

STURTS

YARD 



REVISED DAYLIGHT AND SUNLIGHT ASSESSMENT

EB7 LIMITED ON BEHALF OF ACCESS SELF STORAGE  
STURT'S YARD, 48 EAGLE WHARF ROAD, HACKNEY, PLANNING APPLICATION  
NOVEMBER 2020

A photograph of a modern building's facade, showing a mix of glass, metal, and wood paneling. The building is viewed from a low angle, looking up towards a blue sky with white clouds. The image is partially obscured by a large, dark grey geometric shape on the right side of the page.

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# 1. Introduction

- 1.1. This practice has been instructed to provide an assessment of the daylight & sunlight implications of the proposed new development at Sturt's Yard, 48 Eagle Wharf Road, London.
- 1.2. The methodology and criteria used for these assessments is provided by the Building Research Establishments guidance 'Site layout planning for daylight and sunlight: a guide to good practice' (BRE, 2011).
- 1.3. This report considers the latest proposals designed by Studio Egret West. This report supersedes the report and letters previously submitted as part of the planning application under planning reference no. 2018/3517.

## 2. Guidance

### **Daylight & sunlight for planning**

Site layout planning for daylight and sunlight: a guide to good practice, BRE 2011

- 2.1. This document follows from previous guidance produced by Her Majesty's Stationary Office (HMSO) on daylight and sunlight in the built environment and is now the accepted methodology used by local authorities for assessing daylight and sunlight in relation to new developments. It provides methods for calculating the impact to daylight and sunlight within existing neighbouring buildings and for assessing the provision of amenity provided within new buildings.
- 2.2. The guidance details three methods for calculating daylight; the Vertical Sky Component (VSC), the No-Sky Line Contour (NSC) and the Average Daylight Factor (ADF). The first two assessments are primarily used for the assessment of existing buildings, whilst the ADF test is used for the assessment of new buildings. The assessment of sunlight within both existing and new buildings is undertaken using the Annual Probable Sunlight Hours (APSH) test. The Vertical Sky Component (VSC) test measures the amount of sky that is visible to a specific point on the outside of a property, usually a window, which is directly related to the amount of daylight that can be received. It is measured on the outside face of the external walls, again usually at the centre point of a window.
- 2.3. The No Sky-Line Contour (NSC) test calculates the distribution of daylight within rooms by determining the area of the 'working plane' which can and cannot receive a direct view of the sky and hence 'sky light'. The working plane height is set at 850mm above floor level within a residential property and 700mm for non-residential.
- 2.4. For buildings that neighbour a new development, the guidance suggests that daylight will be adversely affected by the development if either: its windows achieve a VSC below 27% and have their levels reduced to less than 0.8 times their former value, or the levels of NSC within rooms are reduced to less than 0.8 times their former values.
- 2.5. The ADF test calculates the average illuminance within a room as a proportion of the illuminance available to an unobstructed point outdoors, under a sky of known luminance and luminance distribution. This is the most detailed of the daylight calculations and considers the physical nature of the rooms and windows, including; window transmittance, window size, room size, angle of external obstruction and room surface reflectivity. Some of the inputs can be accurately quantified (room size, angle of obstruction, window size), but some need to be based upon assumptions. These are as follows: -

Internal reflectance of rooms

neighbouring buildings = 0.5

Newly built & proposed dwellings = based on finishes described in the assumptions section of this report

Window transmittance Double Glazed = 0.68

Maintenance / frame factor 0.8

- 2.6. The guidance suggests that, for new dwellings provided with electric lighting, kitchens should attain at least 2% ADF, living and dining rooms at least 1.5% ADF and bedrooms at least 1% ADF.
- 2.7. The proposal includes a number of combined living / kitchen / dining rooms (L/K/D's) and studio spaces. Whilst there is an aspiration for such multi-use rooms to meet the higher 'kitchen' target, the spaces are inherently deeper than a standalone space. As such, application of the living room target of 1.5% has been applied to these spaces.

***Sunlight***

- 2.8. For sunlight the APSH test calculates the percentage of statistically probable hours of sunlight received by each window in both the summer and winter months. March 21st through to September 21st is considered to be the summer period while September 21st to March 21st is considered the winter period. For properties surrounding a new development, only those windows oriented within 90° of due south and which overlook the site of the proposal are relevant for assessment.
- 2.9. The BRE guidelines suggest that the main living rooms within new buildings should achieve at least 25% of annual sunlight hours, with 5% during the winter period. For neighbouring buildings, the guide suggests that occupiers will notice the loss of sunlight if the APSH to main living rooms is both less than 25% annually (with 5% during winter) and that the amount of sunlight, following the proposed development, is reduced to less than 0.8 times its former value.

*Sunlight to gardens and outdoor spaces*

- 2.10. The impact to overshadowing and the provision of well sunlit open spaces is assessed using the Sunlight Amenity test. This looks at the proportion of an amenity area that receives at least 2 hours of sun on the 21st of March in the present condition and compares this with the proportion of the area that receives at least 2 hours of sun on the 21st of March with the proposal in place. This looks at the proportion of an amenity area that receives at least 2 hours of sun in the present condition and compares this to the proposed condition.
- 2.11. For an amenity area to be considered well sunlit throughout the year, the BRE guide suggests that at least 50% of the space should enjoy at least 2 hours of direct sunlight on March 21st. Additionally, if the area which can receive two hours of sun on 21<sup>st</sup> March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.

## 3. Methodology and application

### Scope of the assessments

- 3.1 The BRE guidelines state that when assessing any potential effects on surrounding sensitive receptors, only those windows and rooms that have a 'reasonable expectation' of daylight and sunlight need to be considered. Paragraph 2.2.2 of the guidelines clarifies what are considered sensitive receptors with a 'reasonable expectation' of daylight and sunlight as follows: -

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

- 3.2 Commercial properties are not treated as having a reasonable expectation of daylight or sunlight. This is because they are generally designed to rely on electric lighting to provide sufficient light by which to work, rather than natural daylight or sunlight. No further assessment has therefore been carried out in relation to commercial properties in the vicinity of the proposed development.

### **Policy Context**

- 3.3 It is important to note that within urban centres, achieving good levels of daylight and sunlight in accordance with the BRE guidelines can be weighed in the balance against other beneficial design factors.

- 3.4 The opening paragraphs of the BRE guidelines state: -

*"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".*

- 3.5 The targets set out in the BRE document are very much 'guidelines' and they should be applied sensibly and flexibly based on the site-specific context of development.

- 3.6 The Housing Supplementary Planning Guidance (London Plan, March 2016) also details the following;

*"1.3.45 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.*

*1.3.46 The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm."*

- 3.7 The National Planning Policy Framework (February 2019) further codifies this flexibility stating:

*123 (a) 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.*

- 3.8 In addition, the Appeal Decision for The Whitechapel Estate (Ref: APP/E5900/W/17/3171437) The Planning Inspectorate (2017) provides:

- 3.9 A flexible approach to effects upon daylight and the need to consider the acceptability of the retained value (rather than simply the reduction factor) has been supported in recent appeal decisions such as that for the Whitechapel Estate redevelopment. In his decision to overturn the Local Authority's reasons for refusal and to grant planning permission, the inspector commented on daylight and sunlight as follows: -

*"112. The figures show that a proportion of residual Vertical Sky Component ('VSC') values in the mid-teens have been found acceptable in major developments across London. This echoes the Mayor's endorsement in the pre-SPG decision at Monmouth House, Islington that VSC values in the mid-teens are acceptable in an inner urban environment".*

*"125. I conclude that the proposal would result in some significant individual reductions in daylight and sunlight levels, but that this is almost unavoidable in achieving the policy requirement for high density development in a confined urban setting. The new buildings would for the most part be comparable in height with the existing and would re-define traditional street frontages. Retained levels of daylight and sunlight would be adequate and comparable with existing and emerging urban conditions. The effects would appear very comparable with those recently allowed by the Council at Whitechapel Central. There would be minimal adverse losses of outlook and increases in overlooking. Taken as a whole, the proposal would not result in unacceptably harmful effects on living*



*conditions and would comply with the development plan in this respect.”*

## 4 Assumptions

- 4.1 A laser scan survey, architects' drawings, site photographs and Ordnance Survey information have been used to create a 3D computer model of the proposed development in the context of the existing site and surrounding buildings.
- 4.2 We have not accessed any of the surrounding properties, therefore details of the internal layouts and floor level heights have been estimated from the external appearance of the building and the locations of windows, or obtained through planning drawings / estate agent plans. Unless known or otherwise appropriate, the depths of rooms have been assumed at 4.27m, or half the building depth if this is more appropriate.
- 4.3 The daylight levels within the proposal itself have been calculated considering light walls, floors and ceilings and as such the following material reflectivities have been used:
  - Internal floors: 0.4
  - Internal walls: 0.81
  - Internal ceilings: 0.85
- 4.4 In addition, the following parameters have been applied:
  - Transmittance: 0.68
  - Frame and Maintenance factor: 0.8
- 4.5 The sunlight availability for the internal sunlight assessments has been taken from BRE's Guide Appendix A for London (latitude 51.4 degrees).
- 4.6 The sunlight availability on the external amenity areas has been calculated considering a five minutes' interval on a non-overcast day. The latitude on site was estimated as 51.4 degrees North. Solar altitudes below 10 degrees were discarded, as suggested by BRE, because they are typically of little use and they are likely to be obstructed by low level elements.

## Sources of Information

### **Cloud 10 Ltd**

Point Cloud Measured Survey

Received 29/07/2016

### **Studio Egret West**

0276-SEW-ZZ-ZZ-M3\_A-

100001\_180824\_Issue.rvt

#### Plans

0276-SEW-PA-00-DR-A-001100.dwg

0276-SEW-PA-01-DR-A-001101.dwg

0276-SEW-PA-02-DR-A-001102.dwg

0276-SEW-PA-03-DR-A-001103.dwg

0276-SEW-PA-04-DR-A-001104.dwg

0276-SEW-PA-05-DR-A-001105.dwg

0276-SEW-PA-06-DR-A-001106.dwg

0276-SEW-PA-10-DR-A-001110.dwg

0276-SEW-PA-B1-DR-A-001099.dwg

0276-SEW-PA-B2-DR-A-001098.dwg

Received 26/08/2018

0276-SEW-PA-00-DR-A-001100.dwg

0276-SEW-PA-02-DR-A-001102.dwg

0276-SEW-PA-03-DR-A-001103.dwg

0276-SEW-PA-04-DR-A-001104.dwg

0276-SEW-PA-05-DR-A-001105.dwg

0276-SEW-PA-10-DR-A-001110.dwg

Received 18/06/2020

#### Elevations

0276-SEW-P-ZZ-DR-A-001300.dwg

0276-SEW-P-ZZ-DR-A-001301.dwg

0276-SEW-P-ZZ-DR-A-001302.dwg

0276-SEW-P-ZZ-DR-A-001303.dwg

0276-SEW-P-ZZ-DR-A-001304.dwg

0276-SEW-P-ZZ-DR-A-001305.dwg

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0276-SEW-P-ZZ-DR-A-001307.dwg

0276-SEW-P-ZZ-DR-A-001308.dwg

0276-SEW-P-ZZ-DR-A-001309.dwg

0276-SEW-P-ZZ-DR-A-001310.dwg

## 5 The Site and Proposal

- 5.1 The site is situated on northern side of Eagle Wharf Road and is currently occupied by commercial units.
- 5.2 Daylight and sunlight have been key considerations throughout the design evolution of the scheme. There are residential properties situated across the Regents Canal to the north of the site and across Eagle Wharf Road to the south. These properties are therefore relevant for assessment under the BRE criteria.
- 5.3 The scheme has been reduced in height, stepping down to Eagle Wharf Road in response to the neighbours; and to present similar heights to Holborn Studios (local planning reference: 2017/3511) which was originally granted planning permission by LB Hackney and subsequently quashed in June 2020 following a Judicial Review. The taller elements of the proposal are located within the centre of the scheme where the separation between the proposal and its neighbours is greater.
- 5.4 Drawings showing the existing and proposed buildings in the context of the neighbouring properties are attached within appendix 1.

## 6 Daylight and sunlight assessment within the neighbouring properties

6.1 Full results of the daylight and sunlight assessments are attached within appendix 2.

6.2 The following properties have been considered within our assessments: -

- 14-27 Eagle Wharf Road
- 28 Eagle Wharf Road
- 63-71 Cropley Street
- 29 Eagle Wharf Road
- Eagle House
- 1-2 Union Wharf
- 3-7 Union Wharf
- 1-9 Waterfront Mews
- 47-69 Arlington Avenue
- 12-21 Arlington Avenue

### **14-27 Eagle Wharf Road**

6.3 These three storey terraced houses are situated across Eagle Wharf Road to the south of the proposed site. The front elevations of these dwellings look towards the scheme and are therefore relevant for assessment under the BRE criteria.

6.4 The ground floor of these properties are generally served by small galley-style kitchens and entranceway, with living rooms on the first floor and bedrooms and bathrooms on second floor. In line with the BRE guidelines, the bathrooms and circulation spaces have not been considered as part of the technical analysis. The ground floor kitchens have been considered for completeness; however, these spaces are all under the size threshold of what would be considered a habitable room and as such would be deemed less sensitive.

### **Daylight**

6.5 The results of the VSC assessment have shown that 30 of the 56 windows assessed show no noticeable change in VSC levels and are therefore compliant with the BRE criteria.

- 6.6 The remaining windows indicate reductions of between 20 - 51% of the former VSC values. These windows are particularly sensitive as they currently enjoy an open outlook over the relatively undeveloped site of low-level storage units, which is unusual within an urban location.
- 6.7 Whilst these windows indicate deviations from the suggested targets, the retained absolute VSC levels are at least 15.6%. Whilst these levels are below the suggested BRE targets, these levels remain in line with the levels considered acceptable in the Whitechapel Appeal decision and within similar residential schemes in the local area.
- 6.8 The results for the NSC assessment have shown 26 of the 42 rooms show no noticeable change, with NSC levels within 20% of the former levels. The remaining 16 rooms show percentage reductions of between 29-74%. The rooms that see reductions in of greater than 50% are the small galley kitchens on the ground floor. Whilst the results indicate deviations from the suggested targets, as mentioned above, this property previously enjoyed a broadly open outlook and this in turn drives disproportionate percentage reductions.
- 6.9 Overall, the retained daylight levels to these neighbours are as anticipated in a higher density, urban location and are therefore should be considered acceptable.

#### Sunlight

- 6.10 None of the windows within this property that face the proposal are oriented within 90° of due south. The property is therefore not relevant for APSH sunlight assessment.

### **28 Eagle Wharf Road**

- 6.11 This property is situated across Eagle Wharf Road, to the south of the site at the end of a row of terraced houses and has been subdivided into flats.

#### Daylight

- 6.12 The results of the VSC assessment show 17 of the 20 windows assessed see no noticeable change in VSC levels and meet the BRE guideline criteria.
- 6.13 Of the remaining windows, W3 on the first floor is a secondary window serving a dual aspect room. The BRE guidelines provides that where a room is served by multiple windows, the mean value of the VSCs may be taken. When considering the mean value, the windows within this room would experience percentage reductions in line with the BRE targets, being within 20% of the former levels.
- 6.14 The remaining two windows can be identified as W3 (R3) and W4 (R4) on the ground floor and indicate reductions of between 36-39% of the former VSC levels. Whilst these windows deviate from the VSC targets, the results for the NSC assessment have shown that they retain NSC levels close to or exceeding the BRE targets. As such, the rooms continue to show a good degree of amenity and the isolated impacts are acceptable in line with the overall intentions of the BRE criteria.

#### Sunlight

- 6.15 All windows oriented within 90° of due south have been assessed under the APSH

sunlight assessment.

- 6.16 The results from our studies indicate that all relevant windows retain APSH levels in excess of the targets with the proposal in place. The scheme is fully compliant with the BRE guidance in regard to direct sunlight.

### **63-71 Croyley Street**

- 6.17 These residential terraces are situated immediately to the south of 28 Eagle Wharf Road. The rear elevations of these properties enjoy an oblique view towards the proposed site and have therefore been considered relevant for assessment.

#### **Daylight**

- 6.18 The results of the VSC and NSC assessments show no noticeable change as a result of the proposal. All windows / rooms retain daylight levels within 20% of their former value and therefore fully comply with the BRE criteria.

#### **Sunlight**

- 6.19 All windows oriented within 90° of due south have been assessed under the APSH sunlight assessment.
- 6.20 The results from our studies indicate that all windows retain APSH levels in excess of the targets with the proposal in place. The scheme is fully compliant with the BRE guidance in regard to sunlight.

### **29 Eagle Wharf Road**

- 6.21 This block of residential flats is situated across Eagle Wharf Road to the south of the site. This property currently has an open outlook across the existing low-level industrial buildings on site. This situation is somewhat unusual for an urban location and as such, a degree of shift is considered inevitable.

#### **Daylight**

- 6.22 The results of the VSC assessment have shown that 31 of the 80 windows assessed show no noticeable change in VSC levels and meet the BRE guideline criteria.
- 6.23 Of the remaining 49 windows, 44 are situated on the first floor and above, seeing reductions of between 27 – 43% of the former VSC levels. Whilst these windows show deviations from the BRE targets the absolute retained VSC levels are in excess of 17.2% VSC. This accords with the levels cited within recent planning appeals as being typical of an urban centre.
- 6.24 The site is situated in an area where schemes have been proposed and indicate reductions in the neighbouring residential amenity. The results of the neighbouring scheme at Holborn Studios showed high percentage reductions in VSC levels, with the results indicating retained VSC levels as low as c.13.7% VSC. The results of the current Sturt's Yard proposal upon 29 Eagle Wharf Road indicates retained VSC levels in excess of those resulting from the neighbouring Holborn Studios development. The effects of the current proposals are therefore wholly in keeping with the context of the area

and the precedent set by the neighbouring proposal.

- 6.25 The remaining windows affected within this property are situated on the ground floor and can be identified as W2, W3, W5, W9 and W10. These windows are particularly sensitive, as they are overhung by the upper levels which cantilever above the ground floor units. As such, the view from the window is obstructed and are therefore limited in regard to VSC in the existing scenario. This limited outlook causes the windows to be particularly sensitive and in turn show a disproportionate percentage change. The actual change to these windows is up to 2.4% VSC which should be considered minor. Furthermore, flexibility is appropriate where the design of a neighbouring property results in increased sensitivities. If the effect of the overhang were taken into account, retained light levels would be similar to those seen on the floor above.
- 6.26 Given the self-limiting constraints to the ground floor the effects of the proposal considered are acceptable and in line with the flexibility provided in the BRE guide at paragraph 1.6 where other factors are to be considered.
- 6.27 The results of the NSC analysis have shown that 12 of the 33 rooms assessed would experience no noticeable change in NSC levels.
- 6.28 Of the remaining 21 rooms, 2 indicate minor reductions of 26-27%, when compared with the BRE target of 20%. Given the marginal nature of the reductions in an urban environment, the results should be considered in line with the overall intentions of the BRE guidance.
- 6.29 In addition, 4 rooms are located at below ground / ground level (overhung the protruding first floor level) and are therefore served by windows 'restricted' in outlook. As mentioned above, the constraints increase the sensitivity and this should be considered when applying the BRE criteria.
- 6.30 The remaining 15 rooms are located within the northern façade, with windows directly facing the site. These rooms are comprised of 6 bedrooms, 2 kitchens, 4 L/K/D's and 3 are of unknown room use and the results indicate reductions of between 33-68%. These rooms currently enjoy an open outlook over an underutilised site and this is confirmed by the high existing NSC levels. Lower NSC levels are not unusual in an urban context where and as such deviations given the high existing levels would be expected. Given the typical retained VSC levels to windows that are not self-constrained, a balanced approach should be applied when considering the BRE criteria.

#### Sunlight

- 6.31 All windows oriented within 90° of due south have been assessed under the APSH sunlight assessment.
- 6.32 The results from our studies indicate that all windows retain APSH levels in excess of the targets with the proposal in place. As such, the scheme is therefore fully compliant with the BRE guidance in regard to sunlight.



## **Eagle Wharf House**

- 6.33 This residential property is also situated across Eagle Wharf Road, to the south east of the site. The front elevation enjoys a view towards the proposed scheme and is therefore relevant for assessment under the BRE criteria.

### **Daylight**

- 6.34 The results of the VSC assessment show that 46 of the 57 windows assessed experience no noticeable change in VSC levels and meet the BRE guideline criteria.
- 6.35 The remaining 11 windows will see minor reductions of between c.20 – 31% of the former VSC levels. The retained absolute VSC levels are at least 16.5% VSC and considered acceptable for an urban location. Given the minor nature of the VSC reductions, together with the good retained levels, the results should be considered in line with the intentions of the BRE criteria.
- 6.36 The NSC assessment shows no noticeable change in daylight distribution within the rooms. This NSC compliance coupled with the minor localised nature of the VSC effects suggests overall amenity will remain high and the effects are in-line with the BRE criteria.

### **Sunlight**

- 6.37 None of the windows within this property that face the proposal are oriented within 90° of due south. The property is therefore not relevant for APSH sunlight assessment.

## **1-2 Union Wharf**

- 6.38 These two storey residential properties form part of a row of terraces and are situated across Regent's Canal and Sturt's Lock to the north of the proposal. The rear elevations of these units look towards the scheme and are therefore relevant for assessment under the BRE criteria.

### **Daylight**

- 6.39 The results of the VSC assessment have shown that 20 of the 24 windows show no noticeable change to the VSC levels and meet the BRE guideline criteria.
- 6.40 The remaining 4 windows indicate retained levels marginally beyond the suggested targets, with reductions of up to 24% (compared with the BRE suggested target of 20%). The retained absolute VSC levels in are at least 25.2% VSC which is excellent for a property in an urban location and indicates a high level of retained daylight amenity.
- 6.41 The results of the NSC assessment have shown 13 of the 16 rooms assessed would show no noticeable change to the NSC levels and again confirm the high levels of overall amenity within the majority of the rooms. The remaining rooms are situated on the ground and first floors, and can be identified as R5 (W6), R8 (W9) and R7 (W8). These rooms serve a bedroom, kitchen and study respectively. Living rooms are generally considered the most important room use in terms of amenity and given the isolated deviations to other room use, the results should be considered acceptable and in line with the intentions of the BRE criteria.

### Sunlight

- 6.42 All windows oriented towards 90° of due south have been assessed under the APSH sunlight assessment, in line with the BRE criteria.
- 6.43 The results from our studies indicate that all windows retain APSH levels in excess of the targets with the proposal in place. As such, the scheme is therefore fully compliant with the BRE guidance in regard to sunlight.

### **3-7 Union Wharf**

- 6.44 These two storey terraces are situated across Regent's Canal to the north of the site. The rear elevations of these properties also look towards the scheme and have been considered under the BRE assessments.

### Daylight

- 6.45 The results of the VSC assessment have shown that 33 of the 45 windows assessed show no noticeable change to the VSC levels retaining levels within 20% of the former VSC values.
- 6.46 The remaining 12 windows show minor deviations from the suggested targets. The results show reductions of up to 26% of their former values, just above the suggested targets of 20%. Whilst these windows indicate minor impacts, the results show retained absolute levels of at least 24.9% VSC which is excellent for urban context and only just below absolute target of 27% VSC; indicating good overall amenity levels.
- 6.47 In addition, the NSC results show 18 of the 28 rooms achieve full compliance with the BRE criteria, with the area of the No Sky Line Contour retaining 0.8 times its former value. The results show that half of the remaining rooms would experience a marginal reduction in NSC, with levels within c.25% of the former values. The remaining rooms indicate larger reductions, however, this due to the current open outlook over the relatively undeveloped site being a low level commercial property; which is highly unusual within an urban location and causes the rooms to be sensitive to proportionate reductions. Given the small number of NSC deviations in this the urban context, with the majority of the effects being marginal, the results of the proposed scheme accord with the intentions of the BRE criteria.

### Sunlight

- 6.48 In line with the BRE criteria, all windows oriented towards 90° of due south have been assessed under the APSH sunlight assessment.
- 6.49 The results from our studies indicate that all windows retain APSH levels in excess of the targets with the proposal in place. The scheme is therefore fully compliant with the recommendations of the BRE guidance in regard to sunlight.

### **1-9 Waterfront Mews**

- 6.50 These two storey houses with roof terraces are situated across Regent's Canal to the north west of the proposed site. The rear elevations of this property look towards the

scheme and have been considered under the BRE assessments. The ground floor windows serve a kitchen / dining area, with the living room being situated on the first floor.

### Daylight

- 6.51 The results of the VSC assessment have shown that all 20 windows assessed show that noticeable change to the VSC levels in line with the BRE criteria. These windows are particularly sensitive as the windows sit behind horizontal 'brise soleil' across the façade and these are shown in the next image.



Rear elevation of 1-9 Waterfront Mews

- 6.52 The brise soleil consists of horizontal fins across the building and are designed for solar attenuation on south facing facades. These fins limit the daylight potential to the windows set behind and these effects are shown by the low existing levels. This results in daylight only being available from a horizontal direction perpendicular, with little light available from the sky above placing unfair constraint on the development site
- 6.53 The results of the NSC assessment have shown that the 5 of the 8 rooms assessed retain NSC levels in line with the BRE targets, including all of the rooms on the first floor.
- 6.54 The rooms on the ground floor show deviations from the targets, however, these windows are small high level and are overhung with the floors above protruding slightly (as shown at the bottom of the above image). The design of these windows causes the windows / rooms to have limited light levels and this is confirmed by the low existing light levels. These low levels cause a disproportionate change, with the absolute changes being within c.5% VSC which is broadly non-material.

- 6.55 Whilst a number of windows / rooms experience deviations from the suggested targets, these are particularly sensitive given the effects of the self-limiting external design feature.
- 6.56 The BRE guidelines allow for a degree of flexibility where other factors are to be considered. As such, an alternative assessment with the brise soleil removed has been undertaken. The results of this alternative assessment are attached at appendix 3. The results show that the all of the first floor windows would experience no noticeable change in VSC levels. The results do show 2 windows (identifiable as W3 and W4 at ground floor) would experience minor reductions below the suggested targets. These windows are particularly sensitive due to the overhang. Given the sensitivity of these windows, coupled with the minor nature of the deviations, the results are considered to be in line with the BRE criteria.
- 6.57 The site is within an emerging urban context. Given the sensitivity of this neighbouring property with self-limiting design features, the changes in daylight levels are broadly non-material when considering the effects of these factors. As such, the results are to be considered to be in line with the intentions of the BRE criteria.

#### Sunlight

- 6.58 All windows oriented towards 90° of due south have been assessed under the APSH sunlight assessment.
- 6.59 The results from our studies have shown that 1 of the 8 rooms relevant for assessment show APSH levels in line with the BRE targets.
- 6.60 The remaining 7 rooms are particularly sensitive due to the external brise soleil obscuring the outlook from the window. This sensitivity is shown by the low sunlight levels under the existing scenario. The BRE criteria provides that a degree of flexibility should be applied in regard to the targets where the design of the neighbour is a self-limiting factor. Overall, the results are considered in-line with the intentions of the BRE criteria.
- 6.61 With the brise soleil removed, the results show 4 of the 8 rooms would experience no noticeable change in sunlight levels. The remaining four rooms are situated at the ground level and as discussed above; these windows are high level windows with much lower sunlight potential due to the design. The primary living rooms on the first floor retain acceptable levels of sunlight.

#### **47 – 69 Arlington Avenue**

- 6.62 These terraces houses are situated to the north west of the proposed site across Regent's Canal and to the north west of the Union Wharf properties.

#### Daylight

- 6.63 The results of the VSC assessment shows no noticeable change to VSC levels, with all windows retaining levels within 20% of the former VSC values.
- 6.64 In addition, the results of the NSC assessment have shown that the vast majority of

the rooms show full compliance with the BRE criteria. The results indicate a single marginal deviation on the ground floor (R19). Given the minor nature of the deviation, coupled with separation to the proposals and full compliance with the primary VSC assessment, the impacts are wholly in the line with the BRE criteria.

#### Sunlight

- 6.65 All windows oriented towards 90° of due south have been assessed under the APSH sunlight assessment.
- 6.66 The results indicate that all windows retain APSH levels in excess of the BRE targets or are within 4% total APSH of the pre-existing values with the proposal in place. As such, the scheme is therefore fully compliant with the BRE guidance.

### **12-21 Arlington Avenue**

- 6.67 These terrace houses are also some distance from the site beyond Regent's Canal and are situated to the east of the 47-69 Arlington Avenue. The rear elevations of these properties look obliquely towards the scheme and have therefore been considered for assessment under the BRE criteria.

#### Daylight

- 6.68 The results of the VSC and NSC assessments show no noticeable change as a result of the proposal. All windows / rooms retain daylight levels within 20% of their former value and therefore fully comply with the BRE criteria.

#### Sunlight

- 6.69 All windows oriented towards 90° degrees of due south have been assessed under the APSH sunlight assessment.
- 6.70 The results from our studies indicate that all windows retain APSH levels in excess of the targets or are within 4% total APSH of the pre-existing values. As such, the scheme is therefore fully compliant with the BRE guidance.

## 7 Daylight and Sunlight within the Proposed Accommodation

- 7.1 In addition to the external effects of the proposal, we have considered amenity levels within the proposed units.
- 7.2 Within the proposed buildings, all habitable rooms have been considered with regards to Average Daylight Factor (ADF) and Annual Probable Sunlight Hours (APSH).
- 7.3 Full results and drawings of this analysis can be found at appendix 4.
- 7.4 As with many urban schemes the design aims to provide an appropriate balance between internal amenity and the provision of private external balcony spaces. Balconies typically limit the sky view to the windows below, however, a considered design process has allowed for the vast majority of spaces to meet BRE's recommendations for internal daylight.
- 7.5 In addition to balcony provision, the daylight design process has also had to balance the following design considerations:
- Minimising potential loss of daylight to the surrounding buildings.
  - Limiting overshadowing to the protected natural habitat of Regent's Canal.
  - Articulating the massing to reflect the character of Regent's Canal Conservation Area and create a connection with Cropley Street.

### Daylight

- 7.6 In order to maximise daylight and sunlight levels within this scheme daylight design has been applied throughout the design evolution. Changes relating to windows size, room layout and balconies have been applied to maximise light levels as far as is practical.
- 7.7 The results in the proposed scenario show that 259 (89%) of the 291 rooms analysed (89%) meet or exceed the BRE's recommendations for ADF.
- 7.8 Of the remaining rooms, 6 L/K/D's / Studios and 7 Bedrooms achieve ADF values within 0.3% of the suggested targets. Whilst these rooms achieve ADF values just below BRE's recommendations, they are considered marginal technical breaches.
- 7.9 The remaining 19 rooms are situated in constrained locations, either facing other elements of the proposed scheme and / or being situated beneath/close to overhanging balconies. These rooms are comprised of 16 L/K/D's and 4 bedroom spaces. As the scheme is situated in an urban environment, deviations from the BRE targets are inevitable when balancing the requirement for each unit to have a balcony. As such, the results are not considered unusual within an urban environment where other factors are to be considered.
- 7.10 The L/K/D's that see deviations are inherently larger than single use rooms. Given the multi-use of the space, where possible, the kitchens have been located at the rear of the room to ensure the main living spaces are situated close to the window and afford

high daylight amenity. Whilst these rooms indicate deviations from the suggested targets, given the context of the room use and the design, the overall intentions of the guidelines by maximising amenity to living spaces have been achieved. Should the living areas serving these spaces be assessed in isolation, the rate of compliance would improve.

- 7.11 The proposal is in an area with an urban context and as such deviations in regard to the daylight levels is not unusual. The proposal itself, affords high levels of overall amenity, with isolated deviations in regard to the targets. The rooms indicating impacts are generally situated in constrained locations where daylight potential is lower. For a scheme such as this these isolated cases are inevitable and the overall results are in line with those expected.

