STURTS YARD

DAYLIGHT AND SUNLIGHT ASSESSMENT

SRL TECHNICAL SERVICES LTD ON BEHALF OF ACCESS SELF STORAGE
STURT'S YARD, 48 EAGLE WHARF ROAD, HACKNEY, PLANNING APPLICATION
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Contents

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) and the British Standard document BS8206 Pt2.

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.

Daylight to existing buildings

2.3. 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.

2.4. 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.

2.5. 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.

Daylight to new buildings

2.6. 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	Existing buildings = 0.5 Newly built & proposed dwellings = based on finishes described in the assumptions section of this report
Window transmittance	Double Glazed = 0.68 Single glazed = 0.8

2.7. 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.

2.8. The proposal includes a number of combined living / kitchen / dining rooms (L/K/D's). 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

2.9. 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.

2.10. 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

2.11. 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 are that receives at least 2 hours of sun in the present condition and compares this to the proposed condition.

2.12. For an amenity are 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 21st

March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.

BS 8206 Lighting for buildings - Part 2: Code of Practice for daylighting, BSI 2008

2.13. This document gives guidance upon the design and provision of good daylight and sunlight within new developments. It suggests that the ADF test should be used to assess daylight and APSH to assess internal sunlight. The methodologies for these assessments are the same as those discussed in the BRE guidance above.

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 Furthermore, Housing Supplementary Planning Guidance (SPG) from the London Plan, March 2016 provides 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."

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 gained access to 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. 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 internal daylight levels 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
- Surrounds: 0.2

4.5 The glazed units within the Proposal have been considered with the following light transmittances:

- Double Low-E glazing elements: 0.75
- Single glazing elements: 0.9

4.6 These light transmittances within the Proposal have been modified considering the following maintenance factors from BS 2806 Part II:

- Residential buildings in urban areas (table A3): 8
- Normal glazing exposure (table A4): 1 for vertical, 2 for inclined and 3 for horizontal.
- No special exposure multiplying factors (table A5)
- Correction factor for metal frames and large panes (table A6): 0.8

4.7 The sunlight availability for the internal sunlight assessments has been taken from BRE's Guide Appendix A for London (latitude 51.4 degrees).

4.8 The sunlight availability on the external amenity areas has been calculated considering a five minutes' interval on a sunny 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
Received 24/08/2018

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 The proposal includes the redevelopment of the site to provide a mixed use scheme comprising blocks of 2 – 9 storeys and accommodating a self-storage facility, office / commercial units and residential accommodation.

5.3 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.

5.4 Daylight and sunlight has been a key consideration throughout the design evolution of the scheme. The scheme has been reduced in height and stepped down to Eagle Wharf Road in response to the neighbours and to present a similar massing to the consented neighbouring scheme at Holborn Studios. The taller elements of the proposal are located along the Regents Canal where the separation between the proposal and its neighbours is greater. The taller elements are interspersed with lower elements allowing for a good level of light penetration to the neighbouring properties across the canal.

5.5 Drawings showing the existing and proposed buildings in the context of the neighbouring properties are attached within appendix 1. In addition we also include drawings illustrating the consented scheme at Holborn Studios.

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 There is a planning consent for the development of the Holborn Studios which sits immediately to the west of the proposal. In order to understand the cumulative effect of the scheme we have also undertaken an assessment of the proposals with the Holborn Studios development in place. The full results of this additional assessment are attached at appendix 3 for reference and are discussed where relevant.

6.3 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

6.4 These three storey terraces 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.

6.5 The ground floor of these properties are 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 not be considered as particularly sensitive under the BRE guide as they are too small to be considered a habitable room.

Daylight

6.6 The results of the VSC assessment have shown that 33 of the 56 windows assessed show no noticeable change in VSC levels and are therefore compliant with the BRE criteria.

6.7 The remaining windows indicate retained levels of between 0.5 – 0.7 the former VSC values. These windows are particularly sensitive as they currently enjoy an open outlook over the relatively undeveloped site of low level industrial units which is highly unusual within an urban location.

6.8 Whilst these windows indicate deviations from the suggested targets, the retained absolute VSC levels are at least 16.1%. These retained values are good for an urban location and exceed the lowest retained values experienced to these properties as a result of the neighbouring consent at Holborn Studios. This neighbouring scheme led to retained levels of c.14% VSC to the rooms which directly face it. As such the retained levels under the Sturt's Yard proposals are in line with or better than the precedent set by the emerging context of Holborn Studios.

6.9 Furthermore, the properties at 14-27 Eagle Wharf Road continue to benefit from windows oriented toward the south which, given the lack of obstructions, would benefit from high VSC's.

6.10 The results for the NSC assessment have shown 27 of the 42 rooms assessment retain NSC levels of at least 0.8 times its former value. Whilst the results indicate deviations from the suggested targets, as mentioned above, this property previously enjoyed a broadly open outlook.

6.11 As acknowledged in the committee report for the approved scheme at Holborn Studios (Application Reference. 2015/2596) the BRE Guide states that a higher degree of obstruction may be unavoidable if new developments reflect the prevailing height of their surroundings. The line of the parapet of the proposal on Eagle Wharf Road is lower than that of the consented Holborn studios scheme and the obstruction set by the Sturt's Yard proposal is less than this contextual comparison.

6.12 Overall the retained daylight levels to these neighbours are as anticipated in a higher density, urban location and are therefore considered acceptable.

Sunlight

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

28 Eagle Wharf Road

6.14 This property is situated at the end of a row of terrace properties and has been subdivided into flats. This property is situated across Eagle Wharf Road, to the south of the site. This property is situated at the end of a row of terrace properties and has been subdivided into flats.

Daylight

6.15 The results of the VSC assessment have shown that 17 of the 20 windows assessed show no noticeable change in VSC levels and meet the BRE guideline criteria.

6.16 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. The space meets this mean target and is wholly compliant with the BRE criteria.

6.17 The remaining two windows can be identified as W3 (R3) and W4 (R4) on the ground floor and indicate retained VSC levels of 0.6 times the former values. Whilst these windows deviate from the VSC targets, the results for the NSC assessment have shown that they retain NSC levels either broadly in line with 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

6.18 All windows oriented within 90° of due south have been assessed under the APSH sunlight assessment.

6.19 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 Cropley Street

6.20 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

6.21 The results of the VSC and NSC assessments show no noticeable change as a result of the proposals. , All windows / rooms retain daylight levels at 0.8 times their former value and fully complying with the BRE criteria.

Sunlight

6.22 All windows oriented within 90° of due south have been assessed under the APSH sunlight assessment.

6.23 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

6.24 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 such that a degree of shift is considered inevitable.

Daylight

6.25 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.

6.26 Of the remaining 49 windows, 44 are situated on the first floor and above enjoy retained VSC levels of between 0.6 - 0.7 times the former values. Whilst these windows show deviations from the BRE targets the absolute retained VSC levels are on or in excess of 17.6% VSC. This accords with the level cited within the BRE guide as somewhat typical of an urban centre.

6.27 In addition the retained levels to this property as a result of the Sturt's Yard scheme remain in excess of those consented to 14-27 Eagle Wharf Road resulting from the neighbouring Holborn Studios development. The effects of the current proposals are therefore wholly in keeping with the developing context and the precedent set by the immediately neighbouring consent.

6.28 The remaining windows affected within this property are situated on the ground floor. 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 somewhat 'blinkered' and therefore leads to lower VSC levels as a result of the design of this neighbour. 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 the floor above.

6.29 Given the self-limiting constraints to the ground floor the effects of the proposal are acceptable and in line with the intentions of the BRE guide.

Sunlight

6.30 All windows oriented within 90° of due south have been assessed under the APSH sunlight assessment.

6.31 Our studies show that the vast majority of rooms retain APSH levels in excess of the targets or are within 4% total APSH of the pre-existing values and meet the BRE guidance. Two rooms, identified as R1 on the second and third floors, would experience winter sun levels below the suggested targets. These rooms indicate low existing winter sun levels and with the proposal in place, the levels fall by only 1%. Given the marginal nature of the deviations, coupled with the high total APSH levels in excess of the BRE targets, the impacts are considered non-material and in-line with the BRE criteria.

Eagle Wharf House

6.32 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

6.33 The results of the VSC assessment show that 52 of the 57 windows assessed experience no noticeable change in VSC levels and meet the BRE guideline criteria.

6.34 The remaining 5 windows retain levels of 0.7 times the former VSC values and are thus a minor deviation from the 0.8 times target. Retained absolute VSC levels are at least

16.5% VSC are good for an urban location comparing favourably with the precedent set by neighbouring development.

6.35 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

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

1-2 Union Wharf

6.37 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

6.38 The results of the VSC assessment have shown that 15 of the 23 windows show no noticeable change to the VSC levels and meet the BRE guideline criteria.

6.39 The remaining 8 windows indicate retained levels of 0.7 time the former VSC values. Whilst this is a minor deviation from the target 0.8 the percentage reductions are exacerbated by the existing open outlook across the canal. The retained absolute VSC levels in are at least 23.5% VSC which is excellent for a property in an urban location and indicates a high level of retained daylight amenity.

6.40 The results of the NSC assessment have shown 13 of the 15 rooms assessed would show no noticeable change to the NSC levels and again confirm the high levels of overall amenity within the rooms. The remaining rooms are situated on the ground and first floor and do not serve the main living space. Given the nature of the deviations, the results are considered acceptable and in line with the intentions of the BRE criteria.

Sunlight

6.41 All windows oriented towards 90º of due south have been assessed under the APSH sunlight assessment, in line with the BRE criteria.

6.42 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

6.43 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

6.44 The results of the VSC assessment have shown that 21 of the 45 windows assessed show no noticeable change to the VSC levels retaining 0.8 times their former VSC values.

6.45 The remaining 24 windows show marginal deviations from the suggested targets with VSC levels of 0.7 times the former value. Whilst these windows indicate minor impacts the results show retained absolute levels of at least 23.6% VSC which is excellent for urban context and only just below absolute target of 27% VSC indicating good overall amenity levels.

6.46 In addition, the NSC results show 22 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 majority of the remaining rooms achieve NSC levels within 0.7 times the former NSC levels, with a single room showing levels of 0.5. Given the small number of NSC deviations given the urban context, with the majority of the effects being marginal, the results are the proposed scheme accords with the intentions of the BRE criteria.

Sunlight

6.47 In line with the BRE criteria, all windows oriented towards 90° of due south have been assessed under the APSH sunlight assessment.

6.48 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

6.49 These two storey 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.

Daylight

6.50 The results of the VSC assessment have shown that 2 of the 24 windows assessed show no noticeable change to the VSC levels. The remaining indicate reductions from the suggested targets, however these windows are particularly sensitive as the windows sit behind horizontal 'brise soleil ' across the façade and these are shown in the below image.

Rear elevation of 1-9 Waterfront Mews

6.51 Brise Soleil are like 'fins' across the building and are designed for solar attenuation on south facing facades. These fins act to limit the daylight potential to the windows set behind and the effects are shown by the low pre-existing levels.

6.52 The results of the NSC assessment have shown that the 9 of the 12 rooms assessed retain NSC levels in line with the BRE targets, including all of the rooms on the first and second floor.

6.53 The rooms on the ground floor show deviations from the targets, however these windows are small in size and are effectively overhung (as shown at the bottom of the above image). The design of these windows cause the windows / rooms to have limited light levels and this is confirmed by the low pre-existing levels. These low levels cause a disproportionate change, with the actual changes being within c.5% VSC which is broadly non-material.

6.54 Whilst a number of windows / rooms experience deviations from the suggested targets, these windows / rooms are particularly sensitive given the effects of the self-limiting external design feature.

6.55 The BRE guide states that flexibility should be applied when the design of a neighbouring property results in increased sensitivities. If the effect of the brise soleil were taken into consideration the impacts would remain in line with the BRE criteria. Given the above, the results are considered in line with the overall intentions of the BRE guidelines.

Sunlight

6.56 All windows oriented towards 90º of due south have been assessed under the APSH sunlight assessment.

6.57 The results from our studies have shown that 5 of the 12 rooms relevant for assessment show APSH levels in line with the BRE targets.

6.58 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 therefore, the results are considered in-line with the intentions of the BRE criteria.

47 – 69 Arlington Avenue

6.59 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

6.60 The results of the VSC assessment shows no noticeable change to VSC levels, with all windows retaining 0.8 times their former VSC values.

6.61 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

6.62 All windows oriented towards 90º of due south have been assessed under the APSH sunlight assessment.

6.63 The results from our studies 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

6.64 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

6.65 The results of the VSC assessment have shown no noticeable change to the VSC levels, with all windows relevant for assessment retaining 0.8 times their former values. In addition, the NSC results also show full compliance with the BRE criteria, with the area of the No Sky Line Contour retaining 0.8 times its former value.

Sunlight

6.66 All windows oriented towards 90º degrees of due south have been assessed under the APSH sunlight assessment.

6.67 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 this assessment, all habitable rooms on the lowest two floors have been considered with regards to Average Daylight Factor (ADF) and Annual Probable Sunlight Hours (APSH). These lower floors present a sample of the more constrained units within the scheme and internal amenity levels will only improve to the upper floors.

7.3 Full results 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 The results in the proposed scenario show that 125 of the 141 rooms analysed (88%) situated on the lowest two floors meet or exceed the BRE's recommendations for ADF (tables 1 to 4). Of the remaining rooms, 3 achieve ADF values just below BRE's recommendations and are considered marginal technical breaches. The remaining 13 rooms are located at the lowest residential floor of the west block or behind recessed balconies and are therefore constrained in outlook.

7.7 All rooms on the second floor meet the recommended ADF levels. The rooms on the floors above will achieve similar or better results, as they face a lower level of external obstruction such that overall compliance rates will be excellent for an urban location.

Sunlight

7.8 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) on 21st March (tables 1 to 4).

7.9 Sunlight amenity 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.

7.10 The results show that 28 of the 40 living areas analysed (70%) meet or exceed the 25% Total APSH recommended by BRE (tables 1 to 4), with lower levels for the winter months.

7.11 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 six amenity areas within the site have been analysed.

8.3 Our assessment considers the shading scenario with the consented scheme at Holborn Studios in place. This is considered the 'worst-case' position as the massing of the Holborn Studies development would contribute to shading of the proposal and its neighbours. The full results of this study are attached at appendix 5.

Surrounding amenity areas

8.4 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.

8.5 The results of our analysis have shown that all amenity spaces would experience compliance with the BRE criteria, with at least 87% of the each space achieving at least 2 hours or more of direct sunlight on the 21st of March.

8.6 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

8.7 Six 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.

8.8 The results of the Sun-on-Ground test in the proposed scenario (fig. 7 and table 5) show that the large terraces and both roof top gardens have excellent access to sunlight, with more than 90% of the area receiving in sunlight in excess of two hours. One third of Sturt's Yard achieves two hours of sunlight on 21st March where 50% is recommended. The 50% value is however achieved just a few days later on 6th April. Both western and eastern courtyards have limited access to sunlight on 21st March, but they achieve good access to sunlight in summer (fig. 9).

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. When considered as a whole the overall area of amenity space meeting the targets exceeds the 50% recommended by BRE. In addition the scheme includes areas receiving direct sunlight even in winter (fig. 10), 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 the proposals meet the BRE targets in respect of 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) and the British Standard document BS8206 pt2.

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 It is expected that the development of a formerly low-rise site in an urban will lead to some effects upon neighbours 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 retained are appropriate for an inner urban location. Where deviations from the guidance are present, the effects are isolated.

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, or improve upon, the values consented as part of the Holborn Studios scheme immediately neighbouring the proposal. As such the effects accord with local comparators and the precedent set by this earlier consent.

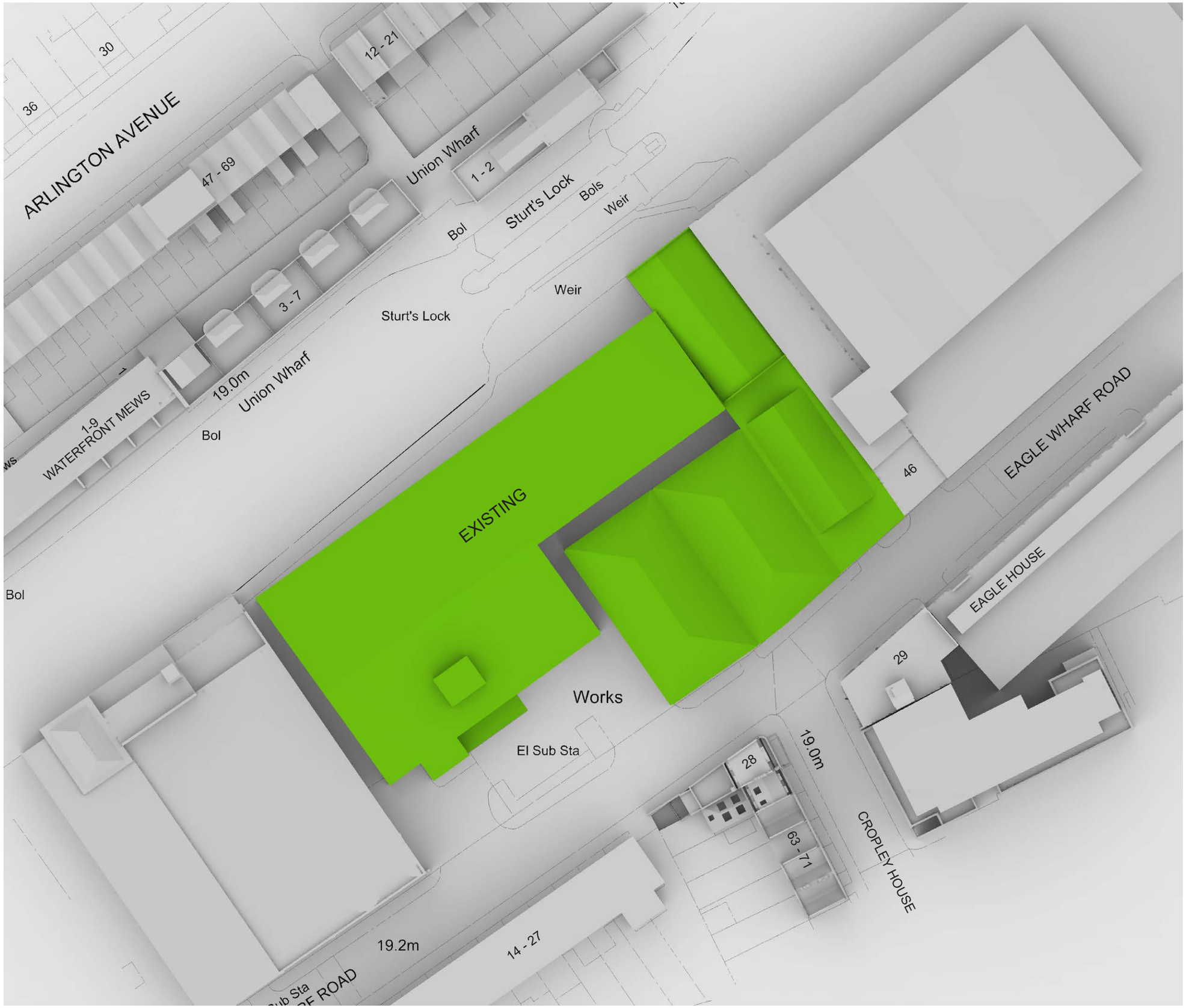
9.7 In respect of internal amenity the results show high levels of internal daylight, with 88% of rooms to the lowest floors meeting the recommended ADF levels. Notwithstanding the constraints of urban development the majority of living areas also achieve good levels of internal sunlight (APSH). Overall compliance rates will also improve to the upper floors and are considered excellent and indicative of the high quality design of the scheme.

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 amenity spaces within the proposal also provide occupants with good access to sunlight throughout the year with the overall sunlight provision across the areas meeting the BRE targets..

9.9 Overall the Sturt's Yard proposals are considered to respond appropriately to their neighbours and deliver high levels of amenity to future occupants of the scheme. The proposal therefore accords with the BRE guidance and relevant local and national planning policy.

Appendix 1

Drawings of the existing, proposed and surrounding buildings



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Sources of information

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Point Cloud Survey
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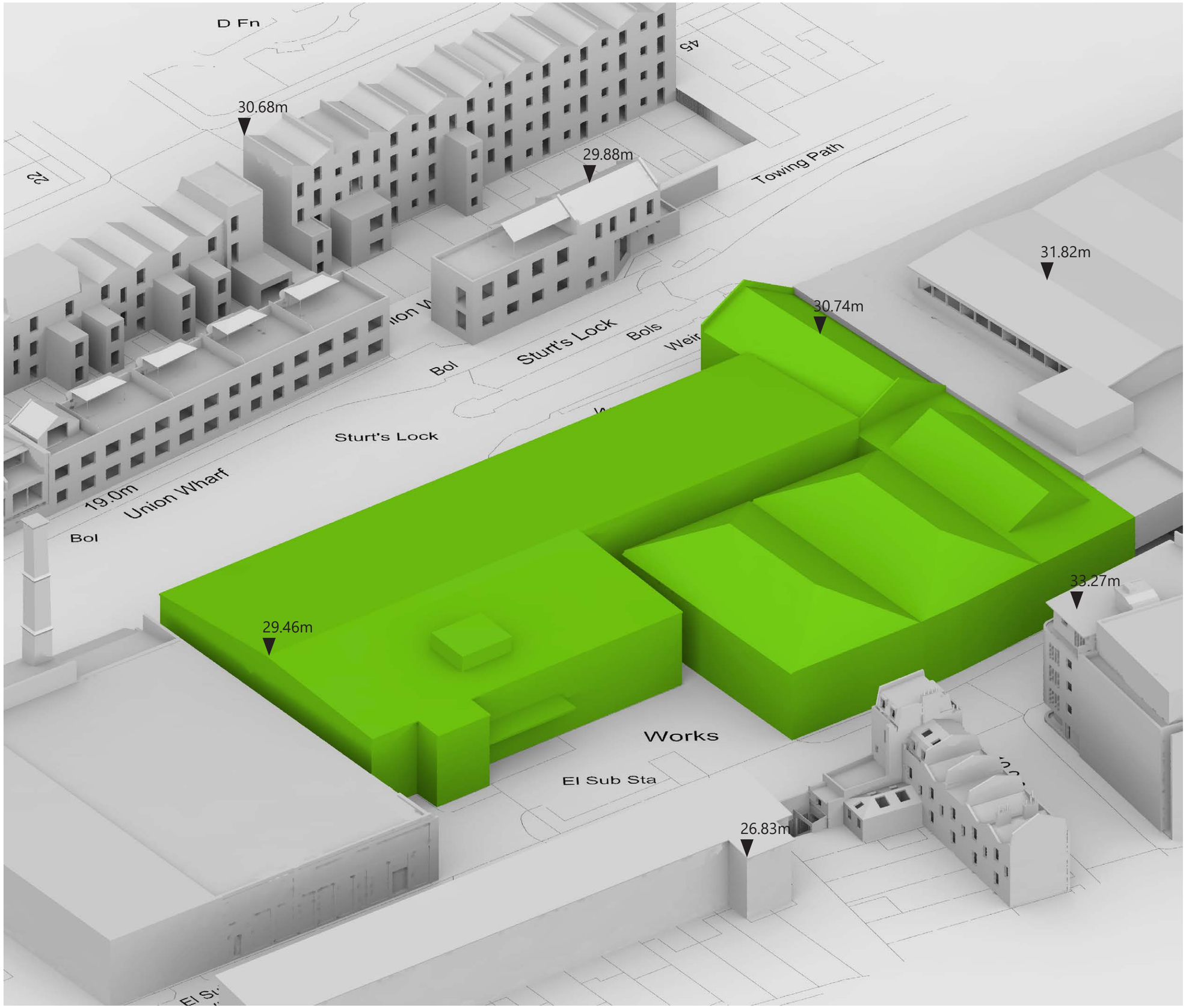

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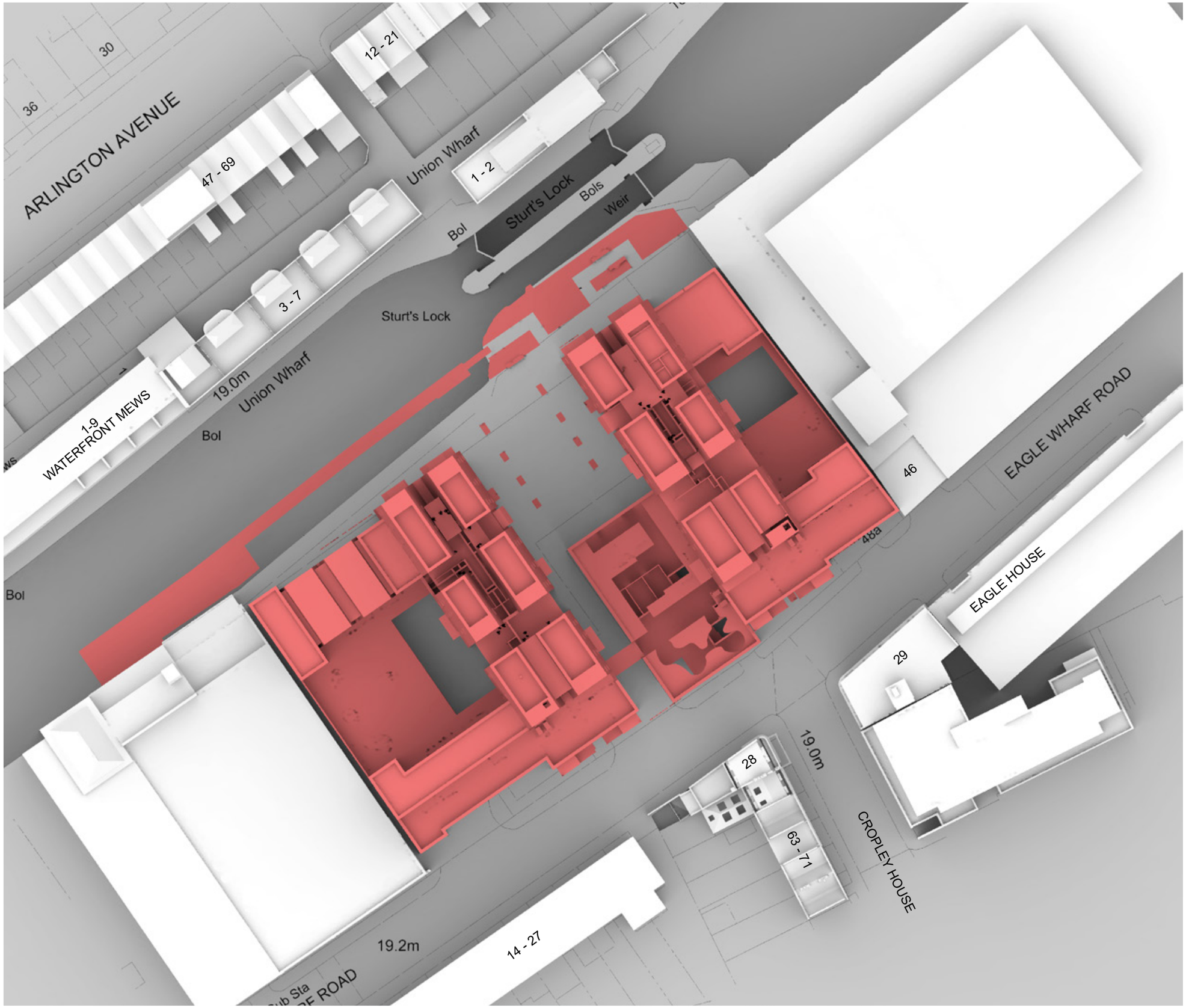

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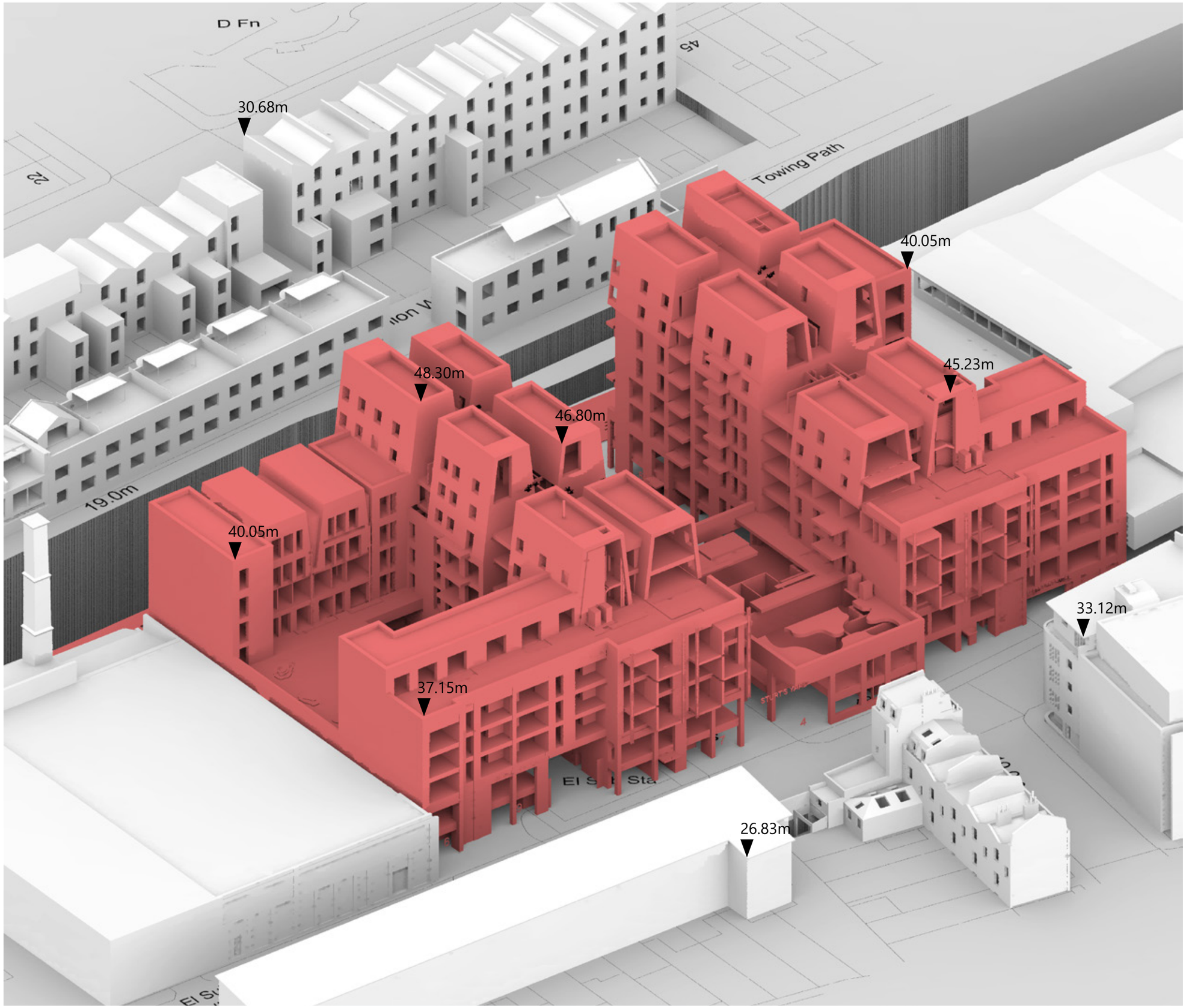

