



Detailed Daylight, Sunlight & Overshadowing Report

**Searle House NW8 7EB and Benjamin House NW8 7EF, Cecil
Grove, London**

September 2022

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Status: Final Draft

Draft Date: September 2022

For and on behalf of Avison Young (UK) Limited

1. Introduction and Scope of Report

- 1.1 Avison Young are instructed by Cooper Group Developments (St Edmunds) Limited to consider Daylight, Sunlight & Overshadowing amenity matters associated with their proposed development of the site at Searle House NW8 7EB and Benjamin House NW8 7EF, Cecil Grove, London.
- 1.2 The proposals for this prior approval submission encompass the construction of additional floors over the existing roof levels of both apartment blocks on the site in order to provide six new dwellings. The new dwellings will be constructed over the principal parts of the existing buildings and will occupy the new 4th and 6th floors which will be situated on top of each of the existing buildings.
- 1.3 This report will therefore consider both the potential effects to existing neighbours and natural light amenity which would be provided for future occupants.
- 1.4 The site is located in a dense part of central London, with several neighbouring properties in close proximity as can be seen from the site location plan below.



Figure 1: site location plan showing proposed development site (outlined red) in context

- 1.5 It is therefore a special situation whereby the BRE state that their default guidance on daylight and sunlight are not expected to be met and need to be interpreted flexibly therefore alternative, contextually appropriate targets should be adopted (para 1.6 and Appendix F).

2. Executive Summary

- 2.1 The Proposed Development site is centrally located in an urban context, a baseline within which the default BRE recommendations are unlikely to be met and more appropriate targets need to be adopted.
- 2.2 Despite this restrictive situation, the range of detailed technical assessments have confirmed the Proposed Development would have no material effect to Daylight and Sunlight amenity of existing dwellings whilst proving excellent natural light amenity for future occupants
- 2.3 The Proposed Development therefore complies with national and local planning policy and guidance and as such is concluded as acceptable on Daylight, Sunlight & Overshadowing grounds.

3. Planning Policy

National Planning Policy

National Planning Policy Framework (2019)

3.1 Section 11 "Making effective use of land" Para 123 states:

*"Where there is an existing or anticipated shortage of land for meeting identified housing needs, **it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. In these circumstances:***

c) Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework.

*In this context, when considering applications for housing, **authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).***"

3.2 Section 12 "Achieving well-designed places" Para 127 states:

"Planning policies and decisions should ensure that developments:

f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

National Planning Practice Guidance "Design" (13 September 2018 Update)

3.3 Paragraph 021 "A well designed space is attractive":

"The way a place looks, sounds, feels, and even smells, affects its attractiveness and long-term success. Streetscapes, landscapes, buildings and elements within them all have an influence.

So too can more transient elements – such as the way sunshine and shadows move across an area or the way it is maintained and cleaned.”

3.4 Paragraph 26 “Consider scale” states:

“This relates both to the overall size and mass of individual buildings and spaces in relation to their surroundings, and to the scale of their parts.

Decisions on building size and mass, and the scale of open spaces around and between them, will influence the character, functioning and efficiency of an area.

In general terms too much building mass compared with open space may feel overly cramped and oppressive, with access and amenity spaces being asked to do more than they feasibly can. Too little and neither land as a resource or monetary investment will be put to best use.

The size of individual buildings and their elements should be carefully considered, as their design will affect the: overshadowing and overlooking of others; local character; skylines; and vistas and views. The scale of building elements should be both attractive and functional when viewed and used from neighbouring streets, gardens and parks.

The massing of development should contribute to creating distinctive skylines in cities, towns and villages, or to respecting existing skylines. Consideration needs to be given to roof space design within the wider context, with any adverse visual impact of rooftop servicing minimised.

Account should be taken of local climatic conditions, including daylight and sunlight, wind, temperature and frost pockets.”

Ministry of Housing, Communities & Local Government Guidance “Effective use of land” (22 July 2019)

“All developments should maintain acceptable living standards.

What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design.

For example, in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings.”

Regional Planning Policy

GLA "The London Plan" March 2021

3.5 Policy D6 "Housing quality and standards" states:

D The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space."

Mayor of London "Housing Supplementary Planning Guidance" (SPG) March 2016

3.6 Para 1.3.45 "Standards for privacy, daylight and sunlight" states:

"Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed.

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."

3.7 Para 1.3.46 "Standards for privacy, daylight and sunlight" states:

"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"

3.8 The above principles have been applied by the GLA and Planning Inspectorate on several occasions, most notably in respect of Monmouth House (GLA ref: D&P/3698/03 dated February 2016) and the Whitechapel Estate (PINS ref: APP/E5900/W/17/3171437 dated November 2017). Please refer to Appendix I for copies of these decisions.

3.9 In summary, the following principles have been established in London:

- In a dense urban environment, VSC values in excess of 20% should be considered as reasonably good, and VSC in the mid-teens should be acceptable
- In suitable locations there should generally be a high expectation of development taking place.
- In relation to new development it is reasonable to adopt an alternative target of 1.5% ADF for living/kitchen/dining rooms.

Local Planning Policy

London Borough of Camden "Camden Local Plan" (2017)

3.10 Policy A1 "Managing the impact of Development" states:

"The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

...

The factors we will consider include:

f. sunlight, daylight and overshadowing;"

London Borough of Camden "Camden Planning Guidance, Amenity" (March 2018)

3.11 Section 3 "Daylight and Sunlight" states:

"The Council expects applicants to consider the impact of development schemes on daylight and sunlight levels. Where appropriate a daylight and sunlight assessment should be submitted which should follow the guidance in the BRE's Site layout planning for daylight and sunlight: A guide to good practice.

The 45 degree and 25 degree tests cited in the BRE guidance should be used to assess ('screen') whether a sunlight and daylight report is required.

Levels of reported daylight and sunlight will be considered flexibly taking into account site-specific circumstances and context.

The Council may seek independent verification of sunlight and daylight reports if necessary."

Application of Principles

- 3.12 A number of principles have been applied within urban locations such as this, both by the Planning Inspectorate and by the GLA in relation to development proposals.
- 3.13 For example, in the Inspector's appeal decision relating to development on Whitechapel Estate (between Varden Street and Ashfield Street in Tower Hamlets, Appeal Ref: APP/E5900/W/3171437), the Inspector stated at paragraphs 127 through 129:

"The need for flexibility in applying BRE guidelines applies equally to the consideration of light levels in the proposed accommodation and outdoor spaces.

The Housing SPG requirement to consider broadly comparable residential typologies as well as local circumstances remains equally appropriate.

The appellants' analysis suggests that 77% of all proposed habitable rooms would comply with the relevant minimum standards of ADF recommended by BS 8206-243 and referenced in the BRE guide.

This would rise to 84% if shared living/dining room/kitchens were rated at the lower standard of 1.5% ADF, which I consider a reasonable approach. I also accept that small studios for staff and students, particularly those for short-term occupation, can reasonably be tested against a lower standard. I note that overall NSL compliance would be 82%.

The Council draw particular attention to Building E, where balcony overhangs would result in reduced daylight to some bedrooms.

I accept the appellants' case that this is an instance where a future resident would balance the amenity offered by the balcony with the lower daylight in the bedroom and would not regard the accommodation as sub-standard."

- 3.14 The Mayor of London in his decision in relation to Monmouth House (58-64 City Road, and Speedfix House, 19-23 Featherstone Street, London, EC1Y, GLA ref: 3698/03) dated 8 February 2016 stated (at paragraphs 119 through 121)

***“When considering the findings of the assessment, GLA officers have had regard to the site’s central urban context and BRE’s advice that the numerical guidelines it provides are not mandatory and should be interpreted with a reasonable degree of flexibility – taking into account site context and the nature of the situation in which they are being applied.*”**

For general guidance, whilst the BRE guidelines recommend a target value of 27% VSC when measured on an absolute scale, that value is derived from a low-density suburban housing model.

In an inner-city urban environment, VSC values in excess of 20% should be considered as reasonably good, and VSC in the mid-teens should be acceptable.

GLA officers acknowledge that it can be difficult to meet the recommended daylight and sunlight standards for all residential units in the centre of London where there is a strong demand for accommodation of all types and where high density development is encouraged by local and national planning policies.

When considering the information available, including the site context, policy-led development aspirations, and having reference to BRE guidelines that are intended to be applied flexibly to help rather than constrain design, on balance the predicted impacts are acceptable.

*The proposed development will **reasonably satisfy BRE guidelines for daylight and sunlight**, and overall the relationship between the proposed building and neighbouring residential buildings is acceptable, and therefore complies with London Plan Policy 7.6, Policy DM2.1 (part A) of Islington Council’s Development Management DPD, and Policy BC9 of Islington Council’s Finsbury Local Plan.”*

Conclusion on Planning Policy and Guidance

- 3.15 As set out above, all levels of planning policy and guidance support the optimisation of highly sustainable/ accessible sites such as this.
- 3.16 The location of the Proposed Development is such that it is fair to assume a high expectation of development to take place.
- 3.17 Planning decision makers should apply default daylight and sunlight standards sensitively and flexibly so that such assessments do not prevent appropriate development coming forward on the right sites.

4. Information Relied Upon

Existing Buildings/Surrounding Buildings

- 4.1 The immediate surroundings and the existing site were modelled using a combination of measured survey produced by MBS Survey Software Ltd (drawing ref St Edmund's Terrace Model_AcadR10_RevA) together with data of the existing buildings received from the client, Ordnance Survey data and site observations.

Proposed Buildings

- 4.2 The Proposed Development was represented by information provided by the architects, HUB Architects in September 2022:
- DWG 1323-PL-150 & 151 Rev(as noted) Block A Proposed Plans
 - DWG 1323-PL-160 to 163 Rev(as noted) Block A Proposed Elevations
 - DWG 1323-PL-230 RevA Block A Proposed Sections
 - DWG 1323-PL-250 & 215 Rev(as noted) Block B Proposed Plans
 - DWG 1323-PL-270 Rev- Block B Proposed Section
- 4.3 Proposed Development as represented by the above drawings and 3D model was arrived at by way of detailed design advice with respect to Daylight, Sunlight and Overshadowing matters.
- 4.4 The analyses were run in 'SOL', a specialist professional software developed specially for the purposes of conducting these types of assessment.
- 4.5 SOL has been accepted in various planning appeals and is widely considered to be a highly accurate and robust means of conducting the assessments set out in the BRE Guidelines.

5. Approach and Methodology

- 5.1 The information set out in Section 4 above was used to produce a 3D assessment model representing the neighbouring, existing and proposed buildings in AutoCAD.
- 5.2 A set of technical studies were undertaken using 'SOL', a specialist plug tool for AutoCAD written by especially for the purposes of undertaking daylight and sunlight assessments by Dr Malcolm MacPherson, Dr Martin Howarth and Paul Fletcher of Waterslade Ltd.
- 5.3 SOL is considered to be accurate and a well-established software for assessing light, having been accepted in numerous planning inquiries throughout the UK.
- 5.4 The BRE Guidance and British Standard BS EN 17037:2018 has formed the basis of the technical assessments undertaken and reported on.
- 5.5 Our interpretation of the principles established by these documents is set out below.

Daylight & Sunlight Principles

- 5.6 The BRE Guidelines – Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, Third Edition (2022) are well established and are adopted by most planning authorities as a scientific and empirical method for measuring daylight and sunlight in order to provide objective data upon which to apply the relevant planning policies.
- 5.7 The default targets set out in the BRE Guidelines are predicated on a typical low-rise suburban environment with generous distance to height ratios and therefore recognise that decision makers should not rigidly apply these default standards and may apply more contextually appropriate alternative targets.
- 5.8 Paragraph 1.6 in the Introduction of the Guidelines states:

"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the developer."

Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design.

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. "

5.9 The 'flexibility' recommended in the BRE Guidelines is a suggestion that a decision maker must consider the specific characteristics of each case being considered when determining whether alternative targets should be adopted.

5.10 Paragraph 2.2.3 of the 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."

5.11 In addition, where existing neighbouring buildings have specific design features which inherently self-limit access to daylight and sunlight such as projecting balconies, deep recesses, rooms greater than 5m deep or lit from one side only, the BRE Guidelines suggest ways in which such features may be taken into account in the assessment.

5.12 Paragraph 2.2.12 of the BRE Guidelines states:

"... If an existing building contains rooms lit from one side only and greater than 5m deep, then a greater movement of the no sky line may be unavoidable."

5.13 Paragraph 2.2.14 states:

"A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it or is recessed into the building so that it is obstructed on both sides as well as above."

Daylighting

5.14 In respect of daylighting, the BRE Guidelines adopt different methods of measurement depending on whether the assessment is for the impact on existing neighbouring buildings or for measuring the adequacy of natural light provision within new buildings.

5.15 These methods of measurement are summarised below.

New Development

- 5.16 Section 2.1 of the BRE guidance (New Development) recommends that general illumination from skylight in proposed new buildings be checked using the methods set out in BS EN 17037:2018 *"Daylight in Buildings"*.
- 5.17 BS EN 17037 makes use of target illuminances, by use of either direct prediction using hourly climate data ("Climate Based Daylight modelling") or estimated using daylight factors. Both methods seek to measure the overall amount of daylight in a space.
- 5.18 The recommendations are based around the illuminances that would be met or exceeded over half the room, over half of the daylight hours over the year.
- 5.19 BS EN 17037 gives a range of recommendations for 'high', 'medium' and 'minimum' daylight provision. The UK National Annex gives further recommendations and data for daylight provision in the UK and Channel Islands.
- 5.20 The UK National Annex of BS EN 17037 gives minimum recommended values for locations where a predominantly daylit appearance is not achievable; giving examples of basement rooms, significant external obstruction and existing buildings being converted into dwellings.
- 5.21 The BRE Guidelines advise that room reflectances considerably influence the assessment and therefore realistic values must be used in the calculations and that these should be stated and specified in the design of the building.
- 5.22 The layout and location of spaces and rooms, taking into account their use/ demand for natural light are other key factors to consider at the design stage.
- 5.23 The BRE Guidelines recommend avoiding, where possible, locating windows serving habitable rooms at internal corners, basements or adjacent extensions/ projections i.e. where they would be obstructed.
- 5.24 The BRE Guidelines state that living rooms and kitchens need more daylight than bedrooms and therefore recommend siting these in the less obstructed areas in situations where a choice needs to be made. They also suggest, again subject to practicality, locating areas without a special requirement for daylight, e.g. bathrooms, stairwells, garages and storage areas in the most obstructed areas.
- 5.25 External reflectances also help improve daylighting conditions within new buildings. Lighter coloured building materials and ground finishes are suggested; however these are subject to geometrical limitations and maintenance considerations.

- 5.26 Balconies and overhangs are often a necessary feature of new building design, especially where access to public amenity spaces is limited. These will inevitably have a negative effect to light entering windows located beneath them, especially where there are obstructions opposite.
- 5.27 The BRE Guidelines suggest that well designed balconies offer pleasant amenity for future occupants and provide useful solar shading to help mitigate overheating risk.

Daylight Measure, New Build: Target Illuminance

- 5.28 As summarised above, BS EN 17037 sets out two methods for assessing and predicting illuminance levels within new buildings.
- 5.29 Of the two approaches, we have applied the more accurate “Climate Based Daylight Modelling” method, which is based on existing/ proposed geometry, local climatic weather files and surface reflectances both internal and external.
- 5.30 As can be seen, there are several influencing factors outside the control of the designer, i.e. degree of existing obstructions and their surface reflectances/ finishes. As such there will be varying degrees of daylighting potential dependent on the inherent context/ site location.
- 5.31 The default BS EN 17037 target daylight recommendations are as follows:

Table A.1 — Recommendations of daylight provision by daylight openings in vertical and inclined surface

Level of recommendation for vertical and inclined daylight opening	Target illuminance E_T lx	Fraction of space for target level $F_{\text{plane},\%}$	Minimum target illuminance E_{TM} lx	Fraction of space for minimum target level $F_{\text{plane},\%}$	Fraction of daylight hours $F_{\text{time},\%}$
Minimum	300	50 %	100	95 %	50 %
Medium	500	50 %	300	95 %	50 %
High	750	50 %	500	95 %	50 %
NOTE Table A.3 gives target daylight factor (D_T) and minimum target daylight factor (D_{TM}) corresponding to target illuminance level and minimum target illuminance, respectively, for the CEN capital cities.					

Table A.2 — Recommendations of daylight provision by daylight openings in a horizontal surface

Level of recommendation for horizontal daylight opening	Target illuminance E_T lx	Fraction of space for target level $F_{\text{plane},\%}$	Fraction of daylight hours $F_{\text{time},\%}$
Minimum	300	95 %	50 %
Medium	500	95 %	50 %
High	750	95 %	50 %
NOTE Tables A.3 and A.4 give target daylight factor (D_T) corresponding to target illuminance level for the CEN capital cities. Note, that for spaces with horizontal daylight openings, there is no minimum target illuminance recommendations. Table A.4 is only for horizontal daylight openings with diffusing material.			

5.32 BS EN 17037 also contains the UK National Annex, which sets out alternative targets for dwellings in locations where a predominantly daylit appearance is not achievable, i.e. “hard to light”. These alternative targets are set out below.

Table NA.1 — Values of target illuminance for room types in UK dwellings

Room type	Target illuminance E_T (lx)
Bedroom	100
Living room	150
Kitchen	200

5.33 The BRE Guidelines recommend that where a room has shared use the decision maker can use discretion, for example the target for a living room can be used for a combined living/kitchen/dining space if the kitchen is not treated as a habitable space.

Existing Neighbours

5.34 When considering the daylight received by existing residential buildings which neighbour a proposed development, the relevant recommendations are set out in Section 2.2 of the BRE Guidelines. The amount and quality of potential daylight received by existing neighbouring dwellings is measured using two different methods of measurement.

5.35 In order to do so the BRE Guidelines suggest measurement of both the Vertical Sky Component (VSC) and Daylight Distribution (DD) / No Sky Line (NSL) contour.

Daylight Measure 1: VSC

- 5.36 VSC is measured at the mid-point on the external face of the window serving the room being assessed. The BRE Guidelines provide that the rooms to be assessed should be rooms where daylight is required, including living rooms, kitchens and bedrooms (paragraph 2.2.2).
- 5.37 For the purposes of the assessment, we have assessed any room which our research has indicated may be a "habitable room" within the meaning of the Housing SPG. Bathrooms, hallways and circulation space are excluded from this definition. In addition, many local authorities make a further distinction in respect of small kitchens.
- 5.38 Where the internal area of a small kitchen limits its use to food preparation and is not of sufficient size to accommodate some other form of "habitable" use such as dining, the kitchen may not be classed as a "habitable" room in its own right and may therefore not be assessed as it is considered that there is likely to be greater reliance on electric lighting.
- 5.39 VSC is a 'spot' measurement taken on the face of the window and is a measure of the availability of ambient light from the sky from over the "existing" and "proposed" obstruction caused by buildings or structures in front of the window.
- 5.40 For VSC, the BRE Guidelines state (at paragraph 2.2.7) that:

"If this VSC is greater than 27% then enough skylight should still be reaching the window of the existing building. This value of VSC typically supplies enough daylight to a standard room when combined with a window of normal dimensions, with glass area around 105 or more of the floor area.

Any reduction below this level should be kept to a minimum.

If the VSC, with the new development in place, is both less than 27% and less than 0.8 times its former value, then the occupants of the existing building will notice the reduction in the amount of skylight."

- 5.41 To put this in context, the maximum VSC value that can be received for a totally unobstructed vertical window is 40%. There are however circumstances where the existing/ baseline VSC value is already below 27% or falls below this level post-development.
- 5.42 In such circumstances, the BRE Guidelines state that the existing VSC value may be reduced by a factor of up to 0.2 (i.e. 20%) so that the value in the 'proposed' conditions retains at least 0.8 times its former value. The scientific reasoning is that existing daylight (and sunlight) levels can be reduced by a factor of 20% before the loss becomes noticeable to occupants.

- 5.43 The BRE Guidelines apply this rule of thumb factor of reduction to VSC (para 2.2.7), daylight distribution (para 2.2.11), sunlight (para 3.2.7) and overshadowing (para 3.3.11).
- 5.44 As it is measured on the outside face of the window, one of the inevitable shortcomings of VSC as a measurement tool is that it does not take account of the size of the window or the size or use of the room served by the window.
- 5.45 As such, the BRE Guidelines also recommend that a blended and weighted VSC assessment may be appropriate where windows are known to light the same area of a room and are not too far spaced apart.

Daylight Measure 2: DD (or NSL)

- 5.46 The NSL contour plotted for the purpose of measuring internal Daylight Distribution identifies those areas within the room usually measured on a horizontal working plane set at table top level, where there is direct sky visibility.
- 5.47 This contour therefore represents those parts within the room where the sky can be seen through the window.
- 5.48 This second measure therefore takes account of the size of the window and the size of the room but is only more reliable than VSC when the actual room uses, layouts and dimensions are known.
- 5.49 In situations where layouts are not known, an approach commonly applied is to undertake an indicative assessment based on reasonable assumptions, however much of its accuracy and significance will depend upon the actual use of the room in question.
- 5.50 When interpreted in conjunction with the VSC value, the overall quality of lighting is made more apparent.

Sunlighting

- 5.51 As for daylighting, the BRE Guidelines adopt different methods of measurement depending on whether the assessment is for the impact on existing neighbouring buildings or for measuring the adequacy of natural light provision within new buildings.
- 5.52 There are separate methods for assessing sunlight provision to external spaces such as parks, sitting out areas and gardens.
- 5.53 These methods of sunlight measurement are summarised below.

New Development

- 5.54 Section 3.1 of the BRE guidance (New Development) recommends that access to sunlight in interiors be checked using the methods set out in BS EN 17037:2018 *"Daylight in Buildings"*.
- 5.55 BS EN 17037 recommends assessment of direct sunlight exposure on a selected date between February 1 and March 21, assuming a cloudless sky. For dwellings, it recommends that at least one habitable room achieves the targets.
- 5.56 The BRE Guidelines state (at paragraph 3.1.2):

"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. Sunlight is also required in conservatories.

It is viewed as less important in bedrooms and in kitchens, where people prefer it in the morning rather than the afternoon."

- 5.57 The BRE Guidelines therefore suggest using March 21 (equinox) as the assessment day and to aim for the living area as the habitable room to achieve the target as arguably this is where sunlight would be most valued.
- 5.58 As for daylight, BS EN 17037 gives a range of recommendations for 'high', 'medium' and 'minimum' sunlight provision.

Sunlight Measure, New Build: Target Sunlight Exposure

- 5.59 BRE Guidelines set out that site layout is the most important factor affecting the duration of sunlight in buildings, more specifically site orientation and degree of overshadowing.
- 5.60 With respect to orientation, the BRE Guidelines state (at paragraph 3.1.6):

"A south-facing window will, in general, receive most sunlight, while a north facing one will only receive it on a handful of occasions (early morning and late evening in summer).

...

Sensitive layout design of flats will attempt to ensure that each individual dwelling has at least one main living room which can receive a reasonable amount of sunlight. In both flats and houses, a sensible approach is to try to match internal room layout with window wall orientation."

- 5.61 With respect to overshadowing, the BRE Guidelines make recommendations mainly with regards to the layout of new buildings, however existing third-party buildings and obstructions will of course have an influence.
- 5.62 The inherent site orientation and degree of overshadowing are outside the control of the designer and the BRE Guidelines accept that it is not always feasible to have all living areas facing south, especially in denser development when seeking to make most efficient use of the available site area.
- 5.63 The default BS EN 17037 target sunlight recommendations are as follows:

Table A.6 — Recommendation for daily sunlight exposure

Level of recommendation for exposure to sunlight	Sunlight exposure
Minimum	1,5 h
Medium	3,0 h
High	4,0 h

Existing Neighbours

- 5.64 When considering the sunlight received by existing residential buildings which neighbour a proposed development, the relevant recommendations are set out in Section 3.2 of the BRE Guidelines.
- 5.65 The potential for sunlight access by existing neighbouring dwellings is measured by assessing the number of probable hours in the year a given window point is likely to receive sunlight, with a separate consideration of what percentage of this overall annual figure comprises winter months access.
- 5.66 In order to do so the BRE Guidelines suggest the use of the Annual Probable Sunlight Hours (APSH) methodology.

Sunlight Measure for Existing Buildings: APSH

- 5.67 The availability of sunlight varies throughout the year with the maximum and minimum amount of available sunlight being on the summer and winter solstices.
- 5.68 The APSH method is based on the long-term average of the total number of hours during the year in which direct sunlight reaches the unobstructed ground, allowing for average levels of cloudiness.
- 5.69 APSH therefore also varies with location; however for reference in London a figure of 1,486 hours is used for the annual unobstructed total.

- 5.70 The correct sunlight availability indicator for the location is then used to plot what percentage of the annual unobstructed total will reach the window reference point when obstructions and orientation are taken into account.
- 5.71 For existing neighbours APSH calculations are taken at the centre of each window being assessed, on the plane of the outside face of the window wall. As for new development, regard is had for the orientation and use of the rooms serving the existing neighbouring building under consideration.
- 5.72 The BRE Guidelines state (at paragraph 3.2.3):

"To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south.

Kitchens and bedrooms are less important, although care should be taken not to block too much sun. Normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms that also comprise a living space, for example a bed sitting room in an old people's home."

- 5.73 Paragraphs 3.2.6 and 3.2.7 of the BRE Guidelines set the following recommendations:-

"If a room can receive more than one quarter of annual probable sunlight hours (APSH), including at least 5% of APSH in the winter months between 21 September and 21 March, then it should still receive enough sunlight. Also, if the overall annual loss of APSH is 4% or less, the loss of sunlight is small.

Any reduction in sunlight access below these levels should be kept to a minimum. If the available sunlight hours are both less than the amount above and less than 0.80 times their former value, either over the whole year or just in the winter months (21 September to 21 March), and the overall annual loss is greater than 4% of APSH, then the occupants of the existing building will notice the loss of sunlight; the room may appear colder and less cheerful and pleasant."

- 5.74 To summarise the above, the default recommendation to meet occupant's sunlight expectations is 25% APSH, of which 5% should be in winter months. Where existing windows do not face within 90° of due south, as set out in the BRE guidance these were not assessed.
- 5.75 Where this recommendation is not met for the existing neighbouring properties a comparison with the existing condition is reviewed. If the ratio reduction is within 0.8 of its former value (in other words less than 20% reduction of existing/baseline APSH) then the sunlight loss will not be noticeable by the occupants.

5.76 The BRE Guidelines add a further check of the overall annual loss, stating that when this is less than 4% APSh the change is small. There is a clear emphasis on the primary requirement for sunlight amenity being in living rooms and conservatories.

Sunlight Measure for External Spaces: Sun Hours on Ground (SHoG)

5.77 Section 3.3 of the BRE Guidelines acknowledge that the spaces between buildings have an important impact on their overall appearance and ambience. They advise that the sunlight reaching spaces is valuable for several reasons, namely to:

- Provide attractive sunlit views (all year);
- Make outdoor activities like sitting out and children's play more pleasant (mainly warmer months);
- Encourage plant growth (mainly spring and summer);
- To dry out the ground, reducing moss and slime (mainly in colder months);
- Melt frost, ice and snow (in winter); and
- Dry clothes (all year).

5.78 As can be seen from the above list, it is important to ensure good sunlight penetration throughout the year for various reasons. They state that the availability of sunlight should be checked for all open spaces where it will be required.

5.79 This would normally include:

- gardens, such as the main back garden of a house or communal gardens including courtyards and roof terraces
- parks and playing fields
- children's playgrounds
- outdoor swimming pools and paddling pools, and other areas of recreational water such as marinas and boating lakes (the daylight and sunlight effects on permanent residential moorings may be assessed using the methods in sections 2.2 and 3.2)
- sitting out areas such as those between nondomestic buildings and in public squares

- nature reserves (which may have special requirements for sunlight if rare plants are growing there)

- 5.80 The BRE Guidelines state that each of the above spaces will have different sunlighting requirements and therefore it is difficult to suggest a hard and fast rule for all. They state that the Equinox (21 March) can be selected as an assessment date as it represents average annual conditions.
- 5.81 The default recommendation is that at least half of the amenity area being assessed (i.e. 50% of its area) should receive at least 2 hours of sunlight on 21 March. The BRE Guidelines advise plotting the '2 hours sun contour' onto the amenity area in order to determine this.
- 5.82 This guidance applies to both existing and proposed new external spaces. For existing neighbouring spaces, the BRE Guidelines suggest that less than 20% reduction (or a 0.8 ratio) is not significant.
- 5.83 In addition to the above assessment, the BRE Guidelines also recommend consideration of 'before' and 'after' shadow plotting for critical areas and/or where several spaces may be affected. This can be undertaken to consider specific times of the day or year when sunlight access is more important.

Flexibility

- 5.84 As set out in the BRE Guidelines and BS EN 17037:2018, these default recommendations are "purely advisory" (paragraph F1) and "should be interpreted flexibly" (paragraph 1.6).
- 5.85 This does not mean that the default recommendations and targets within the Guidelines can be disregarded but, instead, any 'flexibility' that is applied after applying the default recommendations should be founded on sound scientific principles that can be objectively supported and justified.
- 5.86 Where appropriate, if the initial assessments show non-compliance with the default target recommendations, the suggestions in the BRE guidance with respect to alternative targets have been applied, as follows.

Existing Neighbours

- 5.87 As part of the process of setting any alternative target values/ approach to the default recommendations, regard has been had to the recommendations in Appendix F of the BRE guidance, which states:

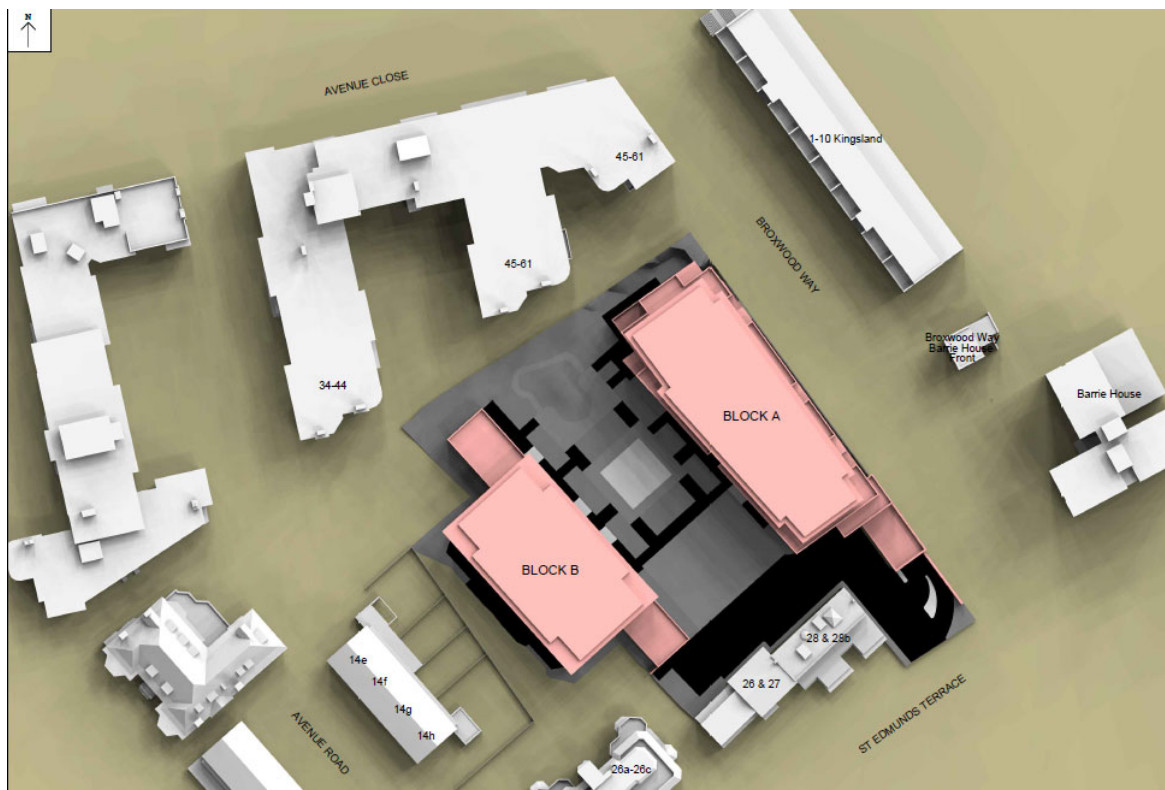
"F1: Sections 2.1, 2.2 and 2.3 give numerical target values in assessing how much light from the sky is blocked by obstructing buildings."

These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location."

6. Assessment Results and Commentary: Existing Neighbours

Scope

- 6.1 Within this section we assess the impact to existing neighbouring dwellings we consider have the potential to experience a change to their existing Daylight and Sunlight amenity due to the introduction of the proposed development.
- 6.2 A plan showing the assessment scope is below, with a list of properties assessed beneath.



- 34-44 Avenue Close
- 45-61 Avenue Close
- 1-16 Kingsland
- Broxwood Way Barrie House Front
- Barrie House
- 28/28b St Edmunds Terrace
- 26/27 St Edmunds Terrace
- 26a-26c St Edmunds Terrace
- 14e-14h Avenue Road
- Existing dwellings at Blocks A & B

- 6.3 The remaining potentially affected properties are either too far away to be affected or understood to be commercial use and not to have any special requirement for natural light and therefore were not assessed.
- 6.4 The site inspection and desktop research identified several existing neighbouring external amenity spaces which could be potentially affected and therefore assessed.

Daylight & Sunlight Analysis

- 6.5 Please refer to the detailed assessment drawings and results tables at Appendix II, which would be summarised as follows:

VSC

- 519 potentially affected windows were assessed
- 513 (99%) of windows assessed fully met the default BRE recommendations

NSL

- Reasonable assumptions based on external inspection and desktop research were made with respect to uses and layouts to consider NSL effects
- 274 potentially affected rooms were assessed
- 270 (99%) of rooms assessed fully met the default BRE recommendations

APSH

- 415 potentially affected southerly orientated windows were assessed
- 100% of windows assessed met the default BRE recommendations

SHOG

- 9 potentially affected external amenity spaces were assessed
- 100% met the default BRE recommendations

- 6.6 In summary, the above confirm acceptable impact to natural light amenity of existing neighbours.
- 6.7 The assessment results for each property analysed are considered individually below in more detail.

34-44 Avenue Close

Daylight Measure 1: VSC

- 6.8 The VSC analysis shows that all windows assessed would meet the default BRE guidance, despite the dense context.

Daylight Measure 2: NSL

- 6.9 The assessments show no noticeable NSL change to the assumed rooms analysed.

Sunlight Measure: APSH

- 6.10 The potentially affected southerly facing windows serving this property were assessed for potential impacts to existing sunlight amenity.
- 6.11 The results confirm that all potentially affected southerly facing windows would satisfy the default BRE recommendations for APSH, despite the dense context.

Sunlight Measure: SHOG

- 6.12 The potentially affected external amenity spaces serving this property were assessed for potential impacts to existing sunlight amenity.
- 6.13 The results confirmed these would satisfy the default BRE recommendations post development, despite the dense context.

Overall Conclusion 34-44 Avenue Close

- 6.14 The assessments confirmed no unacceptable effects to existing natural light amenity.

45-61 Avenue Close

Daylight Measure 1: VSC

- 6.15 The VSC analysis shows that all windows assessed would meet the default BRE guidance, despite the dense context.

Daylight Measure 2: NSL

- 6.16 The assessments show no noticeable NSL change to the assumed rooms analysed.

Sunlight Measure: APSH

6.17 The potentially affected southerly facing windows serving this property were assessed for potential impacts to existing sunlight amenity.

6.18 The results confirm that all potentially affected southerly facing windows would satisfy the default BRE recommendations for APSH, despite the dense context.

Sunlight Measure: SHOG

6.19 The potentially affected external amenity spaces serving this property were assessed for potential impacts to existing sunlight amenity.

6.20 The results confirmed these would satisfy the default BRE recommendations post development, despite the dense context.

Overall Conclusion 45-61 Avenue Close

6.21 The assessments confirmed no unacceptable effects to existing natural light amenity.

1-16 Kingsland

Daylight Measure 1: VSC

6.22 The VSC analysis shows that 69 of 70 windows assessed (99%) would meet the default BRE guidance, despite the dense context.

6.23 One window (W24/40) would experience slightly greater than 20% change, however this is a heavily self-obstructed window which would see a fractional absolute change of 0.21%VSC, which is not significant.

Daylight Measure 2: NSL

6.24 The assessments show no noticeable NSL change to the assumed rooms analysed.

Sunlight Measure: APSH

6.25 The potentially affected southerly facing windows serving this property were assessed for potential impacts to existing sunlight amenity.

6.26 The results confirm that all potentially affected southerly facing windows would satisfy the default BRE recommendations for APSH, despite the dense context.

Sunlight Measure: SHOG

6.27 The potentially affected external amenity spaces serving this property were assessed for potential impacts to existing sunlight amenity.

6.28 The results confirmed these would satisfy the default BRE recommendations post development, despite the dense context.

Overall Conclusion 1-16 Kingsland

6.29 The assessments confirmed no unacceptable effects to existing natural light amenity.

Broxwood Way Barrie House Front

Daylight Measure 1: VSC

6.30 The VSC analysis shows that all windows assessed would meet the default BRE guidance, despite the dense context.

Daylight Measure 2: NSL

6.31 The assessments show no noticeable NSL change to the assumed rooms analysed.

Sunlight Measure: APSH

6.32 The potentially affected southerly facing windows serving this property were assessed for potential impacts to existing sunlight amenity.

6.33 The results confirm that all potentially affected southerly facing windows would satisfy the default BRE recommendations for APSH, despite the dense context.

Overall Conclusion Broxwood Way Barrie House Front

6.34 The assessments confirmed no unacceptable effects to existing natural light amenity.

Barrie House

Daylight Measure 1: VSC

6.35 The VSC analysis shows that all windows assessed would meet the default BRE guidance, despite the dense context.

Daylight Measure 2: NSL

6.36 The assessments show no noticeable NSL change to the assumed rooms analysed.

Sunlight Measure: APSH

- 6.37 The potentially affected southerly facing windows serving this property were assessed for potential impacts to existing sunlight amenity.
- 6.38 The results confirm that all potentially affected southerly facing windows would satisfy the default BRE recommendations for APSH, despite the dense context.

Overall Conclusion Barrie House

- 6.39 The assessments confirmed no unacceptable effects to existing natural light amenity.

28/28b St Edmunds Terrace

Daylight Measure 1: VSC

- 6.40 The VSC analysis shows that all windows assessed would meet the default BRE guidance, despite the dense context.

Daylight Measure 2: NSL

- 6.41 The assessments show no noticeable NSL change to the assumed rooms analysed.

Sunlight Measure: APSH

- 6.42 The potentially affected southerly facing windows serving this property were assessed for potential impacts to existing sunlight amenity.
- 6.43 The results confirm that all potentially affected southerly facing windows would satisfy the default BRE recommendations for APSH, despite the dense context.

Overall Conclusion 28/28b St Edmunds Terrace

- 6.44 The assessments confirmed no unacceptable effects to existing natural light amenity.

26/27 St Edmunds Terrace

Daylight Measure 1: VSC

- 6.45 The VSC analysis shows that all windows assessed would meet the default BRE guidance, despite the dense context.

Daylight Measure 2: NSL

- 6.46 The assessments show no noticeable NSL change to the assumed rooms analysed.

Sunlight Measure: APSH

- 6.47 The potentially affected southerly facing windows serving this property were assessed for potential impacts to existing sunlight amenity.

- 6.48 The results confirm that all potentially affected southerly facing windows would satisfy the default BRE recommendations for APSH, despite the dense context.

Overall Conclusion 26/27 St Edmunds Terrace

- 6.49 The assessments confirmed no unacceptable effects to existing natural light amenity.

26a-26c St Edmunds Terrace

Daylight Measure 1: VSC

- 6.50 The VSC analysis shows that all windows assessed would meet the default BRE guidance, despite the dense context.

Daylight Measure 2: NSL

- 6.51 The assessments show no noticeable NSL change to the assumed rooms analysed.

Sunlight Measure: APSH

- 6.52 The potentially affected southerly facing windows serving this property were assessed for potential impacts to existing sunlight amenity.

- 6.53 The results confirm that all potentially affected southerly facing windows would satisfy the default BRE recommendations for APSH, despite the dense context.

Overall Conclusion 26a-26c St Edmunds Terrace

- 6.54 The assessments confirmed no unacceptable effects to existing natural light amenity.

14e-14h Avenue Road

Daylight Measure 1: VSC

- 6.55 The VSC analysis shows that all windows assessed would meet the default BRE guidance, despite the dense context.

Daylight Measure 2: NSL

- 6.56 The assessments show no noticeable NSL change to the assumed rooms analysed.

