



Addendum to the submitted daylight and sunlight assessment

Arthur West House, 79 Fitzjohns Avenue, London NW3

13 March 2015



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1. Introduction

JLL and EB7 have been instructed to assess the daylight and sunlight implications of the revised scheme proposals at 79 Fitzjohns Avenue, London NW3 and to produce an addendum to the previously submitted daylight and sunlight assessment.

This addendum is not intended to replace the submitted report, but provides an update to the results and conclusions and highlights where they differ from those submitted in the original report. The methodology and criteria used for these assessments remains the same as the original report.

2. Additional sources of information

2.1 Sergison Bates Architects

150310 3D Fitzjohns.dwg

Received 10/03/2015

3. Results & conclusions

The quality of daylight and sunlight amenity within the surrounding residential properties have been assessed using the VSC, NSC, ADF and APSH assessments as recommended within the BRE document 'Site layout planning for daylight and sunlight' and the British Standard Document BS8206 part 2.

Full results of the revised daylight and sunlight assessments are attached within appendix B. These can be cross referenced with the drawings of the revised scheme proposal attached in appendix A.

The results of these assessments have shown that in all cases the impact of the revised scheme proposals, upon the levels of daylight and sunlight received by the surrounding properties, is less than that of the previous proposal. Only one of the neighbouring properties will receive reductions in daylight or sunlight beyond the levels suggested by the BRE guidance.

The submitted report made the following conclusion, which continues to hold true: -

There are some very localised instances, within the flank elevation of 81 Fitzjohns Avenue, where windows will receive reductions in daylight that are technically in excess of the BRE criteria. These windows are so acutely constrained in their current condition that any further reduction in daylight, however small, will lead to a breach of the criteria. The main habitable rooms within this property will continue to receive good levels of daylight and sunlight and as such the impact of the development should be considered minor and in accordance with the intentions of the BRE guide.

4. References

Site layout planning for daylight and sunlight, BRE, 2011

Lighting for buildings - Part 2: Code of Practice for daylighting (BS 8206-2:2008)

5. Attestation

We the undersigned, confirm that this Daylight & Sunlight Assessment is a true and accurate record of the proposed development known as Arthur West House as at 13 March 2015.

Signed:

Date:

On behalf of the JLL

Appendix A – Drawings of the existing and proposed buildings

Sources of Information

Sergison Bates architects
150310 3D Fitzjohns.dwg
Received 10/03/2015

Survey drawings
M952-Arthur-NW3-Fitzjohn's Avenue-revision.dwg
M952-Arthur-NW3-Fitzjohn's Avenue.dwg
M952-Arthur-NW3-Fitzjohn's Avenue-Elevations.dwg
Received 12/05/2014

JLL/EB7 Consulting Ltd
Site Photographs
Ordnance Survey



Project Arthur West House
London

Drawing Plan view of proposed scheme

Date 13/03/2015

Drawn By YH

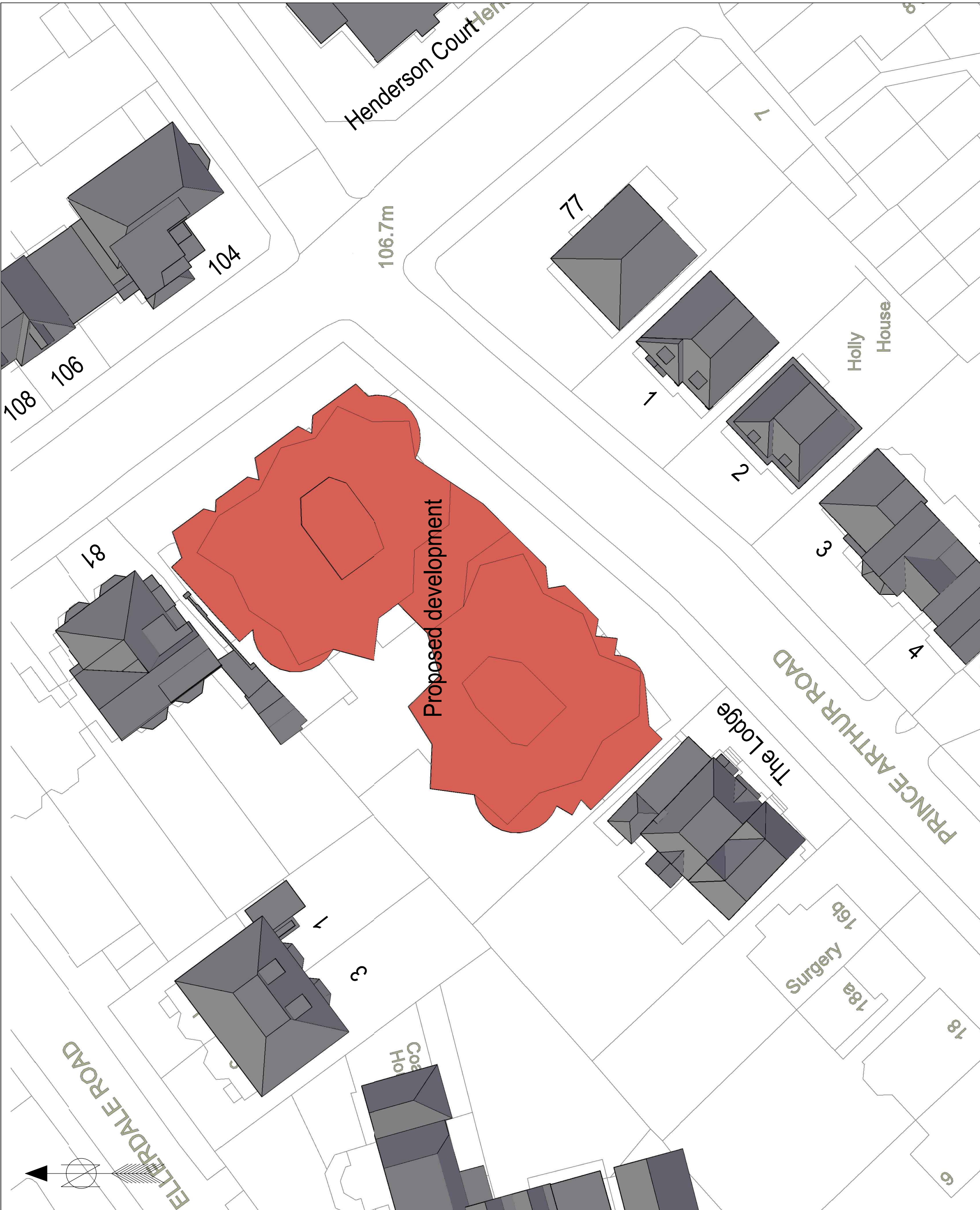
Drawing No. 1317

Scale NTS

Checked By IT

Rev. 15

09



Sources of Information

Sergison Bates architects
150310_3D_Fitzjohns.dwg
Received 10/03/2015

Survey drawings
M952-Arthur-NW3-Fitzjohns Avenue-revision.dwg
M952-Arthur-NW3-Fitzjohns Avenue.dwg
M952-Arthur-NW3-Fitzjohns Avenue-Elevations.dwg
Received 12/05/2014

