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7ABC Bayham Street

Daylight, Sunlight and Overshadowing Report

Overshadowing

• Daylight & Sunlight • Light Pollution •

Solar Glare • Daylight Design

Director:	Justin Bolton
Client:	Camden Lifestyle (UK) Ltd
Date:	July 2018
Project:	P1474

Contents

Appendices

1 Executive Summary

1.1 This report has considered the potential daylight, sunlight and overshadowing effects to the surrounding residential properties as a result of the implementation of proposed Ambigram Architects scheme for 7abc Bayham Street, London, NW1.

1.2 A number of detailed assessments have been undertaken on the surrounding buildings that have habitable rooms/windows overlooking the site. This has been undertaken in accordance with the BRE report entitled 'Site layout planning for daylight and sunlight: A guide to good practice', more commonly known as 'The BRE guidelines'.

1.3 The development site is unusual for its urban location in that it is underdeveloped when compared to the streetscape. The underdeveloped nature of the site, combined with the proximity and location of surrounding windows, means that some reductions in light amenity may be unavoidable. In recognition of this, careful consideration has been given during the design phase to minimise any impacts that may occur.

1.4 The daylight results show that in respect of the VSC methodology, 95% of windows achieve BRE compliance. For the NSL assessment, 105 out of 111 rooms (95%) will be BRE compliant.

1.5 Point 2 Surveyors have been provided with accurate information on the uses and layouts of neighbouring 3, 5, & 7 Bayham Street and 48-56 Bayham Place. Therefore, daylight amenity has been considered by reference to the ADF method of assessment. The results show that the retained levels of daylight to these properties will be fully BRE compliant.

1.6 The sunlight assessment indicates that only 4 rooms (within the surrounding buildings) will experience a change beyond the BRE. However, 3 of these are understood to be bedrooms which do not have an expectation for direct point source lighting. The remaining room receives sunlight alterations during the winter months when the sun is low in the sky and further obstructed by local buildings.

1.7 In respect of overshadowing, the Sun-on-Ground assessment demonstrates that whilst there would be a reduction to one surrounding amenity area on 21st March, the assessment results on 21st June demonstrate an improvement in overall sunlight availability.

2 Introduction

2.1 Point 2 Surveyors Ltd has been appointed by Camden Lifestyle (UK) Ltd (the "Client") to undertake a daylight, sunlight and overshadowing study with regard to the proposed redevelopment of the 7abc Bayham Street, London, NW1 site.

2.2 The development site presents unusual characteristics given its central London location. It is substantially underdeveloped when compared to the surrounding streetscape. Additionally, given the proximity, outlook and location of windows that face the site, it is inevitable that any development on the site will have an impact on neighbouring properties.

2.3 The extents of the current site configuration (drawings P1474/07-09) and proposed development (drawings P1474/18-20) can be seen in Appendix A.

2.4 The report assumes a baseline condition whereby a number of neighbouring consented schemes have already been built out. This includes 3, 5, & 7 Bayham Street, 48-56 Bayham Place (planning reference 2017/2739/P) and The Camden Palace (planning reference 2016/6959/P).

2.5 The calculations in this report have been based on the submitted plans, elevations, sections and models by Ambigram Architects along with land survey information of the surrounding elevations. For those surrounding properties that access has not been obtained, we have used site photographs and information from the local authorities planning records to assume the internal layouts and room uses.

3 Methodology

3.1 When assessing any potential effects on the surrounding properties, the BRE guidelines suggest that only those windows that have a reasonable expectation of daylight or sunlight need to be assessed. In particular the BRE guidelines at paragraph 2.2.2 state:

> *"The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices."*

3.2 Further to the above statement, it is considered that the vast majority of commercial properties do not have a reasonable expectation of daylight or sunlight. This is because they are generally designed to rely on artificial electric lighting rather than natural light.

3.3 If a property is considered to have a reasonable expectation of daylight or sunlight the following methodology to assess the impacts has been used:

Daylighting

3.4 It is common to consider the local authorities planning policy in order to establish the basis for which consideration in relation to light should be approached. The following can be used as a quick test to assess the likely effect on existing surrounding properties:

a) Project a 25 degree line from the centre of the lowest window on the existing building;

b) If the whole of your new development is lower than this line then it is unlikely to have a substantial effect on the daylight enjoyed by occupants in the existing building.

3.5 The above test is also known as the 25° angle test but has not been used for this assessment as it does not reflect the differing heights and layouts of the buildings in the local area.

3.6 More detailed tests can be undertaken to fully assess the loss of daylight in existing buildings, in particular the use of the Vertical Sky Component (VSC) method of assessment.

> *The Vertical Sky Component is expressed as a ratio of the maximum value of daylight achievable for a completely unobstructed vertical wall. The maximum value is almost 40%. This is because daylight hitting a window can only come from one direction immediately halving the available light. The value is limited further by the angle of the sun. This is why if the VSC is greater than 27% enough sunlight [SIC] should be reaching the existing window. Any reduction below this level should be kept to minimum.*
>
> *Windows to some existing rooms may already fail to achieve this target under existing conditions. In these circumstances it is possible to accept a reduction to the existing level of daylight to no less than 80% of its former value.*

3.7 In summary to the above, a room is considered to continue to receive good levels of daylight if the window can receive a VSC of at least 27%. If the window receives a VSC below 27% in the existing scenario a reduction of less than 0.8 times its former value (20%), as a result of the proposed development, is considered acceptable.

3.8 In conjunction with the VSC tests, the BRE guidelines and British Standard 8206-Part2:2008 suggest that the distribution of daylight is assessed using the No Sky Line (NSL) test. This test separates those areas of the working plane that can receive direct skylight and those that cannot.

3.9 The BRE guidelines suggest that the daylight distribution test is undertaken to existing surrounding properties when the internal arrangements are known. To assess the impact of any reduction the BRE guidelines suggest:

"If, following construction of a new development, the no sky line moves so that the area of the existing room, which does receive direct skylight, is reduced to less than 0.8 times its former value this will be noticeable to the occupants, and more of the room will appear poorly lit."

3.10 Where the layouts of neighbouring properties are known, the use of the Average Daylight Factor (ADF) test may be appropriate. The ADF calculates the overall amount of daylight within a space and is carried out in accordance with BS 8206 Part 2:2008.

3.11 The BRE guidelines (Appendix F) also advocates the use of the ADF test where the developer of a building also owns the existing nearby buildings.

3.12 The BRE suggests minimum standards for room use for which the following is recommended:

- Kitchens 2.0%
- Living Rooms 1.5%
- Bedrooms 1.0%

Sunlighting

3.13 The amount of direct sunlight a window can enjoy is dependent on its orientation and the extent of any external obstructions. For example, a window that faces directly north, no matter what external obstructions are present, will not be able to receive good levels of sunlight throughout the year. However, a window that faces directly south with no obstructions will enjoy very high levels of sunlight throughout the year. As the potential to receive sunlight is dependent on a window's orientation, the BRE guidelines state:

"To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun."

3.14 To consider any sunlight effect to the surrounding properties the BRE guidelines suggest calculating the Annual Probable Sunlight Hours (APSH) at the centre of each window on the outside face of the window wall. The BRE guidelines suggest that:

"If this window point can receive more than one quarter of APSH (see section 3.1), including at least 5% of APSH in the winter months between 21st September and 21st March, then the room should still receive enough sunlight."

3.15 If the above criteria is not met, the BRE guidelines suggest calculating the APSH at the window in the existing situation, i.e. before redevelopment. If the reduction of APSH between the existing and proposed situations is less than 0.8 times its former value for either the total APSH or in the winter months; and greater than 4% for the total APSH, then the occupants of the adjoining building are likely to notice the reduction in sunlight.

3.16 In assessing the daylight and sunlight to the neighbouring buildings as well as assessing the quality of light within the proposed habitable rooms that make up the residential units, the true existing baseline condition has been observed. This includes all neighbouring buildings and obstructions within the vicinity that could be affected by the scheme proposal and or affect the potential for light entering into the proposed residential rooms within the scheme.

3.17 Trees and any other foliage have not been considered as part of the assessments as their size, shape, and density are impossible to predict. The BRE do recognise that certain tree types can be obstructive in allowing light penetration and further provide a transparency (% radiation passing) to apply within the calculation of daylight.

3.18 The application of the tree transparency formula has not been applied in reviewing the daylight impacts to the neighbouring buildings as a result of the proposed 48-56 Bayham Place site proposal. It is, however, acknowledged that the majority of the foliage can be described as shrubbery rather than mature trees. There are a couple of larger trees that are deciduous and will therefore lose their leaves during the winter months.

3.19 The obstruction produced by trees will in any event be blocking a certain view of the skydome and thus the actual impact produced by testing the changes in light (or view of the skydome) by the scheme can be slightly misleading given that in some instances no view of the existing and proposal will be prevalent and thus no recording of any alteration observed. The results are therefore a clear indication as to what would be available in the event that no trees were present and therefore what the worst case impacts would be by the implementation of the proposal.

Sun on Ground

3.20 The methodology for the assessment of sun hours on ground for external and internal areas is set out in the 2011 BRE Guidance and is summarised below. The 2011 BRE Guidelines acknowledges that:

"Good Site layout planning for daylight and sunlight should not limit itself to providing good natural light inside buildings. Sunlight in the space between buildings

has an important effect on the overall appearance and ambience of a Development."

3.21 The method for assessing sun hours on ground is the sun-on-ground indicator. The sun hours on ground assessment applies both to new gardens and amenity areas, and to existing ones, which are affected by new Developments.

3.22 The 2011 BRE Guidelines suggests that the Spring Equinox (21st March) is a good date for assessment as the sun is at its midpoint in the sky. Using specialist software, the path of the sun is tracked which maps obstructions and compares them to the known sun paths to determine where the sun would reach the ground and where it would not.

3.23 The BRE suggests that for a garden or amenity area to appear adequately sunlit throughout the year, no more than half (50%) of the area should be prevented by buildings from receiving two hours of sunlight on the 21st March. The 2011 BRE Guidelines then go on to suggest that if, as a result of new Development, an existing garden or amenity area (external receptor) does not meet the Guidance, or the area which can receive some sun on the 21st March is less than 0.8 times its former value then the loss of sunlight is likely to be noticeable. The results of each assessment are analysed against these criteria.

4 Surrounding Properties

4.1 Following a site visit and a number of Valuation Agency searches, the following surrounding properties are those that are within close proximity of the site, and are understood to be residential or include a residential component:

- 7 Bayham Street
- 3 Bayham Street
- 5 Bayham Street
- Westerham, Bayham Estate Place
- 4 Bayham Street
- 2 Kings Terrace
- 4 Kings Terrace
- 14-22 (odd) Camden High Street
- 1B Kings Terrace
- 1C Kings Terrace
- 1 Kings Terrace
- 3 Kings Terrace
- 9 Bayham Street
- 9A Bayham Street
- 11 Bayham Street
- 6 Kings Terrace
- 8 Kings Terrace
- 48-56 Bayham Place
- 21 Bayham Street

4.2 A site plan illustrating the position of the site (orange) and the above surrounding residential properties is shown (in blue) on Plate 01 below.

PLATE 01 – PLAN SHOWING DEVELOPMENT SITE (ORANGE) AND ASSESSED SURROUNDING BUILDINGS (BLUE).

4.3 The remaining surrounding properties are either too far away to be affected by the implementation of the proposed development or understood to be of commercial use and not considered to have an expectation for daylight or sunlight. Detailed daylight and sunlight assessments have not therefore been undertaken to these properties.

5 Assessment Results for Daylight to Neighbouring Buildings

5.1 Following the identification of those properties that are considered to have a reasonable expectation of daylight and sunlight, VSC, NSL, ADF and where appropriate, and APSH tests have been undertaken.

Daylight

5.2 The tabular results of the assessments are given at Appendix A.

5.3 A summary of VSC impacts has been provided below:

TABLE 01 – SUMMARY OF VSC RESULTS (EXISTING VS PROPOSED)

Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Windows
		20-29% Loss	30-39.9% Loss	>=40% Loss	Total	
WESTERHAM, BAYHAM ESTATE PLACE	68	1	0	0	1	69
4 BAYHAM STREET	5	0	0	0	0	5
2 KINGS TERRACE	4	5	0	0	5	9
4 KINGS TERRACE	4	0	0	0	0	4
14 CAMDEN HIGH STREET	3	0	0	0	0	3
16 CAMDEN HIGH STREET	3	0	0	0	0	3
18 CAMDEN HIGH STREET	5	0	0	0	0	5
20 CAMDEN HIGH STREET	5	0	0	0	0	5
22 CAMDEN HIGH STREET	7	0	0	0	0	7
1B KINGS TERRACE	2	1	0	0	1	3
1C KINGS TERRACE	3	0	0	0	0	3
1 KINGS TERRACE	5	0	0	0	0	5
3 KINGS TERRACE	3	0	0	0	0	3
9 BAYHAM STREET	5	0	0	0	0	5
9A BAYHAM STREET	11	0	0	0	0	11
11 BAYHAM STREET	6	0	0	0	0	6
6 KINGS TERRACE	1	0	0	0	0	1
8 KINGS TERRACE	4	0	0	0	0	4
21 BAYHAM STREET	2	0	0	0	0	2
Total	146	7	0	0	7	153

5.4 The VSC method of assessment indicates that 95% of windows tested achieve BRE compliance. That is to say, 146 out of the 153 windows tested will not experience a change in light exceeding permissible levels set out by the BRE.

