[redacted]

Dear Mr Whittingham

As discussed , attached please find the report prepared by Dr Defoe from Calford Seaden.

Could you please confirm receipt of this important document?

Please do not hesitate to contact us if we can be of any further assistance.

Thank you and kind regards

Michel Jordan

Dr Michel Jordan
Director

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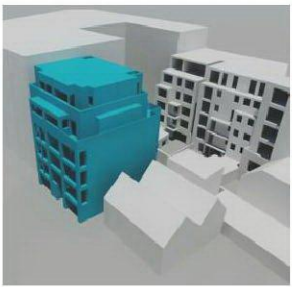
[redacted]

calfordseaden

construction & property consultants



REPORT ON REVIEW OF DAYLIGHT AND SUNLIGHT REPORT BY NATHANIEL LICHFIELD & PARTNERS

in respect of

Development at 5-6 Cliff Villas

Prepared by

Dr Peter S Defoe

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February 2014

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1 Qualifications And Experience

1.1 This report has been prepared by Dr Peter S Defoe a Chartered Building Surveyor, and Partner within calfordseaden LLP. I qualified as an Associate of the Royal Institution of Chartered Surveyors (Building Surveying Division) in 1978 and was made a fellow in 1987. I am also a Fellow of the Chartered Institute of Arbitrators and a Member of the Chartered Quality Institute. I gained my Doctorate in 2008 with the thesis entitled "The Validity of Daylight Calculations in Rights to Light Cases".

1.2 I am co-author of the RICS Guidance Notes on Right of Light issued in 2011 and Daylight and Sunlight issued in 2012. I was also consulted on the updated version of the BRE Report 209 *'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice'* by PJ Littlefair issued in 2011.

1.3 I have been published on subjects as diverse as Crown Immunity under the Prescription Act 1832 and the Legal Admissibility of Electronic Document Storage and the Validity of Daylight Calculations in Rights to Light Cases.

1.4 My most recent publications include 'Was Waldram Wrong?'; 'Waldram Was Wrong!', 'Waldram's Conundrum' and The Consideration of Trees in Rights of Light Cases, all published in Structural Survey by Emerald and the 'Assessment of Daylight in Rights of Light Cases' at COBRA 2013.

2 **Introduction**

2.1 I have been instructed by the owners and occupiers of properties on York Way to review the daylight and sunlight assessment prepared by Nathaniel Lichfield & Partners in respect of the proposed development at 5-6 Cliff Villas and to comment upon the conclusions drawn in their analysis.

2.2 The owners and occupiers have expressed concern that they may not be able to rely upon common law rights of light to prevent the obstruction of their light and are looking to the planning system to protect their amenity.

2.3 In preparing this report I have been provided with a copy of the document referenced 'Supporting Document – 3293420 on the planning website and entitled 'Daylight, Sunlight and Overshadowing Assessment' by Nathaniel Lichfield & Partners.

3 **Review of Report**

3.1 The report dated November 2013 is divided into sections which outline the proposals and relevant planning policy as well as explaining the methodologies based upon BR 209 and then summarising the results for daylight, sunlight and overshadowing.

3.2 I note that the report refers to the current BRE guidance and I have no comments upon the stated methodologies nor on the planning policy which I believe to be correct. Where I would take issue is in respect of the summaries of results which tend to over simplify and mask those results which reflect poorly upon the proposals and, in the case of the Average Daylight Factor Results (ADF), to err in the use of an applied constant.

3.3 My review has taken the form of a read through of the text relating to the results and reanalysis where I hold the opinion that there are errors or that the results are capable of alternative interpretation.

3.4 At page 10 of the report the results show that of 17 windows tested, for 141 to 143 York Way, 7 will fall below the BRE guidance of 27%; a further 5 out the 26 tested at 139 York Way will also fall below the guidance. The summary provides percentage results for the failure rate but does not highlight by how much each will fall below the guidance levels although it refers to some as being 'marginal'.