Sunlight Measure: APSH

- 6.57 The potentially affected southerly facing windows serving this property were assessed for potential impacts to existing sunlight amenity.
- 6.58 The results confirm that all potentially affected southerly facing windows would satisfy the default BRE recommendations for APSH, despite the dense context.

Sunlight Measure: SHOG

- 6.59 The potentially affected external amenity spaces serving this property were assessed for potential impacts to existing sunlight amenity.
- 6.60 The results confirmed these would satisfy the default BRE recommendations post development, despite the dense context.

Overall Conclusion 14e-14h Avenue Road

- 6.61 The assessments confirmed no unacceptable effects to existing natural light amenity.

Existing dwellings at Blocks A & B*Daylight Measure 1: VSC*

- 6.62 The VSC analysis shows that 156 of 161 windows assessed (97%) would meet the default BRE guidance, despite the dense context.
- 6.63 Five windows would experience slightly greater than 20% change, however these are all heavily self-obstructed windows which would see a fractional absolute changes of no more than 1.72%VSC, which is not significant.

Daylight Measure 2: NSL

- 6.64 The assessments show of 89 of 93 rooms assessed (i.e. 96%) would experience no noticeable NSL change post development.
- 6.65 2 of the 4 rooms not achieving the default recommendations fractionally exceed the 20% point and are both bedrooms, which have a lowered requirement for daylight. The remaining 2 rooms are self-

obstructed living areas which are also deep and lit from one side only, a situation recognised in the BRE guidance as one where this degree of change may inevitable.

- 6.66 As recommended in the BRE guidance, a theoretical assessment without these self-obstructing features was conducted. This confirmed that the overhangs have a very significant effect, with NSL differences reduced by over 10% in this scenario. The depth of the room means they would experience a slightly greater than 20% reduction but retain adequate NSL for a dense environment.

Sunlight Measure: APSH

- 6.67 The potentially affected southerly facing windows serving this property were assessed for potential impacts to existing sunlight amenity.
- 6.68 The results confirm that all potentially affected southerly facing windows would satisfy the default BRE recommendations for APSH, despite the dense context.

Sunlight Measure: SHOG

- 6.69 The potentially affected external amenity spaces were assessed for potential impacts to existing sunlight amenity.
- 6.70 The results confirmed these would satisfy the default BRE recommendations post development, despite the dense context.

Overall Conclusion Existing dwellings at Blocks A & B

- 6.71 The assessments confirmed no unacceptable effects to existing natural light amenity.

7. Assessment Results and Commentary: Amenity Provision within the Proposed Development

Daylight and Sunlight to Proposed Habitable Rooms

- 7.1 Detailed analysis has been undertaken of the proposed dwellings, considering natural light amenity provision within the proposed habitable rooms.
- 7.2 As the proposed development is located in a dense central London context, we have applied the UK National Annex recommendations for daylight.
- 7.3 The table below summarises the assessment results. Detailed review of the assessment results follows the summary table.

	LIVING/KITCHEN/DINING		BEDROOM	
	150lx, 50% Area, 50% Time	1.5h Sunlight Exposure (March 21)	100lx, 50% Area, 50% Time	1.5h Sunlight Exposure (March 21)
ROOMS ASSESSED	6	6	11	11
MEETING DEFAULT RECOMMENDATION	6	6	11	11
PERCENTAGE	100%	100%	100%	100%

Living Areas

- 7.4 A total of 6 proposed Living Rooms and Kitchens were assessed.

Daylight

All 6 would achieve the default UK NA recommendations for combined living kitchen dining areas .

Sunlight

- 7.5 All 6 would achieve the default EN 17037 minimum recommendations.

Bedrooms

7.6 A total of 11 proposed bedrooms were assessed.

Daylight

All 11 would achieve the default UK NA recommendations for combined living kitchen dining areas .

Sunlight

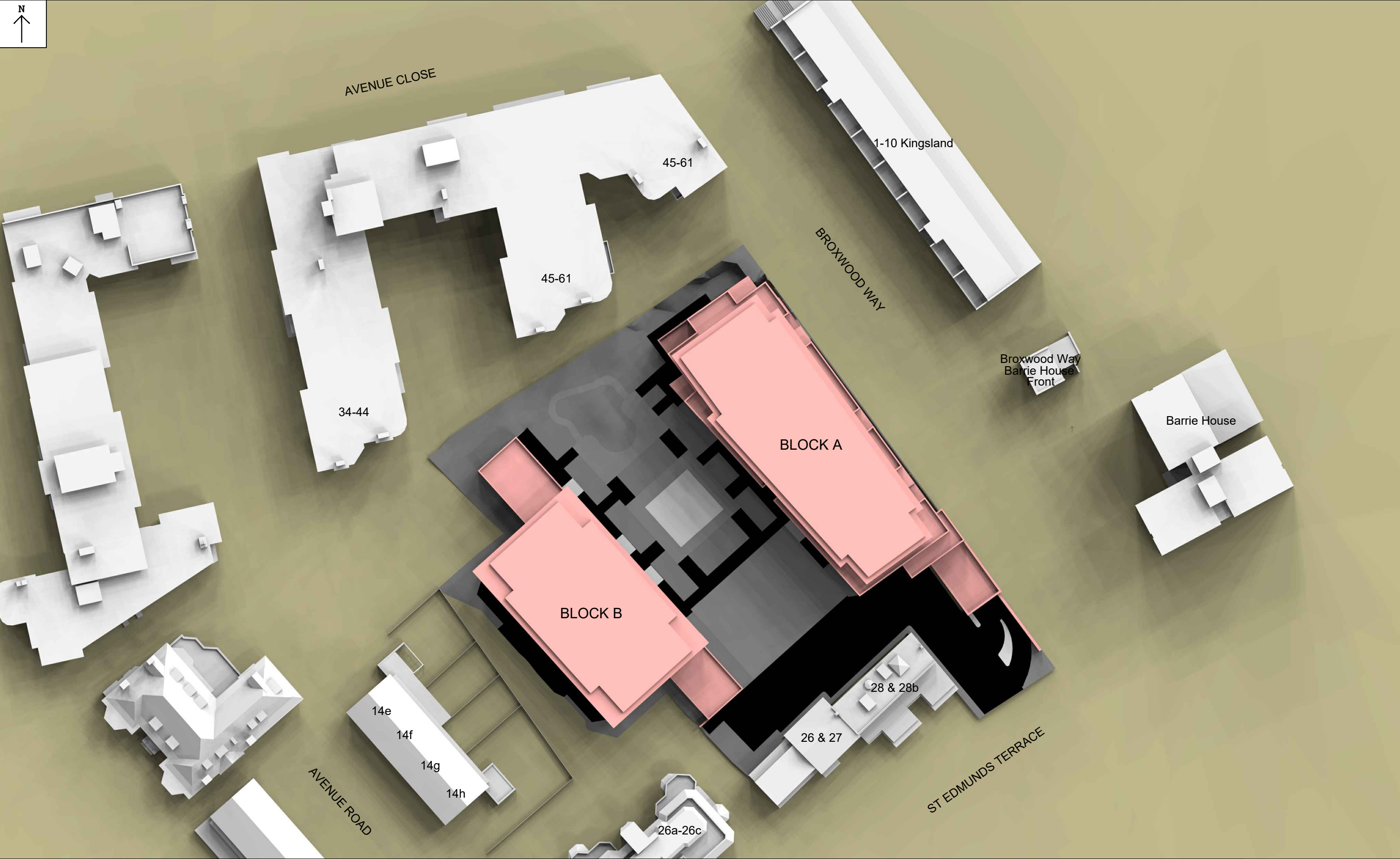
7.7 All 11 would achieve the default EN 17037 minimum recommendations.





8. Summary and Conclusions

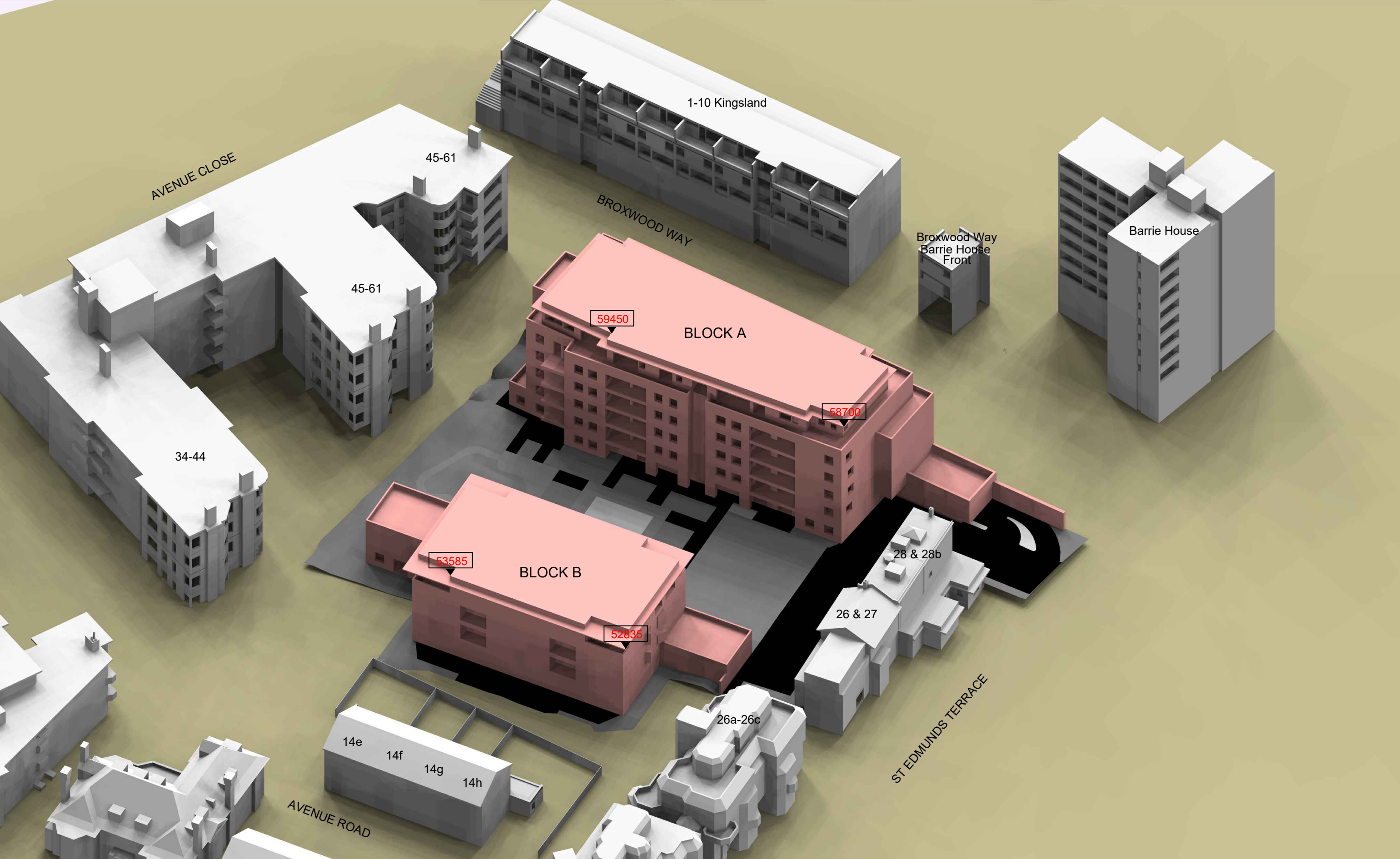
- 8.1 Despite the restrictive context, the range of detailed assessments have confirmed that the Proposed Development would have no unacceptable effects to existing Daylight and Sunlight amenity of neighbouring dwellings.
- 8.2 Within the proposed dwellings, future occupants would enjoy excellent natural light amenity for a dense urban environment.
- 8.3 The Proposed Development is therefore concluded as fully adherent with local, regional and national planning policy related to Daylight and Sunlight and therefore fully acceptable on these grounds.

Appendix I

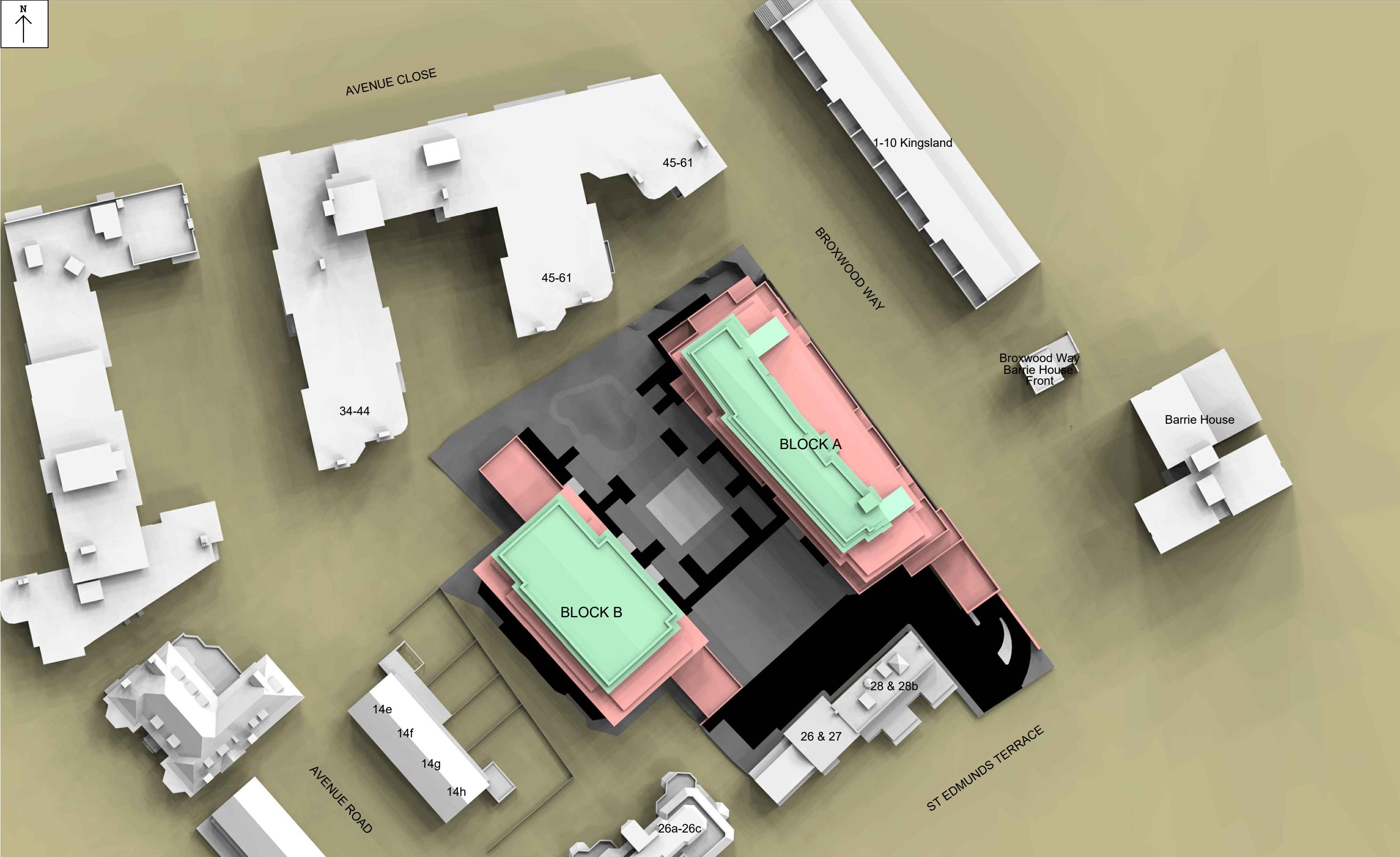
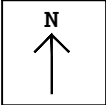
Assessment Drawings and Results Tables








<div><div><div></div><div>Existing</div></div><div><div></div><div>Proposed</div></div><div><div></div><div>Consented</div></div><div><div></div><div>Surrounding Context</div></div></div>	<div><div>Key:</div><div><div>Existing building</div><div>Surrounding buildings</div><div>Proposed building</div><div>Consented</div></div><div><div>Recieved 16 November 2021</div><div>MBS Survey Software Ltd</div><div>DWG Download Recieved 16 September 2022</div><div>N/A</div></div><div><div>Existing Building Information</div><div>St Edmund's Terrace Model_AcadR10_RevA</div><div>DWG 1323-PL-150 & 151 Rev(as noted) Block A Proposed Plans</div><div>DWG 1323-PL-230 RevA Block A Proposed Sections</div><div>DWG 1323-PL-160 to 163 Rev(as noted) Block A Proposed Elevations</div><div>DWG 1323-PL-250 & 215 Rev(as noted) Block B Proposed Plans</div><div>DWG 1323-PL-270 Rev- Block B Proposed Section</div><div>DWG 1323-PL-260 to 263 Rev- Block B Proposed Elevations</div></div></div>				<div>Project Name</div> <div>ST EDMUNDS TERRACE</div>	<div>Drawn By</div> <div>AS</div>	<div>Scale @ A3</div> <div>1/500</div>	<div>Date</div> <div>28 SEPT 2022</div>	<div><div>AVISON YOUNG</div><div>65 Gresham Street, London, EC2V 7NQ</div><div>08449 02 03 04 www.avisonyoung.co.uk</div></div>
	<div>Drawing Title</div> <div>PLAN VIEW</div>				<div>Project No.</div> <div>SAT150_06</div>	<div>Drawing No.</div> <div>BRE_01</div>	<div>Revision</div> <div>-</div>		
	<div>EXISTING</div>								

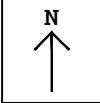


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						Project No.	Drawing No.	Revision		
						SAT150_06	BRE_03	-		

Sources of information				Project Name	Drawn By	Scale @ A3	Date	 AVISON YOUNG 65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk
 Existing	Existing building Recieved 16 November 2021 Existing Building Information	Surrounding buildings MBS Survey Software Ltd St Edmund's Terrace Model_AcadR10_RevA	Proposed building DWG Download Recieved 16 September 2022 DWG 1323-PL-150 & 151 Rev(as noted) Block A Proposed Plans DWG 1323-PL-230 RevA Block A Proposed Sections DWG 1323-PL-160 to 163 Rev(as noted) Block A Proposed Elevations DWG 1323-PL-250 & 215 Rev(as noted) Block B Proposed Plans DWG 1323-PL-270 Rev- Block B Proposed Section DWG 1323-PL-260 to 263 Rev- Block B Proposed Elevations	Consented N/A	AS	NTS	28 SEPT 2022	
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				Drawing Title 3D VIEW PROPOSED ENVELOPE				



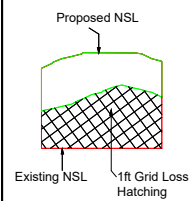
GROUND FLOOR

1ST FLOOR

2ND FLOOR

3RD FLOOR

Key:



Sources of information

Existing building
Recieved 16 November 2021
Existing Building Information

Surrounding buildings
MBS Survey Software Ltd
St Edmund's Terrace Model_AcadR10_RevA

Proposed building
DWG Download Recieved 16 September 2022
DWG 1323-PL-150 & 151 Rev(as noted) Block A Proposed Plans
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DWG 1323-PL-270 Rev- Block B Proposed Section
DWG 1323-PL-260 to 263 Rev- Block B Proposed Elevations

Consented
N/A

Project Name

ST EDMUNDS TERRACE

Drawing Title

NO SKYLINE CONTOURS
34-44 AVENUE CLOSE

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Date

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Project No.

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Drawing No.

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Revision

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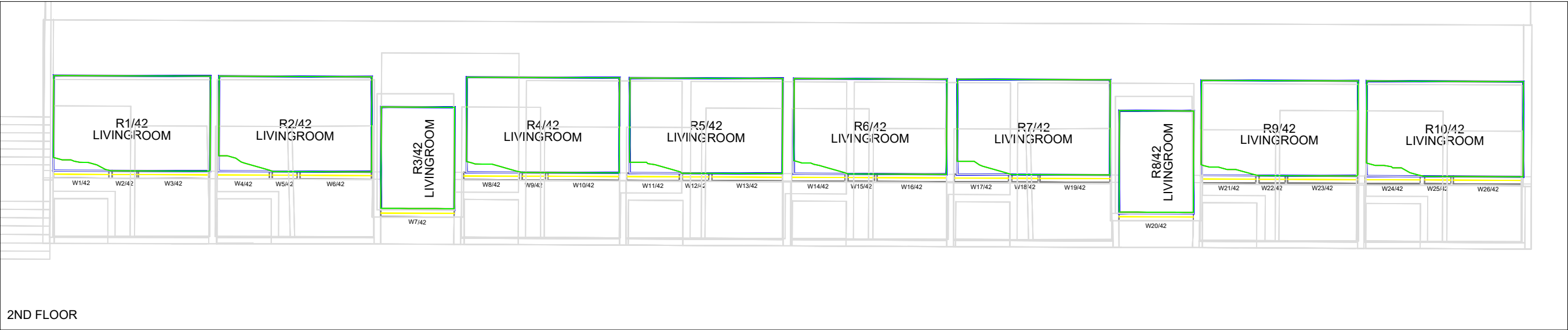
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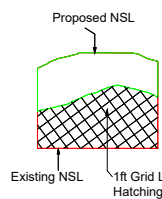
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<div>Key:</div> <div><div>Proposed NSL</div><div>Existing NSL</div><div>1ft Grid Loss Hatching</div></div>	<div>Sources of information</div> <div><div>Existing building</div><div>Recieved 16 November 2021</div><div>Existing Building Information</div></div> <div><div>Surrounding buildings</div><div>MBS Survey Software Ltd</div><div>St Edmund's Terrace Model_AcadR10_RevA</div></div> <div><div>Proposed building</div><div>DWG Download Recieved 16 September 2022</div><div>DWG 1323-PL-150 & 151 Rev(as noted) Block A Proposed Plans</div><div>DWG 1323-PL-230 RevA Block A Proposed Sections</div><div>DWG 1323-PL-160 to 163 Rev(as noted) Block A Proposed Elevations</div><div>DWG 1323-PL-250 & 215 Rev(as noted) Block B Proposed Plans</div><div>DWG 1323-PL-270 Rev- Block B Proposed Section</div><div>DWG 1323-PL-260 to 263 Rev- Block B Proposed Elevations</div></div> <div><div>Consented</div><div>N/A</div></div>			<div>Project Name</div> <div>ST EDMUNDS TERRACE</div> <div>Drawing Title</div> <div>NO SKYLINE CONTOURS</div> <div>44-61 AVENUE CLOSE</div>	<div>Drawn By</div> <div>AS</div> <div>Project No.</div> <div>SAT150_06</div> <div>Scale @ A3</div> <div>1/150</div> <div>Drawing No.</div> <div>BRE_07</div> <div>Date</div> <div>28 SEPT 2022</div> <div>Revision</div> <div>-</div>	<div>AVISON YOUNG</div> <div>65 Gresham Street, London, EC2V 7NQ</div> <div>08449 02 03 04 www.avisonyoung.co.uk</div>
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Key:



Sources of information

Existing building
Recieved 16 November 2021
Existing Building Information

Surrounding buildings
MBS Survey Software Ltd
St Edmund's Terrace Model_AcadR10_RevA

Proposed building
DWG Download Recieved 16 September 2022
DWG 1323-PL-150 & 151 Rev(as noted) Block A Proposed Plans
DWG 1323-PL-230 RevA Block A Proposed Sections
DWG 1323-PL-160 to 163 Rev(as noted) Block A Proposed Elevations
DWG 1323-PL-250 & 215 Rev(as noted) Block B Proposed Plans
DWG 1323-PL-270 Rev- Block B Proposed Section
DWG 1323-PL-260 to 263 Rev- Block B Proposed Elevations

Consented
N/A

Project Name
ST EDMUNDS TERRACE

Drawing Title
NO SKYLINE CONTOURS
1-16 KINGSLAND

Drawn By
AS

Project No.
SAT150_06

Scale @ A3
1/150

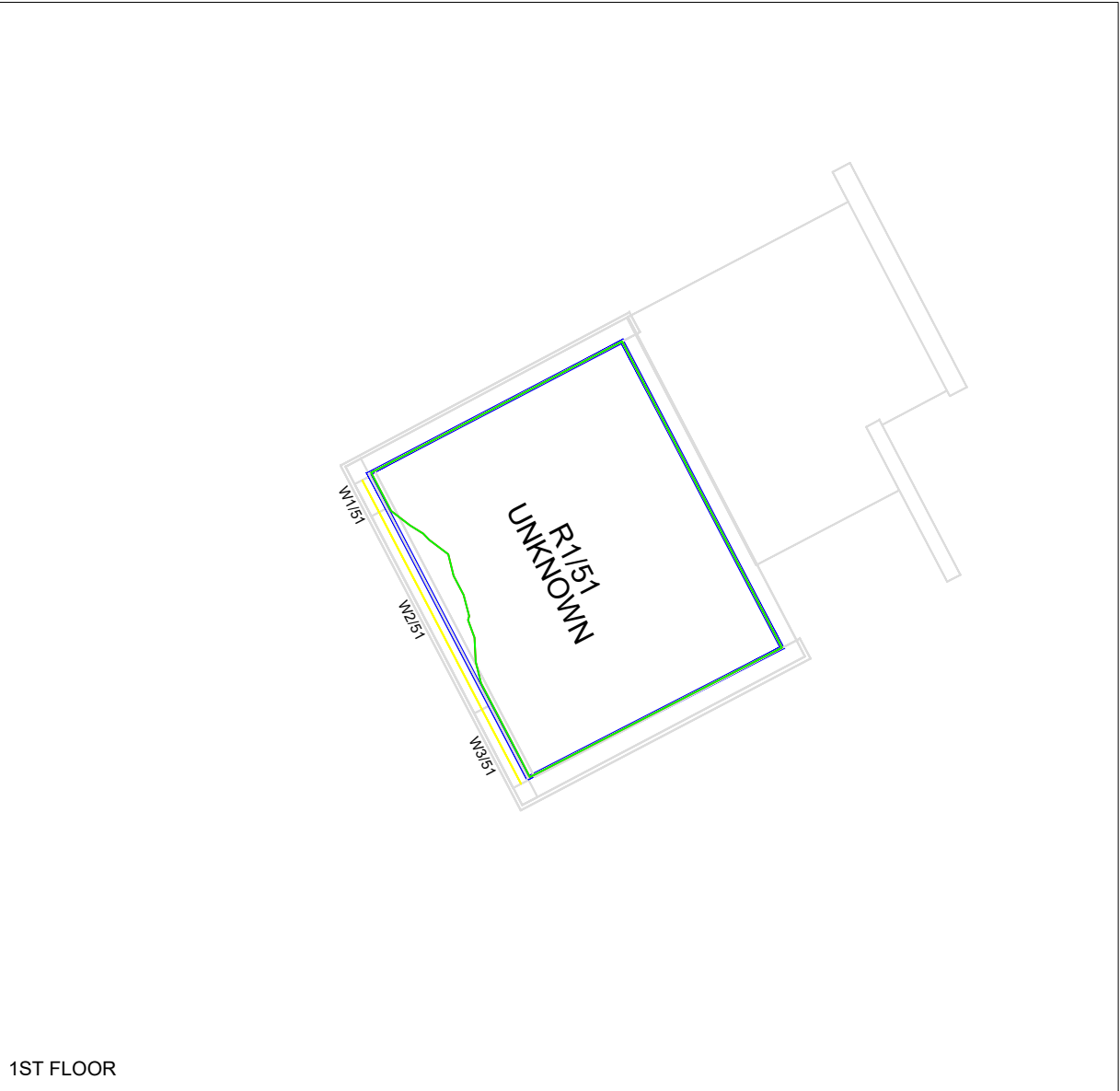
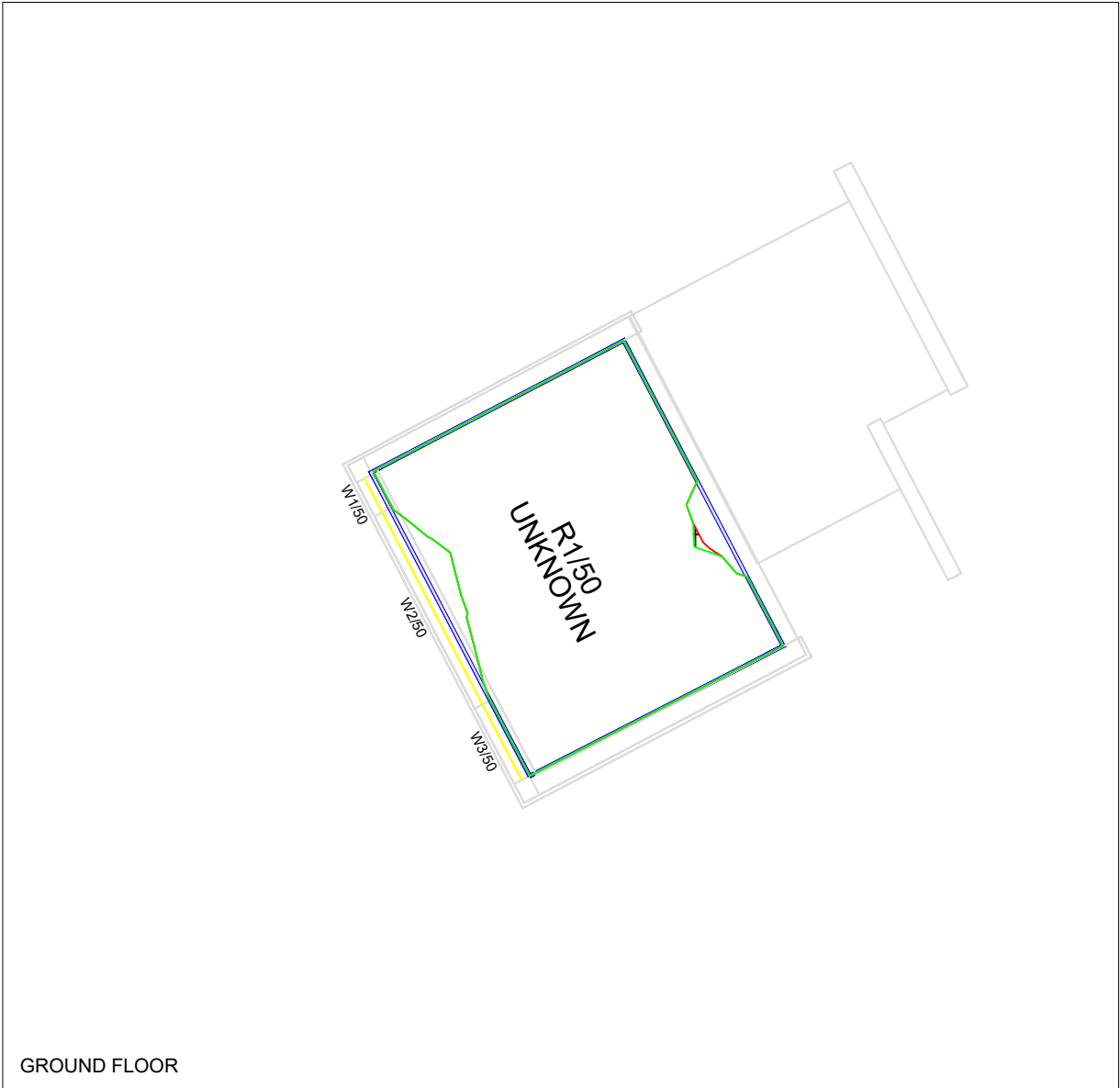
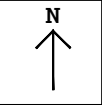
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Date
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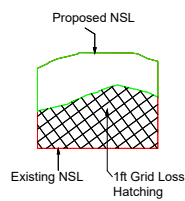
Revision
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Key:



Sources of information

Existing building

Recieved 16 November 2021
Existing Building Information

Surrounding buildings

MBS Survey Software Ltd
St Edmund's Terrace Model_AcadR10_RevA

Proposed building

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Consented

N/A

Project Name

ST EDMUNDS TERRACE

Drawing Title

NO SKYLINE CONTOURS

BROXWOOD WAY BARRIE HOUSE FRONT

Drawn By

AS

Scale @ A3

1/100

Date

28 SEPT 2022

Project No.

SAT150_06

Drawing No.

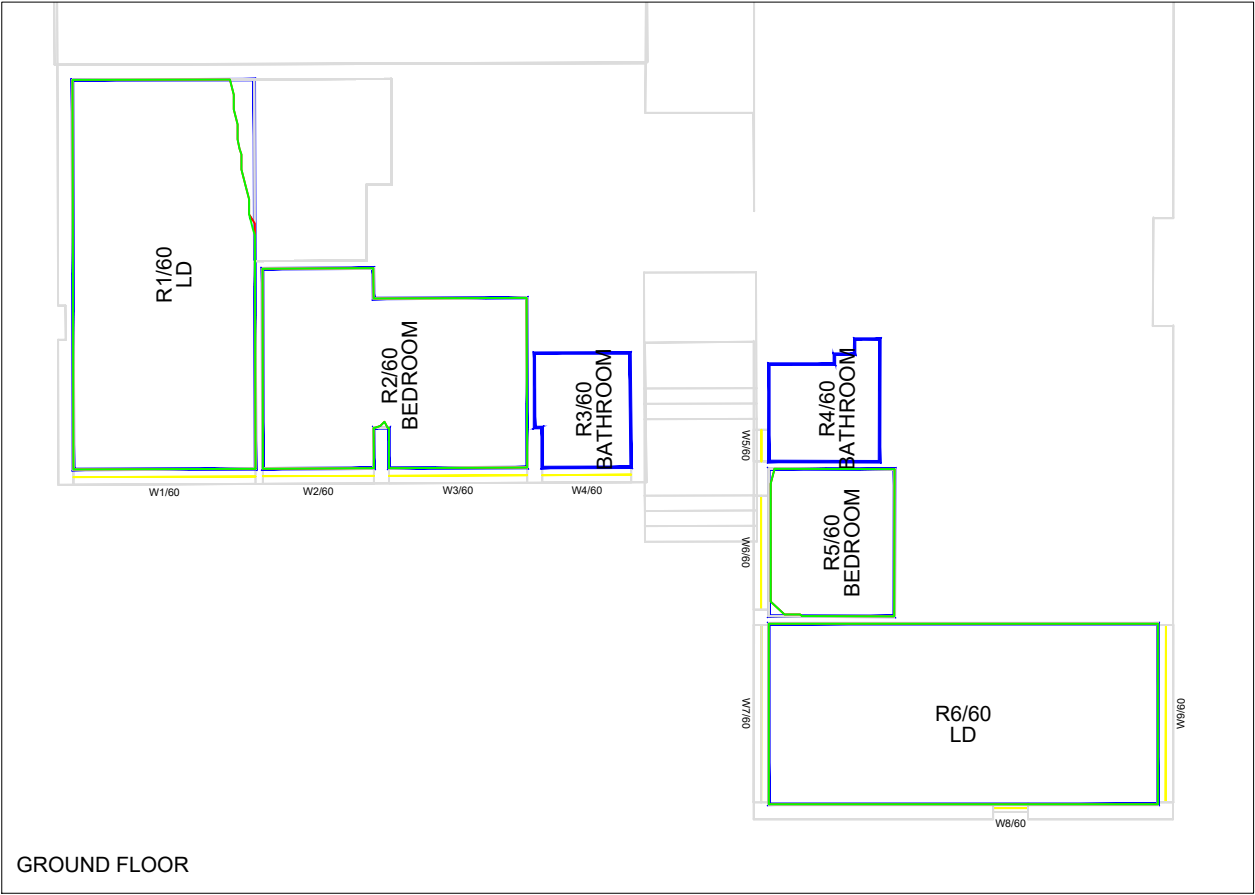
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Revision

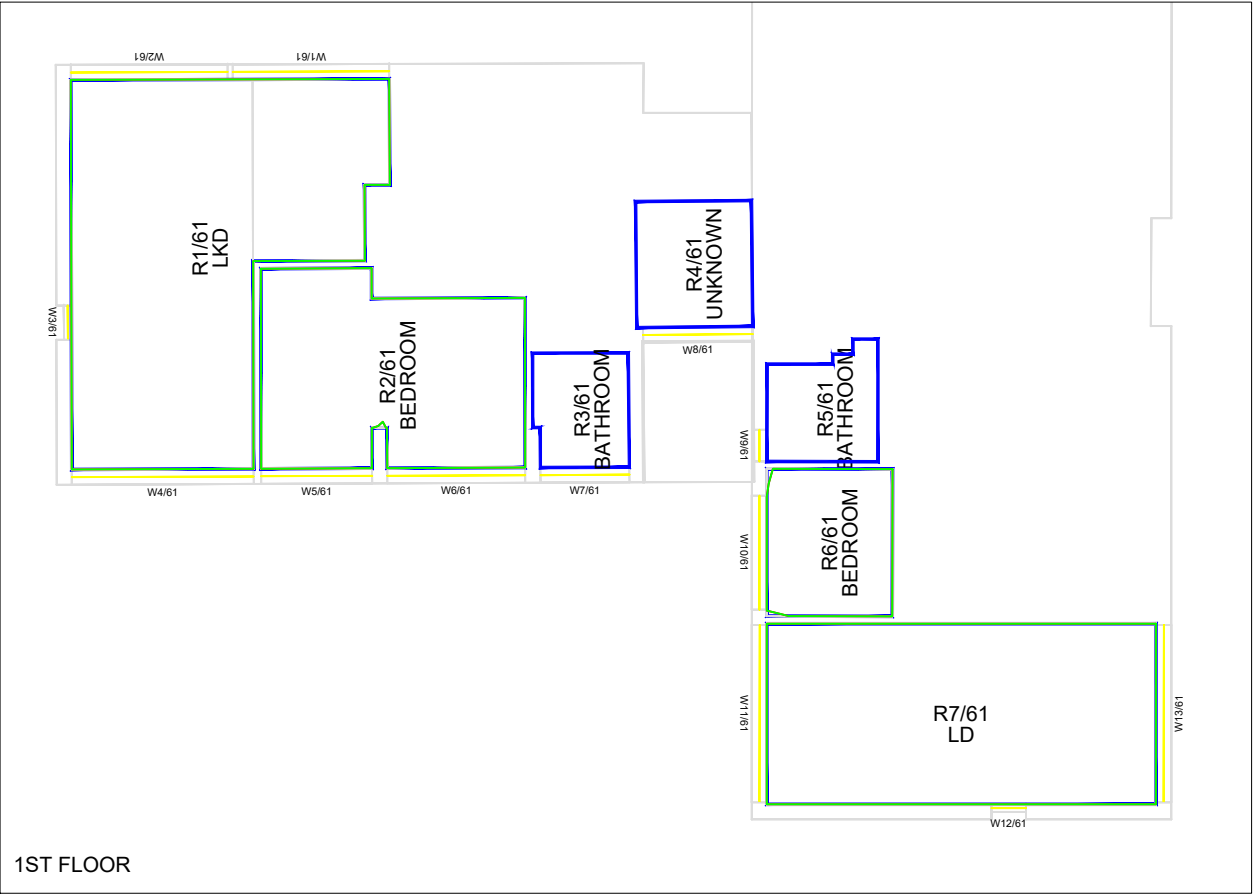
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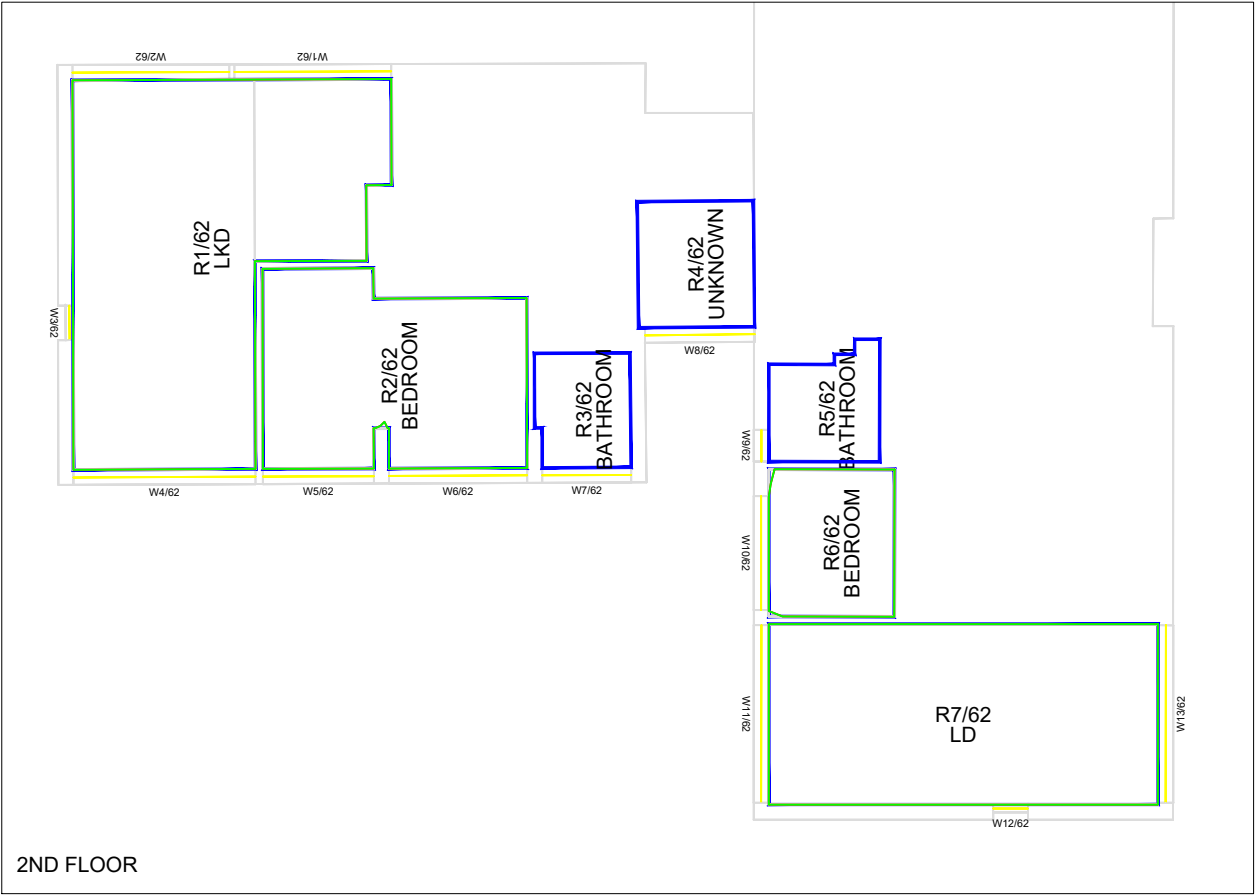
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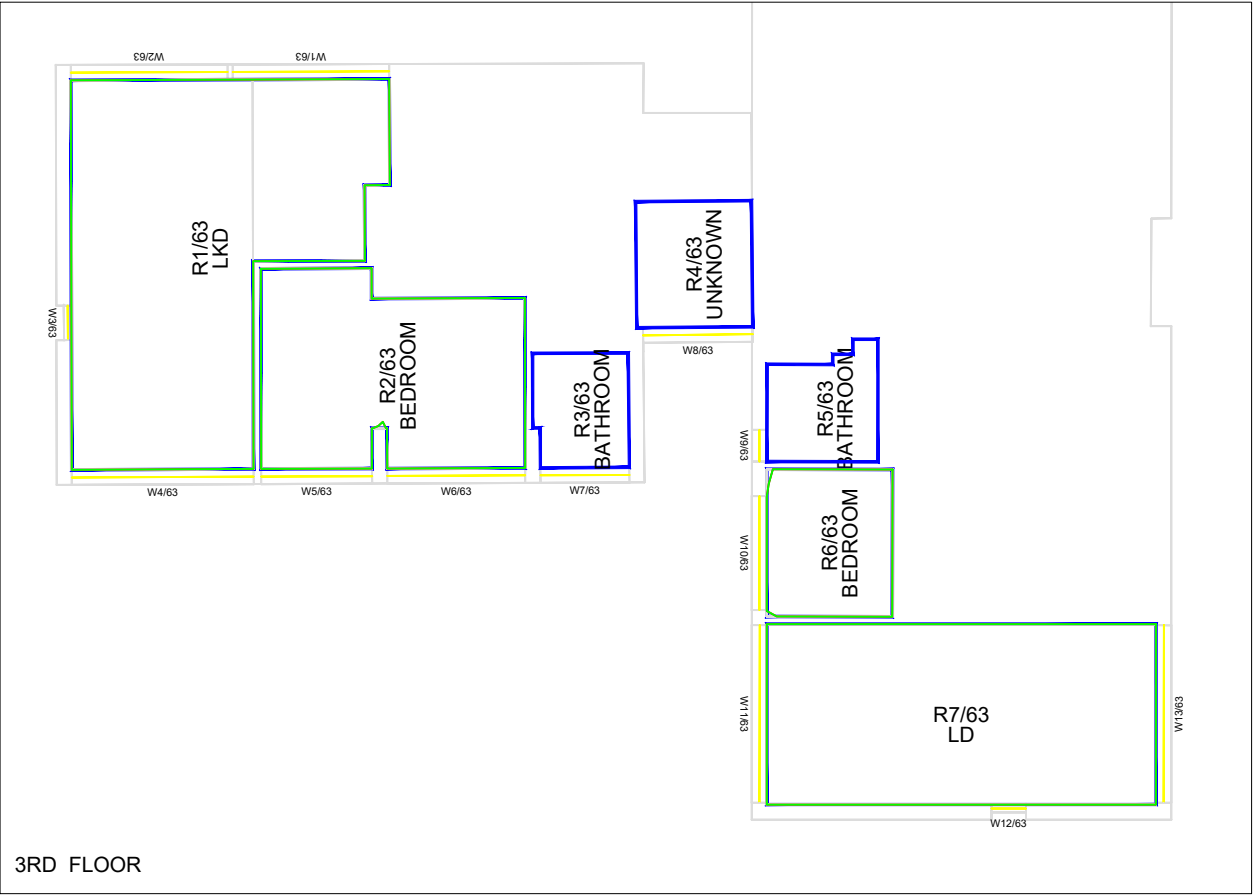
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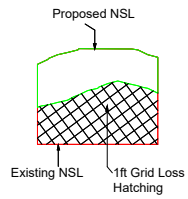


2ND FLOOR



3RD FLOOR

Key:



Sources of information

Existing building
Recieved 16 November 2021
Existing Building Information

Surrounding buildings
MBS Survey Software Ltd
St Edmund's Terrace Model_AcadR10_RevA

Proposed building
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DWG 1323-PL-270 Rev- Block B Proposed Section
DWG 1323-PL-260 to 263 Rev- Block B Proposed Elevations

Consented
N/A

Project Name

ST EDMUNDS TERRACE

Drawing Title

NO SKYLINE CONTOURS
BARRIE HOUSE

Drawn By

AS

Scale @ A3

1/150

Date

28 SEPT 2022

Project No.