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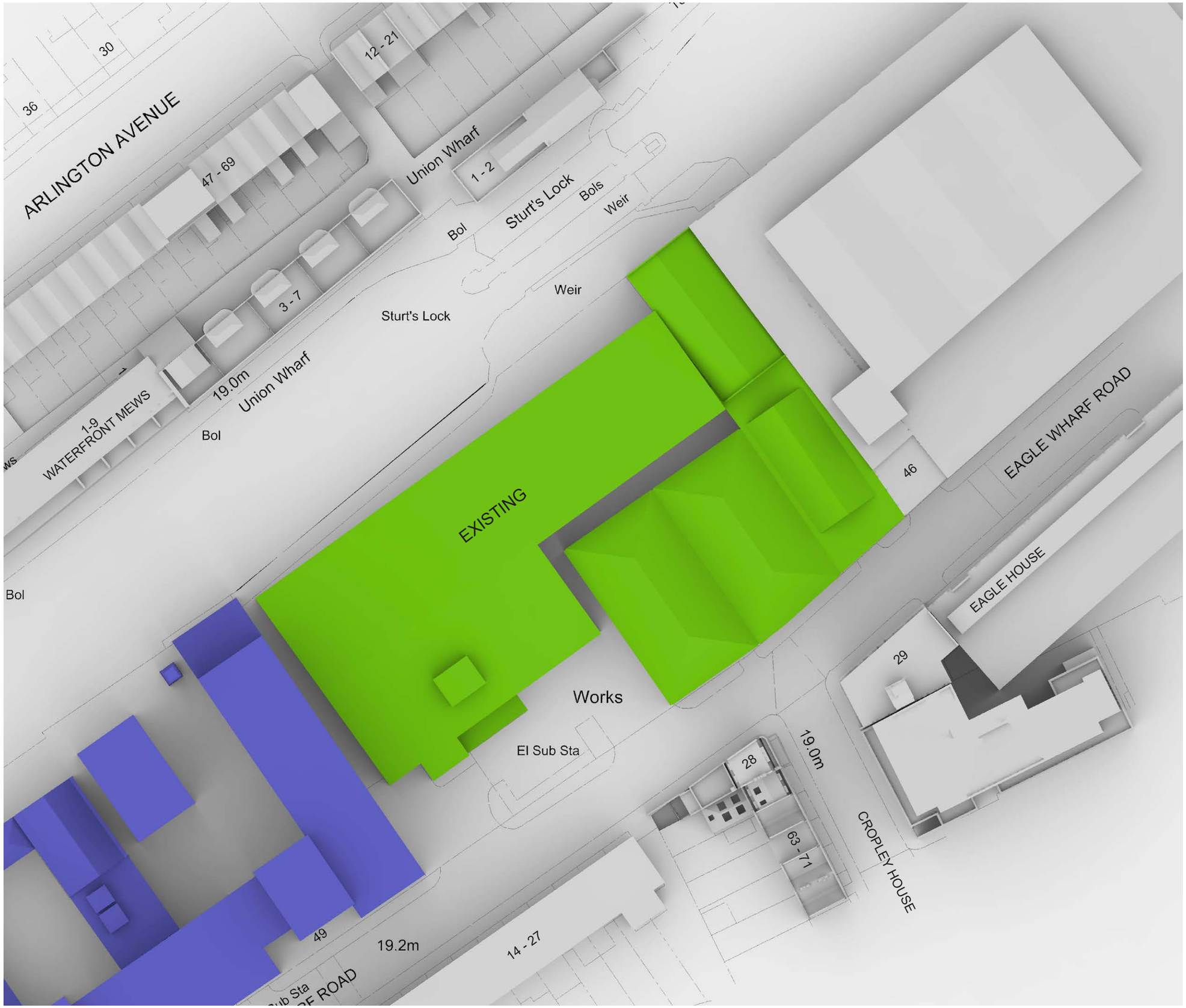

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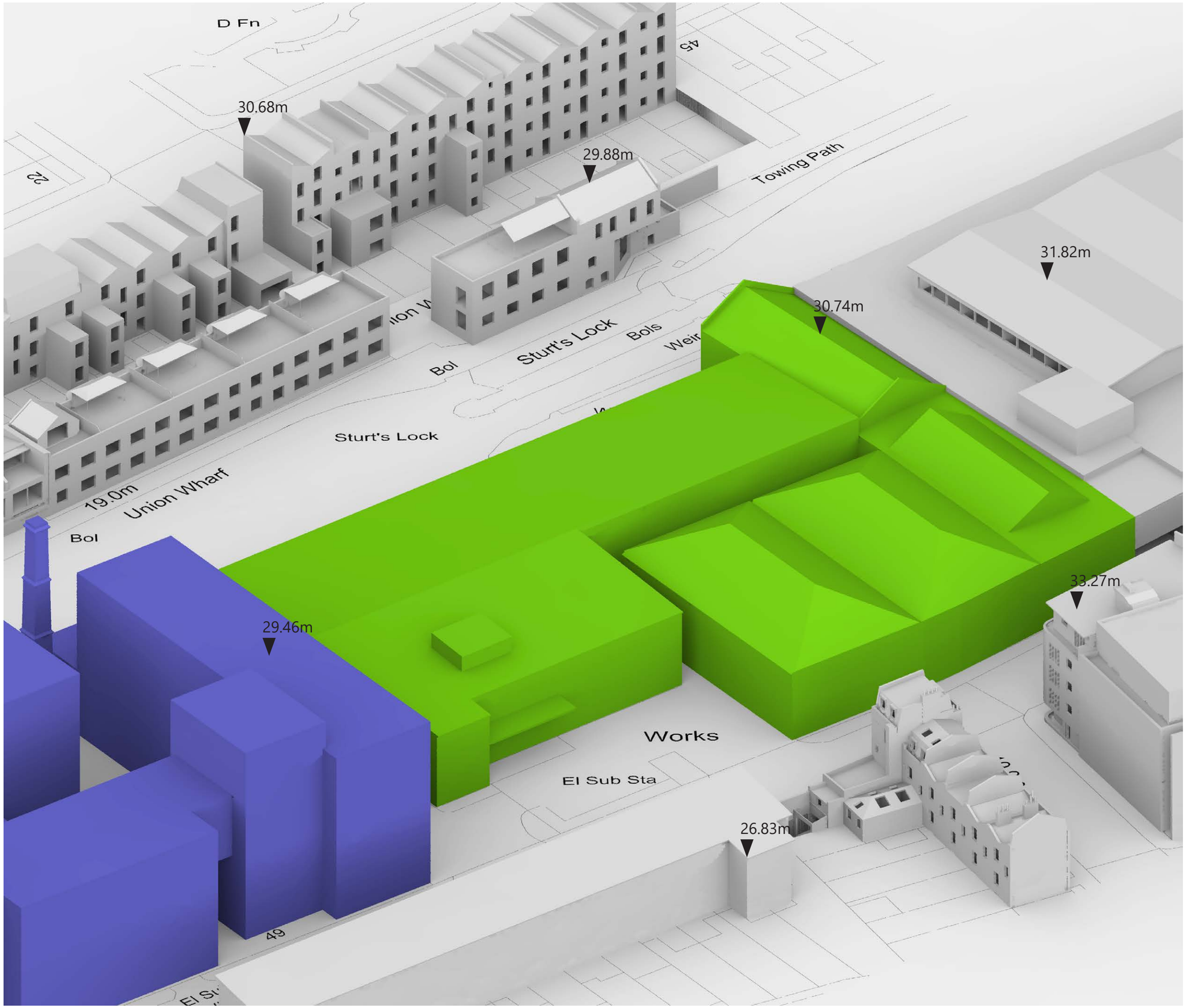

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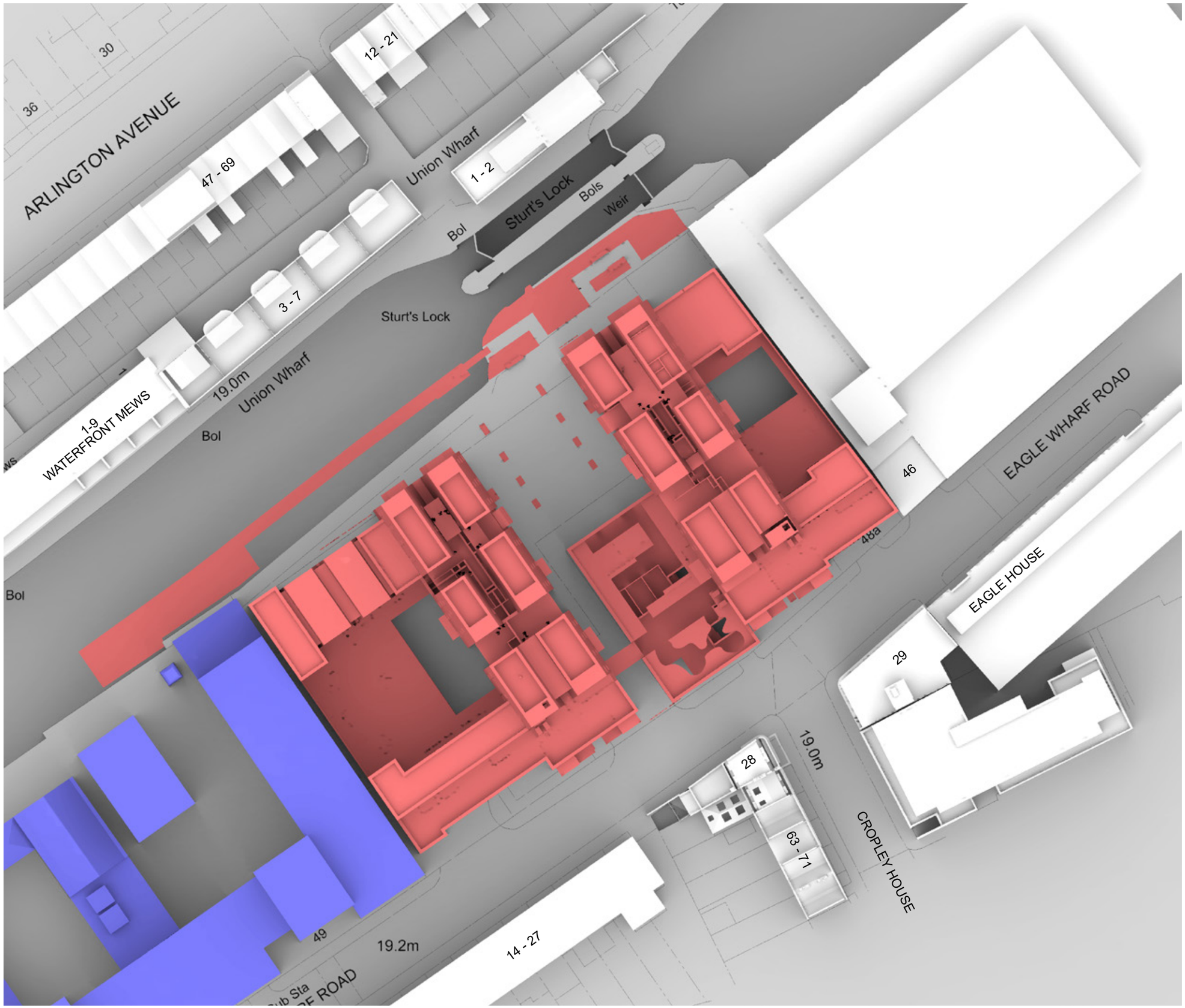

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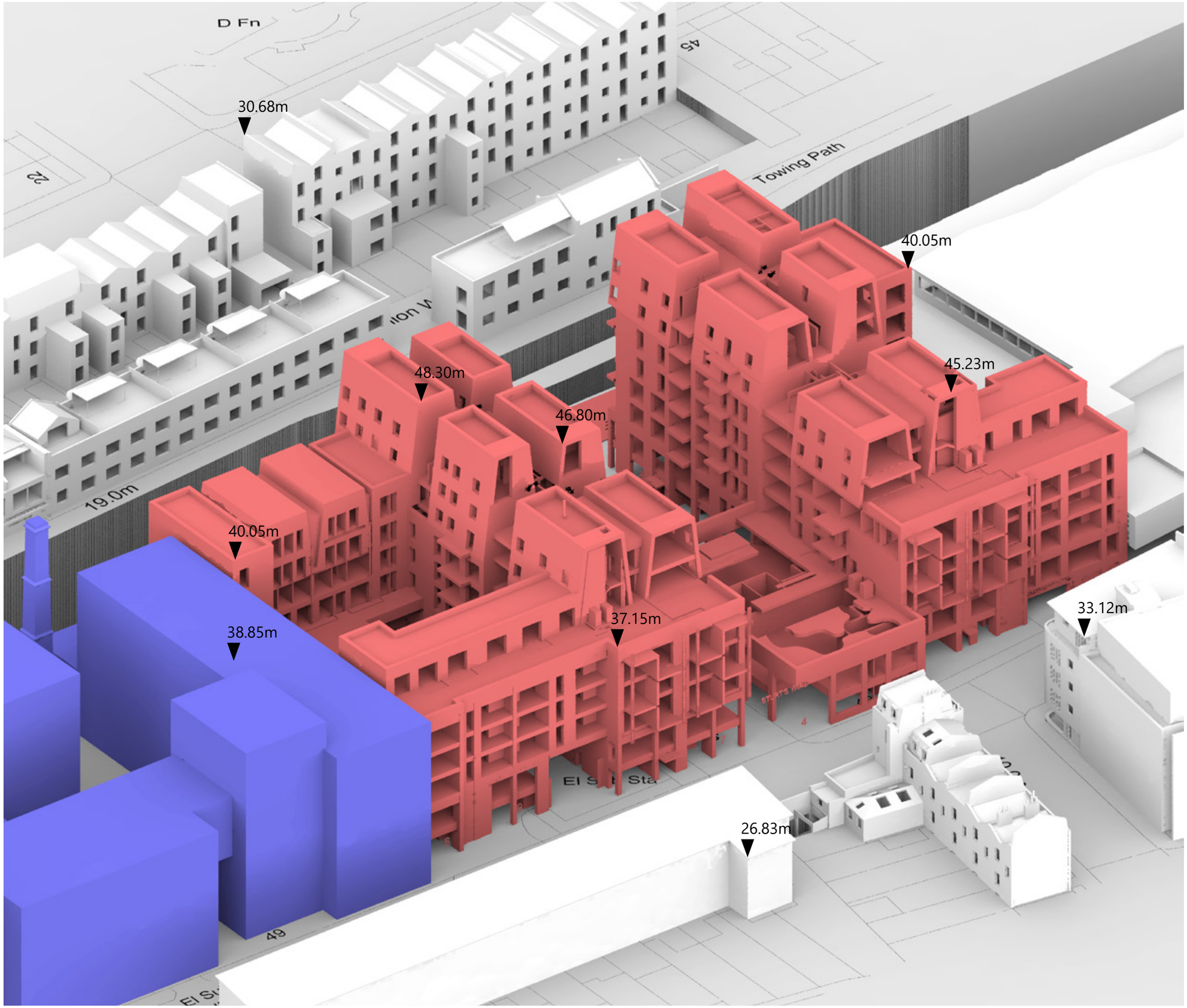

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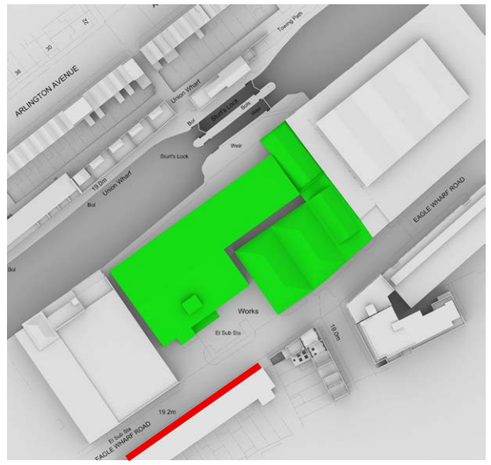

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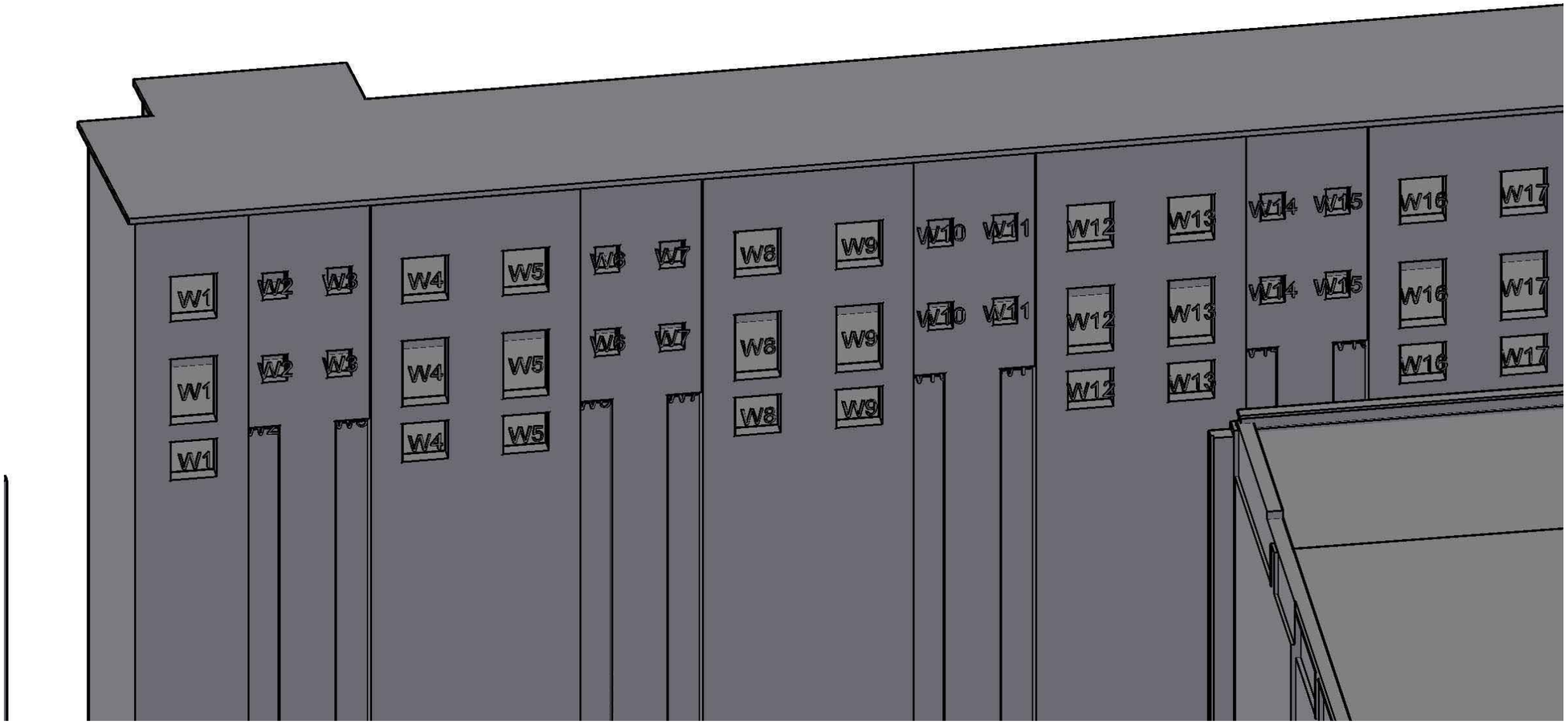

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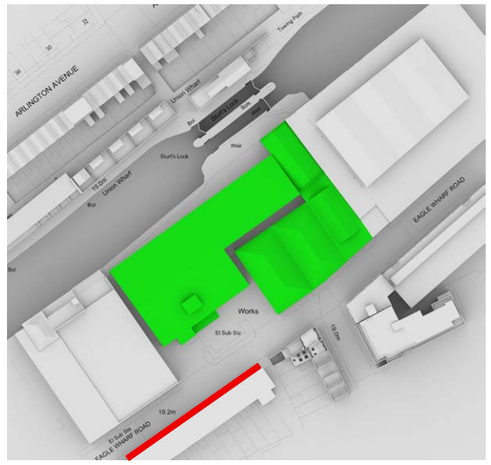

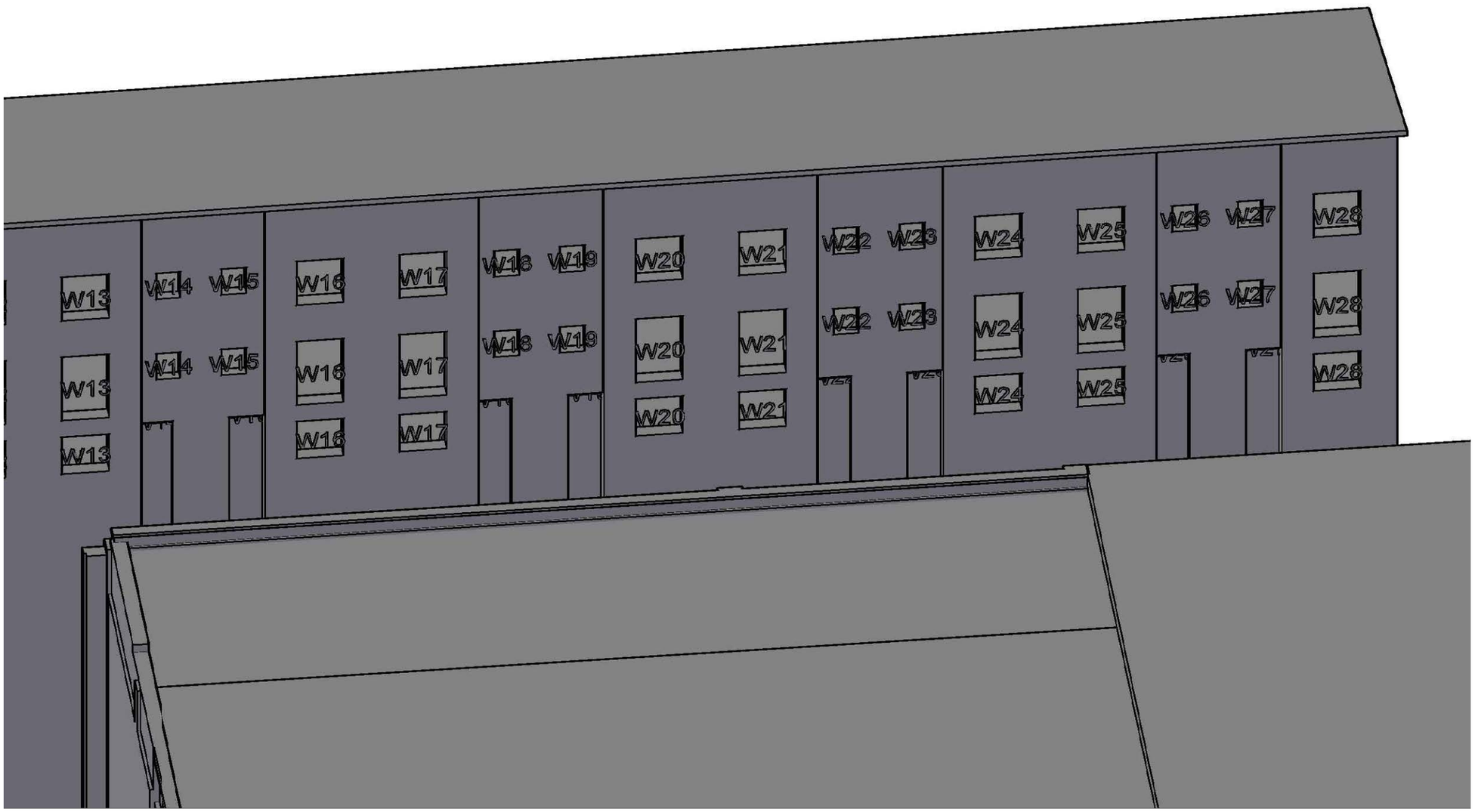

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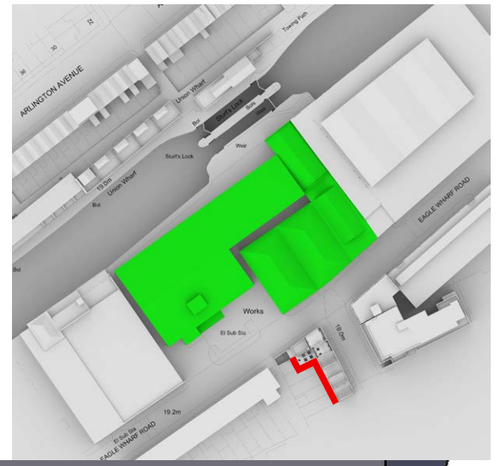

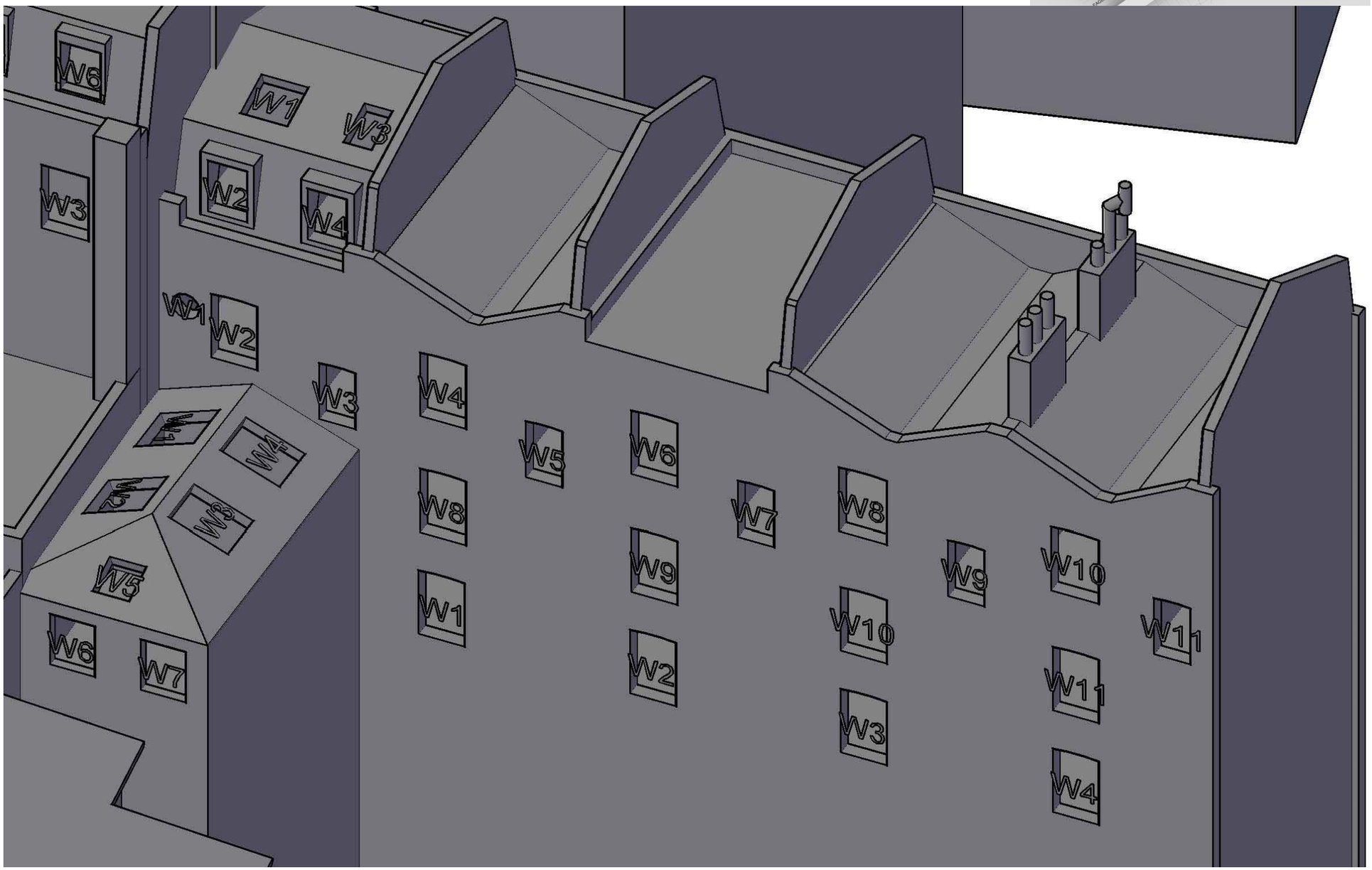

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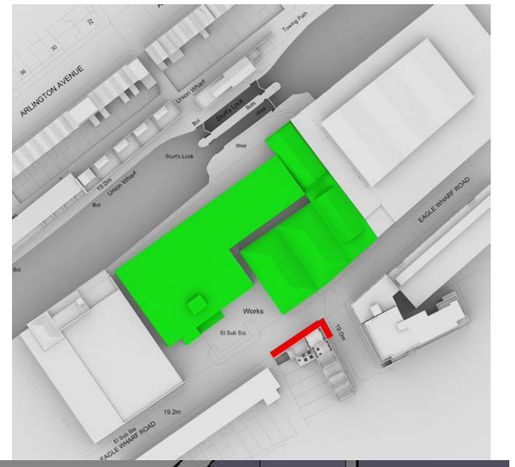

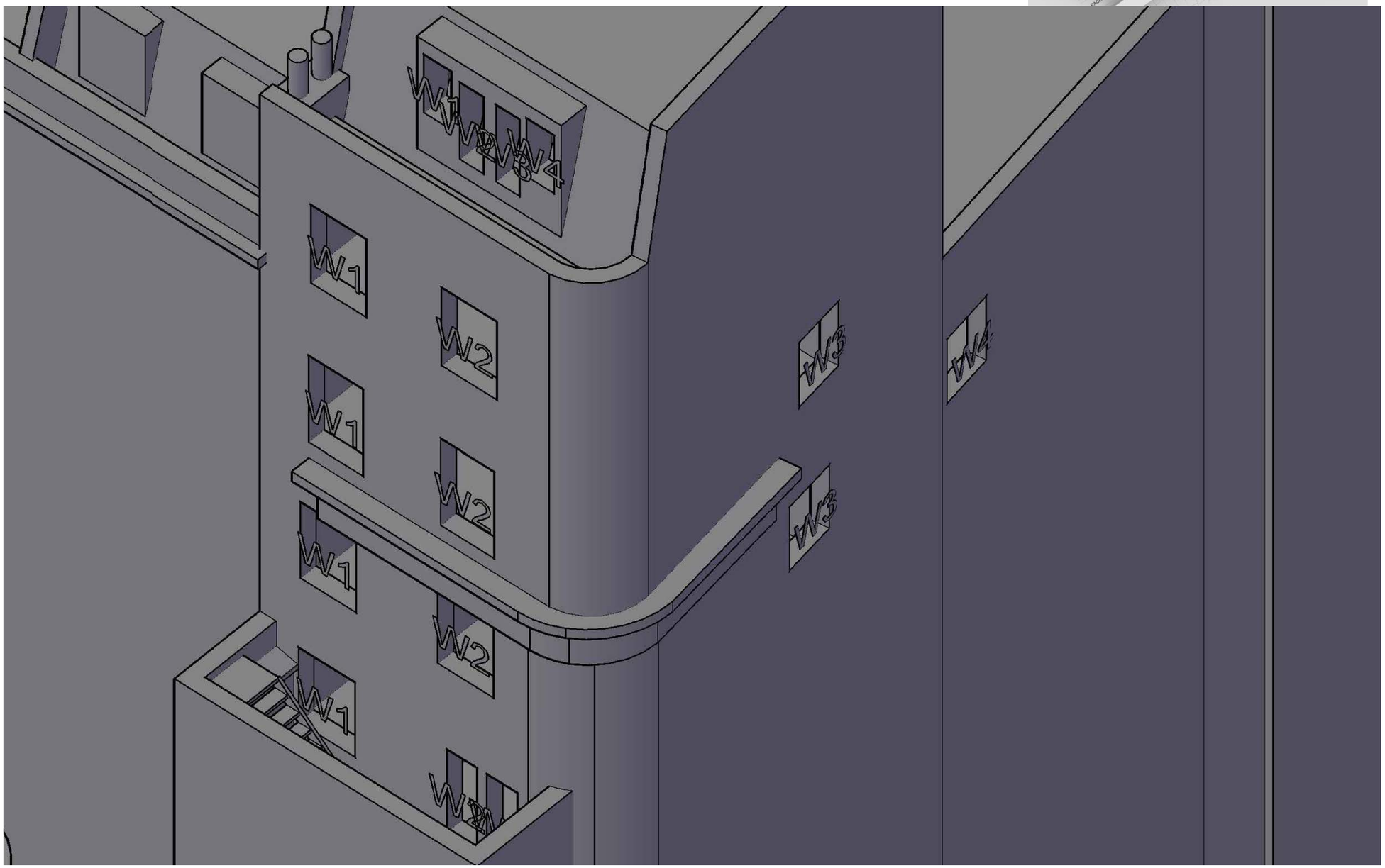

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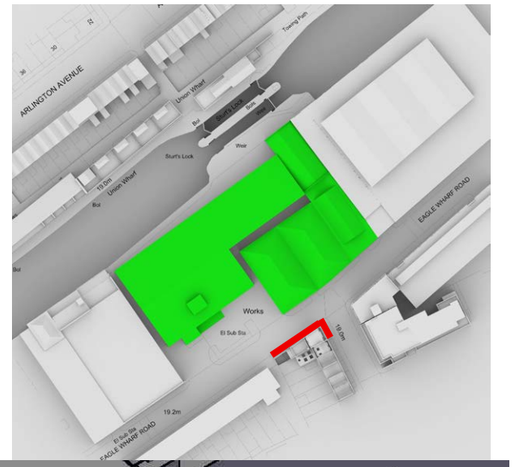