3.5 Similarly the daylight distribution table shows 7 out of 17 in 141- 143 York Way falling below the guidance level. What is also not clear is if this summary is meant to refer to rooms and the column heading states 'windows'.

3.6 The summary of average daylight factor results may also confuse. The principle set out by the BRE is that the ADF should be an absolute measure of lighting and not used as a comparative tool.

3.7 The extract below, from page 10 of the report seeks to explain the VSC results.

> 5.20 Whilst certain windows serving Nos. 139 and 141-143 York Way will experience VSC levels below the guidance, most of these effects are marginal (10 of the 12 windows that will receive VSC levels below the BRE guide levels will experience only marginal breaches of the guidance). The two remaining windows that will receive greater losses of VSC are bedrooms which are considered to be less sensitive than main habitable rooms in the analysis of daylight and sunlight.

3.8 At 5.21 on the same page the report seeks to balance the poor results by taking an overview of all the rooms/ windows assessed which include those alongside at Cliff Villas and those further away at 129-137 York Way, thus distorting the percentages. If they had merely considered 139-143 the compliance rate would be only 75% and 141-143 alone is stated at 58.82%.

3.9 From inspection of the appended results tables for VSC it appears that the approach adopted is to compare the values after the proposed development with those that exist at present thus ignoring the fact that many already fall below the BRE guidance and thus a reduction could be more significant to the occupier than it would be if the values already met the BRE guidance.

3.10 By reanalysing the results on the basis of values against the BRE guidance, after the proposed development, it is possible to visualise the extent of the impact.

3.11 The extract below, from paragraph 5.22, suggests that the daylight distribution and average daylight factor calculations provide a more sophisticated method of assessing daylight and I am not in disagreement with this provided that it is done correctly.

> VSC provides a measure of the ambient daylight (skylight) received at the midpoint of a single window. The calculation of DD and ADF provide more sophisticated and accurate means of quantifying the daylight received by a room as they takes into account the size and layout of a room and the size and number of its window(s). ADF also considers internal surface reflectance, the transmittance of a window's glazing and the type of room being assessed, as well as external obstructions to natural light.

3.12 The Average Daylight Factor Results at Appendix 5 show that an average surface reflectance value of 0.70 has been used. This is considerably in excess of the average used for new build which is 0.65 and I note the assumption made at page 9 of the report that the walls are painted white in the proposed development. Consequently, it also exceeds the standard used for existing properties which is 0.50 (BR209 page 53). Average surface reflectance values can be calculated on a room by room individual basis if required but it should be noted that occupied, furnished dwellings, will have much lower values than a new unfurnished property. On this basis the ADF results are inflated. The amount of inflation will vary but for one example it amounts to around 50%.

3.13 The Annual Probable Sunlight Hours (APSH) analysis at Appendix 8 is summarised on page 14 of the report. No differentiation is made for room use and it is noted that in Appendix 8

all room uses are listed as bedrooms although the window references can be interpreted as belonging to living/ dining/ kitchens and bedrooms.

3.14 Using the table provided it is possible to see that **two living dining kitchens at ground floor level and a further four bedrooms will be significantly affected.**

3.15 It should not be argued that, on balance, the majority will still benefit from adequate APSH.

3.16 The BRE guidance provides alternative means for assessing reasonableness in urban environments at page 12 of BR 209. This has not been put forward within the report and so I am unable to assess whether the proposals would fall within this.

3.17 The report contains overshadowing results in appendix 10 but no shadow diagrams are included within the report and it therefore impossible to ascertain whether or not the statements are correct.

4 **Reanalysis**

4.1 From my review of the report by Nathaniel Lichfield & Partners it is clear that the results, particularly those relating to daylight, can and should be reanalysed.

4.2 The table at Appendix 1, in respect of 139 to 143 York Way, is extracted from the report and extended to show those windows, in the proposed condition, that achieve 27% or more and the ratio against the BRE guidance divided into 3 headings. Those above 80% of the guidance value, those in the mid-range of 50 to 79% of the guidance value and those significantly under the guidance value at 0-49%.

