



**DAYLIGHT &
SUNLIGHT
REPORT**

relating to the

**PROPOSED
REDEVELOPMENT**

of

**FORMER OFFICES
AT 65 MAYGROVE
ROAD, LONDON
NW6**

on behalf of

**REP MAYGROVE
ROAD
DEVELOPMENTS**

Prepared by:

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Ref 1036/B

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Appendix 1 - Tables referred to in the text :-

Table 1 :	Surrounding Buildings - Proposed VSC & Sunlight
Table 2 :	Surrounding Buildings – Daylight Distribution
Table 3 :	New Accommodation – Daylight & Sunlight
Table 4 :	New Accommodation – Average Daylight Factors (ADFs)
Table 5 :	Daylight Distribution Drawing – Daylight Distribution

Appendix 2 – Surrounding Building Reference Drawings, 3-D Massing Drawings and Daylight Distribution Drawings for Surrounding Buildings (with Window References)

Appendix 3 – Proposed New Accommodation Massing Drawings and Applicable Daylight Distribution Drawings for Proposed (with Window References)

1.0 OVERVIEW

The proposed scheme is to redevelop a site formerly occupied as offices and to change it into residential use. These proposals are shown in detail on the amended planning drawings and we have, therefore, not reproduced these here but have shown extract drawings indicating the room positions and numbers (Appendix 2) to enable the tables to be more easily understood. We have also shown the proposal building and its surrounding buildings in a series of 3-D extracts (Appendix 3).

2.0 INSTRUCTIONS

Our instructions are to assess the effects of the proposals on the proposed new building on the surrounding properties and to report on our findings for submission to the local planning authority.

2.1 SOURCES OF INFORMATION

We have utilised the amended drawings A 101 to A108 inclusive and A300, a laser scan survey provided by Maltby Land Surveys, Ordnance Survey data and data run in MBS Waldram Tools. In addition, we have the drawings of the adjoining building dating from its conversion in 1987.

3.0 EXECUTIVE SUMMARY

The findings detailed in this daylight and sunlight report shows that the proposals will have very minor effects on the standards of daylight and sunlight to most of the surrounding properties and that most of the habitable rooms proposed will have satisfactory levels of average daylight factor.

We have assessed the vertical sky component values for the surrounding windows and most of the surrounding buildings sustain reductions that leave proposed values over 0.9 times the existing, such that the reductions are not noticeable. A few windows will sustain slightly higher reductions that bring them slightly over the threshold of noticeability.

The daylight distribution results to the surrounding properties show minimal alterations to the existing values except for some rooms in 67 Maygrove Road.

In terms of sunlight, the alterations to the sunlight reaching surrounding buildings is only affected to very slight degrees except for No 67 Maygrove Road, where greater reductions are caused but, for the most part, only to the commercial storeys of the building.

The Average Daylight Factors (ADFs) to the proposed new accommodation are almost all above the recommendations in the BRE Guide and in BS 8206.

Taken overall, the effects on the surrounding buildings are generally very minor and we submit, should not be viewed as providing grounds on which planning consent ought to be refused.

4.0 DAYLIGHT & SUNLIGHT

4.1 BACKGROUND

Daylight and sunlight amenities are considerations that the local planning authority can take into account when determining planning applications. The London Borough of Camden, the local planning authority's policies on sunlight and daylight set out within its UDP as follows;

DP26 – Managing the impact of development on occupiers and neighbours

The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- a) visual privacy and overlooking;
- b) overshadowing and outlook;
- c) sunlight, daylight and artificial light levels;
- d) noise and vibration levels;
- e) odour, fumes and dust;
- f) microclimate;
- g) the inclusion of appropriate attenuation measures.

We will also require developments to provide:

- h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;
- i) facilities for the storage, recycling and disposal of waste;
- j) facilities for bicycle storage; and
- k) outdoor space for private or communal amenity space, wherever practical.

The Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' (1991) (The BRE Guide) enables an objective assessment to be made as to whether the proposals will adversely affect the daylight and sunlight reaching existing habitable rooms and also allows an objective assessment to be made of the average daylight factors within the proposed new accommodation to gauge the degree of satisfactory natural lighting available. The new edition of the Guide was published on 12th October and the calculations in this report have been carried out in accordance with the 1991 edition except where we have noted in the text where the 2011 Guide has been referred to.

When considering the Guide's requirements, it is important to remember that the Guide is not a set of planning rules, which are either passed or failed. Numerical values are given and used, not as proscriptive or prescriptive values but as a way of comparing situations and coming to a judgement. The Guide is conceived as an aid to planning officers and designers by giving objective means of making assessments. The values given as desirable in the Guide may not be obtainable in dense urban areas where the grain of development is tight while higher values might well be desirable in suburban or rural areas where the grain is contrastingly open.

4.2 METHODOLOGY

We have carried out an analysis of the proposed situations following the methodology set out in the BRE Guide on Sunlight and Daylight. We have considered daylight by means of the vertical sky component analysis and have then calculated the sunlight by the method set out in the Guide to determine the proportion of the annual probable sunlight hours that the surrounding windows will benefit from. The daylight distribution calculations have been done by means of computer-generated spherical geometry and the average daylight factor calculations follow the method set down in Appendix G of the BRE Guide, BS 8206 and BRE Information Paper 15/88.

We have worked from the 3-D survey that was prepared for this purpose by means of high-definition 360° laser scanning equipment producing point-cloud data which was then processed in specialist software to produce an accurate 3-dimensional model of the existing building and its surroundings. We have then used the amended design drawings to formulate a 3-D model of the proposals which has then been inserted into the model and as these are part of the formal submission these are not reproduced here but we have shown a window map and room location plan by which the tables should be read as well as 2-D extracts from the 3-D model showing the existing and proposed massing.

4.3 SURROUNDING BUILDINGS - DAYLIGHT

The BRE Guide sets out the first criterion for assessing the effects of a proposal on the existing built environment. The first is that if the proposals subtend an angle less than 25° from a point on the adjoining window wall 2m above ground level, no further consideration is necessary as there will be an adequate potential for good natural daylighting to the adjoining windows. Where the proposal subtends an angle greater than 25°, then more demanding calculations must be carried out to establish the nature of the effects of the proposals

The Guide recommends that points along the affected wall should have, or be within 4m of a point that has, a vertical sky component (VSC) of 27% The vertical sky component is the area of the dome of the sky visible from the window plane. The maximum value obtainable at a flat window in a vertical wall is 40%.

Table 1 : Surrounding Buildings – Proposed VSC & Sunlight (see Appendix 1) sets out the results of our examination. This shows the proposed VSC and the annual probable sunlight hours and the winter proportion, in the existing and proposed situations, based on the Architects' drawing of the proposals to ascertain whether adequate daylight will reach the windows and what effects the alterations as proposed will have. We have assessed the effects on 59 and 67 Maygrove Road, 10 to 17 Brassey Road, and 78 – 102 (evens) Maygrove Road which face the proposal site.

From **Table 1** it can be seen that in terms of almost all the properties adjoining the development site, except for 67 Maygrove Road (part of which is commercial in use and only part is residential) and three windows to 59 Maygrove Road, there will be no properties that sustain a reduction of vertical sky component above the threshold of noticeability (indicated by a proportional figure of 0.8 or less). Indeed, there are a few window position that gain light (shown by proportional entries above 1.00). We submit, therefore, that there are no adverse effects on the daylight to the great majority of surrounding properties caused by the proposals. In the case of 67 Maygrove Road, we believe the affected accommodation at 1st and 2nd floor levels is all commercial while at 3rd floor level, for the two flats that face the major part of the development site, for this applicable area, only five rooms are habitable rooms of which one is lit from an alternative direction.

4.4 SURROUNDING BUILDINGS – DAYLIGHT DISTRIBUTION

We have analysed the flow of light into the surrounding rooms to the extent that we have been able to assess or infer the depths and widths of those rooms. The laser scanner is able to measure through windows so that the information derived in respect of the surrounding buildings is fairly well detailed and can be accepted with a high degree of confidence. The BRE Guide does not set any recommended level for the Daylight Distribution or No-sky Line within rooms but a rule-of-thumb is to seek a daylight distribution level of around 50% where possible.

Table 2 : Surrounding Buildings - Daylight Distribution (see Appendix 1), showing the daylight distribution figures for the surrounding buildings. The results are also shown graphically in the attached drawings within Appendix 2, which also identify the window numbers used in Table 1, above. What is of importance with this table is the proportion that the proposed bears to the existing value and in no case, other than 67 Maygrove Road, does the reduction in daylight penetration cross the threshold of noticeability of 0.8. The result of this analysis shows that there is no adverse effect on the daylight penetration to the surrounding building caused by the proposed building.

4.5 SURROUNDING BUILDINGS – SUNLIGHT

The Guide recommends that windows facing within 90° of South be assessed for sunlight. This is to say, windows facing from 90° through 180° to 270°. Windows facing from 271° through North to 89° are not assessed for sunlight. Within the tables above, were windows are noted as “*North Facing” this indicates that the windows concerned do not face the direction requiring an assessment.

As can be seen from **Table 1 (Appendix 1)**, there are almost no reductions in sunlight reaching these windows or, where there are, they are very small, comprising around 1% reductions. There is only one case, 67 Maygrove Road at 1st and 2nd floors, where the sunlight sustains noticeable reductions and these are to commercial spaces rather than residential ones except for the kitchen and bedroom at R4 and R5. We submit, therefore, that there are, in the overall, no adverse effects on the sunlight to surrounding properties caused by the proposals.

4.6 SUN ON THE GROUND AND SHADOWING

There are no specific gardens to residential properties immediately to the North of the proposal site though there is a roadway with some landscaping, serving the houses in Brassey Road, which will be affected by the proposals and we have, therefore, indicated the effects of the sun on the ground by reference to an aerial photograph of that part of the site and a shadow diagram taken at noon on the Equinox.

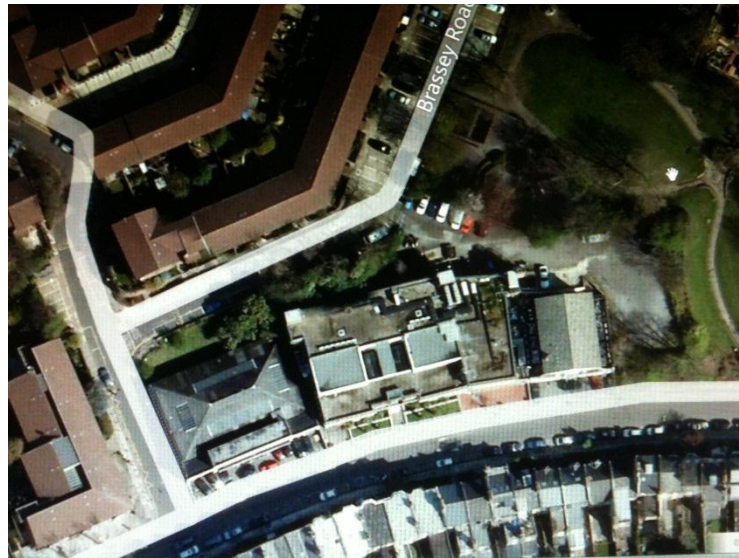
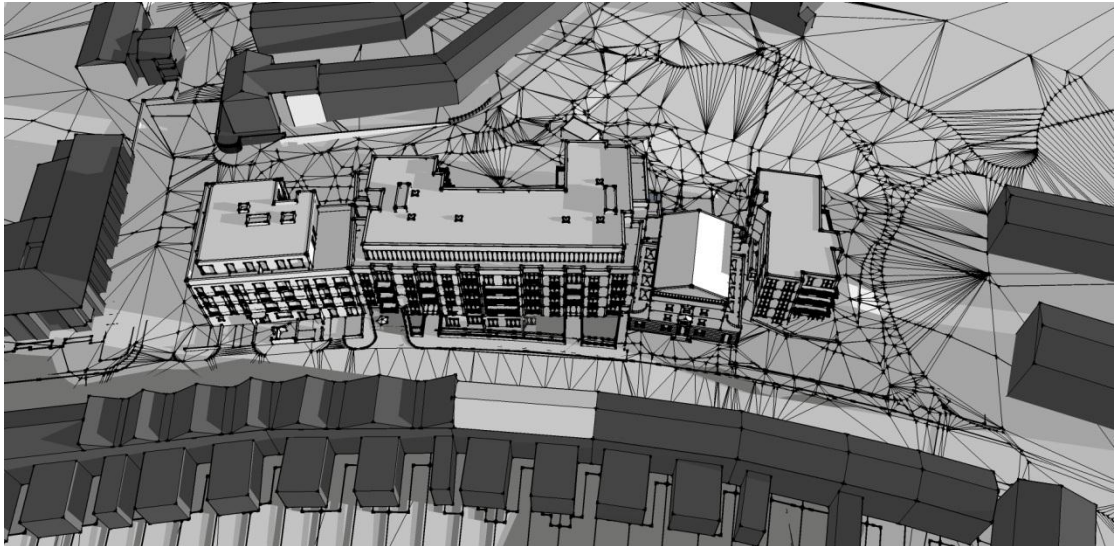


Photo 1 - Aerial photo of site

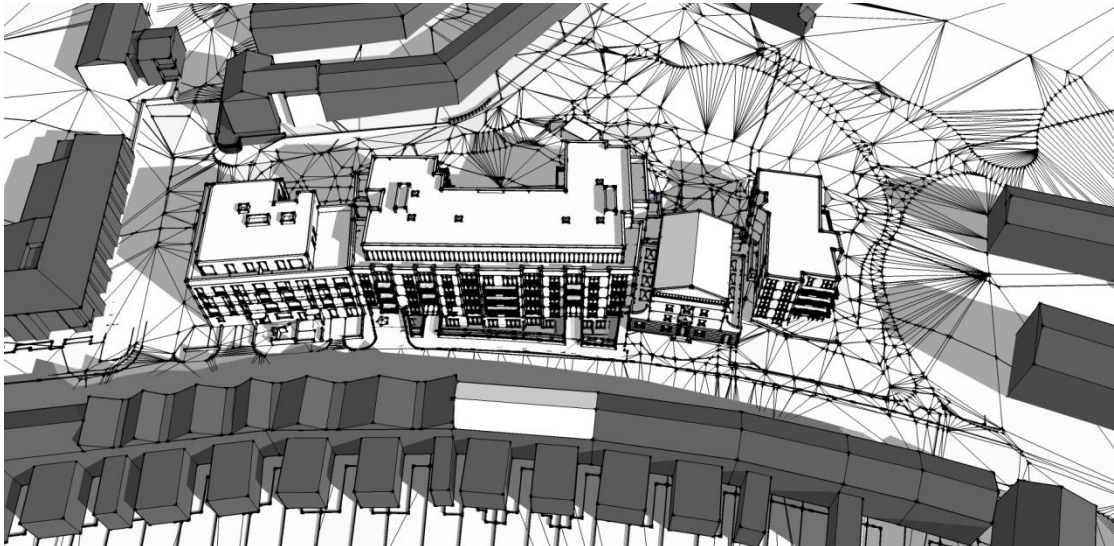
Shadow Diagram – noon on the Equinox

As can be seen, however, the land affected is not public or private garden but really only roadside verge so that the shadowing effect of the proposed building is not significant.

We have also run a sequence of the shadowing effects of the building taken at two-hourly intervals on the Equinox. This date is chosen as it is the “average” of the sunlight effects through the year as the shadows lengthen in the winter and shorten in the summer. The sequence commences at 07.00 GMT and runs to 17.00 GMT. This is used as it is the closest to solar time as told by a sundial.



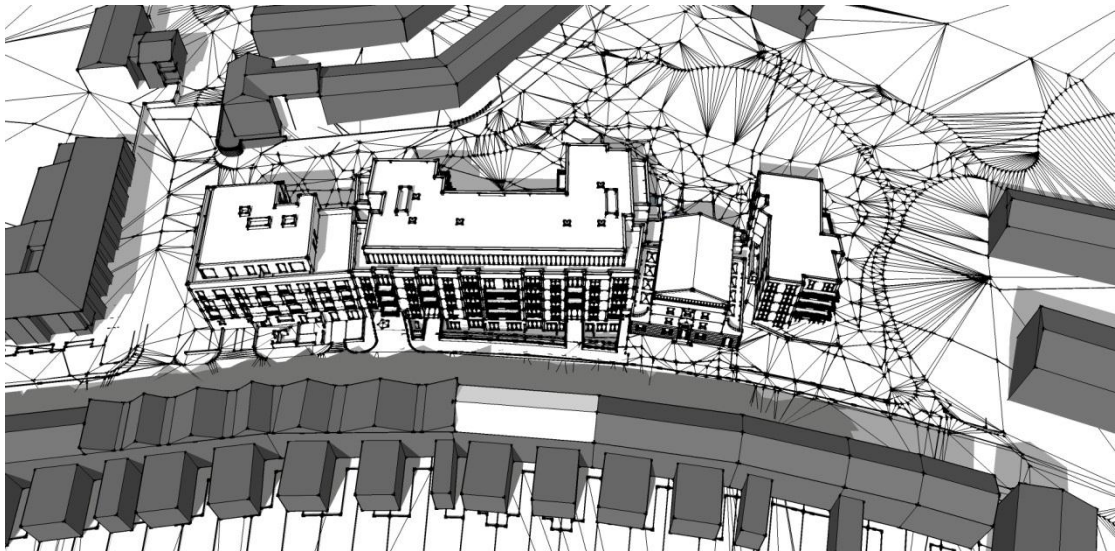
Shadow Diagram - 07.00 hours on the Equinox



Shadow Diagram - 09.00 hours on the Equinox



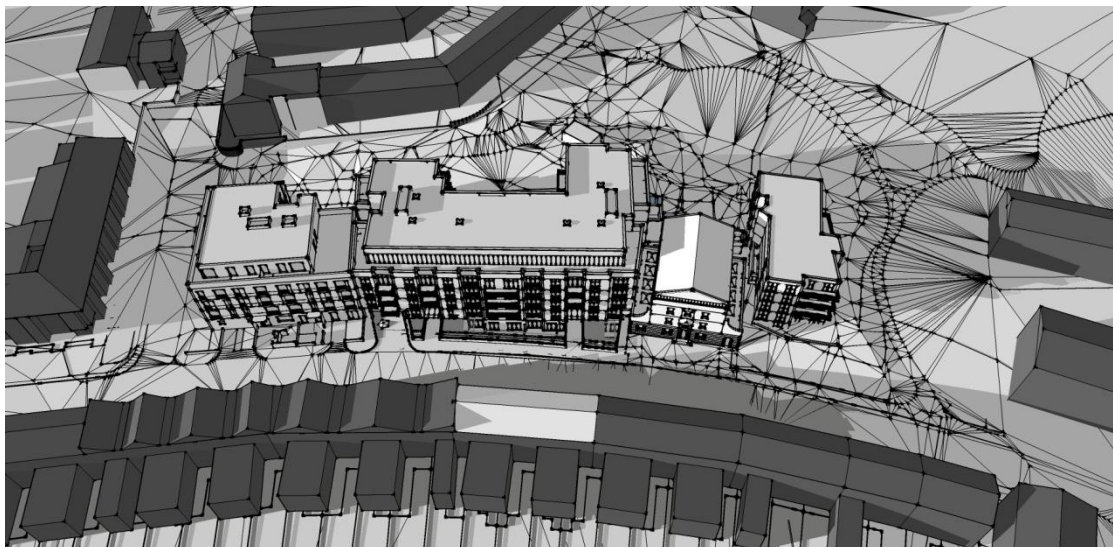
Shadow Diagram - 11.00 hours on the Equinox



Shadow Diagram - 13.00 hours on the Equinox



Shadow Diagram - 15.00 hours on the Equinox



Shadow Diagram - 17.00 hours on the Equinox

These images are formed using Google SketchUp Pro v.8 and show clearly the effects of the proposed building and the buildings either side as they affect one-another. As can be seen, there is no effect at all on the Brassey Road buildings and they remain unaffected by the proposals. Shadows are cast on 67 Maygrove Road but none of the houses on the opposite side of Maygrove Road, or their gardens are affected at all by the proposed new buildings.

