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BURGHLEY COURT,
INGESTRE ROAD, CAMDEN

Daylight and Sunlight Report

Overshadowing

• *Daylight & Sunlight* • *Light Pollution* •

Solar Glare • *Daylight Design*

DIRECTOR:	LIAM DUNFORD
CLIENT:	C/O SAUNDERS PARTNERSHIP
DATE:	OCTOBER 2016
VERSION:	V1
PROJECT:	P1106

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1 Introduction

- 1.1 This reports relates to the Saunders Partnership Architects Proposed Scheme for the redevelopment of Burghley Court, Ingestre Road, Camden insofar as it affects the daylight and sunlight amenity to the surrounding residential properties.

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 effects of the Proposed Scheme we have constructed a three dimensional computer model of the site and relevant neighbouring properties. We have then undertaken technical analysis to measure the light received by neighbouring properties both before and after the Proposed Scheme is constructed.

Daylight

- 3.2 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.
- 3.3 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).
- 3.4 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.
- 3.5 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

3.6 Sunlight is measured using a sun indicator which contains 100 spots, each representing 1% of Annual Probable Sunlight Hours (APSH). Where no obstruction exists the total Annual Probable Sunlight Hours would amount to 1486 hours and therefore each spot equates to 14.86 hours of the total annual sunlight hours.

3.7 British Standard 8206 part 2 (section 5.3) states that:

“Interiors in which the occupants have a reasonable expectation of direct sunlight should receive at least 25% of probable sunlight hours. At least 5% of probable sunlight hours should be received during the winter months, between 21 September and 21 March. Sunlight is taken to enter an interior when it reaches one or more window reference points.”

3.8 When a room has multiple windows, not all may be located southwards and, therefore, they may not meet the target criteria. However, these windows may contribute to the levels of sunlight within the room even if by 1-2% APSH. On this basis the analysis results within this report are presented on a room basis. This is calculated by giving a unique reference to each of the sun spots and totalling the number of unique spots the windows within a room receive for the year and during the winter period. If two windows can see the same sun spot, then this will be counted as one to avoid double counting.

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

Point 2 Surveyors	-	Site Photos
Ordnance Survey Ltd	-	Digital O/S Extract
Saunders Partnership Architects	-	Proposed Scheme Drawings Pre-Application Report (received 13/09/16) 7659_Ingestre Road Pre-Application_Report Rev A
Camden Planning Archive	-	Drawings 91 Burghley Court



5 Standard Survey Limitations

Although we have undertaken as detailed an inspection as possible, we are required by our professional indemnity insurers to notify you that our report is based upon the Standard Terms and Conditions provided along with our fee proposal. Our understanding of the existing massing, including the surrounding context was established from a site visit and aerial photography.

In addition to our standard limitations the following limitations and assumptions also apply.

- Best estimates were made in establishing building use (residential or commercial) and room uses; generally, these were made from external observations and recourse to planning records where available.
- When floor plans of surrounding properties were not available, room depths have been assumed from external observations. Where no indicators of room depth were available a standard of 4m, 6m or 8m depths have been used.
- In accordance with BRE Guidelines¹ balconies, where present have been removed from calculations.

6 The Site

6.1 The site is located in the London Borough of Camden.



Drawing Number: P1106/02 3D View Existing Roof Details

6.2 Our understanding of the site location and existing building that occupies the site can be seen within drawings P1106/01-03 and can be found within Appendix A.

¹ BRE Guideline 209 Site Layout & Planning A Guide to Good Practice (2011) Paragraph 2.2.11

7 The Proposed Scheme



Drawing Number: P1106/04 Plan View Extension Proposal

7.1 Our understanding of the proposed scheme is illustrated in drawings P984/04-06 located within Appendix A.

8 The Surrounding Properties

8.1 The following surrounding 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:

- 88-98 Burghley Road
- 87 Burghley Road
- 86 Burghley Road
- 5-12 Wardlow
- 91 Burghley Road

8.2 The location of these properties can be seen in the drawings within Appendix A.

8.3 Detailed results for each window/room assessed can be found in Appendix B and are summarised below.

88-98 Burghley Road

8.4 Located to the south east of the development site this property appears, from external observation and review of the local council tax registry, to contain residential accommodation.

Daylight

8.5 There are 8 windows serving 8 site facing rooms. All windows and associated rooms experience fully BRE compliant alterations in both VSC and NSL; the greatest alteration in VSC being 1.17%.



8.6 BRE guidance provides that reductions up to 20% will be unnoticeable.

Sunlight

8.7 All rooms with site facing windows orientated within 90 degrees due south are fully BRE compliant in terms of any alteration in Annual and Winter Probable Sunlight Hours.

8.8 In accord with BRE guidance, the occupants will not notice a change in sunlight amenity.

86 Burghley Road

8.9 Located to the south east of the development site this property appears, from external observation and review of the local council tax registry, to contain residential accommodation.

Daylight

8.10 There are 9 windows serving 5 site facing rooms. All windows and associated rooms experience fully BRE compliant alterations in both VSC and NSL; the greatest alteration in VSC being 1.67%.

8.11 BRE guidance provides that reductions up to 20% will be unnoticeable.

Sunlight

8.12 All rooms with site facing windows orientated within 90 degrees due south are fully BRE compliant in terms of any alteration in Annual and Winter Probable Sunlight Hours.

8.13 In accord with BRE guidance, the occupants will not notice a change in sunlight amenity.

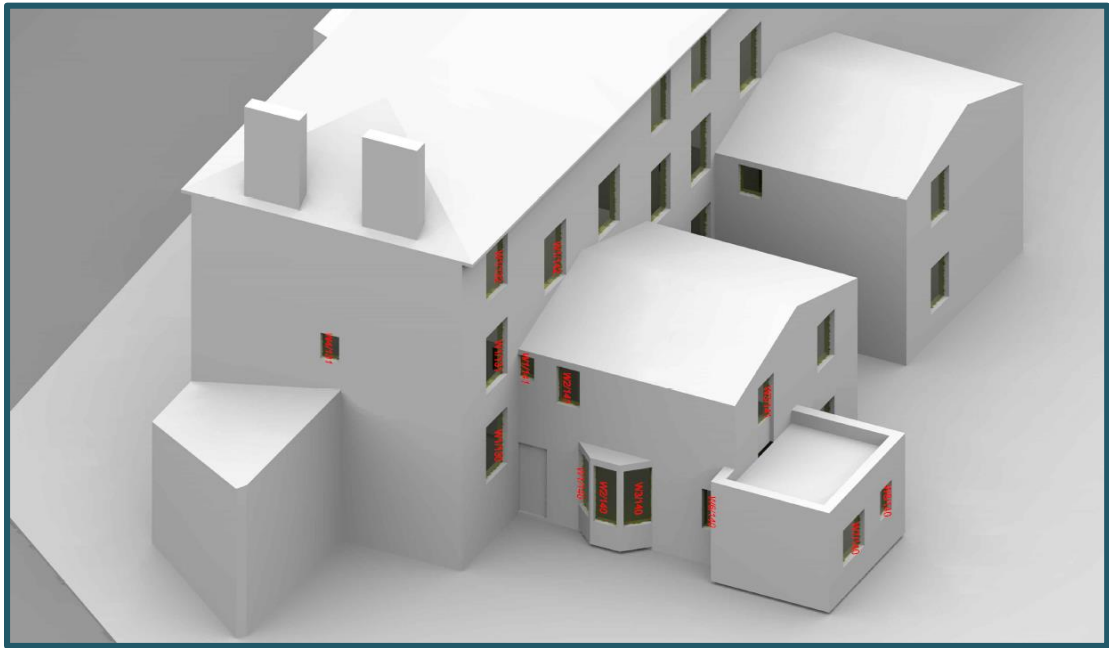
91 Burghley Road

8.14 Located to the south of the development site this property appears, from external observation and review of the local council tax registry, to contain residential accommodation. We have obtained floor plans for this property from Camden planning archive and incorporated the layouts within our model of the property