4.3 From this it is possible to state that only 6 will exceed the BRE guidance, 6 will be under to a relatively small degree, 11 will be in the mid-range and 10 will be significantly under.

4.4 This of course is one test only. The same exercise has been performed for the daylight distribution and for the predicted average daylight factor.

4.5 The table at appendix 2 reanalyses the results contained in appendix 5 of the report and uses a notional reduction factor for internal surface reflectance to approximate the results if this value were reduced to 0.50.

4.6 By this means it is shown that whilst 23 bedrooms and 3 living room/ kitchens ought to be adequately daylit, according to BRE guidance, **the remaining 4 bedrooms and more worryingly 9 living/ dining/ kitchens will not.**

4.7 Using the results from appendix 4 of the report I have reanalysed on the basis of whether the proposed condition will allow 80% of the room area to receive direct light from the sky at work **surface** level. By this means it can be seen that **7 of the living/ dining/ kitchens fall below this level as do 9 bedrooms.**

4.8 The APSH results show significant impact on the ground floor living/ dining kitchens.

4.9 It is not possible to ascertain whether the overshadowing exercise has been correctly assesses. It would be normal to include shadow diagrams to properly illustrate the impact.

5 Conclusions

5.1 The daylight analysis by Nathaniel Lichfield & Partners is flawed in that they have not applied the correct average surface reflectance value for occupied premises and thus their output figures result in an over optimistic assessment of the daylight available to the existing rooms. A reanalysis assuming and average reduction based upon the surface reflectance being reduced from 0.7 to 0.5 shows that, even ignoring bedrooms, 7 of the living/ dining/ kitchens will be adversely affected.

5.2 Similarly the daylight distribution results have been assessed on a comparative basis i.e. the reduction percentage rather than considering the value as proposed and once again, 7 of the living/ dining/ kitchens will be adversely affected.

5.3 The BRE offer no advice in respect of interpretation of the results other than the ADF being an absolute figure and not to be used in a comparative way. This together with the statements within the report as to the value of undertaking such an assessment lends credence to the fact that the accuracy of calculations is of fundamental importance.

5.4 On this basis I consider the impact on daylight to the existing properties to be unacceptable.

5.5 The report adopts an overall approach to the analysis of the APSH and so suggests that the majority of rooms are not significantly affected. This misses the point that two ground floor living/ dining/ kitchens are adversely affected.

5.6 Given the concerns expressed by the owners and occupiers of the properties in York Way it would have been desirable to be able to review the sun on ground diagrams that must have been generated in order to produce the tabled results. Without these it is not possible to assess the accuracy or otherwise of the results provided.

Dr P S Defoe PrD(BE) DipArb FRICS FCIArb MCQI CQP
For and on behalf of
Calfordseaden LLP
14th February 2014