4.7 PROPOSED NEW ACCOMMODATION – DAYLIGHT

We have carried out an analysis of the VSC and Sunlight reaching the windows to the lowest two floors of the proposed new building at 65 Maygrove Road as these are the most likely to be less than the recommended levels. Similarly, the difference between ground and 1st floors also gives an indication as to whether the floors at the higher levels will be satisfactory or not by extrapolation. Our findings are set out in **Table 3 : New Accommodation – Daylight & Sunlight (see Appendix 1)**. This follows the same pattern as **Table 1**, for the existing buildings except, clearly, there is nothing in the “existing” column and no proportion column to indicate the ratio of proposed to existing values.

As would be expected, the Ground floor windows have a lower value of VSC than the corresponding 1st floor windows. All the windows at Ground floor level have VSCs below 27%. although some are fairly close to 27%, while many of the 1st floor windows exceed 27%, some by a significant margin. In general, the 1st floor windows receive higher levels of VSC than do those on the Ground floor. It is reasonable to anticipate, therefore, that all the 2nd floor windows and those above will have VSCs that exceed 27%.

4.8 PROPOSED NEW ACCOMMODATION – SUNLIGHT

The sunlight element of **Table 3 (Appendix 1)**, for those windows facing within 90° of South, show that some Ground floor windows achieve the BRE Recommendation of 25% of annual probable hours with 5% in the winter and that many more of the 1st floor windows exceed this recommendation, some, indeed, by a considerable margin of double or more of the recommendation. It is reasonable to anticipate, therefore, that most of the applicable 2nd floor and above windows will achieve these recommended figures comfortably. Some of the rooms that are poorly provided with sunshine are bathrooms rather than habitable rooms so would not be reckonable in any event

4.9 PROPOSED NEW ACCOMMODATION - AVERAGE DAYLIGHT FACTORS (ADFs)

The average daylight factor (ADF) is a calculation of the generalised level of daylighting within a room by reference to the angle of visible sky at the window plane, the transmission losses through the glass, the area of glazing and the reflectivities of the internal surfaces within the room. Clearly, this latter figure will vary with the decorative scheme chosen but the assumption is made that the ceiling would be painted white, the walls a light colour, such as magnolia and the floor would be a medium-coloured carpet.

We have then compiled, **Table 4 : New Accommodation – Average Daylight Factors (ADFS) – see Appendix 1**, arranged from room to room in a clockwise manner beginning at Room 1 in each case. Although not required by the BRE Guide, we have also calculated the values in bathrooms.

Table 4, sets out the minimum target values set by BS 8206 and the actual values produced in the design. Where rooms are lit by more than one window, the contribution by each is shown and then the total value is shown in the box to be compared then with the recommended value.

As can be seen from this table, most of the rooms achieve the minimum standards set by BS 8206, some by a very comfortable margin. Where there are values below the recommendation, many are only just below the target value, such as Rooms 1, 2, 7 and 8 on the Ground floor. On the 1st floor, Rooms 1, 16 17 and 24 fail to meet the target values. Room 1 is a bedroom, Room 16 is a kitchen and still has an ADF of 1.9% though Rooms 17 and 24, which are both living rooms, are rather below the target value. At 1st floor level, only Rooms 19, 20 and 28, all living rooms, and Room 35, a bedroom, fail to attain the recommended values. In the case of Room 19, the actual value is 1.98% against a target of 2% but in the other rooms, the difference between attained value and the target is slightly larger. We have, therefore, referred to the 2011 Edition of the BRE Guide which, At Para 2.1.17 *et seq* the Guide posits that balconies can be treated as part of the rooms behind them and in this case, we have recalculated the values and find that they then comfortably comply with the recommendations of the BRE Guide and BS8206 Pt 2. On this basis, all the rooms on the Lower Ground, the Ground and the 1st floors comply with the Guide's requirements. It is reasonable to anticipate, therefore, that as the VSCs improve with height, so the increase in ADF from the Ground to the 1st floors will be continued onto the upper floors so that all those rooms will also attain the BRE recommended values.

Were this to be a suburban site in a “green-field” situation, one might seek to improve the ADFs but this is a central urban site within a densely built up context and involves the conversion of existing buildings into a new use. In this case, therefore, it is inevitable that if

the existing structure is to be retained, there is a likelihood that some of the rooms thus formed will not be able to be configured to attain the ideal levels of daylight and average daylight factor that might otherwise be sought and this must be balanced with the need and desire of people to live within the densely-populated parts of London rather than in more suburban areas. Taken overall, the few rooms that do not attain the recommended targets represent a small proportion of the total accommodation to be provided and we would submit that this is not an unreasonable outcome for the building in its environment.

4.10 PROPOSED NEW ACCOMMODATION - DAYLIGHT DISTRIBUTION

The BRE Guide does not set any recommended level for the Daylight Distribution or No-sky Line within rooms but a rule-of-thumb is to seek a daylight distribution level of around 50% where possible. We have set out in **Table 5 : New Accommodation - Daylight Distribution – Daylight Distribution (see Appendix 1)** figures for the Ground and 1st floors of the new accommodation. This is displayed in the same way as for the Daylight Distribution table for the surrounding properties but omits a comparison column between existing and proposed values.

The table indicates that while there are some rooms with relatively poor levels of daylight distribution, for the most part, even on the Ground floor, most of the rooms have daylight proportions of over 50% and this rises quite rapidly on the 1st floor with only one room, apart from bathrooms, having a value of under 50% and then only by a small margin. Rooms above 1st floor will have progressively improved levels of daylight distribution. The daylight distribution is also shown graphically on the attached drawings at **Appendix 3**.

5.0 CONCLUSIONS

Compliance with the BRE Guide is not a Planning Criterion and the foreword to the Guide is careful to make this point. The numerical values have to be interpreted carefully and not slavishly. The results of our examination show that the proposals will provide levels of daylighting and sunlighting to the proposed building that will exceed the BRE recommendations by a very comfortable margin in many rooms and that most rooms will all have satisfactory average daylight factors. In terms of surrounding buildings, the proposals will have no adverse effects on any of the surrounding buildings. On this basis, and bearing in mind the location of the building, within the densely-developed area of Kilburn, we would consider that there are no grounds relating to daylight and sunlight over which the proposals should be refused.

Schroeders Begg LLP

November 2011

6.0 APPENDICES

- APPENDIX 1 - TABLES REFERRED TO IN THE TEXT (TABLES 1-5)**
- APPENDIX 2 - SURROUNDING BUILDING REFERENCE DRAWINGS, 3-D MASSING DRAWINGS AND DAYLIGHT DISTRIBUTION DRAWINGS FOR SURROUNDING BUILDINGS (WITH WINDOW REFERENCES)**
- APPENDIX 3 - PROPOSED NEW ACCOMMODATION MASSING DRAWINGS AND APPLICABLE DAYLIGHT DISTRIBUTION DRAWINGS FOR PROPOSED (WITH WINDOW REFERENCES)**

APPENDIX 1

TABLES REFERRED TO IN THE TEXT:-

Table 1 :	Surrounding Buildings - Proposed VSC & Sunlight
Table 2 :	Surrounding Buildings – Daylight Distribution
Table 3 :	New Accommodation – Daylight & Sunlight
Table 4 :	New Accommodation – Average Daylight Factors (ADFs)
Table 5 :	Daylight Distribution Drawing – Daylight Distribution

APPENDIX 2

SURROUNDING BUILDING REFERENCE DRAWINGS,

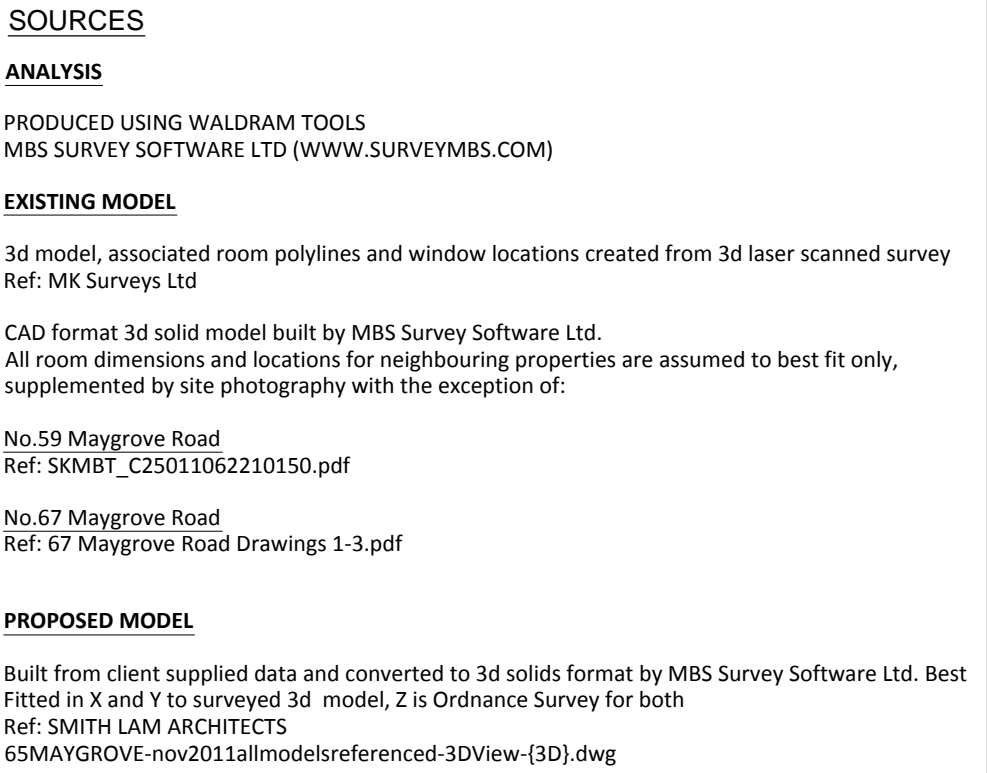
3-D MASSING DRAWINGS

AND

**DAYLIGHT DISTRIBUTION DRAWINGS FOR SURROUNDING BUILDINGS
(WITH WINDOW REFERENCES)**

APPENDIX 3

**PROPOSED NEW ACCOMMODATION MASSING DRAWINGS
AND APPLICABLE
DAYLIGHT DISTRIBUTION DRAWINGS FOR PROPOSED (WITH WINDOW
REFERENCES)**



- ① No.67 Maygrove Road Road
- ② No.78 to 102 Maygrove Road
- ③ No.59 Maygrove Road
- ④ Lauriston Lodge, Barlow Road
- ⑤ No.2 to 24 Barlow Road
- ⑥ No.10 to 17 Brassey Road

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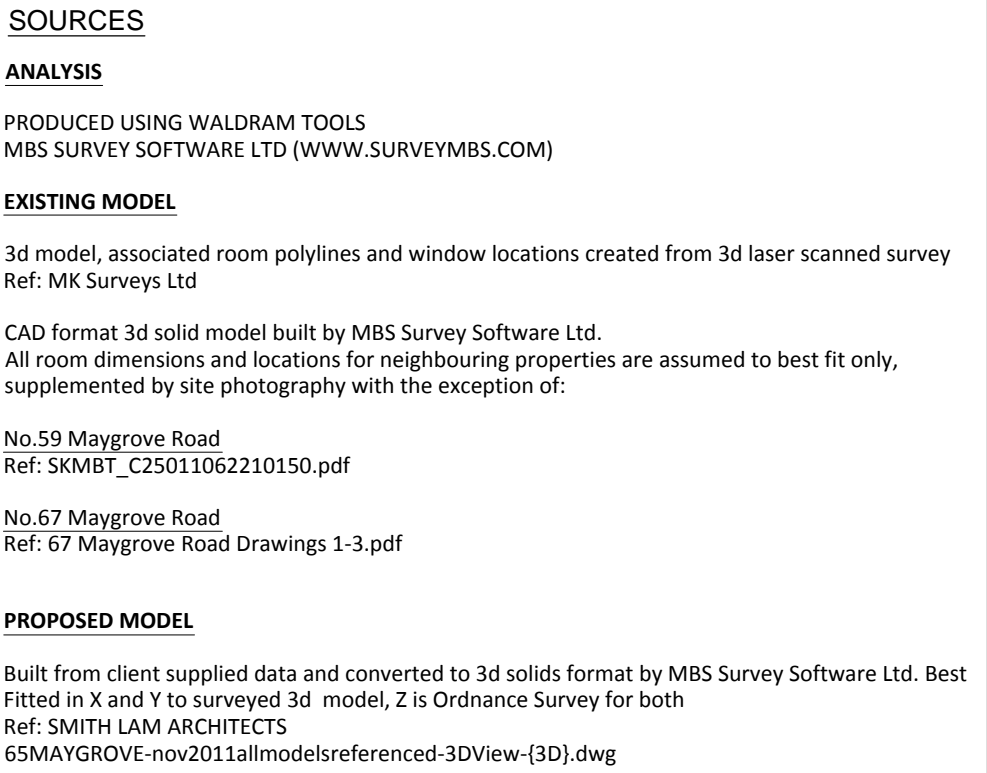
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NTS (A1 Sheet)

65 MAYGROVE ROAD - LONDON NW6 2EH

Existing Site Plan

Job No	Rev	Drawing Number
MBS11-171		MBS11-171-03-01
Date : 17-11-2011		



- ① No.67 Maygrove Road Road
- ② No.78 to 102 Maygrove Road
- ③ No.59 Maygrove Road
- ④ Lauriston Lodge, Barlow Road
- ⑤ No.2 to 24 Barlow Road
- ⑥ No.10 to 17 Brassey Road

REV.	NOTES	DWN	DATE

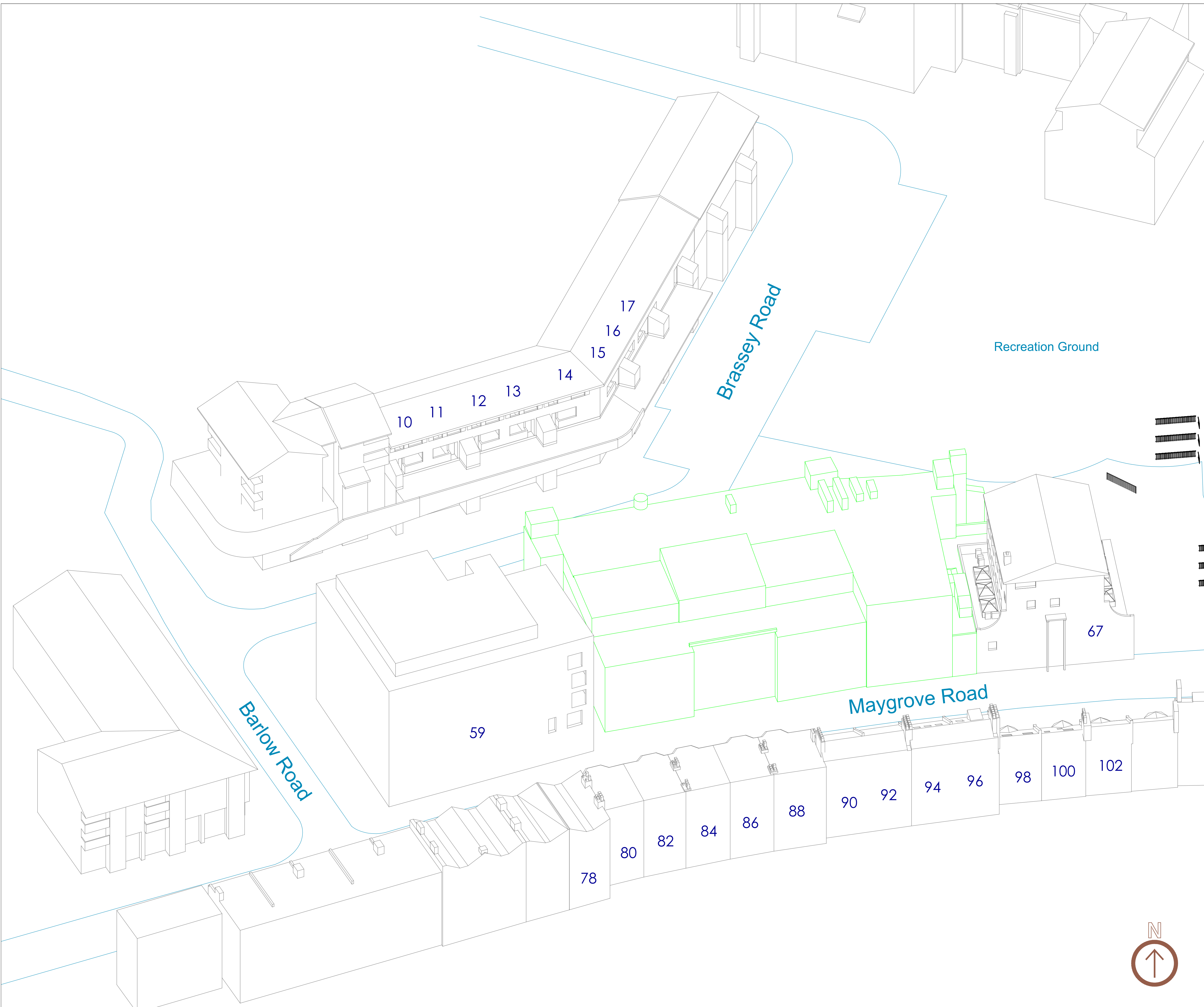
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65 MAYGROVE ROAD - LONDON NW6 2EH

Job No	Rev	Drawing Number
MBS11-171		MBS11-171-03-02
Date : 17-11-2011		



SOURCES

ANALYSIS

PRODUCED USING WALDRAM TOOLS
MBS SURVEY SOFTWARE LTD (WWW.SURVEYMBS.COM)

