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Daylight and Sunlight

St John's Wood Park

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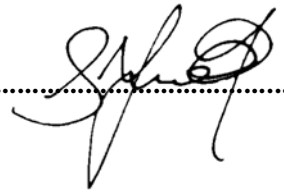


Appended to this report:

1.0 Executive Summary

GIA have been instructed by Almax Group to provide daylight and sunlight advice in relation to the St Johns Wood Park Site in the London Borough of Camden.

GIA have undertaken a detailed daylight and sunlight technical assessment of the proposed Maccreanor & Lavington Architects scheme at St Johns Wood Park "the site" to understand the potential effect that the development may have on the neighbouring properties levels of daylight and sunlight enjoyment.

The daylight and sunlight analysis has been considered by reference to the criteria and methodology within the Building Research Establishment Guidelines (2011) "BRE Handbook". The BRE Handbook, when published in 2011, recognised that it should not form a mandatory set of criteria, rather it should be used to help inform design. To adhere to the values set out in paragraphs 2.2.21 and 3.1.15 of the BRE Guidelines would mean that development within urban areas would always be low rise.

In March 2016, the Mayor of London published a Supplementary Planning Guidance on Housing. The Housing SPG, which is adopted guidance in London, clearly outlines the need to move away from applying the same values in all locations irrespective of whether they are suburban or dense city centres. It supports the adoption of contextual analysis as a means to arriving at appropriate levels of amenity, including daylight and sunlight. This is the most recent guidance on daylight and sunlight issue in London. As such, consideration has been given to the advice set out in the SPG (see Section 6.0) when reviewing the impact on daylight and sunlight amenity by reference to the BRE guidance and methodology.

In completing our report, we have undertaken an assessment comparing an existing vs proposed scenario. GIA have undertaken technical analysis against the following residential receptors;

1. 95 Avenue Road
2. 1-25 Park Lodge
3. 1-8 Mancroft Court
4. 1-32 Sheringham
5. 1 St John's Wood Park
6. 2 St John's Wood Park
7. 3 St John's Wood Park
8. 1 Middlefield
9. 3 Middlefield
10. 5 Middlefield
11. 7 Middlefield
12. 2 Middlefield
13. 4 Middlefield
14. 6 Middlefield
15. 15 Middlefield
16. 17 Middlefield
17. 4 Court Close
18. 5 Court Close
19. 6 Court Close
20. 7 Court Close
21. 5-54 Boydell Court
22. 58-107 Boydell Court

Of the 654 windows and 412 rooms assessed, 646 (98.8%) rooms will meet the VSC and NSL criteria within these 22 properties. In relation to sunlight, 379 of the 379 (100%) rooms relevant for this assessment will meet the APSH criteria.

20 of the 22 properties will achieve full BRE compliance for both daylight and sunlight. The remaining two are 1 St Johns Wood Park and 1 Middlefield.

If should be noted that the BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognising the London Plan's strategic approach to optimise housing output (Policy 3.4) and the need to accommodate additional housing supply in locations with good accessibility suitable for higher density development (Policy 3.3). Quantitative standards on daylight and sunlight should not be applied rigidly, without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London.

Where BRE transgressions are noted, in the majority of instances, such alterations are considered to be within the flexibility of the BRE and within the context of the Housing SPG document. Where there are daylight and sunlight transgressions beyond the numerical guidance in the BRE Handbook our technical assessment demonstrates that in the majority of cases, the change in light condition is due in part to the proximity of the properties to the site, the vacant nature of the site and low existing values producing disproportionate percentage alterations. These impacts are explained in more detail in section 4.0 of this report.

GIA acknowledge there are daylight impacts to the surrounding residential properties but on balance we feel they are acceptable and supportable at planning.

2.0 Context Methodology

To understand whether the impact of the proposed development (in terms of reduced daylight and sunlight amenity to existing residential properties) is acceptable, we have considered the following documents:

- Housing White Paper: Fixing our broken housing market (Department for Communities and Local Government "DCLG", February 2017)
- Draft London Plan (December 2017)
- Housing Supplementary Planning Guidance (London Plan, March 2016) "Housing SPG"
- Building Research Establishment Guidelines 2011 "BRE Guidelines"

These are discussed in further detail below:

Housing White Paper: Fixing our broken housing market (Department for Communities and Local Government "DCLG", February 2017)

The DCLG published a White Paper in February 2017. Although this is not yet policy it illustrates the direction of travel at Government level in relation to density and development.

The Housing White Paper entitled "Fixing our Broken Housing Market" illustrates a clear direction to use land more efficiently for development. This Paper can be found within the Core Documents.

Paragraph 1.51 and A.69 of the Housing White Paper states that,

(1.51) Not all development makes good use of land, especially in areas where demand is high and available land is limited. London, for example, is a relatively low-density city especially in its suburbs. When people picture high-density housing, they tend to think of unattractive tower blocks, but some of the most desirable places to live in the capital are in areas of higher density mansion blocks, mews houses and terraced streets.

And

(A69) Alongside this, the Government intends to amend national planning guidance to highlight planning approaches that can be used to help support higher densities, and to set out ways in which daylight considerations can be addressed in a pragmatic way that does not inhibit dense, high quality development.

The above illustrates that at national level the Government is addressing the need for flexibility in relation to daylight and sunlight targets.

New developments are being planned, approved, constructed and sold with an increasingly flexible approach to daylight and sunlight in line with this emerging policy.

Draft London Plan (December 2017)

The recently issued Draft London Plan further illustrates the need for densification in London as a means to optimise housing supply. Policy D6 of the document advises that to determine the density of a particular site consideration should be given to the site context, its connectivity and accessibility (including PTAL) and the capacity of surrounding infrastructure.

Policy D4 discusses the many other qualitative aspects which should be addressed in the design of residential developments. This highlights that daylight and sunlight are only one amongst many other amenities that should be considered when developing a site, this principle is supported by the BRE Guidelines.

On this basis, it is important to consider the proposed amenity and potential benefits that the scheme offers to the local area when reviewing the impact on existing daylight and sunlight amenity.

Housing Supplementary Planning Guidance (London Plan, March 2016) "Housing SPG"

The Mayor published a Supplementary Planning Guidance on Housing in March 2016.

The London Plan sets out the policy framework for development in London. The Supplementary Planning Guidance, 'provides guidance on a range of strategic policies including housing supply, residential density, housing standards, build to rent developments, student accommodation and viability appraisals.'

The Housing SPG moves away from the rigid application of the national numerical values provided in the BRE Handbook.

Paragraph 1.3.45 states;

'An appropriate degree of flexibility needs to be applied when using BRE Guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.

Paragraph 1.3.46 further states that;

'The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London.

Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced, but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.'

To optimise development the GLA recognises that the definition of acceptable living environments should be based on the wider concept of amenity:

Paragraph 1.2.41 states that;

'Planned redevelopment can also deliver a higher standard of new accommodation, improved residential amenity and design quality, together with affordable housing provision. Boroughs and other partners are encouraged to take this.'

The requirement in inner London for living and working spaces necessitates development and thus greater density:

Paragraph 2.3.46 suggests that;

'Where direct sunlight cannot be achieved in line with Standard 32, developers should demonstrate how the daylight standards proposed within a scheme and individual units will achieve good amenity for residents. They should also demonstrate how the design has sought to optimise the amount of daylight and amenity available to residents, for example, through the design, colour and landscaping of surrounding buildings and spaces within a development.'

Paragraph 2.3.47 further suggests that the;

'BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognising the London Plan's strategic approach to optimise housing output (Policy 3.4) and the need to accommodate additional housing supply in locations with good accessibility suitable for higher density development (Policy 3.3). Quantitative standards on daylight and sunlight should not be applied rigidly, without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London.'

A more flexible and holistic approach to the national numerical standards should be applied. The Housing SPG policy states that "broadly comparable residential typologies" should be the alternative targets.

This is a reasoned approach and there are many areas in London that do not achieve the national numerical values provided in the BRE Handbook, but which provide successful living environments.

To summarise, the SPG;

- Calls for an appropriate degree of flexibility in the application of the BRE Handbook to the particular circumstances of London;
- Recommends that the BRE Handbook is applied sensitively to high density development, especially in areas such as town centres, where alternative targets (from the normal standards) may be more appropriate;
- Suggests that the application of the BRE Handbook needs to be consistent with optimising housing capacity and growth generally in recognition of the need for change in an area;
- Advises that comparisons should be made with the daylight and sunlight values achieved in comparable areas and typologies across London (rather than strictly with the national numerical values); and
- Notes that to fully optimise housing potential on large sites may necessitate a departure from the current "standards".

Building Research Establishment Guidelines 2011 "BRE Guidelines"

The technical analysis that forms the basis of this report has been predicated against the methodologies set out within the Building Research Establishment Guidelines entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2011)'.

The BRE Guidelines provide three methodologies for daylight assessment, namely;

1) The Vertical Sky Component (VSC)
2) The No Sky Line (NSL); and
3) The Average Daylight Factor (ADF)

The BRE guidelines recommend that both the VSC and NSL test should be met. The ADF is not generally recommended by the BRE for assessing daylight to existing surrounding properties and as such has not been considered within this report.

There is one methodology provided by the BRE Guidelines for sunlight assessment, denoted as Annual Probable Sunlight Hours (APSH).

The BRE references that 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 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun (paragraph 3.2.3).

If a room has multiple windows on the same walls or adjacent walls, the highest value of ASPH should be taken. If a room has two windows on opposite walls, the ASPH due to each can be added together (paragraph 3.1.12).

This way of evaluating per-room Probable Sunlight Hours is meant to be carried out with diagrams and acetate overlays, which makes accounting for individual dots challenging if not impossible. APSH assessments are normally undertaken using specialised computer software. In consideration of this, assessing rooms with multiple windows is generally completed differently (and more accurately) to what is suggested in BRE Guidelines. Across the industry, this is done by following the steps below:

1) Firstly, the sunlight hours (both winter and annual) are calculated for each window. Instead of simply returning the overall per cent pass rate, i.e. one figure for winter, and one for the whole year, the yes/no result of each of the 100 sun dots is tracked. For this accounting to work, each sun dot needs to be assigned a unique identifier, e.g. from 1 to 100;
2) In a second step, the sets of 100 sun dots are combined for each room using Boolean logic, i.e. conjunctions of yes/ no values. The outcome of this step is a set of 100 yes/no values corresponding to the 100 sun dots, but on a per-room basis. Each per-room dot evaluates to unobstructed if it is unobstructed for at least one of its windows;
3) Finally, the unobstructed sun dots for the room are summed up and expressed as a percentage of the total number of annual and winter dots. This returns the per-room pass rate consistent with Section 3.1.10 of BRE Guidelines.

The guidelines in question are precisely that; guidelines which provide a recommendation to inform site layout and design. The BRE Guidelines is intended for use across the whole of the UK; the majority of which bears little resemblance to the urban environments within London.

When one seeks to apply the guidelines in a more urban context, it is often not viable for a site to be redeveloped and the guideline figures adhered to. In urban locations where properties tend to be substantially taller and denser than the suburban environment the criteria and methodologies are predicated upon, a technical BRE transgression may not illustrate a change in light that would be noticeable to an occupant. As a result, a degree of interpretation is necessary rather than crudely adhering to the suggested criteria, rather a flexible approach should be considered as per paragraph 1.6 of the BRE Guidelines,

The BRE guidelines clearly states on page 1 that *in special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings.'*

Chapter 2.2 of the 2011 BRE Guidelines states: *'Note that numerical values given here are purely advisory. Different criteria may be used, based on the requirements for daylighting in an area viewed against other site layout constraints.'*

The BRE further records the alternative and flexible calculation methods that can be applied. Table F1 in Appendix F of the BRE guidelines includes the different VSC values that can be achievable dependent on the angle of obstruction. In GIA's 20 year experience within the industry, it is recognised that the 27% VSC 'ideal' is rarely achieved in dense urban locations.

The BRE notes that a typical obstruction angle in, for example, a historic city centre may be circa 40 degrees which would produce a VSC value of 18%. The 18% suggested could be used as a target value for development in urban locations. However, where there is an existing obstruction angle of 50 degrees which is often the case in high density urban locations, the VSC value may be as low as or lower than 13%.

The principle of a retained VSC value in the low to mid-teens and/or alterations of a similar scale have been accepted by a number of local authorities and/or at appeal (e.g. Monmouth House P2013/3136/FUL). Equally it has been recognised that there are situations where much lower VSC levels exist appropriately as a proportion of an overall development and result in good quality living environments. It is important to remind ourselves that daylight is only one of many aspects determining the quality of accommodation.

For the purpose of this report we have therefore considered the retained levels of light against those achieved above to understand whether the proposed scheme will negatively harm the levels of light beyond that which could be considered normal within the area.

Appendix 02 of this report elaborates on the mechanics of each of the above assessment criteria, explains the appropriateness of their use and the parameters of each specific recommendation.

3.0 St Johns Wood Park Development "the site"

The site is located along St Johns Wood Park in the London Borough of Camden. The existing site form is currently vacant (as shown in Figure 01).

The site is bound by St Johns Wood Park to the east, 1 St Johns Wood Park to the south, Middlefield to the west and a series of garages to the north. The existing site and surrounding buildings can be seen in plan and isometric form on drawings numbered 13025-REL04-IS01-Existing-MZ-01 to 03 which can be found in appendix 03.

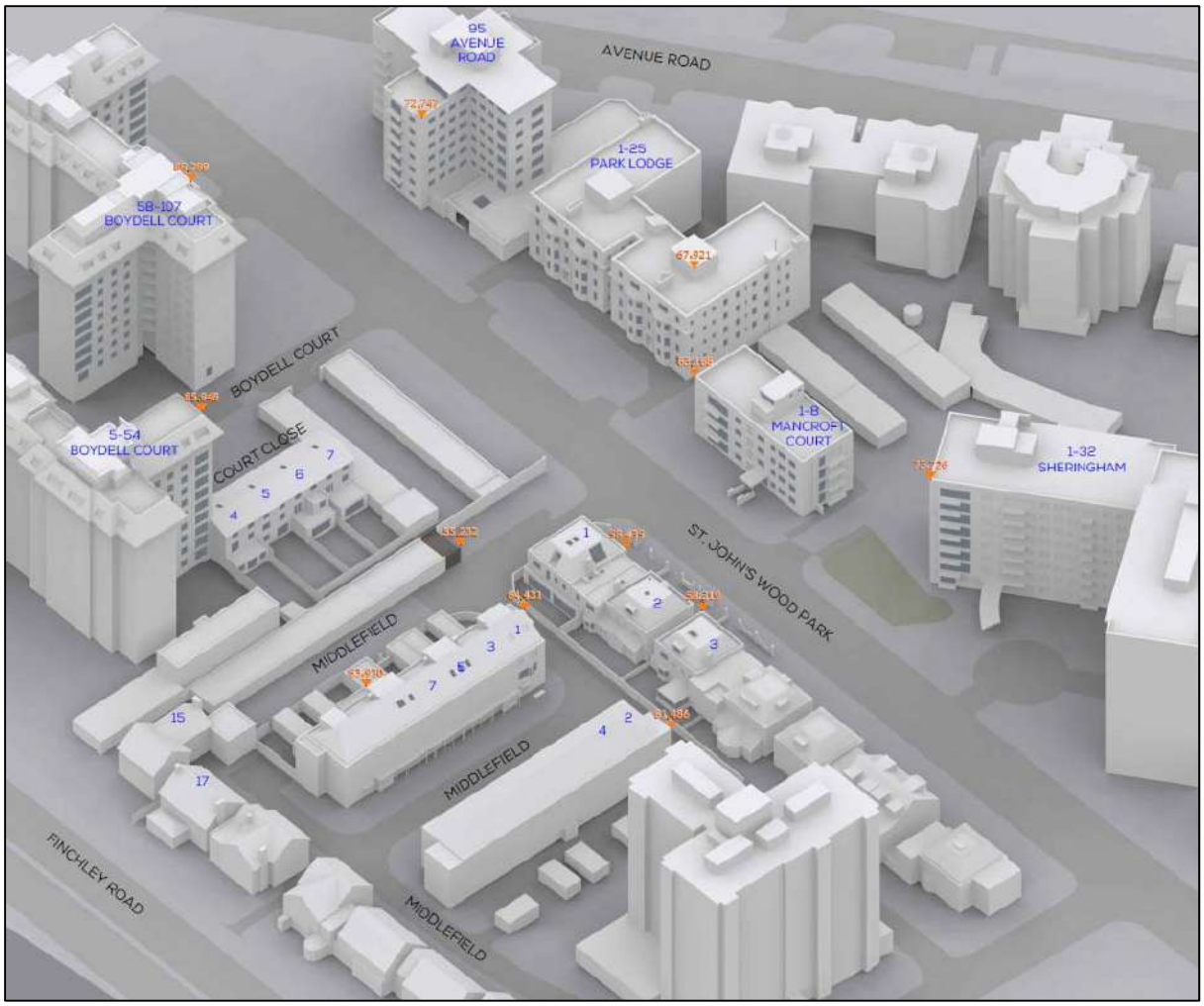


Figure 01 – Image of the Existing Site

The proposed scheme involves the; *"Redevelopment of site following demolition to residential development of 9 dwelling houses (Use Class C3), cycle storage, refuse storage and plant".*

The proposed development is illustrated on drawings 13025-REL06-IS01-01-03 which can be found in appendix 03.

Figure 02 – Image of the Proposal

Our analysis of this option is based on the proposed scheme massing models produced by Maccreanor & Lavington Architects.

4.0 Surrounding Properties

There are 22 properties surrounding the site which include windows that are relevant for technical assessment. GIA have assessed residential properties within this report as they are considered to have the highest requirement for natural light.

Figure 03 below identifies the location of the site and GIA's understanding of the uses of the surrounding properties; within a considered scope that takes into account the height and structure of the proposal.

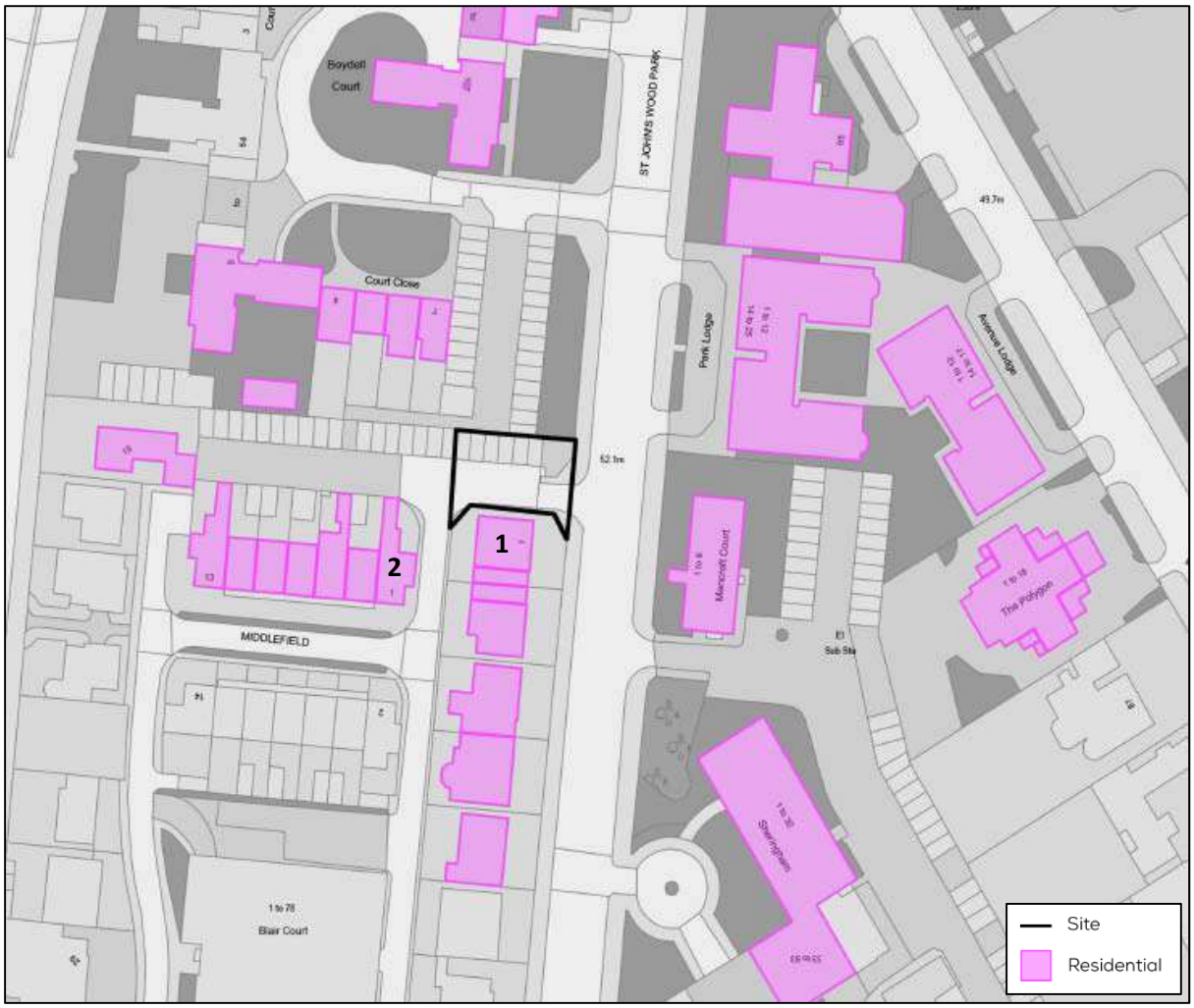


Figure 03 – Property use map

Upon successful implementation of the proposal, the following properties will achieve full BRE compliance in relation to daylight (VSC and NSL) and sunlight (APSH).

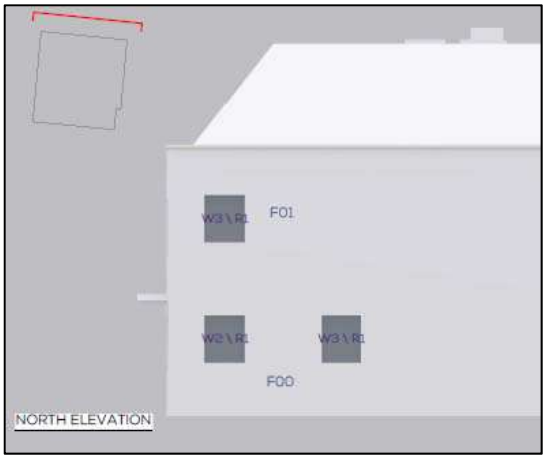
- 95 Avenue Road
- 1-25 Park Lodge
- 1-8 Mancroft Court
- 1-32 Sheringham
- 2 St John's Wood Park
- 3 St John's Wood Park
- 3 Middlefield
- 5 Middlefield
- 7 Middlefield
- 2 Middlefield
- 4 Middlefield
- 6 Middlefield

- 15 Middlefield
- 17 Middlefield
- 4 Court Close
- 5 Court Close
- 6 Court Close
- 7 Court Close
- 5-54 Boydell Court
- 58-107 Boydell Court

The other two properties are discussed in further detail below.

1. 1 St Johns Wood Park
2. 1 Middlefield

(Property 1) - 1 St Johns Wood Park



1 St Johns Wood Park is located to the south of the development site and has been identified as residential in use. This property has three windows on the northern elevation that faces directly onto the vacant underdeveloped site. We have been able to source floor plans for this property which we have incorporated within our 3D model for assessment. GIA have therefore been able to identify the relevant habitable rooms for assessment.

The daylight and sunlight results for this property can be found in Appendix 04. The NSL contours are located in Appendix 06 and the floor plans are located in Appendix 07.

We have considered 24 apertures serving seven rooms relevant for assessment within this property. Upon successful implementation of the scheme, five of the seven rooms assessed will achieve compliance in relation to daylight when compared to the vertical sky component (VSC) and no skyline (NSL).

The remaining two rooms (R1/F00 and R1/F01) are served by six windows.

R1/F00 is a kitchen located on the ground floor and is served by three windows, one W1/F00 meets the VSC criteria. The other two windows (W2/F00 and W3/F00) are located on the north elevation and face directly onto the site. W2/F00 and W3/F00 experience significant VSC alterations however, W1/F00 which is located on the eastern elevation allows unobstructed light to R1/F00. This means that the room will meet the NSL criteria, with a retained NSL of 90% to the whole room which would be considered a good level of daylight.

From the floor plans sourced, R1/F01 is a bedroom located on the first floor. This room is served by three windows, two of which meet the VSC criteria. The one remaining window W3/F01 is also located on the northern elevation facing the site. This window will experience a significant VSC alteration however, will meet the NSL criteria. R1/F02 will retained over 98% of daylight distribution to the whole room in terms of NSL. It should also be noted that as per the paragraph 2.2.8 of the BRE guidelines *"bedrooms should also be analysed, they are less important".* Therefore, this bedroom will have a lower expectation for daylight given the use.

On the basis of the above, GIA do not believe that the user's experience of the kitchen and bedroom will change as a result of the proposed development with regards to daylight.

In relation to sunlight (APSH), there are three rooms which are relevant for analysis, of which all will achieve BRE compliance in terms of sunlight.

(Property 2) – 1 Middlefield

1 Middlefield is located to the south-west of the development site and has been identified as residential in use. We have been unable to source floor plans for this property. We have therefore assumed the layouts using external observations. The room uses remain unknown for this property.

The daylight and sunlight results for this property can be found in Appendix 04. The NSL contours are located in Appendix 06.

It should be noted that the BRE Guidelines as paragraph 2.2.8 states that;

"Where room layouts are known, the impacts on the daylighting distribution (NSL) in the existing building can be found by plotting the 'no sky line' in each of the main rooms".

Therefore, whilst we have considered the NSL assessment on the assumed layouts they should not be relied upon as completely accurate.

We have considered 29 apertures serving 14 rooms relevant for assessment within this property. Upon successful implementation of the scheme, nine of the 14 rooms assessed will achieve compliance in relation to daylight when compared to the vertical sky component (VSC) and no skyline (NSL).

The remaining five rooms are served by six windows. One of the six windows will adhere to the BRE guidelines for VSC. Three of the five remaining windows will experience alterations of between 20%-29.99% VSC which we would consider minor alterations against the 20% target. The two remaining windows experience alteration of 30.8% and 30.9% VSC respectively. All six windows have a retained VSC in excess of 16.2% which would be considered to be in line with the mid-teens as per the GLA decision in the Monmouth and Featherstone application.

Four of the five rooms meet the BRE guidelines for NSL. The one remaining room (R5/F00) will experience an alteration of between 22.6% NSL which we would consider a minor loss against the 20% target.

R5/F00 will retain an NSL or daylight distribution to 56.8% of the room which would be considered to be a good level of retained NSL.

In relation to sunlight (APSH), there are four rooms which are relevant for analysis, of which all will achieve BRE compliance in terms of sunlight.

5.0 Conclusions

GIA have carried out survey based analysis to understand the daylight and sunlight risks associated with the proposed Maccreanor & Lavington Architects scheme for the St Johns Wood Park site.

GIA have analysed 22 residential properties surrounding the site;

1. 95 Avenue Road
2. 1-25 Park Lodge
3. 1-8 Mancroft Court
4. 1-32 Sheringham
5. 1 St John's Wood Park
6. 2 St John's Wood Park
7. 3 St John's Wood Park
8. 1 Middlefield
9. 3 Middlefield
10. 5 Middlefield
11. 7 Middlefield
12. 2 Middlefield
13. 4 Middlefield
14. 6 Middlefield
15. 15 Middlefield
16. 17 Middlefield
17. 4 Court Close
18. 5 Court Close
19. 6 Court Close
20. 7 Court Close
21. 5-54 Boydell Court
22. 58-107 Boydell Court

Of the 654 windows and 412 rooms assessed, 646 (98.8%) rooms will meet the VSC and NSL criteria within these 22 properties. In relation to sunlight, 379 of the 379 (100%) rooms relevant for this assessment will meet the APSH criteria.

20 of the 22 properties will achieve full BRE compliance for both daylight and sunlight. The remaining two are 1 St Johns Wood Park and 1 Middlefield.

Whilst we acknowledge there are daylight impacts to some properties, where BRE transgressions, are noted, in the majority of instances, such alterations are considered to be within the flexibility of the BRE (i.e low existing daylight levels, vacant nature of the site and in the urban locality) and within the context of the Housing SPG document.

The sunlight criterion demonstrates an excellent rate of compliance at 100% of the rooms assessed.

It should be appreciated, therefore, that any scheme which seeks to replicate the townscape of neighbouring properties to the north of the site will undoubtedly create alterations beyond the recommended target values advocated within the BRE Guidelines.

For the reasons outlined above and the information contained within this report and corresponding appendices, GIA acknowledge there are daylight impacts to two of the surrounding residential properties but on balance we feel they are acceptable and supportable at planning.

Appendix 01

Assumptions

a) Measured survey information undertaken by MSA Survey (in January 2018) has been used to understand the base levels and heights of the surrounding buildings and indeed the location and size of those apertures that surround and face the site. This survey was carried out in January 2018 and issued to GIA on 11th January 2018. Any change to the surrounding environment since the receipt of the survey data will not be captured.

Where buildings were beyond the scope of the survey or were unable to be scanned due to foliage or inherent site constraints we have used a mix of site photographs and a photogrammetric model which has a degree of tolerance. The location and size of the windows within the surrounding properties is based on site observations, site photographs and brick counting.

b) GIA have sought to create the most accurate model possible based on the data available, however, a degree of tolerance should be applied and this model. Where information was not available best assumptions have been made.

c) The scope of buildings assessed has been determined as a reasonable zone which considers both the scale of the proposed scheme and the proximity of those buildings which surround and face the site. There may be properties outside of the considered scope that are affected by the scheme, however, undertaking assessments beyond this area would not be commensurate with industry practices (nor cost effective) for a scheme of this size.

d) The property uses have been estimated by reference to a Valuation Office Agency search carried out on January 2018 and/or based upon external observations from a site visit carried out on 9th November 2017.

e) GIA have obtained full or partial floor plans (see appendix 07) for the following properties:

1. 4 Middlefield
2. Avenue Road (95 Avenue Road)
3. Boydell Court
4. Court Close
5. Mancroft
6. Park Lodge
7. 1 St Johns Wood Park

These layouts have been incorporated into our computer model. It is reasonable to assume that these layouts have been implemented, however, GIA would require access to confirm this.

Where we have not been able to source detailed internal floor-plans we have made reasonable assumptions as to the internal layouts of the rooms behind the fenestration. This is normal practice where access to adjoining properties is undesirable in terms of development confidentiality. Unless the building form dictates otherwise, we assume a standard 4.2m deep room (14ft) for residential properties.

f) Floor levels have been assumed for adjoining properties as access has not been obtained. This dictates the level of the working plane which is the point at which the No Sky Line assessments are carried out.

g) GIA have discounted rooms that appear to be or are confirmed to be bathrooms, hallways, circulation space etc. These rooms are not considered to be habitable and thus do not require assessment.

Appendix 02

Principles of Daylight and Sunlight

Principles of Daylight and Sunlight

Background

The quality of amenity and open spaces is often stipulated within planning policy for protection or enhancement and is often a concern for adjoining properties and other interested parties.

Historically the department of environment provided guidance in the issues, and in this country, this role has now been taken on by the Building Research Establishment (BRE), the British Standards Institutions (BSI) and the charted institute of building services engineers (CIBSE). Fortunately they have collaborated in many areas, to provide as much unified advice as possible in the form of industry best practice.

Many local planning authorities consider daylight and sunlight an important factor for determining planning applications. Policies refer to both the protection of daylight and sunlight amenity within existing properties as well as the creation of proposed dwellings with high levels of daylight and sunlight amenities.

In terms of considering what is material local authorities typically refer to the BRE guidelines and apply their criteria set out within. The guidelines were originally produced out in 1991, but superseded by the BRE guidelines (2011*) site layout planning for daylight and sunlight.*

Where developers are seeking to maximise their development value, it is often in the area of daylight and sunlight issues that they may seek to push the boundaries. Particularly in London, there is a priority on the creation of more housing thus resulting in the densification of urban areas. Local authorities vary in their attitude of how flexible they can be with the degree of impact on the daylight and sunlight amenity enjoyed by neighbouring owners and it is one factor among many planning aspects considered when determining an application. In city centres where high density is common, the protection of amenity is more challenging and there are many factors that need to be taken into account: each case has to be considered on its own merits.

The BRE Guidelines

The guidelines are typically refereed to for daylight and sunlight amenity issues, however they were not intended to be used as an instrument of planning policy. In the introduction of 'Site Layout Planning for Daylight and Sunlight (2011)', section 1.6 (page 1), states that:-

> *"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 designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design (see Section 5). In special circumstances the developer or Planning Authority may wish to use different target values. For example, in an historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".*

Again, the paragraph 2.2.3 (page 7) of the document states:-

> "*Note that numerical values given here are purely advisory. Different criteria may be used, based on the requirements for daylighting in an area viewed against other site layout constraints".*

The numerical criteria suggested by the BRE are therefore designed to provide industry advice/guidance to plan/design with daylight in mind. Alternative values may be appropriate in certain circumstances such as highly dense urban areas around London, for e.g. The approach to creating alternative criteria is detailed within Appendix F of the BRE.

Measurement and Criteria for Daylight and Sunlight as set out in the BRE Guidelines

The BRE guidelines state that they are;

> *"intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedroom. Windows to bathrooms, toilets, garages need not be analysed."*

They are therefore primarily designed to be used for residential properties however, the BRE guidelines continue to state that they may be applied to any existing non-residential buildings where there may be a reasonable expectation of daylight including; schools, hospitals, hostels, small workshop and some offices.

Daylight

In the first instance, if a proposed development falls beneath a 25 degree angle taken from the centre point of the lowest window, then the BRE suggests that no further analysis is required as there will be adequate sky light (i.e. sky visibility). This rule is applied when considering the scope of any assessments.

The BRE guidelines provide two methods for calculating daylight to existing surrounding properties:

- Vertical Sky Component (VSC)
- No Sky Line (NSL) also refer4eed to as daylight distribution

A further method, the Average Daylight Factor (ADF) is provided for calculating daylight within proposed properties. However, it is sometimes applied as a supplementary assessment for exiting surrounding properties.

Each method is described below:

Vertical Sky Component

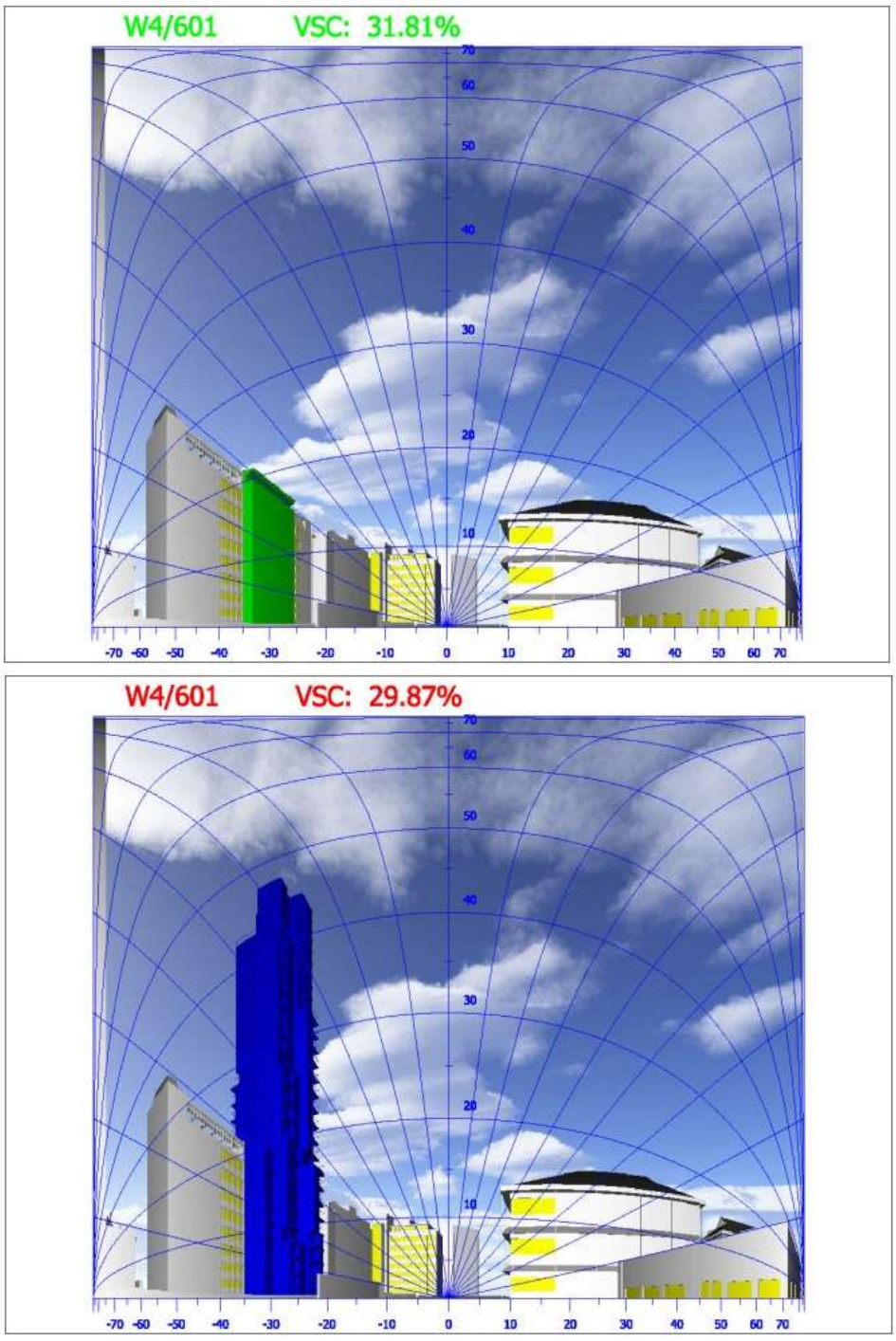
Methodology

This is defined in the BRE as:-

> *"Ratio of that part of illuminance, at a point on a given vertical plane that is received directly from a CIE standard overcast sky, to illuminate on a horizontal plane due to an unobstructed hemisphere of this sky."*

This statement means, in practice that if one had a totally unobstructed view of the sky, looking in a single direction, then just under 40% of the complete hemisphere would be visible. The measurement of this vertical sky component is undertaken using two indicators, namely a skylight indicator and a transparent direction finder.

Alternatively a further method of measuring the VSC, which is easier to understand both in concept and analysis, is often more precise and can deal with more complex instructions, is that of the Waldram diagram.



The point of reference is the same as for the skylight indicator, at the centre of the outward window face. Effectively a snap shot is taken from that point of the sky in front of the window, before and after the obstruction is put in place together with all the relevant obstructions to it, i.e. the buildings.

An unobstructed sky from that point of reference would give a vertical sky component of 39.6%, corresponding to 50% of the hemisphere, and therefore the purpose of the diagram is to discover how much sky remains once obstructions exist in front of that point.

Criteria

The BRE Handbook provides criteria for:

(a) New Development
(b) Existing Buildings
(c) Adjoining Development Land

(a) New Development

Paragraph 2.1.21 of the BRE states that:

"Obstructions can limit access to light from the sky. This can be checked by measuring or calculating the angle of visible sky 'theta', angle of obstruction or Vertical Sky Component (VSC) at the centre of the lowest window where daylight is required. If VSC is:

- at least 27% ('theta' is greater than 65 degrees, obstruction angle less than 25 degrees) conventional window design will usually give reasonable results.
- between 15% and 27 % ('theta' is between 45 degrees and 65 degrees, obstruction angle between 25 degrees and 45 degrees) special measures (larger windows, changes to room layout) are usually needed to provide adequate daylight.
- between 5% and 15% ('theta' is between 25 degrees and 45 degrees, obstruction angle between 45 degrees and 65 degrees) it is very difficult to provide adequate daylight unless very large windows are used.
- less than 5% ('theta' less than 25 degrees, obstruction angle more than 65 degrees) it is often impossible to achieve reasonable daylight, even if the whole window wall is glazed."

(b) Existing Buildings

Para 2.2.21 (page 11) of the BRE states:

"If any part of a new building or extension measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25 degree to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if the vertical sky component measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value".

The VSC provide a quick and simple test which looks to give an early indication of the potential for light at the window face. However considered in isolation, it does not, in any fashion, indicate the quality of actual light within a space. It does not take into account the window size, the room size or room use. It helps by indicating that if there is an appreciable amount of sky visible from a given point there will be a reasonable potential for daylighting.

(c) Adjoining Development Land

Paragraph 2.3.10 of the BRE guidelines states:

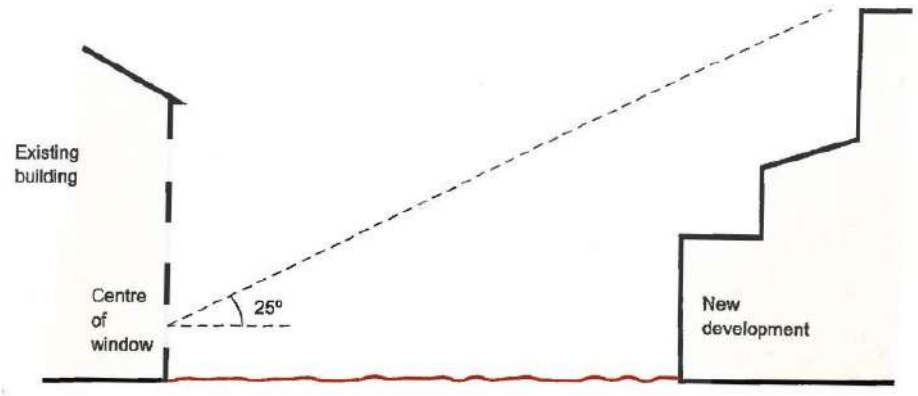
"in broad general terms, a development site next to a proposed new building will retain the potential for good diffuse daylighting providd that on each common boundary:

(a) no new building, measured in a vertical section perpendicular to the boundary, from a point 1.6m above ground level, subtends an angle of more than 43 degrees to the horizontal;

(b) or, If (a) is not satisfied, then all points 16.m above the boundary line are within 4m (measured along the boundary) of a point which has a VSC (looking towards the new building(s)) of 17% or more 2m above ground level are within 4m (measured sideways) of a point which has a vertical sky component of 27% or more.

Alternative VSC criteria as per Appendix F of the BRE guidelines

The 27% VSC target criteria is based upon a sub-urban type environment whereby a 25 degree line was taken from the centre point on a ground floor window as shown below:



However, in city centre locations and urban areas where density levels are increasing, these values may not be considered appropriate. The BRE guidelines provide that "*different targets may be used based on the special requirements of the proposed development or its location*" (paragraph F1).

Appendix F of the BRE suggests several approaches as to how alternative targets may be considered including:

- Consented scheme - use of an extant planning permission to establish alternative benchmark criteria for VSC and APSH. It is not appropriate to treat a permitted scheme in the same manner as an existing building and allow a 20% reduction beyond this. if the levels of daylight and sunlight retained are similar to a previously consented scheme then it follows these levels should be considered acceptable again, notwithstanding other planning considerations.
- Mirror massing – to ensure a development matches the height and proportions of existing buildings, the VSC and APSH targets could be set to those of a mirror image of the same height and size, an equal distance away from the boundary (paragraph F5).
- Consider surrounding context and existing obstruction angles as well as spacing to height ratios.

In addition, due to the requirements for external amenity space within local planning policies, many residential buildings are served by balconies. Balconies can restrict the view of the sky dome whereby even the modest obstruction may result in a large relative impact on the VSC. The BRE guidelines therefore provide that an assessment can be carried out comparing the levels of VSC with and without the balconies in place for both the existing and proposed scenarios, to establish whether it is the presence of the balcony or the size of the new obstruction that is the main factor in the loss of light (paragraph 2.2.11).

No Sky Line

Methodology

The NSL method is a measure of the distribution of daylight at the working plane within a room. The 'working plane' means a horizontal 'desktop' plane 0.85m in height for residential properties. The NSL divides those areas of the working plane which can receive direct sky light from those which cannot. If a significant area of the working plane lies beyond the NSL (i.e. it receives no direct sky light), then the distribution of daylight in the room will be poor and supplementary electric lighting may be required.

It is similar to the VSC approach in that a reduction of 0.8 times in the area of sky visibility at the working plane may be deemed to be noticeable. It is however, very dependent upon knowing the actual room layouts or having a reasonable understanding of the likely layouts.

It is assessed by plotting the area of a room which can see the sky and which cannot, referred to as the NSL contour or daylight distribution contour. The contours assist in helping to understand the way the daylight is distributed within a room and the comparisons of existing and limitations of proposed circumstances within neighbouring properties. Like the VSC method, it relates to the amount of visible sky but does not consider the room use in its criteria, it is simply a test to assess the change in position of the No Sky Line, between the existing and proposed situation. It does take into account the number and size of windows to a room, but does not give any quantitative or qualitative assessment of the light in the rooms, only where sky can or cannot be seen.

Criteria

BS 8206 Part 2 (para 5.7) that the:

> *"uniformity of daylight is considered to be unsatisfactory if a significant part of the working plane (normally more than 20%) lies behind the no-sky line".*

Therefore, it is implied that an NSL of at least 80% would be considered satisfactory in regards to deep rooms which are lit by windows on one side, the BRE Guidelines state (para, 2.2.10):

In regards to the alteration as a result of a proposed development or obstruction the BRE provide that the daylight may be adversely affected if *" the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value. ".*

Average Daylight Factor

Methodology

The Average Daylight Factor (ADF) is defined within the 2011 BRE Guidelines as:

> *'a ratio of total daylight flux incident on a reference area to the total area of the reference area, expressed as a percentage of outdoor luminance on a horizontal plane, due to an unobstructed sky of assumed or known luminance distribution'.*

Whilst the BRE guidelines provide this measure as a tool to understand daylight within proposed dwellings not existing dwellings, if room layouts are known it can provide a useful supplementary measure of daylight and is often requested by many local authorities.

The ADF method of assessment considers:

- The diffuse visible transmittance of the glazing to the room in question (i.e. how much light gets through the window glass). A transmittance value of 0.8% is assumed for single glazing and 0.65% for double glazed windows;
- The net glazed area of the window in question;
- The total area of the room surfaces (ceiling, walls, floor and windows); and
- The angle of visible sky reaching the window(s) in question

In addition, the ADF method makes allowance for the average reflectance of the internal surfaces of the room and of external obstruction (assumed to be 0.5 unless otherwise stated).

Criteria

The criteria for ADF is taken from the British Standard 8206 part II which gives the following criteria based on the room use:

- Bedroom – 1% ADF
- Living room – 1.5% ADF
- Kitchen – 2% ADF

Where a room has multiple uses such as a living kitchen diner (LKD) or a studio apartment, the highest value is taken so in these cases the required ADF is 2%.

Sunlight

Methodology

The BS 8206 part 2 (section 5.2) states that:

> *"Provided that the entry of sunlight is properly controlled, it is generally welcome in most buildings in the UK. Dissatisfaction can arise as much from the permanent exclusion of sunlight as from its excess. The provision of sunlight is important in dwellings, particularly during winter months. Sunlight is especially valued in habitable rooms used for long periods during the day."*

Principles of Daylight and Sunlight

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

The number of spots is calculated for both the whole year and also during the winter period (21st September to 21st March) prior to an obstruction and after the obstruction is put in place. This provides a percentage of APSH for each of the time periods for each window assessed. The 2011 BRE Guidelines note that:

- *"In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day, but especially in the afternoon."*

- *"all main living rooms of dwellings…should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun"; and*

- *"If the main living room to a dwelling has a main window facing within 90° of due north, but a secondary window facing within 90° of due south, sunlight to the secondary window should be checked."*

- *"…a south facing window will, in general, receive most sunlight, while a north facing one will receive it only on a handful of occasions. East and west facing windows will receive sunlight only at certain times of day".*

When a room has multiple windows, not all may have a southerly orientation however, these windows may contribute to the levels of sunlight within a given room even if by 1-2% APSH. As well as the assessment on a window basis the BRE guidelines provide that an assessment can be undertaken on a room basis.

Whilst the emphasis of the BRE guidelines is in regards to living rooms, it is not always possible to determine the room uses within all of the properties assessed and therefore typically all windows or all rooms with windows facing within 90 degrees of due south and facing the site are assessed.

Criteria

The BRE provide that for existing buildings a window maybe adversely affected if a point at the centre of a window receives:

- Less than 25% of the APSH during the whole year, of which 5% APSH must be in the winter period; and
- Receives less than 0.8 times its former sunlight hours in either time period; and
- Has a reduction in sunlight for the whole year more than 4% APSH.

In terms of the assessment on a room basis the criteria applied is the same.

For proposed buildings the BRE provide (paragraph 3.1.15) that a dwelling or building which has a particular requirement for sunlight will appear reasonably sunlit provided:

- At least one main window faces within 90 degrees of due south; and

- Centre of one main living room window can receive 25% of APSH including 5% APSH in the winter months.

It continues that where groups of dwellings are planned the layout should aim to maximise the number of living rooms that meet the above recommendations.

Overshadowing

As well as daylight and sunlight amenity to neighbouring dwellings, planning policy often refers to the levels of overshadowing to amenity areas such as parks, public squares, playgrounds etc. The BRE guidelines provide two methods of calculation in regards to overshadowing which are as follows:

Sun Hours on Ground

Methodology

This method of overshadowing assessment uses the sun on ground indicator to determine the areas which receive direct sunlight and those which do not. This method applies to both new and existing areas of amenity space. The BRE Guidelines suggest that the Spring Equinox (21st March) is a suitable date for the assessment as this is the midpoint of the suns position throughout the year. Using specialist software, the path of the sun is tracked to determine where the sun would reach the ground and where it would not.

Criteria

The BRE guidelines recommend that at least half of an amenity space should receive at least 2 hours of direct sunlight on March 21st. In regards to existing spaces where the existing sunlit area is less than half of the area, the area which receives 2 hours of sunlight should not be reduced by more than 20% (it should retain 0.8 times its former value).

Transient Overshadowing

The BRE guidelines suggest that where large buildings are proposed which may affect a number of gardens or open spaces, it is useful to plot a shadow plan to illustrate the location of shadows at different times of the day and year. For the purpose of this assessment, shadow has been mapped at the following times of the year:

- 21st March (spring equinox)
- 21st June (Summer solstice)
- 21st December (winter solstice)

The September equinox is not assessed as this would provide the same results as those for March 21st.

For each of these dates the overshadowing is calculated at hourly intervals throughout the day however some images may not be present given the early sun set during the winter period.

The BRE guidelines do not provide any criteria for transient overshadowing. Therefore the analysis provides a description of where additional shadow is cast as a result of a development with professional judgement to determine the effect comparing the shadow resulting from the proposed development against that of the existing site.

Light pollution and Solar Glare

Light pollution is defined as any light emitting from artificial sources into spaces where it is not wanted for example from offices into neighbouring residential properties where it could cause a nuisance. The ILP Guidance notes provide details of how to measure light pollution and criteria based on the urban density of the respective area to determine the acceptability of the light levels.

Solar glare is particularly important at pedestrian and road junctions as well as along railway lines where the glare can cause a temporary blinding of drivers or pedestrians. Glare can occur from reflective materials such as glazed areas or metal cladding on the facades. This assessment is therefore undertaken from viewpoints surrounding the site at junctions and positioned at the drive's eye level. Focal points are dictated by the location of signals or oncoming traffic.

Other Amenity Considerations

Daylight and sunlight is one factor among many under the heading of residential amenity considerations for any given development design or planning application; others include:

- outlook
- sense of enclosure
- privacy
- access to outdoor space e.g. balconies or communal garden/courtyard

Appendix 03

Drawings

EXISTING PLAN VIEW

SCALE 1:650

SOURCES OF INFORMATION

3D Survey/Site Photos
IR05-11.01.18-MSA Survey

VuCity Surrounding
IR02-27.11.17-VUCITY

IR08-OS-FIND

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SITE BOUNDARY

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NOTES:
EXISTING SCENARIO SHOWN IN SEPIA
ALL HEIGHTS AND DIMENSIONS GIVEN IN m AOD
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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
PLAN VIEW EXISTING

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MO	1:650@A3		-	22.08.18
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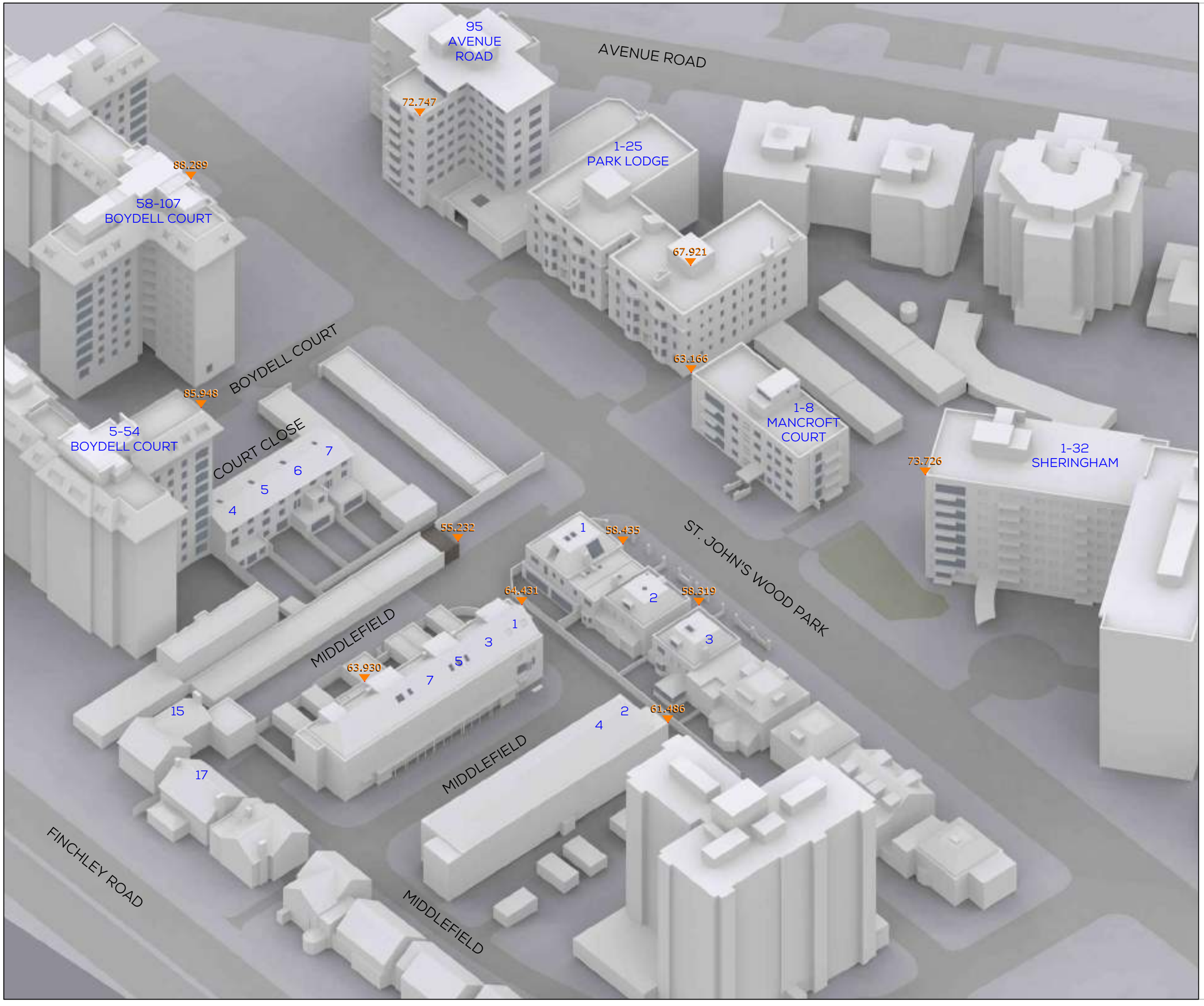

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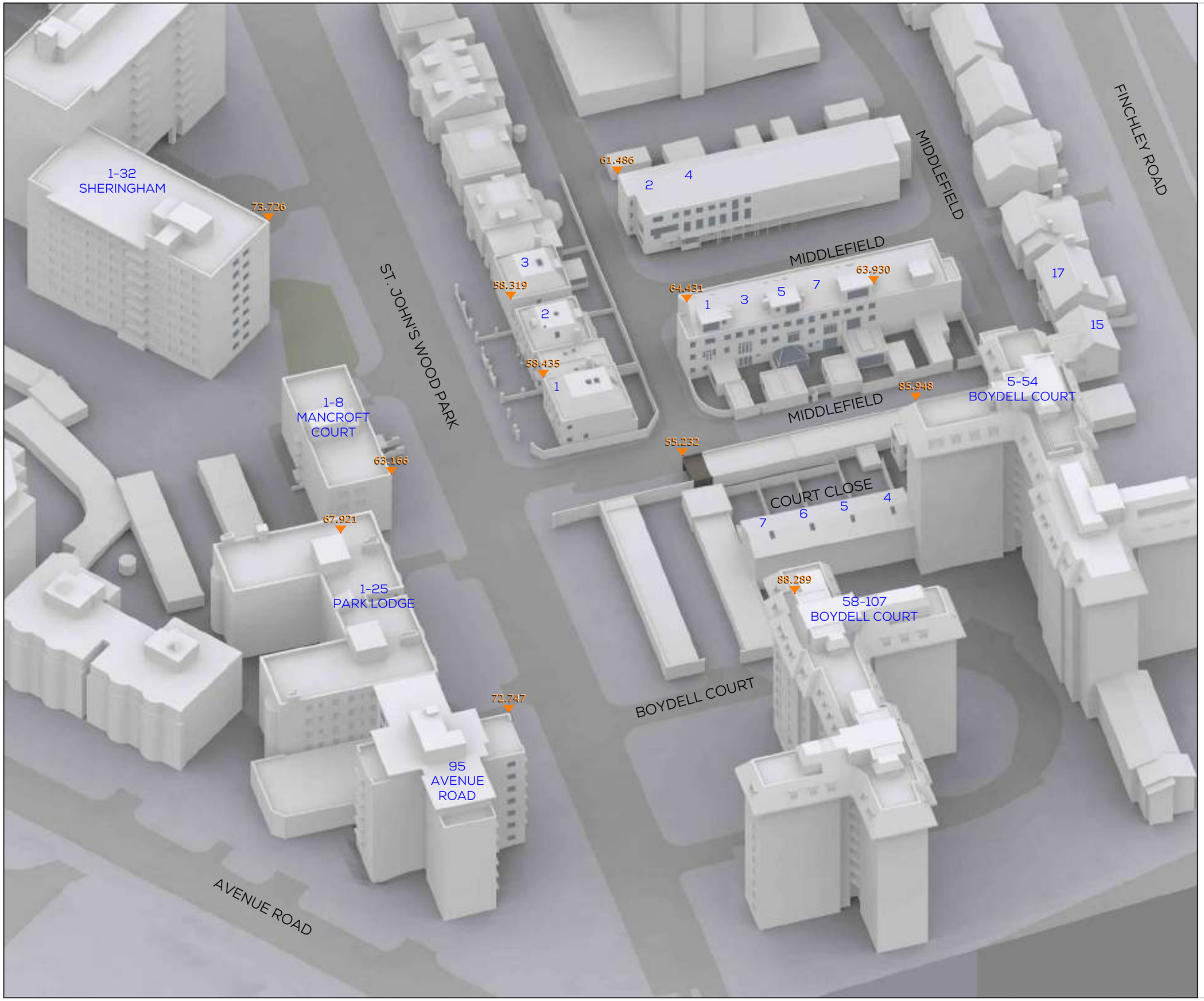

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Proposed

PROPOSED PLAN VIEW

SCALE 1:650

SOURCES OF INFORMATION

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IR02-27.11.17-VUCITY

IR08-OS-FIND

PROPOSED SCHEME
IR20-24.09.18-ML Architects

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ST. JOHN'S WOOD PARK

DRAWING NAME:

PLAN VIEW PROPOSED

PROPOSED IR20
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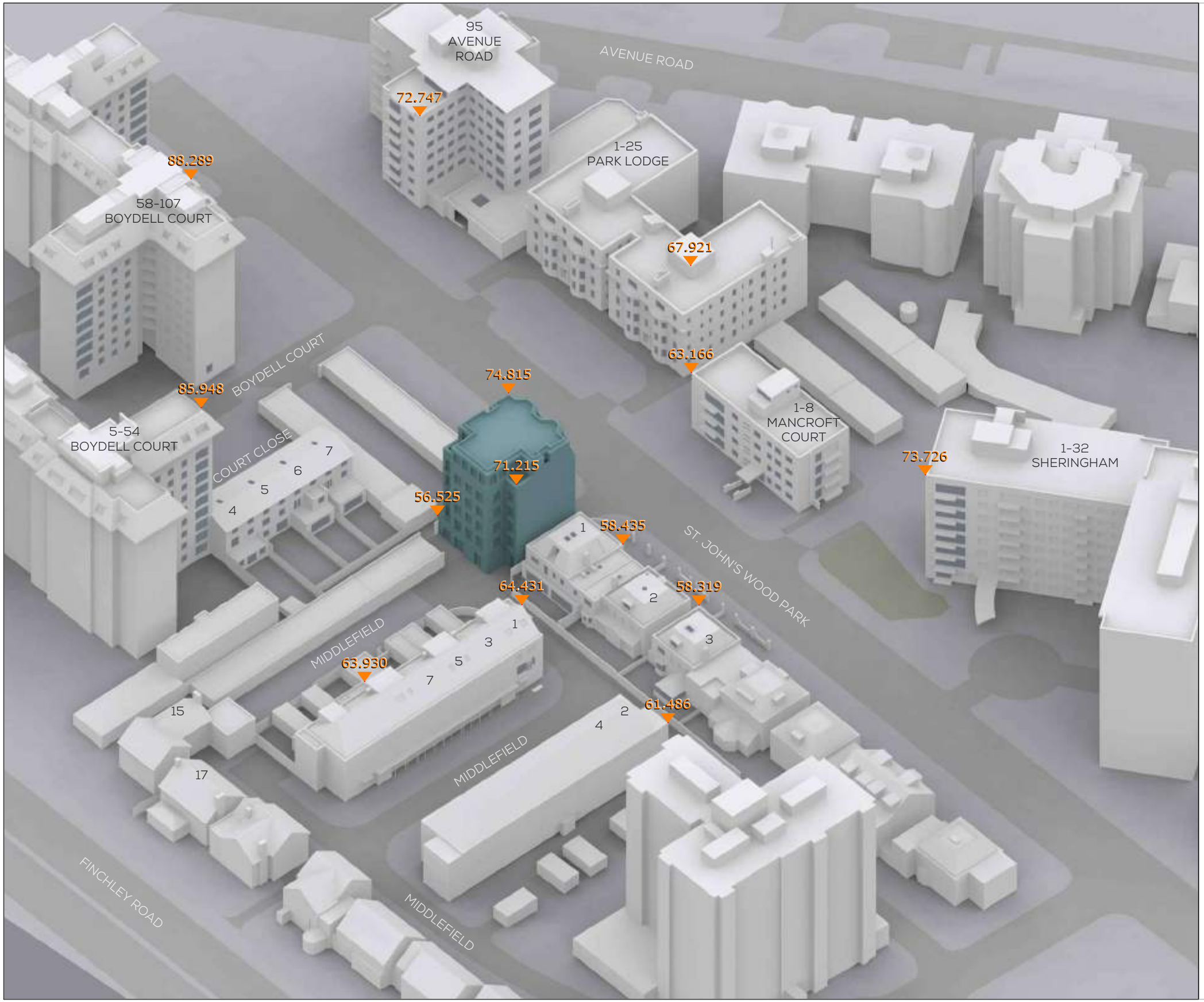