Daylight

8.15 There are 14 site facing windows serving 10 rooms. See window map below:





Drawing Number: P1106/08 – Window Locations 91 Burghley Road

- 8.16 *“For a bay window, the centre window facing directly can be taken as the main window.”* (BRE para 2.2.6). The bay window, and an additional smaller window, W6/140, appear to serve a Living/Dining Room. The main window (W2/140) experiences a BRE compliant 12.33% alteration in VSC. The small window (W6/140), tucked into a side return, experiences a 22.44% change in VSC. The actual change in VSC is, however, only 1.16% but, because the existing daylight value is low, presents disproportionately as an overall percentage. In reality, this change is unlikely to be noticeable. Importantly, the NSL analysis reveals there is an unnoticeable change in daylight distribution.
- 8.17 All remaining windows serving habitable rooms experience fully BRE compliant and unnoticeable changes in daylight amenity.

Sunlight

- 8.18 All rooms with site facing windows orientated within 90 degrees due south are fully BRE compliant in terms of any alteration in Annual and Winter Probable Sunlight Hours.
- 8.19 In accord with BRE guidance, the occupants will not notice a change in sunlight amenity.

89 Burghley Road

- 8.20 Located to the south of the development site this property appears, from external observation and review of the local council tax registry, to contain residential accommodation.

Daylight

- 8.21 There are 6 windows serving 6 site facing rooms. All windows and associated rooms experience fully BRE compliant alterations in both VSC and NSL; the greatest alteration in VSC being 2.46%.
- 8.22 BRE guidance provides that reductions up to 20% will be unnoticeable.

Sunlight

8.23 All rooms with site facing windows orientated within 90 degrees due south are fully BRE compliant in terms of any alteration in Annual and Winter Probable Sunlight Hours.

8.24 In accord with BRE guidance, the occupants will not notice a change in sunlight amenity.

87 Burghley Road

8.25 Located to the south of the development site this property appears, from external observation and review of the local council tax registry, to contain residential accommodation.

Daylight

8.26 There are 8 windows serving 8 site facing rooms. All windows and associated rooms experience fully BRE compliant alterations in both VSC and NSL; the greatest alteration in VSC being 8.65%.

8.27 BRE guidance provides that reductions up to 20% will be unnoticeable.

Sunlight

8.28 All rooms with site facing windows orientated within 90 degrees due south are fully BRE compliant in terms of any alteration in Annual and Winter Probable Sunlight Hours.

8.29 In accord with BRE guidance, the occupants will not notice a change in sunlight amenity.

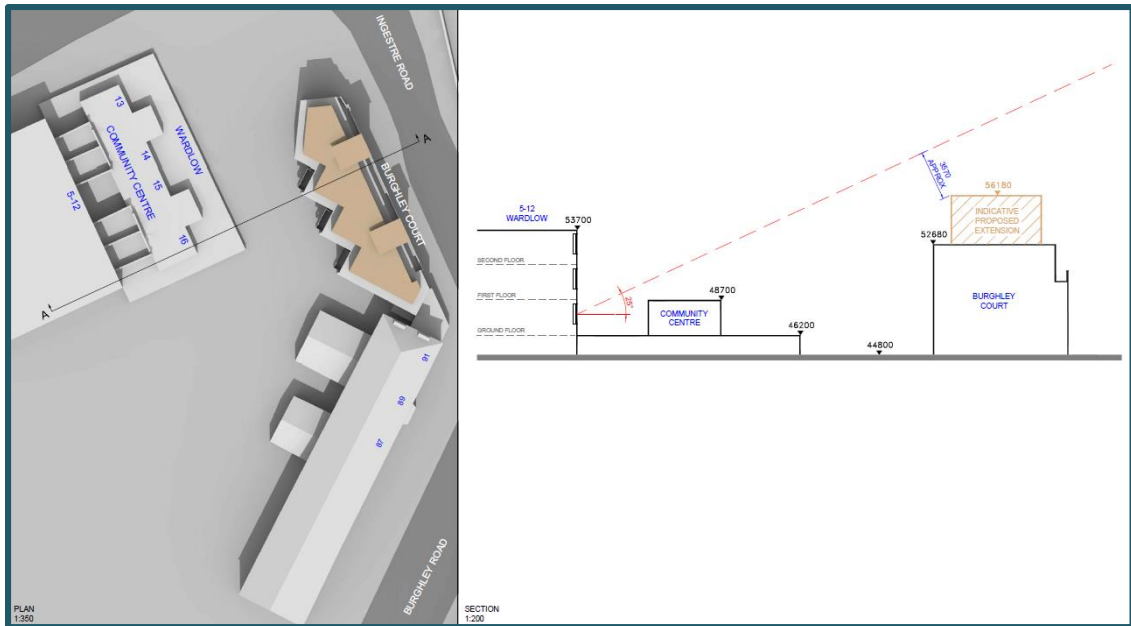
5-12 Wardlow

8.30 Located to the west of the development site this property appears, from external observation and review of the local council tax registry, to contain residential accommodation.

Daylight

8.31 There are 20 site facing windows assumed to serve 20 rooms. The window located closest to the development site subtends below a 25-degree line drawn from the centre of the face of the window and thus satisfies the BRE derived '25-degree line test'.





Drawing Reference: P1106/07 – 25 Degree Line Test

- 8.32 In accordance with BRE guidance the occupants will, therefore, continue to enjoy good levels of daylight after construction of the proposed scheme.

Sunlight

- 8.33 All rooms with site facing windows are not orientated within 90 degrees due south and therefore not material for assessment in accordance with BRE guidance.

9 Conclusion

Daylight to Surrounding Residential Properties

- 9.1 Full technical analysis indicates the scheme demonstrates an exceptional level of compliance with BRE guidelines. One poorly lit secondary window experiences a small change in VSC which appears to derogate from BRE guidance, but, having full regard to the primary window experiencing an BRE compliant change, and the fully BRE compliant change in daylight distribution, the overall affect is considered unnoticeable and acceptable.

- 9.2 All remaining windows serving habitable rooms are entirely BRE compliant.