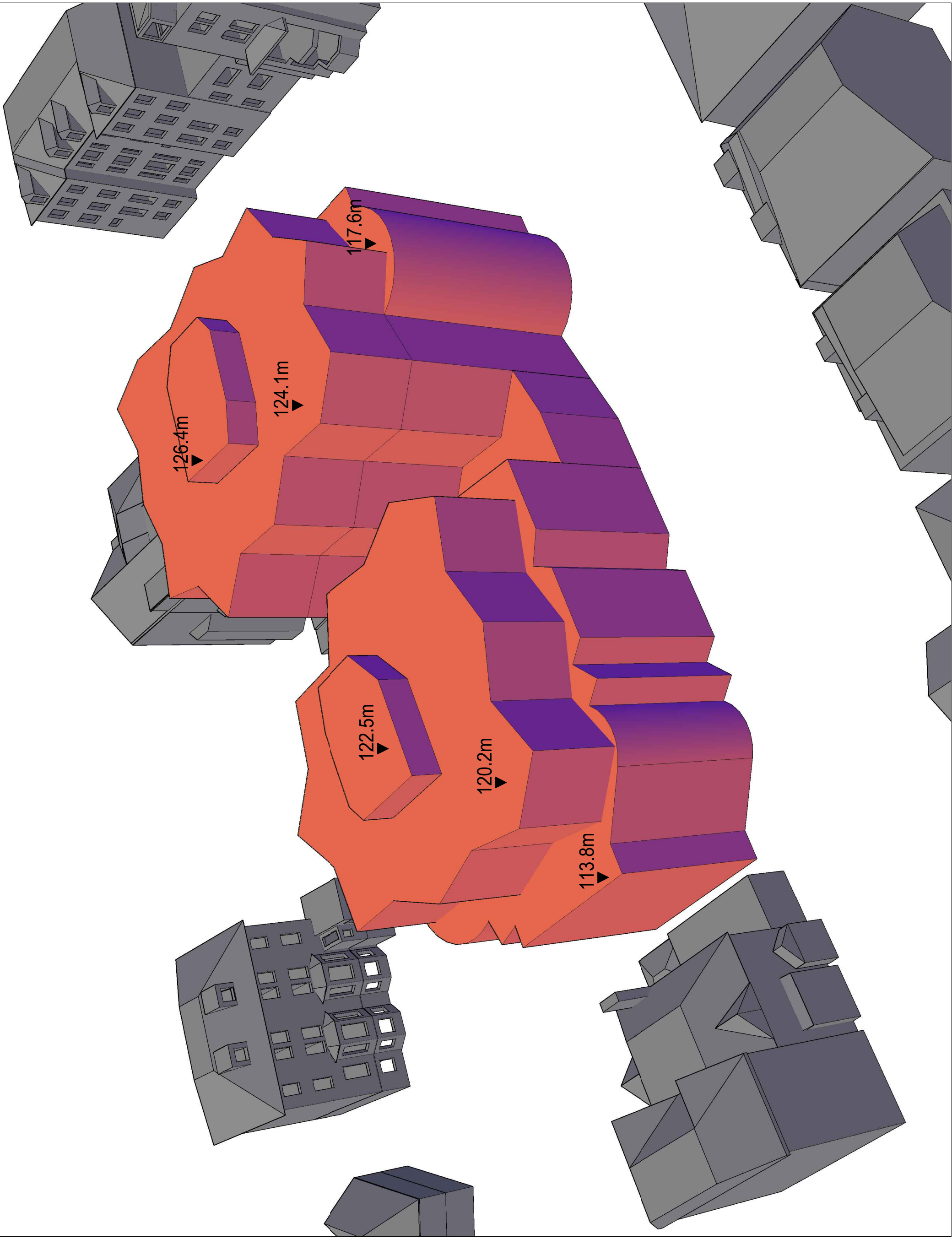
JLL/EB7 Consulting Ltd
Site Photographs
Ordnance Survey



