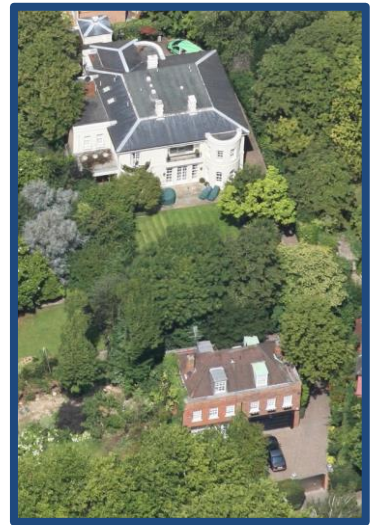




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Daylight & Sunlight Report

DIRECTOR: ANDREW CARTMELL
CLIENT: MR R BEECHAM
DATE: JULY 2015
VERSION: DAYLIGHT & SUNLIGHT V.1
PROJECT:: P538

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Appendices

Appendix A – Drawings

Appendix B – Results



1 Executive Summary

- 1.1 This reports relates to the planned development at 70 Elsworthy Street, NW3 and the potential daylight and sunlight effects to the surrounding residential properties.
- 1.2 There is full technical analysis contained in this report, however, in summary, the effect of the proposed scheme upon of the surrounding residential rooms is considered to be negligible as all of the assessed rooms and windows are fully compliant with BRE guidance. This means that the occupants of these rooms are unlikely to notice any alteration to their levels of daylight amenity.
- 1.3 In terms of sunlight amenity the reductions, are fully compliant with the relevant BRE guidance, which means that the occupants of the rooms are unlikely to notice any alteration to their levels of sunlight amenity.

2 Planning Overview

- 2.1 Through the planning process the local authority will wish to be reassured that the construction of the new scheme will not materially harm the neighbours daylight and sunlight beyond BRE and British Standard Guidance.
- 2.2 The Local Authority will be informed in this by the BRE document entitled *Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011* (the BRE Guidelines). This document is the principal guidance in this area and sets out the methodology for measuring light and recommends what it considers to be permitted or unobtrusive levels of change.
- 2.3 The BRE guidelines are not mandatory, though local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE Guidance. Consideration will be given to the urban context within which a scheme is located and the daylight and sunlight will be one of a number of planning considerations which the local authority will weigh.



3 Methodology

- 3.1 To quantify the effect of developing 70 Elsworthy Road insofar as its effects upon the daylight and sunlight amenity to the surrounding residential properties and areas, we have constructed a three dimensional computer model of the site and relevant neighbouring properties.
- 3.2 We have then undertaken technical analysis to measure the light received by neighbouring properties and open spaces both before and after the proposed scheme is constructed.

Daylight

- 3.3 In accordance with the BRE Guidelines, only residential properties are considered for daylight levels. Living rooms, kitchens and bedrooms are the primary focus of the guideline recommendations.
- 3.4 The initial test proposed by the BRE Guidelines is to establish if the proposed massing subtends above a 25° section line drawn from the centre of the window/room in question. If the angle is breached it is necessary to undertake more detailed technical calculations such as Vertical Sky Component (VSC) and No Sky Line (NSL).
- 3.5 The Vertical Sky Component (VSC) analysis assesses the amount of sky visibility at the centre of the outside of a window face. The No Sky Line (NSL) analysis assesses the extent of the area of a room which can benefit from sky visibility at working plane height (850mm). These measurements are taken both before and after the construction of the proposed development.
- 3.6 The BRE Guidelines permit a reduction of up to 20% of the existing VSC values in situations where the retained VSC value falls below 27%, which is the BRE recommended VSC level for adequate daylight amenity in a suburban environment. The 20% maximum recommended reduction is based upon the BRE stating that a change up to this extent would remain unnoticeable. The 20% reduction recommendation is also applicable to the NSL values.

Sunlight

- 3.7 The BRE Guidelines use Annual Probable Sunlight Hours (APSH) as the methodology for calculating sunlight levels when a 25° section line, as per daylight assessments, is breached.
- 3.8 The BRE recommends that the APSH in the proposed situation should be at least 25% of the annual total of which 5% should be from the winter months. When the proposed value falls short of this standard the reduction should be within 0.8 times its former value.
- 3.9 Only residential properties that face within 90° of due south are taken into account for sunlight analysis, the BRE Guidelines considers that sunlight to main living room windows as the most important.
- 3.10 For existing residential properties, the BRE Guidelines state in Section 3.2.3 that: “all main living rooms of dwellings...should be checked if they have a window facing within 90° of due south, kitchens and bedrooms are less important, although care should be taken not to block too much sun.”



4 Sources of Information

Site Photographs	-	Point 2 Surveyors
Base Model	-	On Centre Surveys 22928A-3, 22928A-3, 22928A-4, 22928A-5, 22928A-6, a357-001, a357-002, a357-003, a357-010, a357-011, a357-012, a357-013, a357-020, a357-021, a357-025, a357-030, a357-040, a357-041, a357-100, a357-112, a357-120, a357-285, a357-286, a357-290, a357-600, a357-610, a357-615, a357-620 1422-Topographical Survey.dwg
Existing Scheme Drawing	-	P538/01, P538/02, P538/03
Proposed Scheme Drawing	-	Wolff Architects Ltd: Proposed Scheme dated 03/03/2015 1422-70 Elsworthy Road-DAS-REVK.pdf 1422-PL-300s-22.06.15.dwg P538/07, P538/08, P538/09



5 The Site

- 5.1 The site is located in St. Johns Wood in the Royal Borough of Camden.
- 5.2 The buildings that comprise the site are the main house seen at the back of the garden and part of the Mews house seen facing Elsworth Road.
- 5.3 Our understanding of the site location and the existing buildings which occupy the site can be seen within drawings P244/01, 02 & 03 which can be found within Appendix A.



