

3-5 KIRBY STREET

Daylight and Sunlight Report



waldrams

Waldrams Ltd
Chartered Surveyors

Daylight and Sunlight Report

Project: 3-5 Kirby Street
Client: Belmont Jewellery Co. Ltd.
Prepared by: Luke Wilson
Checked By: Michael Harper
Reference: 1762
Date: 17th March 2017

Document History

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Amended: 17th March 2017

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Waldrams Ltd Address: Unit 303, The Light Bulb
1 Filament Walk
London SW18 4GQ

Email: contact@waldrams.com
Telephone: 020 7183 9109
Website: www.waldrams.com

Contents

Executive Summary.....	4
1. Introduction.....	5
2. Summary of how daylight and sunlight are considered for planning	5
3. Assumptions used in the analysis.....	8
4. Sources of Information Used in the Report.....	9
5. The Existing Site.....	10
6. Daylight & Sunlight Analysis	10
7. Conclusions and Recommendations	14
Appendix 1: Drawings	
Appendix 2: Daylight and sunlight results	

Executive Summary

- This is a daylight and sunlight analysis of the proposed scheme at 3-5 Kirby Street, London. The purpose of the analysis is to determine the effect of the proposed development on the daylight and sunlight to the surrounding properties. This analysis was carried out in accordance with the methodologies contained in the BRE Guidelines, which are used by the London Borough of Camden to determine the acceptability of a proposal in terms of daylight and sunlight. The analysis was based upon scheme drawings provided by the architect, a photogrammetric survey of the surrounding context, Ordnance Survey information and site photographs.
- Our analysis demonstrates that all surrounding residential properties are compliant with the BRE Guidelines for daylight and sunlight with the proposal in place.
- Consequently, the proposed development is acceptable in terms of planning policy for daylight and sunlight.

1. Introduction

Waldrams Ltd have been instructed by Belmont Jewellery Co Ltd to undertake a daylight and sunlight assessment for the planning application for the proposed development at 3-5 Kirby Street, London.

This assessment considers the potential effect of the proposal on the daylight and sunlight enjoyed by the surrounding residential properties. The analysis has been undertaken in accordance with the BRE Guidelines, which are used by local authorities to aid in determining the acceptability of proposals in terms of daylight and sunlight. We have based our analysis on scheme drawings provided by Ben Adams Architects (received 9th March 2017), a photogrammetric survey of the site and surrounding context, Ordnance Survey information and site photography.

The existing site in the surrounding context can be seen on drawings 1762-01-01 to -01-03 in Appendix 1, with the proposal in place on drawings 1762-02-01 to -02-03, also in Appendix 1. The numerical results of the quantitative analysis can be found in Appendix 2. Window maps identifying the windows of the neighbouring properties listed in the quantitative results can be found in Appendix 1 on drawings 1762-01-07 to -01-10.

2. Summary of how daylight and sunlight are considered for planning

2.1 Introduction to the BRE Guidelines

Daylight and sunlight are planning considerations. The main reference used by local planning authorities to determine the acceptability of proposals in terms of their internal daylight and sunlight and the impact on daylight and sunlight to the surrounding properties is the Building Research Establishment (BRE) Guidelines, used in conjunction with British Standard BS8206 Part 2. The BRE Guidelines provide scientific, objective methods for establishing the acceptability of daylight and sunlight internal to the scheme and the surrounding properties. In practice it is principally the main habitable rooms internal to the scheme and within the surrounding residential properties which are sensitive in terms of loss of daylight and sunlight. This report therefore focuses on the internal daylight and sunlight and the change in daylight and sunlight to habitable rooms in the surrounding residential property.

The BRE Guidelines specify that the daylight and sunlight results be considered flexibly and in the context of the site. Clearly there would be a higher expectation for daylight and sunlight in a rural or suburban environment than in a dense city centre location. The important factor in all cases is that the levels of daylight and sunlight are appropriate, taking into account all the planning policy

requirements of the site. The BRE Guidelines acknowledge this in the introduction where the BRE Guidelines state:

“The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and thus this document should not be seen as an instrument of planning policy. Its aim is to help rather constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values.”

(Page 1, BRE Guidelines)

Thus, the numerical figures should not be rigidly applied, but instead used as part of the overall evaluation of the daylight and sunlight to the surroundings in the context of the site, its existing massing, and the need for regeneration and local planning policy guidance for the site. In particular existing local precedents or recent planning consents may provide a good indication as to appropriate levels in the vicinity.

The BRE Guidelines specifies on Page 3 that in calculating daylight, “For calculation purposes, trees may be ignored unless they form dense continuous belts.”

2.2 Daylight and sunlight criteria to surrounding residential property

According to the BRE Guidelines a surrounding existing building to a proposed scheme will retain the potential for good interior daylighting, provided that the scheme subtends less than 25 degrees from the horizontal as measured from the lowest habitable windows in the neighbouring windows. If this is not achieved then good daylighting to the neighbouring properties is still achieved if the Vertical Sky Component (VSC) is in excess of 27% or is reduced by less than 20% from its existing level. Furthermore, if the area of the room that can see the sky at desk height (known as the daylight distribution or no sky contour) is reduced by less than 20% of its existing area, then the loss of daylight will probably be unnoticeable according to the BRE Guidelines.

Where the existing level of VSC or daylight distribution is below the BRE Guideline suggested level, very small absolute losses of daylight can reflect in greater than 20% reductions of VSC and daylight distribution, even though such small losses may not be noticeable.

In these cases, so long as the Average Daylight Factor meets the criteria suggested by the BRE Guidelines (i.e. 1.5% ADF for a living room, 1% ADF for a bedroom and 2% ADF for a kitchen) then good internal daylight can still be achieved.

The ADF measure of daylight takes into account the main factors which affect the actual daylight appearance of a room including the area of the window.

ADF provides an absolute measure of daylight expressed as a ratio of daylight for the room in question as a proportion of the daylight outside at any moment in time.

The test for sunlight to the neighbouring properties is calculated for each main south facing window to habitable rooms and in particular living rooms. Bedrooms and kitchens are considered by the BRE Guidelines as less important for sunlight. The BRE Guidelines state that any south facing window may potentially receive up to 1486 hours of sunlight per year on average, representing 100% of the annual probable sunlight hours (APSH). Of this, each main window to a main habitable room may be adversely affected if it has less than 25% of the total APSH across the whole year or less than 5% APSH during the winter months (defined as the 6 months from September 21st through to March 21st). If the retained total APSH is reduced by less than 4% or the change from the existing is less than 20% for total and winter levels of APSH then this too would meet the BRE Guideline levels.

Following the BRE Guidelines recommendations, VSC and APSH are measured from a point on the outer window wall whilst ADF is measured from the point halfway between the inner and outer window wall.

2.3 Method used for calculating the daylight and sunlight results

The analysis provided in this report utilizes state-of-the-art software to calculate in three dimensions the daylight and sunlight following the methods specified in the BRE Guidelines. A three dimensional accurate computer model has been created for the existing site in the context of the immediate surrounding properties, based upon a photogrammetric survey of the site and surrounding properties, limited measured survey of some of the elevations of the surrounding properties, site photographs and Ordnance Survey information.

Drawings of the existing and proposed building in the context of the surrounding properties are shown in Appendix 1.

2.3.1 Surrounding properties

Daylight and sunlight levels comparing the existing and proposed daylight (VSC, daylight distribution and ADF) and sunlight (APSH) situation are then calculated for the surrounding properties. These results are provided in Appendix 2.

3. Assumptions used in the analysis

Uses of the surrounding properties have been based on external appearance to determine whether they are in residential or commercial use. Where this is ambiguous we have researched the Council Tax records for the property, which if listed would indicate residential use.

It is important to note that the precise position of the surrounding property elevations has been estimated, based on brick counts from site photographs. The floor levels for the surrounding buildings are assumed unless otherwise indicated, which may affect the daylight distribution and ADF calculations.

We have obtained floor plans for the following properties from local estate agent listings and local planning records, which have been incorporated into our analysis:

- 27 Greville Street
- 28 Greville Street
- 36-43 Kirby Street
- Saffron House

For the remainder of the properties, details of the internal layouts and floor level heights have been assumed from the external appearance of the building, and the locations of windows. Unless known or otherwise, appropriate the depths of rooms have been assumed at 4.27m for residential properties and 6m for commercial properties, or half the building depth if this is less than these dimensions.

4. Sources of Information Used in the Report

Ben Adams Architects

15-081-P204_A.dwg
15-081-P205_A.dwg
15-081-P206_A.dwg
15-081-P500_A.dwg

Received 9.3.17

BAA comments on 176-02-02.pdf

Received 13.3.17

Local planning website

27 Greville Street

Basement and ground floor.pdf
Existing east elevation.pdf
Existing first floor.pdf
Existing fourth floor.pdf
Existing ground floor plan.pdf
Existing lower ground floor plan.pdf
Existing north elevation.pdf
Existing roof plan.pdf
Existing second floor.pdf
Existing section aa.pdf
Existing section bb.pdf
Existing south elevation.pdf
Existing third floor plan.pdf
Fourth floor and roof elevations.pdf
Location plan.pdf
Proposed fifth floor.pdf
Proposed first floor.pdf
Proposed fourth floor.pdf
Proposed front elevation in context.pdf
Proposed ground floor.pdf
Proposed lower ground floor.pdf
Proposed north elevation.pdf
Proposed roof plan.pdf
Proposed second floor.pdf
Proposed section aa.pdf
Proposed section bb.pdf
Proposed south elevation.pdf
Proposed third floor.pdf
Saffron Hill elevation and sections.pdf

28 Greville Street

All drawings.pdf

29-31 Greville Street

Proposed roof plan.pdf
Existing plans.pdf
OS extract.pdf
Proposed elevations.pdf
Proposed floor plans.pdf
Proposed Greville St elevation.pdf
Proposed Kirby St elevation.pdf
Proposed rear elevation.pdf
Proposed west elevation.pdf

36-43 Kirby Street

Existing site layout.pdf
External landscape works.pdf
Floor plans.pdf
OS extract.pdf
Proposed (1).pdf
Proposed plan.pdf

Saffron House

14-069-P201_A Proposed first floor plan.pdf
14-069-P400_C Proposed northern front elevation.pdf
14-069-P701_B Detail of front elevation.pdf
122053.pdf
Existing & Proposed plan, section and elevation for proposed railing to existing p.pdf
Existing.pdf
Final decision notice.pdf
Proposed front (northern) elevation including signage.pdf
Proposed front (northern) elevation.pdf
Proposed.pdf
Removal of existing 4th floor offices and 5th floor plant rooms and the addition.pdf
Site plan.pdf

Obtained 5th/6th/9th/May 2016

Waldrams Chartered Surveyors

Site Photographs
Ordnance Survey
Photogrammetric Survey

5. The Existing Site

The existing site can be seen on drawings 1672-01-01 to -01-03 in Appendix 1, and can also be seen below in fig.1.



Fig.1: The Existing Site

6. Daylight & Sunlight Analysis

The following properties were considered for daylight & sunlight based on their proximity to the proposals:

- Saffron House
- 36-43 Kirby Street
- 44-45 Kirby Street
- 27 Greville Street
- 28 Greville Street
- 29-31 Greville Street
- The One Tun, 125 Saffron Hill

The following properties are understood to be entirely of commercial use and so are considered less sensitive to daylight and sunlight as per the BRE Guidelines:

- Saffron House
- 44-45 Kirby Street
- 27 Greville Street
- 28 Greville Street

These properties are therefore considered compliant with the BRE Guidelines for daylight and sunlight with the proposal in place.

Commentary on the remaining properties follows below.

36-43 Kirby Street

This block of student accommodation is shown below in photo 2.



Photo 2: 36-43 Kirby Street

This block is fully compliant with the BRE Guidelines for daylight in terms of VSC. In sunlight terms, there are only three small, high level windows which face within 90° of due south, all of which are secondary to a room containing a larger main window. Two of these three windows meets the BRE

Guidelines for total APSH with the proposal in place, with all three meeting the BRE Guidelines for winter sunlight. The BRE Guidelines make clear that sunlight is less important to bedrooms and since these windows are secondary to the bedrooms they serve, these sunlight results are considered acceptable. Overall, therefore, this building is considered in accordance with the BRE Guidelines and hence also with local planning policy with the proposal in place.

29-31 Greville Street

This block of apartments is shown below in photo 3. As stated above, we have obtained the consented scheme drawings for 29-31 Greville Street to incorporate into our 3D context model; however, we note that the completed building does not match these plans, particularly in respect of the position and number of windows in this building rear elevation, overlooking the development site. We have therefore modelled this property externally on the basis of our site photography and internally as per the consented scheme drawings; if possible, access should be obtained to this building to confirm these layouts are appropriate.



Photo 3: 29-31 Greville Street

On this basis, the windows on the right hand side of photo 3 are understood to serve circulation space and therefore do not require analysis for daylight and sunlight as per the BRE Guidelines. The windows on the left hand side of photo 3 are understood to be bedrooms on all floors, with the exception of the top floor where it serves the lounge element of an LKD.

In daylight terms, this building is fully compliant with the BRE Guidelines in terms of VSC and daylight distribution. In sunlight terms, all windows which overlook the development site face within 90° of due north and so do not require analysis for sunlight, as per the BRE Guidelines.

This building is therefore considered fully compliant with the BRE Guidelines for daylight and sunlight and hence in accordance with local planning policy with the proposal in place.

The One Tun, 125 Saffron Hill

This public house is shown below in photo 4.



Photo 4: The One Tun, 125 Saffron Hill

We understand there is a hotel element to this business, with rooms on the upper floors, and it is often argued that such rooms have a lower requirement for daylight and sunlight as they are only occupied transiently and not normally by one occupier for any significant period. Nevertheless, in daylight and sunlight terms, this building is fully compliant with the BRE Guidelines with the proposal in place in terms of VSC, daylight distribution and APSH, and is therefore in accordance with local planning policy.