Project Arthur West House
London

Drawing 3D View of proposed scheme

Date	13/03/2015	Scale	NTS
Drawn By	YH	Checked By	IT
Drawing No.	1317		16
			09



Appendix B – Detailed daylight and sunlight results

Address	Room	Window Use	Existing VSC		Proposed VSC		Loss	Proportion Reduction	Room Area	Existing NSC		Proposed NSC		Loss	Existing ADF Window		Proposed ADF Window		Loss	Existing APSH Total		Proposed APSH Total		Total Loss	Winter Loss	
			VSC	Loss	VSC	Loss				NSC	Loss	NSC	Loss		ADF	Loss	ADF	Loss		ADSH	Loss	ADSH	Loss			ADSH
77 Fitzjohns Avenue																										
Ground	R1	W1-L W1-U	Habitable	28.9	28.2	0.7	1.0	118.1	105.5	98.8	6.7	6.3	0.1	1.9	2.1	0.1	1.9	2.0	0.0	1.9	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R2	W2	Habitable	28.2	27.3	0.8	1.0	133.4	107.3	115.8	-8.5	-7.9	1.5	1.5	1.5	1.5	1.5	1.5	0.0	2.2	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R3	W3	Habitable	29.0	27.7	1.2	1.0	195.9	192.0	187.8	4.2	2.2	2.4	2.4	2.4	2.3	2.3	2.3	0.1	3.2	N/A	N/A	N/A	N/A	N/A	N/A
First	R1	W1-L W1-U	Habitable	31.4	30.5	0.9	1.0	118.1	114.7	107.7	7.0	6.1	0.0	2.4	2.4	2.3	2.3	2.3	0.1	2.4	N/A	N/A	N/A	N/A	N/A	N/A
First	R2	W2-L W2-U	Stairway	30.8	29.7	1.1	1.0	133.4	131.5	131.5	0.0	0.0	0.2	4.0	4.2	3.9	4.1	4.1	0.1	2.9	N/A	N/A	N/A	N/A	N/A	N/A
First	R3	W3-L W3-U	Habitable	31.4	29.9	1.5	1.0	195.9	184.7	177.3	7.4	4.0	0.0	1.7	1.7	1.6	1.6	1.6	0.1	3.8	N/A	N/A	N/A	N/A	N/A	N/A
81 Fitzjohns Avenue																										
Lower Ground	R1	W1	Ancillary	16.1	4.4	11.8	0.3	85.6	12.5	1.7	10.8	86.2	0.2	0.2	0.2	0.0	0.0	0.0	0.1	76.2	41	9	18	3	56.1	66.7
Lower Ground	R2	W2-L W2-U	Ancillary	14.8	3.3	11.5	0.2	70.8	19.9	4.4	15.5	77.8	0.0	0.5	0.5	0.2	0.2	0.2	0.3	66.0	37	9	15	2	59.5	77.8
Ground	R1	W1-L W1-U W2-L W2-U W3-L W3-U	Living room	28.5	28.4	0.1	1.0	172.5	171.7	171.4	0.3	0.2	0.0	2.5	7.8	1.9	7.0	0.8	9.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R2	W4	Habitable	33.2	29.1	4.1	0.9	68.0	65.8	65.8	0.0	0.0	3.2	3.2	3.2	2.9	2.9	0.3	9.1	62	19	43	9	30.6	52.6	
Ground	R3	W5	Ancillary	17.3	2.8	14.5	0.2	43.6	13.1	1.6	11.5	87.7	0.4	0.4	0.4	0.1	0.1	0.3	75.2	45	15	16	3	64.4	80.0	
First	R1	W1-L W1-U W2-L W2-U W3-L W3-U	Living room	31.1	31.0	0.1	1.0	172.5	171.7	171.4	0.3	0.2	0.0	2.1	6.4	1.6	5.8	0.6	9.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
First	R2	W4-L W4-U	Habitable	36.3	31.8	4.6	0.9	68.0	67.1	66.7	0.3	0.5	0.0	3.2	4.5	2.9	3.5	0.9	21.2	47	22	22	8	53.2	63.6	
First	R3	W6	Habitable	7.5	5.3	2.2	0.7	112.9	15.4	13.1	2.3	14.7	0.5	0.5	0.5	0.4	0.4	0.1	24.2	22	10	18	7	18.2	30.0	
First	R4	W7	WC	5.2	6.1	-0.9	1.2	95.0	6.7	8.1	-1.4	-21.0	0.3	0.3	0.3	0.3	0.3	0.0	-12.7	13	4	13	3	0.0	25.0	
Second	R1	W1-L W1-U W2-L W2-U	Habitable	38.9	34.8	4.1	0.9	68.0	67.1	66.6	0.4	0.6	0.0	1.7	4.2	1.0	3.3	0.9	21.2	68	24	52	13	23.5	45.8	
Second	R2	W3	Habitable	10.3	9.3	1.0	0.9	112.9	16.3	14.1	2.2	13.2	0.4	0.4	0.4	0.4	0.4	0.4	0.0	9.9	49	23	26	9	46.9	60.9
Second	R3	W4-L W4-U	WC	7.6	8.4	-0.8	1.1	98.7	18.7	19.1	-0.3	-1.7	0.0	0.7	0.7	0.7	0.7	0.0	-7.1	14	4	14	3	0.0	25.0	
Second	R4	W5	WC	7.4	10.0	-2.6	1.4	95.0	12.1	14.1	-2.0	-17.0	0.4	0.4	0.4	0.5	0.5	-0.1	-27.8	20	4	21	3	-5.0	25.0	

Address	Room	Window	Room Use	VSC		NSC		ADF		APSH		Total			
				Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Third	R1	W1-L	Habitable	21.2	14.7	6.5	0.7	0.0	0.0	48	14	33	8	31.3	42.9
	R1	W2		22.6	24.8	-2.2	1.1	0.9	0.7	N/A	N/A	N/A	N/A	N/A	N/A
104 Fitzjohns Avenue															
Basement	R1	W1	Habitable	28.5	27.4	1.1	1.0	1.9	1.9	49	11	48	10	2.0	9.1
	R2	W2		28.0	26.9	1.1	1.0	1.9	1.8	44	10	40	8	9.1	20.0
Basement	R3	W3	Hallway	20.0	18.5	1.6	0.9	0.9	0.8	26	1	24	1	7.7	0.0
	R4	W4		24.8	23.7	1.2	1.0	0.9	0.9	38	9	37	11	2.6	-22.2
Basement	W5	W5	Habitable	26.4	25.4	1.0	1.0	1.8	1.7	N/A	N/A	N/A	N/A	N/A	N/A
	W6	W6		27.5	26.5	1.0	1.0	3.1	3.0	55	15	51	17	7.3	-13.3
Basement	W7	W7	Habitable	28.5	28.5	0.0	1.0	19	1.9	59	20	55	20	6.8	0.0
	W8	W8		22.5	22.4	0.2	1.0	1.6	1.5	52	19	51	19	1.9	0.0
Ground	R1	W1	Habitable	31.2	30.0	1.2	1.0	2.1	2.0	52	13	50	11	3.8	15.4
	R2	W2-L		30.7	29.5	1.2	1.0	0.0	0.0	47	12	46	10	2.1	16.7
Ground	R3	W3	Hallway	22.9	21.6	1.3	0.9	1.4	1.4	30	1	29	1	3.3	0.0
	R4	W4-L		20.7	19.4	1.3	0.9	0.1	0.1	39	14	36	14	7.7	0.0
Ground	W5-L	W5-U	Habitable	22.3	21.2	1.1	0.9	0.1	0.1	N/A	N/A	N/A	N/A	N/A	N/A
	W6-L	W6-U		30.0	28.8	1.2	1.0	0.2	0.2	57	16	54	17	5.3	-6.3
Ground	W7-L	W7-U	Habitable	27.1	27.0	0.1	1.0	0.1	0.1	61	20	58	20	4.9	0.0
	W8-L	W8-U		25.3	25.1	0.2	1.0	0.1	0.1	52	19	53	20	-1.9	-5.3
First	R1	W1-L	Hallway	22.2	20.8	1.4	0.9	0.0	0.0	27	3	25	1	7.4	66.7
	R2	W2-L		35.0	33.7	1.3	1.0	0.6	0.6	64	20	63	19	1.6	5.0
First	W3-L	W3-U	Habitable	34.9	33.8	1.2	1.0	0.0	0.0	64	20	62	18	3.1	10.0
	W4	W4		29.4	28.7	0.7	1.0	1.6	1.5	58	22	57	21	1.7	4.5
Second	R1	W1-U	Habitable	37.5	36.3	1.3	1.0	0.0	0.0	66	22	65	21	1.5	4.5
	R2	W2-L		37.5	36.3	1.2	1.0	0.0	0.0	66	22	65	21	1.5	4.5
Second	W3-L	W3-U	Habitable	22.4	22.3	0.1	1.0	0.1	0.1	49	21	49	21	0.0	0.0
	W4	W4		32.0	31.4	0.7	1.0	1.0	1.0	55	22	54	21	1.8	4.5
Third	R1	W1-L	Habitable	39.6	39.5	0.1	1.0	0.1	0.1	68	24	67	23	1.5	4.2
	W2-L	W2-U		38.9	38.1	0.8	1.0	0.1	0.1	68	24	67	23	1.5	4.2



Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Reduction	Room Area	Existing NSC	Proposed NSC	Loss	Existing ADF Window	Existing ADF Total	Proposed ADF Window	Proposed ADF Total	Loss	Existing APSH Winter	Existing APSH Total	Proposed APSH Winter	Proposed APSH Total	Total Loss	Winter Loss	
																							Loss
Third	W3-L			36.8	36.1	0.7	1.0	2011	200.0	200.0	0.0	0.2	5.7	0.2	5.6	0.1	24	66	24	66	0.0	0.0	
	W3-U											2.1	5.7	2.1	5.6	0.1					0.0	0.0	
	W4-L	Habitable		32.1	31.8	0.3	1.0	127.2	126.4	126.4	0.0	0.2	2.2	0.2	2.1	0.0	24	61	24	61	0.0	0.0	
	W4-U											1.9	2.2	1.9	2.1	0.0					0.0	0.0	
106 Fitzjohns Avenue																							
Basement	W1-L	Unknown		30.4	29.4	1.1	1.0	89.3	81.1	77.0	4.1	0.0	1.6	1.7	0.0	1.6	0.0	12	51	10	51	3.8	16.7
	W1-U										5.0	0.0	0.0	0.0	0.0	2.7					0.0	0.0	
Basement	W2-L	Unknown		29.8	28.7	1.1	1.0	86.0	74.8	68.1	6.7	8.9	1.6	1.7	0.0	1.6	0.0	11	51	10	51	3.8	9.1
	W2-U										8.9	0.0	0.0	0.0	0.0	2.8					0.0	0.0	
Ground	W1-L	Unknown		32.6	31.6	1.1	1.0	89.3	88.2	86.4	1.7	2.0	0.2	2.3	0.1	2.3	0.1	14	55	13	55	1.8	7.1
	W1-U										2.0	0.0	0.0	0.0	0.0	2.6					0.0	0.0	
Ground	W2-L	Unknown		32.1	31.0	1.1	1.0	86.0	84.8	81.1	3.8	4.4	0.2	2.3	0.1	2.3	0.1	13	54	12	54	1.8	7.7
	W2-U										4.4	0.0	0.0	0.0	0.0	2.8					0.0	0.0	
First	W1-L	Unknown		35.1	34.1	1.0	1.0	89.3	88.2	88.2	0.0	0.0	0.0	2.4	2.4	0.1	2.5	18	57	15	57	5.0	16.7
	W1-U										0.0	0.0	0.0	0.0	0.0	2.5					0.0	0.0	
First	W2-L	Unknown		34.7	33.7	1.1	1.0	86.0	84.8	84.8	0.0	0.0	0.0	2.4	2.4	0.1	2.7	16	56	14	56	3.4	12.5
	W2-U										0.0	0.0	0.0	0.0	0.0	2.7					0.0	0.0	
First	W3-L	Unknown		34.3	33.2	1.1	1.0	87.8	86.6	86.6	0.0	0.0	0.0	2.4	2.3	0.1	2.8	17	57	15	57	3.4	11.8
	W3-U										0.0	0.0	0.0	0.0	0.0	2.8					0.0	0.0	
Second	W1	Unknown		36.2	35.3	0.9	1.0	89.3	87.7	87.7	0.0	0.0	2.3	2.3	2.2	0.1	2.3	21	60	21	60	0.0	0.0
	W2	Unknown		35.9	34.9	1.0	1.0	86.0	84.4	84.4	0.0	0.0	2.3	2.3	2.2	0.1	2.5	22	59	20	59	3.3	9.1
Second	W3	Unknown		35.7	34.6	1.1	1.0	87.8	86.2	86.2	0.0	0.0	2.2	2.2	2.2	0.1	2.7	22	61	20	61	3.2	9.1
	W1-L	Unknown		38.6	37.7	0.9	1.0	272.3	133.0	129.4	3.7	2.8	0.0	0.7	0.7	0.0	2.3	24	66	22	66	2.9	8.3
108 Fitzjohns Avenue	W1-U										0.0	0.0	0.0	0.0	0.0	0.0					0.0	0.0	
	Basement	W1-L	Unknown	26.2	25.6	0.6	1.0	68.4	61.2	60.7	0.5	0.9	0.0	0.9	0.9	0.0	1.8	14	50	12	50	3.8	14.3
		W1-U									0.9	0.9	0.0	0.9	0.9	0.0	1.8					0.0	0.0
	Basement	W2-L	Unknown	30.2	29.5	0.7	1.0	74.7	71.6	71.6	0.0	0.0	0.0	2.1	2.1	2.1	0.0	12	51	11	51	1.9	8.3
		W2-U										0.0	0.0	0.0	0.0	0.0	1.7					0.0	0.0
	Basement	W3-L	Unknown	30.3	29.6	0.7	1.0	58.9	54.7	54.7	0.0	0.0	0.0	1.1	1.1	1.1	0.0	11	49	11	49	0.0	0.0
		W3-U										0.0	0.0	0.0	0.0	0.0	1.9					0.0	0.0
	Ground	W1-L	Unknown	28.0	27.3	0.7	1.0	68.4	66.4	66.4	0.0	0.0	0.0	1.2	1.3	1.2	0.0	15	53	15	53	0.0	0.0
		W1-U										0.0	0.0	0.0	0.0	0.0	1.8					0.0	0.0
	Ground	W2-L	Unknown	32.0	31.3	0.7	1.0	74.7	73.9	73.9	0.0	0.0	0.0	2.2	3.0	2.7	0.1	13	53	13	53	0.0	0.0
		W2-U										0.0	0.0	0.0	0.0	0.0	1.8					0.0	0.0
	Ground	W3-L	Unknown	32.2	31.4	0.8	1.0	58.9	57.7	57.7	0.0	0.0	0.0	1.5	1.6	1.4	0.0	12	51	13	51	-2.0	-8.3
		W3-U										0.0	0.0	0.0	0.0	0.0	1.9					0.0	0.0
	Ground	W4	Unknown	28.4	27.4	1.1	1.0	93.8	86.2	86.2	0.0	0.0	0.0	1.0	1.0	1.0	0.0	5	34	4	34	2.9	20.0
		W1-L	Unknown	29.9	29.2	0.7	1.0	68.4	66.5	66.5	0.0	0.0	0.0	0.0	1.3	1.3	0.0	19	56	18	56	1.8	5.3
	First	W1-U										0.0	0.0	0.0	0.0	0.0	1.7					0.0	0.0
		W2-L	Unknown	34.0	33.3	0.7	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	18	58	16	56	3.4	11.1