### **Sunlight**

- 7.12 All living areas with a window wall facing within 90° of due south have been assessed for internal sunlight following BRE's recommendations for Annual Probable Sunlight Hours (APSH).
- 7.13 Sunlight is orientation specific and, as such, it is usual for there to be lower levels of direct sunlight to the units within flatted schemes in urban locations. In particular, the provision of private balconies and communal amenity areas allows for the enjoyment of varied areas of sunlight amenity.
- 7.14 The results show that 56 (72%) of the 78 living areas analysed meet or exceed the 25% Total APSH and 5% during the winter months.
- 7.15 Given the nature of the scheme and the necessary provision for balconies, it is inevitable that a number of units will receive slightly limited sunlight. As noted above, however, the direct sunlight levels are typical of an urban location with the scheme providing a good level of overall amenity and high quality design.

## 8 Overshadowing

- 8.1 The BRE guide sets out the Sunlight Availability methodology for assessing shading impacts upon defined areas of amenity space such as courtyards and gardens.
- 8.2 Sunlight Availability has been assessed within the spaces surrounding the site at Arlington Square to the north of the site, together with Regents Canal / Lock and the associated tow path. In addition, four amenity areas within the site have been analysed. The full results of this study are attached at appendix 5.

### **Surrounding amenity areas**

- 8.3 For an amenity area to be considered well sunlit throughout the year, the BRE guide suggests that at least 50% of the space should enjoy at least 2 hours of direct sunlight on March 21st.
- 8.4 The results of our analysis have shown that all surrounding amenity spaces would experience compliance with the BRE criteria, with at least 89% of each space achieving at least 2 hours or more of direct sunlight on the 21st of March.
- 8.5 These results are well in excess of the suggested target of 50% and the proposal is fully compliant with the BRE criteria.

### **Amenity areas within the proposal**

- 8.6 Four amenity areas within the proposal have been analysed with regards to sunlight amenity using BRE's Sun-on-Ground assessment. Additional information has been provided for sunlight exposure on three key days throughout the year.
- 8.7 The results of the Sun-on-Ground test in the proposed scenario show 2 of the 4 areas assessed would experience sunlight levels in line with the BRE targets. One of the areas to see compliant levels of sunlight includes the main central roof top amenity space enjoys good access to direct sunlight, with more than 65% of the area receiving direct sunlight in excess of two hours.
- 8.8 Of the remaining two areas to see deviations from the BRE targets, the primary yard to the north of the site, shows over half of the space would experience on or close to 1.5 hours of direct sunlight, which is marginally below the BRE target. The remaining area is a small courtyard space to the east of the site. This space is situated at ground floor and is set within the proposal as a supplementary amenity space. Whilst the eastern courtyard will have limited access to sunlight on 21st, it does show much higher levels of direct sunlight in summer months.
- 8.9 The BRE guide acknowledges that a proposal requires a mix of shaded and less shaded amenity spaces which add varied character for residents throughout the year. The scheme includes areas receiving direct sunlight even in winter, when the sun is at its lowest in the sky. This is always a challenge in urban areas and again provides a good mix of varied amenity space for the residents.
- 8.10 Overall, considering the constrained location of the proposal and through design efforts to maximise light where possible, the scheme is in line with the relevant policy



relating to both the external effects of the proposal on private amenity space and the overall provision of sunlight to amenity areas within the scheme.

## 9 Conclusions

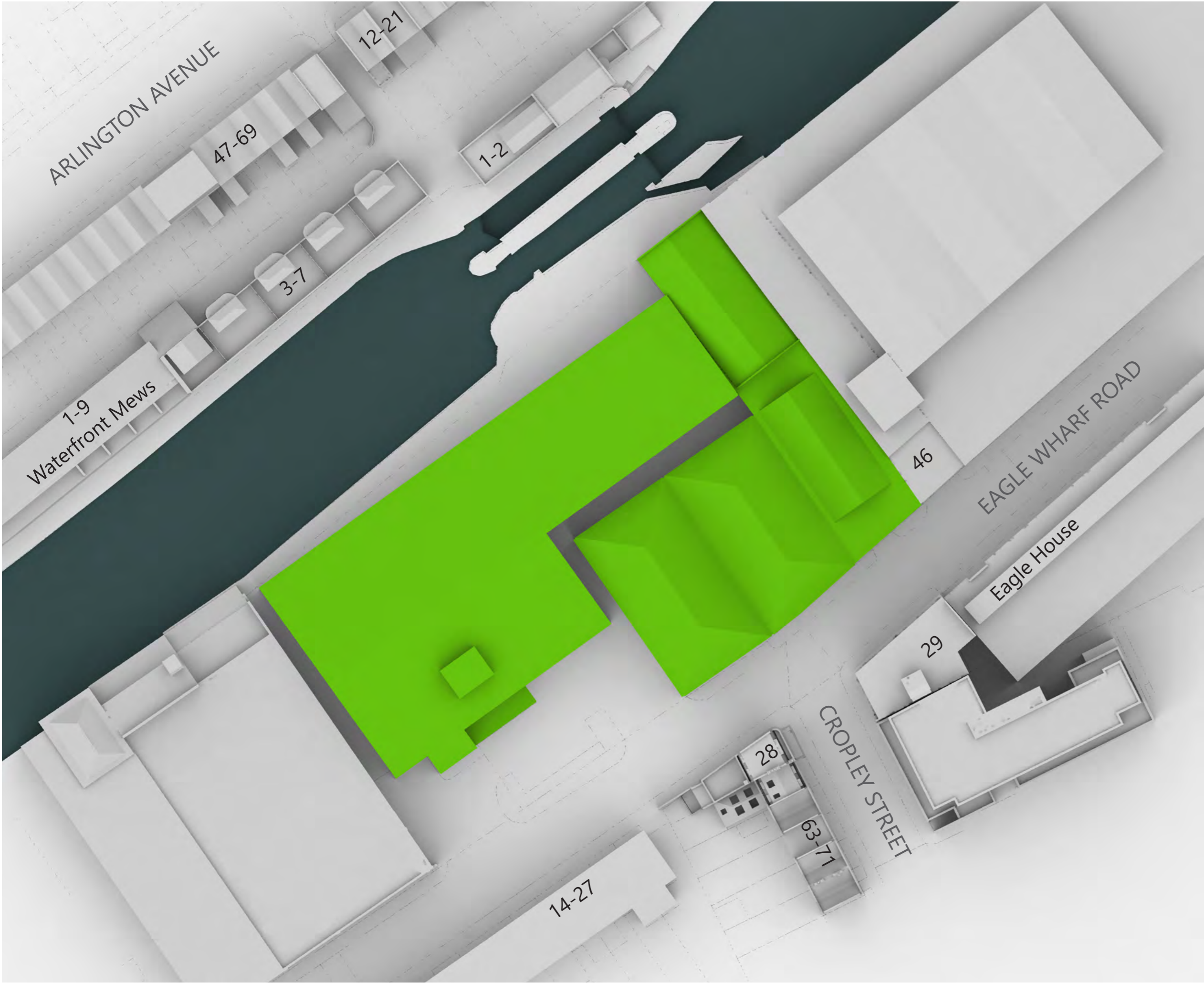
- 9.1 This report considers the effects of the proposed new Sturt's Yard development upon daylight and sunlight amenity.
- 9.2 The assessment has been undertaken using the VSC, NSC, ADF and APSH tests set out within the BRE guidance 'Site layout planning for daylight and sunlight: a guide to good practice' (BRE, 2011).
- 9.3 The Proposal has been designed to respond to its neighbours and preserve natural light by stepping down and pulling away from the neighbours where necessary.
- 9.4 The results of the VSC assessment have shown that 362 of the 489 windows within the neighbouring properties assessed would experience no noticeable reduction in daylight levels. In addition, the results of the NSC analysis have shown 301 of the 356 rooms assessed would experience no noticeable reduction in NSC levels. As expected, the results do indicate deviations from the BRE targets, however this is not unusual, given the limited obstruction in the existing position. Any development of a reasonable scale would result in a potentially noticeable change to neighbours, however, the absolute retained VSC levels are appropriate for, and directly correlate with, levels expected within an urban location.
- 9.5 In respect of direct sunlight, the results of the APSH assessment has also shown the vast majority of rooms retain sunlight levels in line with the BRE criteria.
- 9.6 The BRE guide states that in such circumstance the effects of a proposal should be considered, in light of the developing urban context and local comparable proposals. The effects of the Sturt's Yard scheme are in line with the daylight levels to neighbours as a result of the Holborn Studios scheme immediately neighbouring the proposal and numerous other examples across London. As such, the effects accord with local comparators and the precedent set by this earlier consent.
- 9.7 In respect of internal amenity, the results show good levels of internal daylight, with 89% of rooms meeting the recommended ADF levels. Given the constraints of an urban development, the results show that 32 rooms would experience deviations from the BRE targets which are small proportion of the total rooms within the development. Given the nature of the site and the emerging urban context, the results should be considered to be in line with the overall intentions of the BRE criteria.
- 9.8 Finally, we have considered shading to amenity areas both within and neighbouring the proposal. The results demonstrate high levels of compliance, with all neighbouring amenity spaces achieving full compliance with the BRE targets. The results for the amenity spaces within the scheme show that the primary spaces would achieve levels in line or close to the BRE targets on the 21<sup>st</sup> of March. There are isolated incidences below the targets, however the proposal is for an urban scheme and as such, deviations are inevitable. Given the high overall amenity levels to the primary spaces, the results should be considered in line with the overall intentions of the BRE criteria.
- 9.9 Overall, the Sturt's Yard proposal is considered to respond appropriately to its neighbours and are considered to accord with the intentions of the BRE guidance and

relevant local and national planning policy.



# Appendix 1

**Drawings of the existing, proposed and surrounding buildings**



Sources of information

**Cloud10 Ltd**  
 Point Cloud Survey  
 Received 29/07/2016

**Studio Egret West**  
 0276-SEW-ZZ-ZZ-M3\_A-100001\_190724\_  
 Issue.dxf  
 Received 26/07/2019

**EB7 Ltd**  
 Site Photographs  
 Ordnance Survey

Key:

- Existing
- Proposed

NORTH



Project Eagle Wharf Road  
 London  
 N1 7ED

Title Existing Condition  
 Plan View

Drawn	AD	Checked	--
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Date	05/08/2019	Project	2251
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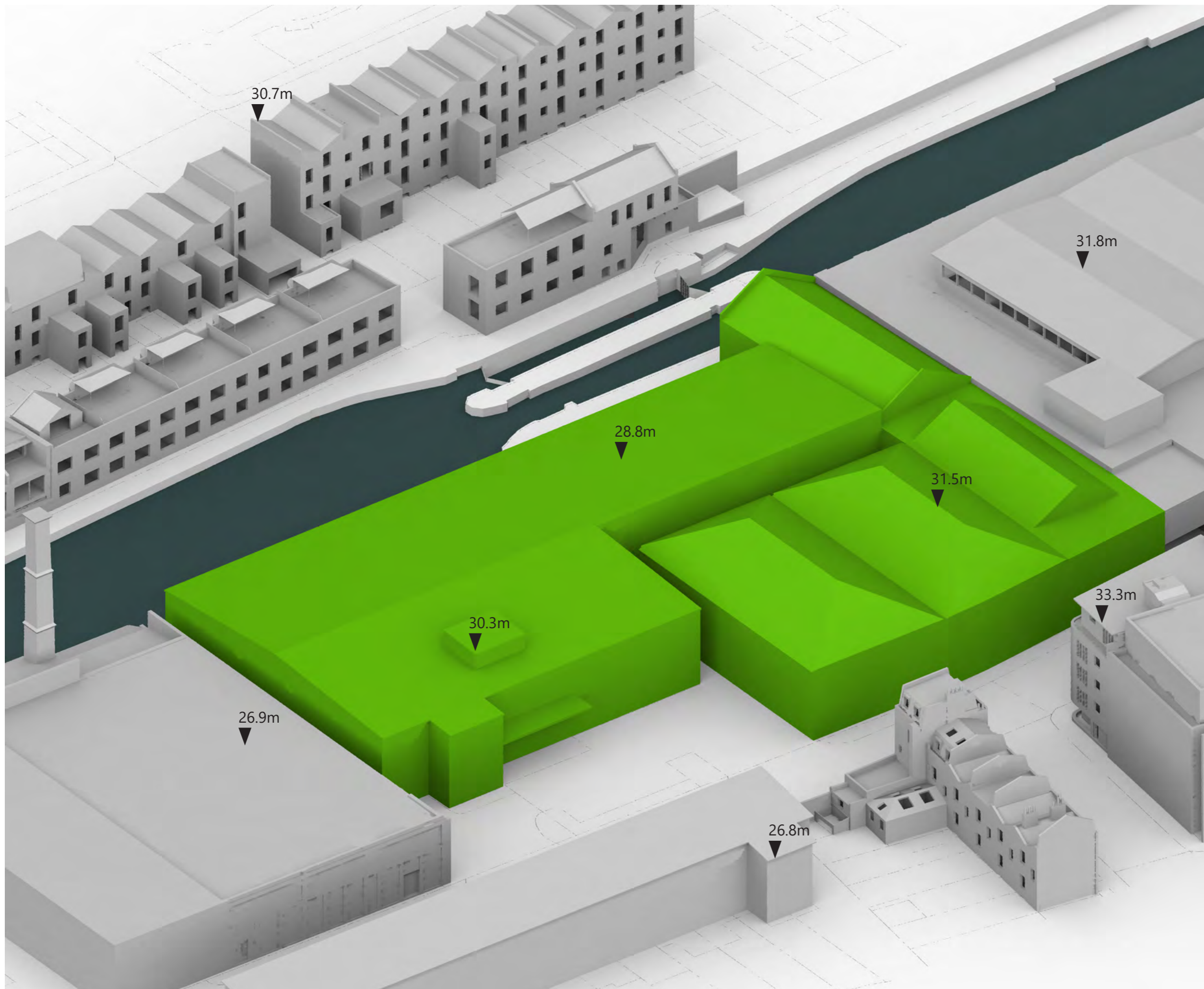
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Sources of information

**Cloud10 Ltd**  
Point Cloud Survey  
Received 29/07/2016

**Studio Egret West**  
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Issue.dxf  
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Key:

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■ Proposed

Notes:  
All heights and dimensions are in AOD

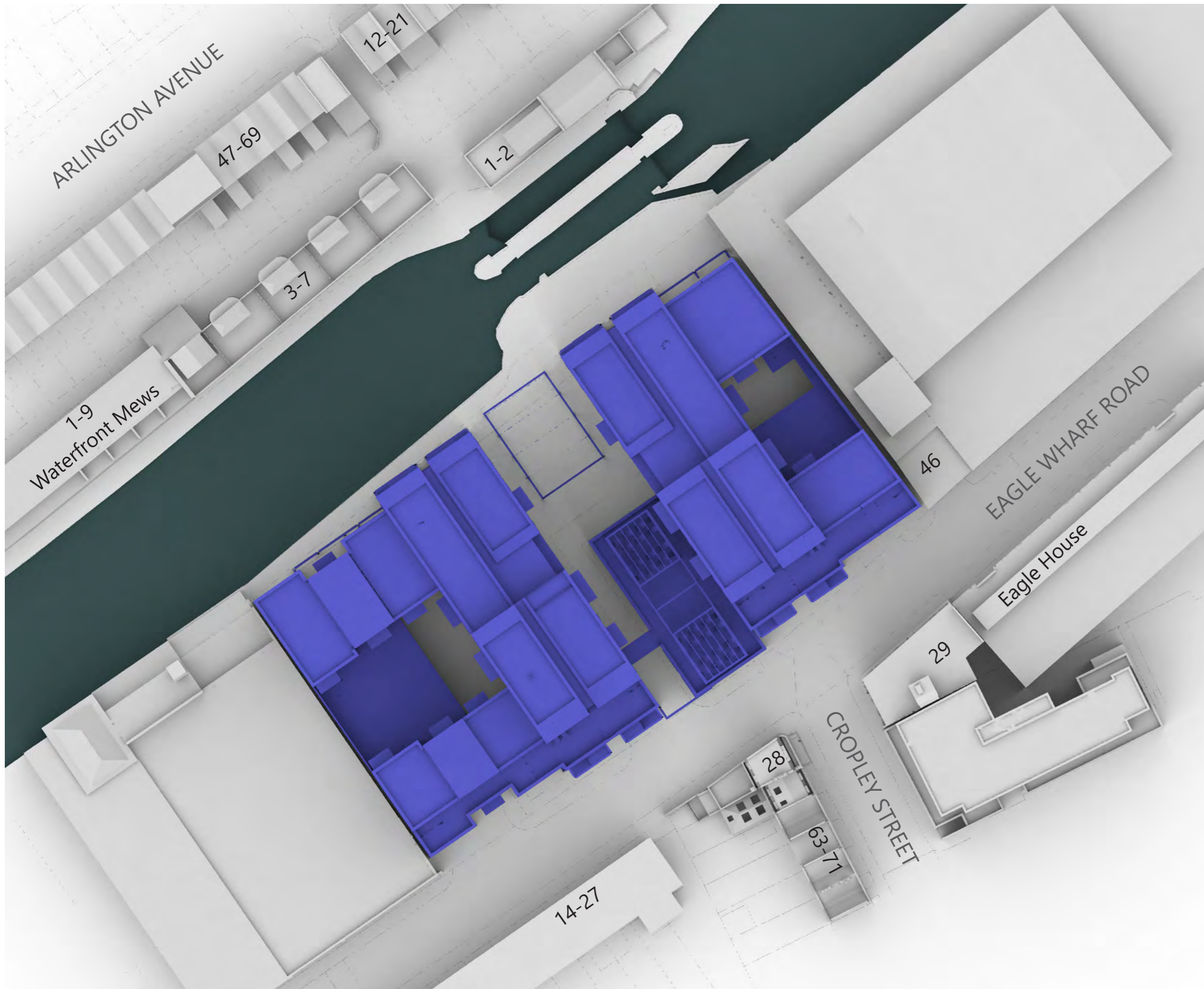
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Title Existing Condition  
3D View

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Date 05/08/2019 Project 2251

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Sources of information

**Cloud10 Ltd**  
 Point Cloud Survey  
 Received 29/07/2016

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 Issue.dxf  
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Key:

Existing

Proposed

NORTH



Project Eagle Wharf Road  
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Title Proposed Development  
 Plan View

Drawn AD Checked --

Date 05/08/2019 Project 2251

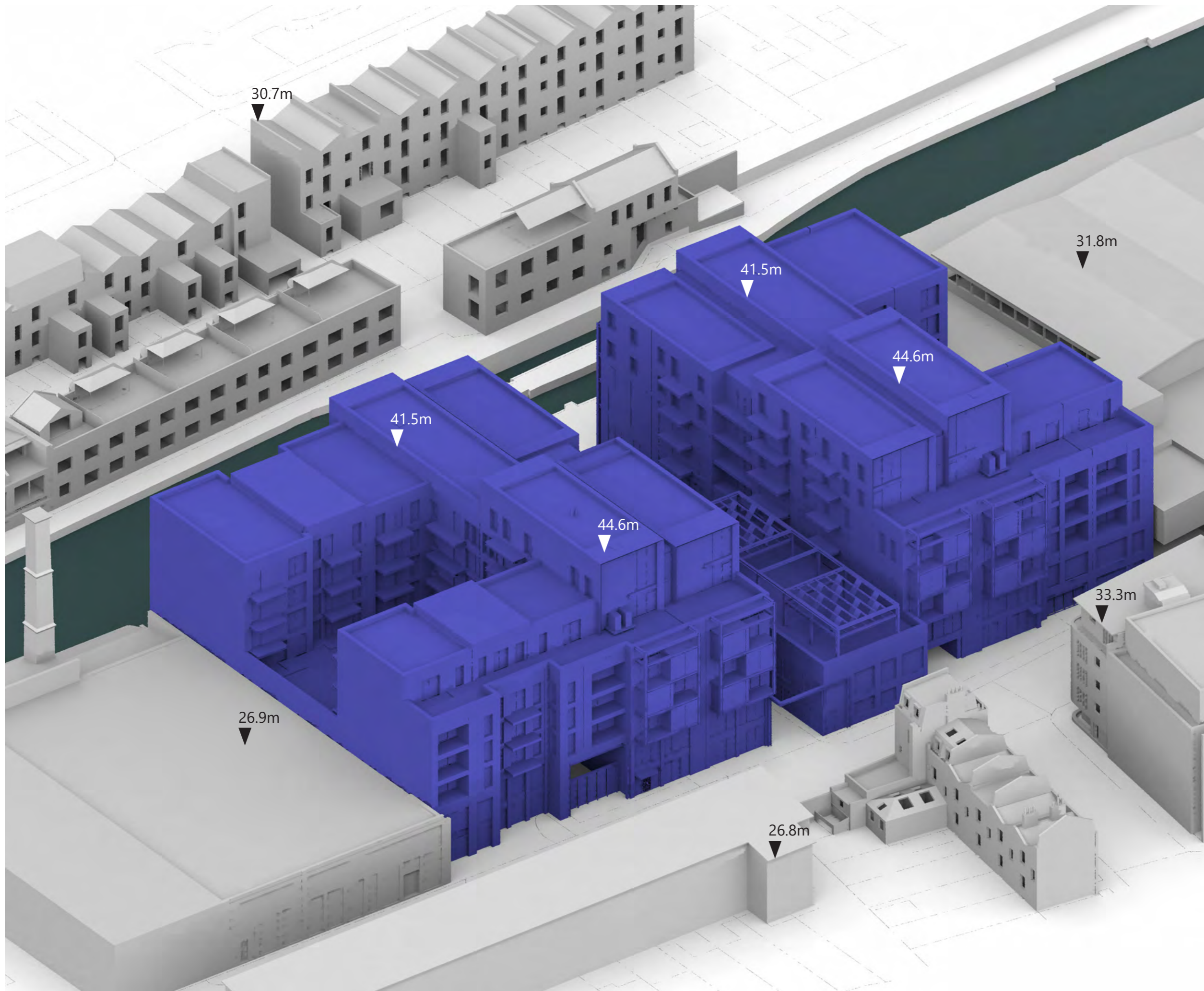
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Sources of information

**Cloud10 Ltd**  
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Key:

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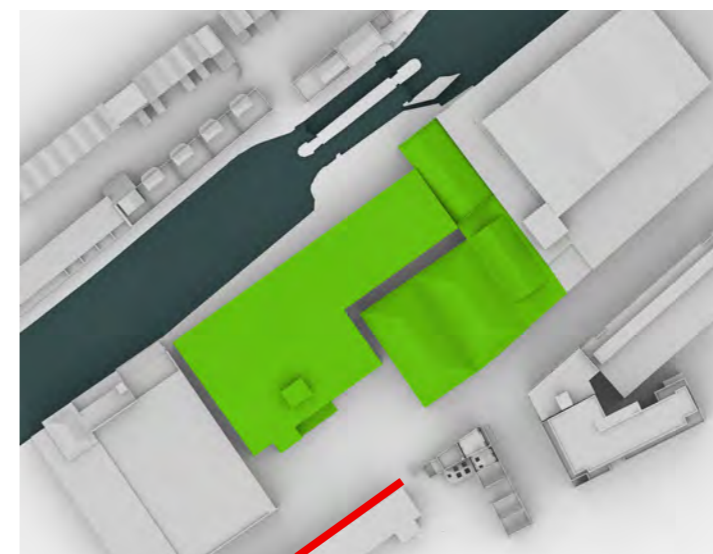
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Date 05/08/2019 Project 2251

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Sources of information

**Cloud10 Ltd**  
Point Cloud Survey  
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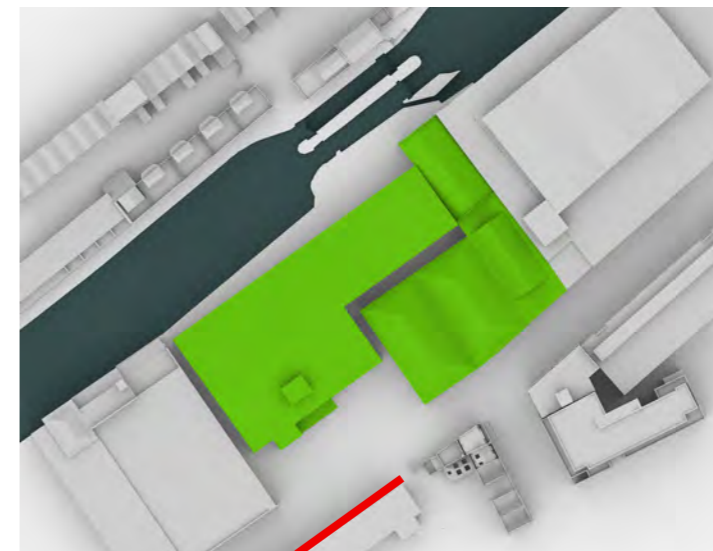
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Drawn AD Checked --

Date 06/08/2019 Project 2251

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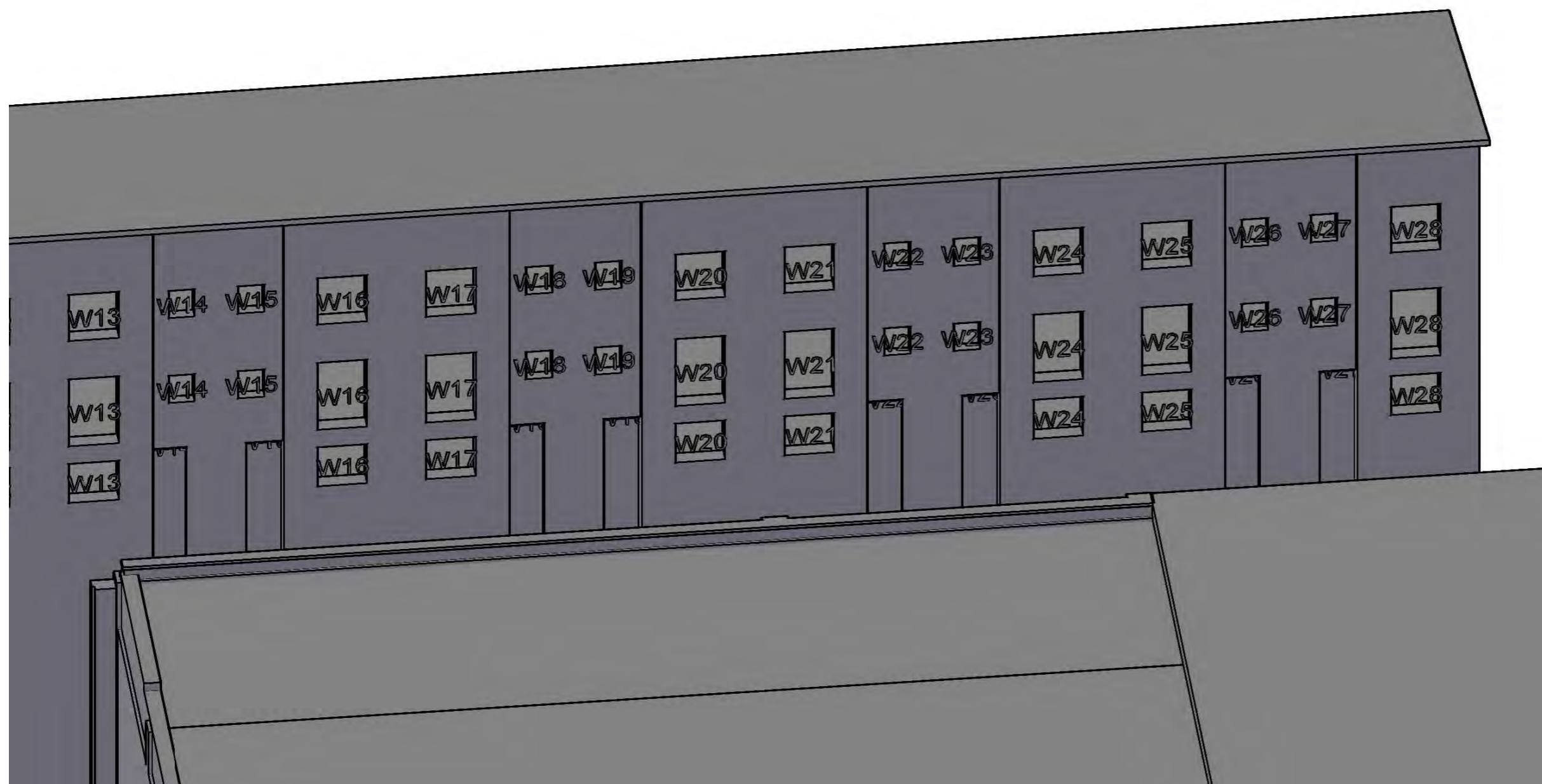


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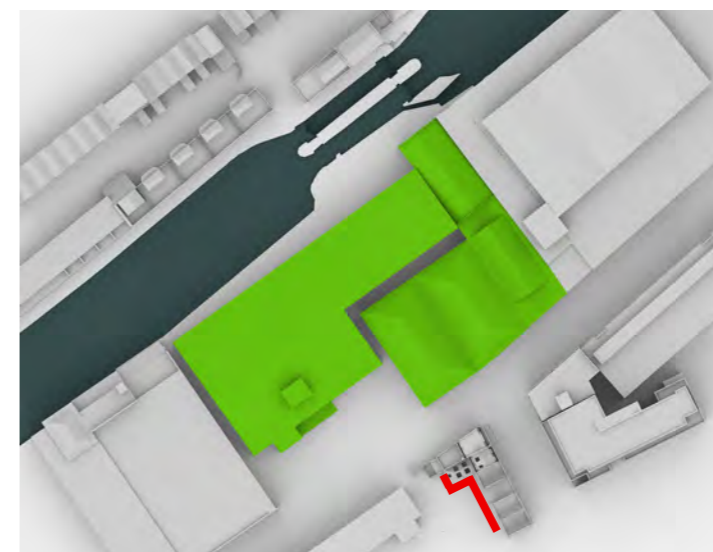
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Date 06/08/2019 Project 2251

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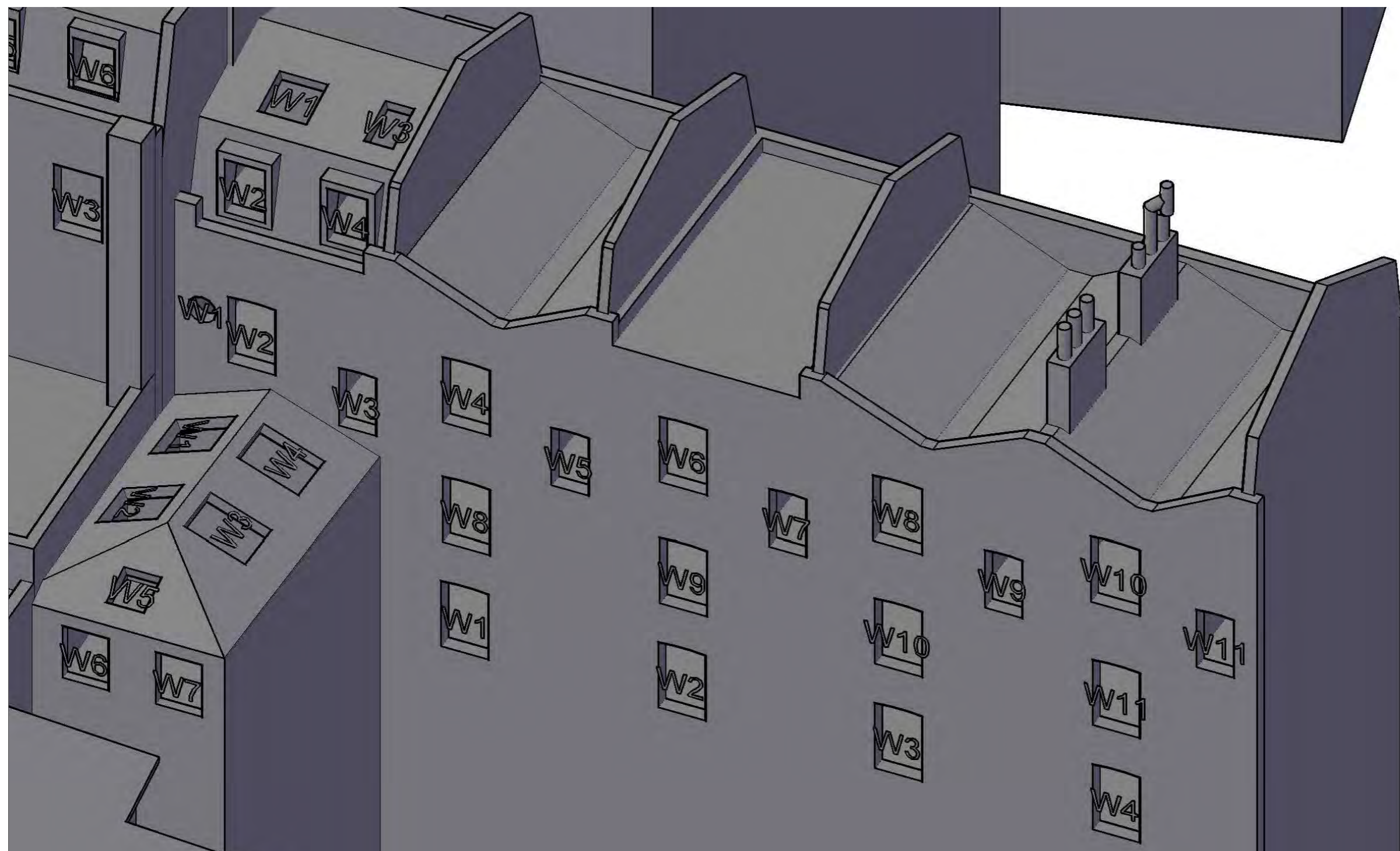