7. Conclusions and Recommendations

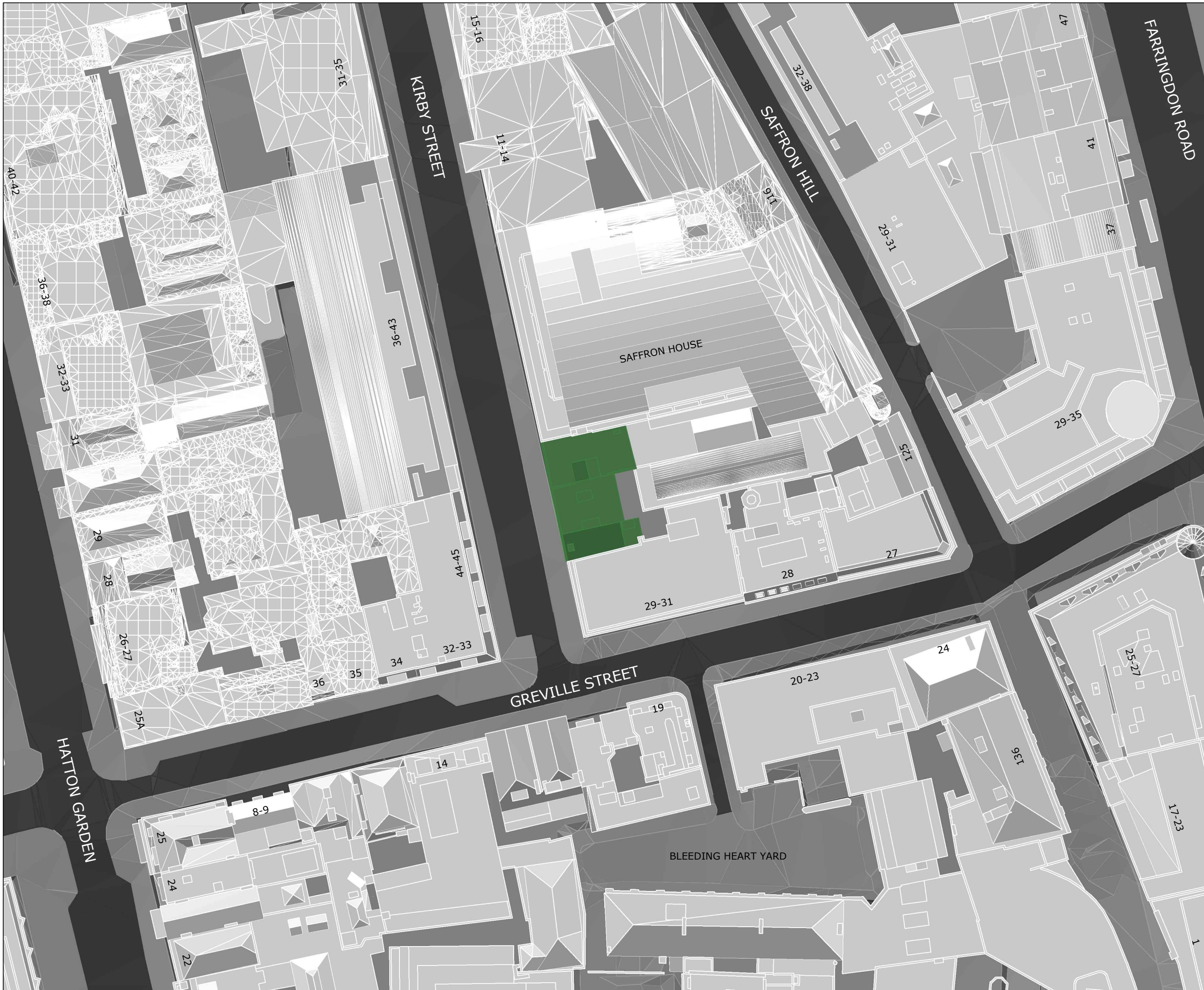
This is a daylight and sunlight analysis of the proposed scheme at 3-5 Kirby Street, London. The purpose of the analysis is to determine the effect of the proposed development on the daylight and sunlight to the surrounding properties. This analysis was carried out in accordance with the methodologies contained in the BRE Guidelines, which are used by the London Borough of Camden to determine the acceptability of a proposal in terms of daylight and sunlight. The analysis was based upon scheme drawings provided by the architect, a photogrammetric survey of the surrounding context, Ordnance Survey information and site photographs.

Our analysis demonstrates that all surrounding residential properties are compliant with the BRE Guidelines for daylight and sunlight with the proposal in place.

Consequently, the proposed development is acceptable in terms of planning policy for daylight and sunlight.

APPENDIX 1

Drawings



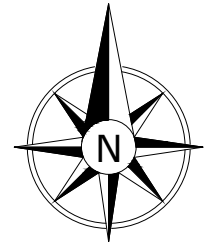
SOURCES OF INFORMATION:

MADDOX
 IR01 (RECEIVED 21.03.2016)
 IR03 (RECEIVED 20.04.2016)

BEN ADAMS ARCHITECTS
 IR02 (RECEIVED 07.04.2016)

BAA
 IR04 (RECEIVED 03.05.2016)

SITE PHOTOGRAPHS



NOTES:

EXISTING BUILDING SHOWN IN GREEN

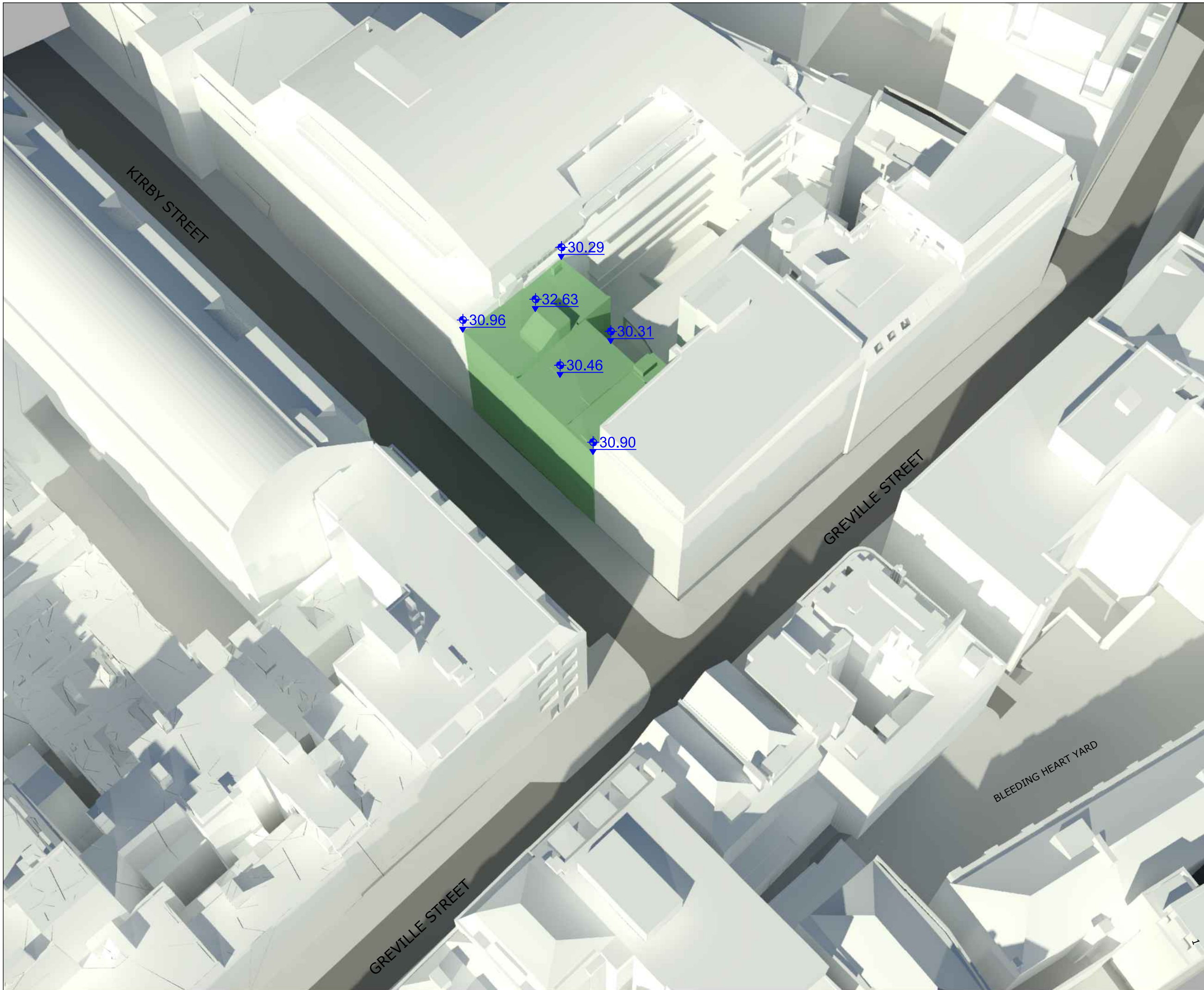
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PROJECT
 3-5 KIRBY STREET
 LONDON EC1N

DRAWING
 PLAN VIEW
 EXISTING CONDITION

DATE 12.05.16	SCALE @ A3 1:500
MOD./DRAWN BY ET / ET	REVISION A

PROJECT No. 1762	REL No.-DRAWING No. 01-01
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SOURCES OF INFORMATION:

MADDOX
 IR01 (RECEIVED 21.03.2016)
 IR03 (RECEIVED 20.04.2016)

BEN ADAMS ARCHITECTS
 IR02 (RECEIVED 07.04.2016)

BAA
 IR04 (RECEIVED 03.05.2016)

SITE PHOTOGRAPHS

NOTES:

ALL AOD HEIGHTS ARE IN METRES

EXISTING BUILDING SHOWN IN GREEN

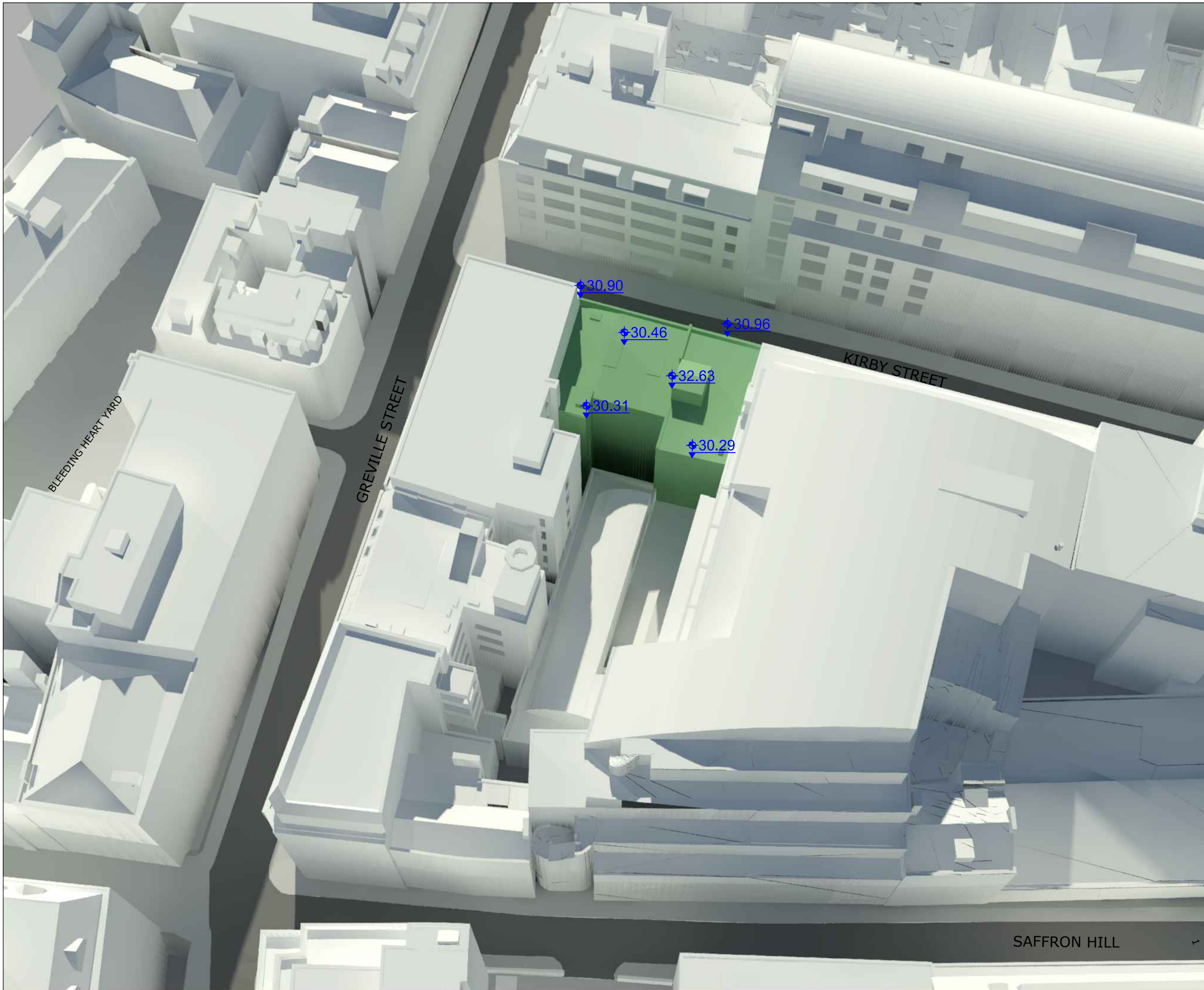
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PROJECT
 3-5 KIRBY STREET
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DRAWING
 3D VIEW
 EXISTING CONDITION

DATE 11.05.16	SCALE @ A3 NTS
MOD./DRAWN BY ET / ET	REVISION A

PROJECT No. 1762	REL No.-DRAWING No. 01-02
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SOURCES OF INFORMATION:

MADDOX
 IR01 (RECEIVED 21.03.2016)
 IR03 (RECEIVED 20.04.2016)

BEN ADAMS ARCHITECTS
 IR02 (RECEIVED 07.04.2016)

BAA
 IR04 (RECEIVED 03.05.2016)

SITE PHOTOGRAPHS

NOTES:

ALL AOD HEIGHTS ARE IN METRES

EXISTING BUILDING SHOWN IN GREEN



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PROJECT
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DRAWING
 3D VIEW
 EXISTING CONDITION

DATE 11.05.16	SCALE @ A3 NTS
MOD./DRAWN BY ET / ET	REVISION A

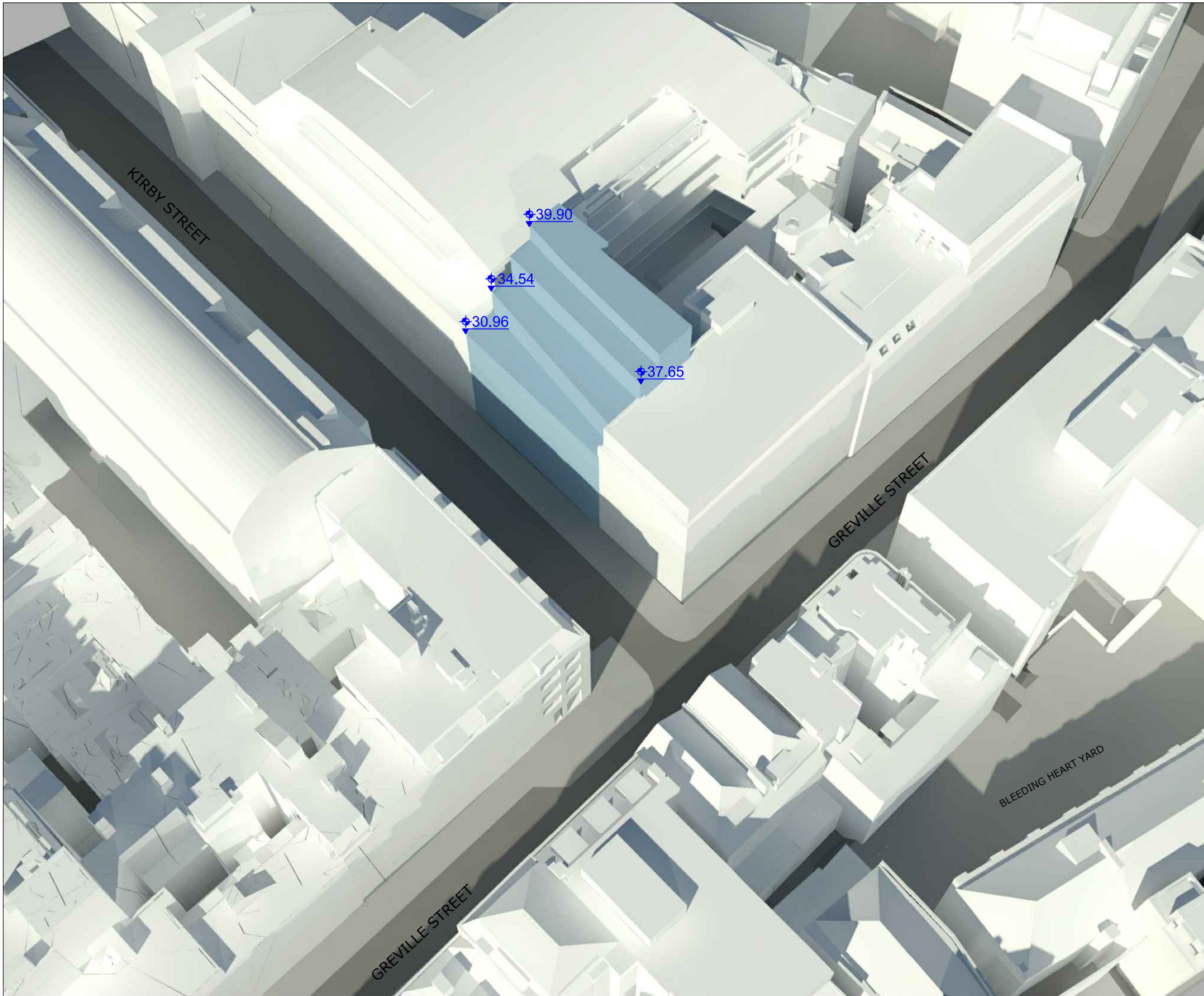
PROJECT No.	REL No.-DRAWING No.
1762	01-03