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IR08-OS-FIND

PROPOSED SCHEME
IR20-24.09.18-ML Architects

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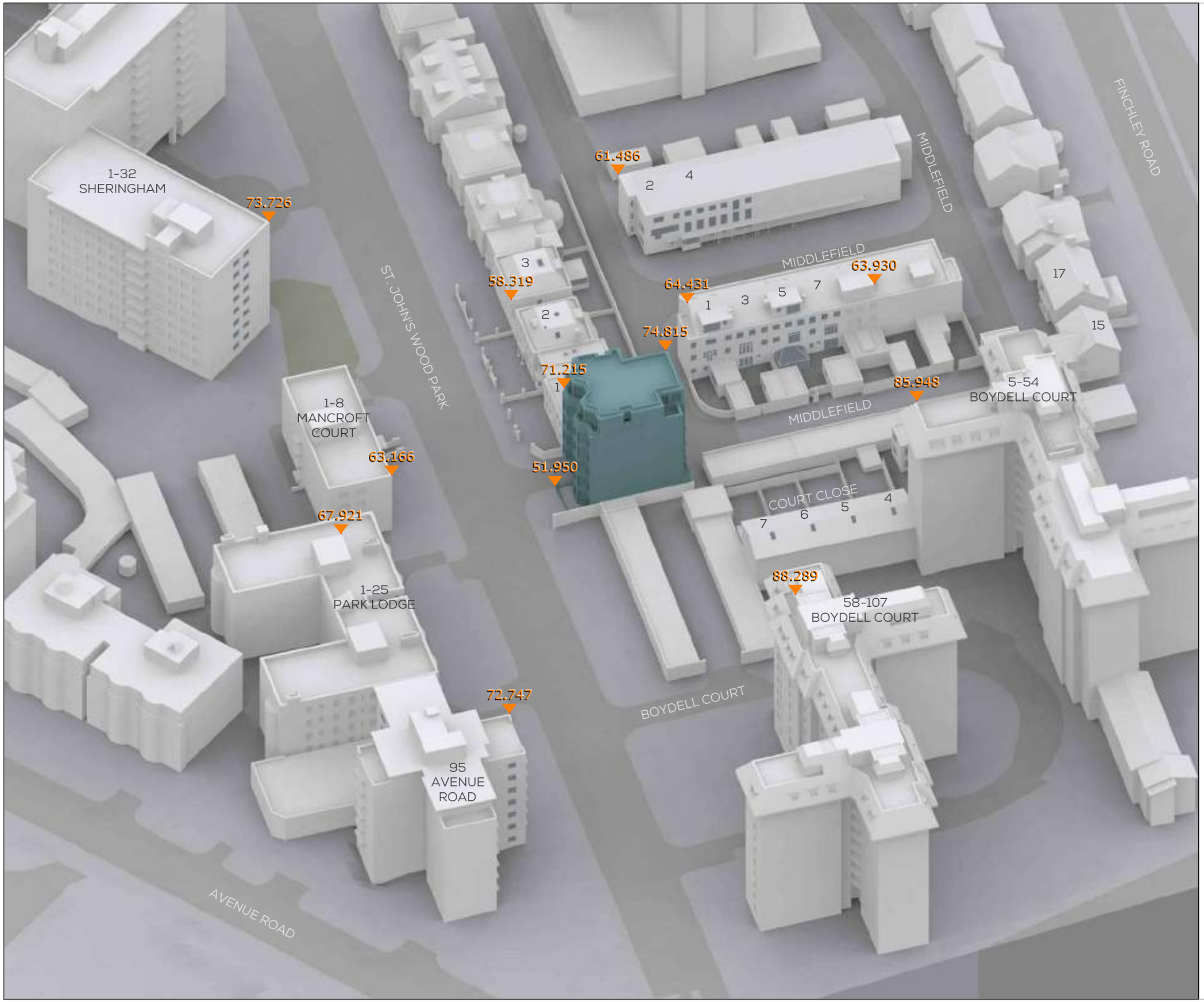

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IR20-24.09.18-ML Architects

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Appendix 04

Daylight and Sunlight Results

Vertical Sky Component (VSC)
No Skyline (NSL)
Annual Probable Sunlight Hours (APSH)

					VSC (ROOM)				NSL				APSH (ROOM)					
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	EXISTING %	PROPOSED %	LOSS	LOSS %	EXISTING %	PROPOSED %	LOSS SQM	LOSS %	EXISTING		PROPOSED		LOSS %	
													TOTAL	WINTER	TOTAL	WINTER	TOTAL	WINTER
95 AVENUE ROAD																		
F00	R1	RESIDENTIAL	LIVING ROOM	REPLICATED	21.6	21.4	0.2	0.9%	99.8	99.8	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R2 (3)	RESIDENTIAL	UNKNOWN	ASSUMED	53.1	52.9	0.2	0.4%	93.5	93.5	0.0	0.0%	55	12	53	10	3.6%	16.7%
F01	R1	RESIDENTIAL	LIVING ROOM	REPLICATED	23.9	23.6	0.3	1.3%	99.8	99.8	0.0	0.0%	54	19	53	18	1.9%	5.3%
	R2	RESIDENTIAL	KITCHEN (1)	REPLICATED	24.8	24.3	0.5	2.0%	91	91	0.0	0.0%	50	16	50	16	0.0%	0.0%
	R4	RESIDENTIAL	BEDROOM	REPLICATED	18.5	18	0.5	2.7%	76	76	0.0	0.0%	40	12	40	12	0.0%	0.0%
	R5	RESIDENTIAL	BEDROOM	FLOOR PLANS	17.7	17.3	0.4	2.3%	86.3	86.3	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	KITCHEN (1)	FLOOR PLANS	22.2	21.7	0.5	2.3%	84.5	84.5	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	LIVING ROOM	FLOOR PLANS	23.2	22.9	0.3	1.3%	99.7	99.7	0.0	0.0%	74	11	73	10	1.4%	9.1%
F02	R1	RESIDENTIAL	LIVING ROOM	REPLICATED	25.2	24.9	0.3	1.2%	99.8	99.8	0.0	0.0%	57	21	56	20	1.8%	4.8%
	R2	RESIDENTIAL	KITCHEN (1)	REPLICATED	26.5	26	0.5	1.9%	95.6	95.6	0.0	0.0%	53	19	52	18	1.9%	5.3%
	R4	RESIDENTIAL	BEDROOM	REPLICATED	19.5	19	0.5	2.6%	87.8	87.8	0.0	0.0%	42	13	42	13	0.0%	0.0%
	R5	RESIDENTIAL	BEDROOM	FLOOR PLANS	18.3	18	0.3	1.6%	87.9	87.9	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	KITCHEN (1)	FLOOR PLANS	23.4	23	0.4	1.7%	86.6	86.6	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	LIVING ROOM	FLOOR PLANS	26.2	26	0.2	0.8%	99.7	99.7	0.0	0.0%	82	18	81	17	1.2%	5.6%
F03	R1	RESIDENTIAL	LIVING ROOM	REPLICATED	26.4	26.1	0.3	1.1%	99.8	99.8	0.0	0.0%	60	23	59	22	1.7%	4.3%
	R2	RESIDENTIAL	KITCHEN (1)	REPLICATED	28.1	27.7	0.4	1.4%	96.7	96.7	0.0	0.0%	56	21	55	20	1.8%	4.8%
	R4	RESIDENTIAL	BEDROOM	REPLICATED	20.4	20	0.4	2.0%	93.6	93.6	0.0	0.0%	44	15	44	15	0.0%	0.0%
	R5	RESIDENTIAL	BEDROOM	FLOOR PLANS	19	18.7	0.3	1.6%	89.6	89.6	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	KITCHEN (1)	FLOOR PLANS	24.8	24.4	0.4	1.6%	89	89	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	LIVING ROOM	FLOOR PLANS	30.2	30	0.2	0.7%	99.7	99.7	0.0	0.0%	89	25	88	24	1.1%	4.0%
F04	R1	RESIDENTIAL	LIVING ROOM	REPLICATED	27.7	27.5	0.2	0.7%	100	100	0.0	0.0%	63	23	63	23	0.0%	0.0%
	R2	RESIDENTIAL	KITCHEN (1)	REPLICATED	29.5	29.2	0.3	1.0%	97	97	0.0	0.0%	57	21	57	21	0.0%	0.0%
	R4	RESIDENTIAL	BEDROOM	REPLICATED	20.9	20.6	0.3	1.4%	93.6	93.6	0.0	0.0%	44	15	44	15	0.0%	0.0%
	R5	RESIDENTIAL	BEDROOM	FLOOR PLANS	19.6	19.4	0.2	1.0%	92	92	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	KITCHEN (1)	FLOOR PLANS	26.4	26.1	0.3	1.1%	92	92	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	LIVING ROOM	FLOOR PLANS	33.9	33.8	0.1	0.3%	99.7	99.7	0.0	0.0%	94	30	93	29	1.1%	3.3%
F05	R1	RESIDENTIAL	LIVING ROOM	REPLICATED	29	28.9	0.1	0.3%	100	100	0.0	0.0%	68	23	68	23	0.0%	0.0%
	R2	RESIDENTIAL	KITCHEN (1)	REPLICATED	31.1	30.9	0.2	0.6%	97.7	97.7	0.0	0.0%	60	21	60	21	0.0%	0.0%
	R4	RESIDENTIAL	BEDROOM	REPLICATED	21.1	20.9	0.2	0.9%	93.8	93.8	0.0	0.0%	44	15	44	15	0.0%	0.0%
	R5	RESIDENTIAL	BEDROOM	FLOOR PLANS	20.3	20.1	0.2	1.0%	94.9	94.9	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	KITCHEN (1)	FLOOR PLANS	28.5	28.3	0.2	0.7%	95.5	95.5	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A

(1) KITCHEN SMALLER THAN 13m2

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (ROOM)				NSL				APSH (ROOM)					
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	EXISTING %	PROPOSED %	LOSS	LOSS %	EXISTING %	PROPOSED %	LOSS SQM	LOSS %	EXISTING		PROPOSED		LOSS %	
													TOTAL	WINTER	TOTAL	WINTER	TOTAL	WINTER
95 AVENUE ROAD (CONTINUED)																		
	R8	RESIDENTIAL	LIVING ROOM	FLOOR PLANS	35.6	35.4	0.2	0.6%	99.8	99.8	0.0	0.0%	96	30	95	29	1.0%	3.3%
F06	R1	RESIDENTIAL	LIVING ROOM	REPLICATED	33.5	33.5	0	0.0%	100	100	0.0	0.0%	76	23	76	23	0.0%	0.0%
	R2	RESIDENTIAL	KITCHEN (1)	REPLICATED	33.4	33.3	0.1	0.3%	98.2	98.2	0.0	0.0%	69	22	69	22	0.0%	0.0%
	R4	RESIDENTIAL	BEDROOM	REPLICATED	21.4	21.3	0.1	0.5%	95	95	0.0	0.0%	44	14	44	14	0.0%	0.0%
	R5	RESIDENTIAL	BEDROOM	FLOOR PLANS	21.1	21	0.1	0.5%	98.3	98.3	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	KITCHEN (1)	FLOOR PLANS	31.3	31.2	0.1	0.3%	98.2	98.2	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	LIVING ROOM	FLOOR PLANS	36.4	36.4	0	0.0%	99.8	99.8	0.0	0.0%	98	30	98	30	0.0%	0.0%
F07	R1	RESIDENTIAL	UNKNOWN	ASSUMED	29.3	29.3	0	0.0%	100	100	0.0	0.0%	56	18	56	18	0.0%	0.0%
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	19.2	19.2	0	0.0%	99.4	99.4	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	27	26.9	0.1	0.4%	99.8	99.8	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	UNKNOWN	ASSUMED	28.5	28.4	0.1	0.4%	99.8	99.8	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	UNKNOWN	ASSUMED	29.1	29.1	0	0.0%	99.8	99.8	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
1-25 PARK LODGE																		
F00	R1	RESIDENTIAL	UNKNOWN		21.2	20.7	0.5	2.4%	97.1	97.1	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	UNKNOWN		27.3	26.2	1.1	4.0%	95.1	95.1	0.0	0.0%	42	13	42	13	0.0%	0.0%
	R3	RESIDENTIAL	UNKNOWN		19.1	18.1	1	5.2%	95.5	95.5	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	UNKNOWN		28.5	27.1	1.4	4.9%	97.1	97.1	0.0	0.0%	41	13	40	12	2.4%	7.7%
	R5	RESIDENTIAL	UNKNOWN		18.6	17.2	1.4	7.5%	95.6	95.6	0.0	0.0%	35	9	32	7	8.6%	22.2%
	R6	RESIDENTIAL	UNKNOWN		1	1	0	0.0%	0	0	0.0	-	3	0	3	0	0.0%	0.0%
	R7	RESIDENTIAL	UNKNOWN		0.8	0.8	0	0.0%	0	0	0.0	-	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	UNKNOWN		18.3	17.2	1.1	6.0%	96.2	95.8	0.1	0.4%	N/A	N/A	N/A	N/A	N/A	N/A
	R9	RESIDENTIAL	UNKNOWN		29.3	27.3	2	6.8%	99.1	99.1	0.0	0.0%	40	10	38	9	5.0%	10.0%
	R10	RESIDENTIAL	UNKNOWN		21.1	18.1	3	14.2%	94.6	93.5	0.1	1.1%	N/A	N/A	N/A	N/A	N/A	N/A
	R11	RESIDENTIAL	UNKNOWN		29.3	26.8	2.5	8.5%	99.3	99.3	0.0	0.0%	40	7	37	6	7.5%	14.3%
	R12	RESIDENTIAL	UNKNOWN		27.9	26.2	1.7	6.1%	99.3	99.3	0.0	0.0%	74	14	74	14	0.0%	0.0%
	R13	RESIDENTIAL	UNKNOWN		27.3	26.9	0.4	1.5%	95.4	95.4	0.0	0.0%	70	16	69	16	1.4%	0.0%
	R14	RESIDENTIAL	UNKNOWN		28.5	28.2	0.3	1.1%	94.5	94.5	0.0	0.0%	71	17	70	17	1.4%	0.0%
	R15	RESIDENTIAL	UNKNOWN		29.7	29.7	0	0.0%	96.4	96.4	0.0	0.0%	73	18	72	18	1.4%	0.0%
	R16	RESIDENTIAL	LKD		30.5	30.5	0	0.0%	95.6	95.6	0.0	0.0%	75	18	74	18	1.3%	0.0%
F01	R1	RESIDENTIAL	UNKNOWN		23.9	23.3	0.6	2.5%	97.7	97.7	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A

(1) KITCHEN SMALLER THAN 13m2

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (ROOM)				NSL				APSH (ROOM)					
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	EXISTING %	PROPOSED %	LOSS	LOSS %	EXISTING %	PROPOSED %	LOSS SQM	LOSS %	EXISTING		PROPOSED		LOSS %	
													TOTAL	WINTER	TOTAL	WINTER	TOTAL	WINTER
1-25 PARK LODGE (CONTINUED)																		
	R2	RESIDENTIAL	UNKNOWN		28.7	27.7	1	3.5%	98.4	98.4	0.0	0.0%	43	14	42	13	2.3%	7.1%
	R3	RESIDENTIAL	UNKNOWN		29.8	28.6	1.2	4.0%	98	98	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	UNKNOWN		29.5	28.3	1.2	4.1%	99.4	99.4	0.0	0.0%	43	14	42	13	2.3%	7.1%
	R5	RESIDENTIAL	UNKNOWN		18.9	18	0.9	4.8%	95.7	95.7	0.0	0.0%	37	11	35	9	5.4%	18.2%
	R6	RESIDENTIAL	UNKNOWN		1.2	1.2	0	0.0%	0	0	0.0	-	3	0	3	0	0.0%	0.0%
	R7	RESIDENTIAL	UNKNOWN		1	1	0	0.0%	0	0	0.0	-	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	UNKNOWN		18.6	17.7	0.9	4.8%	96.2	96.2	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R9	RESIDENTIAL	UNKNOWN		30.5	28.7	1.8	5.9%	99.7	99.7	0.0	0.0%	43	13	40	11	7.0%	15.4%
	R10	RESIDENTIAL	UNKNOWN		31.4	29.2	2.2	7.0%	97.5	97.4	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R11	RESIDENTIAL	UNKNOWN		30.5	28.5	2	6.6%	99.7	99.7	0.0	0.0%	43	11	40	9	7.0%	18.2%
	R12	RESIDENTIAL	UNKNOWN		30.4	28.9	1.5	4.9%	99.2	99.2	0.0	0.0%	84	23	84	23	0.0%	0.0%
	R13	RESIDENTIAL	UNKNOWN		30.4	30	0.4	1.3%	95.9	95.9	0.0	0.0%	76	18	75	18	1.3%	0.0%
	R14	RESIDENTIAL	UNKNOWN		31.4	31.1	0.3	1.0%	95.4	95.4	0.0	0.0%	77	19	76	19	1.3%	0.0%
	R15	RESIDENTIAL	UNKNOWN		32.2	32.2	0	0.0%	97	97	0.0	0.0%	77	19	76	19	1.3%	0.0%
	R16	RESIDENTIAL	LKD		32.6	32.3	0.3	0.9%	95.7	95.7	0.0	0.0%	81	22	80	22	1.2%	0.0%
F02	R1	RESIDENTIAL	UNKNOWN		24.1	23.8	0.3	1.2%	98.2	98.2	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	UNKNOWN		29.6	28.8	0.8	2.7%	99.6	99.6	0.0	0.0%	42	13	41	12	2.4%	7.7%
	R3	RESIDENTIAL	UNKNOWN		29.6	28.6	1	3.4%	97.9	97.9	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	UNKNOWN		30.3	29.3	1	3.3%	99.9	99.9	0.0	0.0%	43	14	42	13	2.3%	7.1%
	R5	RESIDENTIAL	UNKNOWN		17.9	17	0.9	5.0%	95.7	95.7	0.0	0.0%	36	12	34	10	5.6%	16.7%
	R6	RESIDENTIAL	UNKNOWN		2	2	0	0.0%	0	0	0.0	-	3	0	3	0	0.0%	0.0%
	R7	RESIDENTIAL	UNKNOWN		1.8	1.8	0	0.0%	0	0	0.0	-	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	UNKNOWN		17.6	16.6	1	5.7%	96.2	96.2	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R9	RESIDENTIAL	UNKNOWN		31.1	29.8	1.3	4.2%	99.8	99.8	0.0	0.0%	44	13	42	11	4.5%	15.4%
	R10	RESIDENTIAL	UNKNOWN		31.1	29.2	1.9	6.1%	97.4	97.4	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R11	RESIDENTIAL	UNKNOWN		31.3	29.6	1.7	5.4%	99.8	99.8	0.0	0.0%	45	14	43	12	4.4%	14.3%
	R12	RESIDENTIAL	UNKNOWN		32.9	31.9	1	3.0%	99.3	99.3	0.0	0.0%	89	27	89	27	0.0%	0.0%
	R13	RESIDENTIAL	UNKNOWN		34.4	33.9	0.5	1.5%	95.8	95.8	0.0	0.0%	84	26	83	26	1.2%	0.0%
	R14	RESIDENTIAL	UNKNOWN		34.6	34.3	0.3	0.9%	95.4	95.4	0.0	0.0%	83	26	83	26	0.0%	0.0%
	R15	RESIDENTIAL	UNKNOWN		34.8	34.8	0	0.0%	97	97	0.0	0.0%	83	25	82	25	1.2%	0.0%
	R16	RESIDENTIAL	LKD		34.5	34.5	0	0.0%	95.7	95.7	0.0	0.0%	84	25	83	25	1.2%	0.0%

(1) KITCHEN SMALLER THAN 13m2

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (ROOM)				NSL				APSH (ROOM)					
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	EXISTING %	PROPOSED %	LOSS	LOSS %	EXISTING %	PROPOSED %	LOSS SQM	LOSS %	EXISTING		PROPOSED		LOSS %	
													TOTAL	WINTER	TOTAL	WINTER	TOTAL	WINTER
1-25 PARK LODGE (CONTINUED)																		
F03	R1	RESIDENTIAL	UNKNOWN		27.4	27.1	0.3	1.1%	98.8	98.8	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	UNKNOWN		33.5	32.8	0.7	2.1%	98.5	98.5	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	UNKNOWN		33.8	33	0.8	2.4%	97.9	97.9	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	UNKNOWN		34.1	33.2	0.9	2.6%	99.2	99.2	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	UNKNOWN		23.8	23.1	0.7	2.9%	97.8	97.8	0.0	0.0%	65	14	64	13	1.5%	7.1%
	R6	RESIDENTIAL	UNKNOWN		8.2	8.2	0	0.0%	33.6	33.6	0.0	0.0%	17	0	17	0	0.0%	0.0%
	R7	RESIDENTIAL	UNKNOWN		8	8	0	0.0%	33.8	33.8	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	UNKNOWN		23.5	23.1	0.4	1.7%	98.8	98.8	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R9	RESIDENTIAL	UNKNOWN		35.2	33.7	1.5	4.3%	98.6	98.6	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R10	RESIDENTIAL	UNKNOWN		35.4	33.8	1.6	4.5%	97.3	97.3	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R11	RESIDENTIAL	UNKNOWN		35.5	33.9	1.6	4.5%	98.6	98.6	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R12	RESIDENTIAL	UNKNOWN		36.2	35.2	1	2.8%	99.3	99.3	0.0	0.0%	92	29	92	29	0.0%	0.0%
	R13	RESIDENTIAL	UNKNOWN		36.6	36.1	0.5	1.4%	95.7	95.7	0.0	0.0%	86	27	85	27	1.2%	0.0%
	R14	RESIDENTIAL	UNKNOWN		36.5	36.3	0.2	0.5%	95.2	95.2	0.0	0.0%	85	27	84	27	1.2%	0.0%
	R15	RESIDENTIAL	UNKNOWN		36.3	36.3	0	0.0%	96.9	96.9	0.0	0.0%	84	27	83	27	1.2%	0.0%
	R16	RESIDENTIAL	LKD		36.1	36.1	0	0.0%	95.6	95.6	0.0	0.0%	86	27	85	27	1.2%	0.0%
1-8 MANCROFT COURT																		
F00	R1	RESIDENTIAL	LIVING ROOM	FLOOR PLANS	22.5	18.8	3.7	16.4%	98.5	98.5	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	LIVING ROOM	FLOOR PLANS	28.9	25.5	3.4	11.8%	99.3	95.2	0.4	4.1%	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	KITCHEN (1)	FLOOR PLANS	31.5	28.5	3	9.5%	98.9	97.2	0.2	1.7%	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	UNKNOWN	FLOOR PLANS	28.5	25.9	2.6	9.1%	89.9	89.9	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	KITCHEN (1)	FLOOR PLANS	31.1	29.5	1.6	5.1%	99.1	99.1	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R9	RESIDENTIAL	LIVING ROOM	FLOOR PLANS	27.4	26.8	0.6	2.2%	99.2	99.2	0.0	0.0%	58	17	58	17	0.0%	0.0%
F01	R1	RESIDENTIAL	LIVING ROOM	FLOOR PLANS	23.7	20.2	3.5	14.8%	98.5	98.5	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	LIVING ROOM	FLOOR PLANS	30.4	27.4	3	9.9%	99.2	94.5	0.5	4.7%	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	KITCHEN (1)	FLOOR PLANS	33.4	30.7	2.7	8.1%	99.5	97.7	0.2	1.8%	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	BEDROOM	FLOOR PLANS	33.4	31.5	1.9	5.7%	98	98	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	KITCHEN (1)	FLOOR PLANS	33.4	32	1.4	4.2%	99.8	99.8	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	LIVING ROOM	FLOOR PLANS	28.7	28.3	0.4	1.4%	99.3	99.3	0.0	0.0%	62	17	61	17	1.6%	0.0%
F02	R1	RESIDENTIAL	LIVING ROOM	FLOOR PLANS	25.1	22.1	3	12.0%	98.5	98.5	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A

(1) KITCHEN SMALLER THAN 13m2

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (ROOM)				NSL				APSH (ROOM)					
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	EXISTING %	PROPOSED %	LOSS	LOSS %	EXISTING %	PROPOSED %	LOSS SQM	LOSS %	EXISTING		PROPOSED		LOSS %	
													TOTAL	WINTER	TOTAL	WINTER	TOTAL	WINTER
1-8 MANCROFT COURT (CONTINUED)																		
	R2	RESIDENTIAL	LIVING ROOM	FLOOR PLANS	31.8	29.1	2.7	8.5%	99.2	97.6	0.2	1.6%	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	KITCHEN (1)	FLOOR PLANS	34.7	32.5	2.2	6.3%	99.5	98.1	0.1	1.4%	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	BEDROOM	FLOOR PLANS	34.8	33.1	1.7	4.9%	98	98	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	KITCHEN (1)	FLOOR PLANS	34.8	33.6	1.2	3.4%	99.8	99.8	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	LIVING ROOM	FLOOR PLANS	30.3	29.9	0.4	1.3%	99.3	99.3	0.0	0.1%	64	18	63	18	1.6%	0.0%
F03	R1	RESIDENTIAL	LIVING ROOM	FLOOR PLANS	35.4	32.9	2.5	7.1%	98.5	98.5	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	LIVING ROOM	FLOOR PLANS	35.5	33.3	2.2	6.2%	99.3	99.3	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	KITCHEN (1)	FLOOR PLANS	35.7	33.9	1.8	5.0%	99.5	98.6	0.1	0.9%	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	BEDROOM	FLOOR PLANS	35.9	34.6	1.3	3.6%	98	98	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	KITCHEN (1)	FLOOR PLANS	36	35.1	0.9	2.5%	99.8	99.8	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	LIVING ROOM	FLOOR PLANS	33.2	32.8	0.4	1.2%	99.4	99.4	0.0	0.0%	84	20	83	20	1.2%	0.0%
1-32 SHERINGHAM																		
F00	R1	RESIDENTIAL	UNKNOWN	ASSUMED	30.3	29.8	0.5	1.7%	95.6	95.6	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	30.6	30	0.6	2.0%	98	98	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	20.7	20.7	0	0.0%	94.5	94.5	0.0	0.0%	32	7	32	7	0.0%	0.0%
F01	R1	RESIDENTIAL	UNKNOWN	ASSUMED	32.5	32	0.5	1.5%	98.3	98.3	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	32.7	32.1	0.6	1.8%	99.4	99.4	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	22	21.9	0.1	0.5%	96.8	96.8	0.0	0.0%	39	9	39	9	0.0%	0.0%
F02	R1	RESIDENTIAL	UNKNOWN	ASSUMED	34.5	34.2	0.3	0.9%	99.4	99.4	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	34.6	34.2	0.4	1.2%	99.4	99.4	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	22.9	22.9	0	0.0%	97	97	0.0	0.0%	39	9	39	9	0.0%	0.0%
F03	R1	RESIDENTIAL	UNKNOWN	ASSUMED	35.9	35.7	0.2	0.6%	99.4	99.4	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	36	35.7	0.3	0.8%	99.4	99.4	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	23.9	23.8	0.1	0.4%	97.1	97.1	0.0	0.0%	42	11	42	11	0.0%	0.0%
F04	R1	RESIDENTIAL	UNKNOWN	ASSUMED	36.9	36.7	0.2	0.5%	99.4	99.4	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	36.9	36.7	0.2	0.5%	99.4	99.4	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	25.2	25.2	0	0.0%	97.7	97.7	0.0	0.0%	44	13	44	13	0.0%	0.0%
F05	R1	RESIDENTIAL	UNKNOWN	ASSUMED	37.6	37.5	0.1	0.3%	99.4	99.4	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	37.6	37.4	0.2	0.5%	99.4	99.4	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	25.8	25.8	0	0.0%	98.2	98.2	0.0	0.0%	47	15	47	15	0.0%	0.0%

(1) KITCHEN SMALLER THAN 13m2

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (ROOM)				NSL				APSH (ROOM)					
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	EXISTING %	PROPOSED %	LOSS	LOSS %	EXISTING %	PROPOSED %	LOSS SQM	LOSS %	EXISTING		PROPOSED		LOSS %	
													TOTAL	WINTER	TOTAL	WINTER	TOTAL	WINTER
1-32 SHERINGHAM (CONTINUED)																		
F06	R1	RESIDENTIAL	UNKNOWN	ASSUMED	37.9	37.9	0	0.0%	99.4	99.4	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	37.9	37.8	0.1	0.3%	99.4	99.4	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	26.4	26.4	0	0.0%	98.8	98.8	0.0	0.0%	49	17	49	17	0.0%	0.0%
F07	R1	RESIDENTIAL	UNKNOWN	ASSUMED	38.2	38.2	0	0.0%	99.4	99.4	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	38.2	38.2	0	0.0%	99.4	99.4	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	36.6	36.6	0	0.0%	99.6	99.6	0.0	0.0%	62	20	62	20	0.0%	0.0%
1 ST JOHN'S WOOD PARK																		
F00	R1	RESIDENTIAL	KITCHEN (1)	ASSUMED	30.6	11.5	19.1	62.4%	98.6	90	1.1	8.7%	49	11	48	11	2.0%	0.0%
	R2 (3)	RESIDENTIAL	LIVING ROOM	ASSUMED	25.8	24.8	1	3.9%	98.8	98.8	0.1	0.1%	N/A	N/A	N/A	N/A	N/A	N/A
F01	R1	RESIDENTIAL	BEDROOM	ASSUMED	32.3	23	9.3	28.8%	99	97.1	0.2	1.9%	53	13	51	13	3.8%	0.0%
	R2 (3)	RESIDENTIAL	BEDROOM	ASSUMED	30.4	27.9	2.5	8.2%	99.4	99	0.1	0.4%	N/A	N/A	N/A	N/A	N/A	N/A
	R3 (3)	RESIDENTIAL	BEDROOM	ASSUMED	29.8	28.9	0.9	3.0%	97.9	97.8	0.0	0.1%	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	BEDROOM	ASSUMED	49	48	1	2.0%	97.9	97.9	0.0	0.0%	87	24	87	24	0.0%	0.0%
F02	R1	RESIDENTIAL	LIVING ROOM	ASSUMED	52	45.4	6.6	12.7%	100	94.5	1.2	5.5%	97	27	97	27	0.0%	0.0%
2 ST JOHN'S WOOD PARK																		
F00	R1	RESIDENTIAL	UNKNOWN	ASSUMED	26.5	26.2	0.3	1.1%	82.5	82.5	0.0	0.0%	43	11	43	11	0.0%	0.0%
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	18.5	18.5	0	0.0%	80.6	80.6	0.0	0.0%	38	10	38	10	0.0%	0.0%
F01	R1	RESIDENTIAL	UNKNOWN	ASSUMED	39.6	39	0.6	1.5%	99.2	99.2	0.0	0.0%	71	10	71	10	0.0%	0.0%
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	36.1	35.4	0.7	1.9%	97.9	97.9	0.0	0.1%	79	13	79	13	0.0%	0.0%
F02	R1	RESIDENTIAL	UNKNOWN	ASSUMED	73.4	68.4	5	6.8%	100	100	0.0	0.0%	95	25	95	25	0.0%	0.0%
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	32.6	32.4	0.2	0.6%	65.5	65.5	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	34.3	34.3	0	0.0%	62.6	62.6	0.0	0.0%	48	11	48	11	0.0%	0.0%
	R4	RESIDENTIAL	UNKNOWN	ASSUMED	97.5	96.1	1.4	1.4%	100	100	0.0	0.0%	93	24	93	24	0.0%	0.0%
3 ST JOHN'S WOOD PARK																		
F00	R1	RESIDENTIAL	UNKNOWN	ASSUMED	18.4	18.4	0	0.0%	85	85	0.0	0.0%	37	3	37	3	0.0%	0.0%
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	20	19.5	0.5	2.5%	100	100	0.0	0.0%	33	6	33	6	0.0%	0.0%
F01	R1	RESIDENTIAL	UNKNOWN	ASSUMED	17.8	17.8	0	0.0%	30.1	30.1	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	31	30.9	0.1	0.3%	98.7	98.7	0.0	0.1%	N/A	N/A	N/A	N/A	N/A	N/A

(1) KITCHEN SMALLER THAN 13m2

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (ROOM)				NSL				APSH (ROOM)					
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	EXISTING %	PROPOSED %	LOSS	LOSS %	EXISTING %	PROPOSED %	LOSS SQM	LOSS %	EXISTING		PROPOSED		LOSS %	
													TOTAL	WINTER	TOTAL	WINTER	TOTAL	WINTER
3 ST JOHN'S WOOD PARK (CONTINUED)																		
F02	R1	RESIDENTIAL	UNKNOWN	ASSUMED	62	62	0	0.0%	100	100	0.0	0.0%	91	22	91	22	0.0%	0.0%
1 MIDDLEFIELD																		
F00	R1	RESIDENTIAL	UNKNOWN	ASSUMED	25.4	24.3	1.1	4.3%	98.8	98.7	0.0	0.1%	43	12	43	12	0.0%	0.0%
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	28.7	21.4	7.3	25.4%	99.2	97.6	0.1	1.6%	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	22.4	16.2	6.2	27.7%	87.4	71.4	2.0	18.2%	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	UNKNOWN	ASSUMED	40.5	34.3	6.2	15.3%	100	100	0.0	0.0%	28	1	26	1	7.1%	0.0%
	R5	RESIDENTIAL	UNKNOWN	ASSUMED	29.8	20.6	9.2	30.9%	73.3	56.8	2.3	22.6%	35	4	31	4	11.4%	0.0%
F01	R1	RESIDENTIAL	UNKNOWN	ASSUMED	30	29.4	0.6	2.0%	99.7	99.7	0.0	0.0%	86	22	86	22	0.0%	0.0%
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	31.8	24.7	7.1	22.3%	99.2	99.2	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	31.7	26	5.7	18.0%	99.7	99.7	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	UNKNOWN	ASSUMED	31.4	27.1	4.3	13.7%	89.8	89.8	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
F02	R1	RESIDENTIAL	UNKNOWN	ASSUMED	33.1	26.7	6.4	19.3%	99.2	99.2	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	32.8	27.9	4.9	14.9%	98.8	98.8	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	32.6	28.8	3.8	11.7%	91.2	91.2	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
F03	R1	RESIDENTIAL	UNKNOWN	ASSUMED	32.9	28.8	4.1	12.5%	96.3	96.3	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	31.6	28.7	2.9	9.2%	97.7	97.7	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
3 MIDDLEFIELD																		
F00	R7	RESIDENTIAL	KITCHEN	REPLICATED-4MIDDFIEL	23.6	22.4	1.2	5.1%	98.7	98.7	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R9	RESIDENTIAL	UNKNOWN	ASSUMED	22.2	18.3	3.9	17.6%	64.6	64.6	0.0	0.0%	23	0	22	0	4.3%	0.0%
F01	R1 (3)	RESIDENTIAL	BEDROOM	REPLICATED-4MIDDFIEL	31	27.7	3.3	10.6%	99.8	99.8	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
F02	R1	RESIDENTIAL	BEDROOM	REPLICATED-4MIDDFIEL	32.7	29.4	3.3	10.1%	98.4	98.4	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
5 MIDDLEFIELD																		
F00	R1	RESIDENTIAL	UNKNOWN	ASSUMED	31	30.2	0.8	2.6%	100	100	0.0	0.0%	26	0	22	0	15.4%	0.0%
F01	R2 (3)	RESIDENTIAL	BEDROOM	REPLICATED-4MIDDFIEL	30.1	28.2	1.9	6.3%	99.8	99.8	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
F02	R3	RESIDENTIAL	BEDROOM	REPLICATED-4MIDDFIEL	31.5	30.1	1.4	4.4%	93.9	93.9	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
F03	R1	RESIDENTIAL	UNKNOWN	ASSUMED	31.5	30	1.5	4.8%	88.2	88.2	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	32.2	30.9	1.3	4.0%	99.2	98.6	0.1	0.6%	N/A	N/A	N/A	N/A	N/A	N/A

(1) KITCHEN SMALLER THAN 13m2

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (ROOM)				NSL				APSH (ROOM)					
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	EXISTING %	PROPOSED %	LOSS	LOSS %	EXISTING %	PROPOSED %	LOSS SQM	LOSS %	EXISTING		PROPOSED		LOSS %	
													TOTAL	WINTER	TOTAL	WINTER	TOTAL	WINTER
7 MIDDLEFIELD																		
F00	R1	RESIDENTIAL	UNKNOWN	ASSUMED	26.6	25.9	0.7	2.6%	91.7	91.6	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	22.4	21.2	1.2	5.4%	98.2	98.2	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	26.6	23.5	3.1	11.7%	67.5	65.7	0.4	2.6%	28	0	24	0	14.3%	0.0%
F01	R2 (3)	RESIDENTIAL	BEDROOM	REPLICATED-4MIDDFIEL	29.5	28.4	1.1	3.7%	97.9	97.9	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
F02	R3	RESIDENTIAL	BEDROOM	REPLICATED-4MIDDFIEL	31.3	30	1.3	4.2%	86.6	86.6	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
2 MIDDLEFIELD																		
F00	R1	RESIDENTIAL	UNKNOWN		27.3	26.4	0.9	3.3%	88.5	83.6	1.2	5.5%	33	6	33	6	0.0%	0.0%
	R2	RESIDENTIAL	UNKNOWN		18.3	16.4	1.9	10.4%	74.2	72.8	0.1	1.8%	N/A	N/A	N/A	N/A	N/A	N/A
F01	R1	RESIDENTIAL	UNKNOWN	ASSUMED ROOMS/TEST	32.2	30.6	1.6	5.0%	99.9	99.9	0.0	0.0%	44	7	44	7	0.0%	0.0%
	R2	RESIDENTIAL	UNKNOWN		20.4	18.7	1.7	8.3%	75.8	75.8	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
F02	R1	RESIDENTIAL	UNKNOWN	ASSUMED ROOMS/TEST	34.8	33.1	1.7	4.9%	98.6	98.6	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	UNKNOWN	ASSUMED ROOMS/TEST	34.6	33.1	1.5	4.3%	97.1	97.1	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	UNKNOWN		23.7	22.3	1.4	5.9%	77	77	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
4 MIDDLEFIELD																		
F00	R1	RESIDENTIAL	LIVING ROOM	FLOOR PLANS/TEST WI	20.8	19.8	1	4.8%	64.2	48.4	4.8	24.6%	7	0	7	0	0.0%	0.0%
F01	R1	RESIDENTIAL	LIVING ROOM	FLOOR PLANS/TEST WI	31.7	30.5	1.2	3.8%	99.5	99.5	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
F02	R1	RESIDENTIAL	BEDROOM	FLOOR PLANS/TEST WI	34.4	33.2	1.2	3.5%	99.6	99.6	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	BEDROOM	FLOOR PLANS/TEST WI	34.2	33	1.2	3.5%	99.2	99.2	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
6 MIDDLEFIELD																		
F00	R2	RESIDENTIAL	LIVING ROOM	ASSUMED	12.4	12	0.4	3.2%	49.5	49.3	0.0	0.3%	N/A	N/A	N/A	N/A	N/A	N/A
F01	R1	RESIDENTIAL	LIVING ROOM	ASSUMED	31.2	30.6	0.6	1.9%	99.6	99.6	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
F02	R1	RESIDENTIAL	BEDROOM	ASSUMED	33.7	33	0.7	2.1%	99.6	99.6	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	BEDROOM	ASSUMED	34	33.4	0.6	1.8%	99.3	99.3	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
15 MIDDLEFIELD																		
F00	R1	RESIDENTIAL	UNKNOWN	ASSUMED	16.1	16.1	0	0.0%	55.8	55.8	0.0	0.0%	33	7	33	7	0.0%	0.0%
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	16.1	16.1	0	0.0%	79	79	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	17.1	16.8	0.3	1.8%	95.8	95.8	0.0	0.0%	22	1	22	1	0.0%	0.0%

(1) KITCHEN SMALLER THAN 13m2

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (ROOM)				NSL				APSH (ROOM)					
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	EXISTING %	PROPOSED %	LOSS	LOSS %	EXISTING %	PROPOSED %	LOSS SQM	LOSS %	EXISTING		PROPOSED		LOSS %	
													TOTAL	WINTER	TOTAL	WINTER	TOTAL	WINTER
15 MIDDLEFIELD (CONTINUED)																		
F01	R1	RESIDENTIAL	UNKNOWN	ASSUMED	21.6	21.5	0.1	0.5%	98.3	98.3	0.0	0.0%	41	11	41	11	0.0%	0.0%
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	31.1	30.1	1	3.2%	97.9	97.9	0.0	0.0%	41	7	40	7	2.4%	0.0%
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	31.4	30.3	1.1	3.5%	97.4	97.4	0.0	0.0%	42	8	42	8	0.0%	0.0%
	R4	RESIDENTIAL	UNKNOWN	ASSUMED	14.3	14.3	0	0.0%	62.2	62.2	0.0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	UNKNOWN	ASSUMED	29.6	29	0.6	2.0%	95.6	95.6	0.0	0.0%	38	8	38	8	0.0%	0.0%
17 MIDDLEFIELD																		
F00	R1	RESIDENTIAL	UNKNOWN		27.9	27.2	0.7	2.5%	94	94	0.0	0.0%	37	6	36	6	2.7%	0.0%
	R2	RESIDENTIAL	UNKNOWN		17.6	16.9	0.7	4.0%	81.2	81.2	0.0	0.0%	28	5	27	5	3.6%	0.0%
F01	R1	RESIDENTIAL	UNKNOWN		27.1	26.4	0.7	2.6%	95.3	95.3	0.0	0.0%	34	6	33	6	2.9%	0.0%
	R2	RESIDENTIAL	UNKNOWN		26.9	26.1	0.8	3.0%	97.2	97.2	0.0	0.0%	34	6	33	6	2.9%	0.0%
4 COURT CLOSE																		
F00	R1 (3)	RESIDENTIAL	LKD		28.8	27.8	1	3.5%	92.8	92.8	0.0	0.0%	79	24	75	20	5.1%	16.7%
F01	R1	RESIDENTIAL	BEDROOM		33.6	32.2	1.4	4.2%	98.5	98.5	0.0	0.0%	81	29	78	26	3.7%	10.3%
F02	R1	RESIDENTIAL	BEDROOM		32.8	31.4	1.4	4.3%	98.7	98.7	0.0	0.0%	78	30	75	27	3.8%	10.0%
	R2	RESIDENTIAL	BEDROOM		32.4	31.3	1.1	3.4%	96.7	96.7	0.0	0.0%	77	30	76	29	1.3%	3.3%
5 COURT CLOSE																		
F00	R1	RESIDENTIAL	KITCHEN		28.1	27.6	0.5	1.8%	98.8	98.8	0.0	0.0%	74	23	69	20	6.8%	13.0%
F01	R1	RESIDENTIAL	BEDROOM		34.2	32	2.2	6.4%	98.6	98.6	0.0	0.0%	81	29	77	25	4.9%	13.8%
F02	R1	RESIDENTIAL	BEDROOM		32.8	30.6	2.2	6.7%	98.8	98.8	0.0	0.0%	77	29	73	25	5.2%	13.8%
	R2	RESIDENTIAL	BEDROOM		33	31.3	1.7	5.2%	97.1	97.1	0.0	0.0%	78	30	75	27	3.8%	10.0%
6 COURT CLOSE																		
F00	R1 (3)	RESIDENTIAL	LKD		33.3	29.2	4.1	12.3%	89.9	89.8	0.1	0.2%	79	24	69	19	12.7%	20.8%
F01	R1	RESIDENTIAL	BEDROOM		32.1	29.8	2.3	7.2%	98.7	98.1	0.2	0.6%	83	28	78	24	6.0%	14.3%
F02	R1	RESIDENTIAL	BEDROOM		32.7	29.3	3.4	10.4%	98.8	98.8	0.0	0.0%	77	29	69	21	10.4%	27.6%
	R2	RESIDENTIAL	BEDROOM		33	30.2	2.8	8.5%	97.4	97.4	0.0	0.0%	77	29	72	24	6.5%	17.2%

(1) KITCHEN SMALLER THAN 13m2

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (ROOM)				NSL				APSH (ROOM)					
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	EXISTING %	PROPOSED %	LOSS	LOSS %	EXISTING %	PROPOSED %	LOSS SQM	LOSS %	EXISTING		PROPOSED		LOSS %	
													TOTAL	WINTER	TOTAL	WINTER	TOTAL	WINTER
7 COURT CLOSE																		
F00	R1 (3)	RESIDENTIAL	LKD		32.3	26.3	6	18.6%	94.3	93	0.5	1.4%	77	21	64	14	16.9%	33.3%
F01	R1	RESIDENTIAL	BEDROOM		33.3	27.7	5.6	16.8%	98.7	98.6	0.0	0.1%	84	29	77	23	8.3%	20.7%
F02	R1	RESIDENTIAL	BEDROOM		32.6	27.1	5.5	16.9%	98.8	93.8	0.6	5.1%	80	30	72	22	10.0%	26.7%
	R2	RESIDENTIAL	BEDROOM		32.4	28	4.4	13.6%	97.4	92.2	0.5	5.4%	77	29	69	21	10.4%	27.6%
5-54 BOYDELL COURT																		
F00	R1	RESIDENTIAL	UNKNOWN	ASSUMED	22	21	1	4.5%	97.8	97.8	0.0	0.0%	38	4	36	2	5.3%	50.0%
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	13.2	12.1	1.1	8.3%	88	88	0.0	0.0%	27	8	24	5	11.1%	37.5%
	R4	RESIDENTIAL	UNKNOWN	ASSUMED	22.9	22.2	0.7	3.1%	93.9	93.9	0.0	0.0%	56	21	55	20	1.8%	4.8%
	R5	RESIDENTIAL	UNKNOWN	ASSUMED	25.4	24.8	0.6	2.4%	95.4	95.4	0.0	0.0%	54	21	53	20	1.9%	4.8%
	R6	RESIDENTIAL	UNKNOWN	ASSUMED	26.3	25.9	0.4	1.5%	95.9	95.9	0.0	0.0%	53	22	53	22	0.0%	0.0%
	R7	RESIDENTIAL	UNKNOWN	ASSUMED	21.1	21.1	0	0.0%	97.9	97.9	0.0	0.0%	39	15	39	15	0.0%	0.0%
	R8	RESIDENTIAL	UNKNOWN	ASSUMED	19.7	18.5	1.2	6.1%	97.5	97.5	0.0	0.0%	50	12	45	10	10.0%	16.7%
F01	R1	RESIDENTIAL	BEDROOM	FLOOR PLANS	25.9	24.9	1	3.9%	98.3	98.3	0.0	0.0%	50	14	48	12	4.0%	14.3%
	R2	RESIDENTIAL	BEDROOM	FLOOR PLANS	22.1	21	1.1	5.0%	98	98	0.0	0.0%	47	15	44	12	6.4%	20.0%
	R4	RESIDENTIAL	UNKNOWN	ASSUMED	15.2	15.2	0	0.0%	61.6	61.6	0.0	0.0%	29	15	29	15	0.0%	0.0%
	R5	RESIDENTIAL	UNKNOWN	ASSUMED	25.3	24.7	0.6	2.4%	94.7	94.7	0.0	0.0%	61	23	60	22	1.6%	4.3%
	R6	RESIDENTIAL	UNKNOWN	ASSUMED	28.3	27.7	0.6	2.1%	96.3	96.3	0.0	0.0%	62	23	61	22	1.6%	4.3%
	R7	RESIDENTIAL	UNKNOWN	ASSUMED	29.6	29.3	0.3	1.0%	96.8	96.8	0.0	0.0%	65	25	65	25	0.0%	0.0%
	R8	RESIDENTIAL	UNKNOWN	ASSUMED	24.4	24.4	0	0.0%	98.5	98.5	0.0	0.0%	46	19	46	19	0.0%	0.0%
	R9	RESIDENTIAL	UNKNOWN	ASSUMED	21.6	20.6	1	4.6%	98.1	98.1	0.0	0.0%	52	14	48	12	7.7%	14.3%
F02	R1	RESIDENTIAL	BEDROOM	FLOOR PLANS	27.1	25.9	1.2	4.4%	98.5	98.5	0.0	0.0%	51	15	50	14	2.0%	6.7%
	R2	RESIDENTIAL	BEDROOM	FLOOR PLANS	23	22.1	0.9	3.9%	98	98	0.0	0.0%	47	15	45	13	4.3%	13.3%
	R4	RESIDENTIAL	UNKNOWN	ASSUMED	15.8	15.8	0	0.0%	62.6	62.6	0.0	0.0%	29	15	29	15	0.0%	0.0%
	R5	RESIDENTIAL	UNKNOWN	ASSUMED	26.2	25.7	0.5	1.9%	94.7	94.7	0.0	0.0%	61	23	60	22	1.6%	4.3%
	R6	RESIDENTIAL	UNKNOWN	ASSUMED	29.7	29.1	0.6	2.0%	96.4	96.4	0.0	0.0%	66	25	65	24	1.5%	4.0%
	R7	RESIDENTIAL	UNKNOWN	ASSUMED	32	31.3	0.7	2.2%	97	97	0.0	0.0%	72	28	71	27	1.4%	3.6%
	R8	RESIDENTIAL	UNKNOWN	ASSUMED	31.7	31.7	0	0.0%	99.2	99.2	0.0	0.0%	69	25	69	25	0.0%	0.0%
F03	R1	RESIDENTIAL	BEDROOM	FLOOR PLANS	27.6	26.9	0.7	2.5%	98.6	98.6	0.0	0.0%	51	15	50	14	2.0%	6.7%
	R2	RESIDENTIAL	BEDROOM	FLOOR PLANS	23.5	22.7	0.8	3.4%	98	98	0.0	0.0%	47	15	45	13	4.3%	13.3%
	R4	RESIDENTIAL	UNKNOWN	ASSUMED	16.1	16.1	0	0.0%	63.9	63.9	0.0	0.0%	29	15	29	15	0.0%	0.0%

(1) KITCHEN SMALLER THAN 13m2

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (ROOM)				NSL				APSH (ROOM)					
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	EXISTING %	PROPOSED %	LOSS	LOSS %	EXISTING %	PROPOSED %	LOSS SQM	LOSS %	EXISTING		PROPOSED		LOSS %	
													TOTAL	WINTER	TOTAL	WINTER	TOTAL	WINTER
5-54 BOYDELL COURT (CONTINUED)																		
	R5	RESIDENTIAL	UNKNOWN	ASSUMED	26.8	26.4	0.4	1.5%	94.7	94.7	0.0	0.0%	61	23	60	22	1.6%	4.3%
	R6	RESIDENTIAL	UNKNOWN	ASSUMED	30.4	29.9	0.5	1.6%	96.6	96.6	0.0	0.0%	65	25	64	24	1.5%	4.0%
	R7	RESIDENTIAL	UNKNOWN	ASSUMED	32.8	32.2	0.6	1.8%	97.1	97.1	0.0	0.0%	72	28	71	27	1.4%	3.6%
	R8	RESIDENTIAL	UNKNOWN	ASSUMED	34.6	33.9	0.7	2.0%	99.5	99.5	0.0	0.0%	76	28	75	27	1.3%	3.6%
F04	R1	RESIDENTIAL	BEDROOM	FLOOR PLANS	28.3	27.8	0.5	1.8%	98.8	98.8	0.0	0.0%	51	15	51	15	0.0%	0.0%
	R2	RESIDENTIAL	BEDROOM	FLOOR PLANS	23.9	23.3	0.6	2.5%	98	98	0.0	0.0%	47	15	46	14	2.1%	6.7%
	R4	RESIDENTIAL	UNKNOWN		16.3	16.3	0	0.0%	63	63	0.0	0.0%	29	15	29	15	0.0%	0.0%
	R5	RESIDENTIAL	UNKNOWN	ASSUMED	27.1	26.8	0.3	1.1%	94.8	94.8	0.0	0.0%	61	23	60	22	1.6%	4.3%
	R6	RESIDENTIAL	UNKNOWN	ASSUMED	30.8	30.4	0.4	1.3%	96.7	96.7	0.0	0.0%	64	25	63	24	1.6%	4.0%
	R7	RESIDENTIAL	UNKNOWN	ASSUMED	33.2	32.8	0.4	1.2%	97.4	97.4	0.0	0.0%	71	28	70	27	1.4%	3.6%
	R8	RESIDENTIAL	UNKNOWN	ASSUMED	35.1	34.6	0.5	1.4%	99.5	99.5	0.0	0.0%	76	28	75	27	1.3%	3.6%
F05	R1	RESIDENTIAL	BEDROOM	FLOOR PLANS	29	28.8	0.2	0.7%	98.9	98.9	0.0	0.0%	51	15	51	15	0.0%	0.0%
	R2	RESIDENTIAL	BEDROOM	FLOOR PLANS	24.2	23.9	0.3	1.2%	98	98	0.0	0.0%	47	15	46	14	2.1%	6.7%
	R4	RESIDENTIAL	UNKNOWN	ASSUMED	16.3	16.3	0	0.0%	63.2	63.2	0.0	0.0%	29	15	29	15	0.0%	0.0%
	R5	RESIDENTIAL	UNKNOWN	ASSUMED	27.4	27.2	0.2	0.7%	94.9	94.9	0.0	0.0%	61	23	60	22	1.6%	4.3%
	R6	RESIDENTIAL	UNKNOWN	ASSUMED	31.2	31	0.2	0.6%	97	97	0.0	0.0%	66	25	65	24	1.5%	4.0%
	R7	RESIDENTIAL	UNKNOWN	ASSUMED	33.6	33.3	0.3	0.9%	97.8	97.8	0.0	0.0%	73	28	72	27	1.4%	3.6%
	R8	RESIDENTIAL	UNKNOWN	ASSUMED	35.4	35.1	0.3	0.8%	99.6	99.6	0.0	0.0%	75	28	74	27	1.3%	3.6%
F06	R1	RESIDENTIAL	BEDROOM	FLOOR PLANS	29.8	29.8	0	0.0%	99	99	0.0	0.0%	51	15	51	15	0.0%	0.0%
	R2	RESIDENTIAL	BEDROOM	FLOOR PLANS	24.7	24.5	0.2	0.8%	98	98	0.0	0.0%	45	15	45	15	0.0%	0.0%
	R4	RESIDENTIAL	UNKNOWN	ASSUMED	16.2	16.2	0	0.0%	63.1	63.1	0.0	0.0%	29	15	29	15	0.0%	0.0%
	R5	RESIDENTIAL	UNKNOWN	ASSUMED	27.7	27.6	0.1	0.4%	95.4	95.4	0.0	0.0%	59	23	59	23	0.0%	0.0%
	R6	RESIDENTIAL	UNKNOWN	ASSUMED	31.6	31.5	0.1	0.3%	97.7	97.7	0.0	0.0%	66	25	66	25	0.0%	0.0%
	R7	RESIDENTIAL	UNKNOWN	ASSUMED	33.9	33.8	0.1	0.3%	98.3	98.3	0.0	0.0%	73	28	73	28	0.0%	0.0%
	R8	RESIDENTIAL	UNKNOWN	ASSUMED	35.7	35.6	0.1	0.3%	99.7	99.7	0.0	0.0%	78	28	78	28	0.0%	0.0%
F07	R1	RESIDENTIAL	BEDROOM	FLOOR PLANS	30.7	30.5	0.2	0.7%	99.1	99.1	0.0	0.0%	51	15	51	15	0.0%	0.0%
	R2	RESIDENTIAL	BEDROOM	FLOOR PLANS	25.4	25.4	0	0.0%	98	98	0.0	0.0%	44	15	44	15	0.0%	0.0%
	R4	RESIDENTIAL	UNKNOWN	ASSUMED	16	16	0	0.0%	63	63	0.0	0.0%	29	15	29	15	0.0%	0.0%
	R5	RESIDENTIAL	UNKNOWN	ASSUMED	28.3	28.3	0	0.0%	96.5	96.5	0.0	0.0%	60	22	60	22	0.0%	0.0%
	R6	RESIDENTIAL	UNKNOWN	ASSUMED	31.9	31.9	0	0.0%	98.4	98.4	0.0	0.0%	68	25	68	25	0.0%	0.0%
	R7	RESIDENTIAL	UNKNOWN	ASSUMED	34.1	34.1	0	0.0%	98.8	98.8	0.0	0.0%	75	27	75	27	0.0%	0.0%

(1) KITCHEN SMALLER THAN 13m2

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (ROOM)				NSL				APSH (ROOM)					
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	EXISTING %	PROPOSED %	LOSS	LOSS %	EXISTING %	PROPOSED %	LOSS SQM	LOSS %	EXISTING		PROPOSED		LOSS %	
													TOTAL	WINTER	TOTAL	WINTER	TOTAL	WINTER
5-54 BOYDELL COURT (CONTINUED)																		
	R8	RESIDENTIAL	UNKNOWN	ASSUMED	35.9	35.8	0.1	0.3%	99.8	99.8	0.0	0.0%	79	28	79	28	0.0%	0.0%
F08	R1	RESIDENTIAL	BEDROOM	FLOOR PLANS	30.5	30.5	0	0.0%	99.1	99.1	0.0	0.0%	49	15	49	15	0.0%	0.0%
	R2	RESIDENTIAL	BEDROOM	FLOOR PLANS	26.1	26.1	0	0.0%	98	98	0.0	0.0%	42	15	42	15	0.0%	0.0%
	R4	RESIDENTIAL	UNKNOWN	ASSUMED	15.1	15.1	0	0.0%	61.8	61.8	0.0	0.0%	28	14	28	14	0.0%	0.0%
	R5	RESIDENTIAL	UNKNOWN	ASSUMED	28.2	28.2	0	0.0%	97.7	97.7	0.0	0.0%	61	23	61	23	0.0%	0.0%
	R6	RESIDENTIAL	UNKNOWN	ASSUMED	31.4	31.4	0	0.0%	98.7	98.7	0.0	0.0%	68	24	68	24	0.0%	0.0%
	R7	RESIDENTIAL	UNKNOWN	ASSUMED	33.3	33.3	0	0.0%	98.8	98.8	0.0	0.0%	76	28	76	28	0.0%	0.0%
	R8	RESIDENTIAL	UNKNOWN	ASSUMED	35	35	0	0.0%	99.7	99.7	0.0	0.0%	80	28	80	28	0.0%	0.0%
F09	R1	RESIDENTIAL	BEDROOM	FLOOR PLANS	15.5	15.5	0	0.0%	98.8	98.8	0.0	0.0%	24	9	24	9	0.0%	0.0%
	R2 (3)	RESIDENTIAL	UNKNOWN	ASSUMED	7.9	7.9	0	0.0%	86.3	86.3	0.0	0.0%	7	7	7	7	0.0%	0.0%
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	5.5	5.5	0	0.0%	54.2	54.2	0.0	0.0%	6	6	6	6	0.0%	0.0%
	R4	RESIDENTIAL	UNKNOWN	ASSUMED	14.2	14.2	0	0.0%	94	94	0.0	0.0%	21	21	21	21	0.0%	0.0%
	R5	RESIDENTIAL	UNKNOWN	ASSUMED	15	15	0	0.0%	94.4	94.4	0.0	0.0%	20	20	20	20	0.0%	0.0%
	R6	RESIDENTIAL	UNKNOWN	ASSUMED	16.9	16.9	0	0.0%	99.6	99.6	0.0	0.0%	24	24	24	24	0.0%	0.0%
58-107 BOYDELL COURT																		
F00	R1	RESIDENTIAL	UNKNOWN		31.3	29.8	1.5	4.8%	97	97	0.0	0.0%	72	23	71	22	1.4%	4.3%
F01	R1	RESIDENTIAL	UNKNOWN	ASSUMED	24	23.5	0.5	2.1%	83	83	0.0	0.0%	46	17	46	17	0.0%	0.0%
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	23.7	23.2	0.5	2.1%	95.8	95.8	0.0	0.0%	44	16	44	16	0.0%	0.0%
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	22.5	21.9	0.6	2.7%	95.4	95.4	0.0	0.0%	43	15	43	15	0.0%	0.0%
	R4	RESIDENTIAL	UNKNOWN	ASSUMED	20.3	19.6	0.7	3.4%	91.9	91.9	0.0	0.0%	39	14	39	14	0.0%	0.0%
	R5	RESIDENTIAL	UNKNOWN	ASSUMED	13.5	13.4	0.1	0.7%	56.5	53.2	0.2	5.7%	24	9	24	9	0.0%	0.0%
	R6	RESIDENTIAL	UNKNOWN	ASSUMED	6.4	6.4	0	0.0%	67.1	67.1	0.0	0.0%	20	12	20	12	0.0%	0.0%
	R7	RESIDENTIAL	UNKNOWN	ASSUMED	13.1	12.7	0.4	3.1%	41.8	39.7	0.1	5.2%	20	10	20	10	0.0%	0.0%
	R8	RESIDENTIAL	UNKNOWN	ASSUMED	20.1	19.6	0.5	2.5%	81.7	81.7	0.0	0.0%	48	15	48	15	0.0%	0.0%
	R9	RESIDENTIAL	UNKNOWN	ASSUMED	22.1	21.6	0.5	2.3%	86.2	86.2	0.0	0.0%	52	17	52	17	0.0%	0.0%
	R10	RESIDENTIAL	UNKNOWN	ASSUMED	23.9	23.4	0.5	2.1%	94.1	94.1	0.0	0.0%	53	17	53	17	0.0%	0.0%
	R11	RESIDENTIAL	UNKNOWN	ASSUMED	25.7	25.3	0.4	1.6%	99.9	99.9	0.0	0.0%	58	18	58	18	0.0%	0.0%
F02	R1	RESIDENTIAL	UNKNOWN	ASSUMED	25.3	24.9	0.4	1.6%	99.2	99.2	0.0	0.0%	50	17	50	17	0.0%	0.0%
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	25	24.5	0.5	2.0%	96.4	96.4	0.0	0.0%	46	16	46	16	0.0%	0.0%
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	23.6	23.1	0.5	2.1%	95.6	95.6	0.0	0.0%	45	16	45	16	0.0%	0.0%