EXISTING MODE

3d model, associated room polylines and window locations created from 3d laser scanned survey
Ref: MK Surveys Ltd

CAD format 3d solid model built by MBS Survey Software Ltd.
All room dimensions and locations for neighbouring properties are assumed to best fit only,
supplemented by site photography with the exception of:

No.59 Maygrove Road
Ref: SKMBT_C25011062210150.pd

No.67 Maygrove Road
Ref: 67 Maygrove Road Drawings 1-3.pd

PROPOSED MODE

Built from client supplied data and converted to 3d solids format by MBS Survey Software Ltd. Best
fitted in X and Y to surveyed 3d model, Z is Ordnance Survey for both
Ref: SMITH LAM ARCHITECTS
65MAYGROVE-nov2011allmodelsreferenced-3DView-{3D}.dwg

REV.	NOTES	DWN	DATE

Notes:

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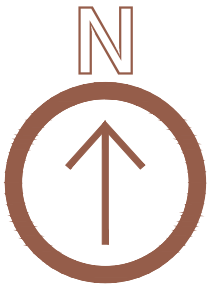
SCALE

NTS (A1 Sheet)

65 MAYGROVE ROAD - LONDON NW6 2EH

3d Existing View Looking North

Job No	Rev	Drawing Number
MBS11-171		MBS11-171-03-03
Date : 17-11-2011		



ANALYSIS

PRODUCED USING WALDRAM TOOLS
MBS SURVEY SOFTWARE LTD (WWW.SURVEYMBS.COM)

EXISTING MODEL

nd model, associated room polylines and window locations created from 3d laser scanned survey
ref: MK Surveys Ltd

CAD format 3d solid model built by MBS Survey Software Ltd.
All room dimensions and locations for neighbouring properties are assumed to best fit only,
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No.59 Maygrove Road
Ref: SKMBT_C25011062210150.pdf

Ref: 67 Maygrove Road Drawings 1-3.pdf

PROPOSED MODEL

ult from client supplied data and converted to 3d solids format by MBS Survey Software Ltd. Best
itted in X and Y to surveyed 3d model, Z is Ordnance Survey for both
ef: SMITH LAM ARCHITECTS
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Notes:

	SCALE
	NTS (A1 Sheet)

65 MAYGROVE ROAD - LONDON NW6 2EH

3d Proposed View
Looking North

Job No	Rev	Drawing Number
MBS11-171		MBS11-171-03-04
Date : 17-11-2011		



SOURCES

ANALYSIS

PRODUCED USING WALDRAM TOOLS
MBS SURVEY SOFTWARE LTD (WWW.SURVEYMBS.COM)

EXISTING MODEL

3d model, associated room polylines and window locations created from 3d laser scanned survey
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CAD format 3d solid model built by MBS Survey Software Ltd.
All room dimensions and locations for neighbouring properties are assumed to best fit only,
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Ref: SKMBT_C25011062210150.pdf

No.67 Maygrove Road
Ref: 67 Maygrove Road Drawings 1-3.pdf

PROPOSED MODEL

Built from client supplied data and converted to 3d solids format by MBS Survey Software Ltd. Best
Fitted in X and Y to surveyed 3d model, Z is Ordnance Survey for both
Ref: SMITH LAM ARCHITECTS
65MAYGROVE-nov2011allmodelsreferenced-3DView-{3D}.dwg

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		SCALE
		NTS (A1 Sheet)

65 MAYGROVE ROAD - LONDON NW6 2EH

3d Existing View
Looking South East

Job No	Rev	Drawing Number
MBS11-171		MBS11-171-03-05
Date : 17-11-2011		



SOURCES

ANALYSIS

PRODUCED USING WALDRAM TOOLS
MBS SURVEY SOFTWARE LTD (WWW.SURVEYMBS.COM)

EXISTING MODEL

3d model, associated room polylines and window locations created from 3d laser scanned survey
Ref: MK Surveys Ltd

CAD format 3d solid model built by MBS Survey Software Ltd.
All room dimensions and locations for neighbouring properties are assumed to best fit only,
supplemented by site photography with the exception of:

No.59 Maygrove Road
Ref: SKMBT_C25011062210150.pdf

No.67 Maygrove Road
Ref: 67 Maygrove Road Drawings 1-3.pdf

PROPOSED MODEL

Built from client supplied data and converted to 3d solids format by MBS Survey Software Ltd. Best
Fitted in X and Y to surveyed 3d model, Z is Ordnance Survey for both
Ref: SMITH LAM ARCHITECTS
65MAYGROVE-nov2011allmodelsreferenced-3DView-{3D}.dwg

REV.	NOTES	DWN	DATE

Notes:

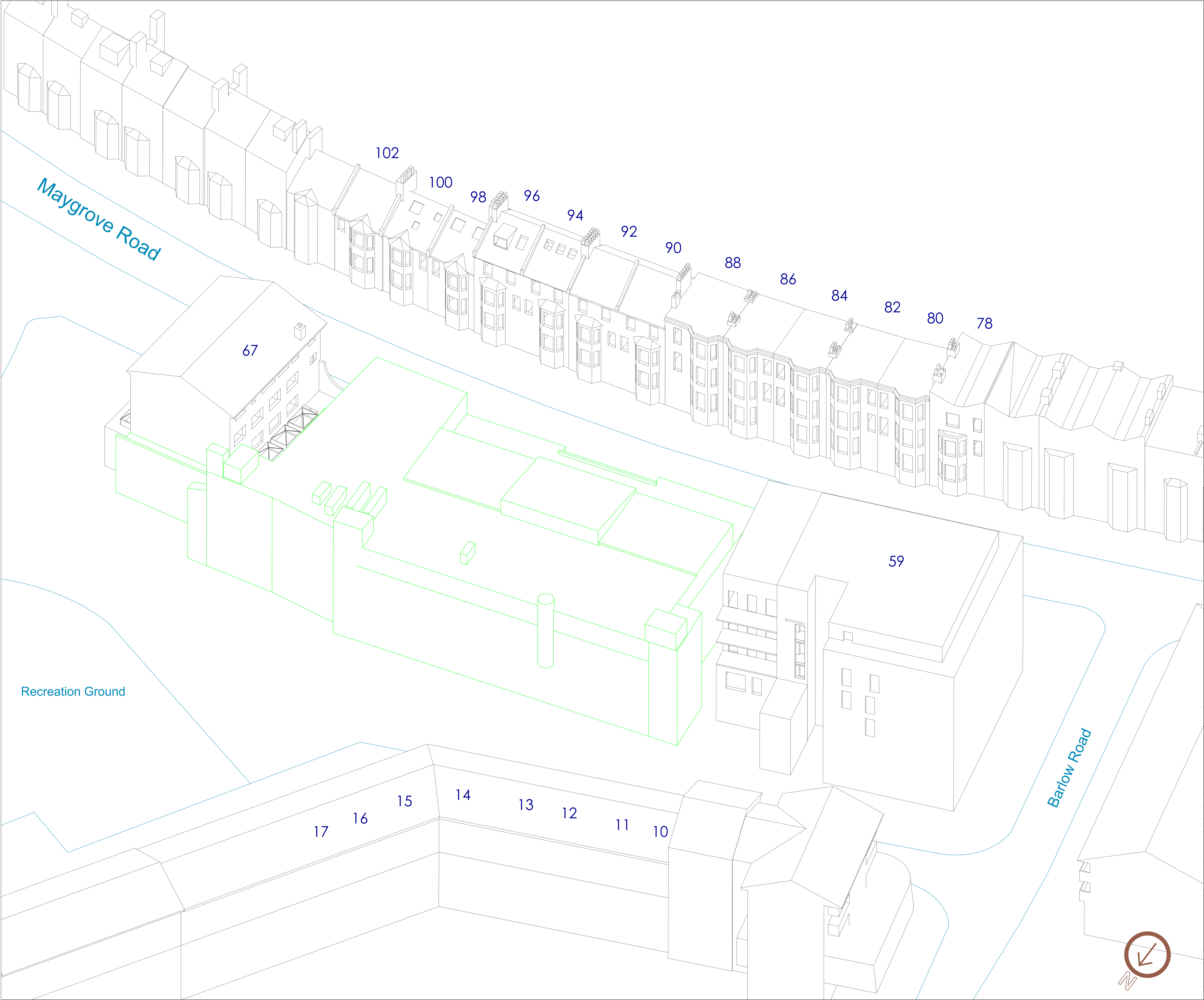
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		SCALE
		NTS (A1 Sheet)

65 MAYGROVE ROAD - LONDON NW6 2EH

3d Proposed View Looking South East		
Job No	Rev	Drawing Number
MBS11-171		MBS11-171-03-06
Date : 17-11-2011		



SOURCES

ANALYSIS

PRODUCED USING WALDRAM TOOLS
MBS SURVEY SOFTWARE LTD (WWW.SURVEYMBS.COM)

EXISTING MODEL

3d model, associated room polylines and window locations created from 3d laser scanned survey
Ref: MK Surveys Ltd

CAD format 3d solid model built by MBS Survey Software Ltd.
All room dimensions and locations for neighbouring properties are assumed to best fit only,
supplemented by site photography with the exception of:

No.59 Maygrove Road
Ref: SKMBT_C25011062210150.pdf

No.67 Maygrove Road
Ref: 67 Maygrove Road Drawings 1-3.pdf

PROPOSED MODEL

Built from client supplied data and converted to 3d solids format by MBS Survey Software Ltd. Best
Fitted in X and Y to surveyed 3d model, Z is Ordnance Survey for both
Ref: SMITH LAM ARCHITECTS
65MAYGROVE-nov2011allmodelsreferenced-3DView-{3D}.dwg

REV.	NOTES	DWN	DATE

Notes:

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Chartered Building Surveyors
Pearl House, 2 Commercial Way, Woking GU21 6ET
T 01483 263 030 F 01483 765 209 E info@sbegg.co.uk W www.sbegg.co.uk

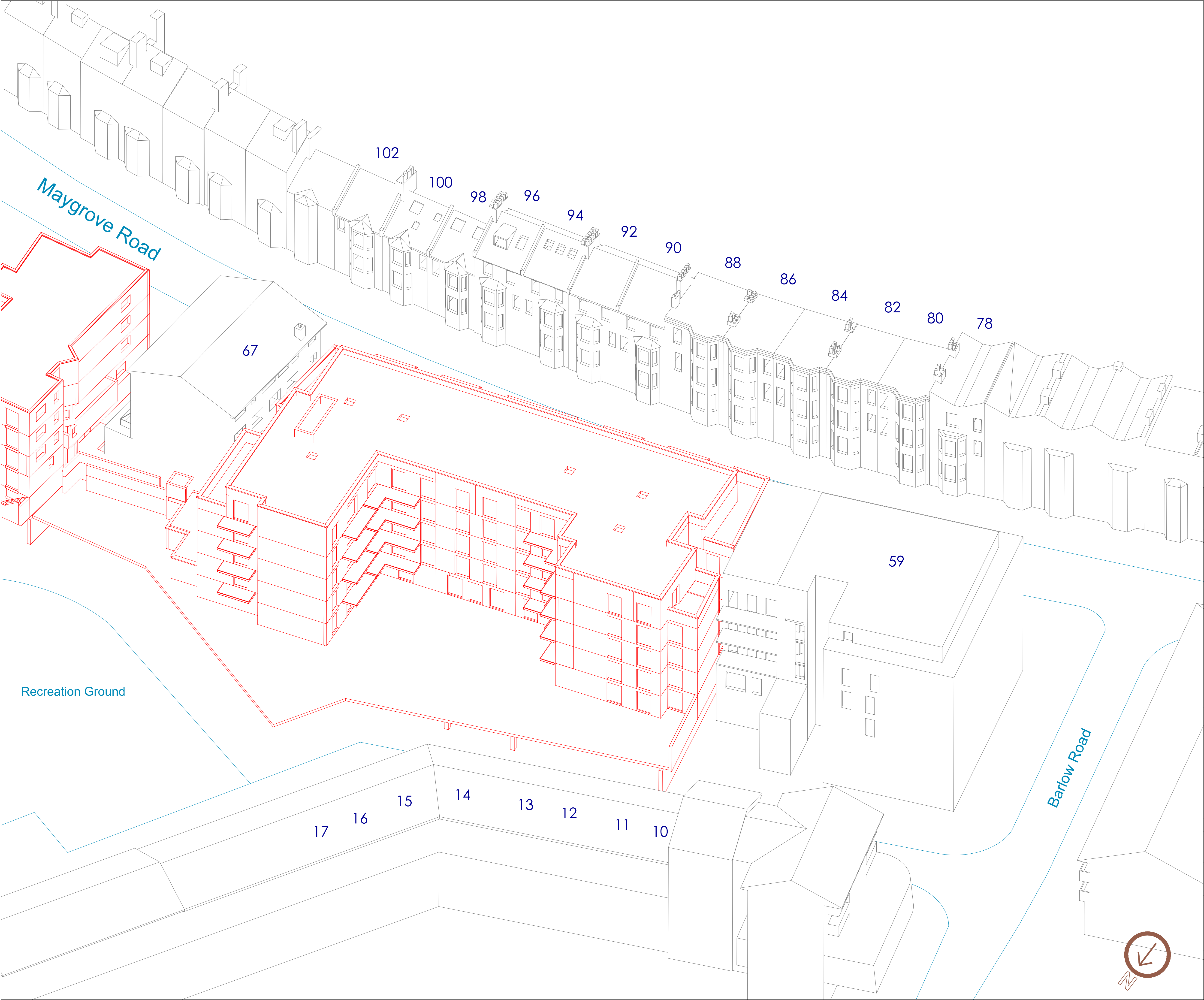
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CHECKED	JTB	

	SCALE
	NTS (A1 Sheet)

65 MAYGROVE ROAD - LONDON NW6 2EH

3d Existing View
Looking South West

Job No	Rev	Drawing Number
MBS11-171		MBS11-171-03-07
Date : 17-11-2011		



SOURCES

ANALYSIS

PRODUCED USING WALDRAM TOOLS
MBS SURVEY SOFTWARE LTD (WWW.SURVEYMBS.COM)

EXISTING MODEL

3d model, associated room polylines and window locations created from 3d laser scanned survey
Ref: MK Surveys Ltd

CAD format 3d solid model built by MBS Survey Software Ltd.
All room dimensions and locations for neighbouring properties are assumed to best fit only,
supplemented by site photography with the exception of:

No.59 Maygrove Road
Ref: SKMBT_C2501106Z210150.pdf

No.67 Maygrove Road
Ref: 67 Maygrove Road Drawings 1-3.pdf

PROPOSED MODEL

Built from client supplied data and converted to 3d solids format by MBS Survey Software Ltd. Best
Fitted in X and Y to surveyed 3d model, Z is Ordnance Survey for both
Ref: SMITH LAM ARCHITECTS
65MAYGROVE-nov2011allmodelsreferenced-3DView-{3D}.dwg

REV.	NOTES	DWN	DATE

Notes:

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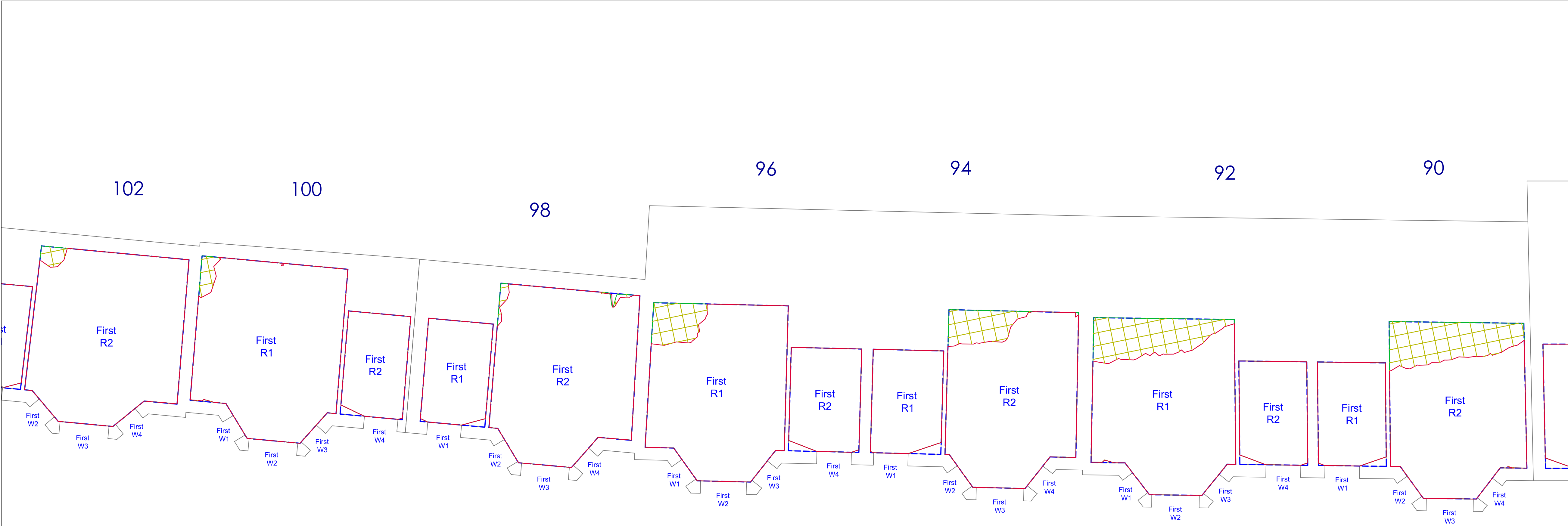
SCALE	
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65 MAYGROVE ROAD - LONDON NW6 2EH

