

Our Ref: 2271-22-0421-Littlefair

21st April, 2022

Dr. P Littlefair
BRE
Garston
Watford
WD25 9XX

Dear Paul,

Land to North of Reading Station, Station Shopping Park, Vastern Road, Reading

Following a review of your Rebuttal, I note that to assist in your understanding of the cumulative effect on the consented scheme for 55 Vastern Road you require the analysis results with the current retail park in place. This analysis has therefore been undertaken and attached are the results for this and the cumulative analysis.

As you will note, of the twelve living rooms assessed with the current retail park in place, five will not achieve the target ADF of 1.5%, demonstrating that the design of 55 Vastern Road itself restricts access to daylight. This is further demonstrated by the sunlight results where the balconies over the principal windows restrict access.

With regard to 80 Caversham Road, it is noted that an analysis of Block C has been requested. Attached therefore are drawing numbers 2271-150, which as expected, demonstrate that the cumulative analysis has minimal effect, and it should be possible to design the scheme for 80 Caversham Road with adequate daylight, especially as the units overlooking the site are dual aspect.

Please could you confirm your overall position with regard to the above by Tuesday 26th April 2022.

Yours sincerely,



James M A Crowley
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Encl.



55 Vastern Road

Cumulative ADF

21/04/2022

Location	Room	Room Use	CHP Existing Results	CHP Cumulative Results
A-G1	A-05	LKD	1.7	1.3
	A-06	Bedroom	3.6	2.2
	A-07	Bedroom	2.6	1.5
	A-08	LKD	1.0	0.4
	A-09	Bedroom	3.5	1.9
	A-10	Bedroom	2.1	1.5
	A-11	Bedroom	2.8	1.5
	A-12	Bedroom	3.6	1.9
	A-13	LKD	1.4	0.8
A15	A-21	LKD	2.0	1.5
	A-22	Bedroom	3.7	2.3
	A-23	Bedroom	2.7	1.6
	A-24	LKD	1.2	0.6
	A-25	Bedroom	3.5	1.9
	A-26	Bedroom	2.8	1.5
	A-27	Bedroom	2.8	1.5
	A-28	Bedroom	3.7	1.9
	A-29	LKD	1.6	1.0
BC-G1	BC-10	LKD	1.6	0.9
	BC-11	Bedroom	2.6	1.5
	BC-12	Bedroom	2.0	1.1
	BC-13	LKD	0.8	0.4
	BC-14	Bedroom	2.5	1.5
	BC-15	Bedroom	2.0	1.2
	BC-16	Bedroom	1.5	1.0
	BC-17	Bedroom	1.7	1.1
	BC-18	LKD	1.5	1.2
BC-1 st	BC-36	LKD	1.7	1.0
	BC-37	Bedroom	2.7	1.5
	BC-38	Bedroom	2.1	1.2
	BC-39	LKD	1.0	0.5
	BC-40	Bedroom	2.6	1.5
	BC-41	Bedroom	2.1	1.3
	BC-42	Bedroom	1.5	1.0
	BC-43	Bedroom	1.7	1.1
	BC-44	LKD	1.7	1.4