5.5 A summary of the NSL results has been provided below:

TABLE 02 – SUMMARY OF NSL RESULTS (EXISTING VS PROPOSED)

Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Rooms
		20-29% Loss	30-39.9% Loss	>=40% Loss	Total	
WESTERHAM, BAYHAM ESTATE PLACE	45	0	0	0	0	45
4 BAYHAM STREET	5	0	0	0	0	5
2 KINGS TERRACE	1	1	0	2	3	4
4 KINGS TERRACE	1	0	0	0	0	1
14 CAMDEN HIGH STREET	3	0	0	0	0	3
16 CAMDEN HIGH STREET	3	0	0	0	0	3
18 CAMDEN HIGH STREET	5	0	0	0	0	5
20 CAMDEN HIGH STREET	5	0	0	0	0	5
22 CAMDEN HIGH STREET	7	0	0	0	0	7
1B KINGS TERRACE	0	1	1	0	2	2
1C KINGS TERRACE	2	0	0	0	0	2
1 KINGS TERRACE	3	0	0	0	0	3
3 KINGS TERRACE	3	0	0	0	0	3
9 BAYHAM STREET	4	1	0	0	1	5
9A BAYHAM STREET	7	0	0	0	0	7
11 BAYHAM STREET	4	0	0	0	0	4
6 KINGS TERRACE	1	0	0	0	0	1
8 KINGS TERRACE	4	0	0	0	0	4
21 BAYHAM STREET	2	0	0	0	0	2
Total	105	3	1	2	6	111

5.6 The NSL method of assessment indicates that 95% of rooms tested achieve BRE compliance, with all rooms meeting the BRE guidelines.

5.7 There are three neighbouring properties that require a more detailed review:

2 Kings Terrace

5.8 This property is located on the northern site boundary and this scheme has been carefully designed to minimise any potential changes in light to those sensitive windows which overlook the development site. Considerable effort has been made to secure accurate and up-to-date information on how 2 Kings Terrace could be internally subdivided. Information obtained from the planning portal together with site photography and survey data have been used to form the basis of these assessments. Given the proximity and outlook of this property, it is particularly sensitive to any development at 7abc Bayham Street. Therefore, great care has been taken during the design phase to ensure that any changes in light amenity are minimised.

5.9 The results show that there will be reductions in light which exceed the BRE guidance using the VSC and NSL methodologies. Whilst there will be a VSC transgression to a study (room reference R1/90), this room is dual aspect with the other window being unaffected by the proposed development. Additionally, 3 windows in the bedroom above (room reference R/91) will experience reductions that exceed permissible 20% set by the BRE. However, it is worthwhile noting that the bedroom is also dual aspect with a further 2 windows remaining unaffected by the proposed development.

5.10 **3,5,7 Bayham Place –** These properties have secured planning permission (ref: 2016/6394/P) that obtained planning permission in which the internal use and dimensions have been recognised. Now that specific room uses and dimensions are known, the ADF method assessment has been undertaken in accordance with the BRE guidance (Appendix F of the guidance). The results (which can be found in Appendix B of this report) show that all 7 habitable rooms within 3, 5, 7 Bayham Place that face the proposed development will be fully ADF compliant.

5.11 **48-56 Bayham Place –** As discussed above, this building is under construction (at the date of this report). Given that the specific room uses and dimensions are known, an ADF assessment have been carried out. The results show that all 26 rooms within 48-56 Bayham Place that face the proposed development will be fully ADF compliant.

Sunlight

5.12 The tabular results of the assessments are given at Appendix D.

5.13 A summary of the sunlight impacts is provided below.

TABLE 03 – SUMMARY OF APSH RESULTS (EXISTING VS PROPOSED)

Address	Meet BRE Guidelines	No. of rooms below the APSH stated in BRE Guidelines								Total No. Rooms
		% Below threshold for Winter APSH				% Below threshold for Total APSH				
		20-30%	30-40%	>40%	Total	20-30%	30-40%	>40%	Total	
7 BAYHAM STREET	2	0	0	1	1	0	0	1	1	3
3 BAYHAM STREET	1	0	0	0	0	0	0	0	0	1
5 BAYHAM STREET	3	0	0	0	0	0	0	0	0	3
WESTERHAM, BAYHAM ESTATE PLACE	44	0	0	1	1	1	0	0	1	45
4 BAYHAM STREET	5	0	0	0	0	0	0	0	0	5
2 KINGS TERRACE	0	0	0	2	2	0	1	0	1	2
4 KINGS TERRACE	1	0	0	0	0	0	0	0	0	1
9 BAYHAM STREET	5	0	0	0	0	0	0	0	0	5
9A BAYHAM STREET	7	0	0	0	0	0	0	0	0	7
11 BAYHAM STREET	4	0	0	0	0	0	0	0	0	4
48-56 Bayham Place	20	0	0	0	0	0	0	0	0	20
21 BAYHAM STREET	2	0	0	0	0	0	0	0	0	2
Total	94	0	0	4	4	1	1	1	3	98

5.14 Twelve of the surrounding buildings have been considered as part of the sunlight review as these have windows facing the site and are within 90 degrees of due south. The APSH sunlight results show that 94 of 98 rooms (96%) achieve BRE compliance. One room which breaches the BRE guidelines only does so in the winter condition, where sun availability is already low in the existing condition. Achieving BRE compliance for Winter Sunlight is unusual for an urban setting where the low angle of the sun is further blocked by other local obstructions. Importantly, 3 out of the 4 rooms that experience sunlight transgressions are bedrooms. The BRE specifically makes reference to the importance of living rooms having sufficient sunlight when compared to other uses.

Overshadowing

5.15 The availability of sunlight to has been analysed as part of this report in terms of the Sun-on-Ground ("SOG") overshadowing assessment.

5.16 The results can be found on drawings P1474_S_01/02 within Appendix F of this report.

5.17 In summary, the neighbouring amenity areas will remain adequately lit with the proposed development in place. Whilst there will be an isolated reduction to the second-floor terrace of 2 Kings Terrace on 21st March which marginally exceeds the BRE targets, the area will retain excellent levels of sunlight during the summer months when the space will most likely be used. When assessed on 21st June, it can be shown that the proposed development will in fact improve the sunlight availability to neighbouring amenity areas.

6 Conclusions

6.1 Point 2 Surveyors have been appointed to undertake a review of the potential daylight, sunlight and overshadowing effects to the surrounding residential properties as a result of the implementation of proposed Ambigram Architects scheme for 7abc Bayham Street, London, NW1.

6.2 The results of the detailed technical assessments highlight that the majority of the neighbouring buildings will be BRE compliant in respect to daylight and sunlight amenity. Where there are changes which fall short of the BRE criteria, these are a product of the proximity and location of sensitive windows that overlook the development site.

6.3 The overshadowing results show that the proposed development will have a negligible effect on neighbouring amenity areas. Whilst there will be a minor reduction to one amenity area on 21st March, an additional assessment on 21st June has been undertaken which demonstrates that there will be an improvement in sunlight availability at certain times of the year.

Appendix A – Existing and Proposed Plan & 3D Views

Sources: 3 SIXTY MEASUREMENT
Existing Building Survey 2D Survey

MIDLAND SURVEY LTD
Surrounding Buildings 2D Survey

Point 2 Surveyors
3D Laser Scan of the Site and
Surrounding Building

Ambigram Architects
Proposed Scheme Received 19/02/18
"20180219 3D Model.skp"

Key:
Existing Building
Consented Schemes Around the Site

N

Project: 7abc Bayham Street
London

Title: Site Plan
Existing Building

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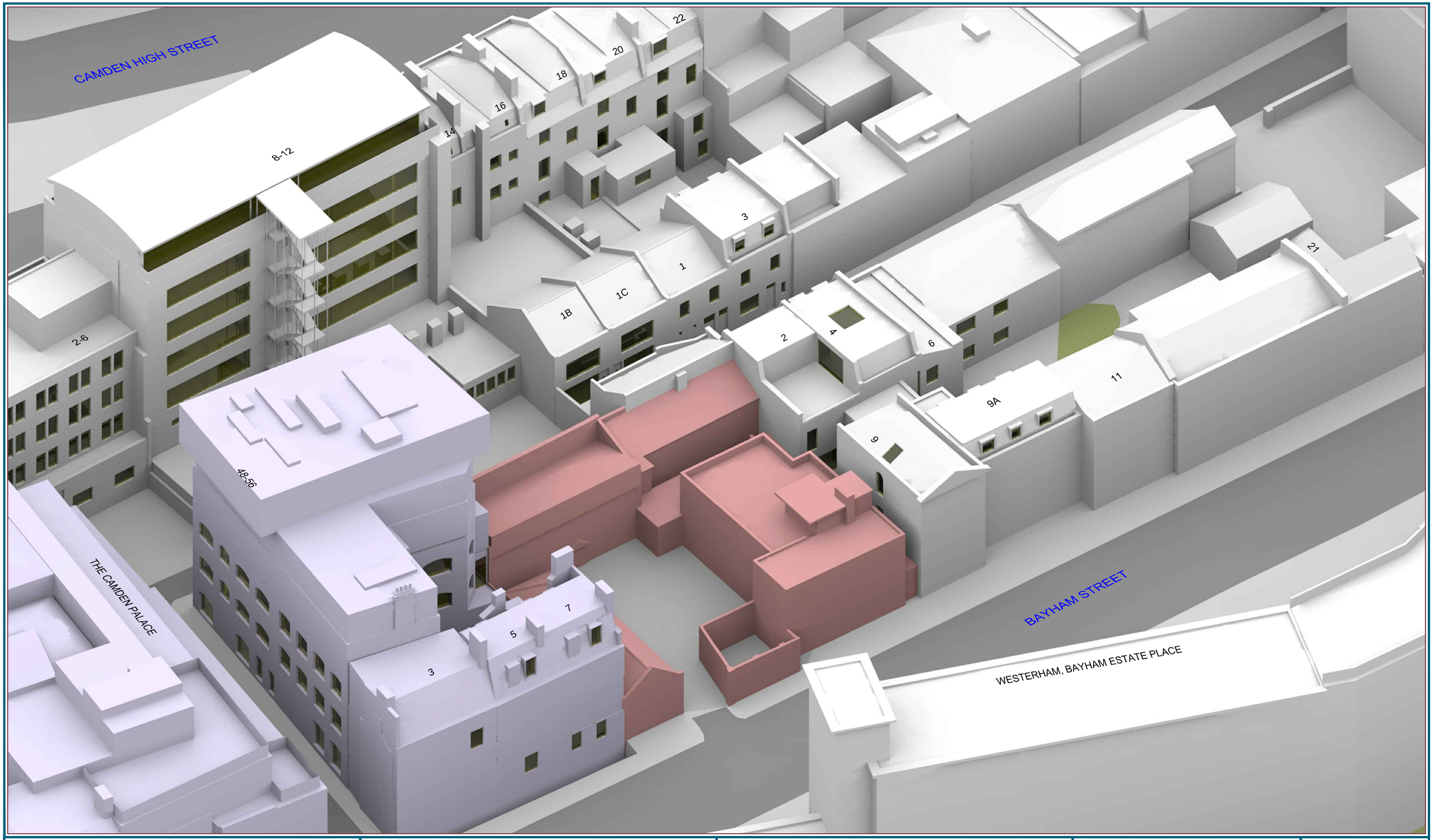
0207 836 5828
www.point2surveyors.com

Drawn By: FS

Scale: 1:500

Date: MAR 2018

Dwg No: **P1474/07**



Sources: 3 SIXTY MEASUREMENT
Existing Building Survey 2D Survey

MIDLAND SURVEY LTD
Surrounding Buildings 2D Survey

Point 2 Surveyors
3D Laser Scan of the Site and
Surrounding Building

Ambigram Architects
Proposed Scheme Received 19/02/18
"20180219 3D Model.skp"

