0%	1.3%	0.96
Window 115	Living/Dining/Kitchen	30.1%	28.8%	1.3%	0.96
Window 116	Bedroom	29.6%	28.3%	1.3%	0.96
Window 117	Bedroom	27.6%	26.3%	1.3%	0.95
Window 118	Bedroom	13.2%	13.0%	0.2%	0.98
Window 119	Bedroom	30.2%	28.7%	1.5%	0.95
Window 120	Bedroom	7.6%	7.4%	0.2%	0.97
Window 121	Bedroom	25.0%	23.6%	1.4%	0.94
Window 122	Bedroom	26.3%	24.8%	1.5%	0.94
Window 123	Bedroom	23.0%	21.6%	1.4%	0.94
Window 124	Bathroom/WC	13.8%	12.8%	1.0%	0.93
Window 125	Landing	19.7%	19.4%	0.3%	0.98
Window 127	Bedroom	29.2%	28.6%	0.6%	0.98
Window 128	Bedroom	29.5%	28.9%	0.6%	0.98
Window 129	Bedroom	30.1%	29.3%	0.8%	0.97
Window 130	Bedroom	30.4%	29.5%	0.9%	0.97
Window 131	Living/Dining/Kitchen	30.6%	29.5%	1.1%	0.96
Window 132	Living/Dining/Kitchen	30.9%	29.2%	1.7%	0.94
Window 133	Living/Dining/Kitchen	31.1%	28.3%	2.8%	0.91
<u>Second Floor</u>					
Window 134	Landing	84.6%	84.4%	0.2%	1.0
Window 135	Bathroom/WC	85.2%	84.9%	0.3%	1.0
Window 136	Store	85.2%	84.8%	0.4%	1.0
Window 137	Bedroom	85.3%	84.7%	0.6%	0.99
Window 138	Bedroom	39.6%	39.6%	0.0%	1.0

Appendix 2 - Vertical Sky Component

Ascot House, Finchampstead Road, Wokingham, Berkshire RG40 2NW

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>36 to 38 Finchampstead Road</u>					
<u>Basement Floor</u>					
Window 140	Staircase	36.0%	32.6%	3.4%	0.91
<u>Ground Floor</u>					
Window 139	Bathroom/WC	22.8%	22.0%	0.8%	0.96
Window 141	Kitchen	21.4%	21.2%	0.2%	0.99
Window 142	Kitchen	36.4%	35.4%	1.0%	0.97
<u>First Floor</u>					
Window 143	Bathroom/WC	36.3%	31.8%	4.5%	0.88
Window 144	Bathroom/WC	38.2%	36.5%	1.7%	0.96
<u>Ascot House</u>					
<u>Basement Floor</u>					
Window 145	Bedroom	23.6%	23.4%	0.2%	0.99
Window 146	Bedroom	24.2%	24.1%	0.1%	1.0
Window 147	Bedroom	23.6%	23.4%	0.2%	0.99
Window 148	Living/Dining/Kitchen	27.2%	25.0%	2.2%	0.92
Window 149	Living/Dining/Kitchen	26.8%	24.3%	2.5%	0.91
Window 150	Living/Dining/Kitchen	24.7%	22.0%	2.7%	0.89
Window 151	Living/Dining/Kitchen	18.5%	16.4%	2.1%	0.89
<u>Ground Floor</u>					
Window 152	Living/Dining/Kitchen	23.7%	19.9%	3.8%	0.84
Window 153	Bedroom	29.9%	24.2%	5.7%	0.81
Window 154	Bedroom	24.2%	19.7%	4.5%	0.81
Window 155	Living/Dining/Kitchen	36.7%	35.0%	1.7%	0.95
Window 156	Living/Dining/Kitchen	36.9%	36.0%	0.9%	0.98
Window 157	Living/Dining/Kitchen	36.9%	36.1%	0.8%	0.98
Window 158	Bedroom	36.4%	35.9%	0.5%	0.99
Window 159	Hallway	35.1%	23.2%	11.9%	0.66
Window 160	Bedroom	N/A	N/A	N/A	N/A
Window 161	Living/Dining/Kitchen	36.0%	28.7%	7.3%	0.8
Window 162	Living/Dining/Kitchen	36.8%	36.5%	0.3%	0.99
Window 163	Bedroom	35.6%	35.1%	0.5%	0.99
Window 164	Bedroom	34.8%	34.3%	0.5%	0.99
Window 165	Living/Dining/Kitchen	33.6%	33.0%	0.6%	0.98
Window 166	Living/Dining/Kitchen	27.4%	26.9%	0.5%	0.98
Window 167	Living/Dining/Kitchen	21.6%	21.3%	0.3%	0.99
Window 168	Bedroom	21.2%	19.0%	2.2%	0.9
Window 169	Living/Dining/Kitchen	27.6%	24.3%	3.3%	0.88
Window 170	Living/Dining/Kitchen	33.1%	33.1%	0.0%	1.0
Window 171	Bedroom	31.2%	31.2%	0.0%	1.0