(1) KITCHEN SMALLER THAN 13m2

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (ROOM)				NSL				APSH (ROOM)					
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	EXISTING %	PROPOSED %	LOSS	LOSS %	EXISTING %	PROPOSED %	LOSS SQM	LOSS %	EXISTING		PROPOSED		LOSS %	
													TOTAL	WINTER	TOTAL	WINTER	TOTAL	WINTER
58-107 BOYDELL COURT (CONTINUED)																		
	R4	RESIDENTIAL	UNKNOWN	ASSUMED	21.3	20.7	0.6	2.8%	92.8	92.8	0.0	0.0%	40	14	40	14	0.0%	0.0%
	R5	RESIDENTIAL	UNKNOWN	ASSUMED	14.1	14	0.1	0.7%	56.5	54.9	0.1	2.9%	25	9	25	9	0.0%	0.0%
	R6	RESIDENTIAL	UNKNOWN	ASSUMED	6.8	6.8	0	0.0%	70.8	70.8	0.0	0.0%	21	13	21	13	0.0%	0.0%
	R7	RESIDENTIAL	UNKNOWN	ASSUMED	13.3	12.9	0.4	3.0%	41.8	41	0.0	2.0%	19	10	19	10	0.0%	0.0%
	R8	RESIDENTIAL	UNKNOWN	ASSUMED	20.7	20.3	0.4	1.9%	81.8	81.8	0.0	0.0%	50	16	50	16	0.0%	0.0%
	R9	RESIDENTIAL	UNKNOWN	ASSUMED	22.9	22.5	0.4	1.7%	86.4	86.4	0.0	0.0%	52	17	52	17	0.0%	0.0%
	R10	RESIDENTIAL	UNKNOWN	ASSUMED	24.8	24.4	0.4	1.6%	94.8	94.8	0.0	0.0%	53	17	53	17	0.0%	0.0%
	R11	RESIDENTIAL	UNKNOWN	ASSUMED	26.8	26.4	0.4	1.5%	99.9	99.9	0.0	0.0%	59	18	59	18	0.0%	0.0%
F03	R1	RESIDENTIAL	UNKNOWN	ASSUMED	26.6	26.2	0.4	1.5%	99.6	99.6	0.0	0.0%	51	17	51	17	0.0%	0.0%
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	26.2	25.8	0.4	1.5%	97.5	97.5	0.0	0.0%	48	17	48	17	0.0%	0.0%
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	24.7	24.2	0.5	2.0%	95.7	95.7	0.0	0.0%	47	17	47	17	0.0%	0.0%
	R4	RESIDENTIAL	UNKNOWN	ASSUMED	22.1	21.6	0.5	2.3%	93.7	93.7	0.0	0.0%	40	14	40	14	0.0%	0.0%
	R5	RESIDENTIAL	UNKNOWN	ASSUMED	14.5	14.4	0.1	0.7%	56.5	55.9	0.0	1.1%	25	9	25	9	0.0%	0.0%
	R6	RESIDENTIAL	UNKNOWN	ASSUMED	7.1	7.1	0	0.0%	72.2	72.2	0.0	0.0%	21	13	21	13	0.0%	0.0%
	R7	RESIDENTIAL	UNKNOWN	ASSUMED	13.5	13.2	0.3	2.2%	41.8	41.5	0.0	0.6%	21	10	21	10	0.0%	0.0%
	R8	RESIDENTIAL	UNKNOWN	ASSUMED	21.4	21	0.4	1.9%	82	82	0.0	0.0%	50	16	50	16	0.0%	0.0%
	R9	RESIDENTIAL	UNKNOWN	ASSUMED	23.8	23.4	0.4	1.7%	86.9	86.9	0.0	0.0%	53	17	53	17	0.0%	0.0%
	R10	RESIDENTIAL	UNKNOWN	ASSUMED	25.9	25.6	0.3	1.2%	95.8	95.8	0.0	0.0%	56	18	56	18	0.0%	0.0%
	R11	RESIDENTIAL	UNKNOWN	ASSUMED	27.9	27.6	0.3	1.1%	99.9	99.9	0.0	0.0%	62	20	62	20	0.0%	0.0%
F04	R1	RESIDENTIAL	UNKNOWN	ASSUMED	27.7	27.5	0.2	0.7%	99.7	99.7	0.0	0.0%	53	18	53	18	0.0%	0.0%
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	27.2	27	0.2	0.7%	97.7	97.7	0.0	0.0%	49	18	49	18	0.0%	0.0%
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	25.6	25.3	0.3	1.2%	95.8	95.8	0.0	0.0%	48	17	48	17	0.0%	0.0%
	R4	RESIDENTIAL	UNKNOWN	ASSUMED	22.9	22.5	0.4	1.7%	93.9	93.9	0.0	0.0%	42	14	42	14	0.0%	0.0%
	R5	RESIDENTIAL	UNKNOWN	ASSUMED	14.8	14.7	0.1	0.7%	56.1	55.9	0.0	0.3%	26	10	26	10	0.0%	0.0%
	R6	RESIDENTIAL	UNKNOWN	ASSUMED	7.6	7.3	0.3	3.9%	72.3	72.3	0.0	0.0%	22	14	22	14	0.0%	0.0%
	R7	RESIDENTIAL	UNKNOWN	ASSUMED	13.6	13.4	0.2	1.5%	41.3	41.2	0.0	0.0%	21	10	21	10	0.0%	0.0%
	R8	RESIDENTIAL	UNKNOWN	ASSUMED	22.1	21.8	0.3	1.4%	82.6	82.6	0.0	0.0%	52	17	52	17	0.0%	0.0%
	R9	RESIDENTIAL	UNKNOWN	ASSUMED	24.8	24.5	0.3	1.2%	88	88	0.0	0.0%	53	17	53	17	0.0%	0.0%
	R10	RESIDENTIAL	UNKNOWN	ASSUMED	27	26.8	0.2	0.7%	97.4	97.4	0.0	0.0%	58	18	58	18	0.0%	0.0%
	R11	RESIDENTIAL	UNKNOWN	ASSUMED	29	28.8	0.2	0.7%	99.9	99.9	0.0	0.0%	64	21	64	21	0.0%	0.0%
F05	R1	RESIDENTIAL	UNKNOWN	ASSUMED	28.9	28.8	0.1	0.3%	99.7	99.7	0.0	0.0%	57	19	57	19	0.0%	0.0%

(1) KITCHEN SMALLER THAN 13m2

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (ROOM)				NSL				APSH (ROOM)					
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	EXISTING %	PROPOSED %	LOSS	LOSS %	EXISTING %	PROPOSED %	LOSS SQM	LOSS %	EXISTING		PROPOSED		LOSS %	
													TOTAL	WINTER	TOTAL	WINTER	TOTAL	WINTER
58-107 BOYDELL COURT (CONTINUED)																		
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	28.3	28.2	0.1	0.4%	98	98	0.0	0.0%	53	18	53	18	0.0%	0.0%
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	26.6	26.5	0.1	0.4%	96.1	96.1	0.0	0.0%	52	18	52	18	0.0%	0.0%
	R4	RESIDENTIAL	UNKNOWN	ASSUMED	23.7	23.5	0.2	0.8%	94	94	0.0	0.0%	45	15	45	15	0.0%	0.0%
	R5	RESIDENTIAL	UNKNOWN	ASSUMED	14.9	14.9	0	0.0%	56.1	56.1	0.0	0.0%	26	10	26	10	0.0%	0.0%
	R6	RESIDENTIAL	UNKNOWN	ASSUMED	7.6	7.6	0	0.0%	72.2	72.2	0.0	0.0%	23	15	23	15	0.0%	0.0%
	R7	RESIDENTIAL	UNKNOWN	ASSUMED	13.8	13.7	0.1	0.7%	41.3	41.3	0.0	0.0%	22	10	22	10	0.0%	0.0%
	R8	RESIDENTIAL	UNKNOWN	ASSUMED	22.9	22.8	0.1	0.4%	83.3	83.3	0.0	0.0%	53	17	53	17	0.0%	0.0%
	R9	RESIDENTIAL	UNKNOWN	ASSUMED	25.9	25.8	0.1	0.4%	89.7	89.7	0.0	0.0%	58	19	58	19	0.0%	0.0%
	R10	RESIDENTIAL	UNKNOWN	ASSUMED	28.1	28	0.1	0.4%	97.9	97.9	0.0	0.0%	62	19	62	19	0.0%	0.0%
	R11	RESIDENTIAL	UNKNOWN	ASSUMED	30.2	30	0.2	0.7%	99.9	99.9	0.0	0.0%	67	22	67	22	0.0%	0.0%
F06	R1	RESIDENTIAL	UNKNOWN	ASSUMED	30.2	30.1	0.1	0.3%	99.8	99.8	0.0	0.0%	61	20	61	20	0.0%	0.0%
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	29.4	29.4	0	0.0%	98.3	98.3	0.0	0.0%	59	19	59	19	0.0%	0.0%
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	27.7	27.7	0	0.0%	96.4	96.4	0.0	0.0%	54	18	54	18	0.0%	0.0%
	R4	RESIDENTIAL	UNKNOWN	ASSUMED	24.6	24.5	0.1	0.4%	94.3	94.3	0.0	0.0%	49	16	49	16	0.0%	0.0%
	R5	RESIDENTIAL	UNKNOWN	ASSUMED	15	15	0	0.0%	55.9	55.9	0.0	0.0%	27	11	27	11	0.0%	0.0%
	R6	RESIDENTIAL	UNKNOWN	ASSUMED	7.9	7.9	0	0.0%	72.2	72.2	0.0	0.0%	23	15	23	15	0.0%	0.0%
	R7	RESIDENTIAL	UNKNOWN	ASSUMED	14	13.9	0.1	0.7%	40.9	40.9	0.0	0.0%	23	10	23	10	0.0%	0.0%
	R8	RESIDENTIAL	UNKNOWN	ASSUMED	24.1	24	0.1	0.4%	85.2	85.2	0.0	0.0%	53	17	53	17	0.0%	0.0%
	R9	RESIDENTIAL	UNKNOWN	ASSUMED	27.2	27.1	0.1	0.4%	93	93	0.0	0.0%	58	18	58	18	0.0%	0.0%
	R10	RESIDENTIAL	UNKNOWN	ASSUMED	29.3	29.3	0	0.0%	98.2	98.2	0.0	0.0%	65	21	65	21	0.0%	0.0%
	R11	RESIDENTIAL	UNKNOWN	ASSUMED	31.3	31.2	0.1	0.3%	99.9	99.9	0.0	0.0%	71	22	71	22	0.0%	0.0%
F07	R1	RESIDENTIAL	UNKNOWN	ASSUMED	31.3	31.3	0	0.0%	99.8	99.8	0.0	0.0%	66	20	66	20	0.0%	0.0%
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	30.4	30.4	0	0.0%	98.4	98.4	0.0	0.0%	64	20	64	20	0.0%	0.0%
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	28.7	28.7	0	0.0%	97.4	97.4	0.0	0.0%	58	19	58	19	0.0%	0.0%
	R4	RESIDENTIAL	UNKNOWN	ASSUMED	25.6	25.6	0	0.0%	95.2	95.2	0.0	0.0%	52	17	52	17	0.0%	0.0%
	R5	RESIDENTIAL	UNKNOWN	ASSUMED	14.9	14.9	0	0.0%	55.7	55.7	0.0	0.0%	28	12	28	12	0.0%	0.0%
	R6	RESIDENTIAL	UNKNOWN	ASSUMED	7.9	7.9	0	0.0%	72	72	0.0	0.0%	21	14	21	14	0.0%	0.0%
	R7	RESIDENTIAL	UNKNOWN	ASSUMED	14.1	14.1	0	0.0%	39.9	39.9	0.0	0.0%	24	10	24	10	0.0%	0.0%
	R8	RESIDENTIAL	UNKNOWN	ASSUMED	25.4	25.4	0	0.0%	89.7	89.7	0.0	0.0%	56	18	56	18	0.0%	0.0%
	R9	RESIDENTIAL	UNKNOWN	ASSUMED	28.4	28.4	0	0.0%	97.3	97.3	0.0	0.0%	63	21	63	21	0.0%	0.0%
	R10	RESIDENTIAL	UNKNOWN	ASSUMED	30.4	30.4	0	0.0%	98.3	98.3	0.0	0.0%	70	22	70	22	0.0%	0.0%

(1) KITCHEN SMALLER THAN 13m2

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (ROOM)				NSL				APSH (ROOM)					
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	EXISTING %	PROPOSED %	LOSS	LOSS %	EXISTING %	PROPOSED %	LOSS SQM	LOSS %	EXISTING		PROPOSED		LOSS %	
													TOTAL	WINTER	TOTAL	WINTER	TOTAL	WINTER
58-107 BOYDELL COURT (CONTINUED)																		
	R11	RESIDENTIAL	UNKNOWN	ASSUMED	32.3	32.3	0	0.0%	99.9	99.9	0.0	0.0%	75	23	75	23	0.0%	0.0%
F08	R1	RESIDENTIAL	UNKNOWN	ASSUMED	31.4	31.4	0	0.0%	99.9	99.9	0.0	0.0%	72	23	72	23	0.0%	0.0%
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	30.3	30.3	0	0.0%	98.5	98.5	0.0	0.0%	66	20	66	20	0.0%	0.0%
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	28.8	28.8	0	0.0%	97.8	97.8	0.0	0.0%	61	19	61	19	0.0%	0.0%
	R4	RESIDENTIAL	UNKNOWN	ASSUMED	26	26	0	0.0%	96.6	96.6	0.0	0.0%	55	18	55	18	0.0%	0.0%
	R5	RESIDENTIAL	UNKNOWN	ASSUMED	14.1	14.1	0	0.0%	55.2	55.2	0.0	0.0%	27	11	27	11	0.0%	0.0%
	R6	RESIDENTIAL	UNKNOWN	ASSUMED	7.8	7.8	0	0.0%	71.5	71.5	0.0	0.0%	21	15	21	15	0.0%	0.0%
	R7	RESIDENTIAL	UNKNOWN	ASSUMED	13.7	13.7	0	0.0%	39.5	39.5	0.0	0.0%	26	12	26	12	0.0%	0.0%
	R8	RESIDENTIAL	UNKNOWN	ASSUMED	25.9	25.9	0	0.0%	96	96	0.0	0.0%	57	20	57	20	0.0%	0.0%
	R9	RESIDENTIAL	UNKNOWN	ASSUMED	28.5	28.5	0	0.0%	97.7	97.7	0.0	0.0%	64	22	64	22	0.0%	0.0%
	R10	RESIDENTIAL	UNKNOWN	ASSUMED	30.2	30.2	0	0.0%	98.5	98.5	0.0	0.0%	71	23	71	23	0.0%	0.0%
	R11	RESIDENTIAL	UNKNOWN	ASSUMED	32.2	32.2	0	0.0%	99.9	99.9	0.0	0.0%	77	24	77	24	0.0%	0.0%
F09	R1	RESIDENTIAL	UNKNOWN	ASSUMED	13.2	13.2	0	0.0%	99.2	99.2	0.0	0.0%	16	16	16	16	0.0%	0.0%
	R2	RESIDENTIAL	UNKNOWN	ASSUMED	12.9	12.9	0	0.0%	97.7	97.7	0.0	0.0%	17	17	17	17	0.0%	0.0%
	R3	RESIDENTIAL	UNKNOWN	ASSUMED	12.3	12.3	0	0.0%	96.4	96.4	0.0	0.0%	16	16	16	16	0.0%	0.0%
	R4 (3)	RESIDENTIAL	UNKNOWN	ASSUMED	7.2	7.2	0	0.0%	78.1	78.1	0.0	0.0%	7	7	7	7	0.0%	0.0%
	R5	RESIDENTIAL	UNKNOWN	ASSUMED	12	12	0	0.0%	96.6	96.6	0.0	0.0%	17	17	17	17	0.0%	0.0%
	R6	RESIDENTIAL	UNKNOWN	ASSUMED	12.8	12.8	0	0.0%	97.9	97.9	0.0	0.0%	17	17	17	17	0.0%	0.0%
	R7	RESIDENTIAL	UNKNOWN	ASSUMED	13.6	13.6	0	0.0%	99.7	99.7	0.0	0.0%	17	17	17	17	0.0%	0.0%

(1) KITCHEN SMALLER THAN 13m2

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

Appendix 05

Window Maps

NORTH-WEST ELEVATION

NORTH-WEST ELEVATION

SOURCES OF INFORMATION

3D Survey/Site Photos
IR05-11.01.18-MSA Survey

VuCity Surrounding
IR02-27.11.17-VUCITY

IR08-OS-FIND

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KEYPLAN:

NOTES:
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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
WINDOW MAPS

5-54 BOYDELL COURT

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	NTS	MO	-	26.09.18
PROJ No.	REL No.	IS No.	DWG No.	REV No.
13025	06	01	34	-

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NORTH-WEST ELEVATION

SOURCES OF INFORMATION

3D Survey/Site Photos
IR05-11.01.18-MSA Survey

VuCity Surrounding
IR02-27.11.17-VUCITY

IR08-OS-FIND

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KEYPLAN:

NOTES:
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PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
WINDOW MAPS

58-107 BOYDELL COURT

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	NTS	MO	-	26.09.18
PROJ No.	REL No.	IS No.	DWG No.	REV No.
13025	06	01	35	-

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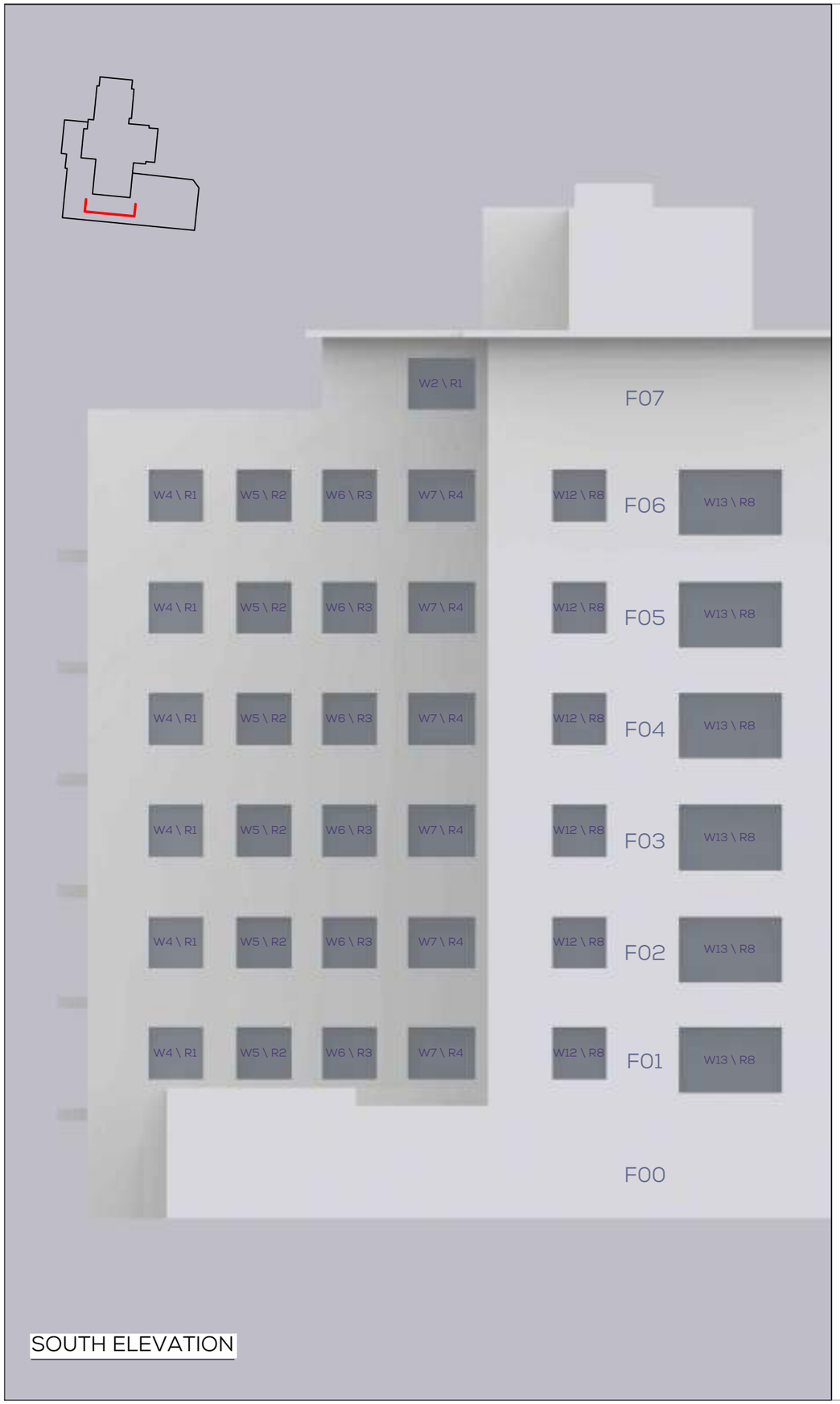
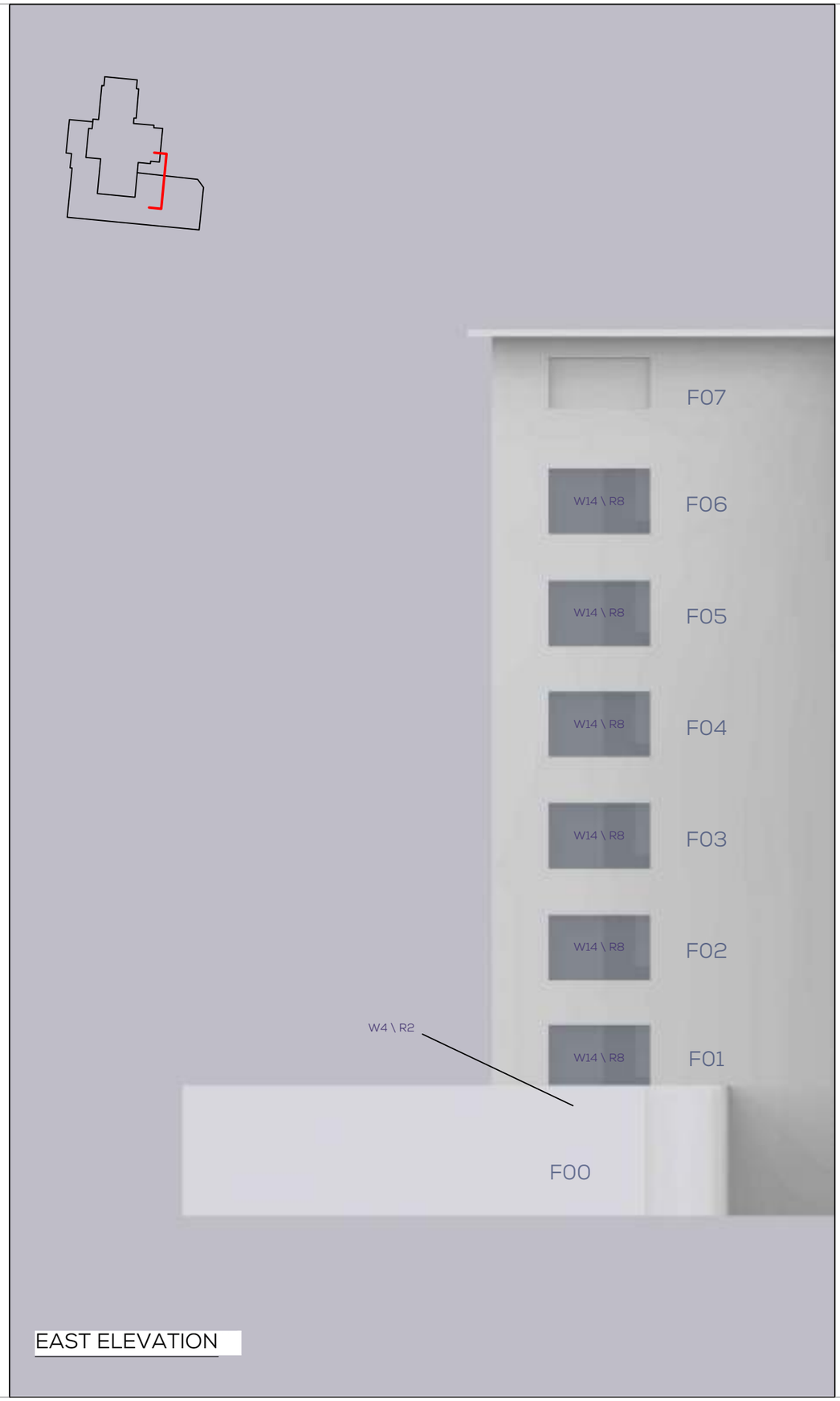


SOUTH ELEVATION



EAST ELEVATION

SOURCES OF INFORMATION

3D Survey/Site Photos
IR05-11.01.18-MSA Survey

VuCity Surrounding
IR02-27.11.17-VUCITY

IR08-OS-FIND

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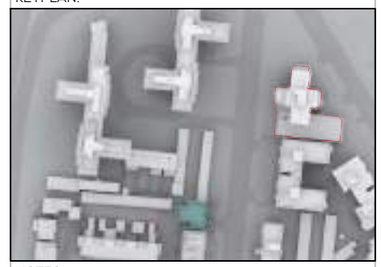
KEYPLAN:



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PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
WINDOW MAPS

95 AVENUE ROAD

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	NTS	MO	-	26.09.18
PROJ No.	REL No.	IS No.	DWG No.	REV No.
13025	06	01	36	-

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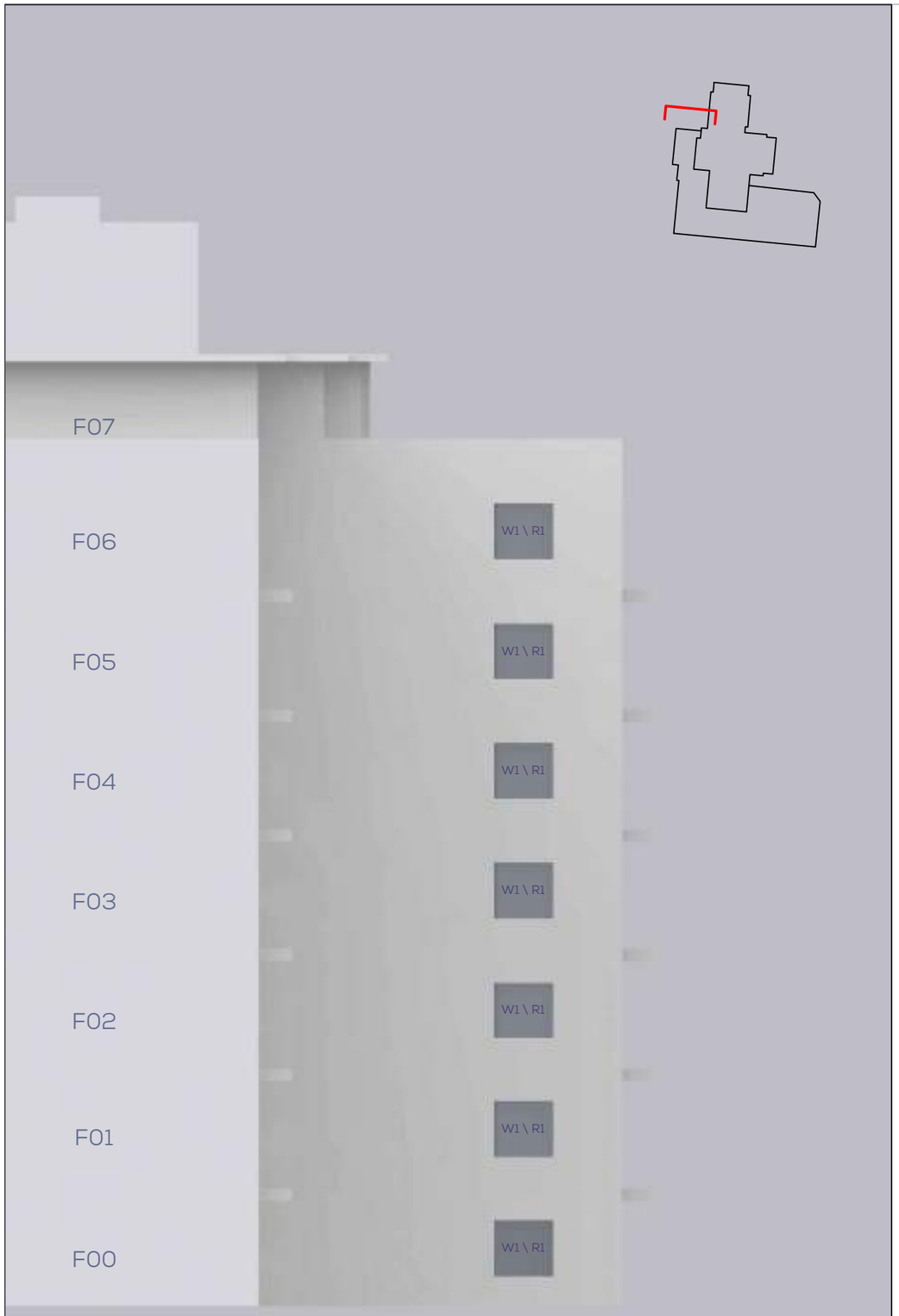
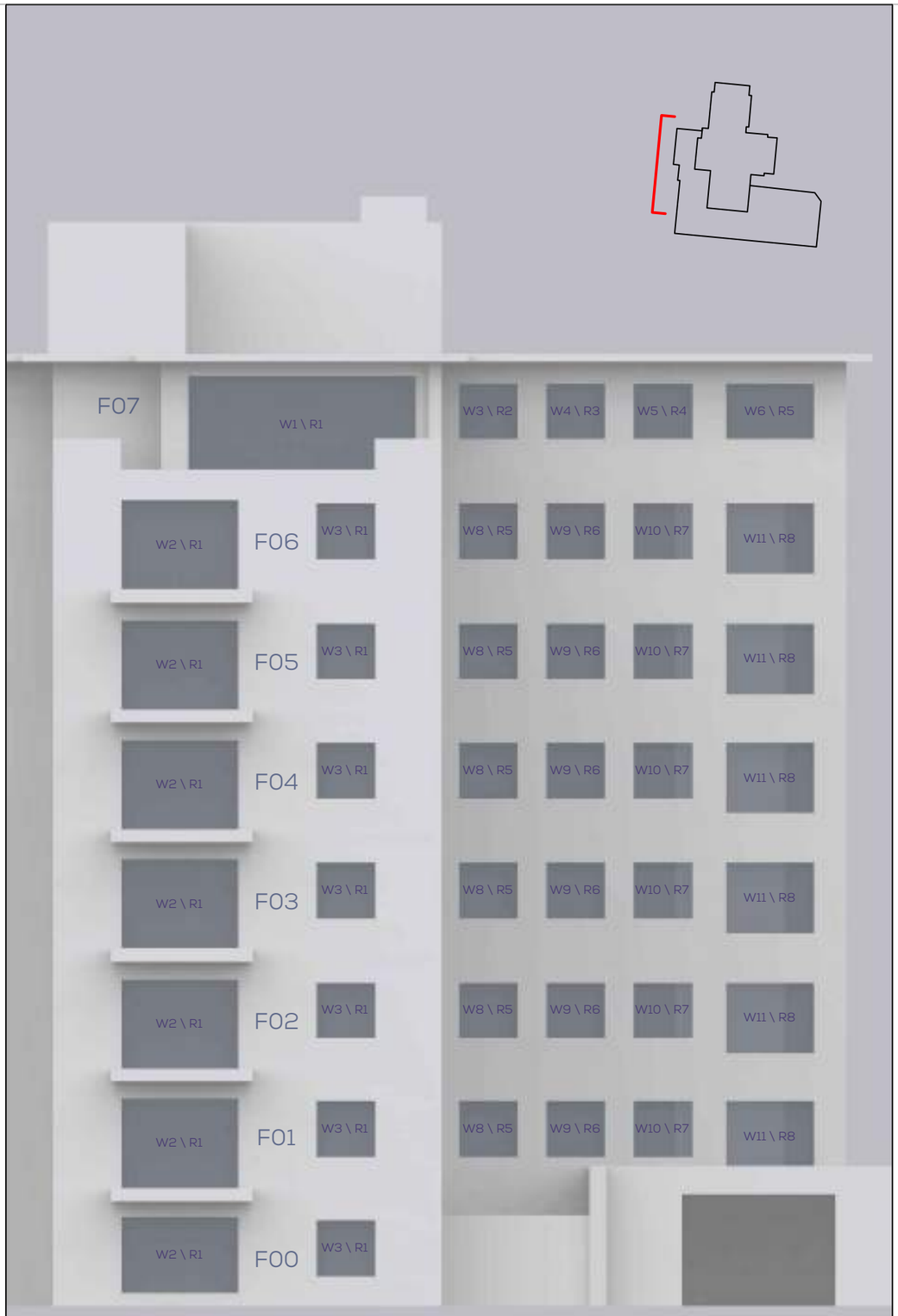


NORTH ELEVATION



WEST ELEVATION

SOURCES OF INFORMATION

3D Survey/Site Photos
IR05-11.01.18-MSA Survey

VuCity Surrounding
IR02-27.11.17-VUCITY

IR08-OS-FIND

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PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
WINDOW MAPS

95 AVENUE ROAD

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	NTS	MO	-	26.09.18
PROJ No.	REL No.	IS No.	DWG No.	REV No.
13025	06	01	37	-

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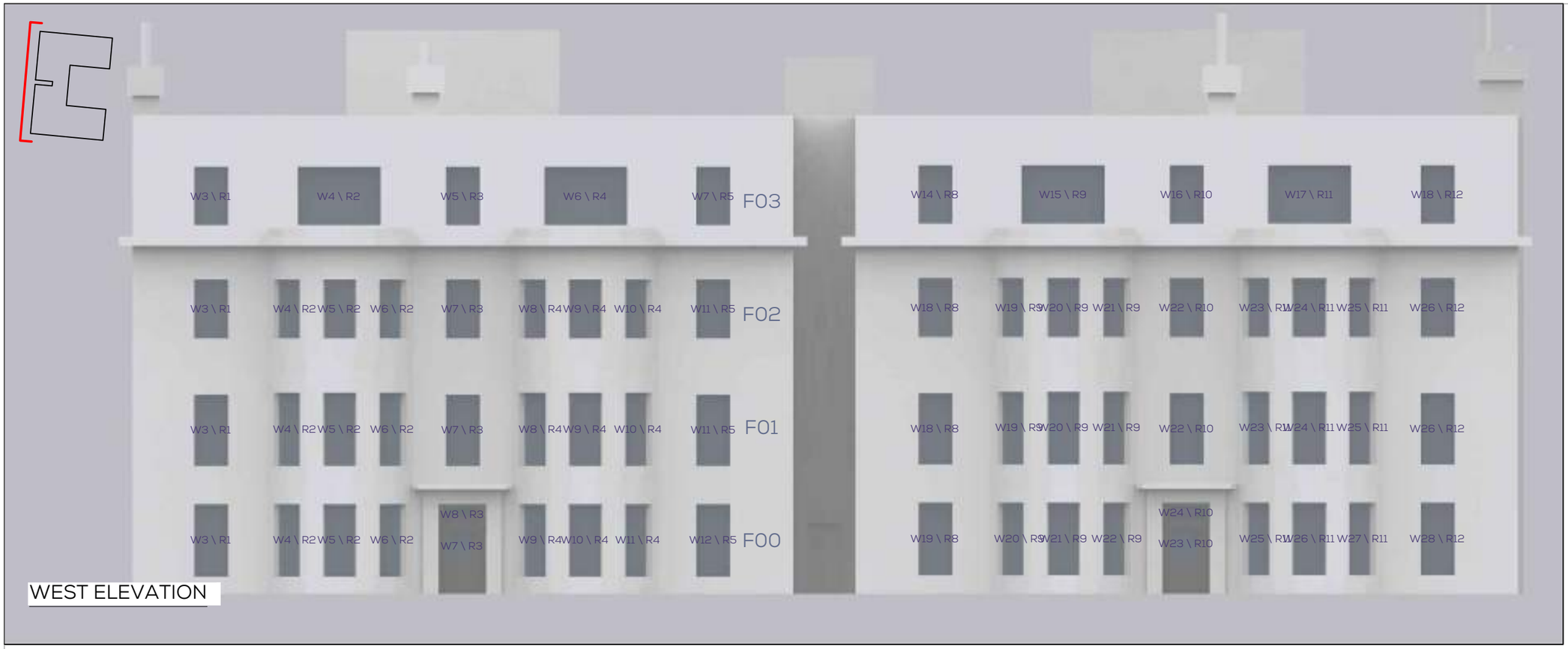
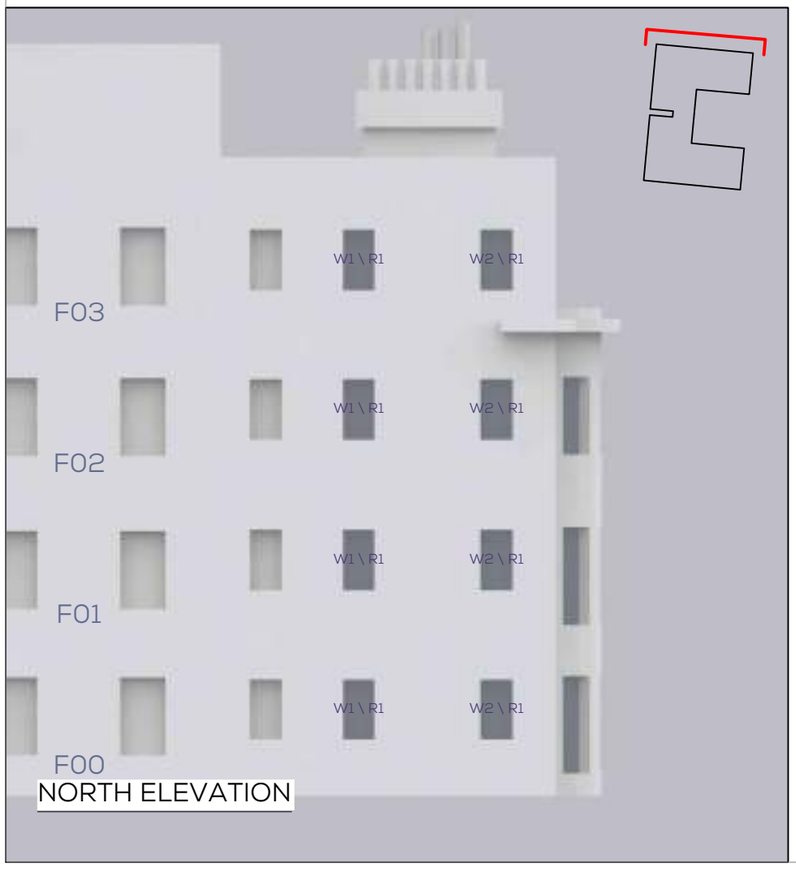
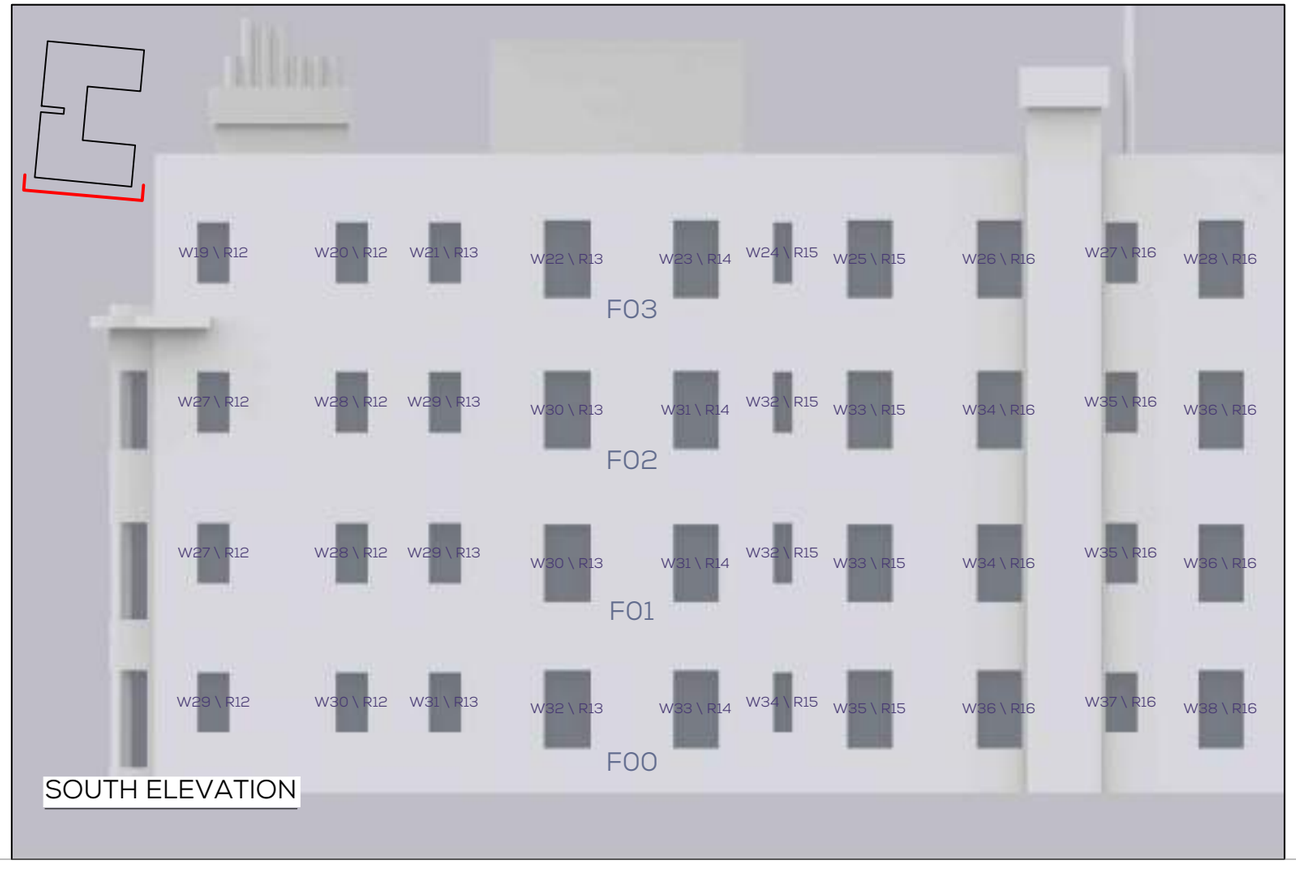


WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

SOURCES OF INFORMATION

3D Survey/Site Photos
IR05-11.01.18-MSA Survey

VuCity Surrounding
IR02-27.11.17-VUCITY

IR08-OS-FIND

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KEYPLAN:

NOTES:
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PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
WINDOW MAPS

1-25 PARK LODGE

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	NTS	MO	-	26.09.18
PROJ No.	REL No.	IS No.	DWG No.	REV No.
13025	06	01	38	-

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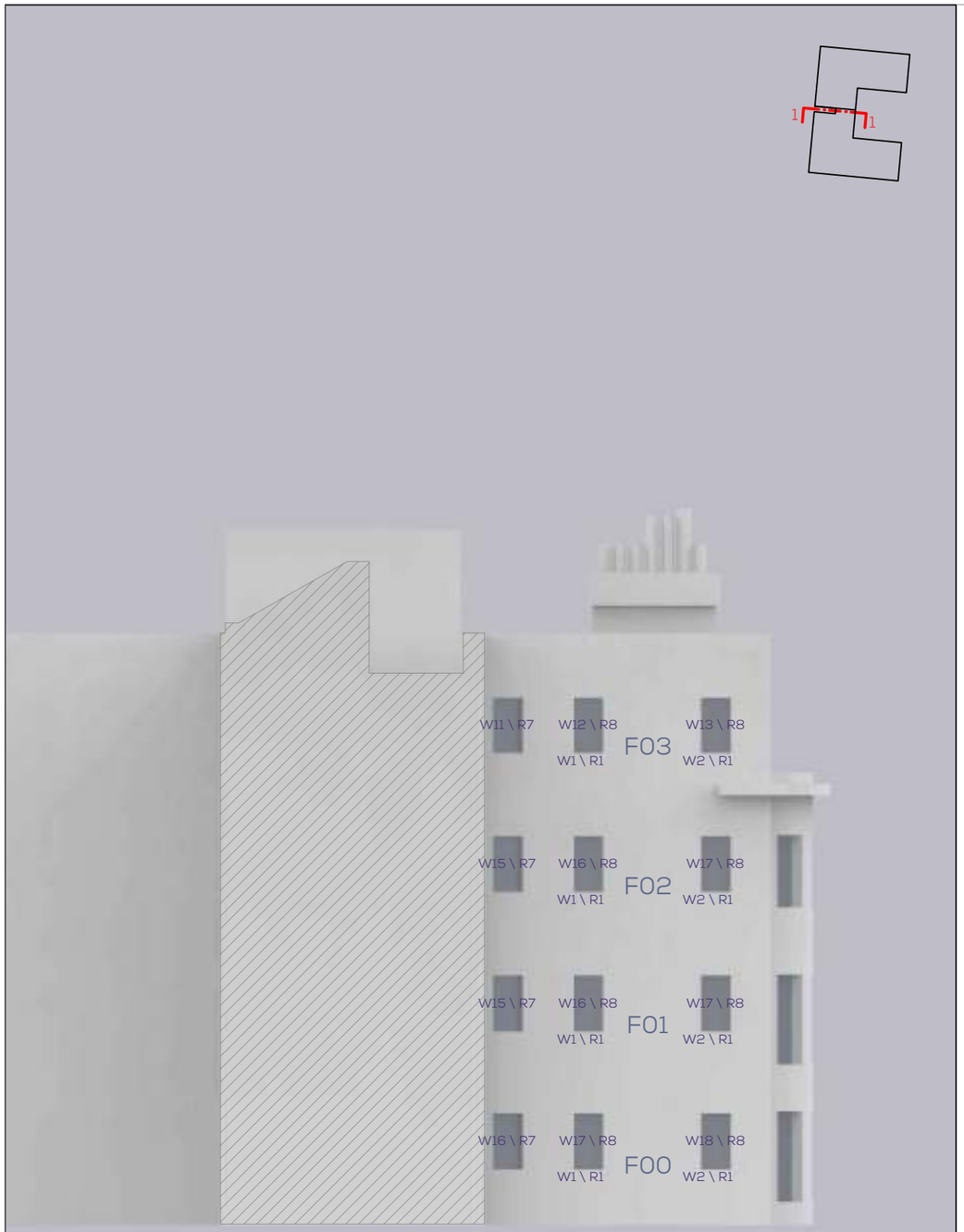

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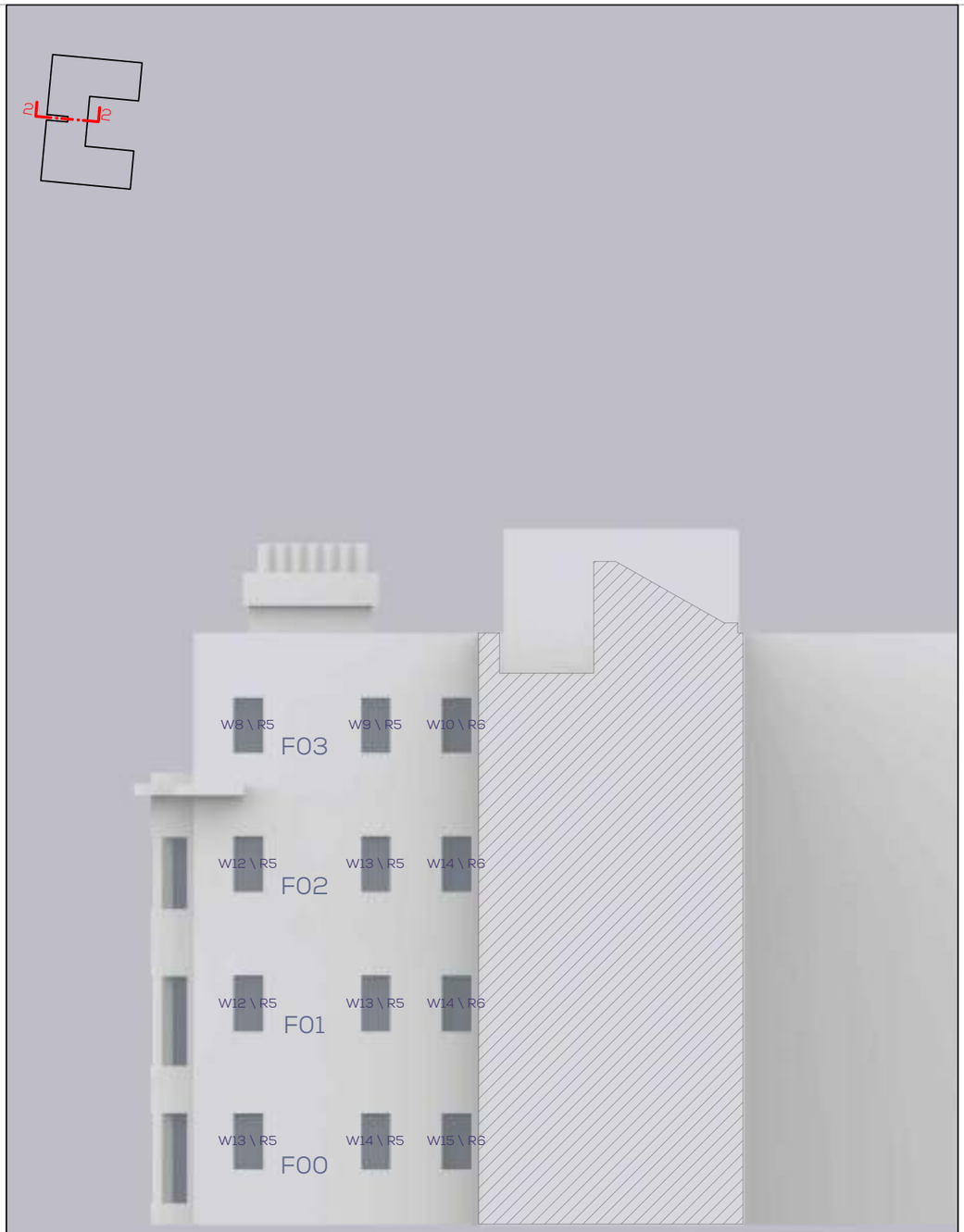

SECTION 2-2

SOURCES OF INFORMATION

3D Survey/Site Photos
IR05-11.01.18-MSA Survey

VuCity Surrounding
IR02-27.11.17-VUCITY

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KEYPLAN:

NOTES:
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PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
WINDOW MAPS

1-25 PARK LODGE

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	NTS	MO	-	26.09.18
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13025	06	01	39	-

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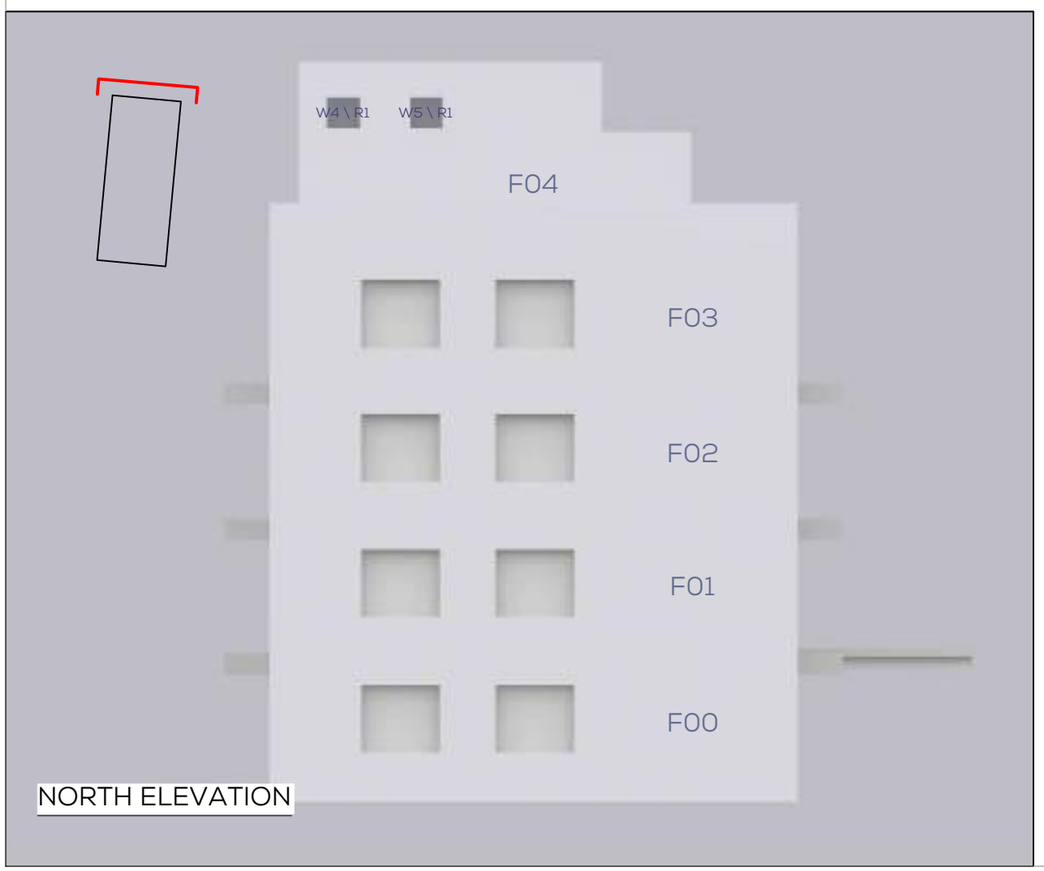
WEST ELEVATION



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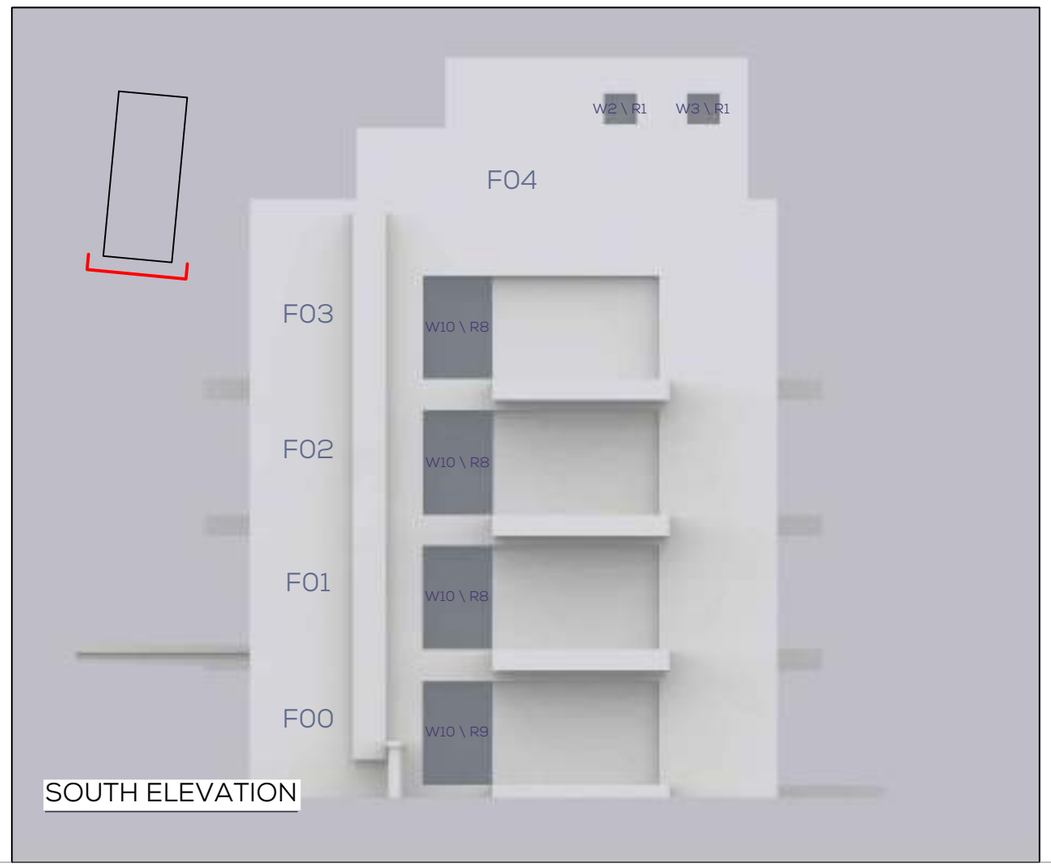

SOUTH ELEVATION

SOURCES OF INFORMATION

3D Survey/Site Photos
IR05-11.01.18-MSA Survey

VuCity Surrounding
IR02-27.11.17-VUCITY

IR08-OS-FIND

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KEYPLAN:

NOTES:
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PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
WINDOW MAPS

1-8 MANCROFT COURT

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	NTS	MO	-	26.09.18
PROJ No.	REL No.	IS No.	DWG No.	REV No.
13025	06	01	40	-

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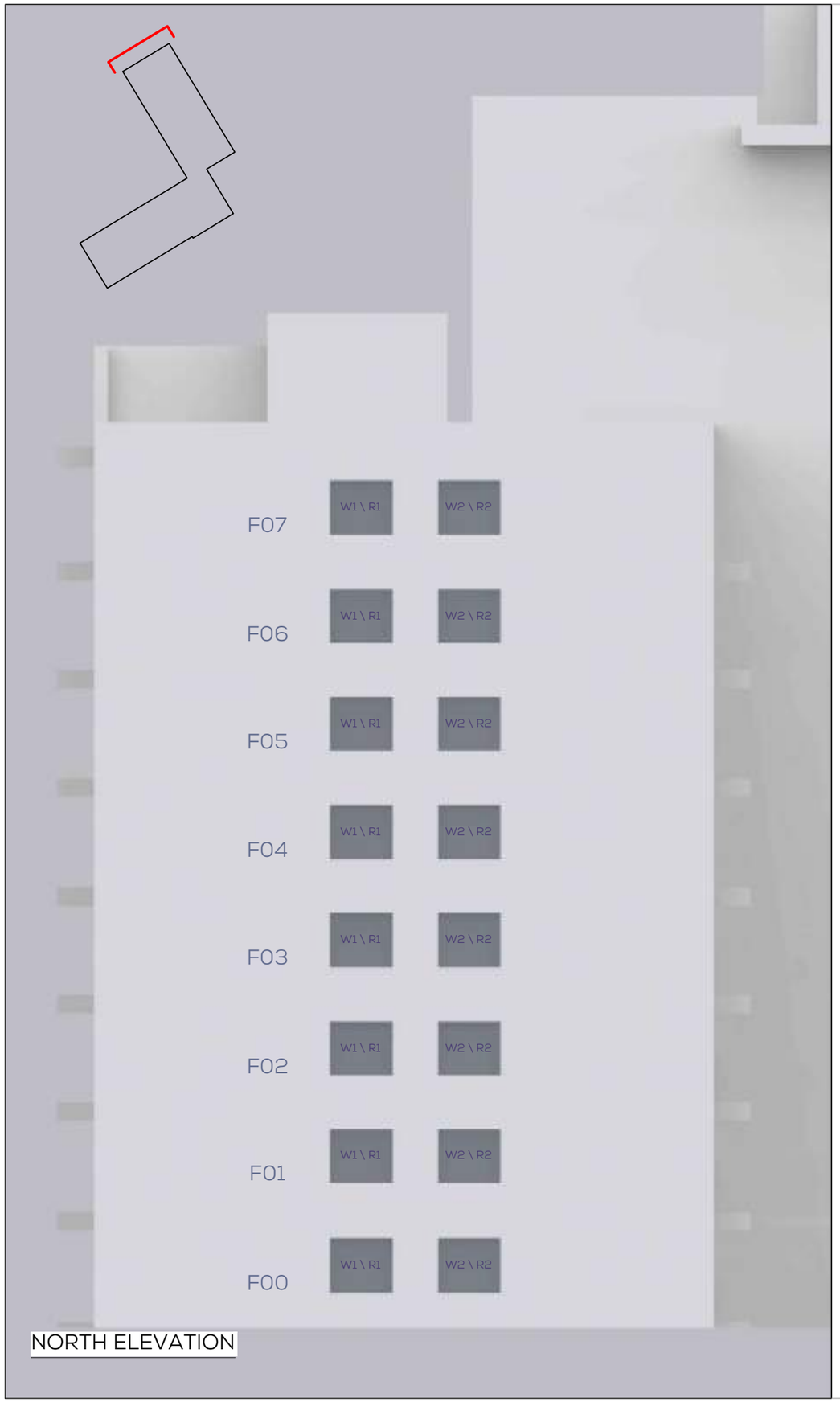

NORTH ELEVATION

WEST ELEVATION

SOURCES OF INFORMATION

3D Survey/Site Photos
IR05-11.01.18-MSA Survey

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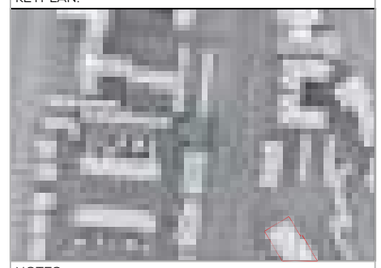

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PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
WINDOW MAPS

1-32 SHERINGHAM

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	NTS	MO	-	26.09.18
PROJ No.	REL No.	IS No.	DWG No.	REV No.
13025	06	01	41	-