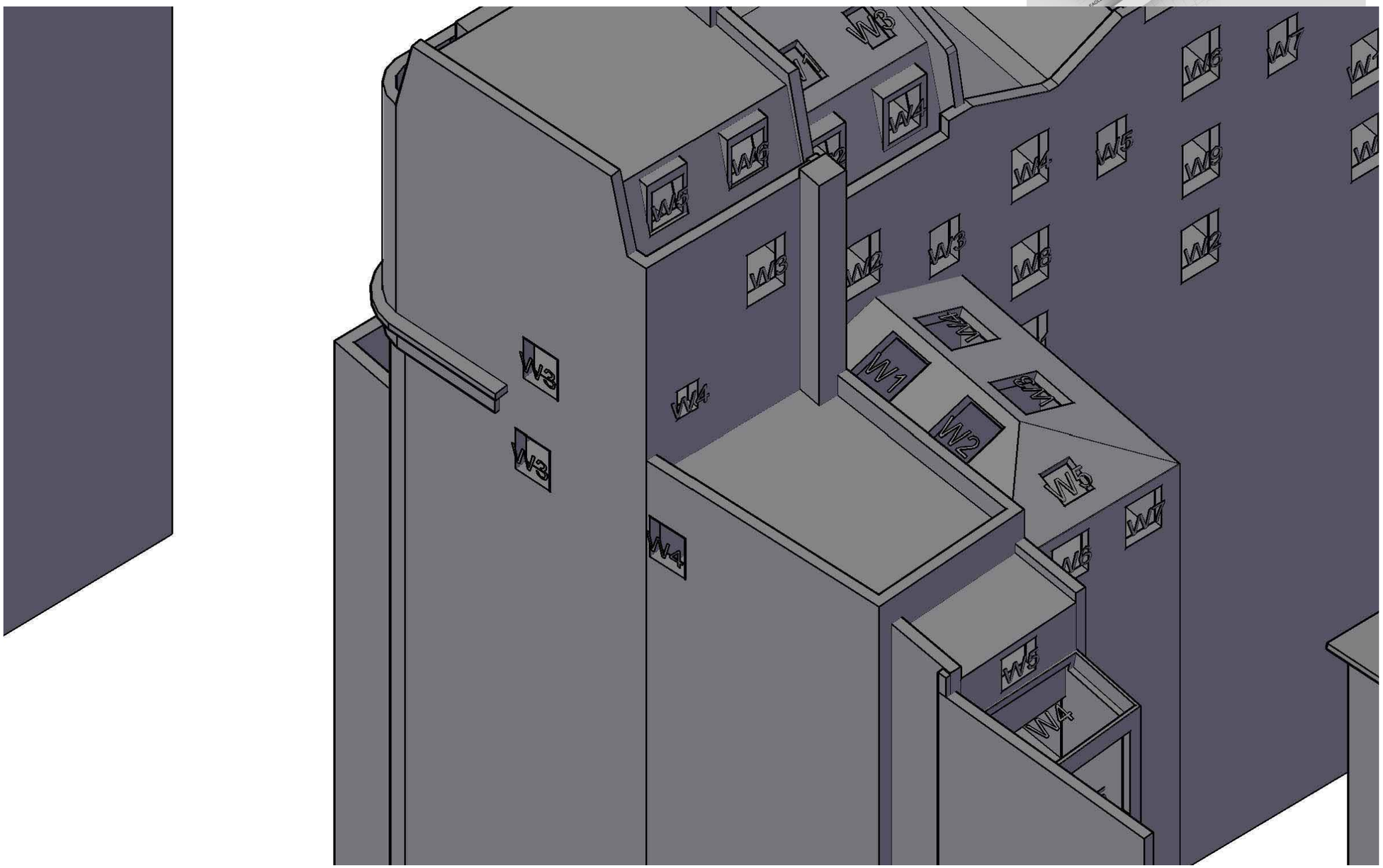

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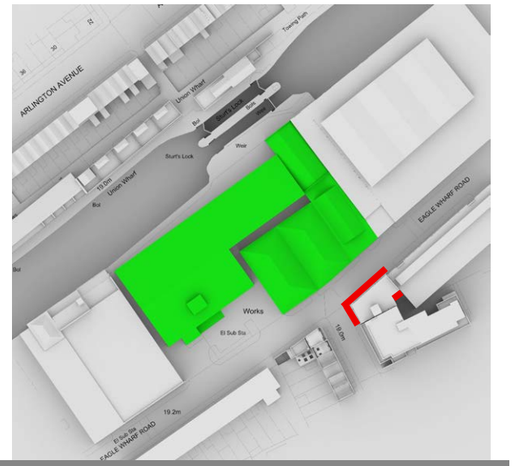

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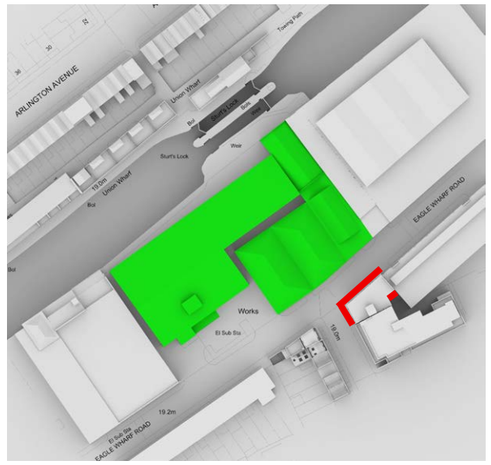

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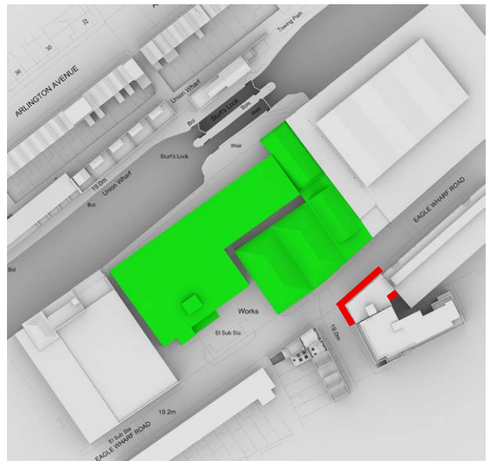

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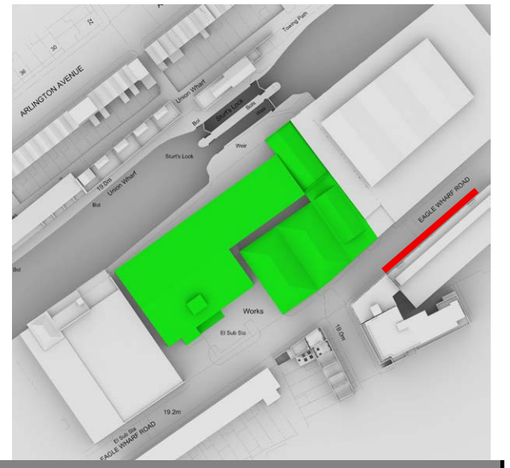

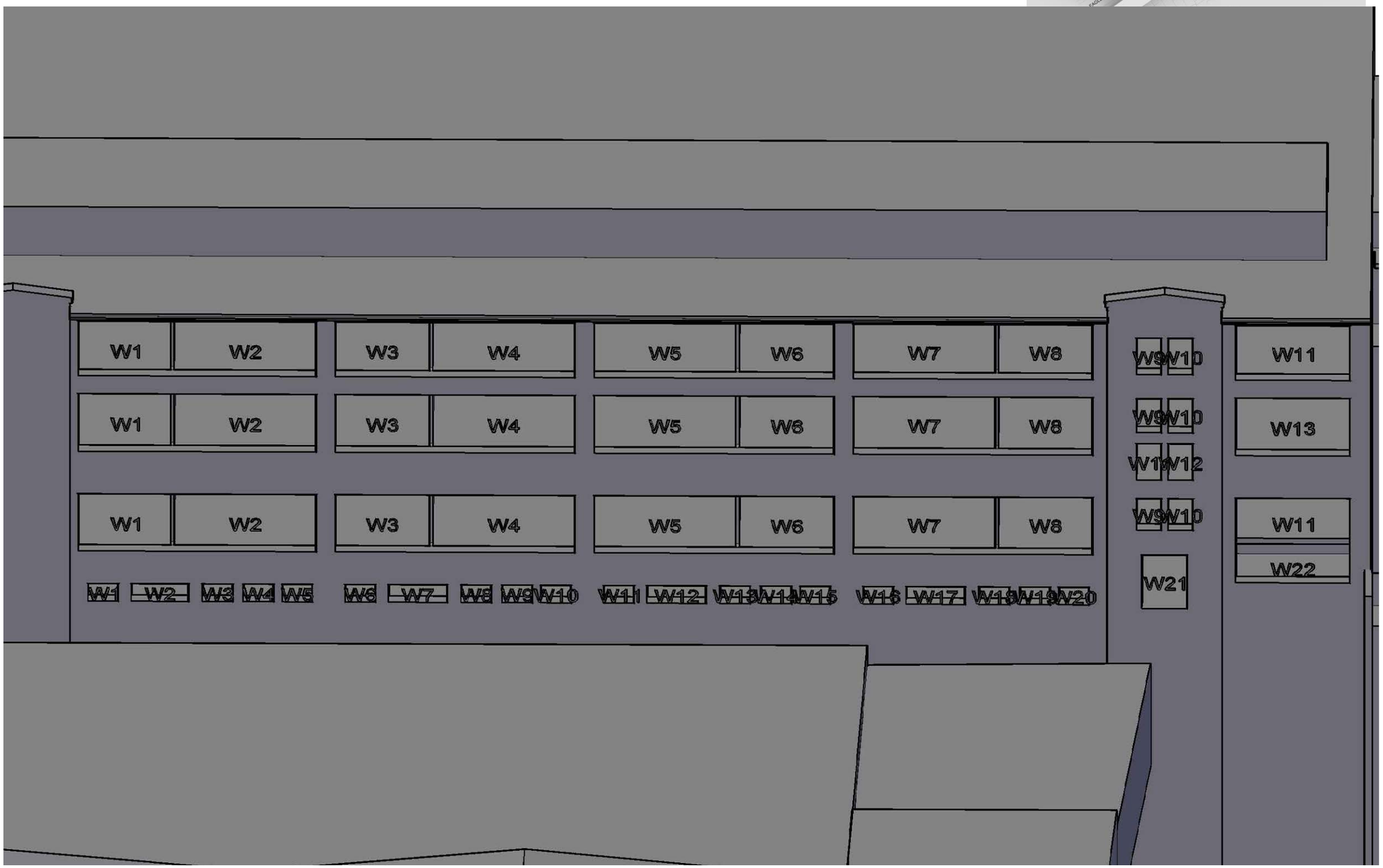

Sources of information

160801_2076_SEW_ZZ_M3_A_0000.dwg
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Point Cloud Survey
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Ordnance Survey

Project: Sturts Yard (access, Islington)

Title: Eagle House Window Map

Drawn	YH	Checked	PS
Date	19.09.2017	Rel no.	12

Drawing no. 2251-WM08

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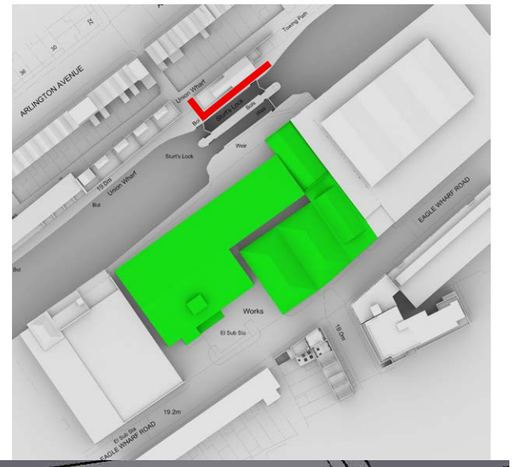

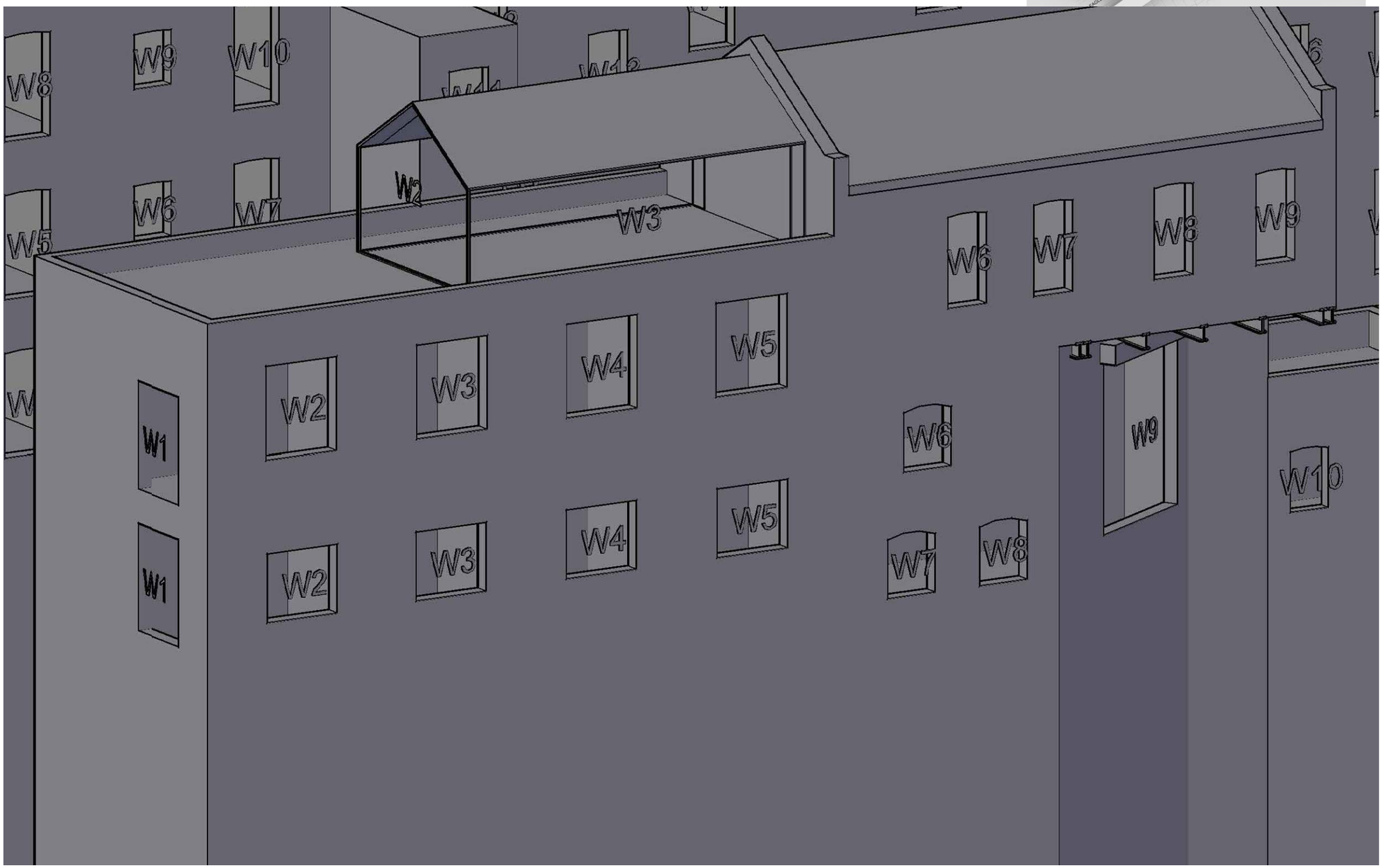

Sources of information

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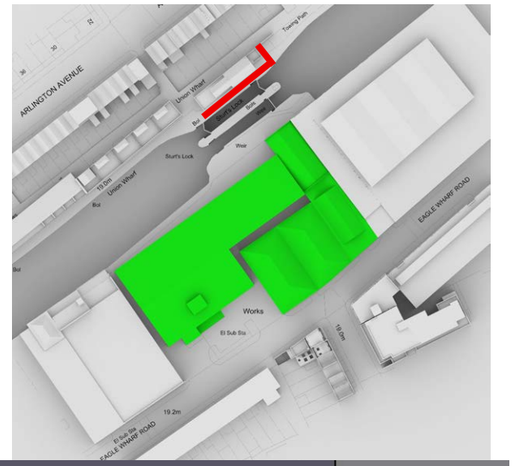
Project	Sturts Yard (access, Islington)
Title	1-2 Union Wharf Window Map
Drawn	YH
Checked	PS
Date	19.09.2017
Rel no.	12
Drawing no.	2251-WM10



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Project: Sturts Yard (access, Islington)

Title: 1-2 Union Wharf Window Map

Drawn	YH	Checked	PS
Date	19.09.2017	Rel no.	12

Drawing no. 2251-WM10.1

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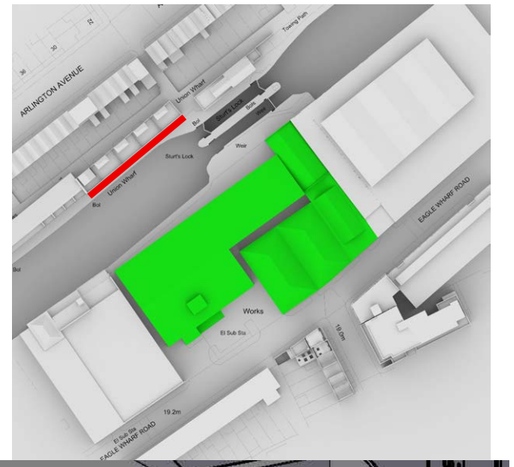

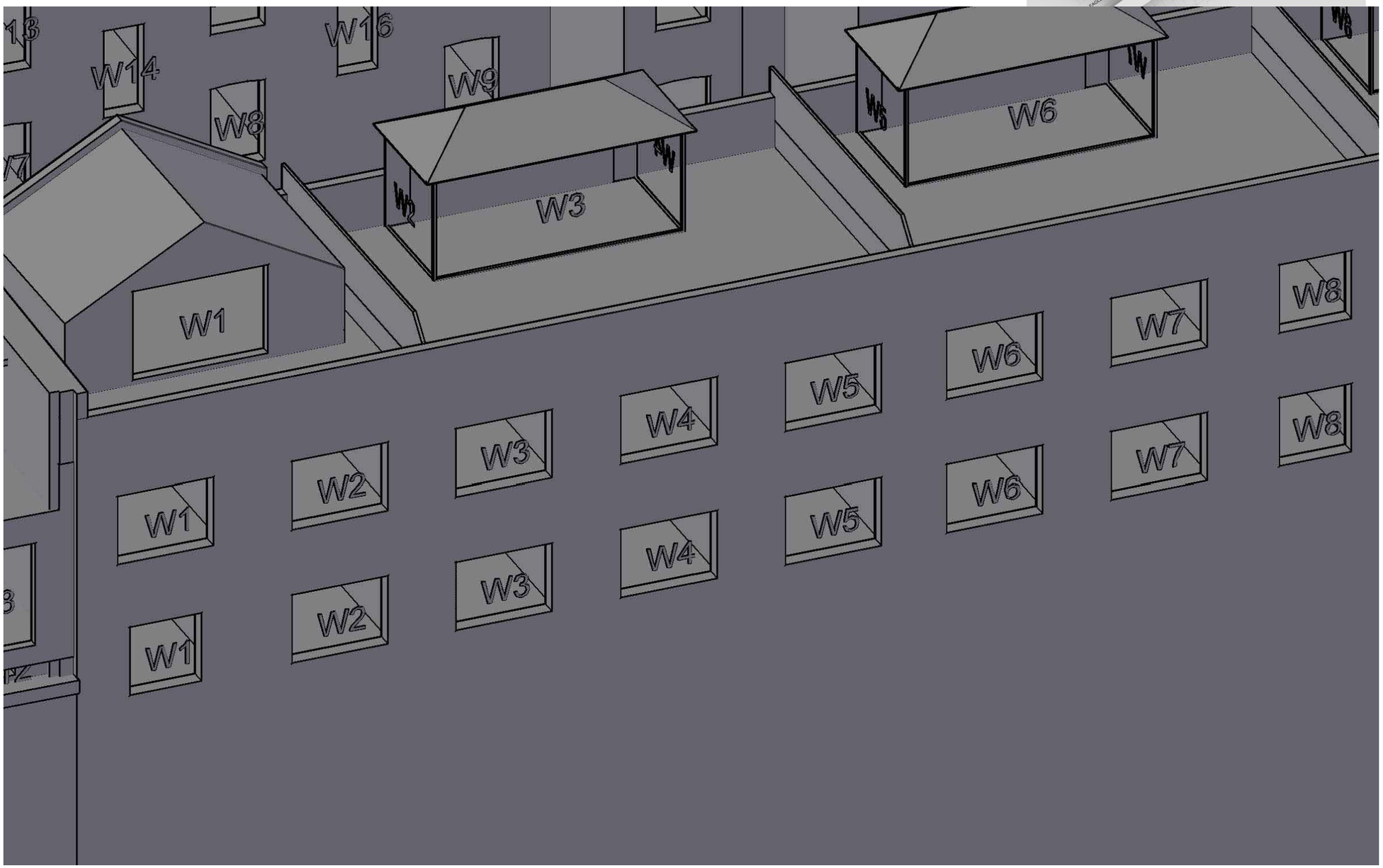

Sources of information

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Project	Sturts Yard (access, Islington)
Title	3-7 Union Wharf (1) Window Map
Drawn	YH
Checked	PS
Date	19.09.2017
Rel no.	12
Drawing no.	2251-WM11

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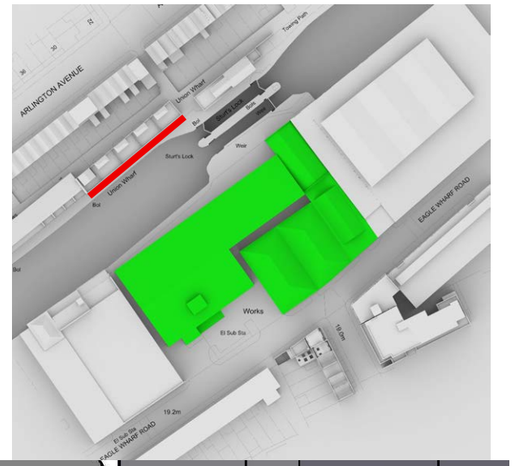

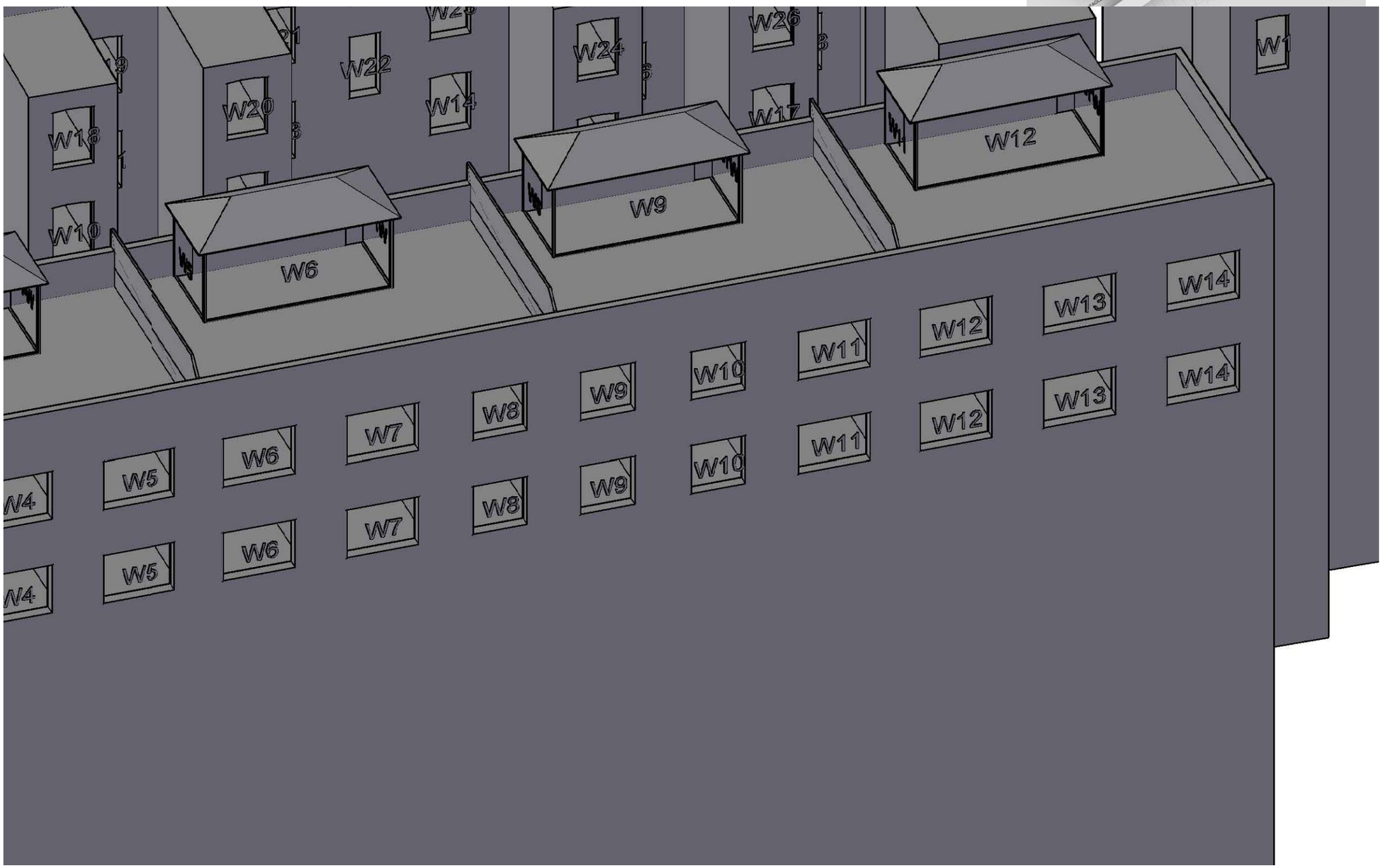

Sources of information

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Project	Sturts Yard (access, Islington)
Title	3-7 Union Wharf (2) Window Map
Drawn	YH
Checked	PS
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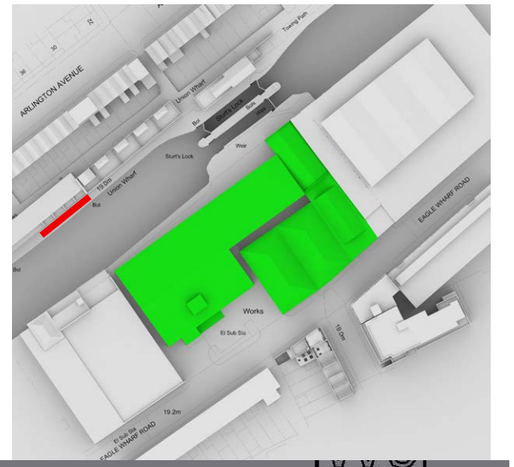

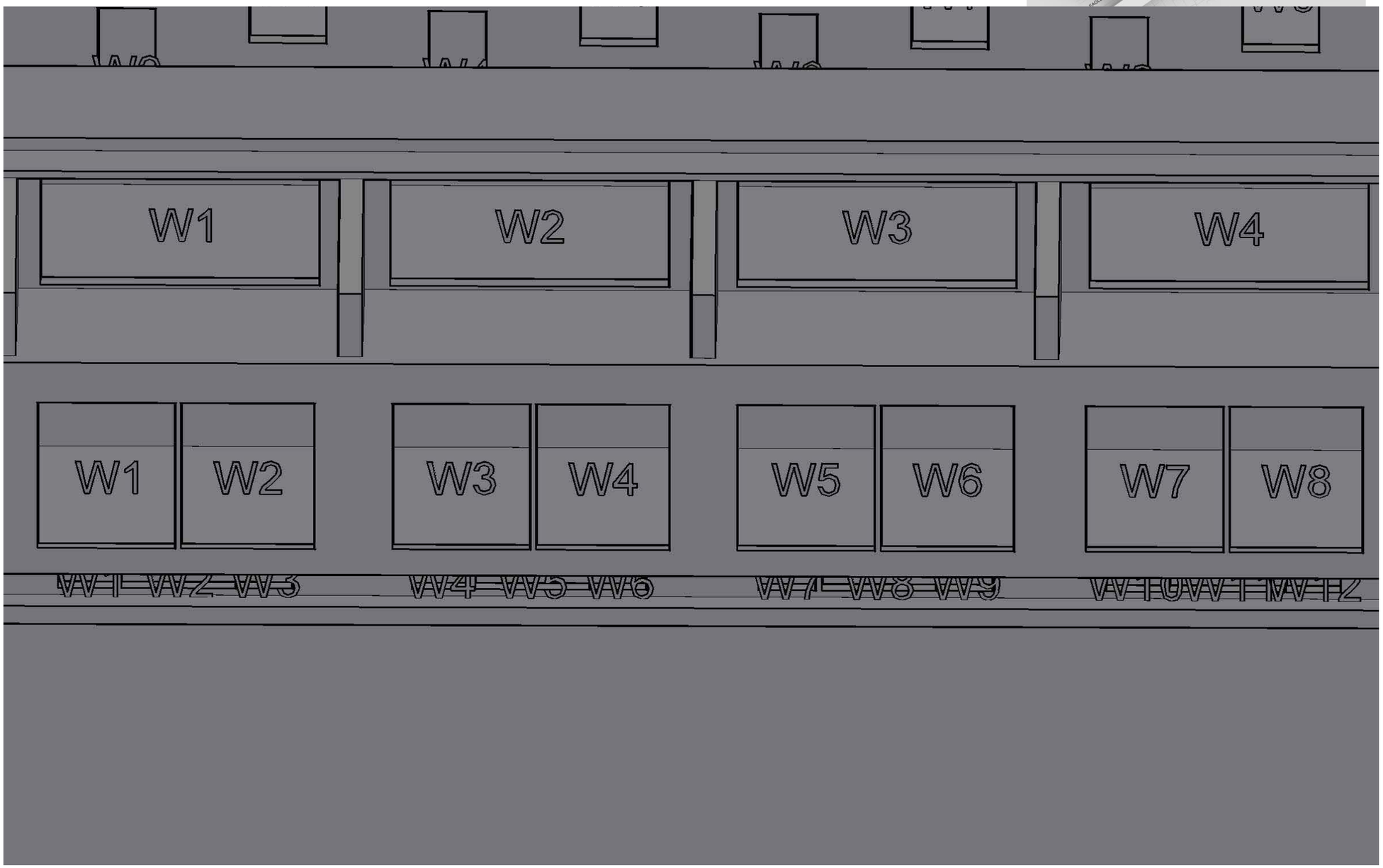

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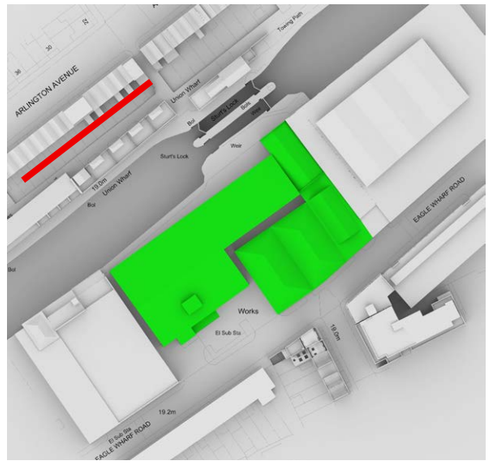
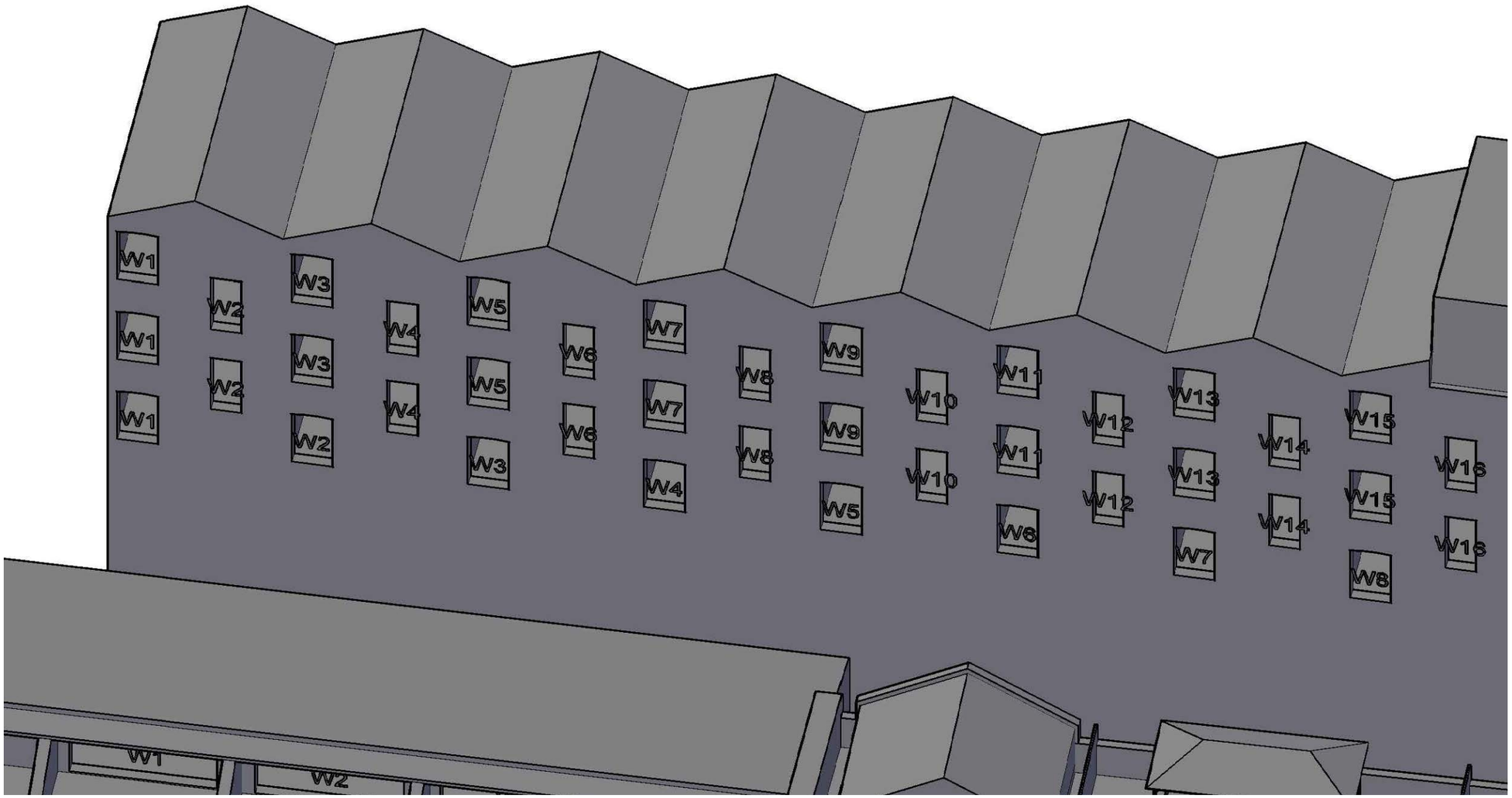
Project: Sturts Yard (access, Islington)

