GVA

GVA Schatunowski Brooks

Planning BRE Daylight/Sunlight Report

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7-8 Jeffrey's Place, London NW1

CITY & PROVINCIAL PROPERTIES

MARCH 2018

Contents

Appendices

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Status: Final
Draft Date: March 2018

For and on behalf of GVA Grimley Limited

1. Introduction

1.1 The current proposals consist of the refurbishment of the existing building with an additional inset storey at roof level. GVASB have been instructed to assess the daylight and sunlight to the neighbouring properties in the current and proposed condition in order to determine the comparative change in the daylight and sunlight levels received, if any. Only properties in the immediate vicinity have been tested as is reasonable to assume that any affect resulting from the proposed works will lessen over distance.

1.2 The assessment model was based upon the following information:

- Site inspection and photographs taken on 9 December 2015.
- Land survey AutoCAD drawings produced by Green Hatch Group ref: 20663_01_P, 20663_02_P and 20663_03_ES.
- EMRYS Architect's 2D AutoCAD drawings ref: 1422-0200-AL-004_3F, 1422-0300-AL-001_SEC and 1422-0400-AL-001_ELE. EMRYS Architect's 3D 'Sketch Up' model ref: 1422_photomatch_New Roof Design_v10.
- Google Street view and Bing Map Aerial photography.

The above drawings have allowed us to model the proposed development for the purposes of this assessment.

2. Daylight Planning Principles

2.1 The Building Research Establishment (BRE) Guidelines – Site Layout Planning for Daylight and Sunlight: a guide to good practice is the document referred to by most local authorities. The BRE Guide gives advice on site layout planning to achieve good daylighting and sunlighting, within buildings and in the open spaces between them.

2.2 The introduction to the Guidelines state: -

"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the developer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design."

Daylighting

2.3 The requirements governing daylighting to existing residential buildings around a development site are set out in Part 2.2 of the guidelines. The amount of light available to any window depends upon the amount of unobstructed sky that can be seen from the centre of the window under consideration. The amount of visible sky and consequently the amount of available skylight is assessed by calculating the vertical sky component (VSC) at the centre of the window. The guidelines advise that bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines also suggest that distribution of daylight within rooms is reviewed although bedrooms are considered to be less important.

2.4 The VSC can be calculated by using the skylight indicator provided as part of the guidelines, by mathematical methods using what is known as a Waldram diagram or by 3D CAD modelling.

2.5 The guidelines state the following:-

"If this vertical sky component is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the vertical sky component with the new development in place, is both less than 27% and less than 0.8 times its former value, then occupants of the existing building will notice the reduction in the amount of skylight."

2.6 It must be interpreted from this criterion that a 27% VSC constitutes adequacy, but where this value cannot be achieved a reduction of up to 0.8 times its the former value (this is the same

as saying a 20% reduction when compared against the existing condition) would not be noticeable and would not therefore be considered material.

2.7 The VSC calculation only measures light reaching the outside plane of the window under consideration, so this is considered more a measure of the potential for good daylight within a given room. Depending upon the room and window size, the room may still be adequately lit with a lesser VSC value than the target values referred to above.

2.8 The no sky-line or daylight distribution (DD) contour shows the extent of light penetration into the room at working plane level, 850mm above floor level. If a substantial part of the room falls behind the no sky-line contour, the distribution of light within the room may look poor.

2.9 Appendix C of the BRE Guidelines sets out various more detailed tests that assess the interior daylight conditions of proposed habitable rooms. These include the calculation of the average daylight factors (ADF) and no sky-lines.

2.10 The ADF value determines the level of interior illumination that can be compared with the British Standard, BS 8206: Part 2. This recommends a minimum of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms.

Sunlighting

2.11 Requirements for protection of sunlighting to existing residential buildings around a development site are set out in Part 3.2 of the BRE guidelines. There is a requirement to assess windows of surrounding properties where the main windows face within 90 degrees of due south. The calculations are taken at the window reference point at the centre of each window on the plane of the inside surface of the wall.

2.12 The guidelines further state that kitchens and bedrooms are less important in the context of considering sunlight, although care should be taken not to block too much sun. The guidelines sets the following standard:-

"If this window reference point can receive more than one quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours during the winter months of 21st September and 21st March, then the room should still receive enough sunlight. The sunlight availability indicator in Appendix A can be used to check this.

Any reduction in sunlight access below this level should be kept to a minimum. If the available sunlight hours are both less than the amount given and less than 0.8 times their former value, either over the whole year or just during the winter months then the occupants of the existing building will notice the loss of sunlight."

2.13 To summarize the above, a good level of sunlight to a window is 25% annual probable sunlight hours, of which 5% should be in winter months. Where sunlight levels fall below the suggested level, a comparison with the existing condition is reviewed and if the ratio reduction is within 0.8 (the same as saying a 20% reduction) its former value or the reduction in sunlight received over the whole year is 4% or less, then the sunlight loss will not be noticeable.

2.14 Where sunlight reductions fall below a ratio of 0.8 (the same as saying greater than 20%) then the sunlight losses may be noticeable to occupants.

Daylighting within the proposed development

2.15 Appendix C of the BRE Guidelines sets out various more detailed tests that assess the interior daylight conditions of proposed habitable rooms. These include the calculation of the average daylight factors (ADF) and no sky-lines.

2.16 The ADF value determines the level of interior illumination that can be compared with the British Standard, BS 8206: Part 2. This recommends a minimum of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms.

3. Report

3.1 Attached drawing BRE/11 shows the proposals in context and BRE/12 to BRE/14 illustrate graphically the room layouts and No Skyline Contours (NSL) for the neighbouring properties. These can be found with the daylight and sunlight tables by reference to Appendix 1.

3.2 All properties test comprise of residential accommodation above. From our planning research it would appear a number of the rooms to the rear are bathrooms and bedrooms that have no expectation of daylight or are considered 'less important'. The commentary below deals with each of these properties in-turn.

12, 4, 16, 18 & 20 Jeffrey's Place – BRE12

3.3 These properties are directly to the north-west of the proposals on the opposite side of Jeffrey's Place, with windows facing in a south-easterly direction.