Sources of information

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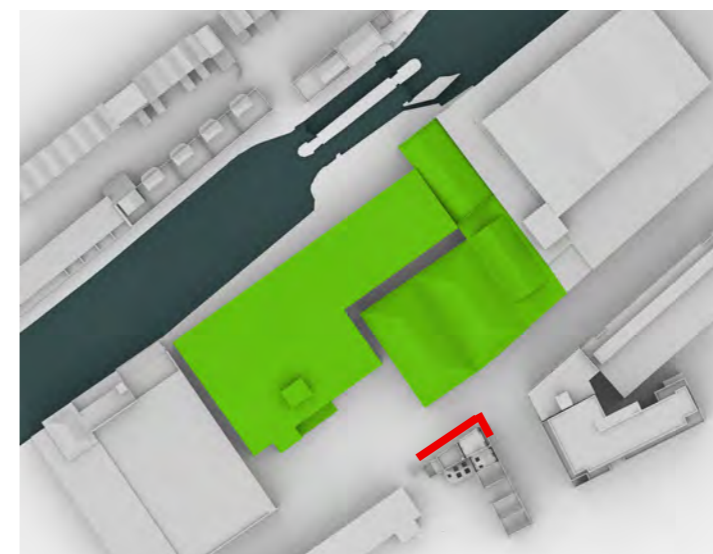
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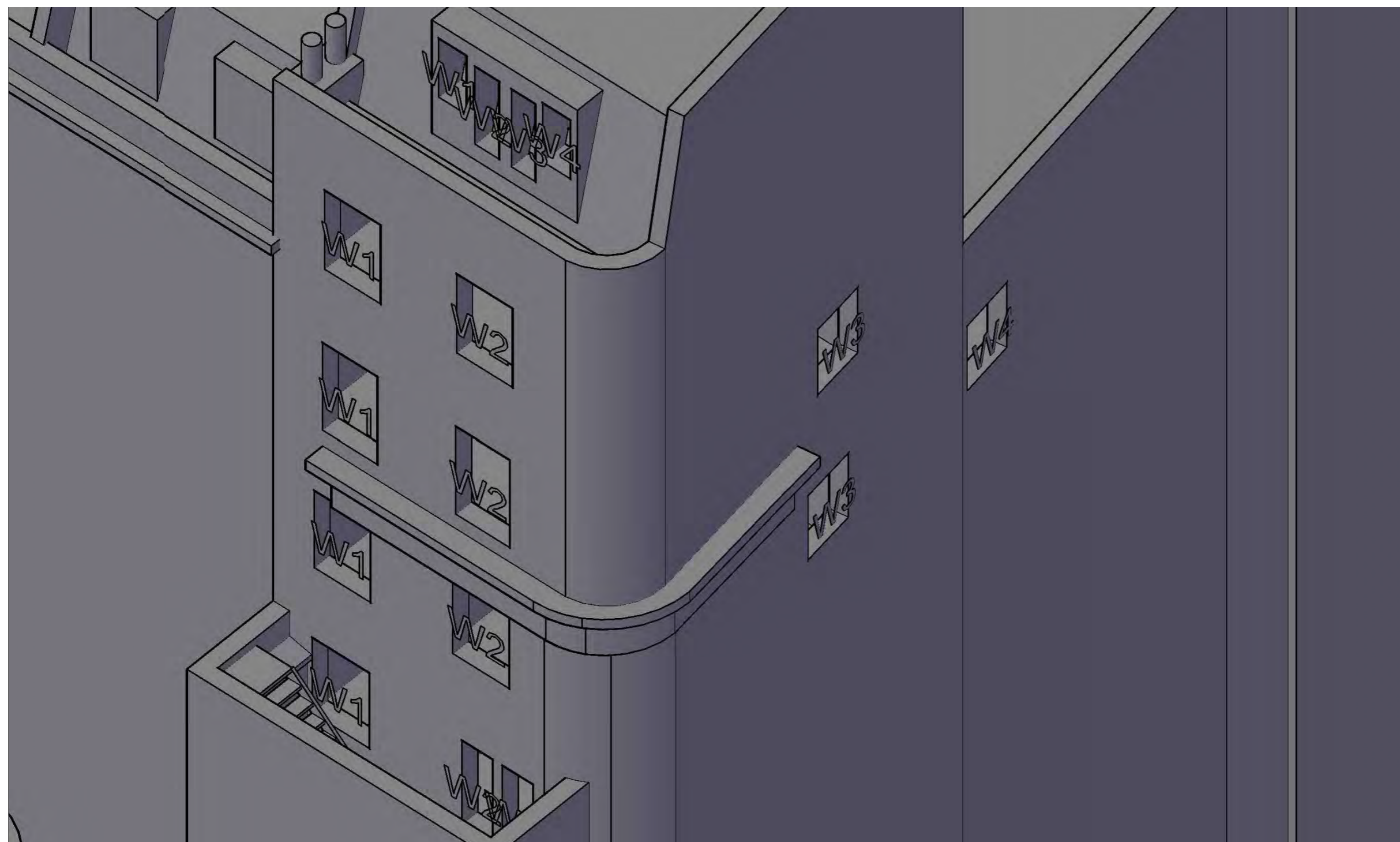


Sources of information

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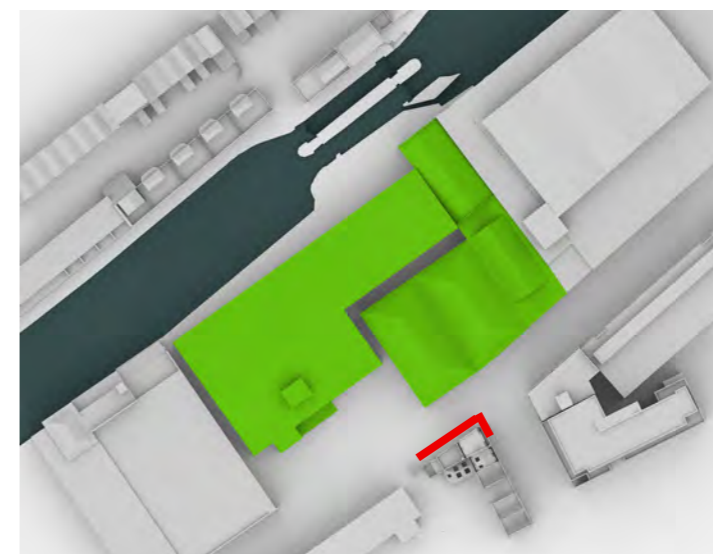
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London  
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Date 06/08/2019 Project 2251

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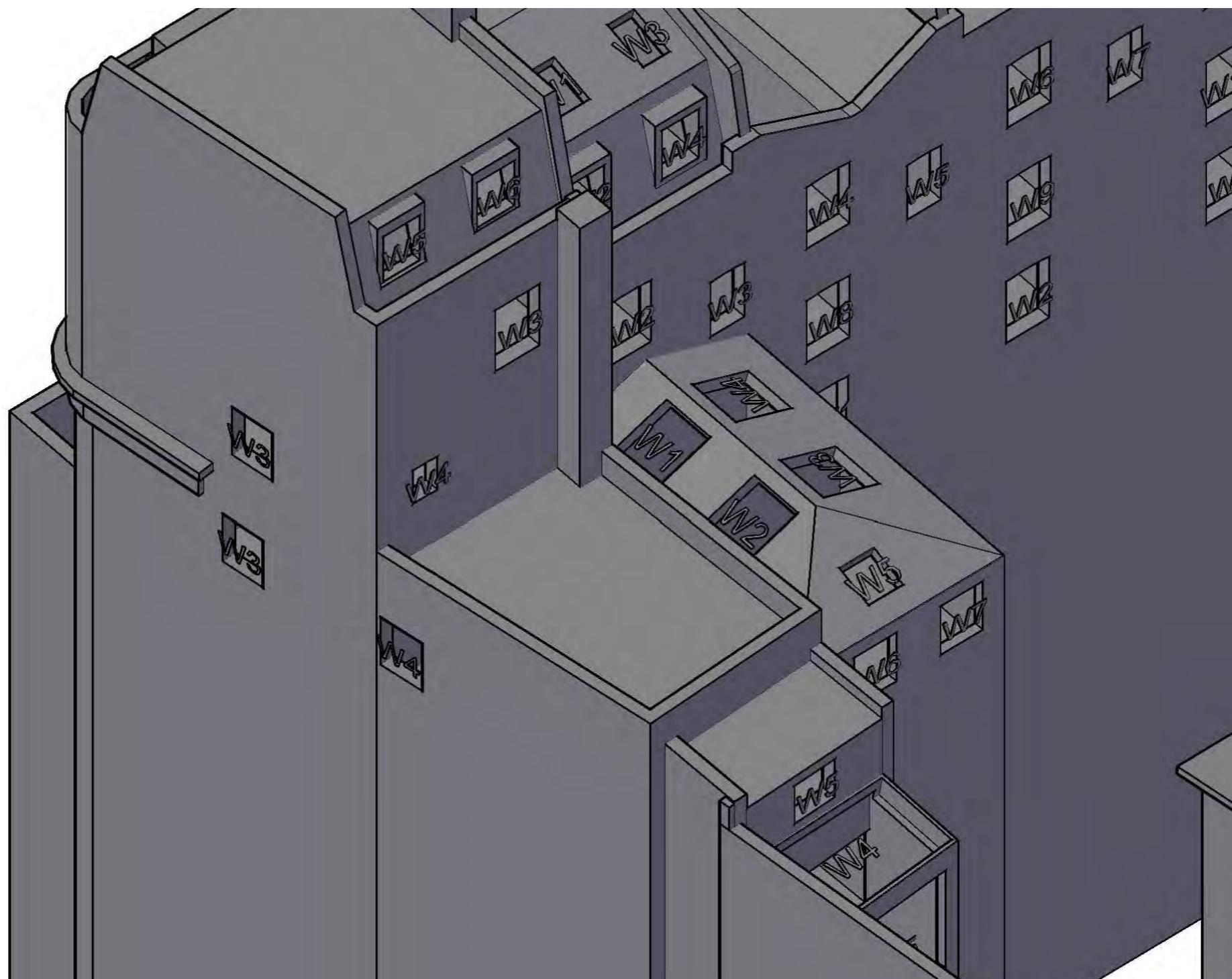


Sources of information

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Received 29/07/2016

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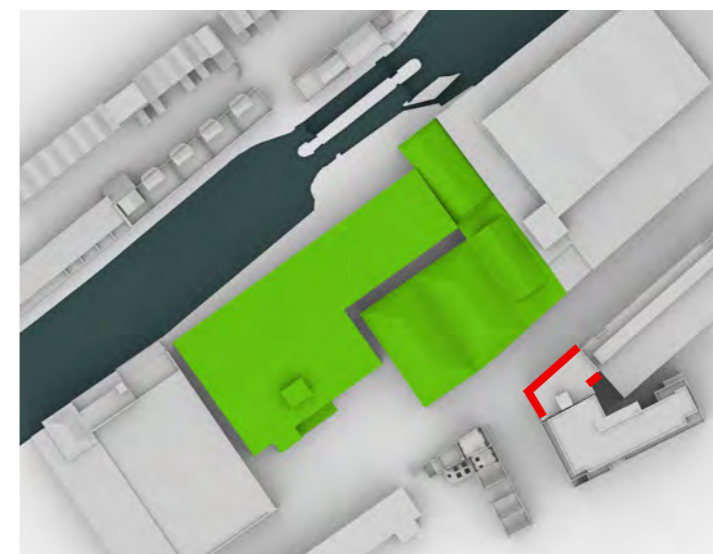
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N1 7ED

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Date 06/08/2019 Project 2251

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Sources of information

**Cloud10 Ltd**  
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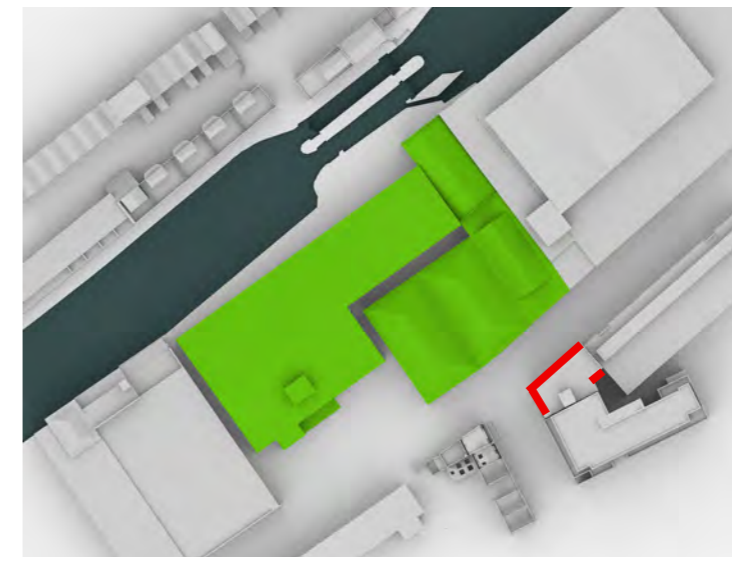
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Date 06/08/2019 Project 2251

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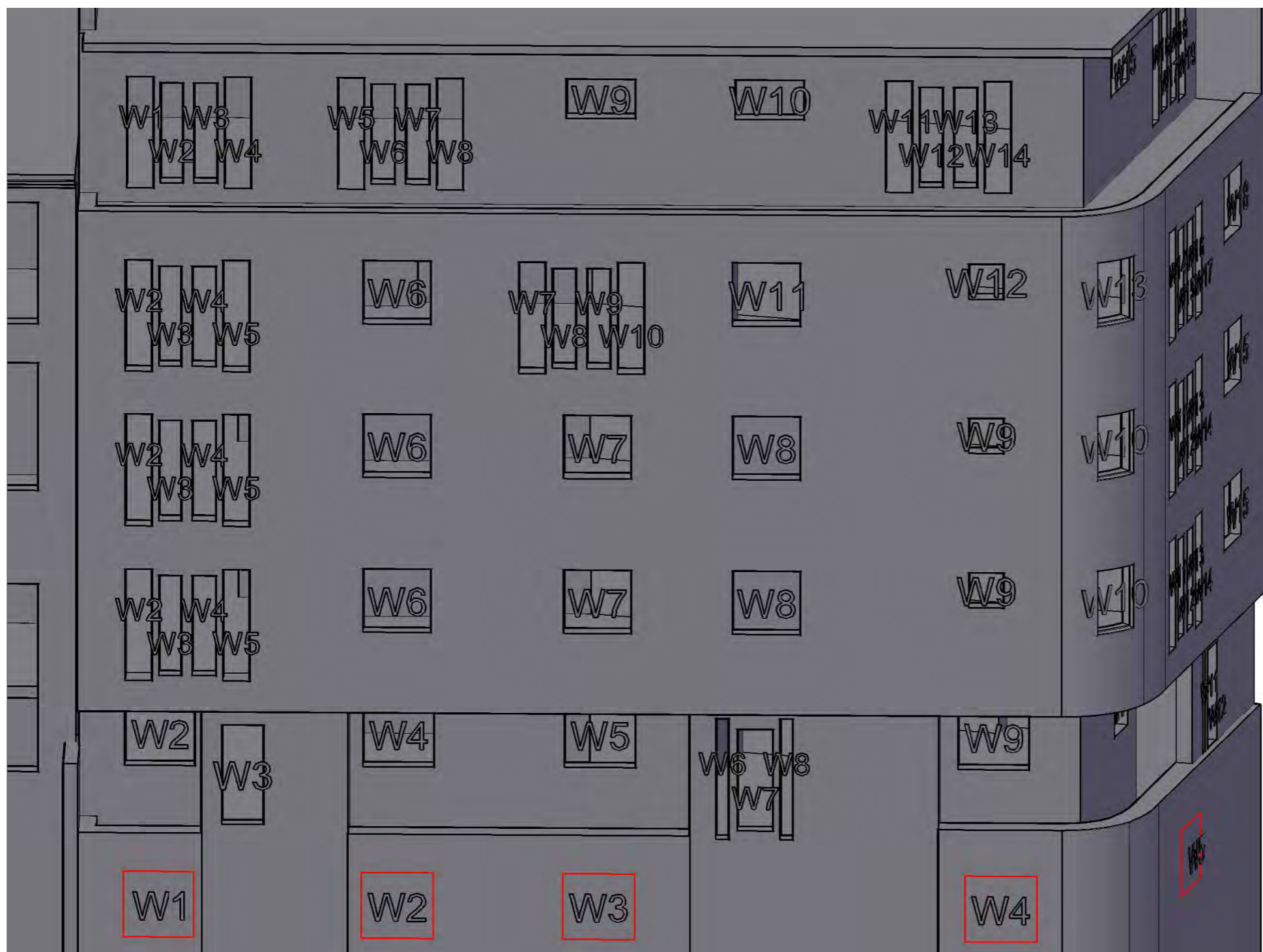


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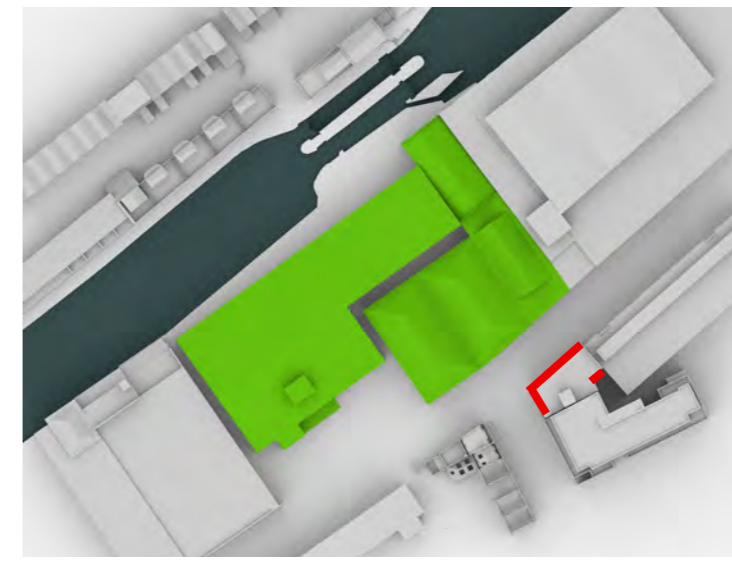
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**Cloud10 Ltd**  
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 London  
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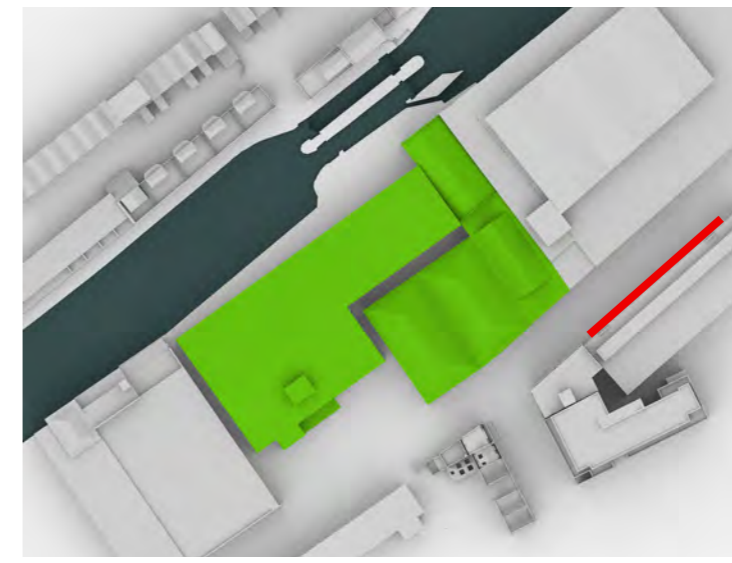
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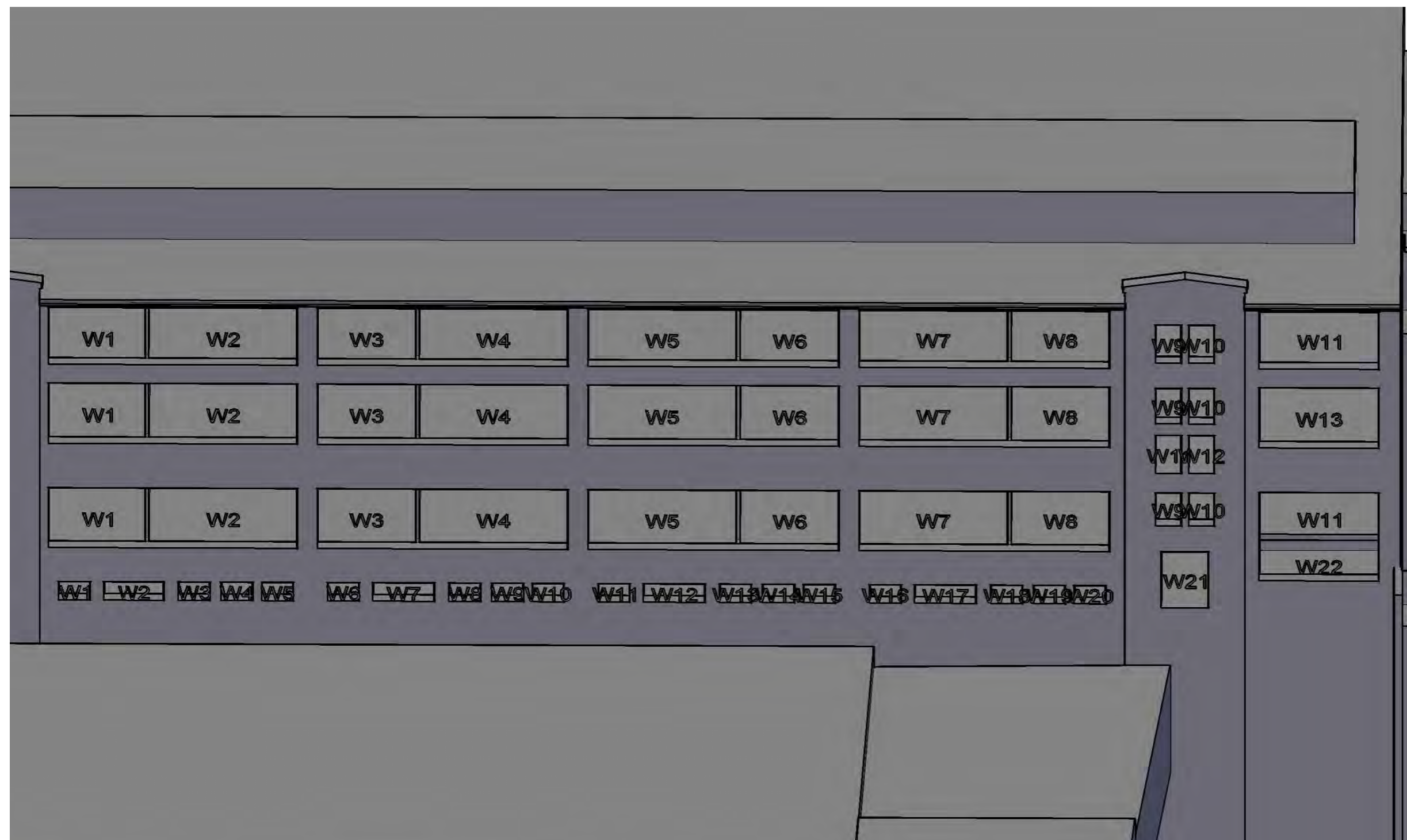


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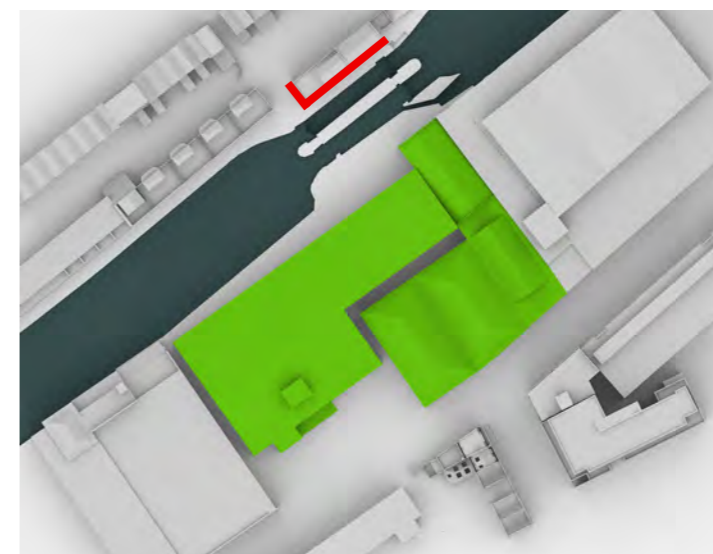
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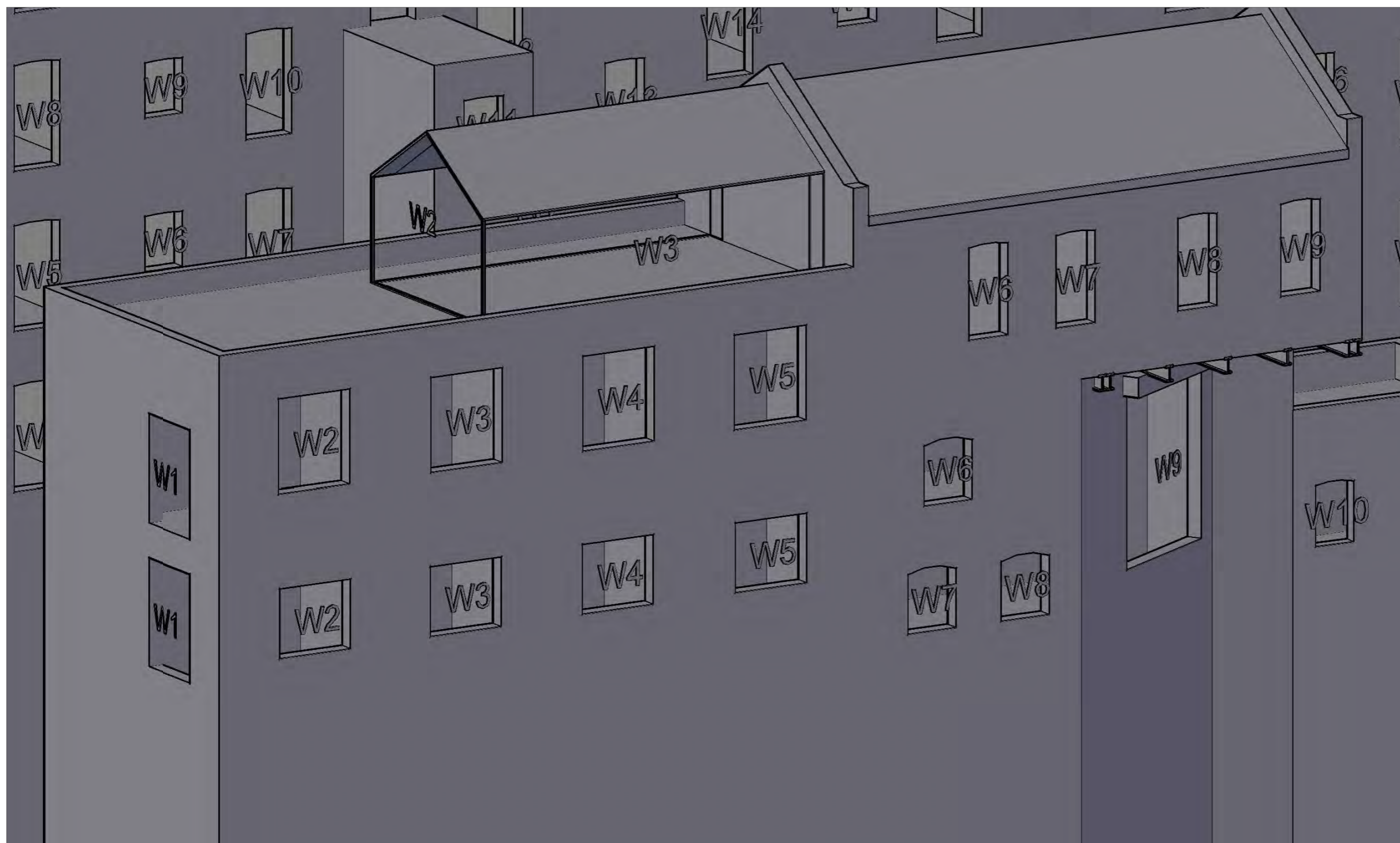


Sources of information

**Cloud10 Ltd**  
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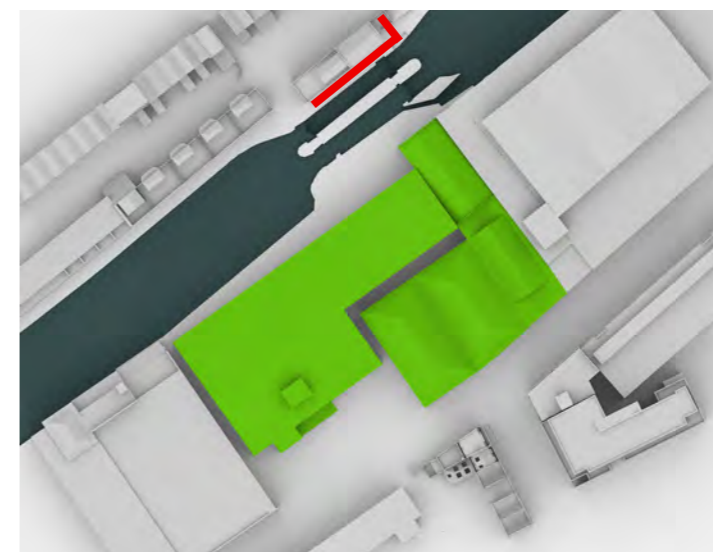
Project Eagle Wharf Road  
London  
N1 7ED

Title 1-2 Union Wharf  
Window Map

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Sources of information

**Cloud10 Ltd**  
Point Cloud Survey  
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Issue.dxf  
Received 26/07/2019