Appendix One

Reassessment of VSC Results

VSC Results for Neighbouring Properties

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Change	Achieve 27% Yes/ No	Proposed Ratio of 27%		
								80-100+	50-79	0-49
141-143 York Way										
Ground	1.LDK	Bedroom	1.LDK.1	Existing	16.34	0.71	No			42.78
				Proposed	11.55					
Ground	1.B1	Bedroom	1.B1.1	Existing	13.75	0.94	No			47.93
				Proposed	12.94					
Ground	1.B2	Bedroom	1.B2.1	Existing	14.61	0.96	No		51.85	
				Proposed	14					
First	1.LDK	Bedroom	1.LDK.1	Existing	19.91	0.70	No		51.26	
				Proposed	13.84					
First	1.B1	Bedroom	1.B1.1	Existing	22.88	0.77	No		65.41	
				Proposed	17.66					
First	1.B2	Bedroom	1.B2.1	Existing	8.47	0.47	No			14.78
				Proposed	3.99					
Second	1.LDK	Bedroom	1.LDK.1	Existing	22.87	0.74	No		62.63	
				Proposed	16.91					
Second	1.B1	Bedroom	1.B1.1	Existing	26.69	0.81	No	80.19		
				Proposed	21.65					
Second	1.B2	Bedroom	1.B2.1	Existing	10.65	0.51	No			20.11
				Proposed	5.43					
Third	1.LDK	Bedroom	1.LDK.1	Existing	25.97	0.79	No	96.07		
				Proposed	20.54					
Third	1.B1	Bedroom	1.B1.1	Existing	30.45	0.85	No	96.04		
				Proposed	25.93					
Third	1.B2	Bedroom	1.B2.1	Existing	28.02	0.83	No	86.30		
				Proposed	23.3					
Fourth	1.LDK	Bedroom	1.LDK.1	Existing	30.15	0.87	No	97.52		
				Proposed	26.33					
Fourth	1.B1	Bedroom	1.B1.1	Existing	33.63	0.89	Yes	111.07		
				Proposed	29.99					
Fourth	1.B2	Bedroom	1.B2.1	Existing	32.3	0.88	Yes	105.52		
				Proposed	28.49					
Fifth	1.LDK	Bedroom	1.LDK.1	Existing	35.04	0.95	Yes	123.19		
				Proposed	33.26					
Fifth	1.B1	Bedroom	1.B1.1	Existing	33.72	0.95	Yes	118.11		
				Proposed	31.89					

								Proposed Ratio of 27%		
								80-100+	50-79	0-49
Ground	1.LDK	Bedroom	1.LDK.1	Existing	14.56	0.79	No			42.70
				Proposed	11.53					
Ground	1.LDK	Bedroom	1.LDK.2	Existing	7.14	0.75	No			19.81
				Proposed	5.35					
Ground	1.B1	Bedroom	1.B1.1	Existing	11.18	0.90	No			37.26
				Proposed	10.06					
Ground	1.B2	Bedroom	1.B2.1	Existing	9.78	0.90	No			32.59
				Proposed	8.8					
Ground	1.B3	Bedroom	1.B3.1	Existing	20.13	0.80	No		59.63	
				Proposed	16.1					
Ground	1.B3	Bedroom	1.B3.2	Existing	17.68	0.80	No		52.41	
				Proposed	14.15					
First	1.LDK	Bedroom	1.LDK.1	Existing	27.15	0.90	No	90.07		
				Proposed	24.32					
First	1.LDK	Bedroom	1.LDK.2	Existing	21.7	0.89	No		71.44	
				Proposed	19.29					
First	1.B1	Bedroom	1.B1.1	Existing	25.03	0.82	No		76.37	
				Proposed	20.62					
First	1.B2	Bedroom	1.B2.1	Existing	19.37	0.81	No		58.22	
				Proposed	15.72					
First	1.B3	Bedroom	1.B3.1	Existing	8.24	0.66	No			20.15
				Proposed	5.44					
Second	1.LDK	Bedroom	1.LDK.1	Existing	31.86	0.91	Yes	107.78		
				Proposed	29.1					
Second	1.LDK	Bedroom	1.LDK.2	Existing	31.64	0.92	Yes	108.19		
				Proposed	29.21					
Second	1.B1	Bedroom	1.B1.1	Existing	28.94	0.85	No	91.33		
				Proposed	24.66					
Second	1.B2	Bedroom	1.B2.1	Existing	23.18	0.85	No		72.56	
				Proposed	19.59					
Second	1.B3	Bedroom	1.B3.1	Existing	10.82	0.74	No			29.59
				Proposed	7.99					