SAT150_06

Drawing No.

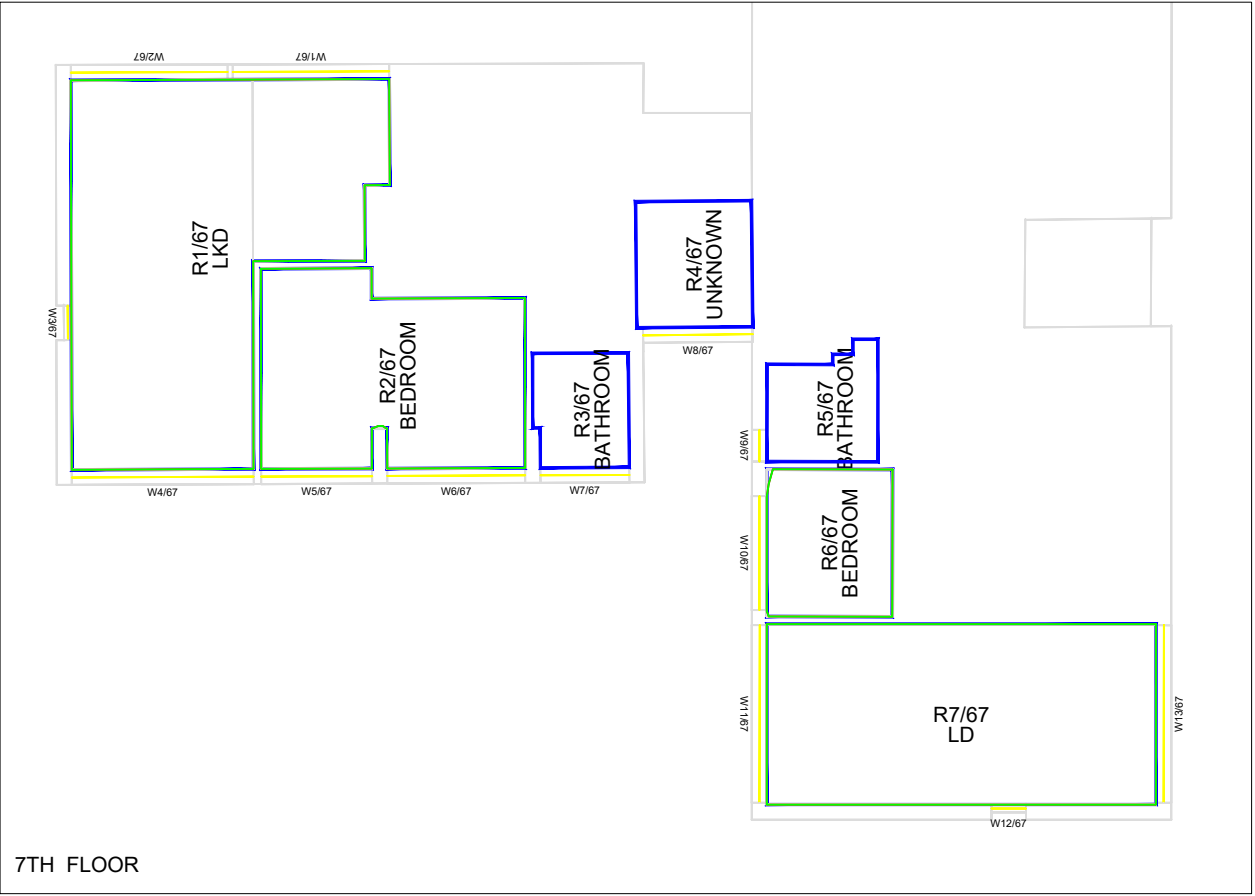
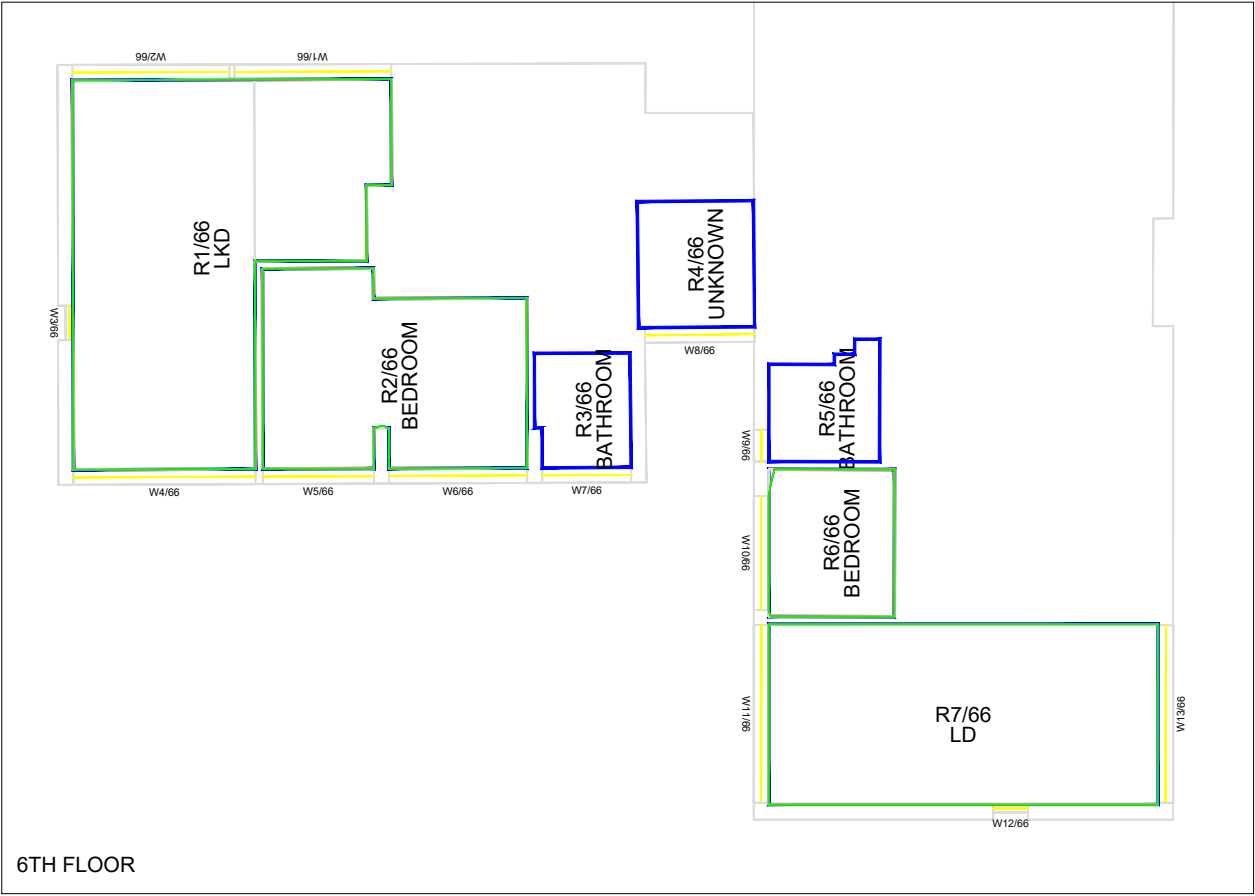
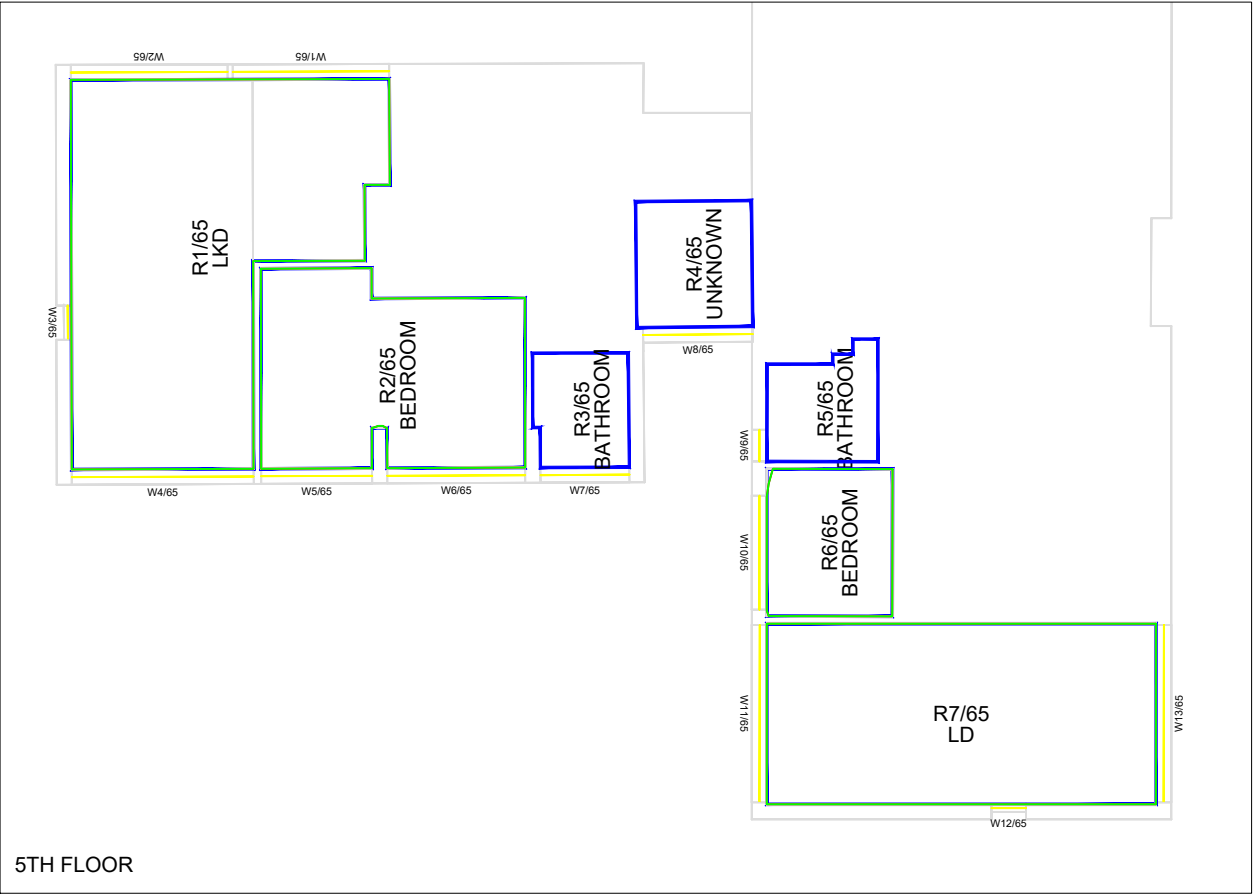
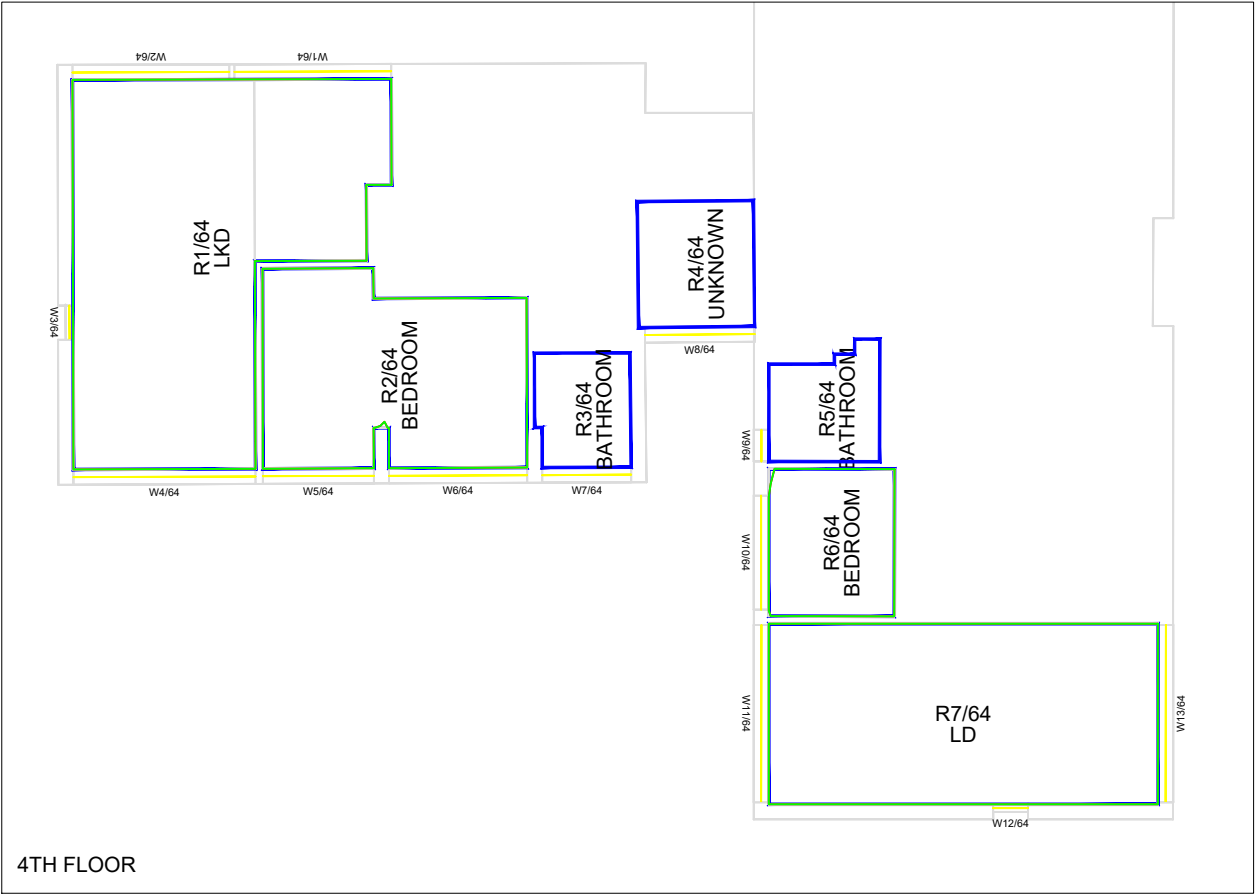
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Revision

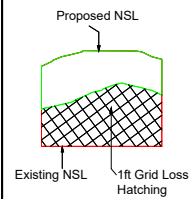
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Key:



Sources of information

Existing building
Recieved 16 November 2021
Existing Building Information

Surrounding buildings
MBS Survey Software Ltd
St Edmund's Terrace Model_AcadR10_RevA

Proposed building
DWG Download Recieved 16 September 2022
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DWG 1323-PL-160 to 163 Rev(as noted) Block A Proposed Elevations
DWG 1323-PL-250 & 215 Rev(as noted) Block B Proposed Plans
DWG 1323-PL-270 Rev- Block B Proposed Section
DWG 1323-PL-260 to 263 Rev- Block B Proposed Elevations

Consented
N/A

Project Name

ST EDMUNDS TERRACE

Drawing Title

NO SKYLINE CONTOURS

BARRIE HOUSE

Drawn By

AS

Scale @ A3

1/150

Date

28 SEPT 2022

Project No.

SAT150_06

Drawing No.

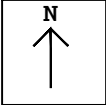
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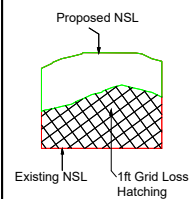
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Key:



Sources of information

Existing building
Received 16 November 2021
Existing Building Information

Surrounding buildings
MBS Survey Software Ltd
St Edmund's Terrace Model AcadR10 RevA

Proposed building

DWG Download Received 16 September 2022

DWG 1323-PL-150 & 151 Rev(as noted) Block A Proposed Plans

DWG 1323-PL-230 RevA Block A Proposed Sections

DWG 1323-PL-160 to 163 Rev(as noted) Block A Proposed Elevations

DWG 1323-PL-250 & 215 Rev(as noted) Block B Proposed Plans

DWG 1323-PL-270 Rev- Block B Proposed Section

DWG 1323-PL-260 to 263 Rev- Block B Proposed Elevations

Consented
N/A

Project Name

ST EDMUNDS TERRACE

Drawing Title

NO SKYLINE CONTOURS

28 & 28b ST EDMUNDS TERRACE

Drawn By

AS

Scale @ A3

1/100

Date _____

28 SEPT 2022

Project No.

SAT150_06

Drawing No.

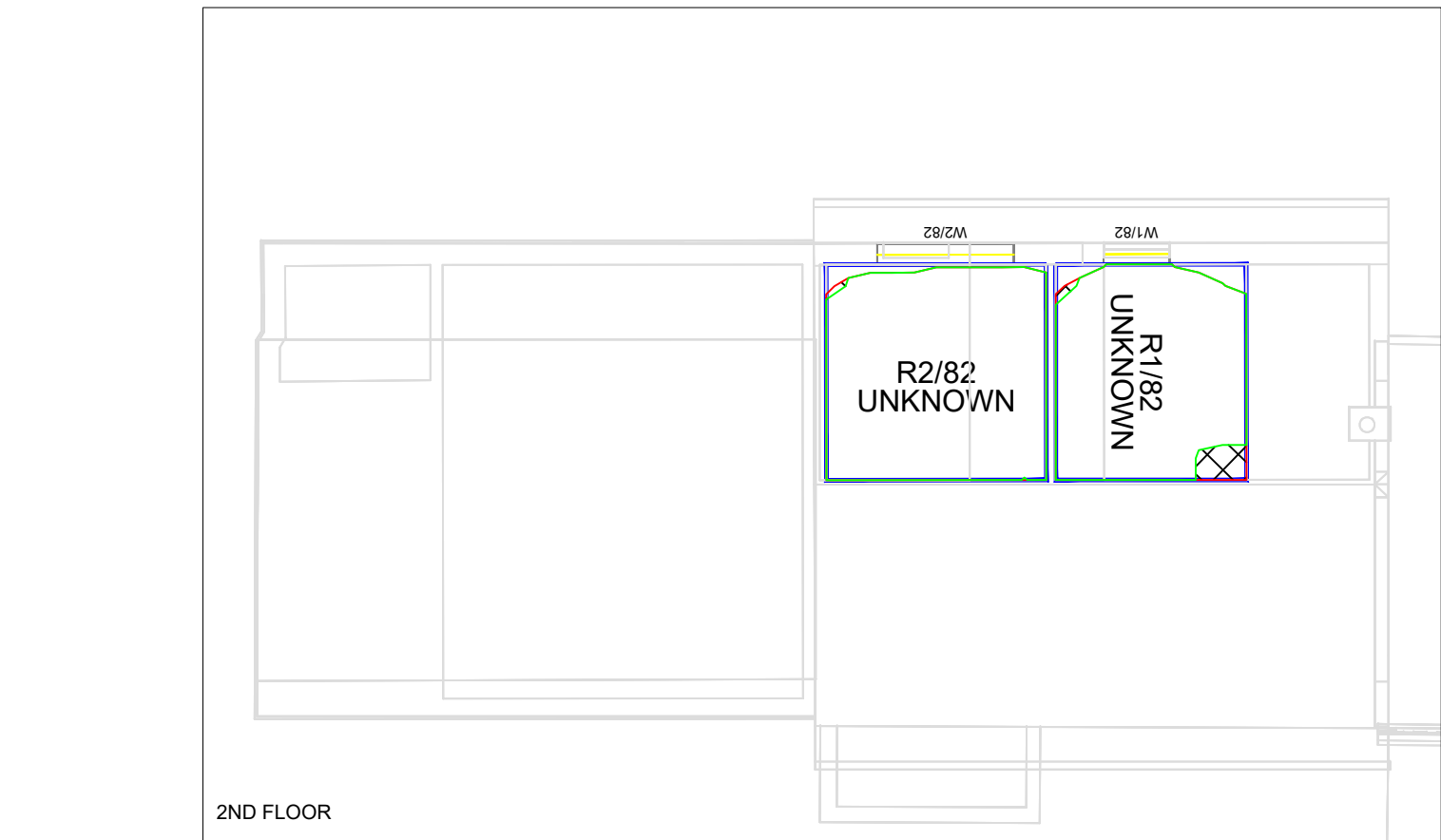
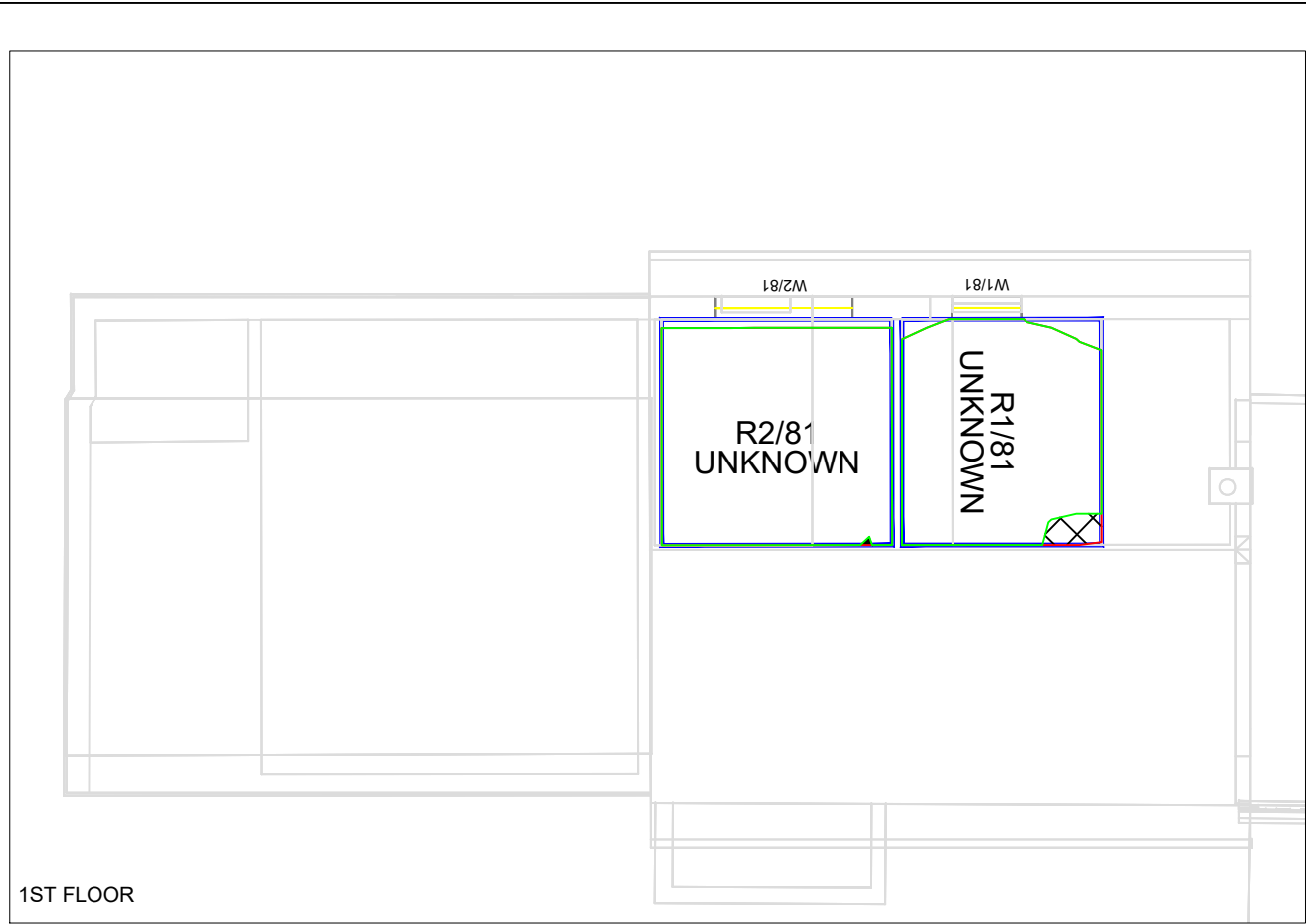
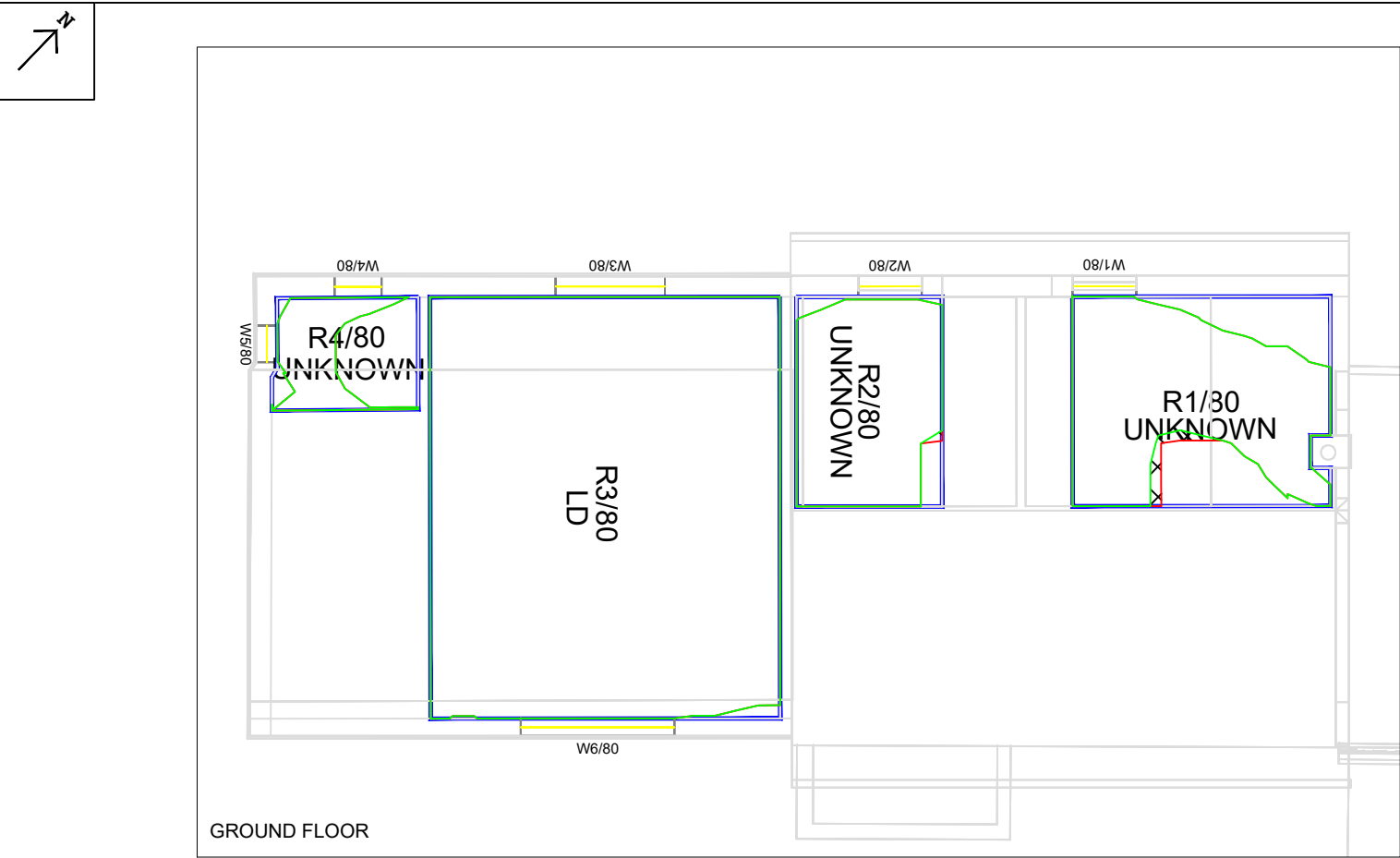
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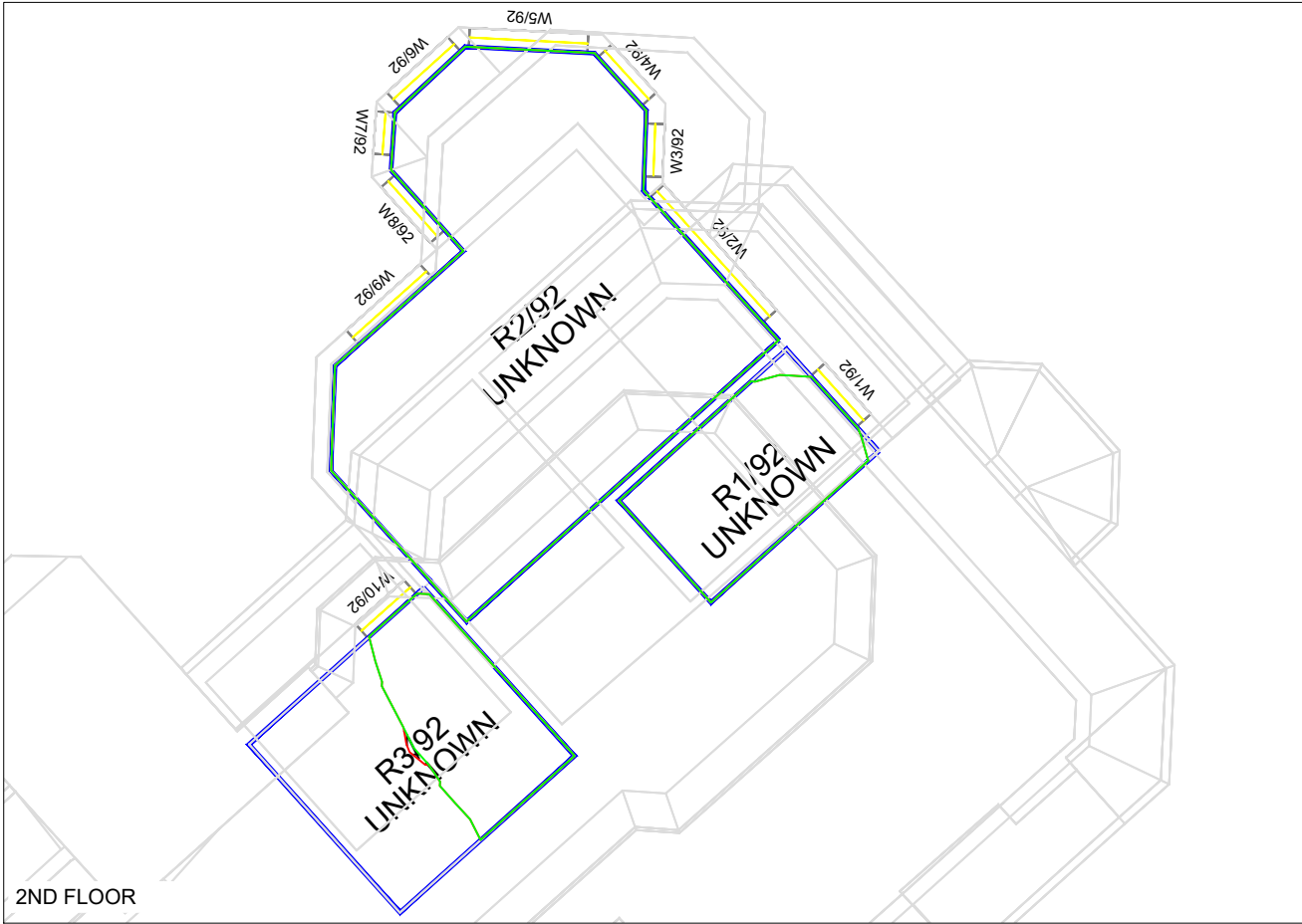
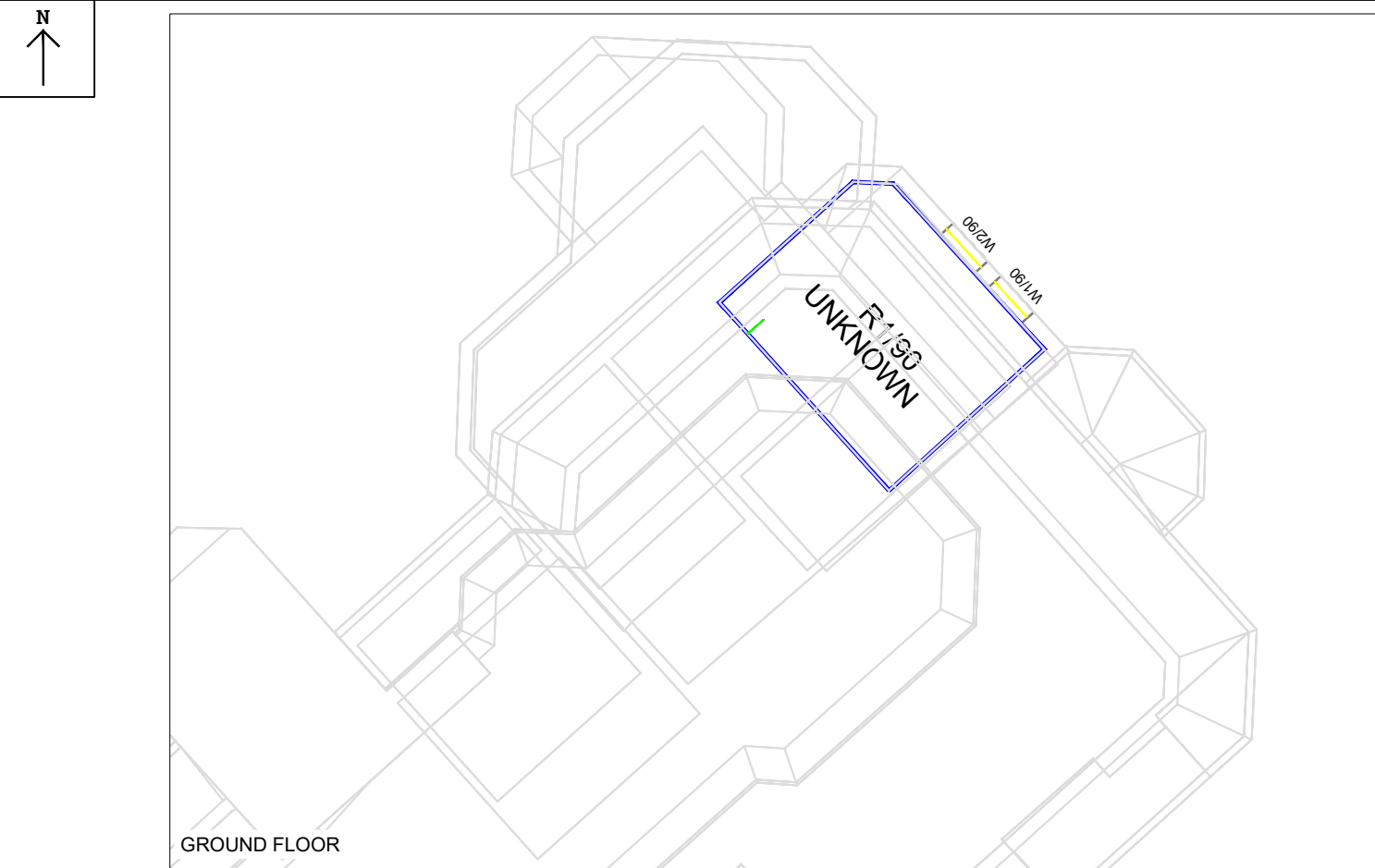
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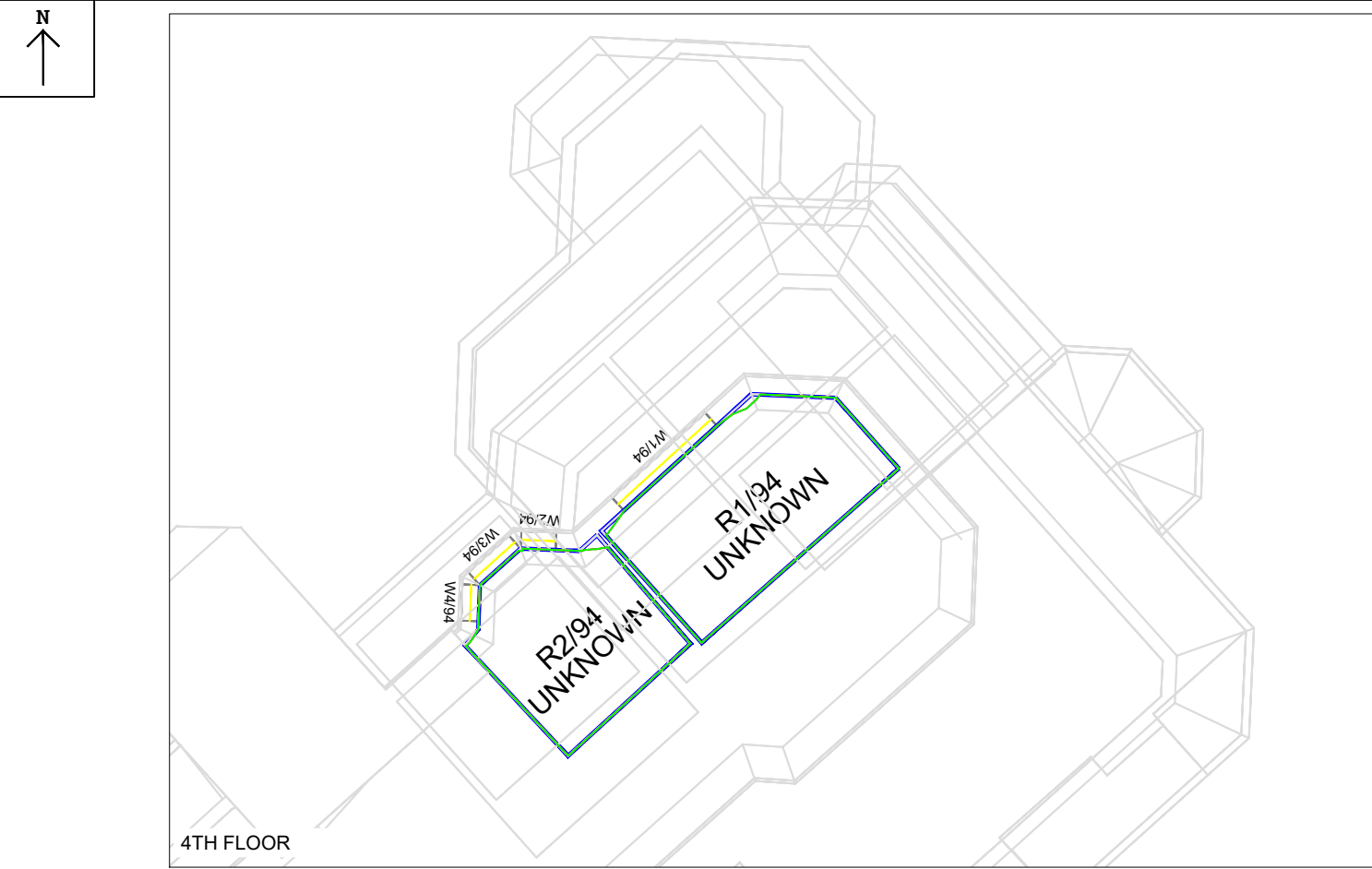
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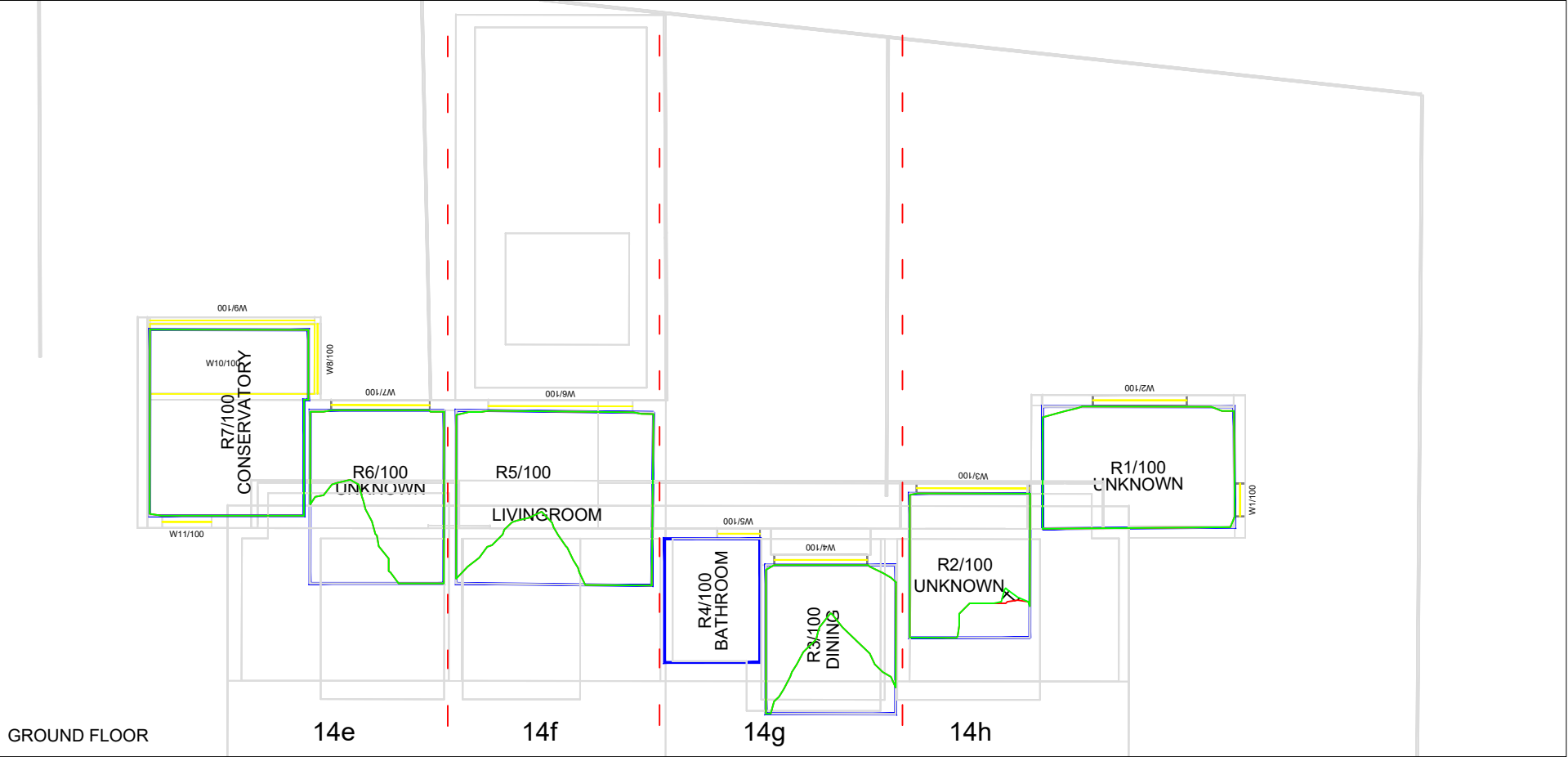
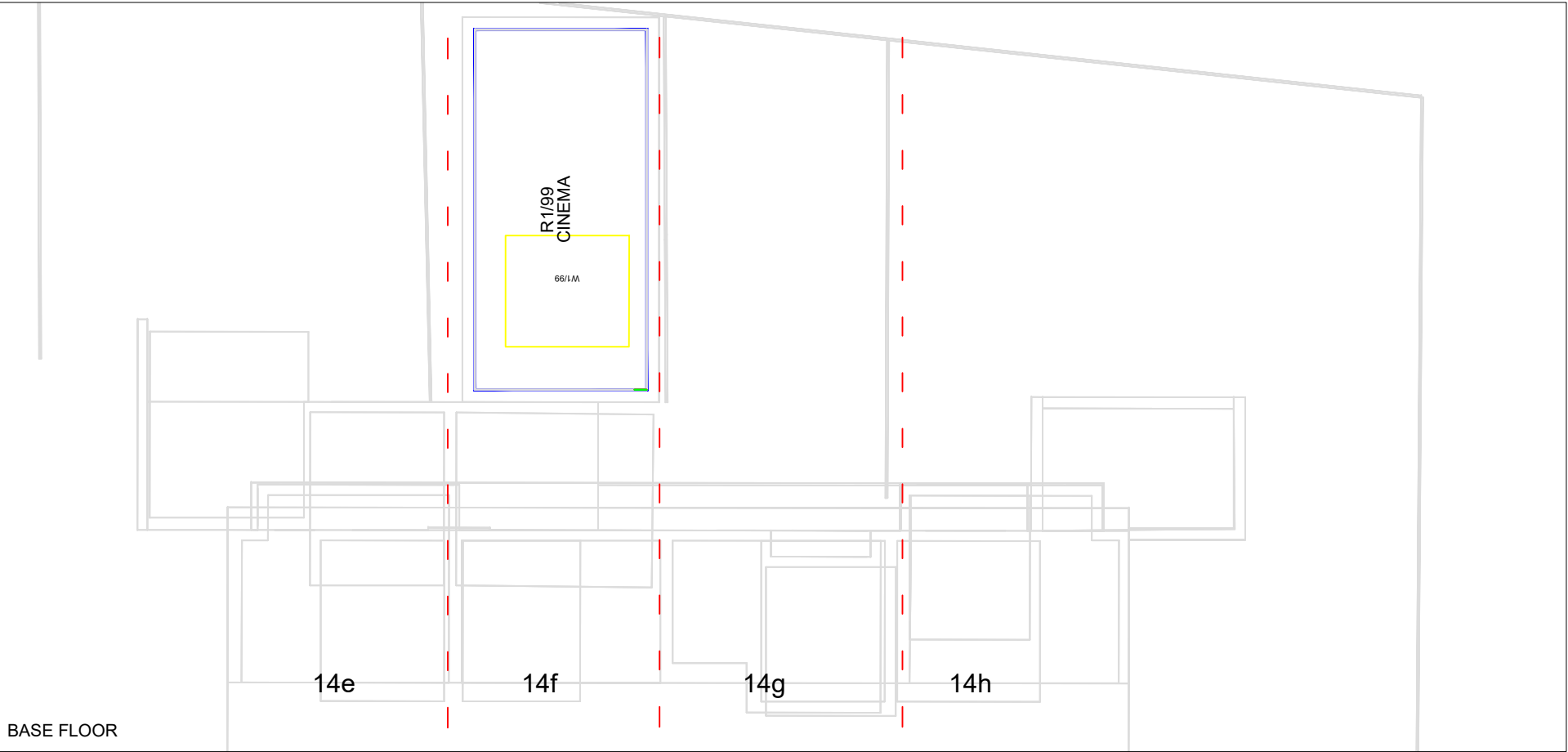
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	<div>Existing building</div> <div>Recieved 16 November 2021</div> <div>Existing Building Information</div>			<div>Surrounding buildings</div> <div>MBS Survey Software Ltd</div> <div>St Edmund's Terrace Model_AcadR10_RevA</div>			<div>Proposed building</div> <div>DWG Download Recieved 16 September 2022</div> <div>DWG 1323-PL-150 & 151 Rev(as noted) Block A Proposed Plans</div> <div>DWG 1323-PL-230 RevA Block A Proposed Sections</div> <div>DWG 1323-PL-160 to 163 Rev(as noted) Block A Proposed Elevations</div> <div>DWG 1323-PL-250 & 215 Rev(as noted) Block B Proposed Plans</div> <div>DWG 1323-PL-270 Rev- Block B Proposed Section</div> <div>DWG 1323-PL-260 to 263 Rev- Block B Proposed Elevations</div>			<div>Consented</div> <div>N/A</div>			ST EDMUNDS TERRACE				AS			1/100			28 SEPT 2022		
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										NO SKYLINE CONTOURS															
										26 & 27 ST EDMUNDS TERRACE															
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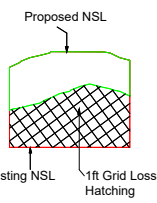