Key: Existing Building
Consented Schemes Around the Site

Project: 7abc Bayham Street
London

Title: 3D View
Existing Building

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Drawn By: FS

Scale: NTS

Date: MAR 2018

Dwg No: **P1474/08**

Sources: 3 SIXTY MEASUREMENT
Existing Building Survey 2D Survey

MIDLAND SURVEY LTD
Surrounding Buildings 2D Survey

Point 2 Surveyors
3D Laser Scan of the Site and
Surrounding Building

Ambigram Architects
Proposed Scheme Received 19/02/18
"20180219 3D Model.skp"

Key: Existing Building
Consented Schemes Around the Site

Project: 7abc Bayham Street
London

Title: 3D View
Existing Building

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Drawn By: FS

Scale: NTS

Date: MAR 2018

Dwg No: **P1474/09**

Sources: 3 SIXTY MEASUREMENT
Existing Building Survey 2D Survey

MIDLAND SURVEY LTD
Surrounding Buildings 2D Survey

Point 2 Surveyors
3D Laser Scan of the Site and
Surrounding Building

Ambigram Architects
Proposed Scheme Received 16/07/18
"20180716_7abc 3D Model.dwg"

Key:
Proposed Scheme
Consented Schemes Around the Site

N

Project: 7abc Bayham Street
London

Title: Site Plan
Proposed Scheme 16/07/18

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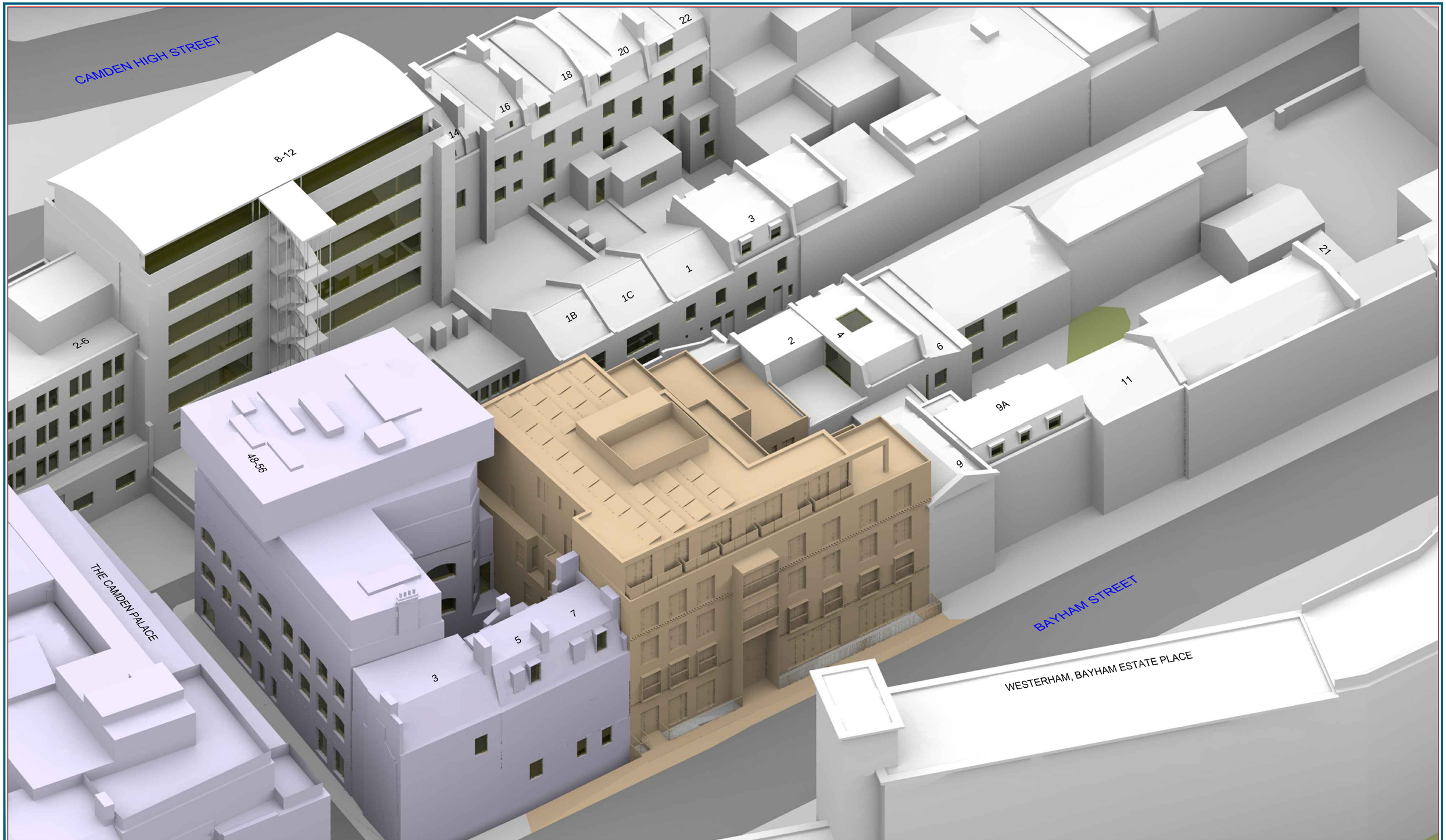
Drawn By: FS

Scale: 1:500

Date: JUL 2018

Dwg No: **P1474/18**



Sources: 3 SIXTY MEASUREMENT
Existing Building Survey 2D Survey

MIDLAND SURVEY LTD
Surrounding Buildings 2D Survey

Point 2 Surveyors
3D Laser Scan of the Site and
Surrounding Building

Ambigram Architects
Proposed Scheme Received 16/07/18
"20180716_7abc 3D Model.dwg"

Key: Proposed Scheme
Consented Schemes Around the Site

Project: 7abc Bayham Street
London

Title: 3D View
Proposed Scheme 16/07/18

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Drawn By: FS

Scale: NTS

Date: JUL 2018

Dwg No: **P1474/19**

Sources: 3 SIXTY MEASUREMENT
Existing Building Survey 2D Survey

MIDLAND SURVEY LTD
Surrounding Buildings 2D Survey

Point 2 Surveyors
3D Laser Scan of the Site and
Surrounding Building

Ambigram Architects
Proposed Scheme Received 16/07/18
"20180716_7abc 3D Model.dwg"

Key: Proposed Scheme
Consented Schemes Around the Site

Project: 7abc Bayham Street
London

Title: 3D View
Proposed Scheme 16/07/18

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Drawn By: FS

Scale: NTS

Date: JUL 2018

Dwg No: **P1474/20**

Appendix B – VSC Results (Existing vs Proposed)

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
7 BAYHAM STREET						
R1/71	LKD	W1/71	32.88	12.44	20.44	62.17
R1/71	LKD	W3/71	27.47	27.38	0.09	0.33
R1/71	LKD	W4/71	27.97	27.92	0.05	0.18
R1/71	LKD	W6/71	7.23	2.41	4.82	66.67
R1/73	BEDROOM	W1/73	15.14	6.65	8.49	56.08
R1/74	BEDROOM	W1/74	16.30	14.60	1.70	10.43
R1/74	BEDROOM	W2/74	34.81	33.86	0.95	2.73
3 BAYHAM STREET						
R1/82	BEDROOM	W1/82	3.95	3.69	0.26	6.58
R1/82	BEDROOM	W2/82	34.17	34.17	0.00	0.00
5 BAYHAM STREET						
R2/71	LKD	W2/71	23.15	18.73	4.42	19.09
R2/71	LKD	W5/71	29.10	29.08	0.02	0.07
R2/71	LKD	W7/71	3.55	2.14	1.41	39.72
R2/71	LKD	W8/71	4.19	1.84	2.35	56.09
R2/73	BEDROOM	W2/73	8.82	7.24	1.58	17.91
R2/74	BEDROOM	W3/74	12.20	12.11	0.09	0.74
R2/74	BEDROOM	W4/74	35.36	35.36	0.00	0.00
WESTERHAM, BAYHAM ESTATE PLACE						
R1/40	BEDROOM	W1/40	27.99	24.00	3.99	14.26
R2/40	BEDROOM	W2/40	28.63	23.57	5.06	17.67
R3/40	LD	W3/40	21.63	16.96	4.67	21.59
R3/40	LD	W4/40	29.45	25.35	4.10	13.92
R4/40	LD	W5/40	21.95	18.32	3.63	16.54
R4/40	LD	W6/40	30.75	27.72	3.03	9.85
R5/40	BEDROOM	W7/40	31.75	29.30	2.45	7.72
R6/40	BEDROOM	W8/40	31.20	29.25	1.95	6.25

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R7/40	LD	W9/40	22.29	20.69	1.60	7.18
R7/40	LD	W10/40	30.13	28.93	1.20	3.98
R8/40	LD	W11/40	21.91	20.94	0.97	4.43
R8/40	LD	W12/40	30.03	29.33	0.70	2.33
R1/41	BEDROOM	W1/41	30.22	26.84	3.38	11.18
R2/41	BEDROOM	W2/41	32.33	27.96	4.37	13.52
R3/41	LD	W3/41	23.94	19.83	4.11	17.17
R3/41	LD	W4/41	31.49	27.94	3.55	11.27
R4/41	LD	W5/41	24.15	20.98	3.17	13.13
R4/41	LD	W6/41	32.82	30.26	2.56	7.80
R5/41	BEDROOM	W7/41	33.77	31.76	2.01	5.95
R6/41	BEDROOM	W8/41	33.09	31.54	1.55	4.68
R7/41	LD	W9/41	24.33	23.10	1.23	5.06
R7/41	LD	W10/41	32.01	31.13	0.88	2.75
R8/41	LD	W11/41	23.91	23.21	0.70	2.93
R8/41	LD	W12/41	31.92	31.46	0.46	1.44
R1/42	BEDROOM	W1/42	28.01	25.45	2.56	9.14
R2/42	BEDROOM	W2/42	33.92	30.70	3.22	9.49
R3/42	LD	W3/42	25.44	22.35	3.09	12.15
R3/42	LD	W4/42	33.09	30.52	2.57	7.77
R4/42	LD	W5/42	25.72	23.37	2.35	9.14
R4/42	LD	W6/42	34.45	32.66	1.79	5.20
R5/42	BEDROOM	W7/42	35.42	34.05	1.37	3.87
R6/42	BEDROOM	W8/42	34.62	33.59	1.03	2.98
R7/42	LD	W9/42	25.86	25.05	0.81	3.13
R7/42	LD	W10/42	33.51	32.98	0.53	1.58

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R8/42	LD	W11/42	25.43	25.01	0.42	1.65
R8/42	LD	W12/42	33.48	33.26	0.22	0.66
R1/43	BEDROOM	W1/43	35.17	33.31	1.86	5.29
R2/43	LD	W2/43	26.60	24.79	1.81	6.80
R2/43	LD	W3/43	34.28	32.88	1.40	4.08
R3/43	LD	W4/43	26.80	25.47	1.33	4.96
R3/43	LD	W5/43	35.56	34.66	0.90	2.53
R4/43	BEDROOM	W6/43	36.50	35.85	0.65	1.78
R5/43	BEDROOM	W7/43	35.63	35.16	0.47	1.32
R6/43	LD	W8/43	26.93	26.55	0.38	1.41
R6/43	LD	W9/43	34.58	34.37	0.21	0.61
R7/43	LD	W10/43	26.54	26.37	0.17	0.64
R7/43	LD	W11/43	34.67	34.60	0.07	0.20
R1/44	BEDROOM	W1/44	36.37	35.69	0.68	1.87
R2/44	LD	W2/44	27.64	26.96	0.68	2.46
R2/44	LD	W3/44	35.83	35.36	0.47	1.31
R3/44	LD	W4/44	27.79	27.33	0.46	1.66
R3/44	LD	W5/44	36.66	36.40	0.26	0.71
R4/44	BEDROOM	W6/44	37.29	37.15	0.14	0.38
R5/44	BEDROOM	W7/44	36.68	36.61	0.07	0.19
R6/44	LD	W8/44	27.91	27.85	0.06	0.21
R6/44	LD	W9/44	36.02	36.01	0.01	0.03
R7/44	LD	W10/44	27.63	27.62	0.01	0.04
R7/44	LD	W11/44	36.01	36.01	0.00	0.00
R1/45	BEDROOM	W1/45	33.32	33.28	0.04	0.12
R2/45	LD	W2/45	35.81	35.75	0.06	0.17
R2/45	LD	W3/45	33.42	33.40	0.02	0.06