Appendix 2 - Vertical Sky Component

Ascot House, Finchampstead Road, Wokingham, Berkshire RG40 2NW

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 172	Living/Dining/Kitchen	30.6%	30.6%	0.0%	1.0
Window 173	Bedroom	30.6%	30.6%	0.0%	1.0
Window 174	Living/Dining/Kitchen	31.7%	31.7%	0.0%	1.0
Window 175	Living/Dining/Kitchen	32.1%	31.4%	0.7%	0.98
Window 176	Bedroom	26.4%	24.9%	1.5%	0.94
Window 177	Bathroom/WC	25.5%	23.6%	1.9%	0.93
Window 178	Hallway	20.7%	19.5%	1.2%	0.94
Window 179	Bedroom	24.1%	22.6%	1.5%	0.94
Window 180	Living/Dining/Kitchen	24.8%	20.5%	4.3%	0.83
Window 181	Living/Dining/Kitchen	36.1%	35.8%	0.3%	0.99
Window 182	Living/Dining/Kitchen	36.0%	35.7%	0.3%	0.99
Window 183	Living/Dining/Kitchen	35.9%	35.5%	0.4%	0.99
Window 184	Living/Dining/Kitchen	35.9%	35.6%	0.3%	0.99
Window 185	Living/Dining/Kitchen	39.3%	39.2%	0.1%	1.0
Window 186	Bedroom	39.4%	39.3%	0.1%	1.0
Window 187	Bedroom	39.5%	39.4%	0.1%	1.0
Window 188	Living/Dining/Kitchen	39.5%	39.4%	0.1%	1.0
Window 189	Living/Dining/Kitchen	35.9%	33.3%	2.6%	0.93
Window 190	Living/Dining/Kitchen	34.6%	31.0%	3.6%	0.9
Window 191	Bedroom	31.5%	26.7%	4.8%	0.85
Window 192	Living Room	24.9%	20.5%	4.4%	0.82

First Floor

Window 193	Living/Dining/Kitchen	38.4%	20.5%	17.9%	0.53
Window 194	Bedroom	39.1%	28.8%	10.3%	0.74
Window 195	Bedroom	39.1%	32.0%	7.1%	0.82
Window 196	Living/Dining/Kitchen	39.1%	35.2%	3.9%	0.9
Window 197	Living/Dining/Kitchen	39.0%	36.4%	2.6%	0.93
Window 198	Bedroom	38.7%	37.2%	1.5%	0.96
Window 199	Bedroom	38.4%	36.7%	1.7%	0.96
Window 200	Living/Dining/Kitchen	35.3%	32.8%	2.5%	0.93
Window 201	Bedroom	22.0%	20.8%	1.2%	0.95
Window 202	Bedroom	21.8%	17.4%	4.4%	0.8
Window 203	Living/Dining/Kitchen	34.4%	27.5%	6.9%	0.8
Window 204	Living/Dining/Kitchen	38.2%	38.2%	0.0%	1.0
Window 205	Bedroom	37.8%	37.8%	0.0%	1.0
Window 206	Living/Dining/Kitchen	37.6%	37.6%	0.0%	1.0
Window 207	Bedroom	37.4%	37.4%	0.0%	1.0
Window 208	Living/Dining/Kitchen	37.6%	37.6%	0.0%	1.0
Window 209	Living/Dining/Kitchen	37.8%	36.6%	1.2%	0.97
Window 210	Bedroom	37.8%	33.5%	4.3%	0.89
Window 211	Bathroom/WC	37.5%	31.9%	5.6%	0.85
Window 212	Bedroom	34.9%	30.3%	4.6%	0.87
Window 213	Living/Dining/Kitchen	37.5%	26.5%	11.0%	0.71