3.4 All windows and rooms with satisfy all of the BRE daylight and sunlight tests by virtue of retaining their absolute guideline values or retain 0.8 of their former value.

6 & 8 Prowse Place (rear of) – BRE13

3.5 These properties are directly adjacent to the south-east of the proposals, with rear windows at high level facing in a north-easterly direction.

3.6 All windows and rooms with satisfy all of the BRE daylight and sunlight tests by virtue of retaining their absolute guideline values or retain 0.8 of their former value.

6, 7, 8 & 9 Ivor Street (rear of) – BRE14

3.7 These properties are directly adjacent to the south of the proposals, with windows facing in a north-easterly direction.

3.8 Once again, all windows and rooms to the rear of the four properties tested will satisfy all of the BRE daylight and sunlight tests by virtue of retaining their absolute guideline values or retain 0.8 of their former value.

4. Conclusions

4.1 The London Borough of Camden's planning policy seeks to safeguard daylight and sunlight to existing buildings and points to the guidance published in BRE Report 209 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice'.

4.2 We have undertaken a comprehensive study of the impact of the proposed development on the relevant rooms in all of the surrounding dwellings. The tests were undertaken in accordance with the BRE Report 209 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' (second edition, 2011).

4.3 The results of our detailed study indicate that all of the windows and rooms will retain daylight values in excess of the 0.8 BRE guideline test, with negligible loss of daylight in the majority of instances.

4.4 For sunlight, when applying the Annual Probable Sunlight Hours (APSH) test the results confirm that, in accordance with the BRE Guidelines, there will be no noticeable adverse loss of sunlight by virtue of retaining 0.8 of the former value i.e. no greater than 20% loss or no greater than 4% loss of the annual probable sunlight hours.

4.5 Therefore, when considering daylight and sunlight it is clear that the design proposals are sympathetic to the requirements of the neighbouring properties and satisfies all of the BRE Guideline tests.

4.6 In conclusion, the proposal adheres to the BRE guidelines and does not noticeably reduce sunlight or daylight to existing surrounding properties. We therefore conclude that the London Borough of Camden's planning policy on daylight and sunlight will be satisfied.

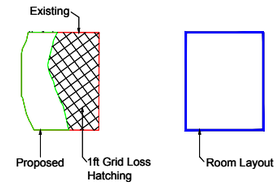
Appendix I

This drawing is Copyright © of GVA Grimley Limited.

Do not scale this drawing.
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Existing And Surrounding Buildings
Z-Map Model - 7-8 Jeffreys Pl_270515_Solids.dwg

Site Photos

Proposed Scheme
EMRYS Architects 05 March 2018 Drawing No's:
1422-0200-AL-004_3F
1422-0300-AL-001_SEC
1422-0400-AL-001_ELE
1422_photomatch_New Roof Design_v10

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Project Name
7 Jeffrey's Place
London, NW1

Client
City & Provincial

Drawing Title
Plan View
Existing

Drawn By	Chk'd By	Scale @ A3	Date
IKA	-	-	23/03/2018

Project No.	Drawing No.	Revision
JE19-02	BRE/08	-

Daylight

A3

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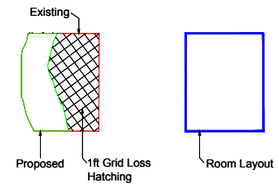
Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Existing And Surrounding Buildings
Z-Map Model - 7-8 Jeffreys Pl_270515_Solids.dwg

Site Photos

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1422-0300-AL-001_SEC
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1422_photomatch_New Roof Design_v10

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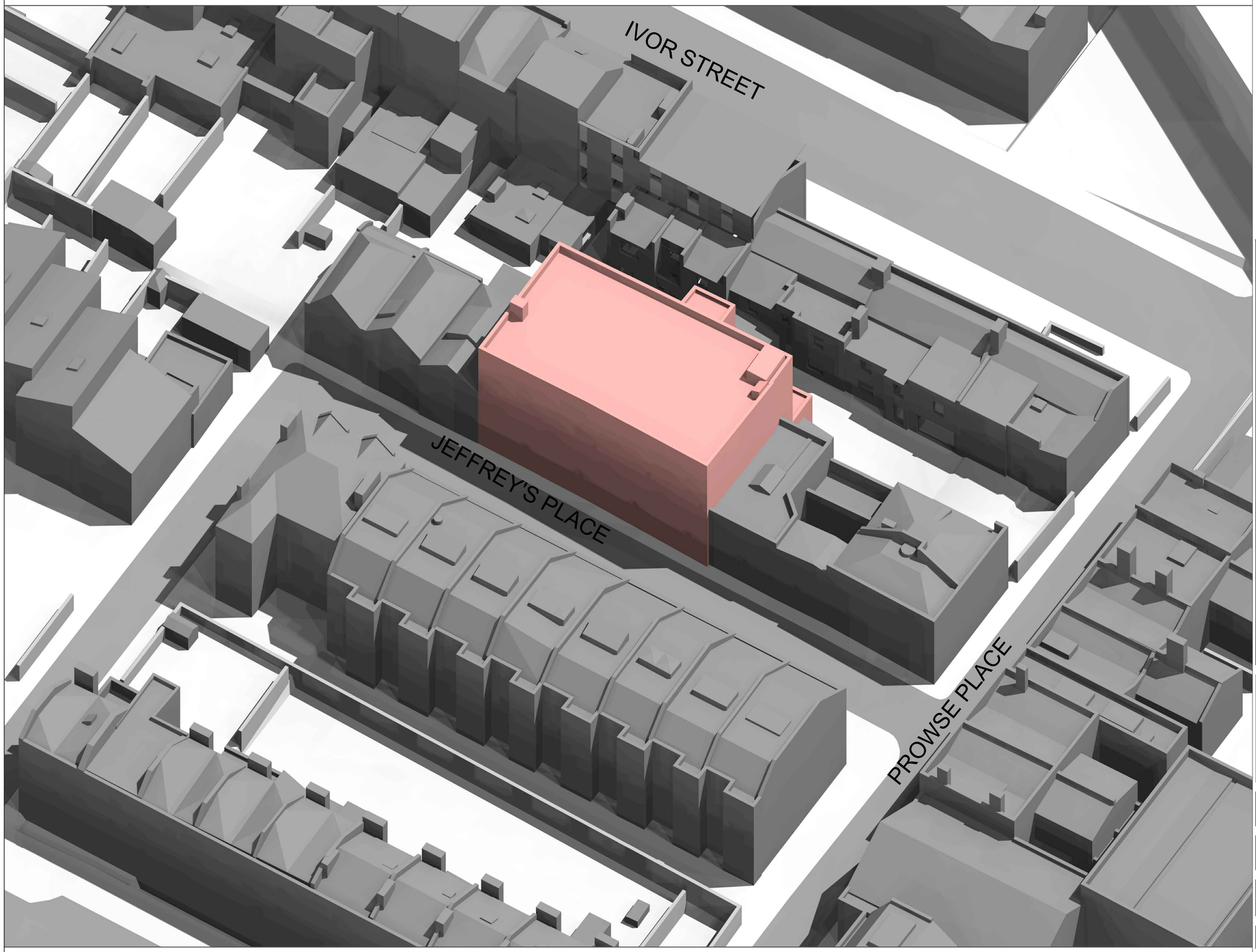
Drawing Title
Plan View
Proposed