BLEEDING HEART YARD

GREVILLE STREET

KIRBY STREET

SAFFRON HILL



SOURCES OF INFORMATION:

MADDOX
 IR01 (RECEIVED 21.03.2016)
 IR03 (RECEIVED 20.04.2016)

BEN ADAMS ARCHITECTS
 IR02 (RECEIVED 07.04.2016)

BAA
 IR04 (RECEIVED 03.05.2016)
 IR07 (RECEIVED 09.03.2017)
 IR08 (RECEIVED 13.03.2017)

SITE PHOTOGRAPHS

NOTES:

ALL AOD HEIGHTS ARE IN METRES

PROPOSED SCHEME SHOWN IN BLUE



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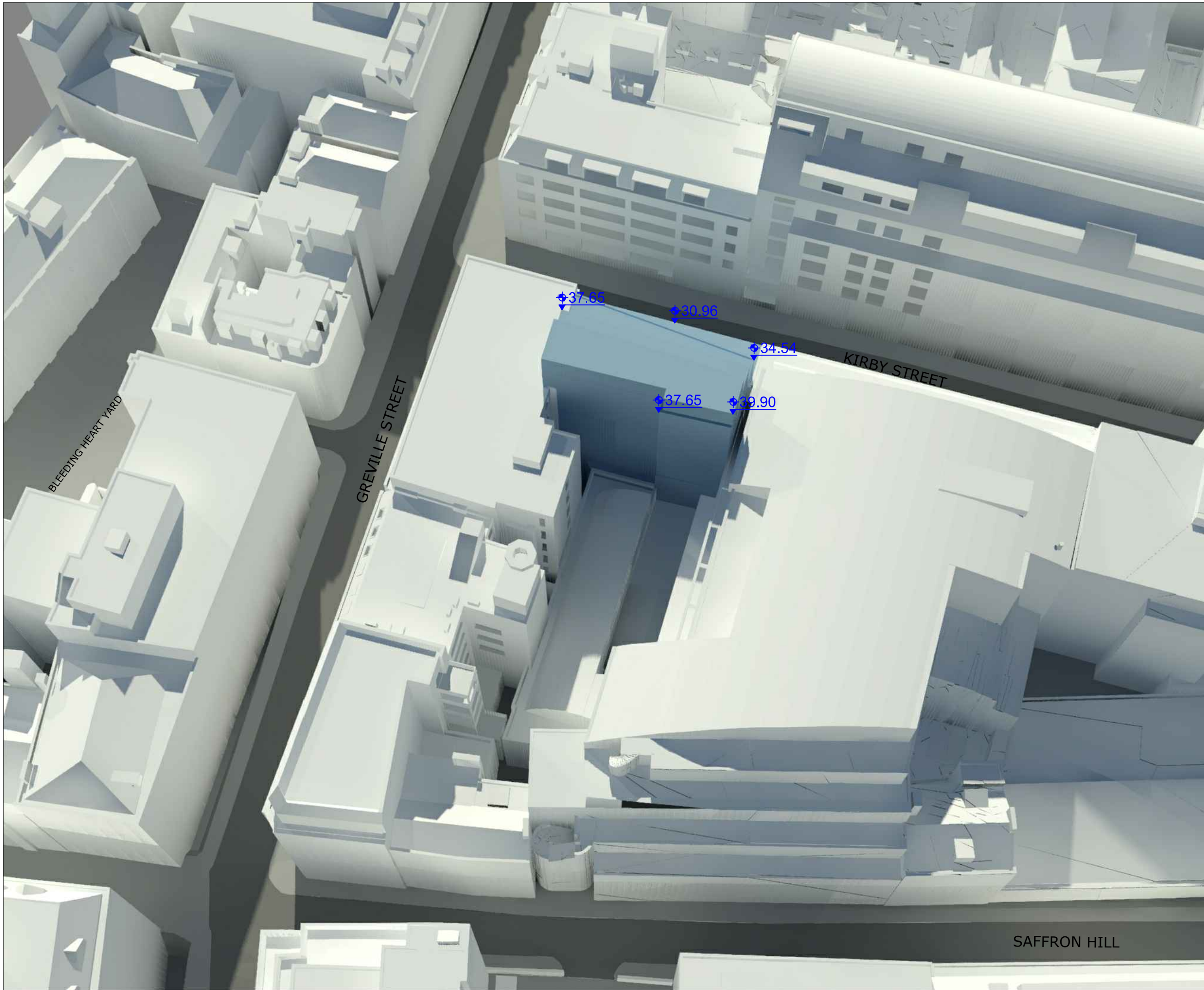
PROJECT
 3-5 KIRBY STREET
 LONDON EC1N

DRAWING
 3D VIEW
 PROPOSED SCHEME

DATE 10.03.17	SCALE @ A3 NTS
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MOD./DRAWN BY ET / JH	REVISION A
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PROJECT No. 1762	REL No.-DRAWING No. 02-02
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SOURCES OF INFORMATION:

MADDOX
 IR01 (RECEIVED 21.03.2016)
 IR03 (RECEIVED 20.04.2016)

BEN ADAMS ARCHITECTS
 IR02 (RECEIVED 07.04.2016)

BAA
 IR04 (RECEIVED 03.05.2016)
 IR07 (RECEIVED 09.03.2017)
 IR08 (RECEIVED 13.03.2017)

SITE PHOTOGRAPHS

NOTES:
 ALL AOD HEIGHTS ARE IN METRES
 PROPOSED SCHEME SHOWN IN BLUE

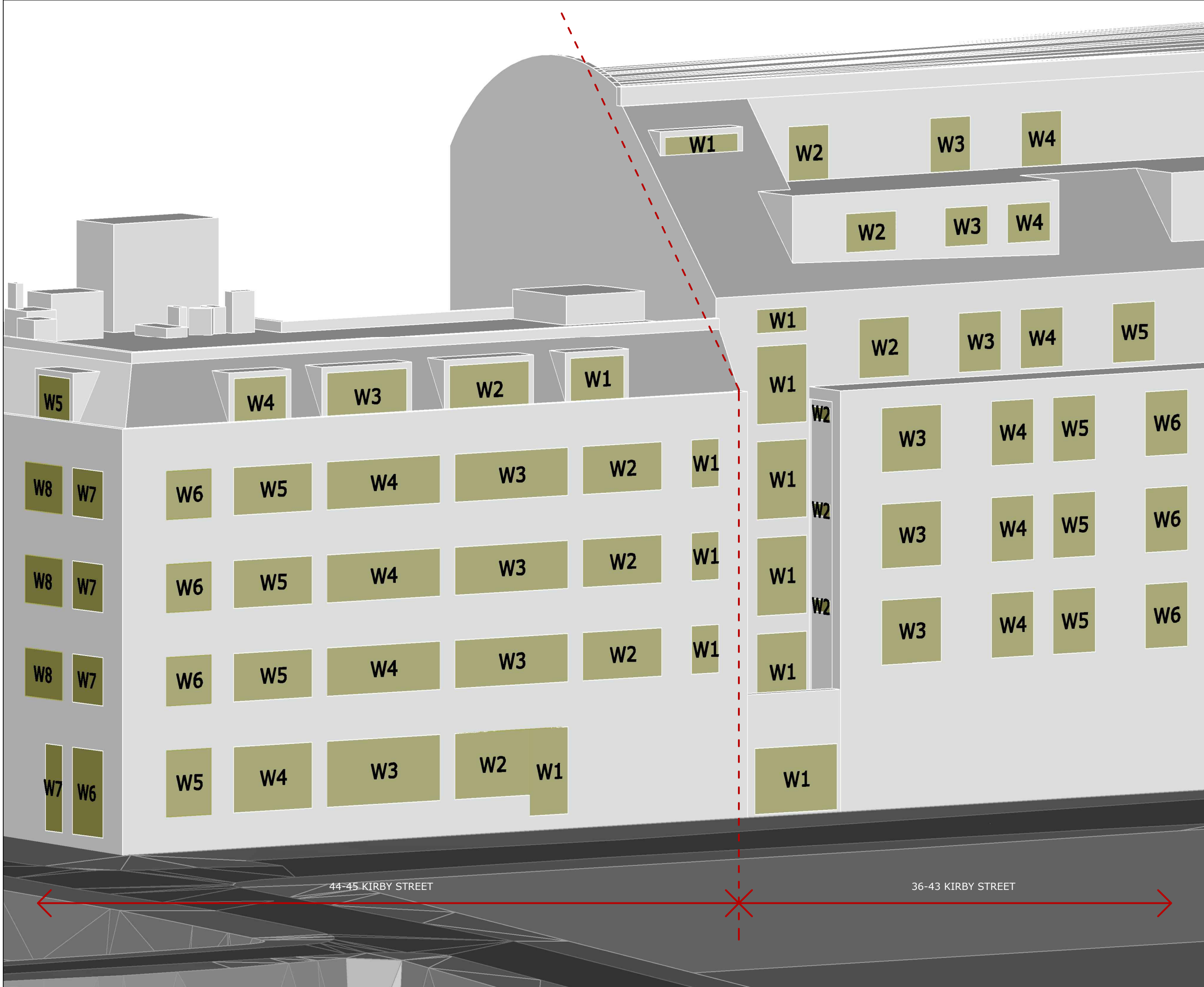
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DRAWING
 3D VIEW
 PROPOSED SCHEME

DATE 10.03.17	SCALE @ A3 NTS
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PROJECT No.	REL No.-DRAWING No.
1762	02-03



SOURCES OF INFORMATION:

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 IR01 (RECEIVED 21.03.2016)
 IR03 (RECEIVED 20.04.2016)

BEN ADAMS ARCHITECTS
 IR02 (RECEIVED 07.04.2016)

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PROJECT
 3-5 KIRBY STREET
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DRAWING
 WINDOW MAP
 44-45 & 36-43 KIRBY STREET

DATE 12.05.16	SCALE @ A3 NTS
MOD./DRAWN BY ET / ET	REVISION A

PROJECT No. 1762	REL No.-DRAWING No. 01-07
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SOURCES OF INFORMATION:

MADDOX
 IR01 (RECEIVED 21.03.2016)
 IR03 (RECEIVED 20.04.2016)

BEN ADAMS ARCHITECTS
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BAA
 IR04 (RECEIVED 03.05.2016)

SITE PHOTOGRAPHS

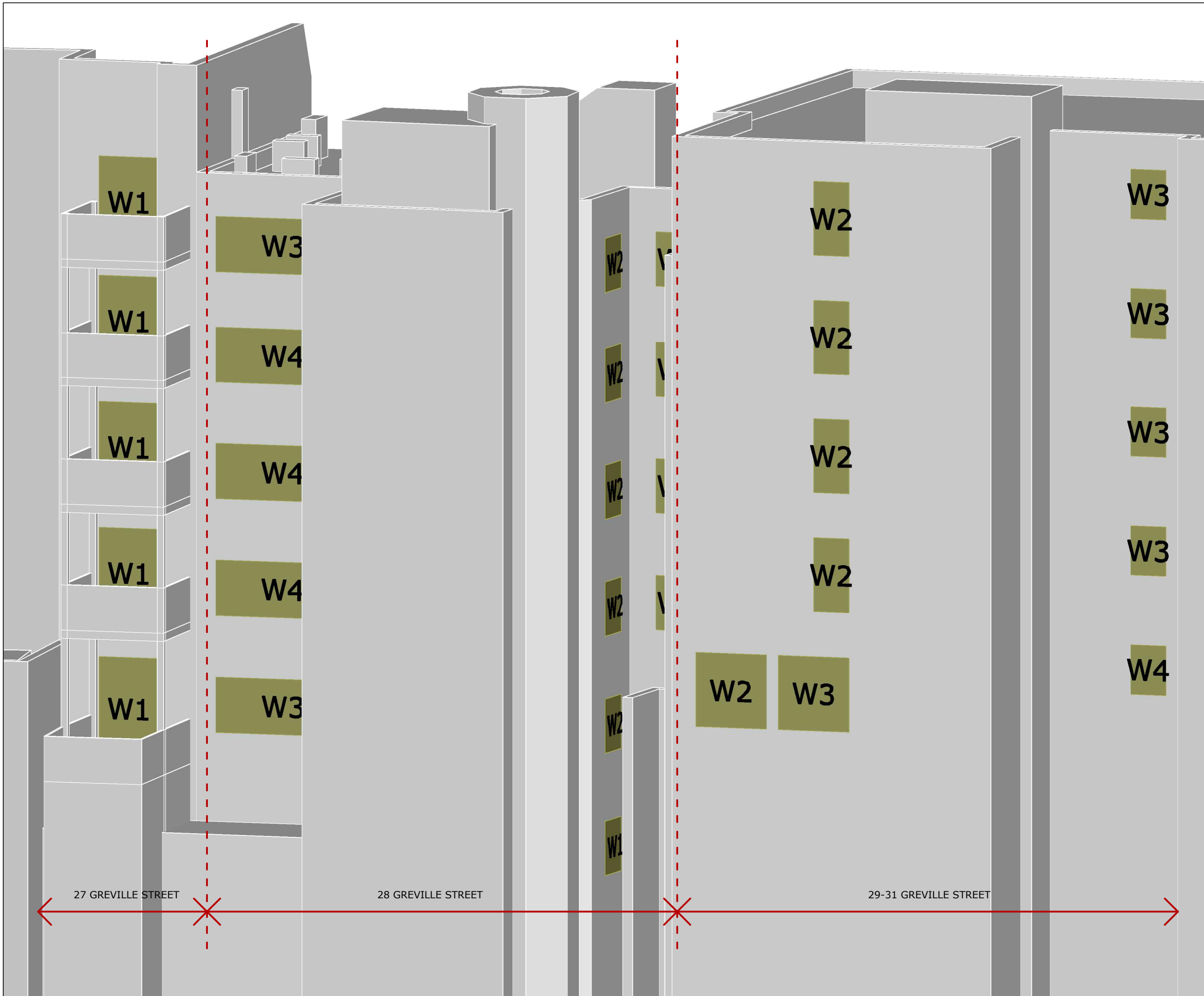


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PROJECT
 3-5 KIRBY STREET
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DRAWING
 WINDOW MAP
 27, 28, 29-31 GREVILLE STREET
 (1 OF 2)

DATE 12.05.16	SCALE @ A3 NTS
MOD./DRAWN BY ET / ET	REVISION A
PROJECT No. 1762	REL No.-DRAWING No. 01-08



SOURCES OF INFORMATION:

MADDOX
 IR01 (RECEIVED 21.03.2016)
 IR03 (RECEIVED 20.04.2016)

BEN ADAMS ARCHITECTS
 IR02 (RECEIVED 07.04.2016)

