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# DAYLIGHT & SUNLIGHT REPORT

Wootton Street

21/12/2020

The background of the page is a composite image. On the left, there is a photograph of a modern building's facade, characterized by a grid of white panels and horizontal wooden slats. The building is set against a bright blue sky with scattered white clouds. On the right side, there is a large, dark grey, angular geometric shape that overlaps the sky and building images. A thin, light grey diagonal line runs across the page from the top left towards the bottom right.

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# 1. Introduction

- 1.1. eb7 have been instructed to assess the effect of proposed development at Wootton Street on daylight and sunlight to the surrounding residential properties. These assessments consider the latest Stockwool Architects scheme proposals.
- 1.2. The methodology and criteria used for these assessments is provided by Building Research Establishment's (BRE) guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (BRE 209 2nd edition, 2011).
- 1.3. In order to carry out an assessment, we have generated a 3D computer model of the existing site, the key surrounding properties and the proposed scheme. Using this model and our specialist software, we have calculated the daylight and sunlight levels in both the existing and proposed conditions for the relevant neighbouring buildings.
- 1.4. The numerical criteria suggested within the BRE guidelines has been applied to each of the assessments mentioned above. It is important to note that these guidelines are not a rigid set of rules, but are advisory and need to be applied flexibly according to the specific context of a site.

## 2. Guidance

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

*'Site layout planning for daylight and sunlight: A guide to good practice', BRE 2011*

- 2.1. The Building Research Establishment (BRE) Report 209, *'Site layout planning for daylight and sunlight: A guide to good practice'*, is the reference document used by most local authorities for assessing daylight and sunlight in relation to new developments. Commonly referred to as 'the BRE guidelines', it provides various testing methodologies to calculate the potential light levels received by neighbours of a development site and provided within proposed new development.

#### Detailed daylight assessments

- 2.2. The guidance outline three detailed methods for calculating daylight: The Vertical Sky Component (VSC), the No-Sky Line (NSL) and the Average Daylight Factor (ADF).
- 2.3. The VSC and NSL are primarily used for the assessment of existing buildings, while the ADF test is generally recommended for proposed rather than existing dwellings. The ADF may sometimes be useful as a supplementary analysis for existing buildings, particularly newer ones, and a number of local authorities request this as a standard measurement for impact assessments. It can help in judging whether an impact on daylight, which might otherwise be deemed 'noticeable', is nonetheless acceptable, when considered in the broader town planning context.
- 2.4. The VSC test measures the amount of sky that is visible to a specific point on the outside of a property, which is directly related to the amount of daylight that can be received. It is measured on the outside face of the external walls, usually at the centre point of a window.
- 2.5. The NSL test calculates the distribution of daylight within rooms by determining the area of the room at desk / work surface height (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 residential property.
- 2.6. For the above methods, the guidance suggests that existing daylight may be noticeably affected by new development if: -
- Windows achieve a VSC below 27% and are reduced to less than 0.8 times their former value; and
  - Levels of NSL within rooms are reduced to less than 0.8 times their former values.
- 2.7. Where rooms are greater than 5m in depth and lit from only one side, the guidance recognises that *"a greater movement of the no sky line may be unavoidable"* (page 8, paragraph 2.2.10).

#### Detailed sunlight assessments

- 2.8. For sunlight, the Annual Probable Sunlight Hours (APSH) test calculates the percentage of probable hours of sunlight received by a window or room over the course of a year.

- 2.9. In assessing sunlight effects to existing properties surrounding a new development, only those windows orientated within 90° of due south and which overlook the site require assessment. The main focus is on living rooms, with bedrooms and kitchens deemed less important.
- 2.10. The 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 by more than 4%, to less than 0.8 times its former value.

### 3. Application of the guidance

#### Scope of assessment

##### *Impact analysis for neighbouring buildings*

- 3.1. The BRE guidelines advise that, when assessing any potential effects on surrounding properties, only those windows and rooms that have a 'reasonable expectation' of daylight and sunlight need to be considered. At paragraph 2.2.2 it states: -

*"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."*

- 3.2. Our assessments therefore consider the neighbouring residential properties only, which the BRE recognises have the highest expectation for natural light. We have tested the impact on the main rooms in each residential property and ignored non-habitable space (e.g. staircases, hallways, bathrooms, toilets, stores etc.) as per BRE guidance.

- 3.3. 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 guide 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 since 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, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".*

- 3.4. It is therefore very important to apply the BRE guidance sensibly and flexibly, with careful consideration of the specific site context. Its numerical targets theoretically apply to any built environment, from city centres to rural villages. However, in more tightly constrained environments, achieving the default BRE targets can be very challenging and conflict with other beneficial factors of site layout design.

- 3.5. With the above in mind, rigid adherence to the BRE in certain situations could easily result in an inappropriate form of development. In which case it may be appropriate to adopt lower target values more appropriate to the location concerned. This is acknowledged in the BRE guidance at paragraph 2.2.3 (page 7):

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

- 3.6. Suggested approaches for setting appropriate alternative target values are provided within Appendix F of the BRE guidelines.
- 3.7. Paragraph F5 at page 62 seeks *“to ensure that new development matches the height and proportions of existing buildings”*. This recognises that higher degrees of obstruction may be unavoidable if this objective is to be achieved with a flexible approach being required.
- 3.8. Furthermore, the inherent design constraints of surrounding buildings can also be a key factor, making windows and rooms particularly sensitive and exaggerating the effect of new development. For example, if windows are set beneath balconies, are recessed or located adjacent to projecting wings, the BRE acknowledges that *“even a modest obstruction opposite may result in a large relative impact”* (page 8, paragraph 2.2.11).
- 3.9. Care must be taken when assessing the impact of a development proposal upon neighbouring properties that have been provided with external overhanging or recessed balconies. These balconies are intended to provide additional outdoor amenity to the apartments, but they also inhibit the access to/potential for daylight and sunlight. The BRE guidance gives the following statements in this regard: -
- “2.2.11 - Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large impact on the VSC, and on the area receiving direct skylight (NSC). One way to demonstrate this would be to carry out an additional calculation of the VSC and the area receiving direct skylight for both existing and proposed situations without the balcony in place.”*
- “2.2.12 - A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or if it is recessed into the building so that it is obstructed on both sides as well as above.”*
- 3.10. It is therefore often relevant and necessary to conduct assessments of the surrounding properties with their balconies omitted, so that the impact upon the potential for good daylight and sunlight can be fully understood. Full results of these assessments where applied can be found in appendix 3.

## 4. Planning Policy Context

- 4.1. We have considered local, regional and national planning policy relating to daylight and sunlight. In general terms, planning policy advises that new development will only be permitted where it is shown not to cause unacceptable loss of daylight or sunlight amenity to neighbouring properties.
- 4.2. The need to protect the amenity of neighbours is echoed within recent publications from the Mayor of London and the Secretary of State for Housing, Communities and Local Government. Although, these documents also stress that current guidance needs to be used flexibly where developments are located in urban areas and intend to achieve higher densities. Specifically, these documents suggest that the nationally applicable criteria given within the BRE guidance needs to be applied carefully and in consideration of the development's context.

### ***Intend to Publish London Plan – The Mayor of London (2019)***

- 4.3. Intend to Publish London Plan 2019, states the following: -

#### **Policy D6 Housing quality and standards**

*“C Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part B in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.”*

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

### ***The Housing SPG – The Mayor of London (March 2016)***

#### **Standards for privacy, daylight and sunlight**

*“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."*

***The National Planning Policy Framework - Department for Housing, Communities and Local Government (February 2019)***

- 4.4. The DCLG have produced the National Planning Policy Framework document (2019). In regard to daylight and sunlight, paragraph 123(c) reinforces the fact that daylight / sunlight standards should be applied flexibly to optimise the land use of sites particularly for housing delivery.

**11. Making effective use of land**

***Achieving appropriate densities***

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

*c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site."*

***Appeal Decision for The Whitechapel Estate (Ref: APP/E5900/W/17/3171437) The Planning Inspectorate (2017)***

- 4.5. A flexible approach to effects upon daylight and the need to consider the acceptability of the retained value (rather than simply the reduction factor) has been supported in recent appeal decisions such as that for the Whitechapel Estate redevelopment. In his decision to overturn the Local Authority's reasons for refusal and to grant planning permission, the inspector commented on daylight and sunlight as follows: -
- 4.6. *"112. The figures show that a proportion of residual Vertical Sky Component ('VSC') values in the mid-teens have been found acceptable in major developments across London. This echoes the Mayor's endorsement in the pre-SPG decision at Monmouth House, Islington that VSC values in the mid-teens are acceptable in an inner urban environment".*
- and*
- 4.7. *"125. I conclude that the proposal would result in some significant individual reductions in daylight and sunlight levels, but that this is almost unavoidable in achieving the policy requirement for high density development in a confined urban setting. The new buildings would for the most part be comparable in height with the existing and would re-define traditional street frontages. Retained levels of daylight and sunlight would be adequate*

*and comparable with existing and emerging urban conditions. The effects would appear very comparable with those recently allowed by the Council at Whitechapel Central. There would be minimal adverse losses of outlook and increases in overlooking. Taken as a whole, the proposal would not result in unacceptably harmful effects on living conditions and would comply with the development plan in this respect.2.12 - A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or if it is recessed into the building so that it is obstructed on both sides as well as above."*

**Appeal Decision Graphite Square Development (App/N5660/W/18/3211223) The Planning Inspectorate (2019)**

- 4.8. In addition to the flexibility confirmed in the NPPF and Whitechapel Estate Appeal the recent decision in respect of the Graphite Square development dealt specifically with the effects to neighbouring properties where access decks / balconies was a factor in limiting pre-existing daylight / sunlight levels to neighbours and making them particularly sensitive to the effects of neighbouring development. In allowing the appeal the inspector concluded that, in respect of both bedrooms and kitchens that were overhung by access decks and already poorly lit:
- 4.9. *'the loss of even the relatively significant amounts of daylight calculated would make little difference to their pattern of use, or the manner in which residents enjoy them.'*

## 5. Sources of information & assumptions

- 5.1. A topographical survey, architectural 3D model, 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.
- 5.2. We have not sought access to the surrounding properties but have sought to source data on room layout and room use from publicly available records. Where such records were unavailable the internal configuration and floor levels have been estimated. Unless the building form dictates otherwise, we assume room depths of c. 4.2m for principal living space. Room layouts used directly affect the results of the NSL and ADF assessments.
- 5.3. Where possible neighbouring building use has been identified via online research, including Valuation Office Agency (VOA) searches, and/or external observation.
- 5.4. The full list of sources of information used in this assessment is as follows:

### **Laser Surveys**

#### *Topographical Survey*

N9576-1-Topo-2D-R0.dwg

N9576-Topo-3D.dwg

N9576-2-Elevs-R0.dwg

Received 10/12/2019

### **Stockwool Architects**

#### *3D CAD model*

Wootton-MainModel-201214-A.dwg

Received 15/12/2020

#### *2D CAD drawings*

3496W\_PL(20)101 LEVEL 1 PLAN.dwg

3496W\_PL(20)102 LEVEL 2 PLAN.dwg

3496W\_PL(20)103 LEVEL 3 PLAN.dwg

3496W\_PL(20)104 LEVEL 4 PLAN.dwg

3496W\_PL(20)105 LEVEL 5 PLAN.dwg

3496W\_PL(20)106 LEVEL 6 PLAN.dwg

3496W\_PL(20)107 LEVEL 7 PLAN.dwg

3496W\_PL(20)108 LEVEL 8 PLAN.dwg

3496W\_PL(20)109 LEVEL 9 PLAN.dwg

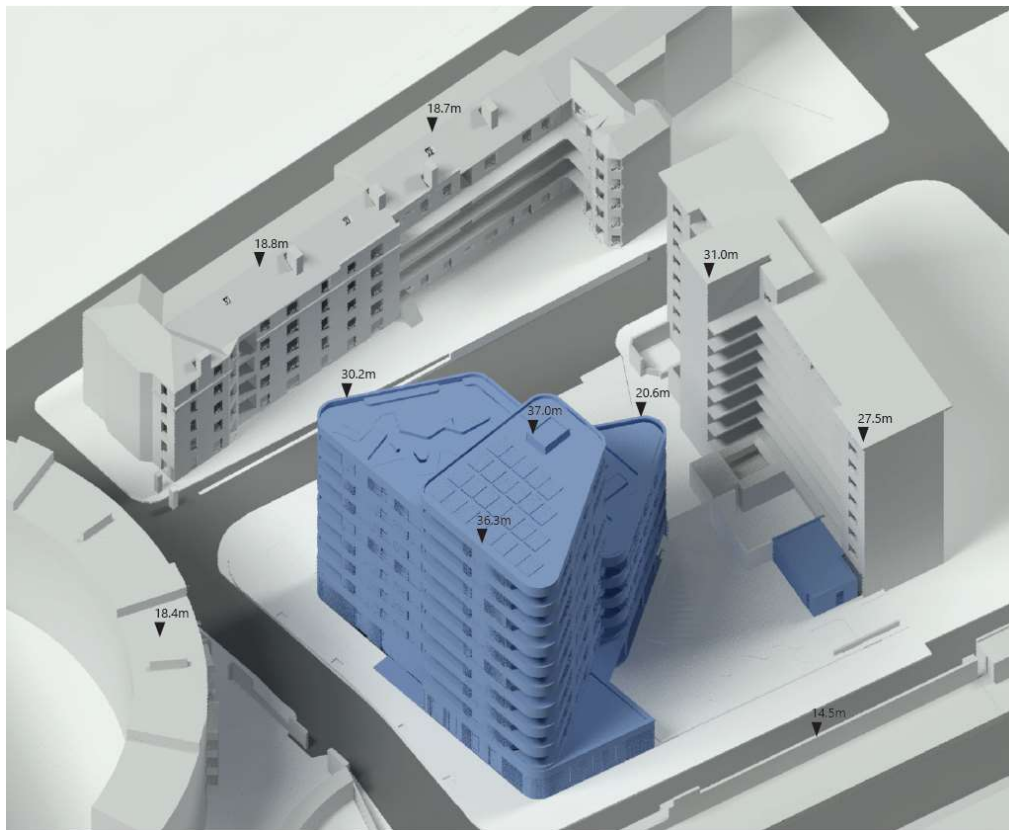
Received 15/12/2020

3496W\_PL(20)100 GROUND FLOOR PLAN.dwg

Received 16/12/2020

## 6. The site and proposal

- 6.1. The development site is situated to the south of Waterloo East on the land bound by Wootton Street to the north and Greet Street to the east. The site is currently occupied by a single storey former nursery.
- 6.2. The proposed development is arranged across ten storeys and has been developed with our input to respond directly to the neighbouring context whilst optimising development on the site. The form of the building footprint maximises the separation to the most sensitive neighbours at Windmill House and presents a lower slender 'leading edge' to that property. The height is greater to the northern end of the site where there is greater separation from neighbouring windows and the building acts as a nodal point in relation to the underground station to the north east.
- 6.3. Our computer modelling of the proposed scheme is shown in the image below and in more detail within our drawings at Appendix 1.



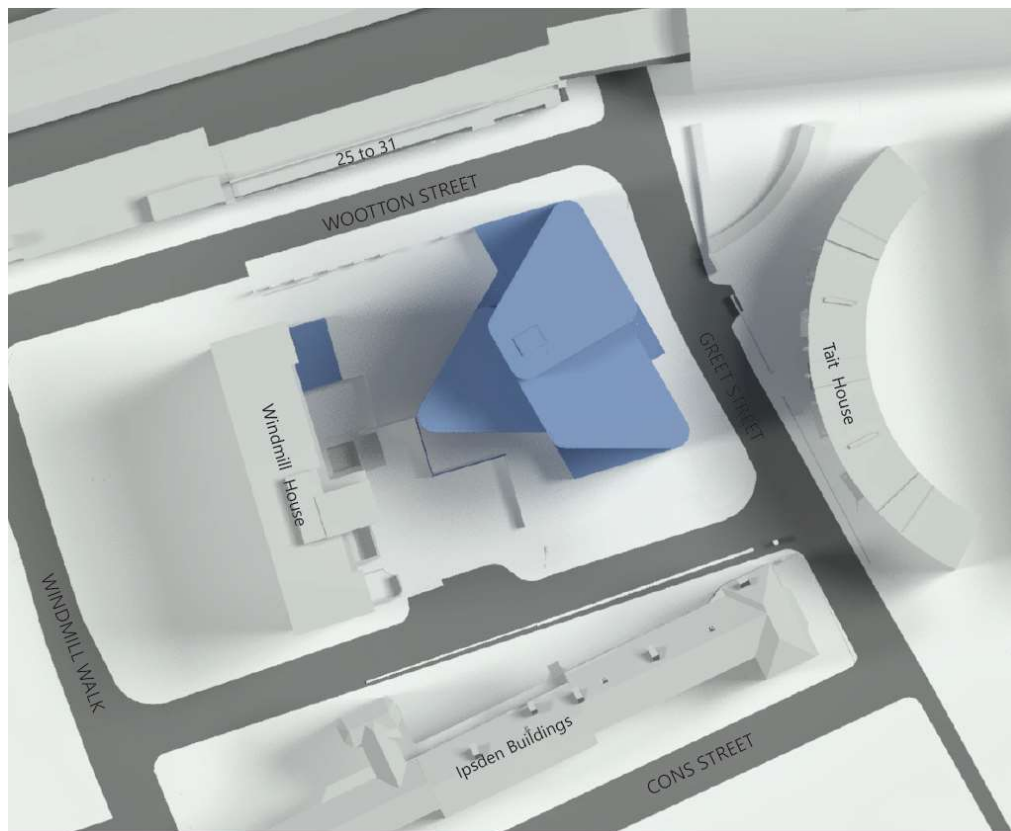
*Image 1 – 3D view of the proposed development*

## 7. Assessment results

- 7.1. Full results of the daylight and sunlight assessments are attached within Appendix 2. Drawings to show the existing and proposed buildings in the context of the neighbouring properties as well as window maps showing individual window references are attached within Appendix 1.

### **Daylight and sunlight to neighbouring buildings**

- 7.2. Our assessment has considered all of the closest neighbouring residential properties with windows overlooking the proposed development. These are shown on the following image: -



*Image 2 – site and neighbouring properties assessed*

*Windmill House, Windmill Walk*



*Image 3 – Windmill House, Windmill Walk*

- 7.3. Windmill House was built in the early 1950's, replacing several streets of Victorian terraced housing that were likely damaged during WWII. This neighbour is located immediately to the west, bound between Windmill Walk and Wootton Street. The building comprises 9 storeys and windows on the east facing elevation that overlook the proposed site with deck access at all levels.
- 7.4. Some areas of the internal arrangement of this building have been analysed using estate agency floor plans that are available, other areas have been based on assumed layouts. It is our understanding that a number of the site facing windows across all floor levels serve hallways, circulation spaces, bathrooms and small kitchens, considered as 'non-habitable' under the London Housing Design Guide. Non-habitable spaces are not relevant for assessment according to the BRE guidance.
- 7.5. The remaining rooms facing the site include secondary bedrooms which are acknowledged within the BRE document as having a lower requirement for daylighting.
- 7.6. The layout shown below illustrates the typical internal arrangement of units within Windmill House showing the primary living space facing away from the Wootton Street site



- 7.7. As shown above principle living rooms of this property have windows to the western elevation of this block such that they do not look towards, and are not affected by, the proposed scheme.
- 7.8. The design of the secondary east facing elevation looking towards the site is 'self-limiting' in terms of outlook and existing daylight levels due to the position of the majority of windows beneath access decks. These are illustrated in the image above and in our 'window maps' at Appendix 1.
- 7.9. This is a common design of older flatted housing developments with the access decks providing circulation to the flats but limiting daylight levels to the secondary elevation.
- 7.10. The scheme design responds directly to Windmill House in terms of both the footprint, orientation and articulation of the proposal as well as the primary 'shoulder' heights being similar to Windmill House.
- 7.11. Where balconies / access decks or other design features of a neighbouring property lead to specific sensitivities in respect of daylight/sunlight the BRE guide suggests an

additional assessment with the balconies removed to quantify the effects the design of the neighbour is having on its sensitivity. This study has been undertaken and the results of this study are attached at Appendix 3 and considered below.

### *Daylight*

- 7.12. Our initial study, carried out with the access decks, confirms the sensitivity of this elevation with only 16 out of the 35 windows serving habitable rooms meeting the BRE target Vertical Sky Component (VSC) level of retaining 0.8 times the former value.
- 7.13. All but two of the windows that fall below the targets are overhung by access decks from the floor above. The retained VSC values of the windows overhung are 2.5%-12.1% with the proposal in place.
- 7.14. Whilst there is clearly a reduction to these windows, the pre-existing daylight levels are also constrained such that artificial lighting will be heavily relied upon. These impacts and retained values compare favourably with the effects to Arne House as a result of the Graphite Square development (App/N5660/W/18/3211223), where retained VSC levels were less than 13% for 159 out of the 188 windows (85%). As stated by the inspector in the Graphite Square appeal where rooms are already poorly served, loss of even a significant amount of daylight would make little difference to their pattern of use or enjoyment and we consider this to be the case in respect of the specific sensitivities of Windmill House.
- 7.15. Where windows are not significantly overhung but deviate from the BRE targets, the retained VSC levels with the proposal in place are high at 21.0%-25.3%. Retained VSC values within this range are considered to be broadly typical of urban developments across London.
- 7.16. Notwithstanding the effect of the balconies the No Sky Contour (NSC) results show that 30 out of 35 habitable rooms retain levels at or within 0.8 times their former value and are therefore in accordance with the BRE targets. Again, all habitable rooms deviating from the BRE targets are set behind the access decks although retained daylight penetration is generally good with c.55%-65% of the floor area maintaining sky visibility.
- 7.17. When considering the effects to this building with the access decks removed, the overall level of VSC compliance increases to c.71%, with 25 out of the 35 relevant windows meeting the 0.8 times target value under the BRE guidelines.
- 7.18. Although in the 'balconies off' position there are still deviations from the recommended target reduction factors, these are generally marginal with all but three of the windows retaining 0.7 times their existing levels. Three deviations are limited 0.6 times the former value, this includes a ground floor 'test window' (W4) that is likely to serve a non-habitable space but has been included within our study as a precaution where the survey did not have line of sight of the façade. The remaining two windows serve secondary bedrooms that are considered a less sensitive use.
- 7.19. The results from our NSC assessment with the access decks removed show that the effects of the proposal are compliant with the BRE targets. This is illustrative of the



sensitivities to the daylight penetration within this neighbour resulting from the design of the building with the presence of access decks.

- 7.20. Overall, the effects to Windmill House are unavoidable given the inherent design constraints of access deck provision to the secondary elevation facing the proposal. The scheme responds directly to this property and the results of the 'balconies removed' assessment confirm the decks as the primary constraint.
- 7.21. As the daylight level to the secondary spaces served by the site facing windows are already limited, it is considered that the scheme will not materially affect the pattern of use or enjoyment of these units particularly as the main bedroom and living room windows face to the west.
- 7.22. On balance the effects of the proposal are therefore considered to be acceptable when considered against recent appeal precedent in the borough and the underutilised nature of the existing site. In addition, the effects should be considered against the public benefits delivered through optimisation of the site given the affordable housing across the development.

***Sunlight***

- 7.23. The majority of the windows to this property are within 90 degrees of due north and are therefore not relevant for this assessment. The windows that are within 90 degrees of due south, remain materially unaffected and are fully compliant with the BRE guidance.

***Ipsden Buildings, Windmill Walk***



*Image 04 – Ipsden Buildings, Windmill Walk*

- 7.24. Ipsden Buildings is a Victorian Housing Estate constructed in 1888 that is located to the south of the development site, bound between Windmill Walk and Greet Street. There are a number of windows on the north facing elevation overlooking the proposal.
- 7.25. Assumed layouts have been used for the internal arrangement of this property. It is

- clear by the external appearance of this neighbour, that some windows serve entrance hallways and are therefore not relevant for assessment according to the BRE guidance.
- 7.26. Ipsden Buildings currently has an unobstructed outlook over the undeveloped site such that a degree of change is inevitable as a result of the proposals. The developing scheme does however again directly respond to this neighbour by stepping down to the southern boundary with the footprint angled away in order to maximise the separation to this property, particularly in the area of the more constrained windows overhung by access decks.
- 7.27. As with Windmill House, the design of this neighbour is somewhat 'self-limiting' in regards to the outlook and existing daylight levels. The lowest level of the property is 'sunken' with windows that are limited in their outlook by the existing railings and planting to the boundary. In addition, there are windows overhung by access decks further to west along Windmill Walk as illustrated in the image above and in our 'window maps' at Appendix 1.
- 7.28. Again, we have undertaken an additional assessment with the balconies removed in order to quantify the effects the access decks are having on this neighbour's sensitivity in respect of daylight and sunlight. This study has been undertaken and the results of this study are attached at Appendix 3 and considered below.