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Site Photographs  
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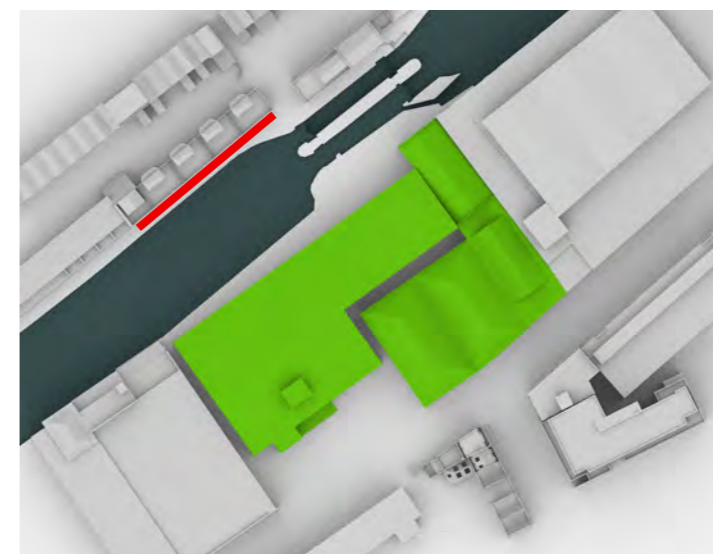
Project Eagle Wharf Road  
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Title 1-2 Union Wharf  
Window Map

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Date 06/08/2019 Project 2251

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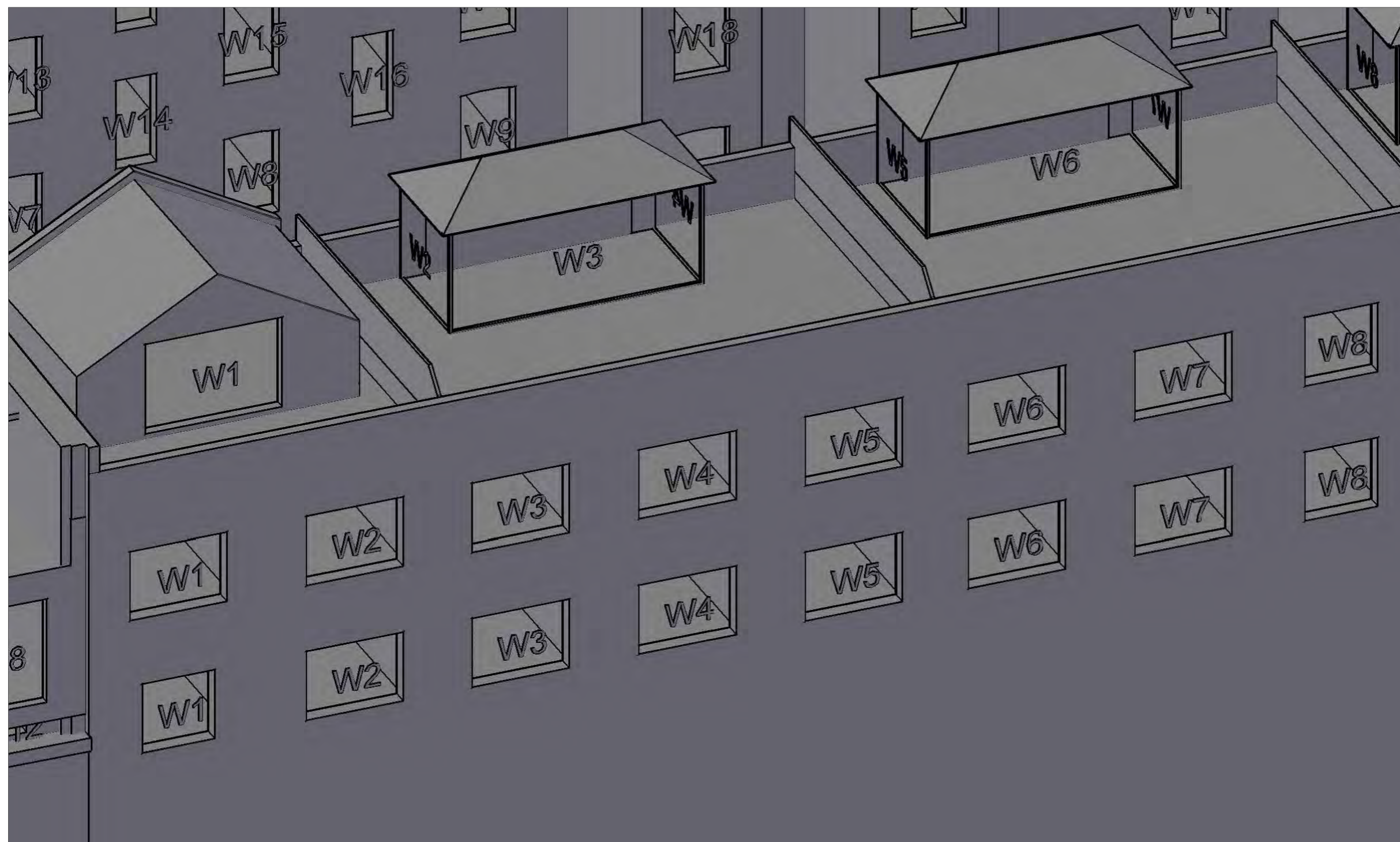


Sources of information

**Cloud10 Ltd**  
 Point Cloud Survey  
 Received 29/07/2016

**Studio Egret West**  
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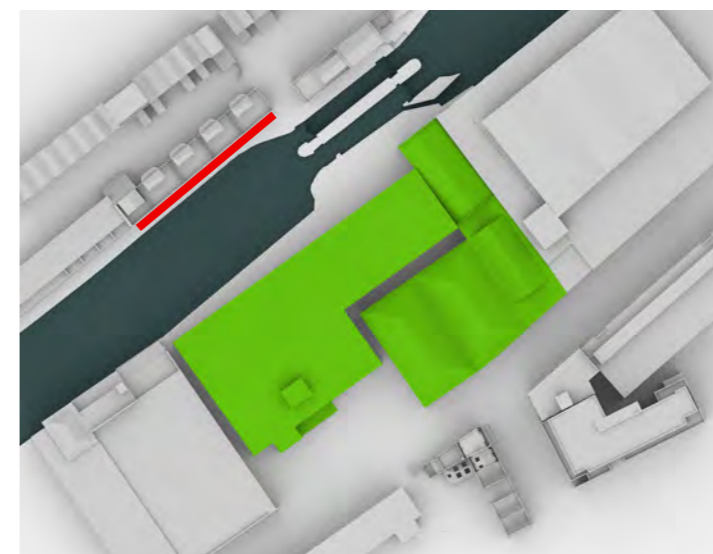
Project Eagle Wharf Road  
 London  
 N1 7ED

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 Window Map

Drawn AD Checked --

Date 06/08/2019 Project 2251

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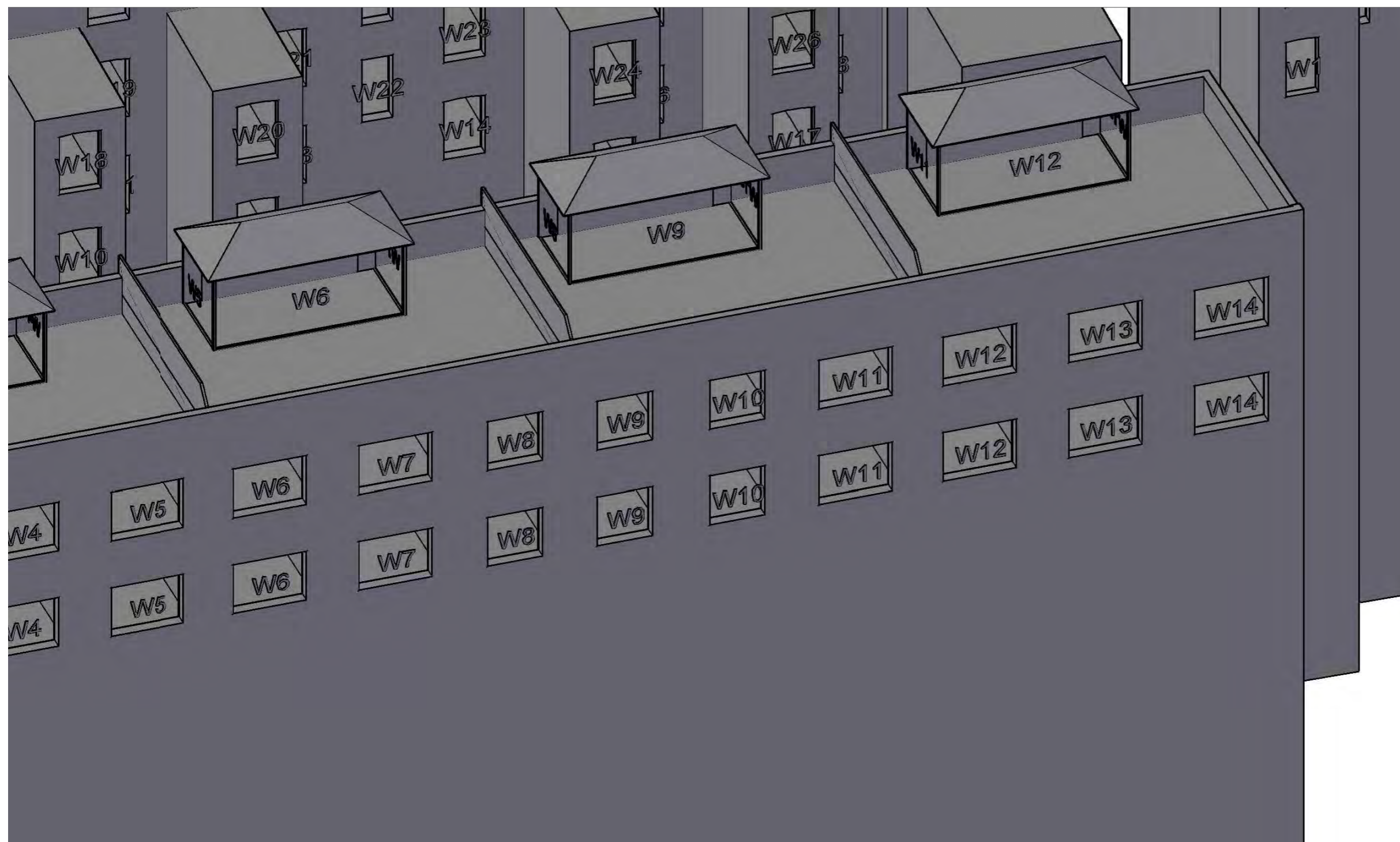


Sources of information

**Cloud10 Ltd**  
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Received 26/07/2019

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Ordnance Survey



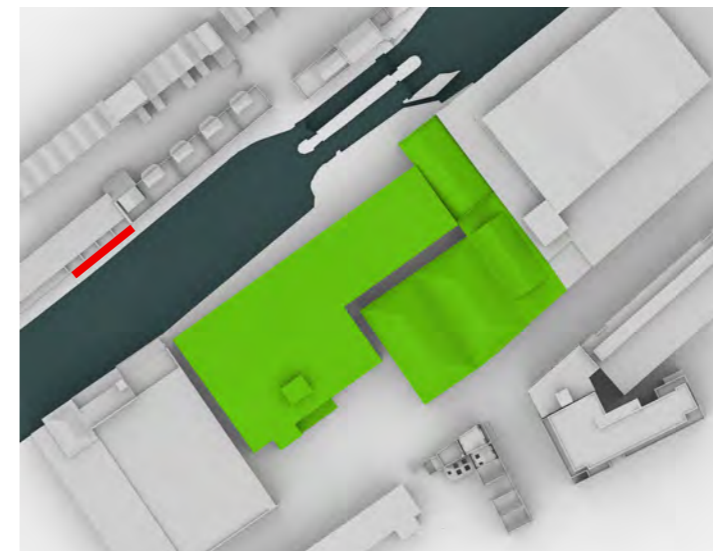
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London  
N1 7ED

Title 3-7 Union Wharf (2)  
Window Map

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Date 06/08/2019 Project 2251

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Sources of information

**Cloud10 Ltd**  
 Point Cloud Survey  
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 Issue.dxf  
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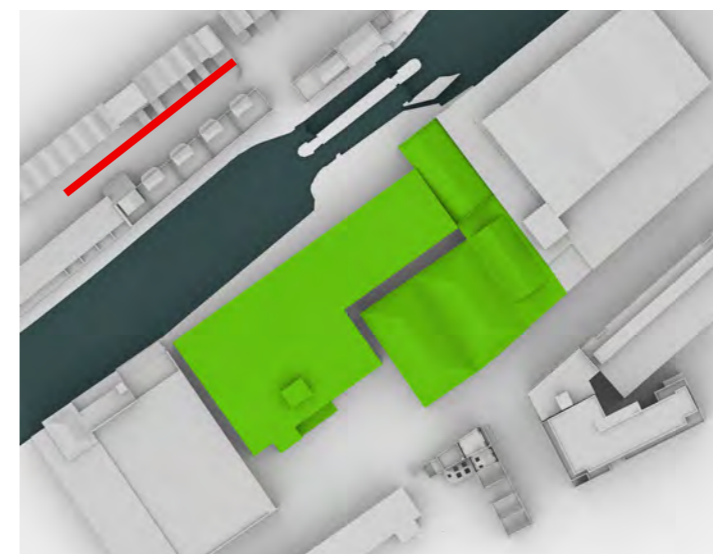
Project Eagle Wharf Road  
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Date 06/08/2019 Project 2251

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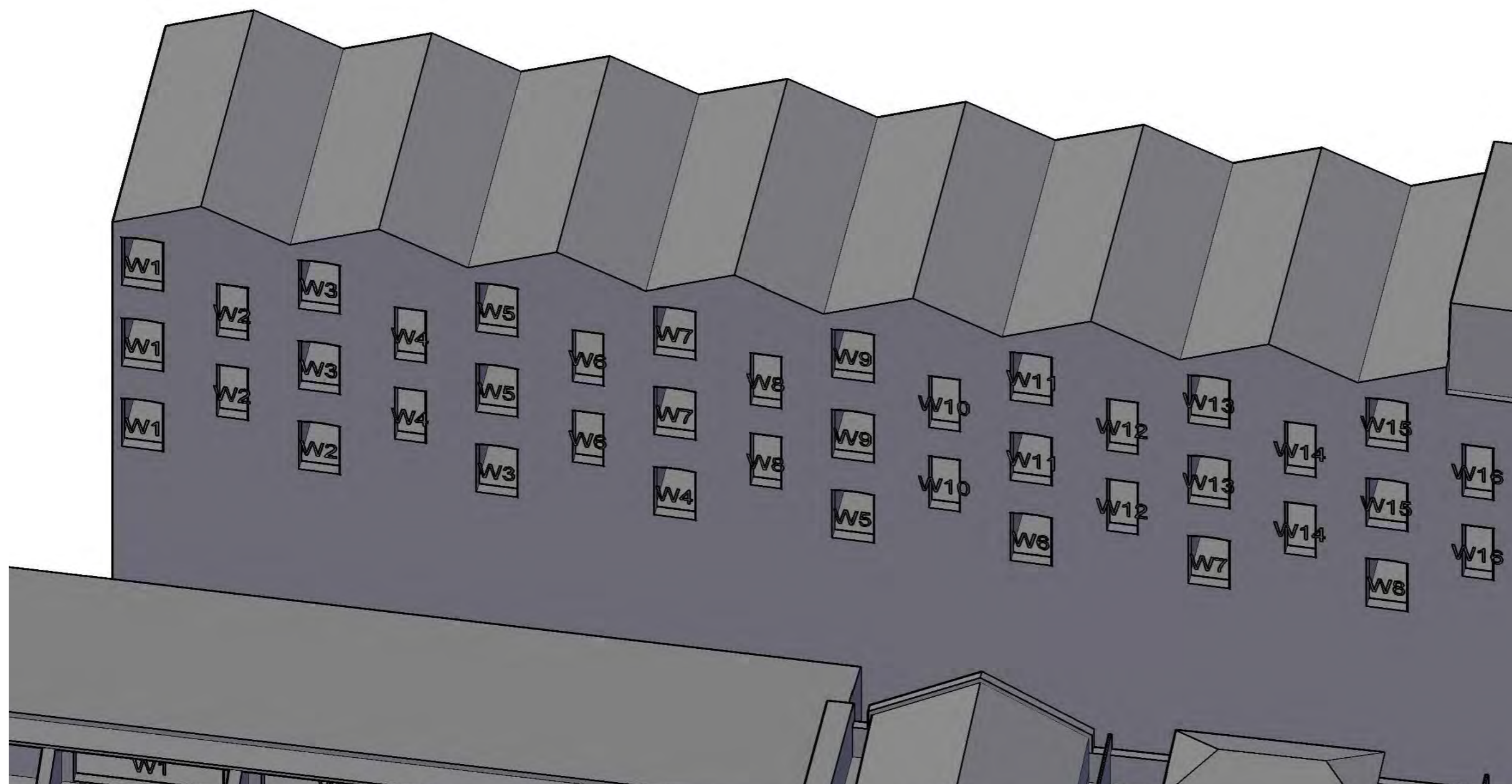


Sources of information

**Cloud10 Ltd**  
Point Cloud Survey  
Received 29/07/2016

**Studio Egret West**  
0276-SEW-ZZ-ZZ-M3\_A-100001\_190724\_  
Issue.dxf  
Received 26/07/2019

**EB7 Ltd**  
Site Photographs  
Ordnance Survey



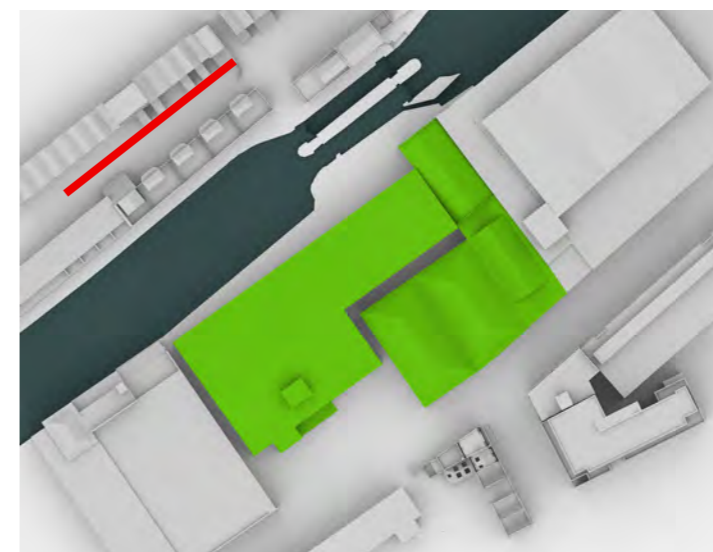
Project Eagle Wharf Road  
London  
N1 7ED

Title 47-69 Arlington Avenue (1)  
Window Map

Drawn AD Checked --

Date 06/08/2019 Project 2251

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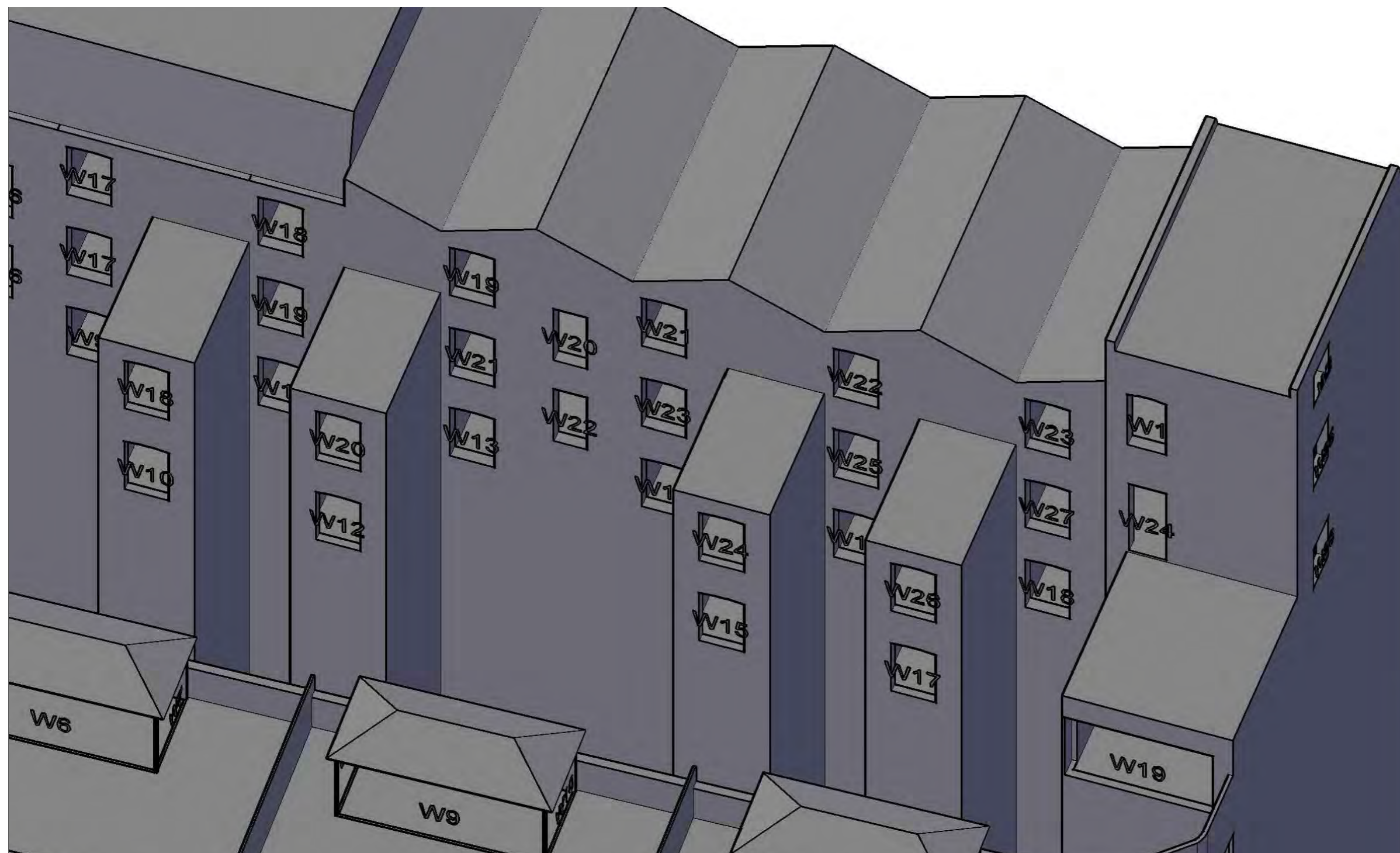


Sources of information

**Cloud10 Ltd**  
Point Cloud Survey  
Received 29/07/2016

**Studio Egret West**  
0276-SEW-ZZ-ZZ-M3\_A-100001\_190724\_  
Issue.dxf  
Received 26/07/2019

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Site Photographs  
Ordnance Survey



Project Eagle Wharf Road  
London  
N1 7ED

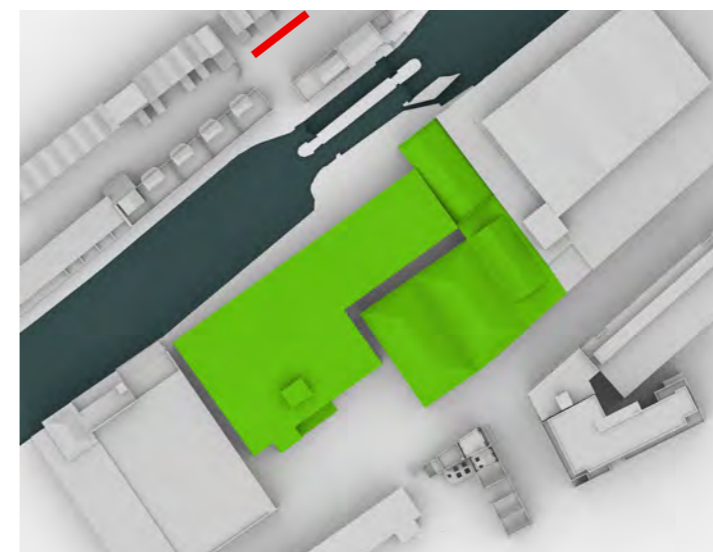
Title 47-69 Arlington Avenue (2)  
Window Map

Drawn AD Checked --

Date 06/08/2019 Project 2251

Rel no. 17 Prefix DS01 Page no. WM17



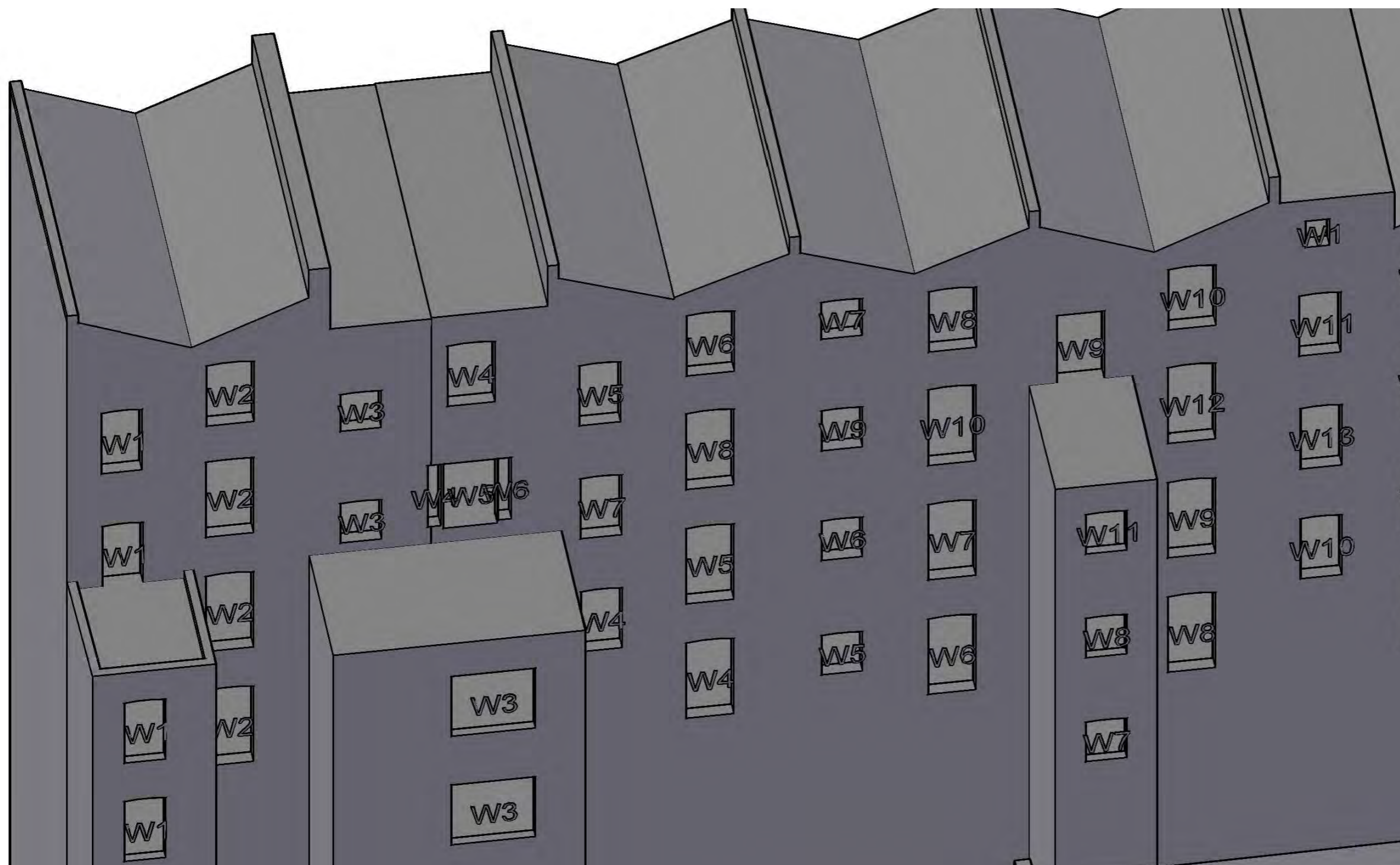


Sources of information

**Cloud10 Ltd**  
Point Cloud Survey  
Received 29/07/2016

**Studio Egret West**  
0276-SEW-ZZ-ZZ-M3\_A-100001\_190724\_  
Issue.dxf  
Received 26/07/2019

**EB7 Ltd**  
Site Photographs  
Ordnance Survey



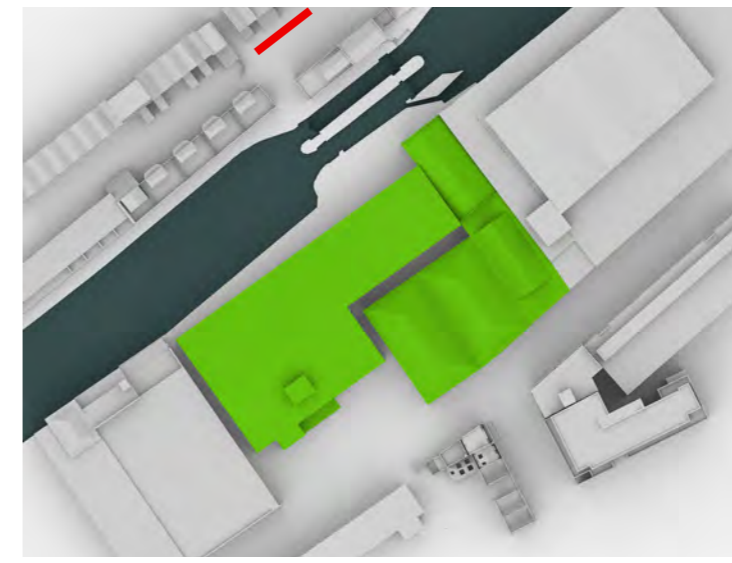
Project Eagle Wharf Road  
London  
N1 7ED