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R3/45	LD	W4/45	35.92	35.86	0.06	0.17
R3/45	LD	W5/45	33.51	33.47	0.04	0.12
R4/45	BEDROOM	W6/45	33.53	33.50	0.03	0.09
R5/45	BEDROOM	W7/45	33.56	33.54	0.02	0.06
R6/45	LD	W8/45	36.02	36.01	0.01	0.03
R6/45	LD	W9/45	33.55	33.55	0.00	0.00
R7/45	LD	W10/45	35.93	35.93	0.00	0.00
R7/45	LD	W11/45	33.35	33.35	0.00	0.00
4 BAYHAM STREET						
R1/30		W1/30	23.95	23.54	0.41	1.71
R2/30		W2/30	20.09	19.82	0.27	1.34
R1/31		W1/31	24.54	24.15	0.39	1.59
R2/31		W2/31	24.07	23.75	0.32	1.33
R3/31		W3/31	23.94	23.67	0.27	1.13
2 KINGS TERRACE						
R1/90	STUDY	W1/90	9.00	6.57	2.43	27.00
R1/90	STUDY	W2/90	16.72	16.72	0.00	0.00
R1/91	BEDROOM	W1/91	12.10	9.03	3.07	25.37
R1/91	BEDROOM	W2/91	16.21	12.80	3.41	21.04
R1/91	BEDROOM	W3/91	17.63	13.88	3.75	21.27
R1/91	BEDROOM	W4/91	26.01	26.01	0.00	0.00
R1/91	BEDROOM	W5/91	23.99	23.99	0.00	0.00
R1/110	KITCHEN	W1/110	5.86	4.94	0.92	15.70
R1/111	LIVINGROOM	W1/111	16.20	12.78	3.42	21.11
4 KINGS TERRACE						
R1/92	LKD	W1/92	27.22	21.88	5.34	19.62
R1/92	LKD	W2/92	97.63	96.70	0.93	0.95

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R1/92	LKD	W3/92	30.51	30.51	0.00	0.00
R1/92	LKD	W4/92	30.73	30.73	0.00	0.00
14 CAMDEN HIGH STREET						
R2/161		W2/161	23.85	22.68	1.17	4.91
R2/162		W2/162	25.83	25.12	0.71	2.75
R1/163		W1/163	24.78	24.49	0.29	1.17
16 CAMDEN HIGH STREET						
R3/161		W3/161	30.79	29.31	1.48	4.81
R3/162		W3/162	32.12	31.05	1.07	3.33
R2/163		W2/163	23.58	23.50	0.08	0.34
18 CAMDEN HIGH STREET						
R1/180		W1/180	23.68	23.22	0.46	1.94
R1/181		W1/181	33.63	32.36	1.27	3.78
R1/182		W1/182	34.82	33.90	0.92	2.64
R1/183		W1/183	36.72	36.15	0.57	1.55
R1/380		W2/380	23.10	22.63	0.47	2.03
20 CAMDEN HIGH STREET						
R1/360	STUDIO	W1/360	1.98	1.98	0.00	0.00
R1/361	STUDIO	W1/361	34.17	33.16	1.01	2.96
R1/362	STUDIO	W1/362	36.01	35.27	0.74	2.05
R1/363	STUDIO	W1/363	37.36	36.87	0.49	1.31
R1/370	STUDIO	W1/370	25.49	25.16	0.33	1.29
22 CAMDEN HIGH STREET						

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R1/330		W1/330	12.10	12.09	0.01	0.08
R1/331		W1/331	22.46	22.35	0.11	0.49
R1/332		W1/332	35.78	35.14	0.64	1.79
R1/340		W1/340	17.35	17.35	0.00	0.00
R1/341		W1/341	33.47	32.84	0.63	1.88
R1/342		W1/342	36.01	35.42	0.59	1.64
R1/343		W1/343	37.55	37.15	0.40	1.07
1B KINGS TERRACE						
R1/150	LIVINGROOM	W1/150	12.29	10.83	1.46	11.88
R1/150	LIVINGROOM	W2/150	13.64	12.63	1.01	7.40
R1/151	BEDROOM	W1/151	24.23	18.94	5.29	21.83
1C KINGS TERRACE						
R2/150	LIVINGROOM	W3/150	13.83	13.10	0.73	5.28
R2/150	LIVINGROOM	W4/150	13.22	12.92	0.30	2.27
R2/151	BEDROOM	W2/151	24.10	21.76	2.34	9.71
1 KINGS TERRACE						
R1/20		W1/20	17.63	17.35	0.28	1.59
R1/20		W2/20	18.10	17.86	0.24	1.33
R1/20		W3/20	18.51	18.28	0.23	1.24
R1/21	BEDROOM	W1/21	25.81	24.55	1.26	4.88
R2/21	BEDROOM	W2/21	26.27	25.37	0.90	3.43
3 KINGS TERRACE						
R1/120	LIVINGROOM	W1/120	17.87	17.75	0.12	0.67
R1/121	BEDROOM	W1/121	27.20	26.54	0.66	2.43

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R1/122	BEDROOM	W1/122	34.90	33.18	1.72	4.93
9 BAYHAM STREET						
R1/50	BEDROOM	W1/50	11.23	9.17	2.06	18.34
R1/51	BEDROOM	W1/51	27.03	25.36	1.67	6.18
R2/51	BEDROOM	W2/51	26.28	25.16	1.12	4.26
R1/52	BEDROOM	W1/52	33.20	32.38	0.82	2.47
R2/52	BEDROOM	W2/52	33.45	32.88	0.57	1.70
9A BAYHAM STREET						
R2/280		W1/280	13.79	13.79	0.00	0.00
R1/281		W2/281	15.85	15.85	0.00	0.00
R2/281		W1/281	22.55	22.55	0.00	0.00
R1/282		W2/282	23.93	23.93	0.00	0.00
R2/282		W1/282	31.63	31.54	0.09	0.28
R1/283	KITCHEN	W2/283	35.03	34.89	0.14	0.40
R1/283	KITCHEN	W3/283	34.40	34.38	0.02	0.06
R1/283	KITCHEN	W4/283	31.73	31.57	0.16	0.50
R1/283	KITCHEN	W5/283	32.34	32.24	0.10	0.31
R2/283	BEDROOM	W1/283	35.17	35.09	0.08	0.23
R2/283	BEDROOM	W6/283	32.53	32.46	0.07	0.22
11 BAYHAM STREET						
R1/290		W2/290	25.57	25.54	0.03	0.12
R1/290		W3/290	24.22	24.22	0.00	0.00
R1/290		W4/290	24.02	24.02	0.00	0.00
R2/290		W1/290	25.75	25.72	0.03	0.12
R1/291		W2/291	30.65	30.59	0.06	0.20

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R2/291		W1/291	30.83	30.81	0.02	0.06
6 KINGS TERRACE						
R1/311		W1/311	22.10	21.84	0.26	1.18
8 KINGS TERRACE						
R1/300		W1/300	18.34	18.34	0.00	0.00
R2/300		W2/300	21.23	21.19	0.04	0.19
R1/301		W1/301	25.85	25.85	0.00	0.00
R2/301		W2/301	28.10	27.85	0.25	0.89
48-56 Bayham Place						
R1/200	BEDROOM	W1/200	20.02	17.68	2.34	11.69
R1/200	BEDROOM	W2/200	12.22	12.22	0.00	0.00
R2/200	LD	W3/200	12.05	12.05	0.00	0.00
R2/200	LD	W4/200	12.15	12.15	0.00	0.00
R3/200	BEDROOM	W5/200	12.23	12.23	0.00	0.00
R4/200	BEDROOM	W6/200	11.65	11.65	0.00	0.00
R4/200	BEDROOM	W7/200	11.51	11.51	0.00	0.00
R5/200	LD	W8/200	11.77	11.77	0.00	0.00
R5/200	LD	W9/200	11.66	11.66	0.00	0.00
R5/200	LD	W10/200	11.46	11.46	0.00	0.00
R6/200	BEDROOM	W11/200	11.94	11.94	0.00	0.00
R7/200	LD	W12/200	12.14	12.14	0.00	0.00
R8/200	BEDROOM	W13/200	15.71	15.34	0.37	2.36
R1/201	LKD	W1/201	26.91	21.72	5.19	19.29
R1/201	LKD	W2/201	15.75	15.75	0.00	0.00
R1/201	LKD	W3/201	15.76	15.76	0.00	0.00
R1/201	LKD	W4/201	15.65	15.65	0.00	0.00

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R2/201	BEDROOM	W5/201	16.35	16.35	0.00	0.00
R3/201	LKD	W6/201	16.42	16.42	0.00	0.00
R3/201	LKD	W7/201	17.42	17.42	0.00	0.00
R3/201	LKD	W8/201	17.69	17.69	0.00	0.00
R3/201	LKD	W9/201	17.76	17.76	0.00	0.00
R4/201	BEDROOM	W10/201	18.08	18.08	0.00	0.00
R5/201	LKD	W11/201	18.24	18.24	0.00	0.00
R5/201	LKD	W12/201	18.26	18.26	0.00	0.00
R5/201	LKD	W13/201	18.36	18.36	0.00	0.00
R6/201	STUDIO	W14/201	18.43	18.43	0.00	0.00
R6/201	STUDIO	W15/201	14.69	7.41	7.28	49.56
R7/201	LKD	W16/201	11.22	8.40	2.82	25.13
R7/201	LKD	W17/201	15.60	10.92	4.68	30.00
R7/201	LKD	W18/201	25.91	5.76	20.15	77.77
R7/201	LKD	W19/201	22.32	8.71	13.61	60.98
R8/201	BEDROOM	W20/201	11.07	11.12	-0.05	-0.45
R9/201	BEDROOM	W21/201	20.96	18.64	2.32	11.07
R1/202	LKD	W1/202	32.97	25.27	7.70	23.35
R1/202	LKD	W2/202	19.42	19.42	0.00	0.00
R1/202	LKD	W3/202	19.64	19.64	0.00	0.00
R1/202	LKD	W4/202	19.76	19.76	0.00	0.00
R2/202	BEDROOM	W5/202	20.82	20.82	0.00	0.00
R3/202	LKD	W6/202	21.24	21.24	0.00	0.00
R3/202	LKD	W7/202	23.32	23.32	0.00	0.00
R3/202	LKD	W8/202	23.51	23.51	0.00	0.00
R3/202	LKD	W9/202	23.51	23.51	0.00	0.00
R4/202	BEDROOM	W10/202	23.88	23.88	0.00	0.00
R5/202	LKD	W11/202	24.16	24.16	0.00	0.00
R5/202	LKD	W12/202	24.41	24.41	0.00	0.00
R5/202	LKD	W13/202	24.51	24.51	0.00	0.00

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R6/202	STUDIO	W14/202	24.79	24.79	0.00	0.00
R6/202	STUDIO	W15/202	21.66	14.45	7.21	33.29
R7/202	LKD	W17/202	16.56	14.03	2.53	15.28
R7/202	LKD	W18/202	22.20	17.87	4.33	19.50
R7/202	LKD	W19/202	31.26	9.79	21.47	68.68
R7/202	LKD	W20/202	0.00	0.00	0.00	0.00
R8/202	BEDROOM	W21/202	0.00	0.00	0.00	0.00
R9/202	BEDROOM	W22/202	31.42	21.70	9.72	30.94
21 BAYHAM STREET						
R1/400		W1/400	9.92	9.92	0.00	0.00
R2/400		W2/400	8.53	8.53	0.00	0.00

Appendix C – NSL Results (Existing vs Proposed)

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
7 BAYHAM STREET						
R1/71	LKD	447.0	442.1	399.2	42.9	9.7
R1/73	BEDROOM	89.6	36.6	36.6	0.0	0.0
R1/74	BEDROOM	141.6	134.4	134.4	0.0	0.0
3 BAYHAM STREET						
R1/82	BEDROOM	161.0	154.9	153.3	1.6	1.0
5 BAYHAM STREET						
R2/71	LKD	293.0	279.7	274.9	4.8	1.7
R2/73	BEDROOM	70.5	13.8	13.8	0.0	0.0
R2/74	BEDROOM	117.6	111.5	111.5	0.0	0.0
WESTERHAM, BAYHAM ESTATE PLACE						
R1/40	BEDROOM	82.8	80.6	79.0	1.6	2.0
R2/40	BEDROOM	128.5	126.1	114.6	11.5	9.1
R3/40	LD	198.2	195.6	191.5	4.1	2.1
R4/40	LD	200.5	197.9	197.8	0.1	0.1
R5/40	BEDROOM	127.3	125.1	125.1	0.0	0.0
R6/40	BEDROOM	127.3	125.1	125.1	0.0	0.0
R7/40	LD	199.0	196.6	196.6	0.0	0.0
R8/40	LD	187.2	184.7	184.7	0.0	0.0
R1/41	BEDROOM	82.8	80.6	80.6	0.0	0.0
R2/41	BEDROOM	128.5	126.1	123.0	3.2	2.5
R3/41	LD	198.2	195.6	195.4	0.2	0.1
R4/41	LD	200.5	197.9	197.9	0.0	0.0
R5/41	BEDROOM	127.3	125.1	125.1	0.0	0.0
R6/41	BEDROOM	127.3	125.2	125.2	0.0	0.0
R7/41	LD	199.0	196.7	196.7	0.0	0.0
R8/41	LD	187.2	184.7	184.7	0.0	0.0
R1/42	BEDROOM	82.8	80.6	80.6	0.0	0.0
R2/42	BEDROOM	128.5	126.1	126.1	0.0	0.0
R3/42	LD	197.0	194.5	194.5	0.0	0.0
R4/42	LD	199.3	196.8	196.8	0.0	0.0
R5/42	BEDROOM	127.3	125.1	125.1	0.0	0.0
R6/42	BEDROOM	127.3	125.2	125.2	0.0	0.0
R7/42	LD	199.0	196.6	196.6	0.0	0.0
R8/42	LD	187.2	184.8	184.8	0.0	0.0
R1/43	BEDROOM	128.5	118.9	118.9	0.0	0.0
R2/43	LD	198.2	195.6	195.6	0.0	0.0