Appendix Two

Reassessment of ADF Results

ADF Results for Neighbouring Properties							
Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF		Guide Level	Meet BRE Yes/ No
				From Report	Adjusted for 0.50 IR (approx)		
141-143 York Way							
Ground	1.LDK	Living Room/Kitchen	1.LDK.1-L	0.21	0.14		
			1.LDK.1-U	1.6	1.07		
				1.81	1.21	2	No
Ground	1.B1	Bedroom	1.B1.1-L	0.32	0.21		
			1.B1.1-U	1.75	1.17		
				2.07	1.38	1	Yes
Ground	1.B2	Bedroom	1.B2.1-L	0.28	0.19		
			1.B2.1-U	1.6	1.07		
				1.87	1.25	1	Yes
First	1.LDK	Living Room/Kitchen	1.LDK.1-L	0.08	0.05		
			1.LDK.1-U	1.79	1.19		
				1.87	1.25	2	No
First	1.B1	Bedroom	1.B1.1-L	0.13	0.09		
			1.B1.1-U	2.92	1.95		
				3.05	2.03	1	Yes
First	1.B2	Bedroom	1.B2.1-L	0.05	0.03		
			1.B2.1-U	0.72	0.48		
				0.77	0.51	1	No
Second	1.LDK	Living Room/Kitchen	1.LDK.1-L	0.09	0.06		
			1.LDK.1-U	2.02	1.35		
				2.11	1.41	2	No

Second	1.B1	Bedroom	1.B1.1-L	0.15	0.10		
			1.B1.1-U	3.32	2.21		
				3.47	2.31	1	Yes
Second	1.B2	Bedroom	1.B2.1-L	0.06	0.04		
			1.B2.1-U	0.82	0.55		
				0.88	0.59	1	No
Third	1.LDK	Living Room/Kitchen	1.LDK.1-L	0.1	0.07		
			1.LDK.1-U	2.29	1.53		
				2.39	1.59	2	No
Third	1.B1	Bedroom	1.B1.1-L	0.17	0.11		
			1.B1.1-U	3.73	2.49		
				3.9	2.60	1	Yes
Third	1.B2	Bedroom	1.B2.1-L	0.09	0.06		
			1.B2.1-U	2.13	1.42		
				2.22	1.48	1	Yes
Fourth	1.LDK	Living Room/Kitchen	1.LDK.1-L	0.14	0.09		
			1.LDK.1-U	3.2	2.13		
				3.34	2.23	2	Yes
Fourth	1.B1	Bedroom	1.B1.1-L	0.19	0.13		
			1.B1.1-U	4.14	2.76		
				4.33	2.89	1	Yes
Fourth	1.B2	Bedroom	1.B2.1-L	0.11	0.07		
			1.B2.1-U	2.42	1.61		
				2.53	1.69	1	Yes
Fifth	1.LDK	Living Room/Kitchen	1.LDK.1-L	1.17	0.78		
			1.LDK.1-U	7.48	4.99		
				8.65	5.77	2	Yes

Fifth	1.B1	Bedroom	1.B1.1-L 1.B1.1-U	0.88 5.6 6.48	0.59 3.73 4.32	1	Yes
139-140 York Way							
Ground	1.LDK	Living Room/Kitchen	1.LDK.1-L 1.LDK.1-U 1.LDK.2-L 1.LDK.2-U	0.16 1.1 0.03 0.23 1.51	0.11 0.73 0.02 0.15 1.01	2	No
Ground	1.B1	Bedroom	1.B1.1-L 1.B1.1-U	0.26 1.42 1.67	0.17 0.95 1.11	1	Yes
Ground	1.B2	Bedroom	1.B2.1-L 1.B2.1-U	0.27 1.48 1.75	0.18 0.99 1.17	1	Yes
Ground	1.B3	Bedroom	1.B3.1-L 1.B3.1-U 1.B3.2-L 1.B3.2-U	0.25 1.93 0.2 1.38 3.76	0.17 1.29 0.13 0.92 2.51	1	Yes
First	1.LDK	Living Room/Kitchen	1.LDK.1 1.LDK.2	0.61 0.61 1.21	0.41 0.41 0.81	2	No
First	1.B1	Bedroom	1.B1.1-L 1.B1.1-U	0.35 2.21 2.56	0.23 1.47 1.71	1	Yes