Drawn By	Chk'd By	Scale @ A3	Date
IKA	–	–	23/03/2018

Project No.	Drawing No.	Revision
JE19-02	BRE/09	–

Daylight

A3



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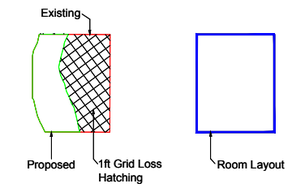
Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Existing And Surrounding Buildings
Z-Map Model - 7-8 Jeffreys Pl_270515_Solids.dwg

Site Photos

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Client
City & Provincial

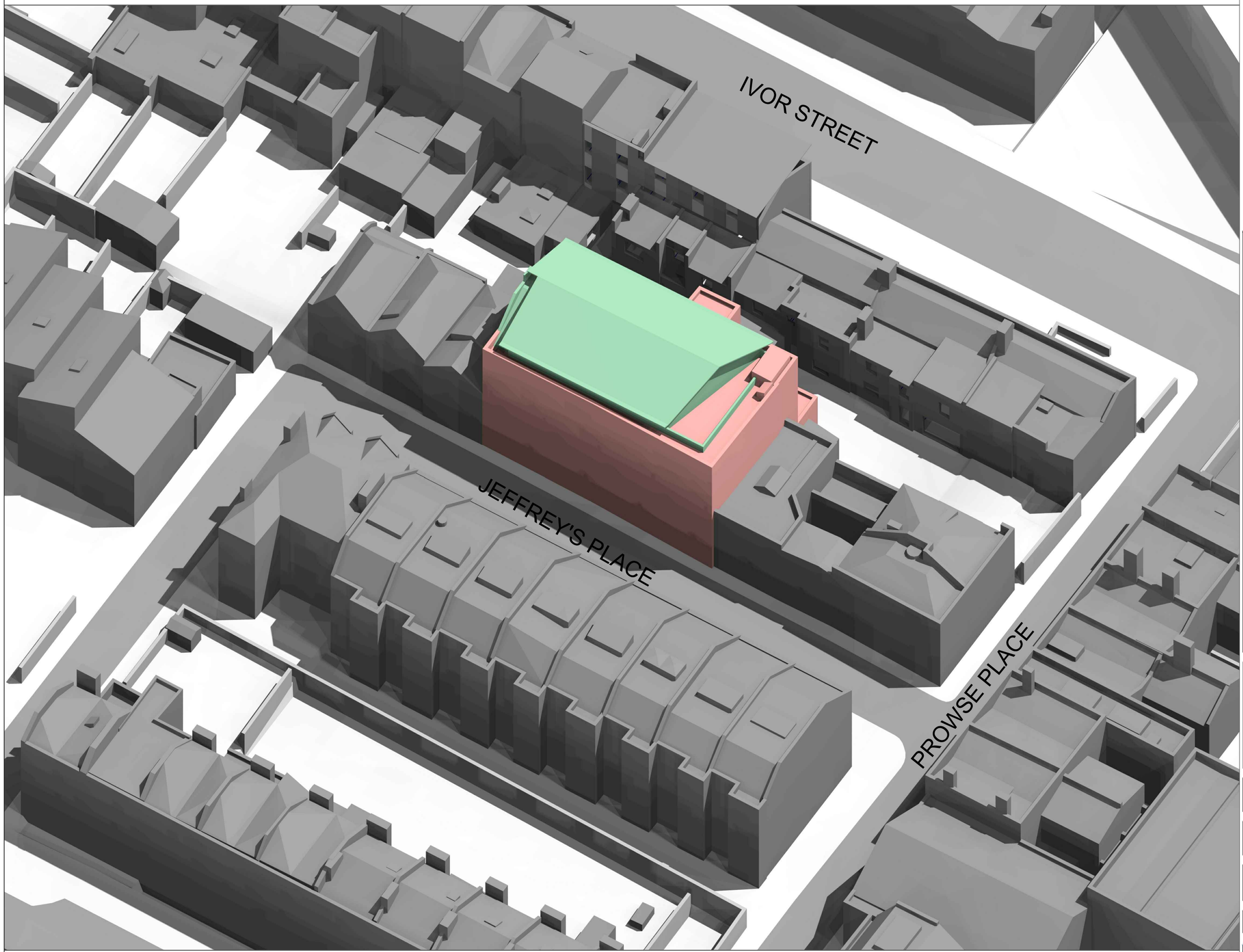
Drawing Title
3D VIEW
Existing

Drawn By	Chk'd By	Scale @ A3	Date
IKA	-	-	23/03/2018

Project No.	Drawing No.	Revision
JE19-02	BRE/10	-

Daylight

A3



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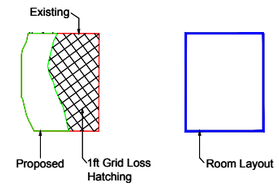
Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