Appendix 2 - Daylight Distribution

Ascot House, Finchampstead Road, Wokingham, Berkshire RG40 2NW

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>74 Denmark Street</u>					
<u>Ground Floor</u>					
Window 1	Kitchen	97%	97%	0.0%	1.0
Window 2	Hallway	73%	73%	0.0%	1.0
Window 2 & 6	Staircase	3%	3%	0.0%	1.0
Window 3	Bathroom/WC	83%	83%	0.0%	1.0
Window 4	Living Room	99%	99%	0.0%	1.0
<u>First Floor</u>					
Window 5	Bedroom	97%	97%	0.0%	1.0
Window 6	Landing	100%	100%	0.0%	1.0
Window 7	Bathroom/WC	99%	99%	0.0%	1.0
Window 8	Bedroom	98%	98%	0.0%	1.0
<u>2 Norton Road</u>					
<u>Ground Floor</u>					
Windows 9 & 10	Living Room	99%	99%	0.0%	1.0
<u>First Floor</u>					
Window 11	Bedroom	99%	99%	0.0%	1.0
Window 12	Bedroom	99%	99%	0.0%	1.0
<u>6 Norton Road</u>					
<u>Ground Floor</u>					
Windows 15 & 16	Living Room	99%	99%	0.0%	1.0
Window 17	Domestic	80%	56%	24.0%	0.7
<u>First Floor</u>					
Window 18	Bedroom	100%	100%	0.0%	1.0
Window 19	Dressing Area	98%	98%	0.0%	1.0
<u>6 Kendrick Close</u>					
<u>Ground Floor</u>					
Windows 25 to 30	Conservatory	100%	100%	0.0%	1.0
Windows 31 to 34	Living Room	98%	96%	2.0%	0.98
Window 35	Kitchen	98%	98%	0.0%	1.0
<u>First Floor</u>					
Window 36	Bedroom	93%	93%	0.0%	1.0
<u>5 Kendrick Close</u>					
<u>Ground Floor</u>					
Windows 37 to 39	Dining/Kitchen	99%	99%	0.0%	1.0
Windows 40 & 41	Lounge	98%	98%	0.0%	1.0

Appendix 2 - Daylight Distribution

Ascot House, Finchampstead Road, Wokingham, Berkshire RG40 2NW

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Window 42	Staircase	4%	4%	0.0%	1.0
<u>First Floor</u>					
Windows 42 & 43	Bedroom	98%	98%	0.0%	1.0
<u>1 Kendrick Close</u>					
<u>Ground Floor</u>					
Window 61	Living Room	7%	7%	0.0%	1.0
<u>5 Carey Road</u>					
<u>Ground Floor</u>					
Windows 62 to 64	Kitchen	98%	98%	0.0%	1.0
Window 65	Bathroom/WC	96%	96%	0.0%	1.0
<u>First Floor</u>					
Windows 66 & 67	Bedroom	98%	98%	0.0%	1.0
<u>Second Floor</u>					
Window 68	Bedroom	67%	67%	0.0%	1.0
<u>44 Finchampstead Road</u>					
<u>Ground Floor</u>					
Windows 78 to 80	Bedroom	99%	99%	0.0%	1.0
Window 81	Bathroom/WC	89%	89%	0.0%	1.0
Windows 82 to 86	Living/Dining/Kitchen	99%	99%	0.0%	1.0
Window 87	Lobby	75%	73%	2.0%	0.97
Window 88	Domestic	94%	94%	0.0%	1.0
Windows 89 to 91	Living/Dining/Kitchen	90%	88%	2.0%	0.98
Windows 92 & 93	Bedroom	98%	98%	0.0%	1.0
Windows 94 to 96	Bedroom	97%	96%	1.0%	0.99
Windows 97 to 99	Bedroom	94%	93%	1.0%	0.99
Window 100	Bathroom/WC	89%	89%	0.0%	1.0
Windows 101 to 103	Hallway	94%	94%	0.0%	1.0
Window 103 & 126	Staircase	74%	74%	0.0%	1.0
Windows 104 & 105	Bedroom	98%	98%	0.0%	1.0
Windows 106 & 107	Bedroom	99%	99%	0.0%	1.0
Windows 108 to 110	Living/Dining/Kitchen	98%	98%	0.0%	1.0
<u>First Floor</u>					
Window 111	Landing	79%	79%	0.0%	1.0
Window 112	Domestic	92%	92%	0.0%	1.0
Windows 113 to 115	Living/Dining/Kitchen	94%	94%	0.0%	1.0
Windows 116 & 117	Bedroom	98%	98%	0.0%	1.0
Windows 118 to 120	Bedroom	99%	99%	0.0%	1.0
Windows 121 to 123	Bedroom	94%	94%	0.0%	1.0

Appendix 2 - Daylight Distribution

Ascot House, Finchampstead Road, Wokingham, Berkshire RG40 2NW

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Window 124	Bathroom/WC	82%	82%	0.0%	1.0
Window 125	Landing	81%	81%	0.0%	1.0
Window 134	Staircase	93%	93%	0.0%	1.0
Windows 127 & 128	Bedroom	98%	98%	0.0%	1.0
Windows 129 & 130	Bedroom	98%	98%	0.0%	1.0
Windows 131 to 133	Living/Dining/Kitchen	98%	98%	0.0%	1.0