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
R3/43	LD	200.5	197.9	197.9	0.0	0.0
R4/43	BEDROOM	127.3	125.1	125.1	0.0	0.0
R5/43	BEDROOM	127.3	125.2	125.2	0.0	0.0
R6/43	LD	199.0	196.6	196.6	0.0	0.0
R7/43	LD	187.2	185.1	185.1	0.0	0.0
R1/44	BEDROOM	128.5	118.9	118.9	0.0	0.0
R2/44	LD	198.2	195.6	195.6	0.0	0.0
R3/44	LD	200.5	197.9	197.9	0.0	0.0
R4/44	BEDROOM	127.3	125.1	125.1	0.0	0.0
R5/44	BEDROOM	127.3	125.2	125.2	0.0	0.0
R6/44	LD	199.0	196.6	196.6	0.0	0.0
R7/44	LD	187.2	185.1	185.1	0.0	0.0
R1/45	BEDROOM	128.5	118.9	118.9	0.0	0.0
R2/45	LD	198.2	195.6	195.6	0.0	0.0
R3/45	LD	200.5	197.9	197.9	0.0	0.0
R4/45	BEDROOM	127.3	125.1	125.1	0.0	0.0
R5/45	BEDROOM	127.3	125.2	125.2	0.0	0.0
R6/45	LD	199.0	196.6	196.6	0.0	0.0
R7/45	LD	187.2	185.1	185.1	0.0	0.0
4 BAYHAM STREET						
R1/30		96.0	74.4	74.4	0.0	0.0
R2/30		85.1	56.0	56.0	0.0	0.0
R1/31		96.0	81.5	81.5	0.0	0.0
R2/31		85.0	72.0	72.0	0.0	0.0
R3/31		85.1	66.1	66.1	0.0	0.0
2 KINGS TERRACE						
R1/90	STUDY	262.4	144.3	126.0	18.4	12.8
R1/91	BEDROOM	241.1	237.1	170.7	66.4	28.0
R1/110	KITCHEN	209.6	68.9	34.1	34.7	50.4
R1/111	LIVINGROOM	121.5	70.5	28.2	42.3	60.0
4 KINGS TERRACE						
R1/92	LKD	468.3	458.0	458.0	0.0	0.0
14 CAMDEN HIGH STREET						
R2/161		140.3	132.4	132.4	0.0	0.0
R2/162		140.3	132.3	132.3	0.0	0.0

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
R1/163		138.6	114.9	114.9	0.0	0.0
16 CAMDEN HIGH STREET						
R3/161		137.6	126.6	126.6	0.0	0.0
R3/162		137.6	129.0	129.0	0.0	0.0
R2/163		136.1	119.0	119.0	0.0	0.0
18 CAMDEN HIGH STREET						
R1/180		135.0	118.1	118.1	0.0	0.0
R1/181		135.0	125.5	125.5	0.0	0.0
R1/182		135.0	124.8	124.8	0.0	0.0
R1/183		135.0	117.4	117.4	0.0	0.0
R1/380		82.5	77.0	77.0	0.0	0.0
20 CAMDEN HIGH STREET						
R1/360	STUDIO	119.4	9.5	9.5	0.0	0.0
R1/361	STUDIO	119.4	116.0	116.0	0.0	0.0
R1/362	STUDIO	119.4	115.9	115.9	0.0	0.0
R1/363	STUDIO	106.2	100.1	100.1	0.0	0.0
R1/370	STUDIO	131.6	121.3	121.3	0.0	0.0
22 CAMDEN HIGH STREET						
R1/330		89.8	40.3	40.3	0.0	0.0
R1/331		89.8	82.9	82.9	0.0	0.0
R1/332		89.6	88.2	88.2	0.0	0.0
R1/340		134.1	105.5	105.5	0.0	0.0
R1/341		134.1	130.5	130.5	0.0	0.0
R1/342		134.1	130.6	130.6	0.0	0.0
R1/343		134.1	114.7	114.7	0.0	0.0
1B KINGS TERRACE						
R1/150	LIVINGROOM	183.3	134.3	86.2	48.1	35.8
R1/151	BEDROOM	183.3	167.9	129.2	38.7	23.0
1C KINGS TERRACE						

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
R2/150	LIVINGROOM	151.2	81.9	81.9	0.0	0.0
R2/151	BEDROOM	201.4	159.0	146.9	12.0	7.5
1 KINGS TERRACE						
R1/20		167.7	115.1	115.1	0.0	0.0
R1/21	BEDROOM	89.4	84.0	83.5	0.5	0.6
R2/21	BEDROOM	83.5	79.2	79.2	0.0	0.0
3 KINGS TERRACE						
R1/120	LIVINGROOM	116.6	62.8	62.8	0.0	0.0
R1/121	BEDROOM	92.2	86.8	86.8	0.0	0.0
R1/122	BEDROOM	134.1	130.4	130.1	0.3	0.2
9 BAYHAM STREET						
R1/50	BEDROOM	103.5	86.0	60.5	25.5	29.7
R1/51	BEDROOM	108.6	104.8	104.8	0.0	0.0
R2/51	BEDROOM	78.9	73.3	73.3	0.0	0.0
R1/52	BEDROOM	103.2	97.8	97.8	0.0	0.0
R2/52	BEDROOM	84.3	78.2	78.2	0.0	0.0
9A BAYHAM STREET						
R2/280		126.8	41.4	41.4	0.0	0.0
R1/281		66.4	51.3	51.3	0.0	0.0
R2/281		126.8	103.4	103.4	0.0	0.0
R1/282		66.4	63.2	63.2	0.0	0.0
R2/282		126.8	119.6	119.6	0.0	0.0
R1/283	KITCHEN	273.2	272.2	272.2	0.0	0.0
R2/283	BEDROOM	194.4	191.4	191.4	0.0	0.0
11 BAYHAM STREET						
R1/290		116.4	114.4	114.4	0.0	0.0
R2/290		117.5	113.5	113.5	0.0	0.0
R1/291		116.4	114.2	114.2	0.0	0.0
R2/291		117.5	114.0	114.0	0.0	0.0
6 KINGS TERRACE						

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
R1/311		104.3	53.2	53.2	0.0	0.0
8 KINGS TERRACE						
R1/300		134.7	75.0	75.0	0.0	0.0
R2/300		115.0	67.8	67.8	0.0	0.0
R1/301		134.7	131.4	131.4	0.0	0.0
R2/301		115.0	112.4	112.4	0.0	0.0
48-56 Bayham Place						
R1/200	BEDROOM	88.9	88.4	88.4	0.0	0.0
R2/200	LD	220.7	70.8	70.8	0.0	0.0
R3/200	BEDROOM	113.5	34.3	34.3	0.0	0.0
R4/200	BEDROOM	66.4	48.0	48.0	0.0	0.0
R5/200	LD	251.4	62.5	62.5	0.0	0.0
R6/200	BEDROOM	89.1	34.2	34.2	0.0	0.0
R7/200	LD	188.1	33.5	33.5	0.0	0.0
R8/200	BEDROOM	120.2	110.7	110.2	0.5	0.5
R1/201	LKD	303.9	293.6	292.9	0.6	0.2
R2/201	BEDROOM	107.7	56.2	56.2	0.0	0.0
R3/201	LKD	353.1	190.5	190.5	0.0	0.0
R4/201	BEDROOM	135.0	62.8	62.8	0.0	0.0
R5/201	LKD	237.7	176.9	176.9	0.0	0.0
R6/201	STUDIO	252.3	195.1	109.2	85.9	44.0
R7/201	LKD	277.4	275.7	157.8	117.9	42.8
R8/201	BEDROOM	135.2	87.4	92.0	-4.6	-5.3
R9/201	BEDROOM	113.6	112.0	105.3	6.7	6.0
R1/202	LKD	303.9	303.4	303.2	0.2	0.1
R2/202	BEDROOM	107.7	85.0	85.0	0.0	0.0
R3/202	LKD	353.1	260.6	260.6	0.0	0.0
R4/202	BEDROOM	140.4	102.8	102.8	0.0	0.0
R5/202	LKD	237.7	233.9	233.9	0.0	0.0
R6/202	STUDIO	246.4	195.2	181.7	13.5	6.9
R7/202	LKD	235.4	234.4	227.2	7.2	3.1
R8/202	BEDROOM	104.6	0.0	0.0	0.0	0.0
R9/202	BEDROOM	113.6	112.4	109.7	2.8	2.5
21 BAYHAM STREET						
R1/400		85.6	80.1	80.1	0.0	0.0
R2/400		79.8	63.2	63.2	0.0	0.0

Appendix D – APSH Results (Existing vs Proposed)

			Window						Room					
			Existing		Proposed				Existing		Proposed			
Room	Window	Room Use	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
7 BAYHAM STREET														
R1/71	**W1/71**	LKD	0	9	0	2	-	77.8						
R1/71	**W3/71**	LKD	4	30	4	30	0.0	0.0						
R1/71	**W4/71**	LKD	4	31	4	31	0.0	0.0						
R1/71	**W6/71**	LKD	0	5	0	4	-	20.0	4	44	4	37	0.0	15.9
R1/73	**W1/73**	BEDROOM	0	14	0	4	-	71.4	0	14	0	4	-	71.4
R1/74	**W1/74**	BEDROOM	4	32	4	32	0.0	0.0						
R1/74	**W2/74**	BEDROOM	6	34	6	34	0.0	0.0	10	66	10	66	0.0	0.0
3 BAYHAM STREET														
R1/82	**W1/82**	BEDROOM	0	0	0	0	-	-						
R1/82	**W2/82**	BEDROOM	7	36	7	36	0.0	0.0	7	36	7	36	0.0	0.0
5 BAYHAM STREET														
R2/71	**W2/71**	LKD	0	1	0	0	-	100.0						
R2/71	**W5/71**	LKD	4	31	4	31	0.0	0.0						
R2/71	**W7/71**	LKD	0	0	0	0	-	-						
R2/71	**W8/71**	LKD	0	0	0	0	-	-	4	32	4	31	0.0	3.1
R2/73	**W2/73**	BEDROOM	0	5	0	2	-	60.0	0	5	0	2	-	60.0

			Window						Room					
			Existing		Proposed				Existing		Proposed			
Room	Window	Room Use	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
R2/74	**W3/74**	BEDROOM	2	18	2	18	0.0	0.0						
R2/74	**W4/74**	BEDROOM	5	31	5	31	0.0	0.0	7	49	7	49	0.0	0.0
WESTERHAM, BAYHAM ESTATE PLACE														
R1/40	**W1/40**	BEDROOM	10	44	10	36	0.0	18.2	10	44	10	36	0.0	18.2
R2/40	**W2/40**	BEDROOM	2	37	0	28	100.0	24.3	2	37	0	28	100.0	24.3
R3/40	**W3/40**	LD	10	32	8	26	20.0	18.8						
R3/40	**W4/40**	LD	8	37	5	30	37.5	18.9	12	42	9	35	25.0	16.7
R4/40	**W5/40**	LD	10	34	8	29	20.0	14.7						
R4/40	**W6/40**	LD	8	38	4	33	50.0	13.2	13	44	9	39	30.8	11.4
R5/40	**W7/40**	BEDROOM	11	45	7	40	36.4	11.1	11	45	7	40	36.4	11.1
R6/40	**W8/40**	BEDROOM	12	47	8	43	33.3	8.5	12	47	8	43	33.3	8.5
R7/40	**W9/40**	LD	11	35	7	31	36.4	11.4						
R7/40	**W10/40**	LD	9	39	6	36	33.3	7.7	13	44	10	41	23.1	6.8
R8/40	**W11/40**	LD	13	37	9	33	30.8	10.8						
R8/40	**W12/40**	LD	9	39	6	36	33.3	7.7	14	45	11	42	21.4	6.7