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3D VIEW
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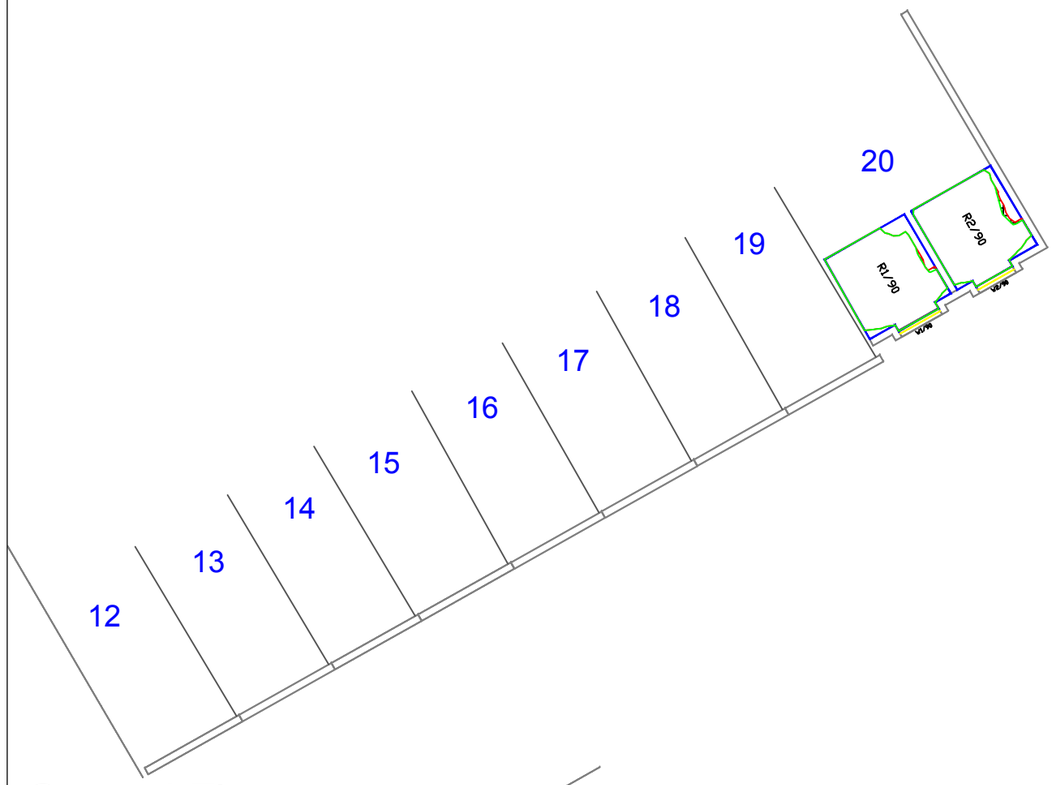
Drawn By	Chk'd By	Scale @ A3	Date
IKA	–	–	23/03/2018

Project No.	Drawing No.	Revision
JE19-02	BRE/11	–

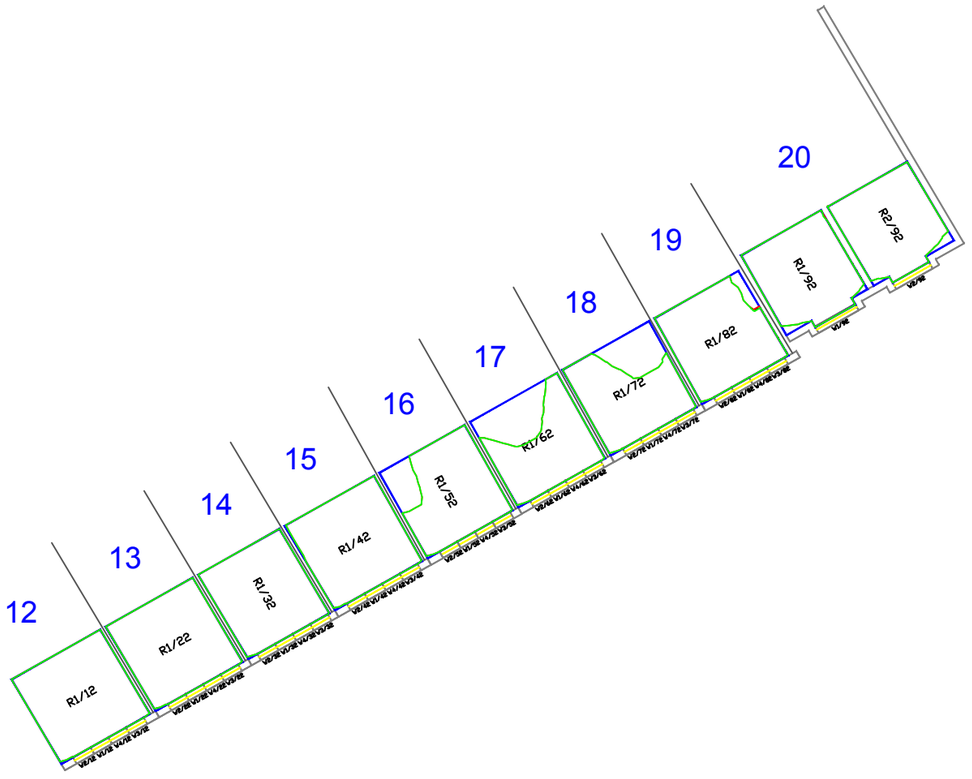
Daylight

A3



Ground Floor

First Floor



Second Floor

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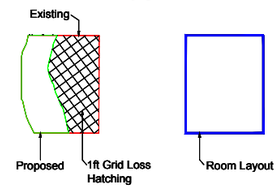
Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Existing And Surrounding Buildings
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Site Photos

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Client
City & Provincial

Drawing Title
NSL Sky Line Contours For
12 - 20 Jeffrey's Place

Drawn By	Chk'd By	Scale @ A3	Date
IKA	-	-	23/03/2018

Project No.	Drawing No.	Revision
JE19-02	BRE/12	-

A3

Daylight

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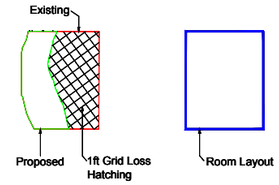
First Floor