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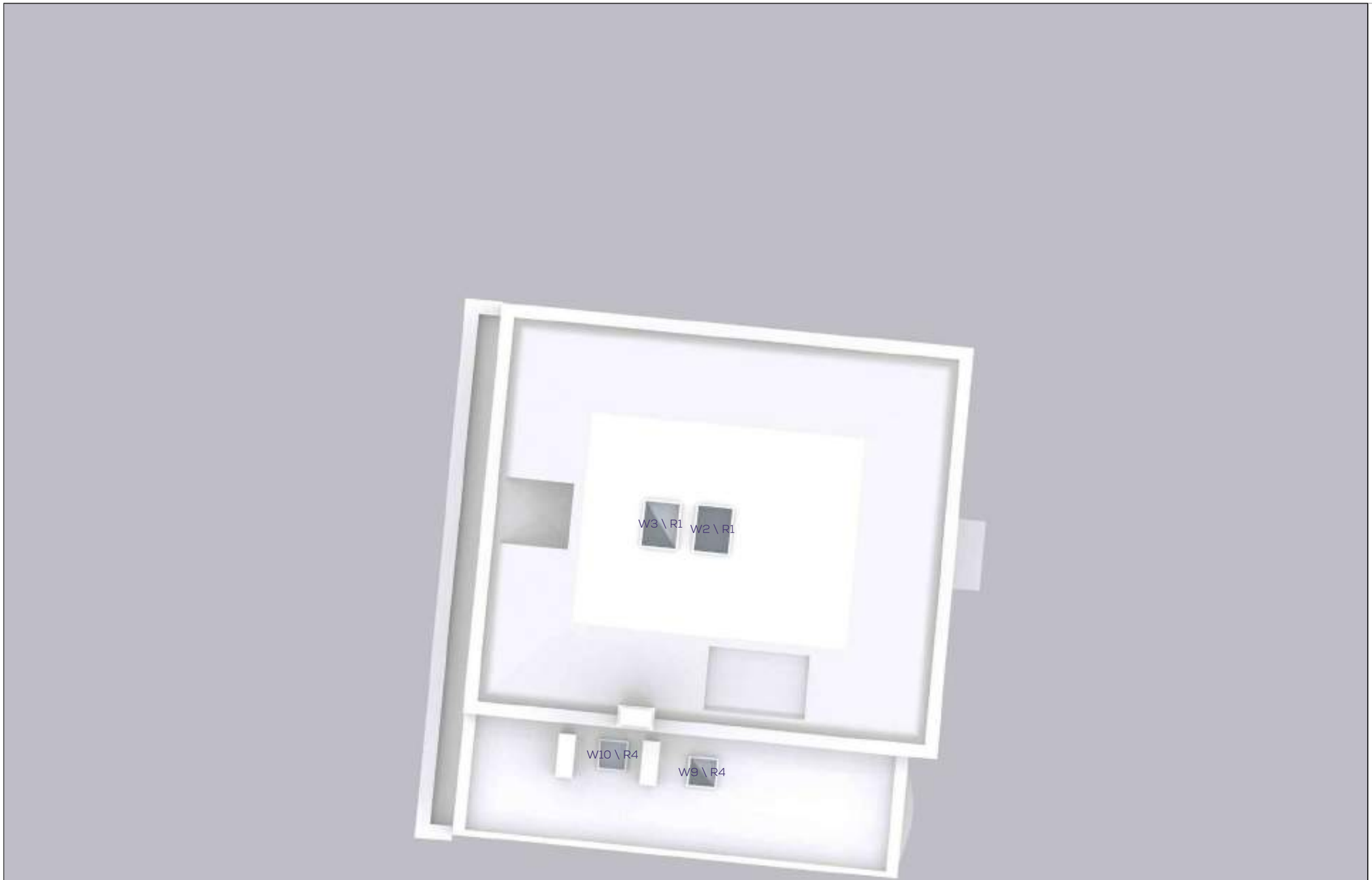

PLAN VIEW

SOURCES OF INFORMATION

3D Survey/Site Photos
IR05-11.01.18-MSA Survey

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PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
WINDOW MAPS

1 ST JOHN'S WOOD PARK

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	NTS	MO	-	26.09.18
PROJ No.	REL No.	IS No.	DWG No.	REV No.
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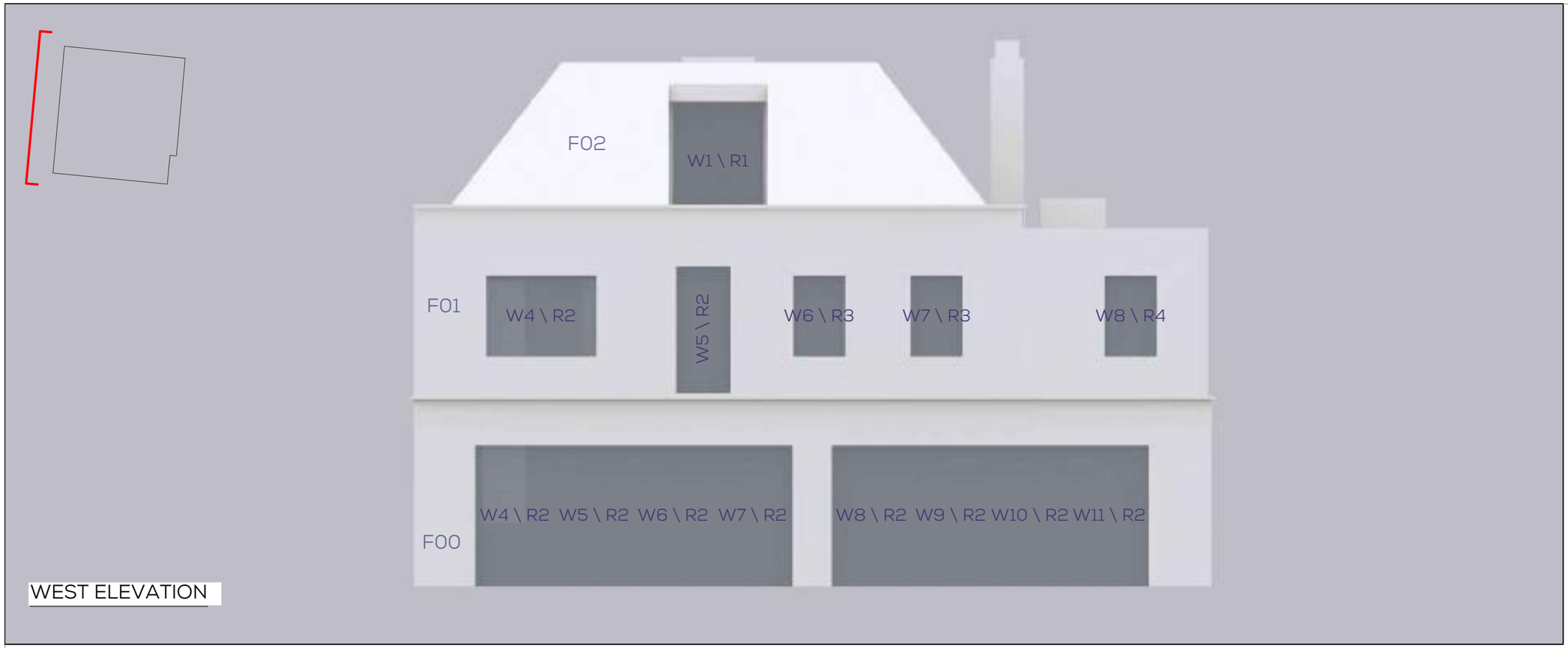

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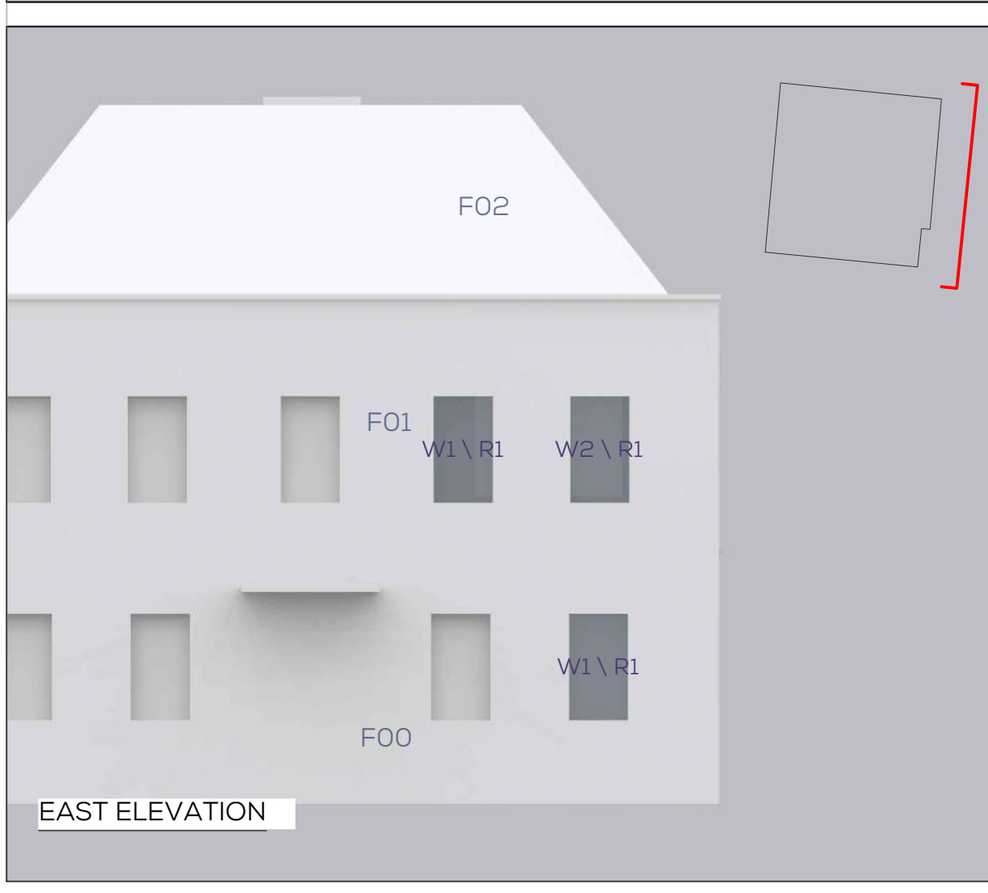

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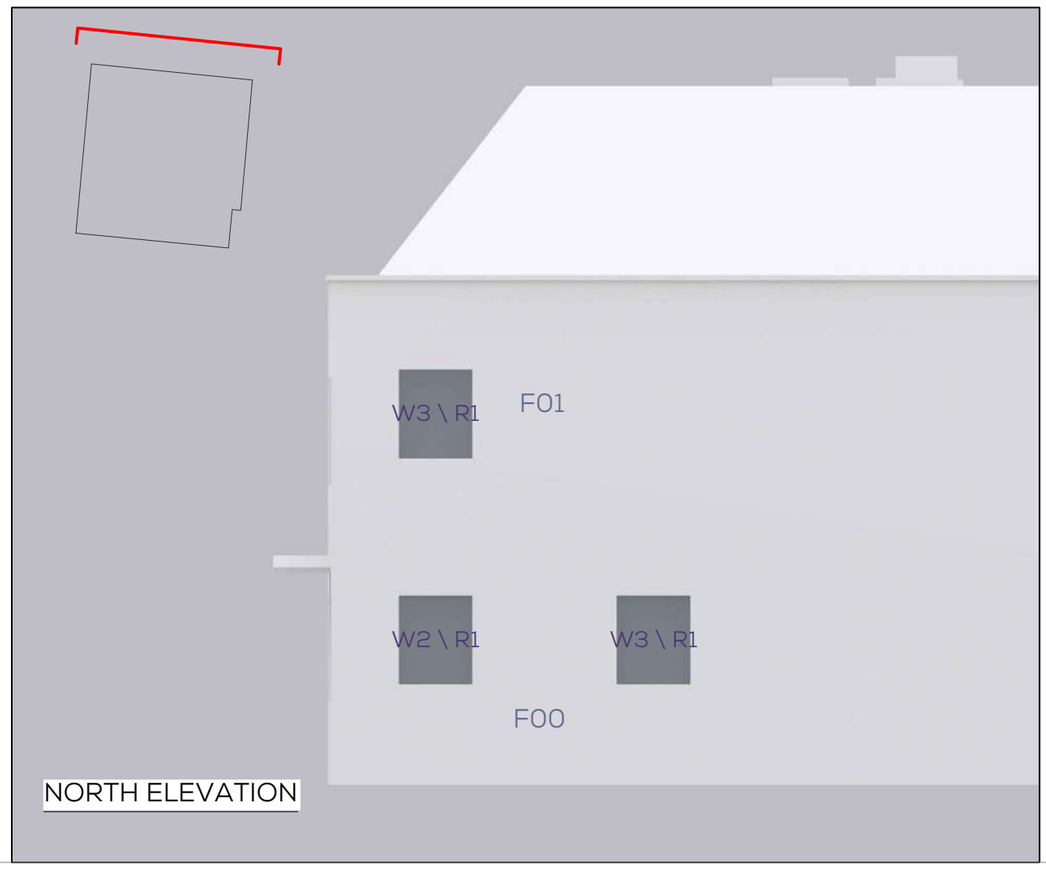

NORTH ELEVATION

SOURCES OF INFORMATION

3D Survey/Site Photos
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ST. JOHN'S WOOD PARK

DRAWING NAME:
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1 ST JOHN'S WOOD PARK

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	NTS	MO	-	26.09.18
PROJ No.	REL No.	IS No.	DWG No.	REV No.
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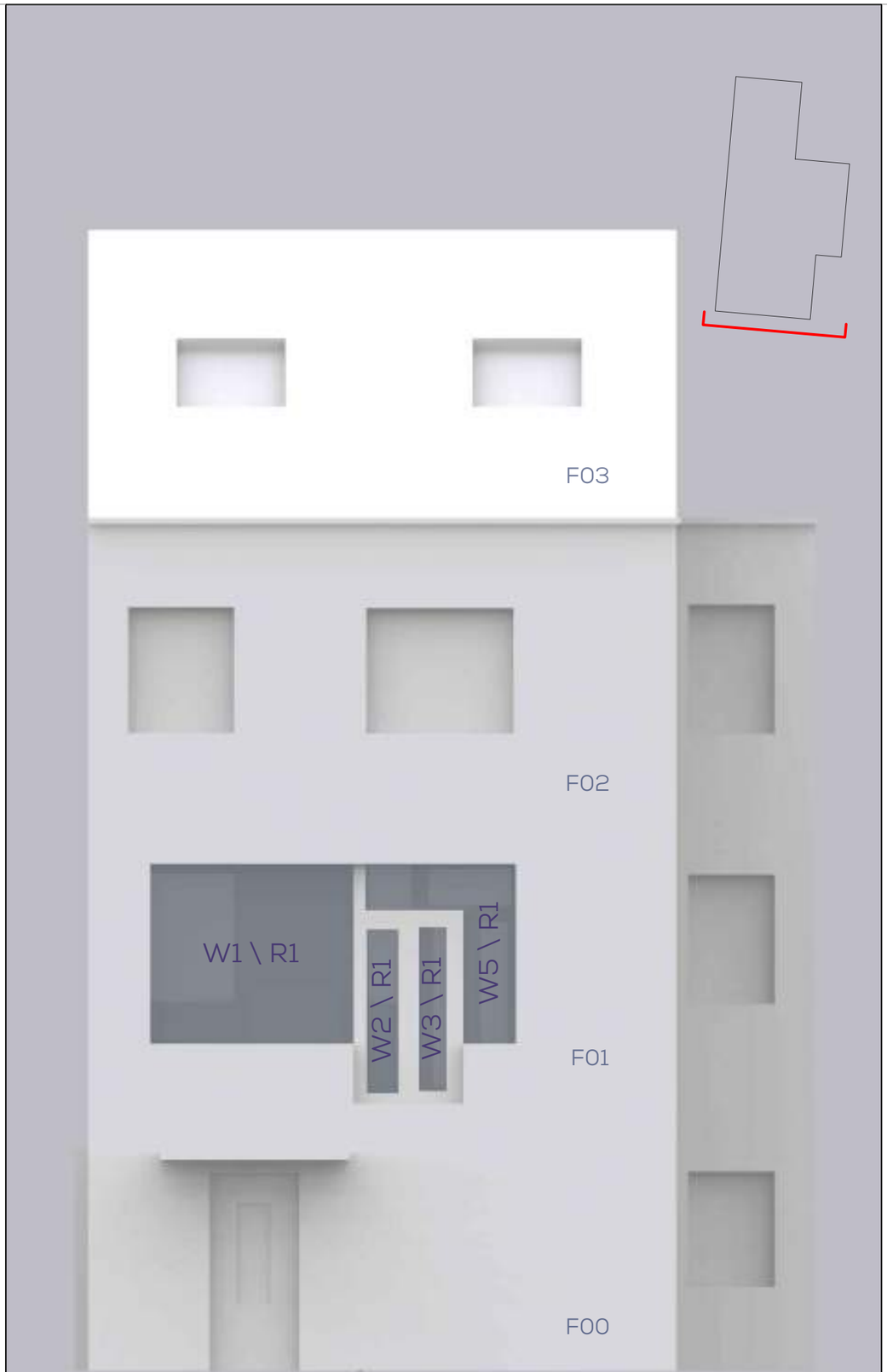
NORTH ELEVATION



SOUTH ELEVATION

SOURCES OF INFORMATION

3D Survey/Site Photos
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KEYPLAN:

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WINDOW MAPS

1 MIDDLEFIELD

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	NTS	MO	-	26.09.18
PROJ No.	REL No.	IS No.	DWG No.	REV No.
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EAST ELEVATION

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DRAWING NAME:
WINDOW MAPS

1 MIDDLEFIELD

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	NTS	MO	-	26.09.18
PROJ No.	REL No.	IS No.	DWG No.	REV No.
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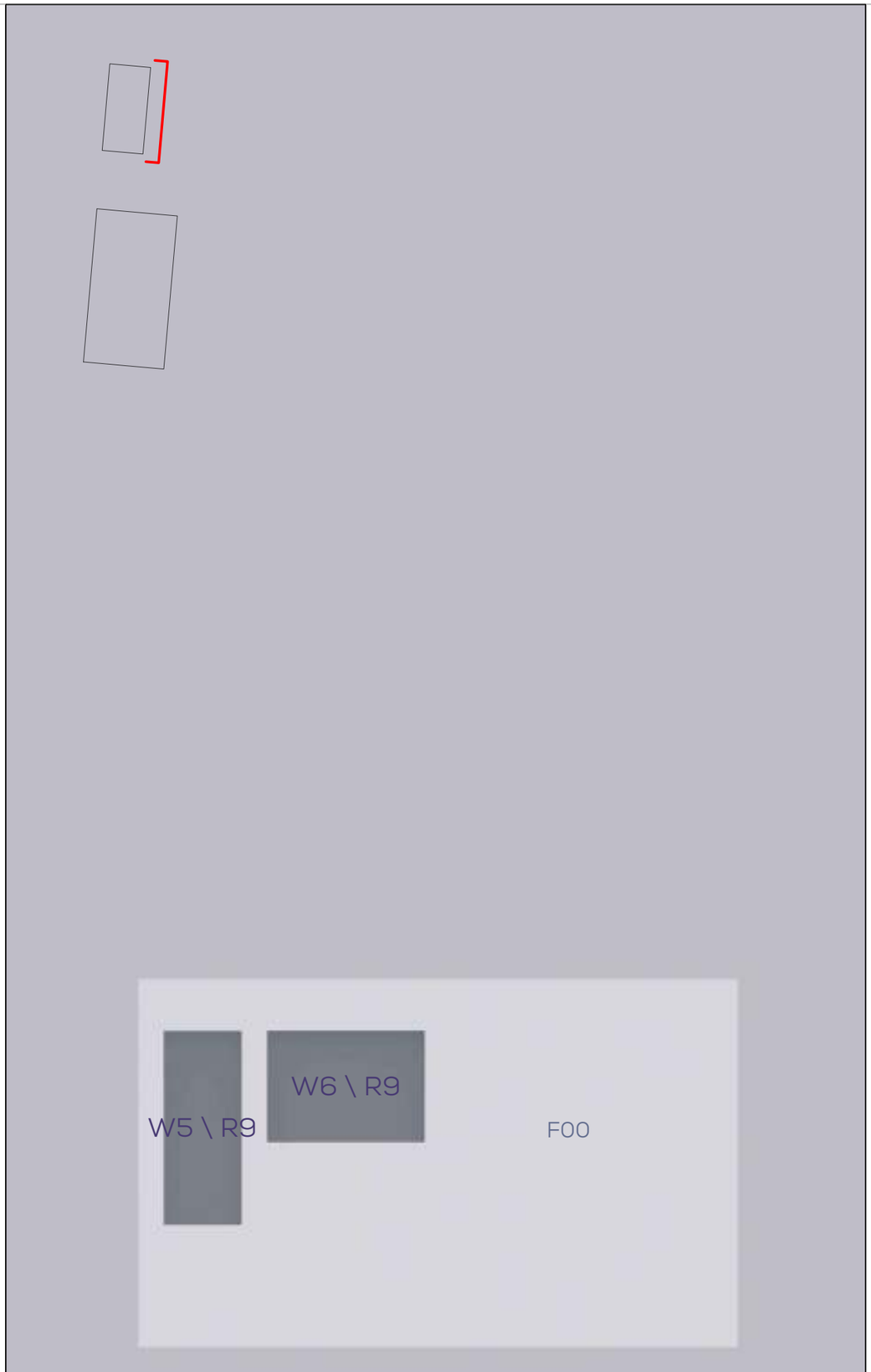
NORTH ELEVATION



SOURCES OF INFORMATION

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PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
WINDOW MAPS

3 MIDDLEFIELD

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	NTS	MO	-	26.09.18
PROJ No.	REL No.	IS No.	DWG No.	REV No.
13025	06	01	46	-

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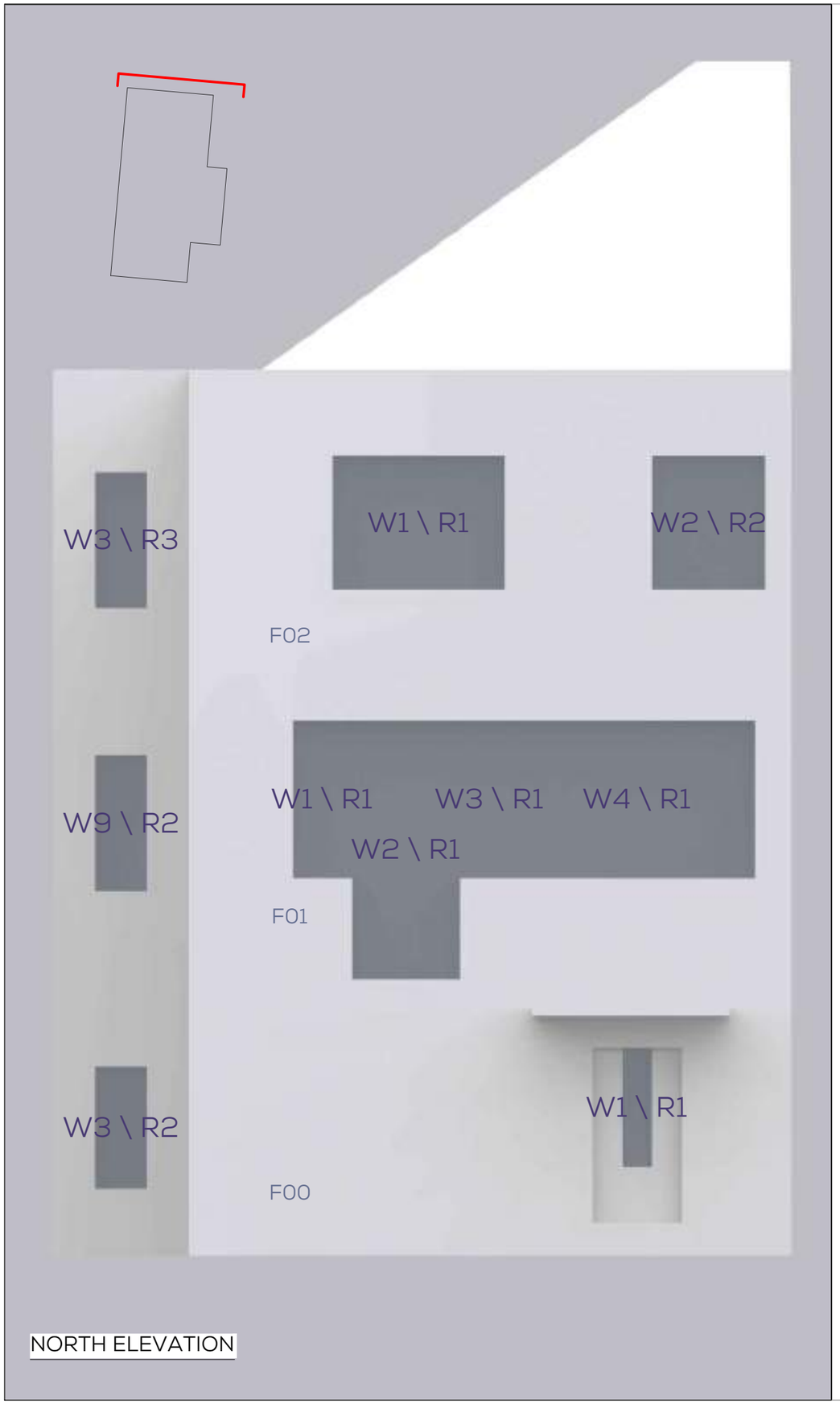

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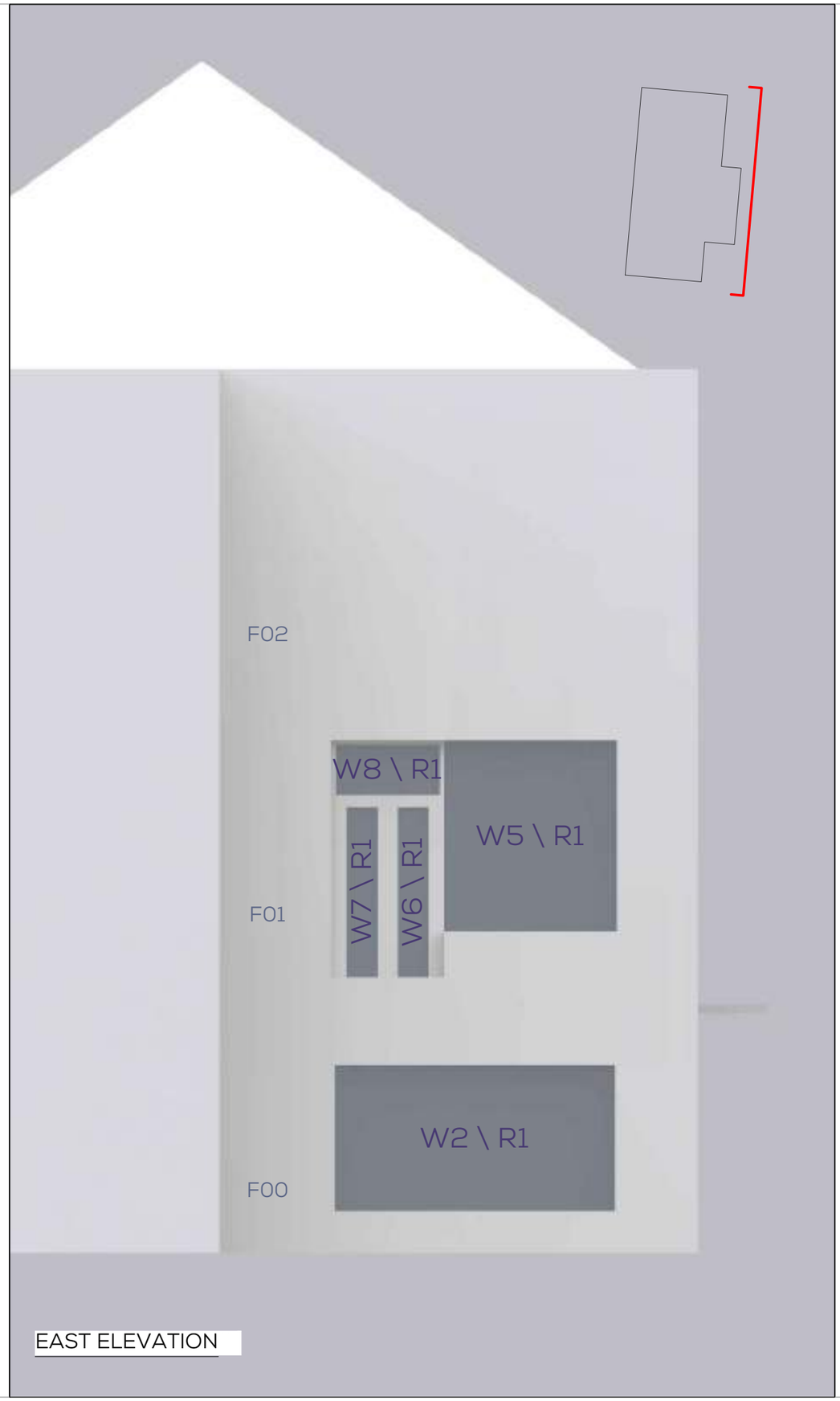

EAST ELEVATION

SOURCES OF INFORMATION

3D Survey/Site Photos
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PROJECT:
ST. JOHN'S WOOD PARK

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WINDOW MAPS

2 MIDDLEFIELD

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	NTS	MO	-	26.09.18
PROJ No.	REL No.	IS No.	DWG No.	REV No.
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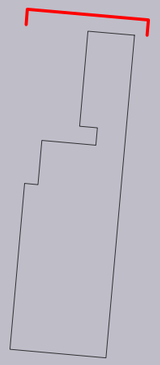

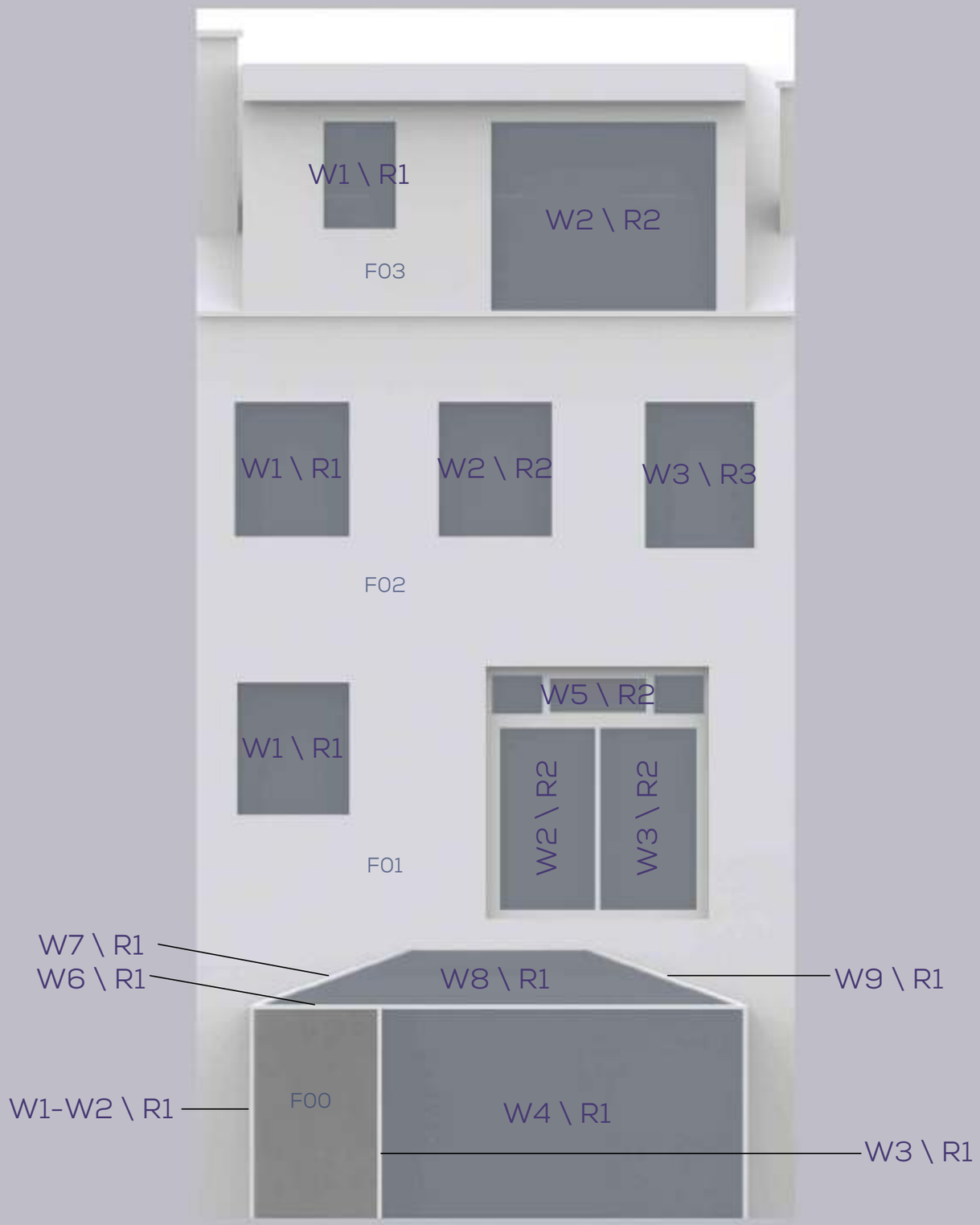

NORTH ELEVATION

SOURCES OF INFORMATION

3D Survey/Site Photos
IR05-11.01.18-MSA Survey

VuCity Surrounding
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KEYPLAN:

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PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
WINDOW MAPS

5 MIDDLEFIELD

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	NTS	MO	-	26.09.18
PROJ No.	REL No.	IS No.	DWG No.	REV No.
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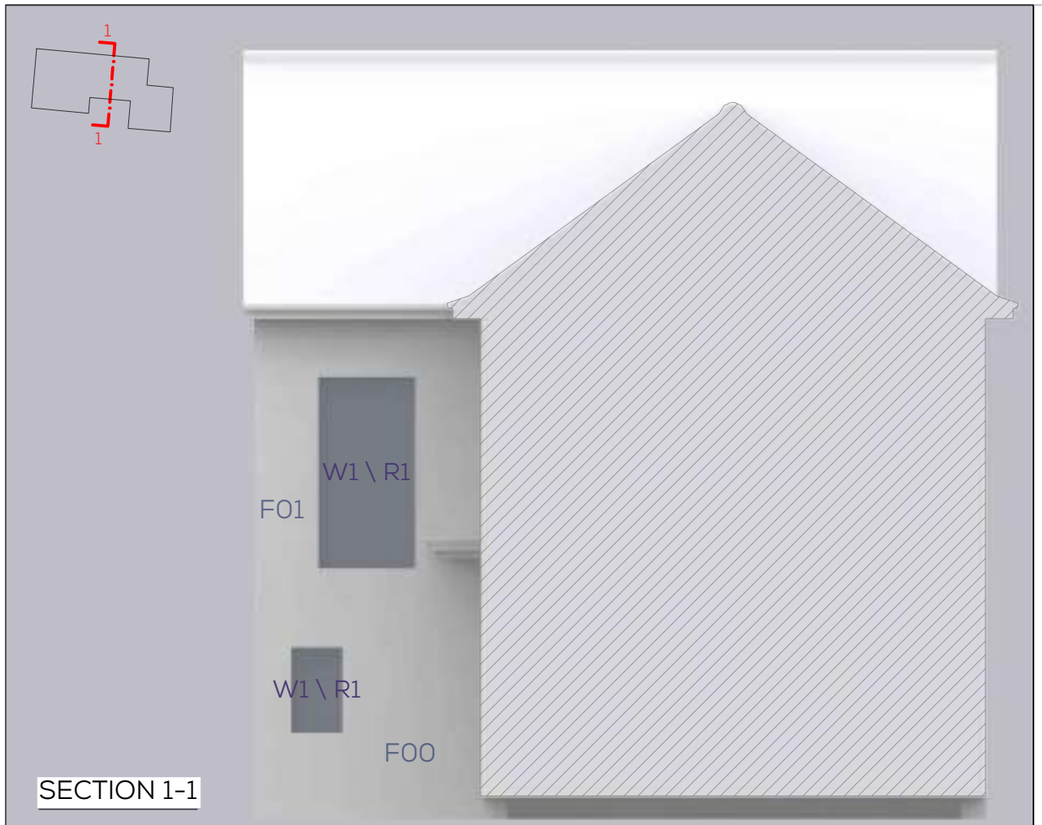

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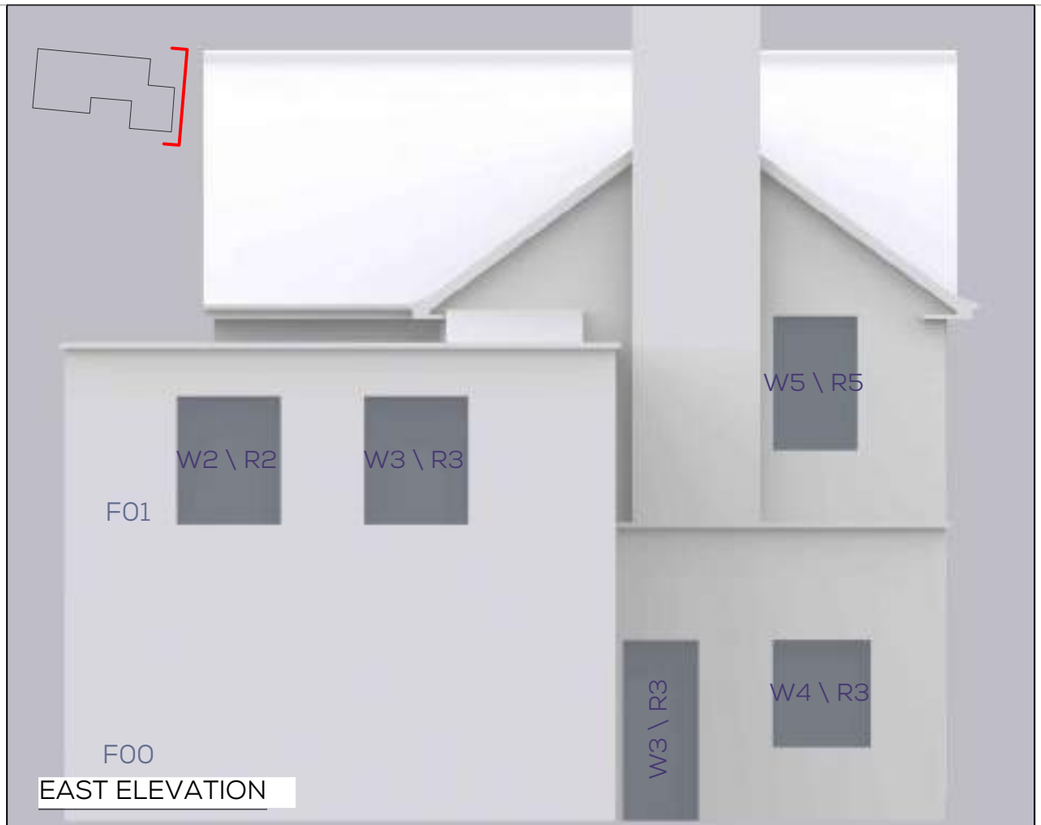

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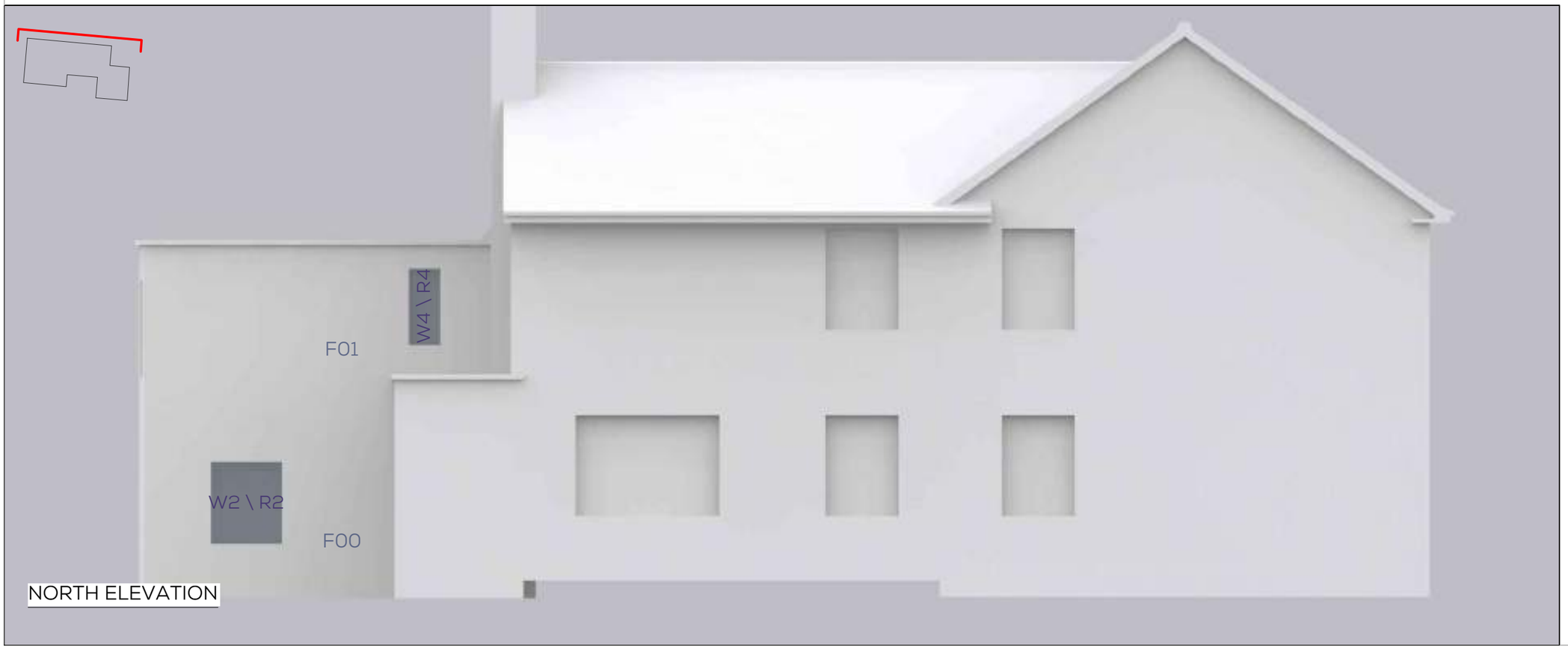

NORTH ELEVATION

SOURCES OF INFORMATION

3D Survey/Site Photos
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KEYPLAN:

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PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
WINDOW MAPS

15 MIDDLEFIELD

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	NTS	MO	-	26.09.18
PROJ No.	REL No.	IS No.	DWG No.	REV No.
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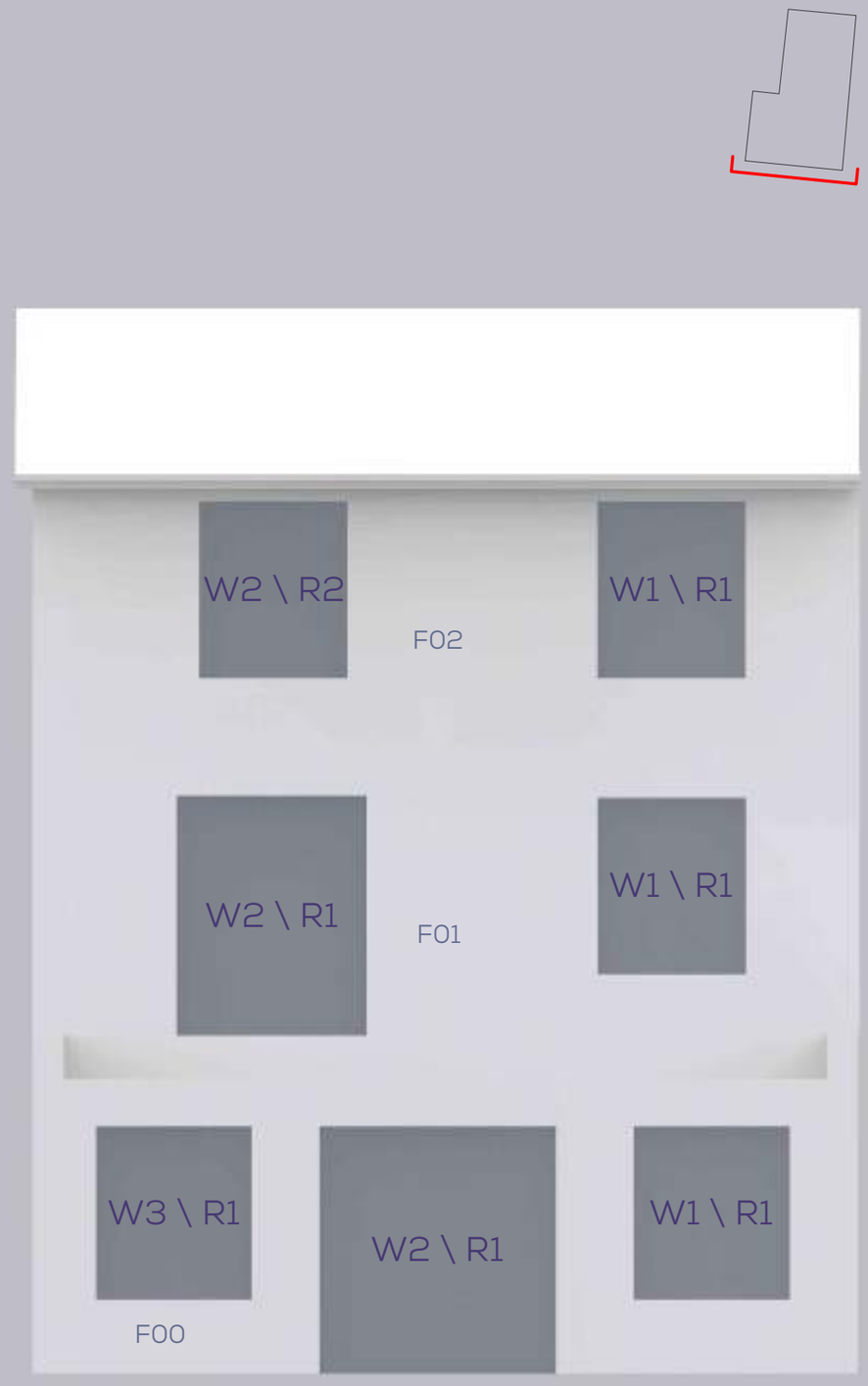
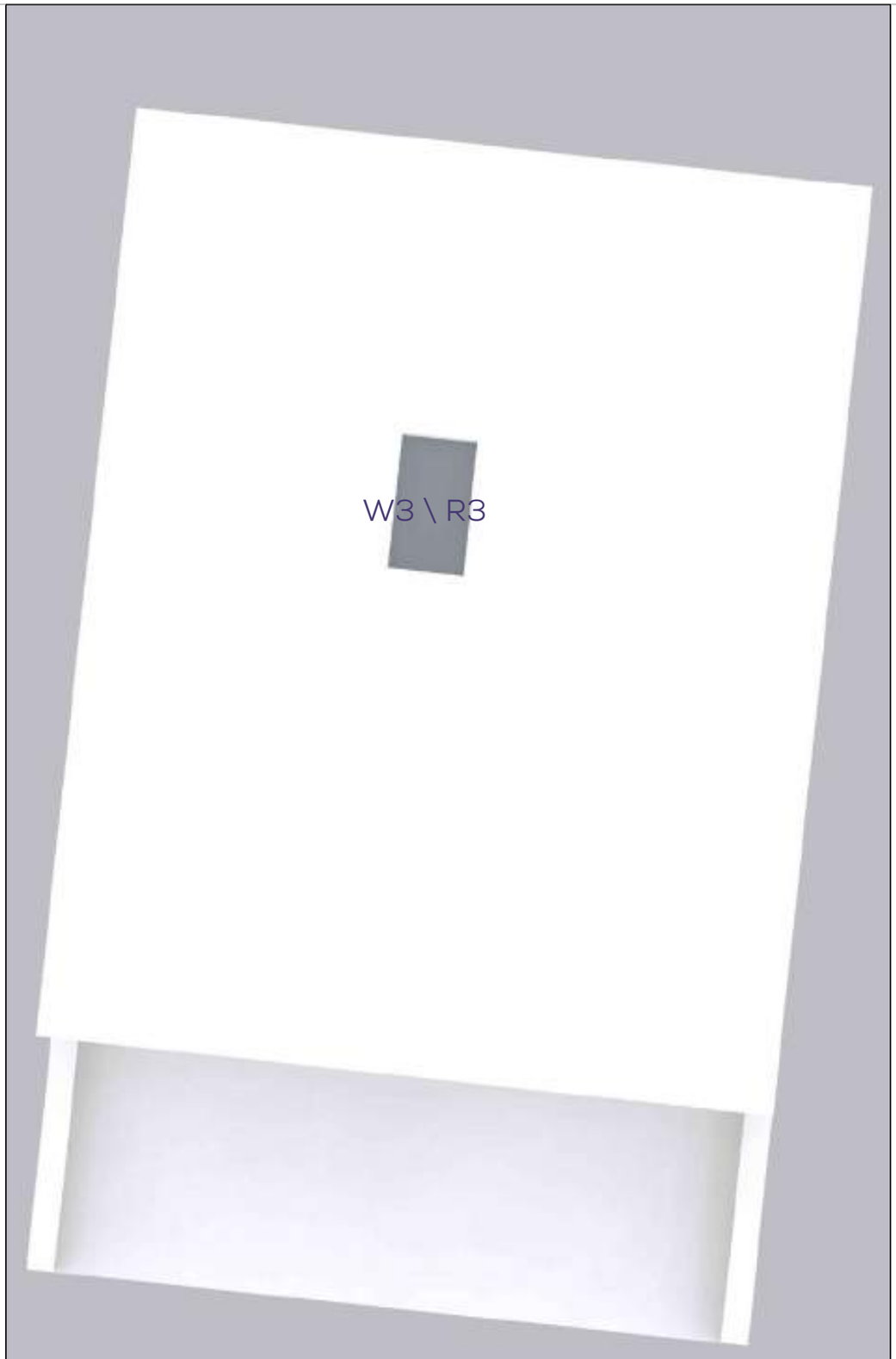


SOUTH ELEVATION



PLAN VIEW

SOURCES OF INFORMATION

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PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
WINDOW MAPS

4 COURT CLOSE

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	NTS	MO	-	26.09.18
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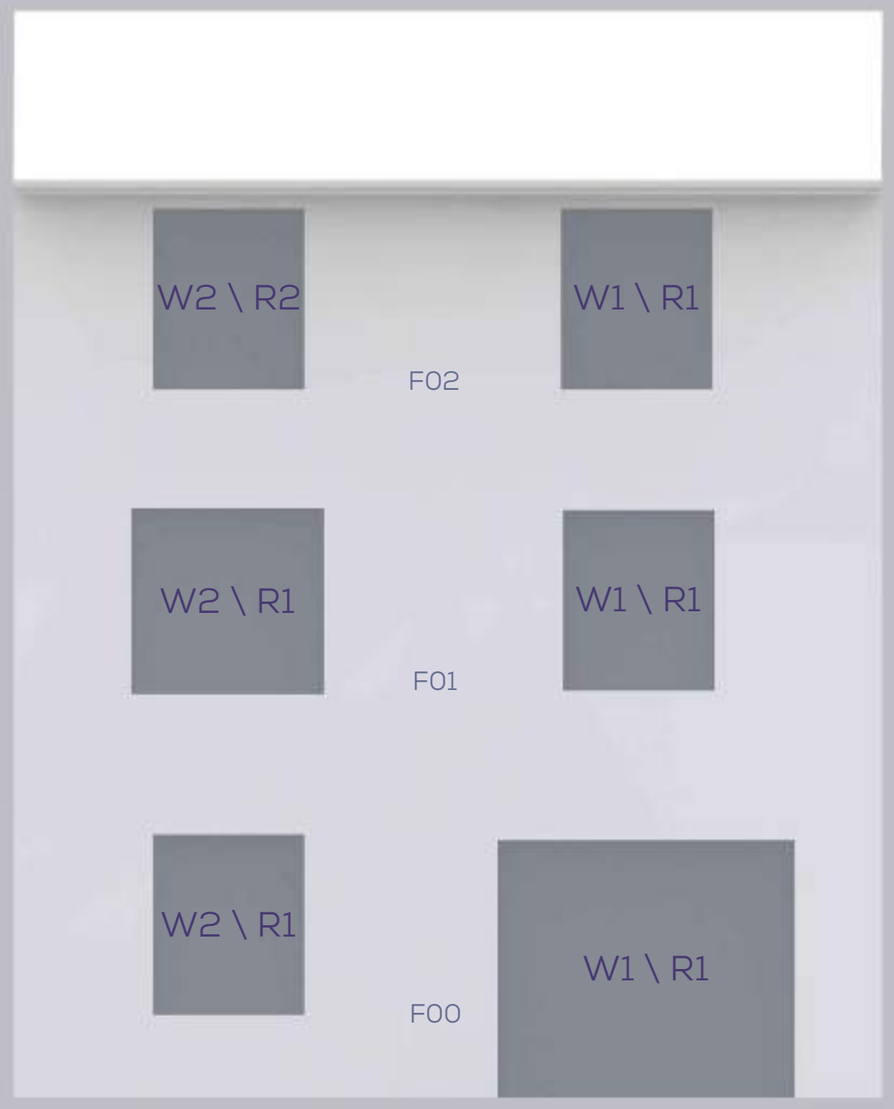

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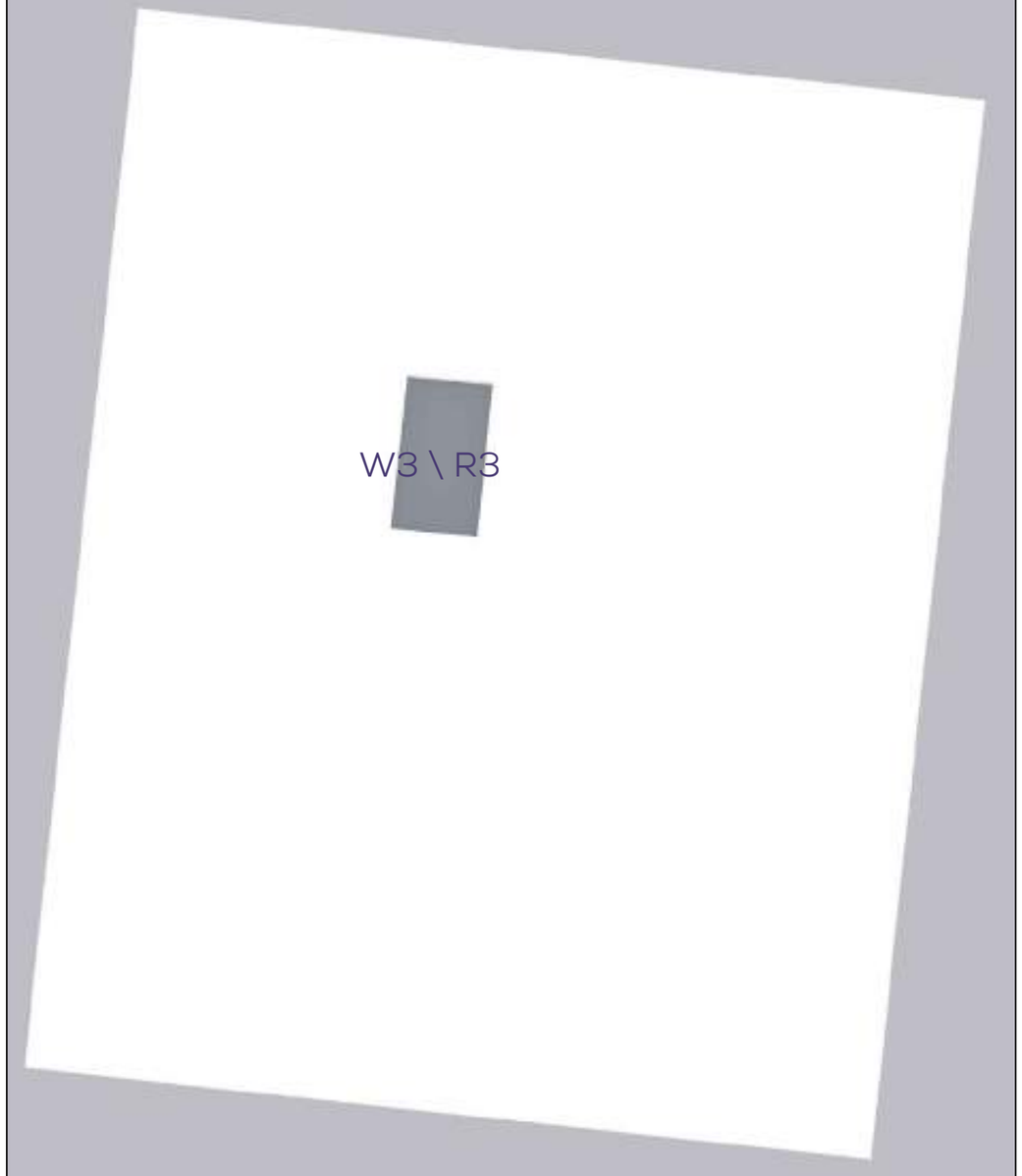

PLAN VIEW

SOURCES OF INFORMATION

3D Survey/Site Photos
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PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
WINDOW MAPS

5 COURT CLOSE

DWN BY	SCALE	CHK BY	STATUS	DATE
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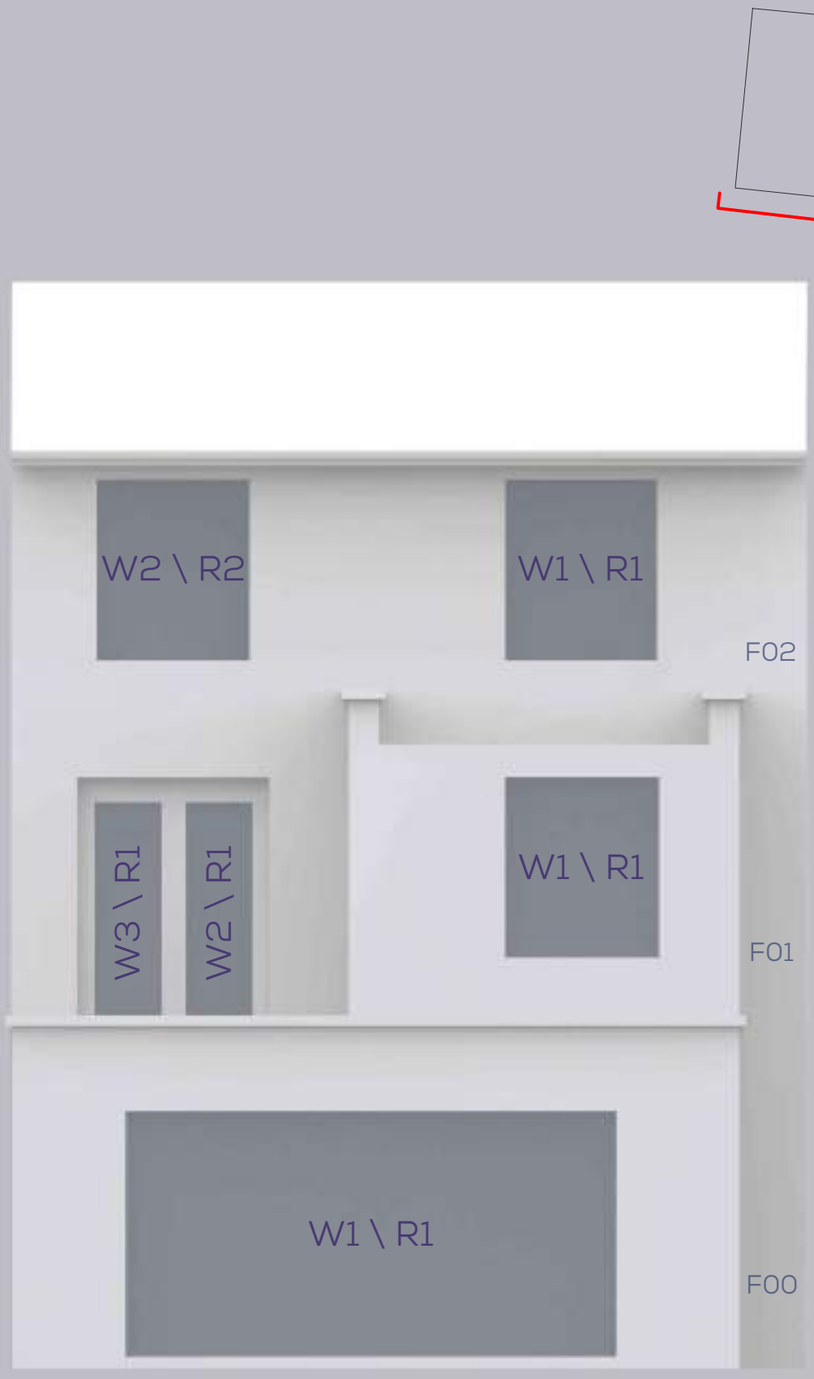