Sunlight to Surrounding Residential Properties

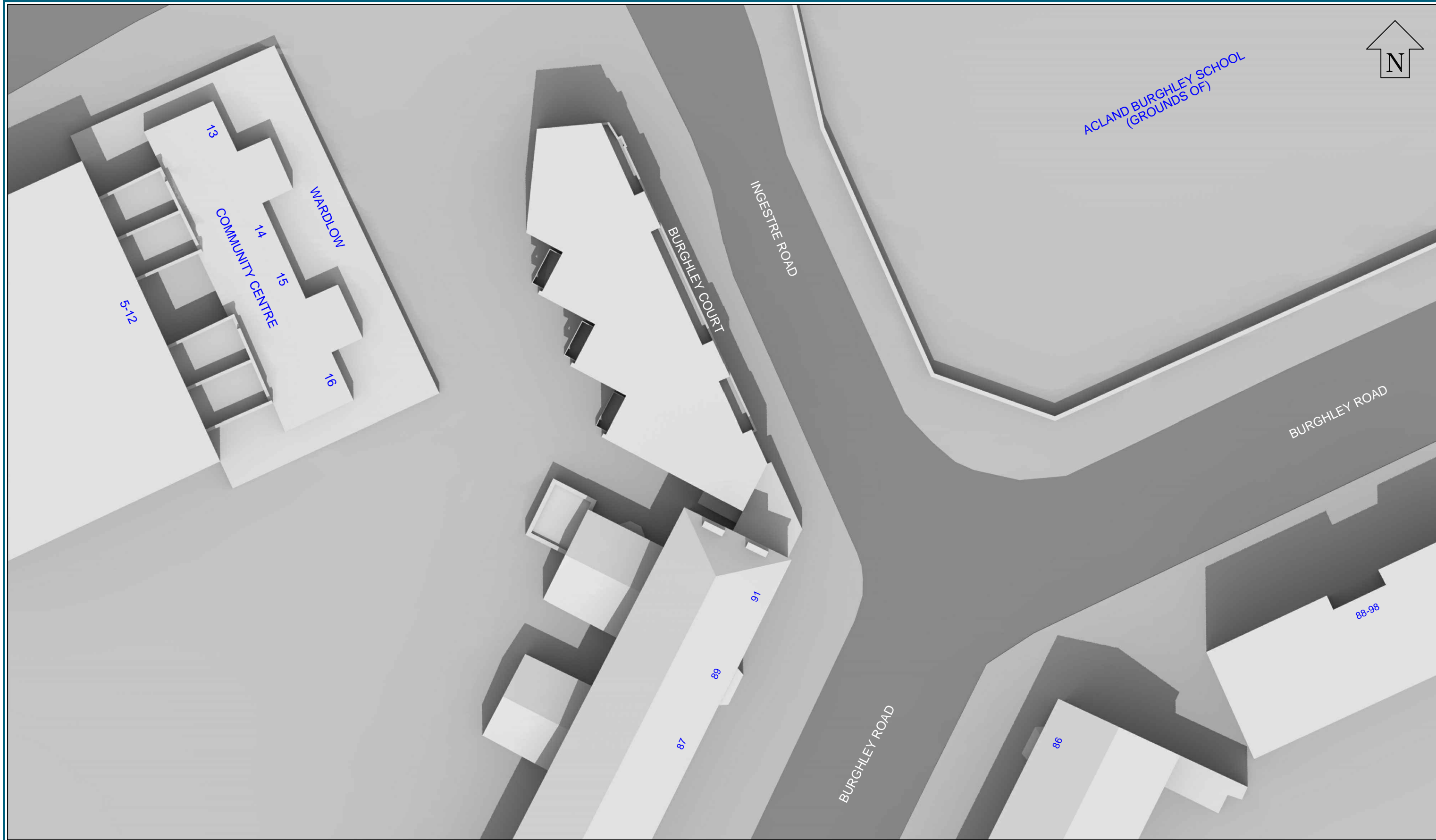
- 9.3 Full technical analysis indicates that all residential properties experience alterations in APSH well-within keeping of the BRE recommendations., meaning the occupants will not notice a change in their existing levels of sunlight.

- 9.4 The proposed scheme demonstrates full compliant with BRE guidance in terms of sunlight amenity.

We fully support this planning application in terms of daylight and sunlight amenity.

Appendix A – Drawings





Sources: Ordnance Survey LTD
Digital O/S Extract

BCA Architects
Original planning drawings for Burghley Court
SO/0471/PL101 to 107

Saunders Partnership Architects
Pre-Application Report (received 13/09/16)
7659_Ingestre Road Pre-Application Report_Rev A