Second Floor

Window 134	Landing	99%	99%	0.0%	1.0
Window 135	Bathroom/WC	99%	99%	0.0%	1.0
Window 136	Store	99%	99%	0.0%	1.0
Windows 137 & 138	Bedroom	99%	99%	0.0%	1.0

36 to 38 Finchampstead Road

Ground Floor

Window 139	Bathroom/WC	86%	82%	4.0%	0.95
Window 140	Hallway	100%	100%	0.0%	1.0
Windows 141 & 142	Kitchen	96%	96%	0.0%	1.0

First Floor

Window 143	Bathroom/WC	95%	95%	0.0%	1.0
Window 140	Hallway	67%	54%	13.0%	0.81
Window 144	Bathroom/WC	96%	96%	0.0%	1.0

Ascot House

Basement Floor

Window 145	Bedroom	99%	99%	0.0%	1.0
Window 146	Bedroom	99%	99%	0.0%	1.0
Window 147	Bedroom	99%	99%	0.0%	1.0
Window 148	Living/Dining/Kitchen	99%	94%	5.0%	0.95
Windows 149 & 150	Living/Dining/Kitchen	99%	96%	3.0%	0.97
Window 151	Living/Dining/Kitchen	53%	48%	5.0%	0.91

Ground Floor

Window 152	Living/Dining/Kitchen	90%	88%	2.0%	0.98
Window 153	Bedroom	97%	97%	0.0%	1.0
Window 154	Bedroom	93%	86%	7.0%	0.92
Window 155	Living/Dining/Kitchen	98%	98%	0.0%	1.0
Windows 156 & 157	Living/Dining/Kitchen	98%	98%	0.0%	1.0
Window 158	Bedroom	97%	97%	0.0%	1.0
Window 159	Hallway	99%	99%	0.0%	1.0
Window 160	Bedroom	N/A	N/A	N/A	N/A
Windows 161 & 162	Living/Dining/Kitchen	99%	99%	0.0%	1.0
Windows 163 & 164	Bedroom	98%	98%	0.0%	1.0
Window 165	Living/Dining/Kitchen	98%	98%	0.0%	1.0

Appendix 2 - Daylight Distribution

Ascot House, Finchampstead Road, Wokingham, Berkshire RG40 2NW

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Windows 166 & 167	Living/Dining/Kitchen	92%	92%	0.0%	1.0
Window 168	Bedroom	83%	83%	0.0%	1.0
Windows 169 & 170	Living/Dining/Kitchen	99%	99%	0.0%	1.0
Window 171	Bedroom	53%	53%	0.0%	1.0
Window 172	Living/Dining/Kitchen	61%	61%	0.0%	1.0
Window 173	Bedroom	84%	84%	0.0%	1.0
Windows 174 & 175	Living/Dining/Kitchen	99%	99%	0.0%	1.0
Window 176	Bedroom	97%	97%	0.0%	1.0
Window 177	Bathroom/WC	89%	84%	5.0%	0.94
Window 178	Hallway	88%	88%	0.0%	1.0
Window 179	Bedroom	95%	94%	1.0%	0.99
Windows 180 to 182	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Windows 183 to 185	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 186	Bedroom	96%	96%	0.0%	1.0
Window 187	Bedroom	97%	97%	0.0%	1.0
Windows 188 to 190	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 191	Bedroom	98%	98%	0.0%	1.0
Window 192	Living Room	86%	85%	1.0%	0.99

First Floor

Window 193	Living/Dining/Kitchen	92%	91%	1.0%	0.99
Window 194	Bedroom	95%	95%	0.0%	1.0
Window 195	Bedroom	96%	95%	1.0%	0.99
Window 196	Living/Dining/Kitchen	98%	98%	0.0%	1.0
Window 197	Living/Dining/Kitchen	97%	97%	0.0%	1.0
Windows 198 & 199	Bedroom	96%	96%	0.0%	1.0
Window 200	Living/Dining/Kitchen	95%	94%	1.0%	0.99
Windows 201 & 202	Bedroom	96%	89%	7.0%	0.93
Windows 203 & 204	Living/Dining/Kitchen	99%	99%	0.0%	1.0
Window 205	Bedroom	98%	98%	0.0%	1.0
Window 206	Living/Dining/Kitchen	89%	89%	0.0%	1.0
Window 207	Bedroom	97%	97%	0.0%	1.0
Windows 208 & 209	Living/Dining/Kitchen	98%	98%	0.0%	1.0
Window 210	Bedroom	94%	93%	1.0%	0.99
Window 211	Bathroom/WC	89%	84%	5.0%	0.94
Window 212	Bedroom	97%	94%	3.0%	0.97
Window 213	Living/Dining/Kitchen	76%	73%	3.0%	0.96