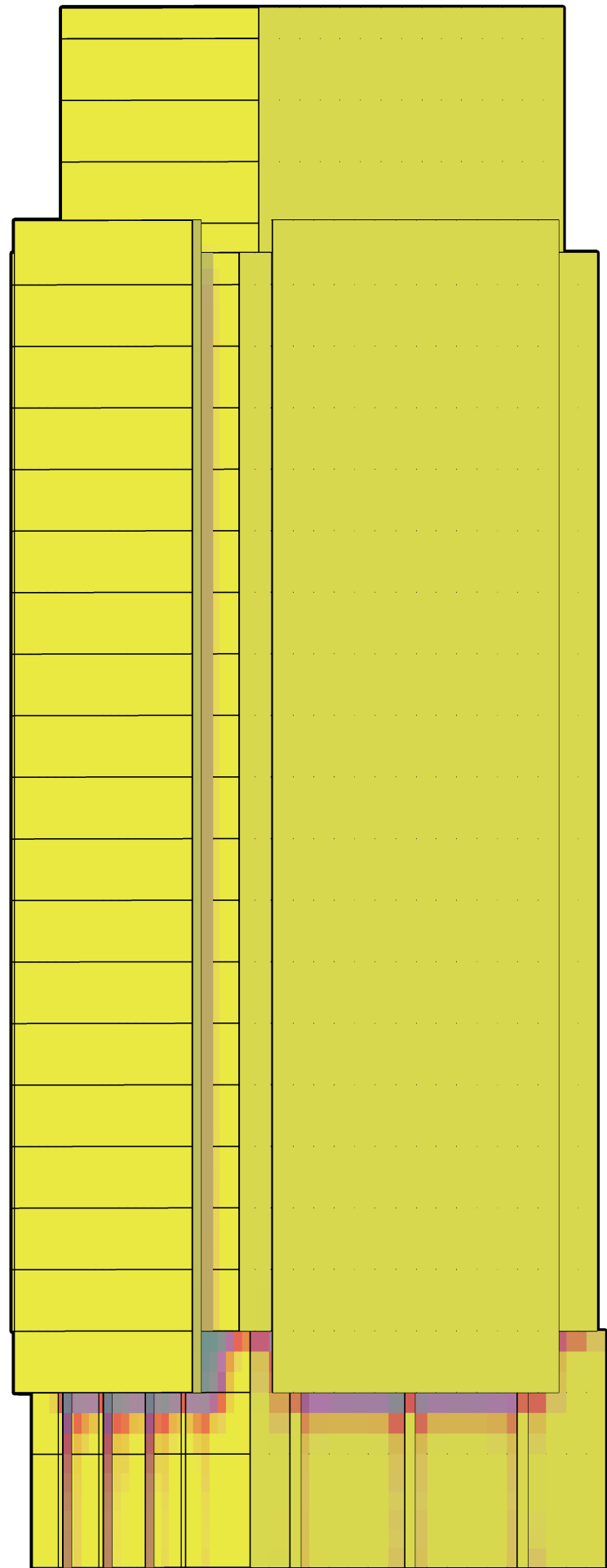


55 Vastern Road

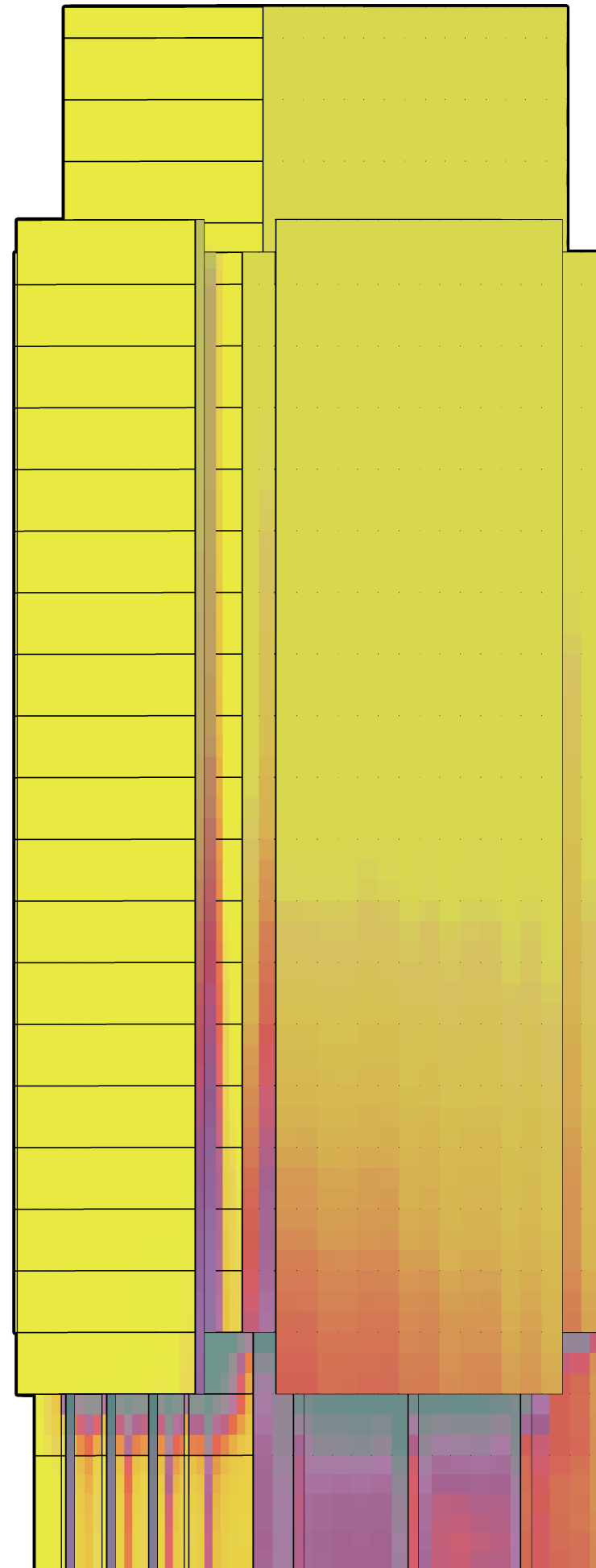
Cumulative APSH

21/04/2022

Location	Room	CHP Existing Analysis		CHP Cumulative Analysis	
		APSH	APSH (winter)	APSH	APSH (Winter)
A Ground	A-05	55	22	28	3
	A-08	31	23	6	2
	A-13	56	28	17	4
A 1 st	A-21	57	22	32	3
	A-24	40	24	12	2
	A-29	60	28	22	4
BC Ground	BC-10	59	24	20	3
	BC-13	28	21	8	6
	BC-18	80	25	52	13
80BC 1 st	BC-36	60	24	25	3
	BC-39	40	24	12	6
	BC-44	69	28	50	15

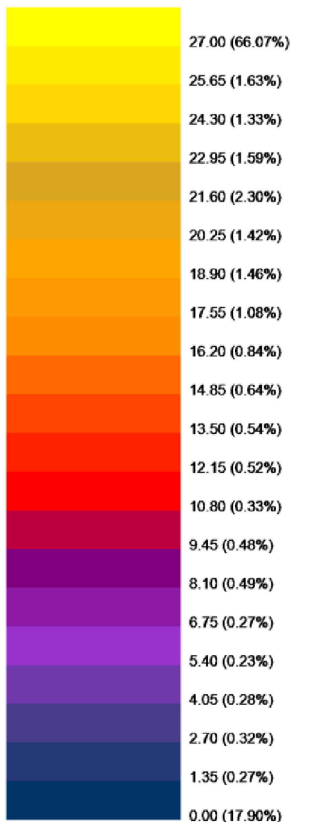


Existing



Proposed

Existing
VSC Values, Ex Mean :36.52



Proposed
VSC Values, Pr Mean :31.92