Key: — Existing Buildings
— Proposed Scheme

Project: Burghley Court
Ingestre Road
Camden
London

Title: Plan View
As Existing

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

Scheme Confirmed: -

Date: -

Drawn By: SDJ

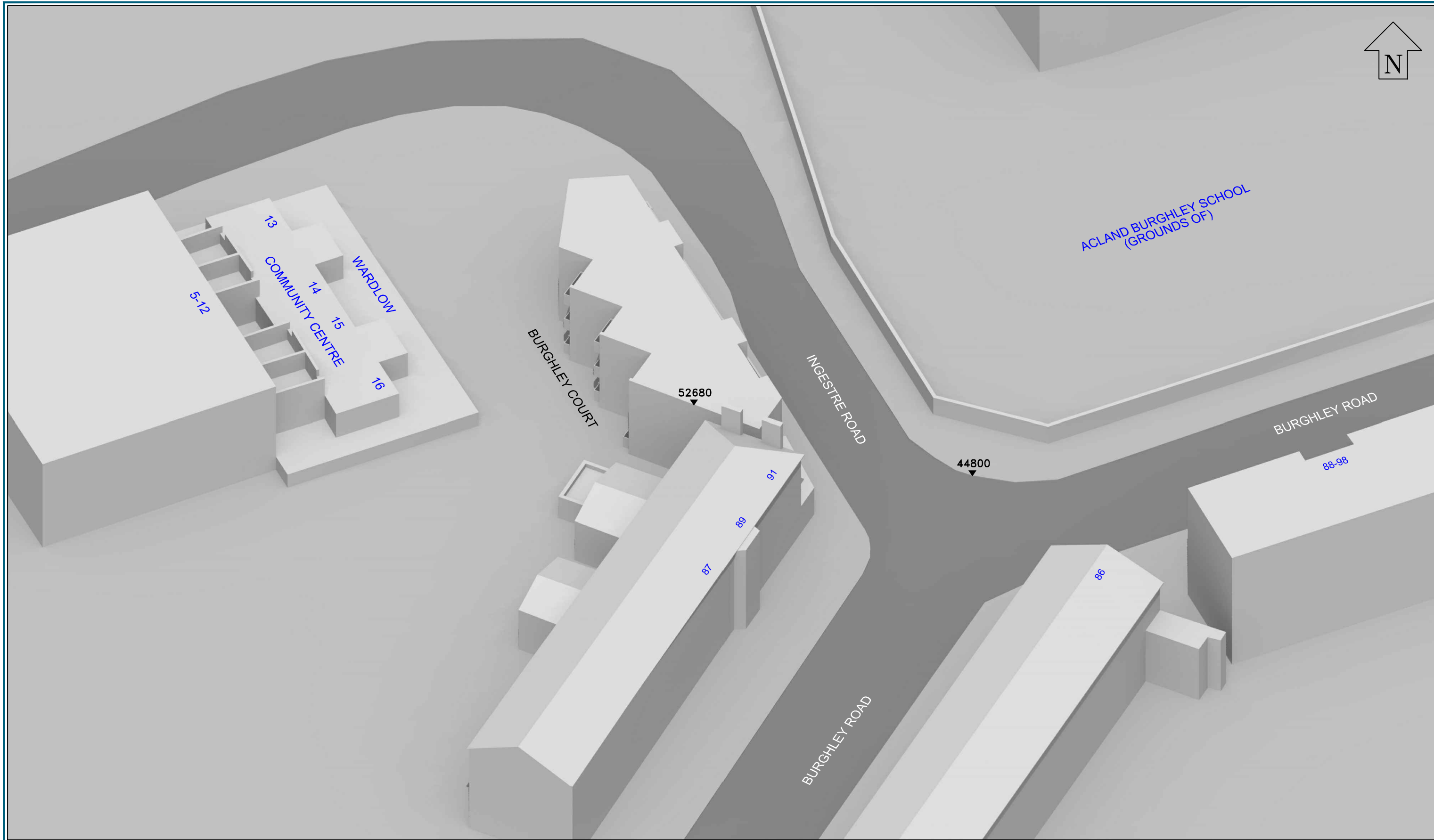
Scale: 1:250 @ A3

Date: SEP 16

Dwg No: **P1106/01**

Rel: 001





Sources: Ordnance Survey LTD
Digital O/S Extract

BCA Architects
Original planning drawings for Burghley Court
SO/0471/PL101 to 107

Saunders Partnership Architects
Pre-Application Report (received 13/09/16)
7659_Ingestre Road Pre-Application Report_Rev A

Key: — Existing Buildings
— Proposed Scheme
All Heights in mm AOD

Project: Burghley Court
Ingestre Road
Camden
London

Title: 3D View
As Existing

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17 Slingsby Place,
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Scheme Confirmed: -

Date : -

Drawn By: SDJ

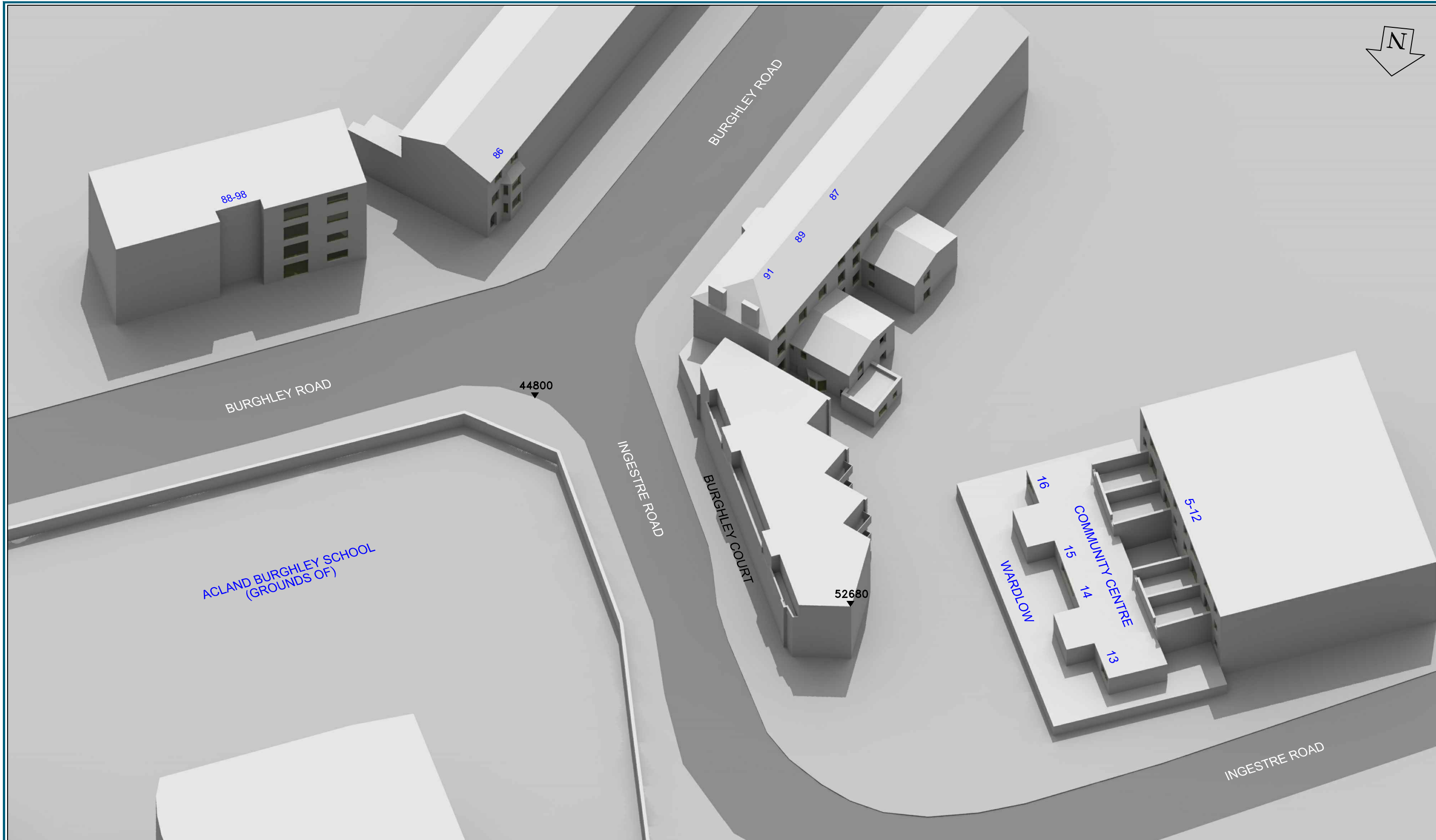
Scale: NTS @ A3

Date: SEP 16

Dwg No: **P1106/02**

Rel: 001





Sources: Ordnance Survey LTD
Digital O/S Extract

BCA Architects
Original planning drawings for Burghley Court
SO/0471/PL101 to 107

Saunders Partnership Architects
Pre-Application Report (received 13/09/16)
7659_Ingestre Road Pre-Application Report_Rev A

Key: — Existing Buildings
— Proposed Scheme
All Heights in mm AOD

Project: Burghley Court
Ingestre Road
Camden
London

Title: 3D View
As Existing

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Scheme Confirmed: -

Date: -

Drawn By: SDJ

Scale: NTS @ A3

Date: SEP 16

Dwg No: **P1106/03**

Rel: 001





Sources: Ordnance Survey LTD
Digital O/S Extract

BCA Architects
Original planning drawings for Burghley Court
SO/0471/PL101 to 107

Saunders Partnership Architects
Pre-Application Report (received 13/09/16)
7659_Ingestre Road Pre-Application Report_Rev A