Address	Room	Window	Room Use	Room Area	Existing NSC	Proposed NSC	Loss	Loss	Existing ADF Window	Existing ADF Total	Proposed ADF Window	Proposed ADF Total	Loss	Loss	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Loss	Winter Loss
First	R3	W2-U	Unknown	74.7	73.9	73.9	0.0	0.0	2.9	2.9	2.8	2.8	0.1	1.8	56	18	53	15	5.4	16.7
		W3-L	Unknown	58.9	57.7	57.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.9	39	9	36	6	7.7	33.3
		W4-L	Unknown	93.8	91.8	91.8	0.0	0.0	1.6	1.7	1.6	1.6	0.0	2.6	59	22	58	21	1.7	4.5
		W4-U	Unknown	68.4	66.3	66.3	0.0	0.0	1.3	1.3	1.3	1.3	0.0	1.7	62	22	61	21	1.6	4.5
Second	R1	W1	Unknown	74.7	73.5	73.5	0.0	0.0	2.9	2.9	2.9	2.9	0.0	1.7	60	20	59	19	1.7	5.0
	R2	W2	Unknown	58.9	57.5	57.5	0.0	0.0	1.6	1.6	1.5	1.5	0.0	1.8	40	11	40	11	0.0	0.0
Second	R3	W3	Unknown	93.8	91.6	91.6	0.0	0.0	1.6	1.6	1.6	1.6	0.0	2.4	68	24	68	24	0.0	0.0
	R4	W4	Unknown	147.6	108.2	100.6	7.5	7.0	0.0	1.0	0.0	1.0	0.0	1.6	68	24	68	24	0.0	0.0
Third	R1	W1-L	Unknown	157.3	123.2	122.2	1.1	0.9	0.0	1.0	0.0	1.0	0.0	1.8	60	17	59	16	1.7	5.9
	R2	W2-L	Unknown	84.4	77.1	77.0	0.1	0.1	0.0	1.7	1.7	1.7	0.0	1.4	61	18	60	17	1.6	5.6
Basement	R1	W1-L	Unknown	89.0	82.1	82.1	0.0	0.0	0.0	1.6	1.6	1.6	0.0	1.5	65	21	64	20	1.5	4.8
	R2	W2-L	Unknown	93.4	86.6	86.6	0.0	0.0	1.3	1.3	1.3	1.3	0.0	1.3	64	20	63	19	1.6	5.0
Ground	R1	W1	Unknown	84.4	83.3	83.3	0.0	0.0	0.2	2.6	0.2	2.4	0.0	1.5	63	20	62	19	1.6	5.0
	R2	W2-L	Unknown	89.0	87.7	87.7	0.0	0.0	2.3	2.5	2.3	2.4	0.0	1.6	65	23	63	21	3.1	8.7
First	R1	W1-L	Unknown	93.4	92.4	92.4	0.0	0.0	0.0	2.6	0.0	2.5	0.0	1.4	66	23	63	20	4.5	13.0
	R2	W2-L	Unknown	84.4	83.3	83.3	0.0	0.0	0.0	2.3	0.0	2.3	0.0	1.5	66	22	64	20	3.0	9.1
First	R3	W3-L	Unknown	89.0	87.7	87.7	0.0	0.0	0.0	2.2	0.0	2.2	0.0	1.6	64	24	64	24	0.0	0.0
	R1	W1	Unknown	93.4	92.2	92.2	0.0	0.0	2.6	2.6	2.6	2.6	0.0	1.4	64	24	64	24	0.0	0.0
Second	R2	W2	Unknown	84.4	83.1	83.1	0.0	0.0	2.4	2.4	2.4	2.4	0.0	1.5	66	24	65	23	1.5	4.2
	R3	W3	Unknown	89.0	87.6	87.6	0.0	0.0	2.4	2.4	2.3	2.3	0.0	1.6	68	24	68	24	0.0	0.0
Third	R1	W1-L	Unknown	276.0	141.3	133.0	8.3	5.9	0.0	0.7	0.0	0.7	0.0	1.4	23	4	23	4	0.0	0.0
	R1	W1	Unknown	161.1	130.5	130.5	0.0	0.0	0.8	0.8	0.8	0.8	0.0	0.9	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R2	W2-L	Unknown	18.8	18.5	18.5	0.2	0.2	0.1	1.4	0.1	1.4	0.0	0.4	63	24	64	24	-1.6	0.0
	R2	W3-L	Unknown	36.2	35.9	35.9	0.3	0.3	0.4	5.4	0.4	5.4	0.0	5.4	63	24	64	24	-1.6	0.0