Title: 1-9 Waterfront Mews Window Map

Drawn	YH	Checked	PS
Date	19.09.2017	Rel no.	12

Drawing no. 2251-WM13





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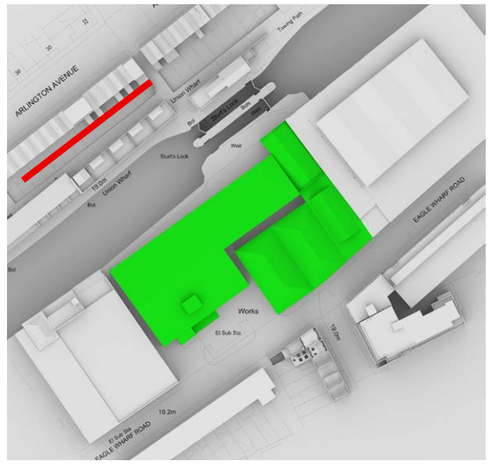
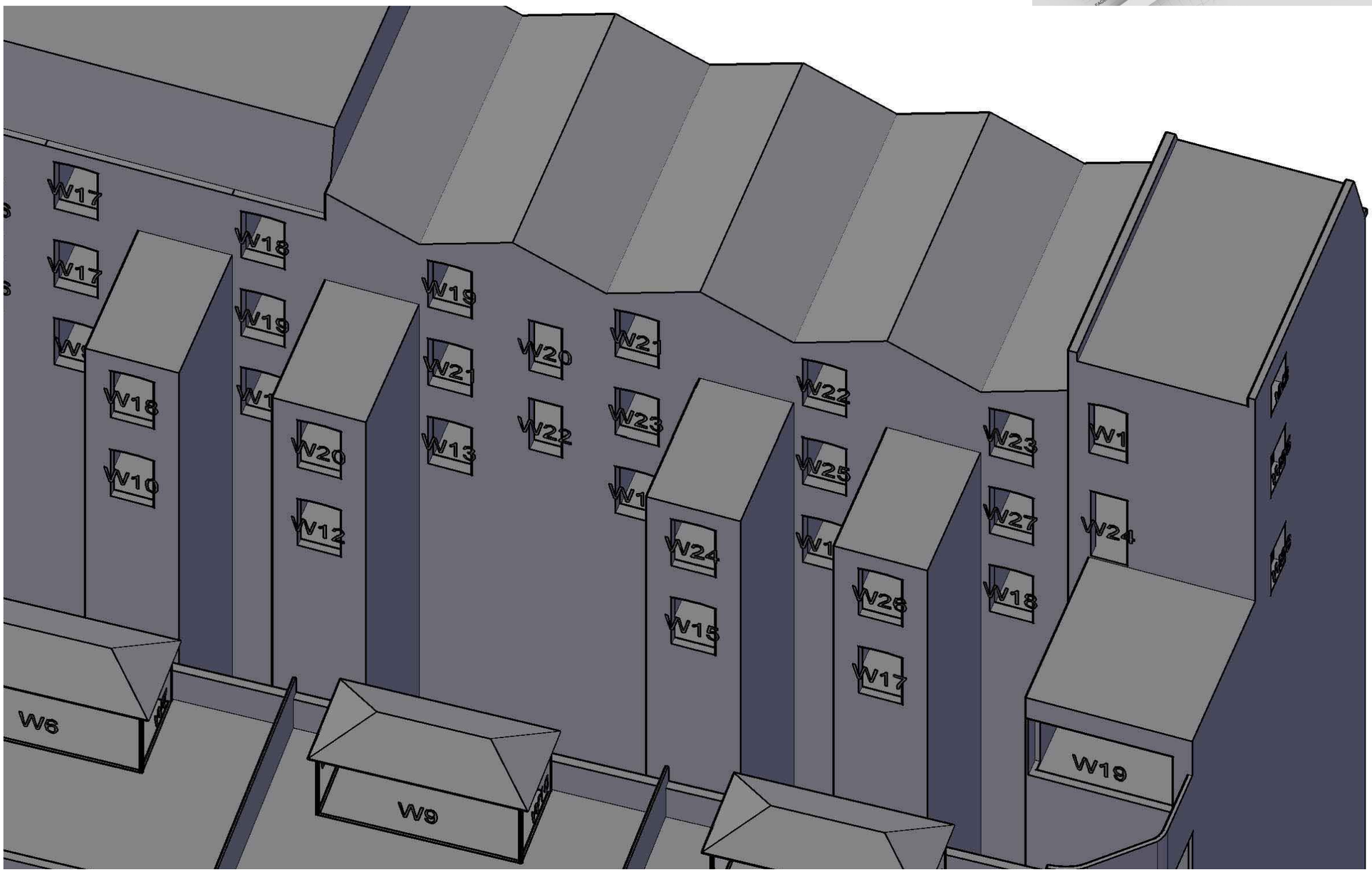
Project	Sturts Yard (access, Islington)
Title	47- 69 Arlington Avenue (1) Window Map
Drawn	YH
Checked	PS
Date	19.09.2017
Rel no.	12
Drawing no.	2251-WM14





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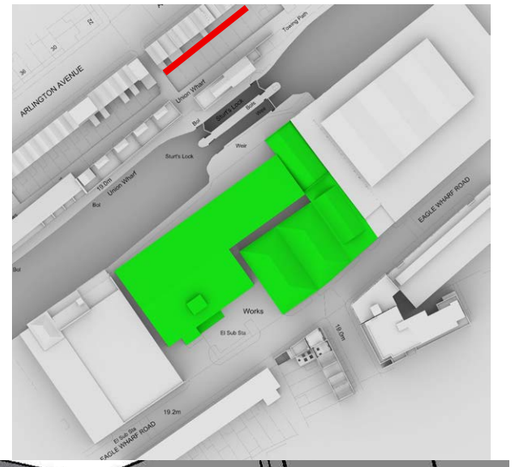
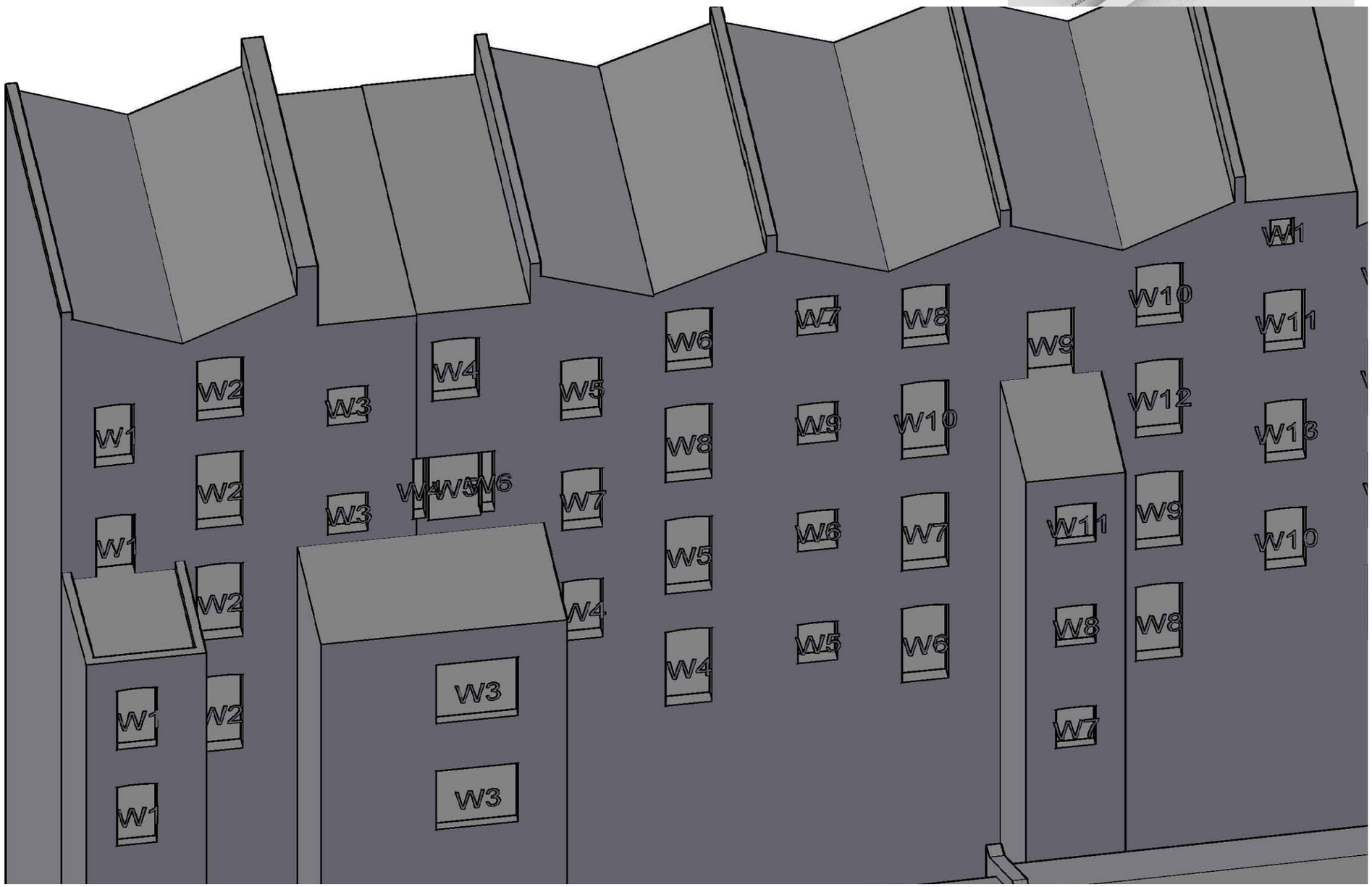
Project	Sturts Yard (access, Islington)
Title	47- 69 Arlington Avenue (2) Window Map
Drawn	YH
Checked	PS
Date	19.09.2017
Rel no.	12
Drawing no.	2251-WM15





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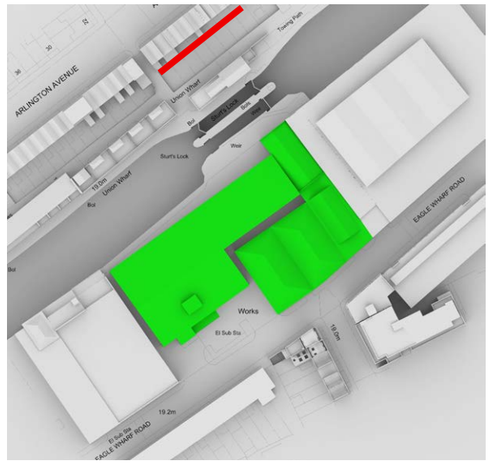
Project	Sturts Yard (access, Islington)
Title	12-21 Arlington Avenue (1) Window Map
Drawn	YH
Checked	PS
Date	19.09.2017
Rel no.	12
Drawing no.	2251-WM16



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Project	Sturts Yard (access, Islington)
Title	12-21 Arlington Avenue (2) Window Map
Drawn	YH
Checked	PS
Date	19.09.2017
Rel no.	12
Drawing no.	2251-WM17

Appendix 2

Results of the daylight & sunlight assessments within neighbouring properties

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
14-27 EAGLE WHARF ROAD																		
Ground	R1	W1	Kitchen	32.0	16.1	15.9	0.5	121.0	118.4	33.9	84.5	0.3	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R4	W4	Kitchen	32.0	16.7	15.3	0.5	121.0	118.5	32.8	85.7	0.3	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R5	W5	Kitchen	31.9	17.0	14.9	0.5	121.0	118.4	33.7	84.7	0.3	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R8	W8	Kitchen	31.6	18.3	13.3	0.6	121.0	118.5	41.8	76.6	0.4	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R9	W9	Kitchen	31.3	19.1	12.2	0.6	121.0	118.4	53.6	64.8	0.5	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R12	W12	Kitchen	30.3	21.4	9.0	0.7	121.0	115.8	91.1	24.7	0.8	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R13	W13	Kitchen	29.4	22.1	7.3	0.8	121.0	104.3	73.9	30.4	0.7	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R16	W16	Kitchen	28.1	23.6	4.5	0.8	121.0	82.7	81.5	1.2	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R17	W17	Kitchen	27.9	24.2	3.6	0.9	121.0	82.6	82.6	0.1	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R20	W20	Kitchen	27.7	25.4	2.3	0.9	121.0	82.9	82.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R21	W21	Kitchen	27.7	25.9	1.8	0.9	121.0	83.4	83.4	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R24	W24	Kitchen	28.2	27.0	1.2	1.0	121.0	83.4	83.4	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R25	W25	Kitchen	28.6	27.7	1.0	1.0	121.0	83.0	83.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R28	W28	Kitchen	30.7	30.0	0.7	1.0	121.0	92.3	92.3	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R1	W1-L W1-U	Living Room	34.2	18.4	15.9	0.5											
	R1	W2		33.0	17.7	15.2	0.5	160.8	158.0	88.3	69.7	0.6	N/A	N/A	N/A	N/A	N/A	N/A
First	R2	W3	Living Room	33.0	17.9	15.2	0.5											
	R2	W4-L W4-U		34.3	19.0	15.3	0.6	160.8	158.0	83.5	74.6	0.5	N/A	N/A	N/A	N/A	N/A	N/A
First	R3	W5-L	Living Room	34.2	19.4	14.8	0.6											

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
		W5-U																
	R3	W6		33.0	19.1	13.9	0.6	160.8	157.9	108.0	49.9	0.7	N/A	N/A	N/A	N/A	N/A	N/A
First	R4	W7	Living Room	32.9	19.3	13.6	0.6											
	R4	W8-L		34.1	20.8	13.2	0.6											
		W8-U						160.8	158.1	114.7	43.4	0.7	N/A	N/A	N/A	N/A	N/A	N/A
First	R5	W9-L	Living Room	33.9	21.8	12.1	0.6											
		W9-U																
	R5	W10		32.7	21.9	10.8	0.7	160.8	158.0	136.5	21.5	0.9	N/A	N/A	N/A	N/A	N/A	N/A
First	R6	W11	Living Room	32.5	22.5	10.0	0.7											
	R6	W12-L		33.3	24.5	8.8	0.7											
		W12-U						160.8	158.0	144.0	14.0	0.9	N/A	N/A	N/A	N/A	N/A	N/A
First	R7	W13-L	Living Room	32.7	25.4	7.3	0.8											
		W13-U																
	R7	W14		31.5	25.4	6.1	0.8	160.8	157.9	155.4	2.5	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R8	W15	Living Room	31.2	25.6	5.6	0.8											
	R8	W16-L		32.0	27.2	4.8	0.9											
		W16-U						160.8	158.1	157.6	0.5	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R9	W17-L	Living Room	31.8	27.9	3.9	0.9											
		W17-U																
	R9	W18		30.9	27.7	3.3	0.9	160.8	157.9	157.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R10	W19	Living Room	30.9	27.8	3.1	0.9											
	R10	W20-L		31.7	29.2	2.5	0.9											
		W20-U						160.8	158.1	158.1	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R11	W21-L	Living Room	31.8	29.7	2.1	0.9											
		W21-U																
	R11	W22		31.0	29.3	1.8	0.9	160.8	157.8	157.8	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R12	W23	Living Room	31.0	29.3	1.7	0.9											
	R12	W24-L		32.1	30.7	1.4	1.0											
		W24-U						160.8	158.0	158.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
First	R13	W25-L W25-U	Living Room	32.4	31.2	1.2	1.0											
	R13	W26		31.8	30.8	1.0	1.0	160.8	158.0	158.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R14	W27	Living Room	32.1	31.0	1.1	1.0											
	R14	W28-L W28-U		33.7	32.8	0.9	1.0	160.8	158.0	158.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R1	W1-L W1-U	Bedroom	36.6	21.4	15.1	0.6	122.5	121.2	55.7	65.5	0.5	N/A	N/A	N/A	N/A	N/A	N/A
Second	R4	W4-L W4-U	Bedroom	36.6	22.2	14.4	0.6	122.5	121.2	57.6	63.6	0.5	N/A	N/A	N/A	N/A	N/A	N/A
Second	R5	W5-L W5-U	Bedroom	36.6	22.6	14.0	0.6	122.5	121.3	58.7	62.6	0.5	N/A	N/A	N/A	N/A	N/A	N/A
Second	R8	W8-L W8-U	Bedroom	36.7	24.3	12.4	0.7	122.5	121.2	61.1	60.1	0.5	N/A	N/A	N/A	N/A	N/A	N/A
Second	R9	W9-L W9-U	Bedroom	36.7	25.3	11.4	0.7	122.5	121.2	71.2	50.0	0.6	N/A	N/A	N/A	N/A	N/A	N/A
Second	R12	W12-L W12-U	Bedroom	36.7	28.5	8.2	0.8	122.5	121.2	103.5	17.7	0.9	N/A	N/A	N/A	N/A	N/A	N/A
Second	R13	W13-L W13-U	Bedroom	36.5	29.5	7.0	0.8	122.5	121.2	112.6	8.7	0.9	N/A	N/A	N/A	N/A	N/A	N/A
Second	R16	W16-L W16-U	Bedroom	36.5	31.3	5.2	0.9	122.5	121.1	121.1	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R17	W17-L W17-U	Bedroom	36.5	32.0	4.5	0.9	122.5	121.2	121.2	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R20	W20-L W20-U	Bedroom	36.5	33.3	3.2	0.9	122.5	121.2	121.2	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R21	W21-L	Bedroom	36.5	33.7	2.8	0.9											

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
		W21-U						122.5	121.2	121.2	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R24	W24-L	Bedroom	36.6	34.5	2.1	0.9											
		W24-U						122.5	121.1	121.1	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R25	W25-L	Bedroom	36.7	34.9	1.9	0.9											
		W25-U						122.5	121.3	121.3	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R28	W28-L	Bedroom	37.2	35.7	1.5	1.0											
		W28-U						122.5	121.1	121.1	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
28 EAGLE WHARF ROAD																		
Below Grour	R1	W1-L	Unknown	14.0	12.7	1.3	0.9											
		W1-U						95.8	26.0	25.9	0.1	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R2	W2-L	Unknown	14.2	13.5	0.7	1.0											
		W2-U																
	R2	W3-L		12.2	12.2	0.0	1.0											
		W3-U						134.2	46.9	45.6	1.3	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R3	W4	Unknown	72.2	69.0	3.2	1.0											
	R3	W5-L		17.3	17.1	0.2	1.0											
		W5-U						138.1	138.1	138.1	0.0	1.0	55	16	54	16	1.0	1.0
Ground	R1	W1-L	Unknown	20.5	18.5	2.0	0.9											
		W1-U						65.6	34.2	34.2	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R2	W2-L	Unknown	21.1	18.7	2.4	0.9											
		W2-U						93.7	56.1	55.8	0.3	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R3	W3-L	Unknown	26.7	17.3	9.4	0.6											
		W3-U						102.0	54.7	39.6	15.1	0.7	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R4	W4-L	Bedroom	28.6	18.0	10.5	0.6											
		W4-U						98.4	59.4	53.7	5.7	0.9	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R5	W5	Bedroom	29.4	23.9	5.4	0.8	108.3	86.5	84.1	2.4	1.0	51	14	45	14	0.9	1.0

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
First	R1	W1-L	LKD	25.1	22.9	2.2	0.9											
		W1-U																
	R1	W2-L		26.1	23.5	2.6	0.9											
		W2-U																
	R1	W3-L		31.7	21.3	10.4	0.7											
		W3-U						308.7	301.4	254.8	46.7	0.8	N/A	N/A	N/A	N/A	N/A	N/A
Second	R1	W1-L	Bedroom	29.4	27.2	2.2	0.9											
		W1-U																
	R1	W2-L		30.1	27.6	2.6	0.9											
		W2-U						200.3	180.5	178.6	1.9	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R1	W1-L	Bedroom	34.4	32.2	2.2	0.9											
		W1-U																
	R1	W2-L		34.1	31.8	2.3	0.9											
		W2-U																
	R1	W3-L		34.2	31.8	2.4	0.9											
		W3-U																
	R1	W4-L		34.7	32.2	2.5	0.9											
		W4-U						146.4	59.1	56.8	2.3	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R3	W6-L	Bedroom	39.5	35.2	4.3	0.9											
		W6-U						103.3	96.4	95.7	0.7	1.0	64	23	60	23	0.9	1.0
63-71 CROPLEY STREET																		
Below Grour	R1	W1-L	Unknown	24.2	24.2	0.0	1.0											
		W1-U						94.5	78.1	78.1	0.0	1.0	50	20	50	20	1.0	1.0
Below Grour	R2	W2-L	Unknown	32.1	30.6	1.5	1.0											
		W2-U						94.5	87.0	86.9	0.1	1.0	57	21	54	21	0.9	1.0
Below Grour	R3	W3-L	Unknown	34.0	32.4	1.6	1.0											
		W3-U						94.5	92.4	92.4	0.0	1.0	58	22	57	22	1.0	1.0
Below Grour	R4	W4-L	Unknown	35.1	33.9	1.2	1.0											
		W4-U						94.5	92.4	92.4	0.0	1.0	58	22	57	22	1.0	1.0
Ground	R1	W1	Unknown	51.1	49.7	1.5	1.0											

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
	R1	W4		63.1	62.4	0.7	1.0	107.0	107.0	107.0	0.0	1.0	67	22	64	22	1.0	1.0
Ground	R2	W2	Unknown	66.4	65.3	1.0	1.0											
	R2	W3		78.6	77.9	0.8	1.0											
	R2	W5		85.7	81.3	4.4	0.9											
	R2	W6-L		24.1	23.1	0.9	1.0											
		W6-U																
	R2	W7-L		28.3	24.5	3.9	0.9											
		W7-U						169.8	169.8	169.8	0.0	1.0	83	23	78	23	0.9	1.0
Ground	R3	W8-L	Unknown	32.4	30.3	2.1	0.9											
		W8-U						94.5	92.2	92.2	0.0	1.0	57	20	54	20	0.9	1.0
Ground	R4	W9-L	Unknown	35.0	32.5	2.5	0.9											
		W9-U						94.5	92.4	92.4	0.0	1.0	60	21	57	21	1.0	1.0
Ground	R5	W10-L	Unknown	35.8	34.0	1.8	1.0											
		W10-U						94.5	92.5	92.5	0.0	1.0	60	22	58	22	1.0	1.0
Ground	R6	W11-L	Unknown	36.5	35.2	1.3	1.0											
		W11-U						94.5	92.4	92.4	0.0	1.0	60	22	59	22	1.0	1.0
First	R1	W1	Unknown	25.1	24.8	0.3	1.0											
	R1	W2-L		31.9	29.4	2.4	0.9											
		W2-U						94.5	90.7	90.7	0.0	1.0	62	22	57	22	0.9	1.0
First	R2	W3-L	Unknown	34.7	31.0	3.7	0.9											
		W3-U						55.4	54.6	54.6	0.0	1.0	61	20	55	20	0.9	1.0
First	R3	W4-L	Unknown	36.3	32.9	3.4	0.9											
		W4-U						94.5	92.4	92.4	0.0	1.0	61	20	56	20	0.9	1.0
First	R4	W5-L	Unknown	36.1	33.0	3.0	0.9											
		W5-U						55.4	54.7	54.7	0.0	1.0	62	21	58	21	0.9	1.0
First	R5	W6-L	Unknown	37.1	34.6	2.5	0.9											
		W6-U						94.5	92.5	92.5	0.0	1.0	62	22	59	22	1.0	1.0
First	R6	W7-L	Unknown	36.7	34.6	2.1	0.9											

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
		W7-U						55.4	54.6	54.6	0.0	1.0	61	22	59	22	1.0	1.0
First	R7	W8-L	Unknown	37.5	35.7	1.8	1.0											
		W8-U						94.5	92.6	92.6	0.0	1.0	63	23	61	23	1.0	1.0
First	R8	W9-L	Unknown	37.2	35.7	1.6	1.0											
		W9-U						55.4	54.7	54.7	0.0	1.0	63	23	61	23	1.0	1.0
First	R9	W10-L	Unknown	38.0	36.5	1.4	1.0											
		W10-U						94.5	92.6	92.6	0.0	1.0	64	23	62	23	1.0	1.0
First	R10	W11-L	Unknown	37.7	36.4	1.3	1.0											
		W11-U						55.4	54.9	54.9	0.0	1.0	63	23	61	23	1.0	1.0
Second	R1	W1	Unknown	76.3	76.2	0.1	1.0											
	R1	W2-L		30.3	29.5	0.8	1.0											
		W2-U						65.5	63.1	63.1	0.0	1.0	88	28	88	28	1.0	1.0
Second	R2	W3	Unknown	87.1	85.9	1.2	1.0											
	R2	W4-L		36.1	33.4	2.7	0.9											
		W4-U						60.5	58.9	58.9	0.0	1.0	77	19	73	19	0.9	1.0
29 EAGLE WHARF ROAD																		
Below Grour	R1	W1	Bedroom	1.6	1.6	0.0	1.0	138.9	21.0	19.6	1.4	0.9	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R2	W2	Bedroom	2.0	2.0	0.0	1.0	128.5	26.7	24.3	2.4	0.9	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R3	W3	Bedroom	2.3	2.3	0.0	1.0	184.4	28.7	27.6	1.1	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R4	W4	Bedroom	2.0	2.0	0.0	1.0	74.1	18.0	18.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R5	W5	Bedroom	2.1	1.7	0.4	0.8	83.4	23.1	19.9	3.3	0.9	0	0	0	0	0.0	0.0
Ground	R1	W1	LD	3.1	3.1	0.0	1.0											
	R1	W2		3.2	1.4	1.8	0.4	238.5	66.2	50.9	15.3	0.8	3	0	3	0	1.0	0.0
Ground	R2	W4	LKD	2.4	0.0	2.3	0.0	199.7	45.0	12.4	32.7	0.3	N/A	N/A	N/A	N/A	N/A	N/A

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
Ground	R3	W5	Bedroom	2.3	0.2	2.0	0.1	116.4	45.3	21.7	23.7	0.5	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R5	W9	LKD	2.6	0.3	2.3	0.1											
	R5	W10		4.4	2.1	2.3	0.5											
	R5	W11-L		25.8	22.5	3.3	0.9											
		W11-U																
	R5	W12-L		25.7	22.5	3.2	0.9											
		W12-U						289.7	219.4	163.1	56.3	0.7	44	13	40	12	0.9	0.9
First	R1	W1	LKD	4.7	4.7	0.0	1.0											
	R1	W2-L		30.1	18.7	11.5	0.6											
		W2-U																
	R1	W3-L		30.1	18.5	11.6	0.6											
		W3-U																
	R1	W4-L		30.0	18.3	11.8	0.6											
		W4-U																
	R1	W5-L		30.0	18.1	11.9	0.6											
		W5-U						291.1	162.3	96.8	65.5	0.6	24	1	20	0	0.8	0.0
First	R2	W6	Bedroom	30.7	18.0	12.7	0.6	118.6	114.3	36.3	78.0	0.3	N/A	N/A	N/A	N/A	N/A	N/A
First	R3	W7	Bedroom	30.5	17.6	12.8	0.6	147.6	110.6	37.6	73.0	0.3	N/A	N/A	N/A	N/A	N/A	N/A
First	R4	W8	Kitchen	30.3	17.6	12.7	0.6	82.7	80.8	44.6	36.1	0.6	N/A	N/A	N/A	N/A	N/A	N/A
First	R5	W9	LD	30.6	18.4	12.3	0.6											
	R5	W10		28.3	19.7	8.6	0.7											
	R5	W11-L		31.1	27.0	4.1	0.9											
		W11-U																
	R5	W12-L		31.1	27.0	4.0	0.9											
		W12-U																
	R5	W13-L		31.0	27.1	3.9	0.9											
		W13-U																
	R5	W14-L		30.9	27.1	3.9	0.9											
		W14-U						223.9	218.7	214.6	4.0	1.0	56	18	52	18	0.9	1.0
First	R6	W15	Bedroom	31.4	28.1	3.3	0.9	122.7	120.4	118.0	2.4	1.0	54	16	50	16	0.9	1.0
Second	R1	W1	LKD	8.6	8.6	0.0	1.0											

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	R1	W2-L		34.7	21.9	12.8	0.6											
		W2-U																
	R1	W3-L		34.7	21.7	13.0	0.6											
		W3-U																
	R1	W4-L		34.7	21.5	13.2	0.6											
		W4-U																
	R1	W5-L		34.7	21.3	13.4	0.6											
		W5-U						291.1	276.3	114.4	161.9	0.4	33	2	28	1	0.8	0.5
Second	R2	W6	Bedroom	35.3	21.3	14.0	0.6	118.6	117.0	41.7	75.3	0.4	N/A	N/A	N/A	N/A	N/A	N/A
Second	R3	W7	Bedroom	35.0	20.9	14.1	0.6	147.6	132.7	44.1	88.6	0.3	N/A	N/A	N/A	N/A	N/A	N/A
Second	R4	W8	Kitchen	34.8	20.8	14.0	0.6	82.7	80.1	50.4	29.7	0.6	N/A	N/A	N/A	N/A	N/A	N/A
Second	R5	W9	LD	35.0	21.4	13.6	0.6											
	R5	W10		32.3	22.5	9.8	0.7											
	R5	W11-L		35.0	30.5	4.4	0.9											
		W11-U																
	R5	W12-L		34.9	30.6	4.3	0.9											
		W12-U																
	R5	W13-L		34.9	30.7	4.2	0.9											
		W13-U																
	R5	W14-L		34.9	30.8	4.1	0.9											
		W14-U						223.9	223.9	222.4	1.5	1.0	61	20	55	20	0.9	1.0
Second	R6	W15	Bedroom	35.5	32.0	3.5	0.9	122.7	121.3	121.3	0.1	1.0	57	18	53	18	0.9	1.0
Third	R1	W1	LKD	17.2	17.2	0.0	1.0											
	R1	W2-L		37.8	25.5	12.3	0.7											
		W2-U																
	R1	W3-L		37.8	25.3	12.5	0.7											
		W3-U																
	R1	W4-L		37.8	25.1	12.7	0.7											
		W4-U																
	R1	W5-L		37.8	24.9	12.8	0.7											
		W5-U						281.4	279.4	159.3	120.1	0.6	51	4	44	3	0.9	0.8
Third	R2	W6	Bedroom	38.1	25.0	13.1	0.7	123.3	121.3	56.2	65.1	0.5	N/A	N/A	N/A	N/A	N/A	N/A

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Third	R3	W7-L	LKD	37.7	24.1	13.6	0.6											
		W7-U																
	R3	W8-L		37.7	24.0	13.7	0.6											
		W8-U																
	R3	W9-L		37.7	23.9	13.8	0.6											
		W9-U																
	R3	W10-L		37.7	23.8	13.8	0.6											
		W10-U						187.9	179.2	79.7	99.6	0.4	N/A	N/A	N/A	N/A	N/A	N/A
Third	R4	W11	Bedroom	38.1	24.3	13.8	0.6	79.9	78.1	44.9	33.2	0.6	N/A	N/A	N/A	N/A	N/A	N/A
Third	R5	W12	LKD	38.3	24.7	13.5	0.6											
	R5	W13		35.4	25.4	10.1	0.7											
	R5	W14-L		38.2	33.8	4.4	0.9											
		W14-U																
	R5	W15-L		38.2	33.9	4.3	0.9											
		W15-U																
	R5	W16-L		38.2	34.1	4.1	0.9											
		W16-U																
	R5	W17-L		38.2	34.2	4.0	0.9											
		W17-U						256.5	256.5	255.7	0.8	1.0	63	22	58	22	0.9	1.0
Third	R6	W18	Bedroom	38.6	35.2	3.4	0.9	119.1	118.3	118.2	0.0	1.0	62	21	57	21	0.9	1.0
Fourth	R1	W1-L	Unknown	36.2	26.8	9.4	0.7											
		W1-U																
	R1	W2-L		35.9	26.3	9.6	0.7											
		W2-U																
	R1	W3-L		35.7	26.0	9.8	0.7											
		W3-U																
	R1	W4-L		35.6	25.7	9.9	0.7											
		W4-U						157.3	154.9	117.8	37.1	0.8	N/A	N/A	N/A	N/A	N/A	N/A
Fourth	R2	W5-L	Unknown	35.5	25.3	10.3	0.7											
		W5-U																
	R2	W6-L		35.6	25.2	10.4	0.7											
		W6-U																
	R2	W7-L		35.6	25.1	10.5	0.7											