Key: — Existing Buildings
— Proposed Scheme

Project: Burghley Court
Ingestre Road
Camden
London

Title: Plan View
Indicative Extension Proposal
Received 13/09/16

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Scheme Confirmed: -

Date: -

Drawn By: SDJ

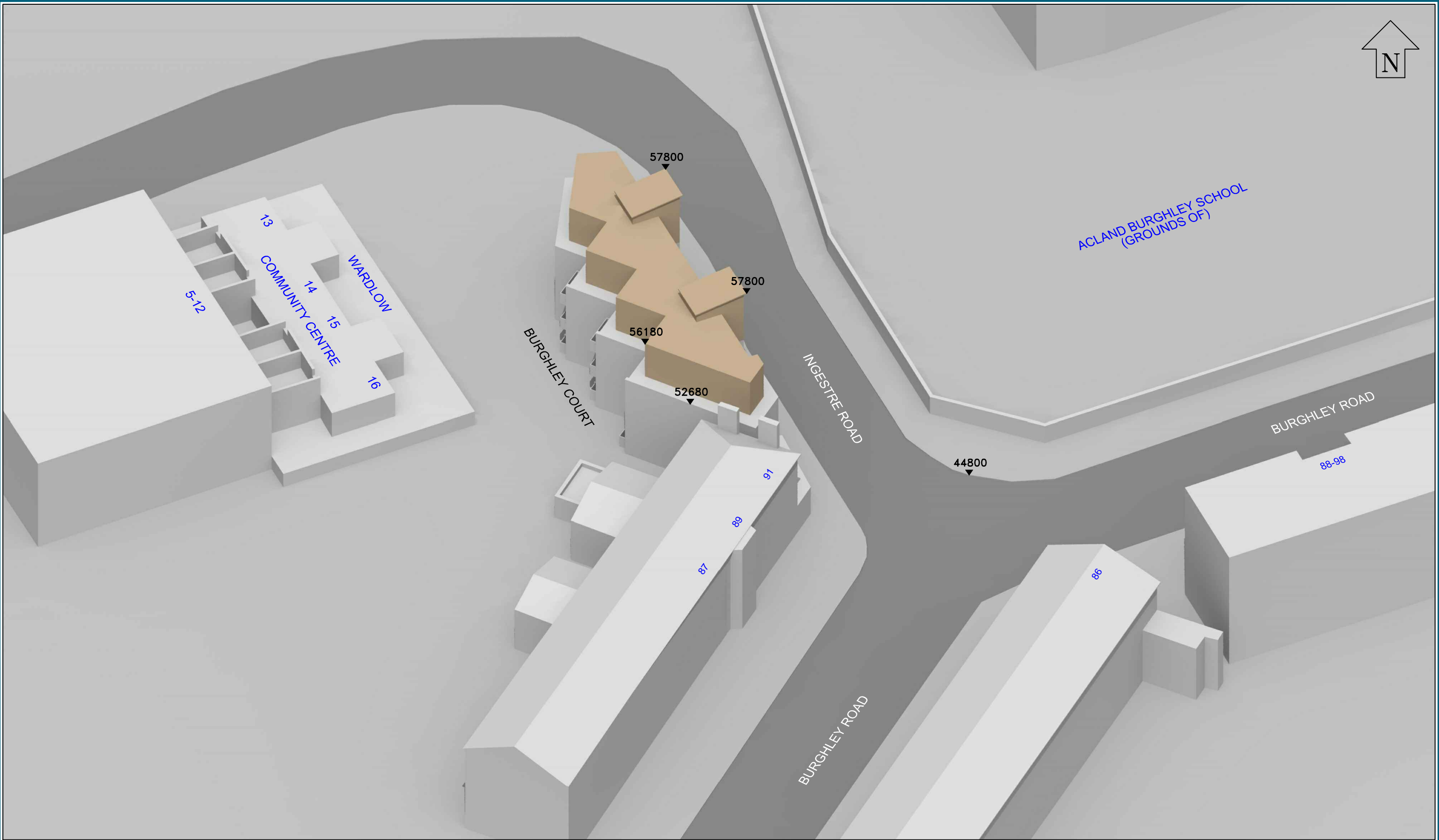
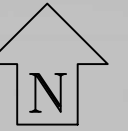
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Date: SEP 16

Dwg No: **P1106/04**

Rel: 001





Sources: Ordnance Survey LTD
Digital O/S Extract

BCA Architects
Original planning drawings for Burghley Court
SO/0471/PL101 to 107

Saunders Partnership Architects
Pre-Application Report (received 13/09/16)
7659_Ingestre Road Pre-Application Report_Rev A

Key: — Existing Buildings
— Proposed Scheme
All Heights in mm AOD

Project: Burghley Court
Ingestre Road
Camden
London

Title: 3D View
Indicative Extension Proposal
Received 13/09/16

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Scheme Confirmed: -

Date: -

Drawn By: SDJ

Scale: NTS @ A3

Date: SEP 16

Dwg No: **P1106/05**

Rel: 001



Sources: Ordnance Survey LTD
Digital O/S Extract

BCA Architects
Original planning drawings for Burghley Court
SO/0471/PL101 to 107

Saunders Partnership Architects
Pre-Application Report (received 13/09/16)
7659_Ingestre Road Pre-Application Report_Rev A

Key: — Existing Buildings
— Proposed Scheme
 All Heights in mm AOD

Project: Burghley Court
 Ingestre Road
 Camden
 London

Title: 3D View
 Indicative Extension Proposal
 Received 13/09/16

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Scheme Confirmed: -

Date: -

Drawn By: SDJ

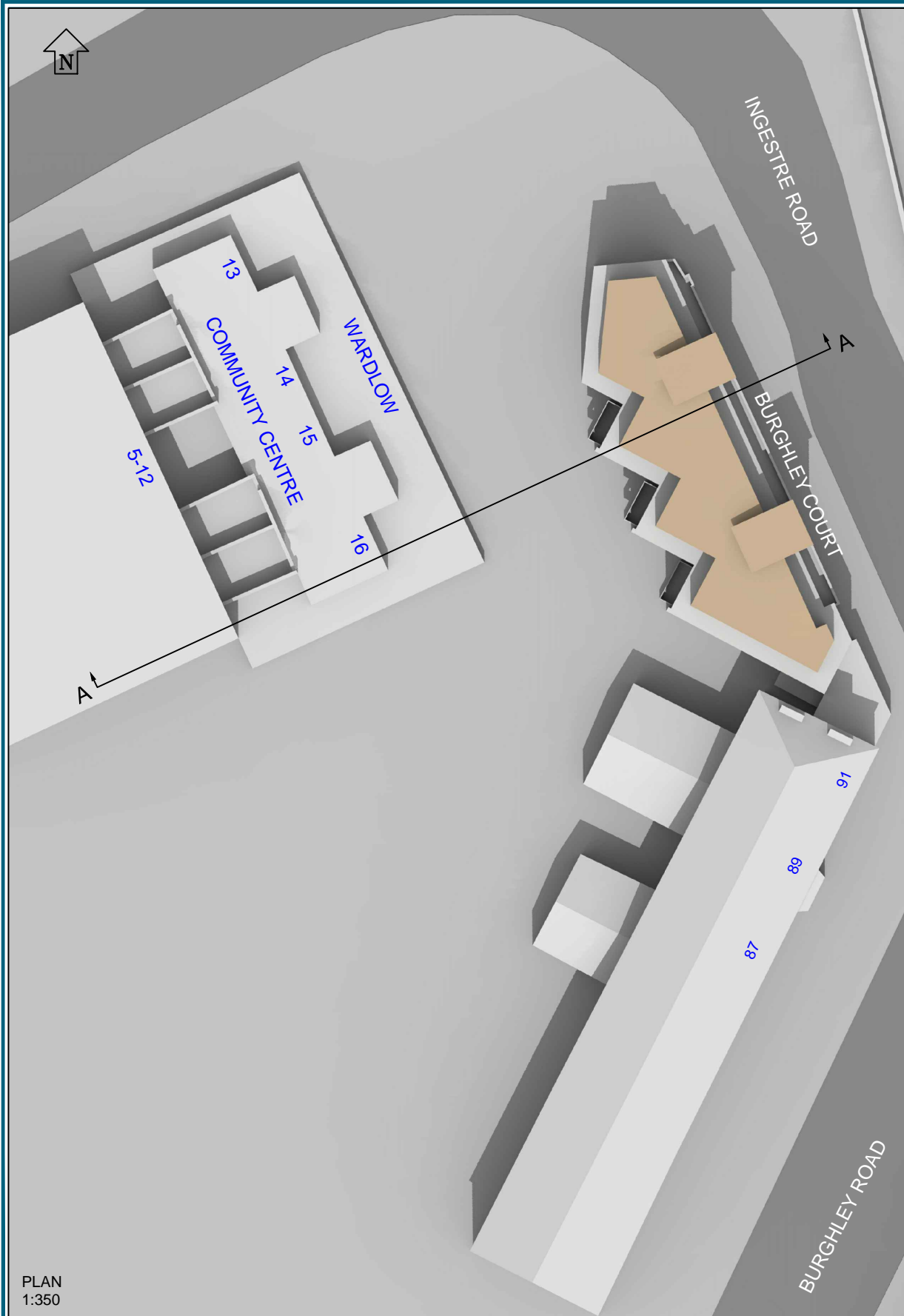
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Date: SEP 16