Site looking West



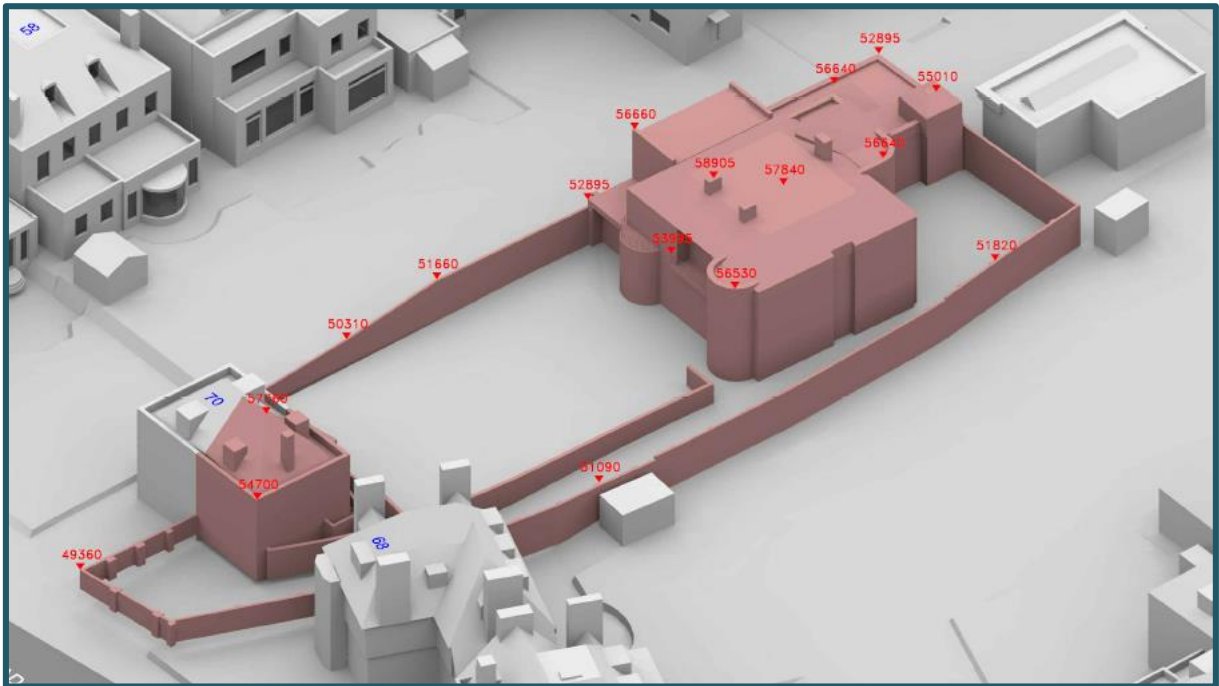
Site looking South



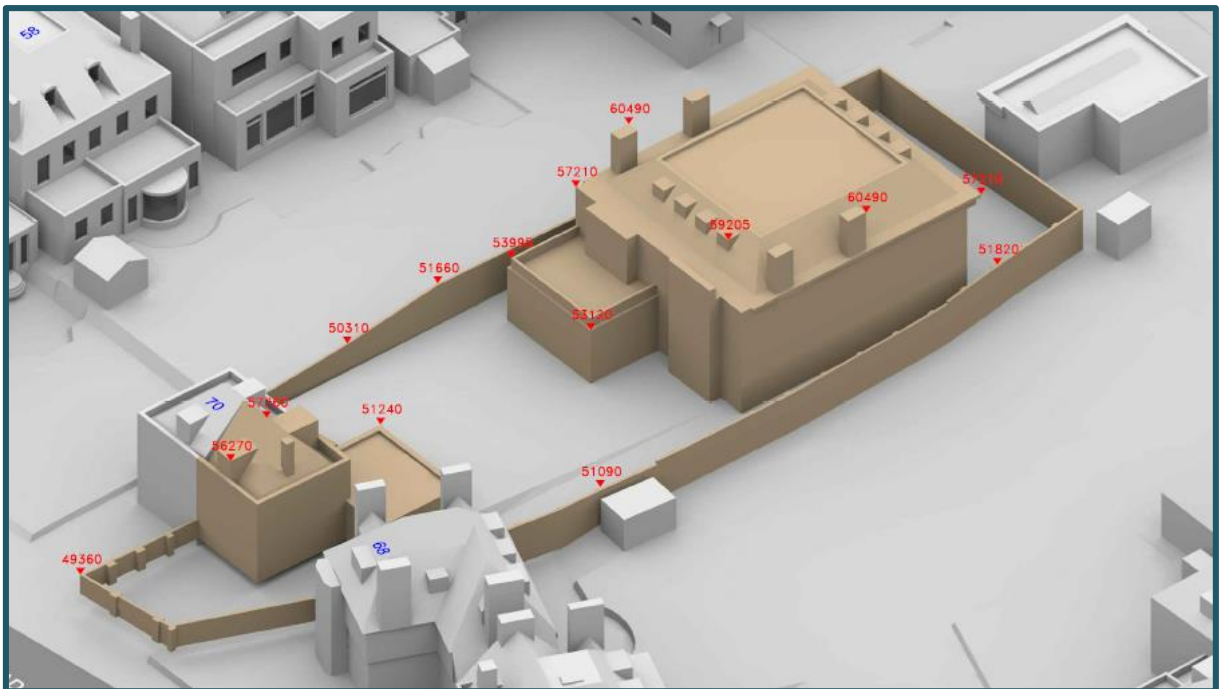
Site looking North

6 The Scheme

6.1 Our understanding of the existing and proposed scheme is illustrated in drawings P538/07/08/09, located in Appendix A

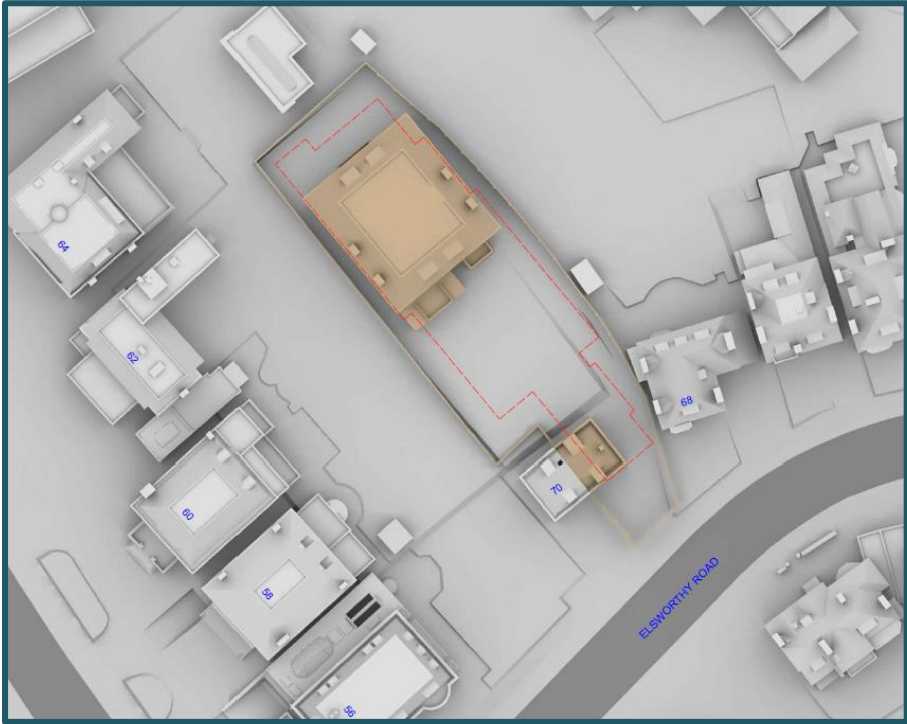


Drawing Number:P538-02 – 3D View – Existing Scheme

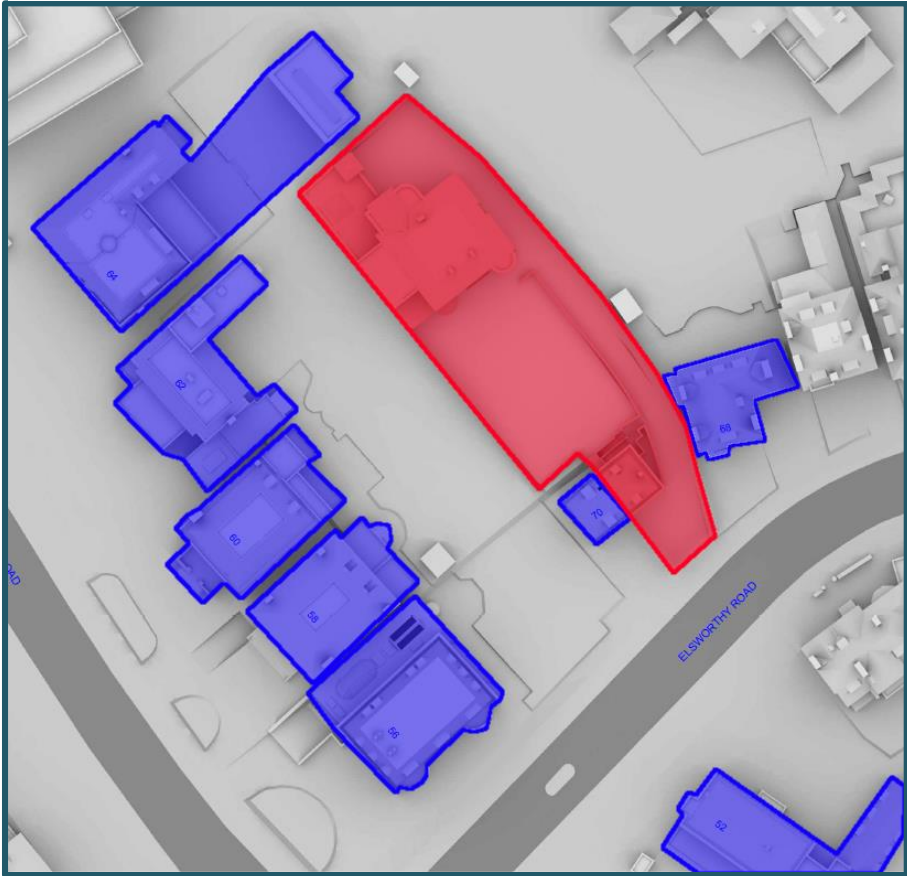


Drawing Number:P538-08 – 3D View – Proposed Scheme





P538/07 - Site Plan – Proposed development site (basement level shown in red outline)