Title 12-21 Arlington Avenue (1)  
Window Map

Drawn AD Checked --

Date 06/08/2019 Project 2251

Rel no. 17 Prefix DS01 Page no. WM18

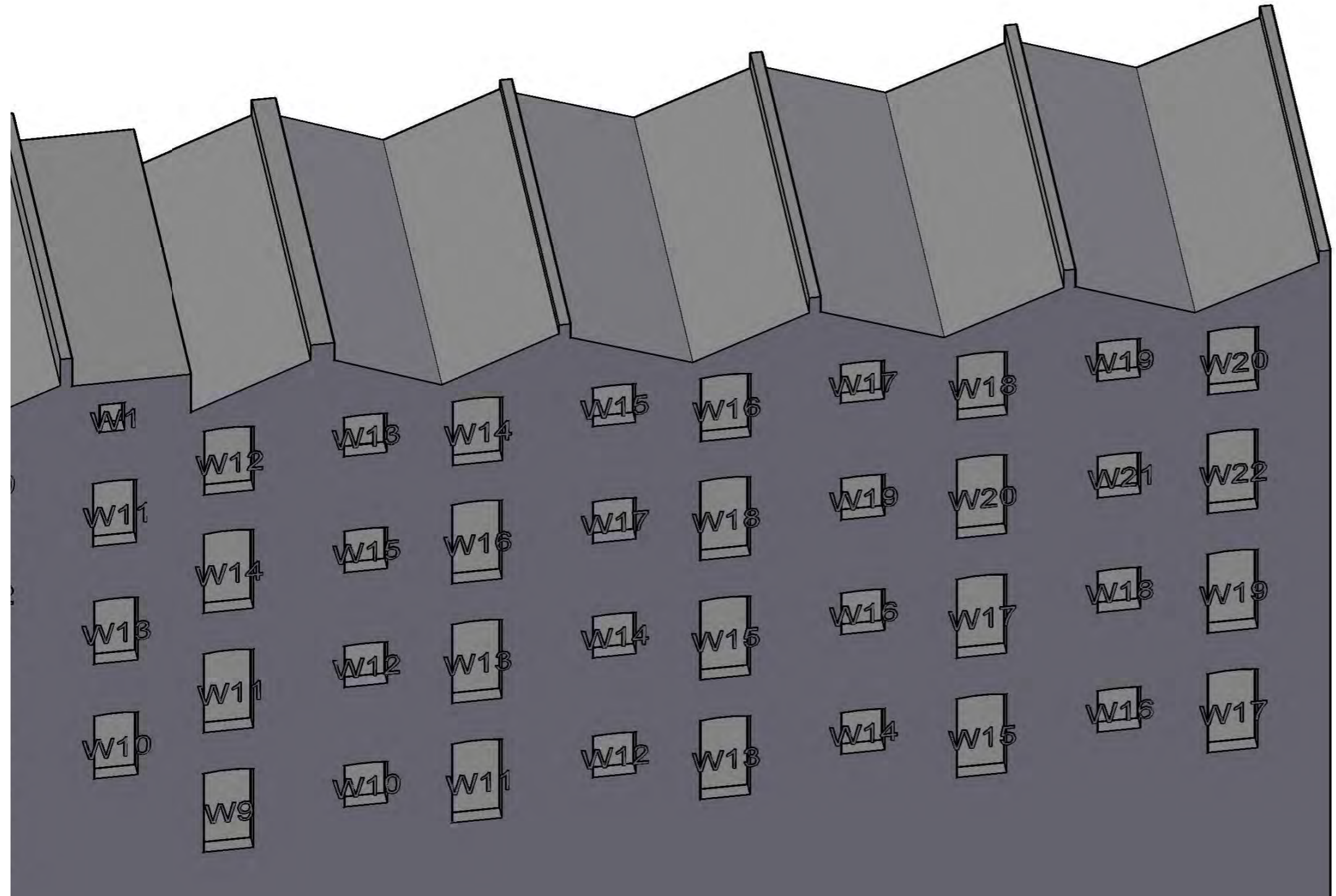


Sources of information

**Cloud10 Ltd**  
 Point Cloud Survey  
 Received 29/07/2016

**Studio Egret West**  
 0276-SEW-ZZ-ZZ-M3\_A-100001\_190724\_  
 Issue.dxf  
 Received 26/07/2019

**EB7 Ltd**  
 Site Photographs  
 Ordnance Survey



Project Eagle Wharf Road  
 London  
 N1 7ED

Title 12-21 Arlington Avenue (2)  
 Window Map

Drawn AD Checked --

Date 06/08/2019 Project 2251

Rel no. 17 Prefix DS01 Page no. WM19



## Appendix 2

**Results of the daylight & sunlight assessments  
within neighbouring properties**

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Loss %	Room Area	Existing NSC	Proposed NSC	Loss	Loss %	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
<b>14-27 EAGLE WHARF ROAD</b>																		
Ground	R1	W1	Kitchen	32.1	15.6	16.5	51.4	121.0	118.4	31.5	86.9	73.4	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R4	W4	Kitchen	32.1	16.2	15.9	49.6	121.0	118.5	31.3	87.1	73.6	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R5	W5	Kitchen	32.0	16.6	15.4	48.2	121.0	118.4	32.1	86.3	72.9	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R8	W8	Kitchen	31.7	17.9	13.8	43.4	121.0	118.5	40.3	78.1	65.9	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R9	W9	Kitchen	31.4	18.7	12.7	40.5	121.0	118.4	49.9	68.5	57.8	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R12	W12	Kitchen	30.4	21.0	9.5	31.1	121.0	115.8	69.9	45.9	39.6	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R13	W13	Kitchen	29.5	21.9	7.6	25.8	121.0	104.3	73.0	31.3	30.0	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R16	W16	Kitchen	28.2	23.5	4.7	16.8	121.0	82.7	80.8	1.9	2.3	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R17	W17	Kitchen	28.0	24.1	3.9	13.8	121.0	82.6	82.5	0.1	0.1	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R20	W20	Kitchen	27.8	25.4	2.4	8.7	121.0	82.9	82.9	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R21	W21	Kitchen	27.8	25.8	2.0	7.1	121.0	83.4	83.4	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R24	W24	Kitchen	28.3	27.0	1.3	4.5	121.0	83.4	83.4	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R25	W25	Kitchen	28.7	27.7	1.1	3.7	121.0	83.0	83.0	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R28	W28	Kitchen	30.8	30.1	0.7	2.3	121.0	92.3	92.3	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W1-L W1-U W2	Living Room	34.3	17.7	16.6	48.4											
				33.1	17.1	16.0	48.4	160.8	158.0	84.1	73.9	46.8	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W3 W4-L W4-U	Living Room	33.1	17.2	15.9	48.1											
				34.3	18.3	16.0	46.6											
								160.8	158.0	79.4	78.7	49.8	N/F	N/F	N/F	N/F	N/F	N/F

Address	Room	Window	Room Use	Existing	Proposed	Loss	Loss	Room Area	Existing	Proposed	Loss	Loss	Existing APSH		Proposed APSH		Total Retained	Winter Retained
				VSC	VSC	%	%		NSC	NSC	%	%	Total	Winter	Total	Winter		
First	R3	W5-L	Living Room	34.3	18.8	15.5	45.3	160.8	157.9	105.8	52.1	33.0	N/F	N/F	N/F	N/F	N/F	N/F
		W5-U W6		33.1	18.5	14.6	44.1											
First	R4	W7	Living Room	33.0	18.7	14.3	43.3	160.8	158.1	111.7	46.4	29.4	N/F	N/F	N/F	N/F	N/F	N/F
		W8-L W8-U		34.1	20.3	13.8	40.5											
First	R5	W9-L	Living Room	34.0	21.2	12.8	37.6	160.8	158.0	133.6	24.4	15.4	N/F	N/F	N/F	N/F	N/F	N/F
		W9-U W10		32.8	21.4	11.3	34.6											
First	R6	W11	Living Room	32.6	22.0	10.6	32.4	160.8	158.0	142.4	15.6	9.9	N/F	N/F	N/F	N/F	N/F	N/F
		W12-L W12-U		33.4	24.1	9.3	28.0											
First	R7	W13-L	Living Room	32.8	25.1	7.7	23.4	160.8	157.9	154.4	3.4	2.2	N/F	N/F	N/F	N/F	N/F	N/F
		W13-U W14		31.6	25.1	6.4	20.4											
First	R8	W15	Living Room	31.3	25.4	5.9	18.9	160.8	158.1	156.9	1.1	0.7	N/F	N/F	N/F	N/F	N/F	N/F
		W16-L W16-U		32.0	27.0	5.1	15.8											
First	R9	W17-L	Living Room	31.9	27.7	4.2	13.2	160.8	157.9	157.9	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
		W17-U W18		31.0	27.5	3.5	11.4											
First	R10	W19	Living Room	31.0	27.7	3.3	10.7	160.8	158.1	158.1	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
		W20-L W20-U		31.8	29.0	2.8	8.7											
First	R11	W21-L	Living Room	31.8	29.5	2.3	7.2	160.8	157.8	157.8	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
		W21-U W22		31.1	29.2	1.9	6.2											



Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Loss %	Room Area	Existing NSC	Proposed NSC	Loss	Loss %	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained	
		W17-U						122.5	121.2	121.2	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R20	W20-L W20-U	Bedroom	36.6	33.1	3.5	9.5	122.5	121.2	121.2	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R21	W21-L W21-U	Bedroom	36.6	33.6	3.0	8.2	122.5	121.2	121.2	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R24	W24-L W24-U	Bedroom	36.7	34.5	2.2	6.0	122.5	121.1	121.1	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R25	W25-L W25-U	Bedroom	36.8	34.9	1.9	5.3	122.5	121.3	121.3	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R28	W28-L W28-U	Bedroom	37.3	35.8	1.5	3.9	122.5	121.1	121.1	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F	
<b>28 EAGLE WHARF ROAD</b>																			
Below Ground	R1	W1-L W1-U	Unknown	14.0	12.6	1.4	10.0	95.8	26.0	25.9	0.1	0.3	N/F	N/F	N/F	N/F	N/F	N/F	
Below Ground	R2	W2-L W2-U W3-L W3-U	Unknown	14.3	13.5	0.7	5.1	12.3	12.3	12.3	0.0	0.0	134.2	46.9	45.6	1.4	2.9	N/F	N/F
Below Ground	R3	W4 W5-L W5-U	Unknown	72.2	68.6	3.6	5.0	17.3	17.1	17.1	0.2	1.3	138.1	138.1	138.1	0.0	0.0	55	16
Ground	R1	W1-L W1-U	Unknown	20.6	18.5	2.1	10.1	65.6	34.2	34.2	0.0	0.1	N/F	N/F	N/F	N/F	N/F	N/F	
Ground	R2	W2-L W2-U	Unknown	21.2	18.7	2.4	11.4	93.7	56.1	55.7	0.4	0.7	N/F	N/F	N/F	N/F	N/F	N/F	







Address	Room	Window	Room Use	Existing	Proposed	Loss	Loss	Room	Existing	Proposed	Loss	Loss	Existing APSH		Proposed APSH		Total	Winter
				VSC	VSC	%	Area	NSC	NSC	%	Total	Winter	Total	Winter	Retained	Retained		
		W3-U						55.4	54.6	54.6	0.0	0.0	61	20	55	20	0.9	1.0
First	R3	W4-L W4-U	Unknown	36.3	32.7	3.7	10.2	94.5	92.4	92.4	0.0	0.0	61	20	56	20	0.9	1.0
First	R4	W5-L W5-U	Unknown	36.1	32.9	3.3	9.0	55.4	54.7	54.7	0.0	0.0	62	21	57	21	0.9	1.0
First	R5	W6-L W6-U	Unknown	37.1	34.4	2.7	7.3	94.5	92.5	92.5	0.0	0.0	62	22	59	22	1.0	1.0
First	R6	W7-L W7-U	Unknown	36.7	34.4	2.3	6.2	55.4	54.6	54.6	0.0	0.0	61	22	59	22	1.0	1.0
First	R7	W8-L W8-U	Unknown	37.6	35.6	2.0	5.3	94.5	92.6	92.6	0.0	0.0	63	23	61	23	1.0	1.0
First	R8	W9-L W9-U	Unknown	37.3	35.6	1.7	4.5	55.4	54.7	54.7	0.0	0.0	63	23	61	23	1.0	1.0
First	R9	W10-L W10-U	Unknown	38.0	36.4	1.6	4.1	94.5	92.6	92.6	0.0	0.0	64	23	62	23	1.0	1.0
First	R10	W11-L W11-U	Unknown	37.7	36.3	1.4	3.6	55.4	54.9	54.9	0.0	0.0	63	23	61	23	1.0	1.0
Second	R1	W1 W2-L W2-U	Unknown	76.3 30.3	76.1 29.4	0.2 0.8	0.2 2.7	65.5	63.1	63.1	0.0	0.0	88	28	88	28	1.0	1.0
Second	R2	W3 W4-L W4-U	Unknown	87.1 36.1	85.7 33.2	1.4 2.9	1.6 8.1	60.5	58.9	58.9	0.0	0.0	77	19	73	19	0.9	1.0
<b>29 EAGLE WHARF ROAD</b>																		
Below Ground	R1	W1	Bedroom	1.6	1.6	0.0	0.0	138.9	21.0	19.5	1.5	7.2	N/F	N/F	N/F	N/F	N/F	N/F

Address	Room	Window	Room Use	Existing	Proposed	Loss	Loss	Room Area	Existing	Proposed	Loss	Loss	Existing APSH		Proposed APSH		Total Retained	Winter Retained
				VSC	VSC		%		NSC	NSC		%	Total	Winter	Total	Winter		
Below Ground	R2	W2	Bedroom	2.0	2.0	0.0	0.0	128.5	26.7	23.7	2.9	11.0	N/F	N/F	N/F	N/F	N/F	N/F
Below Ground	R3	W3	Bedroom	2.4	2.4	0.0	0.0	184.4	28.7	27.3	1.4	4.8	N/F	N/F	N/F	N/F	N/F	N/F
Below Ground	R4	W4	Bedroom	2.0	2.0	0.0	0.0	74.1	18.0	18.0	0.0	0.1	N/F	N/F	N/F	N/F	N/F	N/F
Below Ground	R5	W5	Bedroom	2.1	1.7	0.4	19.0	83.4	23.1	18.4	4.7	20.4	0	0	0	0	0.0	0.0
Ground	R1	W1	LD	3.1	3.1	0.0	0.0	238.5	66.2	52.7	13.5	20.3	3	0	3	0	1.0	0.0
		W2		3.3	1.5	1.7	53.5											
Ground	R2	W4	LKD	2.4	0.0	2.4	98.3	199.7	45.0	7.2	37.8	83.9	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R3	W5	Bedroom	2.3	0.3	2.1	89.2	116.4	45.3	17.0	28.3	62.5	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R5	W9	LKD	2.6	0.2	2.4	92.2	289.7	219.4	160.4	59.0	26.9	46	14	42	13	0.9	0.9
		W10		4.4	2.0	2.4	53.7											
		W11-L		25.9	22.2	3.6	14.1											
		W11-U																
		W12-L		25.8	22.3	3.5	13.6											
First	R1	W1	LKD	4.8	4.8	0.0	0.0	291.1	162.3	98.5	63.7	39.3	24	1	20	0	0.8	0.0
		W2-L		30.1	18.6	11.5	38.2											
		W2-U																
		W3-L		30.1	18.4	11.7	38.7											
		W3-U																
		W4-L		30.1	18.2	11.9	39.5											
		W4-U																
		W5-L		30.0	18.1	12.0	39.9											
W5-U																		
First	R2	W6	Bedroom	30.8	17.9	12.9	42.0	118.6	114.3	36.4	77.9	68.2	N/F	N/F	N/F	N/F	N/F	N/F
First	R3	W7	Bedroom	30.5	17.4	13.1	43.0	147.6	110.6	35.8	74.8	67.6	N/F	N/F	N/F	N/F	N/F	N/F

Address	Room	Window	Room Use	Existing	Proposed	Loss	Loss	Room Area	Existing	Proposed	Loss	Loss	Existing APSH		Proposed APSH		Total Retained	Winter Retained
				VSC	VSC	%	%		NSC	NSC	%	%	Total	Winter	Total	Winter		
First	R4	W8	Kitchen	30.3	17.3	13.0	43.0	82.7	80.8	41.3	39.5	48.9	N/F	N/F	N/F	N/F	N/F	N/F
First	R5	W9	LD	30.7	17.6	13.1	42.6	223.9	218.7	213.3	5.4	2.5	56	18	52	18	0.9	1.0
		W10		28.4	18.7	9.6	34.0											
		W11-L		31.1	26.6	4.6	14.6											
		W11-U																
		W12-L		31.1	26.6	4.5	14.3											
		W12-U																
		W13-L		31.0	26.7	4.4	14.1											
		W13-U																
		W14-L		31.0	26.7	4.3	13.9											
W14-U																		
First	R6	W15	Bedroom	31.5	27.8	3.7	11.7	122.7	120.4	117.6	2.7	2.3	54	16	50	16	0.9	1.0
Second	R1	W1	LKD	8.6	8.6	0.0	0.0	291.1	276.3	117.5	158.9	57.5	33	2	28	1	0.8	0.5
		W2-L		34.8	21.8	12.9	37.2											
		W2-U																
		W3-L		34.7	21.6	13.1	37.8											
		W3-U																
		W4-L		34.7	21.4	13.4	38.4											
		W4-U																
		W5-L		34.7	21.2	13.5	38.9											
W5-U																		
Second	R2	W6	Bedroom	35.3	21.0	14.3	40.5	118.6	117.0	41.0	76.0	65.0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R3	W7	Bedroom	35.0	20.5	14.5	41.5	147.6	132.7	42.5	90.2	68.0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R4	W8	Kitchen	34.8	20.3	14.4	41.5	82.7	80.1	48.3	31.9	39.8	N/F	N/F	N/F	N/F	N/F	N/F
Second	R5	W9	LD	35.0	20.6	14.4	41.2											
		W10		32.4	21.6	10.8	33.4											
		W11-L		35.0	30.1	4.9	14.0											
		W11-U																
		W12-L		34.9	30.2	4.8	13.6											
W12-U																		



Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Loss %	Room Area	Existing NSC	Proposed NSC	Loss	Loss %	Existing APSH Total	Proposed APSH Winter	Total Retained	Winter Retained		
		W16-U																
		W17-L		38.2	33.8	4.4	11.5											
		W17-U						256.5	256.5	255.6	0.9	0.4	63	22	58	22	0.9	1.0
Third	R6	W18	Bedroom	38.6	34.9	3.7	9.6	119.1	118.3	118.2	0.0	0.0	62	21	57	21	0.9	1.0
Fourth	R1	W1-L	Unknown	36.3	26.5	9.8	27.0											
		W1-U																
		W2-L		36.0	26.0	10.0	27.8											
		W2-U																
		W3-L		35.8	25.6	10.2	28.4											
		W3-U																
		W4-L		35.7	25.3	10.3	28.9											
		W4-U						157.3	154.9	114.4	40.5	26.1	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R2	W5-L	Unknown	35.6	24.7	10.8	30.5											
		W5-U																
		W6-L		35.6	24.7	11.0	30.8											
		W6-U																
		W7-L		35.6	24.5	11.1	31.1											
		W7-U																
		W8-L		35.6	24.4	11.2	31.4											
		W8-U						171.0	167.1	111.7	55.4	33.2	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R3	W9	Unknown	30.6	19.8	10.8	35.3	131.3	122.2	71.8	50.4	41.3	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R4	W10	Unknown	30.6	19.5	11.1	36.3	122.5	114.0	66.7	47.3	41.5	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R5	W11-L	Unknown	35.6	23.6	12.0	33.7											
		W11-U																
		W12-L		35.6	23.7	12.0	33.6											
		W12-U																
		W13-L		35.7	23.7	12.0	33.6											
		W13-U																
		W14-L		35.7	23.7	12.0	33.6											
		W14-U																
		W15		30.8	27.3	3.6	11.6	181.0	178.4	176.9	1.5	0.9	46	17	43	17	0.9	1.0



Address	Room	Window	Room Use	Existing	Proposed	Loss	Loss	Room Area	Existing	Proposed	Loss	Loss	Existing APSH		Proposed APSH		Total Retained	Winter Retained
				VSC	VSC		%		NSC	NSC		%	Total	Winter	Total	Winter		
		W19		24.1	19.3	4.7	19.7											
		W20		24.0	19.0	5.0	20.9	199.8	157.9	157.5	0.4	0.2	N/F	N/F	N/F	N/F	N/F	N/F
Below Ground	R9	W21-L W21-U	Unknown	25.1	19.1	6.0	24.0	150.9	89.3	75.2	14.1	15.7	N/F	N/F	N/F	N/F	N/F	N/F
Below Ground	R10	W22	Unknown	24.3	16.7	7.6	31.2	207.9	193.5	173.5	20.0	10.3	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R1	W1-L W1-U	Unknown	28.8	27.9	0.9	3.2	153.0	153.0	153.0	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R2	W2-L W2-U	Unknown	28.8	27.7	1.2	4.0	219.0	219.0	219.0	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R3	W3-L W3-U	Unknown	28.8	27.3	1.6	5.4	149.3	149.3	149.3	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R4	W4-L W4-U	Unknown	28.9	26.8	2.0	7.0	219.0	219.0	219.0	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R5	W5-L W5-U	Unknown	29.0	26.1	2.9	10.1	219.0	219.0	219.0	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R6	W6-L W6-U	Unknown	29.2	25.4	3.8	13.1	149.3	149.3	149.3	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R7	W7-L W7-U	Unknown	29.4	24.5	4.9	16.8	219.0	219.0	219.0	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R8	W8-L W8-U	Unknown	29.5	23.4	6.0	20.5	163.7	163.6	163.6	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R9	W9-L W9-U W10-L W10-U	Unknown	30.3	23.1	7.2	23.8											
				30.2	22.7	7.5	24.8	150.9	95.1	79.5	15.6	16.4	N/F	N/F	N/F	N/F	N/F	N/F





Address	Room	Window	Room Use	Existing	Proposed	Loss	Loss	Room Area	Existing	Proposed	Loss	Loss	Existing APSH		Proposed APSH		Total Retained	Winter Retained										
				VSC	VSC	%	%		NSC	NSC	%	%	Total	Winter	Total	Winter												
Second	R4	W4-L	Unknown	34.9	32.2	2.7	7.6	219.0	219.0	219.0	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F										
		W4-U																										
Second	R5	W5-L	Unknown	34.9	31.4	3.4	9.9	219.0	219.0	219.0	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F										
		W5-U																										
Second	R6	W6-L	Unknown	34.9	30.7	4.2	12.1	149.3	149.3	149.3	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F										
		W6-U																										
Second	R7	W7-L	Unknown	34.8	29.5	5.3	15.1	219.0	219.0	219.0	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F										
		W7-U																										
Second	R8	W8-L	Unknown	34.9	28.6	6.3	18.2	163.7	163.6	163.6	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F										
		W8-U																										
Second	R9	W9-L	Unknown	37.7	30.3	7.3	19.4	150.9	149.1	128.6	20.4	13.7	N/F	N/F	N/F	N/F	N/F	N/F										
		W9-U																										
		W10-L		37.7	30.0	7.6	20.2																					
Second	R10	W10-U	Unknown																									
		W11-L		34.1	24.9	9.2	26.9	207.9	207.7	193.7	13.9	6.7	N/F	N/F	N/F	N/F	N/F	N/F										
<b>1-2 UNION WHARF</b>																												
Ground	R1	W1-L	Unknown	31.1	28.6	2.5	8.0	114.6	114.4	114.4	0.0	0.0	86	25	75	15	0.9	0.6										
		W1-U																										
		W2		33.1	25.2	7.9	23.8																					
Ground	R2	W3	Unknown	32.9	25.3	7.7	23.3	108.4	106.6	102.3	4.3	4.1	76	25	62	13	0.8	0.5										
Ground	R3	W4	Unknown	32.7	25.5	7.2	21.9	109.1	107.2	103.3	3.9	3.7	75	24	62	12	0.8	0.5										
Ground	R4	W5	Unknown	32.5	26.0	6.5	20.1	116.6	113.6	109.2	4.5	3.9	76	25	62	11	0.8	0.4										
Ground	R5	W6	Bedroom	30.8	25.3	5.5	17.9	123.6	97.5	70.6	26.9	27.6	74	23	61	11	0.8	0.5										







Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Loss %	Room Area	Existing NSC	Proposed NSC	Loss	Loss %	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained								
		W2-U						126.2	126.2	104.3	21.9	17.4	77	26	63	14	0.8	0.5								
First	R3	W3-L W3-U	Bedroom	36.1	28.0	8.2	22.7	144.9	143.9	125.6	18.3	12.7	76	25	63	14	0.8	0.6								
Second	R1	W1-L W1-U W2-L W2-U W3-L W3-U	Unknown	30.9	30.1	0.8	2.7	37.1	30.2	6.9	18.6	33.5	32.4	1.1	3.3	129.7	129.7	129.7	0.0	0.0	97	27	90	21	0.9	0.8
<b>6 UNION WHARF</b>																										
Ground	R1	W1 W2-L W2-U W3-L W3-U	LKD	13.6	13.6	0.0	0.0	33.6	25.1	8.5	25.4	33.7	25.0	8.7	25.9	392.9	388.7	289.0	99.8	25.7	77	25	64	16	0.8	0.6
Ground	R2	W4-L W4-U	Unknown	33.7	24.9	8.8	26.0	173.9	173.9	83.1	90.9	52.2	76	25	60	15	0.8	0.6								
First	R1	W1-L W1-U	Bedroom	36.1	27.3	8.7	24.2	174.1	173.5	117.5	56.1	32.3	77	26	66	17	0.9	0.7								
First	R2	W2-L W2-U	Bedroom	36.1	27.2	8.9	24.6	126.2	126.2	80.6	45.7	36.2	76	25	65	15	0.9	0.6								
First	R3	W3-L W3-U	Bedroom	36.1	27.2	8.9	24.7	144.9	144.6	109.7	34.8	24.1	77	26	65	16	0.8	0.6								
Second	R1	W1-L W1-U W2-L W2-U W3-L	Bedroom	30.4	29.7	0.7	2.3	37.1	30.1	7.0	18.9	33.5	32.3	1.2	3.6											







Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Loss %	Room Area	Existing NSC	Proposed NSC	Loss	Loss %	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
		W6-U						92.8	79.7	79.7	0.0	0.0	62	15	62	15	1.0	1.0
Ground	R7	W7-L W7-U	Unknown	25.5	25.5	0.0	0.0	92.8	81.1	81.1	0.0	0.0	61	14	61	14	1.0	1.0
Ground	R8	W8-L W8-U	Unknown	24.5	24.5	0.0	0.0	92.8	81.0	81.0	0.0	0.0	59	15	59	15	1.0	1.0
Ground	R9	W9-L W9-U	Unknown	18.1	18.1	0.0	0.0	92.8	81.7	81.7	0.0	0.0	49	15	49	15	1.0	1.0
Ground	R10	W10-L W10-U	Unknown	22.2	22.2	0.0	0.0	93.2	66.0	66.0	0.0	0.0	55	12	55	12	1.0	1.0
Ground	R11	W11-L W11-U	Unknown	7.7	7.7	0.0	0.0	92.8	68.1	68.1	0.0	0.0	13	1	13	1	1.0	1.0
Ground	R12	W12-L W12-U	Unknown	22.0	22.0	0.0	0.0	93.2	65.0	65.0	0.0	0.0	55	11	55	11	1.0	1.0
Ground	R13	W13-L W13-U	Unknown	14.1	14.1	0.0	0.0	92.8	73.3	73.3	0.0	0.0	22	1	22	1	1.0	1.0
Ground	R14	W14-L W14-U	Unknown	16.1	16.1	0.0	0.0	92.8	78.1	78.1	0.0	0.0	38	7	38	7	1.0	1.0
Ground	R15	W15-L W15-U	Unknown	21.8	21.8	0.0	0.0	93.2	63.3	63.3	0.0	0.0	55	12	55	12	1.0	1.0
Ground	R16	W16-L W16-U	Unknown	7.7	7.7	0.0	0.0	92.8	71.4	71.4	0.0	0.0	12	1	12	1	1.0	1.0
Ground	R17	W17-L W17-U	Unknown	21.8	21.8	0.0	0.0	93.2	62.7	62.7	0.0	0.0	55	10	55	10	1.0	1.0
Ground	R18	W18-L W18-U	Unknown	10.7	10.7	0.0	0.0	92.8	66.9	66.9	0.0	0.0	18	1	18	1	1.0	1.0

Address	Room	Window	Room Use	Existing	Proposed	Loss	Loss	Room Area	Existing	Proposed	Loss	Loss	Existing APSH		Proposed APSH		Total Retained	Winter Retained
				VSC	VSC	%	%		NSC	NSC	%	%	Total	Winter	Total	Winter		
Ground	R19	W19-L	Unknown	23.2	22.2	1.0	4.2	184.3	173.8	132.0	41.8	24.0	53	8	53	8	1.0	1.0
		W19-U																
First	R1	W1-L	Unknown	33.0	32.2	0.8	2.5	92.8	92.2	92.2	0.0	0.0	77	26	75	25	1.0	1.0
		W1-U																
First	R2	W2-L	Unknown	30.1	30.0	0.1	0.2	121.0	118.1	118.1	0.0	0.0	72	21	71	21	1.0	1.0
		W2-U																
First	R3	W3-L	Unknown	32.9	32.0	0.9	2.7	92.8	92.2	92.2	0.0	0.0	76	25	75	24	1.0	1.0
		W3-U																
First	R4	W4-L	Unknown	30.0	29.9	0.1	0.2	121.0	118.1	118.1	0.0	0.0	72	21	71	21	1.0	1.0
		W4-U																
First	R5	W5-L	Unknown	32.8	31.8	0.9	2.8	92.8	92.2	92.2	0.0	0.0	77	26	76	25	1.0	1.0
		W5-U																
First	R6	W6-L	Unknown	29.8	29.7	0.1	0.2	121.0	118.2	118.2	0.0	0.0	69	21	69	21	1.0	1.0
		W6-U																
First	R7	W7-L	Unknown	32.5	31.7	0.8	2.6	92.8	92.2	92.2	0.0	0.0	75	25	74	24	1.0	1.0
		W7-U																
First	R8	W8-L	Unknown	29.5	29.4	0.0	0.1	121.0	118.1	118.1	0.0	0.0	70	21	70	21	1.0	1.0
		W8-U																
First	R9	W9-L	Unknown	32.0	31.5	0.6	1.7	92.8	92.2	92.2	0.0	0.0	76	25	75	24	1.0	1.0
		W9-U																
First	R10	W10-L	Unknown	29.1	29.1	0.0	0.0	121.0	117.5	117.5	0.0	0.0	68	19	68	19	1.0	1.0
		W10-U																
First	R11	W11-L	Unknown	31.6	31.1	0.4	1.4	92.8	92.2	92.2	0.0	0.0	73	23	72	22	1.0	1.0
		W11-U																



Address	Room	Window	Room Use	Existing	Proposed	Loss	Loss	Room	Existing	Proposed	Loss	Loss	Existing APSH		Proposed APSH		Total	Winter
				VSC	VSC		%	Area	NSC	NSC		%	Total	Winter	Total	Winter	Retained	Retained
		W24-U						93.2	92.9	92.9	0.0	0.0	68	19	68	19	1.0	1.0
First	R25	W25-L W25-U	Unknown	15.3	15.3	0.0	0.1	92.8	91.6	91.6	0.0	0.0	26	4	26	4	1.0	1.0
First	R26	W26-L W26-U	Unknown	29.2	29.2	0.1	0.2	93.2	92.8	92.8	0.0	0.0	70	19	70	19	1.0	1.0
First	R27	W27-L W27-U	Unknown	20.8	20.3	0.6	2.7	92.8	91.6	91.6	0.0	0.0	37	4	35	2	0.9	0.5
First	R28	W28	Unknown	16.3	16.0	0.3	1.7	96.3	75.8	75.4	0.4	0.6	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1-L W1-U	Unknown	37.4	35.3	2.1	5.6	92.8	92.2	92.2	0.0	0.0	79	28	77	26	1.0	0.9
Second	R2	W2-L W2-U	Unknown	35.7	34.0	1.7	4.7	121.0	118.1	118.1	0.0	0.0	78	27	76	25	1.0	0.9
Second	R3	W3-L W3-U	Unknown	37.4	35.1	2.3	6.0	92.8	92.2	92.2	0.0	0.0	78	27	76	25	1.0	0.9
Second	R4	W4-L W4-U	Unknown	35.6	33.8	1.7	4.9	121.0	118.1	118.1	0.0	0.0	78	27	76	25	1.0	0.9
Second	R5	W5-L W5-U	Unknown	37.3	35.0	2.3	6.3	92.8	92.2	92.2	0.0	0.0	79	28	76	25	1.0	0.9
Second	R6	W6-L W6-U	Unknown	35.4	33.6	1.8	4.9	121.0	118.2	118.2	0.0	0.0	77	26	75	24	1.0	0.9
Second	R7	W7-L W7-U	Unknown	37.1	34.7	2.4	6.4	92.8	92.2	92.2	0.0	0.0	79	28	76	25	1.0	0.9
Second	R8	W8-L W8-U	Unknown	35.1	33.4	1.7	4.7	121.0	118.1	118.1	0.0	0.0	77	26	76	25	1.0	1.0



Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Loss %	Room Area	Existing NSC	Proposed NSC	Loss	Loss %	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
			W21-U					92.8	92.2	92.2	0.0	0.0	79	28	75	24	0.9	0.9
Second	R22	W22-L W22-U	Unknown	36.1	33.9	2.3	6.3	92.8	92.2	92.2	0.0	0.0	78	27	75	24	1.0	0.9
Second	R23	W23-L W23-U	Unknown	35.5	32.9	2.6	7.4	92.8	92.2	92.2	0.0	0.0	78	28	75	25	1.0	0.9
Second	R24	W24-L W24-U	Unknown	32.9	31.2	1.7	5.0	131.5	129.7	129.7	0.0	0.0	74	23	70	19	0.9	0.8
Second	R25	W25	Unknown	22.0	21.7	0.3	1.6	96.3	79.8	79.7	0.1	0.2	N/F	N/F	N/F	N/F	N/F	N/F
Third	R1	W1-L W1-U	Unknown	38.0	34.9	3.1	8.2	131.5	129.7	129.7	0.0	0.0	79	28	77	26	1.0	0.9
Third	R2	W2	Unknown	30.0	29.7	0.3	1.1	96.3	84.5	84.3	0.2	0.2	N/F	N/F	N/F	N/F	N/F	N/F
<b>12-21 ARLINGTON AVENUE</b>																		
Ground	R1	W1-L W1-U	Unknown	26.3	25.4	0.9	3.5	103.8	99.8	88.2	11.6	11.7	57	10	55	8	1.0	0.8
Ground	R2	W2-L W2-U	Unknown	11.1	10.6	0.5	4.6	127.0	104.6	99.8	4.8	4.6	17	4	17	4	1.0	1.0
Ground	R3	W3-L W3-U	Unknown	25.8	25.1	0.7	2.8	242.4	158.7	156.5	2.2	1.4	62	14	61	13	1.0	0.9
Ground	R4	W4-L W4-U	Unknown	23.3	22.7	0.5	2.3	127.0	95.1	94.7	0.4	0.4	43	6	43	6	1.0	1.0
Ground	R5	W5	Unknown	23.9	23.5	0.4	1.8	95.4	58.8	58.8	0.0	0.0	55	11	54	10	1.0	0.9
Ground	R6	W6-L W6-U	Unknown	18.7	18.4	0.3	1.8	127.0	88.5	88.5	0.0	0.0	49	14	48	13	1.0	0.9



Address	Room	Window	Room Use	Existing	Proposed	Loss	Loss	Room Area	Existing	Proposed	Loss	Loss	Existing APSH		Proposed APSH		Total Retained	Winter Retained
				VSC	VSC	%	%		NSC	NSC	%	%	Total	Winter	Total	Winter		
First	R4	W4-L W4-U	Unknown	19.6	19.5	0.1	0.6	95.4	83.4	74.1	9.3	11.1	34	3	34	3	1.0	1.0
First	R5	W5-L W5-U	Unknown	30.2	29.4	0.8	2.6	127.0	124.5	124.5	0.0	0.0	65	18	64	17	1.0	0.9
First	R6	W6	Unknown	29.6	28.8	0.8	2.5	95.4	91.8	89.6	2.2	2.4	67	22	66	21	1.0	1.0
First	R7	W7-L W7-U	Unknown	23.1	22.6	0.5	2.2	127.0	124.1	124.1	0.0	0.0	56	21	56	21	1.0	1.0
First	R8	W8	Unknown	30.3	30.0	0.2	0.8	83.6	52.6	52.6	0.0	0.0	73	22	73	22	1.0	1.0
First	R9	W9-L W9-U	Unknown	22.8	22.8	0.0	0.0	127.0	113.2	113.2	0.0	0.0	39	6	39	6	1.0	1.0
First	R10	W10-L W10-U	Unknown	28.7	28.6	0.1	0.2	95.4	85.0	85.0	0.0	0.0	54	11	54	11	1.0	1.0
First	R11	W11-L W11-U	Unknown	32.4	32.2	0.2	0.7	127.0	124.5	124.1	0.4	0.3	69	18	69	18	1.0	1.0
First	R12	W12	Unknown	33.8	33.4	0.3	1.0	95.4	92.5	91.6	1.0	1.1	71	20	71	20	1.0	1.0
First	R13	W13-L W13-U	Unknown	34.1	33.6	0.5	1.4	127.0	124.6	124.6	0.0	0.0	73	22	72	21	1.0	1.0
First	R14	W14	Unknown	34.7	34.1	0.7	1.9	95.4	93.2	93.2	0.0	0.0	76	25	75	24	1.0	1.0
First	R15	W15-L W15-U	Unknown	34.7	34.0	0.7	2.0	128.4	125.9	125.9	0.0	0.0	76	25	75	24	1.0	1.0
First	R16	W16	Unknown	35.2	34.4	0.9	2.5	95.4	93.2	93.2	0.0	0.0	77	26	75	24	1.0	0.9
First	R17	W17-L W17-U	Unknown	35.2	34.2	0.9	2.7	137.1	134.2	134.2	0.0	0.0	77	26	75	24	1.0	0.9







Address	Room	Window	Room Use	Existing	Proposed	Loss	Loss	Room	Existing	Proposed	Loss	Loss	Existing APSH		Proposed APSH		Total	Winter
				VSC	VSC		%	Area	NSC	NSC		%	Total	Winter	Total	Winter	Retained	Retained
			W5-U					95.4	94.5	94.5	0.0	0.0	78	27	78	27	1.0	1.0
Third	R6	W6-L W6-U	Unknown	38.4	35.9	2.6	6.7	127.4	125.0	125.0	0.0	0.0	79	28	79	28	1.0	1.0
Third	R7	W7	Unknown	38.6	36.1	2.5	6.5	95.4	93.9	93.9	0.0	0.0	79	28	79	28	1.0	1.0
Third	R8	W8-L W8-U	Unknown	38.3	36.0	2.3	6.1	127.4	125.0	125.0	0.0	0.0	79	28	79	28	1.0	1.0
Third	R9	W9-L W9-U	Unknown	37.4	35.5	1.9	5.1	104.7	103.4	103.4	0.0	0.0	78	27	78	27	1.0	1.0
Third	R10	W10-L W10-U	Unknown	38.2	36.2	2.0	5.2	127.0	124.7	124.7	0.0	0.0	79	28	79	28	1.0	1.0
Third	R11	W11-L W11-U	Unknown	37.5	35.9	1.6	4.2	95.4	94.3	94.3	0.0	0.0	79	28	79	28	1.0	1.0
Third	R12	W12-L W12-U	Unknown	38.3	36.5	1.8	4.6	127.0	124.7	124.7	0.0	0.0	79	28	79	28	1.0	1.0
Third	R13	W13	Unknown	38.5	36.8	1.7	4.5	95.4	94.3	94.3	0.0	0.0	79	28	79	28	1.0	1.0
Third	R14	W14-L W14-U	Unknown	38.4	36.8	1.6	4.2	127.0	124.7	124.7	0.0	0.0	79	28	79	28	1.0	1.0
Third	R15	W15	Unknown	38.6	37.0	1.6	4.2	95.4	93.7	93.7	0.0	0.0	79	28	79	28	1.0	1.0
Third	R16	W16-L W16-U	Unknown	38.5	36.9	1.5	4.0	128.4	125.9	125.9	0.0	0.0	79	28	79	28	1.0	1.0
Third	R17	W17	Unknown	38.6	37.1	1.5	3.9	95.4	93.9	93.9	0.0	0.0	79	28	79	28	1.0	1.0
Third	R18	W18-L W18-U	Unknown	38.5	37.1	1.4	3.6	137.1	134.3	134.3	0.0	0.0	79	28	79	28	1.0	1.0

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Loss %	Room Area	Existing NSC	Proposed NSC	Loss	Loss %	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
Third	R19	W19	Unknown	38.7	37.3	1.4	3.5	95.4	93.8	93.8	0.0	0.0	79	28	79	28	1.0	1.0
Third	R20	W20-L W20-U	Unknown	38.6	37.3	1.3	3.4	132.9	130.3	130.3	0.0	0.0	79	28	79	28	1.0	1.0
Fourth	R1	W1	Unknown	39.1	37.0	2.1	5.2	95.4	91.6	84.8	6.8	7.4	79	28	79	28	1.0	1.0



## Appendix 3

**Results of the daylight & sunlight assessments  
within 1-9 Waterfront Mews with and without the brise soleil removed**

Address	Room	Window	Room Use	Existing	Proposed	Loss	Loss %	Room Area	Existing	Proposed	Loss	Loss %	Existing APSH		Proposed APSH		Total Retained	Winter Retained
				VSC	VSC				NSC	NSC			Total	Winter	Total	Winter		
<b>1-9 WATERFRONT MEWS</b>																		
Ground	R1	W1	Kitchen/Diner	12.6	8.1	4.5	35.6	228.9	106.8	99.0	7.9	7.4	24	16	18	14	0.8	0.9
		W2		12.5	7.9	4.7	37.1											
		W3		12.5	7.7	4.8	38.4											
Ground	R2	W4	Kitchen/Diner	12.5	7.4	5.1	41.0	231.1	107.8	88.5	19.3	17.9	24	16	16	13	0.7	0.8
		W5		12.6	7.2	5.3	42.4											
		W6		12.6	7.1	5.5	43.9											
Ground	R3	W7	Kitchen/Diner	12.6	6.7	6.0	47.3	228.9	106.6	78.5	28.1	26.4	24	16	15	12	0.6	0.8
		W8		12.6	6.4	6.2	49.4											
		W9		12.6	6.1	6.5	51.3											
Ground	R4	W10	Kitchen/Diner	12.6	5.7	6.9	54.8	231.6	105.7	63.9	41.8	39.5	24	16	12	10	0.5	0.6
		W11		12.5	5.4	7.1	56.8											
		W12		12.5	5.2	7.3	58.5											
First	R1	W1-L	Living Room	35.0	30.4	4.6	13.1	228.9	228.7	228.7	0.0	0.0	77	26	71	24	0.9	0.9
		W1-U		35.0	30.1	4.9	13.9											
		W2-L		35.0	30.1	4.9	13.9											
		W2-U		35.0	30.1	4.9	13.9											
First	R2	W3-L	Living Room	35.0	29.8	5.3	15.0	231.1	230.8	223.4	7.4	3.2	76	25	69	22	0.9	0.9
		W3-U		35.1	29.5	5.6	15.9											
		W4-L		35.1	29.5	5.6	15.9											
		W4-U		35.1	29.5	5.6	15.9											
First	R3	W5-L	Living Room	35.1	29.0	6.1	17.4	228.9	228.8	218.9	9.9	4.3	77	26	70	22	0.9	0.8
		W5-U		35.1	28.6	6.5	18.6											
		W6-L		35.1	28.6	6.5	18.6											
		W6-U		35.1	28.6	6.5	18.6											
First	R4	W7-L	Living Room	35.1	28.0	7.1	20.2	231.6	226.7	208.7	18.1	8.0	78	27	68	20	0.9	0.7
		W7-U		35.1	28.0	7.1	20.2											
		W8-L		35.0	27.6	7.5	21.3											
		W8-U		35.0	27.6	7.5	21.3											



## Appendix 4

**Results of the daylight & sunlight assessments  
within the proposed accommodation**

Sources of information

**Cloud10 Ltd**  
 Point Cloud Survey  
 Received 29/07/2016

**Studio Egret West**  
 0276-SEW-PA-00-DR-A-001100.dwg  
 0276-SEW-PA-02-DR-A-001102.dwg  
 0276-SEW-PA-03-DR-A-001103.dwg  
 0276-SEW-PA-04-DR-A-001104.dwg  
 0276-SEW-PA-05-DR-A-001105.dwg  
 0276-SEW-PA-10-DR-A-001110.dwg  
 Received 18/06/2020

**EB7 Ltd**  
 Site Photographs  
 Ordnance Survey



Project Eagle Wharf Road  
 London  
 N1 7ED

Title Block A  
 Second Floor  
 Room Layout

Drawn AP Checked --

Date 20/10/2020 Project 2251

Rel no. 18 Prefix ID01 Page no. ID01



Sources of information

**Cloud10 Ltd**  
 Point Cloud Survey  
 Received 29/07/2016

**Studio Egret West**  
 0276-SEW-PA-00-DR-A-001100.dwg  
 0276-SEW-PA-02-DR-A-001102.dwg  
 0276-SEW-PA-03-DR-A-001103.dwg  
 0276-SEW-PA-04-DR-A-001104.dwg  
 0276-SEW-PA-05-DR-A-001105.dwg  
 0276-SEW-PA-10-DR-A-001110.dwg  
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 London  
 N1 7ED

Title Block A  
 Third Floor  
 Room Layout

Drawn AP Checked --

Date 20/10/2020 Project 2251

Rel no. 18 Prefix ID01 Page no. ID02

Sources of information

**Cloud10 Ltd**  
 Point Cloud Survey  
 Received 29/07/2016

**Studio Egret West**  
 0276-SEW-PA-00-DR-A-001100.dwg  
 0276-SEW-PA-02-DR-A-001102.dwg  
 0276-SEW-PA-03-DR-A-001103.dwg  
 0276-SEW-PA-04-DR-A-001104.dwg  
 0276-SEW-PA-05-DR-A-001105.dwg  
 0276-SEW-PA-10-DR-A-001110.dwg  
 Received 18/06/2020

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Project Eagle Wharf Road  
 London  
 N1 7ED

Title Block A  
 Fourth Floor  
 Room Layout

Drawn AP Checked --

Date 20/10/2020 Project 2251

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Sources of information

**Cloud10 Ltd**  
 Point Cloud Survey  
 Received 29/07/2016

**Studio Egret West**  
 0276-SEW-PA-00-DR-A-001100.dwg  
 0276-SEW-PA-02-DR-A-001102.dwg  
 0276-SEW-PA-03-DR-A-001103.dwg  
 0276-SEW-PA-04-DR-A-001104.dwg  
 0276-SEW-PA-05-DR-A-001105.dwg  
 0276-SEW-PA-10-DR-A-001110.dwg  
 Received 18/06/2020

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Project Eagle Wharf Road  
 London  
 N1 7ED

Title Block A  
 Fifth Floor  
 Room Layout

Drawn AP Checked --

Date 20/10/2020 Project 2251

Rel no. 18 Prefix ID01 Page no. ID04

Sources of information

**Cloud10 Ltd**  
 Point Cloud Survey  
 Received 29/07/2016

**Studio Egret West**  
 0276-SEW-PA-00-DR-A-001100.dwg  
 0276-SEW-PA-02-DR-A-001102.dwg  
 0276-SEW-PA-03-DR-A-001103.dwg  
 0276-SEW-PA-04-DR-A-001104.dwg  
 0276-SEW-PA-05-DR-A-001105.dwg  
 0276-SEW-PA-10-DR-A-001110.dwg  
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NORTH



Project Eagle Wharf Road  
 London  
 N1 7ED

Title Block B  
 Second Floor  
 Room Layout

Drawn AP Checked --

Date 20/10/2020 Project 2251

Rel no. 18 Prefix ID01 Page no. ID05

Sources of information

**Cloud10 Ltd**  
 Point Cloud Survey  
 Received 29/07/2016

**Studio Egret West**  
 0276-SEW-PA-00-DR-A-001100.dwg  
 0276-SEW-PA-02-DR-A-001102.dwg  
 0276-SEW-PA-03-DR-A-001103.dwg  
 0276-SEW-PA-04-DR-A-001104.dwg  
 0276-SEW-PA-05-DR-A-001105.dwg  
 0276-SEW-PA-10-DR-A-001110.dwg  
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Project Eagle Wharf Road  
 London  
 N1 7ED

Title Block B  
 Third Floor  
 Room Layout

Drawn AP Checked --

Date 20/10/2020 Project 2251

Rel no. 18 Prefix ID01 Page no. ID06

Sources of information

**Cloud10 Ltd**  
 Point Cloud Survey  
 Received 29/07/2016

**Studio Egret West**  
 0276-SEW-PA-00-DR-A-001100.dwg  
 0276-SEW-PA-02-DR-A-001102.dwg  
 0276-SEW-PA-03-DR-A-001103.dwg  
 0276-SEW-PA-04-DR-A-001104.dwg  
 0276-SEW-PA-05-DR-A-001105.dwg  
 0276-SEW-PA-10-DR-A-001110.dwg  
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Project Eagle Wharf Road  
 London  
 N1 7ED

Title Block B  
 Fourth Floor  
 Room Layout

Drawn AP Checked --

Date 20/10/2020 Project 2251

Rel no. 18 Prefix ID01 Page no. ID07

Sources of information

**Cloud10 Ltd**  
Point Cloud Survey  
Received 29/07/2016

**Studio Egret West**  
0276-SEW-PA-00-DR-A-001100.dwg  
0276-SEW-PA-02-DR-A-001102.dwg  
0276-SEW-PA-03-DR-A-001103.dwg  
0276-SEW-PA-04-DR-A-001104.dwg  
0276-SEW-PA-05-DR-A-001105.dwg  
0276-SEW-PA-10-DR-A-001110.dwg  
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Project Eagle Wharf Road  
London  
N1 7ED

Title Block B  
Fifth Floor  
Room Layout

Drawn AP Checked --

Date 20/10/2020 Project 2251

Rel no. 18 Prefix ID01 Page no. ID08

Sources of information

**Cloud10 Ltd**  
Point Cloud Survey  
Received 29/07/2016

**Studio Egret West**  
0276-SEW-PA-00-DR-A-001100.dwg  
0276-SEW-PA-02-DR-A-001102.dwg  
0276-SEW-PA-03-DR-A-001103.dwg  
0276-SEW-PA-04-DR-A-001104.dwg  
0276-SEW-PA-05-DR-A-001105.dwg  
0276-SEW-PA-10-DR-A-001110.dwg  
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Project Eagle Wharf Road  
London  
N1 7ED

Title Block B  
Sixth Floor  
Room Layout

Drawn AP Checked --

Date 20/10/2020 Project 2251

Rel no. 18 Prefix ID01 Page no. ID09



Sources of information

**Cloud10 Ltd**  
 Point Cloud Survey  
 Received 29/07/2016

**Studio Egret West**  
 0276-SEW-PA-00-DR-A-001100.dwg  
 0276-SEW-PA-02-DR-A-001102.dwg  
 0276-SEW-PA-03-DR-A-001103.dwg  
 0276-SEW-PA-04-DR-A-001104.dwg  
 0276-SEW-PA-05-DR-A-001105.dwg  
 0276-SEW-PA-10-DR-A-001110.dwg  
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Project Eagle Wharf Road  
 London  
 N1 7ED

Title Block C  
 Second Floor  
 Room Layout

Drawn AP Checked --

Date 20/10/2020 Project 2251

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Sources of information

**Cloud10 Ltd**  
 Point Cloud Survey  
 Received 29/07/2016

**Studio Egret West**  
 0276-SEW-PA-00-DR-A-001100.dwg  
 0276-SEW-PA-02-DR-A-001102.dwg  
 0276-SEW-PA-03-DR-A-001103.dwg  
 0276-SEW-PA-04-DR-A-001104.dwg  
 0276-SEW-PA-05-DR-A-001105.dwg  
 0276-SEW-PA-10-DR-A-001110.dwg  
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Project Eagle Wharf Road  
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 N1 7ED

Title Block C  
 Third Floor  
 Room Layout

Drawn AP Checked --

Date 20/10/2020 Project 2251

Rel no. 18 Prefix ID01 Page no. ID11

Sources of information

**Cloud10 Ltd**  
 Point Cloud Survey  
 Received 29/07/2016

**Studio Egret West**  
 0276-SEW-PA-00-DR-A-001100.dwg  
 0276-SEW-PA-02-DR-A-001102.dwg  
 0276-SEW-PA-03-DR-A-001103.dwg  
 0276-SEW-PA-04-DR-A-001104.dwg  
 0276-SEW-PA-05-DR-A-001105.dwg  
 0276-SEW-PA-10-DR-A-001110.dwg  
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Project Eagle Wharf Road  
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 N1 7ED

Title Block C  
 Fourth Floor  
 Room Layout

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Date 20/10/2020 Project 2251

Rel no. 18 Prefix ID01 Page no. ID12



Sources of information

**Cloud10 Ltd**  
 Point Cloud Survey  
 Received 29/07/2016

**Studio Egret West**  
 0276-SEW-PA-00-DR-A-001100.dwg  
 0276-SEW-PA-02-DR-A-001102.dwg  
 0276-SEW-PA-03-DR-A-001103.dwg  
 0276-SEW-PA-04-DR-A-001104.dwg  
 0276-SEW-PA-05-DR-A-001105.dwg  
 0276-SEW-PA-10-DR-A-001110.dwg  
 Received 18/06/2020

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Project Eagle Wharf Road  
 London  
 N1 7ED

Title Block D  
 Second Floor  
 Room Layout

Drawn AP Checked --

Date 20/10/2020 Project 2251

Rel no. 18 Prefix ID01 Page no. ID14

Sources of information

**Cloud10 Ltd**  
 Point Cloud Survey  
 Received 29/07/2016

**Studio Egret West**  
 0276-SEW-PA-00-DR-A-001100.dwg  
 0276-SEW-PA-02-DR-A-001102.dwg  
 0276-SEW-PA-03-DR-A-001103.dwg  
 0276-SEW-PA-04-DR-A-001104.dwg  
 0276-SEW-PA-05-DR-A-001105.dwg  
 0276-SEW-PA-10-DR-A-001110.dwg  
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Project Eagle Wharf Road  
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Title Block D  
 Third Floor  
 Room Layout

Drawn AP Checked --

Date 20/10/2020 Project 2251

Rel no. 18 Prefix ID01 Page no. ID15

Sources of information

**Cloud10 Ltd**  
 Point Cloud Survey  
 Received 29/07/2016

**Studio Egret West**  
 0276-SEW-PA-00-DR-A-001100.dwg  
 0276-SEW-PA-02-DR-A-001102.dwg  
 0276-SEW-PA-03-DR-A-001103.dwg  
 0276-SEW-PA-04-DR-A-001104.dwg  
 0276-SEW-PA-05-DR-A-001105.dwg  
 0276-SEW-PA-10-DR-A-001110.dwg  
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Project Eagle Wharf Road  
 London  
 N1 7ED

Title Block D  
 Fourth Floor  
 Room Layout

Drawn AP Checked --

Date 20/10/2020 Project 2251

Rel no. 18 Prefix ID01 Page no. ID16





Sources of information

**Cloud10 Ltd**  
 Point Cloud Survey  
 Received 29/07/2016

**Studio Egret West**  
 0276-SEW-PA-00-DR-A-001100.dwg  
 0276-SEW-PA-02-DR-A-001102.dwg  
 0276-SEW-PA-03-DR-A-001103.dwg  
 0276-SEW-PA-04-DR-A-001104.dwg  
 0276-SEW-PA-05-DR-A-001105.dwg  
 0276-SEW-PA-10-DR-A-001110.dwg  
 Received 18/06/2020

**EB7 Ltd**  
 Site Photographs  
 Ordnance Survey



Project Eagle Wharf Road  
 London  
 N1 7ED

Title Block D  
 Sixth Floor  
 Room Layout

Drawn AP Checked --

Date 20/10/2020 Project 2251

Rel no. 18 Prefix ID01 Page no. ID18

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF	ROOM TOTAL APSH	ROOM WINTER APSH
<b>BLOCK A</b>							
Second	R1	W1-L	LKD	0.0	<b>3.0</b>	N/F	N/F
		W1-U	LKD	0.6			
		W2-L	LKD	0.1			
		W2-U	LKD	1.2			
		W3-L	LKD	0.0			
		W3-U	LKD	0.4			
		W12-L	LKD	0.1			
		W12-U	LKD	0.5			
Second	R2	W4-L	Studio	0.2	<b>3.6</b>	N/F	N/F
		W4-U	Studio	0.8			
		W5-L	Studio	0.4			
		W5-U	Studio	1.2			
		W6-L	Studio	0.2			
		W6-U	Studio	0.8			
Second	R3	W7-L	Studio	0.1	<b>2.8</b>	15	2
		W7-U	Studio	0.5			
		W8-L	Studio	0.2			
		W8-U	Studio	0.9			
		W9-L	Studio	0.3			
		W9-U	Studio	0.8			
Second	R4	W10-L	Bedroom	0.4	<b>5.6</b>	20	2
		W10-U	Bedroom	2.4			
		W11-L	Bedroom	0.5			
		W11-U	Bedroom	2.3			
Second	R5	W12-L	LKD	0.6	<b>2.9</b>	N/F	N/F
		W12-U	LKD	2.3			
Second	R6	W13-L	LKD	0.3	<b>8.0</b>	N/F	N/F
		W13-U	LKD	0.9			
		W14-L	LKD	0.9			
		W14-U	LKD	4.2			
		W15-L	LKD	0.3			
		W15-U	LKD	1.4			
Second	R7	W16-L	Bedroom	0.5	<b>2.7</b>	N/F	N/F
		W16-U	Bedroom	2.3			
Second	R8	W17-L	Bedroom	0.3	<b>1.9</b>	N/F	N/F
		W17-U	Bedroom	1.6			
Second	R9	W18-L	Bedroom	0.3	<b>1.1</b>	N/F	N/F
		W18-U	Bedroom	0.8			
Second	R10	W19-L	LKD	0.2	<b>1.3</b>	N/F	N/F
		W19-U	LKD	1.1			
Second	R11	W20-L	Studio	0.5			

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF	ROOM TOTAL APSH	ROOM WINTER APSH
		W20-U	Studio	1.1	<b>1.6</b>	N/F	N/F
Second	R12	W21-L	LKD	0.3			
		W21-U	LKD	1.5	<b>1.8</b>	29	6
Second	R13	W22-L	Bedroom	0.3			
		W22-U	Bedroom	0.9	<b>1.2</b>	11	7
Second	R14	W23-L	Bedroom	0.2			
		W23-U	Bedroom	0.7	<b>0.8</b>	7	4
Second	R15	W24-L	Bedroom	0.1			
		W24-U	Bedroom	1.5	<b>1.6</b>	17	3
Second	R16	W27-L	LKD	0.0			
		W27-U	LKD	0.3			
		W26-L	LKD	0.1			
		W26-U	LKD	0.8			
		W25-L	LKD	0.1			
		W25-U	LKD	0.8	<b>2.1</b>	30	9
Second	R17	W28-L	Bedroom	0.1			
		W28-U	Bedroom	0.0	<b>0.1</b>	2	0
Second	R18	W29-L	Bedroom	0.2			
		W29-U	Bedroom	1.8	<b>2.0</b>	21	7
Second	R19	W30-L	Bedroom	0.1			
		W30-U	Bedroom	0.5	<b>0.6</b>	5	5
Second	R20	W31-L	Bedroom	0.3			
		W31-U	Bedroom	2.5	<b>2.8</b>	1	0
Third	R1	W1-L	Studio	0.3			
		W1-U	Studio	0.9			
		W2-L	Studio	0.2			
		W2-U	Studio	0.8			
		W12-L	Studio	0.1			
		W12-U	Studio	0.4	<b>2.6</b>	N/F	N/F
Third	R2	W4-L	Studio	0.2			
		W4-U	Studio	0.8			
		W5-L	Studio	0.4			
		W5-U	Studio	1.3			
		W6-L	Studio	0.2			
		W6-U	Studio	0.8	<b>3.7</b>	N/F	N/F
Third	R3	W7-L	Studio	0.1			
		W7-U	Studio	0.5			
		W8-L	Studio	0.2			
		W8-U	Studio	0.9			
		W9-L	Studio	0.3			
		W9-U	Studio	0.8	<b>2.8</b>	15	2

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF	ROOM TOTAL APSH	ROOM WINTER APSH
Third	R4	W10-L	Bedroom	0.4	<b>5.0</b>	21	2
		W10-U	Bedroom	2.4			
		W11-L	Bedroom	0.5			
		W11-U	Bedroom	1.7			
Third	R5	W12-L	LKD	0.6	<b>3.5</b>	N/F	N/F
		W12-U	LKD	2.9			
Third	R6	W13-L	LKD	0.3	<b>7.3</b>	N/F	N/F
		W13-U	LKD	1.3			
		W14-L	LKD	0.9			
		W14-U	LKD	3.1			
		W15-L	LKD	0.3			
		W15-U	LKD	1.5			
Third	R7	W16-L	Bedroom	0.5	<b>3.0</b>	N/F	N/F
		W16-U	Bedroom	2.5			
Third	R8	W17-L	Bedroom	0.4	<b>2.1</b>	N/F	N/F
		W17-U	Bedroom	1.7			
Third	R9	W18-L	Bedroom	0.3	<b>1.3</b>	N/F	N/F
		W18-U	Bedroom	0.9			
Third	R10	W19-L	LKD	0.2	<b>1.5</b>	N/F	N/F
		W19-U	LKD	1.2			
Third	R11	W20-L	Studio	0.6	<b>2.3</b>	N/F	N/F
		W20-U	Studio	1.6			
Third	R12	W21-L	LKD	0.4	<b>2.4</b>	33	8
		W21-U	LKD	2.0			
Third	R13	W22-L	Bedroom	0.3	<b>1.3</b>	12	8
		W22-U	Bedroom	1.0			
Third	R14	W23-L	Bedroom	0.2	<b>0.9</b>	8	6
		W23-U	Bedroom	0.8			
Third	R15	W24-L	Bedroom	0.1	<b>1.8</b>	21	7
		W24-U	Bedroom	1.7			
Third	R16	W27-L	LKD	0.0	<b>2.3</b>	36	12
		W27-U	LKD	0.3			
		W26-L	LKD	0.1			
		W26-U	LKD	1.0			
		W25-L	LKD	0.1			
		W25-U	LKD	0.9			
Third	R17	W28-L	Bedroom	0.1	<b>0.7</b>	7	4
		W28-U	Bedroom	0.6			

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF	ROOM TOTAL APSH	ROOM WINTER APSH
Third	R18	W29-L	Bedroom	0.3	4.3	45	12
		W29-U	Bedroom	4.0			
Third	R19	W30-L	Bedroom	0.1	1.1	17	13
		W30-U	Bedroom	1.0			
Third	R20	W31-L	Bedroom	0.2	2.5	1	0
		W31-U	Bedroom	2.2			
Fourth	R1	W1-L	LKD	0.0	3.1	N/F	N/F
		W1-U	LKD	0.7			
		W2-L	LKD	0.1			
		W2-U	LKD	1.2			
		W3-L	LKD	0.0			
		W3-U	LKD	0.4			
		W12-L	LKD	0.1			
		W12-U	LKD	0.5			
Fourth	R2	W4-L	Studio	0.2	3.4	N/F	N/F
		W4-U	Studio	0.8			
		W5-L	Studio	0.3			
		W5-U	Studio	1.2			
		W6-L	Studio	0.2			
		W6-U	Studio	0.8			
Fourth	R3	W7-L	Studio	0.1	2.6	17	2
		W7-U	Studio	0.5			
		W8-L	Studio	0.2			
		W8-U	Studio	0.8			
		W9-L	Studio	0.2			
		W9-U	Studio	0.7			
Fourth	R4	W10-L	Bedroom	0.4	5.4	18	2
		W10-U	Bedroom	1.8			
		W11-L	Bedroom	0.5			
		W11-U	Bedroom	2.8			
Fourth	R5	W12-L	LKD	0.6	5.1	N/F	N/F
		W12-U	LKD	2.9			
		W13-L	LKD	0.2			
		W13-U	LKD	1.4			
Fourth	R6	W14-L	LKD	0.3	8.9	N/F	N/F
		W14-U	LKD	1.2			
		W15-L	LKD	0.9			
		W15-U	LKD	5.3			
		W16-L	LKD	0.1			
		W16-U	LKD	1.1			
Fourth	R7	W17-L	Bedroom	0.2	2.0	N/F	N/F
		W17-U	Bedroom	1.8			
Fourth	R8	W18-L	Bedroom	0.1			