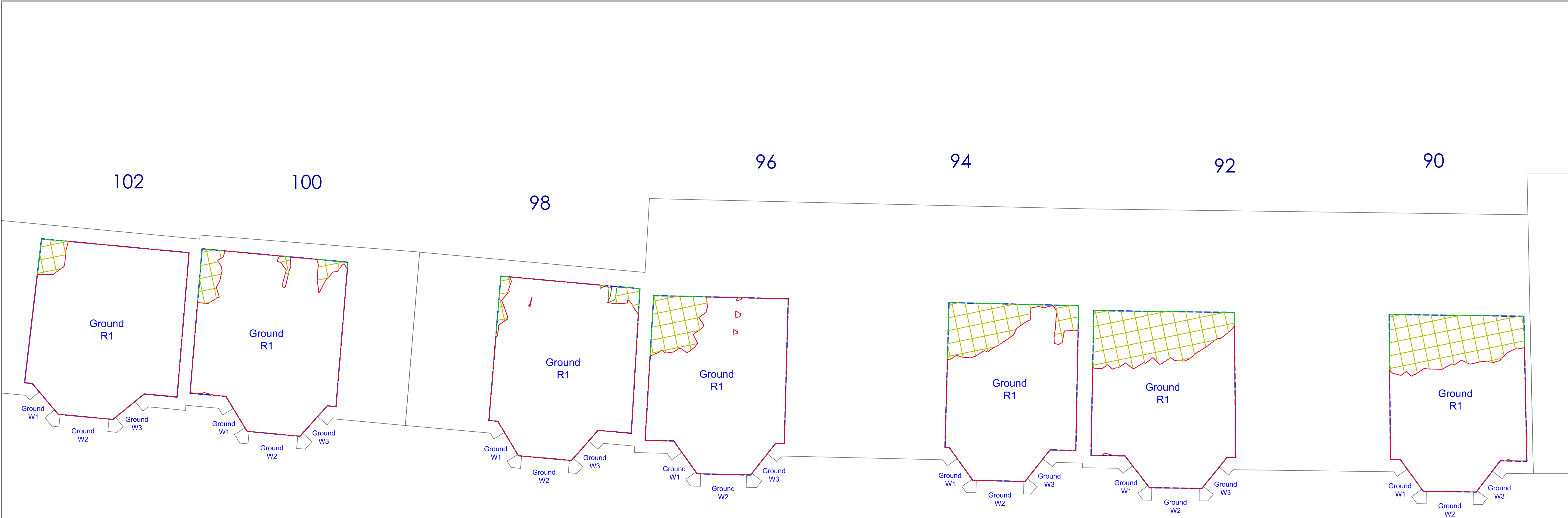
3d Proposed View
Looking South West

Job No	Rev	Drawing Number
MBS11-171		MBS11-171-03-08

Date : 17-11-2011



First Floor
No.s 102 to 90 Maygrove Road



Ground Floor
No.s 102 to 90 Maygrove Road

SOURCES

ANALYSIS

PRODUCED USING WALDRAM TOOLS
MBS SURVEY SOFTWARE LTD (WWW.SURVEYMBS.COM)

EXISTING MODEL

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All room dimensions and locations for neighbouring properties are assumed to best fit only,
supplemented by site photography with the exception of:

No.59 Maygrove Road
Ref: SKMBT_C25011062210150.pdf

No.67 Maygrove Road
Ref: 67 Maygrove Road Drawings 1-3.pdf

PROPOSED MODEL

Built from client supplied data and converted to 3d solids format by MBS Survey Software Ltd. Best
Fitted in X and Y to surveyed 3d model, Z is Ordnance Survey for both
Ref: SMITH LAM ARCHITECTS
65MAYGROVE-nov2011allmodelsreferenced-3DView-{3D}.dwg

- KEY**
- Room Area (Measured Layout)
 - Room Area (Assumed Layout)
 - Existing No Sky Area
 - Proposed No Sky Area
 - Area of Loss/Gain

REV.	NOTES	DWN	DATE

Notes:

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Pearl House, 2 Commercial Way, Woking GU21 6ET
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CHECKED	JTB	
NTS (A1 Sheet)		

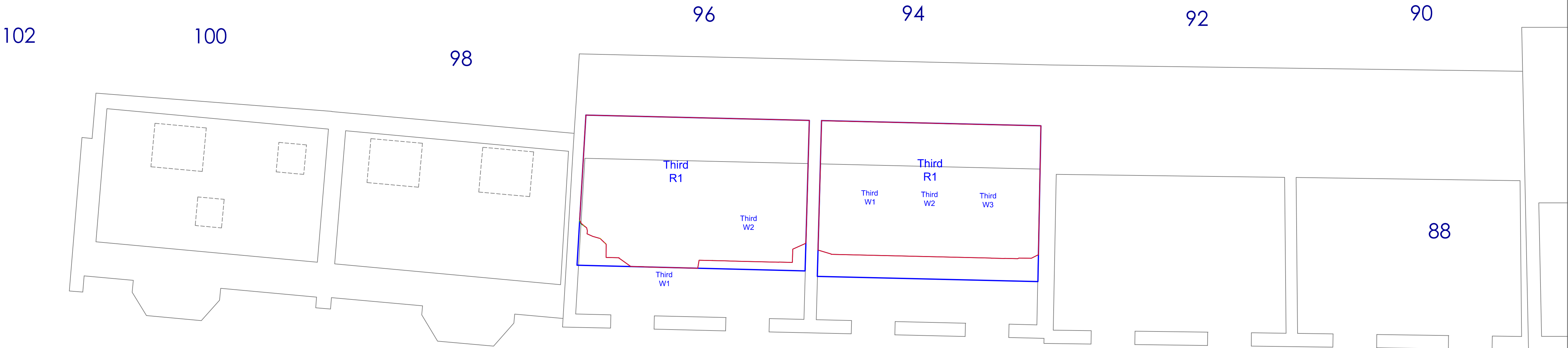
65 MAYGROVE ROAD - LONDON NW6 2EH

Daylight Distribution Results
No.s 102 to 90 Maygrove Road

Job No	Rev	Drawing Number									
MBS11-171		MBS11-171-03-09									
Date : 17-11-2011											



Third Floor
No.s 102 to 90 Maygrove Road



SOURCES

ANALYSIS

PRODUCED USING WALDRAM TOOLS
MBS SURVEY SOFTWARE LTD (WWW.SURVEYMBS.COM)

EXISTING MODEL

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supplemented by site photography with the exception of:

No.59 Maygrove Road
Ref: SKMBT_C25011062210150.pdf

No.67 Maygrove Road
Ref: 67 Maygrove Road Drawings 1-3.pdf

PROPOSED MODEL

Built from client supplied data and converted to 3d solids format by MBS Survey Software Ltd. Best
Fitted in X and Y to surveyed 3d model, Z is Ordnance Survey for both
Ref: SMITH LAM ARCHITECTS
65MAYGROVE-nov2011allmodelsreferenced-3DView-{3D}.dwg

- KEY**
- Room Area (Measured Layout)
 - Room Area (Assumed Layout)
 - Existing No Sky Area
 - Proposed No Sky Area
 - Area of Loss/Gain

REV.	NOTES	DWN	DATE

Notes:

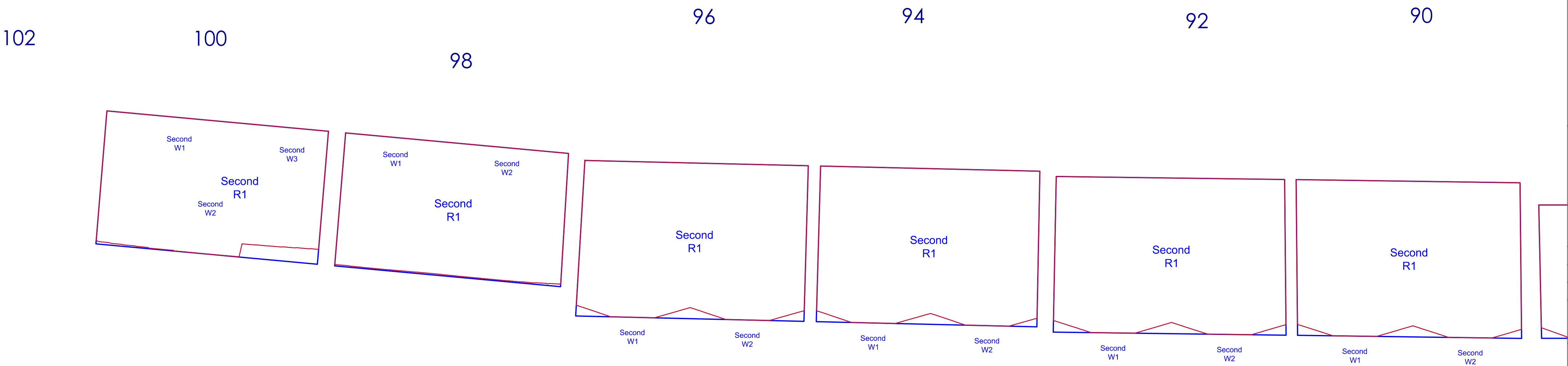
schroeders
begg

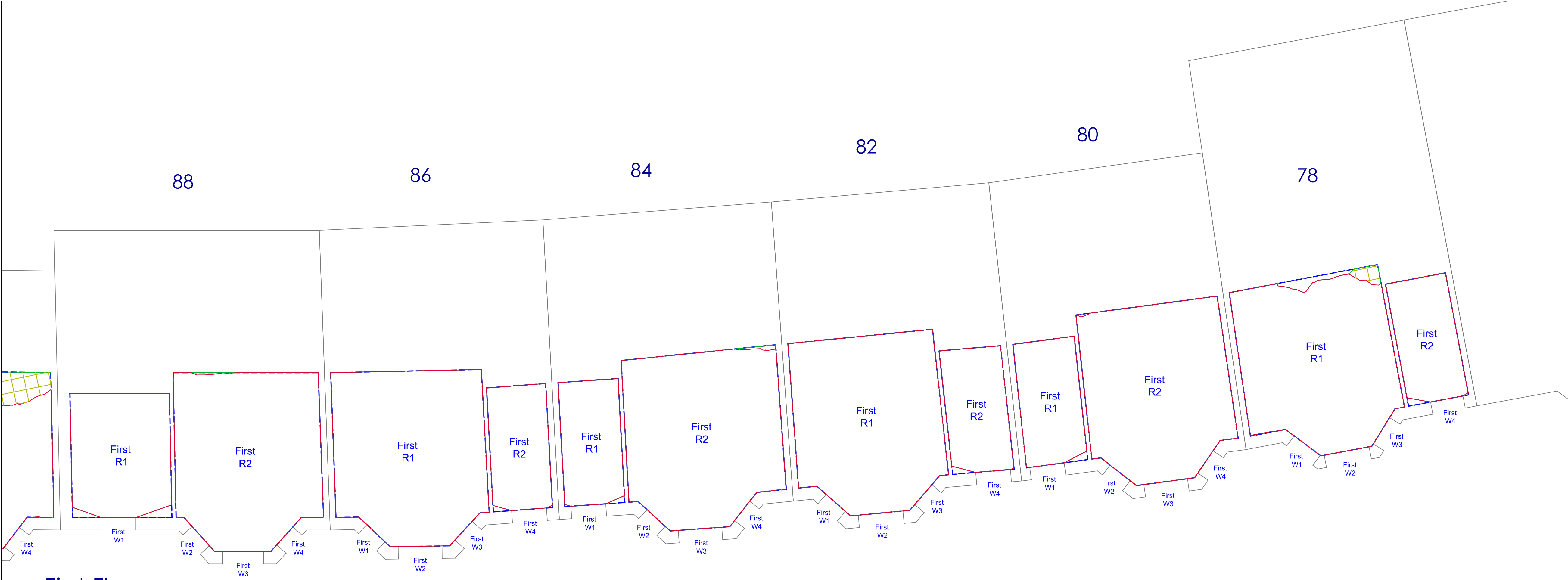
Chartered Building Surveyors
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		SCALE
		NTS (A1 Sheet)

65 MAYGROVE ROAD - LONDON NW6 2EH											
Daylight Distribution Results No.s 102 to 90 Maygrove Road											
Job No		Rev		Drawing Number							
MBS11-171				MBS11-171-03-10							
Date : 17-11-2011											

Second Floor
No.s 102 to 90 Maygrove Road





First Floor
No.s 88 to 78 Maygrove Road



Ground Floor
No.s 88 to 78 Maygrove Road

SOURCES

ANALYSIS

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MBS SURVEY SOFTWARE LTD (WWW.SURVEYMBS.COM)

EXISTING MODEL

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supplemented by site photography with the exception of:

No.59 Maygrove Road
Ref. SKMBT_C25011062210150.pdf

No.67 Maygrove Road
Ref. 67 Maygrove Road Drawings 1-3.pdf

PROPOSED MODEL

Built from client supplied data and converted to 3d solids format by MBS Survey Software Ltd. Best
Fitted in X and Y to surveyed 3d model, Z is Ordnance Survey for both
Ref. SMITH LAM ARCHITECTS
65MAYGROVE-nov2011allmodelsreferenced-3DView-{3D}.dwg

- KEY**
- Room Area (Measured Layout)
 - Room Area (Assumed Layout)
 - Existing No Sky Area
 - Proposed No Sky Area
 - Area of Loss/Gain

REV.	NOTES	DWN	DATE

Notes:

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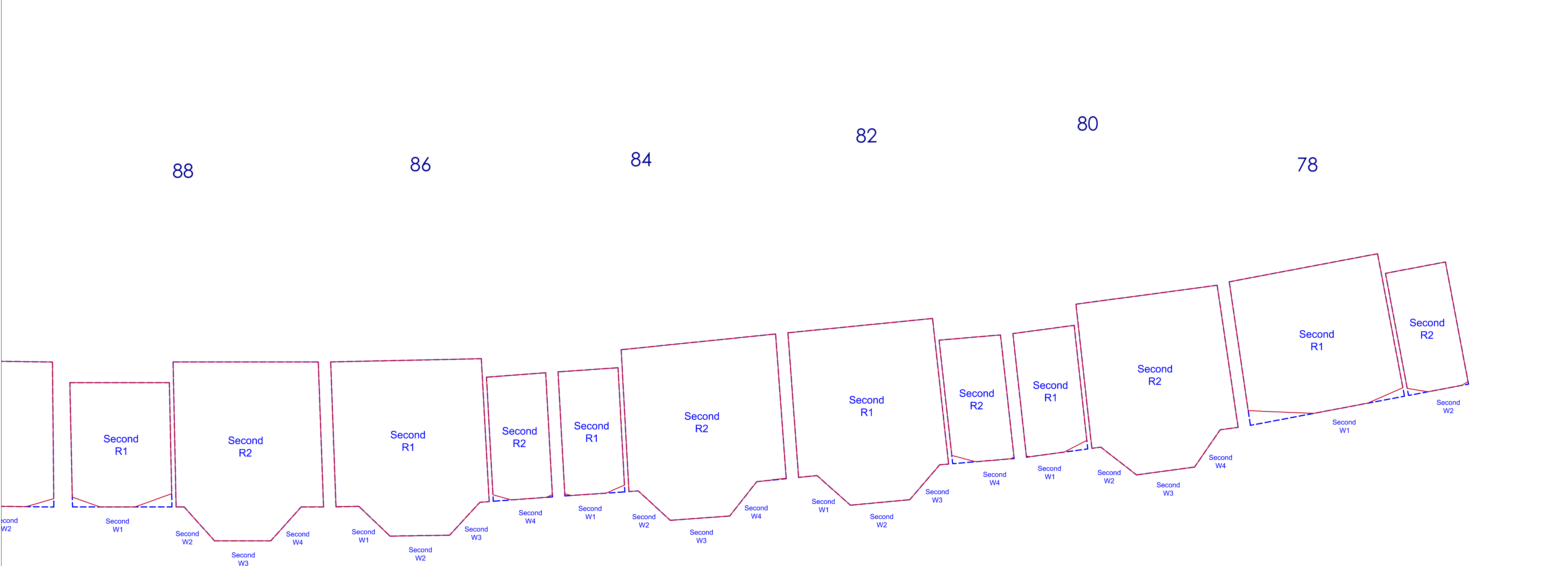
Chartered Building Surveyors
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CHECKED	JTB	
		NTS (A1 Sheet)

65 MAYGROVE ROAD - LONDON NW6 2EH									
Daylight Distribution Results No.s 88 to 78 Maygrove Road									
Job No	Rev	Drawing Number							
MBS11-171		MBS11-171-03-11							
Date : 17-11-2011									



Third Floor
No.s 88 to 78 Maygrove Road



Second Floor
No.s 88 to 78 Maygrove Road

SOURCES

ANALYSIS

PRODUCED USING WALDRAM TOOLS
MBS SURVEY SOFTWARE LTD (WWW.SURVEYMBS.COM)

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No.59 Maygrove Road
Ref: SKMBT_C25011062210150.pdf

No.67 Maygrove Road
Ref: 67 Maygrove Road Drawings 1-3.pdf

PROPOSED MODEL

Built from client supplied data and converted to 3d solids format by MBS Survey Software Ltd. Best
Fitted in X and Y to surveyed 3d model, Z is Ordnance Survey for both
Ref: SMITH LAM ARCHITECTS
65MAYGROVE-nov2011a1modelsreferenced-3DView-{3D}.dwg

KEY

- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

REV.	NOTES	DWN	DATE

Notes:

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Pearl House, 2 Commercial Way, Woking GU21 6ET

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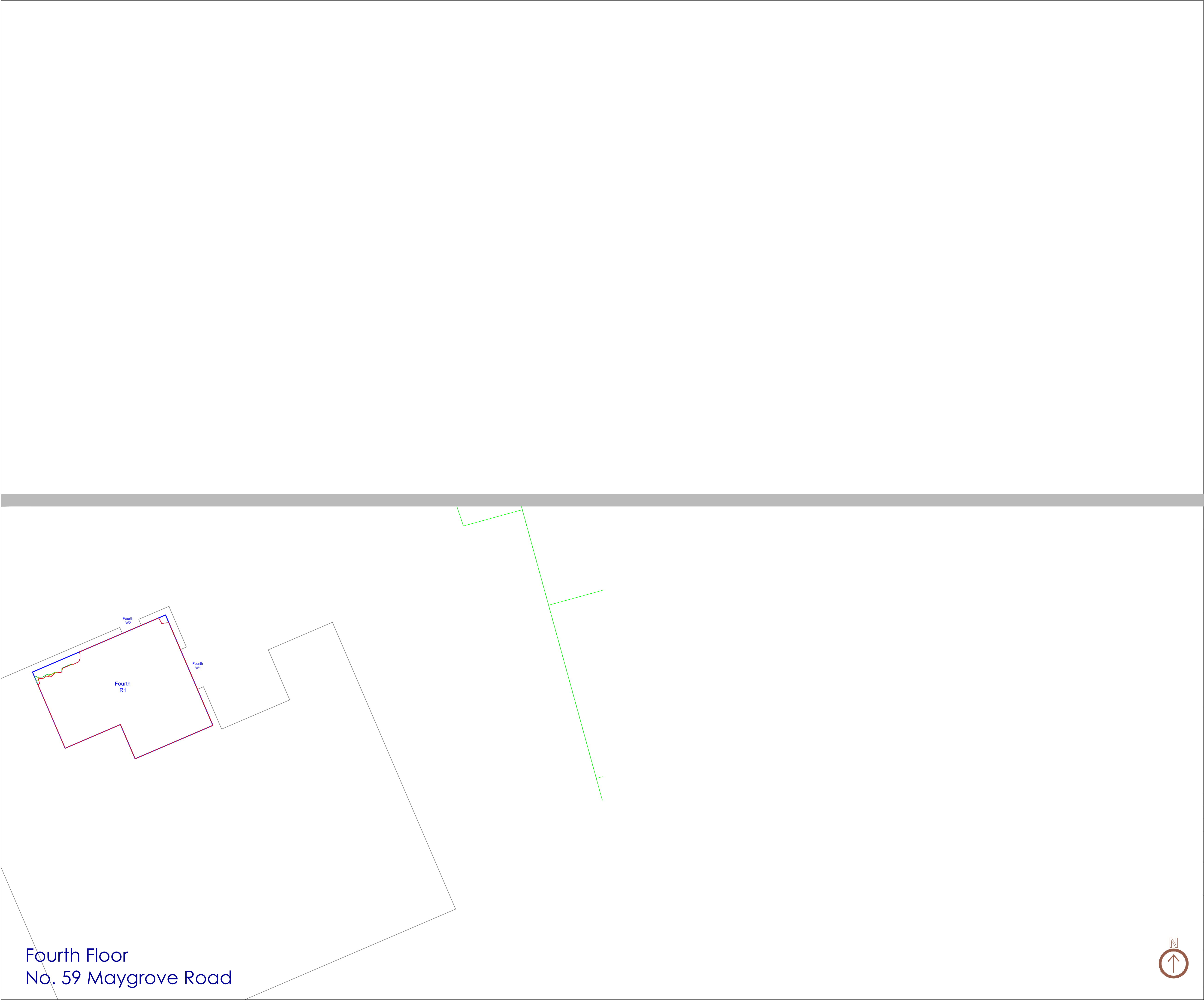
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65 MAYGROVE ROAD - LONDON NW6 2EH