### ***Daylight***

- 7.29. The results from the initial VSC assessment carried out with the access decks in place show full compliance with the 0.8 target reduction factor to the fourth and fifth floor levels of this property. Below this there are deviations from the 0.8 target, but these are generally more limited at 0.6 to 0.7 times the former value.
- 7.30. The retained VSC levels are also generally high, with the windows that are not constrained by access decks retaining VSC levels in the high teens and early twenties even to the most constrained lowest floors. Again, this compares favourably with the levels considered typical of urban locations and further to this the retained levels are generally significantly in excess of the impacts consented in the Graphite Square development.
- 7.31. Notwithstanding the effects of the access decks, the results from the NSC analysis show that 66 out of the 70 rooms will meet the BRE criteria with the proposal in place. As such, there is a daylight penetration compliance of c.94% which is considered to be very good for an urban location particularly given that this property currently enjoys a relatively unobstructed outlook in the existing position. This demonstrates the effectiveness of the design maximising retained amenity within the neighbouring building.
- 7.32. All four habitable rooms falling below the BRE targets do so marginally with the retained levels within 0.7 times the existing values, compared to the recommended level of 0.8. Despite this, there remains good daylight penetration of over 70% of the affected rooms floor area maintaining sky visibility.
- 7.33. When considering the effects to this building with the access decks removed, the

- retained VSC levels materially increase particularly to the window further west along the façade. Although marginal deviations remain, the additional analysis demonstrates that without the presence of overhanging access decks all but two of the windows either meet the BRE targets or achieve a retained VSC value in the high teens or more. The remaining windows deviate marginally with retained levels within 0.7 times the pre-existing levels. In addition to this, both windows are obstructed in their existing outlook by the neighbour's footprint that steps out to the north, thus limiting daylight.
- 7.34. Adding to the sensitivities, this property enjoys a relatively open outlook across the development site. This is due to the current site being less developed and significantly lower in height than the surrounding context. A lack of obstruction like this is unusual in an urban environment such that any development of reasonable scale on the site will result in a degree of change to these residential units. As such, the VSC reductions are considered acceptable given the minimal massing currently on site and the urban context.
- 7.35. Overall, there are sensitivities to Ipsden buildings due to the design of the neighbour in respect to the overhanging access decks and low-level windows, as well as the unusually open existing outlook across the development site.
- 7.36. Whilst reductions in amenity are inevitable the retained values demonstrate that the property is not significantly blighted by the proposal which has been specifically designed to respond to this neighbour and maximise amenity levels. Retained values are considered to be acceptable for an urban location and again will not affect the use / amenity of the neighbouring residents.

### ***Sunlight***

- 7.37. The Ipsden House elevation facing the proposal is north facing and therefore not relevant for an APSH sunlight assessment. There are four return windows that are within 90 degrees of due south, all of which remain unaffected as a result of the proposal. As such, the sunlight effects are fully compliant with the BRE guidance.

*Tait House, Greet Street*



*Image 05 – Tait House*

- 7.38. Tait House is a five storey block of apartments constructed in the 1930's that is located on Greet Street, to the east of the development site. The building features a curved façade with windows oriented to the south west and north west although with the central element of the elevation having the most direct view of the proposal.
- 7.39. As with the other neighbours this property currently enjoys an unusually open aspect over the existing site such that a degree of change is inevitable as a result of the development. The scheme does however maintain the lower shoulder element where it is in closer proximity to Tait House and only steps up in height to the corner where there is the greatest separation to this neighbour.
- 7.40. There are external balconies to the elevation facing the site which limit daylight levels to the rooms beneath. The internal arrangement within this property has been based on both an estate agent floor plan and assumed layouts. It is clear from the external appearance that some windows serve hallways and stairwells. These are non-habitable spaces and are therefore not relevant for assessment as stated in the BRE guidelines.

***Daylight***

- 7.41. The results from the VSC assessment confirm that there are deviations from the target 0.8 times retained value however these predominantly affect the lower floors and windows that are overhung beneath balconies. The absolute VSC values are however considered to be acceptable with c.83% of the windows serving habitable spaces retaining levels of c.15%-35.4%.
- 7.42. Again, these retained VSC values compare very favourably with immediate precedent in the area and the effects supported by recent planning appeal precedent.

- 7.43. The effectiveness of the scheme in maintaining daylight penetration to Tait House is confirmed by the results of the NSC analysis which show all habitable rooms to retain levels at or within 0.8 times their former value and to fully comply with the BRE targets.
- 7.44. The additional VSC assessment carried out demonstrates that without the presence of external balconies all windows serving habitable spaces retain levels compliant with the BRE targets or in the 'high teens' to 'early twenties' and are therefore considered to be broadly typical of urban developments across London. This again illustrates the effectiveness of the design response in respect of Tait House with the most significant sensitivities driven by the overhung windows.
- 7.45. As with the other neighbours a degree of impact to this property is somewhat inevitable given the development of underutilised existing site. The scheme does however directly respond to its context and retained amenity levels are considered to be appropriate.

### ***Sunlight***

- 7.46. In addition to the daylight effects, we have considered the potential effect on sunlight levels to the south facing rooms of this neighbour. The results of our APSH study show that all of the main living room windows that are within 90 degrees of due south, and therefore are relevant for assessment, meet the BRE target values of 25% APSH with at least 5% enjoyed during the winter months. The proposal is therefore fully compliant with the BRE sunlight targets to Tait House.

### **Internal amenity within the proposal**

- 7.47. In addition to the external effects of the scheme, we have considered the internal amenity within the proposed residential accommodation.
- 7.48. The amenity within the proposed residential accommodation has been assessed using the ADF tests following the methodology set out within the BRE guidance.
- 7.49. Full results of the daylight and sunlight assessments within the proposed apartments, alongside drawings to show the layout of rooms and windows assessed, are attached at Appendix 4.
- 7.50. The table below summarises the overall ADF compliance in respect of our full daylight analysis:

### ***Daylight***

Room Type	ADF Target	Total No. of Rooms	Rooms That Meet ADF Target
Bedroom	1.0%	60	60(100%)
LKD	1.5%	33	32 (c.97%)
Living Room	1.5%	3	3(100%)
Kitchens	2.0%	3	3(100%)

Total		99	98 (c.99%)
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Table 1 – Summary ADF results for proposed accommodation

- 7.51. As noted above the results of the ADF assessment show an excellent level of compliance against the BRE targets, with all but one of the habitable rooms in accordance with the recommended ADF targets.
- 7.52. There is a single first floor LKD (R7) that marginally deviates from the BRE criteria achieving an ADF level of 1.3%, within a modest tolerance of 0.2% from the recommended target. Daylight levels to this room are somewhat limited due it being served by an aperture overhung by a private balcony. As such, there is a direct ‘trade off’ between the provision of private amenity space and increased sky visibility.
- 7.53. This situation is common in modern flatted developments and the main living area closest to the balcony will enjoy high daylight levels, with the kitchen to the rear benefitting from task lighting. This unit will also benefit from a well-daylit private amenity space and overall is considered to be of a high-quality design.

### **Sunlight**

- 7.54. For sunlight within proposed developments, the BRE suggests that main living rooms having windows within 90 degrees of due south should be assessed,
- 7.55. The results from our APSH sunlight assessment within the proposed units has shown that 16 out of the 18 (c.89%) relevant living spaces within 90 degrees of due south, comply with the BRE targets.
- 7.56. There are two LKD’s (R3) across the first and second floor levels that fall below the BRE criteria. These spaces receive more limited sunlight levels due to being situated beneath private balconies. Without the presence of these balconies and the benefit of a well sunlit private amenity space, these rooms would achieve increased APSH levels compliant with the BRE targets. This is acknowledged in the draft ‘Good Quality Homes for all Londoners’ SPG with the mayor encouraging boroughs to take balconies into account when assessing internal living conditions.
- 7.57. Overall, the majority of the relevant living spaces within the proposed development demonstrate full APSH compliance in accordance with the BRE guidelines and are considered excellent for an urban site.

### **Overshadowing to proposed amenity spaces**

- 7.58. The BRE guidance suggests that external amenity spaces should be assessed for sunlight availability. For a space to appear well-sunlit throughout the year, at least 50% of its area should receive two or more hours of sunlight on the 21<sup>st</sup> of March. The 21<sup>st</sup> of March is chosen as the assessment date given that it represents the mid-point of the sun’s position throughout the year. The results of the analysis are shown on our drawings within Appendix 5.
- 7.59. In respect of the proposals, we have therefore assessed the sunlight levels of the proposed amenity areas to the base of the scheme as well as the first and eight floor

communal terraces.

- 7.60. The results of our overshadowing assessment show that the rooftop amenity spaces are very well sunlit with c.90% of both areas enjoying 2+ hours of sunlight on the March 21<sup>st</sup> assessment date.
- 7.61. The ground floor spaces and the areas to the north of the proposal are naturally more shaded although the southern amenity space at ground floor level still meets the BRE target with 57% of the area achieving 2+ hours of sunlight on March 21<sup>st</sup>. The area to the north of the scheme does not achieve the March 21<sup>st</sup> target but would be less shaded in the summer months.
- 7.62. Overall, the proposal provides a mixture of landscaped areas of varied character and, c.70% of the total amenity spaces areas will experience at least 2 hours of sunlight on March 21<sup>st</sup>. We therefore consider the spaces to be of good quality with the overall provision meeting the BRE targets.

## 8. Conclusions

- 8.1. This practice has undertaken a detailed assessment of the potential daylight and sunlight effects of the proposed development at Wootton Street on the key neighbouring properties. In addition, the amenity within the proposed units has also been considered alongside the recommended BRE targets.
- 8.2. Our assessments have been undertaken using the VSC, NSL, ADF and APSH (sunlight) tests set out within the BRE guidance '*Site layout planning for daylight and sunlight: A guide to good practice*' (2011).
- 8.3. The development of a previously underutilised site in close proximity to residential neighbours will inevitably lead to reductions in amenity. The BRE guide alongside relevant planning policy and recent appeal decisions does however encourage flexibility such that development may come forward that is both appropriate within its context and optimises sites for housing delivery.
- 8.4. The design of the scheme has been developed and refined to achieve a place-sensitive form of development which positively responds to the character of surrounding area. The scheme optimises development potential of the site whilst achieving a form of development which mitigates its impact on amenity of neighbouring residential properties.
- 8.5. Each of the neighbouring properties has a number of design factors making particular windows somewhat more sensitive to technical reductions however both the BRE guidance and NPPF 2019 makes it clear that efficient use of sites, particularly for housing delivery, should not be limited by such technical constraints.
- 8.6. Whilst there are reductions below the BRE guideline targets, consideration of the retained values demonstrates that levels are broadly in line with levels considered typical of urban development in London.
- 8.7. Alternatively, in instances where amenity is already constrained by balconies and access decks, the scheme will not have a significant adverse effect on the normal amenity and use of the neighbouring properties. This is particularly the case in respect of Windmill House where the site facing elevation is significantly affected by the access decks but is a secondary elevation serving mainly non-habitable spaces, with the main living rooms facing west away from the proposal. As such the effects of the proposal compare favourably with the Graphite Square planning appeal and are therefore considered acceptable.
- 8.8. The decision of the Whitechapel Estate scheme makes reference to the substantial weight afforded to new housing and significant affordable housing delivered on site and how this should be taken into consideration when balancing effects against scheme benefits. Given that the scheme delivers 50% affordable housing by unit, the effects resulting from the scheme itself are considered acceptable in line with the Whitechapel Estate planning appeal decision.
- 8.9. Overall, the design works hard to respond to the neighbours whilst maximising



- housing delivery. The scheme is commensurate in height to similar developments in the Borough and performs significantly better than recent precedent such as that from the Graphite Square development. As such, the effects of the proposal are considered to be acceptable given the urban context and the flexibility encouraged by the BRE and both local and national planning policy.
- 8.10. In addition to the effects on neighbours, the assessment of amenity within the proposed units has shown a very high level of ADF and APSH compliance, this is illustrative of the high-quality accommodation provided as part of the proposals. In the localised instances that internal amenity falls below the BRE targets, this is a direct result of the provision of private balconies which further enhance the apartments and provide well-lit external spaces. This is a common 'trade-off' in modern flatted developments and the overall compliance is considered to be excellent for an urban location.
- 8.11. Finally, the proposed amenity spaces are also considered to be of high quality with over 50% of the total areas across the development receiving two or more hours of sunlight on the assessment date of March the 21<sup>st</sup>.
- 8.12. Overall, the scheme is considered to respond appropriately to its context and the relevant residential neighbours as well as providing a high-quality living environment for future occupiers. As such we consider the proposal to be fully in line with the intentions of the BRE guidance.