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF	ROOM TOTAL APSH	ROOM WINTER APSH
		W18-U	Bedroom	1.3	<b>1.5</b>	N/F	N/F
Fourth	R9	W19-L	Bedroom	0.3			
		W19-U	Bedroom	1.1	<b>1.4</b>	N/F	N/F
Fourth	R10	W20-L	LKD	0.1			
		W20-U	LKD	0.9	<b>1.0</b>	N/F	N/F
Fourth	R11	W21-L	LKD	0.7			
		W21-U	LKD	3.0	<b>3.7</b>	N/F	N/F
Fourth	R12	W22-L	LKD	0.4			
		W22-U	LKD	2.0	<b>2.4</b>	40	11
Fourth	R13	W23-L	Bedroom	0.3			
		W23-U	Bedroom	1.3	<b>1.7</b>	22	11
Fourth	R14	W24-L	Bedroom	0.2			
		W24-U	Bedroom	0.6	<b>0.8</b>	17	8
Fourth	R15	W24-L	Bedroom	0.1			
		W24-U	Bedroom	2.0	<b>2.1</b>	28	11
Fourth	R16	W27-L	LKD	0.0			
		W27-U	LKD	0.4			
		W26-L	LKD	0.1			
		W26-U	LKD	1.1			
		W25-L	LKD	0.1			
		W25-U	LKD	1.0	<b>2.6</b>	44	16
Fourth	R17	W28-L	Bedroom	0.1			
		W28-U	Bedroom	1.0	<b>1.2</b>	9	6
Fourth	R18	W29-L	Bedroom	0.3			
		W29-U	Bedroom	4.5	<b>4.9</b>	52	15
Fourth	R19	W30-L	Bedroom	0.1			
		W30-U	Bedroom	1.2	<b>1.3</b>	20	15
Fourth	R20	W31-L	Bedroom	0.2			
		W31-U	Bedroom	2.2	<b>2.5</b>	1	0
Fifth	R1	W1-L	LKD	0.1			
		W1-U	LKD	0.8			
		W2-L	LKD	0.1			
		W2-U	LKD	1.2			
		W3-L	LKD	0.1			
		W3-U	LKD	0.6	<b>2.8</b>	N/F	N/F
Fifth	R2	W4-L	Studio	0.2			
		W4-U	Studio	0.9			
		W5-L	Studio	0.4			
		W5-U	Studio	1.9			

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF	ROOM TOTAL APSH	ROOM WINTER APSH
		W6-L	Studio	0.2			
		W6-U	Studio	0.9	<b>4.6</b>	N/F	N/F
Fifth	R3	W7-L	Studio	0.1			
		W7-U	Studio	0.5			
		W8-L	Studio	0.2			
		W8-U	Studio	0.8			
		W9-L	Studio	0.2			
		W9-U	Studio	0.8	<b>2.7</b>	25	2
Fifth	R4	W10-L	Bedroom	2.8			
		W10-U	Bedroom	33.1	<b>36.0</b>	N/F	N/F
Fifth	R5	W10-L	LKD	1.3			
		W10-U	LKD	14.8			
		W11-L	LKD	0.2			
		W11-U	LKD	1.3	<b>17.7</b>	N/F	N/F
Fifth	R6	W12-L	LKD	1.7			
		W12-U	LKD	12.1			
		W13-L	LKD	0.1			
		W13-U	LKD	0.9	<b>14.8</b>	N/F	N/F
Fifth	R7	W14-L	Bedroom	0.2			
		W14-U	Bedroom	2.1	<b>2.3</b>	N/F	N/F
Fifth	R8	W15-L	Bedroom	0.2			
		W15-U	Bedroom	1.7	<b>1.9</b>	N/F	N/F
Fifth	R9	W16-L	Bedroom	0.4			
		W16-U	Bedroom	1.9	<b>2.3</b>	N/F	N/F
Fifth	R10	W17-L	LKD	0.1			
		W17-U	LKD	1.1	<b>1.2</b>	N/F	N/F
Fifth	R11	W18-L	Studio	0.9			
		W18-U	Studio	4.8	<b>5.7</b>	N/F	N/F
Fifth	R12	W19-L	LKD	0.2			
		W19-U	LKD	1.1			
		W20-L	LKD	0.2			
		W20-U	LKD	1.1	<b>2.7</b>	35	11
Fifth	R13	W21-L	Bedroom	0.5			
		W21-U	Bedroom	2.6	<b>3.2</b>	44	15
Fifth	R14	W22-L	Bedroom	0.3			
		W22-U	Bedroom	0.7	<b>1.0</b>	24	10
Fifth	R15	W24-L	Bedroom	0.2			
		W24-U	Bedroom	2.3	<b>2.5</b>	36	15
Fifth	R16	W27-L	LKD	0.0			

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF	ROOM TOTAL APSH	ROOM WINTER APSH
		W27-U	LKD	0.4			
		W26-L	LKD	0.1			
		W26-U	LKD	1.2			
		W25-L	LKD	0.1			
		W25-U	LKD	1.1	<b>3.0</b>	52	20
Fifth	R17	W28-L	Bedroom	0.2			
		W28-U	Bedroom	1.7	<b>1.8</b>	19	9
Fifth	R18	W29-L	Bedroom	0.4			
		W29-U	Bedroom	5.2	<b>5.6</b>	60	21
Fifth	R19	W30-L	Bedroom	0.2			
		W30-U	Bedroom	2.4	<b>2.6</b>	52	18
Fifth	R20	W31-L	Bedroom	0.3			
		W31-U	Bedroom	2.5	<b>2.8</b>	1	0
<b>BLOCK B</b>							
Second	R1	W1-L	LKD	0.2			
		W1-U	LKD	0.5	<b>0.7</b>	N/F	N/F
Second	R2	W2-L	Bedroom	0.3			
		W2-U	Bedroom	0.9	<b>1.2</b>	N/F	N/F
Second	R3	W3-L	Bedroom	0.3			
		W3-U	Bedroom	1.7	<b>2.0</b>	N/F	N/F
Second	R4	W4-L	LKD	0.2			
		W4-U	LKD	0.4	<b>0.6</b>	N/F	N/F
Second	R5	W5-L	LKD	0.2			
		W5-U	LKD	1.0			
		W6-L	LKD	0.2			
		W6-U	LKD	0.9			
		W7-L	LKD	0.2			
		W7-U	LKD	0.9			
		W8-L	LKD	0.4			
		W8-U	LKD	1.5	<b>5.4</b>	37	15
Second	R6	W9-L	Bedroom	0.6			
		W9-U	Bedroom	3.4	<b>4.0</b>	72	25
Second	R7	W10-L	LKD	0.3			
		W10-U	LKD	1.8	<b>2.1</b>	72	25
Second	R8	W11-L	Bedroom	0.8			
		W11-U	Bedroom	3.1	<b>3.9</b>	30	23
Second	R9	W12-L	LKD	0.4			
		W12-U	LKD	1.4	<b>1.8</b>	12	11



Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF	ROOM TOTAL APSH	ROOM WINTER APSH
Second	R10	W13-L	Bedroom	0.4	<b>3.7</b>	70	26
		W13-U	Bedroom	2.0			
		W14-L	Bedroom	0.2			
		W14-U	Bedroom	1.1			
Second	R11	W15-L	Studio	0.2	<b>3.3</b>	46	20
		W15-U	Studio	0.8			
		W16-L	Studio	0.3			
		W16-U	Studio	1.1			
		W17-L	Studio	0.2			
		W17-U	Studio	0.8			
Second	R12	W21-L	LKD	0.1	<b>3.0</b>	64	25
		W21-U	LKD	0.5			
		W20-L	LKD	0.0			
		W20-U	LKD	0.4			
		W19-L	LKD	0.1			
		W19-U	LKD	1.2			
		W18-L	LKD	0.0			
		W18-U	LKD	0.6			
Second	R13	W22-L	Bedroom	0.3	<b>2.6</b>	13	11
		W22-U	Bedroom	2.4			
Second	R14	W23-L	Studio	0.2	<b>2.3</b>	N/F	N/F
		W23-U	Studio	0.9			
		W24-L	Studio	0.1			
		W24-U	Studio	0.4			
		W25-L	Studio	0.1			
		W25-U	Studio	0.6			
Second	R15	W26-L	Studio	0.1	<b>1.3</b>	N/F	N/F
		W26-U	Studio	0.3			
		W27-L	Studio	0.1			
		W27-U	Studio	0.1			
		W28-L	Studio	0.1			
		W28-U	Studio	0.5			
Second	R16	W29-L	Bedroom	0.2	<b>1.0</b>	9	2
		W29-U	Bedroom	0.8			
Second	R17	W30-L	Bedroom	0.3	<b>1.2</b>	12	4
		W30-U	Bedroom	0.9			
Second	R18	W31-L	Living Room	0.3	<b>1.9</b>	27	6
		W31-U	Living Room	1.5			
Second	R20	W31-L	Bedroom	0.2	<b>2.0</b>	2	0
		W31-U	Bedroom	1.8			
Second	R19	W32-L	Bedroom	0.1	<b>0.5</b>	0	0
		W32-U	Bedroom	0.4			

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF	ROOM TOTAL APSH	ROOM WINTER APSH
Third	R1	W1-L	LKD	0.2	<b>0.8</b>	N/F	N/F
		W1-U	LKD	0.6			
Third	R2	W2-L	Bedroom	0.3	<b>1.4</b>	N/F	N/F
		W2-U	Bedroom	1.0			
Third	R3	W3-L	Bedroom	0.4	<b>2.2</b>	N/F	N/F
		W3-U	Bedroom	1.9			
Third	R4	W4-L	LKD	0.2	<b>0.7</b>	N/F	N/F
		W4-U	LKD	0.5			
Third	R5	W5-L	Bedroom	0.4	<b>2.1</b>	N/F	N/F
		W5-U	Bedroom	1.7			
Third	R6	W6-L	Bedroom	0.4	<b>2.5</b>	N/F	N/F
		W6-U	Bedroom	2.1			
Third	R7	W7-L	LKD	0.2	<b>5.9</b>	72	25
		W7-U	LKD	1.0			
		W8-L	LKD	0.4			
		W8-U	LKD	2.3			
		W9-L	LKD	0.4			
		W9-U	LKD	1.5			
Third	R8	W10-L	LKD	0.4	<b>1.8</b>	25	15
		W10-U	LKD	1.4			
Third	R9	W11-L	Bedroom	0.6	<b>4.2</b>	72	25
		W11-U	Bedroom	3.6			
Third	R10	W12-L	Studio	0.3	<b>2.9</b>	72	26
		W12-U	Studio	0.9			
		W13-L	Studio	0.2			
		W13-U	Studio	0.9			
		W14-L	Studio	0.1			
		W14-U	Studio	0.5			
Third	R11	W15-L	Studio	0.2	<b>3.4</b>	46	20
		W15-U	Studio	0.8			
		W16-L	Studio	0.3			
		W16-U	Studio	1.2			
		W17-L	Studio	0.2			
		W17-U	Studio	0.8			
Third	R12	W21-L	LKD	0.1	<b>3.1</b>	64	25
		W21-U	LKD	0.5			
		W20-L	LKD	0.0			
		W20-U	LKD	0.4			
		W19-L	LKD	0.1			
		W19-U	LKD	1.2			
		W18-L	LKD	0.1			
		W18-U	LKD	0.7			

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF	ROOM TOTAL APSH	ROOM WINTER APSH
Third	R13	W22-L	Bedroom	0.2	<b>2.5</b>	20	14
		W22-U	Bedroom	2.2			
Third	R14	W32-L	Bedroom	0.1	<b>1.1</b>	3	0
		W32-U	Bedroom	1.0			
Third	R15	W23-L	Studio	0.2	<b>2.7</b>	N/F	N/F
		W23-U	Studio	1.0			
		W24-L	Studio	0.2			
		W24-U	Studio	0.5			
		W25-L	Studio	0.2			
		W25-U	Studio	0.7			
Third	R16	W26-L	Studio	0.1	<b>1.5</b>	N/F	N/F
		W26-U	Studio	0.4			
		W27-L	Studio	0.1			
		W27-U	Studio	0.2			
		W28-L	Studio	0.1			
		W28-U	Studio	0.6			
Third	R17	W29-L	Bedroom	0.2	<b>1.1</b>	10	2
		W29-U	Bedroom	0.9			
Third	R18	W30-L	Bedroom	0.3	<b>1.3</b>	14	4
		W30-U	Bedroom	1.0			
Third	R19	W31-L	LKD	0.4	<b>2.4</b>	33	7
		W31-U	LKD	2.0			
Third	R20	W23-L	Bedroom	0.3	<b>4.4</b>	5	0
		W22-U	Bedroom	4.1			
Fourth	R1	W1-L	LKD	0.2	<b>1.0</b>	N/F	N/F
		W1-U	LKD	0.8			
Fourth	R2	W2-L	Bedroom	0.3	<b>1.6</b>	N/F	N/F
		W2-U	Bedroom	1.2			
Fourth	R3	W3-L	Bedroom	0.4	<b>2.1</b>	N/F	N/F
		W3-U	Bedroom	1.8			
Fourth	R4	W4-L	LKD	0.2	<b>0.9</b>	N/F	N/F
		W4-U	LKD	0.7			
Fourth	R5	W5-L	Bedroom	0.3	<b>1.9</b>	N/F	N/F
		W5-U	Bedroom	1.6			
Fourth	R6	W6-L	Bedroom	0.4	<b>2.2</b>	N/F	N/F
		W6-U	Bedroom	1.8			
Fourth	R7	W7-L	LKD	0.2	<b>0.9</b>		
		W7-U	LKD	0.9			

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF	ROOM TOTAL APSH	ROOM WINTER APSH
		W8-L	LKD	0.4			
		W8-U	LKD	2.1			
		W9-L	LKD	0.4			
		W9-U	LKD	2.2	<b>6.2</b>	44	15
Fourth	R8	W10-L	LKD	0.3			
		W10-U	LKD	1.8	<b>2.1</b>	71	25
Fourth	R9	W11-L	Bedroom	0.9			
		W11-U	Bedroom	4.2	<b>5.1</b>	41	23
Fourth	R10	W12-L	Studio	0.3			
		W12-U	Studio	0.9			
		W13-L	Studio	0.2			
		W13-U	Studio	0.9			
		W14-L	Studio	0.1			
		W14-U	Studio	0.6	<b>2.9</b>	77	27
Fourth	R11	W15-L	Studio	0.2			
		W15-U	Studio	0.9			
		W16-L	Studio	0.4			
		W16-U	Studio	1.8			
		W17-L	Studio	0.2			
		W17-U	Studio	0.9	<b>4.3</b>	60	21
Fourth	R12	W21-L	LKD	0.1			
		W21-U	LKD	0.7			
		W20-L	LKD	0.1			
		W20-U	LKD	0.7			
		W19-L	LKD	0.1			
		W19-U	LKD	1.2			
		W18-L	LKD	0.1			
		W18-U	LKD	0.8	<b>3.8</b>	73	25
Fourth	R13	W22-L	Bedroom	0.3			
		W22-U	Bedroom	3.0	<b>3.3</b>	23	13
Fourth	R14	W32-L	Bedroom	0.1			
		W32-U	Bedroom	1.2	<b>1.3</b>	3	0
Fourth	R15	W23-L	Studio	0.2			
		W23-U	Studio	1.1			
		W24-L	Studio	0.2			
		W24-U	Studio	0.7			
		W25-L	Studio	0.2			
		W25-U	Studio	0.8	<b>3.2</b>	N/F	N/F
Fourth	R16	W26-L	Studio	0.2			
		W26-U	Studio	0.6			
		W27-L	Studio	0.1			
		W27-U	Studio	0.4			
		W28-L	Studio	0.1			
		W28-U	Studio	0.6	<b>2.1</b>	N/F	N/F

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF	ROOM TOTAL APSH	ROOM WINTER APSH
Fourth	R17	W29-L	Bedroom	0.2	<b>1.3</b>	19	2
		W29-U	Bedroom	1.0			
Fourth	R18	W30-L	Bedroom	0.4	<b>1.7</b>	23	6
		W30-U	Bedroom	1.4			
Fourth	R19	W31-L	LKD	0.4	<b>2.5</b>	33	8
		W31-U	LKD	2.0			
Fourth	R20	W33-L	Bedroom	0.4	<b>5.0</b>	5	0
		W33-U	Bedroom	4.6			
Fifth	R1	W1-L	LKD	0.2	<b>0.9</b>	N/F	N/F
		W1-U	LKD	0.7			
Fifth	R2	W2-L	Bedroom	0.3	<b>1.5</b>	N/F	N/F
		W2-U	Bedroom	1.1			
Fifth	R3	W3-L	Bedroom	0.1	<b>1.6</b>	N/F	N/F
		W3-U	Bedroom	1.5			
Fifth	R4	W4-L	Bedroom	0.3	<b>1.1</b>	N/F	N/F
		W4-U	Bedroom	0.8			
Fifth	R5	W5-L	LKD	0.1	<b>8.6</b>	69	24
		W5-U	LKD	0.9			
		W6-L	LKD	0.1			
		W6-U	LKD	1.0			
		W7-L	LKD	0.8			
		W7-U	LKD	5.7			
Fifth	R6	W8-L	Bedroom	1.0	<b>6.0</b>	67	24
		W8-U	Bedroom	5.0			
Fifth	R7	W9-L	Bedroom	0.5	<b>3.3</b>	N/F	N/F
		W9-U	Bedroom	2.7			
Fifth	R8	W10-L	LKD	0.5	<b>2.8</b>	N/F	N/F
		W10-U	LKD	2.3			
Fifth	R9	W11-L	LKD	0.4	<b>3.7</b>	N/F	N/F
		W11-U	LKD	1.7			
		W12-L	LKD	0.3			
		W12-U	LKD	1.4			
Fifth	R10	W13-L	Bedroom	0.4	<b>2.5</b>	N/F	N/F
		W13-U	Bedroom	2.1			
Fifth	R11	W14-L	Bedroom	0.4	<b>2.4</b>	N/F	N/F
		W14-U	Bedroom	2.0			
Fifth	R12	W15-L	LKD	0.2			

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF	ROOM TOTAL APSH	ROOM WINTER APSH
		W15-U	LKD	1.0			
		W16-L	LKD	0.2			
		W16-U	LKD	0.9	<b>2.3</b>	N/F	N/F
Fifth	R13	W17-L	Bedroom	0.3			
		W17-U	Bedroom	1.1	<b>1.4</b>	26	4
Fifth	R14	W18-L	Bedroom	0.4			
		W18-U	Bedroom	1.4	<b>1.8</b>	24	9
Fifth	R15	W19-L	LKD	0.2			
		W19-U	LKD	1.0			
		W20-L	LKD	0.2			
		W20-U	LKD	1.1	<b>2.5</b>	37	12
Sixth	R1	W1-L	Bedroom	0.2			
		W1-U	Bedroom	2.2	<b>2.4</b>	38	12
Sixth	R2	W2-L	Bedroom	0.3			
		W2-U	Bedroom	2.9	<b>3.2</b>	38	12
Sixth	R3	W3-L	LKD	0.1			
		W3-U	LKD	1.1			
		W4	LKD	13.7	<b>15.0</b>	41	12
Sixth	R4	W5-L	LKD	0.8			
		W5-U	LKD	12.4			
		W6-L	LKD	0.2			
		W6-U	LKD	0.9	<b>14.3</b>	N/F	N/F
Sixth	R5	W7-L	Bedroom	0.4			
		W7-U	Bedroom	2.0	<b>2.4</b>	N/F	N/F
Sixth	R6	W8-L	Bedroom	0.1			
		W8-U	Bedroom	1.6	<b>1.8</b>	N/F	N/F
Sixth	R7	W9-L	Bedroom	0.4			
		W9-U	Bedroom	1.7	<b>2.1</b>	N/F	N/F
Sixth	R8	W10-L	LKD	0.1			
		W10-U	LKD	0.9			
		W11-L	LKD	0.1			
		W11-U	LKD	0.9			
		W12-L	LKD	0.8			
		W12-U	LKD	5.8	<b>8.7</b>	68	24
<b>BLOCK C</b>							
Second	R1	W1-L	Studio	0.5			
		W1-U	Studio	0.9	<b>1.3</b>	8	1
Second	R2	W2-L	LKD	0.2			
		W2-U	LKD	1.1	<b>1.3</b>	33	4

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF	ROOM TOTAL APSH	ROOM WINTER APSH
Second	R3	W3-L	Bedroom	0.3	1.3	15	3
		W3-U	Bedroom	0.9			
Second	R4	W4-L	Bedroom	0.3	2.0	31	3
		W4-U	Bedroom	1.7			
Second	R5	W5-L	Bedroom	0.5	2.9	42	6
		W5-U	Bedroom	2.4			
Second	R6	W6-L	LKD	0.3	7.9	47	9
		W6-U	LKD	1.5			
		W7-L	LKD	0.9			
		W7-U	LKD	4.0			
		W8-L	LKD	0.3			
		W8-U	LKD	0.9			
Second	R7	W9-L	LKD	0.6	3.0	N/F	N/F
		W9-U	LKD	2.4			
Second	R8	W10-L	Bedroom	0.5	5.3	N/F	N/F
		W10-U	Bedroom	2.2			
		W11-L	Bedroom	0.4			
		W11-U	Bedroom	2.2			
Second	R9	W12-L	Studio	0.1	2.4	2	0
		W12-U	Studio	1.0			
		W24-L	Studio	0.0			
		W24-U	Studio	0.3			
		W13-L	Studio	0.1			
		W13-U	Studio	0.9			
Second	R10	W14-L	Studio	0.1	2.9	38	2
		W14-U	Studio	0.4			
		W15-L	Studio	0.1			
		W15-U	Studio	0.3			
		W16-L	Studio	0.1			
		W16-U	Studio	0.7			
		W17-L	Studio	0.2			
		W17-U	Studio	1.0			
Second	R11	W18-L	Studio	0.2	1.6	21	2
		W18-U	Studio	0.5			
		W19-L	Studio	0.1			
		W19-U	Studio	0.3			
		W20-L	Studio	0.1			
		W20-U	Studio	0.4			
Second	R12	W21-L	Bedroom	0.2	0.8	N/F	N/F
		W21-U	Bedroom	0.6			
Second	R13	W22-L	Bedroom	0.3	1.4	N/F	N/F
		W22-U	Bedroom	1.1			

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF	ROOM TOTAL APSH	ROOM WINTER APSH
Second	R14	W23-L	Living Room	0.3	<b>2.0</b>	N/F	N/F
		W23-U	Living Room	1.7			
Third	R1	W1-L	Studio	0.6	<b>2.2</b>	16	3
		W1-U	Studio	1.6			
Third	R2	W2-L	LKD	0.2	<b>1.5</b>	42	8
		W2-U	LKD	1.2			
Third	R3	W3-L	Bedroom	0.4	<b>1.5</b>	20	5
		W3-U	Bedroom	1.1			
Third	R4	W4-L	Bedroom	0.4	<b>2.2</b>	35	4
		W4-U	Bedroom	1.8			
Third	R5	W5-L	Bedroom	0.5	<b>3.1</b>	46	9
		W5-U	Bedroom	2.5			
Third	R6	W6-L	LKD	0.3	<b>7.5</b>	55	14
		W6-U	LKD	1.6			
		W7-L	LKD	0.9			
		W7-U	LKD	3.2			
		W8-L	LKD	0.3			
		W8-U	LKD	1.2			
Third	R7	W9-L	LKD	0.7	<b>3.6</b>	N/F	N/F
		W9-U	LKD	3.0			
Third	R8	W10-L	Bedroom	0.5	<b>4.8</b>	N/F	N/F
		W10-U	Bedroom	1.7			
		W11-L	Bedroom	0.4			
		W11-U	Bedroom	2.2			
Third	R9	W12-L	Studio	0.1	<b>2.5</b>	N/F	N/F
		W12-U	Studio	1.1			
		W13-L	Studio	0.0			
		W13-U	Studio	0.3			
		W14-L	Studio	0.1			
		W14-U	Studio	0.9			
Third	R10	W15-L	LKD	0.2	<b>2.5</b>	8	0
		W15-U	LKD	0.6			
		W16-L	LKD	0.1			
		W16-U	LKD	0.4			
		W17-L	LKD	0.2			
		W17-U	LKD	1.1			
Third	R11	W18-L	Bedroom	0.7	<b>3.7</b>	46	7
		W18-U	Bedroom	3.1			
Third	R12	W19-L	Studio	0.2	<b>0.5</b>		
		W19-U	Studio	0.5			



Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF	ROOM TOTAL APSH	ROOM WINTER APSH
		W20-L	Studio	0.1			
		W20-U	Studio	0.4			
		W21-L	Studio	0.1			
		W21-U	Studio	0.5	<b>1.9</b>	25	4
Third	R13	W22-L	Bedroom	0.2			
		W22-U	Bedroom	0.8	<b>0.9</b>	N/F	N/F
Third	R14	W23-L	Bedroom	0.4			
		W23-U	Bedroom	1.2	<b>1.6</b>	N/F	N/F
Third	R15	W24-L	LKD	0.5			
		W24-U	LKD	2.2	<b>2.7</b>	N/F	N/F
Fourth	R1	W1-L	Studio	0.7			
		W1-U	Studio	3.1	<b>3.8</b>	27	7
Fourth	R2	W2-L	LKD	0.1			
		W2-U	LKD	0.9	<b>1.0</b>	30	6
Fourth	R3	W3-L	Bedroom	0.3			
		W3-U	Bedroom	1.2	<b>1.5</b>	19	5
Fourth	R4	W4-L	Bedroom	0.1			
		W4-U	Bedroom	1.4	<b>1.6</b>	31	6
Fourth	R5	W5-L	Bedroom	0.2			
		W5-U	Bedroom	1.8	<b>2.0</b>	32	7
Fourth	R6	W6-L	LKD	0.1			
		W6-U	LKD	1.1			
		W7-L	LKD	0.9			
		W7-U	LKD	4.9			
		W8-L	LKD	0.3			
		W8-U	LKD	1.2	<b>8.4</b>	36	8
Fourth	R7	W9-L	LKD	0.2			
		W9-U	LKD	1.4			
		W10-L	LKD	0.6			
		W10-U	LKD	3.0	<b>5.2</b>	N/F	N/F
Fourth	R8	W11-L	Bedroom	0.5			
		W11-U	Bedroom	2.8			
		W12-L	Bedroom	0.4			
		W12-U	Bedroom	2.1	<b>5.8</b>	N/F	N/F
Fourth	R9	W12-L	Studio	0.1			
		W12-U	Studio	1.1			
		W13-L	Studio	0.0			
		W13-U	Studio	0.3			
		W14-L	Studio	0.1			
		W14-U	Studio	0.9	<b>2.5</b>	N/F	N/F

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF	ROOM TOTAL APSH	ROOM WINTER APSH
Fourth	R10	W16-L	LKD	0.2	<b>2.4</b>	7	0
		W16-U	LKD	0.5			
		W17-L	LKD	0.1			
		W17-U	LKD	0.4			
		W18-L	LKD	0.2			
		W18-U	LKD	1.0			
Fourth	R11	W19-L	Bedroom	0.7	<b>3.9</b>	53	12
		W19-U	Bedroom	3.2			
Fourth	R12	W20-L	Studio	0.2	<b>2.4</b>	31	6
		W20-U	Studio	0.8			
		W21-L	Studio	0.1			
		W21-U	Studio	0.5			
		W22-L	Studio	0.1			
		W22-U	Studio	0.6			
Fourth	R13	W23-L	Bedroom	0.2	<b>1.0</b>	N/F	N/F
		W23-U	Bedroom	0.8			
Fourth	R14	W24-L	Bedroom	0.4	<b>1.8</b>	N/F	N/F
		W24-U	Bedroom	1.5			
Fourth	R15	W25-L	LKD	0.5	<b>2.6</b>	N/F	N/F
		W25-U	LKD	2.2			
Fifth	R1	W1-L	Studio	1.0	<b>6.0</b>	50	14
		W1-U	Studio	5.0			
Fifth	R2	W2-L	LKD	0.1	<b>1.2</b>	34	9
		W2-U	LKD	1.1			
Fifth	R3	W3-L	Bedroom	0.4	<b>2.3</b>	36	10
		W3-U	Bedroom	1.9			
Fifth	R4	W4-L	Bedroom	0.2	<b>1.9</b>	35	10
		W4-U	Bedroom	1.7			
Fifth	R5	W5-L	Bedroom	0.2	<b>2.3</b>	36	11
		W5-U	Bedroom	2.1			
Fifth	R6	W6-L	LKD	0.1	<b>14.5</b>	39	11
		W6-U	LKD	0.9			
		W7-L	LKD	1.6			
		W7-U	LKD	11.8			
Fifth	R7	W8-L	LKD	0.2	<b>17.8</b>	N/F	N/F
		W8-U	LKD	1.3			
		W9-L	LKD	1.3			
		W9-U	LKD	15.0			
Fifth	R8	W9-L	Bedroom	2.9	<b>36.2</b>	N/F	N/F
		W9-U	Bedroom	33.4			

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF	ROOM TOTAL APSH	ROOM WINTER APSH
Fifth	R9	W10-L	Studio	0.1	2.7	N/F	N/F
		W10-U	Studio	1.3			
		W23-L	Studio	0.0			
		W23-U	Studio	0.4			
		W11-L	Studio	0.1			
		W11-U	Studio	0.9			
Fifth	R10	W12-L	LKD	0.2	2.6	7	0
		W12-U	LKD	0.6			
		W13-L	LKD	0.1			
		W13-U	LKD	0.4			
		W14-L	LKD	0.2			
		W14-U	LKD	1.1			
Fifth	R11	W15-L	Bedroom	0.8	4.5	59	18
		W15-U	Bedroom	3.7			
Fifth	R12	W16-L	Studio	0.3	4.1	54	10
		W16-U	Studio	1.5			
		W17-L	Studio	0.2			
		W17-U	Studio	1.1			
		W18-L	Studio	0.2			
		W18-U	Studio	0.8			
Fifth	R13	W19-L	Bedroom	0.3	1.5	N/F	N/F
		W19-U	Bedroom	1.2			
Fifth	R14	W20-L	Bedroom	0.5	3.2	N/F	N/F
		W20-U	Bedroom	2.7			
Fifth	R15	W21-L	LKD	0.3	2.7	N/F	N/F
		W21-U	LKD	1.1			
		W22-L	LKD	0.3			
		W22-U	LKD	1.1			
<b>BLOCK D</b>							
Second	R1	W1-L	LKD	0.3	2.0	N/F	N/F
		W1-U	LKD	1.6			
Second	R2	W2-L	Bedroom	0.3	1.4	N/F	N/F
		W2-U	Bedroom	1.1			
Second	R3	W3-L	Bedroom	0.2	1.1	N/F	N/F
		W3-U	Bedroom	0.9			
Second	R4	W4-L	Studio	0.1	1.8	N/F	N/F
		W4-U	Studio	0.4			
		W5-L	Studio	0.1			
		W5-U	Studio	0.3			
		W6-L	Studio	0.1			
		W6-U	Studio	0.8			

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF	ROOM TOTAL APSH	ROOM WINTER APSH
Second	R5	W7-L	Bedroom	0.2	1.4	N/F	N/F
		W7-U	Bedroom	1.2			
Second	R6	W8-L	LKD	0.1	1.6	46	13
		W8-U	LKD	0.7			
		W9-L	LKD	0.2			
		W9-U	LKD	0.5			
Second	R7	W10-L	Studio	0.1	2.4	55	17
		W10-U	Studio	0.9			
		W11-L	Studio	0.0			
		W11-U	Studio	0.3			
		W22-L	Studio	0.1			
		W22-U	Studio	1.0			
Second	R8	W12-L	Bedroom	0.7	3.1	20	9
		W12-U	Bedroom	2.3			
Second	R9	W13-L	LKD	0.3	2.2	65	19
		W13-U	LKD	1.9			
Second	R10	W14-L	Bedroom	0.5	3.1	68	22
		W14-U	Bedroom	2.7			
Second	R11	W15-L	Living Room	0.4	3.5	45	20
		W15-U	Living Room	1.4			
		W16-L	Living Room	0.1			
		W16-U	Living Room	0.7			
		W17-L	Living Room	0.1			
		W17-U	Living Room	0.7			
Second	R12	W18-L	LKD	0.1	0.4	3	2
		W18-U	LKD	0.3			
Second	R13	W19-L	Bedroom	0.3	1.7	19	4
		W19-U	Bedroom	1.4			
Second	R14	W20-L	Bedroom	0.2	0.9	17	5
		W20-U	Bedroom	0.7			
Second	R15	W21-L	LKD	0.1	0.6	4	0
		W21-U	LKD	0.5			
Third	R1	W1-L	LKD	0.5	2.7	N/F	N/F
		W1-U	LKD	2.2			
Third	R2	W2-L	Bedroom	0.4	1.6	N/F	N/F
		W2-U	Bedroom	1.2			
Third	R3	W3-L	Bedroom	0.2	1.2	N/F	N/F
		W3-U	Bedroom	1.0			