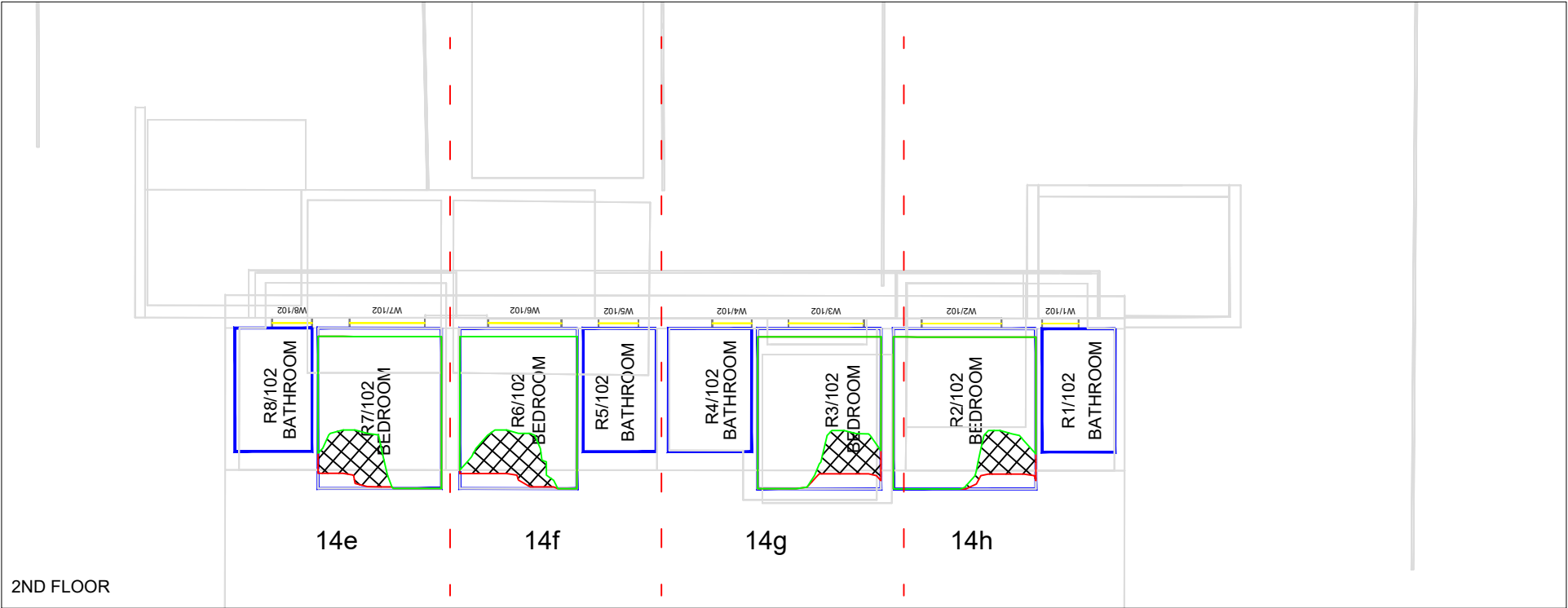
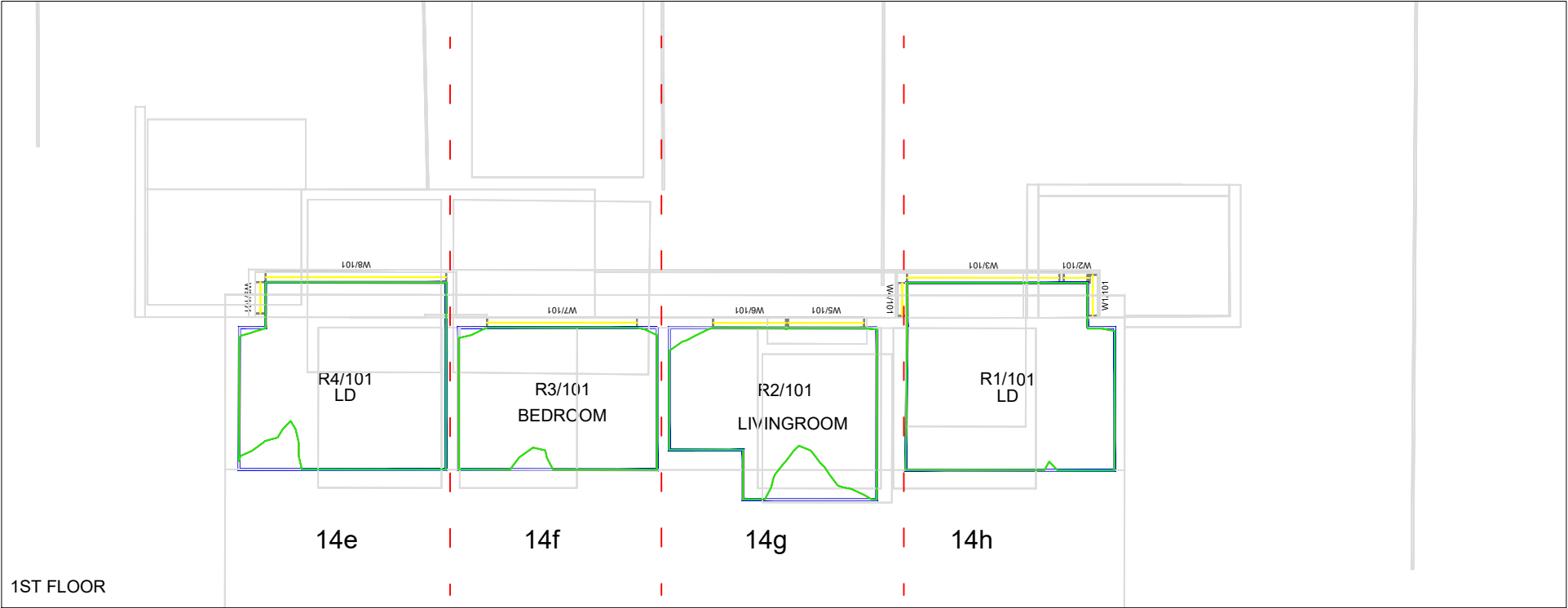
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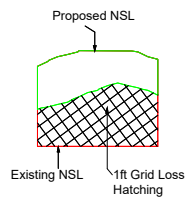
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		<div>Project No.</div> <div>SAT150_06</div> <div>Drawing No.</div> <div>BRE_15</div> <div>Revision</div> <div>-</div>				



<div>Key:</div> <div></div> <div>Proposed NSL</div> <div>Existing NSL</div> <div>1ft Grid Loss Hatching</div>	<div>Sources of information</div> <div><div>Existing building</div><div>Recieved 16 November 2021</div><div>Existing Building Information</div></div> <div><div>Surrounding buildings</div><div>MBS Survey Software Ltd</div><div>St Edmund's Terrace Model_AcadR10_RevA</div></div> <div><div>Proposed building</div><div>DWG Download Recieved 16 September 2022</div><div>DWG 1323-PL-150 & 151 Rev(as noted) Block A Proposed Plans</div><div>DWG 1323-PL-230 RevA Block A Proposed Sections</div><div>DWG 1323-PL-160 to 163 Rev(as noted) Block A Proposed Elevations</div><div>DWG 1323-PL-250 & 215 Rev(as noted) Block B Proposed Plans</div><div>DWG 1323-PL-270 Rev- Block B Proposed Section</div><div>DWG 1323-PL-260 to 263 Rev- Block B Proposed Elevations</div></div> <div><div>Consented</div><div>N/A</div></div>			<div>Project Name</div> <div>ST EDMUNDS TERRACE</div>	<div>Drawn By</div> <div>AS</div>	<div>Scale @ A3</div> <div>1/150</div>	<div>Date</div> <div>28 SEPT 2022</div>	<div><div>AVISON YOUNG</div><div>65 Gresham Street, London, EC2V 7NQ</div><div>08449 02 03 04 www.avisonyoung.co.uk</div></div>
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Sources of information

Existing building
Recieved 16 November 2021
Existing Building Information

Surrounding buildings
MBS Survey Software Ltd
St Edmund's Terrace Model_AcadR10_RevA

Proposed building
DWG Download Recieved 16 September 2022
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DWG 1323-PL-230 RevA Block A Proposed Sections
DWG 1323-PL-160 to 163 Rev(as noted) Block A Proposed Elevations
DWG 1323-PL-250 & 215 Rev(as noted) Block B Proposed Plans
DWG 1323-PL-270 Rev- Block B Proposed Section
DWG 1323-PL-260 to 263 Rev- Block B Proposed Elevations

Consented
N/A

Project Name
ST EDMUNDS TERRACE

Drawing Title
NO SKYLINE CONTOURS
14e-14h AVENUE ROAD

Drawn By
AS

Scale @ A3
1/150

Date
28 SEPT 2022

Project No.
SAT150_06

Drawing No.
BRE_17

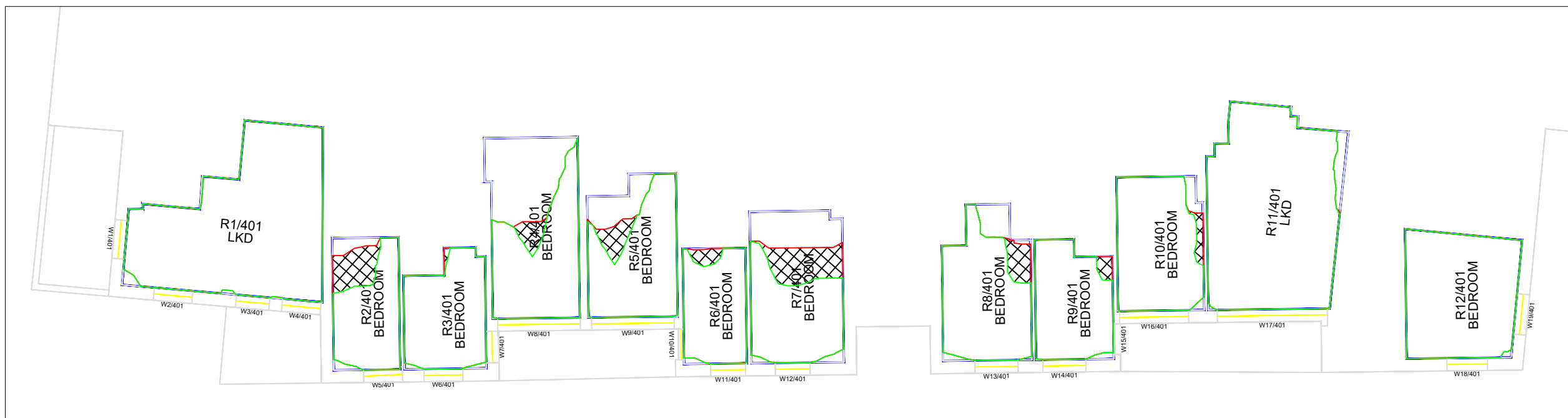
Revision
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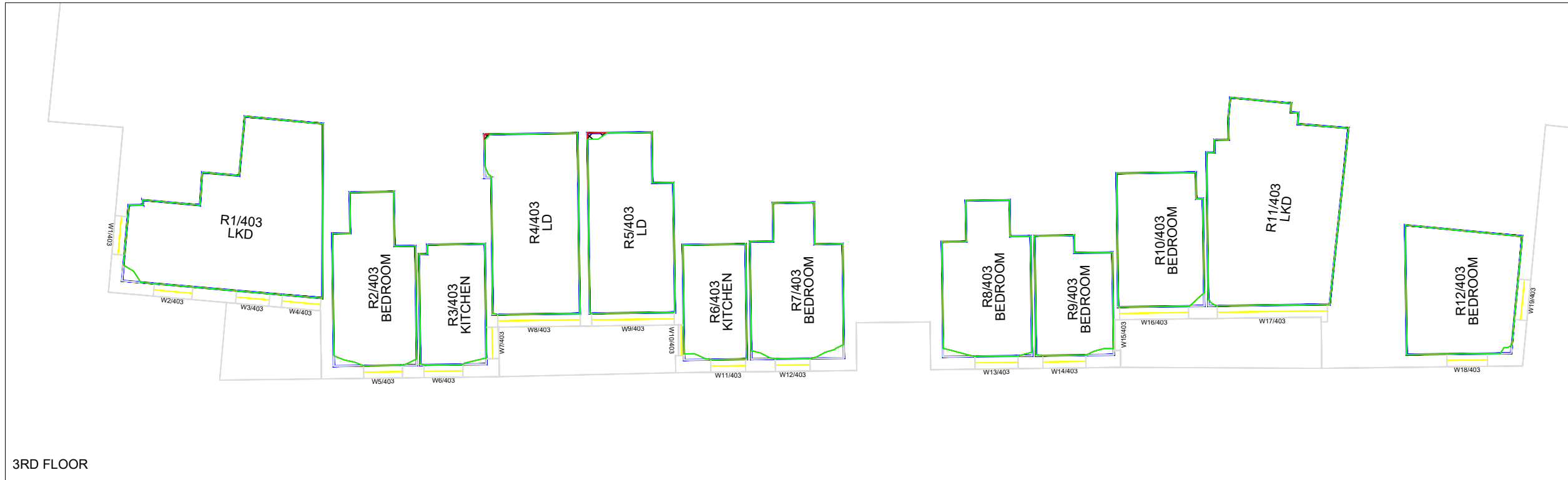
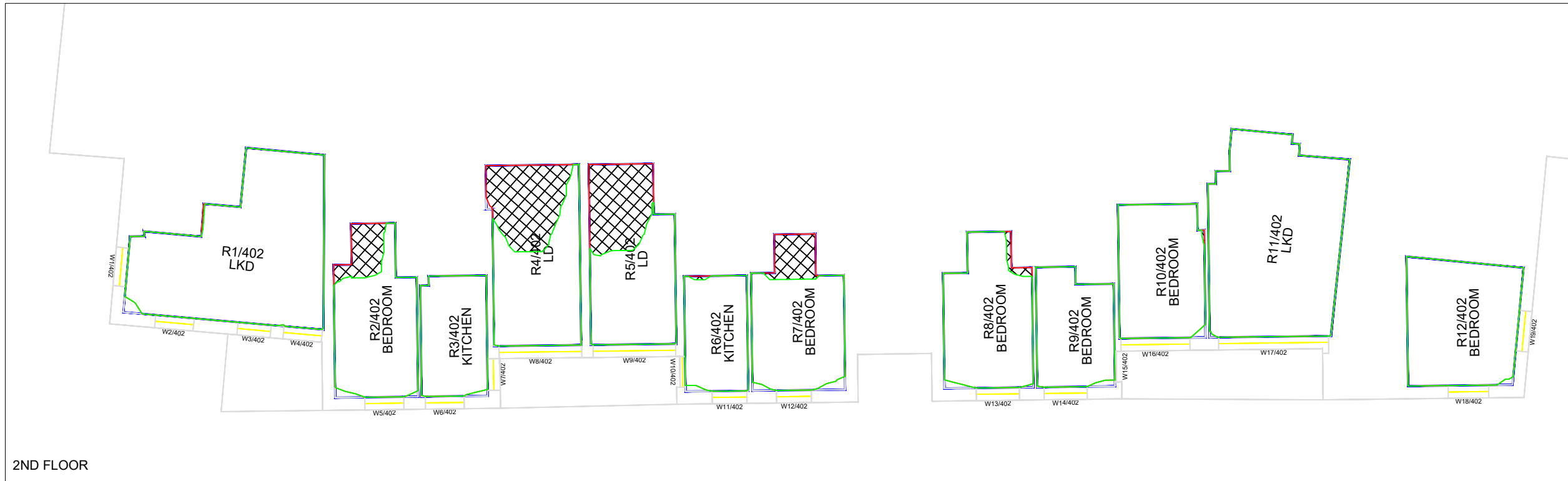


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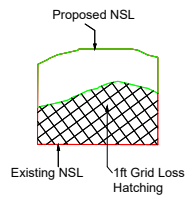


1ST FLOOR

<div>Key:</div> <div></div>	<div>Sources of information</div> <div><div>Existing building</div><div>Recieved 16 November 2021</div><div>Existing Building Information</div></div> <div><div>Surrounding buildings</div><div>MBS Survey Software Ltd</div><div>St Edmund's Terrace Model_AcadR10_RevA</div></div> <div><div>Proposed building</div><div>DWG Download Recieved 16 September 2022</div><div>DWG 1323-PL-150 & 151 Rev(as noted) Block A Proposed Plans</div><div>DWG 1323-PL-230 RevA Block A Proposed Sections</div><div>DWG 1323-PL-160 to 163 Rev(as noted) Block A Proposed Elevations</div><div>DWG 1323-PL-250 & 215 Rev(as noted) Block B Proposed Plans</div><div>DWG 1323-PL-270 Rev- Block B Proposed Section</div><div>DWG 1323-PL-260 to 263 Rev- Block B Proposed Elevations</div></div> <div><div>Consented</div><div>N/A</div></div>	<div>Project Name</div> <div>ST EDMUNDS TERRACE</div> <div>Drawing Title</div> <div>NO SKYLINE CONTOURS</div> <div>BLOCK A</div>	<div>Drawn By</div> <div>AS</div> <div>Project No.</div> <div>SAT150_06</div> <div>Scale @ A3</div> <div>1/150</div> <div>Drawing No.</div> <div>BRE_18</div> <div>Date</div> <div>28 SEPT 2022</div> <div>Revision</div> <div>-</div>	<div>AVISON YOUNG</div> <div>65 Gresham Street, London, EC2V 7NQ</div> <div>08449 02 03 04 www.avisonyoung.co.uk</div>
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Key:



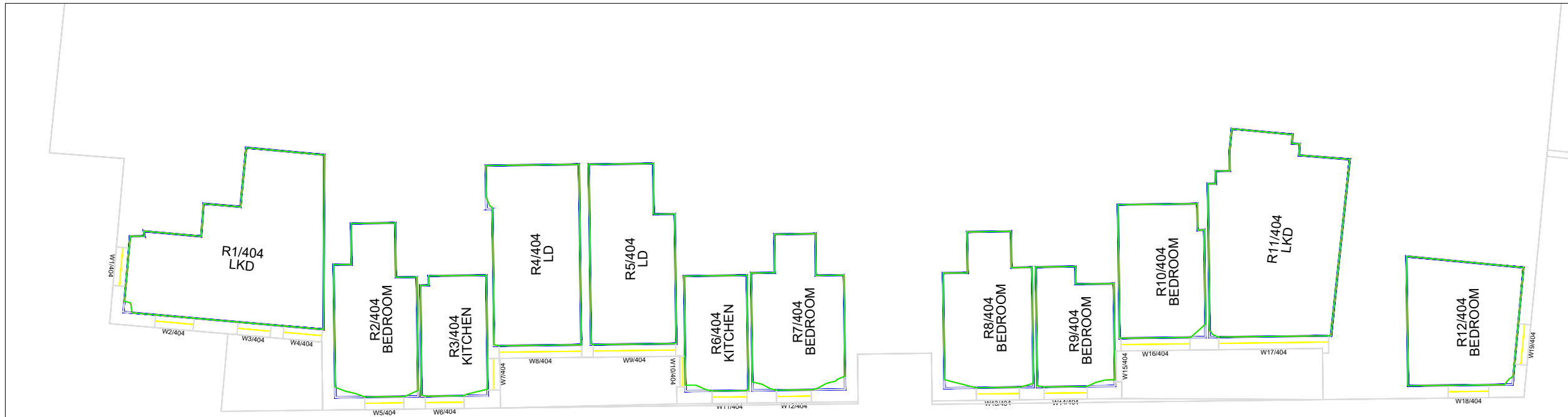
Sources of information			
Existing building Recieved 16 November 2021 Existing Building Information	Surrounding buildings MBS Survey Software Ltd St Edmund's Terrace Model_AcadR10_RevA	Proposed building DWG Download Recieved 16 September 2022 DWG 1323-PL-150 & 151 Rev(as noted) Block A Proposed Plans DWG 1323-PL-230 RevA Block A Proposed Sections DWG 1323-PL-160 to 163 Rev(as noted) Block A Proposed Elevations DWG 1323-PL-250 & 215 Rev(as noted) Block B Proposed Plans DWG 1323-PL-270 Rev- Block B Proposed Section DWG 1323-PL-260 to 263 Rev- Block B Proposed Elevations	Consented N/A

Project Name ST EDMUNDS TERRACE
Drawing Title NO SKYLINE CONTOURS BLOCK A

Drawn By AS	Scale @ A3 1/150	Date 28 SEPT 2022
Project No. SAT150_06	Drawing No. BRE_19	Revision -

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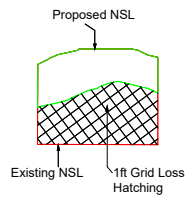


4TH FLOOR



5TH FLOOR

Key:



Sources of information

Existing building
Recieved 16 November 2021
Existing Building Information

Surrounding buildings
MBS Survey Software Ltd
St Edmund's Terrace Model_AcadR10_RevA

Proposed building
DWG Download Recieved 16 September 2022
DWG 1323-PL-150 & 151 Rev(as noted) Block A Proposed Plans
DWG 1323-PL-230 RevA Block A Proposed Sections
DWG 1323-PL-160 to 163 Rev(as noted) Block A Proposed Elevations
DWG 1323-PL-250 & 215 Rev(as noted) Block B Proposed Plans
DWG 1323-PL-270 Rev- Block B Proposed Section
DWG 1323-PL-260 to 263 Rev- Block B Proposed Elevations

Consented
N/A

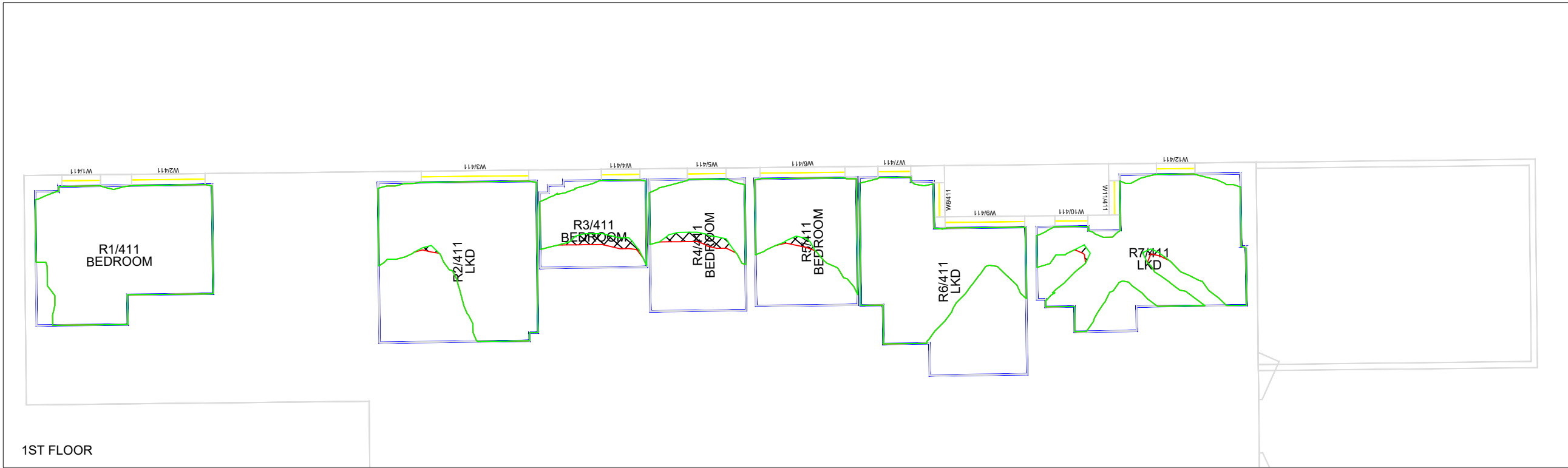
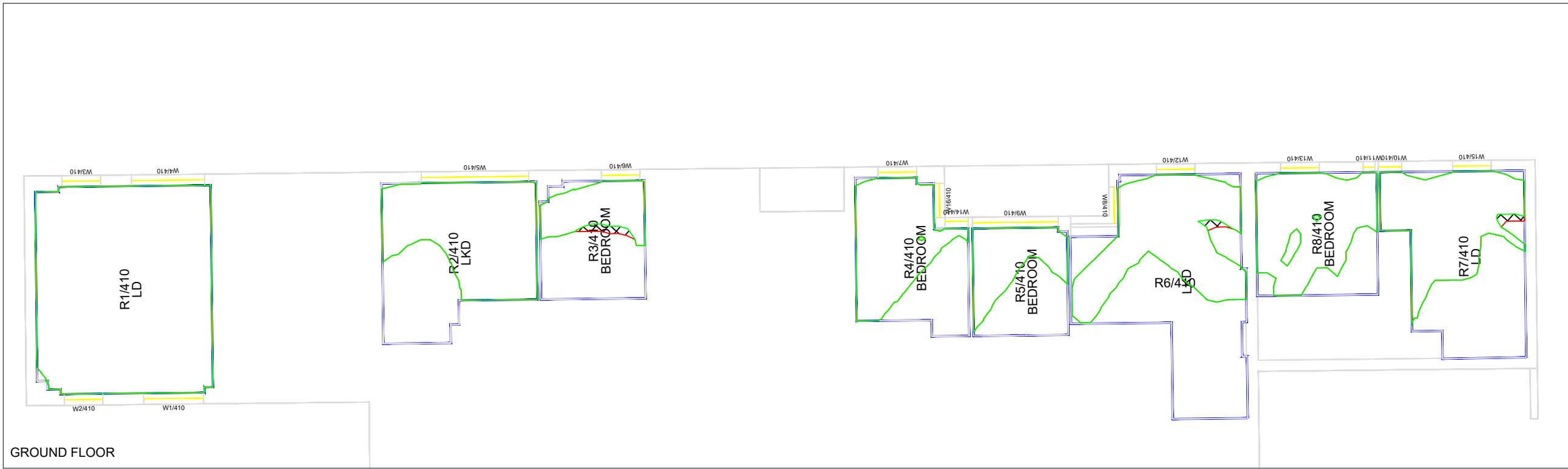
Project Name
ST EDMUNDS TERRACE

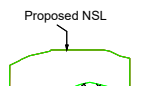
Drawing Title
NO SKYLINE CONTOURS
BLOCK A

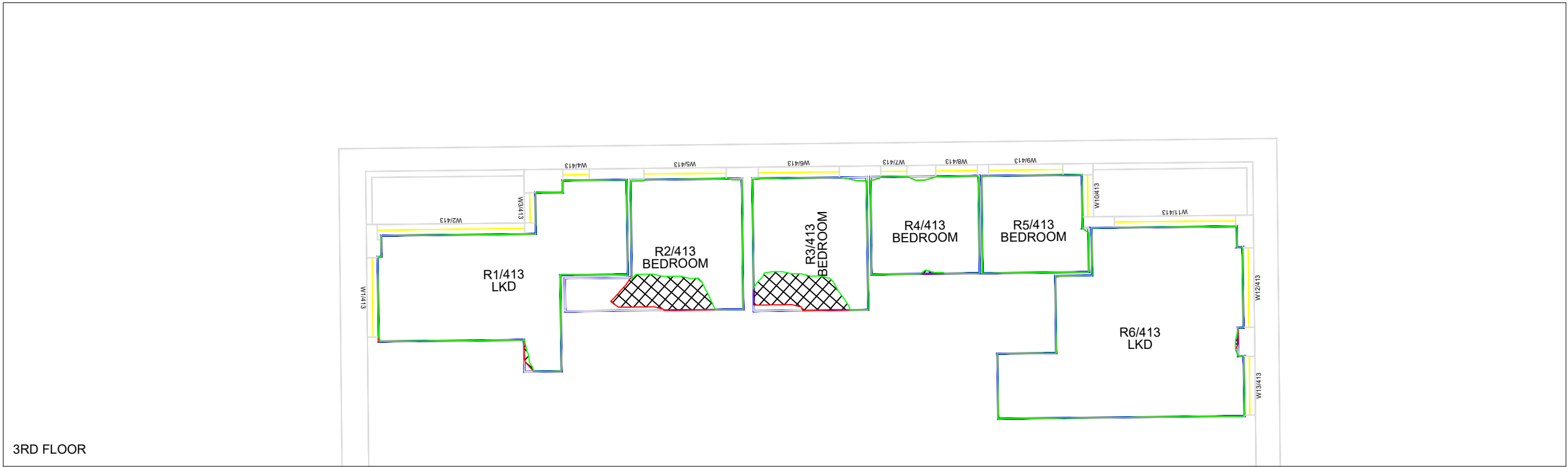
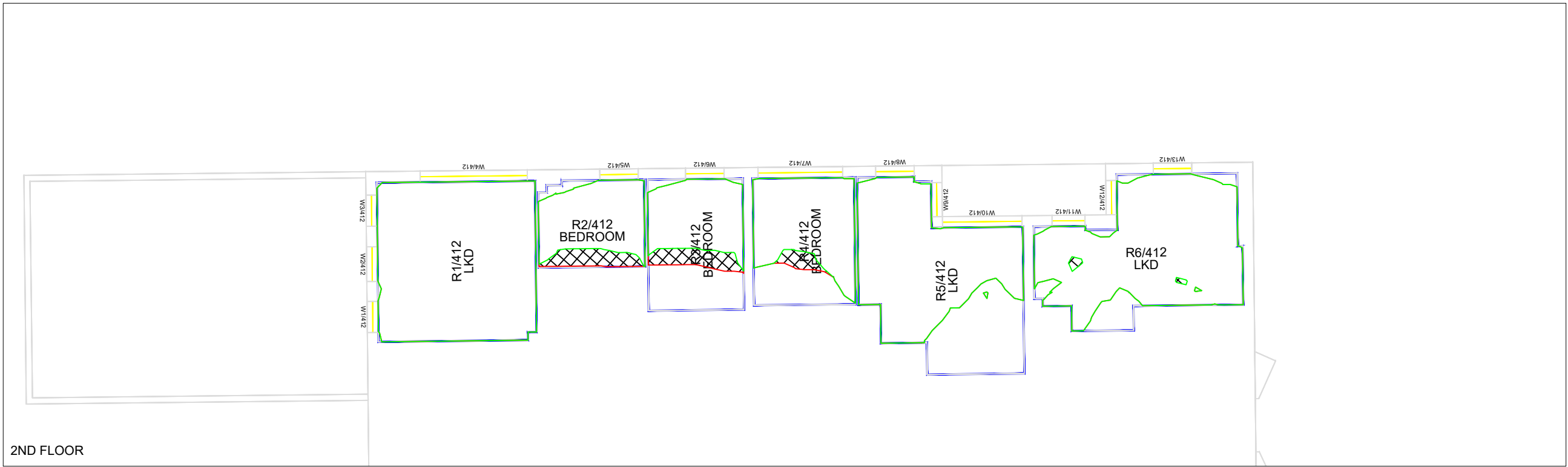
Drawn By AS	Scale @ A3 1/150	Date 28 SEPT 2022
Project No. SAT150_06	Drawing No. BRE_20	Revision -

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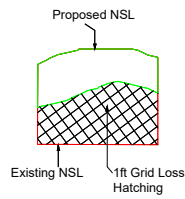
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<div>Key:</div> <div></div> <div>Existing NSL</div> <div>1ft Grid Loss Hatching</div>	<div>Sources of information</div> <div><div>Existing building</div><div>Recieved 16 November 2021</div><div>Existing Building Information</div></div> <div><div>Surrounding buildings</div><div>MBS Survey Software Ltd</div><div>St Edmund's Terrace Model_AcadR10_RevA</div></div> <div><div>Proposed building</div><div>DWG Download Recieved 16 September 2022</div><div>DWG 1323-PL-150 & 151 Rev(as noted) Block A Proposed Plans</div><div>DWG 1323-PL-230 RevA Block A Proposed Sections</div><div>DWG 1323-PL-160 to 163 Rev(as noted) Block A Proposed Elevations</div><div>DWG 1323-PL-250 & 215 Rev(as noted) Block B Proposed Plans</div><div>DWG 1323-PL-270 Rev- Block B Proposed Section</div><div>DWG 1323-PL-260 to 263 Rev- Block B Proposed Elevations</div></div> <div><div>Consented</div><div>N/A</div></div>	<div>Project Name</div> <div>ST EDMUNDS TERRACE</div> <div>Drawing Title</div> <div>NO SKYLINE CONTOURS</div> <div>BLOCK B</div>	<div>Drawn By</div> <div>AS</div> <div>Project No.</div> <div>SAT150_06</div> <div>Scale @ A3</div> <div>1/150</div> <div>Drawing No.</div> <div>BRE_21</div> <div>Date</div> <div>28 SEPT 2022</div> <div>Revision</div> <div>-</div>	<div>AVISON YOUNG</div> <div>65 Gresham Street, London, EC2V 7NQ</div> <div>08449 02 03 04 www.avisonyoung.co.uk</div>
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Key:



Sources of information

Existing building
Recieved 16 November 2021
Existing Building Information

Surrounding buildings
MBS Survey Software Ltd
St Edmund's Terrace Model_AcadR10_RevA

Proposed building
DWG Download Recieved 16 September 2022
DWG 1323-PL-150 & 151 Rev(as noted) Block A Proposed Plans
DWG 1323-PL-230 RevA Block A Proposed Sections
DWG 1323-PL-160 to 163 Rev(as noted) Block A Proposed Elevations
DWG 1323-PL-250 & 215 Rev(as noted) Block B Proposed Plans
DWG 1323-PL-270 Rev- Block B Proposed Section
DWG 1323-PL-260 to 263 Rev- Block B Proposed Elevations

Consented
N/A

Project Name

ST EDMUNDS TERRACE

Drawing Title

NO SKYLINE CONTOURS
BLOCK B

Drawn By

AS

Scale @ A3

1/150

Date

28 SEPT 2022

Project No.