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		W7-U																
	R2	W8-L		35.5	25.0	10.5	0.7											
		W8-U						171.0	167.1	118.5	48.6	0.7	N/A	N/A	N/A	N/A	N/A	N/A
Fourth	R3	W9	Unknown	30.5	20.4	10.1	0.7	131.3	122.2	80.7	41.5	0.7	N/A	N/A	N/A	N/A	N/A	N/A
Fourth	R4	W10	Unknown	30.5	20.2	10.4	0.7	122.5	114.0	75.2	38.8	0.7	N/A	N/A	N/A	N/A	N/A	N/A
Fourth	R5	W11-L	Unknown	35.5	24.4	11.2	0.7											
		W11-U																
	R5	W12-L		35.6	24.4	11.2	0.7											
		W12-U																
	R5	W13-L		35.6	24.5	11.2	0.7											
		W13-U																
	R5	W14-L		35.7	24.5	11.2	0.7											
		W14-U																
	R5	W15		30.8	27.4	3.4	0.9	181.0	178.4	177.6	0.8	1.0	46	17	42	17	0.9	1.0
Fourth	R6	W16-L	Unknown	35.3	32.1	3.2	0.9											
		W16-U																
	R6	W17-L		35.0	31.9	3.1	0.9											
		W17-U																
	R6	W18-L		34.2	31.2	3.0	0.9											
		W18-U																
	R6	W19-L		32.0	29.0	3.0	0.9											
		W19-U						171.6	167.4	167.4	0.0	1.0	58	21	54	21	0.9	1.0
EAGLE HOUSE																		
Below Grour	R1	W1	Unknown	23.4	22.6	0.8	1.0											
	R1	W2		23.4	22.5	0.9	1.0	186.6	132.3	132.3	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R2	W3	Unknown	23.4	22.5	0.9	1.0											
	R2	W4		23.4	22.4	1.0	1.0											
	R2	W5		23.4	22.3	1.1	1.0	185.5	131.7	131.7	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R3	W6	Unknown	23.4	22.2	1.2	0.9											
	R3	W7		23.4	22.0	1.4	0.9	182.9	130.1	130.0	0.1	1.0	N/A	N/A	N/A	N/A	N/A	N/A

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
Below Grour	R4	W8	Unknown	23.4	21.9	1.6	0.9											
	R4	W9		23.5	21.7	1.7	0.9											
	R4	W10		23.5	21.6	1.9	0.9	185.5	132.9	131.7	1.3	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R5	W11	Unknown	23.5	21.4	2.2	0.9											
	R5	W12		23.6	21.1	2.5	0.9	182.9	136.6	131.0	5.5	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R6	W13	Unknown	23.7	20.9	2.8	0.9											
	R6	W14		23.7	20.7	3.0	0.9											
	R6	W15		23.7	20.5	3.2	0.9	185.5	142.2	140.3	1.8	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R7	W16	Unknown	23.8	20.2	3.6	0.8											
	R7	W17		23.9	19.9	4.0	0.8	182.9	145.1	144.4	0.7	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R8	W18	Unknown	23.9	19.5	4.5	0.8											
	R8	W19		23.9	19.2	4.7	0.8											
	R8	W20		23.9	18.9	5.0	0.8	199.8	157.9	157.5	0.4	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R9	W21-L	Unknown	25.0	19.0	6.1	0.8											
		W21-U						150.9	89.3	73.6	15.7	0.8	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R10	W22	Unknown	24.2	16.5	7.7	0.7	207.9	193.5	171.8	21.7	0.9	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R1	W1-L	Unknown	28.8	27.5	1.2	1.0											
		W1-U						153.0	153.0	153.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R2	W2-L	Unknown	28.8	27.3	1.5	0.9											
		W2-U						219.0	219.0	219.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R3	W3-L	Unknown	28.8	27.0	1.8	0.9											
		W3-U						149.3	149.3	149.3	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R4	W4-L	Unknown	28.8	26.6	2.2	0.9											
		W4-U						219.0	219.0	219.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R5	W5-L	Unknown	28.9	25.9	3.0	0.9											
		W5-U						219.0	219.0	219.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R6	W6-L	Unknown	29.1	25.3	3.8	0.9											

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
		W6-U						149.3	149.3	149.3	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R7	W7-L	Unknown	29.4	24.5	4.9	0.8											
		W7-U						219.0	219.0	219.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R8	W8-L	Unknown	29.4	23.4	6.0	0.8											
		W8-U						163.7	163.6	163.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R9	W9-L	Unknown	30.3	23.0	7.2	0.8											
		W9-U																
	R9	W10-L		30.1	22.6	7.6	0.7											
		W10-U						150.9	95.1	78.3	16.8	0.8	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R10	W11-L	Unknown	27.5	18.7	8.7	0.7											
		W11-U						207.9	175.7	144.5	31.2	0.8	N/A	N/A	N/A	N/A	N/A	N/A
First	R1	W1	Unknown	34.9	33.1	1.9	0.9	153.0	152.4	152.4	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R2	W2	Unknown	34.8	32.7	2.2	0.9	219.0	218.1	218.1	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R3	W3	Unknown	34.8	32.3	2.5	0.9	149.3	148.8	148.8	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R4	W4	Unknown	34.8	31.9	2.9	0.9	219.0	218.1	218.1	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R5	W5	Unknown	34.8	31.2	3.6	0.9	219.0	218.1	218.1	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R6	W6	Unknown	34.8	30.4	4.4	0.9	149.3	148.7	148.7	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R7	W7	Unknown	34.9	29.4	5.5	0.8	219.0	218.2	218.2	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R8	W8	Unknown	35.0	28.2	6.8	0.8	163.7	162.9	162.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R9	W9	Unknown	35.6	27.8	7.8	0.8											
	R9	W10		35.6	27.4	8.2	0.8											
	R9	W11-L		33.6	25.7	7.9	0.8											
		W11-U																
	R9	W12-L		33.5	25.3	8.2	0.8											
		W12-U						150.9	149.0	141.6	7.5	0.9	N/A	N/A	N/A	N/A	N/A	N/A

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
First	R10	W13	Unknown	32.9	23.0	9.9	0.7	207.9	206.9	197.3	9.6	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R1	W1-L W1-U	Unknown	35.0	33.0	2.0	0.9	153.0	152.9	152.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R2	W2-L W2-U	Unknown	34.8	32.5	2.3	0.9	219.0	219.0	219.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R3	W3-L W3-U	Unknown	34.8	32.1	2.7	0.9	149.3	149.3	149.3	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R4	W4-L W4-U	Unknown	34.8	31.7	3.1	0.9	219.0	219.0	219.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R5	W5-L W5-U	Unknown	34.8	31.1	3.7	0.9	219.0	219.0	219.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R6	W6-L W6-U	Unknown	34.8	30.6	4.3	0.9	149.3	149.3	149.3	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R7	W7-L W7-U	Unknown	34.7	29.5	5.2	0.9	219.0	219.0	219.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R8	W8-L W8-U	Unknown	34.9	28.6	6.3	0.8	163.7	163.6	163.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R9	W9-L W9-U	Unknown	37.6	30.3	7.3	0.8											
	R9	W10-L W10-U		37.6	30.0	7.6	0.8	150.9	149.1	127.6	21.5	0.9	N/A	N/A	N/A	N/A	N/A	N/A
Second	R10	W11-L W11-U	Unknown	34.0	24.9	9.1	0.7	207.9	207.7	194.5	13.2	0.9	N/A	N/A	N/A	N/A	N/A	N/A
1-2 UNION WHARF																		
Ground	R1	W1-L W1-U	Unknown	31.0	28.0	3.0	0.9											
	R1	W2		33.1	23.6	9.5	0.7	114.6	114.4	114.4	0.0	1.0	86	25	74	16	0.9	0.6

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
Ground	R2	W3	Unknown	32.9	23.5	9.4	0.7	108.4	106.6	103.1	3.5	1.0	76	25	57	12	0.8	0.5
Ground	R3	W4	Unknown	32.7	23.6	9.1	0.7	109.1	107.2	103.9	3.3	1.0	75	24	57	11	0.8	0.5
Ground	R4	W5	Unknown	32.4	24.0	8.4	0.7	116.6	113.6	110.0	3.7	1.0	76	25	58	10	0.8	0.4
Ground	R5	W6	Bedroom	30.9	23.6	7.3	0.8	123.6	97.5	69.4	28.1	0.7	73	22	55	8	0.8	0.4
Ground	R7	W8	Dining Room	22.5	19.3	3.3	0.9	230.4	211.5	208.5	3.0	1.0	49	15	39	6	0.8	0.4
Ground	R8	W9-L W9-U	Kitchen	27.2	22.2	5.0	0.8	165.7	143.7	86.7	57.0	0.6	52	17	44	9	0.8	0.5
First	R1	W1-L W1-U	Unknown	35.6	32.5	3.1	0.9											
	R1	W2		36.4	25.9	10.4	0.7	114.6	114.4	114.4	0.0	1.0	94	26	82	17	0.9	0.7
First	R2	W3	Unknown	36.2	25.9	10.3	0.7	108.4	107.0	107.0	0.0	1.0	77	26	62	14	0.8	0.5
First	R3	W4	Unknown	36.0	26.1	9.9	0.7	109.1	107.7	107.4	0.4	1.0	76	25	62	13	0.8	0.5
First	R4	W5	Unknown	35.8	26.6	9.2	0.7	116.6	114.2	113.7	0.5	1.0	77	26	62	12	0.8	0.5
First	R5	W8-L W8-U	Living Room	22.5	19.3	3.3	0.9											
	R5	W6-L W6-U		33.3	25.6	7.8	0.8	221.2	212.3	212.3	0.0	1.0	76	25	64	13	0.8	0.5
Second	R1	W1-L W1-U	Unknown	36.3	36.3	0.0	1.0											
	R1	W2-L W2-U		39.0	36.0	3.1	0.9											
	R1	W3-L W3-U		37.7	28.6	9.1	0.8	339.7	339.7	339.7	0.0	1.0	98	29	91	22	0.9	0.8
Second	R2	W4-L W4-U	Bedroom	36.4	28.3	8.1	0.8	131.4	116.7	116.7	0.0	1.0	78	28	65	15	0.8	0.5

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
Second	R4	W6-L	Bedroom	36.3	29.4	6.9	0.8											
		W6-U																
	R4	W7-L		36.3	30.0	6.3	0.8											
		W7-U																
	R4	W9-L		36.0	36.0	0.0	1.0											
		W9-U																
	R4	W8-L		36.1	36.1	0.0	1.0											
		W8-U						196.2	195.4	195.1	0.4	1.0	76	26	67	17	0.9	0.7
3 UNION WHARF																		
Ground	R1	W1	LKD	23.1	23.1	0.0	1.0											
	R1	W2-L		33.6	25.1	8.5	0.7											
		W2-U																
	R1	W3-L		33.4	25.0	8.4	0.7											
		W3-U						392.9	392.1	387.9	4.2	1.0	83	26	68	17	0.8	0.7
Ground	R2	W4-L	Unknown	32.9	24.6	8.3	0.7											
		W4-U						199.3	199.3	184.9	14.3	0.9	75	25	57	14	0.8	0.6
First	R1	W1-L	Bedroom	36.0	27.0	9.0	0.8											
		W1-U						174.1	173.5	167.7	5.8	1.0	76	26	61	16	0.8	0.6
First	R2	W2-L	Bedroom	35.9	27.0	8.9	0.8											
		W2-U						126.2	126.2	126.2	0.0	1.0	76	26	60	16	0.8	0.6
First	R3	W3-L	Bedroom	35.6	26.8	8.8	0.8											
		W3-U																
	R3	W4		32.3	31.0	1.3	1.0	165.3	165.3	165.3	0.0	1.0	76	26	62	15	0.8	0.6
Second	R1	W1-L	Unknown	32.0	30.6	1.4	1.0											
		W1-U																
	R1	W2-L		37.0	29.4	7.6	0.8											
		W2-U																
	R1	W3-L		35.4	34.1	1.4	1.0											
		W3-U						129.7	129.7	129.7	0.0	1.0	97	27	90	21	0.9	0.8
4 UNION WHARF																		

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Ground	R1	W1-L W1-U	Living Room	33.7	24.8	8.9	0.7											
	R1	W2-L W2-U		33.7	25.1	8.6	0.7	253.5	251.2	239.1	12.2	1.0	75	25	59	15	0.8	0.6
Ground	R2	W3-L W3-U	Kitchen	33.7	25.2	8.5	0.7	116.7	116.6	115.2	1.4	1.0	75	25	56	14	0.7	0.6
First	R1	W1-L W1-U	Bedroom	36.1	26.7	9.4	0.7	137.0	135.6	122.5	13.1	0.9	75	25	60	14	0.8	0.6
First	R2	W2-L W2-U	Bedroom	36.1	26.9	9.2	0.7	137.3	137.3	133.8	3.5	1.0	76	26	60	14	0.8	0.5
First	R3	W3-L W3-U	Bedroom	36.1	27.0	9.0	0.7	142.9	142.3	141.5	0.8	1.0	76	26	58	14	0.8	0.5
Second	R1	W1-L W1-U	Unknown	28.9	28.0	1.0	1.0											
	R1	W2-L W2-U		37.0	29.2	7.8	0.8											
	R1	W3-L W3-U		33.1	31.4	1.7	0.9	129.7	129.7	129.7	0.0	1.0	92	27	85	21	0.9	0.8
5 UNION WHARF																		
Ground	R1	W1	LKD	22.6	22.6	0.0	1.0											
	R1	W2-L W2-U		33.7	23.8	9.9	0.7											
	R1	W3-L W3-U		33.7	24.1	9.6	0.7	392.9	391.1	362.1	29.0	0.9	84	25	66	13	0.8	0.5
Ground	R2	W4-L W4-U	Unknown	33.7	24.4	9.3	0.7	173.9	173.4	137.2	36.3	0.8	74	24	56	14	0.8	0.6
First	R1	W1-L W1-U	Bedroom	36.1	25.7	10.3	0.7	174.1	173.4	135.3	38.1	0.8	77	26	61	14	0.8	0.5
First	R2	W2-L	Bedroom	36.1	26.0	10.1	0.7											

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
		W2-U						126.2	126.2	106.7	19.5	0.8	77	26	58	13	0.8	0.5
First	R3	W3-L	Bedroom	36.1	26.3	9.8	0.7											
		W3-U						144.9	143.9	128.6	15.3	0.9	75	25	61	14	0.8	0.6
Second	R1	W1-L	Unknown	30.8	29.9	0.9	1.0											
		W1-U																
	R1	W2-L		37.1	28.6	8.5	0.8											
		W2-U																
	R1	W3-L		33.4	31.6	1.8	0.9											
		W3-U						129.7	129.7	129.7	0.0	1.0	97	27	87	19	0.9	0.7
6 UNION WHARF																		
Ground	R1	W1	LKD	13.5	13.5	0.0	1.0											
	R1	W2-L		33.6	23.8	9.8	0.7											
		W2-U																
	R1	W3-L		33.6	23.6	10.0	0.7											
		W3-U						392.9	388.7	290.8	97.9	0.7	76	25	62	17	0.8	0.7
Ground	R2	W4-L	Unknown	33.6	23.6	10.1	0.7											
		W4-U						173.9	173.9	90.6	83.3	0.5	76	25	57	16	0.8	0.6
First	R1	W1-L	Bedroom	36.0	25.9	10.1	0.7											
		W1-U						174.1	173.5	122.7	50.8	0.7	77	26	60	17	0.8	0.7
First	R2	W2-L	Bedroom	36.0	25.7	10.3	0.7											
		W2-U						126.2	126.2	86.5	39.7	0.7	76	25	59	16	0.8	0.6
First	R3	W3-L	Bedroom	36.1	25.6	10.5	0.7											
		W3-U						144.9	144.6	117.1	27.5	0.8	77	26	61	17	0.8	0.7
Second	R1	W1-L	Bedroom	30.3	29.6	0.7	1.0											
		W1-U																
	R1	W2-L		37.0	28.6	8.5	0.8											
		W2-U																
	R1	W3-L		33.5	31.5	2.0	0.9											
		W3-U						129.7	129.7	129.7	0.0	1.0	96	27	86	19	0.9	0.7

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
7 UNION WHARF																		
Ground	R1	W1-L	Living Room	33.5	24.5	9.0	0.7											
		W1-U																
	R1	W2-L		33.5	24.1	9.5	0.7											
		W2-U						474.3	470.2	337.1	133.1	0.7	74	24	60	17	0.8	0.7
First	R1	W1-L	Bedroom	35.9	26.7	9.3	0.7											
		W1-U						174.1	173.1	138.8	34.3	0.8	74	24	60	17	0.8	0.7
First	R2	W2-L	Bedroom	36.0	26.2	9.8	0.7											
		W2-U						126.2	126.2	86.6	39.6	0.7	77	26	61	17	0.8	0.7
Second	R1	W1-L	Unknown	37.1	28.7	8.3	0.8											
		W1-U						219.9	218.5	206.0	12.5	0.9	76	26	64	19	0.8	0.7
1-9 WATERFRONT MEWS																		
Below Grour	R1	W1	Unknown	8.8	5.4	3.4	0.6											
	R1	W2		8.6	5.1	3.5	0.6											
	R1	W3		8.8	5.2	3.6	0.6	228.9	103.4	87.7	15.7	0.8	16	13	11	11	0.7	0.8
Below Grour	R2	W4	Unknown	8.8	4.9	3.9	0.6											
	R2	W5		8.6	4.6	4.0	0.5											
	R2	W6		8.8	4.6	4.2	0.5	231.1	97.8	69.0	28.8	0.7	14	11	8	8	0.6	0.7
Below Grour	R3	W7	Unknown	8.8	4.3	4.5	0.5											
	R3	W8		8.6	3.9	4.7	0.5											
	R3	W9		8.7	3.8	4.9	0.4	228.9	89.7	58.6	31.0	0.7	15	12	8	8	0.5	0.7
Below Grour	R4	W10	Unknown	8.6	3.4	5.3	0.4											
	R4	W11		8.5	3.0	5.5	0.4											
	R4	W12		8.6	2.9	5.6	0.3	231.6	88.4	44.7	43.7	0.5	15	12	7	7	0.5	0.6
Ground	R1	W1-L	Unknown	10.7	7.5	3.3	0.7											
		W1-U																
	R1	W2-L		10.7	7.3	3.5	0.7											
		W2-U						228.9	228.5	228.5	0.0	1.0	21	9	18	8	0.9	0.9

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
Ground	R2	W3-L W3-U	Unknown	10.7	6.9	3.8	0.6											
	R2	W4-L W4-U		10.8	6.7	4.0	0.6	231.1	230.5	222.6	7.9	1.0	21	9	16	7	0.8	0.8
Ground	R3	W5-L W5-U	Unknown	10.8	6.3	4.5	0.6											
	R3	W6-L W6-U		10.7	5.9	4.8	0.5	228.9	228.6	216.4	12.2	0.9	21	9	15	6	0.7	0.7
Ground	R4	W7-L W7-U	Unknown	10.7	5.3	5.4	0.5											
	R4	W8-L W8-U		10.7	4.9	5.7	0.5	231.6	226.5	202.1	24.4	0.9	22	11	14	6	0.6	0.5
First	R1	W1-L W1-U	Unknown	21.7	17.4	4.3	0.8	228.9	228.2	227.1	1.0	1.0	46	21	40	18	0.9	0.9
First	R2	W2-L W2-U	Unknown	21.8	16.8	5.0	0.8	231.1	230.2	219.3	10.9	1.0	45	20	38	16	0.8	0.8
First	R3	W3-L W3-U	Unknown	21.8	16.0	5.9	0.7	228.9	228.2	210.5	17.7	0.9	46	21	37	16	0.8	0.8
First	R4	W4-L W4-U	Unknown	20.2	14.3	5.8	0.7	231.6	227.4	192.8	34.5	0.8	42	20	35	14	0.8	0.7
47-69 ARLINGTON AVENUE																		
Ground	R1	W1-L W1-U	Unknown	26.6	26.5	0.1	1.0	92.8	84.3	84.3	0.0	1.0	63	15	63	15	1.0	1.0
Ground	R2	W2-L W2-U	Unknown	26.5	26.4	0.1	1.0	92.8	83.2	83.2	0.0	1.0	63	16	63	16	1.0	1.0
Ground	R3	W3-L W3-U	Unknown	26.4	26.3	0.1	1.0	92.8	82.8	82.8	0.0	1.0	62	15	62	15	1.0	1.0
Ground	R4	W4-L	Unknown	26.2	26.1	0.1	1.0											

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
		W4-U						92.8	82.3	82.3	0.0	1.0	61	14	61	14	1.0	1.0
Ground	R5	W5-L	Unknown	25.9	25.9	0.0	1.0											
		W5-U						92.8	82.4	82.4	0.0	1.0	60	14	60	14	1.0	1.0
Ground	R6	W6-L	Unknown	25.7	25.6	0.1	1.0											
		W6-U						92.8	79.7	78.1	1.5	1.0	62	15	62	15	1.0	1.0
Ground	R7	W7-L	Unknown	25.4	25.4	0.0	1.0											
		W7-U						92.8	81.1	81.0	0.2	1.0	61	14	61	14	1.0	1.0
Ground	R8	W8-L	Unknown	24.5	24.3	0.2	1.0											
		W8-U						92.8	81.0	78.7	2.3	1.0	59	15	59	15	1.0	1.0
Ground	R9	W9-L	Unknown	18.0	17.9	0.1	1.0											
		W9-U						92.8	81.7	79.4	2.2	1.0	49	15	49	15	1.0	1.0
Ground	R10	W10-L	Unknown	22.1	22.1	0.0	1.0											
		W10-U						93.2	66.0	65.4	0.6	1.0	55	12	55	12	1.0	1.0
Ground	R11	W11-L	Unknown	7.7	7.6	0.0	1.0											
		W11-U						92.8	68.1	67.8	0.3	1.0	13	1	13	1	1.0	1.0
Ground	R12	W12-L	Unknown	22.0	22.0	0.0	1.0											
		W12-U						93.2	65.0	64.9	0.1	1.0	55	11	55	11	1.0	1.0
Ground	R13	W13-L	Unknown	14.1	13.9	0.2	1.0											
		W13-U						92.8	73.3	71.2	2.1	1.0	22	1	22	1	1.0	1.0
Ground	R14	W14-L	Unknown	16.1	16.0	0.1	1.0											
		W14-U						92.8	78.1	76.4	1.6	1.0	38	7	38	7	1.0	1.0
Ground	R15	W15-L	Unknown	21.8	21.8	0.0	1.0											
		W15-U						93.2	63.3	63.3	0.0	1.0	55	12	55	12	1.0	1.0
Ground	R16	W16-L	Unknown	7.6	7.6	0.0	1.0											
		W16-U						92.8	71.4	71.4	0.0	1.0	12	1	12	1	1.0	1.0
Ground	R17	W17-L	Unknown	21.8	21.8	0.0	1.0											

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
		W17-U						93.2	62.7	62.6	0.1	1.0	55	10	55	10	1.0	1.0
Ground	R18	W18-L	Unknown	10.7	10.6	0.1	1.0											
		W18-U						92.8	66.9	64.2	2.8	1.0	18	1	18	1	1.0	1.0
Ground	R19	W19-L	Unknown	23.1	21.7	1.4	0.9											
		W19-U						184.3	173.8	122.8	51.0	0.7	53	8	52	8	1.0	1.0
First	R1	W1-L	Unknown	33.0	31.6	1.4	1.0											
		W1-U						92.8	92.2	92.2	0.0	1.0	77	26	74	25	1.0	1.0
First	R2	W2-L	Unknown	30.1	29.5	0.6	1.0											
		W2-U						121.0	118.1	118.1	0.0	1.0	72	21	70	21	1.0	1.0
First	R3	W3-L	Unknown	32.9	31.4	1.5	1.0											
		W3-U						92.8	92.2	92.2	0.0	1.0	76	25	74	24	1.0	1.0
First	R4	W4-L	Unknown	29.9	29.4	0.5	1.0											
		W4-U						121.0	118.1	118.1	0.0	1.0	71	21	70	21	1.0	1.0
First	R5	W5-L	Unknown	32.7	31.2	1.5	1.0											
		W5-U						92.8	92.2	92.2	0.0	1.0	77	26	75	25	1.0	1.0
First	R6	W6-L	Unknown	29.7	29.2	0.6	1.0											
		W6-U						121.0	118.2	118.2	0.0	1.0	69	21	69	21	1.0	1.0
First	R7	W7-L	Unknown	32.5	31.0	1.5	1.0											
		W7-U						92.8	92.2	92.2	0.0	1.0	75	25	74	24	1.0	1.0
First	R8	W8-L	Unknown	29.4	29.1	0.4	1.0											
		W8-U						121.0	118.1	118.1	0.0	1.0	70	21	70	21	1.0	1.0
First	R9	W9-L	Unknown	32.0	30.8	1.2	1.0											
		W9-U						92.8	92.2	92.2	0.0	1.0	76	25	75	24	1.0	1.0
First	R10	W10-L	Unknown	29.0	28.7	0.4	1.0											
		W10-U						121.0	117.5	117.2	0.2	1.0	68	19	67	19	1.0	1.0
First	R11	W11-L	Unknown	31.5	30.4	1.2	1.0											

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
		W11-U						92.8	92.2	92.2	0.0	1.0	73	23	70	22	1.0	1.0
First	R12	W12-L	Unknown	28.7	28.1	0.6	1.0											
		W12-U						121.0	117.5	115.8	1.7	1.0	69	20	66	19	1.0	1.0
First	R13	W13-L	Unknown	31.2	30.1	1.1	1.0											
		W13-U						92.8	92.2	92.2	0.0	1.0	74	24	70	22	0.9	0.9
First	R14	W14-L	Unknown	28.3	27.9	0.4	1.0											
		W14-U						121.0	117.7	115.6	2.1	1.0	68	20	66	19	1.0	1.0
First	R15	W15-L	Unknown	30.7	29.5	1.2	1.0											
		W15-U						92.8	92.2	92.2	0.0	1.0	70	22	68	21	1.0	1.0
First	R16	W16-L	Unknown	26.3	25.5	0.8	1.0											
		W16-U						121.0	117.9	115.2	2.7	1.0	62	20	59	18	1.0	0.9
First	R17	W17-L	Unknown	25.3	24.5	0.8	1.0											
		W17-U						92.8	92.2	92.2	0.0	1.0	61	22	60	21	1.0	1.0
First	R18	W18-L	Unknown	29.2	28.2	1.0	1.0											
		W18-U						93.2	92.9	92.9	0.0	1.0	67	18	66	18	1.0	1.0
First	R19	W19-L	Unknown	15.2	14.7	0.4	1.0											
		W19-U						92.8	91.6	91.6	0.0	1.0	25	3	24	2	1.0	0.7
First	R20	W20-L	Unknown	29.1	28.4	0.7	1.0											
		W20-U						93.2	92.9	92.9	0.0	1.0	68	19	67	18	1.0	0.9
First	R21	W21-L	Unknown	20.6	19.4	1.2	0.9											
		W21-U						92.8	91.6	91.2	0.4	1.0	36	4	34	3	0.9	0.8
First	R22	W22-L	Unknown	22.5	21.6	0.9	1.0											
		W22-U						121.0	116.4	113.3	3.1	1.0	42	7	42	7	1.0	1.0
First	R23	W23-L	Unknown	24.4	23.5	1.0	1.0											
		W23-U						92.8	92.2	92.2	0.0	1.0	59	20	57	18	1.0	0.9
First	R24	W24-L	Unknown	29.0	28.3	0.7	1.0											

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		W24-U						93.2	92.9	92.8	0.1	1.0	68	19	68	19	1.0	1.0
First	R25	W25-L	Unknown	15.2	14.9	0.3	1.0											
		W25-U						92.8	91.6	91.4	0.1	1.0	26	4	26	4	1.0	1.0
First	R26	W26-L	Unknown	29.2	28.3	0.9	1.0											
		W26-U						93.2	92.8	92.8	0.0	1.0	70	19	69	18	1.0	0.9
First	R27	W27-L	Unknown	20.7	19.5	1.2	0.9											
		W27-U						92.8	91.6	91.6	0.0	1.0	37	4	35	2	0.9	0.5
First	R28	W28	Unknown	16.2	15.8	0.4	1.0	96.3	75.8	73.4	2.4	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R1	W1-L	Unknown	37.4	34.7	2.7	0.9											
		W1-U						92.8	92.2	92.2	0.0	1.0	79	28	75	25	0.9	0.9
Second	R2	W2-L	Unknown	35.7	33.4	2.3	0.9											
		W2-U						121.0	118.1	118.1	0.0	1.0	78	27	75	25	1.0	0.9
Second	R3	W3-L	Unknown	37.4	34.5	2.9	0.9											
		W3-U						92.8	92.2	92.2	0.0	1.0	78	27	74	24	0.9	0.9
Second	R4	W4-L	Unknown	35.6	33.1	2.4	0.9											
		W4-U						121.0	118.1	118.1	0.0	1.0	78	27	75	25	1.0	0.9
Second	R5	W5-L	Unknown	37.2	34.2	3.0	0.9											
		W5-U						92.8	92.2	92.2	0.0	1.0	79	28	75	25	0.9	0.9
Second	R6	W6-L	Unknown	35.4	32.9	2.5	0.9											
		W6-U						121.0	118.2	118.2	0.0	1.0	77	26	75	24	1.0	0.9
Second	R7	W7-L	Unknown	37.1	33.9	3.1	0.9											
		W7-U						92.8	92.2	92.2	0.0	1.0	79	28	76	25	1.0	0.9
Second	R8	W8-L	Unknown	35.0	32.6	2.4	0.9											
		W8-U						121.0	118.1	118.1	0.0	1.0	77	26	76	25	1.0	1.0
Second	R9	W9-L	Unknown	36.8	33.6	3.2	0.9											
		W9-U						92.8	92.2	92.2	0.0	1.0	78	27	76	25	1.0	0.9

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
Second	R10	W10-L W10-U	Unknown	34.6	32.4	2.3	0.9	121.0	118.1	118.1	0.0	1.0	77	26	75	24	1.0	0.9
Second	R11	W11-L W11-U	Unknown	36.5	33.3	3.2	0.9	92.8	92.2	92.2	0.0	1.0	77	26	77	26	1.0	1.0
Second	R12	W12-L W12-U	Unknown	34.2	32.1	2.2	0.9	121.0	118.1	118.1	0.0	1.0	77	26	76	26	1.0	1.0
Second	R13	W13-L W13-U	Unknown	36.3	33.0	3.3	0.9	92.8	92.2	92.2	0.0	1.0	78	27	76	26	1.0	1.0
Second	R14	W14-L W14-U	Unknown	34.0	31.7	2.3	0.9	121.0	118.1	118.0	0.1	1.0	76	25	72	23	0.9	0.9
Second	R15	W15-L W15-U	Unknown	36.2	32.7	3.5	0.9	92.8	92.2	92.2	0.0	1.0	78	27	74	24	0.9	0.9
Second	R16	W16-L W16-U	Unknown	34.0	31.4	2.6	0.9	121.0	118.1	118.1	0.0	1.0	76	26	70	22	0.9	0.8
Second	R17	W17-L W17-U	Unknown	36.2	32.6	3.6	0.9	92.8	92.2	92.2	0.0	1.0	78	27	73	24	0.9	0.9
Second	R18	W18-L W18-U	Unknown	36.1	32.6	3.5	0.9	92.8	92.2	92.2	0.0	1.0	78	27	74	24	0.9	0.9
Second	R19	W19-L W19-U	Unknown	36.1	32.5	3.6	0.9	92.8	92.2	92.2	0.0	1.0	78	27	73	23	0.9	0.9
Second	R20	W20-L W20-U	Unknown	33.6	31.0	2.7	0.9	121.0	118.1	118.1	0.0	1.0	75	25	71	21	0.9	0.8
Second	R21	W21-L W21-U	Unknown	36.1	32.5	3.6	0.9	92.8	92.2	92.2	0.0	1.0	79	28	75	24	0.9	0.9
Second	R22	W22-L W22-U	Unknown	36.1	32.7	3.4	0.9	92.8	92.2	92.2	0.0	1.0	78	27	74	23	0.9	0.9