# Appendix 1

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

Sources of information

**Laser Surveys**

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N9576-1-Topo-3D.dwg  
N9576-2-Elevs-R0.dwg  
Received 10/12/2019


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3496W\_PL(20)107 LEVEL 7 PLAN.dwg  
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3496W\_PL(20)109 LEVEL 9 PLAN.dwg  
Received 15/12/2020

**EB7 Ltd**

Site Photographs  
Ordnance Survey

Key:

 Existing

 Proposed

NORTH



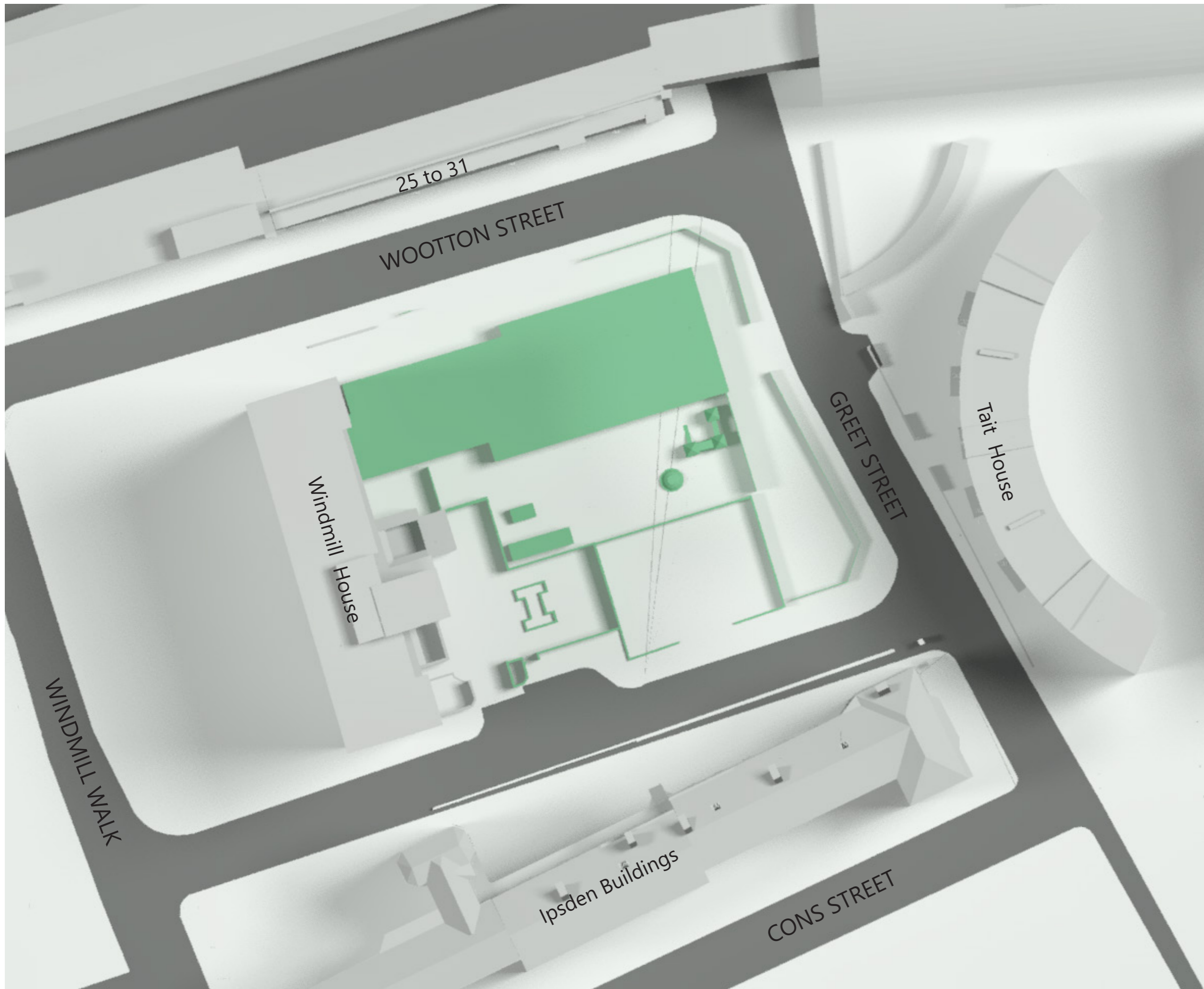
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Title Existing Condition  
Plan View

Drawn MZ Checked

Date 15/12/2020 Project 3995

Rel no. 07 Prefix DS01 Page no. 01



Sources of information

**Laser Surveys**

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Site Photographs  
Ordnance Survey

Key:

Existing

Proposed

Notes:

All heights and dimensions are in AOD

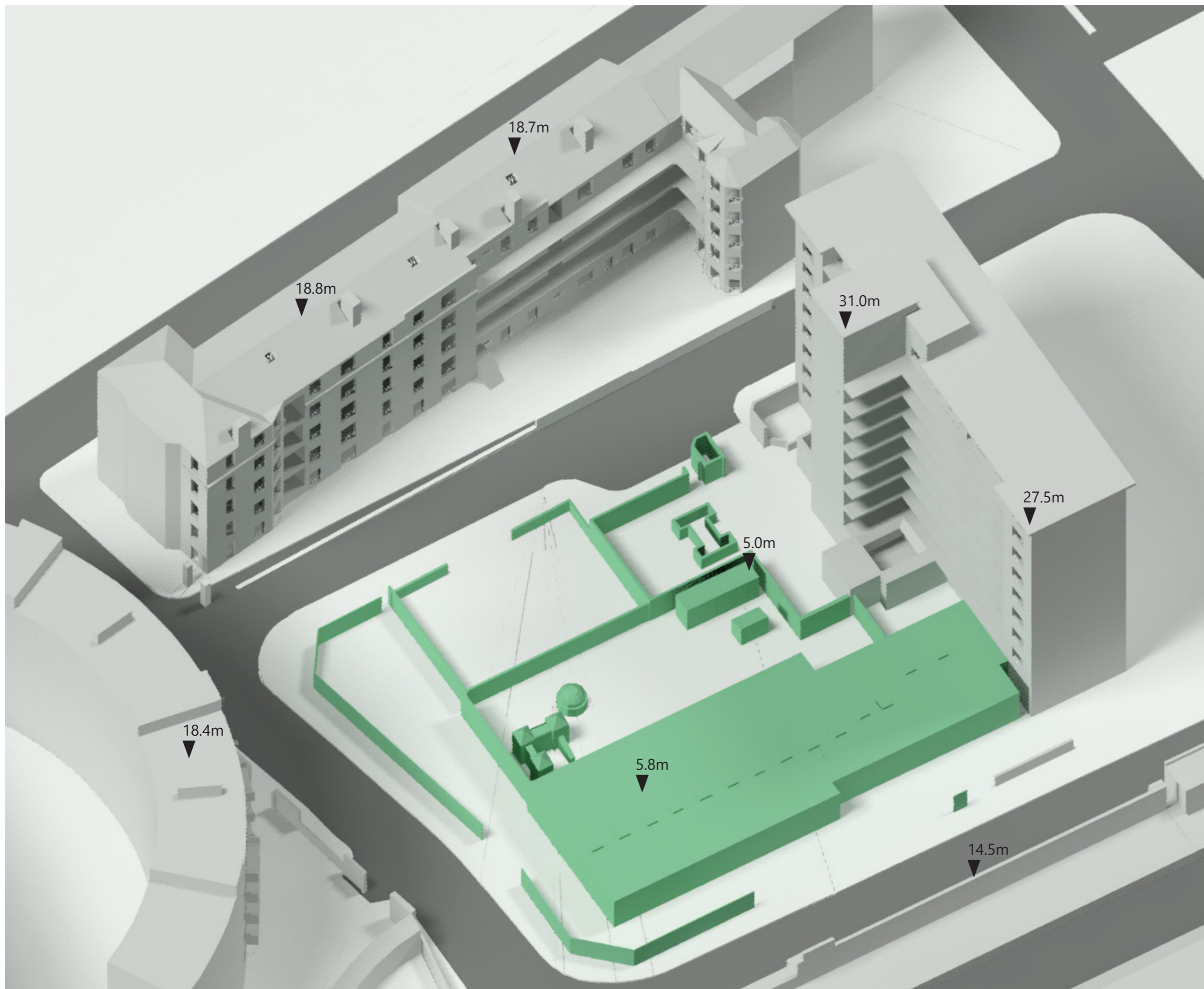
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Title Existing Condition  
3D View

Drawn MZ Checked

Date 15/12/2020 Project 3995

Rel no. 07 Prefix DS01 Page no. 02



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Received 15/12/2020

**EB7 Ltd**

Site Photographs  
Ordnance Survey

Key:

 Existing

 Proposed

NORTH



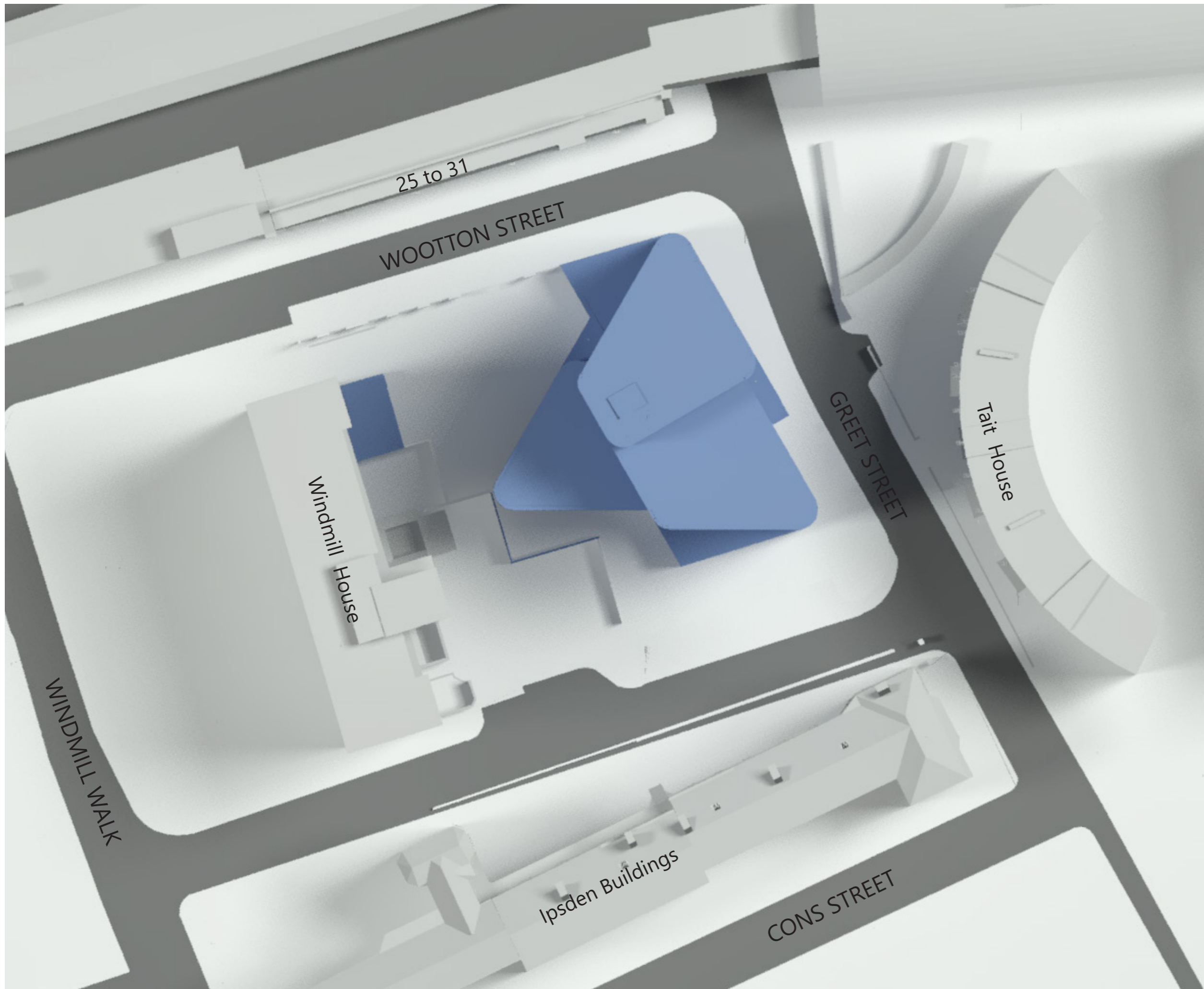
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Title Proposed Development  
Plan View

Drawn MZ Checked

Date 15/12/2020 Project 3995

Rel no. 07 Prefix DS01 Page no. 03



Sources of information

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**EB7 Ltd**

Site Photographs  
 Ordnance Survey

Key:

- Existing
- Proposed

Notes:

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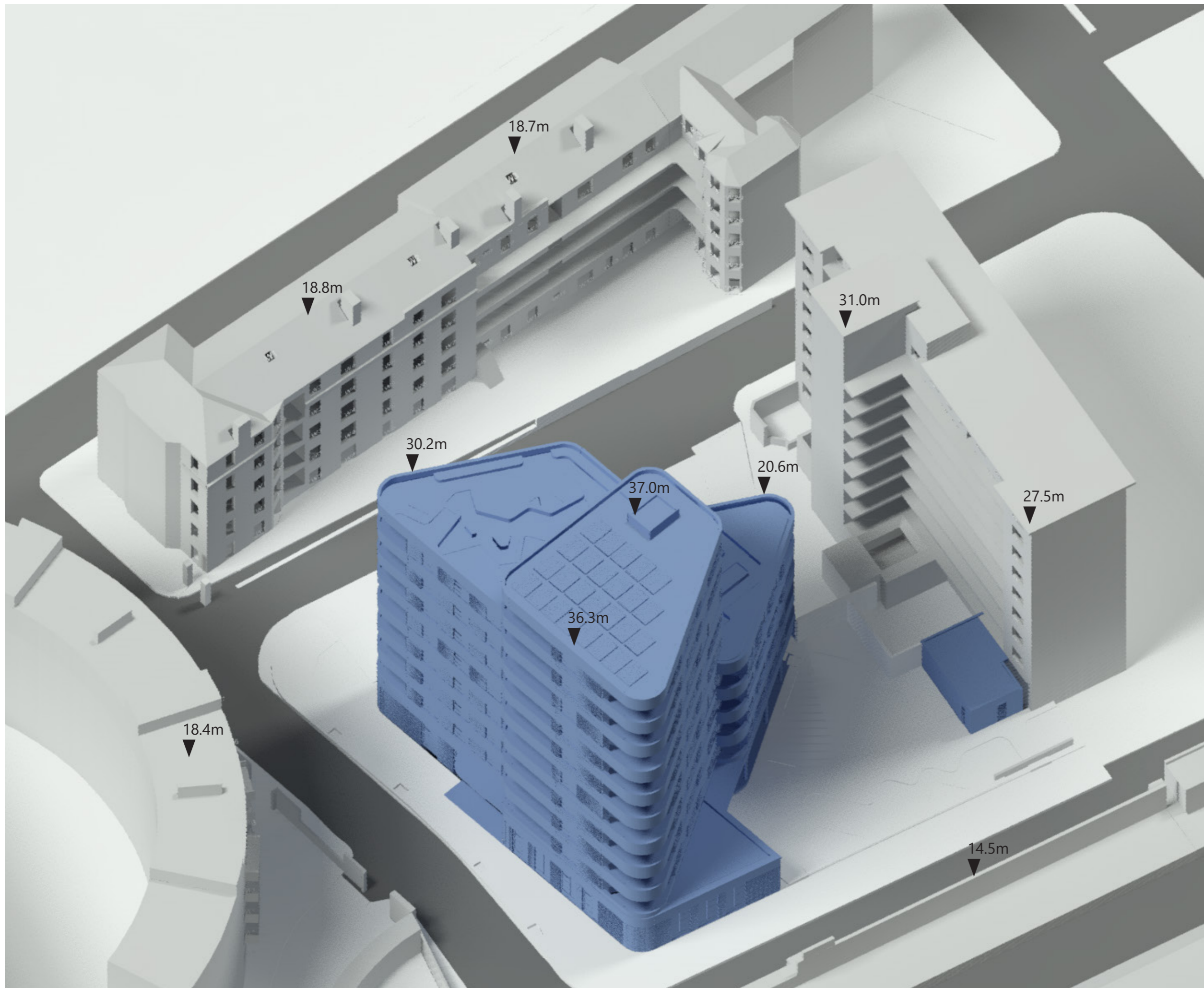
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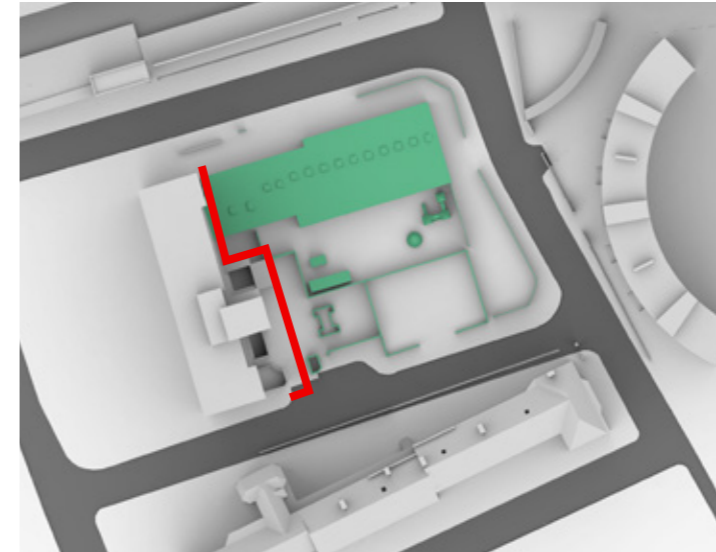
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Date 15/12/2020 Project 3995

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**EB7 Ltd**  
 Site Photographs  
 Ordnance Survey

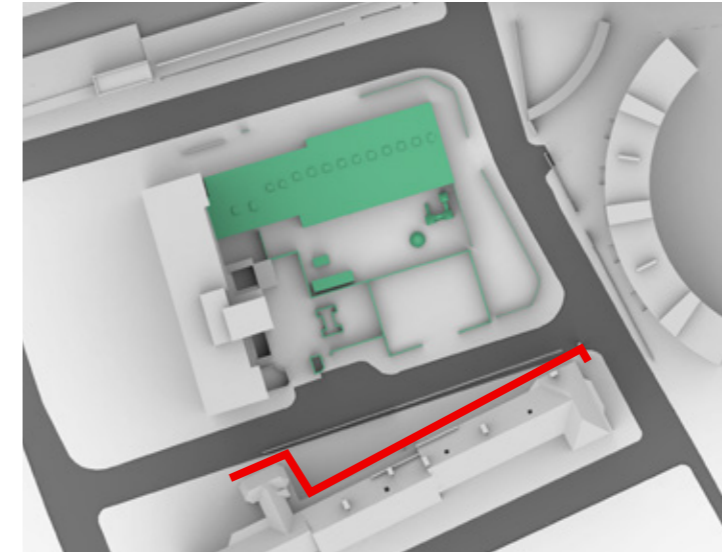
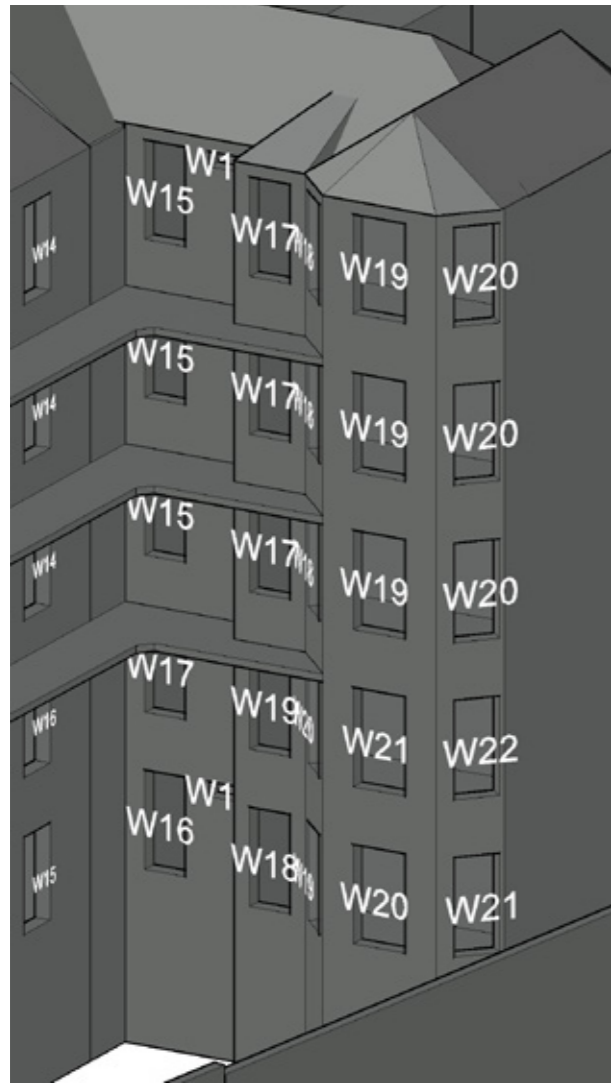
Project Wootton Street  
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Title Windmill House  
 Window Map

Drawn MR Checked --

Date 26/03/2020 Project 3995

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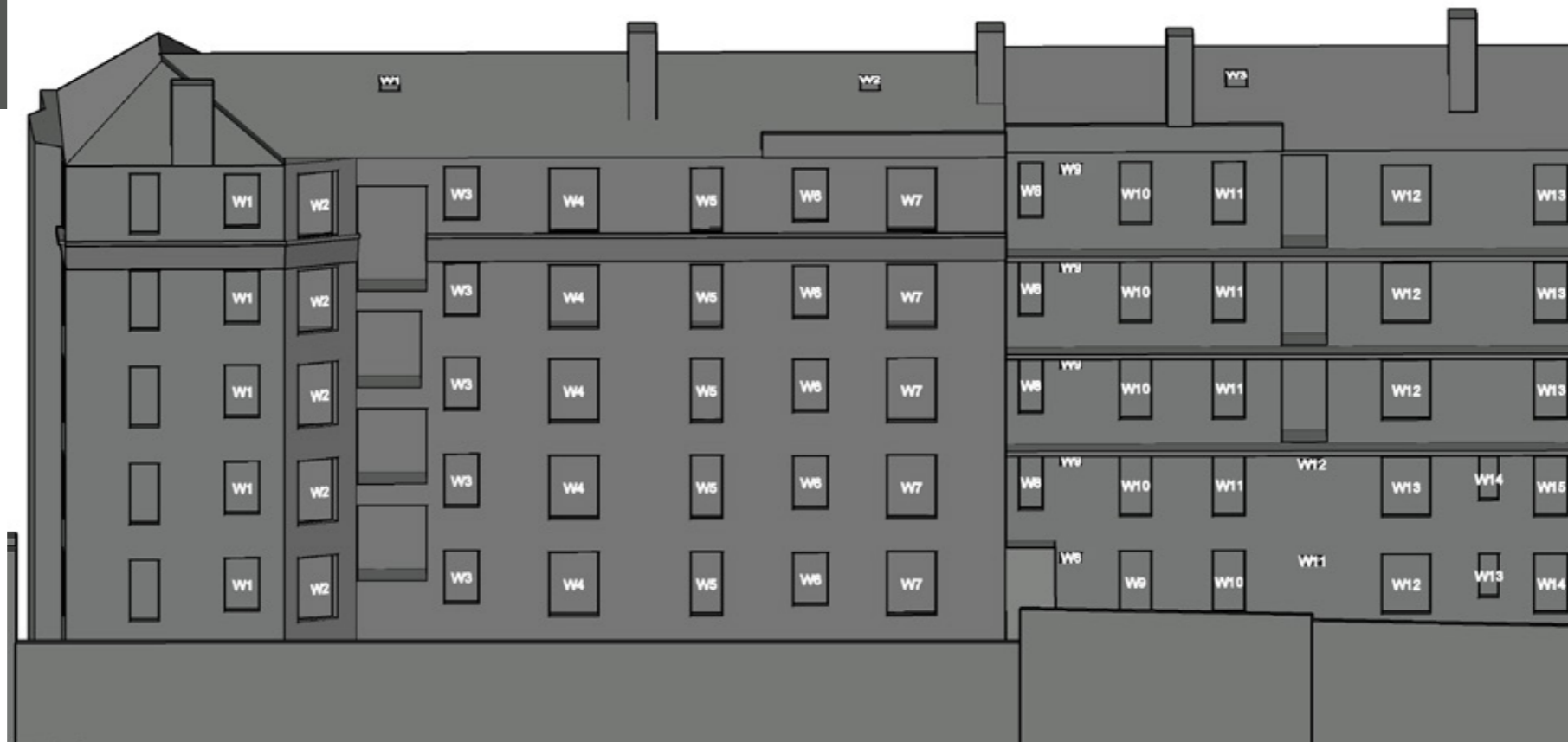


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 Received 11/03/2020

**EB7 Ltd**  
 Site Photographs  
 Ordnance Survey



Project Wootton Street  
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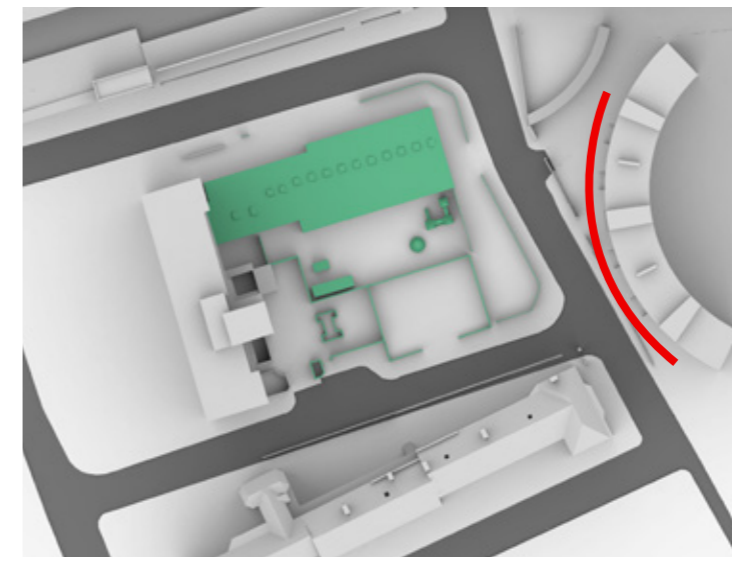
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Date 26/03/2020 Project 3995

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Sources of information

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**EB7 Ltd**  
 Site Photographs  
 Ordnance Survey