BAA
 IR04 (RECEIVED 03.05.2016)

SITE PHOTOGRAPHS

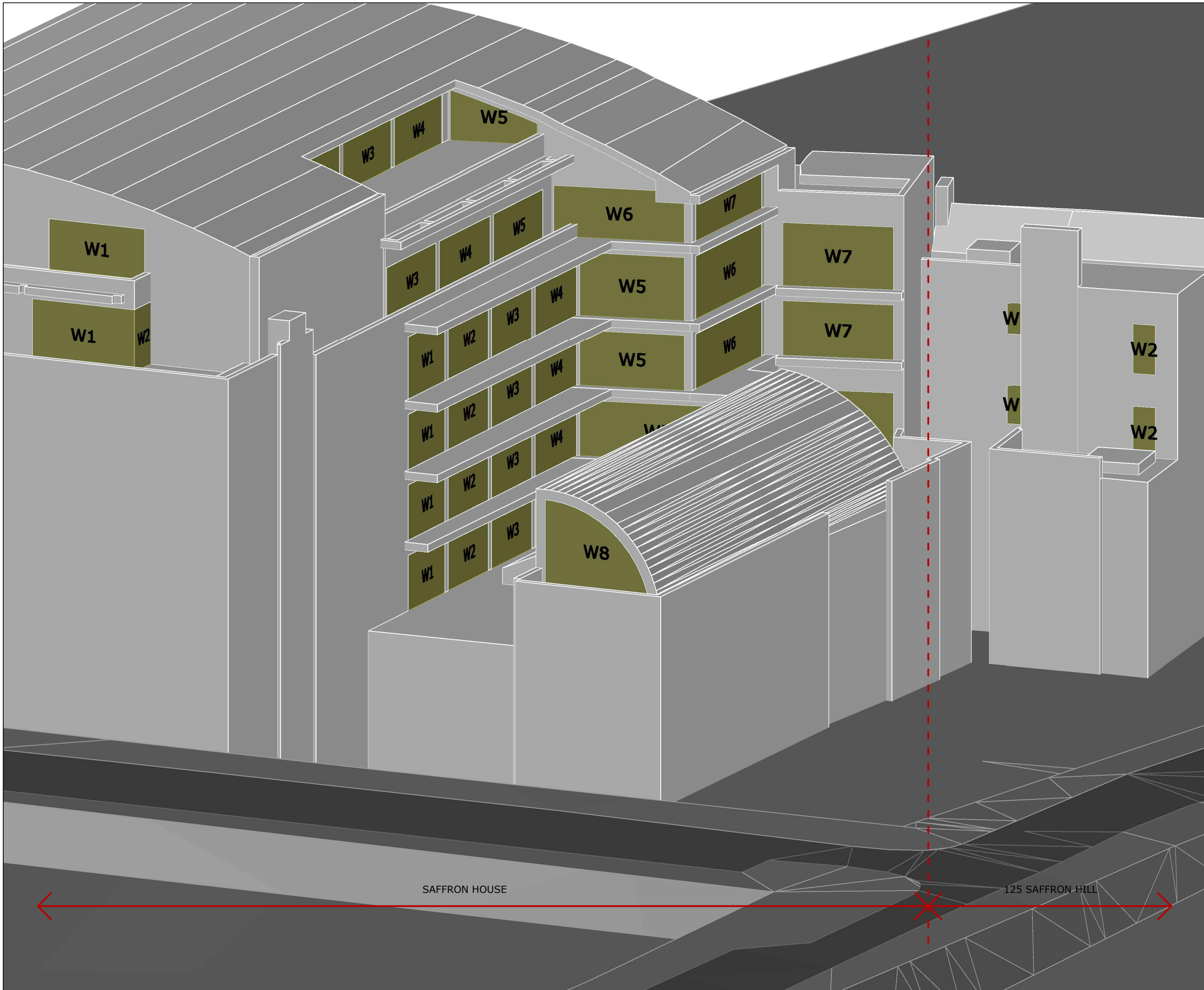
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PROJECT
 3-5 KIRBY STREET
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DRAWING
 WINDOW MAP
 27, 28, 29-31 GREVILLE STREET
 (2 OF 2)

DATE 12.05.16	SCALE @ A3 NTS
MOD./DRAWN BY ET / ET	REVISION A

PROJECT No. 1762	REL No.-DRAWING No. 01-09
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SOURCES OF INFORMATION:

MADDOX
 IR01 (RECEIVED 21.03.2016)
 IR03 (RECEIVED 20.04.2016)

BEN ADAMS ARCHITECTS
 IR02 (RECEIVED 07.04.2016)

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PROJECT
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DRAWING
 WINDOW MAP
 SAFFRON HOUSE & 125 SAFFRON HILL

DATE 12.05.16	SCALE @ A3 NTS
MOD./DRAWN BY ET / ET	REVISION A

PROJECT No. 1762	REL No.-DRAWING No. 01-10
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APPENDIX 2

Daylight & Sunlight Results

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	
Saffron House												
Ground	R1	Flat1	NonCommercial	Unknown	W1	Existing Proposed	3.60 2.64	0.73	11 9	0.82	0 0	0.00
	R2	Flat1	NonCommercial	Unknown	W2	Existing Proposed	3.74 2.77	0.74	12 8	0.67	0 0	0.00
	R3	Flat1	NonCommercial	Unknown	W3	Existing Proposed	3.57 2.81	0.79	13 11	0.85	0 0	0.00
	R4	Flat1	NonCommercial	Unknown	W4	Existing Proposed	2.47 2.00	0.81	7 5	0.71	1 0	0.00
	R5	Flat1	NonCommercial	Unknown	W5	Existing Proposed	8.85 5.60	0.63	15 8	0.53	0 0	0.00
First	R1	Flat1	NonCommercial	Unknown	W1	Existing Proposed	2.23 1.43	0.64	7 6	0.86	0 0	0.00
	R2	Flat1	NonCommercial	Unknown	W2	Existing Proposed	2.34 1.58	0.68	5 4	0.80	1 0	0.00
	R3	Flat1	NonCommercial	Unknown	W3	Existing Proposed	2.35 1.80	0.77	8 6	0.75	3 1	0.33
	R4	Flat1	NonCommercial	Unknown	W4	Existing Proposed	1.94 1.61	0.83	4 4	1.00	1 1	1.00
	R5	Flat1	NonCommercial	Unknown	W5	Existing Proposed	12.25 8.03	0.66	20 12	0.60	1 0	0.00
	R6	Flat1	NonCommercial	Unknown	W6	Existing Proposed	8.74 8.74	1.00	10 10	1.00	0 0	0.00
	R7	Flat1	NonCommercial	Unknown	W7	Existing Proposed	5.20 4.48	0.86		*North*		*North*
				W8	Existing Proposed	4.74 0.66	0.14	4 1	0.25	0 0	0.00	
Second	R1	Flat1	NonCommercial	Unknown	W1	Existing Proposed	5.80 4.28	0.74	13 10	0.77	3 0	0.00
	R2	Flat1	NonCommercial	Unknown	W2	Existing Proposed	6.24 4.77	0.76	13 10	0.77	5 2	0.40
	R3	Flat1	NonCommercial	Unknown	W3	Existing Proposed	6.18 5.07	0.82	13 10	0.77	6 3	0.50
	R4	Flat1	NonCommercial	Unknown	W4	Existing Proposed	5.16 4.44	0.86	10 9	0.90	5 4	0.80
	R5	Flat1	NonCommercial	Unknown	W5	Existing Proposed	14.46 10.13	0.70	26 19	0.73	2 0	0.00
	R6	Flat1	NonCommercial	Unknown	W6	Existing Proposed	13.93 13.48	0.97	39 36	0.92	3 2	0.67
R6	Flat1	NonCommercial	Unknown	W7	Existing	15.59	0.84	27	0.89	2	0.50	

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex	
						Proposed	13.17	24		1		
Third	R1	Flat1	NonCommercial	Unknown	W1	Existing Proposed	13.93 9.40	0.67	36 22	0.61	16 8	0.50
	R2	Flat1	NonCommercial	Unknown	W2	Existing Proposed	13.23 10.45	0.79	27 21	0.78	15 9	0.60
	R3	Flat1	NonCommercial	Unknown	W3	Existing Proposed	12.73 10.90	0.86	28 25	0.89	16 13	0.81
	R4	Flat1	NonCommercial	Unknown	W4	Existing Proposed	10.25 9.12	0.89	18 15	0.83	12 9	0.75
	R5	Flat1	NonCommercial	Unknown	W5	Existing Proposed	19.90 15.66	0.79	36 30	0.83	9 6	0.67
					W6	Existing Proposed	21.53 21.06	0.98	57 55	0.96	11 10	0.91
	R6	Flat1	NonCommercial	Unknown	W7	Existing Proposed	23.69 21.60	0.91	44 42	0.95	7 6	0.86
Fourth	R1	Flat1	NonCommercial	Unknown	W1	Existing Proposed	28.37 28.36	1.00	44 44	1.00	16 16	1.00
					W2	Existing Proposed	21.81 20.30	0.93	49 46	0.94	18 15	0.83
	R2	Flat1	NonCommercial	Unknown	W3	Existing Proposed	30.24 23.77	0.79	76 57	0.75	26 16	0.62
	R3	Flat1	NonCommercial	Unknown	W4	Existing Proposed	29.84 26.60	0.89	75 68	0.91	26 20	0.77
	R4	Flat1	NonCommercial	Unknown	W5	Existing Proposed	27.06 25.34	0.94	63 59	0.94	24 20	0.83
	R5	Flat1	NonCommercial	Unknown	W6	Existing Proposed	27.25 23.80	0.87	43 39	0.91	14 11	0.79
					W7	Existing Proposed	23.65 23.27	0.98	59 58	0.98	22 21	0.95
Fifth	R1	Flat1	NonCommercial	Unknown	W1	Existing Proposed	34.83 34.83	1.00	51 51	1.00	16 16	1.00
	R2	Flat1	NonCommercial	Unknown	W2	Existing Proposed	31.61 29.10	0.92	71 69	0.97	23 21	0.91
	R3	Flat1	NonCommercial	Unknown	W3	Existing Proposed	33.90 31.60	0.93	77 73	0.95	29 25	0.86
	R4	Flat1	NonCommercial	Unknown	W4	Existing Proposed	32.54 31.19	0.96	70 68	0.97	26 24	0.92
	R5	Flat1	NonCommercial	Unknown	W5	Existing Proposed	23.22 21.24	0.91	33 30	0.91	13 10	0.77

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex				
Ground	R1	Flat1	Residential	Lobby	W1	Existing	13.53	0.97				*North*				
						Proposed	13.16						*North*			
First	R1	Flat1	Residential	Stair Tread	W1	Existing	11.71	0.88		*North*	*North*					
	R2	Flat1	Residential	Study	W2	Existing	9.40									
						Proposed	8.67	21					0.71	1	1.00	
	R3	Flat1	Residential	Study	W4	Existing	18.87	0.95						*North*	*North*	
						Proposed	17.86									
R4	Flat1	Residential	Study	W5	Existing	18.61	0.96		*North*	*North*						
R5	Flat1	Residential	Study	W6	Existing	18.29	0.97		*North*	*North*						
						Proposed	17.98	0.93	15	*North*	1	*North*				
Second	R1	Flat1	Residential	Stair Tread	W1	Existing	15.61	0.84		*North*	*North*					
	R2	Flat1	Residential	Study	W2	Existing	12.08									
						Proposed	11.05	29					0.83	3	1.00	
	R3	Flat1	Residential	Study	W4	Existing	23.69	0.92						*North*	*North*	
						Proposed	21.89									
R4	Flat1	Residential	Study	W5	Existing	23.25	0.94		*North*	*North*						
R5	Flat1	Residential	Study	W6	Existing	22.74	0.96		*North*	*North*						
						Proposed	22.05	0.90	24	*North*	3	*North*				
Third	R1	Flat1	Residential	Stair Tread	W1	Existing	20.62	0.83		*North*	*North*					
	R2	Flat1	Residential	Study	W2	Existing	17.02									
						Proposed	16.04	37					0.92	7	0.86	
	R3	Flat1	Residential	Study	W4	Existing	28.89	0.92						*North*	*North*	
						Proposed	26.60									
R4	Flat1	Residential	Study	W5	Existing	28.34	0.94		*North*	*North*						
R5	Flat1	Residential	Study	W6	Existing	27.73	0.96		*North*	*North*						
						Proposed	26.77	0.89	34	*North*	6	*North*				
Fourth	R1	Flat1	Residential	Stair Tread	W1	Existing	33.33	0.91		*North*	*North*					
	R2	Flat1	Residential	Study	W2	Existing	34.37									
Proposed						32.19		*North*	*North*							

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
	R3	Flat1	Residential	Study	W3	Existing 33.85 Proposed 32.11	0.95			*North*	*North*
					W4	Existing 33.63 Proposed 32.09	0.95			*North*	*North*
	R4	Flat1	Residential	Study	W5	Existing 33.23 Proposed 32.12	0.97			*North*	*North*
Fifth	R1	Flat1	Residential	Stair Tread	W1	Existing 36.16 Proposed 33.79	0.93			*North*	*North*
	R2	Flat1	Residential	Study	W2	Existing 38.09 Proposed 37.16	0.98			*North*	*North*
	R3	Flat1	Residential	Study	W3	Existing 37.93 Proposed 37.14	0.98			*North*	*North*
					W4	Existing 37.86 Proposed 37.11	0.98			*North*	*North*
Sixth	R1	Flat1	Residential	Stair Tread	W1	Existing 39.20 Proposed 39.00	0.99			*North*	*North*
	R2	Flat1	Residential	Study	W2	Existing 38.22 Proposed 38.01	0.99			*North*	*North*
	R3	Flat1	Residential	Study	W3	Existing 39.08 Proposed 38.88	0.99			*North*	*North*
	R4	Flat1	Residential	Study	W4	Existing 39.12 Proposed 38.91	0.99			*North*	*North*
44-45 Kirby Street											
Ground	R1	Flat1	NonCommercial	Unknown	W1	Existing 14.43 Proposed 13.82	0.96			*North*	*North*
					W2	Existing 14.87 Proposed 14.22	0.96			*North*	*North*
	R2	Flat1	Commercial	Restaurant	W3	Existing 15.14 Proposed 14.61	0.96			*North*	*North*
					W4	Existing 15.97 Proposed 15.64	0.98			*North*	*North*
					W5	Existing 17.34 Proposed 17.13	0.99			*North*	*North*
					W6	Existing 12.62 Proposed 12.62	1.00	40 40	1.00	1 1	1.00 1.00
					W7	Existing 12.51 Proposed 12.51	1.00	39 39	1.00	1 1	1.00 1.00
First	R1	Flat1	NonCommercial	Unknown	W1	Existing 19.68 Proposed 17.83	0.91			*North*	*North*
	R2	Flat1	NonCommercial	Unknown	W2	Existing 19.72 Proposed 17.83	0.90			*North*	*North*
	R3	Flat1	NonCommercial	Unknown	W3	Existing 19.65 Proposed 17.93	0.91			*North*	*North*
	R4	Flat1	NonCommercial	Unknown	W4	Existing 19.72	0.94			*North*	*North*