Site Plan – Proposed development site [shaded red], neighbouring interests [shaded blue]



7 The Neighbours

7.1 The following neighbouring properties contain residential accommodation and, due to their proximity to the development site, have been assessed in terms of the effects of the proposed development upon their daylight and sunlight amenity:

- 68 Elsworthy Road
- 72 Elsworthy Road
- 52 Avenue Road
- 56 Avenue Road
- 58 Avenue Road
- 60 Avenue Road
- 62 Avenue Road
- 64 Avenue Road

8 Effects of the Scheme

8.1 The proposed scheme can be found illustrated within Appendix A. Results for each window/room can be found in Appendix B.

68 Elsworthy Road



This is a 3 storey detached building solely in residential use, and situated east of the development site.

Daylight

- 8.2 There are 11 windows serving 7 site facing residential rooms, all of which have been assessed.
- 8.3 All 11 windows are fully BRE compliant in terms of VSC alterations, and all 7 are also fully BRE compliant in terms of NSL alterations.
- 8.4 Overall, the effect of the proposed development upon the daylight amenity of this property is considered to be negligible in nature.

Sunlight

- 8.5 The site facing windows which are orientated to within 90 degrees of due south, are all fully compliant with the BRE guidelines relating to sunlight amenity.



72 Elsworthy Road (Labelled 70 Elsworthy on drawings)



This semi-detached property comprises half of the Mews house that is situated on the southern boundary of the proposed development site.

Daylight

- 8.6 There are 7 windows serving 5 site facing residential rooms, all of which have been assessed.
- 8.7 All windows and rooms are fully BRE compliant in terms of both VSC and NSL alterations.
- 8.8 Overall, the effect of the proposed development upon the daylight amenity of this property is, therefore, considered to be negligible in nature.

Sunlight

- 8.9 The windows facing towards the proposed site are orientated within 90° of due north. Sunlight assessments have therefore not been carried out.



52 Avenue Road



Located across Elsworthy Road to the south west of the site, this two storey house is in residential use.

Daylight

- 8.10 There are 24 windows serving 14 site facing residential rooms, all of which have been assessed.
- 8.11 All windows and rooms are fully BRE compliant in terms of both VSC and NSL alterations.
- 8.12 Overall, the effect of the proposed development upon the daylight amenity of this property is considered to be negligible in nature.

Sunlight

- 8.13 The site facing windows which are orientated to within 90 degrees of due south, are all fully compliant with the BRE guidelines relating to sunlight amenity.



56 Avenue Road



Located west of the site and adjacent to the property, this 3 storey house is in residential use.

Daylight

- 8.15 There are 29 windows serving 6 site facing residential rooms, all of which have been assessed.
- 8.16 All windows and rooms are fully BRE compliant in terms of both VSC and NSL alterations.
- 8.17 Overall, the effect of the proposed development upon the daylight amenity of this property is considered to be negligible in nature.

Sunlight

- 8.13 The windows facing towards the proposed site are orientated within 90° of due north. Sunlight assessments have therefore not been carried out.



58 Avenue Road



Located west of the site and adjacent to the property, this 3 storey house is in residential use.

Daylight

- 8.18 There are 15 windows serving 6 site facing residential rooms, all of which have been assessed.
- 8.19 All windows and rooms within these buildings are fully BRE compliant in terms of VSC and NSL alterations.
- 8.20 Overall, the effect of the proposed development upon the daylight amenity of these properties considered to be negligible in nature.

Sunlight

- 8.21 The windows facing towards the proposed site are orientated within 90° of due north. Sunlight assessments have therefore not been carried out.



60 Avenue Road



Located west of the site and adjacent to the property, this 3 storey house is in residential use.

Daylight

- 8.22 There are 13 windows serving 6 site facing residential rooms, all of which have been assessed.
- 8.23 All windows and rooms are fully BRE compliant in terms of both VSC and NSL alterations.
- 8.24 Overall, the effect of the proposed development upon the daylight amenity of these properties considered to be negligible in nature.

Sunlight

- 8.25 The windows facing towards the proposed site are orientated within 90° of due north. Sunlight assessments have therefore not been carried out.



62 Avenue Road



Located west of the site and adjacent to the property, this 2 storey house is in residential use.

Daylight

- 8.26 There are 18 windows serving 12 site facing residential rooms, all of which have been assessed.
- 8.27 All windows and rooms within these buildings are fully BRE compliant in terms of VSC and NSL alterations.
- 8.28 Overall, the effect of the proposed development upon the daylight amenity of these properties considered to be negligible in nature.

Sunlight

- 8.29 The windows facing towards the proposed site are orientated within 90° of due north. Sunlight assessments have therefore not been carried out.



64 Avenue Road



Located north west of the site and adjacent to the property, this 3 storey house is in residential use.

Daylight

- 8.30 There are 27 windows serving 12 site facing residential rooms, all of which have been assessed.
- 8.31 All windows and rooms within these buildings are fully BRE compliant in terms of VSC and NSL alterations.
- 8.32 Overall, the effect of the proposed development upon the daylight amenity of these properties considered to be negligible in nature.

Sunlight

- 8.33 The windows facing towards the proposed site are orientated within 90° of due north. Sunlight assessments have therefore not been carried out.



9 Conclusion

- 9.1 Detailed technical analysis has been undertaken to quantify the effect of the construction of the proposed scheme at 70 Elsworthy Road, NW3 upon the daylight and sunlight amenity of the neighbouring residential properties.

Property	Rooms experiencing fully BRE compliant daylight amenity alterations	Rooms experiencing daylight amenity alterations which are beyond BRE guidance and minor in nature	Rooms experiencing daylight amenity alterations which are beyond BRE guidance and moderate in nature	Total Number of rooms
68 Elsworthy Road	7	0	0	7
72 Elsworthy Road	5	0	0	5
52 Avenue Road	14	0	0	14
56 Avenue Road	6	0	0	6
58 Avenue Road	6	0	0	6
60 Avenue Road	6	0	0	6
62 Avenue Road	12	0	0	12
64 Avenue Road	12	0	0	12
Total	68	0	0	68

- 9.2 The effect of the proposed scheme upon all of the 68 surrounding residential rooms [and 144 windows] is considered to be negligible on the basis that the NSL and VSC alterations, to all of the rooms and windows are fully compliant with BRE guidance. This means that the occupants of these rooms are unlikely to notice any alteration to their levels of daylight amenity.
- 9.3 All sunlight alterations, where applicable, are fully compliant with the relevant BRE guidance. This means that the occupants of the rooms are unlikely to notice any alteration to their levels of sunlight amenity.
- 9.4 Overall, the proposed scheme will relate well to the neighbouring residential properties in terms of daylight and sunlight amenity. No failures have been recorded in terms of Daylight nor Sunlight reduction. We, therefore, fully support this application with regards to daylight and sunlight.