First	1.B2	Bedroom	1.B2.1-L	0.32	0.21		
			1.B2.1-U	1.38	0.92		
				1.7	1.13	1	Yes
First	1.B3	Bedroom	1.B3.1	1.03	0.69		
				1.03	0.69	1	No
Second	1.LDK	Living Room/Kitchen	1.LDK.1	0.69	0.46		
			1.LDK.2	0.81	0.54		
				1.5	1.00	2	No
Second	1.B1	Bedroom	1.B1.1-L	0.39	0.26		
			1.B1.1-U	2.48	1.65		
				2.88	1.92	1	Yes
Second	1.B2	Bedroom	1.B2.1-L	0.36	0.24		
			1.B2.1-U	1.67	1.11		
				2.03	1.35	1	Yes
Second	1.B3	Bedroom	1.B3.1	1.24	0.83		
				1.24	0.83	1	No
Third	1.LDK	Living Room/Kitchen	1.LDK.1	0.74	0.49		
			1.LDK.2	0.87	0.58		
				1.61	1.07	2	No
Third	1.B1	Bedroom	1.B1.1-L	0.43	0.29		
			1.B1.1-U	2.75	1.83		
				3.18	2.12	1	Yes
Third	1.B2	Bedroom	1.B2.1	2.3	1.53		
				2.3	1.53	1	Yes
Third	1.B3	Bedroom	1.B3.1-L	0.46	0.31		
			1.B3.1-U	3.05	2.03		
				3.51	2.34	1	Yes

Fourth	1.LDK	Living Room/Kitchen	1.LDK.1	1.05	0.70		
			1.LDK.2	1.05	0.70		
				2.11	1.41	2	No
Fourth	1.B1	Bedroom	1.B1.1-L	0.48	0.32		
			1.B1.1-U	3.05	2.03		
				3.54	2.36	1	Yes
Fourth	1.B2	Bedroom	1.B2.1	2.54	1.69		
				2.54	1.69	1	Yes
Fourth	1.B3	Bedroom	1.B3.1	3.41	2.27		
				3.41	2.27	1	Yes
Fifth	1.LDK	Living Room/Kitchen	1.LDK.1-L	0.35	0.23		
					0.00		
			1.LDK.1-U	2.2	1.47		
			1.LDK.2-L	0.17	0.11		
			1.LDK.2-U	1.05	0.70		
			1.LDK.3-L	0.17	0.11		
			1.LDK.3-U	1.06	0.71		
				4.99	3.33	2	Yes
Fifth	1.B1	Bedroom	1.B1.1-L	0.33	0.22		
			1.B1.1-U	2.13	1.42		
			1.B1.2-L	0.33	0.22		
			1.B1.2-U	2.15	1.43		
				4.95	3.30	1	Yes

Appendix Three

Reassessment of Daylight Distribution Results

Daylight Distribution Results for Neighbouring Properties							
Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Meet BRE Guidance Yes/ No
141-143 York Way							
Ground	1.LDK	Living Room/Kitchen	Area m2	47.14	35.49	31.3	No
			% of room		0.75	0.66	
Ground	1.B1	Bedroom	Area m2	12.37	10.11	10.1	Yes
			% of room		0.82	0.82	
Ground	1.B2	Bedroom	Area m2	13.55	12.46	12.46	Yes
			% of room		0.92	0.92	
First	1.LDK	Living Room/Kitchen	Area m2	21.82	18.09	6.57	No
			% of room		0.83	0.3	
First	1.B1	Bedroom	Area m2	12.24	12.23	9.05	No
			% of room		1	0.74	