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
						Proposed 18.46					
	R5	Flat1	NonCommercial	Unknown	W5	Existing 20.40 Proposed 19.67	0.96			*North*	*North*
	R6	Flat1	NonCommercial	Unknown	W6	Existing 21.68 Proposed 21.24	0.98			*North*	*North*
					W7	Existing 18.38 Proposed 18.38	1.00	55	1.00	1	1.00
					W8	Existing 18.14 Proposed 18.14	1.00	57	1.00	3	1.00
								55		1	
								57		3	
Second	R1	Flat1	NonCommercial	Unknown	W1	Existing 25.22 Proposed 21.73	0.86			*North*	*North*
	R2	Flat1	NonCommercial	Unknown	W2	Existing 25.34 Proposed 21.77	0.86			*North*	*North*
	R3	Flat1	NonCommercial	Unknown	W3	Existing 25.20 Proposed 21.94	0.87			*North*	*North*
	R4	Flat1	NonCommercial	Unknown	W4	Existing 24.99 Proposed 22.62	0.91			*North*	*North*
	R5	Flat1	NonCommercial	Unknown	W5	Existing 25.29 Proposed 23.96	0.95			*North*	*North*
	R6	Flat1	NonCommercial	Unknown	W6	Existing 26.37 Proposed 25.59	0.97			*North*	*North*
					W7	Existing 24.96 Proposed 24.96	1.00	69	1.00	11	1.00
					W8	Existing 24.59 Proposed 24.59	1.00	70	1.00	12	1.00
								69		11	
								70		12	
Third	R1	Flat1	NonCommercial	Unknown	W1	Existing 30.89 Proposed 26.24	0.85			*North*	*North*
	R2	Flat1	NonCommercial	Unknown	W2	Existing 31.09 Proposed 26.32	0.85			*North*	*North*
	R3	Flat1	NonCommercial	Unknown	W3	Existing 31.01 Proposed 26.62	0.86			*North*	*North*
	R4	Flat1	NonCommercial	Unknown	W4	Existing 30.75 Proposed 27.45	0.89			*North*	*North*
	R5	Flat1	NonCommercial	Unknown	W5	Existing 30.62 Proposed 28.72	0.94			*North*	*North*
	R6	Flat1	NonCommercial	Unknown	W6	Existing 31.29 Proposed 30.15	0.96			*North*	*North*
					W7	Existing 32.19 Proposed 32.19	1.00	82	1.00	24	1.00
					W8	Existing 31.66 Proposed 31.66	1.00	81	1.00	23	1.00
								82		24	
								81		23	
Fourth	R1	Flat1	NonCommercial	Unknown	W1	Existing 35.26 Proposed 31.25	0.89			*North*	*North*
	R2	Flat1	NonCommercial	Unknown	W2	Existing 35.28	0.89			*North*	*North*

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
						Proposed 31.54					
	R3	Flat1	NonCommercial	Unknown	W3	Existing 35.18 Proposed 32.39	0.92		*North*		*North*
	R4	Flat1	NonCommercial	Unknown	W4	Existing 35.16 Proposed 33.35	0.95		*North*		*North*
					W5	Existing 36.78 Proposed 36.78	1.00	88 88	1.00	30 30	1.00
27 Greville Street											
First	R1	Flat1	NonCommercial	Kitchen?	W1	Existing 1.27 Proposed 1.27	1.00		*North*		*North*
Second	R1	Flat1	NonCommercial	Kitchen?	W1	Existing 3.00 Proposed 3.00	1.00		*North*		*North*
Third	R1	Flat1	NonCommercial	Kitchen?	W1	Existing 8.31 Proposed 8.31	1.00		*North*		*North*
Fourth	R1	Flat1	NonCommercial	Hallway	W1	Existing 13.24 Proposed 13.24	1.00		*North*		*North*
Fifth	R1	Flat1	NonCommercial	Office	W1	Existing 34.41 Proposed 34.41	1.00		*North*		*North*
28 Greville Street											
Ground	R1	Flat1	NonCommercial	WC	W1	Existing 1.00 Proposed 1.00	1.00	0 0	0.00	0 0	0.00
First	R1	Flat1	NonCommercial	Landing	W1	Existing 4.32 Proposed 4.32	1.00		*North*		*North*
	R2	Flat1	NonCommercial	WC	W2	Existing 1.71 Proposed 1.71	1.00	0 0	0.00	0 0	0.00
	R3	Flat1	NonCommercial	Office	W3	Existing 6.76 Proposed 6.76	1.00		*North*		*North*
Second	R1	Flat1	NonCommercial	Landing	W1	Existing 5.47 Proposed 5.47	1.00		*North*		*North*
					W3	Existing 9.26 Proposed 9.26	1.00		*North*		*North*
	R2	Flat1	NonCommercial	WC	W2	Existing 2.27 Proposed 2.27	1.00	0 0	0.00	0 0	0.00
	R3	Flat1	NonCommercial	Office	W4	Existing 9.55 Proposed 9.55	1.00		*North*		*North*
Third	R1	Flat1	NonCommercial	Landing	W1	Existing 6.87 Proposed 6.87	1.00		*North*		*North*
					W3	Existing 12.72 Proposed 12.72	1.00		*North*		*North*
	R2	Flat1	NonCommercial	WC	W2	Existing 3.07	1.00	0	0.00	0	0.00

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
						Proposed 3.07		0		0	
	R3	Flat1	NonCommercial	Office	W4	Existing 14.04 Proposed 14.04	1.00		*North*		*North*
Fourth	R1	Flat1	NonCommercial	Landing	W1	Existing 9.22 Proposed 9.22	1.00		*North*		*North*
					W3	Existing 18.19 Proposed 18.19	1.00		*North*		*North*
	R2	Flat1	NonCommercial	WC	W2	Existing 4.71 Proposed 4.71	1.00	0 0	0.00	0 0	0.00 0.00
	R3	Flat1	NonCommercial	Office	W4	Existing 19.56 Proposed 19.56	1.00		*North*		*North*
Fifth	R1	Flat1	Residential	LKD	W1	Existing 14.46 Proposed 14.46	1.00		*North*		*North*
					W4	Existing 36.65 Proposed 36.65	1.00	85 85	1.00	28 28	1.00 1.00
					W5	Existing 36.84 Proposed 36.84	1.00	86 86	1.00	29 29	1.00 1.00
					W6	Existing 37.00 Proposed 37.00	1.00	83 83	1.00	27 27	1.00 1.00
	R2	Flat1	Residential	Bedroom	W2	Existing 9.97 Proposed 9.97	1.00	2 2	1.00	0 0	0.00 0.00
	R3	Flat1	Residential	Bedroom	W3	Existing 28.17 Proposed 28.17	1.00		*North*		*North*
29-31 Greville Street											
First	R1	Flat1	Residential	Bedroom	W1	Existing 5.54 Proposed 5.54	1.00		*North*		*North*
					W2	Existing 13.80 Proposed 11.71	0.85		*North*		*North*
					W3	Existing 13.55 Proposed 11.21	0.83		*North*		*North*
	R2	Flat1	Residential	Hallway	W4	Existing 7.41 Proposed 5.51	0.74		*North*		*North*
Second	R1	Flat1	Residential	Bedroom	W1	Existing 7.53 Proposed 7.53	1.00		*North*		*North*
					W2	Existing 18.56 Proposed 15.03	0.81		*North*		*North*
	R2	Flat1	Residential	Hallway	W3	Existing 10.10 Proposed 7.03	0.70		*North*		*North*
Third	R1	Flat1	Residential	Bedroom	W1	Existing 10.33 Proposed 10.33	1.00		*North*		*North*
					W2	Existing 24.36 Proposed 19.70	0.81		*North*		*North*
	R2	Flat1	Residential	Hallway	W3	Existing 14.04 Proposed 8.96	0.64		*North*		*North*
Fourth	R1	Flat1	Residential	Bedroom	W1	Existing 15.14 Proposed 15.14	1.00		*North*		*North*

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
					W2	Existing Proposed	29.88 24.92	0.83		*North*		*North*
	R2	Flat1	Residential	Hallway	W3	Existing Proposed	23.89 11.82	0.49		*North*		*North*
Fifth	R1	Flat1	Residential	LKD	W1	Existing Proposed	27.51 27.51	1.00		*North*		*North*
					W2	Existing Proposed	34.46 30.21	0.88		*North*		*North*
	R2	Flat1	Residential	Hallway	W3	Existing Proposed	30.10 17.26	0.57		*North*		*North*
125 Saffron Hill												
First	R1	Flat1	Residential	Unknown	W1	Existing Proposed	6.91 6.55	0.95	2 0	0.00	0 0	0.00
Second	R1	Flat1	Residential	Unknown	W1	Existing Proposed	10.18 8.71	0.86	3 2	0.67	0 0	0.00
	R2	Flat1	Residential	Unknown	W2	Existing Proposed	4.86 4.78	0.98	0 0	0.00	0 0	0.00
Third	R1	Flat1	Residential	Unknown	W1	Existing Proposed	13.70 12.39	0.90	11 9	0.82	0 0	0.00
	R2	Flat1	Residential	Unknown	W2	Existing Proposed	6.64 6.56	0.99	0 0	0.00	0 0	0.00

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
Saffron House									
Ground	R1	Flat1	NonCommercial	Unknown	Area m2	23.7	3.14	3.10	0.99
					% of room		13%	13%	
	R2	Flat1	NonCommercial	Unknown	Area m2	23.4	3.73	3.71	0.99
					% of room		16%	16%	
	R3	Flat1	NonCommercial	Unknown	Area m2	23.4	3.79	3.79	1.00
				% of room		16%	16%		
R4	Flat1	NonCommercial	Unknown	Area m2	19.79	3.63	3.63	1.00	
				% of room		18%	18%		
R5	Flat1	NonCommercial	Unknown	Area m2	33.76	19.13	7.82	0.41	
				% of room		57%	23%		
First	R1	Flat1	NonCommercial	Unknown	Area m2	23.7	3.61	3.29	0.91
					% of room		15%	14%	
	R2	Flat1	NonCommercial	Unknown	Area m2	23.4	5.03	5.00	0.99
					% of room		21%	21%	
	R3	Flat1	NonCommercial	Unknown	Area m2	23.4	4.83	4.83	1.00
					% of room		21%	21%	
	R4	Flat1	NonCommercial	Unknown	Area m2	19.79	4.51	4.51	1.00
				% of room		23%	23%		
R5	Flat1	NonCommercial	Unknown	Area m2	33.76	26.61	10.98	0.41	
				% of room		79%	33%		
R6	Flat1	NonCommercial	Unknown	Area m2	10.07	10.07	10.07	1.00	
				% of room		100%	100%		
R7	Flat1	NonCommercial	Unknown	Area m2	27.59	14.25	9.13	0.64	
				% of room		52%	33%		
Second	R1	Flat1	NonCommercial	Unknown	Area m2	23.7	6.71	6.36	0.95
					% of room		28%	27%	
	R2	Flat1	NonCommercial	Unknown	Area m2	23.4	9.15	9.02	0.99
					% of room		39%	39%	
	R3	Flat1	NonCommercial	Unknown	Area m2	23.4	9.71	9.71	1.00
					% of room		42%	41%	
R4	Flat1	NonCommercial	Unknown	Area m2	19.79	8.93	8.92	1.00	
				% of room		45%	45%		
R5	Flat1	NonCommercial	Unknown	Area m2	31.76	31.44	21.21	0.67	
				% of room		99%	67%		
R6	Flat1	NonCommercial	Unknown	Area m2	10.07	10.07	10.07	1.00	
				% of room		100%	100%		
Third	R1	Flat1	NonCommercial	Unknown	Area m2	23.7	17.23	16.59	0.96
					% of room		73%	70%	
	R2	Flat1	NonCommercial	Unknown	Area m2	23.4	22.71	22.67	1.00
					% of room		97%	97%	
	R3	Flat1	NonCommercial	Unknown	Area m2	23.4	23.40	23.39	1.00
					% of room		100%	100%	
R4	Flat1	NonCommercial	Unknown	Area m2	19.79	19.62	19.62	1.00	
				% of room		99%	99%		
R5	Flat1	NonCommercial	Unknown	Area m2	31.76	31.72	31.72	1.00	
				% of room		100%	100%		
R6	Flat1	NonCommercial	Unknown	Area m2	10.07	10.07	10.07	1.00	
				% of room		100%	100%		
Fourth	R1	Flat1	NonCommercial	Unknown	Area m2	24.81	22.36	22.36	1.00
					% of room		90%	90%	
	R2	Flat1	NonCommercial	Unknown	Area m2	29.55	29.50	29.50	1.00
					% of room		100%	100%	
	R3	Flat1	NonCommercial	Unknown	Area m2	29.25	29.25	29.25	1.00
				% of room		100%	100%		
R4	Flat1	NonCommercial	Unknown	Area m2	25.22	25.21	25.21	1.00	
				% of room		100%	100%		
R5	Flat1	NonCommercial	Unknown	Area m2	31.76	31.76	31.76	1.00	
				% of room		100%	100%		
Fifth	R1	Flat1	NonCommercial	Unknown	Area m2	26.61	25.19	25.19	1.00
					% of room		95%	95%	
	R2	Flat1	NonCommercial	Unknown	Area m2	27.63	27.63	27.63	1.00
					% of room		100%	100%	
	R3	Flat1	NonCommercial	Unknown	Area m2	27.33	27.32	27.32	1.00
				% of room		100%	100%		
R4	Flat1	NonCommercial	Unknown	Area m2	22.93	22.93	22.93	1.00	
				% of room		100%	100%		
R5	Flat1	NonCommercial	Unknown	Area m2	21.18	20.59	20.59	1.00	
				% of room		97%	97%		

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
Ground	R1	Flat1	Residential	Lobby	Area m2	10.74	3.84	3.79	0.99
					% of room		36%	35%	
First	R1	Flat1	Residential	Stair Tread	Area m2	6.15	5.18	5.18	1.00
					% of room		84%	84%	
	R2	Flat1	Residential	Study	Area m2	24.51	9.40	8.10	0.86
					% of room		38%	33%	
	R3	Flat1	Residential	Study	Area m2	17.19	5.39	4.90	0.91
					% of room		31%	28%	
R4	Flat1	Residential	Study	Area m2	17.19	5.50	4.74	0.86	
				% of room		32%	28%		
Second	R5	Flat1	Residential	Study	Area m2	17.19	5.00	4.76	0.95
					% of room		29%	28%	
	R1	Flat1	Residential	Stair Tread	Area m2	6.15	5.18	5.18	1.00
					% of room		84%	84%	
	R2	Flat1	Residential	Study	Area m2	24.51	16.01	11.91	0.74
					% of room		65%	49%	
R3	Flat1	Residential	Study	Area m2	17.19	7.99	6.69	0.84	
				% of room		47%	39%		
R4	Flat1	Residential	Study	Area m2	17.19	8.12	6.52	0.80	
				% of room		47%	38%		
R5	Flat1	Residential	Study	Area m2	17.19	6.47	6.31	0.97	
				% of room		38%	37%		
Third	R1	Flat1	Residential	Stair Tread	Area m2	6.15	5.61	5.61	1.00
					% of room		91%	91%	
	R2	Flat1	Residential	Study	Area m2	24.51	21.50	19.24	0.89
					% of room		88%	78%	
	R3	Flat1	Residential	Study	Area m2	17.19	11.22	10.33	0.92
				% of room		65%	60%		
R4	Flat1	Residential	Study	Area m2	17.19	11.11	10.13	0.91	
				% of room		65%	59%		
R5	Flat1	Residential	Study	Area m2	17.19	9.08	9.05	1.00	
				% of room		53%	53%		
Fourth	R1	Flat1	Residential	Stair Tread	Area m2	6.15	6.03	6.03	1.00
					% of room		98%	98%	
	R2	Flat1	Residential	Study	Area m2	23.25	22.60	21.34	0.94
					% of room		97%	92%	
R3	Flat1	Residential	Study	Area m2	24.21	23.96	23.84	1.00	
				% of room		99%	98%		
R4	Flat1	Residential	Study	Area m2	24.16	21.25	21.25	1.00	
				% of room		88%	88%		
Fifth	R1	Flat1	Residential	Stair Tread	Area m2	6.15	3.66	2.54	0.69
					% of room		60%	41%	
	R2	Flat1	Residential	Study	Area m2	16.69	16.18	16.18	1.00
				% of room		97%	97%		
R3	Flat1	Residential	Study	Area m2	24.72	22.46	22.46	1.00	
				% of room		91%	91%		
Sixth	R1	Flat1	Residential	Stair Tread	Area m2	13.66	5.69	5.69	1.00
					% of room		42%	42%	
	R2	Flat1	Residential	Study	Area m2	28.59	25.67	25.67	1.00
					% of room		90%	90%	
R3	Flat1	Residential	Study	Area m2	22.3	21.54	21.54	1.00	
				% of room		97%	97%		
R4	Flat1	Residential	Study	Area m2	22.3	21.76	21.76	1.00	
				% of room		98%	98%		
44-45 Kirby Street									
Ground	R1	Flat1	NonCommercial	Unknown	Area m2	29.03	12.30	12.08	0.98
					% of room		42%	42%	
R2	Flat1	Commercial	Restaurant	Area m2	54.75	54.71	54.71	1.00	
				% of room		100%	100%		
First	R1	Flat1	NonCommercial	Unknown	Area m2	14.64	5.42	4.26	0.79
					% of room		37%	29%	
	R2	Flat1	NonCommercial	Unknown	Area m2	23.7	8.85	7.38	0.83
					% of room		37%	31%	
	R3	Flat1	NonCommercial	Unknown	Area m2	30.23	13.37	12.38	0.93
					% of room		44%	41%	
R4	Flat1	NonCommercial	Unknown	Area m2	30.23	17.28	16.65	0.96	
				% of room		57%	55%		
R5	Flat1	NonCommercial	Unknown	Area m2	22.8	15.89	15.43	0.97	
				% of room		70%	68%		
R6	Flat1	NonCommercial	Unknown	Area m2	20.8	20.76	20.76		
				% of room					