Appendix A – Drawings





Sources: Point2 Surveyors
Site Photos

CAMDEN COUNCIL
Planning Drawings

Wolff Architects
Existing Floor Plans & Elevations
Topographical Survey
Proposed Scheme received 20/05/15
1422-PL-300s-Sent to Rights of Light.dwg

Key:  EXISTING BUILDING

Project: 70 Elsworthy Road
London

Title: Site Plan
Existing Building

Point 2 Surveyors Ltd,
3rd Floor,
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com

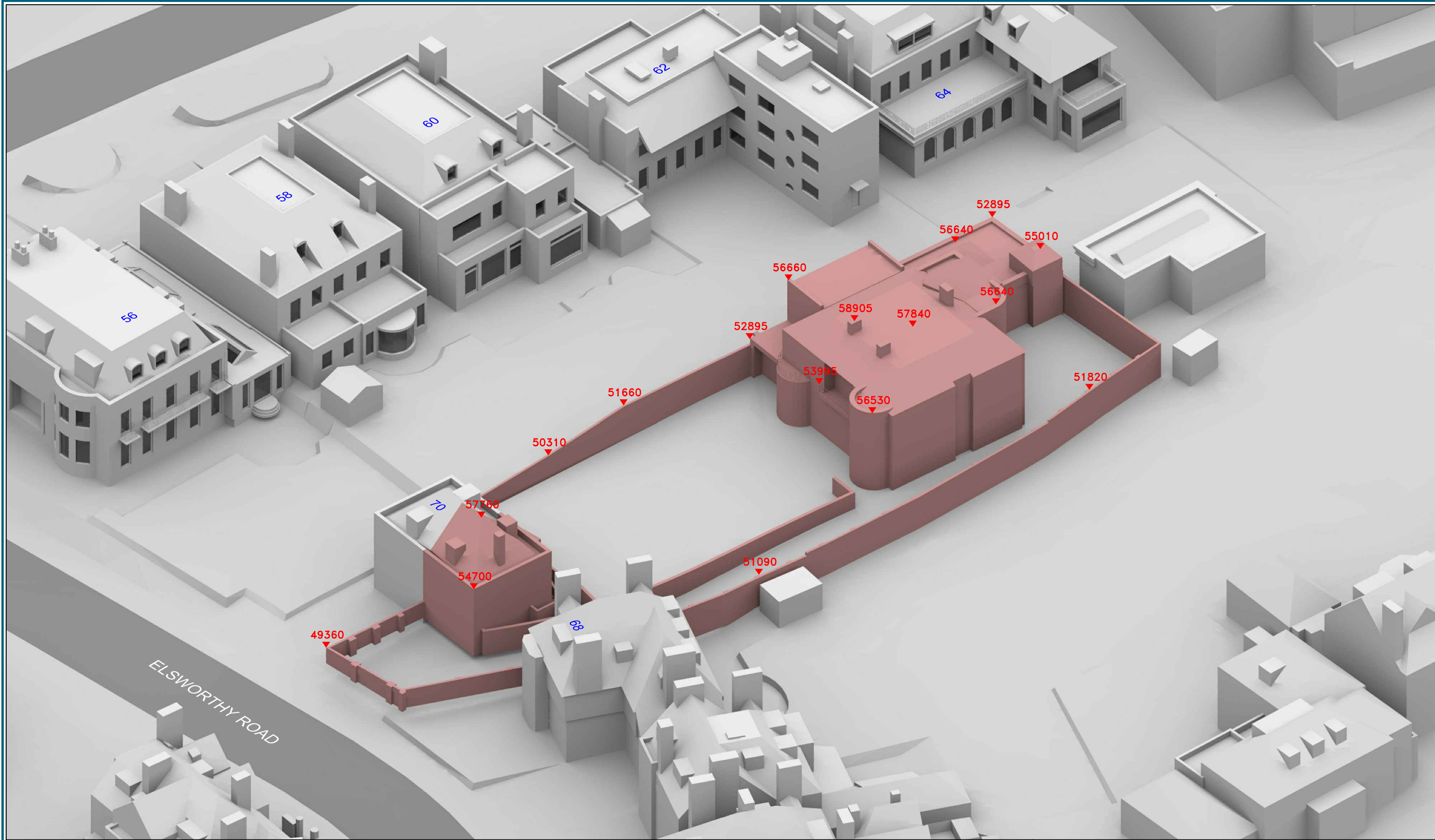
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MRP

Scale: 1:600 @ A3

Date: JUNE 15

Dwg No: **P538/01**





Sources: Point2 Surveyors
Site Photos

CAMDEN COUNCIL
Planning Drawings

Wolff Architects
Existing Floor Plans & Elevations
Topographical Survey
Proposed Scheme received 20/05/15
1422-PL-300s-Sent to Rights of Light.dwg

Key: ——— EXISTING BUILDING
All the Heights in mm AOD

Project: 70 Elsworthy Road
London

Title: 3D VIEW
Existing Building

Point 2 Surveyors Ltd,
3rd Floor,
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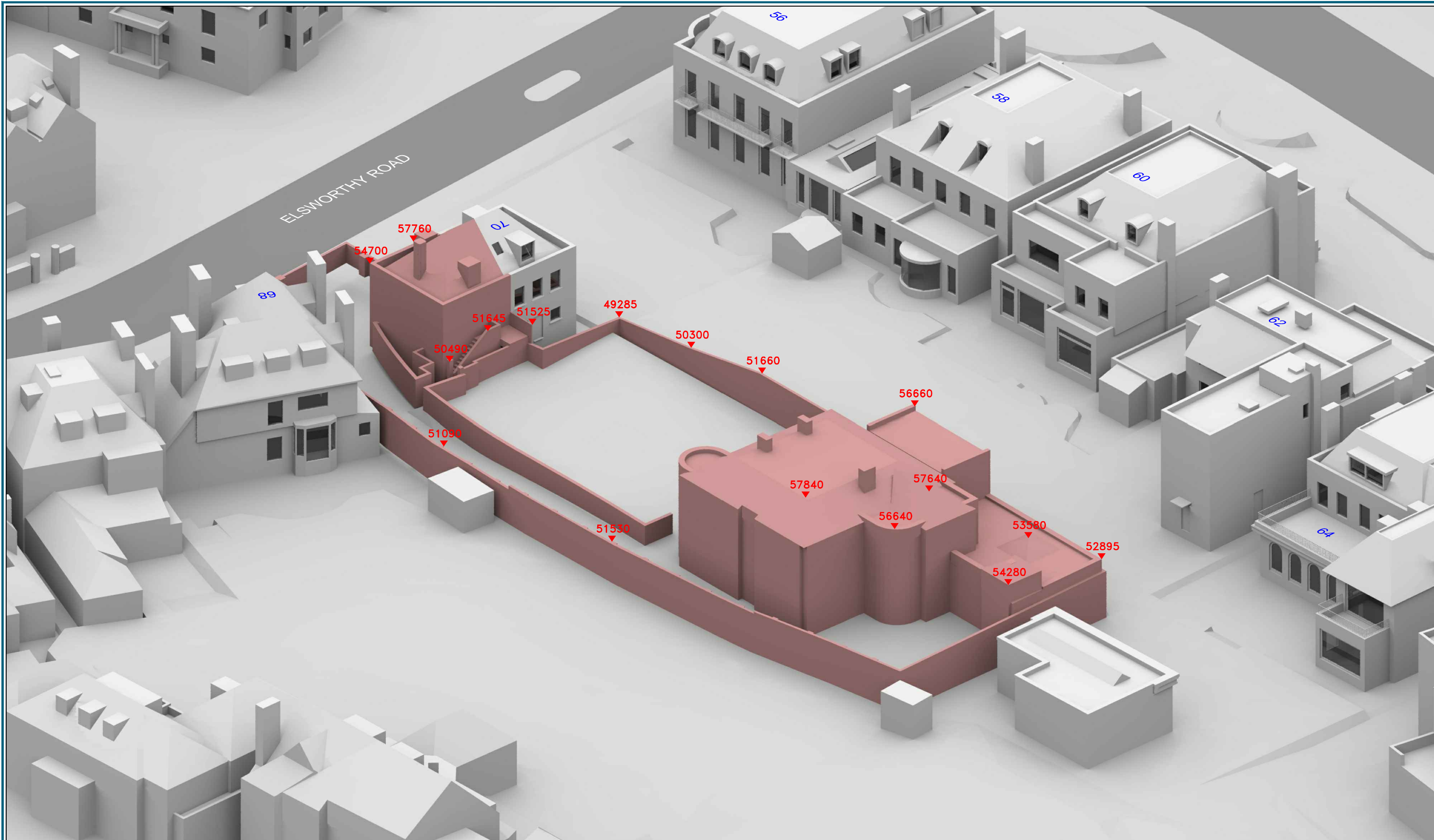
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Scale: NS @ A3