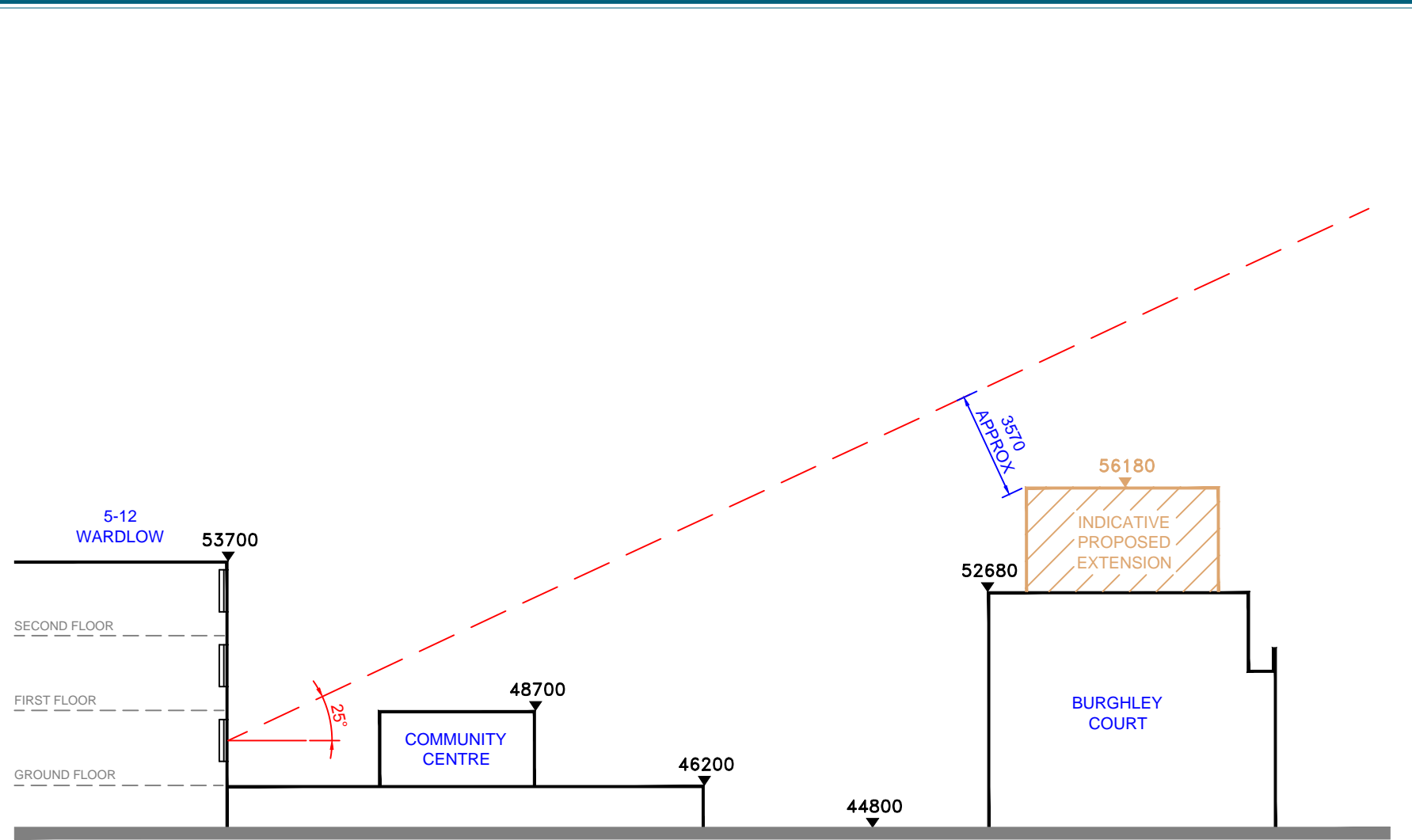
Dwg No: **P1106/06**

Rel: 001





PLAN
1:350



SECTION
1:200

Sources: Ordnance Survey LTD
Digital O/S Extract

BCA Architects
Original planning drawings for Burghley Court
SO/0471/PL101 to 107

Saunders Partnership Architects
Pre-Application Report (received 13/09/16)
7659_Ingestre Road Pre-Application Report_Rev A

Key: — Existing Buildings
— Proposed Scheme
All Heights in mm AOD

Project: Burghley Court
Ingestre Road
Camden
London

Title: CROSS SECTION A-A
ILLUSTRATING 25 DEGREE LINE
THROUGH BURGHLEY COURT
AND WARDLOW

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Scheme Confirmed: -

Date: -

Drawn By: SDJ

Scale: VARIES @ A3

Date: SEP 16

Dwg No: **P1106/07**

Rel: 001





Sources: Ordnance Survey LTD
Digital O/S Extract

BCA Architects
Original planning drawings for Burghley Court
SO/0471/PL101 to 107

Saunders Partnership Architects
Pre-Application Report (received 13/09/16)
7659_Ingestre Road Pre-Application Report_Rev A

Key: — Existing Buildings
— Proposed Scheme
All Heights in mm AOD

Project: Burghley Court
Ingestre Road
Camden
London

Title: Window Locations
91 Burghley Road

Point 2 Surveyors Ltd,
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London WC2E 9AB
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Scheme Confirmed: - Date : -