SAT150_06

Drawing No.

BRE_22

Revision

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**ST EDMUNDS TERRACE
04-Oct-22
JOB 06 - DAYLIGHT RESULTS**

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
34-44 Avenue Close														
Gnd Floor														
R13/20	UNKNOWN	W4/20	28.22	28.22	>27	3.03	2.98	1.62%	159.6	159.5	99.94%	159.5	99.94%	0.00%
		W5/20	31.12	30.73	>27									
		W6/20	27.10	26.01	4.02%									
R15/20	UNKNOWN	W7/20	28.69	27.57	>27	3.44	3.32	3.37%	208.4	207.8	99.71%	207.2	99.42%	0.29%
		W8/20	27.49	26.19	4.73%									
		W9/20	25.70	24.36	5.21%									
		W11/20	23.10	22.11	4.29%									
		W20/20	24.39	23.22	4.80%									
R16/20	UNKNOWN	W12/20	17.77	16.96	4.56%	1.92	1.86	3.17%	218.1	198.4	90.97%	198.4	90.97%	0.00%
R17/20	UNKNOWN	W14/20	20.57	19.91	3.21%	1.25	1.23	2.16%	177.7	137.8	77.55%	133.1	74.90%	3.41%
1st Floor														
R13/21	UNKNOWN	W4/21	32.12	32.12	>27	3.87	3.81	1.76%	159.6	159.6	100.00%	159.6	100.00%	0.00%
		W5/21	33.90	33.46	>27									
		W6/21	29.95	28.64	>27									
R14/21	UNKNOWN	W16/21	26.23	25.51	2.74%	1.70	1.67	1.94%	76.5	74.7	97.65%	74.7	97.65%	0.00%
R15/21	UNKNOWN	W7/21	32.03	30.68	>27	3.61	3.48	3.65%	208.4	206.7	99.18%	206.7	99.18%	0.00%
		W8/21	31.12	29.54	>27									
		W9/21	29.56	27.94	>27									
		W10/21	28.29	26.89	4.95%									
		W21/21	26.82	25.70	4.18%									
R16/21	UNKNOWN	W12/21	19.85	18.99	4.33%	1.94	1.88	3.09%	218.1	208.9	95.78%	208.9	95.78%	0.00%
R17/21	UNKNOWN	W14/21	24.22	23.52	2.89%	1.34	1.32	2.01%	177.7	159.3	89.65%	159.3	89.65%	0.00%
2nd Floor														
R13/22	UNKNOWN	W4/22	35.75	35.75	>27	4.18	4.10	1.79%	159.6	159.6	100.00%	159.6	100.00%	0.00%
		W5/22	36.32	35.83	>27									
		W6/22	32.57	31.20	>27									
R14/22	UNKNOWN	W16/22	28.09	27.33	>27	1.80	1.77	1.94%	76.5	74.7	97.65%	74.7	97.65%	0.00%
R15/22	UNKNOWN	W7/22	34.88	33.47	>27	3.95	3.81	3.52%	208.4	206.8	99.23%	206.8	99.23%	0.00%
		W8/22	34.22	32.55	>27									
		W9/22	32.95	31.25	>27									
		W10/22	31.84	30.38	>27									
		W11/22	30.52	29.36	>27									
R16/22	UNKNOWN	W22/22	21.26	20.39	4.09%	2.01	1.95	2.98%	218.1	213.5	97.89%	213.5	97.89%	0.00%
R17/22	UNKNOWN	W14/22	28.34	27.63	>27	1.52	1.49	1.85%	177.7	175	98.48%	175	98.48%	0.00%
3rd Floor														
R13/23	UNKNOWN	W4/23	37.59	37.59	>27	4.97	4.88	1.75%	159.6	159.6	100.00%	159.6	100.00%	0.00%
		W5/23	36.92	36.43	>27									
		W6/23	34.88	33.53	>27									
R14/23	UNKNOWN	W16/23	28.05	27.32	>27	2.05	2.01	1.90%	76.5	75.1	98.17%	75.1	98.17%	0.00%
R15/23	UNKNOWN	W7/23	34.82	33.47	>27	4.52	4.37	3.36%	208.4	206.8	99.23%	206.8	99.23%	0.00%
		W8/23	34.54	32.94	>27									
		W9/23	33.85	32.22	>27									
		W10/23	33.43	32.01	>27									
		W11/23	32.90	31.77	>27									
R16/23	UNKNOWN	W12/23	30.90	30.05	>27	3.02	2.95	2.22%	218.1	214.5	98.35%	214.5	98.35%	0.00%
R17/23	UNKNOWN	W14/23	31.13	30.43	>27	1.81	1.77	1.77%	177.7	175	98.48%	175	98.48%	0.00%
44-61 Avenue Close														
Gnd Floor														
R1/10	UNKNOWN	W1/10	22.88	22.83	0.22%	1.79	1.79	0.00%	167.8	149.9	89.33%	149.9	89.33%	0.00%
R2/10	UNKNOWN	W2/10	24.22	24.16	0.25%	1.56	1.56	0.00%	82	81.5	99.39%	81.5	99.39%	0.00%
R3/10	UNKNOWN	W3/10	25.09	25.02	0.28%	1.23	1.23	0.00%	67.1	66.4	98.96%	66.4	98.96%	0.00%
R4/10	UNKNOWN	W4/10	26.14	26.04	0.38%	3.52	3.43	2.62%	162	161.5	99.69%	161.5	99.69%	0.00%
		W5/10	30.63	29.24	>27									
		W6/10	24.91	23.63	5.14%									
R6/10	UNKNOWN	W7/10	25.43	24.18	4.92%	2.27	2.21	2.56%	258.1	257.5	99.77%	257.5	99.77%	0.00%
		W8/10	23.40	22.28	4.79%									
		W9/10	22.20	21.39	3.65%									
		W10/10	20.65	20.10	2.66%									
		W11/10	16.17	15.72	2.78%									
R7/10	UNKNOWN	W12/10	15.08	14.92	1.06%	1.63	1.63	0.00%	218	207.3	95.09%	207.3	95.09%	0.00%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
R8/10	UNKNOWN	W13/10	15.10	14.78	2.12%	1.13	1.12	1.24%	89.5	80.4	89.83%	80.4	89.83%	0.00%
R9/10	UNKNOWN	W14/10	9.38	9.38	0.00%	0.98	0.98	0.00%	113.6	91.8	80.81%	91.8	80.81%	0.00%
R10/10	UNKNOWN	W15/10	8.53	8.30	2.70%	0.66	0.66	1.36%	118.1	69.1	58.51%	69.1	58.51%	0.00%
1st Floor														
R1/11	UNKNOWN	W1/11	27.86	27.81	>27	2.04	2.04	0.00%	167.8	166.3	99.11%	166.3	99.11%	0.00%
R2/11	UNKNOWN	W2/11	29.15	29.08	>27	1.76	1.76	0.00%	82	81.5	99.39%	81.5	99.39%	0.00%
R3/11	UNKNOWN	W3/11	29.93	29.85	>27	1.38	1.38	0.00%	67.1	66.6	99.25%	66.6	99.25%	0.00%
R4/11	UNKNOWN	W4/11	30.78	30.69	>27	3.82	3.71	2.88%	162	161.6	99.75%	161.6	99.75%	0.00%
		W5/11	33.77	32.25	>27									
		W6/11	28.19	26.57	5.75%									
R5/11	UNKNOWN	W16/11	25.34	23.86	5.84%	1.54	1.48	4.15%	86.3	82.6	95.71%	82.6	95.71%	0.00%
R6/11	UNKNOWN	W7/11	28.87	27.30	>27	2.53	2.45	3.39%	258.1	257.5	99.77%	257.5	99.77%	0.00%
		W8/11	27.04	25.52	5.62%									
		W9/11	26.02	24.79	4.73%									
		W10/11	24.40	23.51	3.65%									
		W11/11	19.91	19.18	3.67%									
R7/11	UNKNOWN	W12/11	18.73	18.36	1.98%	1.85	1.84	0.76%	218	215.6	98.90%	215.6	98.90%	0.00%
R8/11	UNKNOWN	W13/11	18.24	17.87	2.03%	1.26	1.24	1.27%	89.5	83.6	93.41%	83.6	93.41%	0.00%
R9/11	UNKNOWN	W14/11	11.29	11.29	0.00%	1.08	1.08	0.00%	113.6	96.2	84.68%	96.2	84.68%	0.00%
R10/11	UNKNOWN	W15/11	10.03	9.76	2.69%	0.72	0.71	1.25%	118.1	72.6	61.47%	72.6	61.47%	0.00%
2nd Floor														
R1/12	UNKNOWN	W1/12	33.15	33.10	>27	2.35	2.35	0.00%	167.8	166.3	99.11%	166.3	99.11%	0.00%
R2/12	UNKNOWN	W2/12	34.14	34.09	>27	2.00	2.00	0.00%	82	81.5	99.39%	81.5	99.39%	0.00%
R3/12	UNKNOWN	W3/12	34.70	34.63	>27	1.56	1.56	0.00%	67.1	66.6	99.25%	66.6	99.25%	0.00%
R4/12	UNKNOWN	W4/12	35.29	35.21	>27	4.18	4.05	2.99%	162	161.6	99.75%	161.6	99.75%	0.00%
		W5/12	36.38	34.85	>27									
		W6/12	31.47	29.65	>27									
R5/12	UNKNOWN	W16/12	27.46	25.89	5.72%	1.64	1.57	4.14%	86.3	82.6	95.71%	82.6	95.71%	0.00%
R6/12	UNKNOWN	W7/12	32.45	30.56	>27	2.87	2.76	3.84%	258.1	257.5	99.77%	257.5	99.77%	0.00%
		W8/12	31.03	29.11	>27									
		W9/12	30.29	28.63	>27									
		W10/12	28.96	27.73	>27									
		W11/12	24.04	23.12	3.83%									
R7/12	UNKNOWN	W12/12	23.63	23.07	2.37%	2.16	2.13	1.39%	218	217.1	99.59%	217.1	99.59%	0.00%
R8/12	UNKNOWN	W13/12	23.39	22.97	1.80%	1.47	1.45	1.16%	89.5	88.8	99.22%	88.8	99.22%	0.00%
R9/12	UNKNOWN	W14/12	14.95	14.95	0.00%	1.29	1.29	0.00%	113.6	104.7	92.17%	104.7	92.17%	0.00%
R10/12	UNKNOWN	W15/12	12.51	12.22	2.32%	0.83	0.82	1.21%	118.1	86.4	73.16%	86.4	73.16%	0.00%
3rd Floor														
R1/13	UNKNOWN	W1/13	36.16	36.13	>27	2.54	2.54	0.04%	167.8	166.3	99.11%	166.3	99.11%	0.00%
R2/13	UNKNOWN	W2/13	36.66	36.62	>27	2.14	2.14	0.00%	82	81.5	99.39%	81.5	99.39%	0.00%
R3/13	UNKNOWN	W3/13	36.96	36.90	>27	1.65	1.65	0.00%	67.1	66.6	99.25%	66.6	99.25%	0.00%
R4/13	UNKNOWN	W4/13	37.39	37.32	>27	4.37	4.25	2.72%	162	161.6	99.75%	161.6	99.75%	0.00%
		W5/13	37.32	36.03	>27									
		W6/13	33.82	32.04	>27									
R5/13	UNKNOWN	W16/13	27.32	25.87	5.31%	1.63	1.57	3.81%	86.3	82.6	95.71%	82.6	95.71%	0.00%
R6/13	UNKNOWN	W7/13	34.90	32.85	>27	3.37	3.24	3.85%	258.1	257.6	99.81%	257.6	99.81%	0.00%
		W8/13	34.06	31.92	>27									
		W9/13	33.72	31.82	>27									
		W10/13	33.71	32.26	>27									
		W11/13	33.62	32.55	>27									
R7/13	UNKNOWN	W12/13	32.76	32.12	>27	2.84	2.79	1.65%	218	217.3	99.68%	217.3	99.68%	0.00%
R8/13	UNKNOWN	W13/13	30.40	29.94	>27	1.76	1.74	1.08%	89.5	88.9	99.33%	88.9	99.33%	0.00%
R9/13	UNKNOWN	W14/13	21.94	21.94	0.00%	1.65	1.65	0.00%	113.6	112.8	99.30%	112.8	99.30%	0.00%
R10/13	UNKNOWN	W15/13	18.91	18.62	1.53%	1.06	1.05	0.85%	118.1	116.4	98.56%	116.4	98.56%	0.00%
Gnd Floor														
R1/30	UNKNOWN	W1/30	14.58	13.89	4.73%	1.12	1.09	3.12%	158.6	141	88.90%	140.5	88.59%	0.35%
R2/30	UNKNOWN	W2/30	13.57	12.77	5.90%	0.64	0.61	3.78%	74.1	63.7	85.96%	63.7	85.96%	0.00%
R3/30	UNKNOWN	W3/30	15.25	14.41	5.51%	2.26	2.17	3.98%	177.2	173.6	97.97%	173.6	97.97%	0.00%
		W4/30	19.66	18.54	5.70%									
		W5/30	21.75	20.60	5.29%									
		W6/30	16.74	15.74	5.97%									
R4/30	UNKNOWN	W7/30	4.10	3.60	12.20%	2.54	2.48	2.41%	264.3	262.1	99.17%	262.1	99.17%	0.00%
		W8/30	27.23	26.54	2.53%									
1st Floor														
R1/31	UNKNOWN	W1/31	17.20	16.49	4.13%	1.24	1.21	2.81%	158.6	151.5	95.52%	150.8	95.08%	0.46%
R2/31	UNKNOWN	W2/31	16.12	15.28	5.21%	0.70	0.68	3.41%	74.1	69.6	93.93%	69.6	93.93%	0.00%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
R3/31	UNKNOWN	W3/31	19.21	18.33	4.58%	2.51	2.42	3.78%	177.2	174.4	98.42%	174.4	98.42%	0.00%
		W4/31	23.37	22.15	5.22%									
		W5/31	25.03	23.77	5.03%									
		W6/31	19.39	18.28	5.72%									
R4/31	UNKNOWN	W7/31	6.23	5.62	9.79%	2.77	2.70	2.60%	264.3	262.5	99.32%	262.5	99.32%	0.00%
		W8/31	30.12	29.27	>27									
2nd Floor														
R1/32	UNKNOWN	W1/32	21.24	20.47	3.63%	1.44	1.40	2.50%	158.6	153.6	96.85%	153.6	96.85%	0.00%
R2/32	UNKNOWN	W2/32	19.50	18.62	4.51%	0.79	0.77	3.16%	74.1	71.1	95.95%	71.1	95.95%	0.00%
R3/32	UNKNOWN	W3/32	24.97	24.08	3.56%	2.85	2.75	3.54%	177.2	174.8	98.65%	174.8	98.65%	0.00%
		W4/32	28.08	26.79	4.59%									
		W5/32	28.88	27.52	>27									
		W6/32	22.76	21.55	5.32%									
R4/32	UNKNOWN	W7/32	9.01	8.38	6.99%	3.07	3.00	2.54%	264.3	262.5	99.32%	262.5	99.32%	0.00%
W8/32	32.93	31.98	>27											
3rd Floor														
R1/33	UNKNOWN	W1/33	27.56	26.77	2.87%	1.81	1.77	2.10%	158.6	156.6	98.74%	156.6	98.74%	0.00%
R2/33	UNKNOWN	W2/33	22.97	22.09	3.83%	0.89	0.87	2.80%	74.1	71.1	95.95%	71.1	95.95%	0.00%
R3/33	UNKNOWN	W3/33	31.90	31.00	>27	3.37	3.27	3.11%	177.2	176.7	99.72%	176.7	99.72%	0.00%
		W4/33	33.10	31.78	>27									
		W5/33	33.34	31.91	>27									
		W6/33	29.54	28.25	>27									
R4/33	UNKNOWN	W7/33	20.75	20.13	2.99%	3.64	3.55	2.42%	264.3	263.5	99.70%	263.5	99.70%	0.00%
W8/33	34.75	33.70	>27											
1-16 Kingsland														
Gnd Floor														
R1/40	LKD	W1/40	1.88	1.87	0.53%	2.32	2.31	0.65%	274.5	273.8	99.74%	273.8	99.74%	0.00%
		W2/40	5.11	5.11	0.00%									
		W3/40	30.00	29.71	>27									
R2/40	LKD	W4/40	2.13	2.05	3.76%	2.34	2.32	0.98%	274.7	274.3	99.85%	274.3	99.85%	0.00%
		W5/40	4.50	4.50	0.00%									
		W6/40	30.28	29.95	>27									
R3/40	LKD	W7/40	24.13	23.84	1.20%	1.58	1.56	1.14%	256.9	256.7	99.92%	256.7	99.92%	0.00%
		W8/40	3.49	3.27	6.30%									
R4/40	LKD	W9/40	3.28	3.28	0.00%	2.41	2.39	0.83%	273.1	273.1	100.00%	273.1	100.00%	0.00%
		W10/40	30.66	30.36	>27									
		W11/40	4.13	3.90	5.57%									
R5/40	LKD	W12/40	3.19	3.19	0.00%	2.31	2.30	0.61%	273.1	272.4	99.74%	272.4	99.74%	0.00%
		W13/40	30.51	30.23	>27									
		W14/40	3.62	3.43	5.25%									
R6/40	LKD	W15/40	3.18	3.18	0.00%	2.24	2.23	0.45%	273.8	272.8	99.63%	272.8	99.63%	0.00%
		W16/40	29.84	29.62	>27									
		W17/40	2.48	2.31	6.85%									
R7/40	LKD	W18/40	3.35	3.35	0.00%	2.79	2.77	0.65%	320	308.5	96.41%	308.5	96.41%	0.00%
		W19/40	28.91	28.70	>27									
		W20/40	22.29	22.03	1.17%									
R8/40	LKD	W21/40	1.16	1.00	13.79%	2.05	2.04	0.58%	273	228.2	83.59%	228	83.52%	0.09%
		W22/40	1.95	1.93	1.03%									
		W23/40	28.06	27.83	>27									
R9/40	LKD	W24/40	0.74	0.53	28.38%	1.96	1.95	0.66%	271.5	210.2	77.42%	210.2	77.42%	0.00%
		W25/40	3.23	3.20	0.93%									
		W26/40	27.84	27.61	>27									
1st Floor														
R1/41	BEDROOM	W1/41	33.02	32.78	>27	1.28	1.27	0.63%	126.5	116.7	92.25%	116.7	92.25%	0.00%
R2/41	BEDROOM	W2/41	32.78	32.44	>27	1.49	1.48	0.87%	102.1	100.4	98.33%	100.4	98.33%	0.00%
R3/41	BEDROOM	W3/41	32.86	32.51	>27	1.49	1.48	0.94%	101.9	100.2	98.33%	100.2	98.33%	0.00%
R4/41	BEDROOM	W4/41	33.01	32.64	>27	1.42	1.40	0.99%	111.1	109	98.11%	109	98.11%	0.00%
R5/41	BEDROOM	W5/41	26.51	26.19	1.21%	2.37	2.35	0.93%	112.1	112	99.91%	112	99.91%	0.00%
R6/41	BEDROOM	W6/41	33.14	32.76	>27	1.26	1.25	1.03%	129.5	122.2	94.36%	122.2	94.36%	0.00%
R7/41	BEDROOM	W7/41	33.27	32.87	>27	1.49	1.48	1.07%	104.6	102.9	98.37%	102.7	98.18%	0.19%
R8/41	BEDROOM	W8/41	33.18	32.77	>27	1.49	1.47	1.07%	104.6	102.9	98.37%	102.9	98.37%	0.00%
R9/41	BEDROOM	W9/41	32.99	32.57	>27	1.28	1.27	1.09%	126.5	120.1	94.94%	114.9	90.83%	4.33%
R10/41	BEDROOM	W10/41	32.88	32.46	>27	1.28	1.26	1.10%	126.5	123.7	97.79%	123.7	97.79%	0.00%
R11/41	BEDROOM	W11/41	32.35	31.92	>27	1.48	1.46	1.15%	102.3	98	95.80%	93.9	91.79%	4.18%
R12/41	BEDROOM	W12/41	32.13	31.68	>27	1.47	1.45	1.23%	102.3	100.4	98.14%	99.7	97.46%	0.70%
R13/41	BEDROOM	W13/41	31.59	31.10	>27	1.37	1.35	1.39%	111.4	102	91.56%	95.1	85.37%	6.76%
R14/41	BEDROOM	W14/41	25.01	24.47	2.16%	2.37	2.33	1.65%	113.3	108.6	95.85%	103.5	91.35%	4.70%
R15/41	BEDROOM	W15/41	31.14	30.60	>27	1.41	1.39	1.49%	104.6	98.2	93.88%	94.8	90.63%	3.46%
R16/41	BEDROOM	W16/41	30.89	30.31	>27	1.21	1.19	1.65%	126.5	96	75.89%	86.8	68.62%	9.58%
R17/41	BEDROOM	W17/41	30.81	30.22	>27	1.21	1.19	1.65%	126.5	98.9	78.18%	92.9	73.44%	6.07%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
R18/41	BEDROOM	W18/41	30.74	30.13	>27	1.40	1.38	1.65%	104.6	93	88.91%	85.6	81.84%	7.96%
2nd Floor														
R1/42	LIVINGROOM	W1/42	35.01	34.71	>27	3.21	3.20	0.31%	187.5	181.9	97.01%	181.9	97.01%	0.00%
		W2/42	33.06	32.79	>27									
		W3/42	31.83	31.78	>27									
R2/42	LIVINGROOM	W4/42	34.65	34.26	>27	3.26	3.24	0.43%	182.8	177	96.83%	177	96.83%	0.00%
		W5/42	32.67	32.34	>27									
		W6/42	31.41	31.29	>27									
R3/42	LIVINGROOM	W7/42	32.45	32.08	>27	3.13	3.11	0.86%	94.6	93.6	98.94%	93.6	98.94%	0.00%
R4/42	LIVINGROOM	W8/42	33.00	32.53	>27	3.25	3.22	0.74%	182.8	178.4	97.59%	178.4	97.59%	0.00%
		W9/42	32.58	32.17	>27									
		W10/42	31.97	31.74	>27									
R5/42	LIVINGROOM	W11/42	34.76	34.21	>27	3.35	3.31	1.02%	182.8	178	97.37%	178	97.37%	0.00%
		W12/42	32.68	32.18	>27									
		W13/42	31.71	31.38	>27									
R6/42	LIVINGROOM	W14/42	34.37	33.72	>27	3.32	3.28	1.27%	182.8	177.8	97.26%	177.8	97.26%	0.00%
		W15/42	32.35	31.74	>27									
		W16/42	31.10	30.70	>27									
R7/42	LIVINGROOM	W17/42	33.68	32.92	>27	3.26	3.20	1.69%	182.8	177.4	97.05%	177.4	97.05%	0.00%
		W18/42	31.72	31.01	>27									
		W19/42	29.86	29.31	>27									
R8/42	LIVINGROOM	W20/42	30.90	30.05	>27	3.09	3.02	2.17%	95.7	94.7	98.96%	94.7	98.96%	0.00%
R9/42	LIVINGROOM	W21/42	30.81	29.87	>27	3.19	3.12	2.13%	187.5	183.3	97.76%	183.3	97.76%	0.00%
		W22/42	30.95	30.08	>27									
		W23/42	29.87	29.15	>27									
R10/42	LIVINGROOM	W24/42	32.99	31.97	>27	3.21	3.13	2.49%	187.5	182.1	97.12%	182.1	97.12%	0.00%
		W25/42	31.13	30.20	>27									
		W26/42	29.91	29.00	>27									
Broxwood Way Barrie House Front														
Gnd Floor														
R1/50	UNKNOWN	W1/50	28.65	28.38	>27	1.74	1.72	0.92%	218.6	206.7	94.56%	206.3	94.37%	0.19%
		W2/50	29.40	29.10	>27									
		W3/50	28.67	28.46	>27									
1st Floor														
R1/51	UNKNOWN	W1/51	31.41	30.80	>27	1.62	1.59	1.86%	218.6	209.3	95.75%	209.3	95.75%	0.00%
		W2/51	32.06	31.42	>27									
		W3/51	31.80	31.25	>27									
Barrie House														
Gnd Floor														
R1/60	LD	W1/60	31.68	31.37	>27	2.13	2.11	0.85%	300	291.5	97.17%	291.4	97.13%	0.03%
R2/60	BEDROOM	W2/60	30.85	30.55	>27	3.55	3.52	0.79%	201.7	201.6	99.95%	201.6	99.95%	0.00%
		W3/60	28.77	28.49	>27									
R5/60	BEDROOM	W6/60	18.89	18.76	0.69%	2.54	2.53	0.43%	78.3	76.4	97.57%	76.4	97.57%	0.00%
R6/60	LD	W7/60	23.30	23.18	0.52%	4.44	4.43	0.16%	297.6	297.6	100.00%	297.6	100.00%	0.00%
		W8/60	35.44	35.26	>27									
		W9/60	39.61	39.61	>27									
1st Floor														
R1/61	LKD	W1/61	35.87	35.87	>27	5.12	5.10	0.37%	397.3	397.3	100.00%	397.3	100.00%	0.00%
		W2/61	37.44	37.44	>27									
		W3/61	36.97	36.86	>27									
		W4/61	33.78	33.35	>27									
R2/61	BEDROOM	W5/61	32.58	32.19	>27	3.63	3.59	0.99%	201.7	201.6	99.95%	201.6	99.95%	0.00%
R6/61	BEDROOM	W6/61	30.20	29.84	>27	2.60	2.59	0.58%	78.3	77.8	99.36%	77.8	99.36%	0.00%
		W10/61	20.04	19.87	0.85%									
R7/61	LD	W11/61	24.64	24.47	0.69%	4.45	4.44	0.25%	297.6	297.6	100.00%	297.6	100.00%	0.00%
		W12/61	36.41	36.16	>27									
		W13/61	39.61	39.61	>27									
2nd Floor														
R1/62	LKD	W1/62	36.03	36.03	>27	5.18	5.16	0.44%	397.3	397.3	100.00%	397.3	100.00%	0.00%
		W2/62	37.59	37.59	>27									
		W3/62	37.89	37.76	>27									
		W4/62	35.28	34.76	>27									
R2/62	BEDROOM	W5/62	33.93	33.46	>27	3.73	3.69	1.18%	201.7	201.6	99.95%	201.6	99.95%	0.00%
		W6/62	31.43	30.99	>27									
R6/62	BEDROOM	W10/62	21.06	20.85	1.00%	2.68	2.66	0.71%	78.3	77.9	99.49%	77.9	99.49%	0.00%
R7/62	LD	W11/62	25.97	25.73	0.92%	4.51	4.50	0.31%	297.6	297.6	100.00%	297.6	100.00%	0.00%
		W12/62	37.26	36.93	>27									
		W13/62	39.62	39.62	>27									
3rd Floor														
		W1/63	36.29	36.29	>27									

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
R1/63	LKD	W2/63	37.80	37.80	>27	5.25	5.22	0.51%	397.3	397.3	100.00%	397.3	100.00%	0.00%
		W3/63	38.39	38.25	>27									
		W4/63	36.57	35.99	>27									
R2/63	BEDROOM	W5/63	35.16	34.63	>27	3.84	3.79	1.30%	201.7	201.6	99.95%	201.6	99.95%	0.00%
R6/63	BEDROOM	W6/63	32.57	32.08	>27	2.74	2.72	0.80%	78.3	77.9	99.49%	77.9	99.49%	0.00%
		W10/63	21.88	21.63	1.14%									
R7/63	LD	W11/63	27.17	26.89	1.03%	4.57	4.55	0.35%	297.6	297.6	100.00%	297.6	100.00%	0.00%
		W12/63	37.99	37.62	>27									
		W13/63	39.62	39.62	>27									
4th Floor														
R1/64	LKD	W1/64	36.69	36.69	>27	5.31	5.28	0.56%	397.3	397.3	100.00%	397.3	100.00%	0.00%
		W2/64	38.09	38.09	>27									
		W3/64	38.65	38.49	>27									
		W4/64	37.71	37.09	>27									
R2/64	BEDROOM	W5/64	36.34	35.77	>27	3.94	3.88	1.37%	201.7	201.6	99.95%	201.6	99.95%	0.00%
R6/64	BEDROOM	W6/64	33.74	33.21	>27	2.80	2.78	0.89%	78.3	78	99.62%	78	99.62%	0.00%
		W10/64	22.75	22.48	1.19%									
R7/64	LD	W11/64	28.58	28.27	>27	4.64	4.62	0.39%	297.6	297.6	100.00%	297.6	100.00%	0.00%
		W12/64	38.57	38.17	>27									
		W13/64	39.62	39.62	>27									
5th Floor														
R1/65	LKD	W1/65	37.33	37.33	>27	5.38	5.36	0.32%	397.3	397.3	100.00%	397.3	100.00%	0.00%
		W2/65	38.49	38.49	>27									
		W3/65	38.75	38.66	>27									
		W4/65	38.46	38.11	>27									
R2/65	BEDROOM	W5/65	37.30	36.97	>27	4.03	4.00	0.79%	201.7	201.6	99.95%	201.6	99.95%	0.00%
R6/65	BEDROOM	W6/65	34.90	34.60	>27	2.87	2.86	0.49%	78.3	78	99.62%	78	99.62%	0.00%
		W10/65	23.95	23.80	0.63%									
R7/65	LD	W11/65	30.47	30.29	>27	4.72	4.71	0.23%	297.6	297.6	100.00%	297.6	100.00%	0.00%
		W12/65	38.82	38.58	>27									
		W13/65	39.62	39.62	>27									
6th Floor														
R1/66	LKD	W1/66	38.23	38.23	>27	5.46	5.46	0.00%	397.3	397.3	100.00%	397.3	100.00%	0.00%
		W2/66	38.97	38.97	>27									
		W3/66	38.75	38.75	>27									
		W4/66	38.95	38.94	>27									
R2/66	BEDROOM	W5/66	38.21	38.20	>27	4.15	4.15	0.00%	201.7	201.6	99.95%	201.6	99.95%	0.00%
R6/66	BEDROOM	W6/66	36.48	36.48	>27	3.09	3.09	0.00%	78.3	78	99.62%	78	99.62%	0.00%
		W10/66	26.63	26.63	0.00%									
R7/66	LD	W11/66	33.45	33.45	>27	4.87	4.87	0.00%	297.6	297.6	100.00%	297.6	100.00%	0.00%
		W12/66	38.82	38.82	>27									
		W13/66	39.62	39.62	>27									
7th Floor														
R1/67	LKD	W1/67	39.24	39.24	>27	5.42	5.42	0.00%	397.3	397.3	100.00%	397.3	100.00%	0.00%
		W2/67	39.44	39.44	>27									
		W3/67	38.76	38.76	>27									
		W4/67	39.43	39.43	>27									
R2/67	BEDROOM	W5/67	39.23	39.23	>27	4.22	4.22	0.00%	201.7	201.6	99.95%	201.6	99.95%	0.00%
R6/67	BEDROOM	W6/67	38.72	38.72	>27	3.64	3.64	0.00%	78.3	78	99.62%	78	99.62%	0.00%
		W10/67	34.20	34.20	>27									
R7/67	LD	W11/67	37.67	37.67	>27	4.99	4.99	0.00%	297.6	297.6	100.00%	297.6	100.00%	0.00%
		W12/67	38.83	38.83	>27									
		W13/67	39.62	39.62	>27									
28 & 28b St. Edmund's Terrace														
Gnd Floor														
R1/70	LIVINGROOM	W1/70	26.50	26.50	0.00%	1.40	1.40	0.21%	419.9	416	99.07%	416	99.07%	0.00%
		W2/70	23.76	23.76	0.00%									
		W3/70	19.46	18.98	2.47%									
		W7/70	19.19	19.19	0.00%									
		W8/70	30.50	30.50	>27									
R2/70	KD	W4/70	22.84	22.32	2.28%	0.69	0.68	0.73%	137.1	135.5	98.83%	135.5	98.83%	0.00%
		W6/70	23.08	23.08	0.00%									
R3/70	UNKNOWN	W5/70	24.43	23.74	2.82%	0.59	0.57	2.39%	100.7	91.5	90.86%	90.7	90.07%	0.87%
26 & 27 St. Edmund's Terrace														
Gnd Floor														
R1/80	UNKNOWN	W1/80	25.34	24.64	2.76%	0.96	0.94	2.19%	117.8	87.5	74.28%	85.2	72.33%	2.63%
R2/80	UNKNOWN	W2/80	25.81	25.14	2.60%	1.07	1.05	1.96%	67.3	62.2	92.42%	62	92.12%	0.32%
R3/80	LD	W3/80	26.02	25.33	2.65%	1.59	1.59	0.00%	325.3	323.5	99.45%	323.5	99.45%	0.00%
		W6/80	38.35	38.35	>27									
R4/80	UNKNOWN	W4/80	25.14	24.45	2.74%	0.71	0.71	0.00%	35.3	17.3	49.01%	17.3	49.01%	0.00%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
R1/80	UNKNOWN	W5/80	20.05	20.04	0.05%	0.74	0.74	0.00%	33.3	17.3	49.01%	17.3	49.01%	0.00%
1st Floor														
R1/81	UNKNOWN	W1/81	27.69	26.67	3.68%	1.33	1.29	2.94%	85.6	82.5	96.38%	79.5	92.87%	3.64%
R2/81	UNKNOWN	W2/81	28.31	27.30	>27	1.44	1.40	2.98%	98.8	95.1	96.26%	95	96.15%	0.11%
2nd Floor														
R1/82	UNKNOWN	W1/82	23.79	22.46	5.59%	0.91	0.86	5.28%	85.6	82	95.79%	78.1	91.24%	4.76%
R2/82	UNKNOWN	W2/82	16.65	15.35	7.81%	1.06	1.00	6.03%	98.8	95.7	96.86%	95.4	96.56%	0.31%
26a-26c St. Edmund's Terrace														
Gnd Floor														
R1/90	UNKNOWN	W1/90	0.00	0.00	#DIV/0!	0.00	0.00	#DIV/0!	115.5	0	0.00%	0	0.00%	#DIV/0!
		W2/90	0.00	0.00	#DIV/0!									
1st Floor														
R1/91	UNKNOWN	W1/91	24.10	23.59	2.12%	3.19	3.17	0.75%	385.8	384.4	99.64%	384.4	99.64%	0.00%
		W2/91	20.27	19.69	2.86%									
		W3/91	17.53	17.37	0.91%									
		W4/91	23.18	23.18	0.00%									
2nd Floor														
R1/92	UNKNOWN	W1/92	14.18	13.63	3.88%	0.81	0.78	3.21%	59	57.1	96.78%	57.1	96.78%	0.00%
R2/92	UNKNOWN	W2/92	11.05	10.61	3.98%	2.90	2.86	1.34%	276.8	276.8	100.00%	276.8	100.00%	0.00%
		W3/92	7.52	7.34	2.39%									
		W4/92	18.64	17.97	3.59%									
		W5/92	26.27	25.49	2.97%									
		W6/92	28.62	28.28	>27									
		W7/92	30.95	30.87	>27									
		W8/92	20.30	20.30	0.00%									
	W9/92	28.32	28.06	>27										
R3/92	UNKNOWN	W10/92	8.72	8.72	0.00%	0.46	0.46	0.00%	100.6	46.6	46.32%	46.2	45.92%	0.86%
3rd Floor														
R1/93	UNKNOWN	W1/93	31.73	30.31	>27	4.32	4.18	3.10%	169.5	169.5	100.00%	169.5	100.00%	0.00%
		W2/93	33.40	32.31	>27									
R2/93	UNKNOWN	W3/93	34.16	33.14	>27	0.75	0.74	2.26%	73.7	71.1	96.47%	71.1	96.47%	0.00%
R3/93	UNKNOWN	W4/93	28.08	27.14	>27	0.66	0.64	2.14%	88.9	79.4	89.31%	79.4	89.31%	0.00%
4th Floor														
R1/94	UNKNOWN	W1/94	36.38	35.02	>27	3.44	3.35	2.79%	84.5	83.8	99.17%	83.8	99.17%	0.00%
R2/94	UNKNOWN	W2/94	34.08	32.47	>27	2.19	2.13	2.74%	62.7	62.3	99.36%	62.3	99.36%	0.00%
		W3/94	33.85	32.62	>27									
		W4/94	17.71	17.43	1.58%									
14h Avenue Road														
Gnd Floor														
R1/100	UNKNOWN	W1/100	22.15	22.15	0.00%	2.28	2.24	1.93%	147.6	145.6	98.64%	145.6	98.64%	0.00%
		W2/100	22.87	22.16	3.10%									
R2/100	UNKNOWN	W3/100	20.51	19.61	4.39%	3.31	3.21	3.08%	109.9	94.4	85.90%	93.3	84.90%	1.17%
1st Floor														
R1/101	LD	W1/101	23.56	23.55	0.04%	2.92	2.84	2.91%	240.2	239.6	99.75%	239.6	99.75%	0.00%
		W2/101	28.20	27.00	4.26%									
		W3/101	28.17	26.88	4.58%									
		W4/101	4.78	4.46	6.69%									
2nd Floor														
R2/102	BEDROOM	W2/102	17.41	15.86	8.90%	0.73	0.66	8.67%	145.6	132.4	90.93%	118.1	81.11%	10.80%
14g Avenue Road														
Gnd Floor														
R3/100	DINING	W4/100	5.58	4.62	17.20%	0.67	0.65	3.00%	122.4	73.6	60.13%	73.6	60.13%	0.00%
1st Floor														
R2/101	LIVINGROOM	W5/101	12.90	11.59	10.16%	1.25	1.13	9.98%	203.4	182.7	89.82%	182.7	89.82%	0.00%
		W6/101	13.01	11.66	10.38%									
2nd Floor														
R3/102	BEDROOM	W3/102	17.32	15.66	9.58%	0.76	0.69	9.39%	125.9	112.9	89.67%	97.9	77.76%	13.29%
14f Avenue Road														
Base Floor														
R1/99	CINEMA	W1/99	0.00	0.00	#DIV/0!	0.00	0.00	#DIV/0!	392.6	0	0.00%	0	0.00%	#DIV/0!
Gnd Floor														
R5/100	LIVINGROOM	W6/100	22.30	21.40	4.04%	2.43	2.36	3.05%	215.4	179.7	83.43%	179.7	83.43%	0.00%
1st Floor														
R3/101	BEDROOM	W7/101	12.38	11.01	11.07%	1.36	1.26	7.28%	179.2	173.8	96.99%	173.8	96.99%	0.00%