Daylight Distribution Results
No.s 88 to 78 Maygrove Road

Job No	Rev	Drawing Number
MBS11-171		MBS11-171-03-12
Date : 17-11-2011		





SOURCES

ANALYSIS

PRODUCED USING WALDRAM TOOLS
MBS SURVEY SOFTWARE LTD (WWW.SURVEYMBS.COM)

EXISTING MODEL

3d model, associated room polylines and window locations created from 3d laser scanned survey
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No.59 Maygrove Road
Ref: SKMBT_C25011062210150.pdf

No.67 Maygrove Road
Ref: 67 Maygrove Road Drawings 1-3.pdf

PROPOSED MODEL

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Ref: SMITH LAM ARCHITECTS
65MAYGROVE-nov2011allmodelsreferenced-3DView-{3D}.dwg

KEY

Room Area (Measured Layout)

Room Area (Assumed Layout)

Existing No Sky Area

Proposed No Sky Area

Area of Loss/Gain

REV.	NOTES	DWN	DATE

Notes:

schroeders
begg

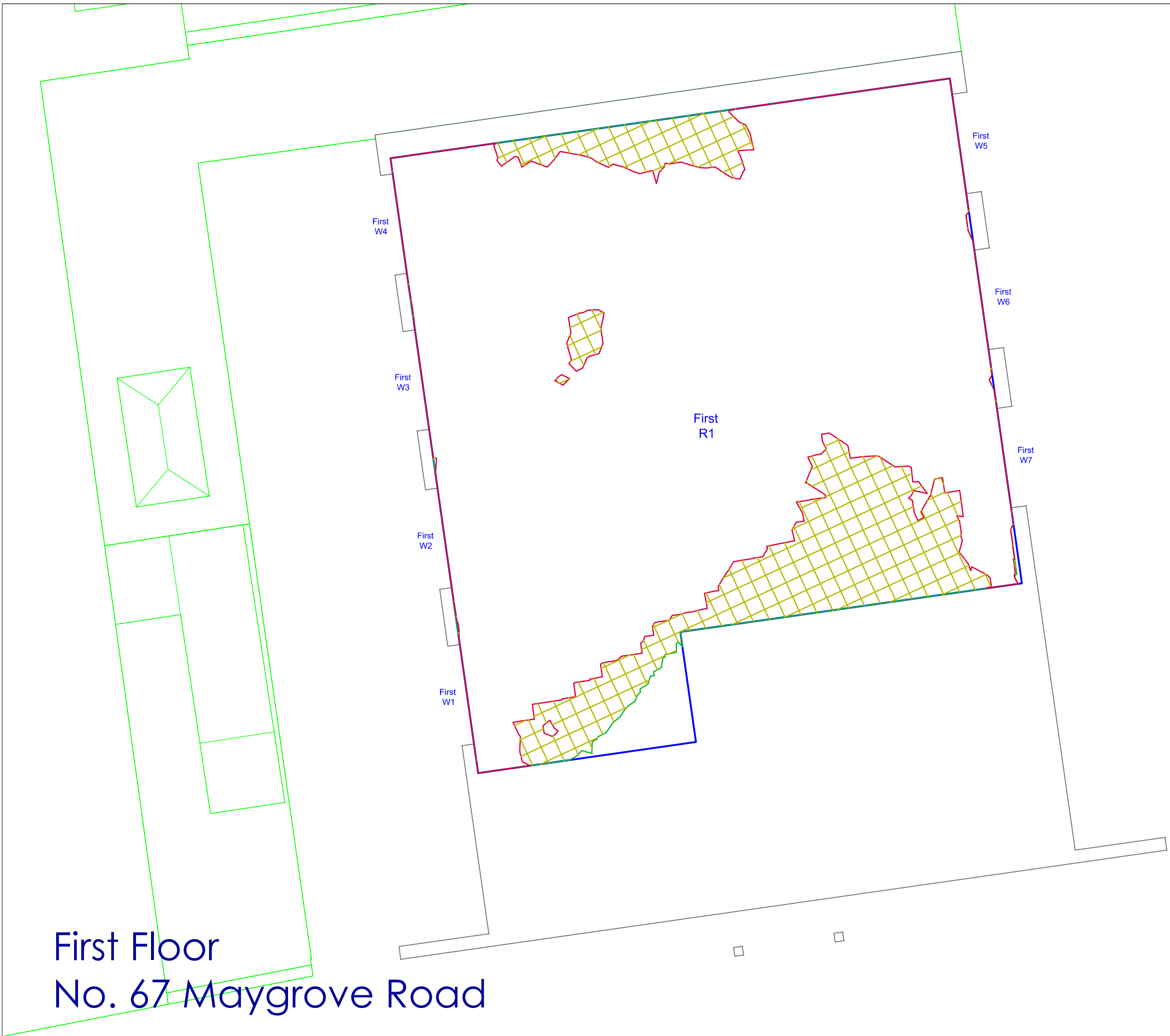
Chartered Building Surveyors
Pearl House, 2 Commercial Way, Woking GU21 6ET
T 01483 263 030 F 01483 765 209 E info@sbeegg.co.uk W www.sbeegg.co.uk

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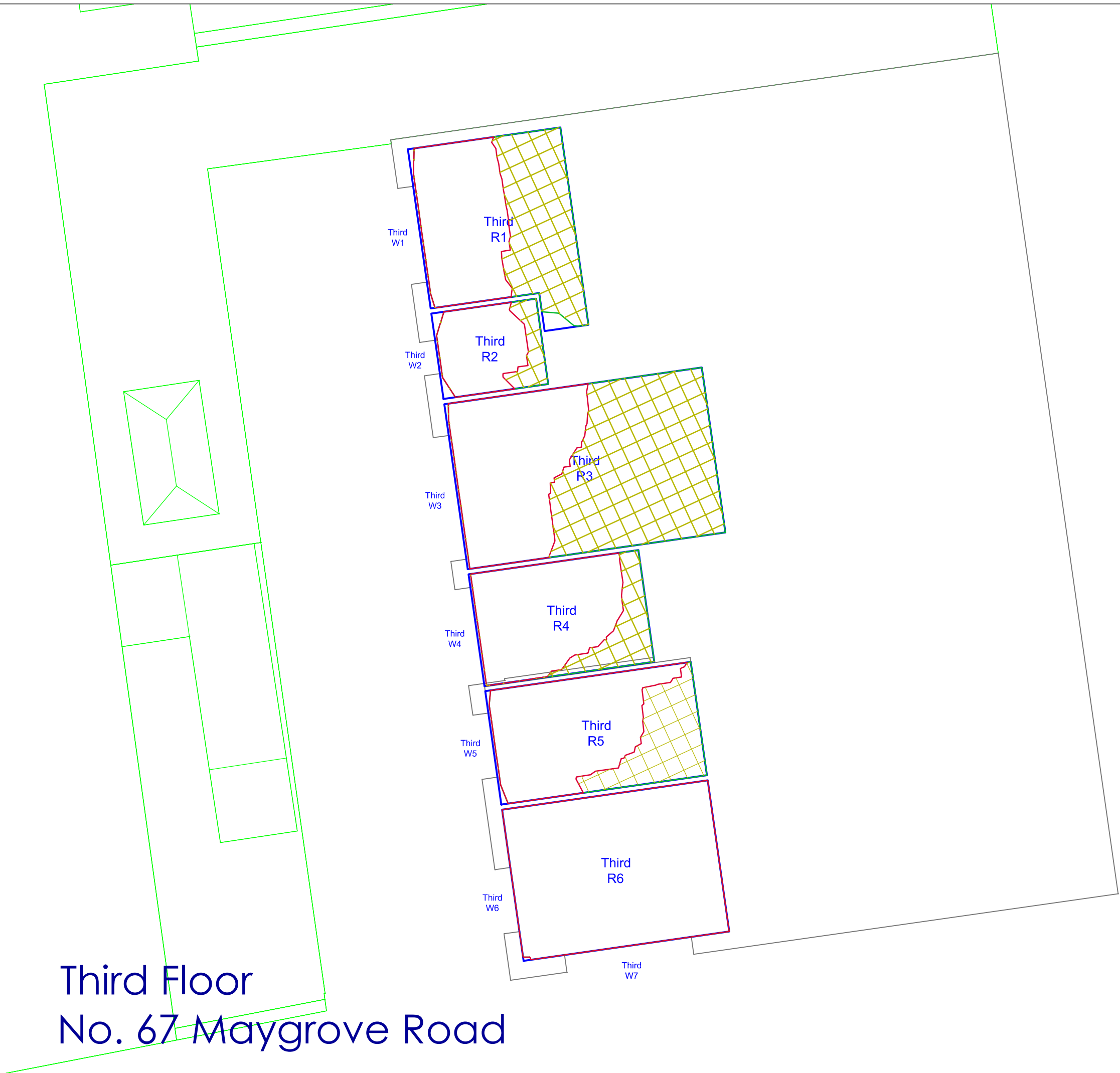
65 MAYGROVE ROAD - LONDON NW6 2EH

Daylight Distribution Results
No. 59 Maygrove Road

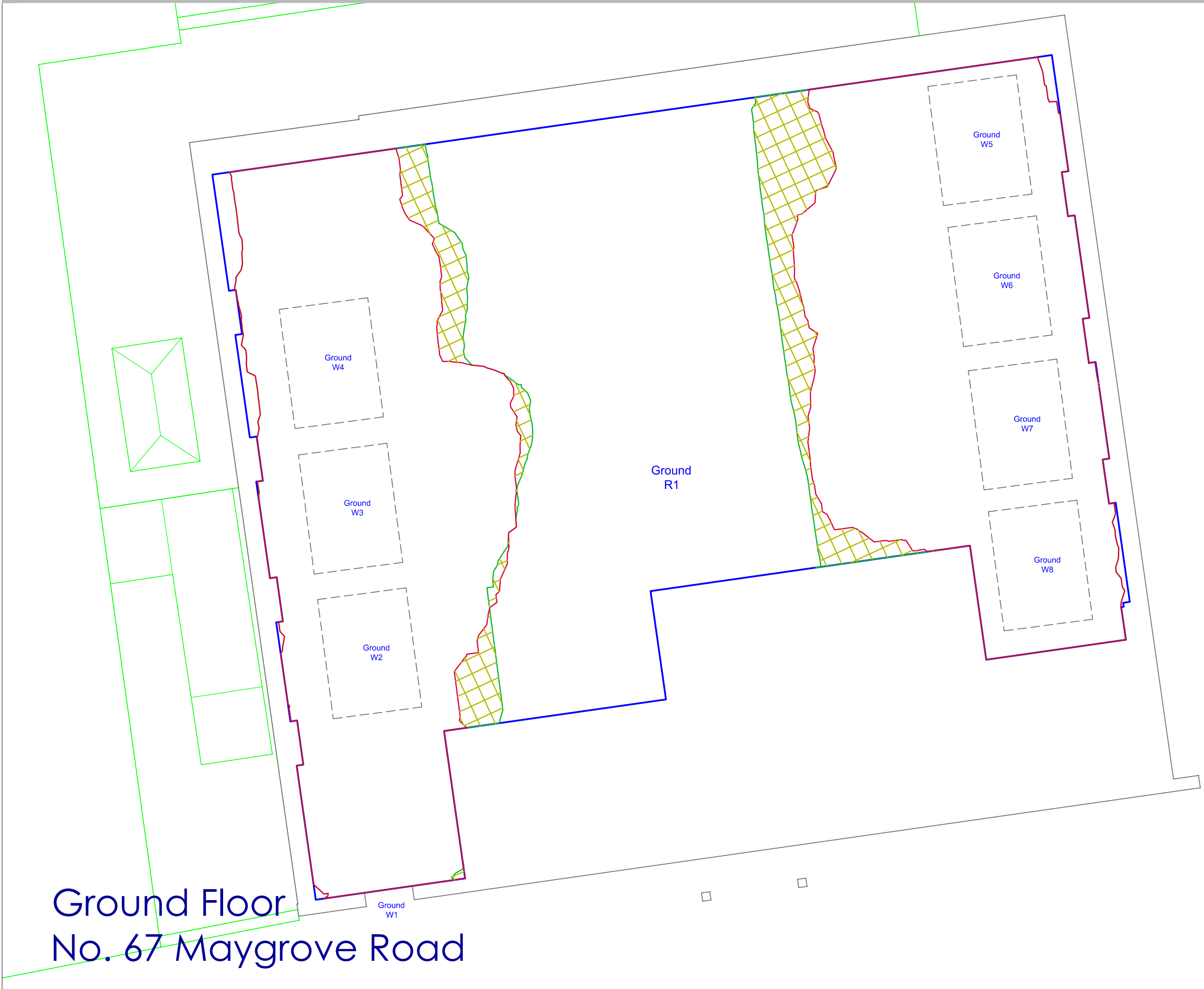
Job No	Rev	Drawing Number
MBS11-171		MBS11-171-03-14
Date : 17-11-2011		



First Floor
No. 67 Maygrove Road



Third Floor
No. 67 Maygrove Road



Ground Floor
No. 67 Maygrove Road



Second Floor
No. 67 Maygrove Road

SOURCES

ANALYSIS

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EXISTING MODEL

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Ref: SKMBT_C25011062210150.pdf

No.67 Maygrove Road
Ref: 67 Maygrove Road Drawings 1-3.pdf

PROPOSED MODEL

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Fitted in X and Y to surveyed 3d model, Z is Ordnance Survey for both
Ref: SMITH LAM ARCHITECTS

Best Fitted in X and Y to surveyed 3d model, Z is Ordnance Survey for both
65MAYGROVE-nov2011allmodelsreferenced-3DView-(3D).dwg

KEY

- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

REV.	NOTES	DWN	DATE

Notes:

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Chartered Building Surveyors
Pearl House, 2 Commercial Way, Woking GU21 6ET
T 01483 263 030 F 01483 765 209 E info@sbegg.co.uk W www.sbegg.co.uk

DRAWN	CC	
CHECKED	JTB	

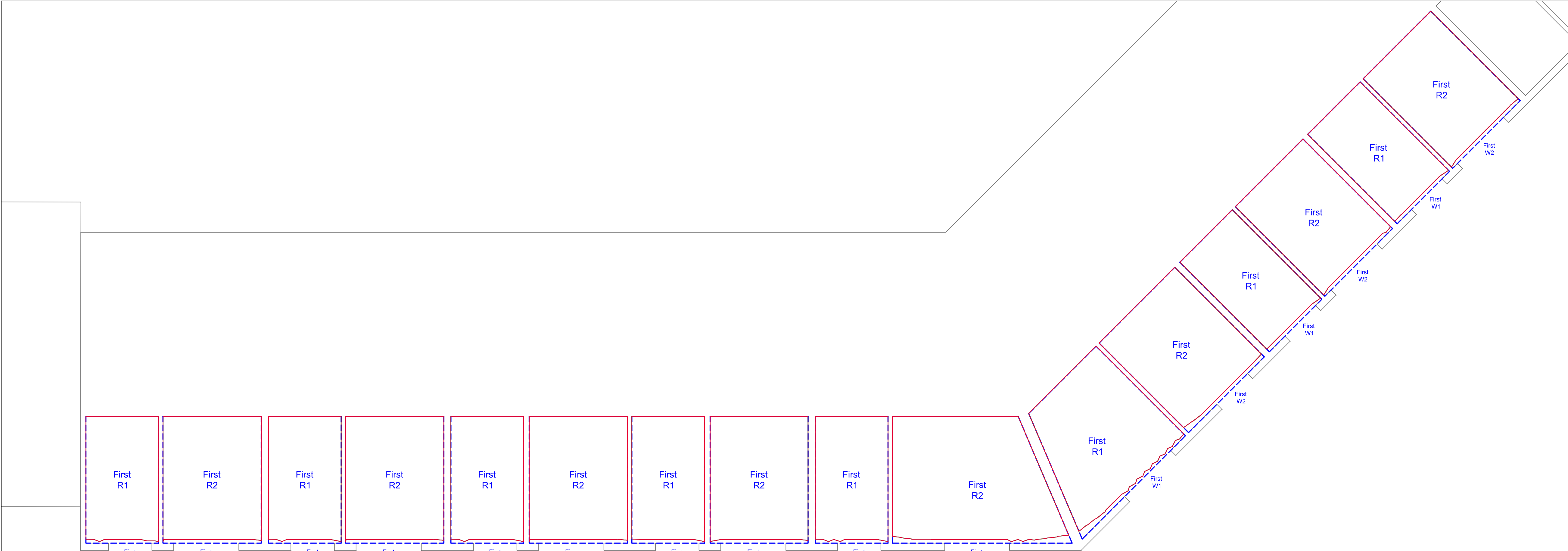
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65 MAYGROVE ROAD - LONDON NW6 2EH