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
					% of room		100%	100%	1.00
Second	R1	Flat1	NonCommercial	Unknown	Area m2	14.64	9.42	5.61	0.59
					% of room		64%	38%	
	R2	Flat1	NonCommercial	Unknown	Area m2	23.7	15.46	9.91	0.64
					% of room		65%	42%	
	R3	Flat1	NonCommercial	Unknown	Area m2	30.23	19.82	14.77	0.75
					% of room		66%	49%	
R4	Flat1	NonCommercial	Unknown	Area m2	30.23	22.58	19.43	0.86	
				% of room		75%	64%		
R5	Flat1	NonCommercial	Unknown	Area m2	22.8	18.34	16.10	0.88	
				% of room		80%	71%		
R6	Flat1	NonCommercial	Unknown	Area m2	20.8	20.77	20.76	1.00	
				% of room		100%	100%		
Third	R1	Flat1	NonCommercial	Unknown	Area m2	14.64	14.54	7.40	0.51
					% of room		99%	51%	
	R2	Flat1	NonCommercial	Unknown	Area m2	23.7	23.70	15.27	0.64
					% of room		100%	64%	
	R3	Flat1	NonCommercial	Unknown	Area m2	30.23	30.21	19.67	0.65
					% of room		100%	65%	
R4	Flat1	NonCommercial	Unknown	Area m2	30.23	30.21	22.41	0.74	
				% of room		100%	74%		
R5	Flat1	NonCommercial	Unknown	Area m2	22.8	21.99	17.99	0.82	
				% of room		96%	79%		
R6	Flat1	NonCommercial	Unknown	Area m2	20.8	20.77	20.76	1.00	
				% of room		100%	100%		
Fourth	R1	Flat1	NonCommercial	Unknown	Area m2	43.2	32.99	23.95	0.73
					% of room		76%	55%	
	R2	Flat1	NonCommercial	Unknown	Area m2	28.72	27.70	20.86	0.75
					% of room		96%	73%	
R3	Flat1	NonCommercial	Unknown	Area m2	28.62	27.10	21.96	0.81	
				% of room		95%	77%		
R4	Flat1	NonCommercial	Unknown	Area m2	41.44	36.80	36.33	0.99	
				% of room		89%	88%		
27 Greville Street									
First	R1	Flat1	NonCommercial	Kitchen?	Area m2	11.69	2.60	2.60	1.00
					% of room		22%	22%	
Second	R1	Flat1	NonCommercial	Kitchen?	Area m2	11.69	3.35	3.35	1.00
					% of room		29%	29%	
Third	R1	Flat1	NonCommercial	Kitchen?	Area m2	11.69	6.60	6.60	1.00
					% of room		56%	56%	
Fourth	R1	Flat1	NonCommercial	Hallway	Area m2	3.39	3.16	3.16	1.00
					% of room		93%	93%	
Fifth	R1	Flat1	NonCommercial	Office	Area m2	18.49	18.21	18.21	1.00
					% of room		98%	98%	
28 Greville Street									
Ground	R1	Flat1	NonCommercial	WC	Area m2	6.19	0.42	0.42	1.00
					% of room		7%	7%	
First	R1	Flat1	NonCommercial	Landing	Area m2	13.32	3.19	3.19	1.00
					% of room		24%	24%	
	R2	Flat1	NonCommercial	WC	Area m2	5.64	0.65	0.65	1.00
				% of room		11%	11%		
R3	Flat1	NonCommercial	Office	Area m2	20.7	7.91	7.91	1.00	
				% of room		38%	38%		
Second	R1	Flat1	NonCommercial	Landing	Area m2	22.76	11.58	11.58	1.00
					% of room		51%	51%	
	R2	Flat1	NonCommercial	WC	Area m2	8.58	0.65	0.65	1.00
				% of room		8%	8%		
R3	Flat1	NonCommercial	Office	Area m2	20.3	9.34	9.34	1.00	
				% of room		46%	46%		
Third	R1	Flat1	NonCommercial	Landing	Area m2	22.76	13.10	13.10	1.00
					% of room		58%	58%	
	R2	Flat1	NonCommercial	WC	Area m2	8.58	0.75	0.75	1.00
				% of room		9%	9%		
R3	Flat1	NonCommercial	Office	Area m2	13.91	10.49	10.49	1.00	
				% of room		75%	75%		
Fourth	R1	Flat1	NonCommercial	Landing	Area m2	23.58	17.16	17.16	1.00
					% of room		73%	73%	
R2	Flat1	NonCommercial	WC	Area m2	8	0.87	0.87	1.00	
				% of room		11%	11%		

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
	R3	Flat1	NonCommercial	Office	Area m2 % of room	11.5	11.11 97%	11.11 97%	1.00
Fifth	R1	Flat1	Residential	LKD	Area m2 % of room	53.09	49.75 94%	49.75 94%	1.00
	R2	Flat1	Residential	Bedroom	Area m2 % of room	13.71	4.59 33%	4.59 33%	1.00
	R3	Flat1	Residential	Bedroom	Area m2 % of room	15.36	15.31 100%	15.31 100%	1.00
29-31 Greville Street									
First	R1	Flat1	Residential	Study	Area m2 % of room	15.12	5.82 38%	5.79 38%	1.00
	R2	Flat1	Residential	Hallway	Area m2 % of room	19.55	1.81 9%	1.53 8%	0.85
Second	R1	Flat1	Residential	Study	Area m2 % of room	15.12	5.76 38%	4.85 32%	0.84
	R2	Flat1	Residential	Hallway	Area m2 % of room	19.55	2.72 14%	2.04 10%	0.75
Third	R1	Flat1	Residential	Study	Area m2 % of room	15.12	7.54 50%	6.30 42%	0.84
	R2	Flat1	Residential	Hallway	Area m2 % of room	19.55	4.17 21%	2.74 14%	0.66
Fourth	R1	Flat1	Residential	Study	Area m2 % of room	15.12	10.44 69%	8.04 53%	0.77
	R2	Flat1	Residential	Hallway	Area m2 % of room	19.55	7.27 37%	2.82 14%	0.39
Fifth	R1	Flat1	Residential	Study	Area m2 % of room	34.68	22.81 66%	20.87 60%	0.92
	R2	Flat1	Residential	Hallway	Area m2 % of room	16.69	8.70 52%	4.21 25%	0.48
125 Saffron Hill									
First	R1	Flat1	Residential	Unknown	Area m2 % of room	9.24	2.00 22%	1.70 18%	0.85
Second	R1	Flat1	Residential	Unknown	Area m2 % of room	9.24	2.23 24%	2.21 24%	0.99
	R2	Flat1	Residential	Unknown	Area m2 % of room	12.82	1.27 10%	1.23 10%	0.97
Third	R1	Flat1	Residential	Unknown	Area m2 % of room	9.24	2.93 32%	2.93 32%	1.00
	R2	Flat1	Residential	Unknown	Area m2 % of room	12.82	1.45 11%	1.44 11%	0.99

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Existing	ADF Proposed
Saffron House														
Ground	R1	Flat1	NonCommercial	Unknown	W1-L	0.68	2.59	25.70	22.83	97.15	0.50	0.15	0.09	0.08
					W1-U	0.68	4.20	3.68	3.67	97.15	0.50	1.00	0.14	0.14
													0.24	0.23
Ground	R2	Flat1	NonCommercial	Unknown	W2-L	0.68	2.82	26.88	23.79	96.30	0.50	0.15	0.11	0.09
					W2-U	0.68	4.59	4.09	4.09	96.30	0.50	1.00	0.18	0.18
													0.28	0.27
Ground	R3	Flat1	NonCommercial	Unknown	W3-L	0.68	2.82	26.58	23.97	96.30	0.50	0.15	0.11	0.10
					W3-U	0.68	4.59	4.13	4.13	96.30	0.50	1.00	0.18	0.18
													0.28	0.27
Ground	R4	Flat1	NonCommercial	Unknown	W4-L	0.68	2.91	22.83	20.73	86.42	0.50	0.15	0.10	0.09
					W4-U	0.68	4.73	4.32	4.32	86.42	0.50	1.00	0.21	0.21
													0.32	0.31
Ground	R5	Flat1	NonCommercial	Unknown	W5-L	0.68	4.67	32.04	25.49	129.34	0.50	0.15	0.16	0.13
					W5-U	0.68	7.58	28.43	19.63	129.34	0.50	1.00	1.51	1.04
													1.67	1.17
First	R1	Flat1	NonCommercial	Unknown	W1-L	0.68	2.59	25.16	21.96	97.15	0.50	0.15	0.09	0.08
					W1-U	0.68	4.20	1.63	1.63	97.15	0.50	1.00	0.06	0.06
													0.16	0.14
First	R2	Flat1	NonCommercial	Unknown	W2-L	0.68	2.82	26.46	23.18	96.30	0.50	0.15	0.11	0.09
					W2-U	0.68	4.59	3.25	3.25	96.30	0.50	1.00	0.14	0.14
													0.25	0.23
First	R3	Flat1	NonCommercial	Unknown	W3-L	0.68	2.82	26.37	23.77	96.30	0.50	0.15	0.11	0.09
					W3-U	0.68	4.59	3.56	3.56	96.30	0.50	1.00	0.15	0.15
													0.26	0.25
First	R4	Flat1	NonCommercial	Unknown	W4-L	0.68	2.91	23.29	21.35	86.42	0.50	0.15	0.11	0.10
					W4-U	0.68	4.73	3.43	3.42	86.42	0.50	1.00	0.17	0.17
													0.28	0.27
First	R5	Flat1	NonCommercial	Unknown	W5-L	0.68	4.67	38.85	30.93	129.34	0.50	0.15	0.19	0.15
					W5-U	0.68	7.58	34.50	25.29	129.34	0.50	1.00	1.83	1.34
													2.02	1.50
First	R6	Flat1	NonCommercial	Unknown	W6-L	0.68	3.31	29.04	29.04	53.21	0.50	0.15	0.25	0.25
					W6-U	0.68	6.96	33.56	33.45	53.21	0.50	1.00	3.98	3.97
													4.23	4.21
First	R7	Flat1	NonCommercial	Unknown	W7-L	0.68	0.75	22.41	20.87	108.18	0.50	0.15	0.02	0.02
					W7-U	0.68	12.90	24.32	22.53	108.18	0.50	1.00	2.63	2.44
					W8-L	0.68	0.55	19.21	7.03	108.18	0.50	0.15	0.01	0.00
					W8-U	0.68	10.78	23.53	6.37	108.18	0.50	1.00	2.13	0.58
													4.79	3.04
Second	R1	Flat1	NonCommercial	Unknown	W1-L	0.68	2.59	33.18	28.87	97.15	0.50	0.15	0.12	0.10
					W1-U	0.68	4.20	10.67	8.46	97.15	0.50	1.00	0.42	0.33
													0.54	0.44
Second	R2	Flat1	NonCommercial	Unknown	W2-L	0.68	2.82	34.75	30.66	96.30	0.50	0.15	0.14	0.12
					W2-U	0.68	4.59	11.67	9.77	96.30	0.50	1.00	0.50	0.42
													0.64	0.54
Second	R3	Flat1	NonCommercial	Unknown	W3-L	0.68	2.82	34.56	31.48	96.30	0.50	0.15	0.14	0.13
					W3-U	0.68	4.59	11.90	10.53	96.30	0.50	1.00	0.51	0.45
													0.65	0.58
Second	R4	Flat1	NonCommercial	Unknown	W4-L	0.68	2.91	30.80	28.55	86.42	0.50	0.15	0.14	0.13
					W4-U	0.68	4.73	11.01	10.16	86.42	0.50	1.00	0.55	0.50
													0.69	0.63
Second	R5	Flat1	NonCommercial	Unknown	W5-L	0.68	3.15	42.67	34.93	120.87	0.50	0.15	0.15	0.12
					W5-U	0.68	5.12	38.42	29.91	120.87	0.50	1.00	1.48	1.15
					W6-L	0.68	4.60	41.59	40.75	120.87	0.50	0.15	0.22	0.21
					W6-U	0.68	7.47	35.03	34.42	120.87	0.50	1.00	1.96	1.93
													3.80	3.41
Second	R6	Flat1	NonCommercial	Unknown	W7-L	0.68	3.31	44.67	40.40	53.21	0.50	0.15	0.38	0.34
					W7-U	0.68	5.38	39.39	34.96	53.21	0.50	1.00	3.61	3.21
													3.99	3.55
Third	R1	Flat1	NonCommercial	Unknown	W1-L	0.68	2.59	47.71	38.90	103.12	0.50	0.15	0.16	0.13
					W1-U	0.68	5.13	31.46	24.51	103.12	0.50	1.00	1.42	1.11
													1.58	1.24
Third	R2	Flat1	NonCommercial	Unknown	W2-L	0.68	2.82	46.98	41.44	102.24	0.50	0.15	0.18	0.16
					W2-U	0.68	5.60	30.12	25.89	102.24	0.50	1.00	1.49	1.28
													1.67	1.44
Third	R3	Flat1	NonCommercial	Unknown	W3-L	0.68	2.82	45.93	42.24	102.24	0.50	0.15	0.17	0.16
					W3-U	0.68	5.60	29.39	26.63	102.24	0.50	1.00	1.46	1.32
													1.63	1.48
Third	R4	Flat1	NonCommercial	Unknown	W4-L	0.68	2.91	40.62	38.14	92.04	0.50	0.15	0.17	0.16
					W4-U	0.68	5.77	26.33	24.55	92.04	0.50	1.00	1.50	1.40
													1.67	1.56
Third	R5	Flat1	NonCommercial	Unknown	W5-L	0.68	3.15	50.16	42.90	127.75	0.50	0.15	0.17	0.14
					W5-U	0.68	6.25	48.59	41.56	127.75	0.50	1.00	2.15	1.84
					W6-L	0.68	4.60	52.77	51.98	127.75	0.50	0.15	0.26	0.25
					W6-U	0.68	9.11	50.09	49.42	127.75	0.50	1.00	3.24	3.20
													5.82	5.44
Third	R6	Flat1	NonCommercial	Unknown	W7-L	0.68	3.31	55.16	51.59	57.17	0.50	0.15	0.43	0.41
					W7-U	0.68	6.56	59.13	55.82	57.17	0.50	1.00	6.16	5.81
													6.59	6.22
Fourth	R1	Flat1	NonCommercial	Unknown	W1-L	0.68	3.31	66.28	66.26	110.43	0.50	0.15	0.27	0.27
					W1-U	0.68	6.56	59.88	59.87	110.43	0.50	1.00	3.22	3.22
					W2-L	0.68	1.12	53.88	50.88	110.43	0.50	0.15	0.07	0.07
					W2-U	0.68	2.22	55.36	53.37	110.43	0.50	1.00	1.01	0.97
													4.58	4.53
Fourth	R2	Flat1	NonCommercial	Unknown	W3-L	0.68	3.45	69.15	57.82	120.28	0.50	0.15	0.27	0.23
					W3-U	0.68	4.78	64.44	54.54	120.28	0.50	1.00	2.32	1.97
													2.59	2.19
Fourth	R3	Flat1	NonCommercial	Unknown	W4-L	0.68	3.57	68.44	62.62	119.40	0.50	0.15	0.28	0.25
					W4-U	0.68	4.94	63.87	58.86	119.40	0.50	1.00	2.40	2.21
													2.68	2.46
Fourth	R4	Flat1	NonCommercial	Unknown	W5-L	0.68	3.45	62.57	59.57	107.97	0.50	0.15	0.27	0.26