110 Fitzjohns Avenue

Henderson Court



Address	Room	Window	Room Use	Existing VSC		Proposed VSC		Loss	Proportion Reduction	Room Area	Existing NSC		Proposed NSC		Loss	Existing ADF Window	Existing ADF Total	Proposed ADF Window		Proposed ADF Total		Loss	Existing APSH Total	Proposed APSH Total		Total Loss	Winter Loss				
				VSC	Proposed VSC	NSC	Proposed NSC				Window	Total	Window	Total				Window	Total	Window	Total										
First	R2	W4-L W4-U	Unknown	23.2	23.2	0.0	1.0	94.2	93.5	93.5	0.0	0.0	0.1	1.6	8.9	0.1	0.6	54	24	54	24	24	0.0	0.0	0.0	0.0					
	R1	W1-L W1-U		20.1	19.9	0.3	1.0	161.1	87.9	87.9	0.0	0.0	0.1	1.0	1.1	1.1	0.0	0.9	26	5	24	4	7.7	20.0							
First	R2	W2	Unknown	36.8	36.5	0.3	1.0	224.2	215.2	215.2	0.0	0.0	0.7	0.7	1.4	0.0	0.8	63	23	62	22	1.6	4.3	57	20	56	19	1.8	5.0		
	R2	W3		36.1	35.7	0.3	1.0																								
First	R3	W4-L W4-U	Unknown	19.3	19.1	0.2	1.0	94.2	93.5	93.5	0.0	0.0	0.1	1.6	9.2	0.1	0.7	0.1	54	24	54	24	0.0	0.0	N/A	N/A	N/A	N/A	N/A		
	R3	W5-L W5-U		37.4	37.1	0.3	1.0																								
Second	R3	W6-L W6-U	Unknown	23.4	23.4	0.0	1.0	161.1	142.4	142.4	0.0	0.0	0.1	1.1	1.2	1.2	0.0	0.9	30	5	30	5	0.0	0.0	30	5	30	5	0.0	0.0	
	R1	W1-L W1-U		23.8	23.5	0.3	1.0																								
Second	R2	W2-L W2-U	Unknown	22.7	22.5	0.2	1.0	94.2	93.5	93.5	0.0	0.0	0.1	1.7	9.5	0.1	0.7	56	24	56	24	0.0	0.0	69	25	69	25	68	25	1.4	0.0
	R2	W3-L W3-U		38.4	38.0	0.3	1.0																								
Third	R2	W4-L W4-U	Unknown	25.3	25.3	0.0	1.0	151.9	147.4	147.4	0.0	0.0	0.0	0.0	2.7	0.0	0.6	69	25	68	25	0.0	0.0	69	25	68	25	1.4	0.0		
	R1	W1 W2-L W2-U		39.0	38.7	0.2	1.0																								
1 Ellerdale Road																															
Basement	R1	W1	Unknown	26.2	24.3	2.0	0.9	229.3	208.5	199.9	8.6	4.1	0.7	0.3	2.1	1.9	0.2	9.6	51	16	46	15	9.8	6.3	61	21	55	20	9.8	4.8	
	R1	W2		27.3	23.2	4.1	0.8																								
	R1	W3		8.4	6.3	2.1	0.8																								
Ground	R1	W1-L W1-U	Unknown	27.8	26.1	1.7	0.9	229.3	228.2	226.0	2.2	0.9	1.0	3.9	0.9	3.6	0.4	9.0	59	22	54	19	8.5	13.6	68	24	60	21	11.8	12.5	
	R1	W2-L W2-U		31.3	27.0	4.3	0.9																								
	R1	W3-L W3-U		21.5	18.3	3.2	0.9																								
Ground	R2	W4	Unknown	24.9	21.5	3.4	0.9	30.0	29.1	29.1	0.0	0.0	1.1	1.1	1.0	1.0	0.1	9.9	56	22	53	21	5.4	4.5	56	22	53	21	11.1	16.0	
	R3	W5 W6		25.8 29.9	23.8 23.8	6.0 6.0	0.8																								
First	R1	W1-L W1-U	Unknown	33.8	30.2	3.6	0.9	106.7	103.2	82.5	20.8	20.1	1.6	1.6	1.4	1.5	0.1	8.6	72	25	64	21	11.1	16.0	71	25	66	22	7.0	12.0	
	R2	W2-L W2-U		33.6	29.9	3.8	0.9																								
First	R3	W3-L W3-U	Unknown	33.3	29.1	4.1	0.9	115.4	112.5	89.8	22.7	20.2	0.1	1.5	1.3	1.4	0.2	10.0	70	26	64	22	8.6	15.4	71	26	65	24	8.5	7.7	
	R1	W1-L W1-U		33.2	30.1	3.1	0.9																								
Second	R2	W2-L W2-U	Unknown	33.1	29.8	3.3	0.9	90.0	87.9	84.1	3.9	4.4	0.1	1.5	1.6	0.1	8.1	70	26	65	24	7.1	7.7	70	26	65	24	7.1	7.7		
	R3	W3-L W3-U		32.8	29.2	3.6	0.9																								



Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Reduction	Room Area	Existing NSC	Proposed NSC	Loss	Existing Window	Existing ADF Total	Proposed ADF Window	Loss	Existing Total	APSH Winter	Proposed Total	APSH Winter	Total Loss	Winter Loss					
																						Loss	Total	Total	Loss	Total
Third	R1	W1	Unknown	37.7	35.3	2.4	0.9	115.4	112.5	99.6	12.9	11.5	1.3	1.4	1.2	0.1	77	27	73	25	5.2	7.4				
				3 Ellerdale Road																						
				Basement	R2	W2	Unknown	29.7	26.3	3.3	0.9	115.8	108.5	95.2	13.3	12.3	1.6	1.6	1.5	0.1	62	18	55	17	11.3	5.6
								Basement	R2	W3	Unknown	28.9	27.5	1.3	1.0				0.7	0.7			62	18	56	16
R2	W4	Unknown	30.6									26.6	4.0	0.9	231.5	223.7	222.8	0.9	0.4	0.6	2.5	0.5	2.2	0.2	38	8
Ground	R1	W1-L	Unknown	31.3	28.4	2.9	0.9	115.8	113.0	112.2	0.9	0.8	0.0	2.6	2.4	0.2	69	23	64	22	7.2	4.3				
				R2	W2-U	Unknown	31.1	29.9	1.2	1.0						0.0	0.0		67	22	61	20	9.0	9.1		
Ground	R2	W3-L	Unknown	32.0	28.4	3.6	0.9						0.0	0.0			69	24	61	21	11.6	12.5				
				R2	W4-L	Unknown	22.9	19.1	3.9	0.8	231.5	230.5	230.5	0.0	0.0	0.0	4.0	0.8	3.7	0.3	43	12	35	9	18.6	25.0
First	R1	W1-L	Unknown	34.7	32.1	2.6	0.9	115.8	112.8	111.2	1.6	1.4	0.1	1.6	1.4	0.1	74	25	69	24	6.8	4.0				
				R2	W2-U	Unknown	34.3	31.4	2.9	0.9	90.7	88.6	79.4	9.1	10.3	0.1	1.8	1.6	1.7	0.1	74	25	69	23	6.8	8.0
First	R3	W3-L	Unknown	34.2	31.1	3.1	0.9	106.8	103.2	102.9	0.3	0.3	0.1	1.6	1.4	0.1	73	25	66	22	9.6	12.0				
				R1	W1-L	Unknown	34.0	31.7	2.3	0.9	115.8	112.8	112.8	0.0	0.0	0.1	1.4	1.2	1.3	0.1	72	27	68	25	5.6	7.4
Second	R2	W2-L	Unknown	33.6	31.1	2.5	0.9	90.7	88.6	84.3	4.3	4.9	0.1	1.5	1.4	0.1	71	26	67	24	5.6	7.7				
				R3	W3-U	Unknown	33.5	30.9	2.7	0.9	106.8	103.2	103.2	0.0	0.0	0.1	1.4	1.3	1.3	0.1	71	26	66	24	7.0	7.7
Third	R1	W1	Unknown	37.9	35.9	2.1	0.9	206.6	161.6	156.7	4.8	3.0	1.1	1.1	1.0	0.1	78	28	75	26	3.8	7.1				
				1 Prince Arthur Road																						
Ground	R1	W1	Unknown	27.0	24.9	2.0	0.9	91.1	83.7	68.5	15.3	18.3	0.7	0.7	0.6	0.0	N/A	N/A	N/A	N/A	N/A	N/A				
				R2	W2-U	Unknown	28.7	26.4	2.3	0.9	96.6	95.4	86.0	9.4	9.8	0.1	2.1	1.8	0.1	N/A	N/A	N/A	N/A	N/A		
Ground	R3	W3	Unknown	27.0	24.5	2.5	0.9	87.5	82.9	73.2	9.7	11.7	0.7	0.7	0.7	0.0	N/A	N/A	N/A	N/A	N/A	N/A				
				R4	W4-L	Unknown	27.1	24.6	2.5	0.9	83.9	82.9	82.9	0.0	0.0	0.0	2.8	2.6	2.6	0.2	N/A	N/A	N/A	N/A		
Ground	R5	W5-L	Unknown	29.6	27.1	2.6	0.9	87.4	86.2	86.2	0.0	0.0	0.1	3.0	2.7	0.2	N/A	N/A	N/A	N/A	N/A	N/A				
				R1	W1-U	Unknown	32.3	30.1	2.3	0.9	91.1	89.9	89.3	0.5	0.6	0.0	2.5	2.4	2.4	0.1	N/A	N/A	N/A	N/A		
First	R2	W2-L	Unknown	32.5	30.1	2.4	0.9	85.7	84.6	83.9	0.8	0.9	0.0	2.6	2.5	0.2	N/A	N/A	N/A	N/A	N/A	N/A				
				R3	W3-L	Unknown	32.7	30.1	2.6	0.9						0.0	0.0		N/A	N/A	N/A	N/A	N/A			