			Window						Room					
			Existing		Proposed				Existing		Proposed			
Room	Window	Room Use	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
R1/41	**W1/41**	BEDROOM	11	46	11	41	0.0	10.9	11	46	11	41	0.0	10.9
R2/41	**W2/41**	BEDROOM	13	49	10	43	23.1	12.2	13	49	10	43	23.1	12.2
R3/41	**W3/41**	LD	14	38	11	34	21.4	10.5						
R3/41	**W4/41**	LD	9	39	7	36	22.2	7.7	14	45	12	42	14.3	6.7
R4/41	**W5/41**	LD	13	37	11	34	15.4	8.1						
R4/41	**W6/41**	LD	9	40	6	36	33.3	10.0	14	46	11	42	21.4	8.7
R5/41	**W7/41**	BEDROOM	13	48	9	44	30.8	8.3	13	48	9	44	30.8	8.3
R6/41	**W8/41**	BEDROOM	14	50	12	48	14.3	4.0	14	50	12	48	14.3	4.0
R7/41	**W9/41**	LD	14	39	12	37	14.3	5.1						
R7/41	**W10/41**	LD	10	41	9	40	10.0	2.4	14	46	13	45	7.1	2.2
R8/41	**W11/41**	LD	14	39	14	39	0.0	0.0						
R8/41	**W12/41**	LD	9	40	9	40	0.0	0.0	14	46	14	46	0.0	0.0
R1/42	**W1/42**	BEDROOM	10	38	10	35	0.0	7.9	10	38	10	35	0.0	7.9
R2/42	**W2/42**	BEDROOM	16	52	14	48	12.5	7.7	16	52	14	48	12.5	7.7

			Window						Room					
			Existing		Proposed				Existing		Proposed			
Room	Window	Room Use	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
R3/42	**W3/42**	LD	14	38	12	34	14.3	10.5						
R3/42	**W4/42**	LD	10	41	8	39	20.0	4.9	15	47	13	45	13.3	4.3
R4/42	**W5/42**	LD	15	39	12	36	20.0	7.7						
R4/42	**W6/42**	LD	11	42	8	39	27.3	7.1	15	47	12	44	20.0	6.4
R5/42	**W7/42**	BEDROOM	14	50	12	48	14.3	4.0	14	50	12	48	14.3	4.0
R6/42	**W8/42**	BEDROOM	14	50	14	50	0.0	0.0	14	50	14	50	0.0	0.0
R7/42	**W9/42**	LD	15	39	15	39	0.0	0.0						
R7/42	**W10/42**	LD	12	43	11	42	8.3	2.3	16	48	15	47	6.3	2.1
R8/42	**W11/42**	LD	15	39	15	39	0.0	0.0						
R8/42	**W12/42**	LD	12	43	11	42	8.3	2.3	17	49	16	48	5.9	2.0
R1/43	**W1/43**	BEDROOM	16	51	14	49	12.5	3.9	16	51	14	49	12.5	3.9
R2/43	**W2/43**	LD	16	40	14	38	12.5	5.0						
R2/43	**W3/43**	LD	11	42	9	40	18.2	4.8	16	48	14	46	12.5	4.2
R3/43	**W4/43**	LD	15	39	13	37	13.3	5.1						
R3/43	**W5/43**	LD	11	42	10	41	9.1	2.4	15	47	14	46	6.7	2.1
R4/43	**W6/43**	BEDROOM	15	50	13	48	13.3	4.0	15	50	13	48	13.3	4.0

			Window						Room					
			Existing		Proposed				Existing		Proposed			
Room	Window	Room Use	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
R5/43	**W7/43**	BEDROOM	16	51	15	50	6.3	2.0	16	51	15	50	6.3	2.0
R6/43	**W8/43**	LD	16	40	15	39	6.3	2.5						
R6/43	**W9/43**	LD	12	43	10	41	16.7	4.7	17	49	15	47	11.8	4.1
R7/43	**W10/43**	LD	17	41	16	40	5.9	2.4						
R7/43	**W11/43**	LD	12	43	12	43	0.0	0.0	17	49	17	49	0.0	0.0
R1/44	**W1/44**	BEDROOM	17	52	16	51	5.9	1.9	17	52	16	51	5.9	1.9
R2/44	**W2/44**	LD	16	40	15	39	6.3	2.5						
R2/44	**W3/44**	LD	12	47	11	46	8.3	2.1	16	51	15	50	6.3	2.0
R3/44	**W4/44**	LD	16	40	16	40	0.0	0.0						
R3/44	**W5/44**	LD	12	47	11	46	8.3	2.1	16	51	16	51	0.0	0.0
R4/44	**W6/44**	BEDROOM	16	51	16	51	0.0	0.0	16	51	16	51	0.0	0.0
R5/44	**W7/44**	BEDROOM	16	51	16	51	0.0	0.0	16	51	16	51	0.0	0.0
R6/44	**W8/44**	LD	17	41	17	41	0.0	0.0						
R6/44	**W9/44**	LD	12	47	12	47	0.0	0.0	17	52	17	52	0.0	0.0
R7/44	**W10/44**	LD	17	41	17	41	0.0	0.0						

			Window						Room					
			Existing		Proposed				Existing		Proposed			
Room	Window	Room Use	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
R7/44	**W11/44**	LD	12	47	12	47	0.0	0.0	17	52	17	52	0.0	0.0
R1/45	**W1/45**	BEDROOM	15	43	15	43	0.0	0.0	15	43	15	43	0.0	0.0
R2/45	**W2/45**	LD	16	47	16	47	0.0	0.0						
R2/45	**W3/45**	LD	15	43	15	43	0.0	0.0	16	47	16	47	0.0	0.0
R3/45	**W4/45**	LD	16	47	16	47	0.0	0.0						
R3/45	**W5/45**	LD	15	43	15	43	0.0	0.0	16	47	16	47	0.0	0.0
R4/45	**W6/45**	BEDROOM	15	43	15	43	0.0	0.0	15	43	15	43	0.0	0.0
R5/45	**W7/45**	BEDROOM	15	43	15	43	0.0	0.0	15	43	15	43	0.0	0.0
R6/45	**W8/45**	LD	16	47	16	47	0.0	0.0						
R6/45	**W9/45**	LD	15	43	15	43	0.0	0.0	16	47	16	47	0.0	0.0
R7/45	**W10/45**	LD	16	47	16	47	0.0	0.0						
R7/45	**W11/45**	LD	15	43	15	43	0.0	0.0	16	47	16	47	0.0	0.0
4 BAYHAM STREET														
R1/30	**W1/30**		12	44	12	44	0.0	0.0	12	44	12	44	0.0	0.0
R2/30	**W2/30**		3	28	3	28	0.0	0.0	3	28	3	28	0.0	0.0

			Window						Room					
			Existing		Proposed				Existing		Proposed			
Room	Window	Room Use	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
R1/31	**W1/31**		13	43	13	43	0.0	0.0	13	43	13	43	0.0	0.0
R2/31	**W2/31**		12	41	12	41	0.0	0.0	12	41	12	41	0.0	0.0
R3/31	**W3/31**		13	41	13	41	0.0	0.0	13	41	13	41	0.0	0.0
2 KINGS TERRACE														
R1/90	**W1/90**	STUDY	2	15	0	10	100.0	33.3						
R1/90	**W2/90**	STUDY	0	0	0	0	-	-	2	15	0	10	100.0	33.3
R1/91	**W1/91**	BEDROOM	4	29	0	20	100.0	31.0						
R1/91	**W2/91**	BEDROOM	6	37	2	30	66.7	18.9						
R1/91	**W3/91**	BEDROOM	8	36	4	30	50.0	16.7						
R1/91	**W4/91**	BEDROOM	0	6	0	6	-	0.0						
R1/91	**W5/91**	BEDROOM	0	0	0	0	-	-	9	52	4	42	55.6	19.2
4 KINGS TERRACE														
R1/92	**W1/92**	LKD	11	57	6	46	45.5	19.3						
R1/92	**W2/92**	LKD	21	88	18	82	14.3	6.8						
R1/92	**W3/92**	LKD	14	54	14	54	0.0	0.0						
R1/92	**W4/92**	LKD	16	56	16	56	0.0	0.0	22	89	19	83	13.6	6.7

			Window						Room					
			Existing		Proposed				Existing		Proposed			
Room	Window	Room Use	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
9 BAYHAM STREET														
R1/50	**W1/50**	BEDROOM	2	16	0	14	100.0	12.5	2	16	0	14	100.0	12.5
R1/51	**W1/51**	BEDROOM	10	45	5	39	50.0	13.3	10	45	5	39	50.0	13.3
R2/51	**W2/51**	BEDROOM	12	47	9	44	25.0	6.4	12	47	9	44	25.0	6.4
R1/52	**W1/52**	BEDROOM	17	59	12	54	29.4	8.5	17	59	12	54	29.4	8.5
R2/52	**W2/52**	BEDROOM	18	60	15	57	16.7	5.0	18	60	15	57	16.7	5.0
9A BAYHAM STREET														
R2/280	**W1/280**		0	9	0	9	-	0.0	0	9	0	9	-	0.0
R1/281	**W2/281**		0	15	0	15	-	0.0	0	15	0	15	-	0.0
R2/281	**W1/281**		2	32	2	32	0.0	0.0	2	32	2	32	0.0	0.0
R1/282	**W2/282**		4	28	4	28	0.0	0.0	4	28	4	28	0.0	0.0
R2/282	**W1/282**		12	53	12	53	0.0	0.0	12	53	12	53	0.0	0.0
R1/283	**W2/283**	KITCHEN	21	63	19	61	9.5	3.2						

			Window						Room					
			Existing		Proposed				Existing		Proposed			
Room	Window	Room Use	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
R1/283	**W3/283**	KITCHEN	19	61	19	61	0.0	0.0						
R1/283	**W4/283**	KITCHEN	2	28	1	27	50.0	3.6						
R1/283	**W5/283**	KITCHEN	3	29	1	27	66.7	6.9	25	93	21	89	16.0	4.3
R2/283	**W1/283**	BEDROOM	22	64	20	62	9.1	3.1						
R2/283	**W6/283**	BEDROOM	4	30	3	29	25.0	3.3	26	94	23	91	11.5	3.2
11 BAYHAM STREET														
R1/290	**W2/290**		10	40	10	40	0.0	0.0						
R1/290	**W3/290**		4	32	4	32	0.0	0.0						
R1/290	**W4/290**		6	35	6	35	0.0	0.0	10	40	10	40	0.0	0.0
R2/290	**W1/290**		10	43	10	43	0.0	0.0	10	43	10	43	0.0	0.0
R1/291	**W2/291**		12	45	12	45	0.0	0.0	12	45	12	45	0.0	0.0
R2/291	**W1/291**		15	53	15	53	0.0	0.0	15	53	15	53	0.0	0.0
48-56 Bayham Place														
R1/200	**W1/200**	BEDROOM	0	0	0	0	-	-						
R1/200	**W2/200**	BEDROOM	4	18	4	18	0.0	0.0	4	18	4	18	0.0	0.0
R2/200	**W3/200**	LD	3	17	3	17	0.0	0.0						

			Window						Room					
			Existing		Proposed				Existing		Proposed			
Room	Window	Room Use	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
R2/200	**W4/200**	LD	2	19	2	19	0.0	0.0	3	20	3	20	0.0	0.0
R3/200	**W5/200**	BEDROOM	0	19	0	19	-	0.0	0	19	0	19	-	0.0
R4/200	**W6/200**	BEDROOM	0	15	0	15	-	0.0						
R4/200	**W7/200**	BEDROOM	0	25	0	25	-	0.0	0	26	0	26	-	0.0
R5/200	**W8/200**	LD	0	27	0	27	-	0.0						
R5/200	**W9/200**	LD	0	26	0	26	-	0.0						
R5/200	**W10/200**	LD	0	24	0	24	-	0.0	0	29	0	29	-	0.0
R6/200	**W11/200**	BEDROOM	1	30	1	30	0.0	0.0	1	30	1	30	0.0	0.0
R7/200	**W12/200**	LD	1	31	1	31	0.0	0.0	1	31	1	31	0.0	0.0
R1/201	**W1/201**	LKD	0	0	0	0	-	-						
R1/201	**W2/201**	LKD	7	23	7	23	0.0	0.0						
R1/201	**W3/201**	LKD	6	22	6	22	0.0	0.0						
R1/201	**W4/201**	LKD	6	24	6	24	0.0	0.0	8	27	8	27	0.0	0.0
R2/201	**W5/201**	BEDROOM	4	26	4	26	0.0	0.0	4	26	4	26	0.0	0.0
R3/201	**W6/201**	LKD	2	26	2	26	0.0	0.0						
R3/201	**W7/201**	LKD	2	48	2	48	0.0	0.0						
R3/201	**W8/201**	LKD	1	47	1	47	0.0	0.0						