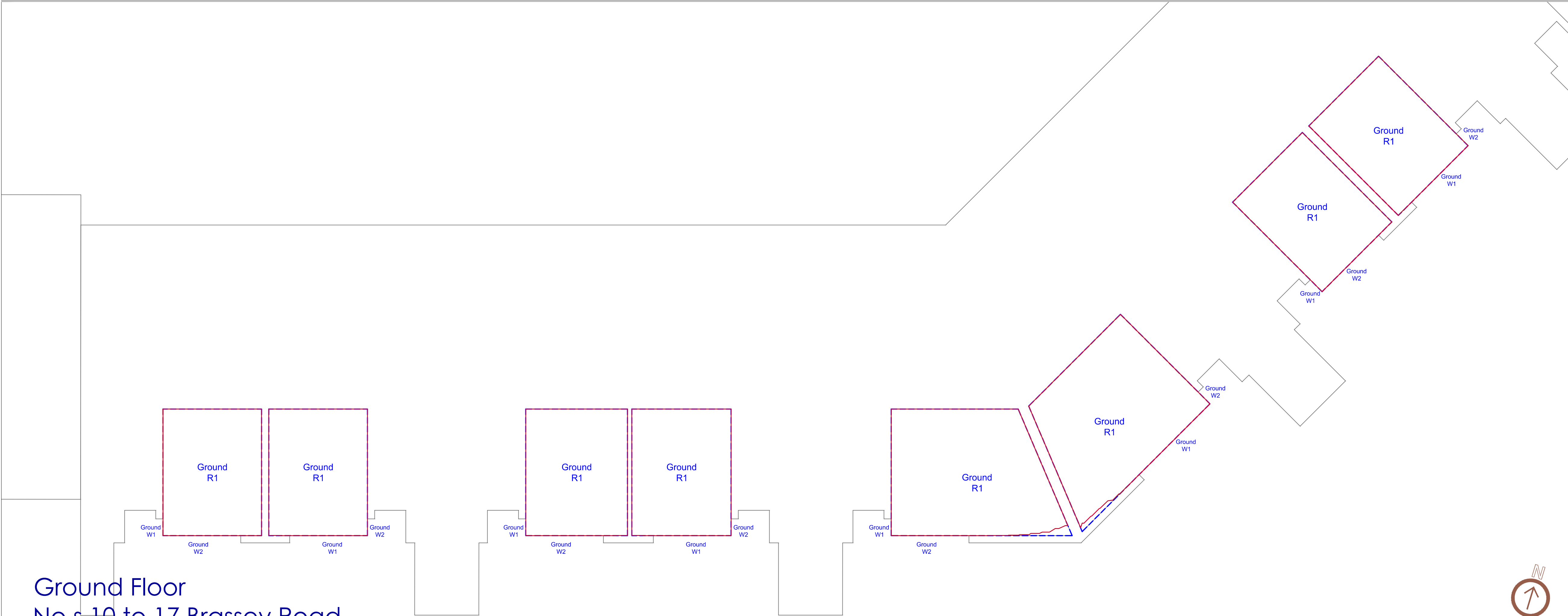
Daylight Distribution Results
No. 67 Maygrove Road

Job No	Rev	Drawing Number
MBS11-171		MBS11-171-03-15
Date : 17-11-2011		





First Floor
No.s 10 to 17 Brassey Road



Ground Floor
No.s 10 to 17 Brassey Road

SOURCES

ANALYSIS

PRODUCED USING WALDRAM TOOLS
MBS SURVEY SOFTWARE LTD (WWW.SURVEYMBS.COM)

EXISTING MODEL

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No.59 Maygrove Road
Ref: SKMBT_C25011062210150.pdf

No.67 Maygrove Road
Ref: 67 Maygrove Road Drawings 1-3.pdf

PROPOSED MODEL

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Fitted in X and Y to surveyed 3d model, Z is Ordnance Survey for both
Ref: SMITH LAM ARCHITECTS
65MAYGROVE-nov2011allmodelsreferenced-3DView-{3D}.dwg

- KEY**
- Room Area (Measured Layout)
 - Room Area (Assumed Layout)
 - Existing No Sky Area
 - Proposed No Sky Area
 - Area of Loss/Gain

REV.	NOTES	DWN	DATE

Notes:

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Chartered Building Surveyors
Pearl House, 2 Commercial Way, Woking GU21 6ET
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DRAWN	CC	
CHECKED	JTB	
		SCALE
		NTS (A1 Sheet)

65 MAYGROVE ROAD - LONDON NW6 2EH											
Daylight Distribution Results No.s 10 to 17 Brassey Road											
Job No	Rev	Drawing Number									
MBS11-171		MBS11-171-03-16									
Date : 17-11-2011											



Maygrove Road - Neighbouring Test - Daylight/Sunlight Analysis

Available Sunlight Hours

Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Proposed / Existing	Annual %	Winter %
------------	-----------	-----------	-------------	-----	---------------------	----------	----------

59 Maygrove Road

Ground	R1	Kitchen/Dining Room/Living Room	W1	Existing	27.96	0.99	46	10
				Proposed	27.80		46	10
Ground	R1	Kitchen/Dining Room/Living Room	W2	Existing	27.90	0.99	60	14
				Proposed	27.54		60	14
Ground	R1	Kitchen/Dining Room/Living Room	W3	Existing	18.88	0.99	*North Facing	
				Proposed	18.62			
Ground	R1	Kitchen/Dining Room/Living Room	W4	Existing	19.79	1.03	*North Facing	
				Proposed	20.47			
Ground	R3	Function Room	W5	Existing	11.33	0.97	*North Facing	
				Proposed	10.93			
Ground	R2	Kitchen	W6	Existing	16.50	0.95	*North Facing	
				Proposed	15.71			
First	R1	Living Room-Kitchen-Bedroom	W1	Existing	31.71	0.99	69	23
				Proposed	31.39		69	23
First	R1	Living Room-Kitchen-Bedroom	W2	Existing	8.67	0.93	*North Facing	
				Proposed	8.09			
First	R1	Living Room-Kitchen-Bedroom	W3	Existing	9.77	1.01	*North Facing	
				Proposed	9.91			
First	R1	Living Room-Kitchen-Bedroom	W4	Existing	8.20	1.06	*North Facing	
				Proposed	8.67			
First	R2	Landing	W5	Existing	24.24	1.02	*North Facing	
				Proposed	24.82			
First	R3	Living Room-Kitchen-Bedroom	W6	Existing	9.95	1.08	*North Facing	
				Proposed	10.76			
First	R3	Living Room-Kitchen-Bedroom	W7	Existing	20.50	0.97	*North Facing	
				Proposed	19.94			
First	R3	Living Room-Kitchen-Bedroom	W8	Existing	31.53	1.00	*North Facing	
				Proposed	31.59			
Second	R1	Living Room-Kitchen-Bedroom	W1	Existing	35.57	0.99	72	26
				Proposed	35.25		72	26
Second	R1	Living Room-Kitchen-Bedroom	W2	Existing	11.70	0.80	*North Facing	
				Proposed	9.40			
Second	R1	Living Room-Kitchen-Bedroom	W3	Existing	11.38	1.00	*North Facing	
				Proposed	11.40			
Second	R1	Living Room-Kitchen-Bedroom	W4	Existing	9.64	1.04	*North Facing	
				Proposed	10.03			
Second	R2	Landing	W5	Existing	27.13	1.01	*North Facing	
				Proposed	27.40			
Second	R3	Living Room-Kitchen-Bedroom	W6	Existing	24.55	0.94	*North Facing	
				Proposed	22.99			
Second	R3	Living Room-Kitchen-Bedroom	W7	Existing	34.04	1.00	*North Facing	
				Proposed	34.10			
Second	R3	Living Room-Kitchen-Bedroom	W8	Existing	34.26	1.00	*North Facing	
				Proposed	34.30			
Third	R1	Living Room-Kitchen-Bedroom	W1	Existing	38.88	1.00	73	27
				Proposed	38.70		73	27
Third	R1	Living Room-Kitchen-Bedroom	W2	Existing	33.11	0.71	*North Facing	
				Proposed	23.51			

Maygrove Road - Neighbouring Test - Daylight/Sunlight Analysis							
Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Available Sunlight Hours		
					Proposed / Existing	Annual %	Winter %
Third	R1	Living Room-Kitchen-Bedroom	W3	Existing	32.56	0.87	*North Facing
				Proposed	28.44		
Third	R1	Living Room-Kitchen-Bedroom	W4	Existing	26.09	0.92	*North Facing
				Proposed	24.12		
Third	R2	Landing	W5	Existing	30.82	1.00	*North Facing
				Proposed	30.67		
Third	R3	Living Room-Kitchen-Bedroom	W6	Existing	29.36	0.93	*North Facing
				Proposed	27.29		
Third	R3	Living Room-Kitchen-Bedroom	W7	Existing	36.58	1.00	*North Facing
				Proposed	36.61		
Third	R3	Living Room-Kitchen-Bedroom	W8	Existing	36.73	1.00	*North Facing
				Proposed	36.74		
Fourth	R1	Living Room-Kitchen-Bedroom	W1	Existing	31.09	0.97	*North Facing
				Proposed	30.05		
Fourth	R1	Living Room-Kitchen-Bedroom	W2	Existing	39.11	1.00	*North Facing
				Proposed	39.09		

67 Maygrove Road

Ground	R1	Office	W1	Existing	30.95	1.00	56	20
				Proposed	30.95		56	20
First	R1	Office	W1	Existing	18.82	0.53	23	9
				Proposed	9.91		22	11
First	R1	Office	W2	Existing	17.32	0.33	21	7
				Proposed	5.79		8	5
First	R1	Office	W3	Existing	16.25	0.32	21	7
				Proposed	5.18		6	4
First	R1	Office	W4	Existing	14.68	0.35	20	6
				Proposed	5.19		4	2
First	R1	Office	W5	Existing	38.68	0.25	*North Facing	
				Proposed	9.58			
First	R1	Office	W6	Existing	38.54	0.28	*North Facing	
				Proposed	10.66			
First	R1	Office	W7	Existing	38.37	0.35	*North Facing	
				Proposed	13.44			
Second	R1	Office	W1	Existing	26.08	0.37	33	9
				Proposed	9.74		8	2
Second	R2	Office	W2	Existing	27.60	0.35	33	9
				Proposed	9.76		10	4
Second	R3	Office	W3	Existing	28.32	0.36	33	9
				Proposed	10.23		11	5
Second	R4	Office	W4	Existing	29.13	0.48	35	11
				Proposed	13.93		22	11
Second	R5	Office	W5	Existing	32.17	0.75	24	4
				Proposed	24.14		23	6
Second	R5	Office	W6	Existing	32.67	0.78	26	6
				Proposed	25.36		24	6
Second	R5	Office	W7	Existing	36.94	1.00	56	24
				Proposed	36.94		56	24
Second	R5	Office	W8	Existing	36.95	1.00	62	28
				Proposed	36.95		62	28

Maygrove Road - Neighbouring Test - Daylight/Sunlight Analysis

Maygrove Road - Neighbouring Test - Daylight/Sunlight Analysis								
Floor Ref.	Room Ref.	Room Use.	Window Ref.	Available Sunlight Hours				
				VSC	Proposed / Existing	Annual %	Winter %	
Third	R1	Bedroom	W1	Existing	27.89	0.40	27	9
				Proposed	11.12		6	2
Third	R2	Bathroom	W2	Existing	28.43	0.40	25	7
				Proposed	11.32		5	0
Third	R3	Living room	W3	Existing	28.66	0.42	27	9
				Proposed	12.02		7	2
Third	R4	Kitchen	W4	Existing	28.77	0.47	27	9
				Proposed	13.45		9	3
Third	R5	Bedroom	W5	Existing	28.83	0.56	26	8
				Proposed	16.22		15	6
Third	R6	Bedroom	W6	Existing	28.96	0.76	26	8
				Proposed	22.15		20	8
Third	R6	Bedroom	W7	Existing	28.43	1.00	30	27
				Proposed	28.42		30	27

10 Brassey Road

Ground	R1	Living room	W1	Existing	6.69	1.00	31	15
				Proposed	6.69		31	15
Ground	R1	Living room	W2	Existing	32.90	0.96	75	25
				Proposed	31.42		75	25
First	R1	Bedroom	W1	Existing	20.56	0.94	27	23
				Proposed	19.35		26	22
First	R2	Bedroom	W2	Existing	20.48	0.93	27	23
				Proposed	19.14		26	22

11 Brassey Road

Ground	R1	Living room	W1	Existing	32.89	0.95	75	26
				Proposed	31.22		73	24
Ground	R1	Living room	W2	Existing	7.00	0.94	*North Facing	
				Proposed	6.58			
First	R1	Bedroom	W1	Existing	20.60	0.92	26	22
				Proposed	19.02		25	21
First	R2	Bedroom	W2	Existing	20.68	0.92	27	23
				Proposed	18.95		26	22

12 Brassey Road

Ground	R1	Living room	W1	Existing	6.72	1.00	31	15
				Proposed	6.70		30	14
Ground	R1	Living room	W2	Existing	33.25	0.93	76	26
				Proposed	31.00		72	22
First	R1	Bedroom	W1	Existing	20.81	0.91	26	22
				Proposed	18.85		25	21
First	R2	Bedroom	W2	Existing	20.92	0.90	27	23
				Proposed	18.80		26	22

13 Brassey Road

Ground	R1	Living room	W1	Existing	33.33	0.93	76	27
				Proposed	30.90		72	23
Ground	R1	Living room	W2	Existing	7.07	0.96	*North Facing	
				Proposed	6.80			
First	R1	Bedroom	W1	Existing	21.09	0.89	26	22
				Proposed	18.72		25	21
First	R2	Bedroom	W2	Existing	21.20	0.88	27	23
				Proposed	18.69		26	22

Maygrove Road - Neighbouring Test - Daylight/Sunlight Analysis

Available Sunlight Hours

Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Proposed / Existing	Annual %	Winter %
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14 Brassey Road

Ground	R1	Living room	W1	Existing	7.06	0.96	31	15
				Proposed	6.75		29	13
Ground	R1	Living room	W2	Existing	34.00	0.91	76	26
				Proposed	31.11		73	23
First	R1	Bedroom	W1	Existing	21.32	0.88	26	22
				Proposed	18.68		24	20
First	R2	Bedroom	W2	Existing	21.46	0.87	27	23
				Proposed	18.72		25	21

15 Brassey Road

Ground	R1	Living room	W1	Existing	36.15	0.94	53	17
				Proposed	34.03		52	16
Ground	R1	Living room	W2	Existing	7.53	1.00	*North Facing	
				Proposed	7.50			
First	R1	Bedroom	W1	Existing	21.92	0.92	24	9
				Proposed	20.06		22	7
First	R2	Bedroom	W2	Existing	21.98	0.93	24	9
				Proposed	20.36		23	8

16 Brassey Road

Ground	R1	Living room	W1	Existing	7.11	0.96	31	11
				Proposed	6.83		31	11
Ground	R1	Living room	W2	Existing	36.53	0.96	53	17
				Proposed	34.97		53	17
First	R1	Bedroom	W1	Existing	22.05	0.93	24	9
				Proposed	20.58		23	8
First	R2	Bedroom	W2	Existing	22.08	0.94	24	9
				Proposed	20.74		23	8

17 Brassey Road

Ground	R1	Living room	W1	Existing	36.56	0.96	52	17
				Proposed	35.06		52	17
Ground	R1	Living room	W2	Existing	7.24	1.00	*North Facing	
				Proposed	7.23			
First	R1	Bedroom	W1	Existing	22.14	0.95	24	9
				Proposed	20.93		24	9
First	R2	Bedroom	W2	Existing	22.17	0.95	24	9
				Proposed	21.05		24	9

78 Maygrove Road

Ground	R1	Living room	W1	Existing	20.10	0.90	*North Facing	
				Proposed	18.06			
Ground	R1	Living room	W2	Existing	25.07	0.95	*North Facing	
				Proposed	23.88			
Ground	R1	Living room	W3	Existing	23.24	1.00	*North Facing	
				Proposed	23.22			
First	R1	Bedroom	W1	Existing	23.07	0.92	*North Facing	
				Proposed	21.13			
First	R1	Bedroom	W2	Existing	28.85	0.96	*North Facing	
				Proposed	27.72			
First	R1	Bedroom	W3	Existing	26.62	1.00	*North Facing	
				Proposed	26.60			
First	R2	Unknown	W4	Existing	28.49	0.97	*North Facing	
				Proposed	27.66			

Maygrove Road - Neighbouring Test - Daylight/Sunlight Analysis

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Available Sunlight Hours			
				VSC	Proposed / Existing	Annual %	Winter %
Second	R1	Bedroom	W1	Existing	32.67	0.97	*North Facing
				Proposed	31.65		
Second	R2	Unknown	W2	Existing	33.07	0.98	*North Facing
				Proposed	32.25		

80 Maygrove Road

Ground	R1	Living room	W1	Existing	22.51	0.88	*North Facing
				Proposed	19.81		
Ground	R1	Living room	W2	Existing	24.97	0.93	*North Facing
				Proposed	23.10		
Ground	R1	Living room	W3	Existing	20.95	0.99	*North Facing
				Proposed	20.76		
First	R1	Unknown	W1	Existing	27.91	0.92	*North Facing
				Proposed	25.68		
First	R2	Bedroom	W2	Existing	25.68	0.90	*North Facing
				Proposed	23.08		
First	R2	Bedroom	W3	Existing	28.97	0.94	*North Facing
				Proposed	27.17		
First	R2	Bedroom	W4	Existing	25.27	0.99	*North Facing
				Proposed	25.09		
Second	R1	Unknown	W1	Existing	31.47	0.94	*North Facing
				Proposed	29.51		
Second	R2	Bedroom	W2	Existing	29.17	0.92	*North Facing
				Proposed	26.89		
Second	R2	Bedroom	W3	Existing	32.72	0.95	*North Facing
				Proposed	31.13		
Second	R2	Bedroom	W4	Existing	30.20	0.99	*North Facing
				Proposed	30.03		

82 Maygrove Road

Ground	R1	Living room	W1	Existing	21.63	0.83	*North Facing
				Proposed	17.95		
Ground	R1	Living room	W2	Existing	26.00	0.87	*North Facing
				Proposed	22.66		
Ground	R1	Living room	W3	Existing	22.11	0.95	*North Facing
				Proposed	21.04		
First	R1	Bedroom	W1	Existing	24.42	0.85	*North Facing
				Proposed	20.85		
First	R1	Bedroom	W2	Existing	29.99	0.89	*North Facing
				Proposed	26.77		
First	R1	Bedroom	W3	Existing	25.24	0.96	*North Facing
				Proposed	24.22		
First	R2	Unknown	W4	Existing	28.20	0.91	*North Facing
				Proposed	25.64		
Second	R1	Bedroom	W1	Existing	27.19	0.89	*North Facing
				Proposed	24.08		
Second	R1	Bedroom	W2	Existing	33.59	0.92	*North Facing
				Proposed	30.78		
Second	R1	Bedroom	W3	Existing	28.86	0.97	*North Facing
				Proposed	27.98		
Second	R2	Unknown	W4	Existing	31.72	0.93	*North Facing
				Proposed	29.48		

Maygrove Road - Neighbouring Test - Daylight/Sunlight Analysis

Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Available Sunlight Hours		
					Proposed / Existing	Annual %	Winter %