Drawn By: SDJ

Scale: NTS @ A3

Date: SEP 16

Dwg No: **P1106/08**

Rel: 001

Appendix B – Technical Analysis



Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC	Room	Room Use	Window	EXISTING ADF	TOTAL	PROPOSED ADF	TOTAL	TOTAL LOSS	%LOSS ADF
88-98 BURGHLEY ROAD							88-98 BURGHLEY ROAD								
R1/100		W1/100	35.77	35.32	0.45	1.26	R1/100		W1/100	2.34	2.34	2.31	2.31	0.03	1.16
R2/100		W2/100	35.91	35.41	0.50	1.39	R2/100		W2/100	1.54	1.54	1.53	1.53	0.02	1.23
R1/101		W1/101	37.20	36.77	0.43	1.16	R1/101		W1/101	2.42	2.42	2.39	2.39	0.03	1.08
R2/101		W2/101	37.24	36.76	0.48	1.29	R2/101		W2/101	1.59	1.59	1.58	1.58	0.02	1.13
R1/102		W1/102	38.27	37.86	0.41	1.07	R1/102		W1/102	2.48	2.48	2.46	2.46	0.03	1.01
R2/102		W2/102	38.37	37.92	0.45	1.17	R2/102		W2/102	1.64	1.64	1.62	1.62	0.02	1.04
R1/103		W1/103	39.06	38.83	0.23	0.59	R1/103		W1/103	2.53	2.53	2.52	2.52	0.01	0.55
R2/103		W2/103	39.13	38.91	0.22	0.56	R2/103		W2/103	1.67	1.67	1.66	1.66	0.01	0.48
86 BURGHLEY ROAD							86 BURGHLEY ROAD								
R2/110		W6/110	27.65	27.16	0.49	1.77	R2/110		W6/110	0.32		0.32			
R2/110		W7/110	32.70	32.10	0.60	1.83	R2/110		W7/110	1.34		1.32			
R2/110		W8/110	23.46	23.44	0.02	0.09	R2/110		W8/110	0.27	1.93	0.27	1.91	0.02	1.14
R1/111		W1/111	33.70	33.04	0.66	1.96	R1/111		W1/111	1.78	1.78	1.75	1.75	0.03	1.69
R2/111		W2/111	28.44	27.96	0.48	1.69	R2/111		W2/111	0.34		0.34			
R2/111		W3/111	34.47	33.86	0.61	1.77	R2/111		W3/111	1.49		1.47			
R2/111		W4/111	24.52	24.50	0.02	0.08	R2/111		W4/111	0.29	2.12	0.29	2.10	0.03	1.18
R1/112		W1/112	36.03	35.43	0.60	1.67	R1/112		W1/112	1.48	1.48	1.46	1.46	0.02	1.48
R2/112		W2/112	35.79	35.25	0.54	1.51	R2/112		W2/112	1.61	1.61	1.59	1.59	0.02	1.37
91 BURGHLEY ROAD							91 BURGHLEY ROAD								
R1/130		W1/130	18.43	17.92	0.51	2.77	R1/130		W1/130	1.02	1.02	1.00	1.00	0.01	1.38
R1/131		W1/131	31.85	30.12	1.73	5.43	R1/131		W1/131	1.79	1.79	1.72	1.72	0.07	3.69
R4/131		W4/131	23.25	22.41	0.84	3.61	R4/131		W4/131	0.41	0.41	0.41	0.41	0.00	0.00

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC	Room	Room Use	Window	EXISTING ADF	TOTAL	PROPOSED ADF	TOTAL	TOTAL LOSS	%LOSS ADF
R1/132		W1/132	36.36	32.46	3.90	10.73	R1/132		W1/132	1.88	1.88	1.74	1.74	0.14	7.45
R1/140	LIVING/DINING ROOM	W2/140 - PRIMARY BAY WINDOW PANE	8.76	7.68	1.08	12.33	R1/140	LIVING/DINING ROOM	W2/140	0.23		0.20			
R1/140	LIVING/DINING ROOM	W6/140	5.17	4.01	1.16	22.44	R1/140	LIVING/DINING ROOM	W6/140	0.12	1.03	0.08	0.89	0.13	12.96
R2/140		W7/140	34.17	34.02	0.15	0.44	R2/140		W7/140	1.69	1.69	1.69	1.69	0.00	0.06
R3/140		W8/140	34.51	34.35	0.16	0.46	R3/140		W8/140	0.78	0.78	0.78	0.78	0.00	0.00
R1/141	BATHROOM	W1/141	10.06	7.30	2.76	27.44	R1/141	BATHROOM	W1/141	0.16		0.00			
R1/141	BATHROOM	W2/141	12.62	9.36	3.26	25.83	R1/141	BATHROOM	W2/141	0.68	0.83	0.45	0.45	0.39	46.52
R2/141		W3/141	36.29	35.89	0.40	1.10	R2/141		W3/141	0.95	0.95	0.95	0.95	0.00	0.00
R1/142		W1/142	37.14	35.61	1.53	4.12	R1/142		W1/142	2.10	2.10	2.05	2.05	0.05	2.38
89 BURGHLEY ROAD			89 BURGHLEY ROAD												
R2/130		W2/130	19.45	19.45	0.00	0.00	R2/130		W2/130	1.19	1.19	1.19	1.19	0.00	0.00
R2/131		W2/131	36.83	36.21	0.62	1.68	R2/131		W2/131	2.25	2.25	2.24	2.24	0.01	0.40
R2/132		W2/132	37.00	36.42	0.58	1.57	R2/132		W2/132	2.16	2.16	2.15	2.15	0.01	0.51
R6/140		W9/140	30.13	30.13	0.00	0.00	R6/140		W9/140	0.87	0.87	0.87	0.87	0.00	0.00
R6/141		W6/141	36.79	36.48	0.31	0.84	R6/141		W6/141	1.01	1.01	1.01	1.01	0.00	0.00
R2/142		W2/142	37.77	36.84	0.93	2.46	R2/142		W2/142	2.22	2.22	2.19	2.19	0.03	1.13
87 BURGHLEY ROAD			87 BURGHLEY ROAD												
R3/130		W3/130	19.49	19.49	0.00	0.00	R3/130		W3/130	1.08	1.08	1.08	1.08	0.00	0.00
R3/131		W3/131	36.87	36.40	0.47	1.27	R3/131		W3/131	2.04	2.04	2.03	2.03	0.01	0.29
R3/132		W3/132	37.03	36.63	0.40	1.08	R3/132		W3/132	1.96	1.96	1.95	1.95	0.01	0.36
R4/140		W4/140	11.32	11.32	0.00	0.00	R4/140		W4/140	0.27	0.27	0.27	0.27	0.00	0.00