			Window						Room					
			Existing		Proposed				Existing		Proposed			
Room	Window	Room Use	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
R3/201	**W9/201**	LKD	2	48	2	48	0.0	0.0	4	53	4	53	0.0	0.0
R4/201	**W10/201**	BEDROOM	2	48	2	48	0.0	0.0	2	48	2	48	0.0	0.0
R5/201	**W11/201**	LKD	3	50	3	50	0.0	0.0						
R5/201	**W12/201**	LKD	4	50	4	50	0.0	0.0						
R5/201	**W13/201**	LKD	4	51	4	51	0.0	0.0	4	52	4	52	0.0	0.0
R6/201	**W14/201**	STUDIO	5	51	5	51	0.0	0.0						
R6/201	**W15/201**	STUDIO	0	0	0	0	-	-	5	51	5	51	0.0	0.0
R8/201	**W20/201**	BEDROOM	0	5	0	5	-	0.0	0	5	0	5	-	0.0
R1/202	**W1/202**	LKD	0	2	0	2	-	0.0						
R1/202	**W2/202**	LKD	9	29	9	29	0.0	0.0						
R1/202	**W3/202**	LKD	9	29	9	29	0.0	0.0						
R1/202	**W4/202**	LKD	9	29	9	29	0.0	0.0	10	33	10	33	0.0	0.0
R2/202	**W5/202**	BEDROOM	8	32	8	32	0.0	0.0	8	32	8	32	0.0	0.0
R3/202	**W6/202**	LKD	6	31	6	31	0.0	0.0						
R3/202	**W7/202**	LKD	9	61	9	61	0.0	0.0						
R3/202	**W8/202**	LKD	9	62	9	62	0.0	0.0						
R3/202	**W9/202**	LKD	10	62	10	62	0.0	0.0	10	64	10	64	0.0	0.0

			Window						Room					
			Existing		Proposed				Existing		Proposed			
Room	Window	Room Use	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
R4/202	**W10/202**	BEDROOM	10	63	10	63	0.0	0.0	10	63	10	63	0.0	0.0
R5/202	**W11/202**	LKD	12	64	12	64	0.0	0.0						
R5/202	**W12/202**	LKD	12	64	12	64	0.0	0.0						
R5/202	**W13/202**	LKD	12	65	12	65	0.0	0.0	12	65	12	65	0.0	0.0
R6/202	**W14/202**	STUDIO	12	65	12	65	0.0	0.0						
R6/202	**W15/202**	STUDIO	0	0	0	0	-	-	12	65	12	65	0.0	0.0
21 BAYHAM STREET														
R1/400	**W1/400**		0	16	0	16	-	0.0	0	16	0	16	-	0.0
R2/400	**W2/400**		0	22	0	22	-	0.0	0	22	0	22	-	0.0

Appendix E – ADF Results (Existing vs Proposed)

Room	Room Use	Window	EXISTING ADF	EXISTING TOTAL	PROPOSED ADF	PROPOSED TOTAL	TOTAL LOSS	%LOSS ADF
7 BAYHAM STREET								
R1/71	LKD	W1/71	1.30		0.83			
R1/71	LKD	W3/71	0.55		0.55			
R1/71	LKD	W4/71	0.55		0.55			
R1/71	LKD	W6/71	1.06	3.46	0.54	2.48	0.98	28.36
R1/73	BEDROOM	W1/73	1.93	1.93	1.32	1.32	0.61	31.72
R1/74	BEDROOM	W1/74	1.05		1.02			
R1/74	BEDROOM	W2/74	1.77	2.82	1.77	2.79	0.04	1.27
3 BAYHAM STREET								
R1/82	BEDROOM	W1/82	0.26		0.26			
R1/82	BEDROOM	W2/82	1.84	2.09	1.84	2.09	0.00	0.00
5 BAYHAM STREET								
R2/71	LKD	W2/71	0.77		0.70			
R2/71	LKD	W5/71	1.08		1.08			
R2/71	LKD	W7/71	0.80		0.54			
R2/71	LKD	W8/71	0.17	2.83	0.13	2.46	0.37	13.06
R2/73	BEDROOM	W2/73	0.90	0.90	0.82	0.82	0.08	9.00
R2/74	BEDROOM	W3/74	1.08		1.08			
R2/74	BEDROOM	W4/74	1.92	3.00	1.92	3.00	0.00	0.00
WESTERHAM, BAYHAM ESTATE PLACE								
R1/40	BEDROOM	W1/40	1.64	1.64	1.46	1.46	0.18	11.07
R2/40	BEDROOM	W2/40	1.90	1.90	1.64	1.64	0.26	13.50
R3/40	LD	W3/40	0.84		0.67			
R3/40	LD	W4/40	1.37	2.21	1.22	1.89	0.32	14.52
R4/40	LD	W5/40	0.85		0.72			
R4/40	LD	W6/40	1.40	2.25	1.29	2.01	0.24	10.71
R5/40	BEDROOM	W7/40	2.00	2.00	1.87	1.87	0.12	6.21
R6/40	BEDROOM	W8/40	2.04	2.04	1.93	1.93	0.10	5.01

Room	Room Use	Window	EXISTING ADF	EXISTING TOTAL	PROPOSED ADF	PROPOSED TOTAL	TOTAL LOSS	%LOSS ADF
R7/40	LD	W9/40	0.88		0.82			
R7/40	LD	W10/40	1.40	2.28	1.36	2.18	0.10	4.34
R8/40	LD	W11/40	0.92		0.88			
R8/40	LD	W12/40	1.46	2.38	1.44	2.32	0.06	2.60
R1/41	BEDROOM	W1/41	1.75	1.75	1.59	1.59	0.16	8.87
R2/41	BEDROOM	W2/41	2.08	2.08	1.85	1.85	0.23	10.93
R3/41	LD	W3/41	0.91		0.77			
R3/41	LD	W4/41	1.44	2.35	1.31	2.08	0.27	11.60
R4/41	LD	W5/41	0.92		0.81			
R4/41	LD	W6/41	1.47	2.39	1.38	2.19	0.20	8.44
R5/41	BEDROOM	W7/41	2.10	2.10	1.99	1.99	0.11	5.00
R6/41	BEDROOM	W8/41	2.14	2.14	2.05	2.05	0.08	3.93
R7/41	LD	W9/41	0.94		0.90			
R7/41	LD	W10/41	1.47	2.41	1.43	2.33	0.07	3.07
R8/41	LD	W11/41	0.99		0.96			
R8/41	LD	W12/41	1.53	2.52	1.51	2.48	0.04	1.75
R1/42	BEDROOM	W1/42	1.54	1.54	1.42	1.42	0.12	7.59
R2/42	BEDROOM	W2/42	2.16	2.16	1.99	1.99	0.17	7.88
R3/42	LD	W3/42	0.96		0.86			
R3/42	LD	W4/42	1.50	2.46	1.41	2.26	0.20	8.05
R4/42	LD	W5/42	0.97		0.89			
R4/42	LD	W6/42	1.53	2.50	1.47	2.36	0.15	5.80
R5/42	BEDROOM	W7/42	2.18	2.18	2.11	2.11	0.07	3.35
R6/42	BEDROOM	W8/42	2.22	2.22	2.16	2.16	0.06	2.53
R7/42	LD	W9/42	0.98		0.96			
R7/42	LD	W10/42	1.52	2.50	1.50	2.46	0.05	1.88

			EXISTING		PROPOSED		TOTAL	%LOSS
Room	Room Use	Window	ADF	TOTAL	ADF	TOTAL	LOSS	ADF
R8/42	LD	W11/42	1.03		1.02			
R8/42	LD	W12/42	1.59	2.62	1.58	2.60	0.02	0.92
R1/43	BEDROOM	W1/43	2.22	2.22	2.12	2.12	0.10	4.50
R2/43	LD	W2/43	0.99		0.93			
R2/43	LD	W3/43	1.54	2.53	1.49	2.42	0.11	4.35
R3/43	LD	W4/43	1.00		0.96			
R3/43	LD	W5/43	1.57	2.57	1.53	2.49	0.08	3.00
R4/43	BEDROOM	W6/43	2.23	2.23	2.20	2.20	0.04	1.57
R5/43	BEDROOM	W7/43	2.27	2.27	2.24	2.24	0.03	1.19
R6/43	LD	W8/43	1.01		1.00			
R6/43	LD	W9/43	1.55	2.57	1.55	2.55	0.02	0.78
R7/43	LD	W10/43	1.06		1.05			
R7/43	LD	W11/43	1.64	2.69	1.63	2.68	0.01	0.37
R1/44	BEDROOM	W1/44	2.28	2.28	2.24	2.24	0.04	1.67
R2/44	LD	W2/44	1.02		1.00			
R2/44	LD	W3/44	1.57	2.59	1.56	2.55	0.04	1.50
R3/44	LD	W4/44	1.02		1.01			
R3/44	LD	W5/44	1.60	2.63	1.59	2.60	0.03	0.99
R4/44	BEDROOM	W6/44	2.28	2.28	2.27	2.27	0.01	0.35
R5/44	BEDROOM	W7/44	2.31	2.31	2.31	2.31	0.00	0.13
R6/44	LD	W8/44	1.04		1.03			
R6/44	LD	W9/44	1.58	2.62	1.58	2.62	0.00	0.08
R7/44	LD	W10/44	1.08		1.08			
R7/44	LD	W11/44	1.68	2.76	1.68	2.76	0.00	0.00
R1/45	BEDROOM	W1/45	1.98	1.98	1.98	1.98	0.00	0.10
R2/45	LD	W2/45	1.31		1.31			
R2/45	LD	W3/45	1.39	2.70	1.39	2.70	0.00	0.11

Room	Room Use	Window	EXISTING ADF	EXISTING TOTAL	PROPOSED ADF	PROPOSED TOTAL	TOTAL LOSS	%LOSS ADF
R3/45	LD	W4/45	1.31		1.31			
R3/45	LD	W5/45	1.39	2.70	1.39	2.70	0.01	0.18
R4/45	BEDROOM	W6/45	1.95	1.95	1.95	1.95	0.00	0.10
R5/45	BEDROOM	W7/45	2.01	2.01	2.01	2.01	0.00	0.05
R6/45	LD	W8/45	1.32		1.32			
R6/45	LD	W9/45	1.40	2.72	1.40	2.72	0.00	0.00
R7/45	LD	W10/45	1.39		1.39			
R7/45	LD	W11/45	1.47	2.85	1.47	2.85	0.00	0.00
4 BAYHAM STREET								
R1/30		W1/30	1.01	1.01	1.01	1.01	0.00	0.10
R2/30		W2/30	1.01	1.01	1.01	1.01	0.00	0.00
R1/31		W1/31	0.88	0.88	0.88	0.88	0.00	0.11
R2/31		W2/31	0.94	0.94	0.94	0.94	0.00	0.11
R3/31		W3/31	0.93	0.93	0.93	0.93	0.00	0.00
2 KINGS TERRACE								
R1/90	STUDY	W1/90	0.37		0.29			
R1/90	STUDY	W2/90	0.25	0.62	0.25	0.54	0.08	13.50
R1/91	BEDROOM	W1/91	0.24		0.20			
R1/91	BEDROOM	W2/91	0.28		0.24			
R1/91	BEDROOM	W3/91	0.29		0.24			
R1/91	BEDROOM	W4/91	0.08		0.08			
R1/91	BEDROOM	W5/91	0.08	0.96	0.08	0.83	0.12	12.88
R1/110	KITCHEN	W1/110	0.91	0.91	0.81	0.81	0.11	11.72
R1/111	LIVINGROOM	W1/111	0.78	0.78	0.66	0.66	0.12	14.89
4 KINGS TERRACE								
R1/92	LKD	W1/92	1.84		1.59			
R1/92	LKD	W2/92	2.76		2.70			