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
Second	R23	W23-L W23-U	Unknown	35.5	31.6	3.9	0.9	92.8	92.2	92.2	0.0	1.0	78	28	73	23	0.9	0.8
Second	R24	W24-L W24-U	Unknown	32.8	30.0	2.8	0.9	131.5	129.7	123.9	5.8	1.0	74	23	69	18	0.9	0.8
Second	R25	W25	Unknown	22.0	21.5	0.5	1.0	96.3	79.8	78.4	1.4	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R1	W1-L W1-U	Unknown	38.0	33.7	4.3	0.9	131.5	129.7	129.1	0.7	1.0	79	28	75	24	0.9	0.9
Third	R2	W2	Unknown	30.0	29.5	0.5	1.0	96.3	84.5	82.9	1.6	1.0	N/A	N/A	N/A	N/A	N/A	N/A
12-21 ARLINGTON AVENUE																		
Ground	R1	W1-L W1-U	Unknown	26.3	25.0	1.3	1.0	103.8	99.8	88.1	11.8	0.9	57	10	55	8	1.0	0.8
Ground	R2	W2-L W2-U	Unknown	11.0	10.1	0.9	0.9	127.0	104.6	99.5	5.1	1.0	17	4	16	3	0.9	0.8
Ground	R3	W3-L W3-U	Unknown	25.8	24.5	1.3	0.9	242.4	158.7	157.4	1.3	1.0	62	14	60	12	1.0	0.9
Ground	R4	W4-L W4-U	Unknown	23.2	22.1	1.2	1.0	127.0	95.1	92.2	2.9	1.0	43	6	41	4	1.0	0.7
Ground	R5	W5	Unknown	23.9	22.9	0.9	1.0	95.4	58.8	58.6	0.2	1.0	55	11	53	9	1.0	0.8
Ground	R6	W6-L W6-U	Unknown	18.6	17.9	0.8	1.0	127.0	88.5	88.1	0.4	1.0	49	14	48	13	1.0	0.9
Ground	R7	W7	Unknown	26.6	26.4	0.2	1.0	83.6	38.5	38.4	0.1	1.0	63	14	62	13	1.0	0.9
Ground	R8	W8-L W8-U	Unknown	20.0	19.9	0.1	1.0	127.0	81.0	77.8	3.1	1.0	34	3	33	2	1.0	0.7
Ground	R9	W9-L	Unknown	29.1	28.7	0.4	1.0											

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
		W9-U						127.0	105.3	104.1	1.2	1.0	57	12	57	12	1.0	1.0
Ground	R10	W10	Unknown	30.8	30.3	0.5	1.0	95.4	88.1	84.7	3.4	1.0	63	14	63	14	1.0	1.0
Ground	R11	W11-L	Unknown	31.4	30.8	0.6	1.0											
		W11-U						127.0	120.4	116.4	3.9	1.0	66	15	65	14	1.0	0.9
Ground	R12	W12	Unknown	32.3	31.5	0.8	1.0	95.4	93.4	92.5	0.9	1.0	67	16	66	15	1.0	0.9
Ground	R13	W13-L	Unknown	32.4	31.5	0.9	1.0											
		W13-U						128.4	125.9	121.9	4.0	1.0	68	17	66	15	1.0	0.9
Ground	R14	W14	Unknown	33.1	32.0	1.1	1.0	95.4	93.5	93.5	0.0	1.0	73	22	70	19	1.0	0.9
Ground	R15	W15-L	Unknown	33.2	31.9	1.3	1.0											
		W15-U						137.1	134.2	133.0	1.2	1.0	73	22	71	20	1.0	0.9
Ground	R16	W16	Unknown	33.7	32.3	1.4	1.0	95.4	93.5	93.5	0.0	1.0	74	23	71	20	1.0	0.9
Ground	R17	W17-L	Unknown	33.7	32.3	1.4	1.0											
		W17-U						132.9	130.1	130.1	0.0	1.0	74	23	71	20	1.0	0.9
First	R1	W1-L	Unknown	30.9	28.9	2.0	0.9											
		W1-U						103.8	102.7	94.0	8.8	0.9	69	20	65	16	0.9	0.8
First	R2	W2-L	Unknown	21.6	20.1	1.5	0.9											
		W2-U						127.0	124.3	122.8	1.5	1.0	34	6	31	3	0.9	0.5
First	R3	W3-L	Unknown	30.3	28.1	2.2	0.9											
		W3-U						242.4	196.9	183.9	13.1	0.9	69	19	67	17	1.0	0.9
First	R4	W4-L	Unknown	19.5	18.8	0.7	1.0											
		W4-U						95.4	83.4	67.7	15.7	0.8	34	3	34	3	1.0	1.0
First	R5	W5-L	Unknown	30.2	28.4	1.8	0.9											
		W5-U						127.0	124.5	122.1	2.5	1.0	65	18	61	14	0.9	0.8
First	R6	W6	Unknown	29.5	27.8	1.7	0.9	95.4	91.8	85.1	6.6	0.9	67	22	65	20	1.0	0.9

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
First	R7	W7-L W7-U	Unknown	23.1	21.6	1.5	0.9	127.0	124.1	121.8	2.3	1.0	56	21	55	20	1.0	1.0
First	R8	W8	Unknown	30.3	29.3	0.9	1.0	83.6	52.6	51.8	0.8	1.0	72	21	70	19	1.0	0.9
First	R9	W9-L W9-U	Unknown	22.8	22.3	0.4	1.0	127.0	113.2	105.6	7.6	0.9	39	6	39	6	1.0	1.0
First	R10	W10-L W10-U	Unknown	28.7	28.0	0.7	1.0	95.4	85.0	83.5	1.5	1.0	54	11	52	9	1.0	0.8
First	R11	W11-L W11-U	Unknown	32.4	31.4	1.0	1.0	127.0	124.5	118.9	5.5	1.0	69	18	66	15	1.0	0.8
First	R12	W12	Unknown	33.7	32.6	1.1	1.0	95.4	92.5	91.3	1.2	1.0	71	20	69	18	1.0	0.9
First	R13	W13-L W13-U	Unknown	34.0	32.8	1.2	1.0	127.0	124.6	123.8	0.8	1.0	73	22	69	18	0.9	0.8
First	R14	W14	Unknown	34.7	33.3	1.4	1.0	95.4	93.2	93.2	0.0	1.0	76	25	72	21	0.9	0.8
First	R15	W15-L W15-U	Unknown	34.7	33.3	1.4	1.0	128.4	125.9	125.9	0.0	1.0	76	25	72	21	0.9	0.8
First	R16	W16	Unknown	35.2	33.6	1.6	1.0	95.4	93.2	93.2	0.0	1.0	77	26	73	22	0.9	0.8
First	R17	W17-L W17-U	Unknown	35.2	33.6	1.6	1.0	137.1	134.2	134.2	0.0	1.0	77	26	73	22	0.9	0.8
First	R18	W18	Unknown	35.6	33.9	1.7	1.0	95.4	93.2	93.2	0.0	1.0	77	26	73	22	0.9	0.8
First	R19	W19-L W19-U	Unknown	35.5	33.9	1.6	1.0	132.9	130.1	130.1	0.0	1.0	77	26	74	23	1.0	0.9
Second	R1	W1-L W1-U	Unknown	35.0	31.8	3.2	0.9	95.4	94.3	89.3	5.0	0.9	73	24	67	18	0.9	0.8
Second	R2	W2-L W2-U	Unknown	36.5	32.7	3.8	0.9	127.0	124.5	124.5	0.1	1.0	75	24	71	20	0.9	0.8

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
Second	R3	W3	Unknown	35.1	32.0	3.1	0.9	95.4	93.5	88.8	4.8	0.9	74	24	71	21	1.0	0.9
Second	R4	W4-L W4-U	Unknown	35.6	32.3	3.3	0.9											
	R4	W5-L W5-U		35.5	32.3	3.2	0.9											
	R4	W6-L W6-U		35.5	32.3	3.2	0.9	127.0	125.7	119.9	5.8	1.0	75	25	72	22	1.0	0.9
Second	R5	W7-L W7-U	Unknown	34.3	31.6	2.7	0.9	95.4	94.3	90.2	4.0	1.0	75	25	72	22	1.0	0.9
Second	R6	W8-L W8-U	Unknown	35.7	32.7	3.0	0.9	127.0	124.6	124.5	0.2	1.0	75	25	72	22	1.0	0.9
Second	R7	W9	Unknown	35.5	32.7	2.8	0.9	95.4	93.7	89.2	4.5	1.0	75	25	73	23	1.0	0.9
Second	R8	W10-L W10-U	Unknown	32.8	30.2	2.6	0.9	127.0	124.5	124.4	0.1	1.0	70	25	67	22	1.0	0.9
Second	R9	W11	Unknown	34.1	32.1	1.9	0.9	83.6	83.1	77.8	5.3	0.9	78	27	75	24	1.0	0.9
Second	R10	W12-L W12-U	Unknown	31.6	30.5	1.1	1.0	127.0	124.6	123.5	1.1	1.0	63	14	61	12	1.0	0.9
Second	R11	W13-L W13-U	Unknown	33.1	31.7	1.4	1.0	95.4	94.2	92.4	1.8	1.0	71	20	67	16	0.9	0.8
Second	R12	W14-L W14-U	Unknown	36.0	34.1	1.9	0.9	127.0	124.5	122.3	2.2	1.0	77	26	74	23	1.0	0.9
Second	R13	W15	Unknown	36.4	34.5	1.9	0.9	95.4	93.9	93.6	0.2	1.0	77	26	74	23	1.0	0.9
Second	R14	W16-L W16-U	Unknown	36.6	34.6	2.0	0.9	127.0	124.6	124.6	0.0	1.0	78	27	75	24	1.0	0.9
Second	R15	W17	Unknown	36.9	34.8	2.0	0.9	95.4	93.5	93.5	0.0	1.0	79	28	77	26	1.0	0.9

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
Second	R16	W18-L W18-U	Unknown	36.8	34.8	2.0	0.9	128.4	125.9	125.9	0.0	1.0	78	27	76	25	1.0	0.9
Second	R17	W19	Unknown	37.1	35.1	2.0	0.9	95.4	93.5	93.5	0.0	1.0	78	27	77	26	1.0	1.0
Second	R18	W20-L W20-U	Unknown	37.0	35.1	1.9	0.9	137.1	134.2	134.2	0.0	1.0	78	27	77	26	1.0	1.0
Second	R19	W21	Unknown	37.2	35.3	1.9	0.9	95.4	93.5	93.5	0.0	1.0	78	27	76	25	1.0	0.9
Second	R20	W22-L W22-U	Unknown	37.2	35.3	1.8	1.0	132.9	130.1	130.1	0.0	1.0	78	27	76	25	1.0	0.9
Third	R1	W1-L W1-U	Unknown	38.0	34.0	4.0	0.9	95.4	94.5	91.6	2.9	1.0	78	27	74	23	0.9	0.9
Third	R2	W2-L W2-U	Unknown	38.6	34.6	3.9	0.9	127.4	124.9	122.5	2.4	1.0	78	27	75	24	1.0	0.9
Third	R3	W3	Unknown	38.0	34.2	3.8	0.9	95.4	93.6	89.4	4.1	1.0	77	26	74	23	1.0	0.9
Third	R4	W4-L W4-U	Unknown	38.4	34.6	3.8	0.9	127.0	124.7	124.3	0.4	1.0	78	27	75	24	1.0	0.9
Third	R5	W5-L W5-U	Unknown	37.7	34.1	3.6	0.9	95.4	94.5	93.2	1.2	1.0	77	26	75	24	1.0	0.9
Third	R6	W6-L W6-U	Unknown	38.4	34.9	3.5	0.9	127.4	125.0	122.6	2.4	1.0	79	28	77	26	1.0	0.9
Third	R7	W7	Unknown	38.6	35.1	3.4	0.9	95.4	93.9	90.4	3.5	1.0	79	28	78	27	1.0	1.0
Third	R8	W8-L W8-U	Unknown	38.3	35.0	3.3	0.9	127.4	125.0	123.2	1.7	1.0	79	28	78	27	1.0	1.0
Third	R9	W9-L W9-U	Unknown	37.4	34.5	2.9	0.9	104.7	103.4	99.5	3.9	1.0	78	27	76	25	1.0	0.9
Third	R10	W10-L	Unknown	38.2	35.2	3.0	0.9											

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
		W10-U						127.0	124.7	120.5	4.3	1.0	79	28	77	26	1.0	0.9
Third	R11	W11-L	Unknown	37.4	34.9	2.6	0.9											
		W11-U						95.4	94.3	93.9	0.4	1.0	79	28	76	25	1.0	0.9
Third	R12	W12-L	Unknown	38.3	35.6	2.7	0.9											
		W12-U						127.0	124.7	118.6	6.1	1.0	79	28	77	26	1.0	0.9
Third	R13	W13	Unknown	38.5	35.8	2.7	0.9	95.4	94.3	94.3	0.0	1.0	79	28	77	26	1.0	0.9
Third	R14	W14-L	Unknown	38.4	35.9	2.5	0.9											
		W14-U						127.0	124.7	123.8	0.9	1.0	79	28	77	26	1.0	0.9
Third	R15	W15	Unknown	38.6	36.1	2.5	0.9	95.4	93.7	93.7	0.0	1.0	79	28	77	26	1.0	0.9
Third	R16	W16-L	Unknown	38.4	36.1	2.4	0.9											
		W16-U						128.4	125.9	125.9	0.0	1.0	79	28	78	27	1.0	1.0
Third	R17	W17	Unknown	38.6	36.3	2.3	0.9	95.4	93.9	93.9	0.0	1.0	79	28	78	27	1.0	1.0
Third	R18	W18-L	Unknown	38.5	36.3	2.2	0.9											
		W18-U						137.1	134.3	134.3	0.0	1.0	79	28	78	27	1.0	1.0
Third	R19	W19	Unknown	38.6	36.6	2.1	0.9	95.4	93.8	93.8	0.0	1.0	79	28	78	27	1.0	1.0
Third	R20	W20-L	Unknown	38.5	36.6	2.0	0.9											
		W20-U						132.9	130.3	130.3	0.0	1.0	79	28	78	27	1.0	1.0
Fourth	R1	W1	Unknown	39.1	36.0	3.0	0.9	95.4	91.6	78.4	13.2	0.9	79	28	76	25	1.0	0.9

Appendix 3

Results of the daylight & sunlight assessments with the consented scheme at Holborn Studios

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
14-27 EAGLE WHARF ROAD																		
Ground	R1	W1	Kitchen	29.8	15.4	14.4	0.5	121.0	118.4	33.9	84.5	0.3	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R4	W4	Kitchen	28.9	15.4	13.5	0.5	121.0	118.5	32.8	85.7	0.3	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R5	W5	Kitchen	28.3	15.4	13.0	0.5	121.0	118.4	33.1	85.4	0.3	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R8	W8	Kitchen	26.6	15.1	11.5	0.6	121.0	118.5	33.2	85.3	0.3	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R9	W9	Kitchen	25.7	14.9	10.8	0.6	121.0	116.3	32.4	83.9	0.3	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R12	W12	Kitchen	23.3	14.5	8.9	0.6	121.0	101.6	46.5	55.0	0.5	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R13	W13	Kitchen	21.8	14.2	7.7	0.6	121.0	93.0	49.0	44.0	0.5	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R16	W16	Kitchen	17.2	13.5	3.7	0.8	121.0	45.1	30.0	15.0	0.7	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R17	W17	Kitchen	16.0	13.4	2.6	0.8	121.0	36.3	30.9	5.4	0.9	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R20	W20	Kitchen	14.9	13.8	1.2	0.9	121.0	33.3	33.2	0.1	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R21	W21	Kitchen	14.9	14.0	0.8	0.9	121.0	34.8	34.8	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R24	W24	Kitchen	15.1	14.6	0.4	1.0	121.0	82.5	82.5	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R25	W25	Kitchen	14.9	14.6	0.3	1.0	121.0	76.6	76.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R28	W28	Kitchen	14.8	14.6	0.2	1.0	121.0	29.1	29.1	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R1	W1-L W1-U	Living Room	32.0	17.7	14.3	0.6											
	R1	W2		30.4	16.9	13.5	0.6	160.8	158.0	76.9	81.1	0.5	N/A	N/A	N/A	N/A	N/A	N/A
First	R2	W3	Living Room	30.3	16.9	13.4	0.6											
	R2	W4-L W4-U		31.0	17.7	13.3	0.6	160.8	158.0	71.7	86.4	0.5	N/A	N/A	N/A	N/A	N/A	N/A
First	R3	W5-L	Living Room	30.5	17.7	12.8	0.6											

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
		W5-U																
	R3	W6		28.7	16.8	11.9	0.6	160.8	157.9	71.8	86.1	0.5	N/A	N/A	N/A	N/A	N/A	N/A
First	R4	W7	Living Room	28.4	16.7	11.7	0.6											
	R4	W8-L		28.8	17.4	11.4	0.6											
		W8-U						160.8	158.1	71.9	86.2	0.5	N/A	N/A	N/A	N/A	N/A	N/A
First	R5	W9-L	Living Room	27.8	17.2	10.6	0.6											
		W9-U																
	R5	W10		25.8	16.2	9.6	0.6	160.8	157.3	71.5	85.7	0.5	N/A	N/A	N/A	N/A	N/A	N/A
First	R6	W11	Living Room	25.3	16.0	9.3	0.6											
	R6	W12-L		25.3	16.6	8.7	0.7											
		W12-U						160.8	155.6	87.4	68.2	0.6	N/A	N/A	N/A	N/A	N/A	N/A
First	R7	W13-L	Living Room	23.8	16.3	7.5	0.7											
		W13-U																
	R7	W14		20.8	15.1	5.7	0.7	160.8	139.5	85.6	53.9	0.6	N/A	N/A	N/A	N/A	N/A	N/A
First	R8	W15	Living Room	19.6	14.8	4.7	0.8											
	R8	W16-L		19.0	15.5	3.6	0.8											
		W16-U						160.8	134.4	70.7	63.7	0.5	N/A	N/A	N/A	N/A	N/A	N/A
First	R9	W17-L	Living Room	17.8	15.4	2.4	0.9											
		W17-U																
	R9	W18		16.4	14.7	1.7	0.9	160.8	104.0	68.4	35.6	0.7	N/A	N/A	N/A	N/A	N/A	N/A
First	R10	W19	Living Room	16.3	14.8	1.5	0.9											
	R10	W20-L		16.9	15.8	1.1	0.9											
		W20-U						160.8	100.0	73.0	27.0	0.7	N/A	N/A	N/A	N/A	N/A	N/A
First	R11	W21-L	Living Room	17.0	16.2	0.8	1.0											
		W21-U																
	R11	W22		16.3	15.8	0.5	1.0	160.8	84.6	80.1	4.5	0.9	N/A	N/A	N/A	N/A	N/A	N/A
First	R12	W23	Living Room	16.3	15.8	0.5	1.0											
	R12	W24-L		17.3	16.9	0.4	1.0											
		W24-U						160.8	107.7	105.4	2.3	1.0	N/A	N/A	N/A	N/A	N/A	N/A

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
First	R13	W25-L W25-U	Living Room	17.2	16.9	0.3	1.0											
	R13	W26		16.2	16.2	0.1	1.0	160.8	94.8	94.8	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R14	W27	Living Room	16.2	16.0	0.2	1.0											
	R14	W28-L		17.2	17.1	0.2	1.0											
		W28-U						160.8	64.6	64.5	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R1	W1-L W1-U	Bedroom	34.3	20.7	13.5	0.6	122.5	121.2	55.7	65.5	0.5	N/A	N/A	N/A	N/A	N/A	N/A
Second	R4	W4-L W4-U	Bedroom	33.4	20.9	12.5	0.6	122.5	121.2	57.6	63.6	0.5	N/A	N/A	N/A	N/A	N/A	N/A
Second	R5	W5-L W5-U	Bedroom	32.9	20.9	12.0	0.6	122.5	121.3	58.7	62.6	0.5	N/A	N/A	N/A	N/A	N/A	N/A
Second	R8	W8-L W8-U	Bedroom	31.3	20.7	10.6	0.7	122.5	121.2	59.0	62.2	0.5	N/A	N/A	N/A	N/A	N/A	N/A
Second	R9	W9-L W9-U	Bedroom	30.3	20.5	9.9	0.7	122.5	121.2	58.4	62.8	0.5	N/A	N/A	N/A	N/A	N/A	N/A
Second	R12	W12-L W12-U	Bedroom	27.8	19.7	8.1	0.7	122.5	108.8	70.4	38.4	0.6	N/A	N/A	N/A	N/A	N/A	N/A
Second	R13	W13-L W13-U	Bedroom	26.2	19.3	7.0	0.7	122.5	97.8	68.3	29.5	0.7	N/A	N/A	N/A	N/A	N/A	N/A
Second	R16	W16-L W16-U	Bedroom	21.5	18.3	3.2	0.9	122.5	52.4	44.2	8.2	0.8	N/A	N/A	N/A	N/A	N/A	N/A
Second	R17	W17-L W17-U	Bedroom	20.4	18.2	2.2	0.9	122.5	45.9	44.9	1.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R20	W20-L W20-U	Bedroom	19.8	18.8	1.0	1.0	122.5	55.2	55.2	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R21	W21-L	Bedroom	20.1	19.3	0.7	1.0											

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
		W21-U						122.5	63.1	63.1	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R24	W24-L	Bedroom	20.5	20.2	0.3	1.0											
		W24-U						122.5	68.5	68.5	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R25	W25-L	Bedroom	20.6	20.3	0.3	1.0											
		W25-U						122.5	67.7	67.7	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R28	W28-L	Bedroom	21.0	20.8	0.1	1.0											
		W28-U						122.5	54.9	54.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
28 EAGLE WHARF ROAD																		
Below Grour	R1	W1-L	Unknown	14.0	12.7	1.3	0.9											
		W1-U						95.8	26.0	25.9	0.1	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R2	W2-L	Unknown	14.2	13.5	0.7	1.0											
		W2-U																
	R2	W3-L		12.2	12.2	0.0	1.0											
		W3-U						134.2	46.9	45.6	1.3	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R3	W4	Unknown	71.7	68.6	3.1	1.0											
	R3	W5-L		16.1	16.1	0.0	1.0											
		W5-U						138.1	138.1	138.1	0.0	1.0	55	16	54	16	1.0	1.0
Ground	R1	W1-L	Unknown	20.5	18.5	2.0	0.9											
		W1-U						65.6	34.2	34.2	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R2	W2-L	Unknown	21.1	18.7	2.4	0.9											
		W2-U						93.7	56.1	55.8	0.3	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R3	W3-L	Unknown	26.0	17.2	8.8	0.7											
		W3-U						102.0	54.7	39.6	15.1	0.7	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R4	W4-L	Bedroom	27.7	17.9	9.8	0.6											
		W4-U						98.4	59.4	53.7	5.7	0.9	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R5	W5	Bedroom	27.0	23.0	4.0	0.9	108.3	86.5	84.0	2.5	1.0	47	14	45	14	1.0	1.0

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
First	R1	W1-L	LKD	25.1	22.9	2.2	0.9											
		W1-U																
	R1	W2-L		26.1	23.5	2.6	0.9											
		W2-U																
	R1	W3-L		30.9	21.2	9.7	0.7											
		W3-U						308.7	299.9	254.6	45.3	0.8	N/A	N/A	N/A	N/A	N/A	N/A
Second	R1	W1-L	Bedroom	29.4	27.2	2.2	0.9											
		W1-U																
	R1	W2-L		30.1	27.6	2.6	0.9											
		W2-U						200.3	180.5	178.6	1.9	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R1	W1-L	Bedroom	34.4	32.2	2.2	0.9											
		W1-U																
	R1	W2-L		34.1	31.8	2.3	0.9											
		W2-U																
	R1	W3-L		34.2	31.8	2.4	0.9											
		W3-U																
	R1	W4-L		34.7	32.2	2.5	0.9											
		W4-U						146.4	59.1	56.8	2.3	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R3	W6-L	Bedroom	38.0	34.6	3.3	0.9											
		W6-U						103.3	96.4	95.7	0.7	1.0	63	22	59	22	0.9	1.0
63-71 CROPLEY STREET																		
Below Grour	R1	W1-L	Unknown	24.2	24.2	0.0	1.0											
		W1-U						94.5	78.1	78.1	0.0	1.0	50	20	50	20	1.0	1.0
Below Grour	R2	W2-L	Unknown	31.7	30.6	1.1	1.0											
		W2-U						94.5	87.0	86.9	0.0	1.0	56	21	54	21	1.0	1.0
Below Grour	R3	W3-L	Unknown	33.8	32.4	1.4	1.0											
		W3-U						94.5	92.4	92.4	0.0	1.0	57	22	57	22	1.0	1.0
Below Grour	R4	W4-L	Unknown	35.0	33.9	1.1	1.0											
		W4-U						94.5	92.4	92.4	0.0	1.0	57	22	57	22	1.0	1.0
Ground	R1	W1	Unknown	50.9	49.5	1.4	1.0											

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
	R1	W4		63.0	62.4	0.6	1.0	107.0	107.0	107.0	0.0	1.0	65	21	63	21	1.0	1.0
Ground	R2	W2	Unknown	66.2	65.2	1.0	1.0											
	R2	W3		78.6	77.8	0.7	1.0											
	R2	W5		84.6	80.9	3.7	1.0											
	R2	W6-L		22.6	22.4	0.2	1.0											
		W6-U																
	R2	W7-L		27.0	24.3	2.7	0.9											
		W7-U						169.8	169.8	169.8	0.0	1.0	80	22	77	22	1.0	1.0
Ground	R3	W8-L	Unknown	32.0	30.3	1.8	0.9											
		W8-U						94.5	91.5	91.5	0.0	1.0	56	20	54	20	1.0	1.0
Ground	R4	W9-L	Unknown	34.5	32.5	2.0	0.9											
		W9-U						94.5	92.4	92.4	0.0	1.0	59	21	57	21	1.0	1.0
Ground	R5	W10-L	Unknown	35.6	34.0	1.6	1.0											
		W10-U						94.5	92.5	92.5	0.0	1.0	60	22	58	22	1.0	1.0
Ground	R6	W11-L	Unknown	36.4	35.2	1.2	1.0											
		W11-U						94.5	92.4	92.4	0.0	1.0	59	22	59	22	1.0	1.0
First	R1	W1	Unknown	24.2	24.2	0.0	1.0											
	R1	W2-L		30.2	28.9	1.3	1.0											
		W2-U						94.5	90.7	90.7	0.0	1.0	60	21	56	21	0.9	1.0
First	R2	W3-L	Unknown	33.3	30.6	2.7	0.9											
		W3-U						55.4	54.6	54.6	0.0	1.0	59	20	55	20	0.9	1.0
First	R3	W4-L	Unknown	35.2	32.7	2.5	0.9											
		W4-U						94.5	92.4	92.4	0.0	1.0	60	20	56	20	0.9	1.0
First	R4	W5-L	Unknown	35.3	33.0	2.3	0.9											
		W5-U						55.4	54.7	54.7	0.0	1.0	60	21	58	21	1.0	1.0
First	R5	W6-L	Unknown	36.4	34.4	1.9	0.9											
		W6-U						94.5	92.5	92.5	0.0	1.0	62	22	59	22	1.0	1.0
First	R6	W7-L	Unknown	36.3	34.5	1.8	1.0											

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
		W7-U						55.4	54.6	54.6	0.0	1.0	61	22	59	22	1.0	1.0
First	R7	W8-L	Unknown	37.0	35.5	1.5	1.0											
		W8-U						94.5	92.6	92.6	0.0	1.0	63	23	61	23	1.0	1.0
First	R8	W9-L	Unknown	36.9	35.5	1.4	1.0											
		W9-U						55.4	54.7	54.7	0.0	1.0	62	23	60	23	1.0	1.0
First	R9	W10-L	Unknown	37.3	36.1	1.2	1.0											
		W10-U						94.5	92.6	92.6	0.0	1.0	63	23	61	23	1.0	1.0
First	R10	W11-L	Unknown	37.2	36.1	1.1	1.0											
		W11-U						55.4	54.9	54.9	0.0	1.0	61	23	60	23	1.0	1.0
Second	R1	W1	Unknown	76.0	76.0	0.0	1.0											
	R1	W2-L		29.0	28.9	0.1	1.0											
		W2-U						65.5	63.1	63.1	0.0	1.0	88	28	88	28	1.0	1.0
Second	R2	W3	Unknown	86.5	85.7	0.9	1.0											
	R2	W4-L		34.6	32.9	1.7	1.0											
		W4-U						60.5	58.9	58.9	0.0	1.0	76	19	73	19	1.0	1.0
29 EAGLE WHARF ROAD																		
Below Grour	R1	W1	Bedroom	1.6	1.6	0.0	1.0	138.9	21.0	19.6	1.4	0.9	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R2	W2	Bedroom	2.0	2.0	0.0	1.0	128.5	26.7	24.3	2.4	0.9	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R3	W3	Bedroom	2.3	2.3	0.0	1.0	184.4	28.7	27.6	1.1	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R4	W4	Bedroom	2.0	2.0	0.0	1.0	74.1	18.0	18.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R5	W5	Bedroom	2.1	1.7	0.4	0.8	83.4	23.1	19.9	3.3	0.9	0	0	0	0	0.0	0.0
Ground	R1	W1	LD	3.1	3.1	0.0	1.0											
	R1	W2		3.2	1.4	1.8	0.4	238.5	66.2	50.9	15.3	0.8	3	0	3	0	1.0	0.0
Ground	R2	W4	LKD	2.2	0.0	2.2	0.0	199.7	44.8	11.9	32.8	0.3	N/A	N/A	N/A	N/A	N/A	N/A

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
Ground	R3	W5	Bedroom	2.3	0.2	2.0	0.1	116.4	45.3	21.7	23.7	0.5	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R5	W9	LKD	2.2	0.2	2.1	0.1											
	R5	W10		3.6	1.9	1.6	0.5											
	R5	W11-L		25.2	22.5	2.8	0.9											
		W11-U																
	R5	W12-L		25.2	22.5	2.7	0.9											
		W12-U						289.7	201.7	151.3	50.4	0.8	42	11	39	11	0.9	1.0
First	R1	W1	LKD	4.7	4.7	0.0	1.0											
	R1	W2-L		30.0	18.6	11.4	0.6											
		W2-U																
	R1	W3-L		29.9	18.4	11.5	0.6											
		W3-U																
	R1	W4-L		29.9	18.2	11.7	0.6											
		W4-U																
	R1	W5-L		29.9	18.1	11.8	0.6											
		W5-U						291.1	162.3	96.8	65.5	0.6	24	1	20	0	0.8	0.0
First	R2	W6	Bedroom	30.6	18.0	12.6	0.6	118.6	114.3	36.3	78.0	0.3	N/A	N/A	N/A	N/A	N/A	N/A
First	R3	W7	Bedroom	30.3	17.6	12.7	0.6	147.6	110.6	37.6	73.0	0.3	N/A	N/A	N/A	N/A	N/A	N/A
First	R4	W8	Kitchen	30.0	17.6	12.5	0.6	82.7	80.8	44.6	36.1	0.6	N/A	N/A	N/A	N/A	N/A	N/A
First	R5	W9	LD	30.3	18.3	12.0	0.6											
	R5	W10		27.5	19.5	8.0	0.7											
	R5	W11-L		30.2	26.8	3.4	0.9											
		W11-U																
	R5	W12-L		30.1	26.8	3.3	0.9											
		W12-U																
	R5	W13-L		30.1	26.9	3.2	0.9											
		W13-U																
	R5	W14-L		30.2	27.0	3.1	0.9											
		W14-U						223.9	218.7	214.5	4.1	1.0	55	17	51	17	0.9	1.0
First	R6	W15	Bedroom	31.0	28.1	2.9	0.9	122.7	120.2	118.0	2.2	1.0	54	16	50	16	0.9	1.0
Second	R1	W1	LKD	8.6	8.6	0.0	1.0											