Date: JUNE 15

Dwg No: **P538/02**





Sources: Point2 Surveyors
Site Photos

CAMDEN COUNCIL
Planning Drawings

Wolff Architects
Existing Floor Plans & Elevations
Topographical Survey
Proposed Scheme received 20/05/15
1422-PL-300s-Sent to Rights of Light.dwg

Key: — EXISTING BUILDING
All the Heights in mm AOD

Project: 70 Elsworthy Road
London

Title: 3D VIEW
Existing Building

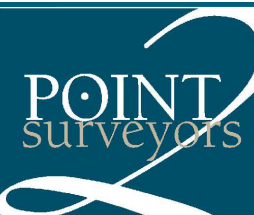
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0207 836 5828
www.point2surveyors.com

Drawn By: AA
MRP

Scale: NS @ A3

Date: JUNE 15

Dwg No: **P538/03**





Sources: Point2 Surveyors
Site Photos

CAMDEN COUNCIL
Planning Drawings

Wolff Architects
Existing Floor Plans & Elevations
Topographical Survey
Proposed Scheme received 20/05/15
1422-PL-300s-Sent to Rights of Light.dwg

Key:  PROPOSED SCHEME
 Basement Level not Shown

Project: 70 Elsworthy Road
London

Title: Site Plan
Proposed Scheme dated 29/06/15

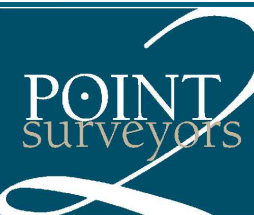
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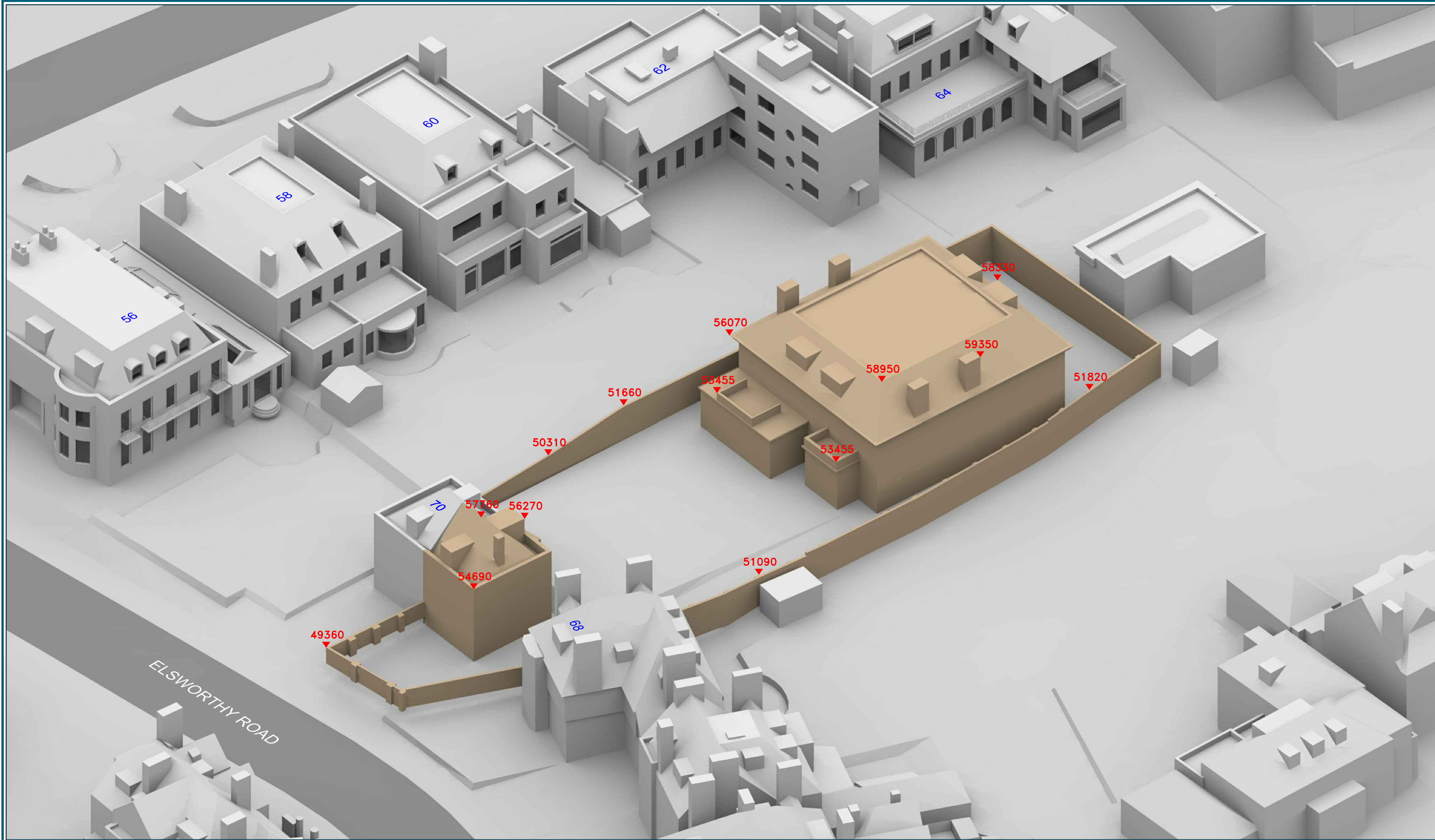
Drawn By: AA
MRP

Scale: 1:600 @ A3

Date: JUL 15

Dwg No: **P538/07**






Sources: Point2 Surveyors
Site Photos

CAMDEN COUNCIL
Planning Drawings

Wolff Architects
Existing Floor Plans & Elevations
Topographical Survey
Proposed Scheme received 20/05/15
1422-PL-300s-Sent to Rights of Light.dwg