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

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Project Name
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Client
City & Provincial

Drawing Title
No Sky Line Contours For
6 - 8 Prowse Place

Drawn By	Chk'd By	Scale @ A3	Date
IKA	-	-	23/03/2018

Project No.	Drawing No.	Revision
JE19-02	BRE/13	-

Daylight

A3

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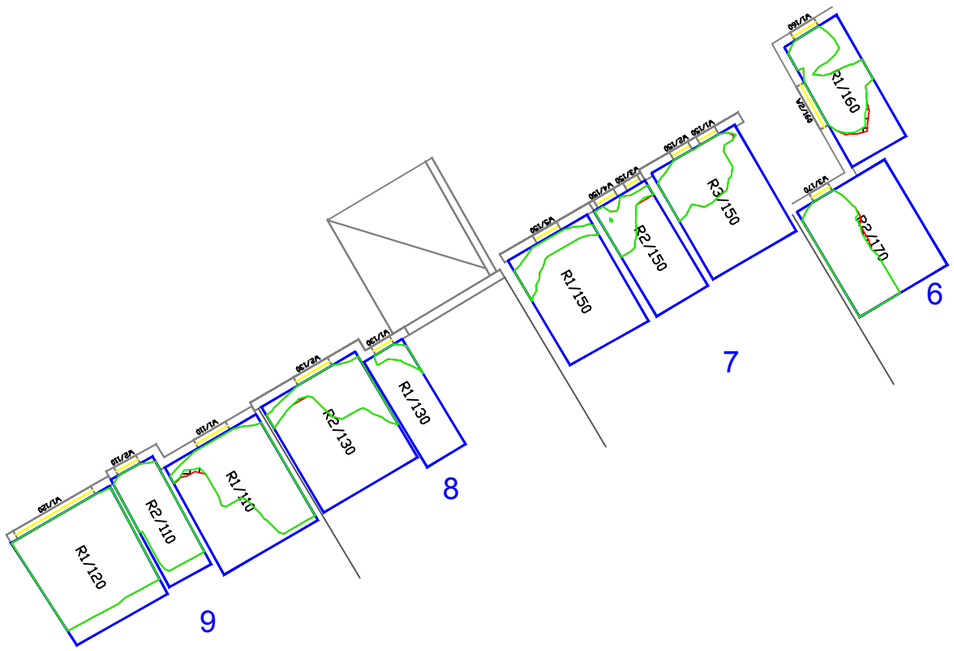
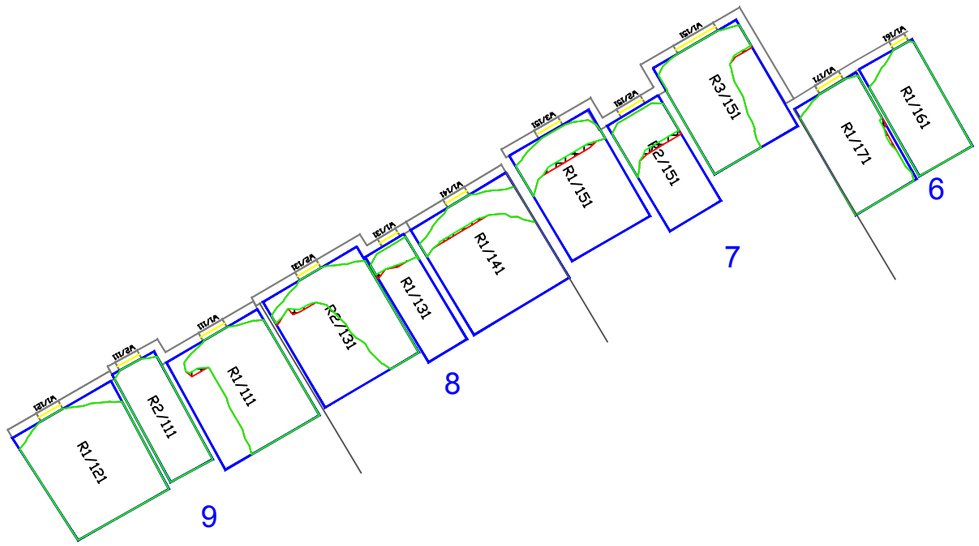
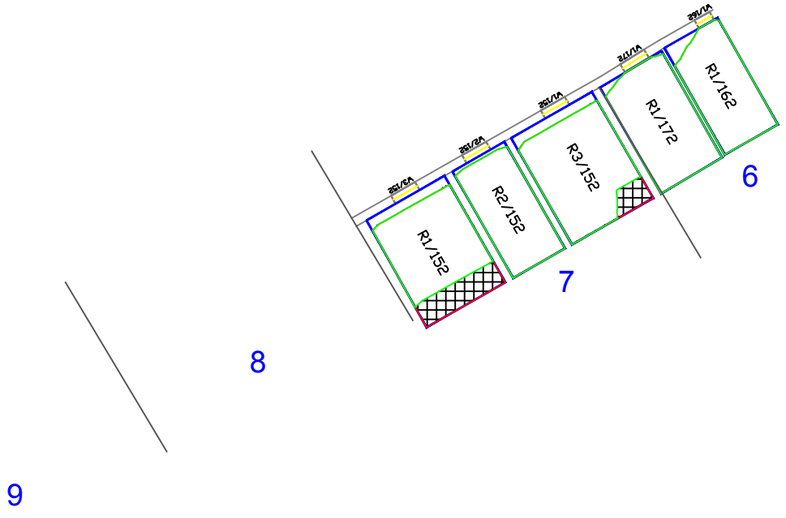


Ground Floor



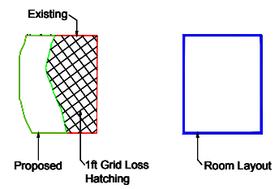
First Floor



Second Floor

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

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Drawing Title
No Sky Line Contour For
6 - 9 Ivor Street