First	1.B2	Bedroom	Area m2	8.48	7.6	3.38	No
			% of room		0.9	0.4	
Second	1.LDK	Living Room/Kitchen	Area m2	21.82	20.9	7.53	No
			% of room		0.96	0.35	
Second	1.B1	Bedroom	Area m2	12.24	12.23	9.83	Yes
			% of room		1	0.8	
Second	1.B2	Bedroom	Area m2	8.48	8.45	3.89	No
			% of room		1	0.46	
Third	1.LDK	Living Room/Kitchen	Area m2	21.82	21.81	9.45	No
			% of room		1	0.43	
Third	1.B1	Bedroom	Area m2	12.24	12.23	10.86	Yes
			% of room		1	0.89	
Third	1.B2	Bedroom	Area m2	8.48	8.45	6.99	Yes
			% of room		1	0.82	

Fourth	1.LDK	Living Room/Kitchen	Area m2 % of room	17.81	17.8 1	14.07 0.79	No
Fourth	1.B1	Bedroom	Area m2 % of room	12.24	12.23 1	12.23 1	Yes
Fourth	1.B2	Bedroom	Area m2 % of room	8.48	8.45 1	8.3 0.98	Yes
Fifth	1.LDK	Living Room/Kitchen	Area m2 % of room	20.27	20.27 1	20.27 1	Yes
Fifth	1.B1	Bedroom	Area m2 % of room	12.5	12.5 1	12.5 1	Yes
139-140 York Way							
Ground	1.LDK	Living Room/Kitchen	Area m2 % of room	40.69	23.1 0.57	20.36 0.5	No

Ground	1.B1	Bedroom	Area m2 % of room	12.13	5.07 0.42	5.07 0.42	No
Ground	1.B2	Bedroom	Area m2 % of room	12.09	5.72 0.47	5.53 0.46	No
Ground	1.B3	Bedroom	Area m2 % of room	10.04	10.02 1	9.98 0.99	Yes
First	1.LDK	Living Room/Kitchen	Area m2 % of room	30.47	24.67 0.81	23.4 0.77	No
First	1.B1	Bedroom	Area m2 % of room	16.84	16.07 0.95	13.21 0.78	No
First	1.B2	Bedroom	Area m2 % of room	6.26	4.42 0.71	3.53 0.56	No
First	1.B3	Bedroom	Area m2 % of room	4.04	3.8 0.94	3.8 0.94	Yes

Second	1.LDK	Living Room/Kitchen	Area m2 % of room	30.47	29.66 0.97	29.66 0.97	Yes
Second	1.B1	Bedroom	Area m2 % of room	16.84	16.76 1	13.75 0.82	No
Second	1.B2	Bedroom	Area m2 % of room	6.26	5.02 0.8	4.51 0.72	No
Second	1.B3	Bedroom	Area m2 % of room	4.04	3.8 0.94	3.8 0.94	Yes
Third	1.LDK	Living Room/Kitchen	Area m2 % of room	30.47	29.68 0.97	29.68 0.97	Yes
Third	1.B1	Bedroom	Area m2 % of room	16.84	16.76 1	15.01 0.89	Yes
Third	1.B2	Bedroom	Area m2 % of room	6.26	5.82 0.93	5.82 0.93	Yes

Third	1.B3	Bedroom	Area m2 % of room	4.04	3.99 0.99	3.99 0.99	Yes
Fourth	1.LDK	Living Room/Kitchen	Area m2 % of room	26.7	26 0.97	26 0.97	Yes
Fourth	1.B1	Bedroom	Area m2 % of room	16.64	16.54 0.99	15.86 0.95	Yes
Fourth	1.B2	Bedroom	Area m2 % of room	6.14	5.56 0.91	5.56 0.91	Yes
Fourth	1.B3	Bedroom	Area m2 % of room	4.04	3.92 0.97	3.92 0.97	Yes
Fifth	1.LDK	Living Room/Kitchen	Area m2 % of room	28.7	28.59 1	28.59 1	Yes
Fifth	1.B1	Bedroom	Area m2 % of room	14.74	14.51 0.98	14.51 0.98	Yes