Project Wootton Street  
 London

Title Tait House  
 Window Map

Drawn MR Checked --

Date 26/03/2020 Project 3995

Rel no. 05 Prefix DS01 Page no. WM03



# Appendix 2

**Daylight and sunlight results**

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Room %	Proposed NSC	Room %	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
<b>WINDMILL HOUSE</b>																				
Ground	R1	W1	Bedroom	28.2	21.0	7.2	0.7	110.7	106.7	96.4	99.6	90.0	7.1	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R2	W2-L W2-U	Stairwell	15.8	15.7	0.0	1.0	142.3	98.3	69.1	98.3	69.1	0.0	1.0	37	4	36	4	1.0	1.0
Ground	R3	W3	Test	6.4	4.0	2.5	0.6	182.1	157.5	86.5	112.0	61.5	45.6	0.7	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R4	W4	Test	9.7	3.6	6.1	0.4	175.1	159.4	91.0	114.2	65.2	45.2	0.7	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W1	Bedroom	30.3	23.2	7.0	0.8	110.5	106.6	96.5	100.8	91.2	5.8	0.9	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2	Hall	1.2	0.3	0.8	0.3	27.5	0.0		0.0		0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
First	R3	W3 W4	Kitchen	9.1 4.6	5.1 2.6	4.0 1.9	0.6 0.6	78.3	74.7	95.4	72.7	92.8	2.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
First	R4	W5	Kitchen	6.1	4.8	1.2	0.8	72.7	64.4	88.6	54.9	75.6	9.5	0.9	N/F	N/F	N/F	N/F	N/F	N/F
First	R5	W6-L W6-U	Stairwell	17.4	17.4	0.0	1.0	142.3	98.4	69.1	98.4	69.1	0.0	1.0	39	6	38	6	1.0	1.0
First	R6	W7	Bedroom	8.1	2.5	5.7	0.3	110.1	101.1	91.8	61.0	55.4	40.1	0.6	N/F	N/F	N/F	N/F	N/F	N/F
First	R7	W8	Bedroom	13.1	5.8	7.2	0.4	96.6	92.7	95.9	79.5	82.3	13.2	0.9	N/F	N/F	N/F	N/F	N/F	N/F
First	R8	W9	Bathroom	14.4	6.8	7.5	0.5	36.6	34.0	92.9	24.7	67.5	9.3	0.7	N/F	N/F	N/F	N/F	N/F	N/F
First	R9	W10	Bathroom	14.9	7.2	7.8	0.5	34.6	32.6	94.4	23.0	66.5	9.6	0.7	N/F	N/F	N/F	N/F	N/F	N/F
First	R10	W11	Hallway	2.0	0.8	1.3	0.4	34.1	0.0		0.0		0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
First	R11	W12	Kitchen	15.6	7.2	8.4	0.5	72.5	69.6	96.0	63.3	87.4	6.3	0.9	N/F	N/F	N/F	N/F	N/F	N/F
First	R12	W13	Kitchen	16.1	7.0	9.1	0.4	82.8	79.9	96.5	66.6	80.4	13.3	0.8	N/F	N/F	N/F	N/F	N/F	N/F
First	R13	W14	Hallway	1.6	0.1	1.5	0.1	29.5	0.0		0.0		0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
First	R14	W15	Bedroom	33.9	23.0	10.9	0.7	109.4	106.5	97.4	93.3	85.3	13.2	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Bedroom	32.1	25.5	6.6	0.8	110.5	106.6	96.5	102.8	93.1	3.8	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Hallway	1.7	0.5	1.1	0.3	27.5	0.0		0.0		0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R3	W3	Kitchen	10.2	6.1	4.2	0.6	78.3	74.8	95.5	73.4	93.7	1.4	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R4	W4	Kitchen	7.0	5.7	1.3	0.8	72.7	64.7	89.0	55.7	76.7	8.9	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Second	R5	W5-L W5-U	Stairwell	19.0	19.0	0.0	1.0	142.3	98.6	69.3	98.6	69.3	0.0	1.0	43	10	42	10	1.0	1.0
Second	R6	W6	Bedroom	8.7	2.8	5.9	0.3	110.1	101.2	91.9	65.7	59.7	35.5	0.6	N/F	N/F	N/F	N/F	N/F	N/F
Second	R7	W7	Bedroom	14.0	6.5	7.6	0.5	96.6	92.7	96.0	79.7	82.5	13.1	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Second	R8	W8	Bathroom	15.6	7.7	7.9	0.5	36.6	34.5	94.3	25.6	70.0	8.9	0.7	N/F	N/F	N/F	N/F	N/F	N/F
Second	R9	W9	Bathroom	16.2	8.1	8.1	0.5	34.6	32.8	94.9	23.3	67.3	9.5	0.7	N/F	N/F	N/F	N/F	N/F	N/F
Second	R10	W10	Hallway	2.8	1.0	1.7	0.4	34.1	0.0		0.0		0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R11	W11	Kitchen	17.0	8.3	8.8	0.5	72.5	69.6	96.0	63.4	87.5	6.2	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Second	R12	W12	Kitchen	17.4	8.1	9.3	0.5	82.8	79.9	96.5	66.7	80.5	13.2	0.8	N/F	N/F	N/F	N/F	N/F	N/F
Second	R13	W13	Hallway	2.0	0.1	1.9	0.1	29.5	0.0		0.0		0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R14	W14	Bedroom	35.7	25.3	10.4	0.7	109.4	106.6	97.4	95.4	87.2	11.2	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Third	R1	W1	Bedroom	33.9	27.8	6.1	0.8	110.5	106.8	96.6	105.2	95.2	1.6	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R2	W2	Hallway	2.2	0.7	1.4	0.3	27.5	0.0		0.0		0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R3	W3	Kitchen	11.4	7.2	4.2	0.6	78.3	75.7	96.7	75.2	96.0	0.6	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R4	W4	Kitchen	8.0	6.8	1.2	0.8	72.7	64.6	88.9	56.6	77.9	8.0	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Third	R5	W5-L W5-U	Stairwell	20.6	20.6	0.0	1.0	142.3	98.6	69.3	98.6	69.3	0.0	1.0	45	12	44	12	1.0	1.0
Third	R6	W6	Bedroom	9.2	3.2	6.0	0.3	110.1	101.3	92.0	72.2	65.6	29.1	0.7	N/F	N/F	N/F	N/F	N/F	N/F
Third	R7	W7	Bedroom	14.9	7.3	7.6	0.5	96.6	92.8	96.0	79.8	82.6	12.9	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Third	R8	W8	Bathroom	16.7	8.8	7.9	0.5	36.6	34.5	94.3	26.6	72.6	8.0	0.8	N/F	N/F	N/F	N/F	N/F	N/F
Third	R9	W9	Bathroom	17.4	9.3	8.1	0.5	34.6	32.8	94.9	24.5	70.8	8.3	0.7	N/F	N/F	N/F	N/F	N/F	N/F
Third	R10	W10	Hallway	3.4	1.3	2.2	0.4	34.1	0.0		0.0		0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R11	W11	Kitchen	18.2	9.6	8.6	0.5	72.5	69.6	96.1	63.6	87.7	6.0	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Third	R12	W12	Kitchen	18.7	9.5	9.1	0.5	82.8	79.9	96.5	66.7	80.6	13.2	0.8	N/F	N/F	N/F	N/F	N/F	N/F
Third	R13	W13	Hallway	2.5	0.1	2.3	0.1	29.5	0.0		0.0		0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R14	W14	Bedroom	37.2	27.5	9.7	0.7	109.4	106.6	97.4	100.7	92.1	5.8	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R1	W1	Bedroom	35.6	30.1	5.5	0.8	110.5	106.8	96.6	106.8	96.6	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R2	W2	Hallway	2.6	0.9	1.7	0.4	27.5	0.0		0.0		0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F







Address	Room	Window	Room Use	Existing	Proposed	Loss	Proportion	Room	Existing	Room	Proposed	Room	Loss	Proportion	Existing APSH		Proposed APSH		Total	Winter
				VSC	VSC		Retained	Area	NSC	%	NSC	%		Retained	Total	Winter	Total	Winter	Retained	Retained
			W5-U					137.6	133.5	97.0	116.0	84.3	17.5	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Third	R6	W6	Residential	33.5	25.5	8.0	0.8	120.4	118.2	98.2	108.5	90.2	9.7	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Third	R7	W7-L W7-U	Residential	33.0	25.6	7.5	0.8	170.3	166.7	97.9	146.7	86.1	20.0	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Third	R8	W8 W9	Hallway	11.1 4.1	7.3 1.5	3.8 2.7	0.7 0.4	105.3	84.3	80.1	59.9	56.9	24.5	0.7	N/F	N/F	N/F	N/F	N/F	N/F
Third	R9	W10-L W10-U	Residential	14.9	9.3	5.6	0.6	98.4	96.2	97.8	93.6	95.2	2.6	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R10	W11-L W11-U	Residential	14.0	9.0	5.0	0.6	114.8	99.1	86.4	97.2	84.7	1.9	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R11	W12-L W12-U	Residential	12.7	8.6	4.1	0.7	153.1	126.6	82.7	126.6	82.7	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R12	W13-L W13-U	Residential	9.1	5.7	3.3	0.6	77.3	57.6	74.5	57.6	74.5	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R13	W14-L W14-U	Residential	7.6	4.6	3.0	0.6	112.8	67.6	59.9	67.0	59.5	0.5	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R14	W15-L W15-U W16	Hallway	4.3 0.2	1.7 0.0	2.7 0.2	0.4 0.1	48.8	17.4	35.7	17.4	35.7	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R15	W17-L W17-U W18-L W18-U W19-L W19-U W20-L W20-U	Residential	15.2 13.9 31.3 28.0	11.8 13.3 27.4 23.1	3.4 0.6 3.9 5.0	0.8 1.0 0.9 0.8	168.1	167.7	99.7	167.7	99.7	0.0	1.0	26	0	26	0	1.0	0.0
Fourth	R1	W1	Residential	36.9	29.2	7.7	0.8	115.3	113.8	98.7	90.5	78.5	23.3	0.8	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R2	W2-L W2-U	Residential	35.8	28.5	7.3	0.8	87.5	86.9	99.2	76.4	87.2	10.5	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R3	W3	Residential	36.6	28.6	8.0	0.8	101.8	100.1	98.3	84.7	83.2	15.4	0.8	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R4	W4-L W4-U	Residential	36.3	28.5	7.9	0.8	159.2	156.6	98.4	146.3	91.9	10.4	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R5	W5-L W5-U	Residential	35.9	28.4	7.5	0.8	137.6	133.5	97.0	120.5	87.6	13.0	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R6	W6	Residential	35.6	28.6	7.0	0.8	120.4	118.2	98.2	111.9	93.0	6.3	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R7	W7-L W7-U	Residential	35.1	28.6	6.5	0.8	170.3	166.7	97.9	151.1	88.7	15.6	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R8	W8 W9	Hallway	26.6 33.6	23.3 28.6	3.3 5.0	0.9 0.9	105.3	92.1	87.5	92.1	87.5	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R9	W10-L W10-U	Residential	33.7	28.8	4.9	0.9	98.4	97.0	98.6	97.0	98.6	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R10	W11-L W11-U	Residential	33.5	29.1	4.4	0.9	114.8	109.7	95.6	109.7	95.6	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R11	W12-L W12-U	Residential	32.1	28.6	3.6	0.9	153.1	138.4	90.4	138.4	90.4	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R12	W13-L W13-U	Residential	29.8	26.8	2.9	0.9	77.3	67.2	87.0	67.2	87.0	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R13	W14-L W14-U	Residential	27.9	25.2	2.7	0.9	112.8	95.3	84.5	95.3	84.5	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R14	W15-L W15-U W16	Hallway	27.5 31.4	24.9 29.9	2.7 1.5	0.9 1.0	48.8	42.8	87.8	42.8	87.8	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R15	W17-L W17-U W18-L W18-U W19-L W19-U W20-L W20-U	Residential	32.4 28.8 34.9 29.8	29.5 28.3 31.5 25.4	3.0 0.5 3.5 4.4	0.9 1.0 0.9 0.9	168.1	168.1	100.0	168.1	100.0	0.0	1.0	43	5	43	5	1.0	1.0
Fifth	R1	W1	Residential	88.7	84.8	3.9	1.0	42.6	42.6	100.0	42.6	100.0	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R2	W2	Residential	87.0	83.6	3.4	1.0	95.1	41.0	43.1	41.0	43.1	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R3	W3	Residential	83.3	82.6	0.6	1.0	66.4	52.5	79.1	52.5	79.1	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
<b>TAIT HOUSE</b>																				
Ground	R1	W1-L W1-U	Bedroom	24.8	18.6	6.3	0.7	120.2	119.2	99.2	110.7	92.1	8.5	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R2	W2-L W2-U W3-L W3-U	Living Room	23.4 27.3	11.7 14.7	11.7 12.5	0.5 0.5	130.5	127.1	97.4	105.6	81.0	21.5	0.8	N/F	N/F	N/F	N/F	N/F	N/F