Drawn By	Chk'd By	Scale @ A3	Date
IKA	–	–	23/03/2018

Project No.	Drawing No.	Revision
JE19-02	BRE/14	–

Daylight

A3

Daylight Analysis
7 Jeffrey's Place
23-Mar-18
Job 2

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
20 Jeffrey's Place - Bre/12										
Gnd Floor										
R1/90		W1/90	21.48	21.09	1.82%	1.51	1.49	1.33%	89.28%	0.64%
R2/90		W2/90	23.35	22.99	1.54%	1.45	1.44	1.17%	90.27%	1.48%
1st Floor										
R1/91		W1/91	29.02	28.37	>27	1.87	1.84	1.76%	96.13%	1.62%
R2/91		W2/91	30.69	30.09	>27	1.78	1.75	1.63%	96.52%	0.79%
2nd Floor										
R1/92		W1/92	34.53	33.57	>27	1.79	1.74	2.35%	97.84%	0.06%
R2/92		W2/92	35.24	34.47	>27	1.66	1.63	1.99%	97.29%	0.00%
19 Jeffrey's Place - Bre/12										
1st Floor										
R1/81		W1/81	24.59	24.00	2.40%	0.93	0.90	3.22%	73.72%	0.00%
		W2/81	23.98	23.34	2.67%					
		W3/81	23.30	22.60	3.00%					
		W4/81	22.96	22.22	3.22%					
2nd Floor										
R1/82		W1/82	28.53	27.51	>27	2.12	2.06	2.93%	95.57%	0.18%
		W2/82	28.23	27.14	>27					
		W3/82	29.66	28.80	>27					
		W4/82	29.12	28.17	>27					
18 Jeffrey's Place - Bre/12										
1st Floor										
R1/71		W1/71	21.47	20.67	3.73%	0.82	0.79	4.62%	55.35%	0.00%
		W2/71	21.37	20.56	3.79%					
		W3/71	21.28	20.47	3.81%					
		W4/71	21.71	20.93	3.59%					
2nd Floor										
R1/72		W1/72	26.76	25.54	4.56%	1.97	1.89	3.91%	76.35%	0.00%
		W2/72	26.68	25.46	4.57%					
		W3/72	27.05	25.88	4.33%					
		W4/72	26.86	25.65	4.50%					

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
17 Jeffrey's Place - Bre/12										
1st Floor										
R1/61		W1/61	21.05	20.34	3.37%	0.81	0.78	4.20%	63.35%	0.00%
		W2/61	21.24	20.56	3.20%					
		W3/61	21.58	20.94	2.97%					
		W4/61	20.96	20.21	3.58%					
2nd Floor										
R1/62		W1/62	26.54	25.49	3.96%	1.94	1.87	3.45%	70.78%	0.00%
		W2/62	26.84	25.84	3.73%					
		W3/62	26.31	25.15	4.41%					
		W4/62	26.39	25.29	4.17%					
16 Jeffrey's Place - Bre/12										
1st Floor										
R1/51		W1/51	22.76	22.28	2.11%	0.91	0.89	2.42%	76.17%	0.00%
		W2/51	23.46	23.02	1.88%					
		W3/51	24.15	23.76	1.61%					
		W4/51	22.15	21.62	2.39%					
2nd Floor										
R1/52		W1/52	28.54	27.90	>27	2.08	2.03	2.17%	85.31%	0.00%
		W2/52	29.14	28.56	>27					
		W3/52	27.30	26.48	3.00%					
		W4/52	27.88	27.15	>27					
15 Jeffrey's Place - Bre/12										
1st Floor										
R1/41		W1/41	25.77	25.48	1.13%	1.03	1.02	0.87%	89.49%	0.00%
		W2/41	26.36	26.11	0.95%					
		W3/41	26.87	26.65	0.82%					
		W4/41	27.42	27.23	>27					
2nd Floor										
R1/42		W1/42	31.68	31.39	>27	2.22	2.20	0.86%	99.44%	0.00%
		W2/42	32.18	31.94	>27					
		W3/42	30.68	30.29	>27					
		W4/42	31.21	30.86	>27					
14 Jeffrey's Place - Bre/12										
1st Floor										
R1/31		W1/31	28.15	28.01	>27	1.19	1.18	0.42%	99.88%	0.00%
		W2/31	28.57	28.45	>27					
		W3/31	28.95	28.85	>27					
		W4/31	29.34	29.25	>27					