Key:  PROPOSED SCHEME
All the Heights in mm AOD

Project: 70 Elsworthy Road
London

Title: 3D VIEW
Proposed Scheme dated 29/06/15

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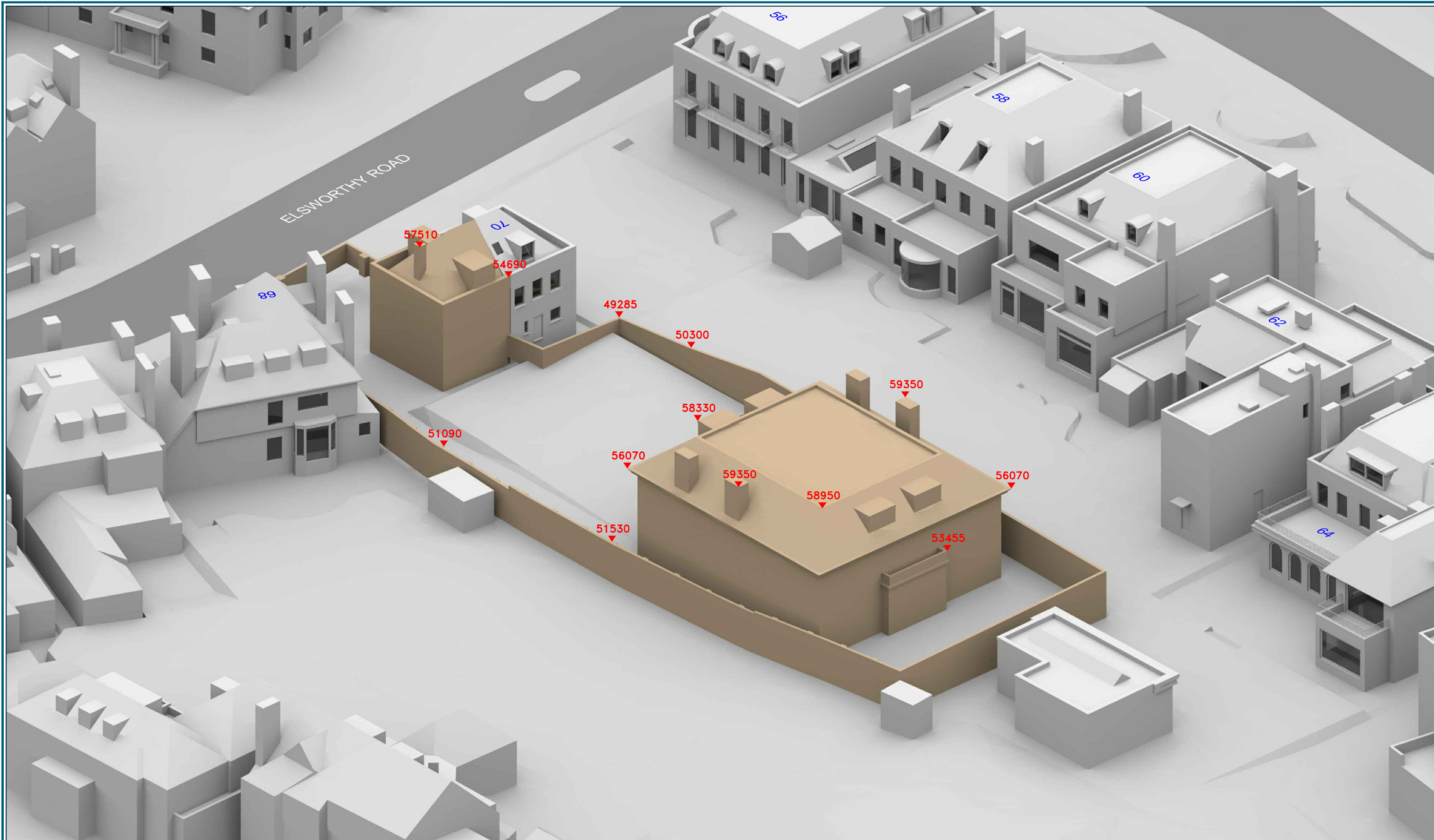
Drawn By: AA
MRP

Scale: NS @ A3

Date: JUL 15

Dwg No: **P538/08**





Sources: Point2 Surveyors
Site Photos

CAMDEN COUNCIL
Planning Drawings

Wolff Architects
Existing Floor Plans & Elevations
Topographical Survey
Proposed Scheme received 20/05/15
1422-PL-300s-Sent to Rights of Light.dwg

Key: — PROPOSED SCHEME
All the Heights in mm AOD

Project: 70 Elsworthy Road
London

Title: 3D VIEW
Proposed Scheme dated 29/06/15

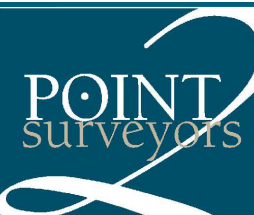
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Drawn By: AA
MRP

Scale: NS @ A3

Date: JUL 15

Dwg No: **P538/09**



Appendix B – Results



Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
68 ELSWORTHY ROAD						
R1/110	ASSUMED	W1/110	33.26	32.92	0.34	1.02
R2/110	ASSUMED	W2/110	14.65	14.65	0.00	0.00
R2/110	ASSUMED	W3/110	33.09	32.96	0.13	0.39
R2/110	ASSUMED	W4/110	35.87	35.43	0.44	1.23
R2/110	ASSUMED	W5/110	35.48	34.80	0.68	1.92
R2/110	ASSUMED	W6/110	18.99	18.50	0.49	2.58
R3/110	ASSUMED	W7/110	33.54	33.29	0.25	0.75
R4/110	ASSUMED	W8/110	23.75	23.80	-0.05	-0.21
R1/111	ASSUMED	W1/111	36.22	35.94	0.28	0.77
R2/111	ASSUMED	W2/111	35.89	35.57	0.32	0.89
R3/111	ASSUMED	W3/111	33.31	32.98	0.33	0.99
72 ELSWORTHY ROAD (Mews House)						
R1/10	ASSUMED	W1/10	28.77	33.75	-4.98	-17.31
R2/10	ASSUMED	W2/10	33.85	33.86	-0.01	-0.03
R1/11	ASSUMED	W1/11	36.52	35.88	0.64	1.75
R1/11	ASSUMED	W2/11	36.46	35.90	0.56	1.54
R2/11	ASSUMED	W3/11	36.45	35.90	0.55	1.51
R1/12	ASSUMED	W1/12	74.92	74.10	0.82	1.09
R1/12	ASSUMED	W2/12	37.78	37.39	0.39	1.03
52 AVENUE ROAD						
R1/100		w1/100	29.61	29.59	0.02	0.07
R2/100		w2/100	27.48	27.48	0.00	0.00
R3/100		w3/100	23.09	23.10	-0.01	-0.04
R4/100		w4/100	26.75	26.76	-0.01	-0.04

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R5/100		w5/100	29.11	29.12	-0.01	-0.03
R6/100		w6/100	12.57	12.57	0.00	0.00
R6/100		w7/100	16.30	16.30	0.00	0.00
R7/100		w8/100	31.61	31.61	0.00	0.00
R8/100		w9/100	18.19	18.18	0.01	0.05
R8/100		w10/100	34.69	34.67	0.02	0.06
R8/100		w11/100	20.56	20.56	0.00	0.00
R8/100		w12/100	32.66	32.64	0.02	0.06
R8/100		w13/100	35.89	35.89	0.00	0.00
R3/101	BEDROOM	w3/101	18.90	18.90	0.00	0.00
R3/101	BEDROOM	w4/101	33.49	33.50	-0.01	-0.03
R6/101		w7/101	34.35	34.35	0.00	0.00
R8/101	BEDROOM	w9/101	20.18	20.17	0.01	0.05
R8/101	BEDROOM	w10/101	36.17	36.15	0.02	0.06
R8/101	BEDROOM	w11/101	24.06	24.06	0.00	0.00
R8/101	BEDROOM	w12/101	38.59	38.59	0.00	0.00
R8/101	BEDROOM	w13/101	38.67	38.67	0.00	0.00
R1/104	ASSUMED	w1/104	32.54	32.52	0.02	0.06
R2/104	ASSUMED	w2/104	32.73	32.71	0.02	0.06
R3/104	ASSUMED	w3/104	32.08	32.08	0.00	0.00
56 AVENUE ROAD						
R1/20	LIVINGROOM	W1/20	33.98	33.98	0.00	0.00
R1/20	LIVINGROOM	W2/20	36.79	36.79	0.00	0.00
R1/20	LIVINGROOM	W3/20	38.32	38.32	0.00	0.00
R1/20	LIVINGROOM	W4/20	38.14	38.14	0.00	0.00
R1/20	LIVINGROOM	W5/20	37.26	37.26	0.00	0.00
R1/20	LIVINGROOM	W6/20	35.31	35.31	0.00	0.00
R1/20	LIVINGROOM	W7/20	30.63	30.52	0.11	0.36
R1/20	LIVINGROOM	W8/20	29.20	29.07	0.13	0.45
R1/20	LIVINGROOM	W9/20	28.33	28.20	0.13	0.46
R2/20	LIVINGROOM	W10/20	28.90	28.74	0.16	0.55
R2/20	LIVINGROOM	W11/20	25.01	24.97	0.04	0.16