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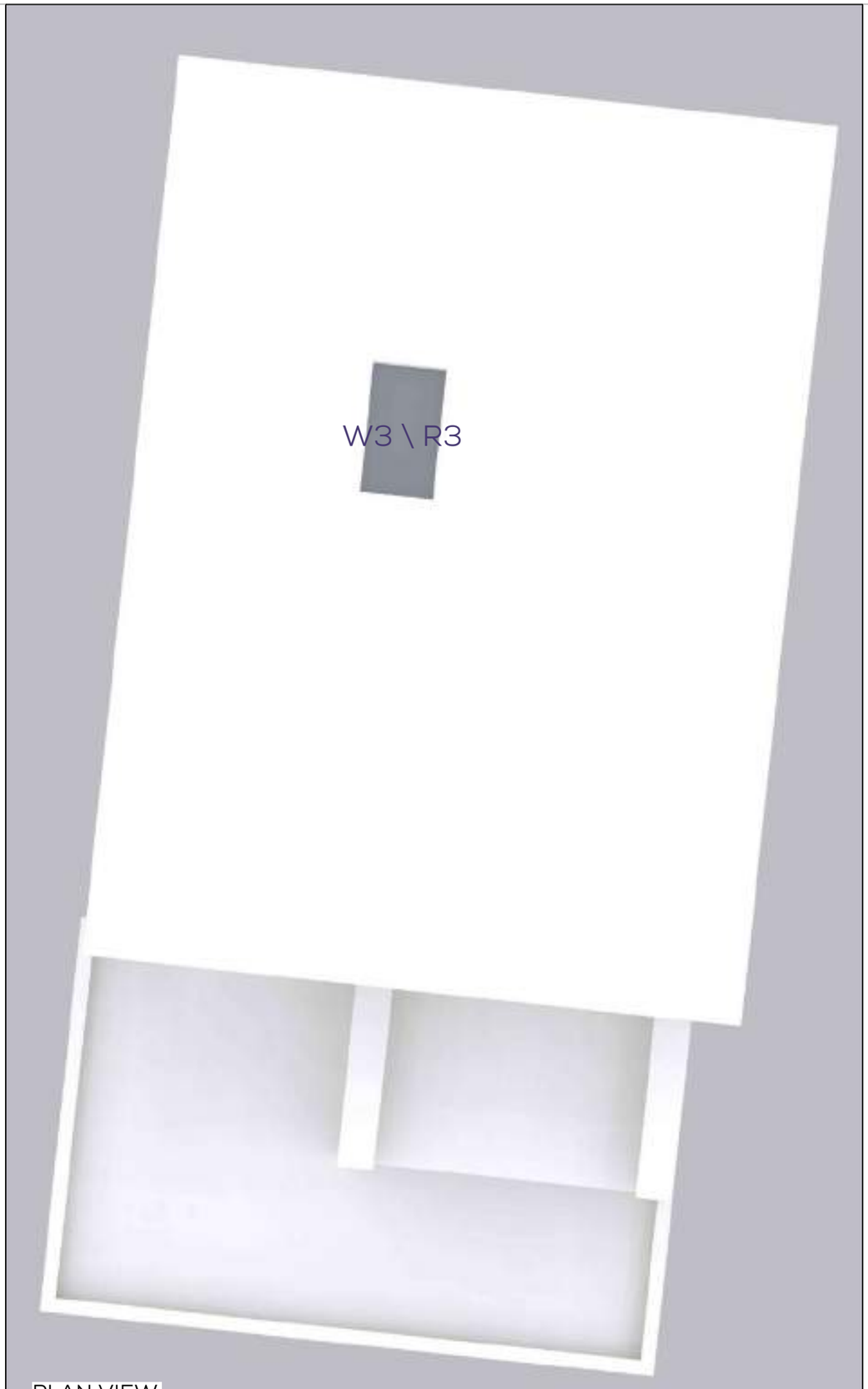

PLAN VIEW

SOURCES OF INFORMATION

3D Survey/Site Photos
IR05-11.01.18-MSA Survey

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KEYPLAN:

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PROJECT:
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DRAWING NAME:
WINDOW MAPS

6 COURT CLOSE

DWN BY	SCALE	CHK BY	STATUS	DATE
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PROJ No.	REL No.	IS No.	DWG No.	REV No.
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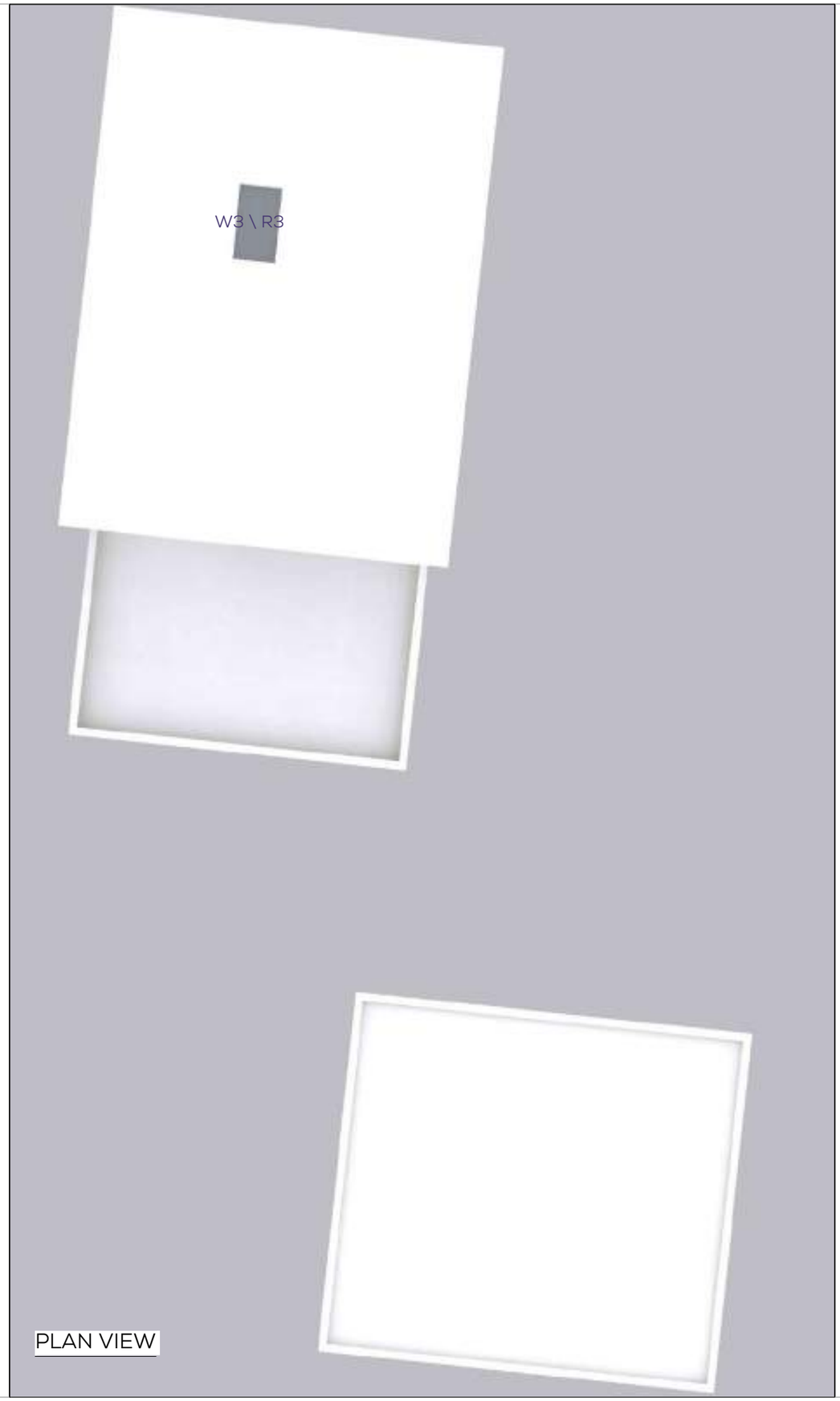
SOUTH ELEVATION



PLAN VIEW

SOURCES OF INFORMATION

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KEYPLAN:

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PROJECT:
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DRAWING NAME:
WINDOW MAPS

7 COURT CLOSE

DWN BY	SCALE	CHK BY	STATUS	DATE
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PROJ No.	REL No.	IS No.	DWG No.	REV No.
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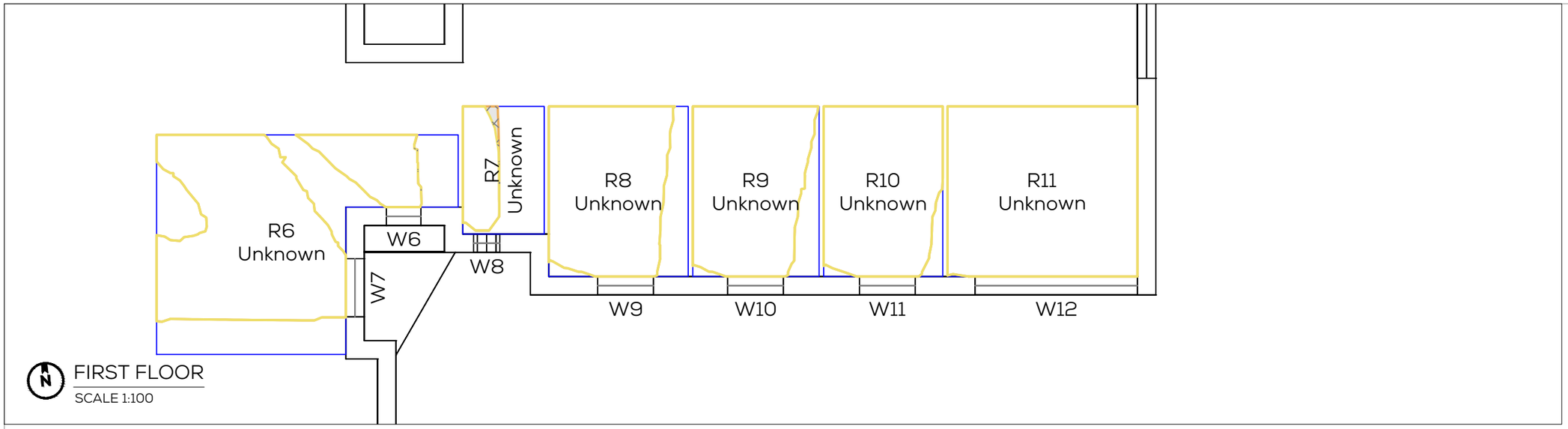
Appendix 06

NSL Contours



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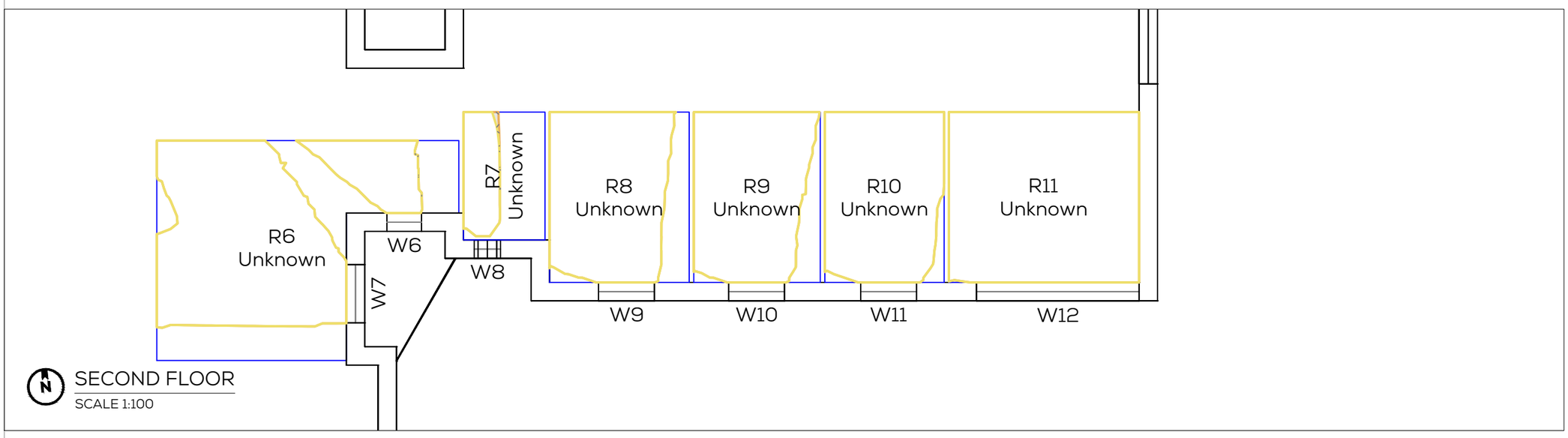
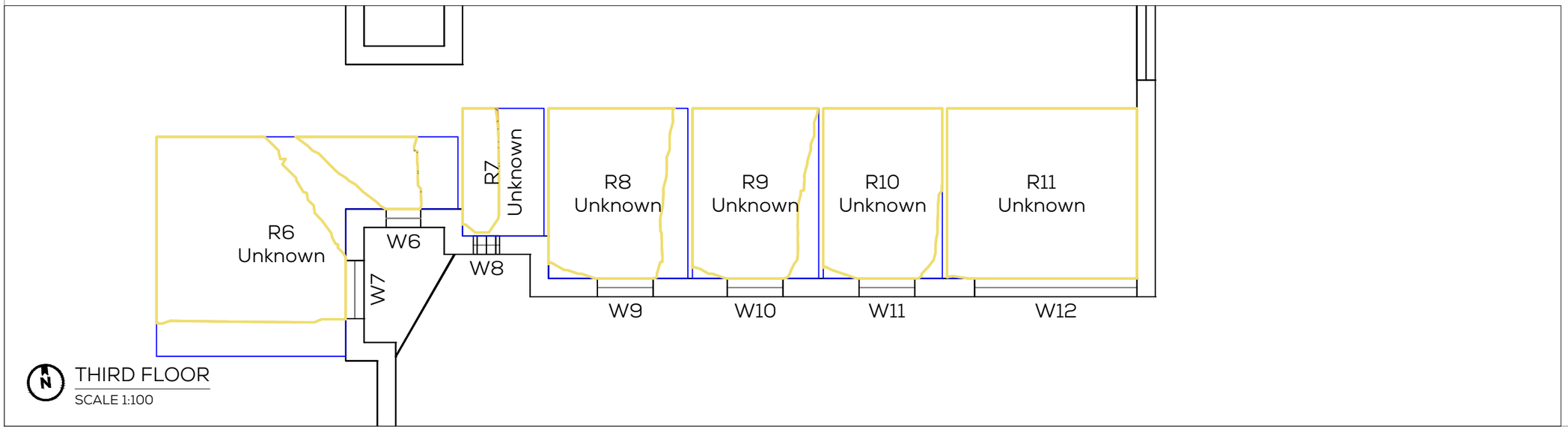


SECOND FLOOR
SCALE 1:100



THIRD FLOOR
SCALE 1:100

SOURCES OF INFORMATION

3D Survey/Site Photos
IR05-11.01.18-MSA Survey

VuCity Surrounding
IR02-27.11.17-VUCITY

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IR20-24.09.18-ML Architects

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DAYLIGHT DISTRIBUTION CONTOURS
EXISTING CONTOUR
PROPOSED CONTOUR
HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:
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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS

58-107 BOYDELL COURT
PROPOSED IR20 - RECEIVED 24.09.18

DWN BY	SCALE	CHK BY	STATUS	DATE
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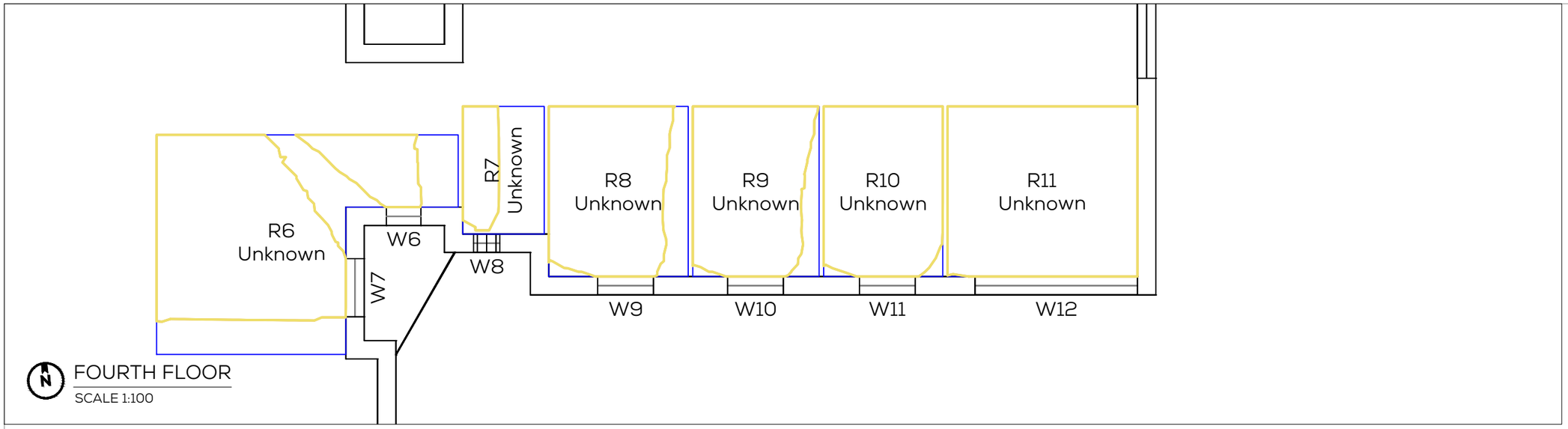
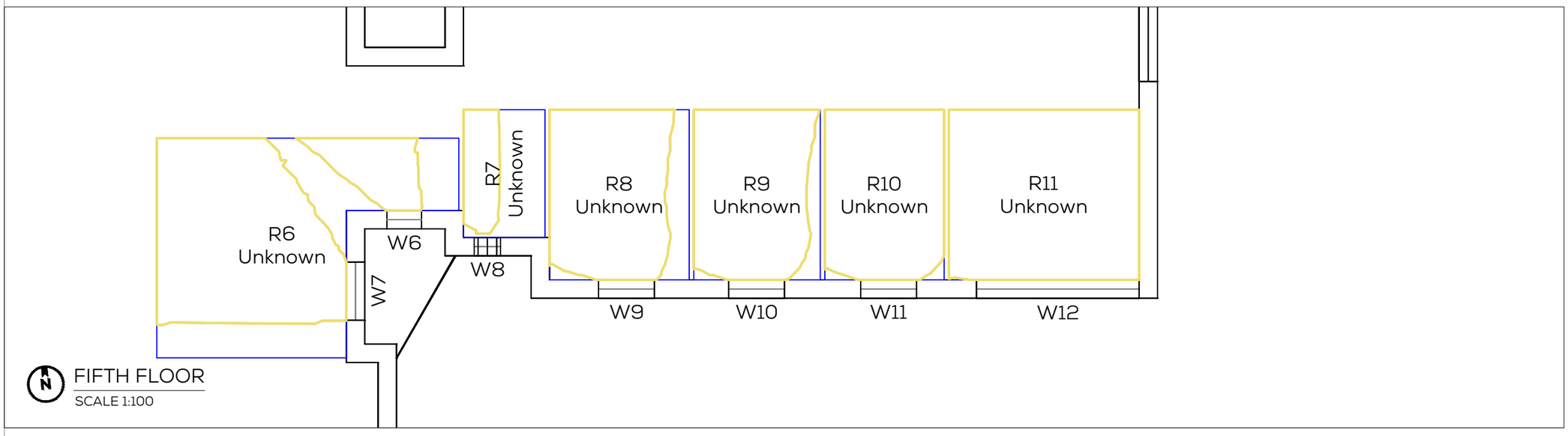
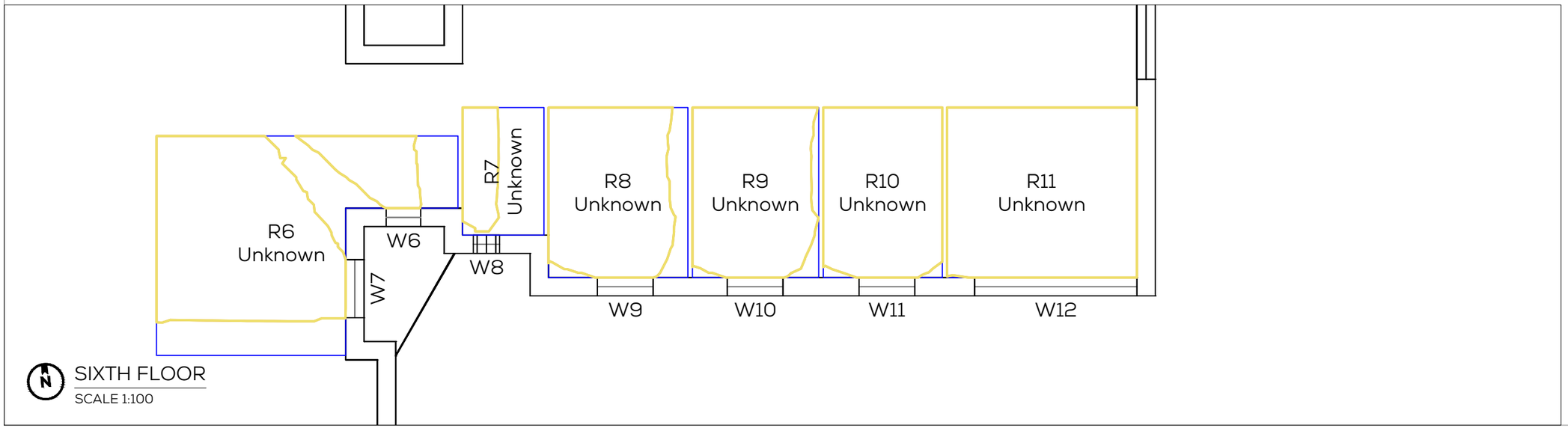


FOURTH FLOOR
SCALE 1:100



FIFTH FLOOR
SCALE 1:100



SIXTH FLOOR
SCALE 1:100

SOURCES OF INFORMATION

3D Survey/Site Photos
IR05-11.01.18-MSA Survey

VuCity Surrounding
IR02-27.11.17-VUCITY

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IR20-24.09.18-ML Architects

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DAYLIGHT DISTRIBUTION CONTOURS
EXISTING CONTOUR
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HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

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PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS

58-107 BOYDELL COURT
PROPOSED IR20 - RECEIVED 24.09.18

DWN BY	SCALE	CHK BY	STATUS	DATE
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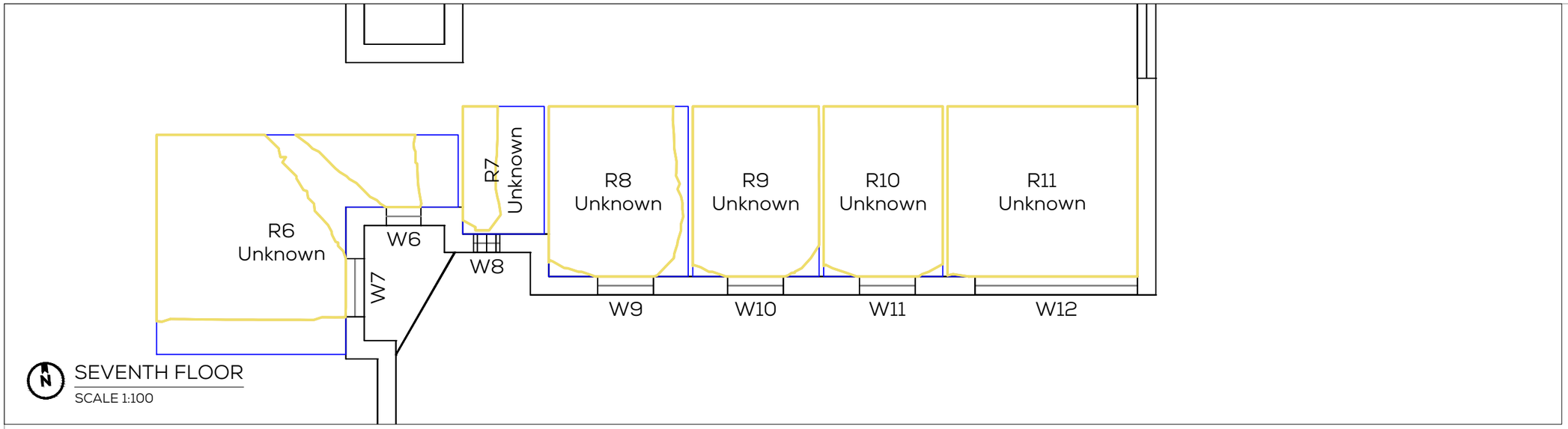

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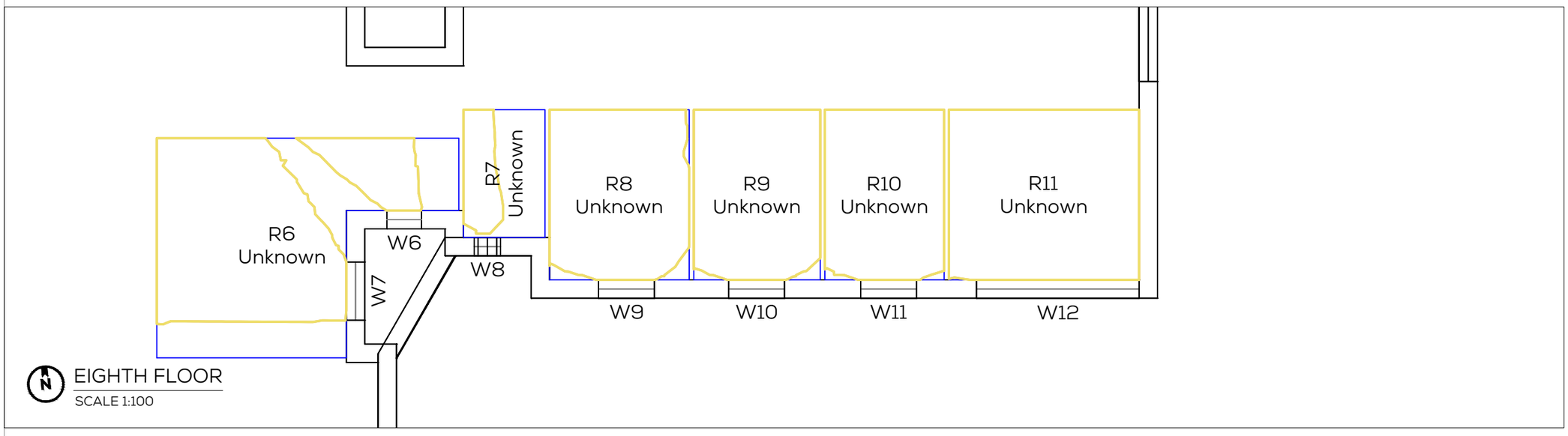

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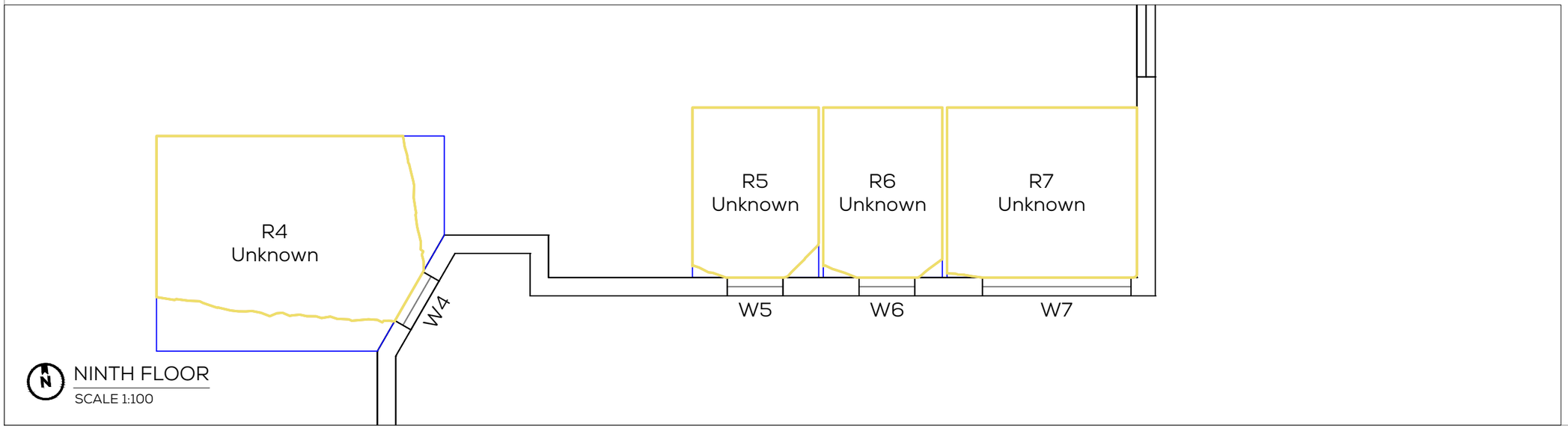
SCALE 1:100



NINTH FLOOR
SCALE 1:100

SOURCES OF INFORMATION

3D Survey/Site Photos
IR05-11.01.18-MSA Survey

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DAYLIGHT DISTRIBUTION CONTOURS
EXISTING CONTOUR
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DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS

58-107 BOYDELL COURT
PROPOSED IR20 - RECEIVED 24.09.18

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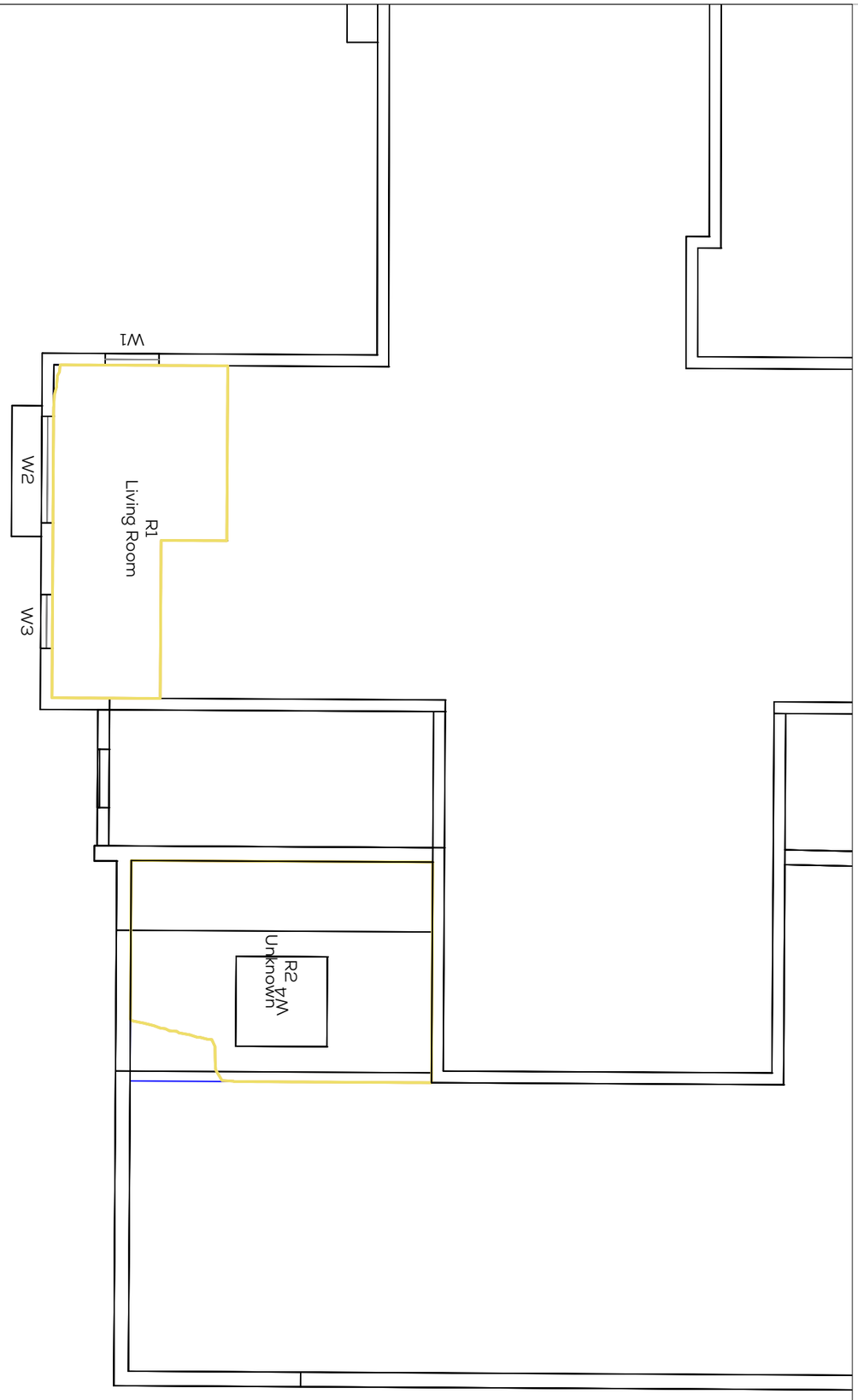

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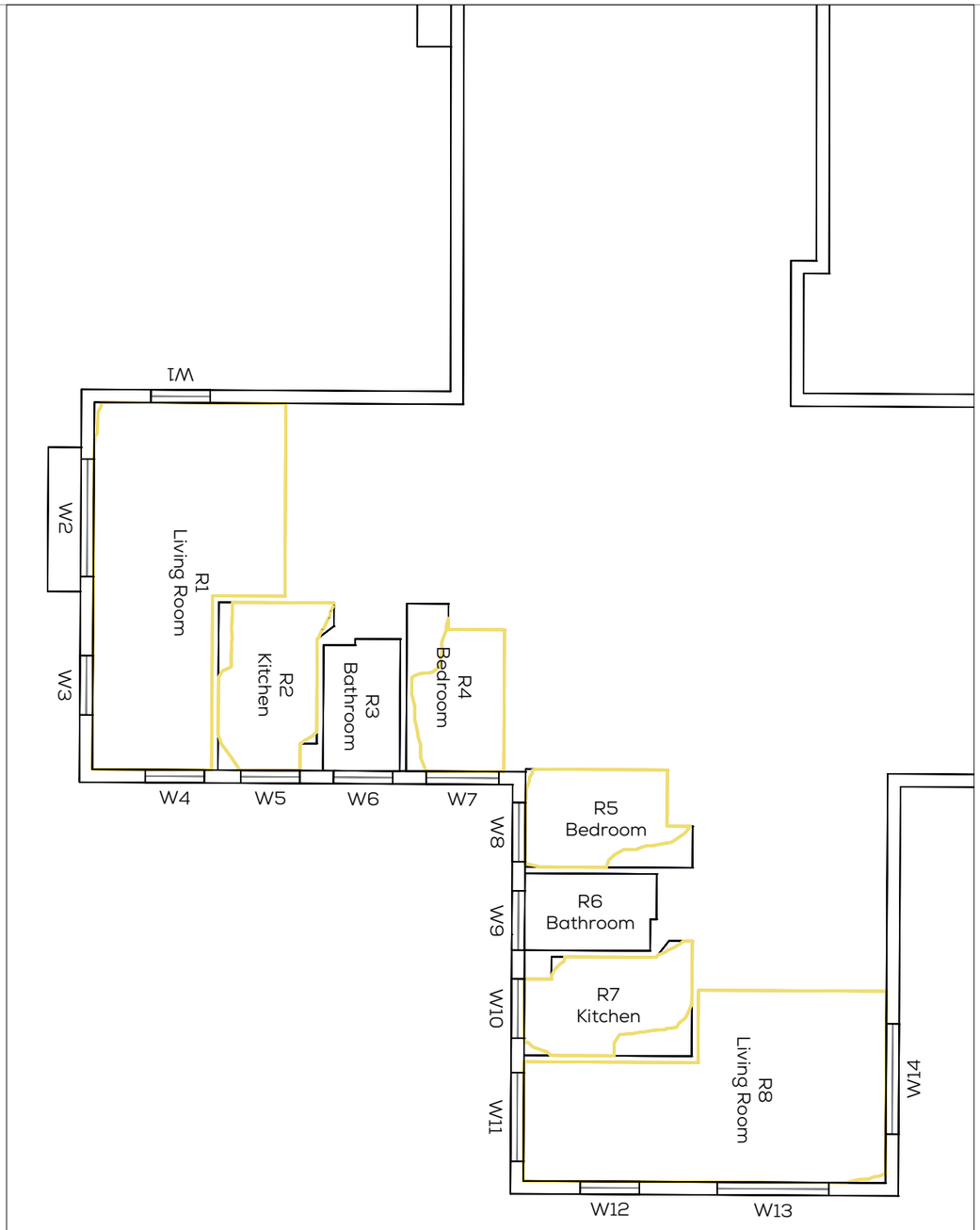
SCALE 1:135



FIRST FLOOR
SCALE 1:135

SOURCES OF INFORMATION

3D Survey/Site Photos
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DAYLIGHT DISTRIBUTION CONTOURS
EXISTING CONTOUR
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PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS

95 AVENUE ROAD
PROPOSED IR20 - RECEIVED 24.09.18

DWN BY	SCALE	CHK BY	STATUS	DATE
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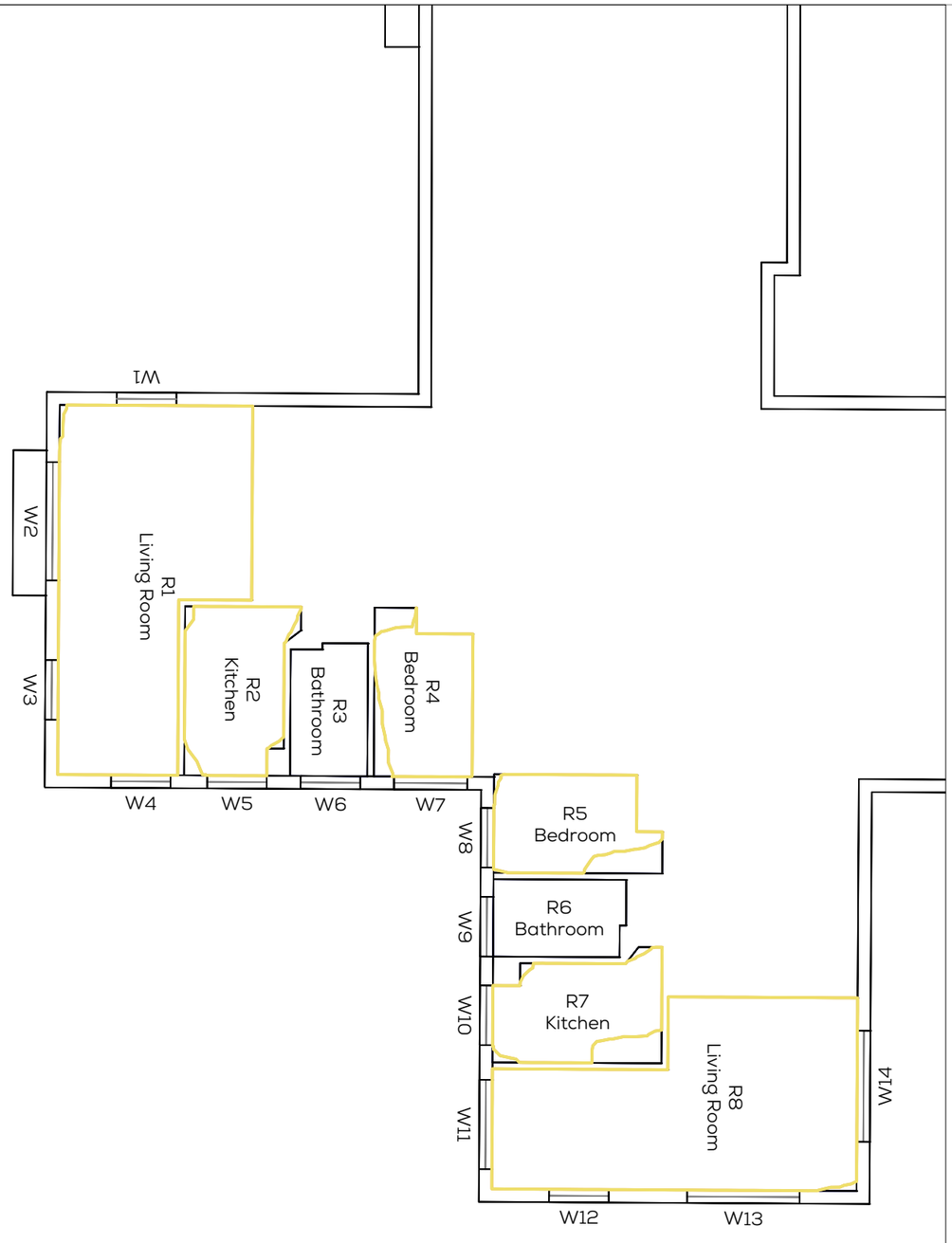

SECOND FLOOR
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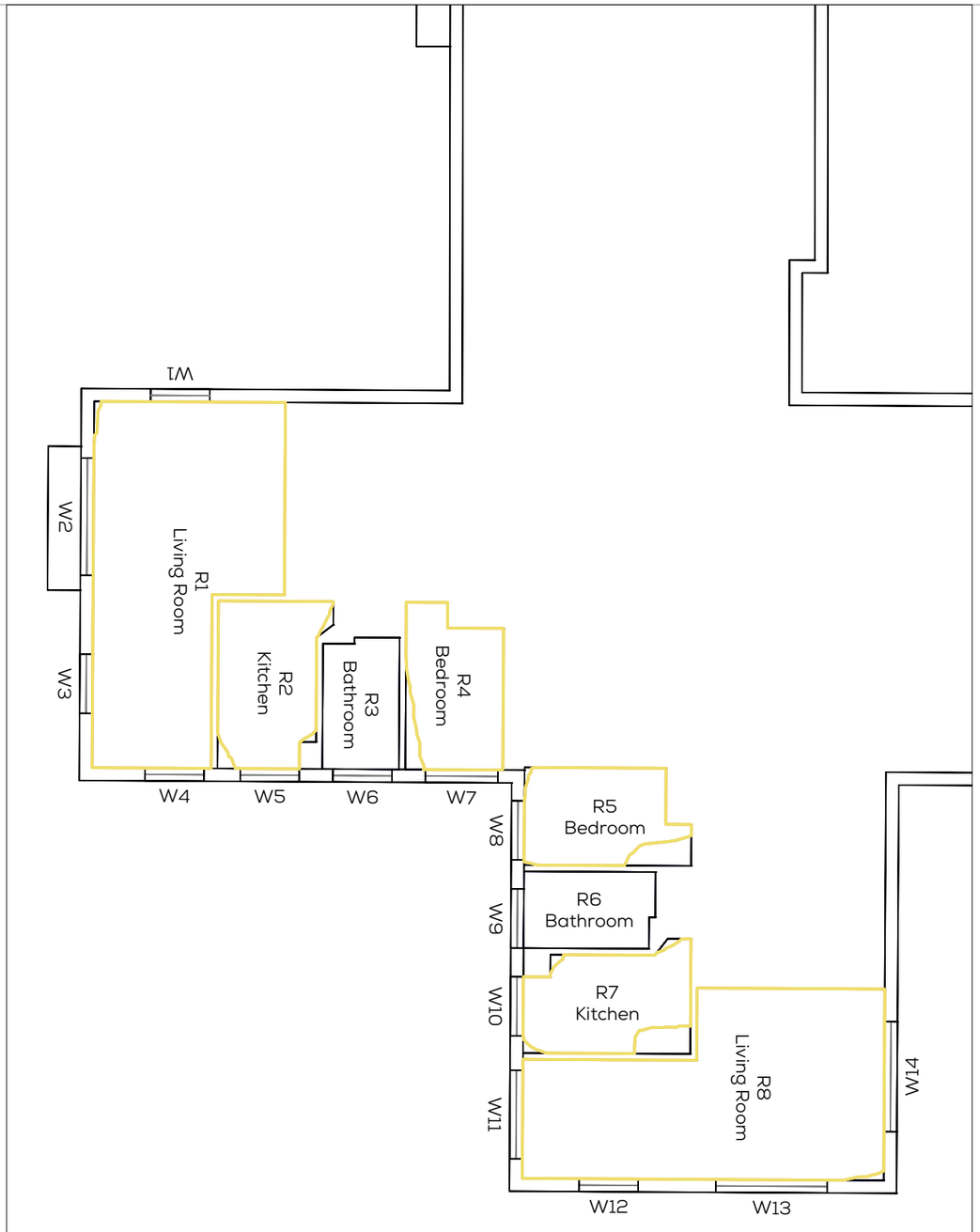

THIRD FLOOR
SCALE 1:135

SOURCES OF INFORMATION

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DAYLIGHT DISTRIBUTION CONTOURS
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95 AVENUE ROAD
PROPOSED IR20 - RECEIVED 24.09.18

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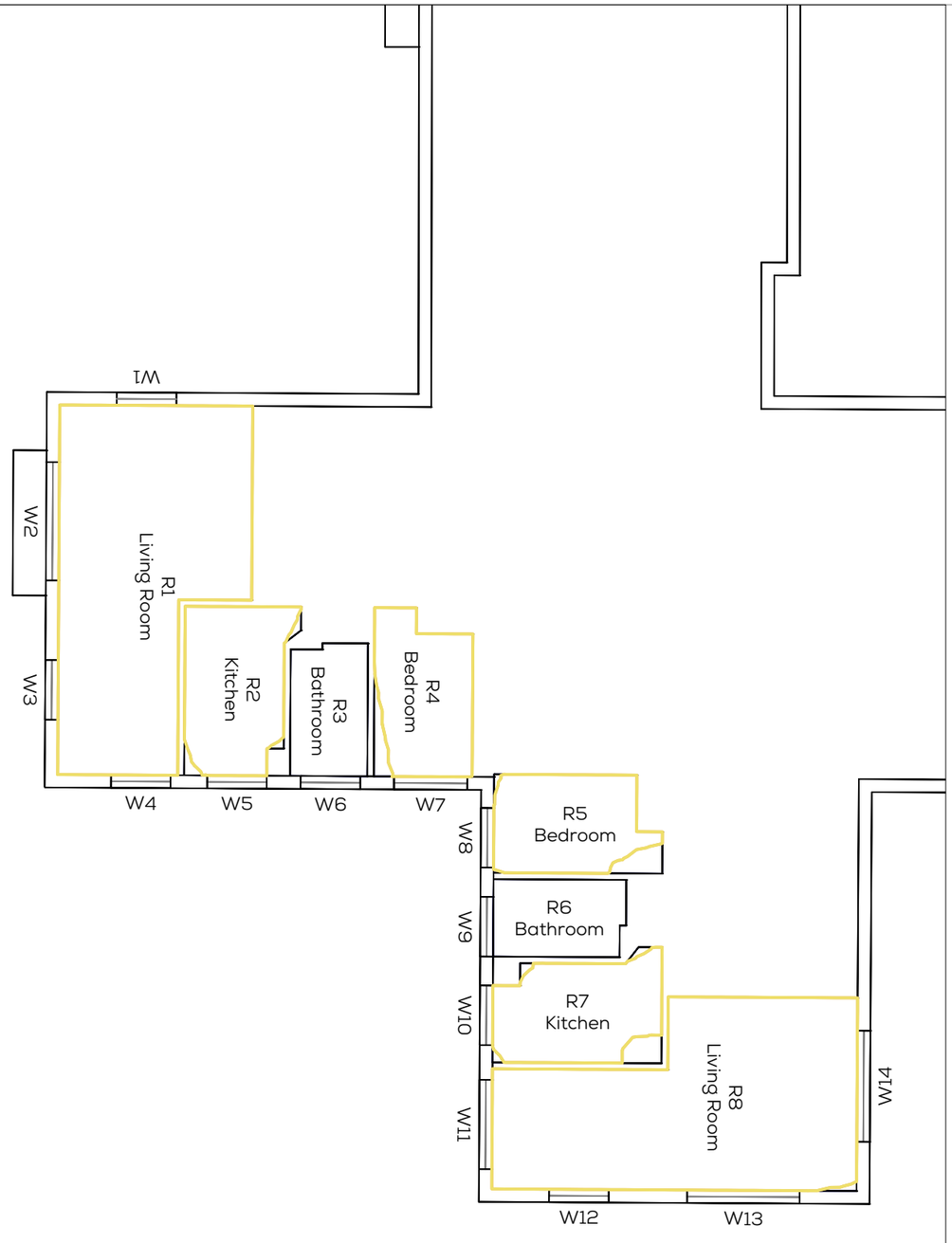
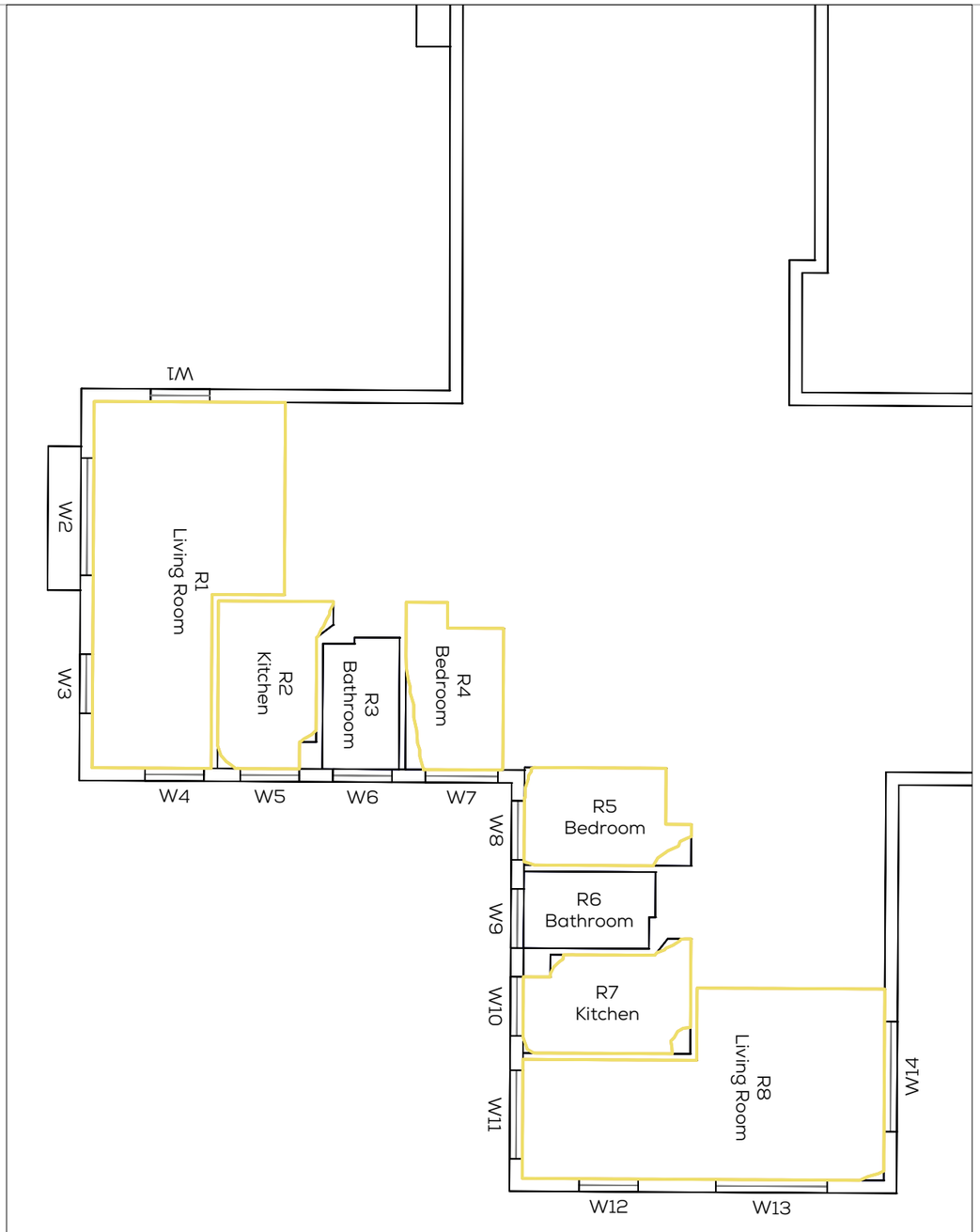


FOURTH FLOOR
SCALE 1:135



FIFTH FLOOR
SCALE 1:135

SOURCES OF INFORMATION

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DAYLIGHT DISTRIBUTION CONTOURS
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PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS

95 AVENUE ROAD
PROPOSED IR20 - RECEIVED 24.09.18

DWN BY	SCALE	CHK BY	STATUS	DATE
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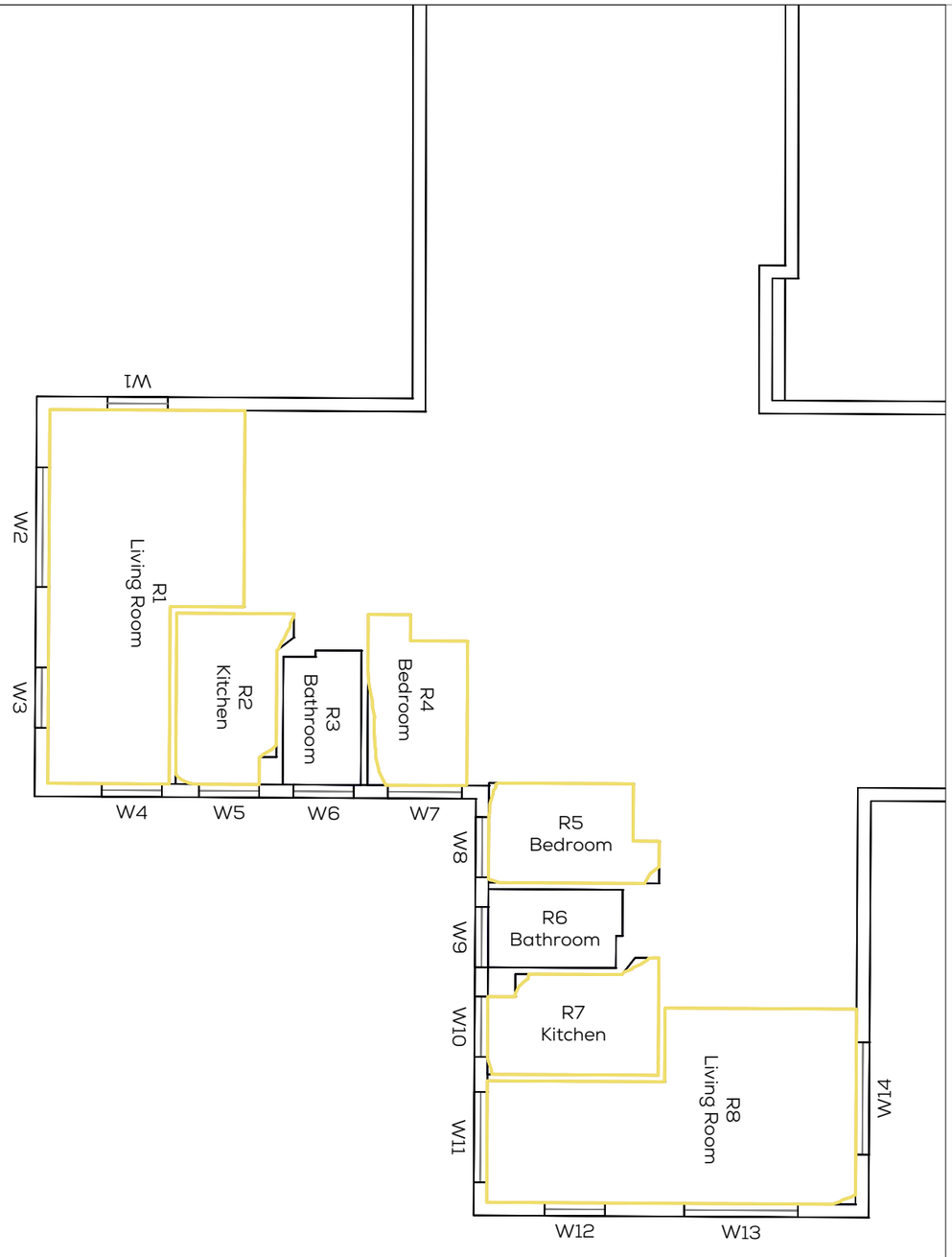
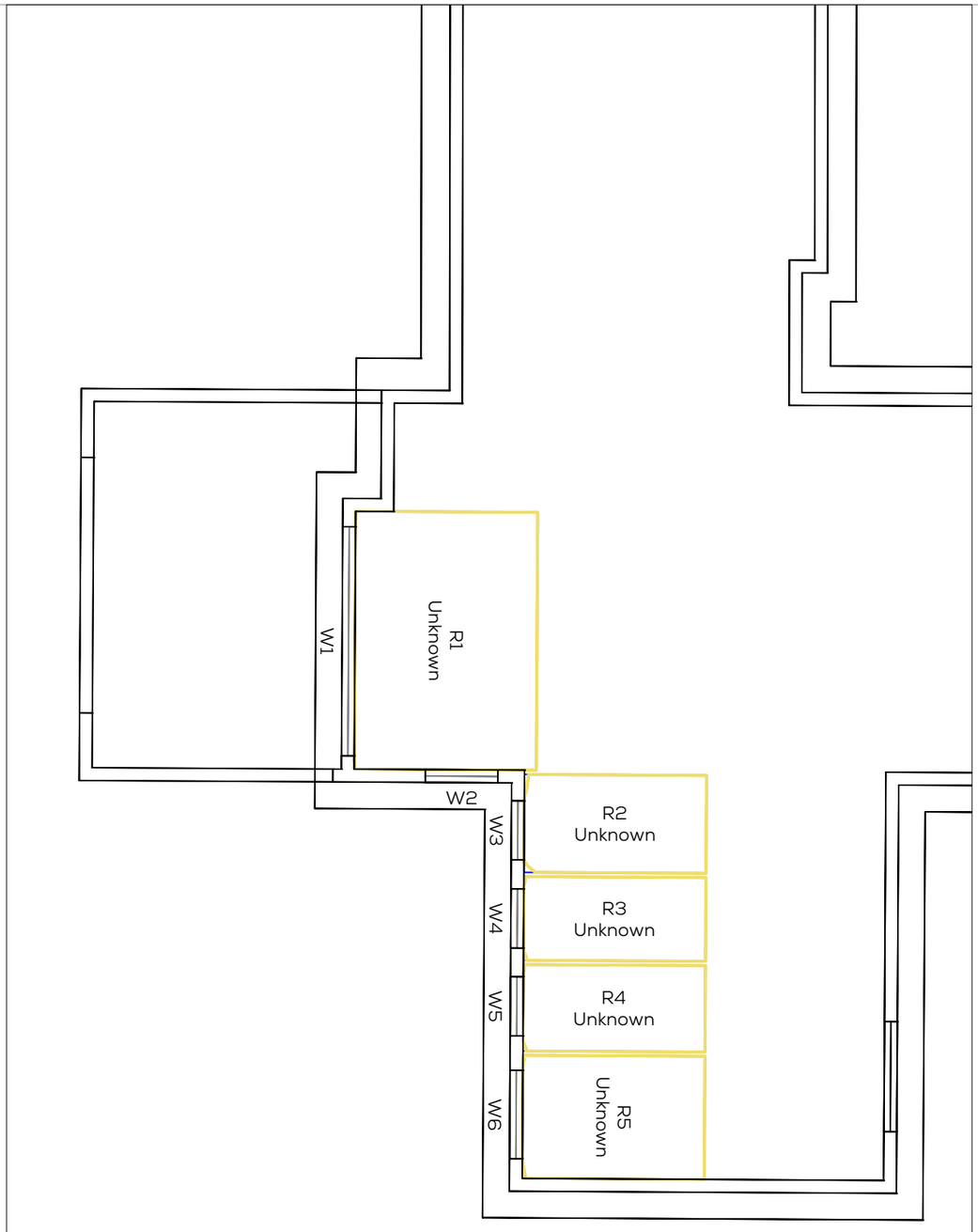


SIXTH FLOOR
SCALE 1:135



SEVENTH FLOOR
SCALE 1:135

SOURCES OF INFORMATION

3D Survey/Site Photos
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DAYLIGHT DISTRIBUTION CONTOURS
EXISTING CONTOUR
PROPOSED CONTOUR
HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

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PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS

95 AVENUE ROAD
PROPOSED IR20 - RECEIVED 24.09.18

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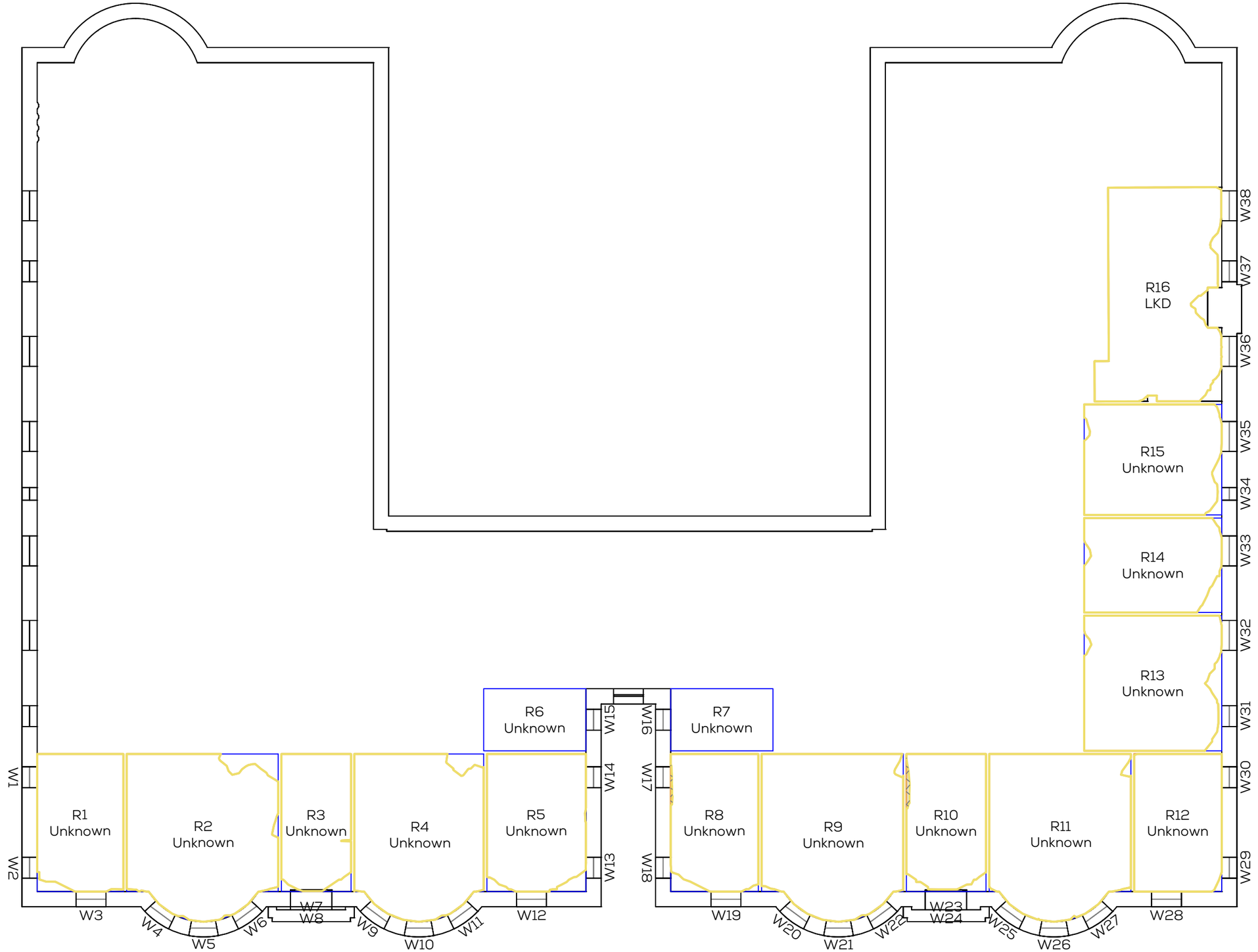