			%VSC			% Daylight Factor			Daylight Distribution					
Room/Floor	Room Use	Window	Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
2nd Floor														
R6/102	BEDROOM	W6/102	17.33	15.60	9.98%	0.75	0.68	9.96%	119.6	107.2	89.63%	86.7	72.49%	19.12%
14e Avenue Road														
Gnd Floor														
R6/100	UNKNOWN	W7/100	18.61	17.81	4.30%	1.77	1.72	3.00%	146.9	106.1	72.23%	106.1	72.23%	0.00%
R7/100	CONSERVATORY	W8/100	20.85	20.58	1.29%	6.06	5.99	1.19%	183.6	183.6	100.00%	183.6	100.00%	0.00%
		W9/100	22.87	22.28	2.58%									
		W10/100	0.21	0.21	0.00%									
W11/100		16.78	16.78	0.00%										
1st Floor														
R4/101	LD	W8/101	28.23	26.94	4.57%	3.82	3.70	3.17%	238.9	226.9	94.98%	226.9	94.98%	0.00%
		W9/101	25.80	25.78	0.08%									
2nd Floor														
R7/102	BEDROOM	W7/102	17.58	15.93	9.39%	0.76	0.69	9.23%	125.9	115.4	91.66%	96.4	76.57%	16.46%
Block A														
Gnd Floor														
R1/400	LKD	W1/400	17.00	17.00	0.00%	1.29	1.27	1.47%	436.6	432.9	99.15%	432.9	99.15%	0.00%
		W2/400	16.81	16.81	0.00%									
		W3/400	25.84	24.84	3.87%									
		W4/400	23.01	22.34	2.91%									
R2/400	BEDROOM	W5/400	3.08	3.03	1.62%	0.28	0.28	0.00%	131.4	92.5	70.40%	89.8	68.34%	2.92%
R3/400	LKD	W6/400	4.84	4.84	0.00%	1.07	1.02	4.60%	330.2	284.2	86.07%	284.2	86.07%	0.00%
		W7/400	27.63	26.00	5.90%									
		W8/400	27.49	25.77	6.26%									
R4/400		BEDROOM	W9/400	4.99	3.27									
R5/400	LIVINGROOM	W10/400	9.21	7.44	19.22%	0.69	0.58	16.71%	153.2	99.2	64.75%	94.3	61.55%	4.94%
R6/400	BEDROOM	W11/400	4.20	3.82	9.05%	0.26	0.25	0.39%	156	53.3	34.17%	51.6	33.08%	3.19%
R7/400	LKD	W12/400	10.18	9.49	6.78%	0.55	0.53	3.97%	237.4	180.1	75.86%	178.1	75.02%	1.11%
R8/400	LKD	W13/400	12.55	11.48	8.53%	0.57	0.54	5.26%	276.1	211.1	76.46%	210.4	76.20%	0.33%
R9/400	BEDROOM	W14/400	28.64	27.78	>27	1.09	1.06	2.65%	111.2	105.1	94.51%	103.9	93.44%	1.14%
R10/400	BEDROOM	W15/400	28.10	27.38	>27	0.87	0.85	2.31%	144.1	140.2	97.29%	140.2	97.29%	0.00%
1st Floor														
R1/401	LKD	W1/401	19.64	19.64	0.00%	1.54	1.51	1.50%	271	268	98.89%	268	98.89%	0.00%
		W2/401	26.28	25.47	3.08%									
		W3/401	11.68	10.40	10.96%									
		W4/401	6.81	6.16	9.54%									
R2/401	BEDROOM	W5/401	31.57	29.67	>27	1.24	1.17	5.51%	95.2	87.4	91.81%	69	72.48%	21.05%
R3/401	BEDROOM	W6/401	31.40	29.40	>27	1.57	1.50	4.51%	94.3	92.7	98.30%	91.8	97.35%	0.97%
		W7/401	4.79	4.36	8.98%									
R4/401	BEDROOM	W8/401	11.93	10.00	16.18%	1.03	0.84	18.58%	173.4	107	61.71%	99.7	57.50%	6.82%
R5/401	BEDROOM	W9/401	11.76	9.76	17.01%	1.25	0.99	21.10%	128.3	107.1	83.48%	97.2	75.76%	9.24%
R6/401	BEDROOM	W10/401	4.72	4.48	5.08%	1.59	1.51	5.21%	78.5	77.2	98.34%	72.2	91.97%	6.48%
		W11/401	30.89	28.66	>27									
R7/401	BEDROOM	W12/401	30.90	28.71	>27	0.80	0.75	6.52%	150.9	113.2	75.02%	85.7	56.79%	24.29%
R8/401	BEDROOM	W13/401	31.30	29.43	>27	1.09	1.03	5.25%	131.6	118.2	89.82%	108.1	82.14%	8.54%
R9/401	BEDROOM	W14/401	31.58	29.87	>27	1.73	1.66	3.99%	93.9	92.5	98.51%	88.8	94.57%	4.00%
		W15/401	5.01	5.01	0.00%									
R10/401	BEDROOM	W16/401	12.31	11.20	9.02%	1.19	1.10	7.63%	123	117.2	95.28%	112.9	91.79%	3.67%
R11/401	LKD	W17/401	13.13	11.98	8.76%	1.12	1.02	8.25%	270.5	262.7	97.12%	262.7	97.12%	0.00%
R12/401	BEDROOM	W18/401	32.29	31.48	>27	2.07	2.04	1.11%	148.5	147.9	99.60%	147.9	99.60%	0.00%
		W19/401	30.96	30.96	>27									
2nd Floor														
R1/402	LKD	W1/402	23.76	23.76	0.00%	1.75	1.68	3.67%	271	269	99.26%	268.6	99.11%	0.15%
		W2/402	29.54	28.29	>27									
		W3/402	14.58	13.24	9.19%									
		W4/402	8.79	8.09	7.96%									
R2/402	BEDROOM	W5/402	34.83	32.83	>27	1.01	0.96	5.33%	136.1	134.1	98.53%	112.8	82.88%	15.88%
R3/402	KITCHEN	W6/402	34.74	32.62	>27	1.87	1.78	4.39%	85.5	84.6	98.95%	84.6	98.95%	0.00%
		W7/402	5.81	5.37	7.57%									
R4/402	LD	W8/402	14.66	12.62	13.92%	1.26	1.08	14.07%	173.4	173	99.77%	110.4	63.67%	36.18%
R5/402	LD	W9/402	14.59	12.48	14.46%	1.32	1.13	14.90%	155.5	155.5	100.00%	98.8	63.54%	36.46%
R6/402	KITCHEN	W10/402	5.51	5.25	4.72%	1.73	1.65	5.02%	78.5	77.4	98.60%	76.7	97.71%	0.90%
		W11/402	34.36	31.99	>27									
R7/402	BEDROOM	W12/402	34.36	32.06	>27	0.90	0.84	6.34%	134.5	131	97.40%	110.2	81.93%	15.88%
R8/402	BEDROOM	W13/402	34.71	32.76	>27	1.18	1.12	5.08%	131.6	129.9	98.71%	126.2	95.90%	2.85%
R9/402	BEDROOM	W14/402	34.91	33.14	>27	1.90	1.83	3.79%	93.9	92.5	98.51%	92.5	98.51%	0.00%
		W15/402	6.26	6.26	0.00%									
R10/402	BEDROOM	W16/402	14.82	13.66	7.83%	1.41	1.32	6.25%	123	121.9	99.11%	121.6	98.86%	0.25%
R11/402	LKD	W17/402	15.48	14.29	7.69%	1.30	1.20	7.41%	270.5	270.3	99.93%	270.3	99.93%	0.00%
R12/402	BEDROOM	W18/402	35.90	35.02	>27	2.28	2.25	1.14%	148.5	147.8	99.53%	147.8	99.53%	0.00%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
R12/402	BEDROOM	W19/402	36.02	36.02	>27	2.20	2.20	1.14%	148.5	147.8	99.53%	147.8	99.53%	0.00%
3rd Floor														
R1/403	LKD	W1/403	28.59	28.59	>27	1.94	1.87	3.20%	271	269	99.26%	269	99.26%	0.00%
		W2/403	33.57	32.38	>27									
		W3/403	16.97	15.69	7.54%									
		W4/403	10.51	9.84	6.37%									
R2/403	BEDROOM	W5/403	37.58	35.65	>27	1.08	1.03	4.91%	136.1	134.1	98.53%	134.1	98.53%	0.00%
R3/403	KITCHEN	W6/403	37.56	35.53	>27	1.99	1.90	4.08%	85.5	84.6	98.95%	84.6	98.95%	0.00%
		W7/403	6.58	6.16	6.38%									
R4/403	LD	W8/403	17.00	15.04	11.53%	1.43	1.28	10.55%	173.4	173	99.77%	172.8	99.65%	0.12%
R5/403	LD	W9/403	17.18	15.14	11.87%	1.52	1.36	10.97%	155.5	155.5	100.00%	154.5	99.36%	0.64%
R6/403	KITCHEN	W10/403	6.31	6.07	3.80%	1.86	1.78	4.56%	78.5	77.4	98.60%	77.4	98.60%	0.00%
		W11/403	37.44	35.17	>27									
R7/403	BEDROOM	W12/403	37.44	35.23	>27	0.97	0.91	5.58%	134.5	131	97.40%	131	97.40%	0.00%
R8/403	BEDROOM	W13/403	37.62	35.76	>27	1.27	1.21	4.66%	131.6	129.9	98.71%	129.9	98.71%	0.00%
R9/403	BEDROOM	W14/403	37.72	36.04	>27	2.04	1.97	3.44%	93.9	92.5	98.51%	92.5	98.51%	0.00%
		W15/403	6.99	6.99	0.00%									
R10/403	BEDROOM	W16/403	16.95	15.84	6.55%	1.57	1.49	4.91%	123	121.9	99.11%	121.9	99.11%	0.00%
R11/403	LKD	W17/403	17.55	16.40	6.55%	1.44	1.36	5.90%	270.5	270.3	99.93%	270.3	99.93%	0.00%
R12/403	BEDROOM	W18/403	38.45	37.57	>27	2.40	2.37	1.08%	148.5	147.9	99.60%	147.9	99.60%	0.00%
		W19/403	38.69	38.69	>27									
4th Floor														
R1/404	LKD	W1/404	34.29	34.29	>27	2.62	2.58	1.52%	271	270.2	99.70%	270.2	99.70%	0.00%
		W2/404	38.23	37.35	>27									
		W3/404	35.03	33.95	>27									
		W4/404	27.14	26.56	2.14%									
R2/404	BEDROOM	W5/404	39.42	37.99	>27	1.09	1.05	3.59%	136.1	134.1	98.53%	134.1	98.53%	0.00%
R3/404	KITCHEN	W6/404	39.45	37.94	>27	1.98	1.92	2.98%	85.5	84.6	98.95%	84.6	98.95%	0.00%
		W7/404	6.88	6.57	4.51%									
R4/404	LD	W8/404	18.64	16.96	9.01%	1.49	1.38	7.12%	173.4	173	99.77%	173	99.77%	0.00%
R5/404	LD	W9/404	18.87	17.13	9.22%	1.59	1.47	7.44%	155.5	155.5	100.00%	155.5	100.00%	0.00%
R6/404	KITCHEN	W10/404	6.70	6.51	2.84%	1.88	1.82	3.29%	78.5	77.4	98.60%	77.4	98.60%	0.00%
		W11/404	39.40	37.71	>27									
R7/404	BEDROOM	W12/404	39.41	37.76	>27	0.98	0.94	4.07%	134.5	131	97.40%	131	97.40%	0.00%
R8/404	BEDROOM	W13/404	39.17	37.79	>27	1.28	1.24	3.43%	131.6	129.9	98.71%	129.9	98.71%	0.00%
R9/404	BEDROOM	W14/404	39.17	37.94	>27	2.02	1.97	2.47%	93.9	92.5	98.51%	92.5	98.51%	0.00%
		W15/404	6.65	6.65	0.00%									
R10/404	BEDROOM	W16/404	17.65	16.71	5.33%	1.57	1.52	3.50%	123	121.9	99.11%	121.9	99.11%	0.00%
R11/404	LKD	W17/404	18.78	17.79	5.27%	1.48	1.42	4.19%	270.5	270.3	99.93%	270.3	99.93%	0.00%
R12/404	BEDROOM	W18/404	39.56	38.88	>27	2.36	2.34	0.85%	148.5	148.1	99.73%	148.1	99.73%	0.00%
		W19/404	38.94	38.94	>27									
5th Floor														
R1/405	BEDROOM	W1/405	28.26	28.26	>27	3.93	3.93	0.00%	137.4	137.4	100.00%	137.4	100.00%	0.00%
		W2/405	28.28	28.28	>27									
		W3/405	29.81	29.81	>27									
R2/405	LKD	W4/405	29.58	29.58	>27	3.39	3.39	0.00%	333.8	333.2	99.82%	333.2	99.82%	0.00%
		W5/405	30.31	30.31	>27									
R3/405	BEDROOM	W6/405	33.95	33.95	>27	3.96	3.96	0.00%	137.6	134.9	98.04%	134.9	98.04%	0.00%
R4/405	LD	W7/405	30.58	30.58	>27	2.48	2.48	0.00%	177.7	174.1	97.97%	174.1	97.97%	0.00%
		W8/405	33.82	33.82	>27									
R5/405	KITCHEN	W9/405	30.47	30.47	>27	0.88	0.88	0.00%	108.2	106.4	98.34%	106.4	98.34%	0.00%
R6/405	LKD	W10/405	33.56	33.56	>27	2.77	2.77	0.04%	521.1	520.5	99.88%	520.5	99.88%	0.00%
		W11/405	33.49	33.49	>27									
R7/405	BEDROOM	W12/405	33.45	33.45	>27	2.86	2.86	0.00%	175.9	173	98.35%	173	98.35%	0.00%
		W13/405	30.24	30.24	>27									
R8/405	BEDROOM	W15/405	24.64	24.64	0.00%	3.26	3.26	0.00%	126.8	126.8	100.00%	126.8	100.00%	0.00%
		W16/405	28.54	28.54	>27									
		W17/405	30.41	30.41	>27									
		W18/405	30.04	30.04	>27									
Block B														
Gnd Floor														
R1/410	LD	W1/410	25.72	25.46	1.01%	2.63	2.59	1.41%	413.8	413	99.81%	413	99.81%	0.00%
		W2/410	27.93	27.64	>27									
		W3/410	22.37	21.65	3.22%									
		W4/410	22.19	21.40	3.56%									
R2/410	LKD	W5/410	21.57	20.53	4.82%	1.94	1.87	3.71%	244.2	163.9	67.12%	163.9	67.12%	0.00%
R3/410	BEDROOM	W6/410	21.48	20.32	5.40%	0.77	0.74	4.67%	138.6	57.6	41.56%	53.4	38.53%	7.29%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
R4/410	BEDROOM	W7/410	21.39	20.22	5.47%	1.03	0.99	3.40%	170	111.5	65.59%	111.5	65.59%	0.00%
		W14/410	2.59	1.90	26.64%									
		W16/410	4.33	4.20	3.00%									
R5/410	BEDROOM	W9/410	3.41	2.46	27.86%	0.74	0.71	4.30%	116.5	59.9	51.42%	59.9	51.42%	0.00%
R6/410	LKD	W8/410	2.23	1.95	12.56%	0.48	0.46	3.57%	340.7	160.9	47.23%	158.9	46.64%	1.24%
		W12/410	21.98	20.96	4.64%									
R7/410	LD	W10/410	22.24	21.43	3.64%	0.75	0.73	2.79%	255.5	138.8	54.32%	136.3	53.35%	1.80%
		W15/410	22.07	21.35	3.26%									
R8/410	BEDROOM	W11/410	22.26	21.42	3.77%	0.84	0.81	3.69%	169.7	124.6	73.42%	124.3	73.25%	0.24%
		W13/410	22.20	21.29	4.10%									
1st Floor														
R1/411	BEDROOM	W1/411	25.55	24.70	3.33%	2.01	1.95	2.89%	251.6	239.2	95.07%	239.2	95.07%	0.00%
		W2/411	25.32	24.38	3.71%									
R2/411	LKD	W3/411	24.63	23.35	5.20%	1.98	1.90	3.95%	290.3	207.1	71.34%	206.3	71.06%	0.39%
R3/411	BEDROOM	W4/411	24.57	23.15	5.78%	1.04	0.99	4.89%	104.2	74.5	71.50%	66.6	63.92%	10.60%
R4/411	BEDROOM	W5/411	24.46	23.01	5.93%	0.83	0.79	5.08%	144.3	69.7	48.30%	62.4	43.24%	10.47%
R5/411	BEDROOM	W6/411	24.02	22.59	5.95%	2.45	2.34	4.61%	148.5	91.7	61.75%	89.3	60.13%	2.62%
R6/411	LKD	W7/411	24.51	23.05	5.96%	0.99	0.96	3.44%	287.6	193.6	67.32%	193.6	67.32%	0.00%
		W8/411	5.58	5.42	2.87%									
		W9/411	5.39	4.11	23.75%									
R7/411	LKD	W10/411	4.53	3.26	28.04%	0.77	0.74	4.53%	278.4	219	78.66%	216.6	77.80%	1.10%
		W11/411	4.31	3.97	7.89%									
		W12/411	25.26	24.00	4.99%									
2nd Floor														
R1/412	LKD	W1/412	30.80	30.79	>27	2.46	2.46	0.00%	290.3	289.5	99.72%	289.5	99.72%	0.00%
		W2/412	32.29	32.28	>27									
		W3/412	28.62	28.62	>27									
		W4/412	27.70	26.18	5.49%									
R2/412	BEDROOM	W5/412	27.59	25.90	6.13%	0.41	0.41	0.00%	104.2	98.3	94.34%	81.5	78.21%	17.09%
R3/412	BEDROOM	W6/412	27.48	25.76	6.26%	0.32	0.32	0.00%	144.3	93.4	64.73%	75.9	52.60%	18.74%
R4/412	BEDROOM	W7/412	27.11	25.40	6.31%	0.81	0.81	0.00%	148.5	111.4	75.02%	103.8	69.90%	6.82%
		W8/412	27.55	25.81	6.32%									
R5/412	LKD	W9/412	6.76	6.57	2.81%	1.23	1.18	4.16%	288	204.2	70.90%	204.2	70.90%	0.00%
		W10/412	8.14	6.63	18.55%									
		W11/412	4.60	4.60	0.00%									
R6/412	LKD	W12/412	2.20	2.20	0.00%	0.44	0.43	2.95%	278.4	249.4	89.58%	247.4	88.86%	0.80%
		W13/412	28.34	26.84	5.29%									
		3rd Floor												
R1/413	LKD	W1/413	30.31	30.30	>27	3.04	2.86	5.98%	320.5	319.8	99.78%	318.8	99.47%	0.31%
		W2/413	10.87	9.31	14.35%									
		W3/413	5.72	5.63	1.57%									
		W4/413	27.00	25.16	6.81%									
R2/413	BEDROOM	W5/413	26.77	24.84	7.21%	1.90	1.79	5.95%	193.6	170.7	88.17%	138.1	71.33%	19.10%
R3/413	BEDROOM	W6/413	26.75	24.78	7.36%	2.22	2.08	6.04%	175	171.1	97.77%	139	79.43%	18.76%
R4/413	BEDROOM	W7/413	26.83	24.87	7.31%	2.24	2.09	6.53%	121.4	120.3	99.09%	119.8	98.68%	0.42%
		W8/413	26.86	24.95	7.11%									
R5/413	BEDROOM	W9/413	27.04	25.18	6.88%	3.45	3.30	4.52%	115.8	115.6	99.83%	115.6	99.83%	0.00%
		W10/413	8.23	8.13	1.22%									
R6/413	LKD	W11/413	11.47	9.91	13.60%	3.04	2.93	3.61%	431.6	431.4	99.95%	431.1	99.88%	0.07%
		W12/413	33.23	33.22	>27									
		W13/413	33.03	33.03	>27									

ST EDMUNDS TERRACE
04-Oct-22
JOB 06 - SUNLIGHT RESULTS

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

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
34-44 Avenue Close										
Gnd Floor										
UNKNOWN	W4/20	29.00	14.00	43.00	29.00	14.00	43.00	0.00%	0.00%	0.00%
UNKNOWN	W5/20	51.00	23.00	74.00	50.00	23.00	73.00	1.96%	0.00%	1.35%
UNKNOWN	W6/20	38.00	19.00	57.00	36.00	19.00	55.00	5.26%	0.00%	3.51%
UNKNOWN	W7/20	44.00	21.00	65.00	41.00	21.00	62.00	6.82%	0.00%	4.62%
UNKNOWN	W8/20	40.00	18.00	58.00	37.00	18.00	55.00	7.50%	0.00%	5.17%
UNKNOWN	W9/20	33.00	14.00	47.00	30.00	14.00	44.00	9.09%	0.00%	6.38%
UNKNOWN	W11/20	27.00	4.00	31.00	25.00	4.00	29.00	7.41%	0.00%	6.45%
UNKNOWN	W20/20	28.00	9.00	37.00	25.00	9.00	34.00	10.71%	0.00%	8.11%
1st Floor										
UNKNOWN	W4/21	34.00	16.00	50.00	34.00	16.00	50.00	0.00%	0.00%	0.00%
UNKNOWN	W5/21	54.00	23.00	77.00	53.00	23.00	76.00	1.85%	0.00%	1.30%
UNKNOWN	W6/21	41.00	20.00	61.00	40.00	20.00	60.00	2.44%	0.00%	1.64%
UNKNOWN	W16/21	37.00	18.00	55.00	37.00	17.00	54.00	0.00%	5.56%	1.82%
UNKNOWN	W7/21	47.00	23.00	70.00	46.00	22.00	68.00	2.13%	4.35%	2.86%
UNKNOWN	W8/21	43.00	21.00	64.00	42.00	20.00	62.00	2.33%	4.76%	3.13%
UNKNOWN	W9/21	36.00	16.00	52.00	35.00	15.00	50.00	2.78%	6.25%	3.85%
UNKNOWN	W10/21	30.00	10.00	40.00	30.00	9.00	39.00	0.00%	10.00%	2.50%
UNKNOWN	W21/21	29.00	7.00	36.00	28.00	5.00	33.00	3.45%	28.57%	8.33%
2nd Floor										
UNKNOWN	W4/22	36.00	17.00	53.00	36.00	17.00	53.00	0.00%	0.00%	0.00%
UNKNOWN	W5/22	55.00	27.00	82.00	54.00	26.00	80.00	1.82%	3.70%	2.44%
UNKNOWN	W6/22	43.00	21.00	64.00	42.00	20.00	62.00	2.33%	4.76%	3.13%
UNKNOWN	W16/22	38.00	19.00	57.00	38.00	18.00	56.00	0.00%	5.26%	1.75%
UNKNOWN	W7/22	50.00	26.00	76.00	48.00	24.00	72.00	4.00%	7.69%	5.26%
UNKNOWN	W8/22	46.00	23.00	69.00	44.00	21.00	65.00	4.35%	8.70%	5.80%
UNKNOWN	W9/22	39.00	19.00	58.00	37.00	17.00	54.00	5.13%	10.53%	6.90%
UNKNOWN	W10/22	34.00	14.00	48.00	32.00	13.00	45.00	5.88%	7.14%	6.25%
UNKNOWN	W11/22	31.00	10.00	41.00	29.00	9.00	38.00	6.45%	10.00%	7.32%
3rd Floor										
UNKNOWN	W4/23	35.00	19.00	54.00	35.00	19.00	54.00	0.00%	0.00%	0.00%
UNKNOWN	W5/23	55.00	30.00	85.00	55.00	28.00	83.00	0.00%	6.67%	2.35%
UNKNOWN	W6/23	43.00	22.00	65.00	43.00	21.00	64.00	0.00%	4.55%	1.54%

Room use	Window Ref	Existing %			Proposed %			% Loss of Summer	% Loss of Winter	% Loss of Total
		Summer	Winter	Total	Summer	Winter	Total			
UNKNOWN	W16/23	34.00	20.00	54.00	34.00	19.00	53.00	0.00%	5.00%	1.85%
UNKNOWN	W7/23	47.00	27.00	74.00	46.00	26.00	72.00	2.13%	3.70%	2.70%
UNKNOWN	W8/23	45.00	24.00	69.00	44.00	24.00	68.00	2.22%	0.00%	1.45%
UNKNOWN	W9/23	37.00	19.00	56.00	36.00	19.00	55.00	2.70%	0.00%	1.79%
UNKNOWN	W10/23	33.00	14.00	47.00	32.00	14.00	46.00	3.03%	0.00%	2.13%
UNKNOWN	W11/23	27.00	11.00	38.00	26.00	10.00	36.00	3.70%	9.09%	5.26%
44-61 Avenue Close										
Gnd Floor										
UNKNOWN	W1/10	29.00	12.00	41.00	29.00	12.00	41.00	0.00%	0.00%	0.00%
UNKNOWN	W2/10	28.00	13.00	41.00	28.00	13.00	41.00	0.00%	0.00%	0.00%
UNKNOWN	W3/10	27.00	14.00	41.00	27.00	13.00	40.00	0.00%	7.14%	2.44%
UNKNOWN	W4/10	28.00	15.00	43.00	28.00	14.00	42.00	0.00%	6.67%	2.33%
UNKNOWN	W5/10	48.00	22.00	70.00	47.00	19.00	66.00	2.08%	13.64%	5.71%
UNKNOWN	W6/10	30.00	17.00	47.00	30.00	15.00	45.00	0.00%	11.76%	4.26%
UNKNOWN	W7/10	35.00	21.00	56.00	35.00	20.00	55.00	0.00%	4.76%	1.79%
UNKNOWN	W8/10	28.00	18.00	46.00	28.00	16.00	44.00	0.00%	11.11%	4.35%
UNKNOWN	W9/10	21.00	13.00	34.00	20.00	11.00	31.00	4.76%	15.38%	8.82%
UNKNOWN	W10/10	15.00	9.00	24.00	14.00	8.00	22.00	6.67%	11.11%	8.33%
UNKNOWN	W11/10	16.00	5.00	21.00	15.00	5.00	20.00	6.25%	0.00%	4.76%
1st Floor										
UNKNOWN	W1/11	33.00	15.00	48.00	33.00	14.00	47.00	0.00%	6.67%	2.08%
UNKNOWN	W2/11	33.00	15.00	48.00	33.00	14.00	47.00	0.00%	6.67%	2.08%
UNKNOWN	W3/11	33.00	16.00	49.00	33.00	15.00	48.00	0.00%	6.25%	2.04%
UNKNOWN	W4/11	33.00	16.00	49.00	33.00	15.00	48.00	0.00%	6.25%	2.04%
UNKNOWN	W5/11	52.00	25.00	77.00	49.00	22.00	71.00	5.77%	12.00%	7.79%
UNKNOWN	W6/11	38.00	20.00	58.00	32.00	17.00	49.00	15.79%	15.00%	15.52%
UNKNOWN	W16/11	33.00	18.00	51.00	29.00	15.00	44.00	12.12%	16.67%	13.73%
UNKNOWN	W7/11	42.00	22.00	64.00	38.00	21.00	59.00	9.52%	4.55%	7.81%
UNKNOWN	W8/11	36.00	19.00	55.00	33.00	18.00	51.00	8.33%	5.26%	7.27%
UNKNOWN	W9/11	28.00	14.00	42.00	24.00	13.00	37.00	14.29%	7.14%	11.90%
UNKNOWN	W10/11	22.00	9.00	31.00	18.00	9.00	27.00	18.18%	0.00%	12.90%
UNKNOWN	W11/11	25.00	5.00	30.00	21.00	5.00	26.00	16.00%	0.00%	13.33%
2nd Floor										
UNKNOWN	W1/12	31.00	17.00	48.00	31.00	17.00	48.00	0.00%	0.00%	0.00%
UNKNOWN	W2/12	34.00	17.00	51.00	34.00	17.00	51.00	0.00%	0.00%	0.00%
UNKNOWN	W3/12	35.00	17.00	52.00	35.00	17.00	52.00	0.00%	0.00%	0.00%
UNKNOWN	W4/12	37.00	17.00	54.00	37.00	17.00	54.00	0.00%	0.00%	0.00%
UNKNOWN	W5/12	53.00	25.00	78.00	52.00	25.00	77.00	1.89%	0.00%	1.28%
UNKNOWN	W6/12	41.00	20.00	61.00	40.00	20.00	60.00	2.44%	0.00%	1.64%
UNKNOWN	W16/12	36.00	18.00	54.00	35.00	18.00	53.00	2.78%	0.00%	1.85%
UNKNOWN	W7/12	51.00	24.00	75.00	48.00	24.00	72.00	5.88%	0.00%	4.00%
UNKNOWN	W8/12	44.00	20.00	64.00	40.00	20.00	60.00	9.09%	0.00%	6.25%
UNKNOWN	W9/12	37.00	14.00	51.00	33.00	14.00	47.00	10.81%	0.00%	7.84%

Room use	Window Ref	Existing %			Proposed %			% Loss of Summer	% Loss of Winter	% Loss of Total
		Summer	Winter	Total	Summer	Winter	Total			
UNKNOWN	W10/12	31.00	9.00	40.00	29.00	9.00	38.00	6.45%	0.00%	5.00%
UNKNOWN	W11/12	30.00	5.00	35.00	27.00	5.00	32.00	10.00%	0.00%	8.57%
3rd Floor										
UNKNOWN	W1/13	32.00	16.00	48.00	32.00	16.00	48.00	0.00%	0.00%	0.00%
UNKNOWN	W2/13	32.00	17.00	49.00	32.00	17.00	49.00	0.00%	0.00%	0.00%
UNKNOWN	W3/13	32.00	17.00	49.00	32.00	17.00	49.00	0.00%	0.00%	0.00%
UNKNOWN	W4/13	35.00	19.00	54.00	35.00	19.00	54.00	0.00%	0.00%	0.00%
UNKNOWN	W5/13	55.00	28.00	83.00	54.00	28.00	82.00	1.82%	0.00%	1.20%
UNKNOWN	W6/13	42.00	21.00	63.00	40.00	20.00	60.00	4.76%	4.76%	4.76%
UNKNOWN	W16/13	34.00	18.00	52.00	32.00	18.00	50.00	5.88%	0.00%	3.85%
UNKNOWN	W7/13	53.00	25.00	78.00	52.00	25.00	77.00	1.89%	0.00%	1.28%
UNKNOWN	W8/13	46.00	22.00	68.00	45.00	22.00	67.00	2.17%	0.00%	1.47%
UNKNOWN	W9/13	39.00	17.00	56.00	38.00	16.00	54.00	2.56%	5.88%	3.57%
UNKNOWN	W10/13	34.00	12.00	46.00	32.00	11.00	43.00	5.88%	8.33%	6.52%
UNKNOWN	W11/13	29.00	8.00	37.00	29.00	6.00	35.00	0.00%	25.00%	5.41%
Gnd Floor										
UNKNOWN	W1/30	20.00	8.00	28.00	20.00	6.00	26.00	0.00%	25.00%	7.14%
UNKNOWN	W2/30	16.00	7.00	23.00	16.00	5.00	21.00	0.00%	28.57%	8.70%
UNKNOWN	W3/30	24.00	8.00	32.00	23.00	8.00	31.00	4.17%	0.00%	3.13%
UNKNOWN	W4/30	35.00	9.00	44.00	34.00	9.00	43.00	2.86%	0.00%	2.27%
UNKNOWN	W5/30	35.00	10.00	45.00	34.00	10.00	44.00	2.86%	0.00%	2.22%
UNKNOWN	W6/30	29.00	10.00	39.00	28.00	9.00	37.00	3.45%	10.00%	5.13%
UNKNOWN	W7/30	1.00	8.00	9.00	1.00	7.00	8.00	0.00%	12.50%	11.11%
UNKNOWN	W8/30	46.00	12.00	58.00	45.00	12.00	57.00	2.17%	0.00%	1.72%
1st Floor										
UNKNOWN	W1/31	22.00	9.00	31.00	22.00	9.00	31.00	0.00%	0.00%	0.00%
UNKNOWN	W2/31	18.00	9.00	27.00	18.00	9.00	27.00	0.00%	0.00%	0.00%
UNKNOWN	W3/31	29.00	11.00	40.00	29.00	9.00	38.00	0.00%	18.18%	5.00%
UNKNOWN	W4/31	40.00	13.00	53.00	40.00	11.00	51.00	0.00%	15.38%	3.77%
UNKNOWN	W5/31	41.00	14.00	55.00	41.00	12.00	53.00	0.00%	14.29%	3.64%
UNKNOWN	W6/31	31.00	15.00	46.00	31.00	13.00	44.00	0.00%	13.33%	4.35%
UNKNOWN	W7/31	4.00	10.00	14.00	4.00	9.00	13.00	0.00%	10.00%	7.14%
UNKNOWN	W8/31	49.00	16.00	65.00	49.00	14.00	63.00	0.00%	12.50%	3.08%
2nd Floor										
UNKNOWN	W1/32	27.00	13.00	40.00	27.00	11.00	38.00	0.00%	15.38%	5.00%
UNKNOWN	W2/32	27.00	10.00	37.00	27.00	10.00	37.00	0.00%	0.00%	0.00%
UNKNOWN	W3/32	38.00	14.00	52.00	38.00	13.00	51.00	0.00%	7.14%	1.92%
UNKNOWN	W4/32	48.00	16.00	64.00	48.00	15.00	63.00	0.00%	6.25%	1.56%
UNKNOWN	W5/32	45.00	16.00	61.00	45.00	15.00	60.00	0.00%	6.25%	1.64%
UNKNOWN	W6/32	32.00	17.00	49.00	32.00	16.00	48.00	0.00%	5.88%	2.04%
UNKNOWN	W7/32	6.00	15.00	21.00	6.00	13.00	19.00	0.00%	13.33%	9.52%
UNKNOWN	W8/32	50.00	20.00	70.00	50.00	19.00	69.00	0.00%	5.00%	1.43%
3rd Floor										

Room use	Window Ref	Existing %			Proposed %			% Loss of Summer	% Loss of Winter	% Loss of Total
		Summer	Winter	Total	Summer	Winter	Total			
UNKNOWN	W1/33	42.00	19.00	61.00	42.00	18.00	60.00	0.00%	5.26%	1.64%
UNKNOWN	W2/33	30.00	20.00	50.00	30.00	18.00	48.00	0.00%	10.00%	4.00%
UNKNOWN	W3/33	47.00	23.00	70.00	47.00	21.00	68.00	0.00%	8.70%	2.86%
UNKNOWN	W4/33	57.00	24.00	81.00	57.00	22.00	79.00	0.00%	8.33%	2.47%
UNKNOWN	W5/33	51.00	24.00	75.00	51.00	21.00	72.00	0.00%	12.50%	4.00%
UNKNOWN	W6/33	40.00	24.00	64.00	40.00	21.00	61.00	0.00%	12.50%	4.69%
UNKNOWN	W7/33	25.00	20.00	45.00	25.00	18.00	43.00	0.00%	10.00%	4.44%
UNKNOWN	W8/33	47.00	23.00	70.00	47.00	22.00	69.00	0.00%	4.35%	1.43%
1-16 Kingsland										
Gnd Floor										
LKD	W1/40	1.00	0.00	1.00	1.00	0.00	1.00	0.00%	0.00%	0.00%
LKD	W2/40	15.00	0.00	15.00	15.00	0.00	15.00	0.00%	0.00%	0.00%
LKD	W3/40	41.00	15.00	56.00	41.00	15.00	56.00	0.00%	0.00%	0.00%
LKD	W4/40	1.00	2.00	3.00	1.00	1.00	2.00	0.00%	50.00%	33.33%
LKD	W5/40	13.00	0.00	13.00	13.00	0.00	13.00	0.00%	0.00%	0.00%
LKD	W6/40	41.00	17.00	58.00	41.00	16.00	57.00	0.00%	5.88%	1.72%
LKD	W7/40	30.00	9.00	39.00	30.00	9.00	39.00	0.00%	0.00%	0.00%
LKD	W8/40	0.00	4.00	4.00	0.00	4.00	4.00	0.00%	0.00%	0.00%
LKD	W9/40	10.00	0.00	10.00	10.00	0.00	10.00	0.00%	0.00%	0.00%
LKD	W10/40	39.00	18.00	57.00	39.00	18.00	57.00	0.00%	0.00%	0.00%
LKD	W11/40	2.00	4.00	6.00	2.00	4.00	6.00	0.00%	0.00%	0.00%
LKD	W12/40	10.00	1.00	11.00	10.00	1.00	11.00	0.00%	0.00%	0.00%
LKD	W13/40	39.00	18.00	57.00	39.00	18.00	57.00	0.00%	0.00%	0.00%
LKD	W14/40	1.00	2.00	3.00	1.00	2.00	3.00	0.00%	0.00%	0.00%
LKD	W15/40	10.00	1.00	11.00	10.00	1.00	11.00	0.00%	0.00%	0.00%
LKD	W16/40	38.00	15.00	53.00	38.00	15.00	53.00	0.00%	0.00%	0.00%
LKD	W17/40	1.00	2.00	3.00	1.00	1.00	2.00	0.00%	50.00%	33.33%
LKD	W18/40	11.00	2.00	13.00	11.00	2.00	13.00	0.00%	0.00%	0.00%
LKD	W19/40	40.00	15.00	55.00	40.00	15.00	55.00	0.00%	0.00%	0.00%
LKD	W20/40	31.00	5.00	36.00	31.00	5.00	36.00	0.00%	0.00%	0.00%
LKD	W21/40	1.00	0.00	1.00	1.00	0.00	1.00	0.00%	0.00%	0.00%
LKD	W22/40	9.00	0.00	9.00	9.00	0.00	9.00	0.00%	0.00%	0.00%
LKD	W23/40	40.00	14.00	54.00	39.00	14.00	53.00	2.50%	0.00%	1.85%
LKD	W24/40	1.00	0.00	1.00	1.00	0.00	1.00	0.00%	0.00%	0.00%
LKD	W25/40	13.00	0.00	13.00	13.00	0.00	13.00	0.00%	0.00%	0.00%
LKD	W26/40	40.00	15.00	55.00	40.00	15.00	55.00	0.00%	0.00%	0.00%
1st Floor										
BEDROOM	W1/41	43.00	19.00	62.00	43.00	18.00	61.00	0.00%	5.26%	1.61%
BEDROOM	W2/41	42.00	18.00	60.00	42.00	17.00	59.00	0.00%	5.56%	1.67%
BEDROOM	W3/41	42.00	19.00	61.00	42.00	18.00	60.00	0.00%	5.26%	1.64%
BEDROOM	W4/41	41.00	20.00	61.00	41.00	20.00	61.00	0.00%	0.00%	0.00%
BEDROOM	W5/41	31.00	11.00	42.00	31.00	10.00	41.00	0.00%	9.09%	2.38%
BEDROOM	W6/41	40.00	20.00	60.00	40.00	19.00	59.00	0.00%	5.00%	1.67%