Room	Room Use	Window	EXISTING ADF	EXISTING TOTAL	PROPOSED ADF	PROPOSED TOTAL	TOTAL LOSS	%LOSS ADF
R1/92	LKD	W3/92	0.39		0.39			
R1/92	LKD	W4/92	0.39	5.38	0.39	5.08	0.31	5.67
14 CAMDEN HIGH STREET								
R2/161		W2/161	1.29	1.29	1.25	1.25	0.04	2.94
R2/162		W2/162	1.02	1.02	1.00	1.00	0.02	1.67
R1/163		W1/163	0.72	0.72	0.71	0.71	0.01	0.70
16 CAMDEN HIGH STREET								
R3/161		W3/161	1.03	1.03	0.99	0.99	0.04	4.00
R3/162		W3/162	1.04	1.04	1.01	1.01	0.03	2.89
R2/163		W2/163	0.73	0.73	0.73	0.73	0.00	0.27
18 CAMDEN HIGH STREET								
R1/180		W1/180	0.63	0.63	0.62	0.62	0.01	1.76
R1/181		W1/181	1.69	1.69	1.64	1.64	0.06	3.31
R1/182		W1/182	1.09	1.09	1.06	1.06	0.03	2.47
R1/183		W1/183	0.92	0.92	0.91	0.91	0.01	1.41
R1/380		W2/380	1.13	1.13	1.11	1.11	0.02	1.68
20 CAMDEN HIGH STREET								
R1/360	STUDIO	W1/360	0.25	0.25	0.25	0.25	0.00	0.00
R1/361	STUDIO	W1/361	1.37	1.37	1.33	1.33	0.03	2.49
R1/362	STUDIO	W1/362	1.21	1.21	1.18	1.18	0.02	1.91
R1/363	STUDIO	W1/363	0.89	0.89	0.88	0.88	0.01	1.35
R1/370	STUDIO	W1/370	0.86	0.86	0.85	0.85	0.01	1.16
22 CAMDEN HIGH STREET								

Room	Room Use	Window	EXISTING ADF	EXISTING TOTAL	PROPOSED ADF	PROPOSED TOTAL	TOTAL LOSS	%LOSS ADF
R1/330		W1/330	0.70	0.70	0.70	0.70	0.00	0.00
R1/331		W1/331	1.09	1.09	1.08	1.08	0.01	0.46
R1/332		W1/332	1.48	1.48	1.45	1.45	0.02	1.62
R1/340		W1/340	0.87	0.87	0.87	0.87	0.00	0.00
R1/341		W1/341	1.33	1.33	1.31	1.31	0.02	1.80
R1/342		W1/342	1.13	1.13	1.11	1.11	0.02	1.51
R1/343		W1/343	1.28	1.28	1.26	1.26	0.01	1.10
1B KINGS TERRACE								
R1/150	LIVINGROOM	W1/150	2.68		2.44			
R1/150	LIVINGROOM	W2/150	0.00	2.68	0.00	2.44	0.24	9.11
R1/151	BEDROOM	W1/151	2.37	2.37	1.95	1.95	0.42	17.75
1C KINGS TERRACE								
R2/150	LIVINGROOM	W3/150	0.00		0.00			
R2/150	LIVINGROOM	W4/150	2.47	2.47	2.41	2.41	0.05	2.15
R2/151	BEDROOM	W2/151	2.08	2.08	1.91	1.91	0.17	8.19
1 KINGS TERRACE								
R1/20		W1/20	0.00		0.00			
R1/20		W2/20	0.00		0.00			
R1/20		W3/20	0.22	0.22	0.22	0.22	0.00	0.91
R1/21	BEDROOM	W1/21	1.03	1.03	0.99	0.99	0.03	3.12
R2/21	BEDROOM	W2/21	1.10	1.10	1.08	1.08	0.02	1.92
3 KINGS TERRACE								
R1/120	LIVINGROOM	W1/120	1.30	1.30	1.29	1.29	0.01	0.62
R1/121	BEDROOM	W1/121	1.01	1.01	1.00	1.00	0.01	0.99

Room	Room Use	Window	EXISTING ADF	EXISTING TOTAL	PROPOSED ADF	PROPOSED TOTAL	TOTAL LOSS	%LOSS ADF
R1/122	BEDROOM	W1/122	0.65	0.65	0.63	0.63	0.03	3.98
9 BAYHAM STREET								
R1/50	BEDROOM	W1/50	2.42	2.42	2.15	2.15	0.27	11.07
R1/51	BEDROOM	W1/51	1.21	1.21	1.17	1.17	0.04	3.30
R2/51	BEDROOM	W2/51	1.03	1.03	1.03	1.03	0.01	0.77
R1/52	BEDROOM	W1/52	0.89	0.89	0.89	0.89	0.00	0.22
R2/52	BEDROOM	W2/52	1.02	1.02	1.02	1.02	0.00	0.00
9A BAYHAM STREET								
R2/280		W1/280	0.73	0.73	0.73	0.73	0.00	0.00
R1/281		W2/281	1.04	1.04	1.04	1.04	0.00	0.00
R2/281		W1/281	1.16	1.16	1.16	1.16	0.00	0.00
R1/282		W2/282	1.36	1.36	1.36	1.36	0.00	0.00
R2/282		W1/282	1.46	1.46	1.46	1.46	0.00	0.14
R1/283	KITCHEN	W2/283	0.34		0.34			
R1/283	KITCHEN	W3/283	0.44		0.44			
R1/283	KITCHEN	W4/283	0.44		0.44			
R1/283	KITCHEN	W5/283	0.33	1.55	0.33	1.55	0.00	0.00
R2/283	BEDROOM	W1/283	0.60		0.60			
R2/283	BEDROOM	W6/283	0.58	1.18	0.58	1.18	0.00	0.00
11 BAYHAM STREET								
R1/290		W2/290	0.33		0.33			
R1/290		W3/290	0.33		0.33			
R1/290		W4/290	1.04	1.70	1.04	1.70	0.00	0.00
R2/290		W1/290	1.18	1.18	1.18	1.18	0.00	0.00
R1/291		W2/291	1.73	1.73	1.73	1.73	0.00	0.17

Room	Room Use	Window	EXISTING ADF	EXISTING TOTAL	PROPOSED ADF	PROPOSED TOTAL	TOTAL LOSS	%LOSS ADF
R2/291		W1/291	1.35	1.35	1.35	1.35	0.00	0.00
6 KINGS TERRACE								
R1/311		W1/311	1.02	1.02	1.02	1.02	0.00	0.39
8 KINGS TERRACE								
R1/300		W1/300	0.79	0.79	0.79	0.79	0.00	0.00
R2/300		W2/300	0.93	0.93	0.93	0.93	0.00	0.21
R1/301		W1/301	1.44	1.44	1.44	1.44	0.00	0.00
R2/301		W2/301	1.18	1.18	1.18	1.18	0.01	0.59
48-56 Bayham Place								
R1/200	BEDROOM	W1/200	3.48		3.25			
R1/200	BEDROOM	W2/200	3.10	6.58	3.10	6.35	0.23	3.47
R2/200	LD	W3/200	0.96		0.96			
R2/200	LD	W4/200	1.31	2.27	1.31	2.27	0.00	0.00
R3/200	BEDROOM	W5/200	2.22	2.22	2.22	2.22	0.00	0.00
R4/200	BEDROOM	W6/200	3.00		3.00			
R4/200	BEDROOM	W7/200	3.62	6.63	3.62	6.63	0.00	0.00
R5/200	LD	W8/200	1.28		1.28			
R5/200	LD	W9/200	0.64		0.64			
R5/200	LD	W10/200	0.49	2.42	0.49	2.42	0.00	0.00
R6/200	BEDROOM	W11/200	2.85	2.85	2.85	2.85	0.00	0.00
R7/200	LD	W12/200	1.57	1.57	1.57	1.57	0.00	0.00
R8/200	BEDROOM	W13/200	2.51	2.51	2.48	2.48	0.03	1.20
R1/201	LKD	W1/201	1.64		1.43			
R1/201	LKD	W2/201	1.27		1.27			
R1/201	LKD	W3/201	0.78		0.78			
R1/201	LKD	W4/201	0.96	4.65	0.96	4.43	0.22	4.65

Room	Room Use	Window	EXISTING ADF	EXISTING TOTAL	PROPOSED ADF	PROPOSED TOTAL	TOTAL LOSS	%LOSS ADF
R2/201	BEDROOM	W5/201	2.56	2.56	2.56	2.56	0.00	0.00
R3/201	LKD	W6/201	0.92		0.92			
R3/201	LKD	W7/201	1.07		1.07			
R3/201	LKD	W8/201	0.77		0.77			
R3/201	LKD	W9/201	1.02	3.77	1.02	3.77	0.00	0.00
R4/201	BEDROOM	W10/201	2.59	2.59	2.59	2.59	0.00	0.00
R5/201	LKD	W11/201	1.73		1.73			
R5/201	LKD	W12/201	1.65		1.65			
R5/201	LKD	W13/201	1.66	5.05	1.66	5.05	0.00	0.00
R6/201	STUDIO	W14/201	1.53		1.53			
R6/201	STUDIO	W15/201	1.42	2.94	0.92	2.45	0.50	16.81
R7/201	LKD	W16/201	0.57		0.52			
R7/201	LKD	W17/201	1.38		1.13			
R7/201	LKD	W18/201	0.87		0.28			
R7/201	LKD	W19/201	1.47	4.29	0.88	2.80	1.48	34.59
R8/201	BEDROOM	W20/201	1.68	1.68	1.74	1.74	-0.06	-3.33
R9/201	BEDROOM	W21/201	3.23	3.23	3.00	3.00	0.23	7.06
R1/202	LKD	W1/202	1.91		1.57			
R1/202	LKD	W2/202	1.50		1.50			
R1/202	LKD	W3/202	0.93		0.93			
R1/202	LKD	W4/202	1.17	5.51	1.17	5.17	0.34	6.17
R2/202	BEDROOM	W5/202	3.10	3.10	3.10	3.10	0.00	0.00
R3/202	LKD	W6/202	1.12		1.12			
R3/202	LKD	W7/202	1.30		1.30			
R3/202	LKD	W8/202	0.96		0.96			
R3/202	LKD	W9/202	1.25	4.63	1.25	4.63	0.00	0.00
R4/202	BEDROOM	W10/202	3.04	3.04	3.04	3.04	0.00	0.00
R5/202	LKD	W11/202	2.12		2.12			
R5/202	LKD	W12/202	2.06		2.06			
R5/202	LKD	W13/202	2.05	6.23	2.05	6.23	0.00	0.00

Room	Room Use	Window	EXISTING ADF	EXISTING TOTAL	PROPOSED ADF	PROPOSED TOTAL	TOTAL LOSS	%LOSS ADF
R6/202	STUDIO	W14/202	1.95		1.95			
R6/202	STUDIO	W15/202	1.86	3.82	1.43	3.39	0.43	11.27
R7/202	LKD	W17/202	0.89		0.84			
R7/202	LKD	W18/202	2.06		1.81			
R7/202	LKD	W19/202	1.13		0.49			
R7/202	LKD	W20/202	0.00	4.08	0.00	3.15	0.93	22.90
R8/202	BEDROOM	W21/202	0.00	0.00	0.00	0.00	0.00	-
R9/202	BEDROOM	W22/202	4.23	4.23	3.28	3.28	0.95	22.45
21 BAYHAM STREET								
R1/400		W1/400	0.81	0.81	0.81	0.81	0.00	0.00
R2/400		W2/400	0.78	0.78	0.78	0.78	0.00	0.00

Appendix F – Sun on Ground Results

Sources: 3 SIXTY MEASUREMENT
Existing Building Survey 2D Survey

MIDLAND SURVEY LTD
Surrounding Buildings 2D Survey

Point 2 Surveyors
3D Laser Scan of the Site and
Surrounding Building

Ambigram Architects
Proposed Scheme Received 16/07/18
"20180716_7abc 3D Model.dwg"

Key: Existing Building
Proposed Scheme

AREA RECEIVING LESS THAN
2 HOURS OF DIRECT SUNLIGHT

AREA RECEIVING MORE THAN
2 HOURS OF DIRECT SUNLIGHT

% OF REGION IN MORE THAN 2 HOURS
OF DIRECT SUNLIGHT

N

Project: 7abc Bayham Street
London

Title: BRE 2 Hour Sun on Ground Test on
March 21st

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

Drawn By: FS

Scale: NTS

Date: JUL 2018

Dwg No: **P1474/S/01**

Sources: 3 SIXTY MEASUREMENT
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AREA RECEIVING LESS THAN 2 HOURS OF DIRECT SUNLIGHT

AREA RECEIVING MORE THAN 2 HOURS OF DIRECT SUNLIGHT

% OF REGION IN MORE THAN 2 HOURS OF DIRECT SUNLIGHT

N

Project: 7abc Bayham Street
London

Title: BRE 2 Hour Sun on Ground Test on June 21st

Drawn By: FS

Scale: NTS

Date: JUL 2018

Dwg No: **P1474/S/02**

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POINT 2 surveyors