84 Maygrove Road

Ground	R1	Living room	W1	Existing	23.64	0.84	*North Facing
				Proposed	19.81		
Ground	R1	Living room	W2	Existing	26.47	0.85	*North Facing
				Proposed	22.47		
Ground	R1	Living room	W3	Existing	19.95	0.92	*North Facing
				Proposed	18.40		
First	R1	Unknown	W1	Existing	29.05	0.86	*North Facing
				Proposed	24.93		
First	R2	Bedroom	W2	Existing	26.53	0.86	*North Facing
				Proposed	22.72		
First	R2	Bedroom	W3	Existing	30.58	0.87	*North Facing
				Proposed	26.58		
First	R2	Bedroom	W4	Existing	22.94	0.93	*North Facing
				Proposed	21.41		
Second	R1	Unknown	W1	Existing	32.37	0.89	*North Facing
				Proposed	28.68		
Second	R2	Bedroom	W2	Existing	29.91	0.89	*North Facing
				Proposed	26.50		
Second	R2	Bedroom	W3	Existing	34.13	0.90	*North Facing
				Proposed	30.57		
Second	R2	Bedroom	W4	Existing	26.20	0.95	*North Facing
				Proposed	24.89		

86 Maygrove Road

Ground	R1	Living room	W1	Existing	22.06	0.83	*North Facing
				Proposed	18.27		
Ground	R1	Living room	W2	Existing	27.09	0.82	*North Facing
				Proposed	22.33		
Ground	R1	Living room	W3	Existing	22.68	0.89	*North Facing
				Proposed	20.08		
First	R1	Bedroom	W1	Existing	25.05	0.85	*North Facing
				Proposed	21.18		
First	R1	Bedroom	W2	Existing	31.19	0.85	*North Facing
				Proposed	26.39		
First	R1	Bedroom	W3	Existing	26.03	0.90	*North Facing
				Proposed	23.45		
First	R2	Unknown	W4	Existing	29.32	0.85	*North Facing
				Proposed	25.07		
Second	R1	Bedroom	W1	Existing	27.93	0.87	*North Facing
				Proposed	24.39		
Second	R1	Bedroom	W2	Existing	34.66	0.87	*North Facing
				Proposed	30.30		
Second	R1	Bedroom	W3	Existing	29.73	0.92	*North Facing
				Proposed	27.42		
Second	R2	Unknown	W4	Existing	32.64	0.88	*North Facing
				Proposed	28.82		

88 Maygrove Road

Ground	R1	Living room	W1	Existing	23.93	0.86	*North Facing
				Proposed	20.59		
Ground	R1	Living room	W2	Existing	27.43	0.82	*North Facing
				Proposed	22.49		
Ground	R1	Living room	W3	Existing	20.88	0.86	*North Facing
				Proposed	17.88		
First	R1	Unknown	W1	Existing	30.25	0.84	*North Facing
				Proposed	25.46		

Maygrove Road - Neighbouring Test - Daylight/Sunlight Analysis							
Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Available Sunlight Hours		
					Proposed / Existing	Annual %	Winter %
First	R2	Bedroom	W2	Existing	27.69	0.87	*North Facing
				Proposed	24.22		
First	R2	Bedroom	W3	Existing	31.51	0.84	*North Facing
				Proposed	26.48		
First	R2	Bedroom	W4	Existing	23.89	0.88	*North Facing
				Proposed	20.92		
Second	R1	Unknown	W1	Existing	33.85	0.87	*North Facing
				Proposed	29.45		
Second	R2	Bedroom	W2	Existing	30.96	0.90	*North Facing
				Proposed	27.74		
Second	R2	Bedroom	W3	Existing	34.95	0.87	*North Facing
				Proposed	30.34		
Second	R2	Bedroom	W4	Existing	26.95	0.90	*North Facing
				Proposed	24.28		

90 Maygrove Road

Ground	R1	Living room	W1	Existing	23.10	0.89	*North Facing
				Proposed	20.59		
Ground	R1	Living room	W2	Existing	27.78	0.83	*North Facing
				Proposed	22.98		
Ground	R1	Living room	W3	Existing	21.76	0.85	*North Facing
				Proposed	18.60		
First	R1	Unknown	W1	Existing	30.25	0.85	*North Facing
				Proposed	25.64		
First	R2	Bedroom	W2	Existing	26.18	0.90	*North Facing
				Proposed	23.52		
First	R2	Bedroom	W3	Existing	31.19	0.84	*North Facing
				Proposed	26.24		
First	R2	Bedroom	W4	Existing	24.26	0.87	*North Facing
				Proposed	21.13		
Second	R1	Bedroom	W1	Existing	33.63	0.87	*North Facing
				Proposed	29.20		
Second	R1	Bedroom	W2	Existing	33.61	0.87	*North Facing
				Proposed	29.10		

92 Maygrove Road

Ground	R1	Living room	W1	Existing	22.27	0.90	*North Facing
				Proposed	20.13		
Ground	R1	Living room	W2	Existing	27.66	0.84	*North Facing
				Proposed	23.32		
Ground	R1	Living room	W3	Existing	22.84	0.85	*North Facing
				Proposed	19.48		
First	R1	Bedroom	W1	Existing	25.63	0.91	*North Facing
				Proposed	23.35		
First	R1	Bedroom	W2	Existing	31.13	0.85	*North Facing
				Proposed	26.60		
First	R1	Bedroom	W3	Existing	25.88	0.87	*North Facing
				Proposed	22.52		
First	R2	Unknown	W4	Existing	30.08	0.85	*North Facing
				Proposed	25.55		
Second	R1	Bedroom	W1	Existing	33.66	0.88	*North Facing
				Proposed	29.51		

Maygrove Road - Neighbouring Test - Daylight/Sunlight Analysis

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Available Sunlight Hours			
				VSC	Proposed / Existing	Annual %	Winter %
Second	R1	Bedroom	W2	Existing	33.65	0.87	*North Facing
				Proposed	29.34		

94 Maygrove Road

Ground	R1	Living room	W1	Existing	23.36	0.92	*North Facing
				Proposed	21.42		
Ground	R1	Living room	W2	Existing	27.66	0.86	*North Facing
				Proposed	23.69		
Ground	R1	Living room	W3	Existing	20.38	0.84	*North Facing
				Proposed	17.16		
First	R1	Unknown	W1	Existing	30.22	0.87	*North Facing
				Proposed	26.28		
First	R2	Bedroom	W2	Existing	26.40	0.92	*North Facing
				Proposed	24.38		
First	R2	Bedroom	W3	Existing	31.08	0.87	*North Facing
				Proposed	26.94		
First	R2	Bedroom	W4	Existing	23.86	0.86	*North Facing
				Proposed	20.61		
Second	R1	Bedroom	W1	Existing	33.66	0.89	*North Facing
				Proposed	29.88		
Second	R1	Bedroom	W2	Existing	33.51	0.88	*North Facing
				Proposed	29.59		
Third	R1	Bedroom	W1	Existing	37.87	0.94	*North Facing
				Proposed	35.44		
Third	R1	Bedroom	W2	Existing	38.09	0.93	*North Facing
				Proposed	35.60		
Third	R1	Bedroom	W3	Existing	37.98	0.93	*North Facing
				Proposed	35.44		

96 Maygrove Road

Ground	R1	Living room	W1	Existing	23.86	0.92	*North Facing
				Proposed	21.92		
Ground	R1	Living room	W2	Existing	27.78	0.87	*North Facing
				Proposed	24.17		
Ground	R1	Living room	W3	Existing	22.71	0.87	*North Facing
				Proposed	19.76		
First	R1	Bedroom	W1	Existing	27.58	0.93	*North Facing
				Proposed	25.78		
First	R1	Bedroom	W2	Existing	31.11	0.88	*North Facing
				Proposed	27.45		
First	R1	Bedroom	W3	Existing	25.83	0.88	*North Facing
				Proposed	22.83		
First	R2	Unknown	W4	Existing	30.04	0.87	*North Facing
				Proposed	26.22		
Second	R1	Bedroom	W1	Existing	33.64	0.90	*North Facing
				Proposed	30.39		
Second	R1	Bedroom	W2	Existing	33.63	0.89	*North Facing
				Proposed	30.08		
Third	R1	Bedroom	W1	Existing	37.83	0.93	*North Facing
				Proposed	35.25		
Third	R1	Bedroom	W2	Existing	35.43	0.93	*North Facing
				Proposed	33.02		

Maygrove Road - Neighbouring Test - Daylight/Sunlight Analysis

Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Available Sunlight Hours		
					Proposed / Existing	Annual %	Winter %

98 Maygrove Road

Ground	R1	Living room	W1	Existing	24.83	0.92	*North Facing
				Proposed	22.90		
Ground	R1	Living room	W2	Existing	28.11	0.88	*North Facing
				Proposed	24.86		
Ground	R1	Living room	W3	Existing	20.32	0.87	*North Facing
				Proposed	17.68		
First	R1	Unknown	W1	Existing	30.18	0.90	*North Facing
				Proposed	27.09		
First	R2	Bedroom	W2	Existing	28.03	0.94	*North Facing
				Proposed	26.36		
First	R2	Bedroom	W3	Existing	31.25	0.90	*North Facing
				Proposed	28.06		
First	R2	Bedroom	W4	Existing	23.94	0.89	*North Facing
				Proposed	21.25		
Second	R1	Bedroom	W1	Existing	34.68	0.94	*North Facing
				Proposed	32.48		
Second	R1	Bedroom	W2	Existing	28.97	0.95	*North Facing
				Proposed	27.50		

100 Maygrove Road

Ground	R1	Living room	W1	Existing	24.55	0.90	*North Facing
				Proposed	21.99		
Ground	R1	Living room	W2	Existing	28.97	0.87	*North Facing
				Proposed	25.35		
Ground	R1	Living room	W3	Existing	22.20	0.90	*North Facing
				Proposed	19.93		
First	R1	Bedroom	W1	Existing	27.27	0.92	*North Facing
				Proposed	25.13		
First	R1	Bedroom	W2	Existing	31.76	0.89	*North Facing
				Proposed	28.39		
First	R1	Bedroom	W3	Existing	26.25	0.91	*North Facing
				Proposed	23.95		
First	R2	Unknown	W4	Existing	30.13	0.90	*North Facing
				Proposed	26.97		
Second	R1	Bedroom	W1	Existing	36.16	0.93	*North Facing
				Proposed	33.75		
Second	R1	Bedroom	W2	Existing	35.33	0.92	*North Facing
				Proposed	32.63		
Second	R1	Bedroom	W3	Existing	35.87	0.94	*North Facing
				Proposed	33.56		

102 Maygrove Road

Ground	R1	Living room	W1	Existing	28.77	0.89	*North Facing
				Proposed	25.54		
Ground	R1	Living room	W2	Existing	30.15	0.87	*North Facing
				Proposed	26.16		
Ground	R1	Living room	W3	Existing	22.80	0.88	*North Facing
				Proposed	20.17		
First	R1	Unknown	W1	Existing	32.27	0.90	*North Facing
				Proposed	28.93		
First	R2	Bedroom	W2	Existing	31.00	0.92	*North Facing
				Proposed	28.37		

Maygrove Road - Neighbouring Test - Daylight/Sunlight Analysis							
Floor Ref.	Room Ref.	Room Use.	Window Ref.	Available Sunlight Hours			
				VSC	Proposed / Existing	Annual %	Winter %
First	R2	Bedroom	W3	Existing	32.63	0.89	*North Facing
				Proposed	29.05		
First	R2	Bedroom	W4	Existing	26.77	0.90	*North Facing
				Proposed	24.18		

* Window faces within 90 degrees of North

Maygrove Road - Neighbouring Test - Daylight Distribution Analysis

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Proposed / Existing
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59 Maygrove Road

Ground	R1	Kitchen/Dining Room/Living Room	Area m ² % of room	99.80 42.99 43%	43.32 43%	1.01
Ground	R2	Kitchen	Area m ² % of room	8.47 4.67 55%	4.59 54%	0.98
Ground	R3	Function Room	Area m ² % of room	20.07 13.67 68%	14.04 70%	1.03
First	R1	Living Room-Kitchen-Bedroom	Area m ² % of room	64.78 50.28 78%	50.18 77%	1.00
First	R2	Landing	Area m ² % of room	2.80 2.19 78%	2.19 78%	1.00
First	R3	Living Room-Kitchen-Bedroom	Area m ² % of room	44.01 42.54 97%	42.28 96%	0.99
Second	R1	Living Room-Kitchen-Bedroom	Area m ² % of room	64.78 64.54 100%	64.43 99%	1.00
Second	R2	Landing	Area m ² % of room	2.80 2.36 84%	2.36 84%	1.00
Second	R3	Living Room-Kitchen-Bedroom	Area m ² % of room	44.01 43.84 100%	43.68 99%	1.00
Third	R1	Living Room-Kitchen-Bedroom	Area m ² % of room	64.78 64.75 100%	64.74 100%	1.00
Third	R2	Landing	Area m ² % of room	2.80 2.37 85%	2.37 85%	1.00
Third	R3	Living Room-Kitchen-Bedroom	Area m ² % of room	44.01 43.86 100%	43.84 100%	1.00
Fourth	R1	Living Room-Kitchen-Bedroom	Area m ² % of room	31.88 30.87 97%	30.75 96%	1.00

Maygrove Road - Neighbouring Test - Daylight Distribution Analysis

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Proposed / Existing
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67 Maygrove Road

Ground	R1	Office	Area m ² % of room	207.32 66%	135.99 60%	124.44 60%	0.92
First	R1	Office	Area m ² % of room	123.39 98%	120.96 82%	101.69 82%	0.84
Second	R1	Office	Area m ² % of room	16.61 80%	13.23 18%	2.98 18%	0.23
Second	R2	Office	Area m ² % of room	13.56 98%	13.24 21%	2.81 21%	0.21
Second	R3	Office	Area m ² % of room	13.56 98%	13.26 23%	3.13 23%	0.24
Second	R4	Office	Area m ² % of room	13.56 98%	13.27 56%	7.66 56%	0.58
Second	R5	Office	Area m ² % of room	17.50 100%	17.42 100%	17.41 100%	1.00
Third	R1	Bedroom	Area m ² % of room	9.74 97%	9.44 51%	4.92 51%	0.52
Third	R2	Bathroom	Area m ² % of room	3.36 96%	3.21 74%	2.47 74%	0.77
Third	R3	Living room	Area m ² % of room	15.95 99%	15.82 42%	6.75 42%	0.43
Third	R4	Kitchen	Area m ² % of room	7.12 99%	7.03 76%	5.43 76%	0.77
Third	R5	Bedroom	Area m ² % of room	8.74 99%	8.63 68%	5.92 68%	0.69
Third	R6	Bedroom	Area m ² % of room	11.66 100%	11.65 100%	11.65 100%	1.00

Maygrove Road - Neighbouring Test - Daylight Distribution Analysis

Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Proposed / Existing
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10 Brassey Road

Ground	R1	Living room	Area m ² % of room	9.55 100%	9.55 100%	9.55 100%	1.00
First	R1	Bedroom	Area m ² % of room	7.04 97%	6.86 97%	6.86 97%	1.00
First	R2	Bedroom	Area m ² % of room	9.52 97%	9.24 97%	9.24 97%	1.00

11 Brassey Road

Ground	R1	Living room	Area m ² % of room	9.55 100%	9.55 100%	9.55 100%	1.00
First	R1	Bedroom	Area m ² % of room	7.04 97%	6.85 97%	6.85 97%	1.00
First	R2	Bedroom	Area m ² % of room	9.52 97%	9.24 97%	9.24 97%	1.00

12 Brassey Road

Ground	R1	Living room	Area m ² % of room	9.85 100%	9.85 100%	9.85 100%	1.00
First	R1	Bedroom	Area m ² % of room	7.04 97%	6.85 97%	6.85 97%	1.00
First	R2	Bedroom	Area m ² % of room	9.52 97%	9.24 97%	9.24 97%	1.00

13 Brassey Road

Ground	R1	Living room	Area m ² % of room	9.61 100%	9.61 100%	9.61 100%	1.00
First	R1	Bedroom	Area m ² % of room	7.04 97%	6.84 97%	6.84 97%	1.00
First	R2	Bedroom	Area m ² % of room	9.47 97%	9.21 97%	9.21 97%	1.00

14 Brassey Road

Ground	R1	Living room	Area m ² % of room	14.90 99%	14.72 99%	14.72 99%	1.00
First	R1	Bedroom	Area m ² % of room	7.04 97%	6.86 97%	6.86 97%	1.00
First	R2	Bedroom	Area m ² % of room	14.80 96%	14.23 96%	14.23 96%	1.00

Maygrove Road - Neighbouring Test - Daylight Distribution Analysis

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Proposed / Existing
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15 Brassey Road

Ground	R1	Living room	Area m ² % of room	15.03 14.89 99%	14.89 99%	1.00
First	R1	Bedroom	Area m ² % of room	11.68 11.30 97%	11.30 97%	1.00
First	R2	Bedroom	Area m ² % of room	10.36 10.03 97%	10.03 97%	1.00

16 Brassey Road

Ground	R1	Living room	Area m ² % of room	9.55 9.55 100%	9.55 100%	1.00
First	R1	Bedroom	Area m ² % of room	7.18 6.98 97%	6.98 97%	1.00
First	R2	Bedroom	Area m ² % of room	9.26 9.01 97%	9.01 97%	1.00

17 Brassey Road

Ground	R1	Living room	Area m ² % of room	9.55 9.55 100%	9.55 100%	1.00
First	R1	Bedroom	Area m ² % of room	7.18 6.98 97%	6.98 97%	1.00
First	R2	Bedroom	Area m ² % of room	9.26 9.00 97%	9.00 97%	1.00

78 Maygrove Road

Ground	R1	Living room	Area m ² % of room	14.56 13.19 91%	11.99 82%	0.91
First	R1	Bedroom	Area m ² % of room	14.56 14.27 98%	14.04 96%	0.98
First	R2	Unknown	Area m ² % of room	4.42 4.36 99%	4.36 99%	1.00
Second	R1	Bedroom	Area m ² % of room	13.01 12.63 97%	12.63 97%	1.00
Second	R2	Unknown	Area m ² % of room	4.42 4.37 99%	4.37 99%	1.00

Maygrove Road - Neighbouring Test - Daylight Distribution Analysis

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Proposed / Existing
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80 Maygrove Road

Ground	R1	Living room	Area m ² % of room	13.92 12.82 92%	10.26 74%	0.80
First	R1	Unknown	Area m ² % of room	4.48 4.42 99%	4.42 99%	1.00
First	R2	Bedroom	Area m ² % of room	13.92 13.91 100%	13.91 100%	1.00
Second	R1	Unknown	Area m ² % of room	4.48 4.42 99%	4.42 99%	1.00
Second	R2	Bedroom	Area m ² % of room	13.92 13.92 100%	13.92 100%	1.00

82 Maygrove Road

Ground	R1	Living room	Area m ² % of room	14.28 13.92 98%	10.41 73%	0.75
First	R1	Bedroom	Area m ² % of room	14.28 14.28 100%	14.28 100%	1.00
First	R2	Unknown	Area m ² % of room	4.47 4.41 99%	4.41 99%	1.00
Second	R1	Bedroom	Area m ² % of room	14.28 14.28 100%	14.28 100%	1.00
Second	R2	Unknown	Area m ² % of room	4.47 4.41 99%	4.41 99%	1.00