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
2nd Floor										
R1/32		W1/32	33.57	33.45	>27	2.49	2.48	0.28%	99.82%	0.00%
		W2/32	33.89	33.75	>27					
		W3/32	32.92	32.76	>27					
		W4/32	33.26	33.11	>27					
13 Jeffrey's Place - Bre/12										
1st Floor										
R1/21		W1/21	29.60	29.53	>27	1.17	1.17	0.09%	99.89%	0.00%
		W2/21	29.80	29.73	>27					
		W3/21	29.97	29.89	>27					
		W4/21	30.07	29.99	>27					
2nd Floor										
R1/22		W1/22	34.74	34.57	>27	2.44	2.44	0.37%	99.83%	0.00%
		W2/22	34.92	34.74	>27					
		W3/22	34.30	34.14	>27					
		W4/22	34.51	34.34	>27					
12 Jeffrey's Place - Bre/12										
1st Floor										
R1/11		W1/11	29.95	29.85	>27	1.18	1.17	0.26%	98.15%	0.00%
		W2/11	30.03	29.93	>27					
		W3/11	30.08	29.98	>27					
		W4/11	30.23	30.13	>27					
2nd Floor										
R1/12		W1/12	35.33	35.17	>27	2.46	2.45	0.29%	99.78%	0.00%
		W2/12	35.43	35.29	>27					
		W3/12	35.13	34.95	>27					
		W4/12	35.28	35.12	>27					
8 Prowse Place - Bre/13										
1st Floor										
R1/101		W1/101	14.97	14.93	0.27%	0.87	1.01	-15.86%	49.71%	0.00%
6 Prowse Place - Bre/13										
1st Floor										
R2/101		W2/101	23.44	23.41	0.13%	1.18	1.32	-12.02%	80.16%	0.00%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
9 Ivor Street - Bre/14										
Gnd Floor										
R1/110		W1/110	17.65	17.53	0.68%	0.61	0.60	0.50%	55.66%	1.42%
R2/110		W2/110	19.07	19.01	0.31%	0.87	0.98	-11.68%	84.38%	0.00%
1st Floor										
R1/111		W1/111	23.57	23.35	0.93%	0.54	0.54	0.74%	68.91%	0.77%
R2/111		W2/111	25.94	25.81	0.50%	0.87	0.87	-1.04%	98.81%	0.00%
Gnd Floor										
R1/120		W1/120	20.74	20.70	0.19%	2.23	2.55	-14.23%	86.75%	0.00%
1st Floor										
R1/121		W1/121	28.25	28.18	>27	0.64	0.65	-1.72%	93.90%	0.00%
8 Ivor Street - Bre/14										
Gnd Floor										
R1/130		W1/130	5.54	5.42	2.17%	0.23	0.19	15.28%	10.17%	0.00%
R2/130		W2/130	12.84	12.69	1.17%	0.45	0.45	1.32%	28.66%	0.45%
1st Floor										
R1/131		W1/131	14.96	14.49	3.14%	0.22	0.21	4.91%	15.58%	5.77%
R2/131		W2/131	19.35	18.96	2.02%	0.42	0.42	1.66%	49.15%	1.31%
R1/141		W1/141	14.00	13.55	3.21%	0.30	0.29	4.03%	19.72%	4.05%
7 Ivor Street - Bre/14										
Gnd Floor										
R1/150		W5/150	8.74	8.45	3.32%	0.19	0.18	7.73%	15.20%	0.00%
R2/150		W3/150	10.97	10.63	3.10%	0.15	0.15	0.00%	23.15%	1.02%
		W4/150	9.97	9.67	3.01%					
R3/150		W1/150	12.47	12.22	2.00%	0.56	0.59	-4.63%	32.00%	-0.23%
		W2/150	11.43	11.17	2.27%					
1st Floor										
R1/151		W3/151	14.50	13.82	4.69%	0.37	0.34	6.03%	22.24%	8.97%
R2/151		W2/151	11.99	11.14	7.09%	0.50	0.47	6.60%	31.82%	7.64%
R3/151		W1/151	19.17	18.51	3.44%	1.08	1.05	2.69%	71.26%	0.62%
2nd Floor										
R1/152		W3/152	32.43	30.82	>27	0.35	0.33	5.65%	71.69%	22.11%
R2/152		W2/152	33.00	31.51	>27	1.01	0.97	4.15%	97.02%	0.00%
R3/152		W1/152	33.90	32.71	>27	0.36	0.35	4.12%	84.20%	8.31%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
6 Ivor Street - Bre/14										
Gnd Floor										
R1/160		W1/160	14.61	14.22	2.67%	0.76	0.70	6.89%	54.48%	2.90%
		W2/160	5.35	5.06	5.42%					
1st Floor										
R1/161		W1/161	28.57	27.94	>27	0.69	0.74	-7.85%	94.17%	0.00%
2nd Floor										
R1/162		W1/162	34.57	33.75	>27	1.29	1.26	1.79%	94.17%	0.00%
Gnd Floor										
R2/170		W3/170	11.70	11.57	1.11%	0.39	0.44	-11.96%	45.57%	1.21%
1st Floor										
R1/171		W1/171	26.54	26.07	1.77%	0.88	0.87	1.48%	95.10%	0.83%
2nd Floor										
R1/172		W1/172	34.58	33.62	>27	1.04	1.01	2.50%	98.00%	0.00%

Annual Probable Sunlight Hours
7 Jeffrey's Place
23/03/2018
Job 02

Available sunlight as a percentage of annual unobstructed total (1486.0 Hrs)

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
20 Jeffrey's Place - Bre/12										
Gnd Floor										
W1/90		46.00	5.00	51.00	46.00	5.00	51.00	0.00%	0.00%	0.00%
W2/90		53.00	9.00	62.00	53.00	8.00	61.00	0.00%	11.11%	1.61%
1st Floor										
W1/91		49.00	14.00	63.00	49.00	14.00	63.00	0.00%	0.00%	0.00%
W2/91		54.00	19.00	73.00	54.00	19.00	73.00	0.00%	0.00%	0.00%
2nd Floor										
W1/92		54.00	25.00	79.00	54.00	23.00	77.00	0.00%	8.00%	2.53%
W2/92		54.00	27.00	81.00	54.00	25.00	79.00	0.00%	7.41%	2.47%
19 Jeffrey's Place - Bre/12										
1st Floor										
W1/81		53.00	11.00	64.00	53.00	11.00	64.00	0.00%	0.00%	0.00%
W2/81		52.00	10.00	62.00	52.00	10.00	62.00	0.00%	0.00%	0.00%
W3/81		51.00	10.00	61.00	51.00	10.00	61.00	0.00%	0.00%	0.00%
W4/81		52.00	9.00	61.00	51.00	9.00	60.00	1.92%	0.00%	1.64%
2nd Floor										
W1/82		54.00	16.00	70.00	54.00	15.00	69.00	0.00%	6.25%	1.43%
W2/82		54.00	15.00	69.00	54.00	14.00	68.00	0.00%	6.67%	1.45%
W3/82		54.00	18.00	72.00	54.00	17.00	71.00	0.00%	5.56%	1.39%
W4/82		54.00	17.00	71.00	54.00	16.00	70.00	0.00%	5.88%	1.41%
18 Jeffrey's Place - Bre/12										
1st Floor										
W1/71		50.00	9.00	59.00	48.00	8.00	56.00	4.00%	11.11%	5.08%
W2/71		50.00	8.00	58.00	48.00	7.00	55.00	4.00%	12.50%	5.17%
W3/71		50.00	9.00	59.00	48.00	9.00	57.00	4.00%	0.00%	3.39%
W4/71		51.00	9.00	60.00	49.00	8.00	57.00	3.92%	11.11%	5.00%
2nd Floor										
W1/72		54.00	14.00	68.00	53.00	12.00	65.00	1.85%	14.29%	4.41%
W2/72		54.00	15.00	69.00	53.00	13.00	66.00	1.85%	13.33%	4.35%
W3/72		54.00	15.00	69.00	54.00	11.00	65.00	0.00%	26.67%	5.80%
W4/72		54.00	15.00	69.00	53.00	12.00	65.00	1.85%	20.00%	5.80%