GROUND FLOOR
SCALE 1:125

SOURCES OF INFORMATION

3D Survey/Site Photos
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DAYLIGHT DISTRIBUTION CONTOURS
EXISTING CONTOUR
PROPOSED CONTOUR
HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

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PROJECT:
ST. JOHN'S WOOD PARK

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DAYLIGHT DISTRIBUTION CONTOUR PLOTS

1-25 PARK LODGE
PROPOSED IR20 - RECEIVED 24.09.18

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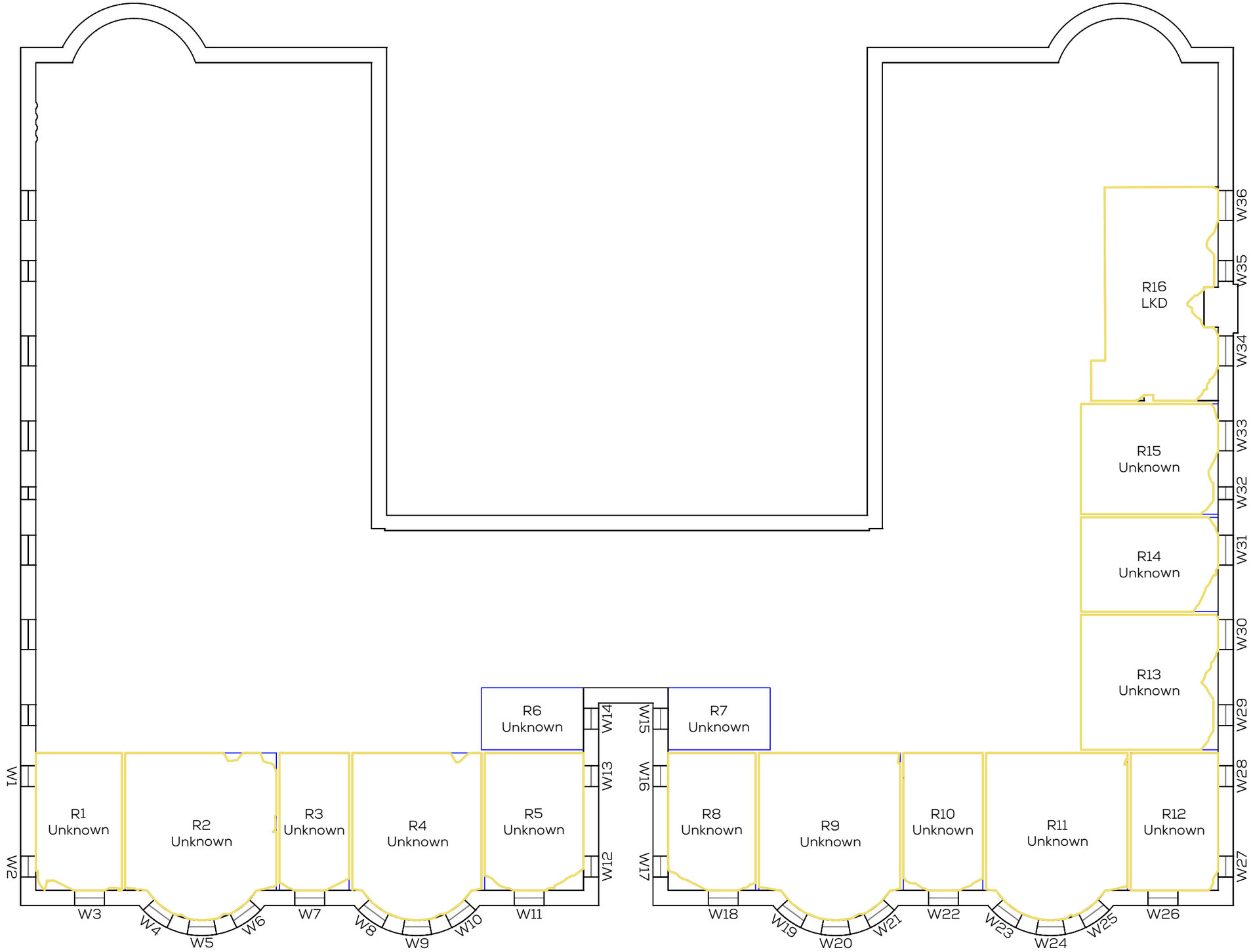

FIRST FLOOR
SCALE 1:125

SOURCES OF INFORMATION

3D Survey/Site Photos
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DAYLIGHT DISTRIBUTION CONTOURS
EXISTING CONTOUR
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HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

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PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS

1-25 PARK LODGE
PROPOSED IR20 - RECEIVED 24.09.18

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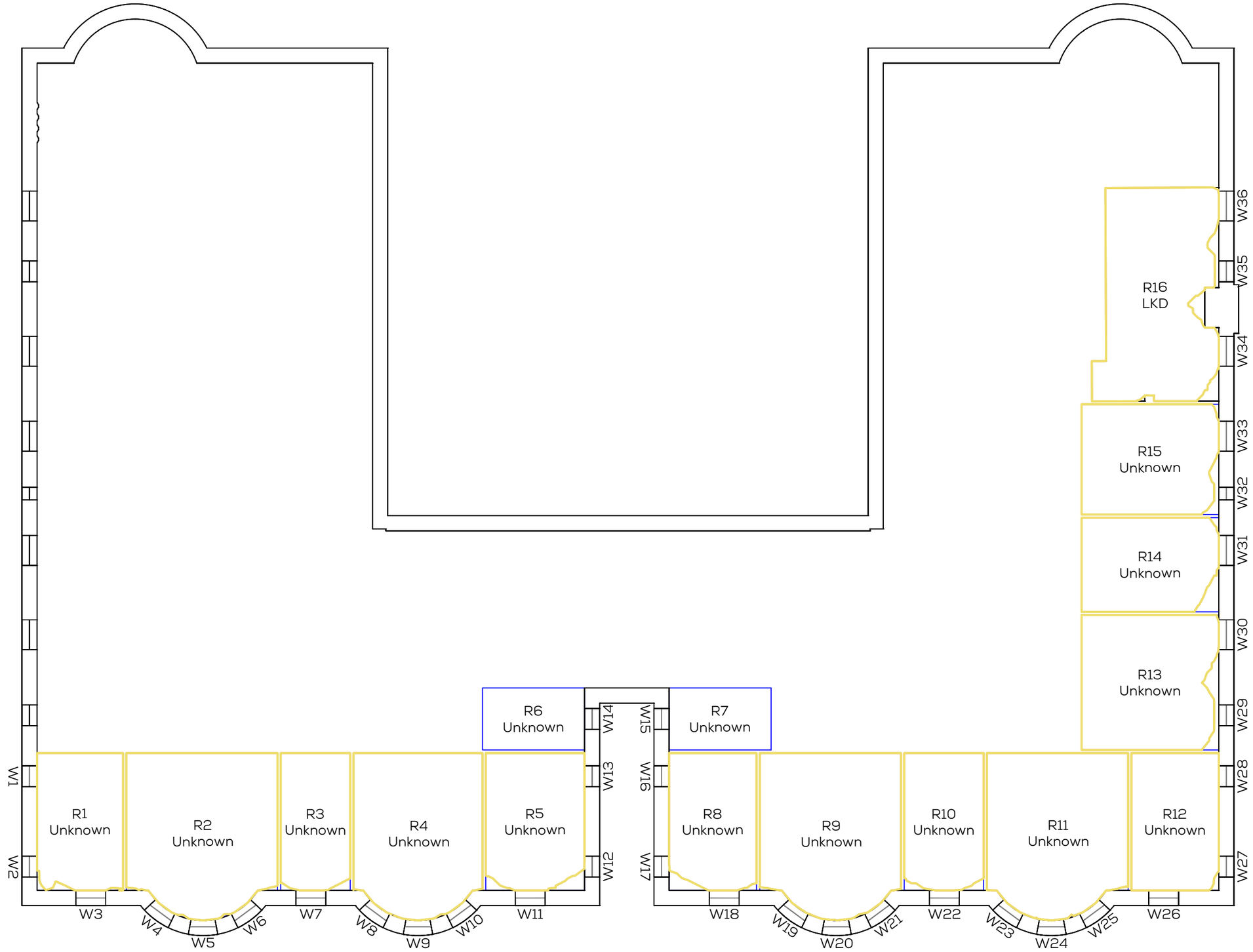

SECOND FLOOR
SCALE 1:125

SOURCES OF INFORMATION

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VuCity Surrounding
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PROPOSED SCHEME
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DAYLIGHT DISTRIBUTION CONTOURS
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ST. JOHN'S WOOD PARK

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DAYLIGHT DISTRIBUTION CONTOUR PLOTS

1-25 PARK LODGE
PROPOSED IR20 - RECEIVED 24.09.18

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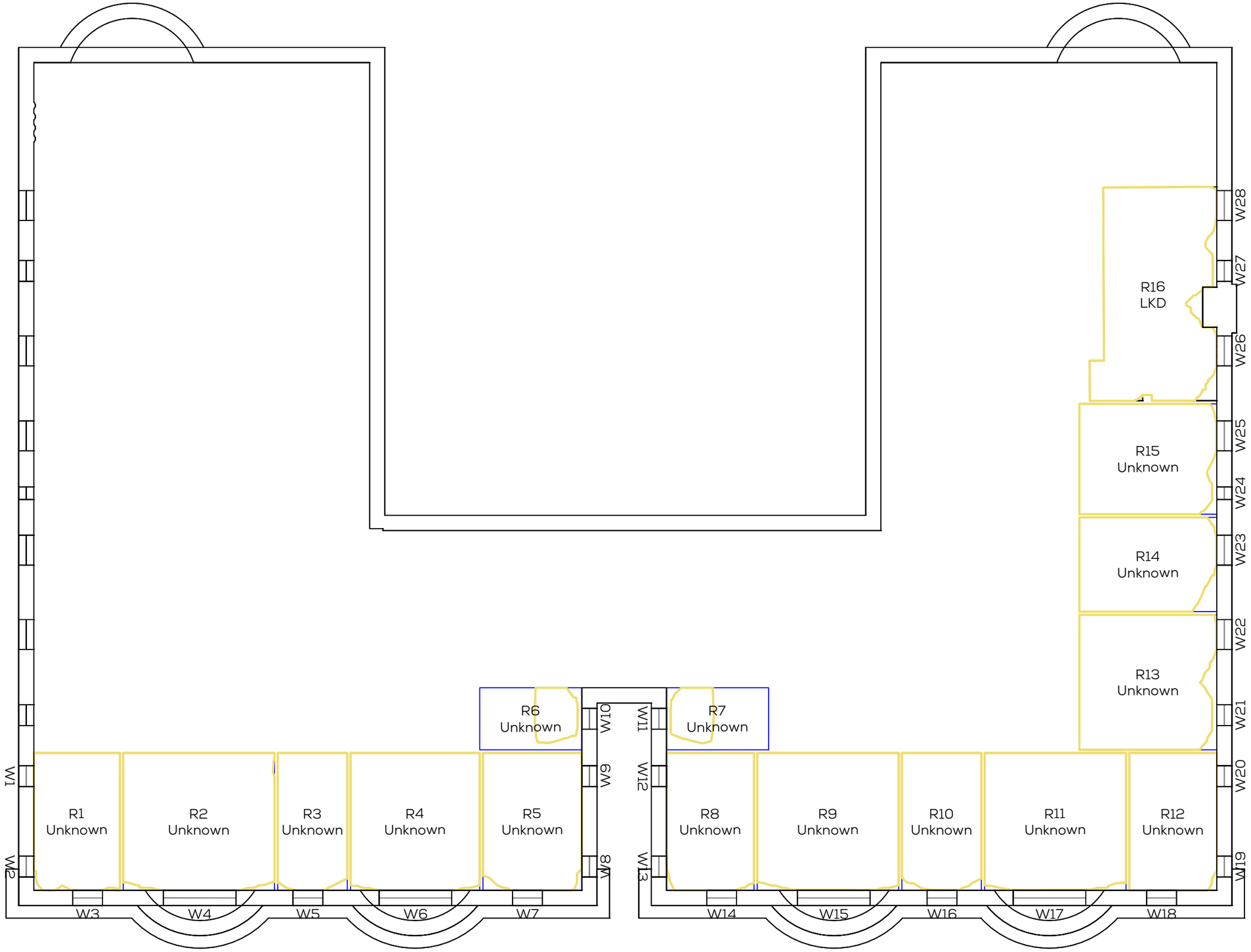

THIRD FLOOR
SCALE 1:125

SOURCES OF INFORMATION

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PROJECT:
ST. JOHN'S WOOD PARK

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DAYLIGHT DISTRIBUTION CONTOUR PLOTS

1-25 PARK LODGE
PROPOSED IR20 - RECEIVED 24.09.18

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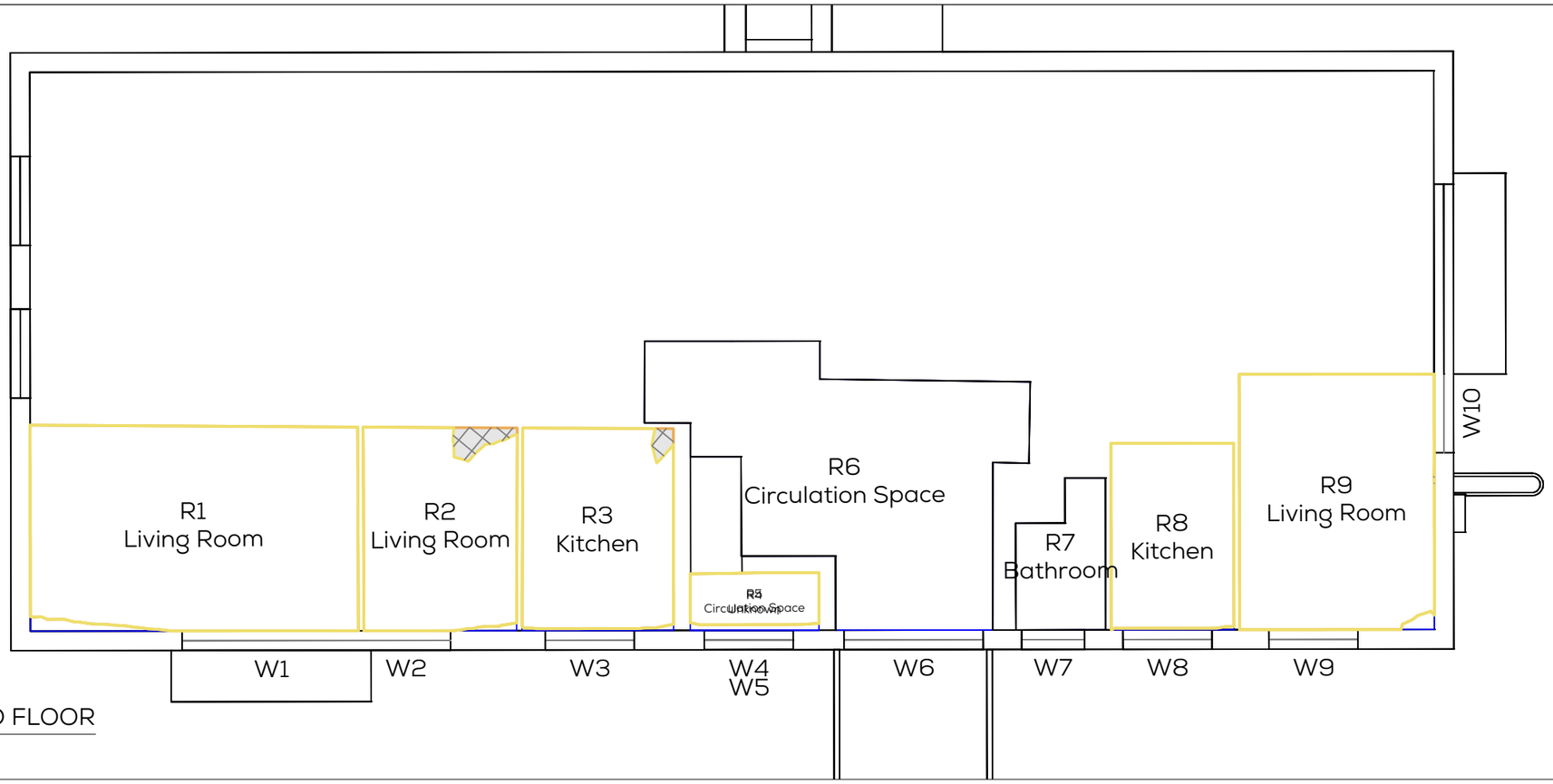

GROUND FLOOR
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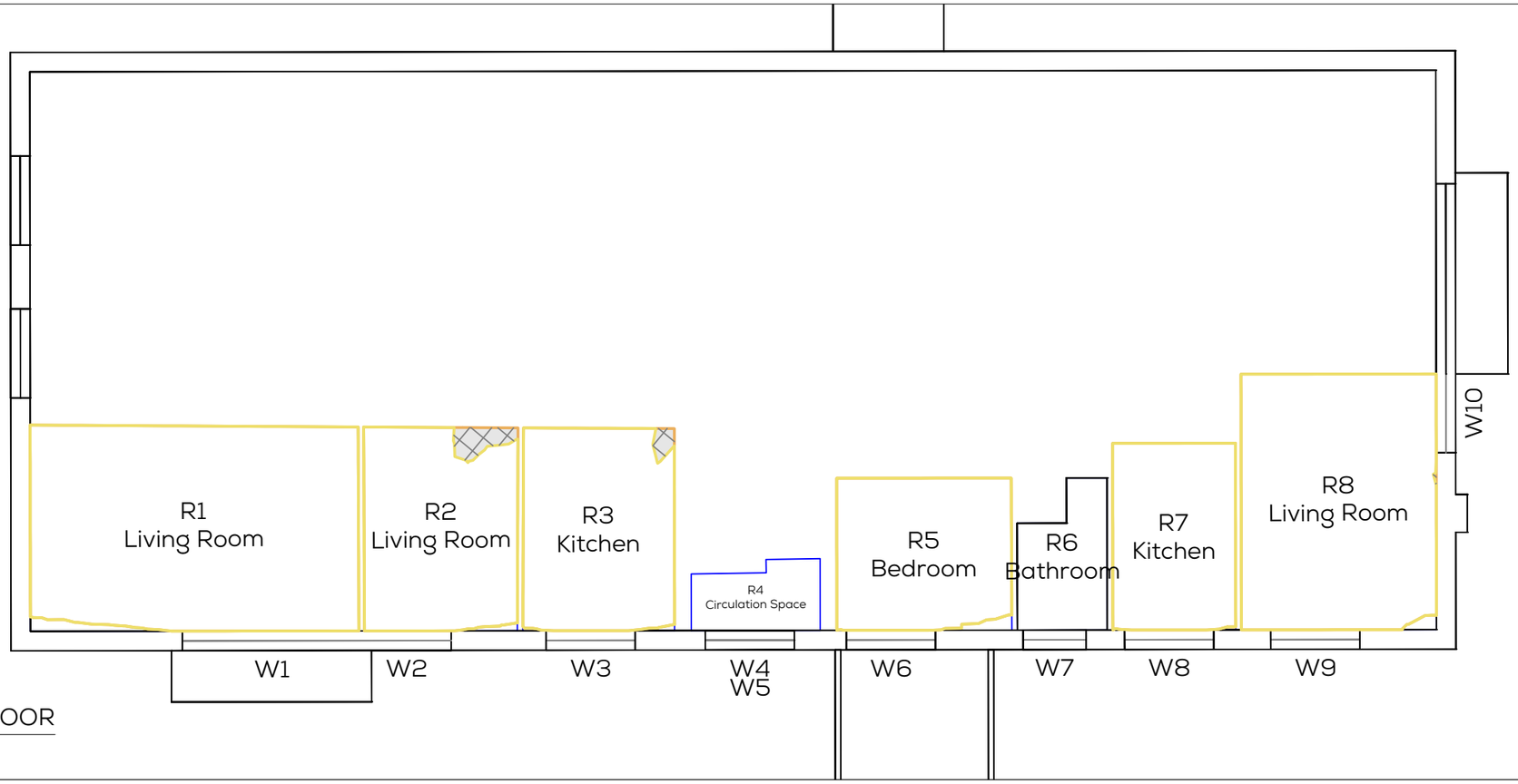

FIRST FLOOR
SCALE 1:100

SOURCES OF INFORMATION

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PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS

1-8 MANCROFT COURT
PROPOSED IR20 - RECEIVED 24.09.18

DWN BY	SCALE	CHK BY	STATUS	DATE
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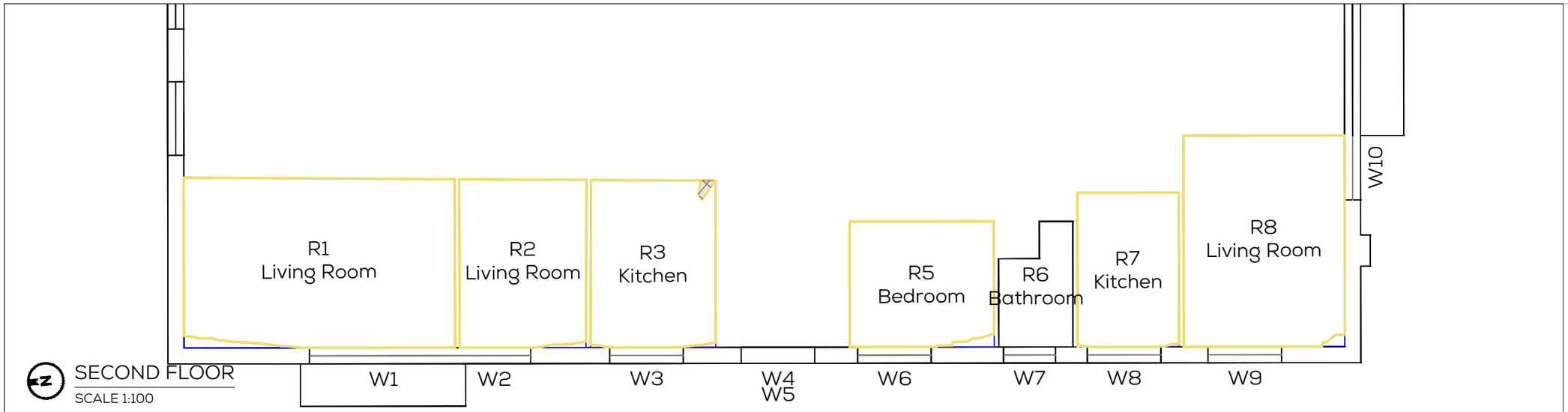

SECOND FLOOR
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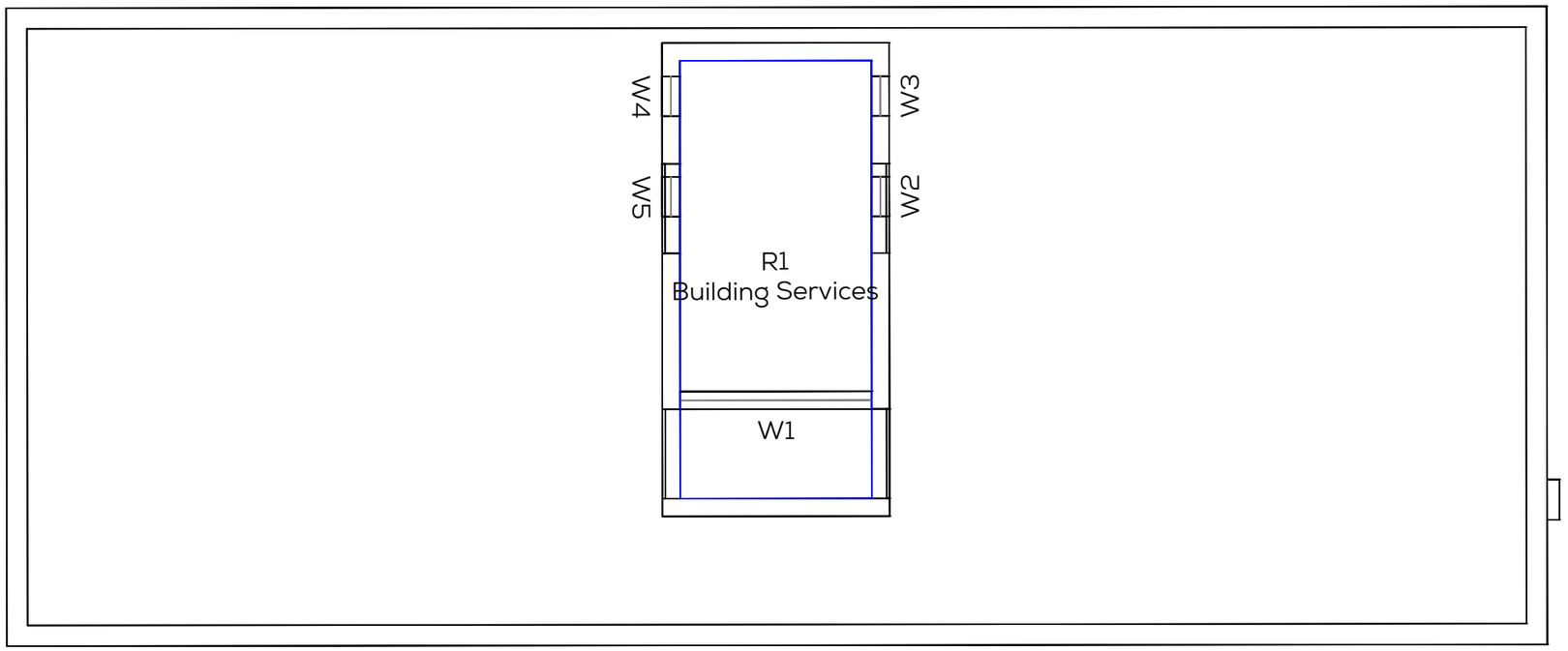

THIRD FLOOR
SCALE 1:100

SOURCES OF INFORMATION

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1-8 MANCROFT COURT
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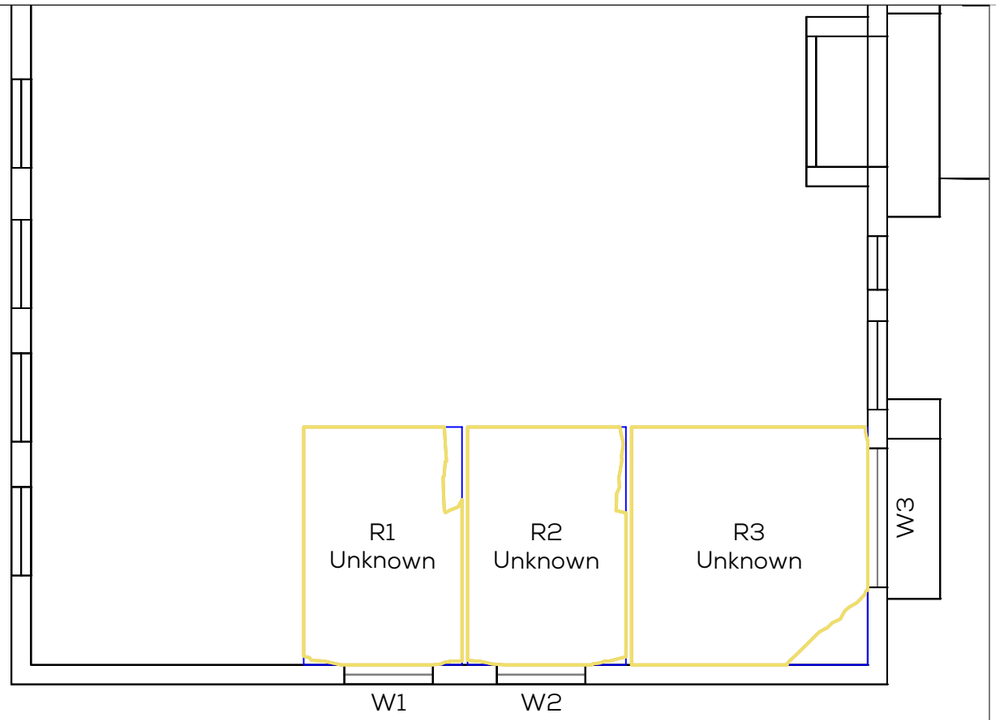
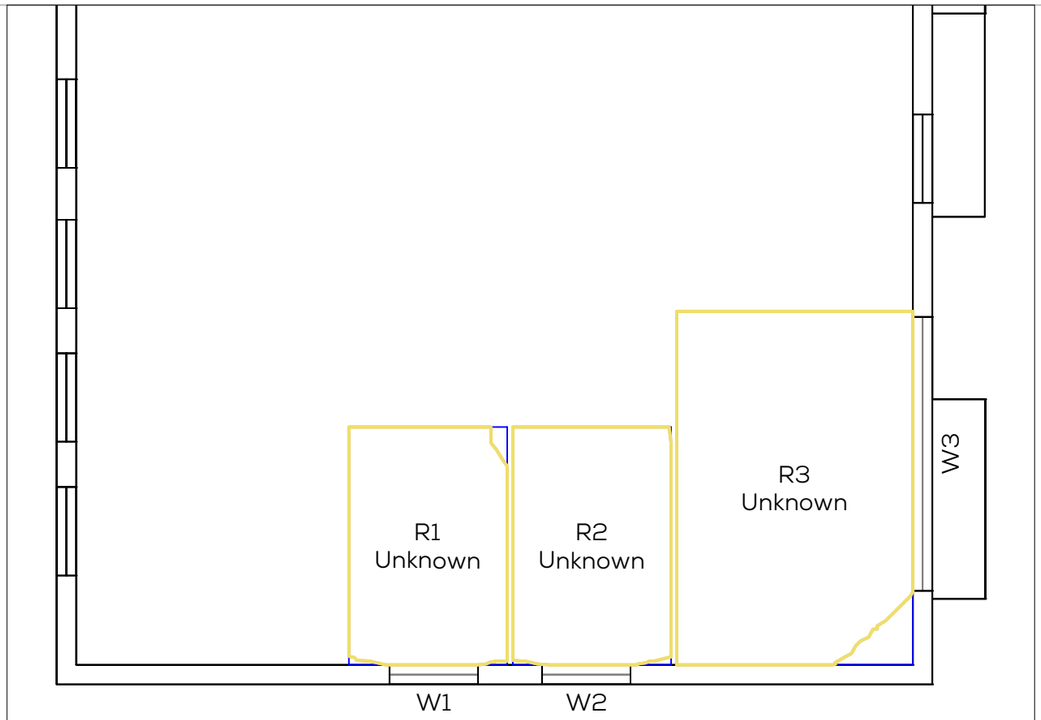
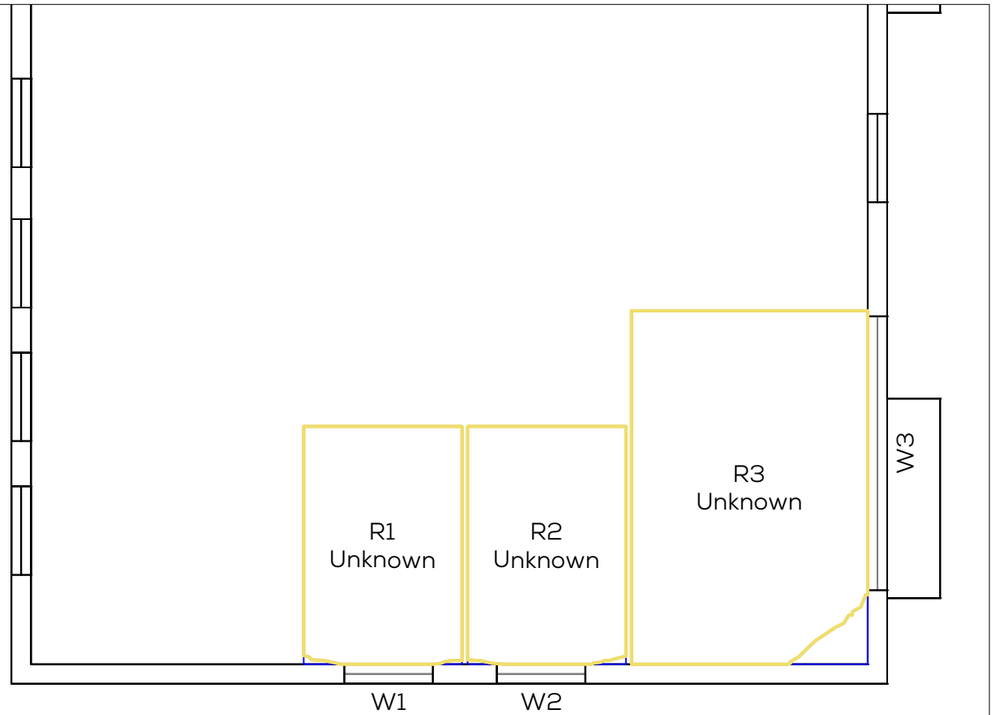


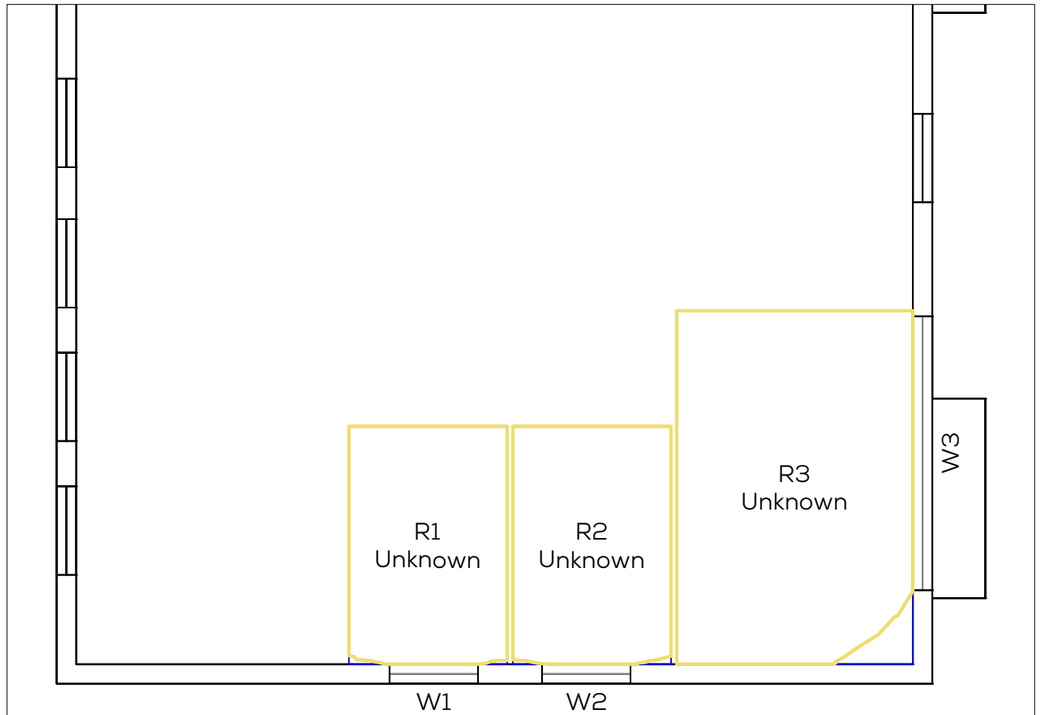
GROUND FLOOR
SCALE 1:110



FIRST FLOOR
SCALE 1:110



SECOND FLOOR
SCALE 1:100



THIRD FLOOR
SCALE 1:110

SOURCES OF INFORMATION

3D Survey/Site Photos
IR05-11.01.18-MSA Survey

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IR02-27.11.17-VUCITY

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DAYLIGHT DISTRIBUTION CONTOURS
EXISTING CONTOUR
PROPOSED CONTOUR
HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:
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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS

1-32 SHERINGHAM
PROPOSED IR20 - RECEIVED 24.09.18

DWN BY	SCALE	CHK BY	STATUS	DATE
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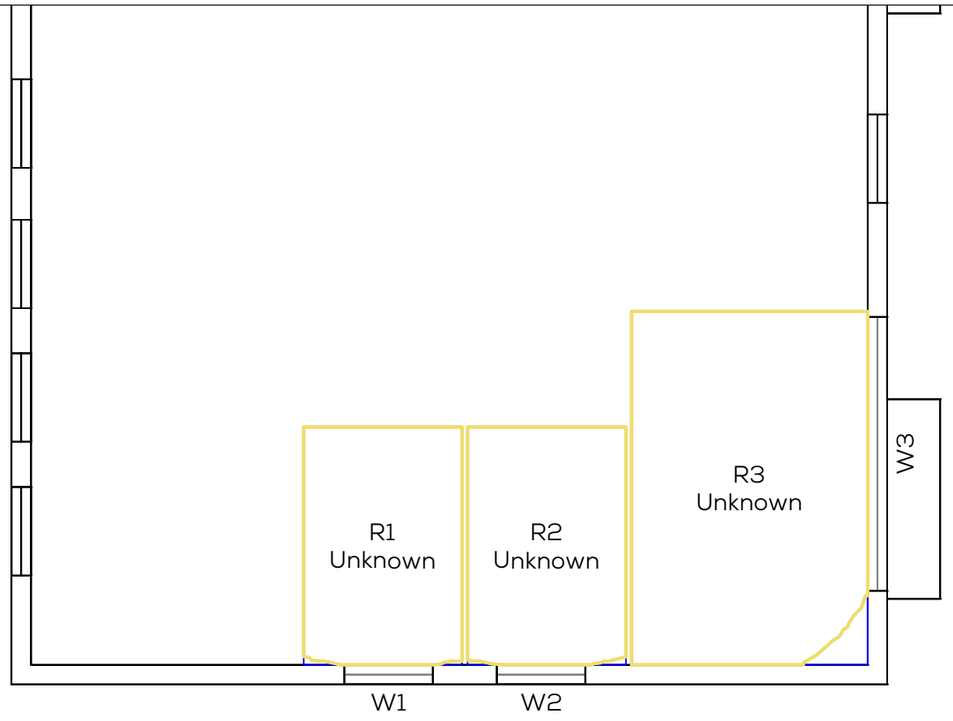
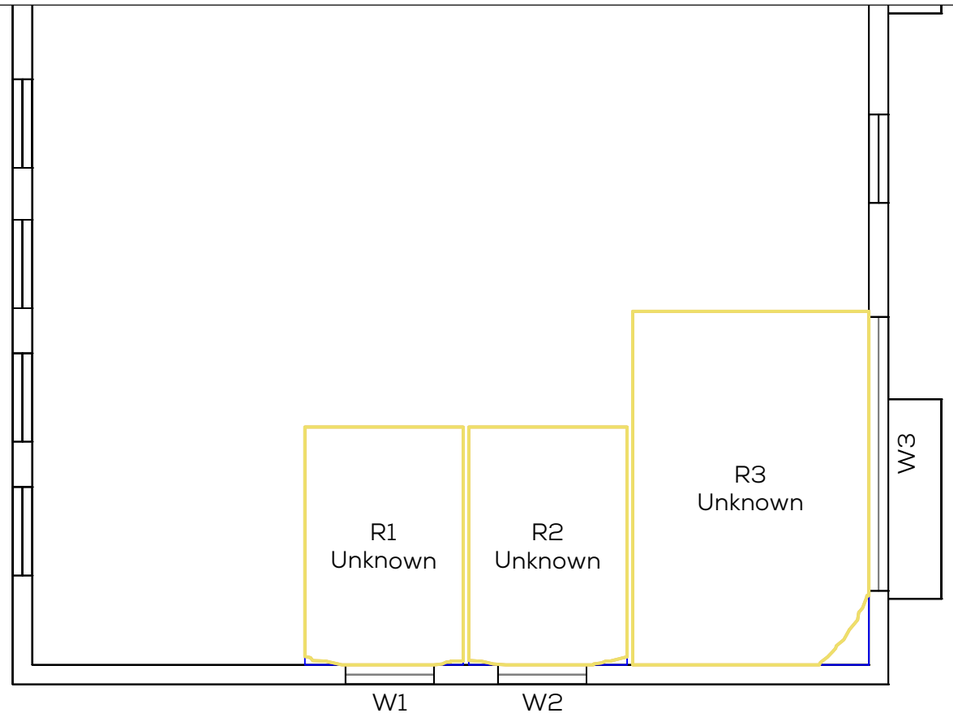
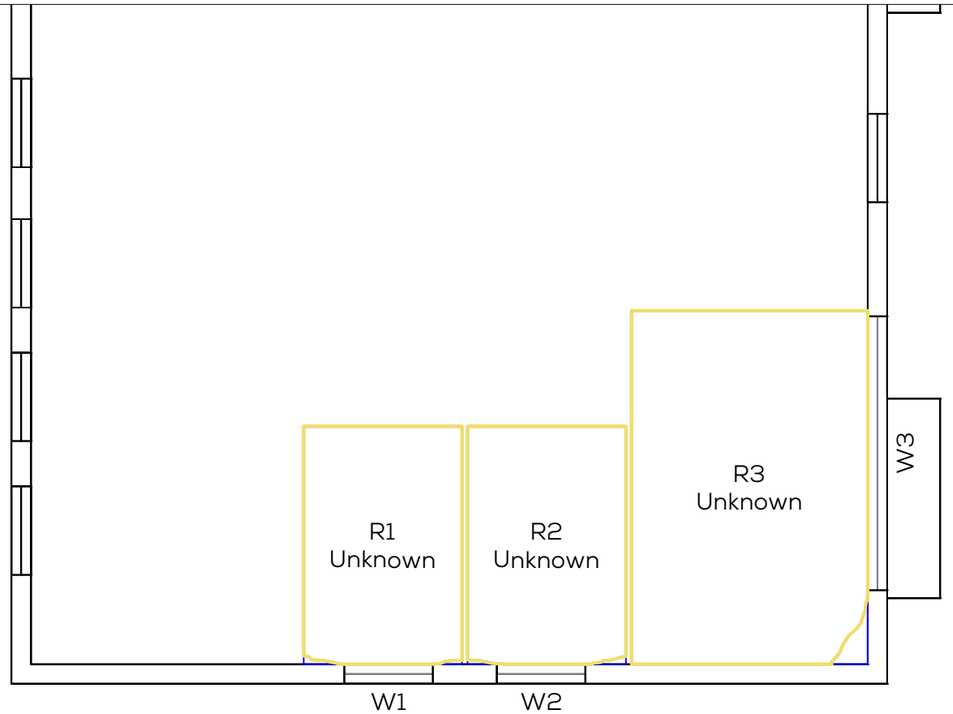


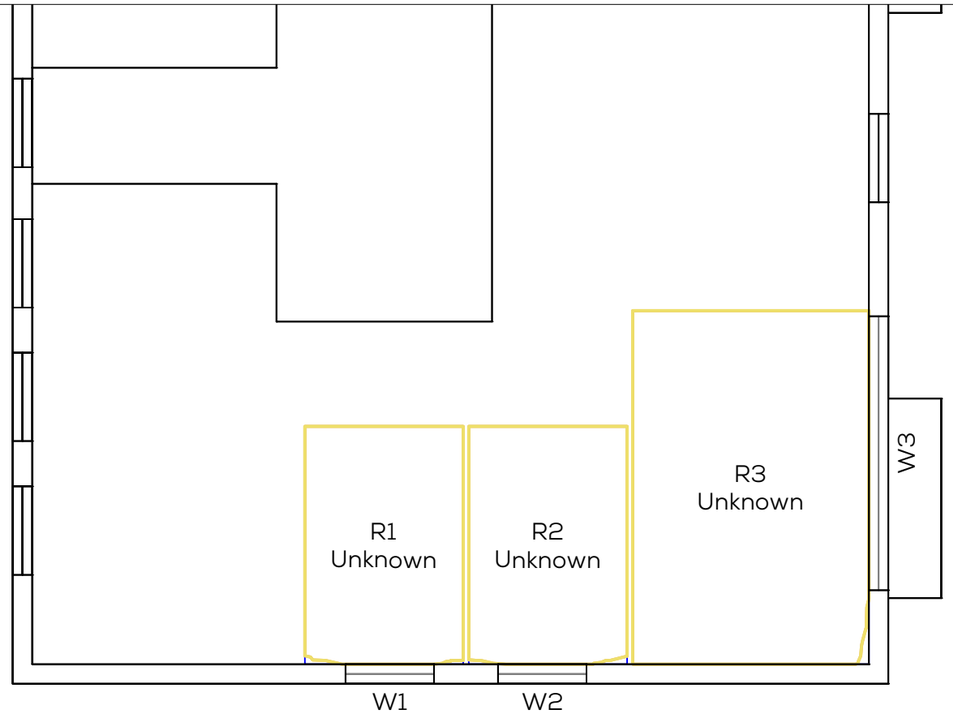
FOURTH FLOOR
SCALE 1:110



FIFTH FLOOR
SCALE 1:110



SIXTH FLOOR
SCALE 1:100



SEVENTH FLOOR
SCALE 1:110

SOURCES OF INFORMATION

3D Survey/Site Photos
IR05-11.01.18-MSA Survey

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IR02-27.11.17-VUCITY

IR08-OS-FIND

PROPOSED SCHEME
IR20-24.09.18-ML Architects

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DAYLIGHT DISTRIBUTION CONTOURS
EXISTING CONTOUR
PROPOSED CONTOUR
HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:
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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS

1-32 SHERINGHAM
PROPOSED IR20 - RECEIVED 24.09.18

DWN BY	SCALE	CHK BY	STATUS	DATE
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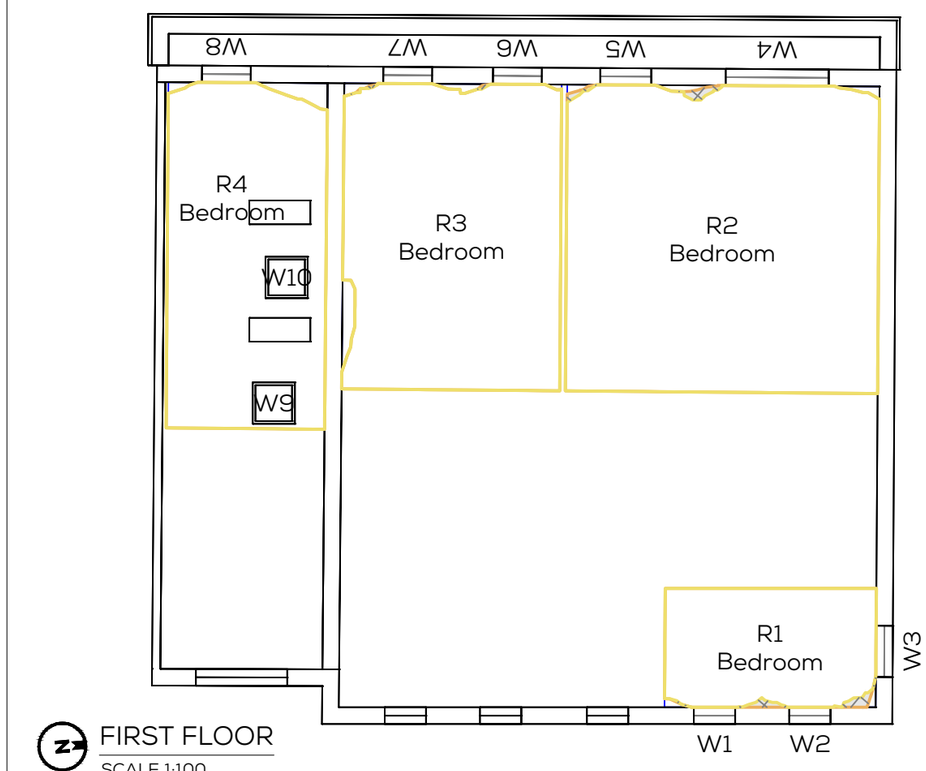
GROUND FLOOR
SCALE 1:100



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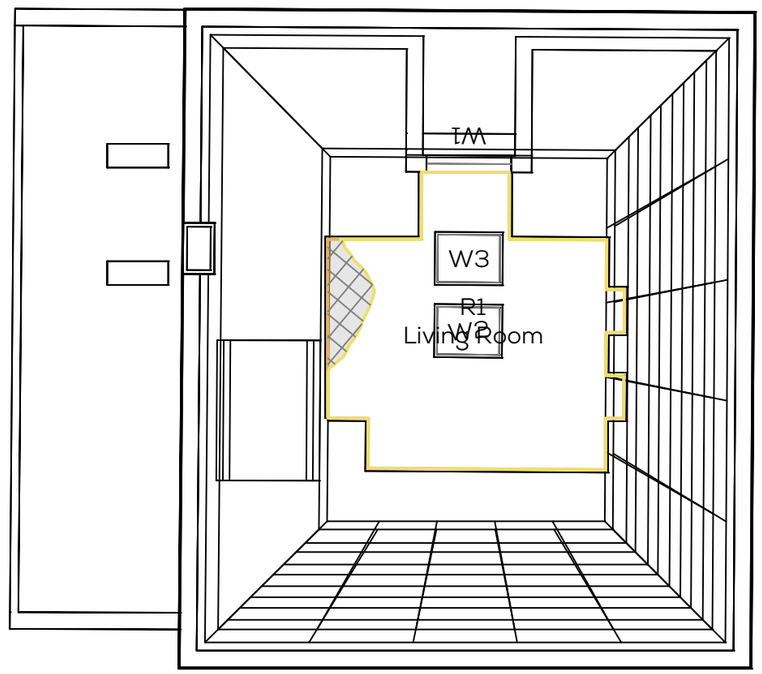

SECOND FLOOR
SCALE 1:100

SOURCES OF INFORMATION

3D Survey/Site Photos
IR05-11.01.18-MSA Survey

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PROPOSED SCHEME
IR20-24.09.18-ML Architects

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DAYLIGHT DISTRIBUTION CONTOURS
EXISTING CONTOUR
PROPOSED CONTOUR
HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:
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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS

1 ST JOHN'S WOOD PARK
PROPOSED IR20 - RECEIVED 24.09.18

DWN BY	SCALE	CHK BY	STATUS	DATE
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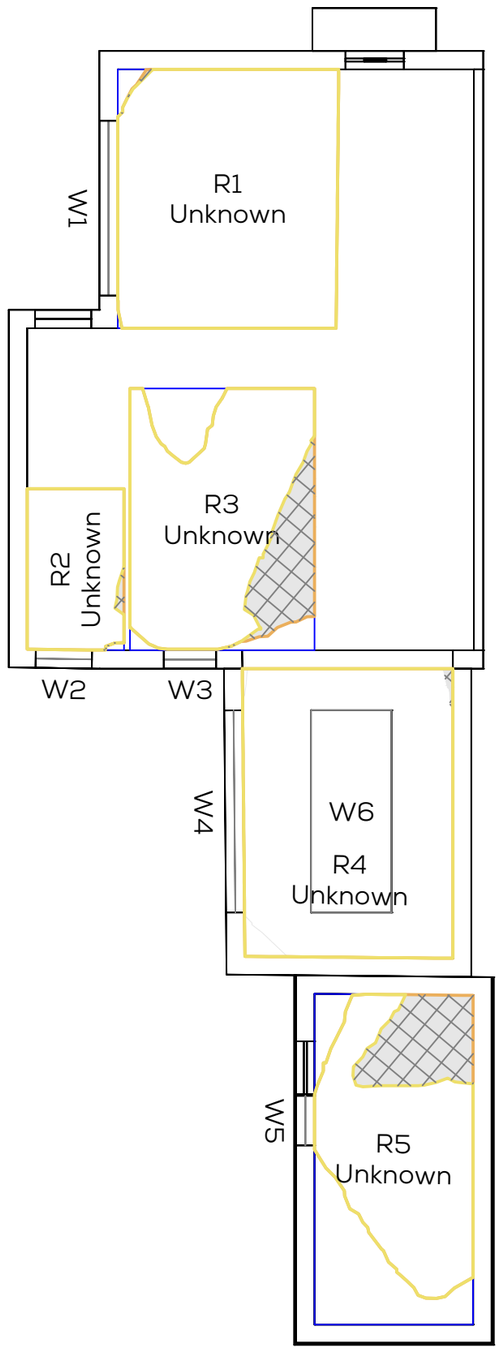

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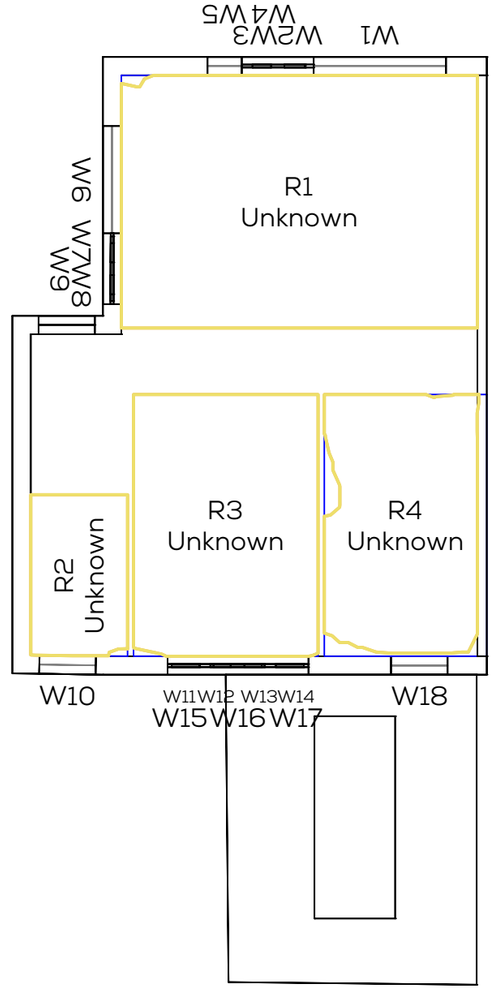

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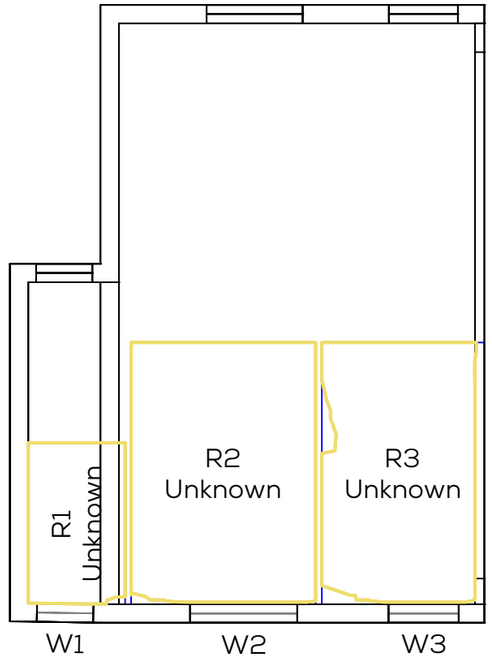

SECOND FLOOR
SCALE 1:100

SOURCES OF INFORMATION

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PROJECT:
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DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS

1 MIDDLEFIELD
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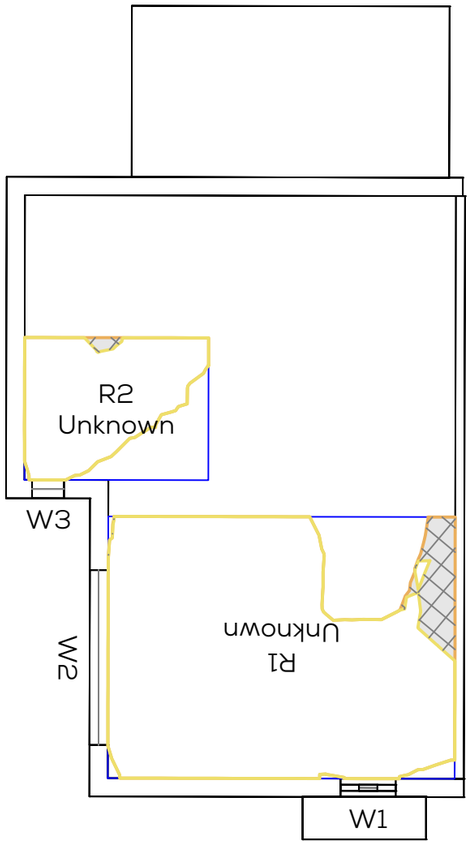

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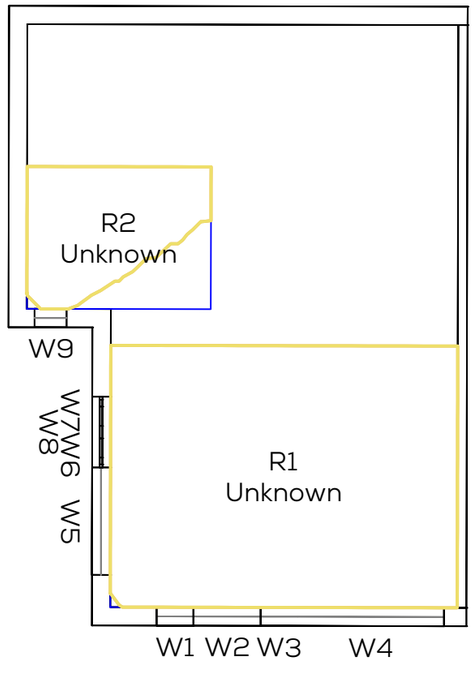

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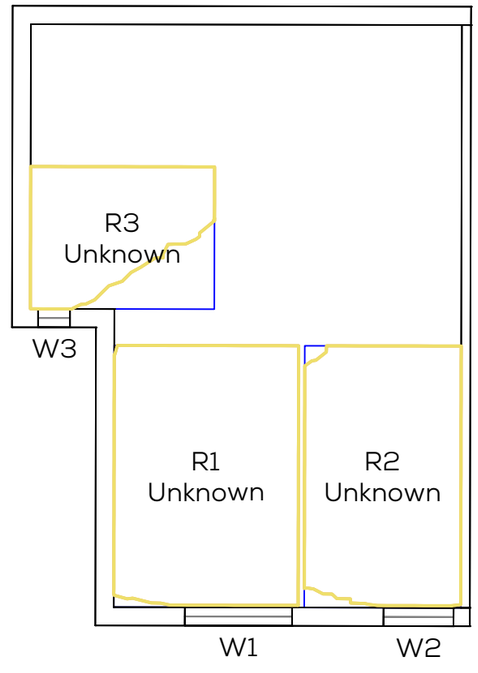

SECOND FLOOR
SCALE 1:100

SOURCES OF INFORMATION

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DAYLIGHT DISTRIBUTION CONTOURS
EXISTING CONTOUR
PROPOSED CONTOUR
HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS

2 MIDDLEFIELD
PROPOSED IR20 - RECEIVED 24.09.18

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	1:100@A3	MO	-	26.09.18
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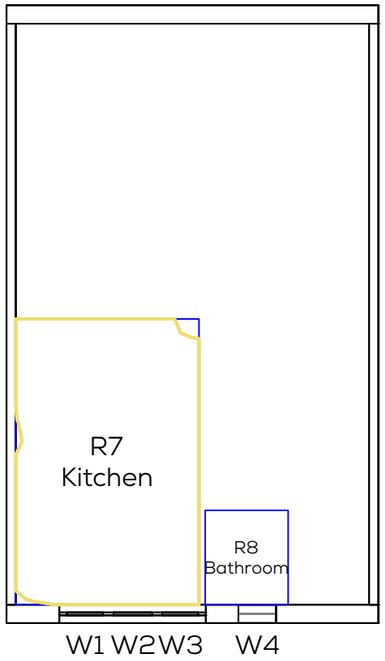

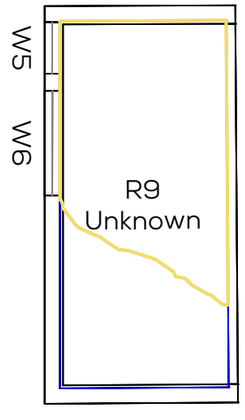

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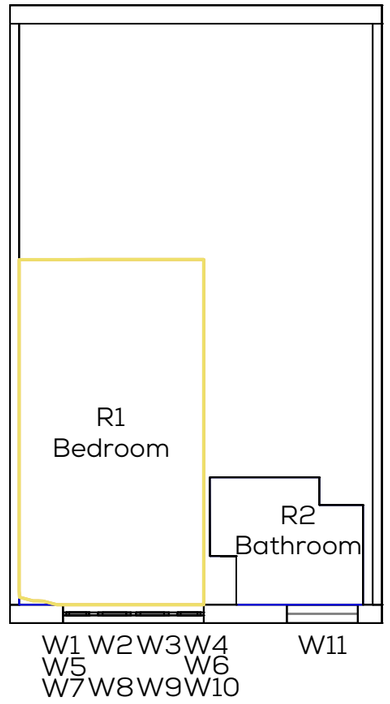

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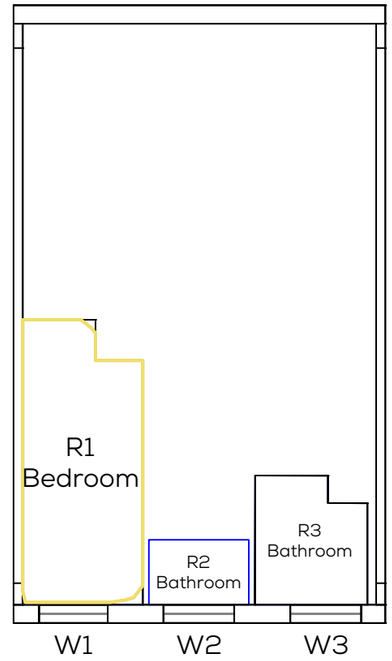

SECOND FLOOR
SCALE 1:100

SOURCES OF INFORMATION

3D Survey/Site Photos
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DAYLIGHT DISTRIBUTION CONTOURS
EXISTING CONTOUR
PROPOSED CONTOUR
HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:
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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS

3 MIDDLEFIELD
PROPOSED IR20 - RECEIVED 24.09.18

DWN BY	SCALE	CHK BY	STATUS	DATE
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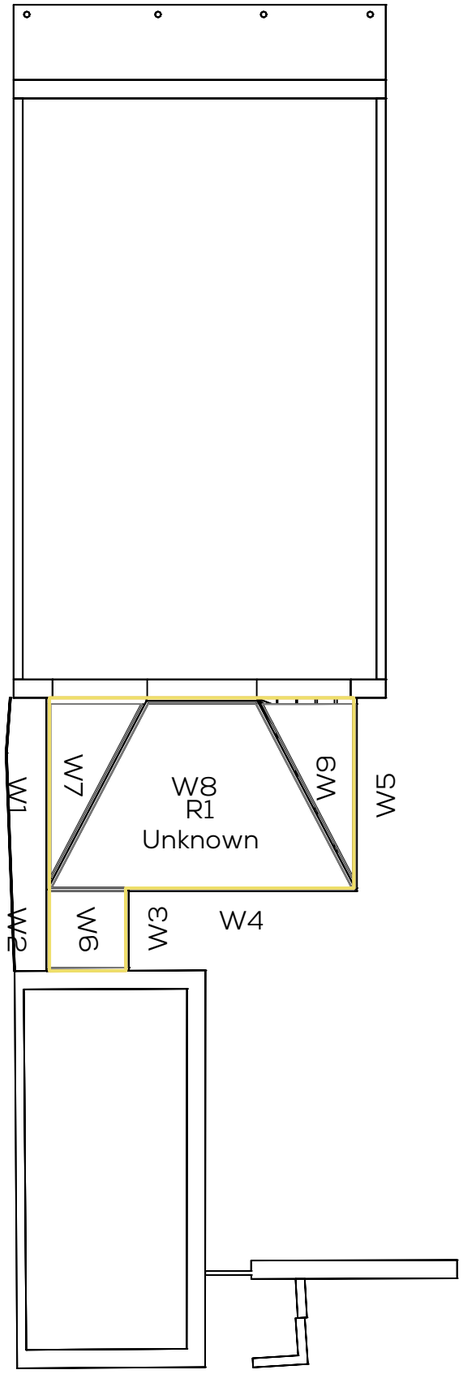
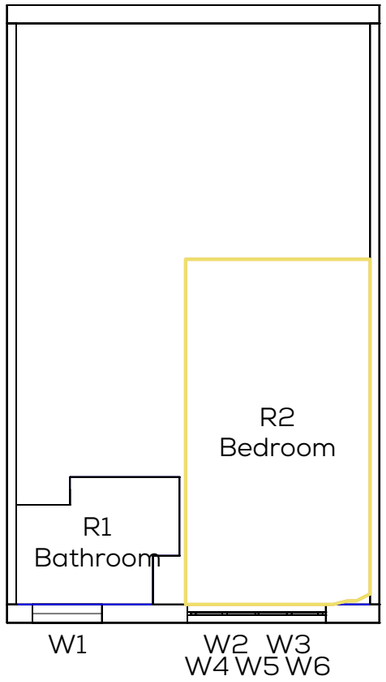


GROUND FLOOR
SCALE 1:100



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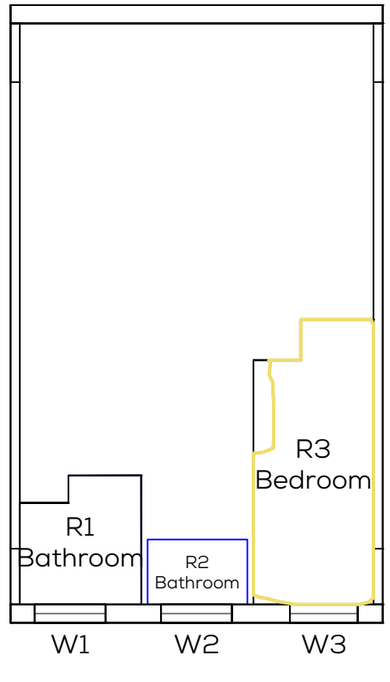

SECOND FLOOR
SCALE 1:100

SOURCES OF INFORMATION

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PROPOSED SCHEME
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DAYLIGHT DISTRIBUTION CONTOURS
EXISTING CONTOUR
PROPOSED CONTOUR
HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:
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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS

5 MIDDLEFIELD
PROPOSED IR20 - RECEIVED 24.09.18

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	1:100@A3	MO	-	26.09.18
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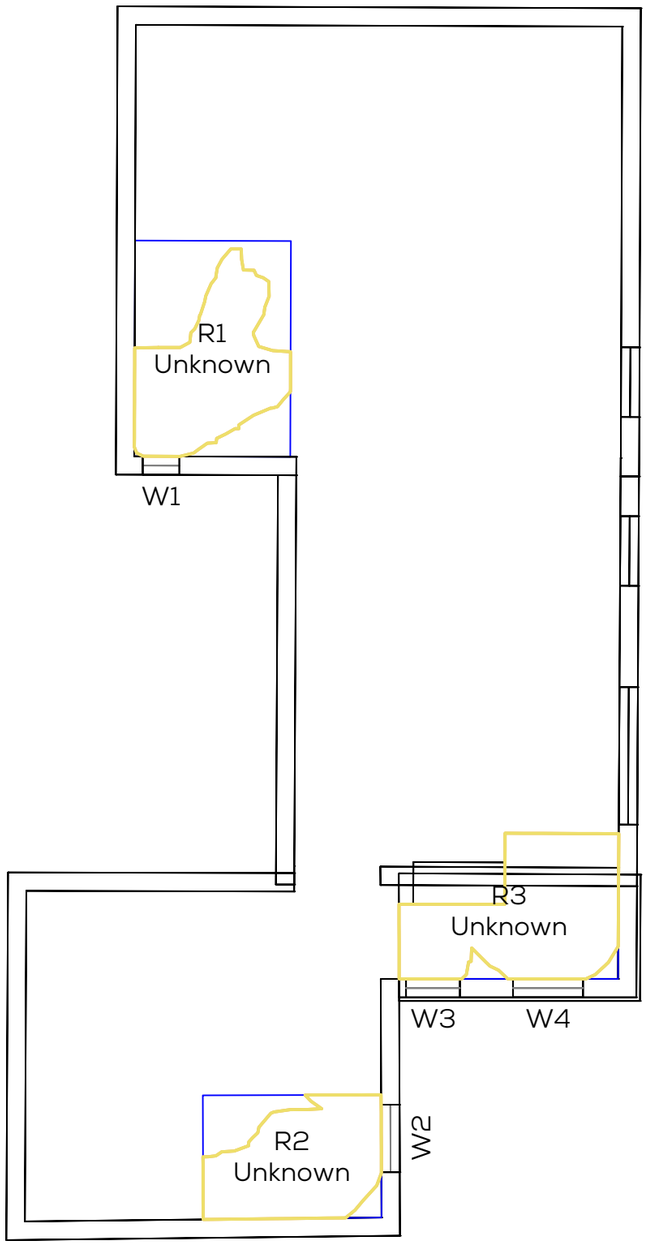

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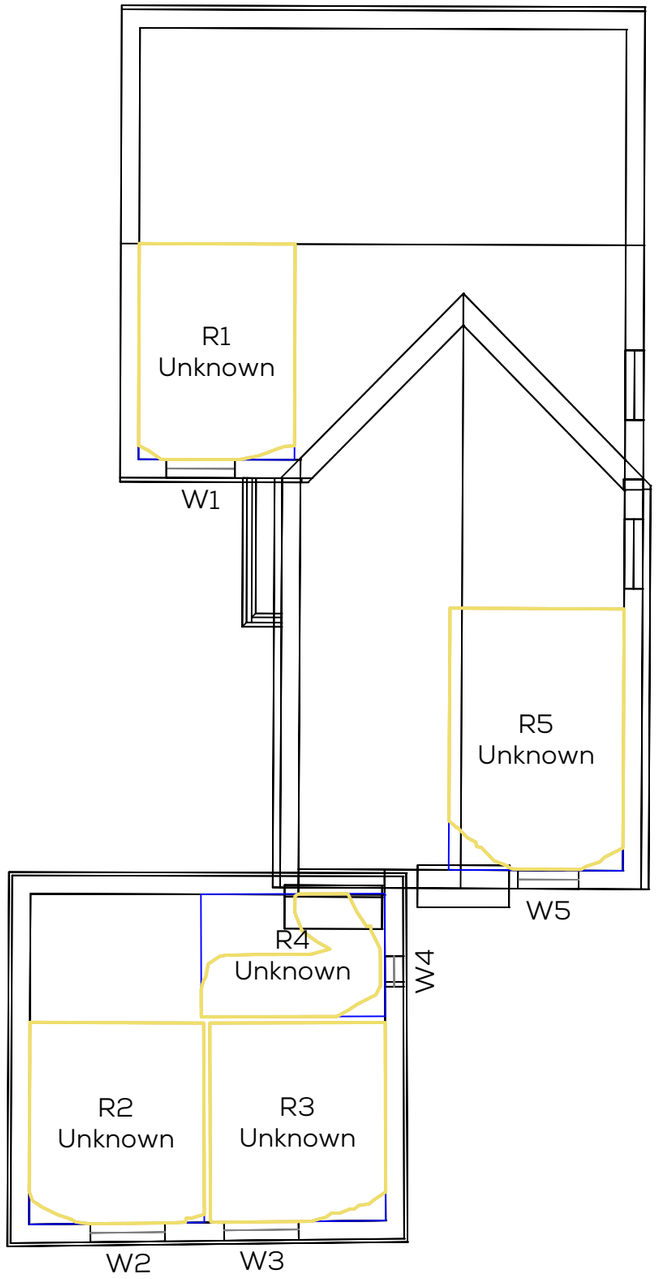

FIRST FLOOR
SCALE 1:100

SOURCES OF INFORMATION

3D Survey/Site Photos
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DAYLIGHT DISTRIBUTION CONTOURS
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PROPOSED CONTOUR
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NOTES:
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PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS

15 MIDDLEFIELD
PROPOSED IR20 - RECEIVED 24.09.18

DWN BY	SCALE	CHK BY	STATUS	DATE
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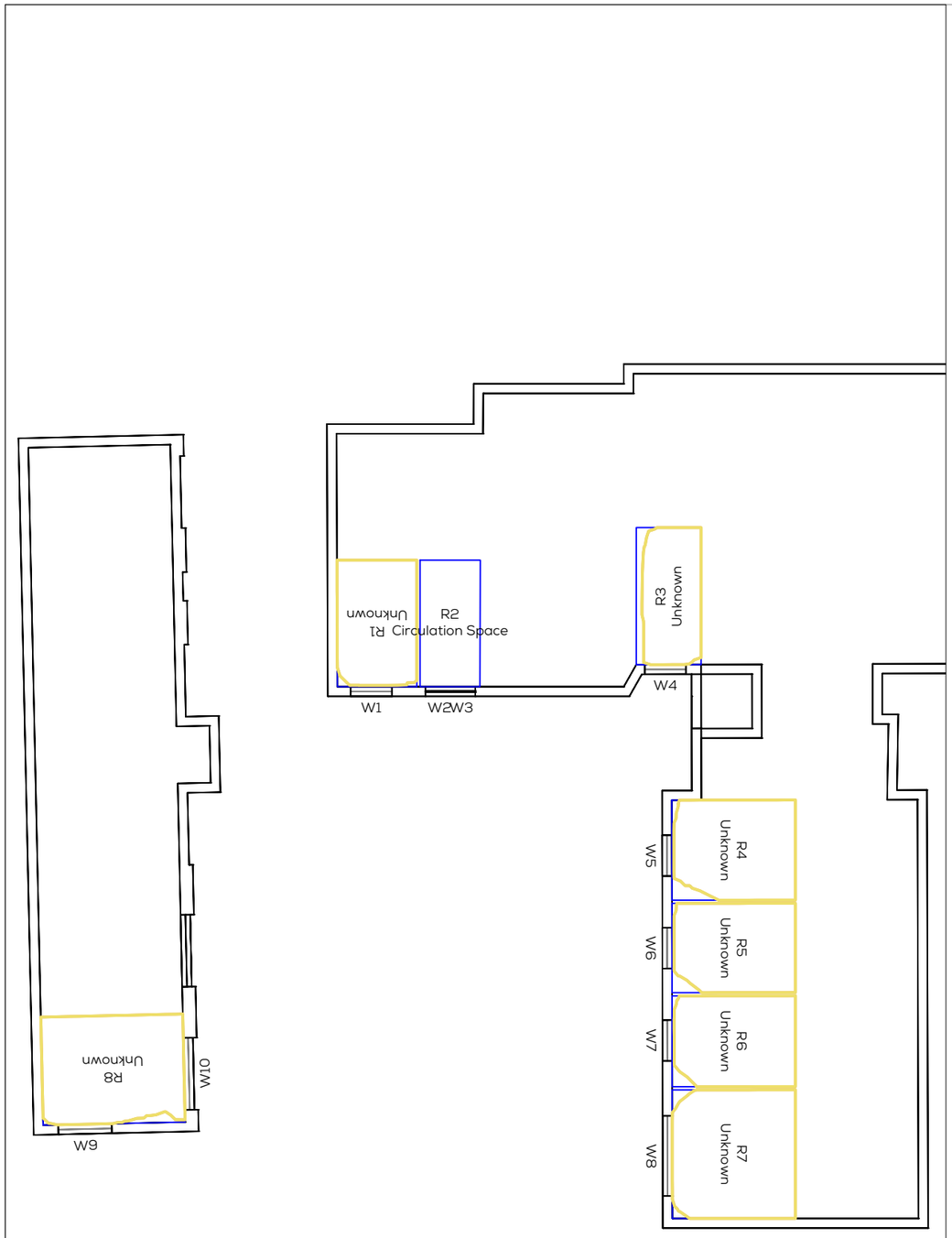

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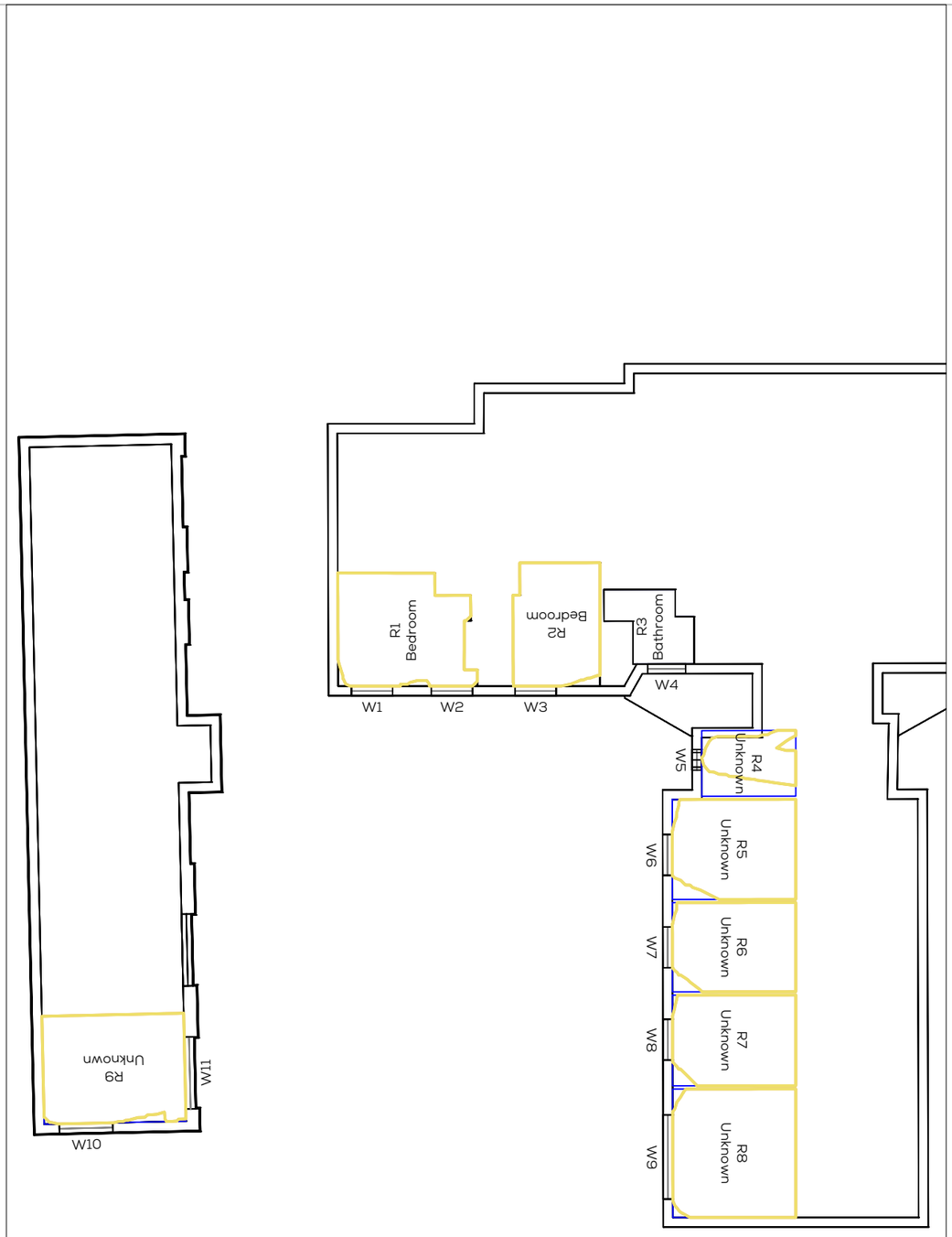

FIRST FLOOR
SCALE 1:175

SOURCES OF INFORMATION

3D Survey/Site Photos
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DAYLIGHT DISTRIBUTION CONTOURS
- EXISTING CONTOUR
- PROPOSED CONTOUR
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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS

5-54 BOYDELL COURT
PROPOSED IR20 - RECEIVED 24.09.18

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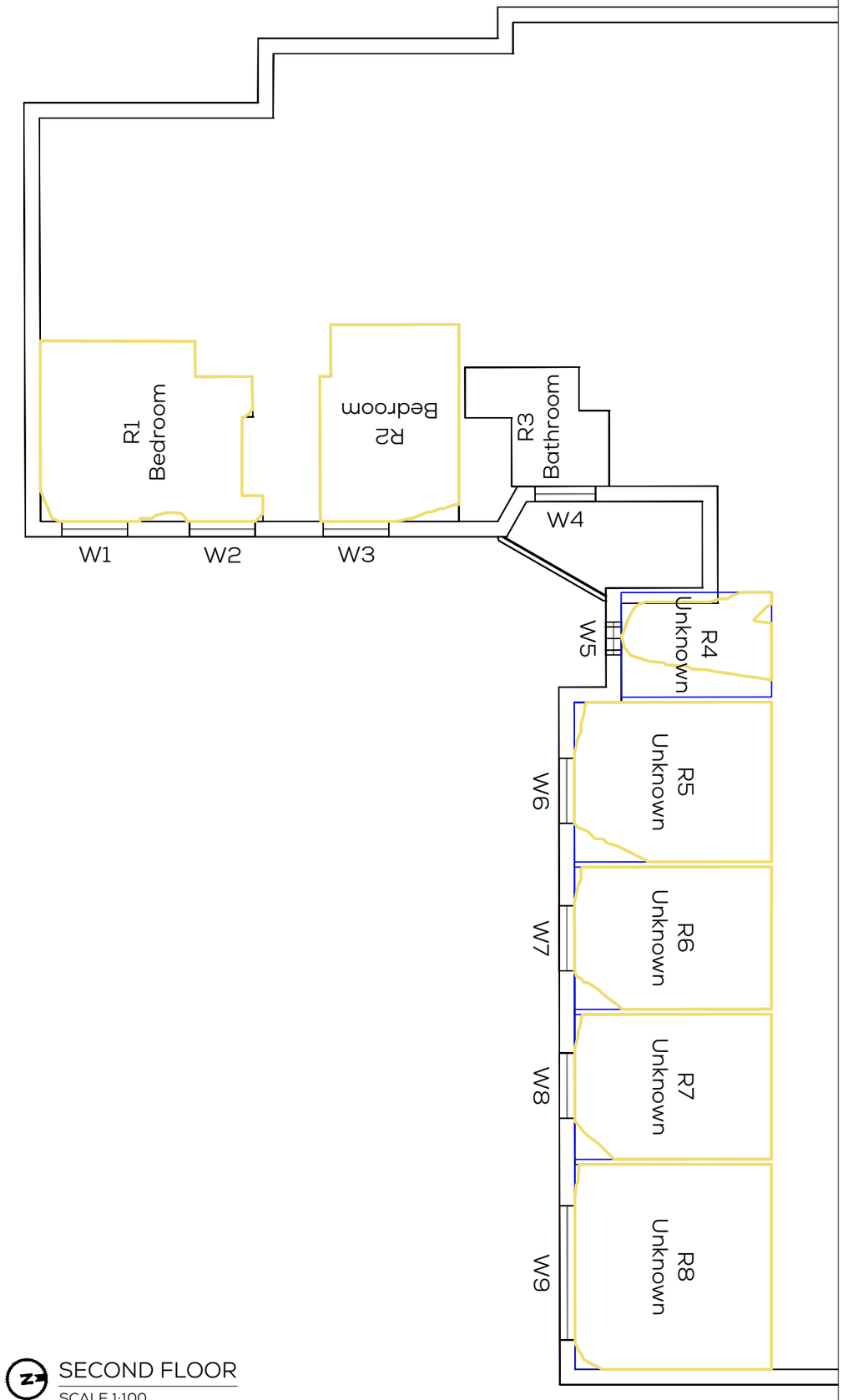
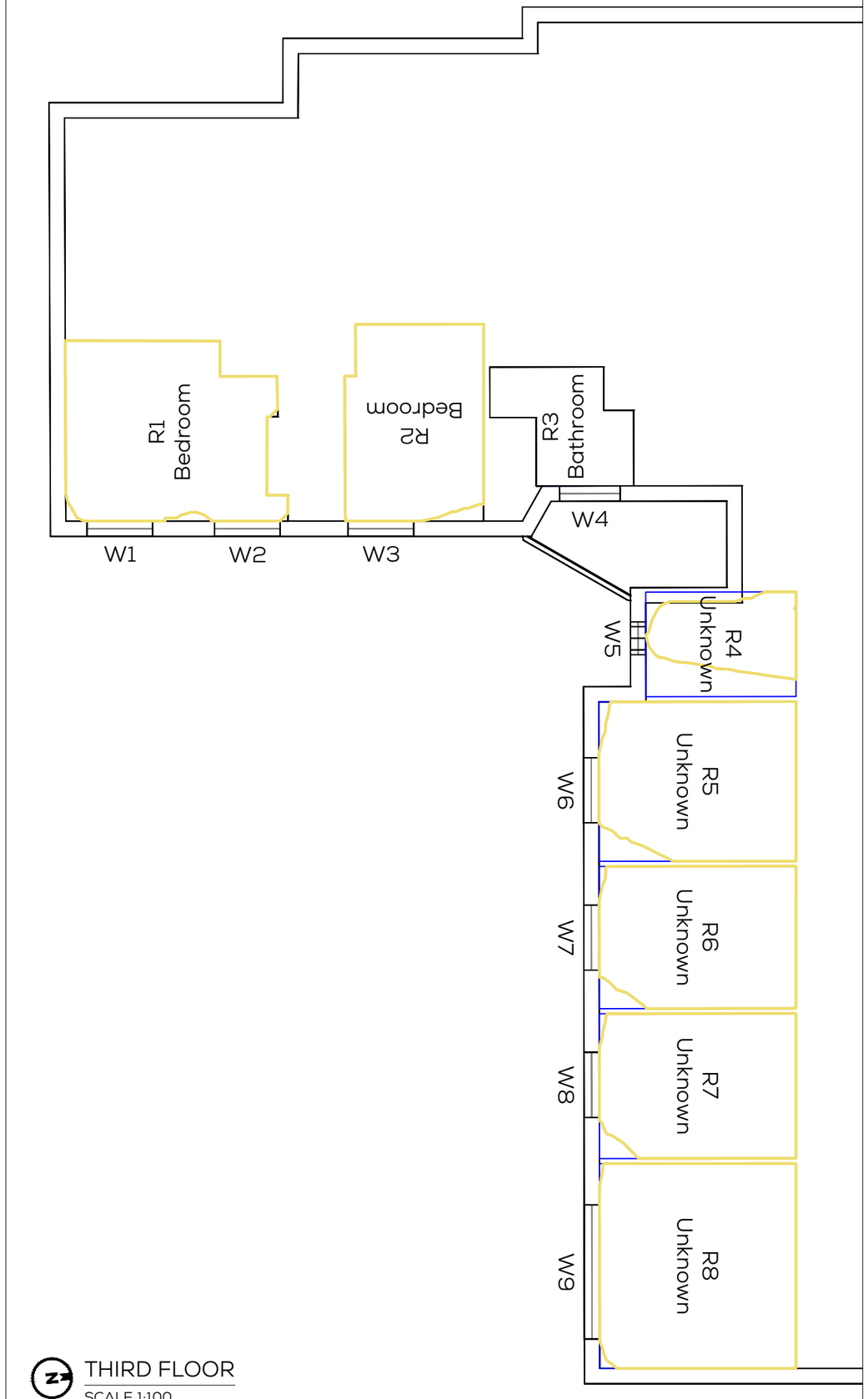


SECOND FLOOR
SCALE 1:100



THIRD FLOOR
SCALE 1:100

SOURCES OF INFORMATION

3D Survey/Site Photos
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DAYLIGHT DISTRIBUTION CONTOURS
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PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS

5-54 BOYDELL COURT
PROPOSED IR20 - RECEIVED 24.09.18

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	1:100@A3	MO	-	26.09.18
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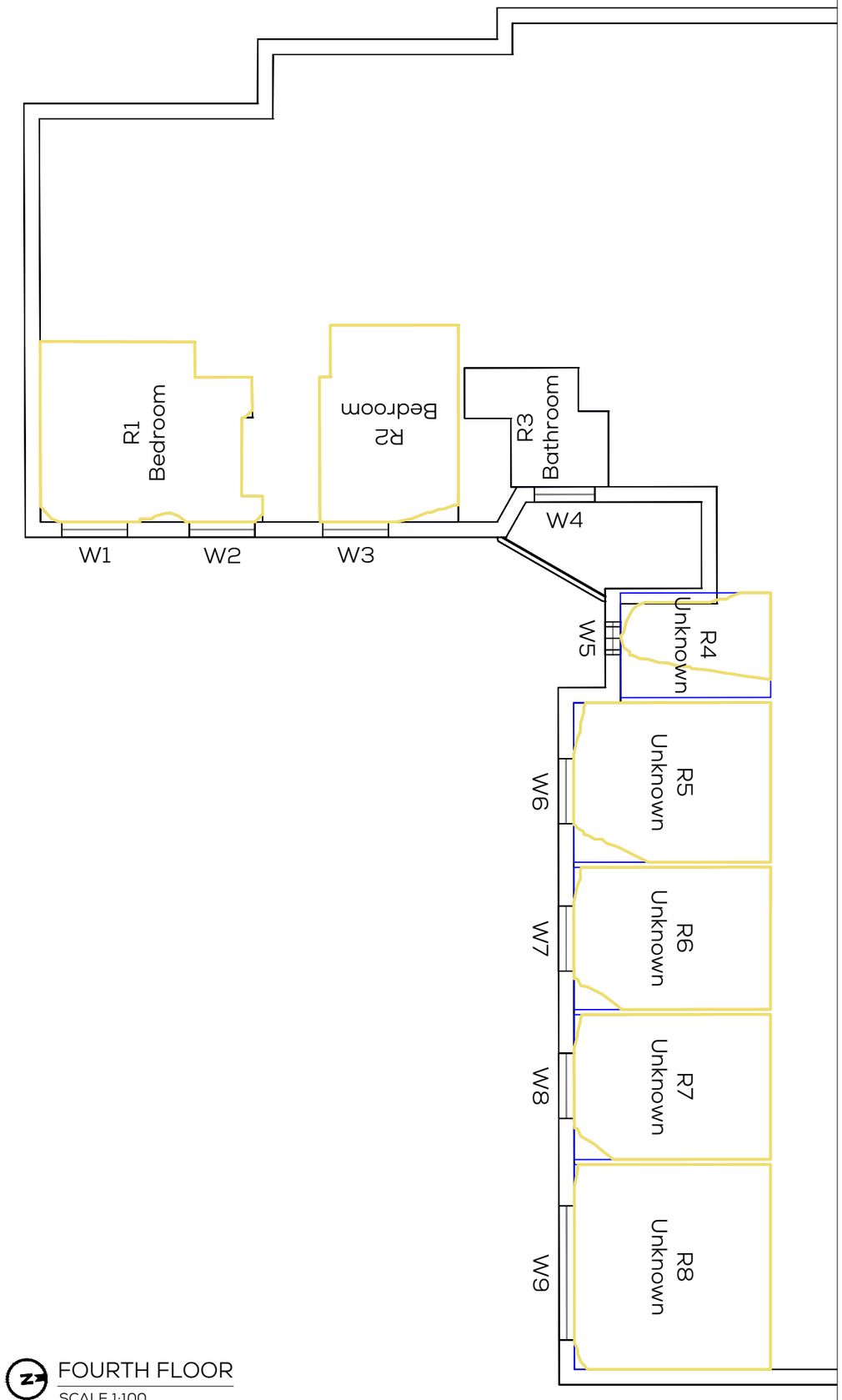
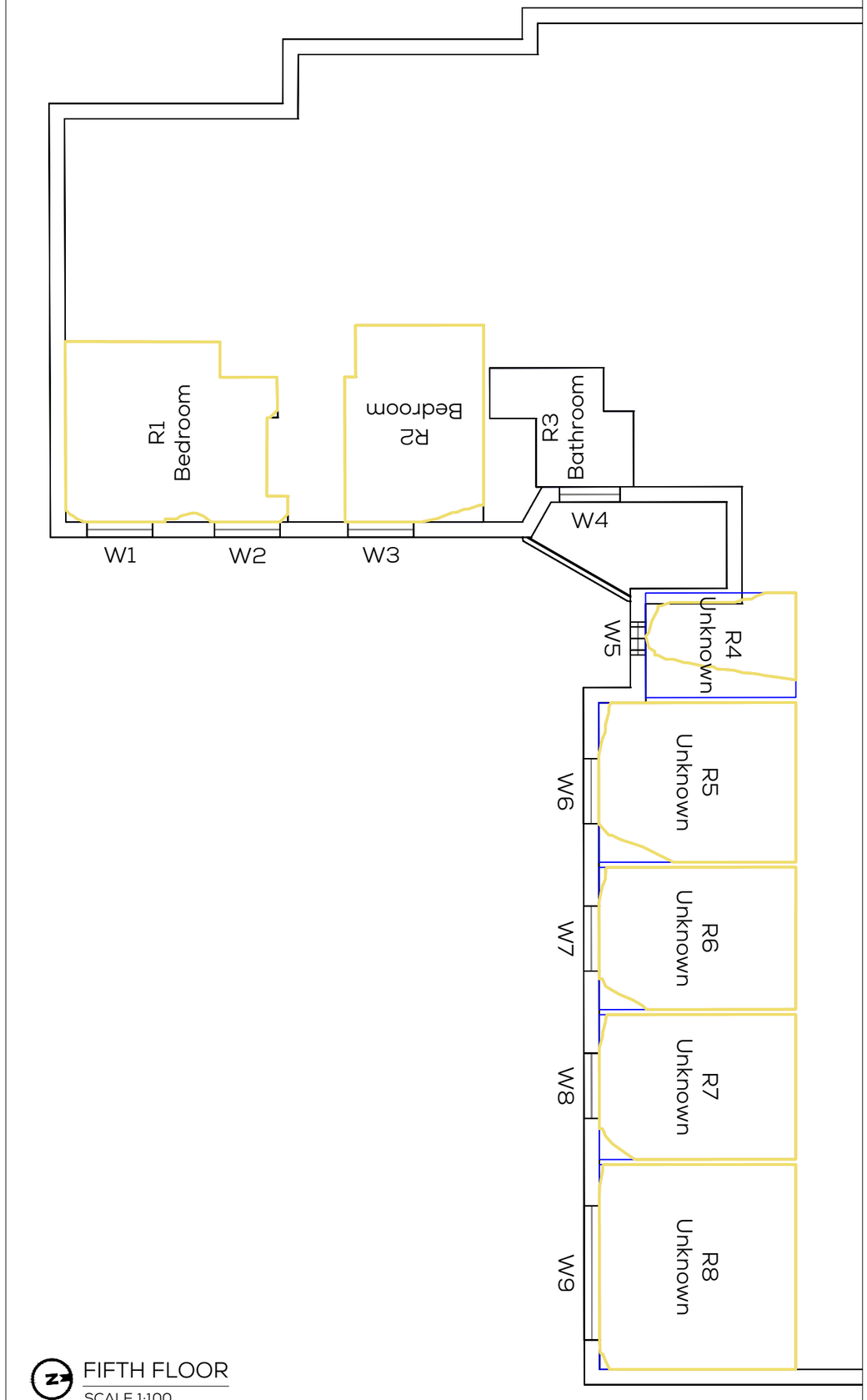


FOURTH FLOOR
SCALE 1:100



FIFTH FLOOR
SCALE 1:100

SOURCES OF INFORMATION

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PROJECT:
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DAYLIGHT DISTRIBUTION CONTOUR PLOTS

5-54 BOYDELL COURT
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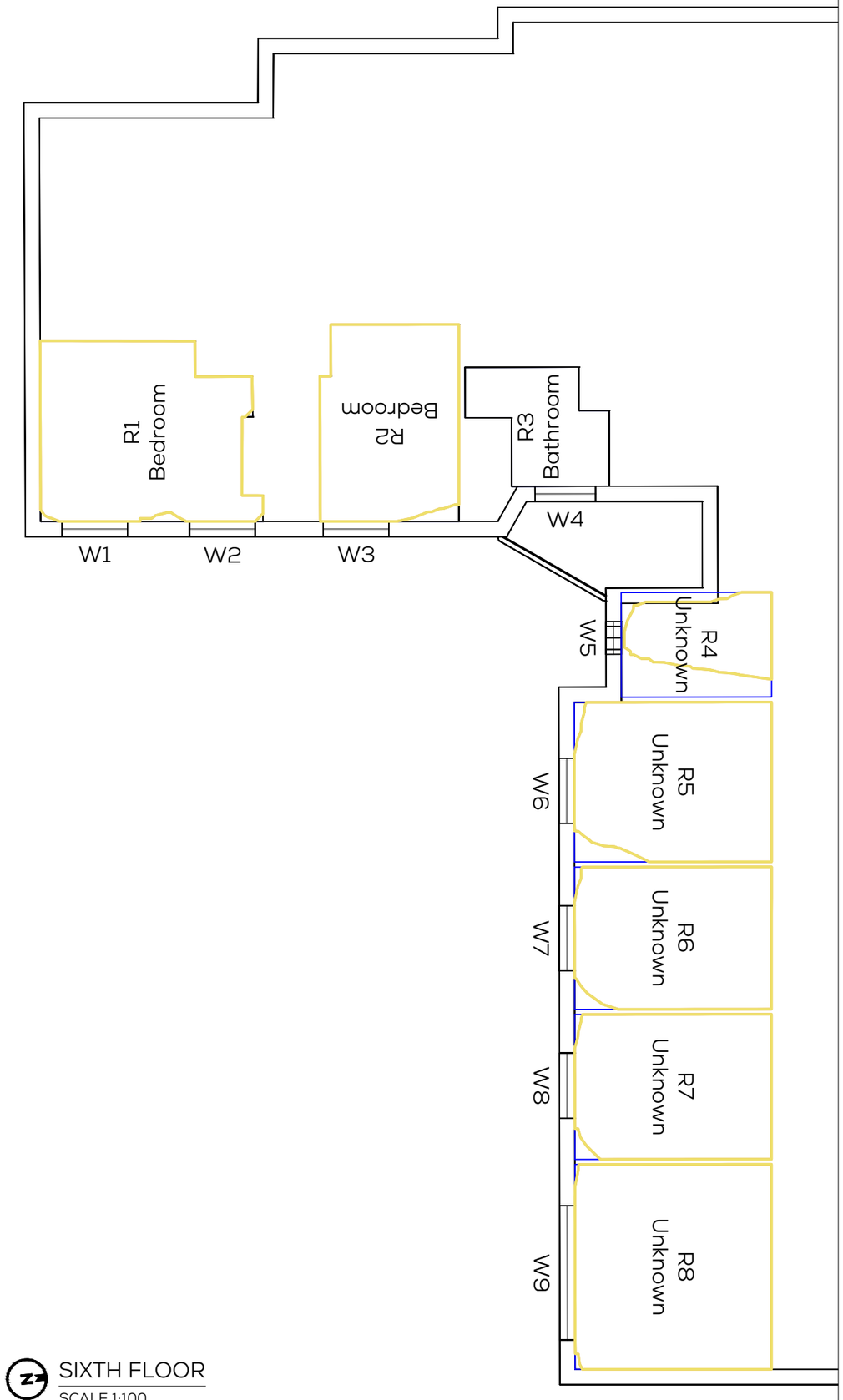

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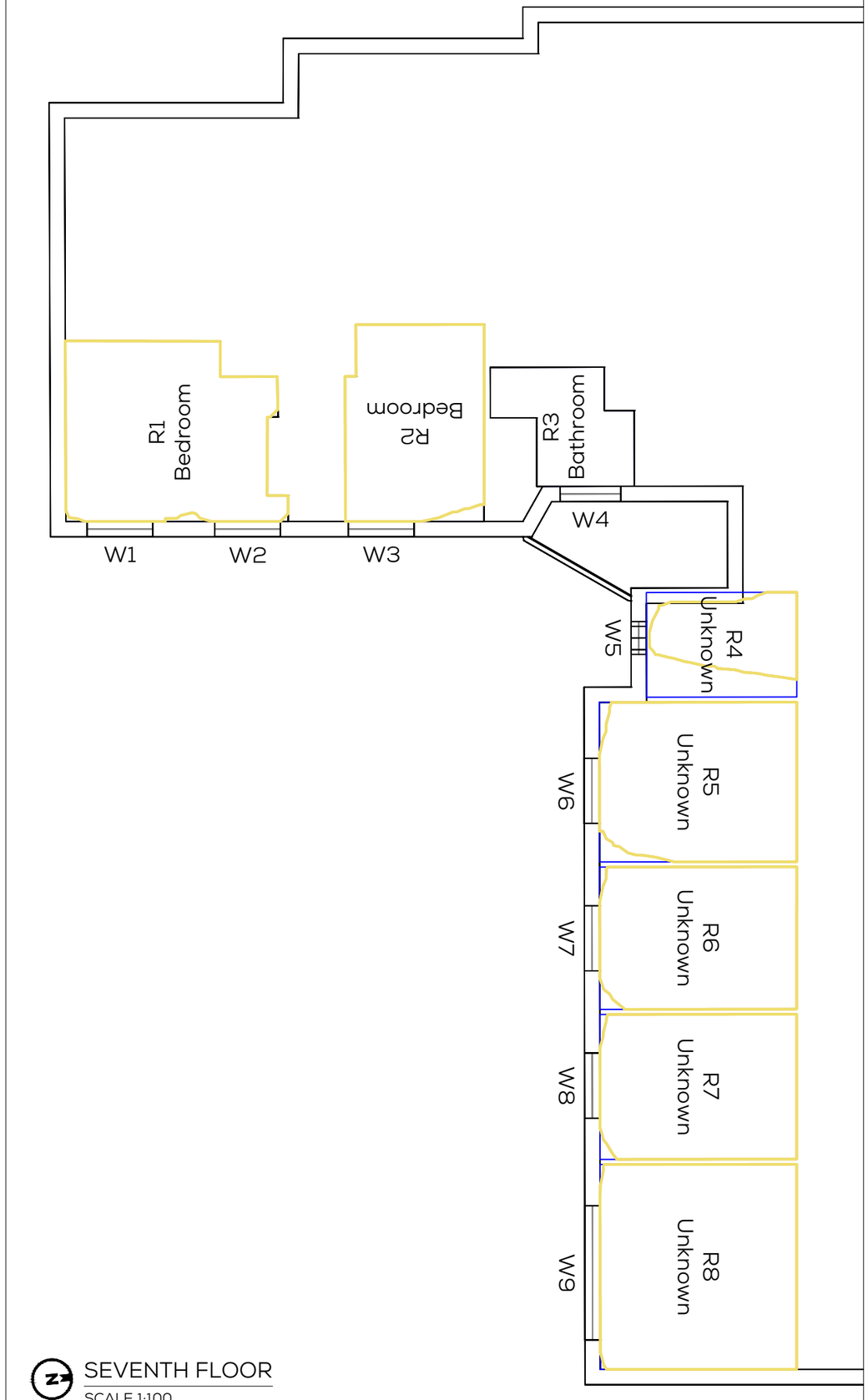

SEVENTH FLOOR
SCALE 1:100

SOURCES OF INFORMATION

3D Survey/Site Photos
IR05-11.01.18-MSA Survey

VuCity Surrounding
IR02-27.11.17-VUCITY

IR08-OS-FIND

PROPOSED SCHEME
IR20-24.09.18-ML Architects

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DAYLIGHT DISTRIBUTION CONTOURS
EXISTING CONTOUR
PROPOSED CONTOUR
HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:
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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS

5-54 BOYDELL COURT
PROPOSED IR20 - RECEIVED 24.09.18

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	1:100@A3	MO	-	26.09.18
PROJ No.	REL No.	IS No.	DWG No.	REV No.
13025	06	01	28	-

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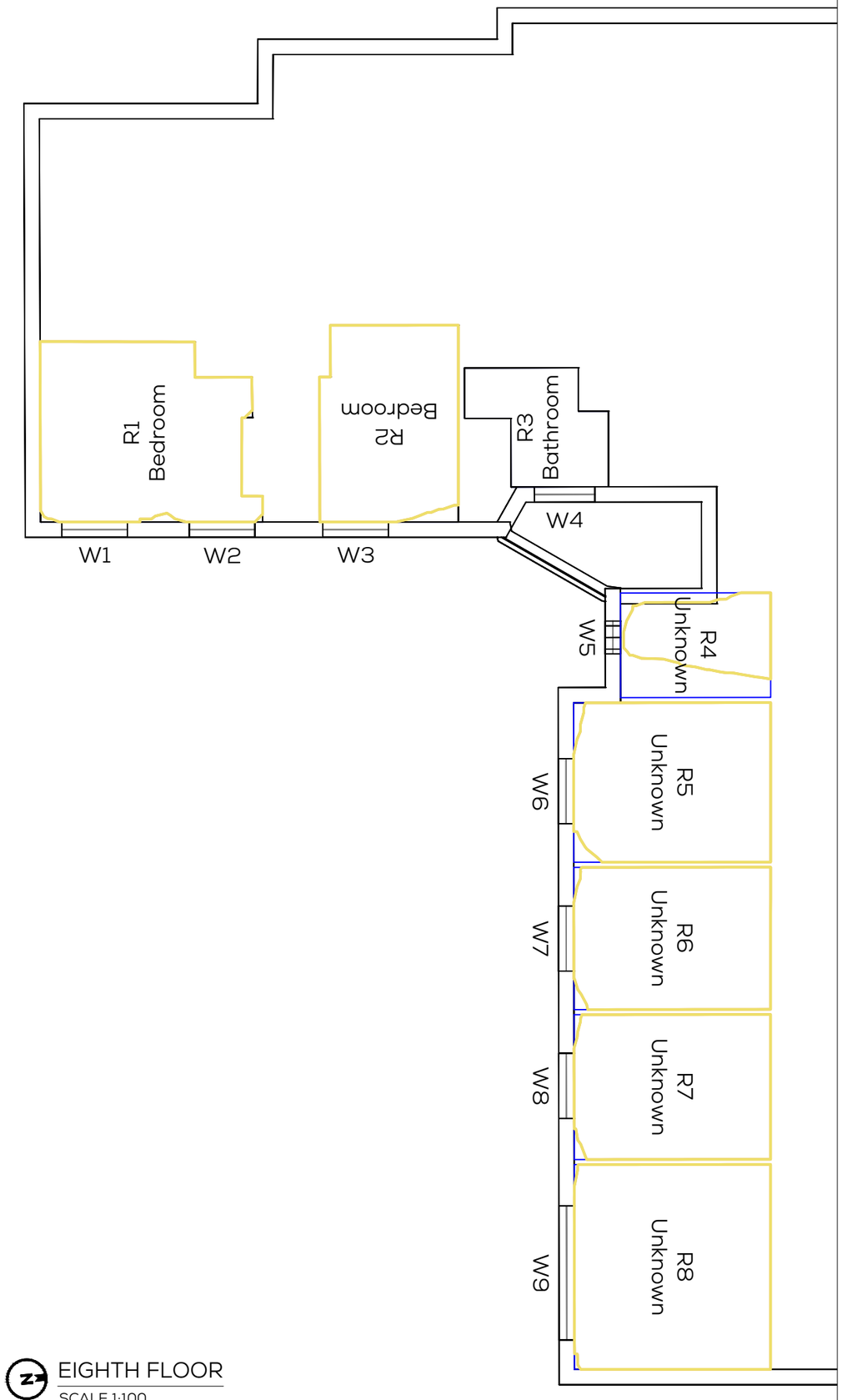

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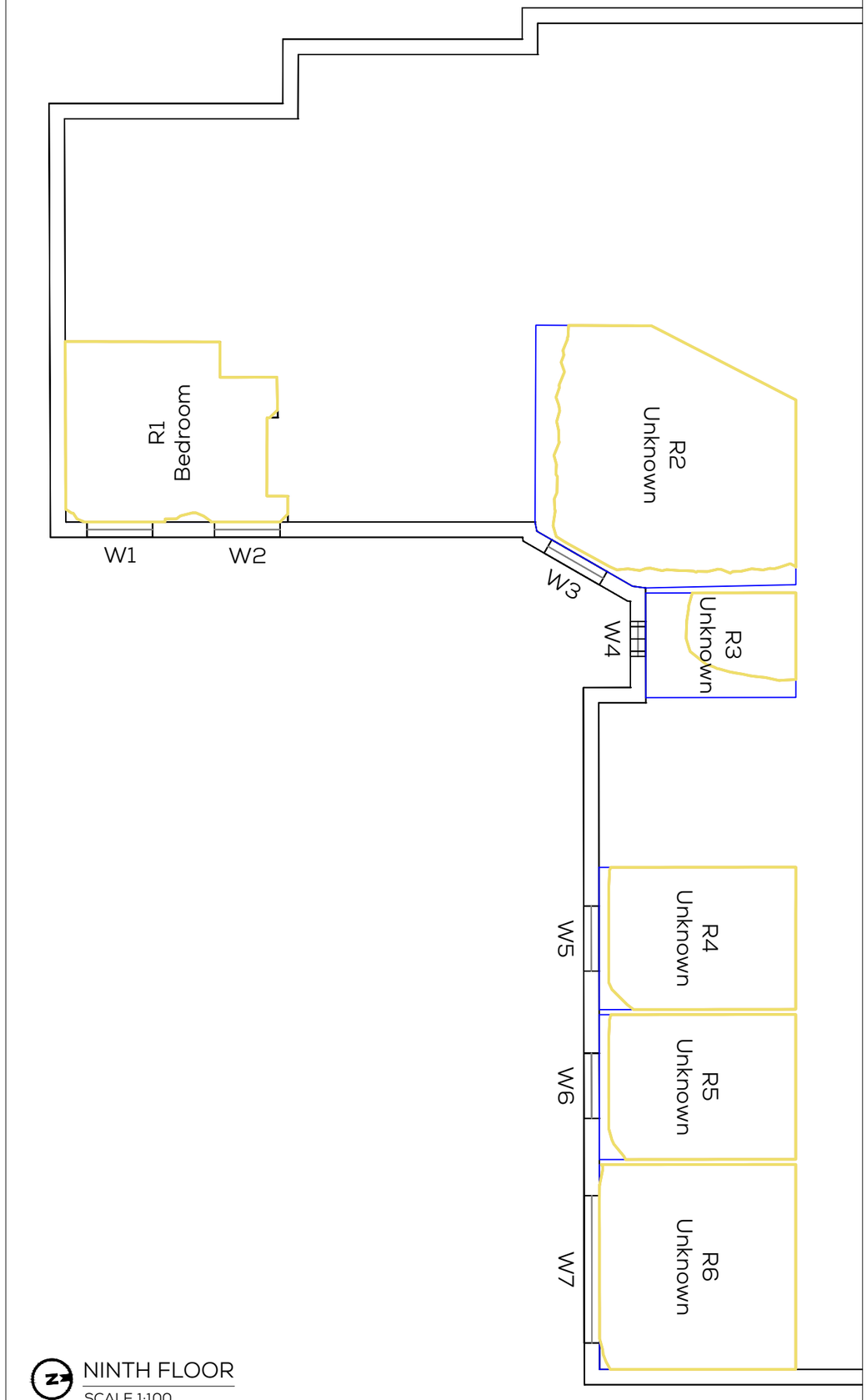

NINTH FLOOR
SCALE 1:100

SOURCES OF INFORMATION

3D Survey/Site Photos
IR05-11.01.18-MSA Survey

VuCity Surrounding
IR02-27.11.17-VUCITY

IR08-OS-FIND

PROPOSED SCHEME
IR20-24.09.18-ML Architects

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DAYLIGHT DISTRIBUTION CONTOURS
EXISTING CONTOUR
PROPOSED CONTOUR
HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:
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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS

5-54 BOYDELL COURT
PROPOSED IR20 - RECEIVED 24.09.18

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	1:100@A3	MO	-	26.09.18
PROJ No.	REL No.	IS No.	DWG No.	REV No.
13025	06	01	29	-

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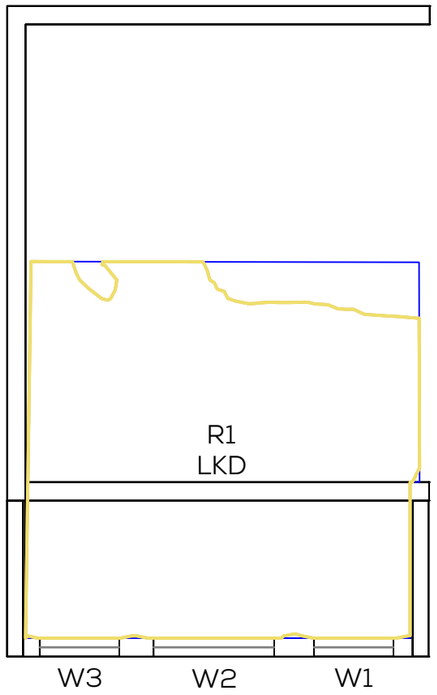
4-7 Court Close



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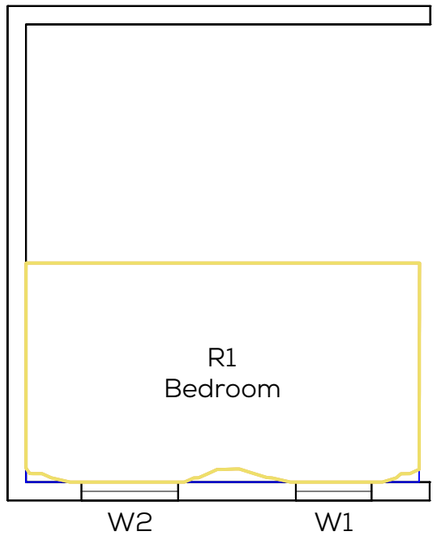

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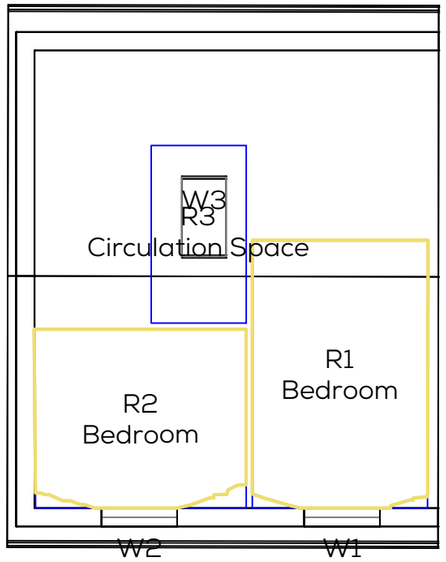

SECOND FLOOR
SCALE 1:100

SOURCES OF INFORMATION

3D Survey/Site Photos
IR05-11.01.18-MSA Survey

VuCity Surrounding
IR02-27.11.17-VUCITY

IR08-OS-FIND

PROPOSED SCHEME
IR20-24.09.18-ML Architects

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DAYLIGHT DISTRIBUTION CONTOURS
EXISTING CONTOUR
PROPOSED CONTOUR
HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:
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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS

4 COURT CLOSE
PROPOSED IR20 - RECEIVED 24.09.18

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	1:100@A3	MO	-	26.09.18
PROJ No.	REL No.	IS No.	DWG No.	REV No.
13025	06	01	30	-

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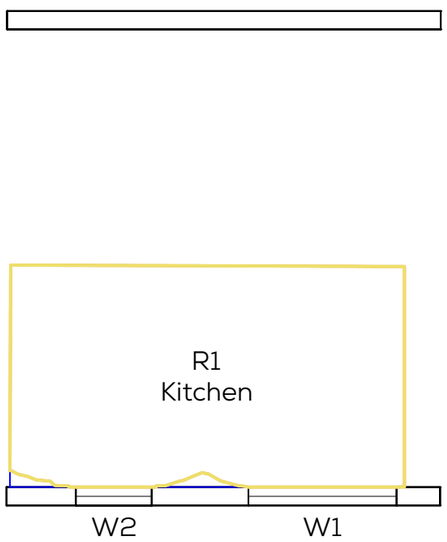

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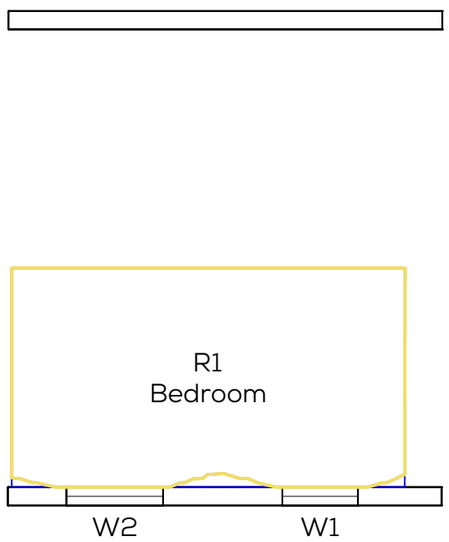

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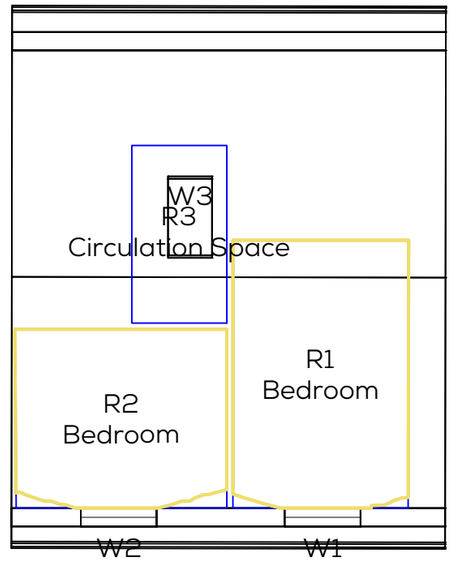
SCALE 1:100



SECOND FLOOR
SCALE 1:100

SOURCES OF INFORMATION

3D Survey/Site Photos
IR05-11.01.18-MSA Survey

VuCity Surrounding
IR02-27.11.17-VUCITY

IR08-OS-FIND

PROPOSED SCHEME
IR20-24.09.18-ML Architects

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DAYLIGHT DISTRIBUTION CONTOURS
EXISTING CONTOUR
PROPOSED CONTOUR
HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:
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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS

5 COURT CLOSE
PROPOSED IR20 - RECEIVED 24.09.18

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	1:100@A3	MO	-	26.09.18
PROJ No.	REL No.	IS No.	DWG No.	REV No.
13025	06	01	31	-

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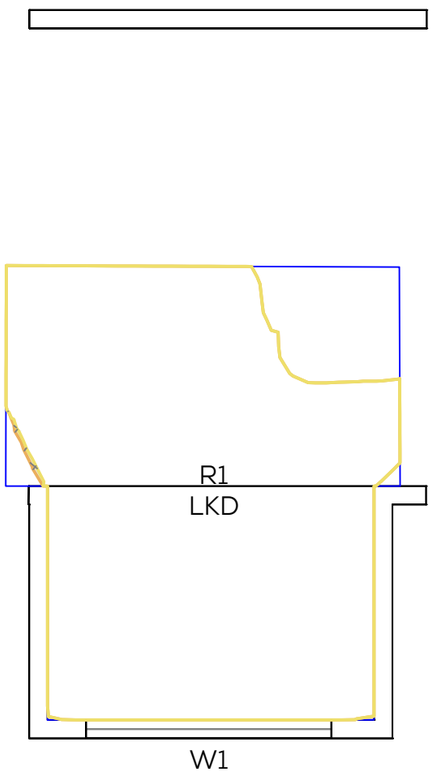

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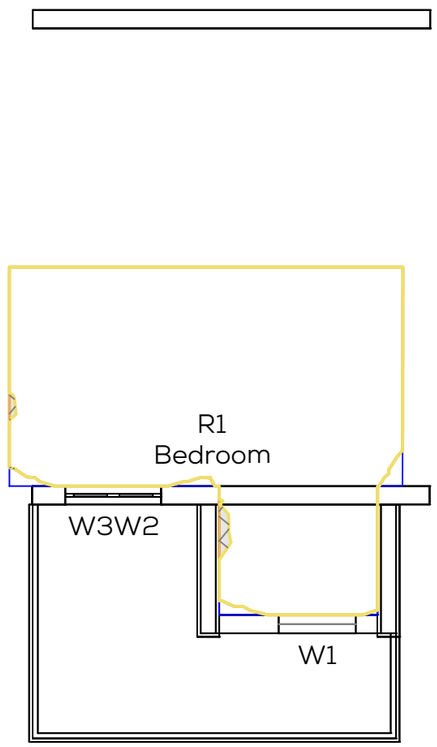

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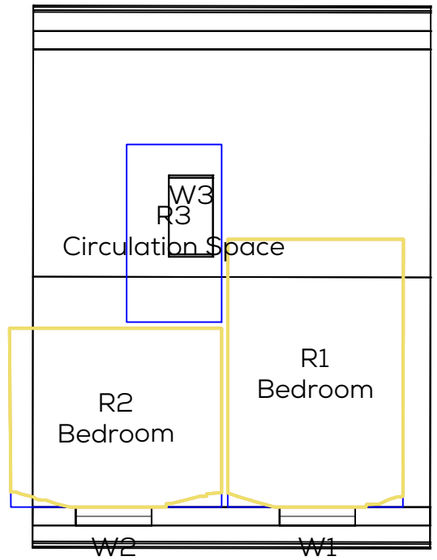

SECOND FLOOR
SCALE 1:100

SOURCES OF INFORMATION

3D Survey/Site Photos
IR05-11.01.18-MSA Survey

VuCity Surrounding
IR02-27.11.17-VUCITY

IR08-OS-FIND

PROPOSED SCHEME
IR20-24.09.18-ML Architects

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DAYLIGHT DISTRIBUTION CONTOURS
EXISTING CONTOUR
PROPOSED CONTOUR
HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:
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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS

6 COURT CLOSE
PROPOSED IR20 - RECEIVED 24.09.18

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	1:100@A3	MO	-	26.09.18
PROJ No.	REL No.	IS No.	DWG No.	REV No.
13025	06	01	32	-

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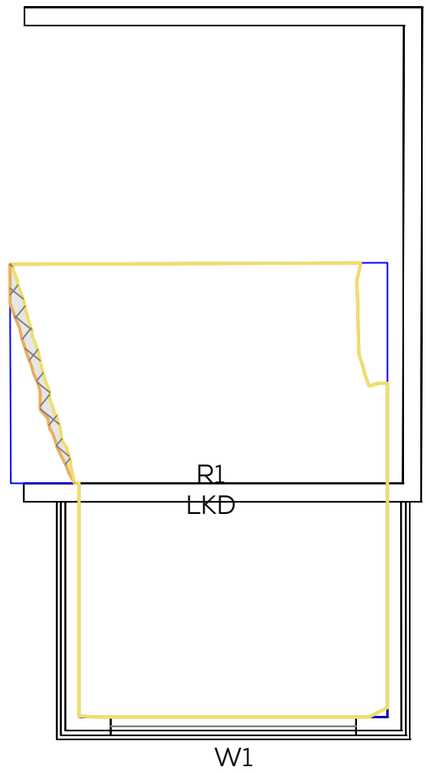

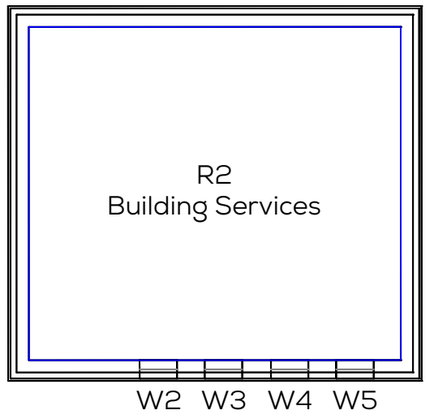

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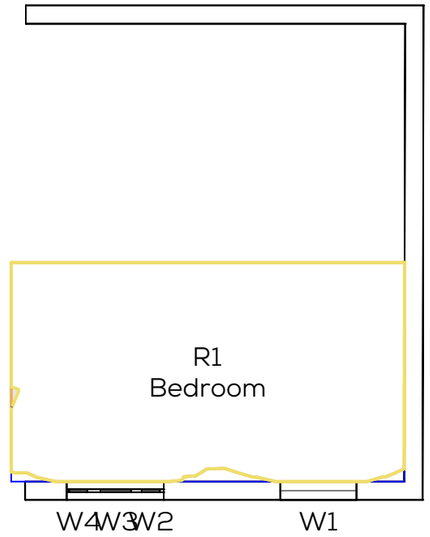

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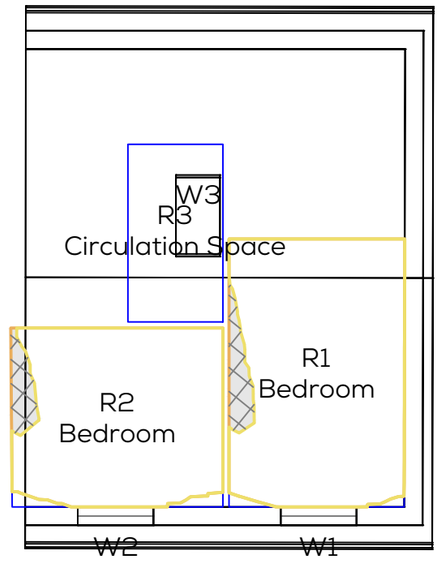