Address	Room	Window	Room Use	Existing	Proposed	Loss	Proportion	Room	Existing	Room	Proposed	Room	Loss	Proportion	Existing APSH		Proposed APSH		Total	Winter		
				VSC	VSC		Retained	Area	NSC	%	NSC	%		Retained	Total	Winter	Total	Winter	Retained	Retained		
Ground	R3	W4-L W4-U W5-L W5-U	Living Room	24.7	13.3	11.4	0.5															
				22.0	8.8	13.1	0.4	132.2	129.1	97.6	106.9	80.9	22.2	0.8	N/F	N/F	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R4	W6-L W6-U	Bedroom	30.0	15.6	14.4	0.5	124.3	123.3	99.2	102.9	82.8	20.4	0.8	43	9	25	9	0.6	1.0		
Ground	R5	W7-L W7-U W8-L W8-U W9-L W9-U	Hall	25.3	11.9	13.4	0.5															
				28.3	15.7	12.6	0.6															
				28.0	15.9	12.1	0.6	117.5	117.5	100.0	97.1	82.6	20.4	0.8	42	9	30	9	0.7	1.0		
Ground	R6	W10-L W10-U	Bedroom	28.4	17.7	10.7	0.6	127.9	127.5	99.7	110.9	86.7	16.6	0.9	29	5	22	5	0.8	1.0		
Ground	R7	W11-L W11-U W12-L W12-U	Living Room	20.9	14.3	6.5	0.7															
				24.7	19.8	4.9	0.8	144.6	141.6	97.9	136.5	94.4	5.0	1.0	45	11	40	11	0.9	1.0		
Ground	R8	W13-L W13-U W14-L W14-U	Living Room	24.0	19.2	4.9	0.8															
				19.5	15.0	4.5	0.8	148.2	143.6	96.9	138.0	93.1	5.6	1.0	37	12	34	12	0.9	1.0		
Ground	R9	W15-L W15-U	Bedroom	24.1	23.1	1.0	1.0	149.6	148.0	99.0	143.4	95.9	4.6	1.0	55	17	52	17	0.9	1.0		
First	R1	W1-L W1-U	Bedroom	27.0	20.3	6.7	0.8	120.2	119.4	99.3	111.8	93.1	7.6	0.9	N/F	N/F	N/F	N/F	N/F	N/F		
First	R2	W2-L W2-U W3-L W3-U	Living Room	25.4	13.7	11.8	0.5															
				29.0	16.6	12.4	0.6	130.5	127.7	97.9	107.6	82.5	20.1	0.8	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R3	W4-L W4-U W5-L W5-U	Living Room	26.4	14.5	11.9	0.6															
				23.8	10.0	13.8	0.4	132.2	129.6	98.0	108.4	82.0	21.2	0.8	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
First	R4	W6-L W6-U	Bedroom	31.5	17.2	14.3	0.5	124.3	123.6	99.4	104.0	83.7	19.6	0.8	44	10	27	10	0.6	1.0		
First	R5	W7-L W7-U	Stairwell	32.3	19.5	12.9	0.6	117.5	111.3	94.7	66.0	56.2	45.3	0.6	42	8	28	8	0.7	1.0		
First	R6	W8-L W8-U	Bedroom	29.9	19.3	10.7	0.6	127.9	127.5	99.7	112.5	87.9	15.0	0.9	32	6	24	6	0.8	1.0		
First	R7	W9-L W9-U W10-L W10-U	Living Room	23.0	16.0	7.0	0.7															
				26.7	21.5	5.2	0.8	144.6	142.1	98.2	139.3	96.3	2.8	1.0	51	14	45	14	0.9	1.0		
First	R8	W11-L W11-U W12-L W12-U	Living Room	26.2	21.4	4.8	0.8															
				21.9	17.4	4.4	0.8	148.2	145.3	98.0	140.9	95.1	4.4	1.0	41	15	37	15	0.9	1.0		
First	R9	W13-L W13-U	Bedroom	26.3	25.1	1.2	1.0	149.6	148.7	99.4	144.2	96.4	4.5	1.0	60	19	57	19	1.0	1.0		
Second	R1	W1-L W1-U	Bedroom	28.8	21.9	7.0	0.8	120.2	119.4	99.4	112.4	93.6	7.0	0.9	N/F	N/F	N/F	N/F	N/F	N/F		
Second	R2	W2-L W2-U W3-L W3-U	Living Room	27.0	15.4	11.5	0.6															
				30.5	18.5	12.0	0.6	130.5	127.8	98.0	107.8	82.7	20.0	0.8	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R3	W4-L W4-U W5-L W5-U	Living Room	27.8	15.8	12.0	0.6															
				25.2	11.3	13.8	0.5	132.2	129.6	98.1	108.4	82.0	21.3	0.8	N/F	N/F	N/F	N/F	N/F	N/F	N/F	
Second	R4	W6-L W6-U	Bedroom	33.0	19.0	14.0	0.6	124.3	123.7	99.5	104.4	84.0	19.3	0.8	48	14	31	14	0.6	1.0		
Second	R5	W7-L W7-U	Stairwell	33.7	21.0	12.8	0.6	117.5	116.4	99.0	68.4	58.2	48.1	0.6	46	11	32	11	0.7	1.0		
Second	R6	W8-L W8-U	Bedroom	31.6	21.1	10.5	0.7	127.9	127.5	99.7	112.9	88.3	14.6	0.9	33	7	25	7	0.8	1.0		
Second	R7	W9-L W9-U W10-L W10-U	Living Room	24.8	17.5	7.3	0.7															
				28.6	23.3	5.3	0.8	144.6	142.1	98.3	139.4	96.4	2.7	1.0	54	15	48	15	0.9	1.0		
Second	R8	W11-L W11-U W12-L W12-U	Living Room	28.4	23.8	4.6	0.8															
				24.0	19.8	4.2	0.8	148.2	145.7	98.3	141.4	95.4	4.3	1.0	42	16	38	16	0.9	1.0		
Second	R9	W13-L W13-U	Bedroom	28.6	27.3	1.3	1.0	149.6	148.7	99.4	144.4	96.5	4.3	1.0	64	21	61	21	1.0	1.0		



Address	Room	Window	Room Use	Existing	Proposed	Loss	Proportion	Room	Existing	Room	Proposed	Room	Loss	Proportion	Existing APSH		Proposed APSH		Total	Winter
				VSC	VSC		Retained	Area	NSC	%	NSC	%		Retained	Total	Winter	Total	Winter	Retained	Retained
Third	R1	W1-L W1-U	Bedroom	30.4	23.3	7.1	0.8	120.2	119.5	99.4	113.8	94.7	5.6	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R2	W2-L	Living Room	28.3	17.3	11.0	0.6	130.5	127.8	98.0	108.0	82.8	19.8	0.8	N/F	N/F	N/F	N/F	N/F	N/F
		W2-U W3-L W3-U		32.2	20.8	11.4	0.6													
Third	R3	W4-L	Living Room	29.1	17.2	12.0	0.6	132.2	129.7	98.1	109.3	82.7	20.4	0.8	N/F	N/F	N/F	N/F	N/F	N/F
		W4-U W5-L W5-U		26.3	13.0	13.3	0.5													
Third	R4	W6-L W6-U	Bedroom	34.6	21.2	13.4	0.6	124.3	123.7	99.5	104.7	84.2	19.1	0.8	49	14	31	14	0.6	1.0
Third	R5	W7-L W7-U	Stairwell	35.2	22.8	12.4	0.6	117.5	116.4	99.0	71.9	61.2	44.5	0.6	49	14	35	14	0.7	1.0
Third	R6	W8-L W8-U	Bedroom	33.3	23.4	10.0	0.7	127.9	127.5	99.7	113.0	88.3	14.6	0.9	38	11	29	11	0.8	1.0
Third	R7	W9-L	Living Room	26.4	19.2	7.2	0.7	144.6	142.1	98.3	140.2	97.0	1.9	1.0	59	19	52	19	0.9	1.0
		W9-U W10-L W10-U		30.7	25.4	5.3	0.8													
Third	R8	W11-L	Living Room	30.8	26.5	4.3	0.9	148.2	145.7	98.3	141.9	95.7	3.8	1.0	47	19	43	19	0.9	1.0
		W11-U W12-L W12-U		26.1	22.1	4.0	0.8													
Third	R9	W13-L W13-U	Bedroom	31.1	29.8	1.3	1.0	149.6	148.8	99.4	144.7	96.7	4.1	1.0	66	23	63	23	1.0	1.0
Fourth	R1	W1-L W1-U	Bedroom	38.4	30.5	7.8	0.8	120.2	119.5	99.5	116.1	96.6	3.4	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R2	W2-L	Living Room	38.0	27.9	10.1	0.7	130.5	128.2	98.2	109.1	83.7	19.0	0.9	N/F	N/F	N/F	N/F	N/F	N/F
		W2-U W3-L W3-U		38.0	27.6	10.5	0.7													
Fourth	R3	W4-L	Living Room	37.8	25.8	12.0	0.7	132.2	129.8	98.2	109.2	82.6	20.6	0.8	N/F	N/F	N/F	N/F	N/F	N/F
		W4-U W5-L W5-U		37.6	25.2	12.4	0.7													
Fourth	R4	W6-L W6-U	Bedroom	37.5	25.0	12.4	0.7	124.3	123.7	99.5	104.9	84.4	18.9	0.8	49	14	34	14	0.7	1.0
Fourth	R5	W7-L W7-U	Stairwell	36.6	24.8	11.8	0.7	117.5	116.4	99.0	74.0	63.0	42.4	0.6	52	17	37	16	0.7	0.9
Fourth	R6	W8-L W8-U	Bedroom	37.2	27.9	9.3	0.7	127.9	127.6	99.8	113.2	88.5	14.4	0.9	55	19	46	19	0.8	1.0
Fourth	R7	W9-L	Living Room	36.9	30.2	6.7	0.8	144.6	142.2	98.4	141.1	97.6	1.2	1.0	60	20	53	20	0.9	1.0
		W9-U W10-L W10-U		37.1	31.1	6.0	0.8													
Fourth	R8	W11-L	Living Room	37.1	33.2	3.9	0.9	148.2	145.9	98.4	144.3	97.3	1.6	1.0	65	24	61	24	0.9	1.0
		W11-U W12-L W12-U		36.9	33.3	3.6	0.9													
Fourth	R9	W13-L W13-U	Bedroom	37.4	35.4	2.0	0.9	149.6	149.0	99.6	147.6	98.7	1.3	1.0	68	25	65	25	1.0	1.0
Fifth	R1	W1-L W1-U	Stairwell	37.8	27.1	10.8	0.7	117.5	116.4	99.0	83.2	70.8	33.2	0.7	53	17	39	16	0.7	0.9
<b>25-31 WOOTTON STREET</b>																				
Ground	R1	W1-L	Commercial	27.0	21.5	5.5	0.8	561.0	560.9	100.0	560.9	100.0	0.1	1.0	73	20	56	16	0.8	0.8
		W1-U		10.3	4.0	6.3	0.4													
		W2-L		11.5	7.8	3.7	0.7													
		W2-U		9.2	9.2	0.0	1.0													
		W3-L		27.4	20.0	7.3	0.7													
Ground	R2	W6-L	Commercial	27.7	18.9	8.9	0.7	635.3	635.1	100.0	635.1	100.0	0.0	1.0	77	22	58	15	0.8	0.7
		W6-U		10.0	3.3	6.7	0.3													
		W7-L		12.9	5.8	7.1	0.4													
		W7-U		7.3	7.3	0.0	1.0													
		W8-L		28.7	17.4	11.3	0.6													
Ground	R3	W11-L	Commercial	29.3	16.4	12.9	0.6	15.2	4.1	11.1	0.3									
		W11-U		9.6	4.4	5.2	0.5													
		W12-L W12-U W13-L		15.2	4.1	11.1	0.3													

Address	Room	Window	Room Use	Existing	Proposed	Loss	Proportion Retained	Room Area	Existing	Room	Proposed	Room	Loss	Proportion Retained	Existing APSH		Proposed APSH		Total Retained	Winter Retained
				VSC	VSC				NSC	%	NSC	%			Total	Winter	Total	Winter		
Ground	R4	W13-U	Commercial	7.2	6.7	0.5	0.9	609.2	608.9	100.0	566.1	92.9	42.8	0.9	78	22	55	10	0.7	0.5
		W14-L																		
		W14-U																		
		W15-L																		
		W15-U																		
		W16-L																		
		W16-U																		
		W17-L																		
		W17-U																		
		W18-L																		
W18-U																				
W19-L																				
W19-U																				
W20-L																				
W20-U																				
First	R1	W1-L	Commercial	29.2	23.3	5.9	0.8	589.0	589.0	100.0	589.0	100.0	0.0	1.0	74	19	55	13	0.7	0.7
First	R2	W2-L	Commercial	30.5	20.9	9.6	0.7	663.3	663.3	100.0	663.3	100.0	0.0	1.0	77	19	57	12	0.7	0.6
First	R3	W3-L	Commercial	32.1	18.5	13.7	0.6	637.1	637.1	100.0	637.1	100.0	0.0	1.0	78	21	55	11	0.7	0.5
First	R4	W4-L	Commercial	32.7	20.6	12.1	0.6	419.4	419.4	100.0	419.4	100.0	0.0	1.0	71	20	49	7	0.7	0.4