Appendix 2 - Sunlight to Windows

Ascot House, Finchampstead Road, Wokingham, Berkshire RG40 2NW

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>74 Denmark Street</u>									
<u>Ground Floor</u>									
Window 1	Kitchen	80%	79%	1%	0.99	27%	26%	1%	0.96
Window 2	Hallway	21%	18%	3%	0.86	14%	11%	3%	0.79
Window 6	Staircase	72%	72%	0%	1.0	28%	28%	0%	1.0
Window 3	Bathroom/WC	60%	57%	3%	0.95	17%	14%	3%	0.82
Window 4	Living Room	58%	57%	1%	0.98	18%	17%	1%	0.94
<u>First Floor</u>									
Window 5	Bedroom	73%	73%	0%	1.0	28%	28%	0%	1.0
Window 7	Bathroom/WC	58%	57%	1%	0.98	21%	20%	1%	0.95
Window 8	Bedroom	60%	60%	0%	1.0	20%	20%	0%	1.0
<u>2 Norton Road</u>									
<u>Ground Floor</u>									
Window 9	Living Room	79%	77%	2%	0.97	27%	25%	2%	0.93
Window 10	Living Room	79%	77%	2%	0.97	27%	25%	2%	0.93
<u>First Floor</u>									
Window 11	Bedroom	72%	70%	2%	0.97	28%	26%	2%	0.93
Window 12	Bedroom	72%	70%	2%	0.97	28%	26%	2%	0.93
<u>4 Norton Road</u>									
<u>Ground Floor</u>									
Window 13	Domestic	78%	75%	3%	0.96	26%	23%	3%	0.88
<u>First Floor</u>									
Window 14	Domestic	72%	70%	2%	0.97	28%	26%	2%	0.93
<u>6 Norton Road</u>									
<u>Ground Floor</u>									
Window 15	Living Room	72%	70%	2%	0.97	22%	20%	2%	0.91
Window 16	Living Room	50%	48%	2%	0.96	14%	12%	2%	0.86
Window 17	Domestic	72%	71%	1%	0.99	26%	25%	1%	0.96
<u>First Floor</u>									
Window 18	Bedroom	72%	70%	2%	0.97	28%	26%	2%	0.93
Window 19	Dressing Area	71%	69%	2%	0.97	27%	25%	2%	0.93
<u>6 Kendrick Close</u>									
<u>Ground Floor</u>									
Window 29	Conservatory	20%	20%	0%	1.0	0%	0%	0%	1.0
Window 34	Living Room	36%	36%	0%	1.0	5%	5%	0%	1.0

Appendix 2 - Sunlight to Windows

Ascot House, Finchampstead Road, Wokingham, Berkshire RG40 2NW

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>5 Kendrick Close</u>									
<u>Ground Floor</u>									
Window 37	Dining/Kitchen	50%	48%	2%	0.96	17%	17%	0%	1.0
Window 39	Dining/Kitchen	26%	25%	1%	0.96	7%	7%	0%	1.0
Window 40	Lounge	46%	43%	3%	0.93	12%	12%	0%	1.0
Window 41	Lounge	41%	39%	2%	0.95	10%	9%	1%	0.9
<u>First Floor</u>									
Window 43	Bedroom	53%	51%	2%	0.96	19%	18%	1%	0.95
<u>4 Kendrick Close</u>									
<u>Ground Floor</u>									
Window 44	Domestic	63%	60%	3%	0.95	24%	23%	1%	0.96
Window 45	Domestic	64%	61%	3%	0.95	24%	23%	1%	0.96
<u>First Floor</u>									
Window 48	Domestic	68%	64%	4%	0.94	25%	25%	0%	1.0
Window 49	Domestic	58%	54%	4%	0.93	23%	23%	0%	1.0
<u>3 Carey Road</u>									
<u>Ground Floor</u>									
Window 69	Domestic	31%	30%	1%	0.97	0%	0%	0%	1.0
Window 70	Domestic	11%	11%	0%	1.0	0%	0%	0%	1.0
<u>44 Finchampstead Road</u>									
<u>Ground Floor</u>									
Window 80	Bedroom	7%	6%	1%	0.86	0%	0%	0%	1.0
Window 83	Living/Dining/Kitchen	49%	49%	0%	1.0	27%	27%	0%	1.0
Window 84	Living/Dining/Kitchen	31%	31%	0%	1.0	17%	17%	0%	1.0
Window 85	Living/Dining/Kitchen	56%	56%	0%	1.0	29%	29%	0%	1.0
Window 96	Bedroom	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 103	Hallway	4%	4%	0%	1.0	2%	2%	0%	1.0
<u>First Floor</u>									
Window 120	Bedroom	0%	0%	0%	1.0	0%	0%	0%	1.0
<u>Second Floor</u>									
Window 138	Bedroom	51%	51%	0%	1.0	16%	16%	0%	1.0
<u>Ascot House</u>									
<u>Basement Floor</u>									
Window 148	Living/Dining/Kitchen	60%	51%	9%	0.85	17%	14%	3%	0.82
Window 149	Living/Dining/Kitchen	54%	46%	8%	0.85	12%	10%	2%	0.83
Window 150	Living/Dining/Kitchen	48%	44%	4%	0.92	9%	9%	0%	1.0