Room use	Window Ref	Existing %			Proposed %			% Loss of Summer	% Loss of Winter	% Loss of Total
		Summer	Winter	Total	Summer	Winter	Total			
BEDROOM	W7/41	41.00	21.00	62.00	41.00	20.00	61.00	0.00%	4.76%	1.61%
BEDROOM	W8/41	41.00	20.00	61.00	41.00	20.00	61.00	0.00%	0.00%	0.00%
BEDROOM	W9/41	40.00	19.00	59.00	40.00	19.00	59.00	0.00%	0.00%	0.00%
BEDROOM	W10/41	41.00	18.00	59.00	41.00	17.00	58.00	0.00%	5.56%	1.69%
BEDROOM	W11/41	41.00	18.00	59.00	41.00	17.00	58.00	0.00%	5.56%	1.69%
BEDROOM	W12/41	40.00	17.00	57.00	40.00	16.00	56.00	0.00%	5.88%	1.75%
BEDROOM	W13/41	42.00	16.00	58.00	42.00	16.00	58.00	0.00%	0.00%	0.00%
BEDROOM	W14/41	34.00	7.00	41.00	34.00	7.00	41.00	0.00%	0.00%	0.00%
BEDROOM	W15/41	41.00	16.00	57.00	41.00	16.00	57.00	0.00%	0.00%	0.00%
BEDROOM	W16/41	41.00	16.00	57.00	41.00	16.00	57.00	0.00%	0.00%	0.00%
BEDROOM	W17/41	41.00	16.00	57.00	41.00	16.00	57.00	0.00%	0.00%	0.00%
BEDROOM	W18/41	41.00	16.00	57.00	41.00	16.00	57.00	0.00%	0.00%	0.00%
2nd Floor										
LIVINGROOM	W1/42	41.00	21.00	62.00	41.00	21.00	62.00	0.00%	0.00%	0.00%
LIVINGROOM	W2/42	41.00	17.00	58.00	41.00	17.00	58.00	0.00%	0.00%	0.00%
LIVINGROOM	W3/42	42.00	8.00	50.00	42.00	8.00	50.00	0.00%	0.00%	0.00%
LIVINGROOM	W4/42	41.00	22.00	63.00	41.00	22.00	63.00	0.00%	0.00%	0.00%
LIVINGROOM	W5/42	40.00	18.00	58.00	40.00	18.00	58.00	0.00%	0.00%	0.00%
LIVINGROOM	W6/42	39.00	7.00	46.00	39.00	7.00	46.00	0.00%	0.00%	0.00%
LIVINGROOM	W7/42	42.00	14.00	56.00	42.00	14.00	56.00	0.00%	0.00%	0.00%
LIVINGROOM	W8/42	37.00	23.00	60.00	37.00	23.00	60.00	0.00%	0.00%	0.00%
LIVINGROOM	W9/42	41.00	20.00	61.00	41.00	20.00	61.00	0.00%	0.00%	0.00%
LIVINGROOM	W10/42	43.00	11.00	54.00	43.00	10.00	53.00	0.00%	9.09%	1.85%
LIVINGROOM	W11/42	40.00	23.00	63.00	40.00	23.00	63.00	0.00%	0.00%	0.00%
LIVINGROOM	W12/42	41.00	20.00	61.00	41.00	20.00	61.00	0.00%	0.00%	0.00%
LIVINGROOM	W13/42	41.00	11.00	52.00	41.00	10.00	51.00	0.00%	9.09%	1.92%
LIVINGROOM	W14/42	40.00	22.00	62.00	40.00	22.00	62.00	0.00%	0.00%	0.00%
LIVINGROOM	W15/42	41.00	19.00	60.00	41.00	18.00	59.00	0.00%	5.26%	1.67%
LIVINGROOM	W16/42	42.00	9.00	51.00	42.00	8.00	50.00	0.00%	11.11%	1.96%
LIVINGROOM	W17/42	40.00	21.00	61.00	40.00	21.00	61.00	0.00%	0.00%	0.00%
LIVINGROOM	W18/42	41.00	18.00	59.00	41.00	17.00	58.00	0.00%	5.56%	1.69%
LIVINGROOM	W19/42	40.00	7.00	47.00	40.00	6.00	46.00	0.00%	14.29%	2.13%
LIVINGROOM	W20/42	42.00	12.00	54.00	42.00	10.00	52.00	0.00%	16.67%	3.70%
LIVINGROOM	W21/42	36.00	21.00	57.00	36.00	20.00	56.00	0.00%	4.76%	1.75%
LIVINGROOM	W22/42	41.00	17.00	58.00	41.00	16.00	57.00	0.00%	5.88%	1.72%
LIVINGROOM	W23/42	42.00	7.00	49.00	42.00	6.00	48.00	0.00%	14.29%	2.04%
LIVINGROOM	W24/42	39.00	20.00	59.00	39.00	20.00	59.00	0.00%	0.00%	0.00%
LIVINGROOM	W25/42	41.00	17.00	58.00	41.00	16.00	57.00	0.00%	5.88%	1.72%
LIVINGROOM	W26/42	43.00	8.00	51.00	43.00	7.00	50.00	0.00%	12.50%	1.96%
Broxwood Way Barrie House Front										
Gnd Floor										
UNKNOWN	W1/50	36.00	16.00	52.00	36.00	16.00	52.00	0.00%	0.00%	0.00%
UNKNOWN	W2/50	37.00	16.00	53.00	37.00	16.00	53.00	0.00%	0.00%	0.00%

Room use	Window Ref	Existing %			Proposed %			% Loss of Summer	% Loss of Winter	% Loss of Total
		Summer	Winter	Total	Summer	Winter	Total			
UNKNOWN	W3/50	35.00	16.00	51.00	34.00	16.00	50.00	2.86%	0.00%	1.96%
1st Floor										
UNKNOWN	W1/51	38.00	17.00	55.00	38.00	16.00	54.00	0.00%	5.88%	1.82%
UNKNOWN	W2/51	38.00	18.00	56.00	38.00	17.00	55.00	0.00%	5.56%	1.79%
UNKNOWN	W3/51	38.00	17.00	55.00	38.00	17.00	55.00	0.00%	0.00%	0.00%
Barrie House										
Gnd Floor										
LD	W1/60	32.00	13.00	45.00	31.00	13.00	44.00	3.13%	0.00%	2.22%
BEDROOM	W2/60	27.00	10.00	37.00	26.00	10.00	36.00	3.70%	0.00%	2.70%
BEDROOM	W3/60	26.00	8.00	34.00	26.00	8.00	34.00	0.00%	0.00%	0.00%
LD	W7/60	12.00	2.00	14.00	10.00	2.00	12.00	16.67%	0.00%	14.29%
LD	W8/60	33.00	20.00	53.00	33.00	20.00	53.00	0.00%	0.00%	0.00%
LD	W9/60	54.00	28.00	82.00	54.00	28.00	82.00	0.00%	0.00%	0.00%
1st Floor										
LKD	W1/61	16.00	2.00	18.00	16.00	2.00	18.00	0.00%	0.00%	0.00%
LKD	W2/61	21.00	2.00	23.00	21.00	2.00	23.00	0.00%	0.00%	0.00%
LKD	W3/61	9.00	0.00	9.00	9.00	0.00	9.00	0.00%	0.00%	0.00%
LKD	W4/61	36.00	13.00	49.00	36.00	13.00	49.00	0.00%	0.00%	0.00%
BEDROOM	W5/61	29.00	10.00	39.00	29.00	10.00	39.00	0.00%	0.00%	0.00%
BEDROOM	W6/61	28.00	8.00	36.00	28.00	8.00	36.00	0.00%	0.00%	0.00%
LD	W11/61	14.00	2.00	16.00	12.00	2.00	14.00	14.29%	0.00%	12.50%
LD	W12/61	35.00	20.00	55.00	34.00	20.00	54.00	2.86%	0.00%	1.82%
LD	W13/61	54.00	28.00	82.00	54.00	28.00	82.00	0.00%	0.00%	0.00%
2nd Floor										
LKD	W1/62	16.00	2.00	18.00	16.00	2.00	18.00	0.00%	0.00%	0.00%
LKD	W2/62	22.00	2.00	24.00	22.00	2.00	24.00	0.00%	0.00%	0.00%
LKD	W3/62	10.00	0.00	10.00	9.00	0.00	9.00	10.00%	0.00%	10.00%
LKD	W4/62	38.00	14.00	52.00	37.00	13.00	50.00	2.63%	7.14%	3.85%
BEDROOM	W5/62	32.00	11.00	43.00	31.00	11.00	42.00	3.13%	0.00%	2.33%
BEDROOM	W6/62	29.00	9.00	38.00	28.00	9.00	37.00	3.45%	0.00%	2.63%
LD	W11/62	14.00	2.00	16.00	14.00	2.00	16.00	0.00%	0.00%	0.00%
LD	W12/62	37.00	20.00	57.00	36.00	20.00	56.00	2.70%	0.00%	1.75%
LD	W13/62	54.00	28.00	82.00	54.00	28.00	82.00	0.00%	0.00%	0.00%
3rd Floor										
LKD	W1/63	18.00	2.00	20.00	18.00	2.00	20.00	0.00%	0.00%	0.00%
LKD	W2/63	25.00	2.00	27.00	25.00	2.00	27.00	0.00%	0.00%	0.00%
LKD	W3/63	10.00	0.00	10.00	10.00	0.00	10.00	0.00%	0.00%	0.00%
LKD	W4/63	39.00	14.00	53.00	39.00	14.00	53.00	0.00%	0.00%	0.00%
BEDROOM	W5/63	35.00	11.00	46.00	35.00	11.00	46.00	0.00%	0.00%	0.00%
BEDROOM	W6/63	29.00	9.00	38.00	29.00	9.00	38.00	0.00%	0.00%	0.00%
LD	W11/63	15.00	2.00	17.00	14.00	2.00	16.00	6.67%	0.00%	5.88%
LD	W12/63	38.00	20.00	58.00	37.00	20.00	57.00	2.63%	0.00%	1.72%
LD	W13/63	54.00	28.00	82.00	54.00	28.00	82.00	0.00%	0.00%	0.00%

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
4th Floor										
LKD	W1/64	20.00	2.00	22.00	20.00	2.00	22.00	0.00%	0.00%	0.00%
LKD	W2/64	27.00	2.00	29.00	27.00	2.00	29.00	0.00%	0.00%	0.00%
LKD	W3/64	10.00	0.00	10.00	10.00	0.00	10.00	0.00%	0.00%	0.00%
LKD	W4/64	41.00	15.00	56.00	41.00	14.00	55.00	0.00%	6.67%	1.79%
BEDROOM	W5/64	38.00	12.00	50.00	38.00	11.00	49.00	0.00%	8.33%	2.00%
BEDROOM	W6/64	34.00	10.00	44.00	34.00	10.00	44.00	0.00%	0.00%	0.00%
LD	W11/64	15.00	2.00	17.00	15.00	2.00	17.00	0.00%	0.00%	0.00%
LD	W12/64	38.00	20.00	58.00	38.00	20.00	58.00	0.00%	0.00%	0.00%
LD	W13/64	54.00	28.00	82.00	54.00	28.00	82.00	0.00%	0.00%	0.00%
5th Floor										
LKD	W1/65	25.00	2.00	27.00	25.00	2.00	27.00	0.00%	0.00%	0.00%
LKD	W2/65	29.00	3.00	32.00	29.00	3.00	32.00	0.00%	0.00%	0.00%
LKD	W3/65	10.00	0.00	10.00	10.00	0.00	10.00	0.00%	0.00%	0.00%
LKD	W4/65	41.00	17.00	58.00	41.00	17.00	58.00	0.00%	0.00%	0.00%
BEDROOM	W5/65	41.00	13.00	54.00	41.00	13.00	54.00	0.00%	0.00%	0.00%
BEDROOM	W6/65	38.00	10.00	48.00	38.00	10.00	48.00	0.00%	0.00%	0.00%
LD	W11/65	15.00	2.00	17.00	15.00	2.00	17.00	0.00%	0.00%	0.00%
LD	W12/65	38.00	20.00	58.00	38.00	20.00	58.00	0.00%	0.00%	0.00%
LD	W13/65	54.00	28.00	82.00	54.00	28.00	82.00	0.00%	0.00%	0.00%
6th Floor										
LKD	W1/66	29.00	4.00	33.00	29.00	4.00	33.00	0.00%	0.00%	0.00%
LKD	W2/66	29.00	5.00	34.00	29.00	5.00	34.00	0.00%	0.00%	0.00%
LKD	W3/66	10.00	0.00	10.00	10.00	0.00	10.00	0.00%	0.00%	0.00%
LKD	W4/66	41.00	20.00	61.00	41.00	20.00	61.00	0.00%	0.00%	0.00%
BEDROOM	W5/66	41.00	18.00	59.00	41.00	18.00	59.00	0.00%	0.00%	0.00%
BEDROOM	W6/66	41.00	13.00	54.00	41.00	13.00	54.00	0.00%	0.00%	0.00%
LD	W11/66	15.00	2.00	17.00	15.00	2.00	17.00	0.00%	0.00%	0.00%
LD	W12/66	38.00	20.00	58.00	38.00	20.00	58.00	0.00%	0.00%	0.00%
LD	W13/66	54.00	28.00	82.00	54.00	28.00	82.00	0.00%	0.00%	0.00%
7th Floor										
LKD	W1/67	29.00	6.00	35.00	29.00	6.00	35.00	0.00%	0.00%	0.00%
LKD	W2/67	29.00	7.00	36.00	29.00	7.00	36.00	0.00%	0.00%	0.00%
LKD	W3/67	10.00	0.00	10.00	10.00	0.00	10.00	0.00%	0.00%	0.00%
LKD	W4/67	41.00	23.00	64.00	41.00	23.00	64.00	0.00%	0.00%	0.00%
BEDROOM	W5/67	41.00	23.00	64.00	41.00	23.00	64.00	0.00%	0.00%	0.00%
BEDROOM	W6/67	41.00	23.00	64.00	41.00	23.00	64.00	0.00%	0.00%	0.00%
LD	W11/67	15.00	2.00	17.00	15.00	2.00	17.00	0.00%	0.00%	0.00%
LD	W12/67	38.00	20.00	58.00	38.00	20.00	58.00	0.00%	0.00%	0.00%
LD	W13/67	54.00	28.00	82.00	54.00	28.00	82.00	0.00%	0.00%	0.00%
28 & 28b St. Edmund's Terrace										
Gnd Floor										
LIVINGROOM	W1/70	25.00	5.00	30.00	25.00	5.00	30.00	0.00%	0.00%	0.00%

Room use	Window Ref	Existing %			Proposed %			% Loss of Summer	% Loss of Winter	% Loss of Total
		Summer	Winter	Total	Summer	Winter	Total			
LIVINGROOM	W2/70	25.00	5.00	30.00	25.00	5.00	30.00	0.00%	0.00%	0.00%
LIVINGROOM	W3/70	16.00	1.00	17.00	15.00	1.00	16.00	6.25%	0.00%	5.88%
LIVINGROOM	W7/70	25.00	16.00	41.00	25.00	16.00	41.00	0.00%	0.00%	0.00%
LIVINGROOM	W8/70	33.00	25.00	58.00	33.00	25.00	58.00	0.00%	0.00%	0.00%
KD	W4/70	12.00	1.00	13.00	12.00	1.00	13.00	0.00%	0.00%	0.00%
KD	W6/70	27.00	9.00	36.00	27.00	9.00	36.00	0.00%	0.00%	0.00%
26 & 27 St. Edmund's Terrace										
Gnd Floor										
LD	W3/80	15.00	0.00	15.00	15.00	0.00	15.00	0.00%	0.00%	0.00%
LD	W6/80	48.00	25.00	73.00	48.00	25.00	73.00	0.00%	0.00%	0.00%
UNKNOWN	W4/80	11.00	0.00	11.00	11.00	0.00	11.00	0.00%	0.00%	0.00%
UNKNOWN	W5/80	21.00	14.00	35.00	21.00	14.00	35.00	0.00%	0.00%	0.00%
26a-26c St. Edmund's Terrace										
2nd Floor										
UNKNOWN	W2/92	8.00	0.00	8.00	8.00	0.00	8.00	0.00%	0.00%	0.00%
UNKNOWN	W3/92	6.00	2.00	8.00	6.00	2.00	8.00	0.00%	0.00%	0.00%
UNKNOWN	W4/92	8.00	3.00	11.00	8.00	3.00	11.00	0.00%	0.00%	0.00%
UNKNOWN	W5/92	10.00	0.00	10.00	10.00	0.00	10.00	0.00%	0.00%	0.00%
UNKNOWN	W6/92	20.00	3.00	23.00	20.00	3.00	23.00	0.00%	0.00%	0.00%
UNKNOWN	W7/92	26.00	4.00	30.00	26.00	4.00	30.00	0.00%	0.00%	0.00%
UNKNOWN	W8/92	22.00	3.00	25.00	22.00	3.00	25.00	0.00%	0.00%	0.00%
UNKNOWN	W9/92	17.00	2.00	19.00	17.00	2.00	19.00	0.00%	0.00%	0.00%
14h Avenue Road										
Gnd Floor										
UNKNOWN	W1/100	43.00	8.00	51.00	43.00	8.00	51.00	0.00%	0.00%	0.00%
UNKNOWN	W2/100	20.00	0.00	20.00	20.00	0.00	20.00	0.00%	0.00%	0.00%
1st Floor										
LD	W1/101	33.00	9.00	42.00	33.00	9.00	42.00	0.00%	0.00%	0.00%
LD	W2/101	24.00	2.00	26.00	24.00	2.00	26.00	0.00%	0.00%	0.00%
LD	W3/101	22.00	2.00	24.00	22.00	2.00	24.00	0.00%	0.00%	0.00%
LD	W4/101	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.00%
14f Avenue Road										
Base Floor										
CINEMA	W1/99	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.00%
14e Avenue Road										
Gnd Floor										
CONSERVATORY	W8/100	30.00	6.00	36.00	28.00	6.00	34.00	6.67%	0.00%	5.56%
CONSERVATORY	W9/100	16.00	4.00	20.00	16.00	4.00	20.00	0.00%	0.00%	0.00%
CONSERVATORY	W10/100	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.00%
CONSERVATORY	W11/100	20.00	3.00	23.00	20.00	3.00	23.00	0.00%	0.00%	0.00%
Block A										
Gnd Floor										

Room use	Window Ref	Existing %			Proposed %			% Loss of Summer	% Loss of Winter	% Loss of Total
		Summer	Winter	Total	Summer	Winter	Total			
LKD	W1/400	9.00	0.00	9.00	9.00	0.00	9.00	0.00%	0.00%	0.00%
LKD	W2/400	9.00	0.00	9.00	9.00	0.00	9.00	0.00%	0.00%	0.00%
LKD	W3/400	30.00	13.00	43.00	30.00	12.00	42.00	0.00%	7.69%	2.33%
LKD	W4/400	28.00	6.00	34.00	28.00	5.00	33.00	0.00%	16.67%	2.94%
BEDROOM	W5/400	3.00	1.00	4.00	3.00	1.00	4.00	0.00%	0.00%	0.00%
LKD	W6/400	17.00	0.00	17.00	17.00	0.00	17.00	0.00%	0.00%	0.00%
LKD	W7/400	41.00	14.00	55.00	40.00	12.00	52.00	2.44%	14.29%	5.45%
LKD	W8/400	41.00	14.00	55.00	40.00	12.00	52.00	2.44%	14.29%	5.45%
BEDROOM	W9/400	4.00	8.00	12.00	3.00	6.00	9.00	25.00%	25.00%	25.00%
LIVINGROOM	W10/400	18.00	2.00	20.00	16.00	1.00	17.00	11.11%	50.00%	15.00%
BEDROOM	W11/400	1.00	7.00	8.00	1.00	7.00	8.00	0.00%	0.00%	0.00%
LKD	W12/400	9.00	11.00	20.00	8.00	11.00	19.00	11.11%	0.00%	5.00%
LKD	W13/400	16.00	11.00	27.00	14.00	11.00	25.00	12.50%	0.00%	7.41%
BEDROOM	W14/400	38.00	14.00	52.00	35.00	14.00	49.00	7.89%	0.00%	5.77%
BEDROOM	W15/400	39.00	11.00	50.00	35.00	11.00	46.00	10.26%	0.00%	8.00%
1st Floor										
LKD	W1/401	13.00	1.00	14.00	13.00	1.00	14.00	0.00%	0.00%	0.00%
LKD	W2/401	29.00	9.00	38.00	29.00	8.00	37.00	0.00%	11.11%	2.63%
LKD	W3/401	10.00	5.00	15.00	10.00	3.00	13.00	0.00%	40.00%	13.33%
LKD	W4/401	7.00	3.00	10.00	7.00	1.00	8.00	0.00%	66.67%	20.00%
BEDROOM	W5/401	42.00	19.00	61.00	42.00	16.00	58.00	0.00%	15.79%	4.92%
BEDROOM	W6/401	42.00	19.00	61.00	42.00	17.00	59.00	0.00%	10.53%	3.28%
BEDROOM	W7/401	2.00	9.00	11.00	2.00	9.00	11.00	0.00%	0.00%	0.00%
BEDROOM	W8/401	10.00	10.00	20.00	10.00	9.00	19.00	0.00%	10.00%	5.00%
BEDROOM	W9/401	17.00	6.00	23.00	16.00	5.00	21.00	5.88%	16.67%	8.70%
BEDROOM	W10/401	17.00	1.00	18.00	16.00	0.00	16.00	5.88%	100.00%	11.11%
BEDROOM	W11/401	42.00	18.00	60.00	42.00	17.00	59.00	0.00%	5.56%	1.67%
BEDROOM	W12/401	42.00	18.00	60.00	41.00	17.00	58.00	2.38%	5.56%	3.33%
BEDROOM	W13/401	42.00	19.00	61.00	41.00	18.00	59.00	2.38%	5.26%	3.28%
BEDROOM	W14/401	42.00	20.00	62.00	41.00	19.00	60.00	2.38%	5.00%	3.23%
BEDROOM	W15/401	3.00	14.00	17.00	3.00	14.00	17.00	0.00%	0.00%	0.00%
BEDROOM	W16/401	10.00	14.00	24.00	9.00	14.00	23.00	10.00%	0.00%	4.17%
LKD	W17/401	14.00	11.00	25.00	13.00	11.00	24.00	7.14%	0.00%	4.00%
BEDROOM	W18/401	42.00	17.00	59.00	40.00	17.00	57.00	4.76%	0.00%	3.39%
BEDROOM	W19/401	46.00	21.00	67.00	46.00	21.00	67.00	0.00%	0.00%	0.00%
2nd Floor										
LKD	W1/402	14.00	1.00	15.00	14.00	1.00	15.00	0.00%	0.00%	0.00%
LKD	W2/402	31.00	11.00	42.00	31.00	9.00	40.00	0.00%	18.18%	4.76%
LKD	W3/402	11.00	10.00	21.00	11.00	7.00	18.00	0.00%	30.00%	14.29%
LKD	W4/402	8.00	6.00	14.00	8.00	5.00	13.00	0.00%	16.67%	7.14%
BEDROOM	W5/402	43.00	23.00	66.00	43.00	18.00	61.00	0.00%	21.74%	7.58%
KITCHEN	W6/402	43.00	23.00	66.00	43.00	19.00	62.00	0.00%	17.39%	6.06%
KITCHEN	W7/402	2.00	13.00	15.00	2.00	10.00	12.00	0.00%	23.08%	20.00%

Room use	Window Ref	Existing %			Proposed %			% Loss of Summer	% Loss of Winter	% Loss of Total
		Summer	Winter	Total	Summer	Winter	Total			
LD	W8/402	10.00	15.00	25.00	10.00	12.00	22.00	0.00%	20.00%	12.00%
LD	W9/402	18.00	11.00	29.00	18.00	7.00	25.00	0.00%	36.36%	13.79%
KITCHEN	W10/402	18.00	2.00	20.00	18.00	1.00	19.00	0.00%	50.00%	5.00%
KITCHEN	W11/402	44.00	21.00	65.00	44.00	18.00	62.00	0.00%	14.29%	4.62%
BEDROOM	W12/402	44.00	21.00	65.00	44.00	19.00	63.00	0.00%	9.52%	3.08%
BEDROOM	W13/402	44.00	21.00	65.00	43.00	20.00	63.00	2.27%	4.76%	3.08%
BEDROOM	W14/402	43.00	22.00	65.00	42.00	22.00	64.00	2.33%	0.00%	1.54%
BEDROOM	W15/402	3.00	14.00	17.00	3.00	14.00	17.00	0.00%	0.00%	0.00%
BEDROOM	W16/402	11.00	14.00	25.00	10.00	14.00	24.00	9.09%	0.00%	4.00%
LKD	W17/402	16.00	12.00	28.00	15.00	12.00	27.00	6.25%	0.00%	3.57%
BEDROOM	W18/402	43.00	24.00	67.00	42.00	23.00	65.00	2.33%	4.17%	2.99%
BEDROOM	W19/402	46.00	28.00	74.00	46.00	28.00	74.00	0.00%	0.00%	0.00%
3rd Floor										
LKD	W1/403	15.00	2.00	17.00	15.00	2.00	17.00	0.00%	0.00%	0.00%
LKD	W2/403	39.00	12.00	51.00	39.00	11.00	50.00	0.00%	8.33%	1.96%
LKD	W3/403	12.00	11.00	23.00	12.00	10.00	22.00	0.00%	9.09%	4.35%
LKD	W4/403	9.00	7.00	16.00	9.00	6.00	15.00	0.00%	14.29%	6.25%
BEDROOM	W5/403	43.00	24.00	67.00	43.00	23.00	66.00	0.00%	4.17%	1.49%
KITCHEN	W6/403	43.00	24.00	67.00	43.00	23.00	66.00	0.00%	4.17%	1.49%
KITCHEN	W7/403	2.00	14.00	16.00	2.00	13.00	15.00	0.00%	7.14%	6.25%
LD	W8/403	10.00	16.00	26.00	10.00	15.00	25.00	0.00%	6.25%	3.85%
LD	W9/403	18.00	12.00	30.00	18.00	10.00	28.00	0.00%	16.67%	6.67%
KITCHEN	W10/403	18.00	3.00	21.00	18.00	2.00	20.00	0.00%	33.33%	4.76%
KITCHEN	W11/403	44.00	23.00	67.00	44.00	21.00	65.00	0.00%	8.70%	2.99%
BEDROOM	W12/403	44.00	23.00	67.00	44.00	21.00	65.00	0.00%	8.70%	2.99%
BEDROOM	W13/403	44.00	23.00	67.00	44.00	22.00	66.00	0.00%	4.35%	1.49%
BEDROOM	W14/403	44.00	23.00	67.00	43.00	22.00	65.00	2.27%	4.35%	2.99%
BEDROOM	W15/403	3.00	14.00	17.00	3.00	14.00	17.00	0.00%	0.00%	0.00%
BEDROOM	W16/403	11.00	15.00	26.00	11.00	14.00	25.00	0.00%	6.67%	3.85%
LKD	W17/403	17.00	13.00	30.00	16.00	12.00	28.00	5.88%	7.69%	6.67%
BEDROOM	W18/403	44.00	25.00	69.00	43.00	24.00	67.00	2.27%	4.00%	2.90%
BEDROOM	W19/403	46.00	28.00	74.00	46.00	28.00	74.00	0.00%	0.00%	0.00%
4th Floor										
LKD	W1/404	18.00	2.00	20.00	18.00	2.00	20.00	0.00%	0.00%	0.00%
LKD	W2/404	43.00	21.00	64.00	43.00	21.00	64.00	0.00%	0.00%	0.00%
LKD	W3/404	39.00	15.00	54.00	39.00	15.00	54.00	0.00%	0.00%	0.00%
LKD	W4/404	25.00	7.00	32.00	25.00	7.00	32.00	0.00%	0.00%	0.00%
BEDROOM	W5/404	44.00	25.00	69.00	44.00	24.00	68.00	0.00%	4.00%	1.45%
KITCHEN	W6/404	44.00	25.00	69.00	44.00	24.00	68.00	0.00%	4.00%	1.45%
KITCHEN	W7/404	2.00	14.00	16.00	2.00	14.00	16.00	0.00%	0.00%	0.00%
LD	W8/404	10.00	17.00	27.00	10.00	16.00	26.00	0.00%	5.88%	3.70%
LD	W9/404	18.00	13.00	31.00	18.00	11.00	29.00	0.00%	15.38%	6.45%
KITCHEN	W10/404	16.00	4.00	20.00	16.00	2.00	18.00	0.00%	50.00%	10.00%

Room use	Window Ref	Existing %			Proposed %			% Loss of Summer	% Loss of Winter	% Loss of Total
		Summer	Winter	Total	Summer	Winter	Total			
KITCHEN	W11/404	44.00	25.00	69.00	44.00	23.00	67.00	0.00%	8.00%	2.90%
BEDROOM	W12/404	44.00	25.00	69.00	44.00	23.00	67.00	0.00%	8.00%	2.90%
BEDROOM	W13/404	42.00	25.00	67.00	42.00	23.00	65.00	0.00%	8.00%	2.99%
BEDROOM	W14/404	42.00	25.00	67.00	42.00	23.00	65.00	0.00%	8.00%	2.99%
BEDROOM	W15/404	1.00	13.00	14.00	1.00	13.00	14.00	0.00%	0.00%	0.00%
BEDROOM	W16/404	9.00	17.00	26.00	9.00	16.00	25.00	0.00%	5.88%	3.85%
LKD	W17/404	16.00	14.00	30.00	16.00	13.00	29.00	0.00%	7.14%	3.33%
BEDROOM	W18/404	44.00	25.00	69.00	44.00	25.00	69.00	0.00%	0.00%	0.00%
BEDROOM	W19/404	47.00	28.00	75.00	47.00	28.00	75.00	0.00%	0.00%	0.00%
5th Floor										
BEDROOM	W1/405	11.00	2.00	13.00	11.00	2.00	13.00	0.00%	0.00%	0.00%
BEDROOM	W2/405	12.00	2.00	14.00	12.00	2.00	14.00	0.00%	0.00%	0.00%
BEDROOM	W3/405	29.00	20.00	49.00	29.00	20.00	49.00	0.00%	0.00%	0.00%
LKD	W4/405	29.00	20.00	49.00	29.00	20.00	49.00	0.00%	0.00%	0.00%
LKD	W5/405	30.00	14.00	44.00	30.00	14.00	44.00	0.00%	0.00%	0.00%
BEDROOM	W6/405	35.00	23.00	58.00	35.00	23.00	58.00	0.00%	0.00%	0.00%
LD	W7/405	31.00	22.00	53.00	31.00	22.00	53.00	0.00%	0.00%	0.00%
LD	W8/405	35.00	23.00	58.00	35.00	23.00	58.00	0.00%	0.00%	0.00%
KITCHEN	W9/405	31.00	22.00	53.00	31.00	22.00	53.00	0.00%	0.00%	0.00%
LKD	W10/405	35.00	23.00	58.00	35.00	23.00	58.00	0.00%	0.00%	0.00%
LKD	W11/405	35.00	23.00	58.00	35.00	23.00	58.00	0.00%	0.00%	0.00%
BEDROOM	W12/405	35.00	23.00	58.00	35.00	23.00	58.00	0.00%	0.00%	0.00%
BEDROOM	W13/405	30.00	23.00	53.00	30.00	23.00	53.00	0.00%	0.00%	0.00%
BEDROOM	W15/405	23.00	23.00	46.00	23.00	23.00	46.00	0.00%	0.00%	0.00%
BEDROOM	W16/405	29.00	24.00	53.00	29.00	24.00	53.00	0.00%	0.00%	0.00%
BEDROOM	W17/405	34.00	25.00	59.00	34.00	25.00	59.00	0.00%	0.00%	0.00%
BEDROOM	W18/405	33.00	24.00	57.00	33.00	24.00	57.00	0.00%	0.00%	0.00%
Block B										
Gnd Floor										
LD	W1/410	28.00	9.00	37.00	26.00	9.00	35.00	7.14%	0.00%	5.41%
LD	W2/410	33.00	13.00	46.00	31.00	13.00	44.00	6.06%	0.00%	4.35%
LD	W3/410	15.00	1.00	16.00	13.00	1.00	14.00	13.33%	0.00%	12.50%
LD	W4/410	15.00	3.00	18.00	13.00	3.00	16.00	13.33%	0.00%	11.11%
BEDROOM	W7/410	20.00	3.00	23.00	20.00	3.00	23.00	0.00%	0.00%	0.00%
BEDROOM	W14/410	5.00	1.00	6.00	5.00	1.00	6.00	0.00%	0.00%	0.00%
BEDROOM	W16/410	7.00	1.00	8.00	7.00	1.00	8.00	0.00%	0.00%	0.00%
1st Floor										
LKD	W7/411	17.00	4.00	21.00	17.00	4.00	21.00	0.00%	0.00%	0.00%
LKD	W8/411	7.00	2.00	9.00	7.00	2.00	9.00	0.00%	0.00%	0.00%
LKD	W9/411	4.00	1.00	5.00	4.00	1.00	5.00	0.00%	0.00%	0.00%
2nd Floor										
LKD	W8/412	16.00	4.00	20.00	16.00	4.00	20.00	0.00%	0.00%	0.00%
LKD	W9/412	7.00	3.00	10.00	7.00	3.00	10.00	0.00%	0.00%	0.00%

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
LKD	W10/412	4.00	2.00	6.00	4.00	2.00	6.00	0.00%	0.00%	0.00%
3rd Floor										
BEDROOM	W9/413	15.00	3.00	18.00	15.00	3.00	18.00	0.00%	0.00%	0.00%
BEDROOM	W10/413	9.00	3.00	12.00	9.00	3.00	12.00	0.00%	0.00%	0.00%
LKD	W11/413	6.00	5.00	11.00	6.00	5.00	11.00	0.00%	0.00%	0.00%
LKD	W12/413	38.00	24.00	62.00	38.00	24.00	62.00	0.00%	0.00%	0.00%
LKD	W13/413	38.00	24.00	62.00	38.00	24.00	62.00	0.00%	0.00%	0.00%

ST EDMUNDS TERRACE
05-Oct-22
JOB 11- DAYLIGHT RESULTS
NO BALCONIES/OVERHANGS

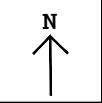
Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
Block A														
Gnd Floor														
R1/400	LKD	W1/400	17.22	17.22	0.00%	1.31	1.28	1.91%	436.6	413.2	94.64%	413.2	94.64%	0.00%
		W2/400	16.82	16.82	0.00%									
		W3/400	26.26	25.26	3.81%									
		W4/400	25.97	24.86	4.27%									
R2/400	BEDROOM	W5/400	20.52	19.71	3.95%	0.77	0.75	2.59%	131.4	110.1	83.79%	102.2	77.78%	7.18%
R3/400	LKD	W6/400	13.91	13.90	0.07%	1.24	1.19	3.95%	330.2	252.5	76.47%	252.5	76.47%	0.00%
		W7/400	27.23	25.61	5.95%									
		W8/400	27.15	25.42	6.37%									
R4/400	BEDROOM	W9/400	18.40	16.68	9.35%	0.53	0.48	8.95%	87.6	59.3	67.69%	49.5	56.51%	16.53%
R5/400	LIVINGROOM	W10/400	19.25	17.48	9.19%	1.48	1.38	6.49%	153.2	112.7	73.56%	103.4	67.49%	8.25%
R6/400	BEDROOM	W11/400	4.20	3.82	9.05%	0.25	0.25	0.00%	156	53.3	34.17%	51.6	33.08%	3.19%
R7/400	LKD	W12/400	19.92	19.23	3.46%	1.02	1.00	2.26%	237.4	187.6	79.02%	184.8	77.84%	1.49%
R8/400	LKD	W13/400	25.29	24.22	4.23%	1.11	1.07	3.25%	276.1	221.1	80.08%	215.7	78.12%	2.44%
R9/400	BEDROOM	W14/400	28.64	27.78	>27	1.09	1.06	2.65%	111.2	105.1	94.51%	103.9	93.44%	1.14%
R10/400	BEDROOM	W15/400	28.10	27.38	>27	0.87	0.85	2.31%	144.1	140.2	97.29%	140.2	97.29%	0.00%
1st Floor														
R1/401	LKD	W1/401	19.65	19.65	0.00%	2.19	2.13	2.47%	271	268.4	99.04%	268	98.89%	0.15%
		W2/401	29.52	28.29	>27									
		W3/401	26.28	25.00	4.87%									
		W4/401	20.97	20.32	3.10%									
R2/401	BEDROOM	W5/401	31.23	29.33	>27	1.22	1.16	5.56%	95.2	87.4	91.81%	69	72.48%	21.05%
R3/401	BEDROOM	W6/401	31.11	29.11	>27	1.83	1.76	3.89%	94.3	92.7	98.30%	92	97.56%	0.76%
		W7/401	14.14	13.71	3.04%									
R4/401	BEDROOM	W8/401	24.19	22.26	7.98%	2.04	1.92	6.07%	173.4	129.6	74.74%	109.4	63.09%	15.59%
R5/401	BEDROOM	W9/401	24.03	22.03	8.32%	2.52	2.36	6.34%	128.3	125.5	97.82%	105.7	82.39%	15.78%
R6/401	BEDROOM	W10/401	13.48	13.24	1.78%	1.92	1.84	4.28%	78.5	77.6	98.85%	75.3	95.92%	2.96%
		W11/401	30.82	28.59	>27									
R7/401	BEDROOM	W12/401	30.85	28.67	>27	0.80	0.74	6.53%	150.9	113.2	75.02%	85.7	56.79%	24.29%
R8/401	BEDROOM	W13/401	31.30	29.43	>27	1.09	1.03	5.34%	131.6	118.2	89.82%	108.1	82.14%	8.54%
R9/401	BEDROOM	W14/401	31.58	29.88	>27	2.05	1.98	3.36%	93.9	93.2	99.25%	89.4	95.21%	4.08%
		W15/401	14.28	14.28	0.00%									
R10/401	BEDROOM	W16/401	24.35	23.23	4.60%	2.26	2.19	2.92%	123	121.8	99.02%	121	98.37%	0.66%
R11/401	LKD	W17/401	26.56	25.41	4.33%	2.15	2.07	3.36%	270.5	266.6	98.56%	266.5	98.52%	0.04%
R12/401	BEDROOM	W18/401	32.29	31.48	>27	2.07	2.04	1.11%	148.5	147.9	99.60%	147.9	99.60%	0.00%
		W19/401	30.96	30.96	>27									
2nd Floor														
R1/402	LKD	W1/402	23.81	23.81	0.00%	2.39	2.33	2.39%	271	269	99.26%	269	99.26%	0.00%
		W2/402	32.90	31.64	>27									
		W3/402	29.50	28.16	>27									
		W4/402	23.43	22.73	2.99%									
R2/402	BEDROOM	W5/402	34.81	32.81	>27	1.01	0.96	5.33%	136.1	134.1	98.53%	112.8	82.88%	15.88%
R3/402	KITCHEN	W6/402	34.71	32.59	>27	2.15	2.07	3.81%	85.5	84.6	98.95%	84.6	98.95%	0.00%
		W7/402	15.30	14.86	2.88%									
R4/402	LD	W8/402	27.13	25.09	7.52%	2.22	2.09	5.82%	173.4	173	99.77%	129.1	74.45%	25.38%
R5/402	LD	W9/402	27.02	24.91	7.81%	2.34	2.20	6.06%	155.5	155.5	100.00%	118.2	76.01%	23.99%
R6/402	KITCHEN	W10/402	14.77	14.52	1.69%	2.07	1.98	4.21%	78.5	77.8	99.11%	77.1	98.22%	0.90%
		W11/402	34.37	32.01	>27									
R7/402	BEDROOM	W12/402	34.37	32.07	>27	0.90	0.84	6.23%	134.5	131	97.40%	110.2	81.93%	15.88%
R8/402	BEDROOM	W13/402	34.72	32.77	>27	1.18	1.12	5.08%	131.6	129.9	98.71%	126.2	95.90%	2.85%
R9/402	BEDROOM	W14/402	34.92	33.14	>27	2.21	2.14	3.26%	93.9	93.2	99.25%	93.2	99.25%	0.00%
		W15/402	15.85	15.85	0.00%									