84 Maygrove Road

Ground	R1	Living room	Area m ² % of room	14.78 14.78 100%	11.17 76%	0.76
First	R1	Unknown	Area m ² % of room	4.35 4.31 99%	4.31 99%	1.00
First	R2	Bedroom	Area m ² % of room	14.78 14.78 100%	14.72 100%	1.00
Second	R1	Unknown	Area m ² % of room	4.35 4.31 99%	4.31 99%	1.00
Second	R2	Bedroom	Area m ² % of room	14.78 14.78 100%	14.78 100%	1.00

Maygrove Road - Neighbouring Test - Daylight Distribution Analysis

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Proposed / Existing
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86 Maygrove Road

Ground	R1	Living room	Area m ² % of room	14.44 100%	14.44 100%	10.96 76%	0.76
First	R1	Bedroom	Area m ² % of room	14.44 100%	14.44 100%	14.44 100%	1.00
First	R2	Unknown	Area m ² % of room	4.30 99%	4.26 99%	4.26 99%	1.00
Second	R1	Bedroom	Area m ² % of room	14.44 100%	14.44 100%	14.44 100%	1.00
Second	R2	Unknown	Area m ² % of room	4.30 99%	4.26 99%	4.26 99%	1.00

88 Maygrove Road

Ground	R1	Living room	Area m ² % of room	14.08 100%	14.08 100%	10.78 77%	0.77
First	R1	Unknown	Area m ² % of room	7.21 97%	6.99 97%	6.99 97%	1.00
First	R2	Bedroom	Area m ² % of room	14.08 100%	14.08 100%	14.05 100%	1.00
Second	R1	Unknown	Area m ² % of room	7.21 97%	6.98 97%	6.98 97%	1.00
Second	R2	Bedroom	Area m ² % of room	14.08 100%	14.08 100%	14.08 100%	1.00

90 Maygrove Road

Ground	R1	Living room	Area m ² % of room	12.87 100%	12.87 100%	9.01 70%	0.70
First	R1	Unknown	Area m ² % of room	4.10 98%	4.02 98%	4.02 98%	1.00
First	R2	Bedroom	Area m ² % of room	12.87 100%	12.87 100%	10.02 78%	0.78
Second	R1	Bedroom	Area m ² % of room	17.62 98%	17.25 98%	17.25 98%	1.00

Maygrove Road - Neighbouring Test - Daylight Distribution Analysis

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Proposed / Existing
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92 Maygrove Road

Ground	R1	Living room	Area m ² % of room	13.48 100%	13.47 72%	9.70 72%	0.72
First	R1	Bedroom	Area m ² % of room	13.48 100%	13.47 80%	10.85 80%	0.81
First	R2	Unknown	Area m ² % of room	4.10 98%	4.02 98%	4.02 98%	1.00
Second	R1	Bedroom	Area m ² % of room	18.15 98%	17.74 98%	17.74 98%	1.00

94 Maygrove Road

Ground	R1	Living room	Area m ² % of room	12.45 100%	12.45 80%	9.99 80%	0.80
First	R1	Unknown	Area m ² % of room	4.26 97%	4.14 97%	4.14 97%	1.00
First	R2	Bedroom	Area m ² % of room	12.45 100%	12.45 90%	11.18 90%	0.90
Second	R1	Bedroom	Area m ² % of room	17.31 98%	16.96 98%	16.96 98%	1.00
Third	R1	Bedroom	Area m ² % of room	17.31 85%	14.79 85%	14.79 85%	1.00

96 Maygrove Road

Ground	R1	Living room	Area m ² % of room	13.03 100%	13.03 88%	11.43 88%	0.88
First	R1	Bedroom	Area m ² % of room	13.03 100%	13.03 91%	11.88 91%	0.91
First	R2	Unknown	Area m ² % of room	4.26 98%	4.16 98%	4.16 98%	1.00
Second	R1	Bedroom	Area m ² % of room	17.77 98%	17.38 98%	17.38 98%	1.00
Third	R1	Bedroom	Area m ² % of room	17.16 94%	16.09 94%	16.08 94%	1.00

Maygrove Road - Neighbouring Test - Daylight Distribution Analysis

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Proposed / Existing
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98 Maygrove Road

Ground	R1	Living room	Area m ² % of room	13.40 13.33 99%	12.86 96%	0.96
First	R1	Unknown	Area m ² % of room	3.92 3.86 98%	3.86 98%	1.00
First	R2	Bedroom	Area m ² % of room	13.40 13.36 100%	13.20 99%	0.99
Second	R1	Bedroom	Area m ² % of room	15.20 15.06 99%	15.06 99%	1.00

100 Maygrove Road

Ground	R1	Living room	Area m ² % of room	13.86 13.86 100%	12.88 93%	0.93
First	R1	Bedroom	Area m ² % of room	13.86 13.85 100%	13.53 98%	0.98
First	R2	Unknown	Area m ² % of room	3.77 3.70 98%	3.70 98%	1.00
Second	R1	Bedroom	Area m ² % of room	15.00 14.39 96%	14.39 96%	1.00

102 Maygrove Road

Ground	R1	Living room	Area m ² % of room	14.12 14.11 100%	13.61 96%	0.96
First	R1	Unknown	Area m ² % of room	3.65 3.59 98%	3.59 98%	1.00
First	R2	Bedroom	Area m ² % of room	14.12 14.11 100%	13.86 98%	0.98

65 Maygrove Road - Self Test - Daylight/Sunlight Analysis

Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Annual %	Winter %
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65 Maygrove Road

Ground	R1	Bedroom	W1	Existing			
				Proposed	0.00	0	0
Ground	R2	Kitchen/Dining Room/Living Room	W2	Existing			
				Proposed	24.19	57	13
Ground			W3	Existing			
				Proposed	9.03	16	7
Ground	R3	Bedroom	W4	Existing			
				Proposed	23.45	51	12
Ground	R4	Kitchen/Dining Room/Living Room	W5	Existing			
				Proposed	10.47	13	12
Ground	R5	Kitchen/Dining Room/Living Room	W6	Existing			
				Proposed	10.87	14	8
Ground	R6	Bedroom	W7	Existing			
				Proposed	24.40	53	13
Ground	R6	Bedroom	W8	Existing			
				Proposed	17.80	32	11
Ground	R7	Kitchen/Dining Room/Living Room	W9	Existing			
				Proposed	24.19	56	15
Ground	R7	Kitchen/Dining Room/Living Room	W10	Existing			
				Proposed	9.70	12	8
Ground	R8	Bedroom	W11	Existing			
				Proposed	10.42	14	9
Ground			W12	Existing			
				Proposed	9.55	14	10
Ground	R9	Kitchen/Dining Room/Living Room	W13	Existing			
				Proposed	25.51	51	14
Ground	R9	Kitchen/Dining Room/Living Room	W14	Existing			
				Proposed	19.19	33	13
Ground	R9	Kitchen/Dining Room/Living Room	W15	Existing			
				Proposed	12.76	15	10
Ground	R10	Kitchen/Dining Room/Living Room	W16	Existing			
				Proposed	9.28	11	10
Ground	R10	Kitchen/Dining Room/Living Room	W17	Existing			
				Proposed	15.88	36	13
Ground	R11	Bedroom	W18	Existing		*North Facing	
				Proposed	11.70		
Ground	R11	Bedroom	W19	Existing		*North Facing	
				Proposed	16.50		
Ground	R12	Bedroom	W20	Existing		*North Facing	
				Proposed	18.23		
Ground	R13	Bedroom	W21	Existing		*North Facing	
				Proposed	17.43		
Ground	R14	Kitchen/Dining Room/Living Room	W22	Existing		*North Facing	
				Proposed	13.76		
Ground	R15	Bedroom	W23	Existing			
				Proposed	13.29	14	0
Ground	R16	Kitchen/Dining Room/Living Room	W24	Existing			
				Proposed	3.90	4	0

65 Maygrove Road - Self Test - Daylight/Sunlight Analysis

Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Annual %	Winter %
Ground	R17	Kitchen/Dining Room/Living Room	W25	Existing		
				Proposed	1.53	3
Ground	R18	Bathroom	W26	Existing		*North Facing
				Proposed	2.39	
Ground	R19	Bedroom	W27	Existing		*North Facing
				Proposed	16.74	
Ground	R20	Bedroom	W28	Existing		*North Facing
				Proposed	21.97	
Ground	R21	Bedroom	W29	Existing		*North Facing
				Proposed	23.75	
Ground	R22	Bedroom	W30	Existing		*North Facing
				Proposed	19.12	
Ground	R23	Bathroom	W31	Existing		*North Facing
				Proposed	3.94	
Ground	R24	Kitchen/Dining Room/Living Room	W32	Existing		*North Facing
				Proposed	0.64	
Ground	R25	Kitchen/Dining Room/Living Room	W33	Existing		*North Facing
				Proposed	9.37	
Ground	R25	Kitchen/Dining Room/Living Room	W34	Existing		*North Facing
				Proposed	24.89	
Ground	R25	Kitchen/Dining Room/Living Room	W35	Existing		*North Facing
				Proposed	26.13	
Ground	R25	Kitchen/Dining Room/Living Room	W36	Existing		*North Facing
				Proposed	26.47	
Ground	R26	Bedroom	W37	Existing		*North Facing
				Proposed	24.93	
Ground	R27	Bedroom	W38	Existing		*North Facing
				Proposed	20.45	
First	R1	Kitchen/Dining Room/Living Room	W1	Existing		
				Proposed	12.96	26
First	R2	Bedroom	W2	Existing		
				Proposed	26.65	61
First	R3	Bedroom	W3	Existing		
				Proposed	18.14	41
First	R4	Kitchen/Dining Room/Living Room	W4	Existing		
				Proposed	23.29	50
First	R5	Bedroom	W5	Existing		
				Proposed	28.68	69
First	R6	Kitchen/Dining Room/Living Room	W6	Existing		
				Proposed	11.93	23
First	R7	Kitchen/Dining Room/Living Room	W7	Existing		
				Proposed	22.23	50
First	R8	Bedroom	W8	Existing		
				Proposed	15.62	32
First	R8	Bedroom	W9	Existing		
				Proposed	11.61	18
First	R9	Kitchen/Dining Room/Living Room	W10	Existing		
				Proposed	13.51	21

65 Maygrove Road - Self Test - Daylight/Sunlight Analysis

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Annual %	Winter %
First	R10	Bedroom	W11	Existing			
				Proposed	24.41	41	17
First	R11	Kitchen/Dining Room/Living Room	W12	Existing			
				Proposed	13.32	20	15
First	R12	Bedroom	W13	Existing			
				Proposed	27.58	56	17
First	R12	Bedroom	W14	Existing			
				Proposed	20.60	34	15
First	R13	Kitchen/Dining Room/Living Room	W15	Existing			
				Proposed	23.76	40	19
First	R13	Kitchen/Dining Room/Living Room	W16	Existing			
				Proposed	12.98	23	16
First	R14	Bedroom	W17	Existing		*North Facing	
				Proposed	8.57		
First	R15	Bedroom	W18	Existing		*North Facing	
				Proposed	30.35		
First	R16	Bedroom	W19	Existing		*North Facing	
				Proposed	33.39		
First	R17	Kitchen/Dining Room/Living Room	W20	Existing		*North Facing	
				Proposed	35.15		
First	R18	Bedroom	W21	Existing			
				Proposed	18.27	17	1
First	R19	Kitchen/Dining Room/Living Room	W22	Existing			
				Proposed	5.50	6	0
First	R20	Kitchen/Dining Room/Living Room	W23	Existing			
				Proposed	2.20	3	0
First	R20	Kitchen/Dining Room/Living Room	W24	Existing		*North Facing	
				Proposed	2.33		
First	R21	Bedroom	W25	Existing		*North Facing	
				Proposed	20.16		
First	R22	Bedroom	W26	Existing		*North Facing	
				Proposed	24.74		
First	R23	Bedroom	W27	Existing		*North Facing	
				Proposed	27.09		
First	R24	Bedroom	W28	Existing		*North Facing	
				Proposed	27.92		
First	R25	Bedroom	W29	Existing		*North Facing	
				Proposed	27.18		
First	R26	Bedroom	W30	Existing		*North Facing	
				Proposed	13.36		
First	R27	Bathroom	W31	Existing		*North Facing	
				Proposed	0.98		
First	R28	Kitchen/Dining Room/Living Room	W32	Existing		*North Facing	
				Proposed	2.09		
First	R29	Kitchen/Dining Room/Living Room	W33	Existing		*North Facing	
				Proposed	4.53		
First	R29	Kitchen/Dining Room/Living Room	W34	Existing		*North Facing	
				Proposed	30.35		

65 Maygrove Road - Self Test - Daylight/Sunlight Analysis

Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Annual %	Winter %
First	R29	Kitchen/Dining Room/Living Room	W35	Existing		*North Facing
				Proposed	30.37	
First	R30	Bedroom	W36	Existing		*North Facing
				Proposed	30.17	
First	R31	Bedroom	W37	Existing		*North Facing
				Proposed	24.39	
First	R32	Bathroom	W38	Existing		
				Proposed	0.85	0
First	R33	Bathroom	W39	Existing		
				Proposed	0.95	0
First	R34	Bathroom	W40	Existing		*North Facing
				Proposed	1.50	
First	R35	Bedroom	W41	Existing		*North Facing
				Proposed	1.42	

* Window faces within 90 degrees of North

Table 4 – New Accommodation ADFs.

Lev	Room	Function	Win	ADF	Target
Grd	F11/BR1	Bedroom	W1	1.56	1
Grd	F11/BR2	Bedroom	W2	2.31	1
Grd	F11/LKD	Living/Kitchen	W3		
Grd	F11/LKD	Living/Kitchen	W4	3.69	2
Grd	F10/LKD	Living Kitchen	W5		
Grd	F10/LKD	Living Kitchen	W6	3.53	2
Grd	F10/BR2	Bedroom	W7	1.69	1
Grd	F10/BR1	Bedroom	W8	1.95	1
Grd	F9/BR1	Bedroom	W9	1.85	1
Grd	F9/BR2	Bedroom	W10	1.85	1
Grd	F9/LKD	Living/Kitchen	W11		
Grd			W12	2.31	2
Grd	F8/LKD	Living/Kitchen	W13	2.66	2
Grd	F8/BR	Bedroom	W14	1.32	1
Grd	F7/LKD	Living/Kitchen	W15	2.04	2
Grd	F7/BR2	Bedroom	W16	3.32	1
Grd	F7/BR1	Bedroom	W17	2.4	1
Grd	F1/LKD	Living/Kitchen	W18		
			W18a	2.34	2
LG	F1/BR2	Bedroom	W1	2.81	1
LG	F1/BR1	Bedroom	W2	2.59	1
Grd	F2/LKD	Living/Kitchen	W19	2.25	2
LG	F2/BR2	Bedroom	W3	2.78	1
LG	F2/BR1	Bedroom	W4	2.29	1
Grd	F3/LKD	Living/Kitchen	W20	2.13	2
Grd	F3/BR	Bedroom	W21	4.22	1
LG	F3/BR2	Bedroom	W5	2.78	1
LG	F3/BR1	Bedroom	W6	4.47	1
Grd	F4/LKD	Living/Kitchen	W22	2.13	2
LG	F4/BR1	Bedroom	W7	3.69	1
LG	F4/BR2	Bedroom	W7	2.45	1
Grd	F4/BR	Bedroom	W23	1.66	1
Grd	F5/LKD	Living/Kitchen	W24	2.56	2
Grd	F5/BR	Bedroom	W25	2.71	1
LG	F5/BR2	Bedroom	W9	4.82	1
LG	F5/BR1	Bedroom	W10	2.38	1
Grd	F6/Studio	Living/Kitchen	W26		
Grd			W27	2.23	2
1st	F23/BR1	Bedroom	W1	2.56	1
1st	F23/BR2	Bedroom	W2	1.9	1
1st	F23/LKD	Living/Kitchen	W3		
1st			W4	2.06	2
1st	F22/LKD	Living Kitchen	W5		

1st			W6	2.85	2
1st	F22/BR2	Bedroom	W7	1.7	
1st	F22/BR1	Bedroom	W8	2.22	1
1st	F15/BR2	Bedroom	W9	2.36	1
1st	F15/BR1	Bedroom	W10	1.78	1
1st	F15/LKD	Living/Kitchen	W26	2.17	2
1st	F15/BR3	Bedroom	W27	1.31	1
1st	F21/BR2	Bedroom	W11	1.6	1
1st	F21/BR1	Bedroom	W12	3.73	1
1st	F21/LKD	Living/Kitchen	W13	2.07	2
1st	F20/LKD	Living/Kitchen	W14	3.53	2
1st	F20/BR	Bedroom	W15	1.55	1
1st	F19/LKD	Living/Kitchen	W16		
1st			W17	4.28	2
1st	F19/BR2	Bedroom	W18	2.49	1
1st	F19/BR1	Bedroom	W19	2.55	1
1st	F12/BR	Bedroom	W20	1.17	1
1st	F12/LKD	Living/Kitchen	W21	2.41	2
1st	F13/BR	Bedroom	W22	2.69	1
1st	F13/LKD	Living/Kitchen	W23	2.22	2
1st	F14/BR	Bedroom	W24	2.74	1
1st	F14/LKD	Living/Kitchen	W25	2.13	2
1st	F16/LKD	Living/Kitchen	W28	2.13	2
1st	F16/BR	Bedroom	W29	3.04	1
1st	F17/LKD	Living/Kitchen	W30	2.18	2
1st	F17/BR	Bedroom	W31	2.63	1
1st	F18/BR1	Bedroom	W32	3.54	1
1st	F18/LKD	Living/Kitchen	W33	2.18	2
1st	F18/BR2	Bedroom	W34	1.21	1
SOCIAL HOUSING BLOCK					
Grd	DxA/BR2	Bedroom		2.28	1
Grd	DxA/BR3	Bedroom		2.28	1
Grd	DxA/BR4	Bedroom			
Grd				4.19	1
Grd	DxB/BR4	Bedroom		1.45	1
Grd	DxB/BR3	Bedroom		1.59	1
Grd	DxB/BR2	Bedroom		1.42	1
Grd	DxC/BR3	Bedroom		1.89	1
Grd	DxC/BR4	Bedroom			
Grd				4.19	1
Grd	DxC/BR2	Bedroom			
Grd				1.79	1

1st	DxA/BR1	Bedroom	3.55	1
1st	DxA/D+K	Kitchen	3.08	2
1st	DxB/Liv	Living	1.62	1.5
1st	DxB/D+K	Kitchen	2	2
1st	DxB/BR2	Bedroom	1.08	1
1st	DxC/BR1	Bedroom	2.82	1
1st	DxC/D+K	Kitchen		
1st				
1st			5.97	2
1st	DxC/Liv	Living		
1st			4.10	1.5