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	R1	W2-L		34.6	21.9	12.7	0.6											
		W2-U																
	R1	W3-L		34.6	21.7	12.9	0.6											
		W3-U																
	R1	W4-L		34.5	21.5	13.1	0.6											
		W4-U																
	R1	W5-L		34.5	21.3	13.2	0.6											
		W5-U						291.1	276.3	114.4	161.9	0.4	32	1	28	1	0.9	1.0
Second	R2	W6	Bedroom	35.1	21.3	13.9	0.6	118.6	117.0	41.7	75.3	0.4	N/A	N/A	N/A	N/A	N/A	N/A
Second	R3	W7	Bedroom	34.8	20.9	13.9	0.6	147.6	132.7	44.1	88.6	0.3	N/A	N/A	N/A	N/A	N/A	N/A
Second	R4	W8	Kitchen	34.4	20.7	13.7	0.6	82.7	80.1	50.4	29.7	0.6	N/A	N/A	N/A	N/A	N/A	N/A
Second	R5	W9	LD	34.6	21.4	13.2	0.6											
	R5	W10		31.4	22.3	9.1	0.7											
	R5	W11-L		33.9	30.3	3.6	0.9											
		W11-U																
	R5	W12-L		33.9	30.4	3.5	0.9											
		W12-U																
	R5	W13-L		34.0	30.6	3.4	0.9											
		W13-U																
	R5	W14-L		34.0	30.7	3.3	0.9											
		W14-U						223.9	223.9	222.4	1.5	1.0	60	19	54	19	0.9	1.0
Second	R6	W15	Bedroom	34.9	32.0	3.0	0.9	122.7	121.3	121.3	0.1	1.0	57	18	53	18	0.9	1.0
Third	R1	W1	LKD	17.2	17.2	0.0	1.0											
	R1	W2-L		37.5	25.5	12.1	0.7											
		W2-U																
	R1	W3-L		37.5	25.3	12.3	0.7											
		W3-U																
	R1	W4-L		37.5	25.1	12.5	0.7											
		W4-U																
	R1	W5-L		37.5	24.9	12.6	0.7											
		W5-U						281.4	279.4	159.3	120.1	0.6	50	3	44	3	0.9	1.0
Third	R2	W6	Bedroom	37.8	24.9	12.9	0.7	123.3	121.3	56.2	65.1	0.5	N/A	N/A	N/A	N/A	N/A	N/A

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
Third	R3	W7-L	LKD	37.4	24.0	13.4	0.6											
		W7-U																
	R3	W8-L		37.4	23.9	13.4	0.6											
		W8-U																
	R3	W9-L		37.3	23.9	13.5	0.6											
		W9-U																
	R3	W10-L		37.3	23.8	13.5	0.6											
		W10-U						187.9	179.2	79.7	99.6	0.4	N/A	N/A	N/A	N/A	N/A	N/A
Third	R4	W11	Bedroom	37.7	24.2	13.5	0.6	79.9	78.1	44.9	33.2	0.6	N/A	N/A	N/A	N/A	N/A	N/A
Third	R5	W12	LKD	37.8	24.7	13.2	0.7											
	R5	W13		34.5	25.2	9.3	0.7											
	R5	W14-L		37.2	33.5	3.6	0.9											
		W14-U																
	R5	W15-L		37.2	33.7	3.5	0.9											
		W15-U																
	R5	W16-L		37.3	33.9	3.4	0.9											
		W16-U																
	R5	W17-L		37.4	34.1	3.3	0.9											
		W17-U						256.5	256.5	255.7	0.8	1.0	62	21	57	21	0.9	1.0
Third	R6	W18	Bedroom	38.0	35.1	2.9	0.9	119.1	118.3	118.2	0.0	1.0	61	20	56	20	0.9	1.0
Fourth	R1	W1-L	Unknown	36.0	26.8	9.2	0.7											
		W1-U																
	R1	W2-L		35.7	26.3	9.4	0.7											
		W2-U																
	R1	W3-L		35.5	25.9	9.5	0.7											
		W3-U																
	R1	W4-L		35.4	25.7	9.7	0.7											
		W4-U						157.3	154.9	117.8	37.1	0.8	N/A	N/A	N/A	N/A	N/A	N/A
Fourth	R2	W5-L	Unknown	35.3	25.2	10.0	0.7											
		W5-U																
	R2	W6-L		35.3	25.2	10.1	0.7											
		W6-U																
	R2	W7-L		35.3	25.1	10.2	0.7											

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
		W7-U																
	R2	W8-L		35.2	25.0	10.3	0.7											
		W8-U						171.0	167.1	118.5	48.6	0.7	N/A	N/A	N/A	N/A	N/A	N/A
Fourth	R3	W9	Unknown	30.3	20.4	9.9	0.7	131.3	122.2	80.7	41.5	0.7	N/A	N/A	N/A	N/A	N/A	N/A
Fourth	R4	W10	Unknown	30.2	20.1	10.1	0.7	122.5	114.0	75.2	38.8	0.7	N/A	N/A	N/A	N/A	N/A	N/A
Fourth	R5	W11-L	Unknown	35.2	24.3	10.9	0.7											
		W11-U																
	R5	W12-L		35.3	24.3	10.9	0.7											
		W12-U																
	R5	W13-L		35.3	24.4	10.9	0.7											
		W13-U																
	R5	W14-L		35.3	24.5	10.8	0.7											
		W14-U																
	R5	W15		30.1	27.2	2.9	0.9	181.0	178.4	177.6	0.8	1.0	45	16	41	16	0.9	1.0
Fourth	R6	W16-L	Unknown	34.5	31.8	2.7	0.9											
		W16-U																
	R6	W17-L		34.3	31.7	2.6	0.9											
		W17-U																
	R6	W18-L		33.5	30.9	2.5	0.9											
		W18-U																
	R6	W19-L		31.2	28.8	2.5	0.9											
		W19-U						171.6	167.4	167.4	0.0	1.0	57	20	53	20	0.9	1.0
EAGLE HOUSE																		
Below Grour	R1	W1	Unknown	23.4	22.6	0.8	1.0											
	R1	W2		23.4	22.5	0.8	1.0	186.6	132.3	132.3	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R2	W3	Unknown	23.4	22.5	0.9	1.0											
	R2	W4		23.4	22.4	1.0	1.0											
	R2	W5		23.4	22.3	1.1	1.0	185.5	131.7	131.7	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R3	W6	Unknown	23.4	22.2	1.2	0.9											
	R3	W7		23.4	22.0	1.4	0.9	182.9	130.1	130.0	0.1	1.0	N/A	N/A	N/A	N/A	N/A	N/A

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
Below Grour	R4	W8	Unknown	23.4	21.9	1.6	0.9											
	R4	W9		23.4	21.7	1.7	0.9											
	R4	W10		23.5	21.6	1.9	0.9	185.5	132.9	131.7	1.3	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R5	W11	Unknown	23.5	21.4	2.2	0.9											
	R5	W12		23.6	21.1	2.4	0.9	182.9	136.6	131.0	5.5	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R6	W13	Unknown	23.6	20.9	2.7	0.9											
	R6	W14		23.7	20.7	3.0	0.9											
	R6	W15		23.7	20.5	3.2	0.9	185.5	142.2	140.3	1.8	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R7	W16	Unknown	23.8	20.2	3.6	0.8											
	R7	W17		23.8	19.8	4.0	0.8	182.9	145.1	144.4	0.7	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R8	W18	Unknown	23.9	19.5	4.4	0.8											
	R8	W19		23.9	19.1	4.7	0.8											
	R8	W20		23.8	18.8	5.0	0.8	199.8	157.9	157.5	0.4	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R9	W21-L	Unknown	25.0	19.0	6.0	0.8											
		W21-U						150.9	89.3	73.6	15.7	0.8	N/A	N/A	N/A	N/A	N/A	N/A
Below Grour	R10	W22	Unknown	24.1	16.5	7.6	0.7	207.9	193.5	171.8	21.7	0.9	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R1	W1-L	Unknown	28.7	27.5	1.2	1.0											
		W1-U						153.0	153.0	153.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R2	W2-L	Unknown	28.7	27.3	1.4	0.9											
		W2-U						219.0	219.0	219.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R3	W3-L	Unknown	28.7	27.0	1.8	0.9											
		W3-U						149.3	149.3	149.3	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R4	W4-L	Unknown	28.8	26.6	2.2	0.9											
		W4-U						219.0	219.0	219.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R5	W5-L	Unknown	28.9	25.9	3.0	0.9											
		W5-U						219.0	219.0	219.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R6	W6-L	Unknown	29.0	25.2	3.8	0.9											

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
		W6-U						149.3	149.3	149.3	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R7	W7-L	Unknown	29.3	24.5	4.8	0.8											
		W7-U						219.0	219.0	219.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R8	W8-L	Unknown	29.3	23.4	6.0	0.8											
		W8-U						163.7	163.6	163.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R9	W9-L	Unknown	30.2	23.0	7.2	0.8											
		W9-U																
	R9	W10-L		30.0	22.6	7.5	0.8											
		W10-U						150.9	95.1	78.3	16.8	0.8	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R10	W11-L	Unknown	27.5	18.7	8.7	0.7											
		W11-U						207.9	175.7	144.5	31.2	0.8	N/A	N/A	N/A	N/A	N/A	N/A
First	R1	W1	Unknown	34.9	33.1	1.9	0.9	153.0	152.4	152.4	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R2	W2	Unknown	34.8	32.7	2.1	0.9	219.0	218.1	218.1	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R3	W3	Unknown	34.8	32.3	2.5	0.9	149.3	148.8	148.8	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R4	W4	Unknown	34.7	31.9	2.9	0.9	219.0	218.1	218.1	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R5	W5	Unknown	34.7	31.2	3.6	0.9	219.0	218.1	218.1	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R6	W6	Unknown	34.7	30.4	4.3	0.9	149.3	148.7	148.7	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R7	W7	Unknown	34.8	29.3	5.5	0.8	219.0	218.2	218.2	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R8	W8	Unknown	34.9	28.1	6.7	0.8	163.7	162.9	162.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R9	W9	Unknown	35.5	27.8	7.7	0.8											
	R9	W10		35.4	27.4	8.0	0.8											
	R9	W11-L		33.5	25.7	7.8	0.8											
		W11-U																
	R9	W12-L		33.3	25.3	8.1	0.8											
		W12-U						150.9	149.0	141.6	7.5	0.9	N/A	N/A	N/A	N/A	N/A	N/A

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
First	R10	W13	Unknown	32.9	23.0	9.9	0.7	207.9	206.9	197.3	9.6	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R1	W1-L W1-U	Unknown	34.9	32.9	2.0	0.9	153.0	152.9	152.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R2	W2-L W2-U	Unknown	34.7	32.5	2.2	0.9	219.0	219.0	219.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R3	W3-L W3-U	Unknown	34.7	32.1	2.6	0.9	149.3	149.3	149.3	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R4	W4-L W4-U	Unknown	34.7	31.7	3.0	0.9	219.0	219.0	219.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R5	W5-L W5-U	Unknown	34.7	31.1	3.6	0.9	219.0	219.0	219.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R6	W6-L W6-U	Unknown	34.7	30.5	4.2	0.9	149.3	149.3	149.3	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R7	W7-L W7-U	Unknown	34.6	29.5	5.1	0.9	219.0	219.0	219.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R8	W8-L W8-U	Unknown	34.7	28.6	6.1	0.8	163.7	163.6	163.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R9	W9-L W9-U	Unknown	37.4	30.3	7.1	0.8											
	R9	W10-L W10-U		37.4	30.0	7.4	0.8	150.9	149.1	127.6	21.4	0.9	N/A	N/A	N/A	N/A	N/A	N/A
Second	R10	W11-L W11-U	Unknown	34.0	24.9	9.0	0.7	207.9	207.7	194.5	13.2	0.9	N/A	N/A	N/A	N/A	N/A	N/A
1-2 UNION WHARF																		
Ground	R1	W1-L W1-U	Unknown	30.5	27.9	2.5	0.9											
	R1	W2		32.8	23.6	9.3	0.7	114.6	114.4	114.4	0.0	1.0	86	25	74	16	0.9	0.6

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
Ground	R2	W3	Unknown	32.7	23.5	9.2	0.7	108.4	106.6	103.1	3.5	1.0	76	25	57	12	0.8	0.5
Ground	R3	W4	Unknown	32.5	23.6	8.9	0.7	109.1	107.2	103.9	3.3	1.0	75	24	57	11	0.8	0.5
Ground	R4	W5	Unknown	32.2	24.0	8.2	0.7	116.6	113.6	110.0	3.7	1.0	76	25	58	10	0.8	0.4
Ground	R5	W6	Bedroom	30.7	23.6	7.1	0.8	123.6	97.5	69.4	28.1	0.7	73	22	55	8	0.8	0.4
Ground	R7	W8	Dining Room	22.5	19.3	3.2	0.9	230.4	211.5	208.5	3.0	1.0	49	15	39	6	0.8	0.4
Ground	R8	W9-L W9-U	Kitchen	27.1	22.2	4.9	0.8	165.7	143.6	86.7	56.9	0.6	52	17	44	9	0.8	0.5
First	R1	W1-L W1-U	Unknown	34.9	32.4	2.5	0.9											
	R1	W2		36.0	25.9	10.1	0.7	114.6	114.4	114.4	0.0	1.0	94	26	82	17	0.9	0.7
First	R2	W3	Unknown	35.9	25.9	10.0	0.7	108.4	107.0	107.0	0.0	1.0	77	26	62	14	0.8	0.5
First	R3	W4	Unknown	35.7	26.1	9.6	0.7	109.1	107.7	107.4	0.4	1.0	76	25	62	13	0.8	0.5
First	R4	W5	Unknown	35.5	26.6	8.9	0.7	116.6	114.2	113.7	0.5	1.0	77	26	62	12	0.8	0.5
First	R5	W8-L W8-U	Living Room	22.5	19.3	3.2	0.9											
	R5	W6-L W6-U		33.1	25.6	7.6	0.8	221.2	212.3	212.3	0.0	1.0	76	25	64	13	0.8	0.5
Second	R1	W1-L W1-U	Unknown	36.3	36.3	0.0	1.0											
	R1	W2-L W2-U		38.4	35.9	2.5	0.9											
	R1	W3-L W3-U		37.3	28.5	8.8	0.8	339.7	339.7	339.7	0.0	1.0	98	29	91	22	0.9	0.8
Second	R2	W4-L W4-U	Bedroom	36.1	28.3	7.8	0.8	131.4	116.7	116.7	0.0	1.0	78	28	65	15	0.8	0.5

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Second	R4	W6-L	Bedroom	36.1	29.4	6.6	0.8											
		W6-U																
	R4	W7-L		36.1	30.0	6.1	0.8											
		W7-U																
	R4	W9-L		36.0	36.0	0.0	1.0											
		W9-U																
	R4	W8-L		36.1	36.1	0.0	1.0											
		W8-U						196.2	195.4	195.1	0.4	1.0	76	26	67	17	0.9	0.7
3 UNION WHARF																		
Ground	R1	W1	LKD	23.1	23.1	0.0	1.0											
	R1	W2-L		33.1	25.0	8.1	0.8											
		W2-U																
	R1	W3-L		32.9	24.9	8.0	0.8											
		W3-U						392.9	392.1	387.9	4.2	1.0	83	26	68	17	0.8	0.7
Ground	R2	W4-L	Unknown	32.5	24.5	8.0	0.8											
		W4-U						199.3	199.3	184.9	14.3	0.9	75	25	57	14	0.8	0.6
First	R1	W1-L	Bedroom	35.4	26.9	8.5	0.8											
		W1-U						174.1	173.5	167.7	5.8	1.0	76	26	61	16	0.8	0.6
First	R2	W2-L	Bedroom	35.3	26.9	8.5	0.8											
		W2-U						126.2	126.2	126.2	0.0	1.0	76	26	60	16	0.8	0.6
First	R3	W3-L	Bedroom	35.1	26.7	8.4	0.8											
		W3-U																
	R3	W4		32.3	31.0	1.3	1.0	165.3	165.3	165.3	0.0	1.0	76	26	62	15	0.8	0.6
Second	R1	W1-L	Unknown	32.0	30.6	1.4	1.0											
		W1-U																
	R1	W2-L		36.5	29.3	7.2	0.8											
		W2-U																
	R1	W3-L		35.4	34.1	1.4	1.0											
		W3-U						129.7	129.7	129.7	0.0	1.0	97	27	90	21	0.9	0.8
4 UNION WHARF																		

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Ground	R1	W1-L	Living Room	33.0	24.6	8.4	0.7											
		W1-U																
	R1	W2-L		33.1	24.9	8.1	0.8											
		W2-U						253.5	251.2	233.5	17.7	0.9	74	24	59	15	0.8	0.6
Ground	R2	W3-L	Kitchen	33.1	25.0	8.1	0.8											
		W3-U						116.7	116.6	115.2	1.4	1.0	74	24	56	14	0.8	0.6
First	R1	W1-L	Bedroom	35.3	26.4	8.8	0.7											
		W1-U						137.0	135.6	122.5	13.1	0.9	74	24	60	14	0.8	0.6
First	R2	W2-L	Bedroom	35.3	26.7	8.6	0.8											
		W2-U						137.3	137.3	133.8	3.5	1.0	75	25	60	14	0.8	0.6
First	R3	W3-L	Bedroom	35.4	26.9	8.5	0.8											
		W3-U						142.9	142.3	141.5	0.8	1.0	76	26	58	14	0.8	0.5
Second	R1	W1-L	Unknown	28.9	28.0	1.0	1.0											
		W1-U																
	R1	W2-L		36.4	29.1	7.3	0.8											
		W2-U																
	R1	W3-L		33.1	31.4	1.7	0.9											
		W3-U						129.7	129.7	129.7	0.0	1.0	92	27	85	21	0.9	0.8
5 UNION WHARF																		
Ground	R1	W1	LKD	22.6	22.6	0.0	1.0											
	R1	W2-L		32.6	23.3	9.3	0.7											
		W2-U																
	R1	W3-L		32.8	23.7	9.1	0.7											
		W3-U						392.9	391.1	340.7	50.4	0.9	82	23	65	12	0.8	0.5
Ground	R2	W4-L	Unknown	32.9	24.1	8.8	0.7											
		W4-U						173.9	173.4	137.1	36.3	0.8	72	22	55	13	0.8	0.6
First	R1	W1-L	Bedroom	34.9	25.3	9.6	0.7											
		W1-U						174.1	173.4	135.3	38.1	0.8	75	24	60	13	0.8	0.5
First	R2	W2-L	Bedroom	35.1	25.7	9.4	0.7											

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		W2-U						126.2	126.2	106.7	19.5	0.8	75	24	57	12	0.8	0.5
First	R3	W3-L	Bedroom	35.2	26.1	9.1	0.7											
		W3-U						144.9	143.9	128.6	15.3	0.9	74	24	60	13	0.8	0.5
Second	R1	W1-L	Unknown	30.8	29.9	0.8	1.0											
		W1-U																
	R1	W2-L		36.2	28.4	7.8	0.8											
		W2-U																
	R1	W3-L		33.4	31.6	1.8	0.9											
		W3-U						129.7	129.7	129.7	0.0	1.0	97	27	87	19	0.9	0.7
6 UNION WHARF																		
Ground	R1	W1	LKD	13.5	13.5	0.0	1.0											
	R1	W2-L		32.0	22.9	9.2	0.7											
		W2-U																
	R1	W3-L		32.3	22.9	9.4	0.7											
		W3-U						392.9	388.5	255.6	133.0	0.7	73	22	60	15	0.8	0.7
Ground	R2	W4-L	Unknown	32.5	23.0	9.4	0.7											
		W4-U						173.9	173.9	90.6	83.3	0.5	73	22	55	14	0.8	0.6
First	R1	W1-L	Bedroom	34.4	25.0	9.4	0.7											
		W1-U						174.1	173.5	117.8	55.7	0.7	76	25	60	17	0.8	0.7
First	R2	W2-L	Bedroom	34.6	25.0	9.6	0.7											
		W2-U						126.2	126.2	86.5	39.7	0.7	75	24	58	15	0.8	0.6
First	R3	W3-L	Bedroom	34.8	25.1	9.7	0.7											
		W3-U						144.9	144.6	117.1	27.5	0.8	76	25	60	16	0.8	0.6
Second	R1	W1-L	Bedroom	30.0	29.5	0.5	1.0											
		W1-U																
	R1	W2-L		35.7	27.9	7.8	0.8											
		W2-U																
	R1	W3-L		33.5	31.5	2.0	0.9											
		W3-U						129.7	129.7	129.7	0.0	1.0	96	27	86	19	0.9	0.7

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
7 UNION WHARF																		
Ground	R1	W1-L	Living Room	31.5	23.0	8.5	0.7											
		W1-U																
	R1	W2-L		31.8	22.9	8.9	0.7											
		W2-U						474.3	462.6	203.1	259.5	0.4	69	19	55	12	0.8	0.6
First	R1	W1-L	Bedroom	33.8	25.2	8.7	0.7											
		W1-U						174.1	173.1	119.2	53.9	0.7	71	21	58	15	0.8	0.7
First	R2	W2-L	Bedroom	34.1	25.0	9.1	0.7											
		W2-U						126.2	126.2	83.7	42.6	0.7	75	24	60	16	0.8	0.7
Second	R1	W1-L	Unknown	35.4	27.7	7.7	0.8											
		W1-U						219.9	218.5	203.1	15.4	0.9	75	25	63	18	0.8	0.7
1-9 WATERFRONT MEWS																		
Below Grour	R1	W1	Unknown	5.4	2.4	3.0	0.4											
	R1	W2		5.3	2.1	3.2	0.4											
	R1	W3		5.5	2.1	3.4	0.4	228.9	101.4	63.3	38.2	0.6	11	8	6	6	0.5	0.8
Below Grour	R2	W4	Unknown	5.7	1.9	3.8	0.3											
	R2	W5		5.7	1.7	4.0	0.3											
	R2	W6		6.0	1.9	4.2	0.3	231.1	96.6	42.1	54.5	0.4	9	6	2	2	0.2	0.3
Below Grour	R3	W7	Unknown	6.2	1.7	4.5	0.3											
	R3	W8		6.0	1.4	4.6	0.2											
	R3	W9		6.2	1.5	4.7	0.2	228.9	88.5	10.7	77.8	0.1	12	9	5	5	0.4	0.6
Below Grour	R4	W10	Unknown	6.3	1.3	5.0	0.2											
	R4	W11		6.2	1.1	5.1	0.2											
	R4	W12		6.4	1.1	5.2	0.2	231.6	87.9	0.0	87.9	0.0	10	7	2	2	0.2	0.3
Ground	R1	W1-L	Unknown	7.3	4.4	2.9	0.6											
		W1-U																
	R1	W2-L		7.4	4.2	3.2	0.6											
		W2-U						228.9	228.4	212.6	15.8	0.9	18	6	15	5	0.8	0.8

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Ground	R2	W3-L	Unknown	7.7	4.0	3.7	0.5											
		W3-U																
	R2	W4-L		7.9	3.9	4.0	0.5											
		W4-U						231.1	230.5	204.6	25.9	0.9	17	5	11	2	0.6	0.4
Ground	R3	W5-L	Unknown	8.1	3.7	4.5	0.5											
		W5-U																
	R3	W6-L		8.1	3.5	4.7	0.4											
		W6-U						228.9	228.6	203.2	25.4	0.9	18	6	12	3	0.7	0.5
Ground	R4	W7-L	Unknown	8.3	3.2	5.0	0.4											
		W7-U																
	R4	W8-L		8.4	3.1	5.3	0.4											
		W8-U						231.6	226.4	181.3	45.2	0.8	18	7	10	2	0.6	0.3
First	R1	W1-L	Unknown	18.7	14.7	4.0	0.8											
		W1-U						228.9	227.7	198.8	28.9	0.9	44	19	38	16	0.9	0.8
First	R2	W2-L	Unknown	19.2	14.3	5.0	0.7											
		W2-U						231.1	230.2	182.4	47.9	0.8	44	19	37	15	0.8	0.8
First	R3	W3-L	Unknown	19.6	13.8	5.8	0.7											
		W3-U						228.9	228.2	190.5	37.7	0.8	44	19	35	14	0.8	0.7
First	R4	W4-L	Unknown	18.2	12.6	5.5	0.7											
		W4-U						231.6	227.3	158.8	68.4	0.7	40	18	33	12	0.8	0.7
47-69 ARLINGTON AVENUE																		
Ground	R1	W1-L	Unknown	26.6	26.5	0.1	1.0											
		W1-U						92.8	84.3	84.3	0.0	1.0	63	15	63	15	1.0	1.0
Ground	R2	W2-L	Unknown	26.5	26.4	0.1	1.0											
		W2-U						92.8	83.2	83.2	0.0	1.0	63	16	63	16	1.0	1.0
Ground	R3	W3-L	Unknown	26.4	26.3	0.1	1.0											
		W3-U						92.8	82.8	82.8	0.0	1.0	62	15	62	15	1.0	1.0
Ground	R4	W4-L	Unknown	26.2	26.1	0.1	1.0											

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		W4-U						92.8	82.3	82.3	0.0	1.0	61	14	61	14	1.0	1.0
Ground	R5	W5-L	Unknown	25.9	25.9	0.0	1.0											
		W5-U						92.8	82.4	82.4	0.0	1.0	60	14	60	14	1.0	1.0
Ground	R6	W6-L	Unknown	25.7	25.6	0.1	1.0											
		W6-U						92.8	79.7	78.1	1.5	1.0	62	15	62	15	1.0	1.0
Ground	R7	W7-L	Unknown	25.4	25.4	0.0	1.0											
		W7-U						92.8	81.1	81.0	0.2	1.0	61	14	61	14	1.0	1.0
Ground	R8	W8-L	Unknown	24.5	24.3	0.2	1.0											
		W8-U						92.8	81.0	78.7	2.3	1.0	59	15	59	15	1.0	1.0
Ground	R9	W9-L	Unknown	18.0	17.9	0.1	1.0											
		W9-U						92.8	81.7	79.4	2.2	1.0	49	15	49	15	1.0	1.0
Ground	R10	W10-L	Unknown	22.1	22.1	0.0	1.0											
		W10-U						93.2	66.0	65.4	0.6	1.0	55	12	55	12	1.0	1.0
Ground	R11	W11-L	Unknown	7.7	7.6	0.0	1.0											
		W11-U						92.8	68.1	67.8	0.3	1.0	13	1	13	1	1.0	1.0
Ground	R12	W12-L	Unknown	22.0	22.0	0.0	1.0											
		W12-U						93.2	65.0	64.9	0.1	1.0	55	11	55	11	1.0	1.0
Ground	R13	W13-L	Unknown	14.1	13.9	0.2	1.0											
		W13-U						92.8	73.3	71.2	2.1	1.0	22	1	22	1	1.0	1.0
Ground	R14	W14-L	Unknown	16.1	16.0	0.1	1.0											
		W14-U						92.8	78.1	76.4	1.6	1.0	38	7	38	7	1.0	1.0
Ground	R15	W15-L	Unknown	21.8	21.8	0.0	1.0											
		W15-U						93.2	63.3	63.3	0.0	1.0	55	12	55	12	1.0	1.0
Ground	R16	W16-L	Unknown	7.6	7.6	0.0	1.0											
		W16-U						92.8	71.4	71.4	0.0	1.0	12	1	12	1	1.0	1.0
Ground	R17	W17-L	Unknown	21.8	21.8	0.0	1.0											

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		W17-U						93.2	62.7	62.6	0.1	1.0	55	10	55	10	1.0	1.0
Ground	R18	W18-L	Unknown	10.7	10.6	0.1	1.0											
		W18-U						92.8	66.9	64.2	2.8	1.0	18	1	18	1	1.0	1.0
Ground	R19	W19-L	Unknown	23.1	21.7	1.4	0.9											
		W19-U						184.3	173.8	122.8	51.0	0.7	53	8	52	8	1.0	1.0
First	R1	W1-L	Unknown	32.7	31.3	1.4	1.0											
		W1-U						92.8	92.2	92.2	0.0	1.0	76	25	73	24	1.0	1.0
First	R2	W2-L	Unknown	30.1	29.5	0.5	1.0											
		W2-U						121.0	118.1	118.1	0.0	1.0	72	21	70	21	1.0	1.0
First	R3	W3-L	Unknown	32.6	31.1	1.5	1.0											
		W3-U						92.8	92.2	92.2	0.0	1.0	74	23	72	22	1.0	1.0
First	R4	W4-L	Unknown	29.9	29.4	0.5	1.0											
		W4-U						121.0	118.1	118.1	0.0	1.0	71	21	70	21	1.0	1.0
First	R5	W5-L	Unknown	32.5	31.0	1.5	1.0											
		W5-U						92.8	92.2	92.2	0.0	1.0	76	25	74	24	1.0	1.0
First	R6	W6-L	Unknown	29.7	29.2	0.6	1.0											
		W6-U						121.0	118.2	118.2	0.0	1.0	69	21	69	21	1.0	1.0
First	R7	W7-L	Unknown	32.2	30.7	1.5	1.0											
		W7-U						92.8	92.2	92.2	0.0	1.0	75	25	74	24	1.0	1.0
First	R8	W8-L	Unknown	29.4	29.1	0.4	1.0											
		W8-U						121.0	118.1	118.1	0.0	1.0	70	21	70	21	1.0	1.0
First	R9	W9-L	Unknown	31.8	30.6	1.2	1.0											
		W9-U						92.8	92.2	92.2	0.0	1.0	75	24	74	23	1.0	1.0
First	R10	W10-L	Unknown	29.1	28.7	0.4	1.0											
		W10-U						121.0	117.5	117.2	0.2	1.0	68	19	67	19	1.0	1.0
First	R11	W11-L	Unknown	31.3	30.2	1.2	1.0											

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		W11-U						92.8	92.2	92.2	0.0	1.0	72	22	69	21	1.0	1.0
First	R12	W12-L	Unknown	28.7	28.1	0.6	1.0											
		W12-U						121.0	117.5	115.8	1.7	1.0	69	20	66	19	1.0	1.0
First	R13	W13-L	Unknown	31.1	30.0	1.1	1.0											
		W13-U						92.8	92.2	92.2	0.0	1.0	74	24	70	22	0.9	0.9
First	R14	W14-L	Unknown	28.3	27.9	0.4	1.0											
		W14-U						121.0	117.7	115.6	2.1	1.0	68	20	66	19	1.0	1.0
First	R15	W15-L	Unknown	30.7	29.5	1.2	1.0											
		W15-U						92.8	92.2	92.2	0.0	1.0	70	22	68	21	1.0	1.0
First	R16	W16-L	Unknown	26.3	25.5	0.8	1.0											
		W16-U						121.0	117.9	115.2	2.7	1.0	62	20	59	18	1.0	0.9
First	R17	W17-L	Unknown	25.3	24.4	0.8	1.0											
		W17-U						92.8	92.2	92.2	0.0	1.0	61	22	60	21	1.0	1.0
First	R18	W18-L	Unknown	29.2	28.2	1.0	1.0											
		W18-U						93.2	92.9	92.9	0.0	1.0	67	18	66	18	1.0	1.0
First	R19	W19-L	Unknown	15.2	14.7	0.4	1.0											
		W19-U						92.8	91.6	91.6	0.0	1.0	25	3	24	2	1.0	0.7
First	R20	W20-L	Unknown	29.1	28.4	0.7	1.0											
		W20-U						93.2	92.9	92.9	0.0	1.0	68	19	67	18	1.0	0.9
First	R21	W21-L	Unknown	20.6	19.4	1.2	0.9											
		W21-U						92.8	91.6	91.2	0.4	1.0	36	4	34	3	0.9	0.8
First	R22	W22-L	Unknown	22.5	21.6	0.9	1.0											
		W22-U						121.0	116.4	113.3	3.1	1.0	42	7	42	7	1.0	1.0
First	R23	W23-L	Unknown	24.4	23.5	1.0	1.0											
		W23-U						92.8	92.2	92.2	0.0	1.0	59	20	57	18	1.0	0.9
First	R24	W24-L	Unknown	29.0	28.3	0.7	1.0											

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		W24-U						93.2	92.9	92.8	0.1	1.0	68	19	68	19	1.0	1.0
First	R25	W25-L	Unknown	15.2	14.9	0.3	1.0											
		W25-U						92.8	91.6	91.4	0.1	1.0	26	4	26	4	1.0	1.0
First	R26	W26-L	Unknown	29.2	28.3	0.9	1.0											
		W26-U						93.2	92.8	92.8	0.0	1.0	70	19	69	18	1.0	0.9
First	R27	W27-L	Unknown	20.7	19.5	1.2	0.9											
		W27-U						92.8	91.6	91.6	0.0	1.0	37	4	35	2	0.9	0.5
First	R28	W28	Unknown	16.2	15.8	0.4	1.0	96.3	75.8	73.4	2.4	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R1	W1-L	Unknown	35.9	33.4	2.5	0.9											
		W1-U						92.8	92.2	92.2	0.0	1.0	79	28	75	25	0.9	0.9
Second	R2	W2-L	Unknown	34.7	32.5	2.2	0.9											
		W2-U						121.0	118.1	118.1	0.0	1.0	78	27	75	25	1.0	0.9
Second	R3	W3-L	Unknown	36.0	33.2	2.8	0.9											
		W3-U						92.8	92.2	92.2	0.0	1.0	78	27	74	24	0.9	0.9
Second	R4	W4-L	Unknown	34.7	32.2	2.4	0.9											
		W4-U						121.0	118.1	118.1	0.0	1.0	78	27	75	25	1.0	0.9
Second	R5	W5-L	Unknown	36.0	32.9	3.0	0.9											
		W5-U						92.8	92.2	92.2	0.0	1.0	79	28	75	25	0.9	0.9
Second	R6	W6-L	Unknown	34.5	32.0	2.5	0.9											
		W6-U						121.0	118.2	118.2	0.0	1.0	77	26	75	24	1.0	0.9
Second	R7	W7-L	Unknown	35.9	32.7	3.1	0.9											
		W7-U						92.8	92.2	92.2	0.0	1.0	79	28	76	25	1.0	0.9
Second	R8	W8-L	Unknown	34.3	31.8	2.4	0.9											
		W8-U						121.0	118.1	118.1	0.0	1.0	77	26	76	25	1.0	1.0
Second	R9	W9-L	Unknown	35.7	32.6	3.1	0.9											
		W9-U						92.8	92.2	92.2	0.0	1.0	78	27	76	25	1.0	0.9