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
R10/402	BEDROOM	W16/402	26.90	25.74	4.31%	2.42	2.35	2.81%	123	121.9	99.11%	121.9	99.11%	0.00%
R11/402	LKD	W17/402	28.94	27.76	>27	2.28	2.21	3.24%	270.5	270.3	99.93%	270.3	99.93%	0.00%
R12/402	BEDROOM	W18/402	35.90	35.02	>27	2.28	2.25	1.14%	148.5	147.8	99.53%	147.8	99.53%	0.00%
		W19/402	36.02	36.02	>27									
3rd Floor														
R1/403	LKD	W1/403	28.79	28.79	>27	2.55	2.50	2.08%	271	269.3	99.37%	269.3	99.37%	0.00%
		W2/403	35.82	34.64	>27									
		W3/403	32.28	30.99	>27									
		W4/403	25.34	24.67	2.64%									
R2/403	BEDROOM	W5/403	37.58	35.65	>27	1.08	1.03	4.91%	136.1	134.1	98.53%	134.1	98.53%	0.00%
R3/403	KITCHEN	W6/403	37.56	35.53	>27	2.28	2.20	3.55%	85.5	84.6	98.95%	84.6	98.95%	0.00%
		W7/403	16.44	16.02	2.55%									
R4/403	LD	W8/403	29.64	27.67	>27	2.36	2.24	5.25%	173.4	173	99.77%	173	99.77%	0.00%
R5/403	LD	W9/403	29.75	27.71	>27	2.51	2.37	5.46%	155.5	155.5	100.00%	155.5	100.00%	0.00%
R6/403	KITCHEN	W10/403	16.32	16.08	1.47%	2.22	2.14	3.83%	78.5	77.8	99.11%	77.8	99.11%	0.00%
		W11/403	37.45	35.18	>27									
R7/403	BEDROOM	W12/403	37.45	35.23	>27	0.97	0.91	5.68%	134.5	131	97.40%	131	97.40%	0.00%
R8/403	BEDROOM	W13/403	37.62	35.76	>27	1.27	1.21	4.66%	131.6	129.9	98.71%	129.9	98.71%	0.00%
R9/403	BEDROOM	W14/403	37.72	36.04	>27	2.36	2.29	2.97%	93.9	93.2	99.25%	93.2	99.25%	0.00%
		W15/403	17.23	17.23	0.00%									
R10/403	BEDROOM	W16/403	29.15	28.03	>27	2.55	2.49	2.51%	123	121.9	99.11%	121.9	99.11%	0.00%
R11/403	LKD	W17/403	31.15	30.00	>27	2.41	2.33	3.07%	270.5	270.3	99.93%	270.3	99.93%	0.00%
R12/403	BEDROOM	W18/403	38.45	37.57	>27	2.40	2.37	1.08%	148.5	147.9	99.60%	147.9	99.60%	0.00%
		W19/403	38.69	38.69	>27									
4th Floor														
R1/404	LKD	W1/404	34.97	34.97	>27	2.65	2.61	1.51%	271	270.2	99.70%	270.2	99.70%	0.00%
		W2/404	38.47	37.59	>27									
		W3/404	35.85	34.76	>27									
		W4/404	27.81	27.24	>27									
R2/404	BEDROOM	W5/404	39.42	37.99	>27	1.09	1.05	3.59%	136.1	134.1	98.53%	134.1	98.53%	0.00%
R3/404	KITCHEN	W6/404	39.45	37.94	>27	2.30	2.24	2.57%	85.5	84.6	98.95%	84.6	98.95%	0.00%
		W7/404	17.56	17.25	1.77%									
R4/404	LD	W8/404	32.49	30.81	>27	2.45	2.36	3.92%	173.4	173	99.77%	173	99.77%	0.00%
R5/404	LD	W9/404	32.65	30.92	>27	2.60	2.50	4.04%	155.5	155.5	100.00%	155.5	100.00%	0.00%
R6/404	KITCHEN	W10/404	18.12	17.93	1.05%	2.25	2.19	2.75%	78.5	77.8	99.11%	77.8	99.11%	0.00%
		W11/404	39.40	37.71	>27									
R7/404	BEDROOM	W12/404	39.41	37.76	>27	0.98	0.94	4.07%	134.5	131	97.40%	131	97.40%	0.00%
R8/404	BEDROOM	W13/404	39.17	37.79	>27	1.28	1.24	3.43%	131.6	129.9	98.71%	129.9	98.71%	0.00%
R9/404	BEDROOM	W14/404	39.18	37.95	>27	2.35	2.30	2.12%	93.9	93.2	99.25%	93.2	99.25%	0.00%
		W15/404	18.28	18.28	0.00%									
R10/404	BEDROOM	W16/404	31.29	30.35	>27	2.59	2.54	1.89%	123	122.5	99.59%	122.5	99.59%	0.00%
R11/404	LKD	W17/404	33.73	32.74	>27	2.49	2.44	2.33%	270.5	270.4	99.96%	270.4	99.96%	0.00%
R12/404	BEDROOM	W18/404	39.56	38.88	>27	2.36	2.34	0.85%	148.5	148.1	99.73%	148.1	99.73%	0.00%
		W19/404	38.94	38.94	>27									
5th Floor														
R1/405	BEDROOM	W1/405	28.26	28.26	>27	3.93	3.93	0.00%	137.4	137.4	100.00%	137.4	100.00%	0.00%
		W2/405	28.28	28.28	>27									
		W3/405	29.81	29.81	>27									
R2/405	LKD	W4/405	29.58	29.58	>27	3.46	3.45	0.14%	333.8	333.2	99.82%	333.2	99.82%	0.00%
		W5/405	30.31	30.31	>27									
R3/405	BEDROOM	W6/405	33.95	33.95	>27	4.14	4.13	0.24%	137.6	134.9	98.04%	134.9	98.04%	0.00%
R4/405	LD	W7/405	30.58	30.58	>27	2.57	2.56	0.16%	177.7	174.1	97.97%	174.1	97.97%	0.00%
		W8/405	33.82	33.82	>27									
R5/405	KITCHEN	W9/405	30.47	30.47	>27	0.88	0.88	0.00%	108.2	106.4	98.34%	106.4	98.34%	0.00%
R6/405	LKD	W10/405	33.56	33.56	>27	2.89	2.88	0.21%	521.1	520.5	99.88%	520.5	99.88%	0.00%
		W11/405	33.49	33.49	>27									
R7/405	BEDROOM	W12/405	33.45	33.45	>27	2.93	2.92	0.10%	175.9	173	98.35%	173	98.35%	0.00%
		W13/405	30.24	30.24	>27									
R8/405	BEDROOM	W15/405	24.64	24.64	0.00%	3.26	3.26	0.00%	126.8	126.8	100.00%	126.8	100.00%	0.00%
		W16/405	28.54	28.54	>27									
		W17/405	30.41	30.41	>27									

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
		W18/405	30.04	30.04	>27									
Block B														
Gnd Floor														
R1/410	LD	W1/410	25.72	25.46	1.01%	2.63	2.59	1.41%	413.8	413	99.81%	413	99.81%	0.00%
		W2/410	27.93	27.64	>27									
		W3/410	22.37	21.65	3.22%									
		W4/410	22.19	21.40	3.56%									
R2/410	LKD	W5/410	21.57	20.53	4.82%	1.94	1.87	3.71%	244.2	163.9	67.12%	163.9	67.12%	0.00%
R3/410	BEDROOM	W6/410	21.48	20.32	5.40%	0.77	0.74	4.67%	138.6	57.6	41.56%	53.4	38.53%	7.29%
R4/410	BEDROOM	W7/410	21.39	20.22	5.47%	1.51	1.46	2.99%	170	131.2	77.18%	128.7	75.71%	1.91%
		W14/410	12.10	11.41	5.70%									
		W16/410	10.77	10.64	1.21%									
R5/410	BEDROOM	W9/410	17.36	16.28	6.22%	2.43	2.32	4.44%	116.5	72.6	62.32%	70.9	60.86%	2.34%
R6/410	LKD	W8/410	9.15	8.87	3.06%	0.67	0.66	2.82%	340.7	185	54.30%	183.4	53.83%	0.86%
		W12/410	21.98	20.96	4.64%									
R7/410	LD	W10/410	22.24	21.43	3.64%	0.75	0.73	2.79%	255.5	138.8	54.32%	136.3	53.35%	1.80%
		W15/410	22.07	21.35	3.26%									
R8/410	BEDROOM	W11/410	22.26	21.42	3.77%	0.84	0.81	3.69%	169.7	124.6	73.42%	124.3	73.25%	0.24%
		W13/410	22.20	21.29	4.10%									
1st Floor														
R1/411	BEDROOM	W1/411	25.55	24.70	3.33%	2.01	1.95	2.89%	251.6	239.2	95.07%	239.2	95.07%	0.00%
		W2/411	25.32	24.38	3.71%									
R2/411	LKD	W3/411	24.63	23.35	5.20%	1.98	1.90	3.95%	290.3	207.1	71.34%	206.3	71.06%	0.39%
R3/411	BEDROOM	W4/411	24.57	23.15	5.78%	1.04	0.99	4.89%	104.2	74.5	71.50%	66.6	63.92%	10.60%
R4/411	BEDROOM	W5/411	24.46	23.01	5.93%	0.83	0.79	5.08%	144.3	69.7	48.30%	62.4	43.24%	10.47%
R5/411	BEDROOM	W6/411	24.02	22.59	5.95%	2.45	2.34	4.61%	148.5	91.7	61.75%	89.3	60.13%	2.62%
R6/411	LKD	W7/411	24.51	23.05	5.96%	1.89	1.82	3.91%	287.6	208.6	72.53%	205.1	71.31%	1.68%
		W8/411	11.49	11.33	1.39%									
		W9/411	17.46	16.18	7.33%									
R7/411	LKD	W10/411	16.48	15.21	7.71%	1.27	1.22	3.92%	278.4	254.5	91.42%	252.2	90.59%	0.90%
		W11/411	10.21	9.87	3.33%									
		W12/411	25.26	24.00	4.99%									
2nd Floor														
R1/412	LKD	W1/412	30.80	30.79	>27	2.46	2.46	0.00%	290.3	289.5	99.72%	289.5	99.72%	0.00%
		W2/412	32.29	32.28	>27									
		W3/412	28.62	28.62	>27									
		W4/412	27.70	26.18	5.49%									
R2/412	BEDROOM	W5/412	27.59	25.90	6.13%	0.41	0.41	0.00%	104.2	98.3	94.34%	81.5	78.21%	17.09%
R3/412	BEDROOM	W6/412	27.48	25.76	6.26%	0.32	0.32	0.00%	144.3	93.4	64.73%	75.9	52.60%	18.74%
R4/412	BEDROOM	W7/412	27.11	25.40	6.31%	0.81	0.81	0.00%	148.5	111.4	75.02%	103.8	69.90%	6.82%
R5/412	LKD	W8/412	27.55	25.81	6.32%	1.85	1.75	5.25%	288	232.9	80.87%	223.8	77.71%	3.91%
		W9/412	10.62	10.44	1.69%									
		W10/412	15.65	14.14	9.65%									
R6/412	LKD	W11/412	15.50	14.00	9.68%	1.27	1.21	4.72%	278.4	263.6	94.68%	257	92.31%	2.50%
		W12/412	9.30	8.90	4.30%									
		W13/412	28.34	26.84	5.29%									
3rd Floor														
R1/413	LKD	W1/413	30.51	30.50	>27	4.62	4.45	3.55%	320.5	320.4	99.97%	318.9	99.50%	0.47%
		W2/413	29.63	27.55	>27									
		W3/413	20.48	17.75	13.33%									
		W4/413	27.37	25.52	6.76%									
R2/413	BEDROOM	W5/413	26.77	24.84	7.21%	1.90	1.79	5.95%	193.6	170.7	88.17%	138.1	71.33%	19.10%
R3/413	BEDROOM	W6/413	26.75	24.78	7.36%	2.22	2.08	6.04%	175	171.1	97.77%	139	79.43%	18.76%
R4/413	BEDROOM	W7/413	26.83	24.87	7.31%	2.24	2.09	6.53%	121.4	120.3	99.09%	119.8	98.68%	0.42%
		W8/413	26.86	24.95	7.11%									
R5/413	BEDROOM	W9/413	27.25	25.39	6.83%	4.21	4.05	3.85%	115.8	115.6	99.83%	115.6	99.83%	0.00%
		W10/413	23.46	22.53	3.96%									
R6/413	LKD	W11/413	30.44	27.60	>27	4.02	3.90	2.76%	431.6	431.6	100.00%	431.1	99.88%	0.12%
		W12/413	33.41	33.38	>27									
		W13/413	33.04	33.03	>27									



<div>Key:</div> <div>Daylight Illuminance falsecolour Lux</div> <div><div>0-5 lux</div><div>5-10 lux</div><div>10-25 lux</div><div>25-50 lux</div><div>50-100 lux</div><div>100-150 lux</div><div>150-200 lux</div><div>>200 lux</div></div>	<div>Sources of information</div> <div><div>Existing building</div><div>Recieved 16 November 2021</div><div>Existing Building Information</div></div> <div><div>Surrounding buildings</div><div>MBS Survey Software Ltd</div><div>St Edmund's Terrace Model_AcadR10_RevA</div></div> <div><div>Proposed building</div><div>DWG Download Recieved 16 September 2022</div><div>DWG 1323-PL-150 & 151 Rev(as noted) Block A Proposed Plans</div><div>DWG 1323-PL-230 RevA Block A Proposed Sections</div><div>DWG 1323-PL-160 to 163 Rev(as noted) Block A Proposed Elevations</div><div>DWG 1323-PL-250 & 215 Rev(as noted) Block B Proposed Plans</div><div>DWG 1323-PL-270 Rev- Block B Proposed Section</div><div>DWG 1323-PL-260 to 263 Rev- Block B Proposed Elevations</div></div> <div><div>Consented</div><div>N/A</div></div>	<div>Project Name</div> <div>St Edmunds Terrace, London</div> <div>Drawing Title</div> <div>Daylight illuminance results UKNA</div> <div>for block A</div>	<div>Drawn By</div> <div>AC</div> <div>Project No.</div> <div>SAT150_08C</div> <div>Scale @ A3</div> <div>1:150</div> <div>Drawing No.</div> <div>BRE_01</div> <div>Date</div> <div>04 Oct 2022</div> <div>Revision</div> <div>-</div>	<div>AVISON YOUNG</div> <div>65 Gresham Street, London, EC2V 7NQ</div> <div>08449 02 03 04 www.avisonyoung.co.uk</div>
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4th floor

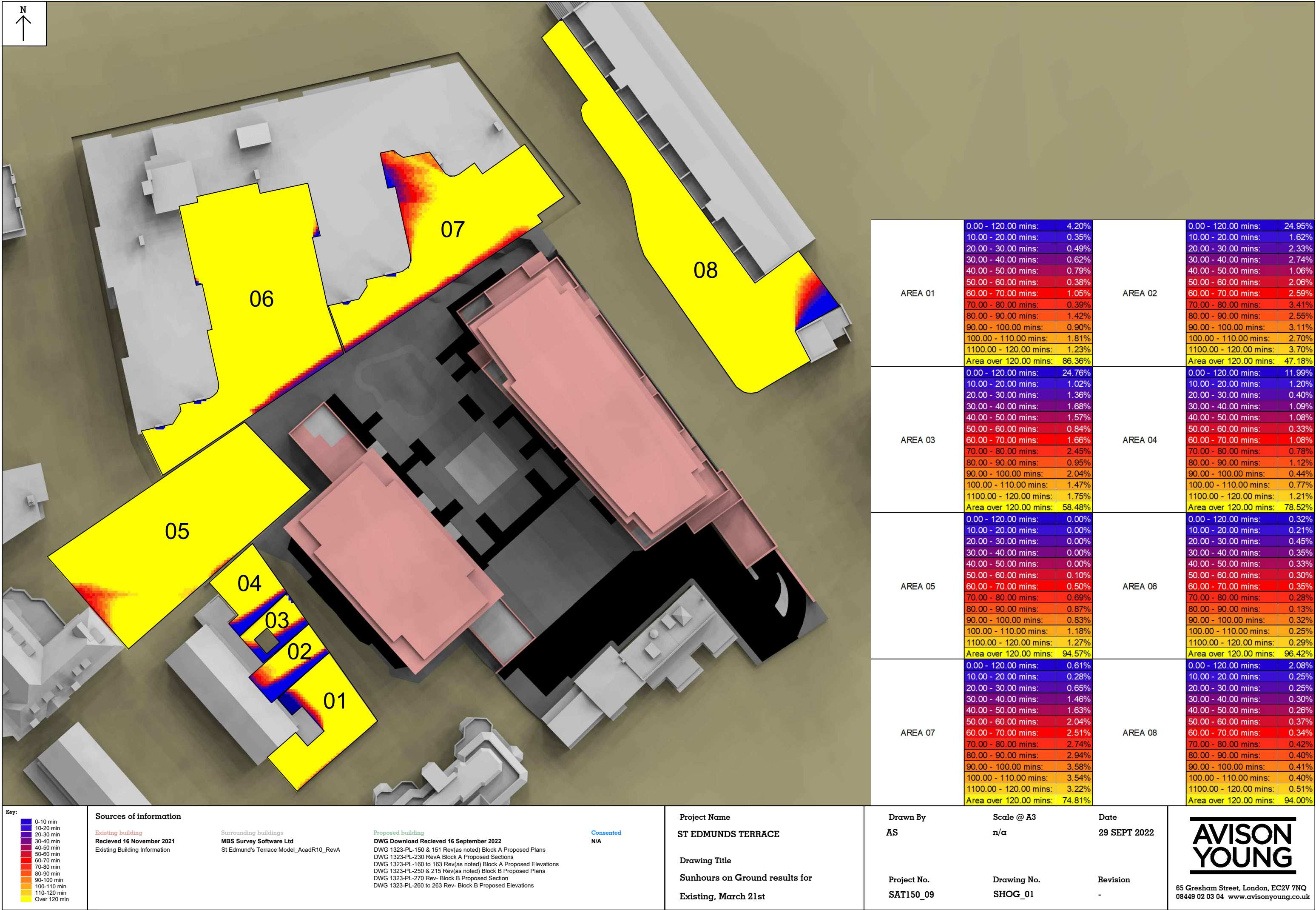
<div>Key:</div> <div>Daylight Illuminance falsecolour Lux</div> <table><tr><td>0-5 lux</td></tr><tr><td>5-10 lux</td></tr><tr><td>10-25 lux</td></tr><tr><td>25-50 lux</td></tr><tr><td>50-100 lux</td></tr><tr><td>100-150 lux</td></tr><tr><td>150-200 lux</td></tr><tr><td>>200 lux</td></tr></table>	0-5 lux	5-10 lux	10-25 lux	25-50 lux	50-100 lux	100-150 lux	150-200 lux	>200 lux	<div>Sources of information</div> <div><div>Existing building</div><div>Recieved 16 November 2021</div><div>Existing Building Information</div></div> <div><div>Surrounding buildings</div><div>MBS Survey Software Ltd</div><div>St Edmund's Terrace Model_AcadR10_RevA</div></div> <div><div>Proposed building</div><div>DWG Download Recieved 16 September 2022</div><div>DWG 1323-PL-150 & 151 Rev(as noted) Block A Proposed Plans DWG 1323-PL-230 RevA Block A Proposed Sections DWG 1323-PL-160 to 163 Rev(as noted) Block A Proposed Elevations DWG 1323-PL-250 & 215 Rev(as noted) Block B Proposed Plans DWG 1323-PL-270 Rev- Block B Proposed Section DWG 1323-PL-260 to 263 Rev- Block B Proposed Elevations</div></div> <div><div>Consented</div><div>N/A</div></div>				<div>Project Name</div> <div>St Edmunds Terrace, London</div>	<div>Drawn By</div> <div>AC</div>	<div>Scale @ A3</div> <div>1:150</div>	<div>Date</div> <div>04 Oct 2022</div>	<div><div>AVISON YOUNG</div><div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div></div>
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	50-100 lux																
	100-150 lux																
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	>200 lux																
				<div>Drawing Title</div> <div>Daylight illuminance results UKNA for block B</div>	<div>Project No.</div> <div>SAT150_08C</div>	<div>Drawing No.</div> <div>BRE_02</div>	<div>Revision</div> <div>-</div>										

ST Edmunds Terrace, London
Daylight Illuminance UKNA results 150lux LKD Job 08 04 October 2022

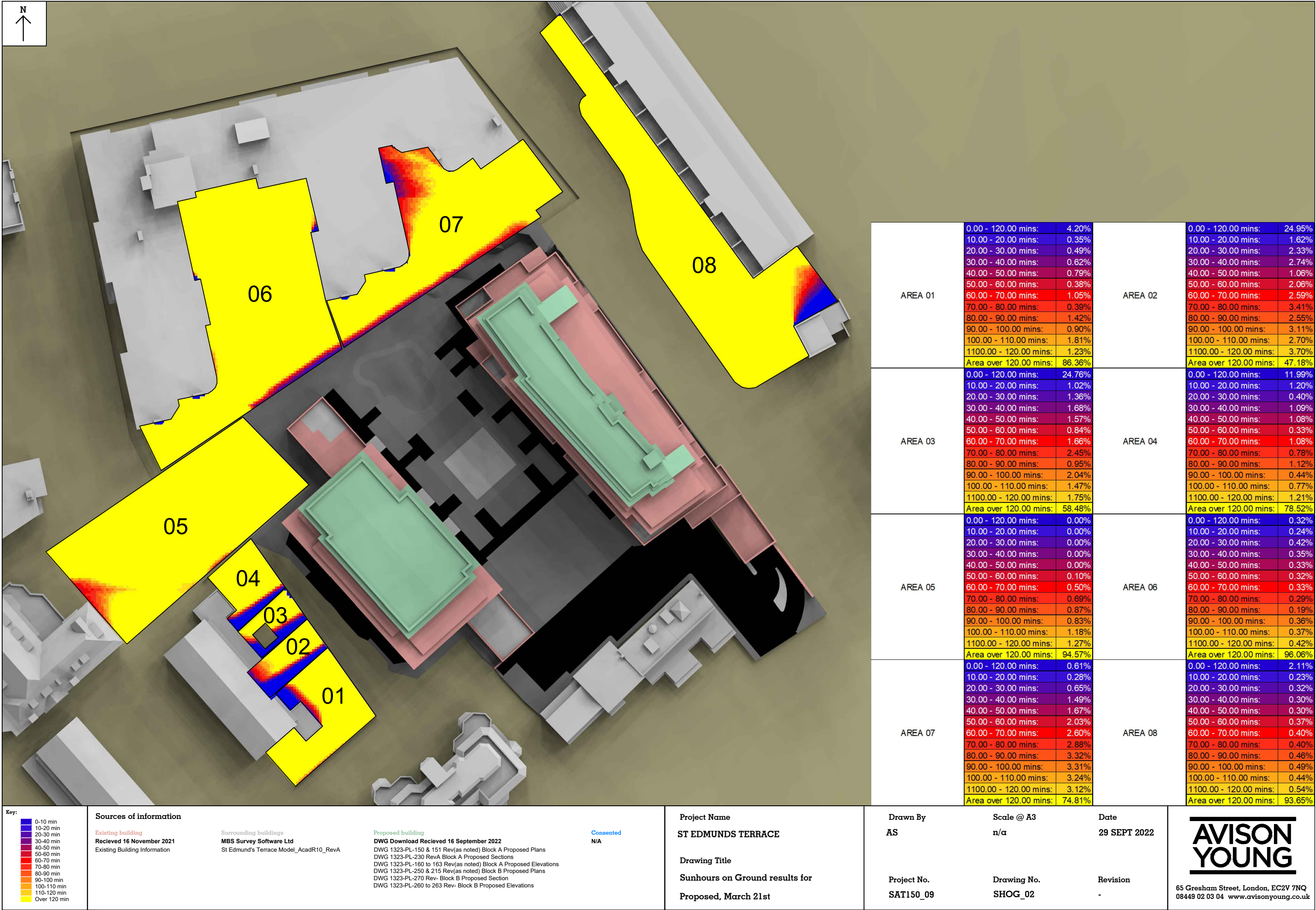
Address	Flat No.	Level	Room Label	Room Use	Room Area sq m	Percentage of Daylight Hours %	Median Illuminance Lux	Ref Plane Target %	Room Use Target Illuminance Lux	Fraction of Working Plane % Area	Pass/Fail
Block A		6th	R1/406	LKD	31.48	50	547	50	150	100	PASS
Block A		6th	R2/406	BEDROOM	8.12	50	712	50	100	100	PASS
Block A		6th	R3/406	BEDROOM	5.73	50	576.2	50	100	100	PASS
Block A		6th	R4/406	BEDROOM	9.13	50	375.5	50	100	100	PASS
Block A		6th	R5/406	BEDROOM	8.34	50	509.7	50	100	100	PASS
Block A		6th	R6/406	BEDROOM	7.55	50	529	50	100	100	PASS
Block A		6th	R7/406	LKD	21.08	50	1055.4	50	150	100	PASS
Block B		4th	R1/414	LKD	16.21	50	615.1	50	150	100	PASS
Block B		4th	R2/414	BEDROOM	12	50	604	50	100	100	PASS
Block B		4th	R3/414	BEDROOM	8.29	50	819.4	50	100	100	PASS
Block B		4th	R4/414	BEDROOM	7.94	50	590.2	50	100	100	PASS
Block B		4th	R5/414	LKD	20.79	50	932.2	50	150	100	PASS
Block B		4th	R6/414	LKD	20.19	50	513.5	50	150	100	PASS
Block B		4th	R7/414	BEDROOM	7.13	50	433.4	50	100	100	PASS
Block B		4th	R8/414	BEDROOM	12.4	50	275.3	50	100	100	PASS
Block B		4th	R9/414	BEDROOM	12.35	50	253.2	50	100	99.4	PASS
Block B		4th	R10/414	LKD	15.63	50	412.9	50	150	100	PASS

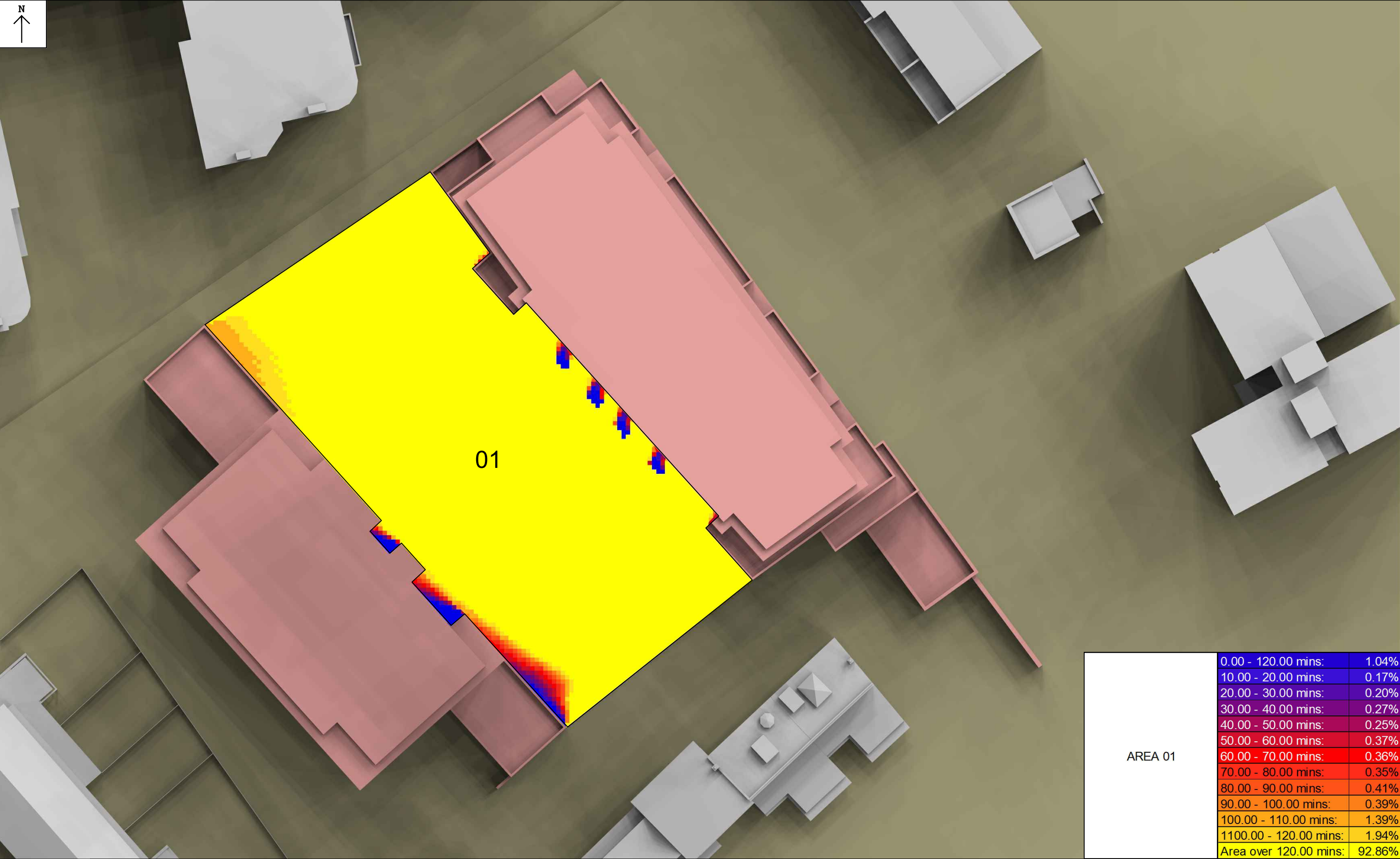
St Edmunds Terrace, London
Sunlight Exposure Analysis results for February 01, March 01 & March 21 Job 12 04 October 2022

Room	Feb-01	Above/Below	Mar-01	Above/Below	Mar-21	Above/Below	Room use	Flat number
Block A								
6th Floor								
R1/406	370	Above	385	Above	390	Above	LKD	
R2/406	305	Above	385	Above	390	Above	BEDROOM	
R3/406	400	Above	410	Above	415	Above	BEDROOM	
R4/406	395	Above	410	Above	415	Above	BEDROOM	
R5/406	405	Above	410	Above	415	Above	BEDROOM	
R6/406	395	Above	410	Above	415	Above	BEDROOM	
R7/406	535	Above	640	Above	705	Above	LKD	
Block B								
4th Floor								
R1/414	335	Above	310	Above	375	Above	LKD	
R2/414	395	Above	395	Above	395	Above	BEDROOM	
R3/414	395	Above	395	Above	395	Above	BEDROOM	
R4/414	395	Above	395	Above	395	Above	BEDROOM	
R5/414	535	Above	640	Above	720	Above	LKD	
R6/414	420	Above	425	Above	420	Above	LKD	
R7/414	55	Below	120	Above	145	Above	BEDROOM	
R8/414	55	Below	120	Above	130	Above	BEDROOM	
R9/414	50	Below	120	Above	115	Above	BEDROOM	
R10/414	10	Below	125	Above	230	Above	LKD	
	Total above	13	Total above	17	Total above	17		
	Total below	4	Total below	0	Total below	0		
	Percentage below rate	23.53%	Percentage below rate	0.00%	Percentage below rate	0.00%		
	Percentage above rate	76.47%	Percentage above rate	100.00%	Percentage above rate	100.00%		
	Total rooms	17	Total rooms	17	Total rooms	17		
LKD above	5	83%	6	100%	6	100%		
Bedroom above	8	73%	11	100%	11	100%		
KD above	0	0%	0	0%	0	0%		
Living Room above	0	0%	0	0%	0	0%		
Total LKD	6		6		6			
Total Bedroom	11		11		11			
Total KD	0		0		0			
Total Living Room	0		0		0			
Total	17		17		17			



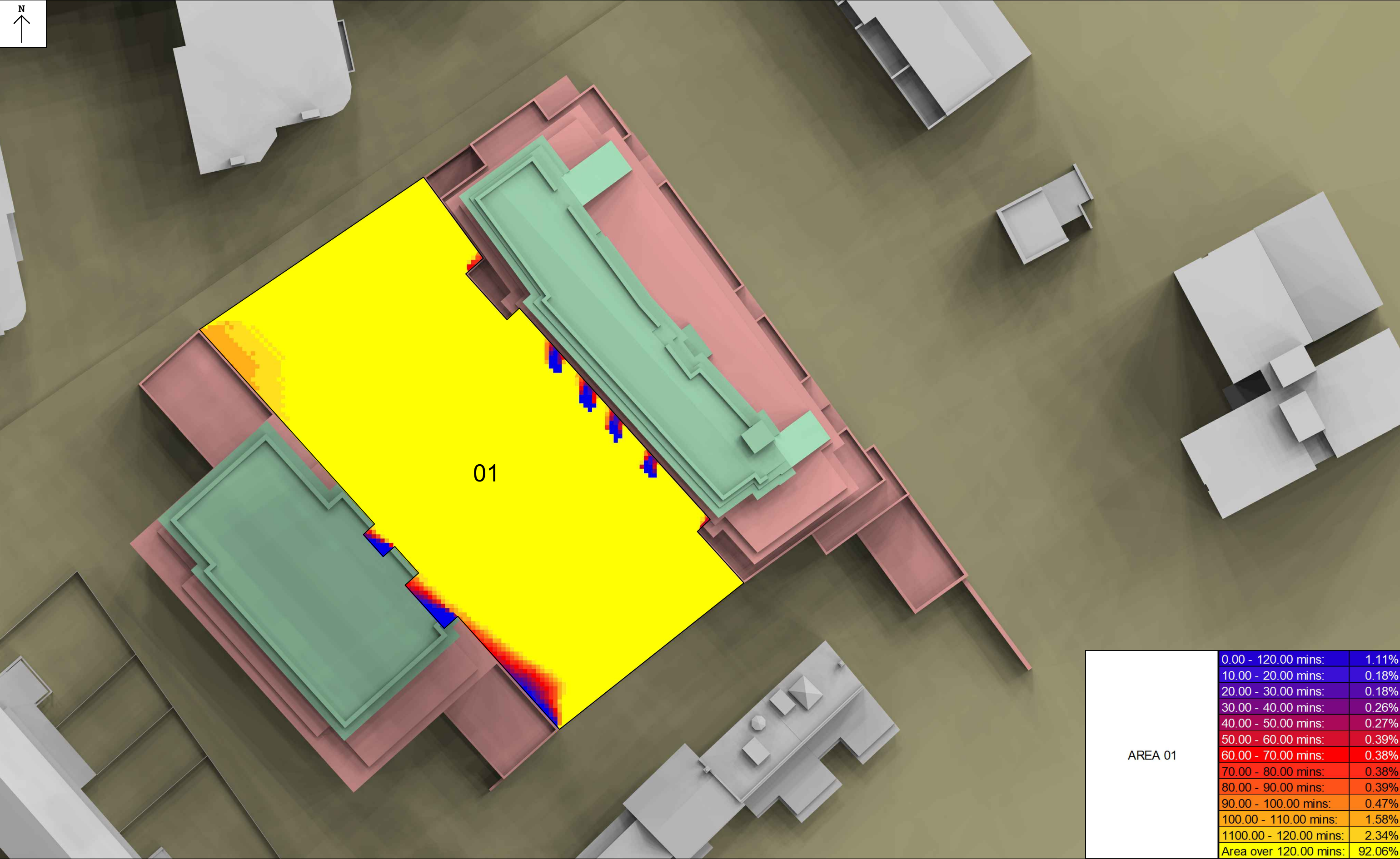
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AREA 01	0.00 - 120.00 mins:	1.04%
	10.00 - 20.00 mins:	0.17%
	20.00 - 30.00 mins:	0.20%
	30.00 - 40.00 mins:	0.27%
	40.00 - 50.00 mins:	0.25%
	50.00 - 60.00 mins:	0.37%
	60.00 - 70.00 mins:	0.36%
	70.00 - 80.00 mins:	0.35%
	80.00 - 90.00 mins:	0.41%
	90.00 - 100.00 mins:	0.39%
	100.00 - 110.00 mins:	1.39%
	1100.00 - 120.00 mins:	1.94%
	Area over 120.00 mins:	92.86%

<div>Key:</div> <div><div>0-10 min</div><div>10-20 min</div><div>20-30 min</div><div>30-40 min</div><div>40-50 min</div><div>50-60 min</div><div>60-70 min</div><div>70-80 min</div><div>80-90 min</div><div>90-100 min</div><div>100-110 min</div><div>110-120 min</div><div>Over 120 min</div></div>	<div>Sources of information</div> <div><div>Existing building</div><div>Recieved 16 November 2021</div><div>Existing Building Information</div></div> <div><div>Surrounding buildings</div><div>MBS Survey Software Ltd</div><div>St Edmund's Terrace Model_AcadR10_RevA</div></div> <div><div>Proposed building</div><div>DWG Download Recieved 16 September 2022</div><div>DWG 1323-PL-150 & 151 Rev(as noted) Block A Proposed Plans</div><div>DWG 1323-PL-230 RevA Block A Proposed Sections</div><div>DWG 1323-PL-160 to 163 Rev(as noted) Block A Proposed Elevations</div><div>DWG 1323-PL-250 & 215 Rev(as noted) Block B Proposed Plans</div><div>DWG 1323-PL-270 Rev- Block B Proposed Section</div><div>DWG 1323-PL-260 to 263 Rev- Block B Proposed Elevations</div></div> <div><div>Consented</div><div>N/A</div></div>				<div>Project Name</div> <div>ST EDMUNDS TERRACE</div>	<div>Drawn By</div> <div>AS</div>	<div>Scale @ A3</div> <div>n/a</div>	<div>Date</div> <div>29 SEPT 2022</div>	<div><div>AVISON</div><div>YOUNG</div></div> <div>65 Gresham Street, London, EC2V 7NQ</div> <div>08449 02 03 04 www.avisonyoung.co.uk</div>
	<div>Drawing Title</div> <div>Sunhours on Ground results for</div> <div>Existing, March 21st</div>	<div>Project No.</div> <div>SAT150_10</div>	<div>Drawing No.</div> <div>SHOG_01</div>	<div>Revision</div> <div>-</div>					



AREA 01	0.00 - 120.00 mins:	1.11%
	10.00 - 20.00 mins:	0.18%
	20.00 - 30.00 mins:	0.18%
	30.00 - 40.00 mins:	0.26%
	40.00 - 50.00 mins:	0.27%
	50.00 - 60.00 mins:	0.39%
	60.00 - 70.00 mins:	0.38%
	70.00 - 80.00 mins:	0.38%
	80.00 - 90.00 mins:	0.39%
	90.00 - 100.00 mins:	0.47%
	100.00 - 110.00 mins:	1.58%
	110.00 - 120.00 mins:	2.34%
	Area over 120.00 mins:	92.06%

<div>Key:</div> <div><div>0-10 min</div><div>10-20 min</div><div>20-30 min</div><div>30-40 min</div><div>40-50 min</div><div>50-60 min</div><div>60-70 min</div><div>70-80 min</div><div>80-90 min</div><div>90-100 min</div><div>100-110 min</div><div>110-120 min</div><div>Over 120 min</div></div>	<div>Sources of information</div> <div><div>Existing building</div><div>Received 16 November 2021</div><div>Existing Building Information</div></div>			<div><div>Surrounding buildings</div><div>MBS Survey Software Ltd</div><div>St Edmund's Terrace Model_AcadR10_RevA</div></div>			<div><div>Proposed building</div><div>DWG Download Received 16 September 2022</div><div>DWG 1323-PL-150 & 151 Rev(as noted) Block A Proposed Plans</div><div>DWG 1323-PL-230 RevA Block A Proposed Sections</div><div>DWG 1323-PL-160 to 163 Rev(as noted) Block A Proposed Elevations</div><div>DWG 1323-PL-250 & 215 Rev(as noted) Block B Proposed Plans</div><div>DWG 1323-PL-270 Rev- Block B Proposed Section</div><div>DWG 1323-PL-260 to 263 Rev- Block B Proposed Elevations</div></div>			<div><div>Consented</div><div>N/A</div></div>			<div>Project Name</div> <div>ST EDMUNDS TERRACE</div>			<div>Drawn By</div> <div>AS</div>			<div>Scale @ A3</div> <div>n/a</div>			<div>Date</div> <div>29 SEPT 2022</div>			<div><div>AVISON YOUNG</div><div>65 Gresham Street, London, EC2V 7NQ</div><div>08449 02 03 04 www.avisonyoung.co.uk</div></div>		
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