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R3/20	KITCHEN	W12/20	34.49	34.51	-0.02	-0.06
R3/20	KITCHEN	W13/20	33.97	34.00	-0.03	-0.09
R3/20	KITCHEN	W14/20	30.08	30.03	0.05	0.17
R3/20	KITCHEN	W15/20	59.19	59.11	0.08	0.14
R3/20	KITCHEN	W16/20	50.47	50.47	0.00	0.00
R1/21	BEDROOM	W1/21	35.92	35.92	0.00	0.00
R1/21	BEDROOM	W2/21	38.29	38.29	0.00	0.00
R1/21	BEDROOM	W3/21	39.15	39.15	0.00	0.00
R1/21	BEDROOM	W4/21	39.03	39.03	0.00	0.00
R1/21	BEDROOM	W5/21	38.44	38.44	0.00	0.00
R1/21	BEDROOM	W6/21	36.66	36.66	0.00	0.00
R1/21	BEDROOM	W7/21	36.76	36.69	0.07	0.19
R1/21	BEDROOM	W8/21	36.81	36.72	0.09	0.24
R1/21	BEDROOM	W9/21	36.86	36.76	0.10	0.27
R2/21	BEDROOM	W10/21	36.90	36.78	0.12	0.33
R2/21	BEDROOM	W11/21	37.02	36.88	0.14	0.38
R3/22	BEDROOM	W3/22	38.87	38.80	0.07	0.18
R3/22	BEDROOM	W4/22	36.19	36.11	0.08	0.22
58 AVENUE ROAD						
R1/30	ASSUMED	W1/30	31.92	31.66	0.26	0.81
R1/30	ASSUMED	W2/30	34.56	34.27	0.29	0.84
R2/30	ASSUMED	W3/30	31.25	30.90	0.35	1.12
R2/30	ASSUMED	W4/30	29.60	29.58	0.02	0.07
R2/30	ASSUMED	W5/30	34.54	34.26	0.28	0.81
R2/30	ASSUMED	W6/30	34.61	34.15	0.46	1.33
R2/30	ASSUMED	W7/30	29.45	29.04	0.41	1.39
R2/30	ASSUMED	W9/30	32.74	32.30	0.44	1.34
R1/31	ASSUMED	W1/31	37.66	37.47	0.19	0.50
R1/31	ASSUMED	W2/31	37.73	37.53	0.20	0.53
R2/31	ASSUMED	W3/31	37.64	37.42	0.22	0.58
R2/31	ASSUMED	W4/31	37.51	37.26	0.25	0.67
R2/31	ASSUMED	W5/31	36.87	36.60	0.27	0.73
R1/32	ASSUMED	W1/32	34.90	34.82	0.08	0.23

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R2/32	ASSUMED	W2/32	34.89	34.78	0.11	0.32
60 AVENUE ROAD						
R1/40	LIVINGROOM	W1/40	34.72	34.15	0.57	1.64
R1/40	LIVINGROOM	W2/40	33.29	32.78	0.51	1.53
R1/40	LIVINGROOM	W3/40	34.16	33.52	0.64	1.87
R1/40	LIVINGROOM	W4/40	25.53	24.87	0.66	2.59
R1/40	LIVINGROOM	W5/40	26.46	25.90	0.56	2.12
R2/40	DINING	W6/40	34.22	33.31	0.91	2.66
R2/40	DINING	W7/40	32.73	31.83	0.90	2.75
R1/41	BEDROOM	W1/41	37.02	36.62	0.40	1.08
R2/41	BEDROOM	W2/41	28.25	27.88	0.37	1.31
R2/41	BEDROOM	W3/41	37.48	36.89	0.59	1.57
R2/41	BEDROOM	W4/41	37.33	36.71	0.62	1.66
R1/42	BEDROOM	W1/42	39.06	38.89	0.17	0.44
R2/42	BEDROOM	W2/42	38.99	38.81	0.18	0.46
62 AVENUE ROAD						
R1/50		W1/50	25.98	25.21	0.77	2.96
R1/50		W2/50	24.88	24.19	0.69	2.77
R2/50		W3/50	22.58	21.97	0.61	2.70
R2/50		W4/50	19.70	19.15	0.55	2.79
R2/50		W5/50	16.22	15.65	0.57	3.51
R3/50	KITCHEN	W6/50	17.37	17.05	0.32	1.84
R4/50	KITCHEN	W7/50	29.24	28.86	0.38	1.30
R5/50	ASSUMED	W8/50	32.37	31.89	0.48	1.48
R5/50	ASSUMED	W9/50	4.05	4.46	-0.41	-10.12
R1/51	BEDROOM	W1/51	10.80	10.12	0.68	6.30
R2/51	BEDROOM	W2/51	7.58	6.99	0.59	7.78
R4/51	BEDROOM	W4/51	14.08	13.82	0.26	1.85

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R6/51	BEDROOM	W6/51	35.60	35.10	0.50	1.40
R1/52	BEDROOM	W1/52	35.18	35.02	0.16	0.45
R1/52	BEDROOM	W4/52	28.99	28.99	0.00	0.00
R1/52	BEDROOM	W5/52	31.42	31.42	0.00	0.00
R2/52	BEDROOM	W2/52	37.41	37.22	0.19	0.51
R3/52	BEDROOM	W3/52	38.03	37.69	0.34	0.89
64 AVENUE ROAD						
R1/70	ASSUMED	W1/70	31.73	31.66	0.07	0.22
R1/70	ASSUMED	W2/70	31.93	31.89	0.04	0.13
R1/70	ASSUMED	W3/70	31.44	31.38	0.06	0.19
R1/70	ASSUMED	W4/70	29.44	29.36	0.08	0.27
R1/70	ASSUMED	W5/70	24.15	24.04	0.11	0.46
R2/70	ASSUMED	W6/70	23.31	23.12	0.19	0.82
R2/70	ASSUMED	W7/70	27.79	27.56	0.23	0.83
R2/70	ASSUMED	W8/70	35.00	34.84	0.16	0.46
R1/71	ASSUMED	W1/71	33.32	33.09	0.23	0.69
R1/71	ASSUMED	W2/71	34.18	33.90	0.28	0.82
R1/71	ASSUMED	W3/71	33.59	33.28	0.31	0.92
R2/71	ASSUMED	W4/71	31.50	31.22	0.28	0.89
R3/71	ASSUMED	W5/71	26.51	26.29	0.22	0.83
R4/71	ASSUMED	W6/71	17.22	16.97	0.25	1.45
R5/71	ASSUMED	W7/71	23.44	23.16	0.28	1.19
R6/71	ASSUMED	W8/71	25.86	25.55	0.31	1.20
R6/71	ASSUMED	W9/71	32.47	32.27	0.20	0.62
R1/72	ASSUMED	W1/72	37.86	37.66	0.20	0.53
R2/72	ASSUMED	W4/72	37.78	37.57	0.21	0.56
R3/72	ASSUMED	W2/72	34.51	34.32	0.19	0.55
R3/72	ASSUMED	W3/72	36.50	36.29	0.21	0.58

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R1/80	ASSUMED	W1/80	29.41	29.49	-0.08	-0.27
R1/80	ASSUMED	W2/80	29.28	29.41	-0.13	-0.44
R1/80	ASSUMED	W3/80	29.25	29.45	-0.20	-0.68
R1/80	ASSUMED	W4/80	29.14	29.49	-0.35	-1.20
R1/80	ASSUMED	W5/80	28.74	29.42	-0.68	-2.37
R1/80	ASSUMED	W6/80	27.57	28.99	-1.42	-5.15

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
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68 ELSWORTHY ROAD