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Second	R10	W10-L W10-U	Unknown	33.9	31.7	2.2	0.9	121.0	118.1	118.1	0.0	1.0	77	26	75	24	1.0	0.9
Second	R11	W11-L W11-U	Unknown	35.5	32.5	3.0	0.9	92.8	92.2	92.2	0.0	1.0	77	26	77	26	1.0	1.0
Second	R12	W12-L W12-U	Unknown	33.7	31.6	2.1	0.9	121.0	118.1	118.1	0.0	1.0	77	26	76	26	1.0	1.0
Second	R13	W13-L W13-U	Unknown	35.6	32.4	3.2	0.9	92.8	92.2	92.2	0.0	1.0	78	27	76	26	1.0	1.0
Second	R14	W14-L W14-U	Unknown	33.8	31.5	2.3	0.9	121.0	118.1	118.0	0.1	1.0	76	25	72	23	0.9	0.9
Second	R15	W15-L W15-U	Unknown	35.7	32.3	3.4	0.9	92.8	92.2	92.2	0.0	1.0	78	27	74	24	0.9	0.9
Second	R16	W16-L W16-U	Unknown	33.7	31.3	2.5	0.9	121.0	118.1	118.1	0.0	1.0	76	26	70	22	0.9	0.8
Second	R17	W17-L W17-U	Unknown	35.8	32.3	3.5	0.9	92.8	92.2	92.2	0.0	1.0	78	27	73	24	0.9	0.9
Second	R18	W18-L W18-U	Unknown	35.8	32.4	3.4	0.9	92.8	92.2	92.2	0.0	1.0	78	27	74	24	0.9	0.9
Second	R19	W19-L W19-U	Unknown	35.8	32.4	3.4	0.9	92.8	92.2	92.2	0.0	1.0	78	27	73	23	0.9	0.9
Second	R20	W20-L W20-U	Unknown	33.5	30.9	2.6	0.9	121.0	118.1	118.1	0.0	1.0	75	25	71	21	0.9	0.8
Second	R21	W21-L W21-U	Unknown	35.8	32.3	3.6	0.9	92.8	92.2	92.2	0.0	1.0	79	28	75	24	0.9	0.9
Second	R22	W22-L W22-U	Unknown	35.8	32.6	3.2	0.9	92.8	92.2	92.2	0.0	1.0	78	27	74	23	0.9	0.9

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
Second	R23	W23-L W23-U	Unknown	35.3	31.5	3.7	0.9	92.8	92.2	92.2	0.0	1.0	78	28	73	23	0.9	0.8
Second	R24	W24-L W24-U	Unknown	32.8	30.0	2.8	0.9	131.5	129.7	123.9	5.8	1.0	74	23	69	18	0.9	0.8
Second	R25	W25	Unknown	22.0	21.5	0.5	1.0	96.3	79.8	78.4	1.4	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R1	W1-L W1-U	Unknown	37.5	33.5	4.0	0.9	131.5	129.7	129.1	0.7	1.0	79	28	75	24	0.9	0.9
Third	R2	W2	Unknown	30.0	29.5	0.5	1.0	96.3	84.5	82.9	1.6	1.0	N/A	N/A	N/A	N/A	N/A	N/A
12-21 ARLINGTON AVENUE																		
Ground	R1	W1-L W1-U	Unknown	26.3	25.0	1.3	1.0	103.8	99.8	88.1	11.8	0.9	57	10	55	8	1.0	0.8
Ground	R2	W2-L W2-U	Unknown	11.0	10.1	0.9	0.9	127.0	104.6	99.5	5.1	1.0	17	4	16	3	0.9	0.8
Ground	R3	W3-L W3-U	Unknown	25.8	24.5	1.3	0.9	242.4	158.7	157.4	1.3	1.0	62	14	60	12	1.0	0.9
Ground	R4	W4-L W4-U	Unknown	23.2	22.1	1.1	1.0	127.0	95.1	92.2	2.9	1.0	43	6	41	4	1.0	0.7
Ground	R5	W5	Unknown	23.8	22.9	0.9	1.0	95.4	58.8	58.6	0.2	1.0	55	11	53	9	1.0	0.8
Ground	R6	W6-L W6-U	Unknown	18.6	17.9	0.7	1.0	127.0	88.5	88.1	0.4	1.0	49	14	48	13	1.0	0.9
Ground	R7	W7	Unknown	26.5	26.4	0.2	1.0	83.6	38.5	38.4	0.1	1.0	63	14	62	13	1.0	0.9
Ground	R8	W8-L W8-U	Unknown	20.0	19.9	0.1	1.0	127.0	81.0	77.8	3.1	1.0	34	3	33	2	1.0	0.7
Ground	R9	W9-L	Unknown	29.0	28.7	0.3	1.0											

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
		W9-U						127.0	105.3	104.1	1.2	1.0	57	12	57	12	1.0	1.0
Ground	R10	W10	Unknown	30.8	30.3	0.5	1.0	95.4	88.1	84.7	3.4	1.0	63	14	63	14	1.0	1.0
Ground	R11	W11-L	Unknown	31.3	30.8	0.6	1.0											
		W11-U						127.0	120.4	116.4	3.9	1.0	66	15	65	14	1.0	0.9
Ground	R12	W12	Unknown	32.3	31.5	0.8	1.0	95.4	93.4	92.5	0.9	1.0	67	16	66	15	1.0	0.9
Ground	R13	W13-L	Unknown	32.4	31.5	0.9	1.0											
		W13-U						128.4	125.9	121.9	4.0	1.0	68	17	66	15	1.0	0.9
Ground	R14	W14	Unknown	33.1	32.0	1.1	1.0	95.4	93.5	93.5	0.0	1.0	73	22	70	19	1.0	0.9
Ground	R15	W15-L	Unknown	33.2	31.9	1.3	1.0											
		W15-U						137.1	134.2	133.0	1.2	1.0	73	22	71	20	1.0	0.9
Ground	R16	W16	Unknown	33.7	32.3	1.4	1.0	95.4	93.5	93.5	0.0	1.0	74	23	71	20	1.0	0.9
Ground	R17	W17-L	Unknown	33.7	32.3	1.4	1.0											
		W17-U						132.9	130.1	130.1	0.0	1.0	74	23	71	20	1.0	0.9
First	R1	W1-L	Unknown	30.9	28.9	2.0	0.9											
		W1-U						103.8	102.7	94.0	8.8	0.9	69	20	65	16	0.9	0.8
First	R2	W2-L	Unknown	21.6	20.1	1.5	0.9											
		W2-U						127.0	124.3	122.8	1.5	1.0	34	6	31	3	0.9	0.5
First	R3	W3-L	Unknown	30.3	28.1	2.2	0.9											
		W3-U						242.4	196.9	183.9	13.1	0.9	69	19	67	17	1.0	0.9
First	R4	W4-L	Unknown	19.5	18.8	0.7	1.0											
		W4-U						95.4	83.4	67.7	15.7	0.8	34	3	34	3	1.0	1.0
First	R5	W5-L	Unknown	30.1	28.4	1.7	0.9											
		W5-U						127.0	124.5	122.1	2.5	1.0	65	18	61	14	0.9	0.8
First	R6	W6	Unknown	29.4	27.8	1.6	0.9	95.4	91.8	85.1	6.6	0.9	67	22	65	20	1.0	0.9

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
First	R7	W7-L W7-U	Unknown	23.0	21.6	1.4	0.9	127.0	124.1	121.8	2.3	1.0	56	21	55	20	1.0	1.0
First	R8	W8	Unknown	30.2	29.3	0.9	1.0	83.6	52.6	51.8	0.8	1.0	72	21	70	19	1.0	0.9
First	R9	W9-L W9-U	Unknown	22.8	22.3	0.4	1.0	127.0	113.2	105.6	7.6	0.9	39	6	39	6	1.0	1.0
First	R10	W10-L W10-U	Unknown	28.7	28.0	0.7	1.0	95.4	85.0	83.5	1.5	1.0	54	11	52	9	1.0	0.8
First	R11	W11-L W11-U	Unknown	32.3	31.4	0.9	1.0	127.0	124.5	118.9	5.5	1.0	69	18	66	15	1.0	0.8
First	R12	W12	Unknown	33.7	32.6	1.1	1.0	95.4	92.5	91.3	1.2	1.0	71	20	69	18	1.0	0.9
First	R13	W13-L W13-U	Unknown	34.0	32.8	1.2	1.0	127.0	124.6	123.8	0.8	1.0	73	22	69	18	0.9	0.8
First	R14	W14	Unknown	34.7	33.3	1.4	1.0	95.4	93.2	93.2	0.0	1.0	76	25	72	21	0.9	0.8
First	R15	W15-L W15-U	Unknown	34.7	33.3	1.4	1.0	128.4	125.9	125.9	0.0	1.0	76	25	72	21	0.9	0.8
First	R16	W16	Unknown	35.2	33.6	1.6	1.0	95.4	93.2	93.2	0.0	1.0	77	26	73	22	0.9	0.8
First	R17	W17-L W17-U	Unknown	35.2	33.6	1.6	1.0	137.1	134.2	134.2	0.0	1.0	77	26	73	22	0.9	0.8
First	R18	W18	Unknown	35.6	33.9	1.7	1.0	95.4	93.2	93.2	0.0	1.0	77	26	73	22	0.9	0.8
First	R19	W19-L W19-U	Unknown	35.5	33.9	1.6	1.0	132.9	130.1	130.1	0.0	1.0	77	26	74	23	1.0	0.9
Second	R1	W1-L W1-U	Unknown	34.9	31.8	3.1	0.9	95.4	94.3	89.3	5.0	0.9	73	24	67	18	0.9	0.8
Second	R2	W2-L W2-U	Unknown	36.4	32.7	3.7	0.9	127.0	124.5	124.5	0.1	1.0	75	24	71	20	0.9	0.8

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
Second	R3	W3	Unknown	35.1	32.0	3.1	0.9	95.4	93.5	88.8	4.8	0.9	74	24	71	21	1.0	0.9
Second	R4	W4-L W4-U	Unknown	35.5	32.3	3.2	0.9											
	R4	W5-L W5-U		35.4	32.3	3.2	0.9											
	R4	W6-L W6-U		35.4	32.3	3.1	0.9	127.0	125.7	119.9	5.8	1.0	75	25	72	22	1.0	0.9
Second	R5	W7-L W7-U	Unknown	34.2	31.6	2.7	0.9	95.4	94.3	90.2	4.0	1.0	75	25	72	22	1.0	0.9
Second	R6	W8-L W8-U	Unknown	35.4	32.7	2.8	0.9	127.0	124.6	124.5	0.2	1.0	75	25	72	22	1.0	0.9
Second	R7	W9	Unknown	35.2	32.7	2.5	0.9	95.4	93.7	89.2	4.5	1.0	75	25	73	23	1.0	0.9
Second	R8	W10-L W10-U	Unknown	32.5	30.2	2.4	0.9	127.0	124.5	124.4	0.1	1.0	70	25	67	22	1.0	0.9
Second	R9	W11	Unknown	33.9	32.1	1.8	0.9	83.6	83.1	77.8	5.3	0.9	78	27	75	24	1.0	0.9
Second	R10	W12-L W12-U	Unknown	31.6	30.5	1.1	1.0	127.0	124.6	123.5	1.1	1.0	63	14	61	12	1.0	0.9
Second	R11	W13-L W13-U	Unknown	33.1	31.7	1.4	1.0	95.4	94.2	92.4	1.8	1.0	71	20	67	16	0.9	0.8
Second	R12	W14-L W14-U	Unknown	35.8	34.1	1.7	1.0	127.0	124.5	122.3	2.2	1.0	77	26	74	23	1.0	0.9
Second	R13	W15	Unknown	36.3	34.5	1.8	1.0	95.4	93.9	93.6	0.2	1.0	77	26	74	23	1.0	0.9
Second	R14	W16-L W16-U	Unknown	36.4	34.6	1.9	0.9	127.0	124.6	124.6	0.0	1.0	78	27	75	24	1.0	0.9
Second	R15	W17	Unknown	36.7	34.8	1.9	0.9	95.4	93.5	93.5	0.0	1.0	79	28	77	26	1.0	0.9

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
Second	R16	W18-L W18-U	Unknown	36.7	34.8	1.9	0.9	128.4	125.9	125.9	0.0	1.0	78	27	76	25	1.0	0.9
Second	R17	W19	Unknown	37.0	35.0	1.9	0.9	95.4	93.5	93.5	0.0	1.0	78	27	77	26	1.0	1.0
Second	R18	W20-L W20-U	Unknown	37.0	35.0	1.9	0.9	137.1	134.2	134.2	0.0	1.0	78	27	77	26	1.0	1.0
Second	R19	W21	Unknown	37.2	35.3	1.9	0.9	95.4	93.5	93.5	0.0	1.0	78	27	76	25	1.0	0.9
Second	R20	W22-L W22-U	Unknown	37.2	35.3	1.8	1.0	132.9	130.1	130.1	0.0	1.0	78	27	76	25	1.0	0.9
Third	R1	W1-L W1-U	Unknown	37.6	33.8	3.8	0.9	95.4	94.5	91.6	2.9	1.0	78	27	74	23	0.9	0.9
Third	R2	W2-L W2-U	Unknown	38.1	34.5	3.6	0.9	127.4	124.9	122.5	2.4	1.0	78	27	75	24	1.0	0.9
Third	R3	W3	Unknown	37.6	34.1	3.6	0.9	95.4	93.6	89.4	4.1	1.0	77	26	74	23	1.0	0.9
Third	R4	W4-L W4-U	Unknown	38.0	34.5	3.5	0.9	127.0	124.7	124.3	0.4	1.0	78	27	75	24	1.0	0.9
Third	R5	W5-L W5-U	Unknown	37.4	34.0	3.3	0.9	95.4	94.5	93.2	1.2	1.0	77	26	75	24	1.0	0.9
Third	R6	W6-L W6-U	Unknown	38.1	34.8	3.3	0.9	127.4	125.0	122.6	2.4	1.0	79	28	77	26	1.0	0.9
Third	R7	W7	Unknown	38.2	35.1	3.2	0.9	95.4	93.9	90.4	3.5	1.0	79	28	78	27	1.0	1.0
Third	R8	W8-L W8-U	Unknown	38.0	35.0	3.0	0.9	127.4	125.0	123.2	1.7	1.0	79	28	78	27	1.0	1.0
Third	R9	W9-L W9-U	Unknown	37.1	34.4	2.6	0.9	104.7	103.4	99.5	3.9	1.0	78	27	76	25	1.0	0.9
Third	R10	W10-L	Unknown	37.9	35.2	2.7	0.9											

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
		W10-U						127.0	124.7	120.5	4.3	1.0	79	28	77	26	1.0	0.9
Third	R11	W11-L	Unknown	37.2	34.8	2.3	0.9											
		W11-U						95.4	94.3	93.9	0.4	1.0	79	28	76	25	1.0	0.9
Third	R12	W12-L	Unknown	38.0	35.5	2.5	0.9											
		W12-U						127.0	124.7	118.6	6.1	1.0	79	28	77	26	1.0	0.9
Third	R13	W13	Unknown	38.2	35.8	2.5	0.9	95.4	94.3	94.3	0.0	1.0	79	28	77	26	1.0	0.9
Third	R14	W14-L	Unknown	38.2	35.8	2.4	0.9											
		W14-U						127.0	124.7	123.8	0.9	1.0	79	28	77	26	1.0	0.9
Third	R15	W15	Unknown	38.4	36.1	2.3	0.9	95.4	93.7	93.7	0.0	1.0	79	28	77	26	1.0	0.9
Third	R16	W16-L	Unknown	38.3	36.0	2.2	0.9											
		W16-U						128.4	125.9	125.9	0.0	1.0	79	28	78	27	1.0	1.0
Third	R17	W17	Unknown	38.5	36.3	2.2	0.9	95.4	93.9	93.9	0.0	1.0	79	28	78	27	1.0	1.0
Third	R18	W18-L	Unknown	38.3	36.3	2.1	0.9											
		W18-U						137.1	134.3	134.3	0.0	1.0	79	28	78	27	1.0	1.0
Third	R19	W19	Unknown	38.5	36.5	2.0	0.9	95.4	93.8	93.8	0.0	1.0	79	28	78	27	1.0	1.0
Third	R20	W20-L	Unknown	38.4	36.5	1.9	1.0											
		W20-U						132.9	130.3	130.3	0.0	1.0	79	28	78	27	1.0	1.0
Fourth	R1	W1	Unknown	38.8	36.0	2.8	0.9	95.4	91.6	78.4	13.2	0.9	79	28	76	25	1.0	0.9

Appendix 4

Results of the daylight & sunlight assessments within the proposed accommodation

Fig. 3: Floor Plan

Room ID	Room use	Daylight Quantum ADF	Sunlight Probability APSH Total	Sunlight Probability APSH Winter
Floor 2F - West block				
101	LKD	2.6		
101b	Bedroom	0.9		
102	Bedroom	1.9		
103	LKD	1.2		
104	Bedroom	3.6		
105	LKD	2.0		
106	Bedroom	2.1		
107	Living room	2.3	13	3
108	Bedroom	5.0		
109	LKD	7.3		
110	Bedroom	2.1		
111	LKD	3.1		
112	Bedroom	1.9		
113	Studio	1.5	2	1
114	Bedroom	0.5		
115	LKD	3.7		
116	Bedroom	0.6		
117	Bedroom	0.6		
118	LKD	3.7		
119	Bedroom	0.5		
120	Living room	3.6		
121	Bedroom	1.2		
122	Bedroom	1.8		
123	Bedroom	1.5		
124	Living room	0.8	13	3
125	Studio	1.6	21	1
126	Studio	1.7	19	15
127	Bedroom	0.6		
128	Bedroom	0.7		
129	Bedroom	0.7		
130	Bedroom	0.5		
131	Bedroom	1.2		
132	Living room	3.2	15	14
133	LKD	4.7	54	20
134	LKD	3.7	55	21
135	Bedroom	4.3		
136	LKD	2.6	35	19
137	LKD	2.6	31	22
138	Bedroom	4.2		

Table 1: Results

Fig. 4: Floor Plan

Room ID	Room use	Daylight Quantum ADF	Sunlight Probability APSH Total	APSH Winter
Floor 2F - East block				
139	Living room	1.4	13	7
140	Bedroom	1.7		
141	Bedroom	1.6		
142	Studio	1.6	26	6
143	Bedroom	2.2		
144	LKD	2.7	26	4
145	Bedroom	4.8		
146	Living room	2.0	20	7
147	Bedroom	5.1		
148	LKD	8.8	51	12
149	Bedroom	1.7		
150	LKD	2.7		
151	Bedroom	2.4		
152	Bedroom	4.0		
153	LKD	2.5	33	3
154	Bedroom	4.1		
155	Studio	2.0	4	2
156	Bedroom	2.3		
157	Bedroom	2.3		
158	Living room	2.4		
159	Living room	2.8		
160	Bedroom	2.2		
161	Bedroom	1.1		
162	LKD	2.0	16	11
163	Bedroom	1.3		
164	Bedroom	1.9		
165	Living room	2.9	43	12
166	Bedroom	3.6		
167	LKD	2.1	25	17
168	LKD	2.2	32	16
169	Bedroom	3.8		

Table 2: Results

Fig. 5: Floor Plan

Room ID	Room use	Daylight Quantum ADF	Sunlight Probability APSH Total	Sunlight Probability APSH Winter
Floor 3F - West block				
201	LKD	3.7		
201b	Bedroom	1.4		
202	Bedroom	2.3		
203	LKD	3.1		
204	Bedroom	4.4		
205	LKD	2.3		
206	Bedroom	2.4		
207	Living room	2.3		
208	Bedroom	2.9		
209	LKD	6.9		
210	Bedroom	1.8		
211	LKD	2.9		
212	Bedroom	2.5		
213	Studio	1.9	4	3
214	LKD	4.3		
215	LKD	4.4		
216	Bedroom	1.2		
217	Living room	6.1		
218	Bedroom	1.5		
219	Bedroom	1.4		
220	Bedroom	1.4		
221	Bedroom	1.2		
222	Bedroom	2.1		
223	Bedroom	2.1		
224	Living room	2.9	33	7
225	Studio	2.6	30	4
226	Bedroom	1.2		
227	Bedroom	1.4		
228	Bedroom	1.3		
229	Bedroom	1.1		
230	Bedroom	1.5		
231	Living room	5.7	45	19
232	LKD	6.2	51	20
233	LKD	4.4	57	23
234	Studio	2.9	43	18
235	Bedroom	4.2		
236	LKD	3.1	76	28
237	LKD	3.1	72	25
238	Bedroom	9.1		

Table 3: Results

Fig. 6: Floor Plan

Room ID	Room use	Daylight Quantum ADF	Sunlight Probability APSH Total	Sunlight Probability APSH Winter
Floor 3F - East block				
239	Bedroom	1.4		
240	Living room	2.1	20	7
241	Bedroom	2.9		
242	Studio	3.3	45	14
243	Bedroom	2.6		
244	LKD	3.0	35	7
245	Bedroom	5.3		
246	Living room	2.8	31	10
247	Bedroom	5.7		
248	LKD	9.2	55	14
249	Bedroom	1.7		
250	LKD	2.8		
251	Bedroom	2.5		
252	Bedroom	6.2		
253	LKD	3.8	38	6
254	Bedroom	4.9		
255	LKD	5.2		
255b	Bedroom	1.4		
256	Bedroom	2.6		
257	Bedroom	2.6		
258	Living room	2.7		
259	Living room	5.3		
260	Bedroom	2.7		
261	Bedroom	1.5		
262	LKD	3.6	53	20
263	Bedroom	1.9		
264	Bedroom	2.2		
265	Living room	5.1	51	17
266	Bedroom	3.8		
267	LKD	2.9	71	24
268	LKD	2.9	74	26
269	Bedroom	4.0		

Table 4: Results

Appendix 5

Sunlight amenity results

Fig. 1: BRE's Sun On Ground 21st march - Existing

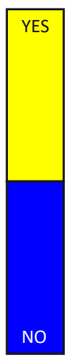
Fig. 2: BRE's Sun On Ground 21st march - Proposed

Fig. 3: BRE's Sun On Ground 21st march - Cumulative

Zone Name	Area [m2]	Existing Sunlit Area*	Proposed Sunlit Area*	Proposed Loss [%]	Cumulative Sunlit Area*	Cumulative Loss [%]
arlington	1,621.0	100.0	100.0	0.0	100.0	0.0
canal-dw	1,978.0	89.2	87.4	2.0	87.4	2.0
canal-up	1,492.0	96.9	96.9	0.0	99.0	-2.1
path	945.0	99.9	99.7	0.2	99.7	0.2

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

Table 1: Sun On Ground Results



BRE's Sun On Ground
Area seing at least two hours of sunlight

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

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Sunlight Amenity Assessments

NORTH

Project	Sturt's Yard London		
Reference	2251_SA05		
Drawn	VL	Checked	JB
Date	10/9/2018	Rel no.	01
Drawing no.	2318-1		

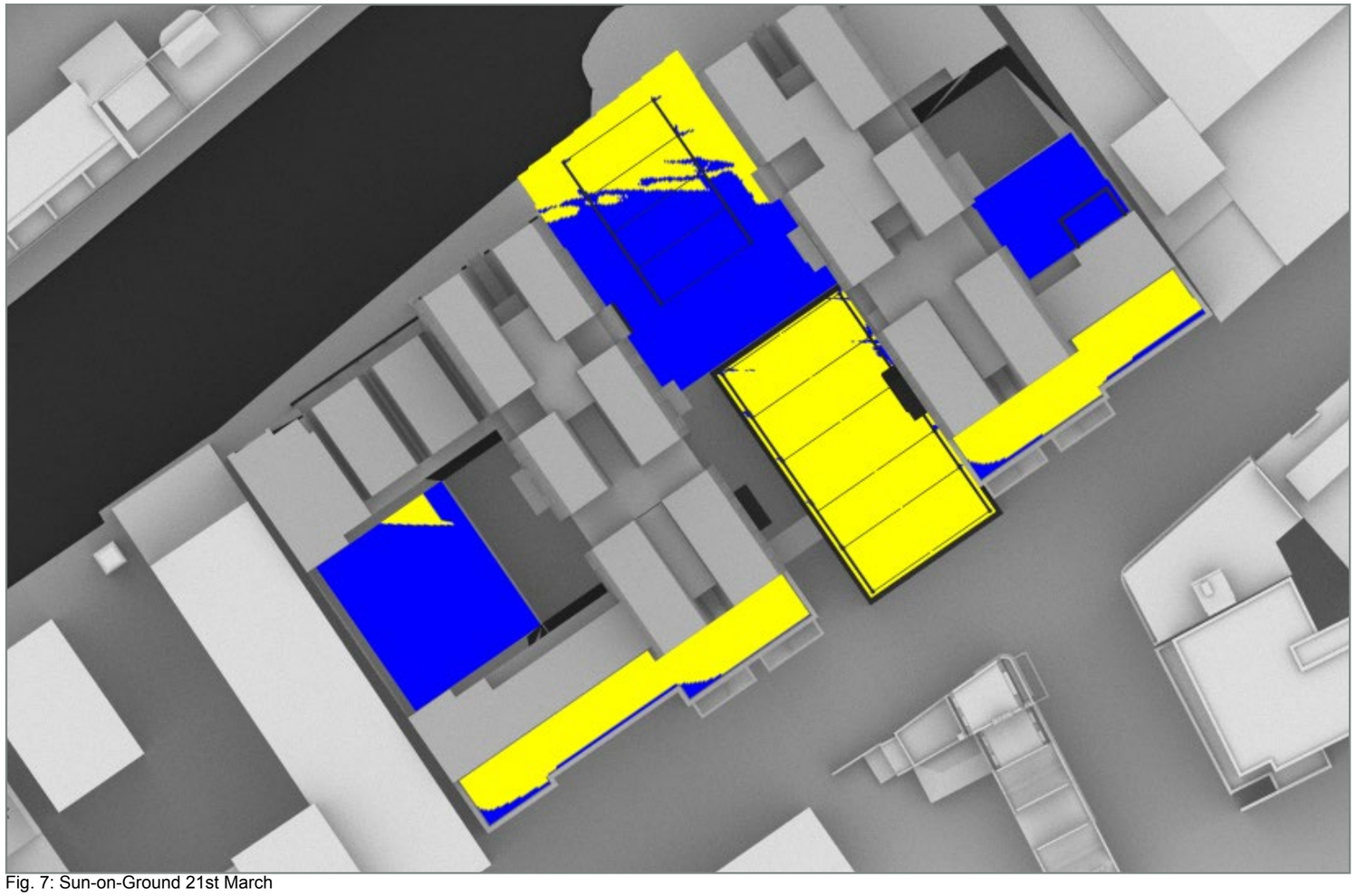
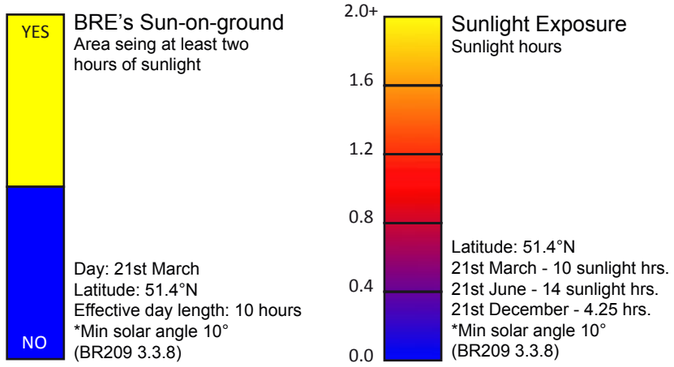


Fig. 7: Sun-on-Ground 21st March

Zone Name	Area [m2]	Proposed Sunlit Area*
Eastern-goof-garden	162.3	91.2
East-terrace	135.6	0.0
Western-roof-garden	213.0	90.8
West-terrace	297.9	7.9
Social-terrace	442.1	98.4
Sturts-yard	618.6	33.8
Total	1,869.4	54.0

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

Table 5: Results



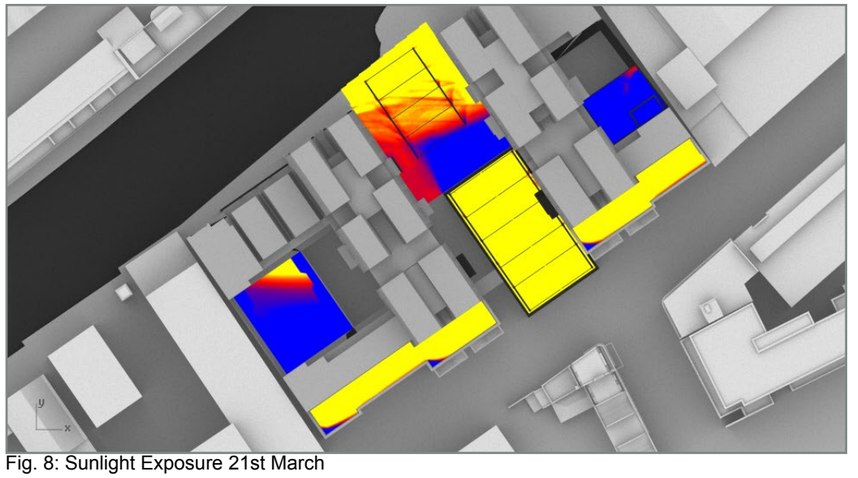


Fig. 8: Sunlight Exposure 21st March

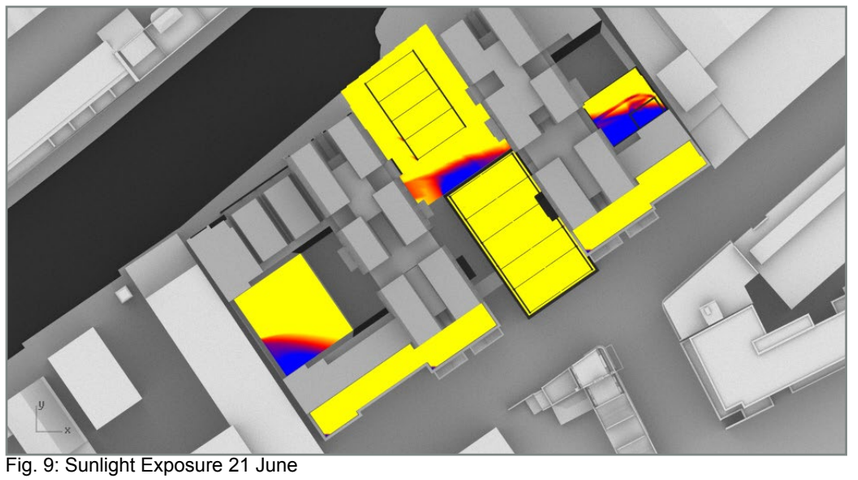


Fig. 9: Sunlight Exposure 21 June

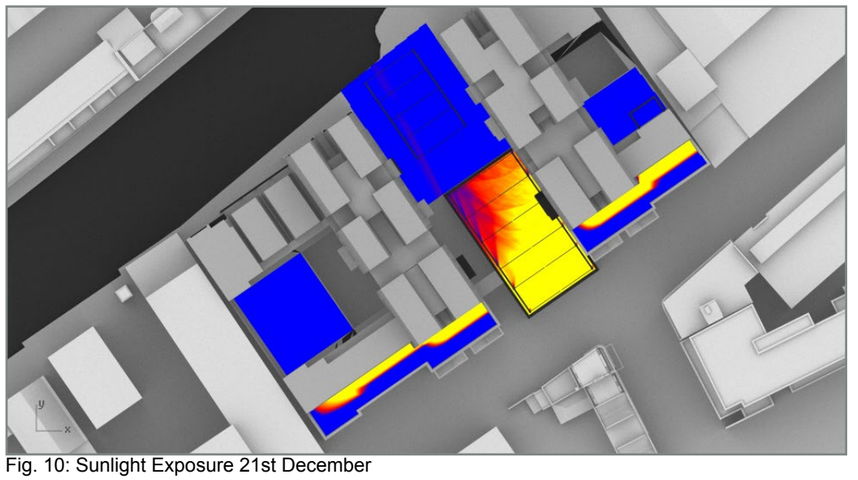


Fig. 10: Sunlight Exposure 21st December