GROUND FLOOR
SCALE 1:100

SOURCES OF INFORMATION

3D Survey/Site Photos
IR05-11.01.18-MSA Survey

VuCity Surrounding
IR02-27.11.17-VUCITY

IR08-OS-FIND

PROPOSED SCHEME
IR20-24.09.18-ML Architects

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DAYLIGHT DISTRIBUTION CONTOURS
EXISTING CONTOUR
PROPOSED CONTOUR
HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:
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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
ST. JOHN'S WOOD PARK

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS

7 COURT CLOSE
PROPOSED IR20 - RECEIVED 24.09.18

DWN BY	SCALE	CHK BY	STATUS	DATE
ASAX	1:100@A3	MO	-	26.09.18
PROJ No.	REL No.	IS No.	DWG No.	REV No.
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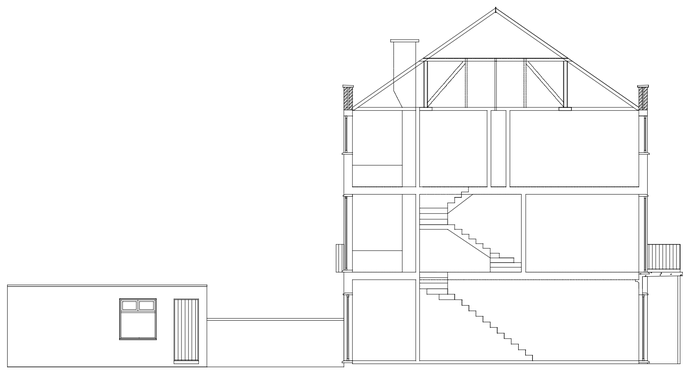
Appendix 07

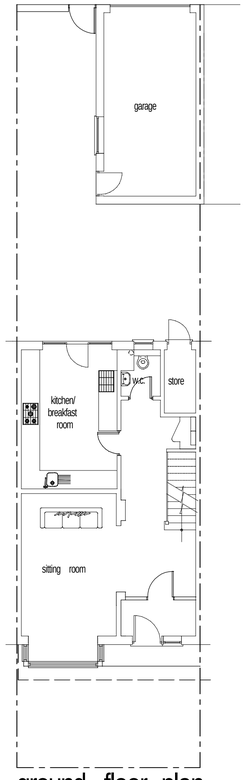
Floor Plans

rear elevation

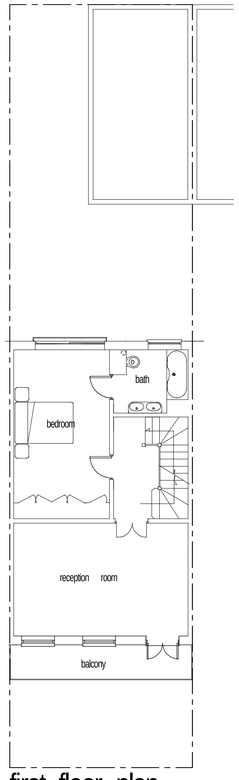


site/building section

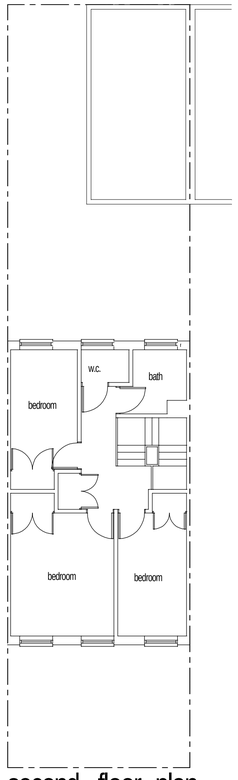
site location plan - 1:1250



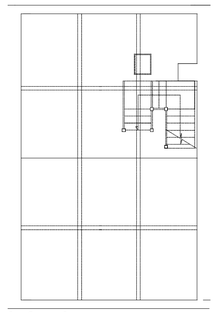
ground floor plan



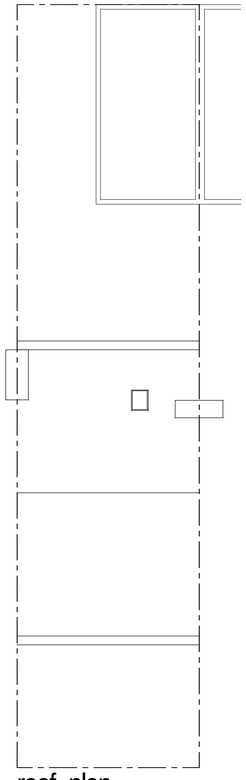
first floor plan



second floor plan



loft plan



roof plan

Revisions		
10/07/14	A	Existing roof plan added

Client.
Reliant Building Contractors Limited

Project.
4 Middlefield, London, NW8 0NE

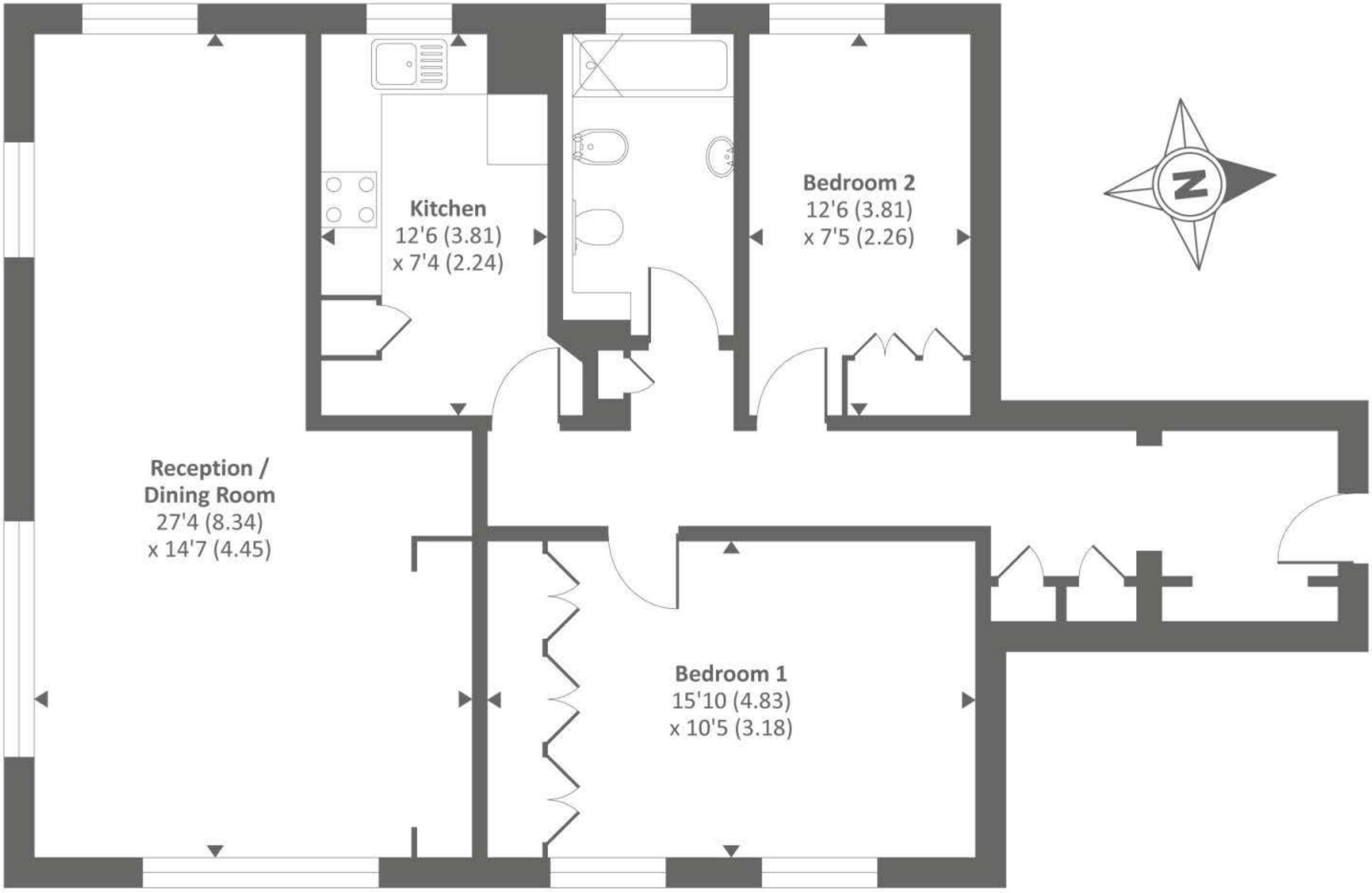
Drawing.
Existing Property Details

Date.
17/06/2014

Scale.
1:100@A1

Drwg No. 5290/4M/001

Rev. A



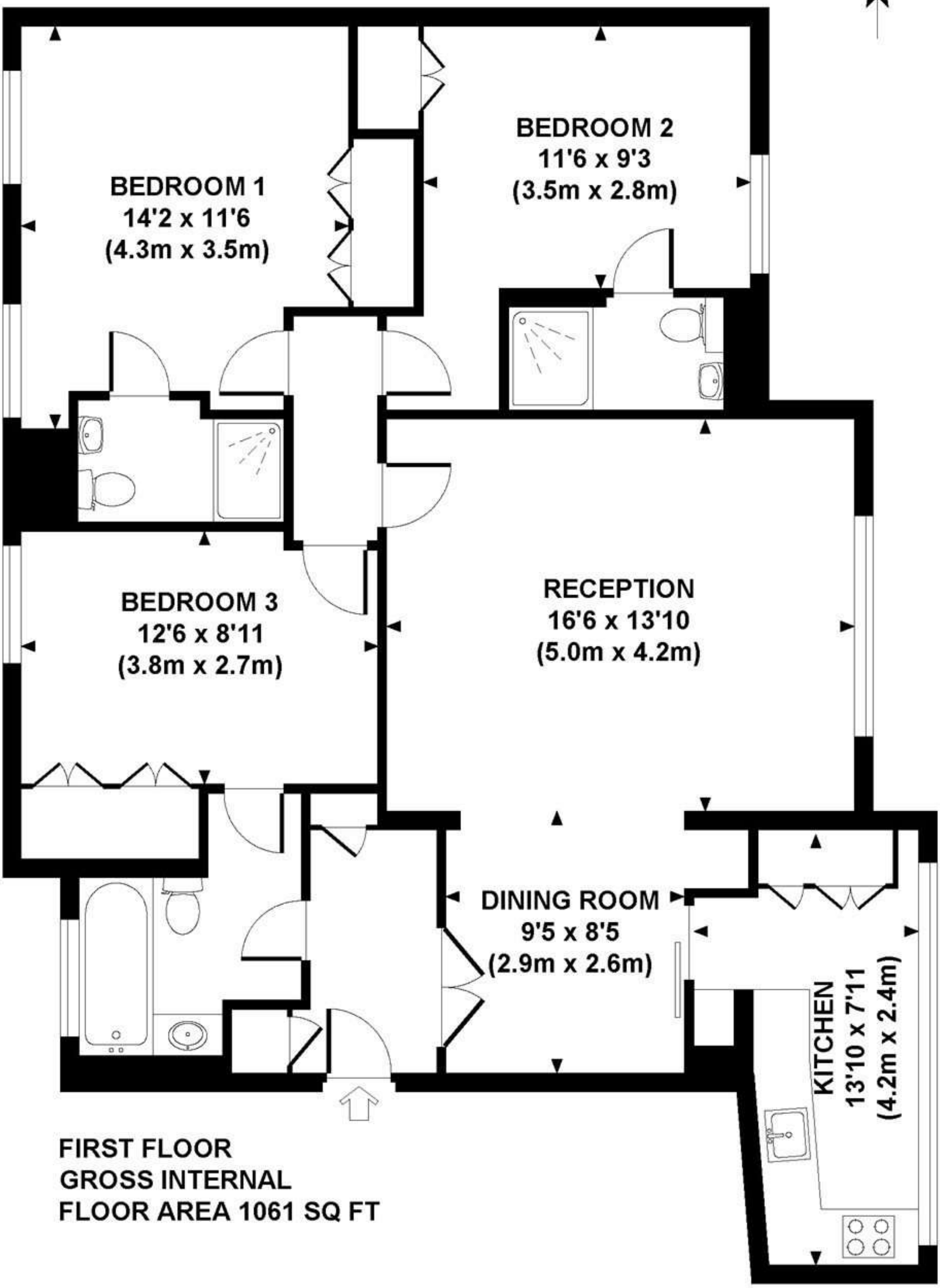
Fifth floor

Approx. Gross internal floor area 925 SQFT / 85.9 SQM

Approx. Gross external floor area 1070 SQFT 99.4 SQM

BOYDELL COURT

Approximate Gross Internal Area 1061 sq ft / 99 sq m

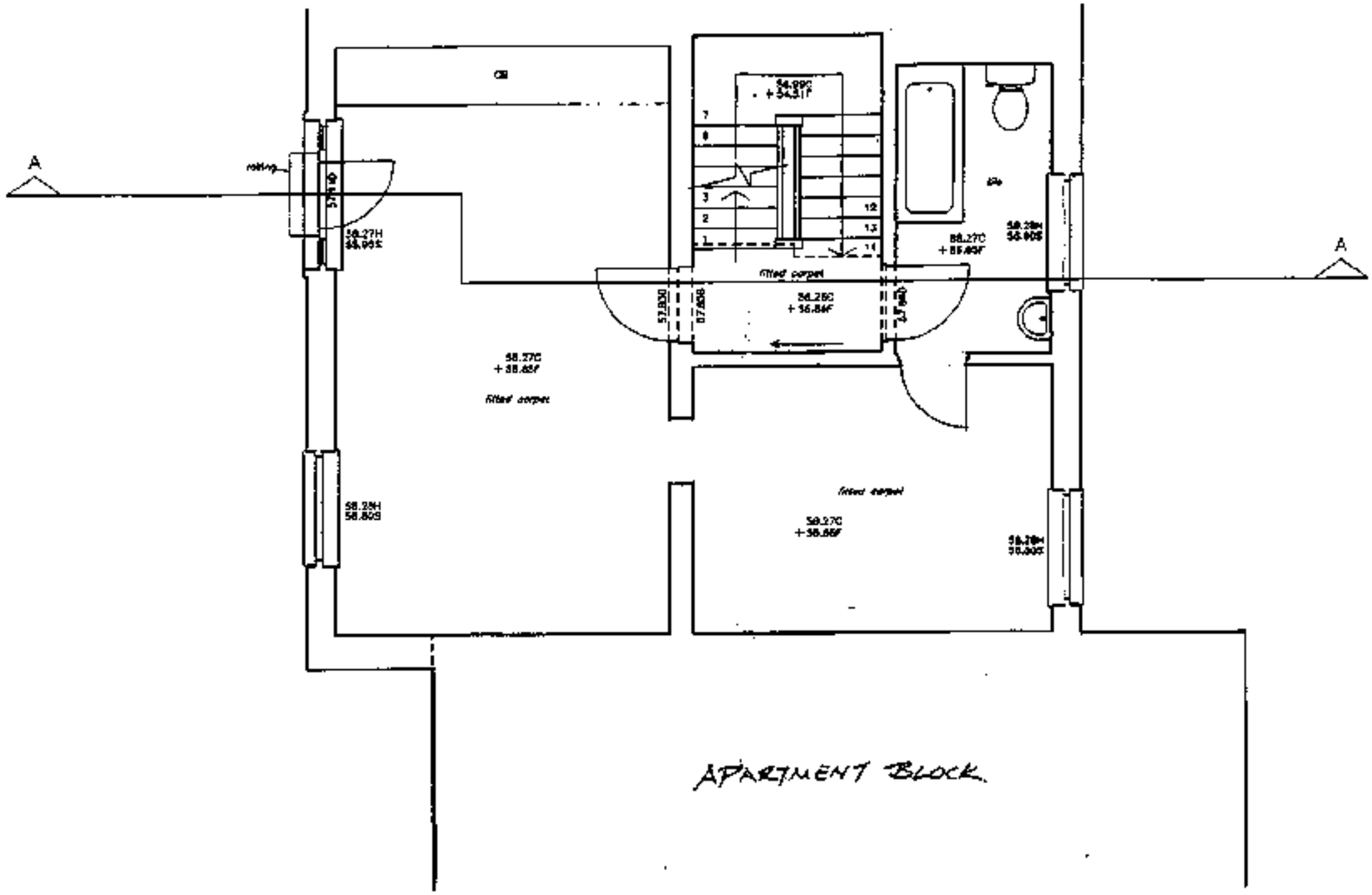


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1061 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.
DE-PHOTOGRAPHY.NET

Notes:

Do not scale from this drawing other than for planning purposes.
Work from figured dimensions only.
All dimensions to be checked on site prior to commencement of work.



scale 1:50

0 1 2 3m

RECEIVED 08 NOV 2010

Project.

Proposed Rear Extension and the Internal Refurbishment of 3 Court Close, Boydell Court, St. John's Wood Park, London NW8 6NJ

Title: Existing First Floor Plan.

Scale: 1:50 Date: Nov. 2010

jh projects.

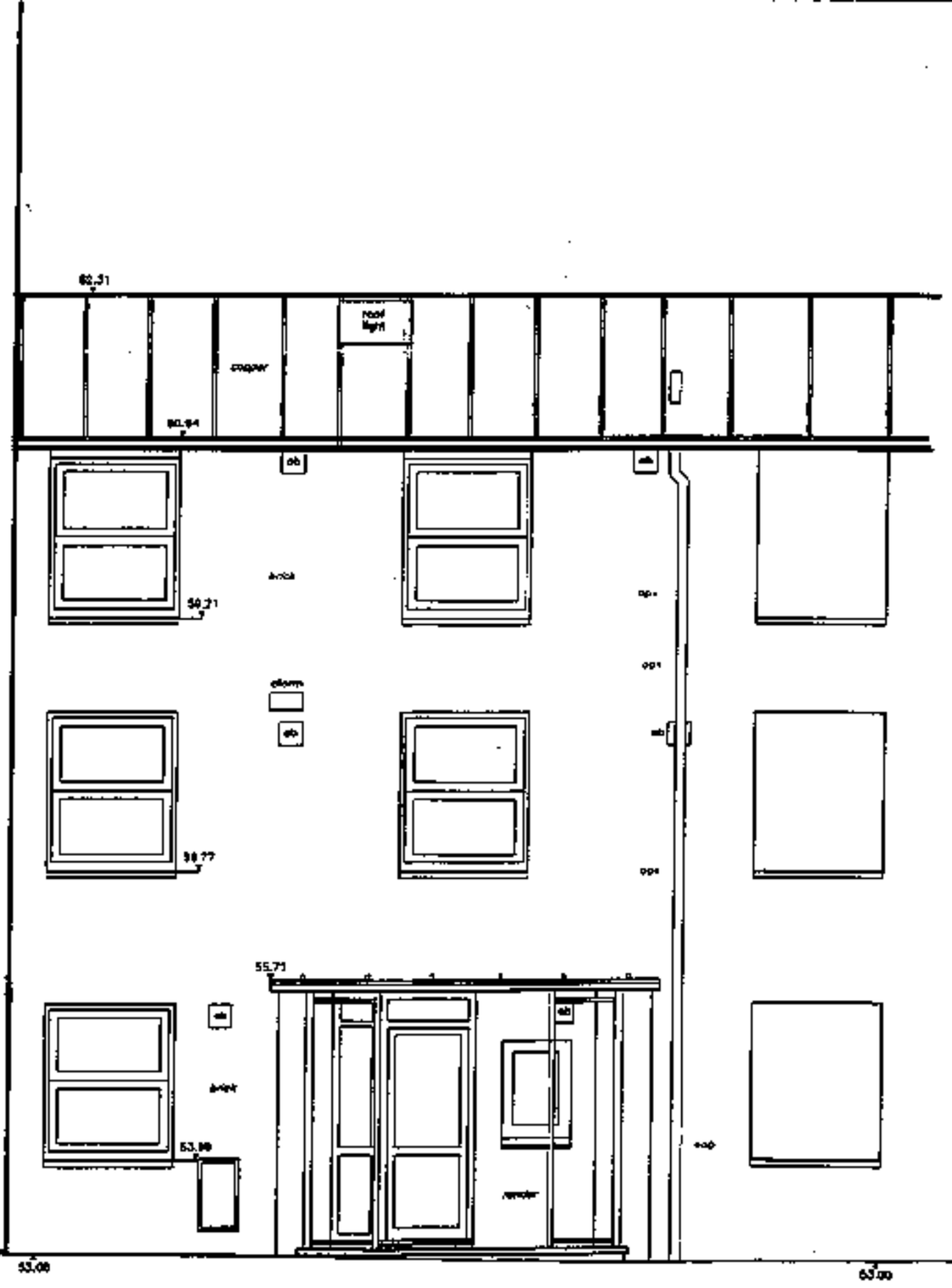
The Barn, Stubbing Farm, Fishers Green, Stevenage, Hertfordshire SG1 2JB

Tel/Fax: 01438 748288
e-mail: john@jhprojects.co.uk

Drawing Number:

548/02

APARTMENT
BLOCK



scale 1:50

0 1 2 3m

Notes:

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Work from figured dimensions only
All dimensions to be checked on site prior to commencement of work.

RECEIVED 08 NOV 2010

Project:

Proposed Rear Extension and the Internal Refurbishment of
3 Court Close, Boydell Court,
St. John's Wood Park,
London NW8 6NJ

Title: Existing Front Elevation.

Scale: 1:50 Date: Nov. 2010

jh projects.

The Barn, Stebbing Farm,
Fishers Green, Stevenage,
Hertfordshire SG1 2JB

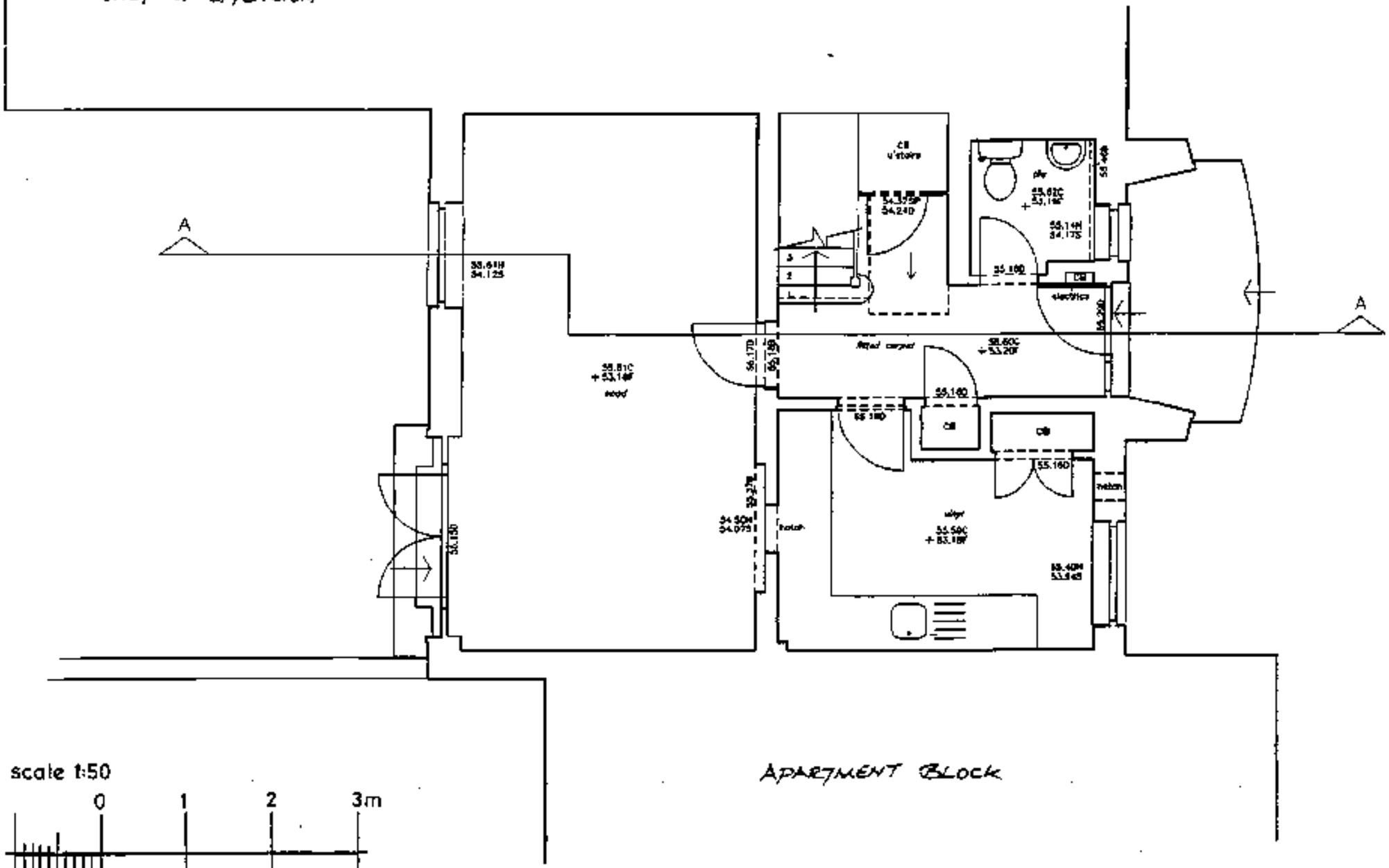
Tel/Fax: 01438 746286
e-mail: john@jhprojects.co.uk

Drawing Number:

648/04

EXISTING EXTENSION

2 COURT CLOSE



scale 1:50

0 1 2 3m

Notes:

Do not scale from this drawing other than for planning purposes.
Work from figured dimensions only
All dimensions to be checked on site prior to commencement of work.

RECEIVED 08 NOV 2010

Project:

Proposed Rear Extension and the Internal Refurbishment of 3 Court Close, Boydell Court, St. John's Wood Park, London NW8 6NJ

Title: Existing Ground Floor Plan.

Scale: 1:50 Date: Nov. 2010

jh projects.

The Barn, Stebbing Farm, Fishers Green, Stevenage, Hertfordshire SG1 2JB

Tel/Fax: 01438 746288
e-mail: john@jhprojects.co.uk

Drawing Number:

548/01

Notes:

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Work from figured dimensions only.
All dimensions to be checked on site prior to commencement of work

Revisions:

"A" Amended to show correct window sizes
Dec 2010

Project:

Proposed Rear Extension and the Internal Refurbishment of
3 Court Close, Boydell Court,
St. John's Wood Park,
London NW8 8NJ

Title: Existing Front Elevation

Scale: 1:50 Date: Nov. 2010

jh projects.

The Barn, Stubbing Farm,
Fishers Green, Stevenage,
Hertfordshire SG1 2JB

Tel/Fax: 01438 748248
e-mail: john@jhprojects.co.uk

Drawing Number:

548/04A

Notes:

Do not scale from this drawing other than for planning purposes.
Work from figured dimensions only.
All dimensions to be checked on site prior to commencement of work.

Revisions:

'A' Amended to show correct window details

Project

Proposed Rear Extension and the Internal Refurbishment of
3 Court Close, Bayswell Court,
St. John's Wood Park,
London NW8 6NJ

Title Existing Rear Elevation

Scale 1:50 **Date** Nov. 2010

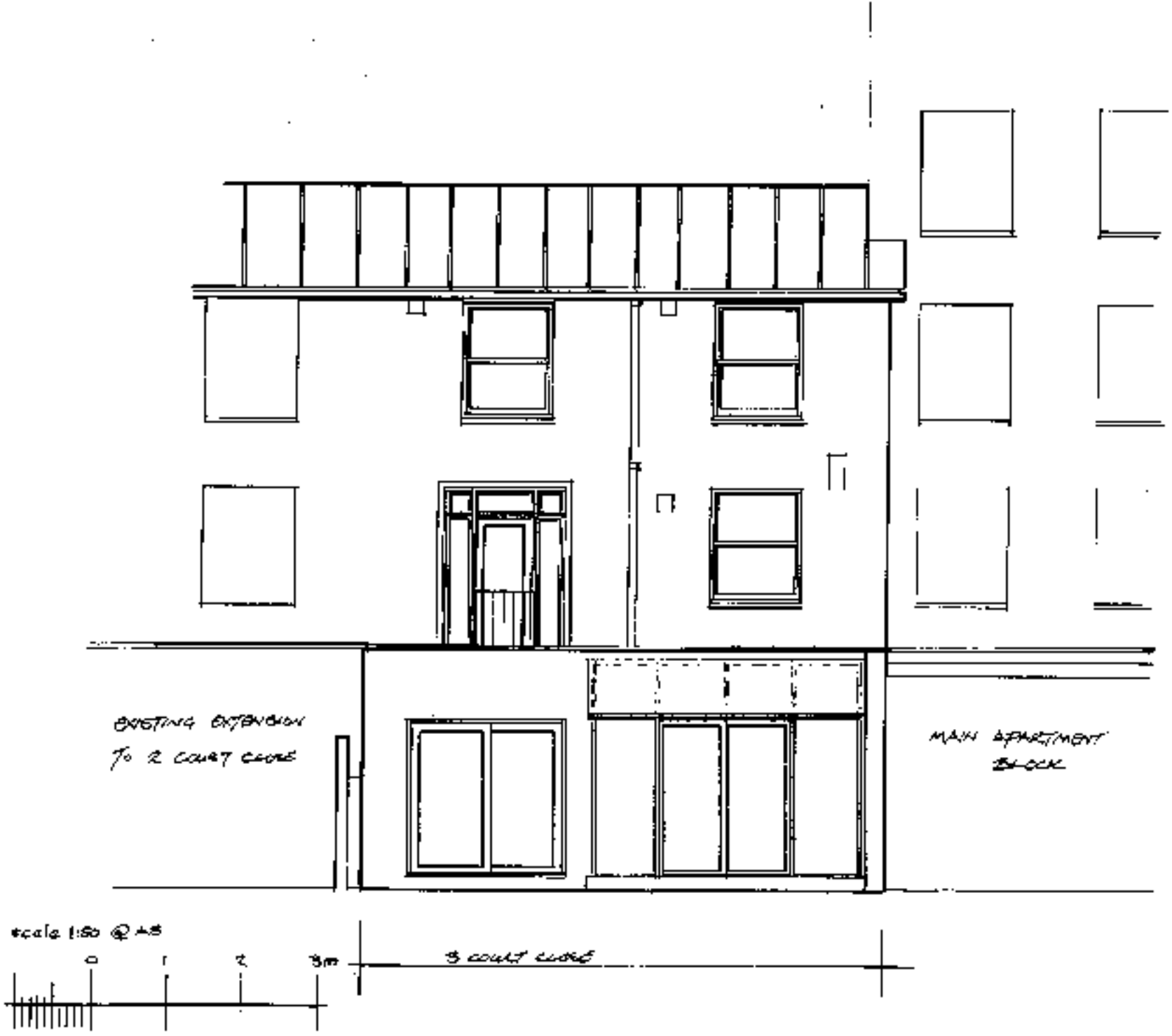
jh projects.

The Barn, Stebbing Farm,
Fishers Green, Stevenage,
Hertfordshire SG1 2JB

Tel/Fax:
e-mail: john@jhprojects.co.uk

Drawing Number

548/05A



Notes.

Do not scale from this drawing other than for planning purposes
Work from figured dimensions only
All dimensions to be checked on site prior to commencement of work.

Proposed Extension:
External walls in stock brickwork to match existing.
Windows to be white UPVC to match the existing
Roof to be a flat roof with a felt finish laid to falls

Revisions.

"A" Amended to show correct window details
Dec 2010

Project.

Proposed Rear Extension and the Internal Refurbishment of
3 Court Close Mayfield Court,
St. John's Wood Park,
London NW8 6NJ

Title

Proposed Rear Elevation.

Scale 1:50 **Date** Nov 2010

jh projects.

The Elms, Sebbing Farm,
Fishers Green, Stevenage.
Hertfordshire SG1 2JB

Tel/Fax: 01438 745396
e-mail: john@jhprojects.co.uk

Drawing number

648/10A

scale 1:50

0 1 2 3m

Notes:

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All dimensions to be checked on site prior to commencement of work.

RECEIVED 08 NOV 2010

Project:

Proposed Rear Extension and the Internal Refurbishment of
3 Court Close, Boydell Court,
St. John's Wood Park,
London NW8 6NJ

Title: Existing Rear Elevation.

Scale: 1:50 Date: Nov. 2010

jh projects.

The Barn, Stebbing Farm,
Fishers Green, Stevenage,
Hertfordshire SG1 2JB

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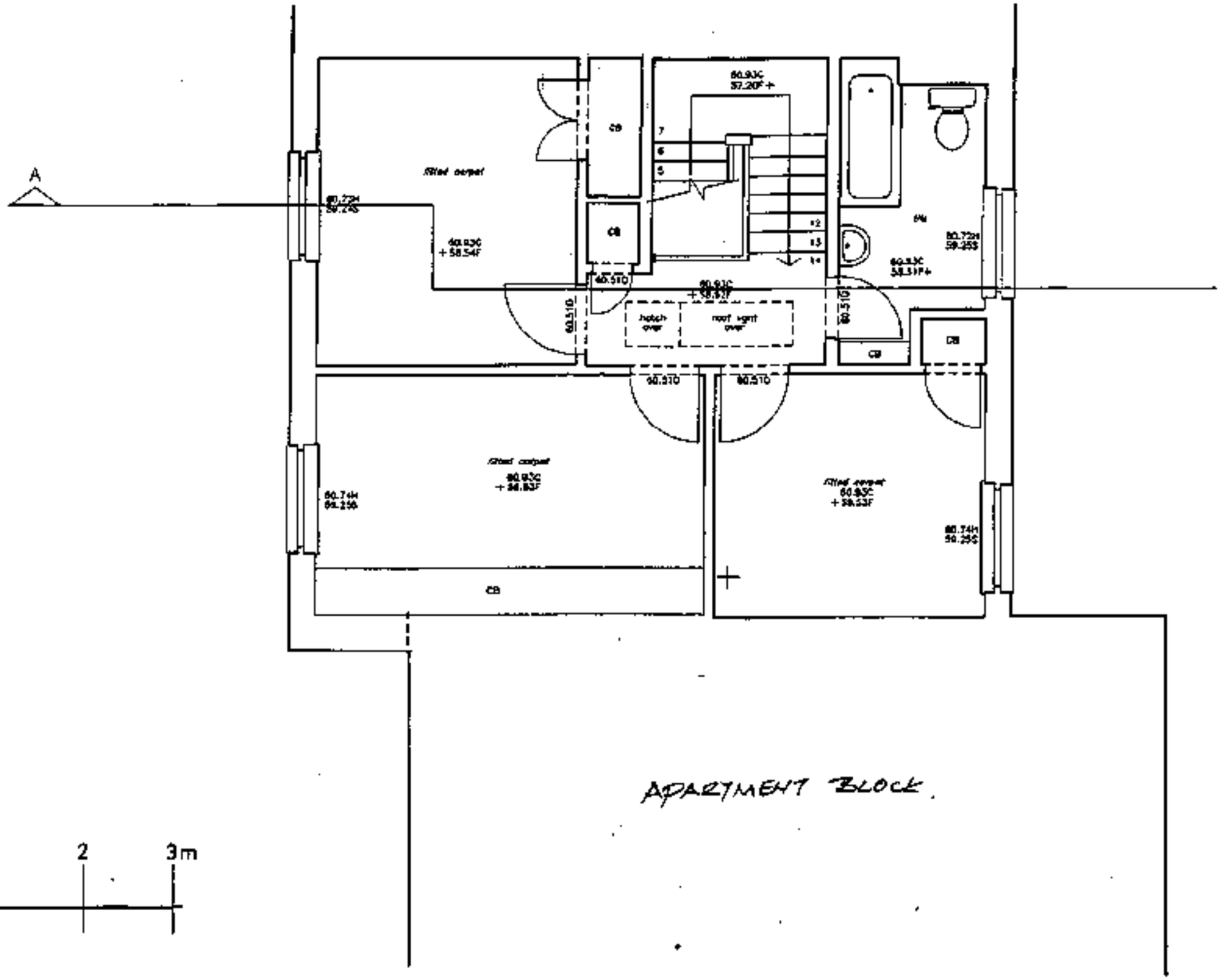
e-mail: john@jhprojects.co.uk

Drawing Number:

548/05



scale 1:50

0 1 2 3m

Notes:

Do not scale from this drawing other than for planning purposes.
Work from figured dimensions only.
All dimensions to be checked on site prior to commencement of work.

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Project:

Proposed Rear Extension and the Internal Refurbishment of 3 Court Close, Boydell Court, St. John's Wood Park, London NW8 6NJ

Title: Existing Second Floor Plan.

Scale: 1:50 Date: Nov. 2010

jh projects.

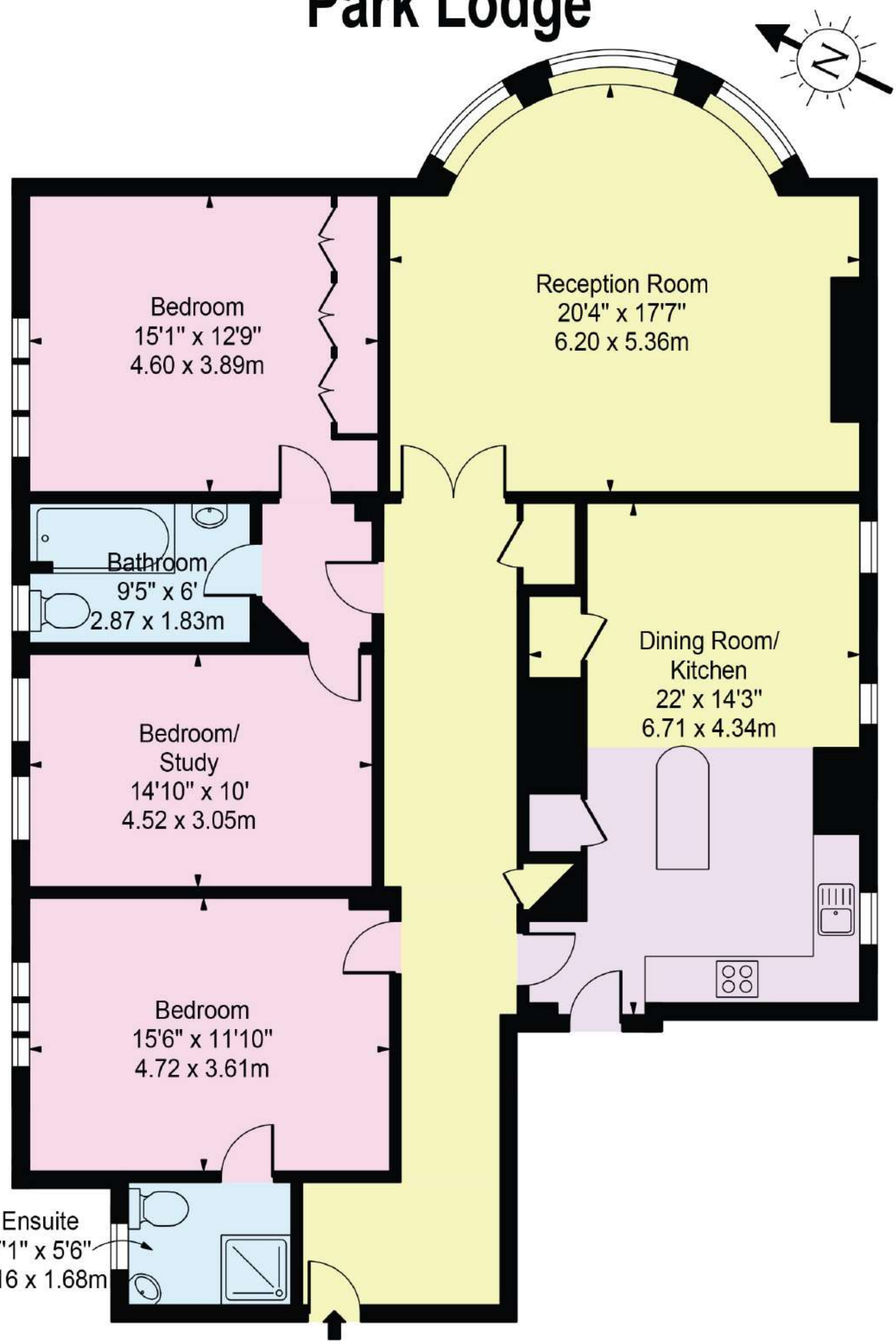
The Barn, Stebbing Farm, Fishers Green, Stevenage, Hertfordshire SG1 2JB

Tel/Fax: 01438 746268
e-mail: john@jhprojects.co.uk

Drawing Number:

546/03

Park Lodge



Second Floor

Approx. Gross Internal Area **1533 Sq Ft - 142.42 Sq M**

For Illustration Purposes Only - Not To Scale

FIRST FLOOR
1437 SQ FT / 133.5 SQ M

LONDON BOROUGH OF CAMDEN
PLANS APPROVED
17 JUL 1973
ON BEHALF OF THE COUNCIL

17 3 A 16032

WEST ELEVATION

NO	DATE	REVISION

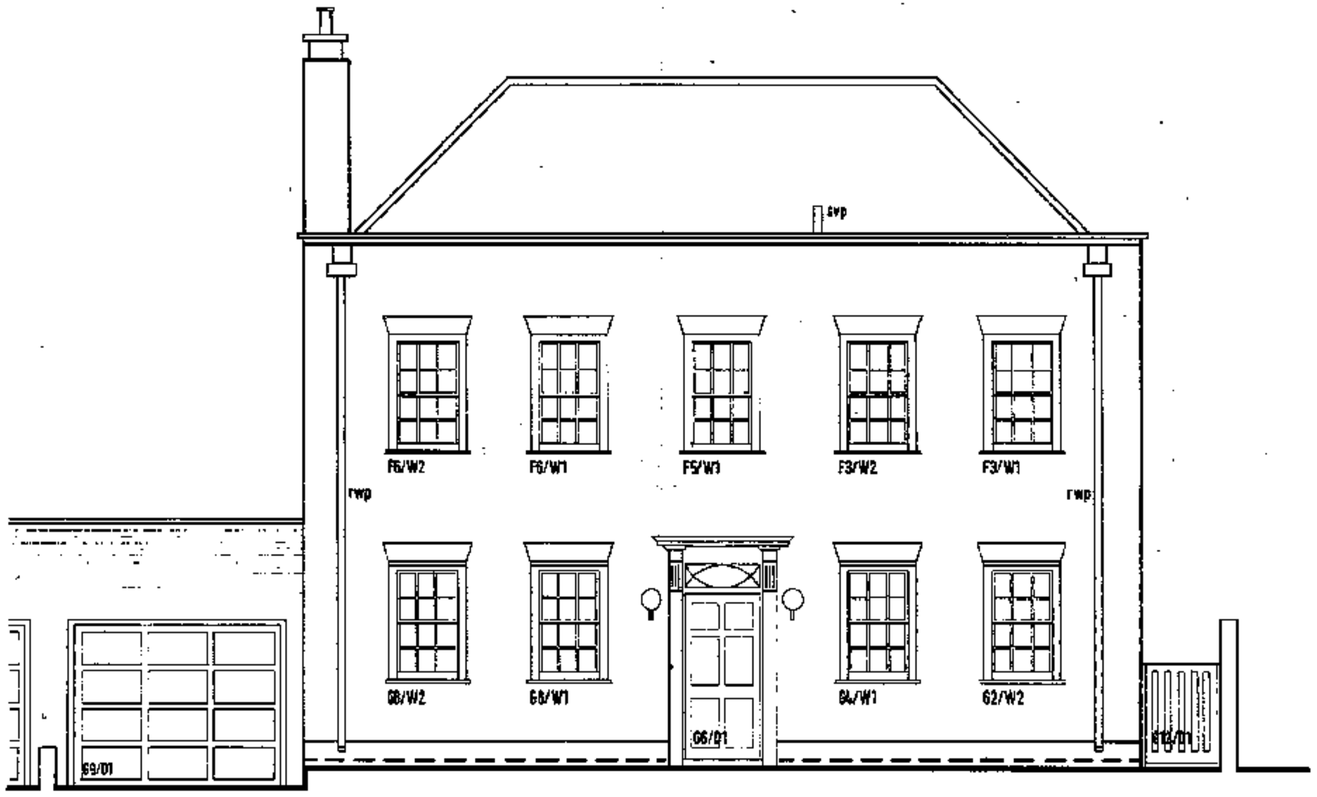
NOTE
DIMENSIONS AND EXISTING LAYOUTS TO BE CHECKED ON SITE BEFORE WORK IS COMMENCED. NO DIMENSIONS TO BE SCALED FROM THIS DRAWING.

JOB
PROPOSED ALTERATIONS TO 1, ST. JOHN'S WOOD PARK, N.W.8. FOR C. LEVAN, ESQ.

TITLE
SURVEY OF EXISTING WEST ELEVATION.

PACKMAN CLARKE ARCHITECTS
24 PITTSHANGER AVENUE BARNET HERTS TEL NO 01-449 7591 & 2

SUB REF	DRAWN	DATE	SCALE	DRAWING NO	REVISION
	R. J. P.	19.2.73.	1/4 FT. TO 1 IN.	127 S[--] 04	



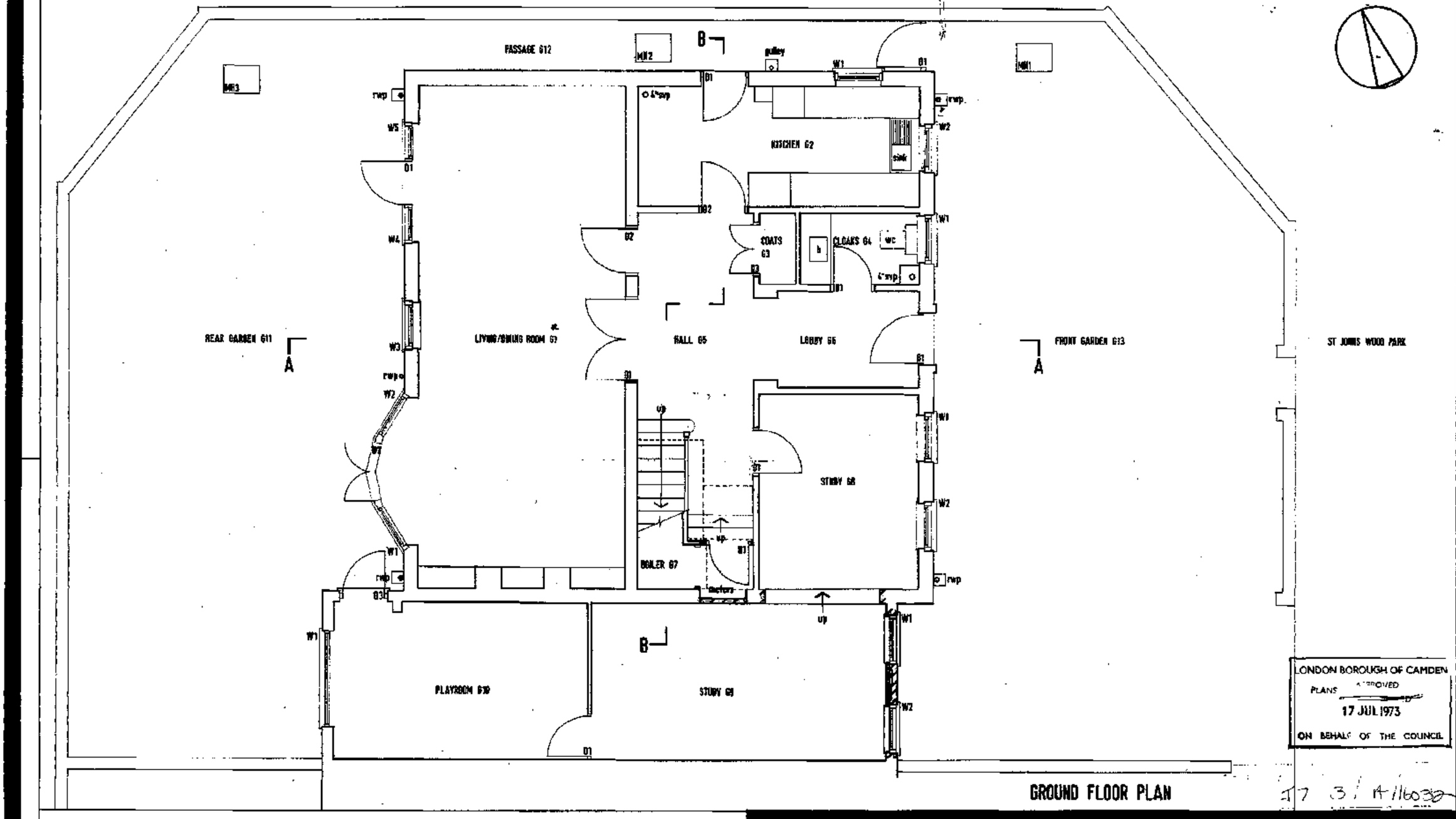
EAST ELEVATION

57.3 A 16032

NO	DATE	REVISION	NOTE	JOB	TITLE
			DIMENSIONS AND EXISTING LAYOUTS TO BE CHECKED ON SITE BEFORE WORK IS COMMENCED. NO DIMENSIONS TO BE SCALED FROM THIS DRAWING.	PROPOSED ALTERATIONS AT 1 ST. JOHN'S WOOD PARK MEWS FOR C.LEVAN ESQ.	SURVEY OF EXISTING EAST ELEVATION

PACKMAN CLARKE ARCHITECTS

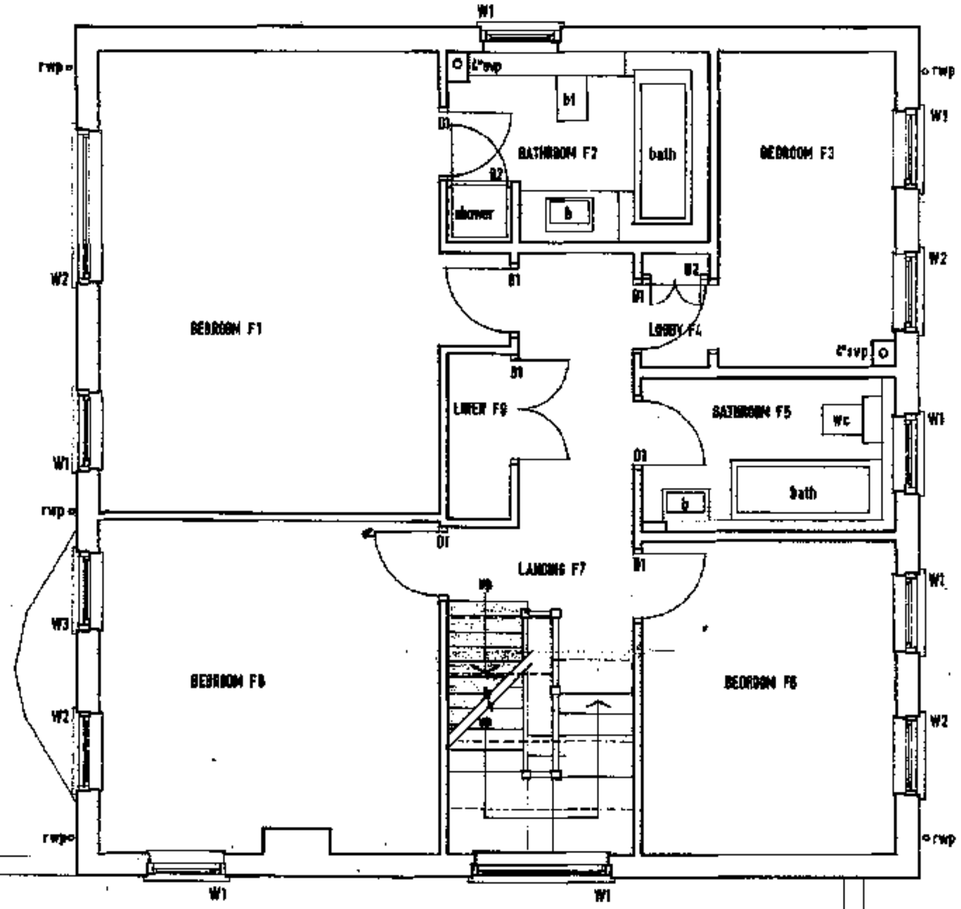
JOB NO	DRAWN	DATE	SCALE @	DRAWING NO	REVISION
	R.J.T.	28.2.73	1/4" = 1'-0"	127 S[--] 05	



GROUND FLOOR PLAN

LONDON BOROUGH OF CAMDEN
PLANS APPROVED
17 JUL 1973
ON BEHALF OF THE COUNCIL

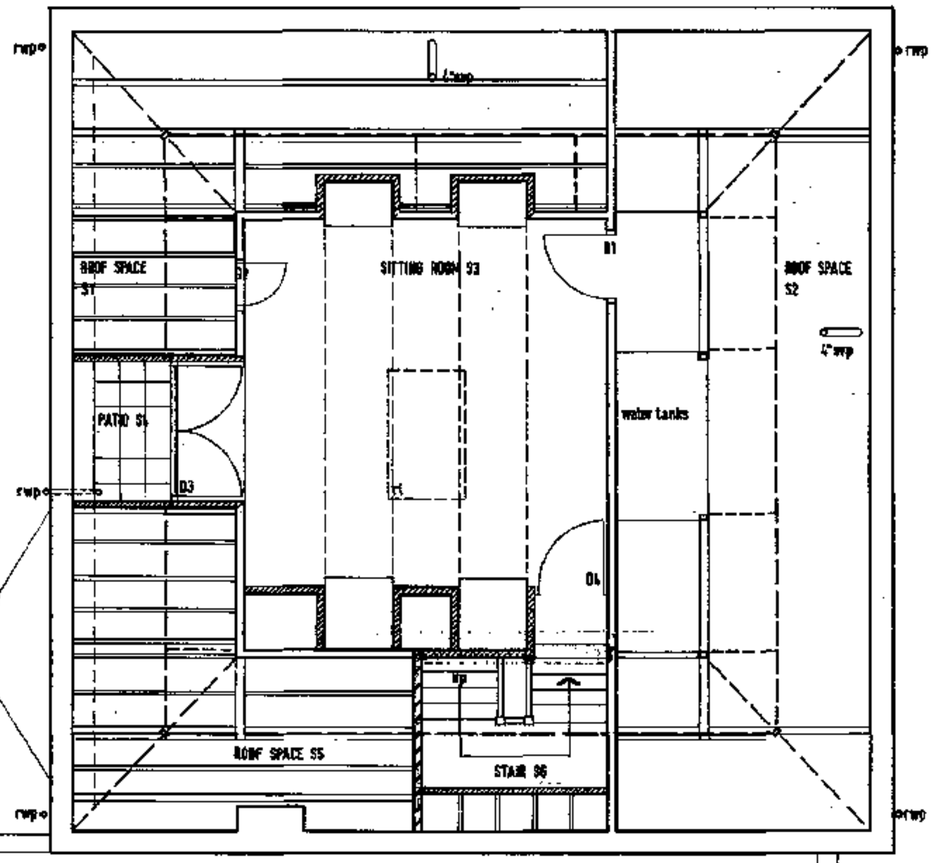
17 3 / M/16032



LONDON BOROUGH OF CAMDEN
PLANS APPROVED
17 JUL 1975
ON BEHALF OF THE COUNCIL

FIRST FLOOR PLAN

J7/3/A 16032



LONDON BOROUGH OF CAMDEN
APPROVED
PLANS
17 JUL 1973
ON BEHALF OF THE COUNCIL

J7 3 A 1603

ATTIC FLOOR PLAN

WEST ELEVATION

LONDON BOROUGH OF CAMDEN
PLANS APPROVED
17 JUL 1973
ON BEHALF OF THE COUNCIL

F7 3 A.16032

PACKMAN CLARKE ARCHITECTS

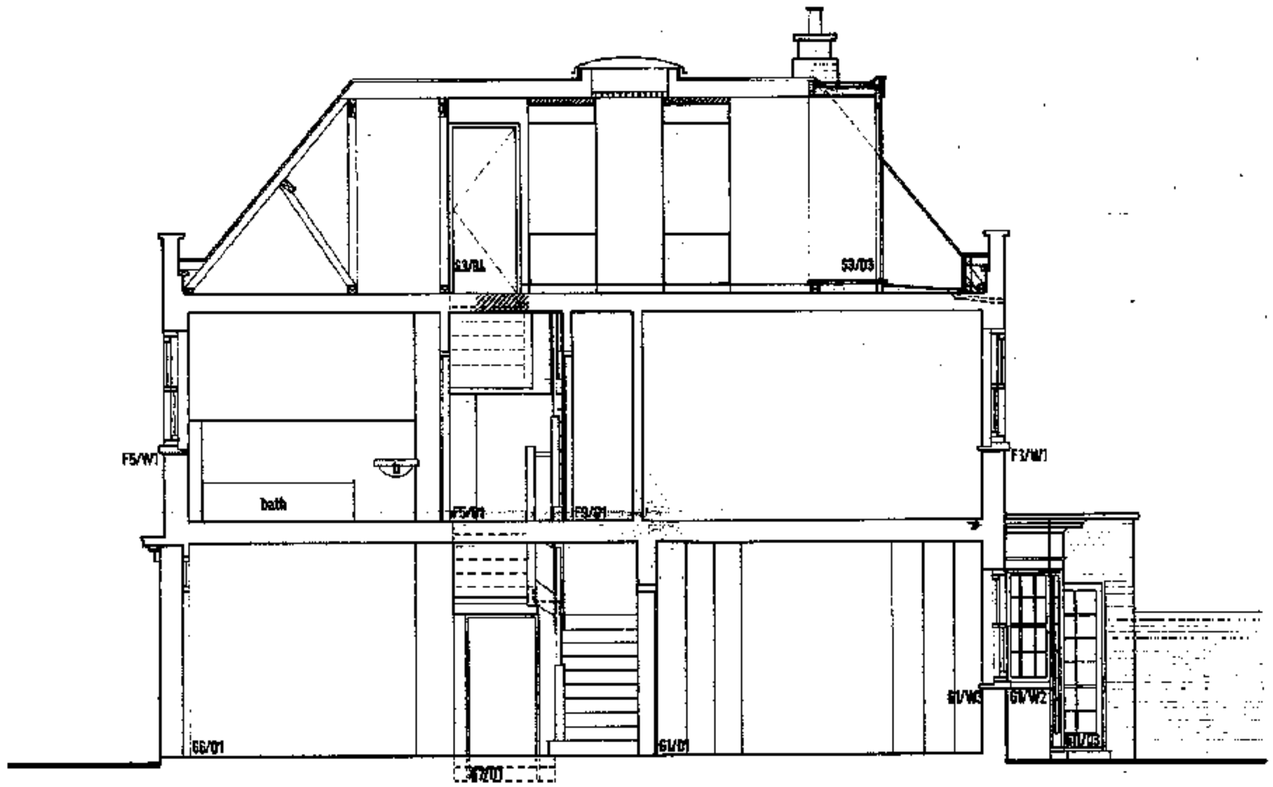
127 84

materials and construction to match existing

EAST ELEVATION

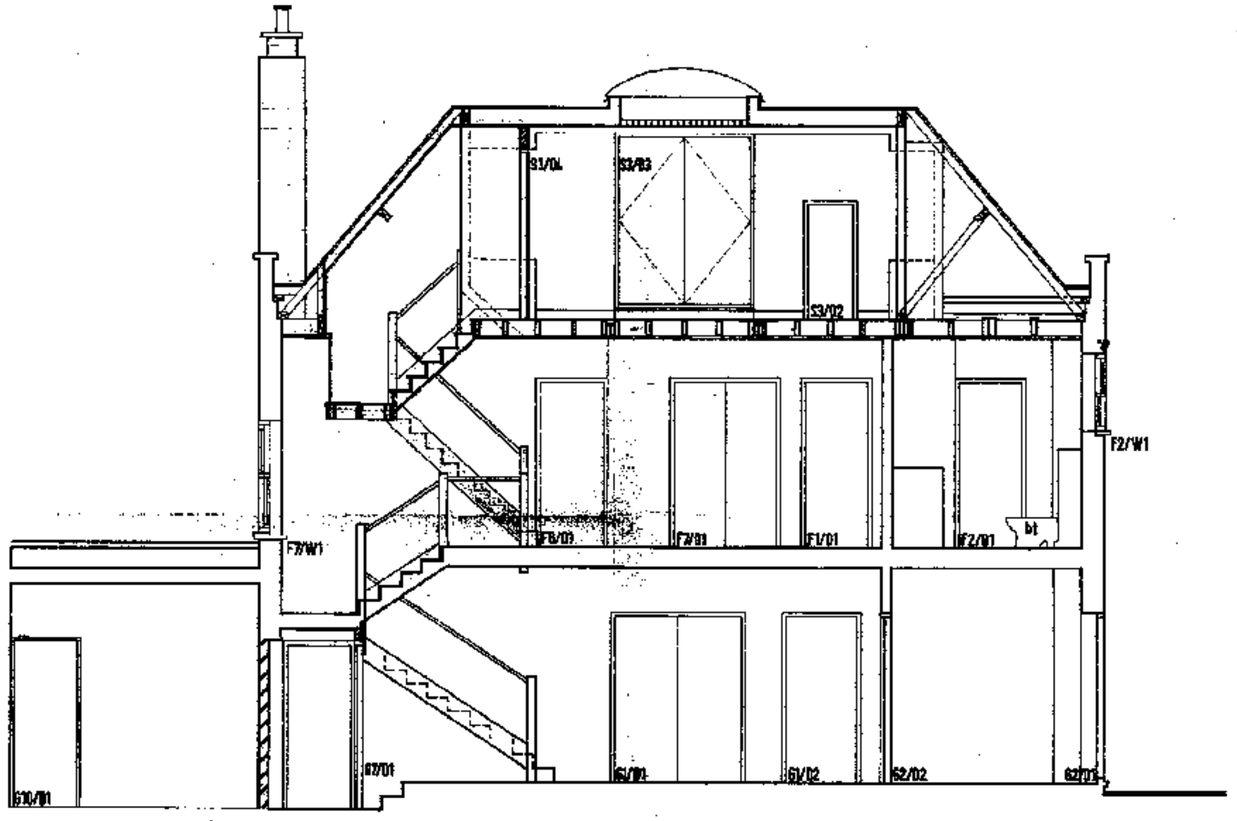
LONDON BOROUGH OF CAMDEN
PLANS APPROVED
17 JUL 1973
ON BEHALF OF THE COUNCIL

17 3 A 6032



SECTION A-A

J7 3 A 1603



SECTION B-B

17 3 14 1032

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