R1/110	ASSUMED	120.7	118.1	118.1	0.0	0.0
R2/110	ASSUMED	260.6	257.9	257.9	0.0	0.0
R3/110	ASSUMED	84.7	63.2	63.2	0.0	0.0
R4/110	ASSUMED	160.9	114.2	114.3	-0.2	-0.2
R1/111	ASSUMED	120.7	118.8	118.8	0.0	0.0
R2/111	ASSUMED	235.6	230.1	230.1	0.0	0.0
R3/111	ASSUMED	160.9	156.0	156.3	-0.3	-0.2

72 ELSWORTHY ROAD (Mews House)

R1/10	ASSUMED	135.0	111.4	112.2	-0.8	-0.7
R2/10	ASSUMED	133.0	129.1	126.5	2.6	2.0
R1/11	ASSUMED	135.1	131.6	131.6	0.0	0.0
R2/11	ASSUMED	133.0	129.1	129.1	0.0	0.0
R1/12	ASSUMED	126.3	93.0	93.0	0.0	0.0

52 AVENUE ROAD

R1/100		131.3	123.2	123.2	0.0	0.0
R2/100		108.2	97.8	97.8	0.0	0.0
R3/100		102.1	93.5	93.5	0.0	0.0
R4/100		87.4	82.9	82.9	0.0	0.0
R5/100		218.0	176.9	176.9	0.0	0.0
R6/100		140.4	124.9	124.9	0.0	0.0
R7/100		226.8	201.0	201.0	0.0	0.0
R8/100		608.8	496.4	496.4	0.0	0.0
R3/101	BEDROOM	162.3	157.7	157.7	0.0	0.0
R6/101		98.6	97.6	97.6	0.0	0.0
R8/101	BEDROOM	427.2	426.1	426.1	0.0	0.0
R1/104	ASSUMED	115.6	79.7	79.7	0.0	0.0
R2/104	ASSUMED	117.7	87.9	87.9	0.0	0.0
R3/104	ASSUMED	188.1	80.0	80.0	0.0	0.0

56 AVENUE ROAD

R1/20	LIVINGROOM	681.8	681.0	681.0	0.0	0.0
R2/20	LIVINGROOM	291.1	288.7	288.7	0.0	0.0
R3/20	KITCHEN	571.6	571.0	571.0	0.0	0.0
R1/21	BEDROOM	636.3	634.2	634.2	0.0	0.0
R2/21	BEDROOM	271.7	268.9	268.9	0.0	0.0
R3/22	BEDROOM	165.0	161.3	161.3	0.0	0.0

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
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58 AVENUE ROAD

R1/30	ASSUMED	159.7	155.2	155.2	0.0	0.0
R2/30	ASSUMED	336.4	335.9	335.9	0.0	0.0
R1/31	ASSUMED	253.1	249.2	249.2	0.0	0.0
R2/31	ASSUMED	349.7	343.0	343.0	0.0	0.0
R1/32	ASSUMED	253.1	47.8	47.8	0.0	0.0
R2/32	ASSUMED	349.7	59.3	59.3	0.0	0.0

60 AVENUE ROAD

R1/40	LIVINGROOM	681.3	677.4	677.4	0.0	0.0
R2/40	DINING	246.6	245.6	245.6	0.0	0.0
R1/41	BEDROOM	342.0	334.5	334.5	0.0	0.0
R2/41	BEDROOM	220.3	188.1	188.1	0.0	0.0
R1/42	BEDROOM	191.4	191.0	191.0	0.0	0.0
R2/42	BEDROOM	120.5	115.3	115.3	0.0	0.0

62 AVENUE ROAD

R1/50		253.2	248.9	248.9	0.0	0.0
R2/50		298.3	291.2	291.2	0.0	0.0
R3/50	KITCHEN	245.6	203.8	203.8	0.0	0.0
R4/50	KITCHEN	69.7	68.5	68.5	0.0	0.0
R5/50	ASSUMED	194.4	192.4	192.4	0.0	0.0
R1/51	BEDROOM	287.9	280.2	280.2	0.0	0.0
R2/51	BEDROOM	184.1	169.9	169.9	0.0	0.0
R4/51	BEDROOM	173.2	163.6	163.6	0.0	0.0
R6/51	BEDROOM	194.4	191.9	191.9	0.0	0.0
R1/52	BEDROOM	246.4	244.1	244.1	0.0	0.0
R2/52	BEDROOM	98.1	96.6	96.6	0.0	0.0
R3/52	BEDROOM	97.5	94.9	94.9	0.0	0.0

64 AVENUE ROAD

R1/70	ASSUMED	628.8	626.1	626.1	0.0	0.0
R2/70	ASSUMED	347.4	346.7	346.7	0.0	0.0
R1/71	ASSUMED	321.2	317.9	317.9	0.0	0.0
R2/71	ASSUMED	81.4	81.1	81.1	0.0	0.0
R3/71	ASSUMED	150.7	146.0	146.0	0.0	0.0
R4/71	ASSUMED	95.9	89.9	89.9	0.0	0.0
R5/71	ASSUMED	130.2	121.7	121.7	0.0	0.0
R6/71	ASSUMED	172.8	171.5	171.5	0.0	0.0

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
R1/72	ASSUMED	151.4	146.4	146.4	0.0	0.0
R2/72	ASSUMED	152.4	146.7	146.7	0.0	0.0
R3/72	ASSUMED	320.8	300.3	300.3	0.0	0.0
R1/80	ASSUMED	574.0	570.8	570.8	0.0	0.0

Room	Window	Room Use	Window							Room						
			Existing		Proposed		Winter %Loss	Annual %Loss	Pass/Fail	Existing		Proposed		Winter %Loss	Annual %Loss	Pass/Fail
			Winter APSH	Annual APSH	Winter APSH	Annual APSH				Winter APSH	Annual APSH	Winter APSH	Annual APSH			
68 ELSWORTHY ROAD																
R2/110	W2/110	ASSUMED	0	0	0	0	-	-	PASS							
R2/110	W3/110	ASSUMED	0	2	0	2	-	0.0	PASS							
R2/110	W4/110	ASSUMED	0	9	0	9	-	0.0	PASS							
R2/110	W5/110	ASSUMED	1	16	1	16	0.0	0.0	PASS							
R2/110	W6/110	ASSUMED	1	14	1	14	0.0	0.0	PASS	1	16	1	16	0.0	0.0	PASS
R4/110	W8/110	ASSUMED	4	30	4	30	0.0	0.0	PASS	4	30	4	30	0.0	0.0	PASS
R3/111	W3/111	ASSUMED	12	47	12	47	0.0	0.0	PASS	12	47	12	47	0.0	0.0	PASS
52 AVENUE ROAD																
R8/100	w9/100		0	0	0	0	-	-	PASS							
R8/100	w10/100		7	29	7	29	0.0	0.0	PASS							
R8/100	w11/100		7	32	7	32	0.0	0.0	PASS							
R8/100	w12/100		4	24	4	24	0.0	0.0	PASS							
R8/100	w13/100		25	71	25	71	0.0	0.0	PASS	27	73	27	73	0.0	0.0	PASS
R3/101	w3/101	BEDROOM	0	26	0	26	-	0.0	PASS							
R3/101	w4/101	BEDROOM	0	19	0	19	-	0.0	PASS	0	31	0	31	-	0.0	PASS
R8/101	w9/101	BEDROOM	0	0	0	0	-	-	PASS							
R8/101	w10/101	BEDROOM	7	30	7	30	0.0	0.0	PASS							
R8/101	w11/101	BEDROOM	10	36	10	36	0.0	0.0	PASS							
R8/101	w12/101	BEDROOM	27	75	27	75	0.0	0.0	PASS							
R8/101	w13/101	BEDROOM	27	75	27	75	0.0	0.0	PASS	27	75	27	75	0.0	0.0	PASS