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
17 Jeffrey's Place - Bre/12										
1st Floor										
W1/61		49.00	11.00	60.00	46.00	11.00	57.00	6.12%	0.00%	5.00%
W2/61		47.00	11.00	58.00	44.00	11.00	55.00	6.38%	0.00%	5.17%
W3/61		47.00	13.00	60.00	44.00	13.00	57.00	6.38%	0.00%	5.00%
W4/61		49.00	9.00	58.00	46.00	9.00	55.00	6.12%	0.00%	5.17%
2nd Floor										
W1/62		52.00	15.00	67.00	51.00	14.00	65.00	1.92%	6.67%	2.99%
W2/62		52.00	16.00	68.00	51.00	15.00	66.00	1.92%	6.25%	2.94%
W3/62		53.00	14.00	67.00	52.00	12.00	64.00	1.89%	14.29%	4.48%
W4/62		53.00	15.00	68.00	52.00	14.00	66.00	1.89%	6.67%	2.94%
16 Jeffrey's Place - Bre/12										
1st Floor										
W1/51		45.00	13.00	58.00	44.00	13.00	57.00	2.22%	0.00%	1.72%
W2/51		45.00	16.00	61.00	44.00	16.00	60.00	2.22%	0.00%	1.64%
W3/51		45.00	17.00	62.00	44.00	17.00	61.00	2.22%	0.00%	1.61%
W4/51		45.00	13.00	58.00	44.00	13.00	57.00	2.22%	0.00%	1.72%
2nd Floor										
W1/52		52.00	18.00	70.00	51.00	18.00	69.00	1.92%	0.00%	1.43%
W2/52		52.00	19.00	71.00	51.00	19.00	70.00	1.92%	0.00%	1.41%
W3/52		52.00	16.00	68.00	51.00	15.00	66.00	1.92%	6.25%	2.94%
W4/52		52.00	17.00	69.00	51.00	17.00	68.00	1.92%	0.00%	1.45%
15 Jeffrey's Place - Bre/12										
1st Floor										
W1/41		45.00	21.00	66.00	44.00	21.00	65.00	2.22%	0.00%	1.52%
W2/41		46.00	21.00	67.00	46.00	21.00	67.00	0.00%	0.00%	0.00%
W3/41		46.00	21.00	67.00	46.00	21.00	67.00	0.00%	0.00%	0.00%
W4/41		47.00	21.00	68.00	47.00	21.00	68.00	0.00%	0.00%	0.00%
2nd Floor										
W1/42		52.00	22.00	74.00	51.00	22.00	73.00	1.92%	0.00%	1.35%
W2/42		52.00	22.00	74.00	52.00	22.00	74.00	0.00%	0.00%	0.00%
W3/42		52.00	22.00	74.00	51.00	22.00	73.00	1.92%	0.00%	1.35%
W4/42		52.00	22.00	74.00	51.00	22.00	73.00	1.92%	0.00%	1.35%

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
14 Jeffrey's Place - Bre/12										
1st Floor										
W1/31		47.00	22.00	69.00	47.00	22.00	69.00	0.00%	0.00%	0.00%
W2/31		46.00	23.00	69.00	46.00	23.00	69.00	0.00%	0.00%	0.00%
W3/31		46.00	24.00	70.00	46.00	24.00	70.00	0.00%	0.00%	0.00%
W4/31		47.00	23.00	70.00	47.00	23.00	70.00	0.00%	0.00%	0.00%
2nd Floor										
W1/32		52.00	25.00	77.00	52.00	25.00	77.00	0.00%	0.00%	0.00%
W2/32		52.00	25.00	77.00	52.00	25.00	77.00	0.00%	0.00%	0.00%
W3/32		51.00	25.00	76.00	51.00	25.00	76.00	0.00%	0.00%	0.00%
W4/32		52.00	25.00	77.00	52.00	25.00	77.00	0.00%	0.00%	0.00%
13 Jeffrey's Place - Bre/12										
1st Floor										
W1/21		49.00	21.00	70.00	49.00	21.00	70.00	0.00%	0.00%	0.00%
W2/21		49.00	21.00	70.00	49.00	21.00	70.00	0.00%	0.00%	0.00%
W3/21		49.00	21.00	70.00	49.00	21.00	70.00	0.00%	0.00%	0.00%
W4/21		49.00	21.00	70.00	49.00	21.00	70.00	0.00%	0.00%	0.00%
2nd Floor										
W1/22		52.00	26.00	78.00	51.00	26.00	77.00	1.92%	0.00%	1.28%
W2/22		52.00	26.00	78.00	51.00	26.00	77.00	1.92%	0.00%	1.28%
W3/22		52.00	25.00	77.00	51.00	25.00	76.00	1.92%	0.00%	1.30%
W4/22		52.00	25.00	77.00	51.00	25.00	76.00	1.92%	0.00%	1.30%
12 Jeffrey's Place - Bre/12										
1st Floor										
W1/11		49.00	20.00	69.00	49.00	20.00	69.00	0.00%	0.00%	0.00%
W2/11		50.00	19.00	69.00	49.00	19.00	68.00	2.00%	0.00%	1.45%
W3/11		50.00	18.00	68.00	49.00	18.00	67.00	2.00%	0.00%	1.47%
W4/11		50.00	20.00	70.00	50.00	20.00	70.00	0.00%	0.00%	0.00%
2nd Floor										
W1/12		54.00	27.00	81.00	51.00	27.00	78.00	5.56%	0.00%	3.70%
W2/12		54.00	27.00	81.00	53.00	27.00	80.00	1.85%	0.00%	1.23%
W3/12		53.00	27.00	80.00	51.00	27.00	78.00	3.77%	0.00%	2.50%
W4/12		54.00	26.00	80.00	51.00	26.00	77.00	5.56%	0.00%	3.75%
6 Ivor Street - Bre/14										
Gnd Floor										
W2/160		0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.00%