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Existing	ADF Proposed
					W5-U	0.68	4.78	60.09	57.43	107.97	0.50	1.00	2.41	2.31
													2.69	2.57
Fourth	R5	Flat1	NonCommercial	Unknown	W6-L	0.68	3.94	61.85	55.90	127.75	0.50	1.00	0.26	0.23
					W6-U	0.68	5.03	63.52	58.10	127.75	0.50	1.00	2.27	2.07
					W7-L	0.68	4.60	59.95	59.27	127.75	0.50	1.00	0.29	0.29
					W7-U	0.68	4.57	35.12	34.79	127.75	0.50	1.00	1.14	1.13
													3.96	3.73
Fifth	R1	Flat1	NonCommercial	Unknown	W1-L	0.68	3.12	76.76	76.76	103.31	0.50	1.00	0.31	0.31
					W1-U	0.68	4.32	75.75	75.75	103.31	0.50	1.00	2.87	2.87
													3.19	3.19
Fifth	R2	Flat1	NonCommercial	Unknown	W2-L	0.68	1.76	70.07	67.39	110.40	0.50	1.00	0.15	0.15
					W2-U	0.68	6.26	65.35	60.85	110.40	0.50	1.00	3.36	3.13
													3.51	3.27
Fifth	R3	Flat1	NonCommercial	Unknown	W3-L	0.68	1.74	77.43	72.86	109.54	0.50	1.00	0.17	0.16
					W3-U	0.68	6.19	68.52	64.69	109.54	0.50	1.00	3.51	3.31
													3.68	3.47
Fifth	R4	Flat1	NonCommercial	Unknown	W4-L	0.68	1.71	72.48	69.81	97.31	0.50	1.00	0.17	0.17
					W4-U	0.68	6.10	66.66	64.42	97.31	0.50	1.00	3.79	3.66
													3.96	3.83
Fifth	R5	Flat1	NonCommercial	Unknown	W5-L	0.68	1.37	60.59	57.23	92.66	0.50	1.00	0.12	0.12
					W5-U	0.68	3.14	44.19	40.95	92.66	0.50	1.00	1.36	1.26
													1.48	1.37
36-43 Kirby Street														
Ground	R1	Flat1	Residential	Lobby	W1-L	0.68	2.52	40.10	39.56	74.21	0.50	1.00	0.19	0.18
					W1-U	0.68	4.09	40.35	39.53	74.21	0.50	1.00	2.02	1.98
													2.20	2.16
First	R1	Flat1	Residential	Stair Tread	W1-L	0.68	1.16	35.82	33.54	43.95	0.50	1.00	0.13	0.12
					W1-U	0.68	3.57	38.11	35.15	43.95	0.50	1.00	2.81	2.59
													2.94	2.71
First	R2	Flat1	Residential	Study	W3-L	0.68	1.39	49.19	47.29	114.95	0.50	1.00	0.08	0.08
					W3-U	0.68	3.30	50.50	48.04	114.95	0.50	1.00	1.32	1.25
					W2	0.68	0.35	24.31	23.13	114.95	0.50	1.00	0.07	0.06
													1.46	1.39
First	R3	Flat1	Residential	Study	W4-L	0.68	0.99	48.14	46.71	92.76	0.50	1.00	0.07	0.07
					W4-U	0.68	2.34	49.42	47.58	92.76	0.50	1.00	1.13	1.09
													1.20	1.16
First	R4	Flat1	Residential	Study	W5-L	0.68	0.99	47.76	46.59	92.76	0.50	1.00	0.07	0.07
					W5-U	0.68	2.34	48.95	47.47	92.76	0.50	1.00	1.12	1.08
													1.19	1.15
First	R5	Flat1	Residential	Study	W6-L	0.68	0.99	47.27	46.43	92.76	0.50	1.00	0.07	0.07
					W6-U	0.68	2.34	48.37	47.31	92.76	0.50	1.00	1.11	1.08
													1.17	1.15
Second	R1	Flat1	Residential	Stair Tread	W1-L	0.68	1.16	42.26	38.30	43.95	0.50	1.00	0.15	0.14
					W1-U	0.68	3.57	44.86	40.21	43.95	0.50	1.00	3.30	2.96
													3.46	3.10
Second	R2	Flat1	Residential	Study	W3-L	0.68	1.39	57.38	53.72	114.95	0.50	1.00	0.09	0.09
					W3-U	0.68	3.30	59.14	54.84	114.95	0.50	1.00	1.54	1.43
					W2	0.68	0.35	28.41	26.61	114.95	0.50	1.00	0.08	0.07
													1.71	1.59
Second	R3	Flat1	Residential	Study	W4-L	0.68	0.99	55.75	53.07	92.76	0.50	1.00	0.08	0.08
					W4-U	0.68	2.34	57.43	54.32	92.76	0.50	1.00	1.31	1.24
													1.39	1.32
Second	R4	Flat1	Residential	Study	W5-L	0.68	0.99	55.09	52.95	92.76	0.50	1.00	0.08	0.08
					W5-U	0.68	2.34	56.68	54.20	92.76	0.50	1.00	1.30	1.24
													1.38	1.32
Second	R5	Flat1	Residential	Study	W6-L	0.68	0.99	54.31	52.82	92.76	0.50	1.00	0.08	0.08
					W6-U	0.68	2.34	55.79	54.09	92.76	0.50	1.00	1.28	1.24
													1.35	1.31
Third	R1	Flat1	Residential	Stair Tread	W1-L	0.68	1.16	49.86	44.36	43.63	0.50	1.00	0.18	0.16
					W1-U	0.68	3.57	53.35	47.60	43.63	0.50	1.00	3.96	3.53
													4.14	3.69
Third	R2	Flat1	Residential	Study	W3-L	0.68	1.39	66.59	61.24	114.26	0.50	1.00	0.11	0.10
					W3-U	0.68	3.30	68.08	62.69	114.26	0.50	1.00	1.78	1.64
					W2	0.68	0.35	38.25	36.77	114.26	0.50	1.00	0.11	0.10
													2.00	1.85
Third	R3	Flat1	Residential	Study	W4-L	0.68	0.99	64.32	60.54	92.16	0.50	1.00	0.09	0.09
					W4-U	0.68	2.34	66.01	62.13	92.16	0.50	1.00	1.52	1.43
													1.61	1.52
Third	R4	Flat1	Residential	Study	W5-L	0.68	0.99	63.39	60.43	92.16	0.50	1.00	0.09	0.09
					W5-U	0.68	2.34	65.12	62.02	92.16	0.50	1.00	1.50	1.43
													1.59	1.52
Third	R5	Flat1	Residential	Study	W6-L	0.68	0.99	62.38	60.35	92.16	0.50	1.00	0.09	0.09
					W6-U	0.68	2.34	64.06	61.97	92.16	0.50	1.00	1.47	1.43
													1.56	1.51
Fourth	R1	Flat1	Residential	Stair Tread	W1-L	0.68	1.16	66.42	60.77	42.43	0.50	1.00	0.25	0.23
					W1-U	0.68	3.57	74.94	69.50	42.43	0.50	1.00	5.72	5.30
													5.97	5.53
Fourth	R2	Flat1	Residential	Study	W2-L	0.68	1.53	75.23	70.93	99.76	0.50	1.00	0.16	0.15
					W2-U	0.68	2.11	74.79	70.95	99.76	0.50	1.00	1.44	1.36
													1.59	1.51
Fourth	R3	Flat1	Residential	Study	W3-L	0.68	1.30	73.83	70.49	102.73	0.50	1.00	0.13	0.12
					W3-U	0.68	1.80	73.73	70.67	102.73	0.50	1.00	1.17	1.12
					W4-L	0.68	1.30	73.35	70.45	102.73	0.50	1.00	0.13	0.12
					W4-U	0.68	1.80	73.35	70.64	102.73	0.50	1.00	1.16	1.12
													2.59	2.48
Fourth	R4	Flat1	Residential	Study	W5-L	0.68	1.30	72.56	70.47	102.59	0.50	1.00	0.12	0.12
					W5-U	0.68	1.80	72.67	70.68	102.59	0.50	1.00	1.15	1.12
													1.28	1.24
Fifth	R1	Flat1	Residential	Stair Tread	W1-L	0.68	1.16	75.69	71.22	42.43	0.50	1.00	0.28	0.27
					W1-U	0.68	0.29	37.37	33.07	42.43	0.50	1.00	0.24	0.21
													0.52	0.47

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Existing	ADF Proposed
Fifth	R2	Flat1	Residential	Study	W2	0.68	2.37	82.03	80.06	85.75	0.50	1.00	2.05	2.00
													2.05	2.00
Fifth	R3	Flat1	Residential	Study	W3 W4	0.68 0.68	2.01 2.01	81.48 81.34	79.83 79.76	112.43 112.43	0.50 0.50	1.00 1.00	1.32 1.32	1.29 1.29
													2.64	2.59
Sixth	R1	Flat1	Residential	Stair Tread	W1	0.68	1.60	75.57	75.19	67.88	0.50	1.00	1.62	1.61
													1.62	1.61
Sixth	R2	Flat1	Residential	Study	W2-L W2-U	0.68 0.68	1.15 1.47	82.49 81.35	81.88 80.99	120.41 120.41	0.50 0.50	0.15 1.00	0.11 0.90	0.11 0.90
													1.01	1.00
Sixth	R3	Flat1	Residential	Study	W3-L W3-U	0.68 0.68	1.15 1.47	85.92 82.37	85.32 82.04	96.24 96.24	0.50 0.50	0.15 1.00	0.14 1.14	0.14 1.14
													1.28	1.28
Sixth	R4	Flat1	Residential	Study	W4-L W4-U	0.68 0.68	1.15 1.47	85.97 82.39	85.35 82.05	96.24 96.24	0.50 0.50	0.15 1.00	0.14 1.14	0.14 1.14
													1.28	1.28
44-45 Kirby Street														
Ground	R1	Flat1	NonCommercial	Unknown	W1-L W1-U W2-L W2-U	0.68 0.68 0.68 0.68	1.17 2.89 0.38 5.63	40.75 43.01 41.92 43.40	39.93 41.77 41.04 42.21	131.77 131.77 131.77 131.77	0.50 0.50 0.50 0.50	0.15 1.00 0.15 1.00	0.05 0.85 0.02 1.68	0.05 0.83 0.02 1.63
													2.60	2.53
Ground	R2	Flat1	Commercial	Restaurant	W3-L W3-U W4-L W4-U W5-L W5-U W6-L W6-U W7-L W7-U	0.68 0.68 0.68 0.68 0.68 0.68 0.68 0.68 0.68 0.68	0.57 8.52 0.40 5.91 0.23 3.38 1.37 3.38 0.76 1.88	42.47 43.86 43.84 45.24 45.84 47.33 37.25 39.84 35.60 38.35	41.74 42.91 43.37 44.65 45.54 46.95 37.25 39.84 35.60 38.35	224.68 224.68 224.68 224.68 224.68 224.68 224.68 224.68 224.68 224.68	0.50 0.50 0.50 0.50 0.50 0.50 0.50 0.50 0.50 0.50	0.15 1.00 0.15 1.00 0.15 1.00 0.15 1.00 0.15 1.00	0.01 1.51 0.01 1.08 0.01 0.65 0.03 0.54 0.02 0.29	0.01 1.47 0.01 1.06 0.01 0.64 0.03 0.54 0.02 0.29
													4.14	4.09
First	R1	Flat1	NonCommercial	Unknown	W1-L W1-U	0.68 0.68	0.14 1.46	48.40 49.52	45.79 46.31	76.54 76.54	0.50 0.50	0.15 1.00	0.01 0.86	0.01 0.80
													0.87	0.81
First	R2	Flat1	NonCommercial	Unknown	W2-L W2-U	0.68 0.68	0.40 4.19	49.92 50.61	47.28 47.37	103.12 103.12	0.50 0.50	0.15 1.00	0.03 1.86	0.02 1.75
													1.89	1.77
First	R3	Flat1	NonCommercial	Unknown	W3-L W3-U	0.68 0.68	0.57 6.04	49.93 50.55	47.52 47.58	122.28 122.28	0.50 0.50	0.15 1.00	0.03 2.26	0.03 2.13
													2.29	2.16
First	R4	Flat1	NonCommercial	Unknown	W4-L W4-U	0.68 0.68	0.57 6.04	50.13 50.65	48.36 48.48	122.28 122.28	0.50 0.50	0.15 1.00	0.03 2.27	0.03 2.17
													2.30	2.20
First	R5	Flat1	NonCommercial	Unknown	W5-L W5-U	0.68 0.68	0.40 4.19	51.26 51.73	50.22 50.47	100.48 100.48	0.50 0.50	0.15 1.00	0.03 1.96	0.03 1.91
													1.98	1.94
First	R6	Flat1	NonCommercial	Unknown	W6-L W6-U W7-L W7-U W8-L W8-U	0.68 0.68 0.68 0.68 0.68 0.68	0.23 2.39 0.23 2.39 0.28 2.93	53.05 53.64 47.04 48.22 46.92 47.97	52.42 52.87 47.04 48.22 46.92 47.97	93.96 93.96 93.96 93.96 93.96 93.96	0.50 0.50 0.50 0.50 0.50 0.50	0.15 1.00 0.15 1.00 0.15 1.00	0.02 1.24 0.02 1.11 0.02 1.35	0.02 1.22 0.02 1.11 0.02 1.35
													3.76	3.74
Second	R1	Flat1	NonCommercial	Unknown	W1-L W1-U	0.68 0.68	0.14 1.46	56.97 58.47	51.89 52.67	76.54 76.54	0.50 0.50	0.15 1.00	0.01 1.01	0.01 0.91
													1.03	0.93
Second	R2	Flat1	NonCommercial	Unknown	W2-L W2-U	0.68 0.68	0.40 4.19	58.71 59.81	53.51 53.88	103.12 103.12	0.50 0.50	0.15 1.00	0.03 2.20	0.03 1.99
													2.23	2.01
Second	R3	Flat1	NonCommercial	Unknown	W3-L W3-U	0.68 0.68	0.57 6.04	58.61 59.64	53.86 54.22	122.28 122.28	0.50 0.50	0.15 1.00	0.04 2.67	0.03 2.43
													2.71	2.46
Second	R4	Flat1	NonCommercial	Unknown	W4-L W4-U	0.68 0.68	0.57 6.04	58.38 59.31	54.91 55.33	122.28 122.28	0.50 0.50	0.15 1.00	0.04 2.66	0.03 2.48
													2.69	2.51
Second	R5	Flat1	NonCommercial	Unknown	W5-L W5-U	0.68 0.68	0.40 4.19	58.97 59.75	57.00 57.50	100.48 100.48	0.50 0.50	0.15 1.00	0.03 2.26	0.03 2.17
													2.29	2.20
Second	R6	Flat1	NonCommercial	Unknown	W6-L W6-U W7-L W7-U W8-L W8-U	0.68 0.68 0.68 0.68 0.68 0.68	0.23 2.39 0.23 2.39 0.28 2.93	60.42 61.26 57.23 59.04 56.96 58.58	59.25 59.92 57.23 59.04 56.96 58.58	93.96 93.96 93.96 93.96 93.96 93.96	0.50 0.50 0.50 0.50 0.50 0.50	0.15 1.00 0.15 1.00 0.15 1.00	0.02 1.42 0.02 1.36 0.02 1.65	0.02 1.38 0.02 1.36 0.02 1.65
													4.50	4.46
Third	R1	Flat1	NonCommercial	Unknown	W1-L W1-U	0.68 0.68	0.14 1.46	66.49 67.79	58.92 59.94	76.54 76.54	0.50 0.50	0.15 1.00	0.02 1.18	0.01 1.04
													1.19	1.05
Third	R2	Flat1	NonCommercial	Unknown	W2-L W2-U	0.68 0.68	0.40 4.19	68.60 69.50	60.76 61.35	103.12 103.12	0.50 0.50	0.15 1.00	0.04 2.56	0.03 2.26
													2.60	2.29
Third	R3	Flat1	NonCommercial	Unknown	W3-L W3-U	0.68 0.68	0.57 6.04	68.54 69.44	61.30 61.91	122.28 122.28	0.50 0.50	0.15 1.00	0.04 3.11	0.04 2.77
													3.15	2.81
Third	R4	Flat1	NonCommercial	Unknown	W4-L W4-U	0.68 0.68	0.57 6.04	68.06 69.01	62.63 63.32	122.28 122.28	0.50 0.50	0.15 1.00	0.04 3.09	0.04 2.83
													3.13	2.87
Third	R5	Flat1	NonCommercial	Unknown	W5-L W5-U	0.68 0.68	0.40 4.19	67.90 68.76	64.73 65.40	100.48 100.48	0.50 0.50	0.15 1.00	0.04 2.60	0.03 2.47