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC	Room	Room Use	Window	EXISTING ADF	TOTAL ADF	PROPOSED ADF	TOTAL ADF	TOTAL LOSS	%LOSS ADF
R5/140		W5/140	35.54	35.39	0.15	0.42	R5/140		W5/140	1.30	1.30	1.30	1.30	0.00	0.00
R4/141		W4/141	19.56	17.88	1.68	8.59	R4/141		W4/141	0.43	0.43	0.40	0.40	0.04	8.08
R5/141		W5/141	37.22	37.04	0.18	0.48	R5/141		W5/141	1.35	1.35	1.35	1.35	0.00	0.00
R3/142		W3/142	38.24	37.88	0.36	0.94	R3/142		W3/142	2.28	2.28	2.28	2.28	0.01	0.22
5-12 WARDLOW							5-12 WARDLOW								
R1/150		W1/150	20.91	19.70	1.21	5.79	R1/150		W1/150	0.89	0.89	0.85	0.85	0.04	4.48
R4/150		W2/150	20.44	20.09	0.35	1.71	R4/150		W2/150	0.87	0.87	0.85	0.85	0.01	1.39
R5/150		W3/150	19.14	18.34	0.80	4.18	R5/150		W3/150	0.83	0.83	0.80	0.80	0.03	3.26
R8/150		W4/150	25.10	25.10	0.00	0.00	R8/150		W4/150	0.99	0.99	0.99	0.99	0.00	0.00
R1/151		W1/151	34.58	33.01	1.57	4.54	R1/151		W1/151	1.24	1.24	1.20	1.20	0.05	3.94
R2/151		W2/151	31.31	30.36	0.95	3.03	R2/151		W2/151	2.55	2.55	2.47	2.47	0.08	3.13
R3/151		W3/151	30.32	29.42	0.90	2.97	R3/151		W3/151	2.52	2.52	2.45	2.45	0.07	2.82
R4/151		W4/151	36.18	35.13	1.05	2.90	R4/151		W4/151	1.23	1.23	1.19	1.19	0.03	2.69
R5/151		W5/151	35.28	34.15	1.13	3.20	R5/151		W5/151	1.21	1.21	1.18	1.18	0.04	2.89
R6/151		W6/151	31.00	30.68	0.32	1.03	R6/151		W6/151	2.55	2.55	2.50	2.50	0.05	1.77
R7/151		W7/151	29.62	29.34	0.28	0.95	R7/151		W7/151	2.50	2.50	2.46	2.46	0.04	1.60
R8/151		W8/151	36.75	36.38	0.37	1.01	R8/151		W8/151	1.29	1.29	1.28	1.28	0.01	1.09
R1/152		W1/152	38.36	37.14	1.22	3.18	R1/152		W1/152	1.33	1.33	1.29	1.29	0.04	3.00
R2/152		W2/152	38.40	37.21	1.19	3.10	R2/152		W2/152	2.19	2.19	2.13	2.13	0.07	2.97
R3/152		W3/152	38.47	37.34	1.13	2.94	R3/152		W3/152	2.19	2.19	2.13	2.13	0.06	2.73
R4/152		W4/152	38.50	37.45	1.05	2.73	R4/152		W4/152	1.28	1.28	1.25	1.25	0.03	2.57

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC	Room	Room Use	Window	EXISTING ADF	TOTAL	PROPOSED ADF	TOTAL	TOTAL LOSS	%LOSS ADF
R5/152		W5/152	38.51	37.55	0.96	2.49	R5/152		W5/152	1.28	1.28	1.25	1.25	0.03	2.42
R6/152		W6/152	38.54	37.67	0.87	2.26	R6/152		W6/152	2.20	2.20	2.15	2.15	0.05	2.23
R7/152		W7/152	38.56	37.84	0.72	1.87	R7/152		W7/152	2.20	2.20	2.16	2.16	0.04	1.77
R8/152		W8/152	38.58	37.98	0.60	1.56	R8/152		W8/152	1.34	1.34	1.32	1.32	0.02	1.57



Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
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88-98 BURGHLEY ROAD

R1/100		205.8	203.0	203.0	0.0	0.0
R2/100		188.9	186.4	186.4	0.0	0.0
R1/101		205.8	203.0	203.0	0.0	0.0
R2/101		188.9	186.4	186.4	0.0	0.0
R1/102		205.8	203.0	203.0	0.0	0.0
R2/102		188.9	186.4	186.4	0.0	0.0
R1/103		205.8	203.0	203.0	0.0	0.0
R2/103		188.9	186.4	186.4	0.0	0.0

86 BURGHLEY ROAD

R2/110		168.9	163.2	161.9	1.3	0.8
R1/111		82.7	82.4	82.4	0.0	0.0
R2/111		156.2	155.3	155.3	0.0	0.0
R1/112		121.4	119.5	119.5	0.0	0.0
R2/112		105.4	104.0	104.0	0.0	0.0

91 BURGHLEY ROAD

R1/130		143.1	125.7	124.0	1.6	1.3
R1/131		102.9	98.1	91.2	6.9	7.0
R4/131		38.8	26.2	24.7	1.5	5.7
R1/132		102.9	98.7	96.5	2.3	2.3
R1/140	LIVING/DINING	170.6	60.1	56.6	3.5	5.8
R2/140		67.3	66.3	66.3	0.0	0.0
R3/140		44.9	42.9	42.9	0.0	0.0
R1/141	BATHROOM	26.3	22.3	15.4	6.9	30.9
R2/141		122.5	117.9	117.8	0.1	0.1
R1/142		96.0	94.9	94.9	0.0	0.0

89 BURGHLEY ROAD

R2/130		103.4	100.3	100.3	0.0	0.0
R2/131		75.3	72.4	72.4	0.0	0.0
R2/132		75.3	72.4	72.4	0.0	0.0
R6/140		140.7	136.9	136.9	0.0	0.0
R6/141		140.7	137.1	137.1	0.0	0.0
R2/142		89.7	88.7	88.7	0.0	0.0

87 BURGHLEY ROAD

R3/130		119.6	115.6	115.6	0.0	0.0
R3/131		86.9	83.4	83.4	0.0	0.0
R3/132		86.9	83.4	83.4	0.0	0.0
R4/140		67.6	20.4	20.4	0.0	0.0

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
R5/140		95.2	91.9	91.9	0.0	0.0
R4/141		67.6	46.7	41.1	5.5	11.8
R5/141		95.2	91.9	91.9	0.0	0.0
R3/142		86.0	85.2	85.2	0.0	0.0

5-12 WARDLOW

R1/150		94.7	88.3	88.3	0.0	0.0
R4/150		101.5	97.1	97.1	0.0	0.0
R5/150		101.5	92.5	92.5	0.0	0.0
R8/150		94.7	92.5	92.5	0.0	0.0
R1/151		94.7	93.6	93.6	0.0	0.0
R2/151		145.8	144.9	144.9	0.0	0.0
R3/151		145.8	144.9	144.9	0.0	0.0
R4/151		101.5	99.9	99.9	0.0	0.0
R5/151		101.5	99.9	99.9	0.0	0.0
R6/151		145.8	144.9	144.9	0.0	0.0
R7/151		145.8	144.9	144.9	0.0	0.0
R8/151		94.7	93.6	93.6	0.0	0.0
R1/152		94.7	93.6	93.6	0.0	0.0
R2/152		145.8	144.9	144.9	0.0	0.0
R3/152		145.8	144.9	144.9	0.0	0.0
R4/152		101.5	99.9	99.9	0.0	0.0
R5/152		101.5	99.9	99.9	0.0	0.0
R6/152		145.8	144.9	144.9	0.0	0.0
R7/152		145.8	144.9	144.9	0.0	0.0
R8/152		94.7	93.6	93.6	0.0	0.0

Room	Window	Room Use	Window						Room						
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss	
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH			
86 BURGHLEY ROAD															
R2/110	W6/110		0	4	0	4	-	0.0							
R2/110	W7/110		6	28	6	28	0.0	0.0							
R2/110	W8/110		6	29	6	29	0.0	0.0	6	29	6	29	0.0	0.0	
R2/111	W2/111		0	6	0	6	-	0.0							
R2/111	W3/111		7	32	7	32	0.0	0.0							
R2/111	W4/111		7	32	7	32	0.0	0.0	7	32	7	32	0.0	0.0	