Appendix 2 - Sunlight to Windows

Ascot House, Finchampstead Road, Wokingham, Berkshire RG40 2NW

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 151	Living/Dining/Kitchen	36%	33%	3%	0.92	5%	5%	0%	1.0
<u>Ground Floor</u>									
Window 159	Hallway	80%	44%	36%	0.55	27%	15%	12%	0.56
Window 160	Bedroom	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Window 161	Living/Dining/Kitchen	81%	66%	15%	0.81	28%	27%	1%	0.96
Window 162	Living/Dining/Kitchen	59%	59%	0%	1.0	20%	20%	0%	1.0
Window 163	Bedroom	59%	59%	0%	1.0	20%	20%	0%	1.0
Window 164	Bedroom	59%	59%	0%	1.0	20%	20%	0%	1.0
Window 165	Living/Dining/Kitchen	59%	59%	0%	1.0	20%	20%	0%	1.0
Window 166	Living/Dining/Kitchen	54%	54%	0%	1.0	19%	19%	0%	1.0
Window 167	Living/Dining/Kitchen	48%	48%	0%	1.0	19%	19%	0%	1.0
Window 168	Bedroom	47%	44%	3%	0.94	20%	20%	0%	1.0
Window 169	Living/Dining/Kitchen	56%	51%	5%	0.91	21%	21%	0%	1.0
Window 170	Living/Dining/Kitchen	53%	53%	0%	1.0	17%	17%	0%	1.0
Window 171	Bedroom	53%	53%	0%	1.0	17%	17%	0%	1.0
Window 172	Living/Dining/Kitchen	54%	54%	0%	1.0	17%	17%	0%	1.0
Window 173	Bedroom	52%	52%	0%	1.0	15%	15%	0%	1.0
Window 174	Living/Dining/Kitchen	52%	52%	0%	1.0	13%	13%	0%	1.0
Window 180	Living/Dining/Kitchen	23%	17%	6%	0.74	2%	2%	0%	1.0
Window 189	Living/Dining/Kitchen	79%	72%	7%	0.91	26%	21%	5%	0.81
Window 190	Living/Dining/Kitchen	74%	64%	10%	0.86	21%	17%	4%	0.81
Window 191	Bedroom	67%	53%	14%	0.79	18%	14%	4%	0.78
Window 192	Living Room	49%	40%	9%	0.82	13%	10%	3%	0.77
<u>First Floor</u>									
Window 198	Bedroom	60%	57%	3%	0.95	20%	20%	0%	1.0
Window 199	Bedroom	60%	57%	3%	0.95	20%	20%	0%	1.0
Window 200	Living/Dining/Kitchen	57%	54%	3%	0.95	20%	20%	0%	1.0
Window 201	Bedroom	48%	44%	4%	0.92	20%	20%	0%	1.0
Window 202	Bedroom	48%	43%	5%	0.9	21%	20%	1%	0.95
Window 203	Living/Dining/Kitchen	72%	57%	15%	0.79	27%	23%	4%	0.85
Window 204	Living/Dining/Kitchen	60%	60%	0%	1.0	20%	20%	0%	1.0
Window 205	Bedroom	60%	60%	0%	1.0	20%	20%	0%	1.0
Window 206	Living/Dining/Kitchen	60%	60%	0%	1.0	20%	20%	0%	1.0
Window 207	Bedroom	58%	58%	0%	1.0	18%	18%	0%	1.0
Window 208	Living/Dining/Kitchen	59%	59%	0%	1.0	19%	19%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces

Ascot House, Finchampstead Road, Wokingham, Berkshire RG40 2NW

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March										Ratio
			Before			After			Loss				
<u>74 Denmark Street</u>													
Ground Floor													
Garden 1	39.29	m2	30.84	m2	78%	30.84	m2	78%	0.0	m2	0%	1.0	
Garden 2	45.27	m2	26.18	m2	58%	26.18	m2	58%	0.0	m2	0%	1.0	
<u>2 Norton Road</u>													
Ground Floor													
Garden 3	36.79	m2	26.49	m2	72%	26.49	m2	72%	0.0	m2	0%	1.0	
<u>4 Norton Road</u>													
Ground Floor													
Garden 4	28.58	m2	20.67	m2	72%	20.67	m2	72%	0.0	m2	0%	1.0	
<u>6 Norton Road</u>													
Ground Floor													
Garden 5	54.36	m2	39.26	m2	72%	39.25	m2	72%	0.01	m2	0%	1.0	
<u>7 Kendrick Close</u>													
Ground Floor													
Garden 6	21.03	m2	2.22	m2	11%	1.97	m2	9%	0.25	m2	2%	0.89	
<u>6 Kendrick Close</u>													
Ground Floor													
Garden 7	6.8	m2	0.0	m2	0%	0.0	m2	0%	0.0	m2	0%	1.0	
<u>5 Kendrick Close</u>													
Ground Floor													
Garden 8	21.79	m2	13.54	m2	62%	13.54	m2	62%	0.0	m2	0%	1.0	
<u>4 Kendrick Close</u>													
Ground Floor													
Garden 9	68.37	m2	50.46	m2	74%	50.46	m2	74%	0.0	m2	0%	1.0	
<u>5 Carey Road</u>													
Ground Floor													
Garden 10	59.35	m2	39.22	m2	66%	39.22	m2	66%	0.0	m2	0%	1.0	
<u>3 Carey Road</u>													
Ground Floor													
Garden 11	42.85	m2	21.12	m2	49%	21.12	m2	49%	0.0	m2	0%	1.0	
<u>1 Carey Road</u>													
Ground Floor													
Garden 12	52.17	m2	27.87	m2	53%	27.87	m2	53%	0.0	m2	0%	1.0	
<u>44 Finchampstead Road</u>													
Ground Floor													
Garden 13	282.52	m2	145.05	m2	51%	145.05	m2	51%	0.0	m2	0%	1.0	

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES



Norton Road

74 Denmark Street

G1

G2

2 Norton Road

4 Norton Road

6 Norton Road

G3

G4

G5

Kendrick Close

Ascot House

Proposed
Extension

Key



Receives under two hours sunlight on 21st March before and after the development.



Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).



Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).



Receives at least two hours sunlight on 21st March before and after the development.



Neighbouring Gardens and Amenity Areas

Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces



Right of Light Consulting

Burley House
15 - 17 High Street
Rayleigh
Essex
SS6 7EW
TEL 0800 197 4836
E-MAIL enquiries@right-of-light.co.uk
WEBSITE www.right-of-light.co.uk