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Existing	ADF Proposed
													2.64	2.51
Third	R6	Flat1	NonCommercial	Unknown	W6-L	0.68	0.23	68.73	66.79	93.96	0.50	0.15	0.02	0.02
					W6-U	0.68	2.39	69.57	67.51	93.96	0.50	1.00	1.61	1.56
					W7-L	0.68	0.23	69.44	69.44	93.96	0.50	0.15	0.02	0.02
					W7-U	0.68	2.39	71.28	71.28	93.96	0.50	1.00	1.65	1.65
					W8-L	0.68	0.28	68.81	68.81	93.96	0.50	0.15	0.03	0.03
					W8-U	0.68	2.93	70.53	70.53	93.96	0.50	1.00	1.99	1.99
													5.32	5.27
Fourth	R1	Flat1	NonCommercial	Unknown	W1-L	0.68	1.13	77.25	69.45	141.84	0.50	0.15	0.08	0.08
					W1-U	0.68	1.70	74.07	67.13	141.84	0.50	1.00	0.81	0.73
													0.89	0.81
Fourth	R2	Flat1	NonCommercial	Unknown	W2-L	0.68	2.42	77.59	70.29	102.73	0.50	0.15	0.25	0.23
					W2-U	0.68	2.56	74.48	68.03	102.73	0.50	1.00	1.68	1.54
													1.93	1.76
Fourth	R3	Flat1	NonCommercial	Unknown	W3-L	0.68	2.43	77.42	71.90	102.47	0.50	0.15	0.25	0.23
					W3-U	0.68	2.57	74.46	69.53	102.47	0.50	1.00	1.70	1.58
													1.95	1.82
Fourth	R4	Flat1	NonCommercial	Unknown	W4-L	0.68	1.59	76.85	73.31	137.09	0.50	0.15	0.12	0.12
					W4-U	0.68	1.68	74.20	70.91	137.09	0.50	1.00	0.82	0.79
					W5-L	0.68	1.41	79.96	79.96	137.09	0.50	0.15	0.11	0.11
					W5-U	0.68	1.49	77.03	77.03	137.09	0.50	1.00	0.76	0.76
													1.82	1.77
27 Greville Street														
First	R1	Flat1	NonCommercial	Kitchen?	W1-L	0.68	1.14	15.35	15.35	67.82	0.50	0.15	0.04	0.04
					W1-U	0.68	2.27	7.99	7.99	67.82	0.50	1.00	0.24	0.24
													0.28	0.28
Second	R1	Flat1	NonCommercial	Kitchen?	W1-L	0.68	1.14	23.32	23.32	62.88	0.50	0.15	0.06	0.06
					W1-U	0.68	1.86	13.46	13.46	62.88	0.50	1.00	0.36	0.36
													0.42	0.42
Third	R1	Flat1	NonCommercial	Kitchen?	W1-L	0.68	1.14	34.93	34.93	62.88	0.50	0.15	0.09	0.09
					W1-U	0.68	1.86	24.82	24.82	62.88	0.50	1.00	0.67	0.67
													0.75	0.75
Fourth	R1	Flat1	NonCommercial	Hallway	W1-L	0.68	1.14	40.45	40.45	29.83	0.50	0.15	0.21	0.21
					W1-U	0.68	1.86	33.08	33.08	29.83	0.50	1.00	1.87	1.87
													2.08	2.08
Fifth	R1	Flat1	NonCommercial	Office	W1-L	0.68	1.14	62.89	62.89	88.35	0.50	0.15	0.11	0.11
					W1-U	0.68	1.86	74.95	74.95	88.35	0.50	1.00	1.43	1.43
													1.54	1.54
28 Greville Street														
Ground	R1	Flat1	NonCommercial	WC	W1	0.68	1.36	8.28	8.28	43.71	0.50	1.00	0.23	0.23
													0.23	0.23
First	R1	Flat1	NonCommercial	Landing	W1	0.68	1.36	21.85	21.85	69.75	0.50	1.00	0.39	0.39
													0.39	0.39
First	R2	Flat1	NonCommercial	WC	W2	0.68	1.36	11.38	11.38	36.03	0.50	1.00	0.39	0.39
													0.39	0.39
First	R3	Flat1	NonCommercial	Office	W3	0.68	4.17	27.52	27.52	88.74	0.50	1.00	1.17	1.17
													1.17	1.17
Second	R1	Flat1	NonCommercial	Landing	W1	0.68	1.36	24.58	24.58	131.41	0.50	1.00	0.23	0.23
					W3	0.68	3.06	32.40	32.40	131.41	0.50	1.00	0.68	0.68
													0.92	0.92
Second	R2	Flat1	NonCommercial	WC	W2	0.68	1.36	13.25	13.25	51.65	0.50	1.00	0.32	0.32
													0.32	0.32
Second	R3	Flat1	NonCommercial	Office	W4	0.68	4.17	33.12	33.12	87.50	0.50	1.00	1.43	1.43
													1.43	1.43
Third	R1	Flat1	NonCommercial	Landing	W1	0.68	1.36	27.62	27.62	131.41	0.50	1.00	0.26	0.26
					W3	0.68	3.06	38.90	38.90	131.41	0.50	1.00	0.82	0.82
													1.08	1.08
Third	R2	Flat1	NonCommercial	WC	W2	0.68	1.36	16.20	16.20	51.65	0.50	1.00	0.39	0.39
													0.39	0.39
Third	R3	Flat1	NonCommercial	Office	W4	0.68	4.17	41.12	41.12	74.71	0.50	1.00	2.08	2.08
													2.08	2.08
Fourth	R1	Flat1	NonCommercial	Landing	W1-L	0.68	0.07	31.78	31.78	130.64	0.50	0.15	0.00	0.00
					W1-U	0.68	1.30	32.33	32.33	130.64	0.50	1.00	0.29	0.29
					W3-L	0.68	0.20	47.27	47.27	130.64	0.50	0.15	0.01	0.01
					W3-U	0.68	2.86	48.09	48.09	130.64	0.50	1.00	0.95	0.95
													1.26	1.26
Fourth	R2	Flat1	NonCommercial	WC	W2-L	0.68	0.07	21.42	21.42	48.02	0.50	0.15	0.00	0.00
					W2-U	0.68	1.30	21.26	21.26	48.02	0.50	1.00	0.52	0.52
													0.52	0.52
Fourth	R3	Flat1	NonCommercial	Office	W4-L	0.68	0.27	48.10	48.10	66.64	0.50	0.15	0.03	0.03
					W4-U	0.68	3.89	50.05	50.05	66.64	0.50	1.00	2.65	2.65
													2.68	2.68
Fifth	R1	Flat1	Residential	LKD	W1-L	0.68	0.07	39.67	39.67	191.74	0.50	0.15	0.00	0.00
					W1-U	0.68	1.30	41.71	41.71	191.74	0.50	1.00	0.26	0.26
					W6	0.68	0.78	83.46	83.46	191.74	0.50	1.00	0.31	0.31
					W4	0.68	0.77	82.68	82.68	191.74	0.50	1.00	0.30	0.30
					W5	0.68	0.73	83.08	83.08	191.74	0.50	1.00	0.29	0.29
													1.15	1.15
Fifth	R2	Flat1	Residential	Bedroom	W2-L	0.68	0.07	30.74	30.74	66.59	0.50	0.15	0.00	0.00
					W2-U	0.68	1.30	33.74	33.74	66.59	0.50	1.00	0.60	0.60
													0.60	0.60
Fifth	R3	Flat1	Residential	Bedroom	W3-L	0.68	0.27	60.66	60.66	72.09	0.50	0.15	0.03	0.03
					W3-U	0.68	3.89	63.91	63.91	72.09	0.50	1.00	3.13	3.13
													3.16	3.16
29-31 Greville Street														
First	R1	Flat1	Residential	Study	W1-L	0.68	0.29	22.74	22.74	79.08	0.50	0.15	0.01	0.01
					W1-U	0.68	0.53	22.77	22.77	79.08	0.50	1.00	0.14	0.14

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Existing	ADF Proposed
					W2-L	0.68	1.05	22.99	21.09	79.08	0.50	0.15	0.04	0.04
					W2-U	0.68	1.90	40.29	36.73	79.08	0.50	1.00	0.88	0.80
					W3-L	0.68	1.05	22.15	19.88	79.08	0.50	0.15	0.04	0.04
					W3-U	0.68	1.90	39.84	35.80	79.08	0.50	1.00	0.87	0.78
													1.98	1.81
First	R2	Flat1	Residential	Hallway	W4	0.68	0.98	28.80	24.65	102.44	0.50	1.00	0.25	0.21
													0.25	0.21
													0.25	0.21
Second	R1	Flat1	Residential	Study	W1-L	0.68	0.29	26.65	26.65	79.08	0.50	0.15	0.01	0.01
					W1-U	0.68	0.53	26.98	26.98	79.08	0.50	1.00	0.16	0.16
					W2-L	0.68	0.52	46.50	41.48	79.08	0.50	0.15	0.04	0.04
					W2-U	0.68	0.95	47.69	42.24	79.08	0.50	1.00	0.52	0.46
													0.74	0.67
Second	R2	Flat1	Residential	Hallway	W3	0.68	0.98	34.01	28.02	102.44	0.50	1.00	0.30	0.24
													0.30	0.24
													0.30	0.24
Third	R1	Flat1	Residential	Study	W1-L	0.68	0.29	31.57	31.57	79.08	0.50	0.15	0.02	0.02
					W1-U	0.68	0.53	32.46	32.46	79.08	0.50	1.00	0.20	0.20
					W2-L	0.68	0.52	55.44	48.97	79.08	0.50	0.15	0.05	0.04
					W2-U	0.68	0.95	56.66	49.83	79.08	0.50	1.00	0.62	0.54
													0.88	0.80
Third	R2	Flat1	Residential	Hallway	W3	0.68	0.98	41.05	31.97	102.44	0.50	1.00	0.36	0.28
													0.36	0.28
													0.36	0.28
Fourth	R1	Flat1	Residential	Study	W1-L	0.68	0.29	38.48	38.48	79.08	0.50	0.15	0.02	0.02
					W1-U	0.68	0.53	41.19	41.19	79.08	0.50	1.00	0.25	0.25
					W2-L	0.68	0.52	64.41	57.08	79.08	0.50	0.15	0.06	0.05
					W2-U	0.68	0.95	65.46	58.19	79.08	0.50	1.00	0.71	0.63
													1.04	0.95
Fourth	R2	Flat1	Residential	Hallway	W3	0.68	0.98	56.01	37.22	102.44	0.50	1.00	0.49	0.32
													0.49	0.32
													0.49	0.32
Fifth	R1	Flat1	Residential	Study	W1-L	0.68	0.29	54.99	54.99	149.30	0.50	0.15	0.01	0.01
					W1-U	0.68	0.53	59.14	59.14	149.30	0.50	1.00	0.19	0.19
					W2-L	0.68	0.52	72.65	65.65	149.30	0.50	0.15	0.03	0.03
					W2-U	0.68	0.95	73.01	66.55	149.30	0.50	1.00	0.42	0.38
													0.66	0.62
Fifth	R2	Flat1	Residential	Hallway	W3	0.68	0.98	65.52	46.19	85.56	0.50	1.00	0.68	0.48
													0.68	0.48
													0.68	0.48
125 Saffron Hill														
First	R1	Flat1	Residential	Unknown	W1-L	0.68	0.15	26.55	26.53	57.50	0.50	0.15	0.01	0.01
					W1-U	0.68	0.83	28.44	27.28	57.50	0.50	1.00	0.37	0.35
													0.38	0.36
Second	R1	Flat1	Residential	Unknown	W1-L	0.68	0.15	34.13	31.12	57.50	0.50	0.15	0.01	0.01
					W1-U	0.68	0.83	34.55	31.62	57.50	0.50	1.00	0.45	0.41
													0.46	0.42
Second	R2	Flat1	Residential	Unknown	W2-L	0.68	0.69	22.88	22.76	68.64	0.50	0.15	0.03	0.03
					W2-U	0.68	0.95	22.33	22.18	68.64	0.50	1.00	0.28	0.28
													0.31	0.31
Third	R1	Flat1	Residential	Unknown	W1	0.68	0.79	40.02	37.63	54.90	0.50	1.00	0.52	0.49
													0.52	0.49
													0.52	0.49
Third	R2	Flat1	Residential	Unknown	W2-L	0.68	0.69	26.51	26.44	68.64	0.50	0.15	0.04	0.04
					W2-U	0.68	0.95	26.70	26.56	68.64	0.50	1.00	0.34	0.33
													0.37	0.37