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF	ROOM TOTAL APSH	ROOM WINTER APSH
Third	R4	W4-L	Studio	0.1	<b>2.1</b>	N/F	N/F
		W4-U	Studio	0.5			
		W5-L	Studio	0.1			
		W5-U	Studio	0.4			
		W6-L	Studio	0.2			
		W6-U	Studio	0.8			
Third	R5	W7-L	Bedroom	0.4	<b>2.1</b>	N/F	N/F
		W7-U	Bedroom	1.8			
Third	R6	W8-L	Bedroom	0.4	<b>2.6</b>	N/F	N/F
		W8-U	Bedroom	2.2			
Third	R7	W9-L	LKD	0.2	<b>2.9</b>	51	18
		W9-U	LKD	1.1			
		W10-L	LKD	0.4			
		W10-U	LKD	1.1			
Third	R8	W1-L	Studio	0.1	<b>2.8</b>	57	20
		W1-U	Studio	1.0			
		W24-L	Studio	0.0			
		W24-U	Studio	0.3			
		W11-L	Studio	0.1			
		W11-U	Studio	1.3			
Third	R9	W13-L	Bedroom	0.6	<b>3.8</b>	67	22
		W13-U	Bedroom	3.3			
Third	R10	W14-L	LKD	0.4	<b>2.0</b>	25	19
		W14-U	LKD	1.6			
Third	R11	W15-L	LKD	0.4	<b>5.7</b>	84	26
		W15-U	LKD	1.4			
		W16-L	LKD	0.4			
		W16-U	LKD	2.3			
		W17-L	LKD	0.2			
		W17-U	LKD	1.0			
Third	R12	W18-L	Bedroom	0.4	<b>2.5</b>	43	15
		W18-U	Bedroom	2.1			
Third	R13	W19-L	Bedroom	0.3	<b>2.0</b>	39	13
		W19-U	Bedroom	1.7			
Third	R14	W20-L	LKD	0.2	<b>0.7</b>	17	10
		W20-U	LKD	0.5			
Third	R15	W21-L	Bedroom	0.4	<b>2.3</b>	34	7
		W21-U	Bedroom	1.9			
Third	R16	W22-L	Bedroom	0.3	<b>1.4</b>	30	9
		W22-U	Bedroom	1.0			

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF	ROOM TOTAL APSH	ROOM WINTER APSH
Third	R17	W23-L	LKD	0.2	<b>0.8</b>	16	5
		W23-U	LKD	0.6			
Fourth	R1	W1-L	LKD	0.5	<b>2.6</b>	N/F	N/F
		W1-U	LKD	2.2			
Fourth	R2	W2-L	Bedroom	0.4	<b>1.9</b>	N/F	N/F
		W2-U	Bedroom	1.5			
Fourth	R3	W3-L	Bedroom	0.2	<b>1.2</b>	N/F	N/F
		W3-U	Bedroom	1.0			
Fourth	R4	W4-L	Studio	0.1	<b>2.3</b>	N/F	N/F
		W4-U	Studio	0.5			
		W5-L	Studio	0.1			
		W5-U	Studio	0.6			
		W6-L	Studio	0.2			
		W6-U	Studio	0.8			
Fourth	R5	W7-L	Bedroom	0.4	<b>2.2</b>	N/F	N/F
		W7-U	Bedroom	1.8			
Fourth	R6	W8-L	Bedroom	0.5	<b>2.6</b>	N/F	N/F
		W8-U	Bedroom	2.2			
Fourth	R7	W9-L	LKD	0.2	<b>3.0</b>	51	18
		W9-U	LKD	1.1			
		W10-L	LKD	0.4			
		W10-U	LKD	1.2			
Fourth	R8	W11-L	Studio	0.1	<b>4.2</b>	62	20
		W11-U	Studio	1.1			
		W12-L	Studio	0.0			
		W12-U	Studio	0.7			
		W24-L	Studio	0.2			
		W24-U	Studio	2.1			
Fourth	R9	W13-L	Bedroom	0.9	<b>5.4</b>	38	15
		W13-U	Bedroom	4.4			
Fourth	R10	W14-L	LKD	0.3	<b>2.2</b>	72	25
		W14-U	LKD	1.9			
Fourth	R11	W15-L	LKD	0.4	<b>6.2</b>	89	27
		W15-U	LKD	2.2			
		W16-L	LKD	0.5			
		W16-U	LKD	2.1			
		W17-L	LKD	0.2			
		W17-U	LKD	0.9			
Fourth	R12	W18-L	Bedroom	0.4	<b>2.1</b>	37	12
		W18-U	Bedroom	1.8			

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF	ROOM TOTAL APSH	ROOM WINTER APSH
Fourth	R13	W19-L	Bedroom	0.3	1.9	38	9
		W19-U	Bedroom	1.5			
Fourth	R14	W20-L	LKD	0.2	0.9	21	7
		W20-U	LKD	0.7			
Fourth	R15	W21-L	Bedroom	0.4	2.2	35	7
		W21-U	Bedroom	1.8			
Fourth	R16	W22-L	Bedroom	0.3	1.6	30	7
		W22-U	Bedroom	1.3			
Fourth	R17	W23-L	LKD	0.2	1.0	20	5
		W23-U	LKD	0.8			
Fifth	R1	W1-L	LKD	0.3	2.6	N/F	N/F
		W1-U	LKD	1.1			
		W2-L	LKD	0.2			
		W2-U	LKD	1.0			
Fifth	R2	W3-L	Bedroom	0.4	1.9	N/F	N/F
		W3-U	Bedroom	1.5			
Fifth	R3	W4-L	Bedroom	0.3	1.5	N/F	N/F
		W4-U	Bedroom	1.2			
Fifth	R4	W5-L	LKD	0.2	2.3	N/F	N/F
		W5-U	LKD	0.8			
		W6-L	LKD	0.2			
		W6-U	LKD	1.1			
Fifth	R5	W7-L	Bedroom	0.4	2.7	N/F	N/F
		W7-U	Bedroom	2.3			
Fifth	R6	W8-L	Bedroom	0.4	4.7	N/F	N/F
		W8-U	Bedroom	1.9			
		W9-L	Bedroom	0.4			
		W9-U	Bedroom	2.0			
Fifth	R7	W10-L	LKD	0.2	5.1	71	25
		W10-U	LKD	1.1			
		W11-L	LKD	0.6			
		W11-U	LKD	3.2			
Fifth	R8	W12-L	LKD	0.8	8.7	92	27
		W12-U	LKD	5.9			
		W13-L	LKD	0.1			
		W13-U	LKD	0.9			
		W14-L	LKD	0.1			
		W14-U	LKD	0.9			
Fifth	R9	W15-L	Bedroom	0.3	1.4	15	6
		W15-U	Bedroom	1.1			

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF	ROOM TOTAL APSH	ROOM WINTER APSH
Fifth	R10	W16-L	Bedroom	0.1	1.6	32	7
		W16-U	Bedroom	1.5			
Fifth	R11	W17-L	Bedroom	0.3	1.5	21	8
		W17-U	Bedroom	1.2			
Fifth	R12	W18-L	LKD	0.2	0.9	17	7
		W18-U	LKD	0.7			
Sixth	R1	W1-L	LKD	0.8	9.0	93	28
		W1-U	LKD	6.1			
		W2-L	LKD	0.1			
		W2-U	LKD	0.9			
		W3-L	LKD	0.1			
		W3-U	LKD	0.9			
Sixth	R2	W4-L	Bedroom	0.5	2.6	36	10
		W4-U	Bedroom	2.1			
Sixth	R3	W5-L	Bedroom	0.1	1.8	35	10
		W5-U	Bedroom	1.6			
Sixth	R4	W6-L	Bedroom	0.4	2.4	37	11
		W6-U	Bedroom	2.0			
Sixth	R5	W7-L	LKD	0.2	13.9	40	11
		W7-U	LKD	0.9			
		W8-L	LKD	0.7			
		W8-U	LKD	12.1			
Sixth	R6	W9	LKD	13.5	14.7	N/F	N/F
		W10-L	LKD	0.1			
		W10-U	LKD	1.1			
Sixth	R7	W11-L	Bedroom	0.3	3.2	N/F	N/F
		W11-U	Bedroom	2.9			
Sixth	R8	W12-L	Bedroom	0.2	2.4	N/F	N/F
		W12-U	Bedroom	2.2			

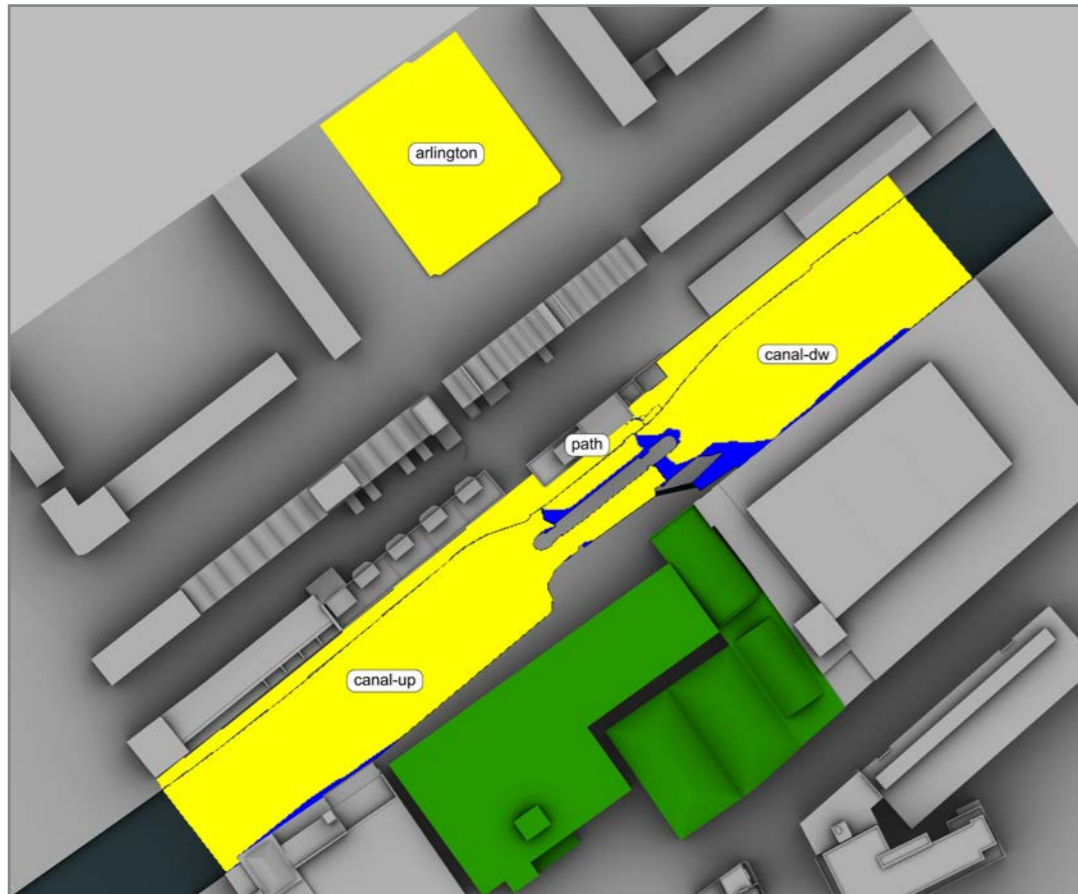




# Appendix 5

**Sunlight amenity results**

Sunlight Amenity Assessments  
 External Areas  
 BRE's Sun-on-Ground  
 21st March



**YES** BRE's Sun On Ground  
 Area seeing at least two hours of sunlight

**NO**

Day: 21st March  
 Latitude: 51.4°N  
 Effective day length: 10 hours  
 \*Min solar angle 10°  
 (BR209 3.3.8)

Fig. 1: Existing Scenario

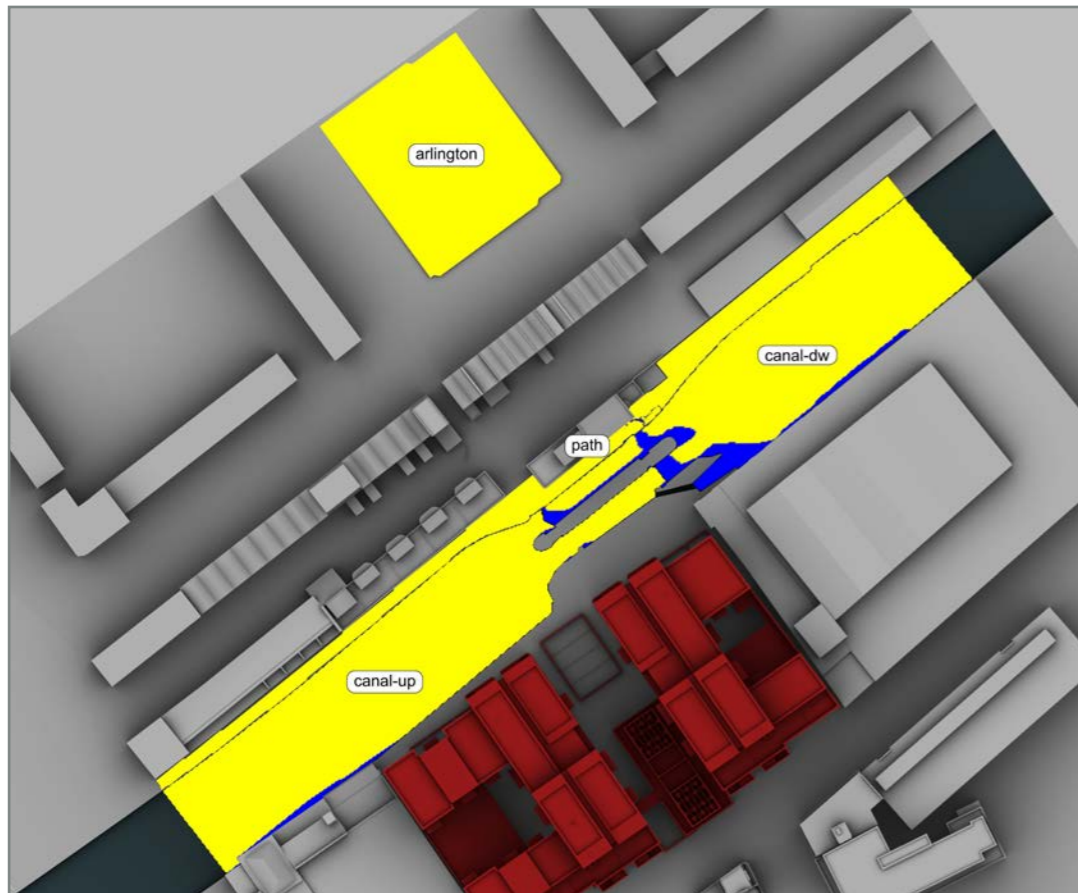


Fig. 2: Proposed Scenario

Zone Name	Area [m <sup>2</sup> ]	Existing	Proposed	
		Sunlit Area*	Sunlit Area*	Loss [%]
arlington	1,621.0	100.0	100.0	0.0
canal-dw	1,978.0	90.2	89.2	1.0
canal-up	1,492.0	97.3	99.2	-2.0
path	945.0	99.9	99.8	0.1

\*Sunlit Area = Area receiving at least 2hrs. of sunlight on 21st March

Table 1: Sun-on-Ground Results



Project Sturt's Yard  
 London

Reference 2251\_R17\_SA01ext

Drawn VL Checked JB

Date 3/11/2020 Rel no. 01

Drawing no. 2318-1

Sunlight Amenity Assessments  
 External Areas  
 Sunlight Exposure  
 21st March

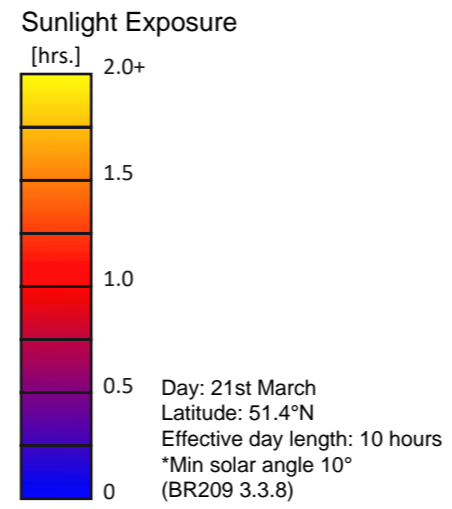
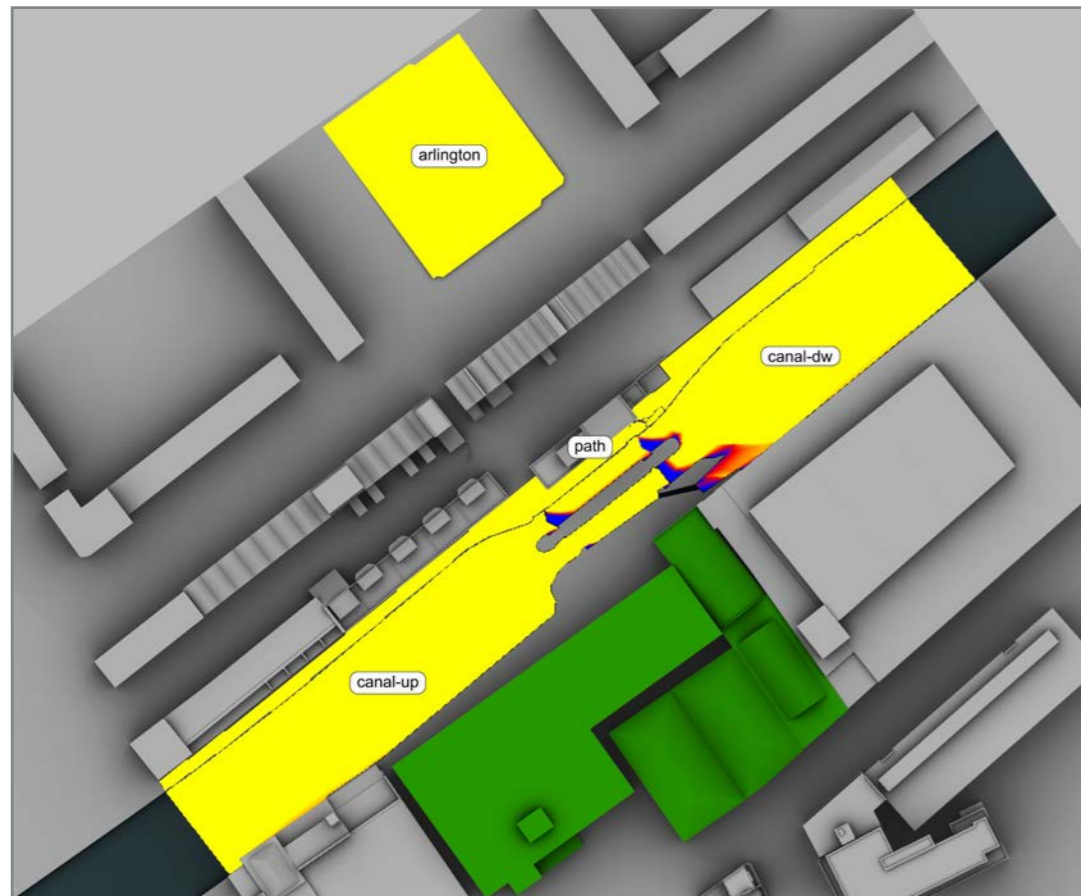


Fig. 3: Existing Scenario

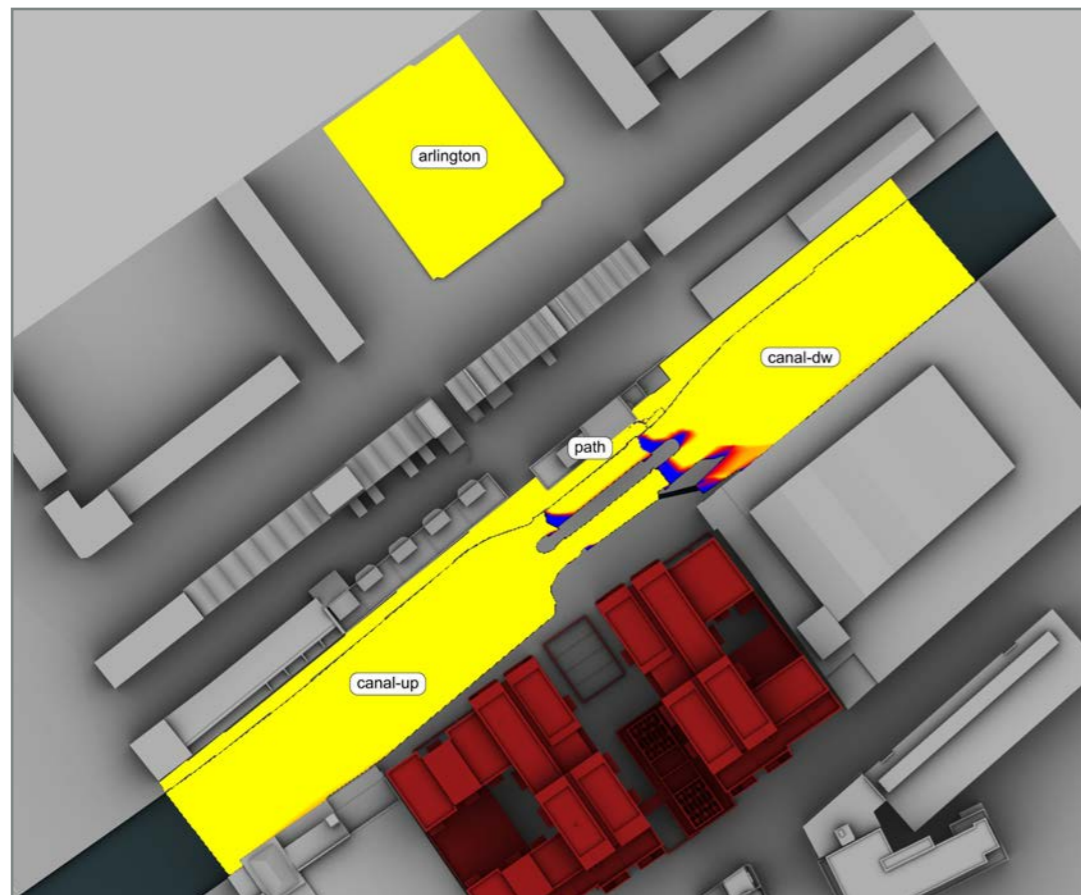


Fig. 4: Proposed Scenario



Project Sturt's Yard  
 London

Reference 2251\_R17\_SA01ext

Drawn VL Checked JB

Date 3/11/2020 Rel no. 01

Drawing no. 2318-2



Fig. 4: BRE's Sun-on-Ground - 21st March

Zone Name	Area (m2)	Sunlit Area* Proposed [%]
Area 1	290.0	56.7
Area 2	480.6	13.9
Area 3	128.1	0.0
Area 4	345.0	65.8

\*Sunlit Area = Area receiving at least 2hrs. of sunlight on 21st March

Table 1: Results

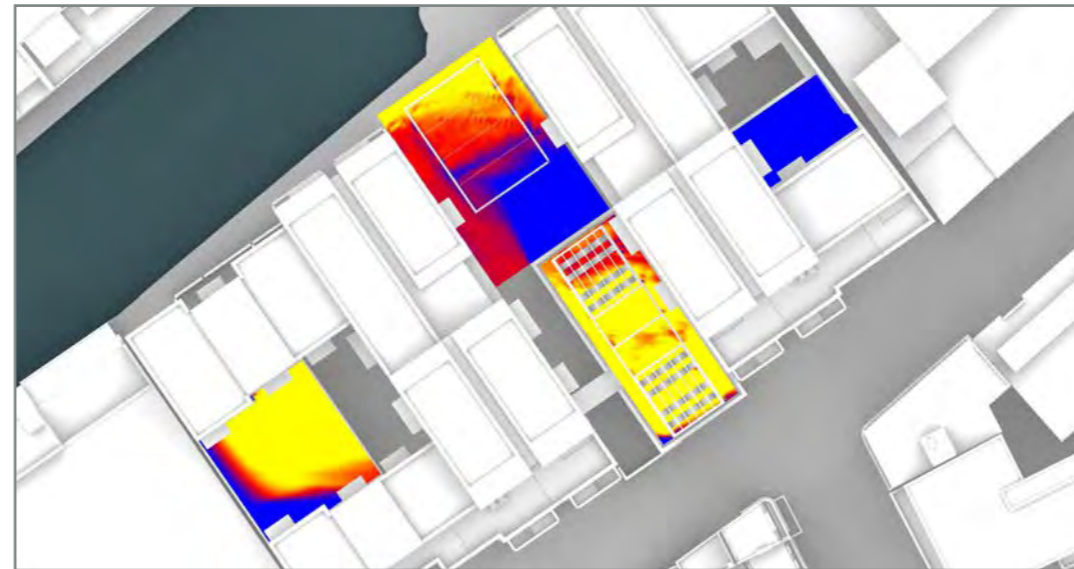
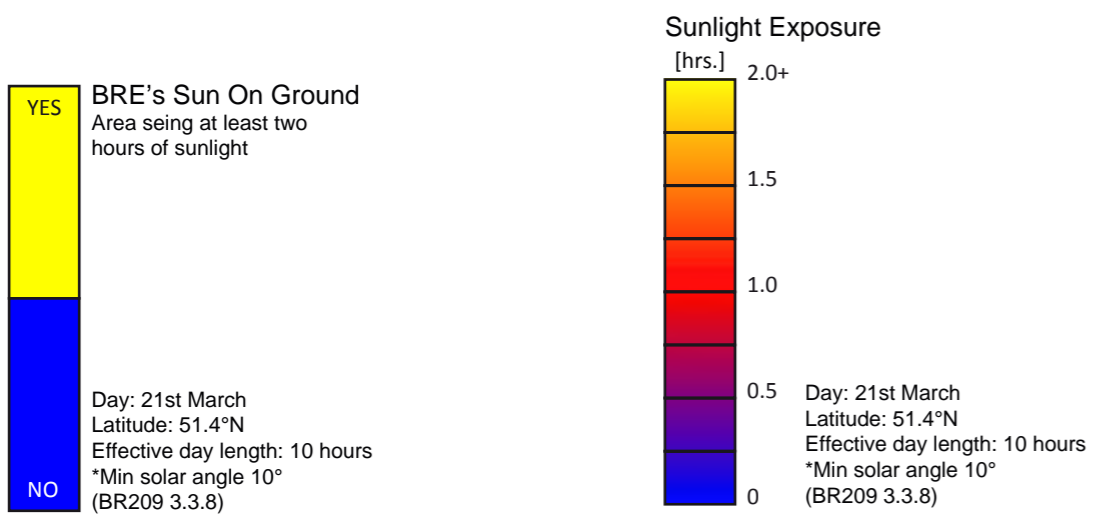


Fig. 1: Sunlight Exposure - 21st March

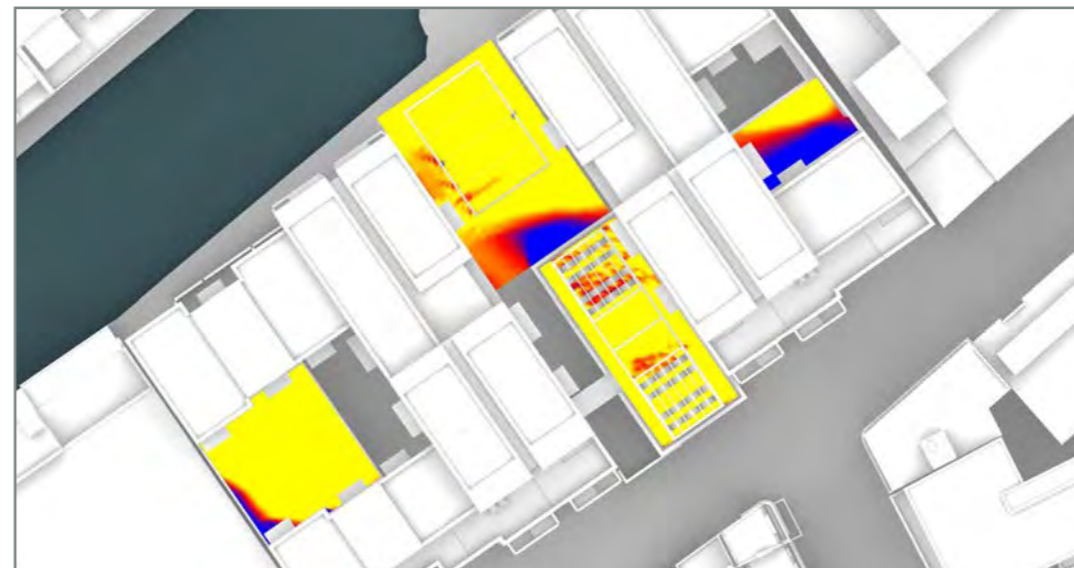


Fig. 2: Sunlight Exposure - 21st June

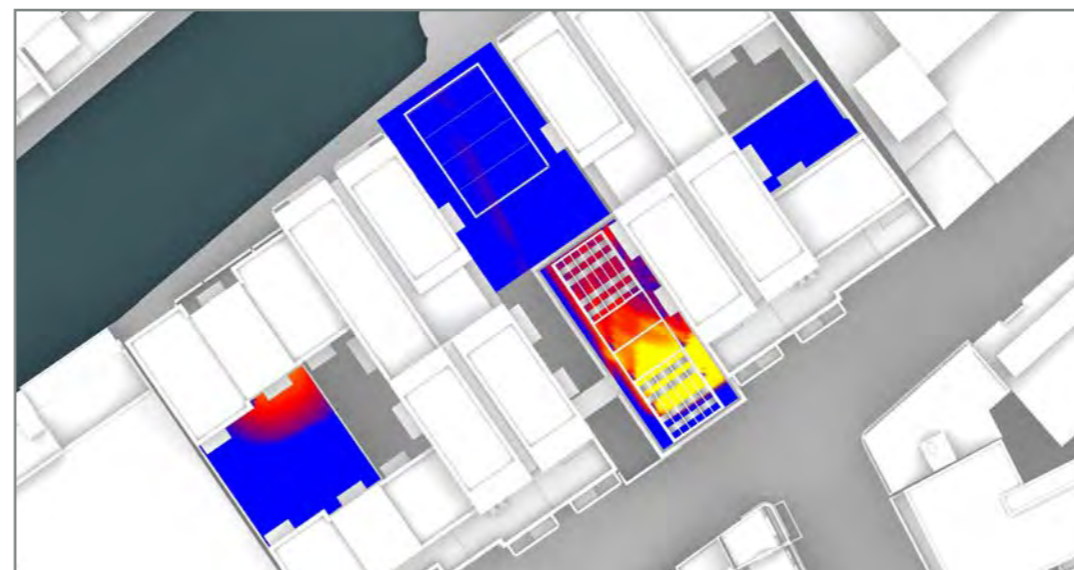


Fig. 3: Sunlight Exposure - 21st December



Project Eagle Wharf London

Reference 2251\_R17\_SA01int

Drawn VL Checked JB

Date 23/8/2019 Rel no. 01

Drawing no. 2318-1