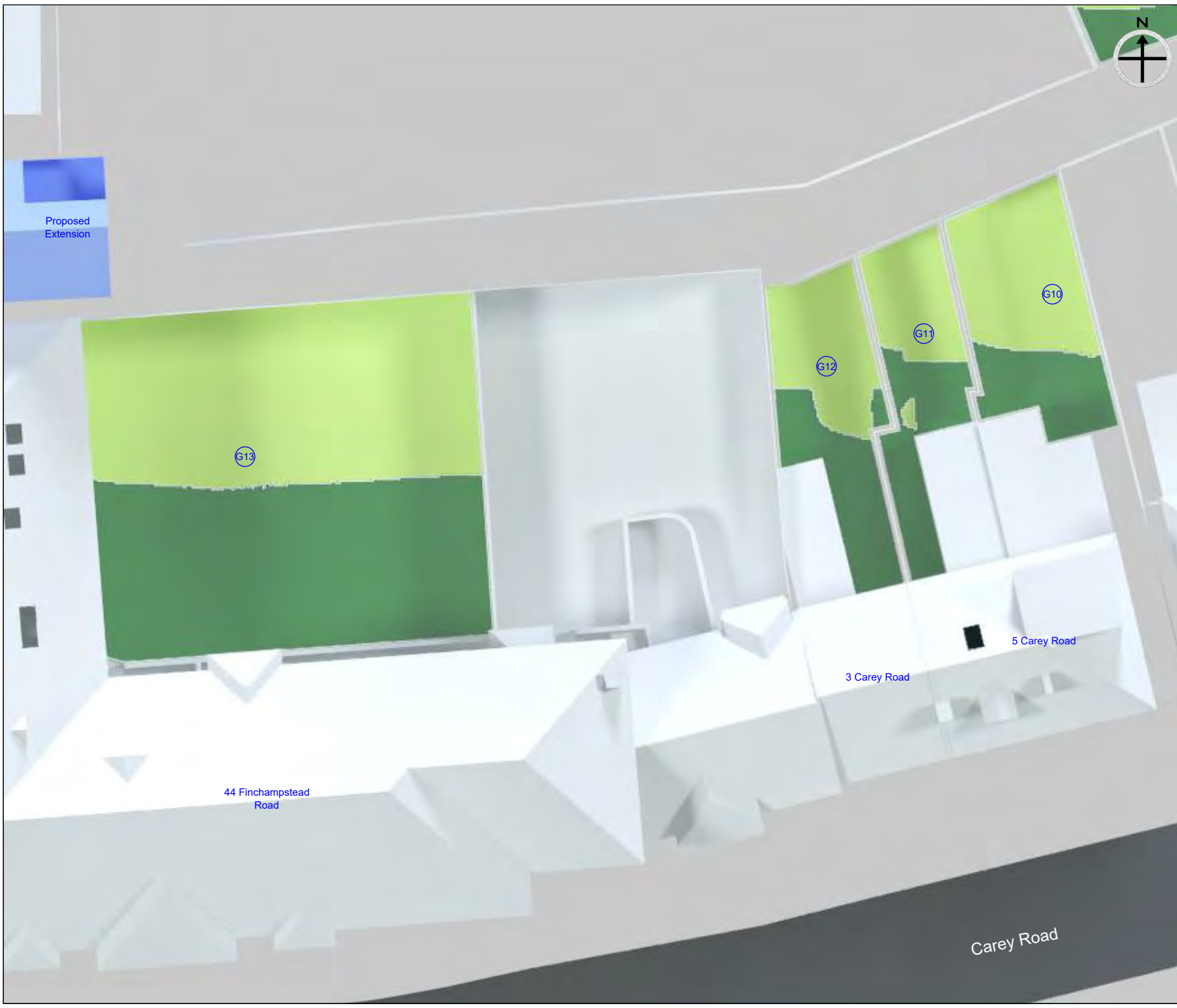
- Key
-  Receives under two hours sunlight on 21st March before and after the development.
 -  Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
 -  Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
 -  Receives at least two hours sunlight on 21st March before and after the development.
 -  Neighbouring Gardens and Amenity Areas

Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces



**RIGHT OF LIGHT
CONSULTING**
Chartered Surveyors

Right of Light Consulting
Burley House
15 - 17 High Street
Rayleigh
Essex
SS6 7EW
TEL 0800 197 4836
E-MAIL enquiries@right-of-light.co.uk
WEBSITE www.right-of-light.co.uk



- Key
- Receives under two hours sunlight on 21st March before and after the development.
 - Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
 - Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
 - Receives at least two hours sunlight on 21st March before and after the development.
 - Neighbouring Gardens and Amenity Areas

Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces



**RIGHT OF LIGHT
CONSULTING**
Chartered Surveyors

Right of Light Consulting
Burley House
15 - 17 High Street
Rayleigh
Essex
SS6 7EW
TEL 0800 197 4836
E-MAIL enquiries@right-of-light.co.uk
WEBSITE www.right-of-light.co.uk

APPENDIX 4

ALTERNATIVE VSC RESULT WINDOW 160 & IMAGE OF 3D MODEL WITH
OBSTRUCTIONS REMOVED

Appendix 4 - Alternative Vertical Sky Component
Ascot House, Finchampstead Road, Wokingham, Berkshire RG40 2NW

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Ascot House</u>					

Ground Floor

Window 160	Bedroom	35.5%	31.9%	3.6%	0.9
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0 1 2 3 4m 1:100



ELEVATION KEY

PLEASE REFER TO PROPOSED ELEVATIONS TOP LEFT

① RED BRICKWORK
BRICKWORK TO MATCH EXISTING.

② GREY BRICKWORK

③ DOORS
TO MATCH MAIN DWELLING.

④ BLACK FRAMES WINDOWS
TO MATCH MAIN DWELLING.

⑤ SLATE ROOF TILES

REV.	DATE	AMENDMENT	DRAWN

PROJECT:

ASCOT HOUSE
FINCHAMPSTEAD ROAD,
WOKINGHAM,
RG40 2NW

DRAWING TITLE:

PROPOSED SOUTH ELEVATION

//

CURT:

KLARA HOMES

DRAWN	PROJECT NO.	DRAWING NO.
GR.	25.521	210
CHECKED	SCALE:	
//	1:100@A1	

DATE: FEB' 25

REVISION:

FRONT. 171 HIGH STREET, RAYLEIGH, ESSEX, SS6 7QA

TEL: +44 (0)202 851 4161 EMAIL: HELLO@FRONT-ARCHITECTURE.CO.UK