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Reduction	Room Area	Existing NSC	Proposed NSC	Loss	Loss	Existing ADF Window	Proposed ADF Window	Loss	Loss	Existing APSH Total	Proposed APSH Total	Winter	Total Loss	Winter Loss																							
First	R4	W3-U	Unknown	30.4	27.7	2.6	0.9	87.5	86.1	85.3	0.9	1.0	2.6	2.6	2.4	2.5	0.2	6.4	N/A	N/A	N/A	N/A																						
		W4-L W4-U																					0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0				
	First	R5	W5-L W5-U	Unknown	32.9	30.3	2.7	0.9	87.4	86.2	86.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0																					
			W1																					0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
	Second	R1	W1	Unknown	35.6	33.3	2.3	0.9	79.7	77.6	77.6	0.0	0.0	2.2	2.2	2.1	2.1	0.1	5.7	N/A	N/A	N/A	N/A																					
Second	R2	W2	Unknown	36.1	33.6	2.5	0.9	77.9	75.9	75.9	0.0	0.0	2.3	2.3	2.2	2.2	0.1	6.1	N/A	N/A	N/A	N/A																						
2 Prince Arthur Road																																												
Ground	R1	W1	Unknown	31.3	28.7	2.6	0.9	92.1	87.9	79.9	8.1	9.2	0.9	0.9	0.9	0.9	0.1	6.7	N/A	N/A	N/A	N/A																						
Ground	R2	W2-L W2-U	Unknown	31.0	28.5	2.5	0.9	77.7	76.9	65.8	11.1	14.4	0.2	2.4	2.2	2.4	0.2	6.4	N/A	N/A	N/A	N/A																						
Ground	R3	W3	Unknown	32.0	29.5	2.5	0.9	90.5	86.3	77.9	8.4	9.7	1.0	1.0	0.9	0.9	0.1	6.4	N/A	N/A	N/A	N/A																						
Ground	R4	W4-L W4-U	Unknown	29.4	27.1	2.3	0.9	87.1	86.0	82.5	3.6	4.1	0.1	2.5	2.3	2.4	0.2	6.2	N/A	N/A	N/A	N/A																						
Ground	R5	W5-L W5-U	Unknown	31.8	29.5	2.2	0.9	87.7	86.6	83.0	3.7	4.2	0.1	2.7	2.8	2.7	0.2	5.6	N/A	N/A	N/A	N/A																						
First	R1	W1-L W1-U	Unknown	34.0	31.4	2.6	0.9	92.1	91.0	91.0	0.0	0.0	0.1	2.6	2.6	2.4	0.2	6.3	N/A	N/A	N/A	N/A																						
First	R2	W2-L W2-U	Unknown	34.2	31.6	2.5	0.9	77.7	77.0	77.0	0.0	0.0	0.1	2.8	2.9	2.6	0.2	6.3	N/A	N/A	N/A	N/A																						
First	R3	W3-L W3-U	Unknown	34.4	31.9	2.5	0.9	90.5	89.3	89.3	0.0	0.0	0.1	2.6	2.7	2.4	0.2	6.1	N/A	N/A	N/A	N/A																						
First	R4	W4-L W4-U	Unknown	32.2	29.9	2.3	0.9	87.1	86.0	86.0	0.0	0.0	0.1	2.5	2.6	2.4	0.2	5.9	N/A	N/A	N/A	N/A																						
First	R5	W5-L W5-U	Unknown	34.6	32.4	2.2	0.9	87.7	86.6	86.6	0.0	0.0	0.1	2.7	2.7	2.5	0.1	5.4	N/A	N/A	N/A	N/A																						
Second	R1	W1	Unknown	36.9	34.6	2.4	0.9	77.7	76.3	76.3	0.0	0.0	1.8	1.8	1.7	1.7	0.1	5.8	N/A	N/A	N/A	N/A																						
Second	R2	W2	Unknown	37.2	35.1	2.1	0.9	87.1	85.5	85.5	0.0	0.0	1.7	1.7	1.6	1.6	0.1	5.2	N/A	N/A	N/A	N/A																						
3 Prince Arthur Road																																												
Basement	R1	W1	Unknown	29.9	28.8	1.1	1.0	123.1	119.6	119.6	0.0	0.0	0.0	0.6	1.1	0.5	1.1	0.0	2.8	N/A	N/A	N/A	N/A																					
		W2		31.7	30.5	1.1	1.0																	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6							
Ground	R1	W1	Unknown	31.5	29.8	1.7	0.9	170.4	162.1	162.1	0.0	0.0	0.0	1.7	1.7	1.7	1.7	0.1	4.2	N/A	N/A	N/A	N/A																					
		W2																						30.6	29.1	1.5	1.0	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6			
		W3																						35.2	33.7	1.5	1.0	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	
		W4																						35.3	33.9	1.4	1.0	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
		W5																						34.5	34.2	0.3	1.0	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
Ground	R3	W6	Unknown	31.4	30.3	1.1	1.0	123.1	119.6	119.6	0.0	0.0	0.0	0.7	1.4	0.6	1.3	0.0	2.7	N/A	N/A	N/A	N/A																					
		W7		33.4	32.3	1.1	1.0																	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7						
First	R1	W1	Unknown	33.3	31.7	1.6	1.0	170.4	163.2	163.2	0.0	0.0	1.7	1.7	1.6	1.6	0.1	3.9	N/A	N/A	N/A	N/A																						
First	R2	W2	Unknown	29.4	28.0	1.4	1.0	128.8	124.2	124.2	0.0	0.0	1.8	1.8	1.8	1.8	0.1	3.7	N/A	N/A	N/A	N/A																						



Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Reduction	Room Area	Existing NSC	Proposed NSC	Loss	Loss	Existing ADF Window	Proposed ADF Window	Loss	Loss	Existing ADF Total	Proposed ADF Total	Loss	Loss	Existing APSH Winter	Proposed APSH Winter	Total Loss	Total Loss	Winter Loss	
																										Existing ADF Total
First	R3	W3	Unknown	37.2	35.9	1.3	1.0	195.0	193.8	193.8	0.0	0.0	1.7	1.6	0.1	3.3	1.7	3.4	0.0	0.0	N/A	N/A	N/A	N/A	N/A	
	R4	W4	Unknown	37.2	36.0	1.3	1.0	195.0	193.8	193.8	0.0	0.0	1.7	1.6	0.1	3.3	1.7	3.4	0.0	0.0	N/A	N/A	N/A	N/A	N/A	
First	R4	W5	Unknown	32.9	31.8	1.0	1.0	123.1	119.6	119.6	0.0	0.0	0.6	0.6	0.0	1.2	0.6	1.2	0.6	0.0	0.0	N/A	N/A	N/A	N/A	N/A
	R4	W6	Unknown	35.2	34.1	1.1	1.0	123.1	119.6	119.6	0.0	0.0	0.6	0.6	0.0	1.2	0.6	1.2	0.6	0.0	0.0	N/A	N/A	N/A	N/A	N/A
Second	R1	W1-L	Unknown	35.9	34.8	1.0	1.0	123.1	118.5	118.5	0.0	0.0	1.0	1.0	0.0	1.1	1.0	1.1	1.0	0.0	0.0	N/A	N/A	N/A	N/A	N/A
	R1	W1-U	Unknown	35.9	34.8	1.0	1.0	123.1	118.5	118.5	0.0	0.0	1.0	1.0	0.0	1.1	1.0	1.1	1.0	0.0	0.0	N/A	N/A	N/A	N/A	N/A
Third	R1	W1	Unknown	39.1	38.0	1.1	1.0	208.8	199.3	199.3	0.0	0.0	1.2	1.1	0.1	2.3	1.1	2.4	1.1	2.3	0.1	2.8	N/A	N/A	N/A	N/A
	R1	W2	Unknown	39.1	38.0	1.0	1.0	208.8	199.3	199.3	0.0	0.0	1.2	1.1	0.1	2.3	1.1	2.4	1.1	2.3	0.1	2.8	N/A	N/A	N/A	N/A
4 Prince Arthur Road																										
Basement	R1	W1	Unknown	28.2	27.3	1.0	1.0	112.1	83.9	83.9	0.0	0.0	0.4	0.4	0.0	0.4	0.4	0.4	0.4	0.0	0.0	N/A	N/A	N/A	N/A	N/A
	R1	W1	Unknown	33.8	32.8	1.0	1.0	112.1	0.0	0.0	0.0	0.0	0.3	0.3	0.0	0.3	0.3	0.3	0.3	0.0	0.0	N/A	N/A	N/A	N/A	N/A
Ground	R2	W2	Unknown	37.0	36.1	0.9	1.0	203.5	191.6	191.6	0.0	0.0	1.1	1.1	0.0	1.1	1.1	1.1	1.1	0.0	0.0	N/A	N/A	N/A	N/A	N/A
	R1	W1-L	Unknown	36.7	35.7	0.9	1.0	102.8	0.2	0.2	0.0	0.0	0.1	0.1	0.0	0.7	0.8	0.8	0.7	0.7	0.0	2.3	N/A	N/A	N/A	N/A
The Lodge																										
Ground	R1	W1-L	Conservatory	12.5	3.0	9.5	0.2						0.1	0.0												
		W1-U											0.9	0.3												
		W2-L		17.1	3.6	13.5	0.2						0.1	0.0												
		W2-U											1.1	0.4												
		W3-L		19.3	4.5	14.8	0.2						0.1	0.0												
		W3-U											1.2	0.5												
		W4-L		35.5	30.2	5.3	0.9						0.1	0.1												
		W4-U											1.2	1.0												
		W5-L		35.5	31.1	4.4	0.9						0.1	0.1												
		W5-U											1.1	1.0												
		W6-L		35.5	31.8	3.7	0.9						0.1	0.1												
		W6-U											1.1	1.0												
		W7-L		35.5	32.4	3.1	0.9						1.2	1.0				8.6	1.1	5.9	2.7	31.2				
	W7-U											1.2	1.0													
First	R1	W1	Stairwell	18.7	16.5	2.2	0.9	133.6	52.1	49.9	2.2	4.1	1.0	0.9	0.9	0.1	1.0	1.0	0.9	0.9	8.3	N/A	N/A	N/A	N/A	
Second	R1	W1-L	Stairwell	21.6	18.3	3.3	0.8	133.6	33.5	34.1	-0.6	-1.9	0.0	0.0	0.0	0.3	0.3	0.3	0.3	0.0	0.0	N/A	N/A	N/A	N/A	
	R1	W1-U	Stairwell	21.6	18.3	3.3	0.8	133.6	33.5	34.1	-0.6	-1.9	0.0	0.0	0.0	0.3	0.3	0.3	0.3	0.0	0.0	N/A	N/A	N/A	N/A	