# Appendix 3

**Balconies removed daylight / sunlight results**

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Room %	Proposed NSC	Room %	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
<b>WINDMILL HOUSE</b>																				
Ground	R1	W1	Bedroom	28.3	21.1	7.2	0.7	110.7	106.7	96.4	99.6	90.0	7.1	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R2	W2-L W2-U	Stairwell	15.9	15.9	0.0	1.0	142.3	98.3	69.1	98.3	69.1	0.0	1.0	37	4	36	4	1.0	1.0
Ground	R3	W3	Test	19.7	16.5	3.2	0.8	182.1	164.6	90.4	127.2	69.9	37.4	0.8	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R4	W4	Test	24.3	15.5	8.8	0.6	175.1	164.7	94.1	128.8	73.5	35.9	0.8	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W1	Bedroom	30.3	23.3	7.0	0.8	110.5	106.6	96.5	100.8	91.2	5.8	0.9	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2	Hall	15.4	9.6	5.8	0.6	27.5	21.2	77.2	21.2	77.2	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
First	R3	W3 W4	Kitchen	22.9 21.8	17.9 18.1	5.0 3.6	0.8 0.8	78.3	76.8	98.0	76.6	97.8	0.1	1.0	N/F	N/F	N/F	N/F	N/F	N/F
First	R4	W5	Kitchen	17.8	16.4	1.4	0.9	72.7	66.1	90.9	59.9	82.4	6.2	0.9	N/F	N/F	N/F	N/F	N/F	N/F
First	R5	W6-L W6-U	Stairwell	17.6	17.6	0.0	1.0	142.3	98.4	69.2	98.4	69.2	0.0	1.0	39	6	38	6	1.0	1.0
First	R6	W7	Bedroom	22.5	14.1	8.5	0.6	110.1	103.7	94.1	87.8	79.7	15.9	0.8	N/F	N/F	N/F	N/F	N/F	N/F
First	R7	W8	Bedroom	28.6	19.7	9.0	0.7	96.6	94.4	97.7	81.7	84.5	12.7	0.9	N/F	N/F	N/F	N/F	N/F	N/F
First	R8	W9	Bathroom	31.0	21.7	9.3	0.7	36.6	35.0	95.7	28.3	77.3	6.7	0.8	N/F	N/F	N/F	N/F	N/F	N/F
First	R9	W10	Bathroom	32.0	22.5	9.5	0.7	34.6	33.3	96.3	26.3	76.1	7.0	0.8	N/F	N/F	N/F	N/F	N/F	N/F
First	R10	W11	Hallway	22.0	12.8	9.3	0.6	34.1	26.8	78.6	9.2	26.8	17.7	0.3	N/F	N/F	N/F	N/F	N/F	N/F
First	R11	W12	Kitchen	32.9	22.8	10.0	0.7	72.5	71.3	98.5	65.3	90.1	6.0	0.9	N/F	N/F	N/F	N/F	N/F	N/F
First	R12	W13	Kitchen	32.2	21.6	10.5	0.7	82.8	80.9	97.8	67.8	81.9	13.1	0.8	N/F	N/F	N/F	N/F	N/F	N/F
First	R13	W14	Hallway	15.8	5.8	10.0	0.4	29.5	21.7	73.5	9.2	31.1	12.5	0.4	N/F	N/F	N/F	N/F	N/F	N/F
First	R14	W15	Bedroom	34.0	23.1	10.9	0.7	109.4	106.5	97.4	93.3	85.3	13.2	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Bedroom	32.2	25.6	6.6	0.8	110.5	106.6	96.5	102.8	93.1	3.8	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Hallway	16.0	10.5	5.5	0.7	27.5	21.3	77.4	21.3	77.4	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R3	W3	Kitchen	24.1	19.3	4.8	0.8	78.3	76.3	97.4	76.2	97.3	0.1	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R4	W4	Kitchen	18.8	17.5	1.3	0.9	72.7	66.2	91.1	61.0	83.9	5.2	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Second	R5	W5-L W5-U	Stairwell	19.3	19.3	0.0	1.0	142.3	98.7	69.4	98.7	69.4	0.0	1.0	43	10	42	10	1.0	1.0
Second	R6	W6	Bedroom	23.4	15.2	8.2	0.6	110.1	103.7	94.2	88.2	80.1	15.5	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Second	R7	W7	Bedroom	29.8	21.2	8.6	0.7	96.6	94.4	97.7	81.8	84.7	12.6	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Second	R8	W8	Bathroom	32.3	23.4	8.9	0.7	36.6	35.0	95.7	30.2	82.6	4.8	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Second	R9	W9	Bathroom	33.4	24.3	9.1	0.7	34.6	33.3	96.3	28.4	82.1	4.9	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Second	R10	W10	Hallway	22.8	13.9	8.8	0.6	34.1	26.9	78.7	11.5	33.7	15.4	0.4	N/F	N/F	N/F	N/F	N/F	N/F
Second	R11	W11	Kitchen	34.3	24.7	9.6	0.7	72.5	71.3	98.5	65.5	90.3	5.9	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Second	R12	W12	Kitchen	33.6	23.5	10.1	0.7	82.8	80.9	97.8	68.5	82.8	12.4	0.8	N/F	N/F	N/F	N/F	N/F	N/F
Second	R13	W13	Hallway	16.3	6.8	9.5	0.4	29.5	21.8	74.0	10.9	37.1	10.9	0.5	N/F	N/F	N/F	N/F	N/F	N/F
Second	R14	W14	Bedroom	35.8	25.4	10.4	0.7	109.4	106.6	97.4	95.4	87.2	11.2	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Third	R1	W1	Bedroom	34.0	27.9	6.1	0.8	110.5	106.8	96.6	105.2	95.2	1.6	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R2	W2	Hallway	16.5	11.4	5.1	0.7	27.5	21.3	77.6	21.3	77.6	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R3	W3	Kitchen	25.3	20.8	4.5	0.8	78.3	76.3	97.4	76.3	97.3	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R4	W4	Kitchen	19.9	18.6	1.2	0.9	72.7	66.1	90.9	62.7	86.3	3.4	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Third	R5	W5-L W5-U	Stairwell	21.0	21.0	0.0	1.0	142.3	98.8	69.4	98.8	69.4	0.0	1.0	46	12	45	12	1.0	1.0
Third	R6	W6	Bedroom	24.2	16.4	7.8	0.7	110.1	103.7	94.2	89.4	81.2	14.3	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Third	R7	W7	Bedroom	30.8	22.6	8.2	0.7	96.6	94.4	97.7	82.4	85.3	12.0	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Third	R8	W8	Bathroom	33.5	25.0	8.4	0.7	36.6	35.0	95.7	32.7	89.2	2.4	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Third	R9	W9	Bathroom	34.6	26.0	8.6	0.8	34.6	33.3	96.3	30.9	89.4	2.4	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Third	R10	W10	Hallway	23.4	15.0	8.4	0.6	34.1	26.9	78.9	14.1	41.4	12.8	0.5	N/F	N/F	N/F	N/F	N/F	N/F
Third	R11	W11	Kitchen	35.6	26.6	9.1	0.7	72.5	71.3	98.5	65.9	91.0	5.4	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Third	R12	W12	Kitchen	34.9	25.4	9.5	0.7	82.8	80.9	97.8	70.2	84.8	10.7	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Third	R13	W13	Hallway	16.7	7.8	8.9	0.5	29.5	21.9	74.1	12.8	43.3	9.1	0.6	N/F	N/F	N/F	N/F	N/F	N/F
Third	R14	W14	Bedroom	37.3	27.6	9.7	0.7	109.4	106.6	97.4	100.7	92.1	5.8	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R1	W1	Bedroom	35.7	30.2	5.5	0.8	110.5	106.8	96.6	106.8	96.6	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R2	W2	Hallway	17.0	12.3	4.7	0.7	27.5	21.4	77.7	21.4	77.7	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F

Address	Room	Window	Room Use	Existing	Proposed	Loss	Proportion	Room	Existing	Room	Proposed	Room	Loss	Proportion	Existing	Proposed	Existing	Proposed	Total	Winter
				VSC	VSC		Retained	Area	NSC	%	NSC	%		Retained	Total	Winter	Total	Winter	Retained	Retained
Fourth	R3	W3	Kitchen	26.4	22.3	4.1	0.8	78.3	76.5	97.7	76.5	97.7	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R4	W4	Kitchen	20.9	19.7	1.1	0.9	72.7	66.1	90.9	64.6	88.9	1.4	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R5	W5-L W5-U	Stairwell	22.8	22.8	0.0	1.0	142.3	99.3	69.7	99.3	69.7	0.0	1.0	47	13	46	13	1.0	1.0
Fourth	R6	W6	Bedroom	24.9	17.6	7.3	0.7	110.1	103.7	94.2	92.8	84.3	10.9	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R7	W7	Bedroom	31.7	24.1	7.6	0.8	96.6	94.5	97.8	84.6	87.6	9.9	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R8	W8	Bathroom	34.5	26.6	7.9	0.8	36.6	35.0	95.7	33.6	91.9	1.4	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R9	W9	Bathroom	35.7	27.6	8.1	0.8	34.6	33.3	96.3	32.1	92.9	1.2	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R10	W10	Hallway	24.0	16.2	7.8	0.7	34.1	27.0	79.0	17.1	50.2	9.8	0.6	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R11	W11	Kitchen	36.8	28.3	8.4	0.8	72.5	71.3	98.5	68.2	94.1	3.1	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R12	W12	Kitchen	35.9	27.2	8.7	0.8	81.6	79.9	97.9	72.6	89.0	7.3	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R13	W13	Hallway	17.1	9.0	8.2	0.5	29.5	21.9	74.2	15.3	51.9	6.6	0.7	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R14	W14	Bedroom	38.4	29.6	8.9	0.8	109.4	106.6	97.4	104.3	95.3	2.2	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R1	W1	Bedroom	37.1	32.4	4.6	0.9	110.6	107.0	96.7	107.0	96.7	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R2	W2	Hallway	17.3	13.3	4.0	0.8	27.5	21.4	77.9	21.4	77.9	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R3	W3	Kitchen	27.4	23.8	3.6	0.9	78.3	76.5	97.7	76.5	97.7	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R4	W4	Kitchen	21.8	20.8	1.0	1.0	72.7	66.1	90.9	66.0	90.9	0.1	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R5	W5-L W5-U	Stairwell	24.7	24.7	0.0	1.0	142.3	100.9	70.9	100.9	70.9	0.0	1.0	48	13	47	13	1.0	1.0
Fifth	R6	W6	Bedroom	25.2	18.8	6.5	0.7	109.7	103.3	94.2	99.0	90.2	4.3	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R7	W7	Bedroom	32.3	25.5	6.8	0.8	96.6	94.6	97.9	90.0	93.2	4.6	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R8	W8	Bathroom	35.3	28.2	7.1	0.8	36.6	35.1	95.9	34.6	94.6	0.5	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R9	W9	Bathroom	36.5	29.2	7.3	0.8	34.6	33.4	96.6	32.8	95.0	0.6	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R10	W10	Hallway	24.3	17.3	7.0	0.7	34.1	27.0	79.0	21.2	62.0	5.8	0.8	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R11	W11	Kitchen	37.5	30.0	7.6	0.8	72.5	71.3	98.5	71.3	98.5	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R12	W12	Kitchen	36.6	28.9	7.7	0.8	82.8	81.2	98.1	77.6	93.8	3.6	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R13	W13	Hallway	17.4	10.2	7.2	0.6	29.5	21.9	74.2	18.2	61.6	3.7	0.8	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R14	W14	Bedroom	39.1	31.2	7.9	0.8	109.4	106.6	97.4	106.6	97.4	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Sixth	R1	W1	Bedroom	37.6	33.9	3.7	0.9	110.7	107.1	96.7	107.1	96.7	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Sixth	R2	W2	Hallway	17.6	14.3	3.3	0.8	27.5	21.5	78.0	21.5	78.0	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Sixth	R3	W3	Kitchen	27.9	25.0	2.9	0.9	78.3	76.8	98.0	76.8	98.0	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Sixth	R4	W4	Kitchen	22.1	21.3	0.8	1.0	72.7	66.2	91.1	66.1	91.0	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Sixth	R5	W5-L W5-U	Stairwell	26.4	26.4	0.0	1.0	142.3	105.6	74.2	105.6	74.2	0.0	1.0	52	13	51	13	1.0	1.0
Sixth	R6	W6	Bedroom	25.5	20.0	5.5	0.8	109.7	103.4	94.2	102.6	93.5	0.7	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Sixth	R7	W7	Bedroom	32.8	26.9	5.8	0.8	96.6	94.8	98.1	94.1	97.4	0.7	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Sixth	R8	W8	Bathroom	35.8	29.7	6.1	0.8	36.6	35.4	96.7	35.4	96.7	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Sixth	R9	W9	Bathroom	37.0	30.7	6.3	0.8	34.6	33.6	97.3	33.6	97.3	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Sixth	R10	W10	Hallway	24.5	18.5	6.0	0.8	34.1	27.0	79.1	23.1	67.6	3.9	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Sixth	R11	W11	Kitchen	38.0	31.5	6.5	0.8	72.5	71.7	99.0	71.7	99.0	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Sixth	R12	W12	Kitchen	37.0	30.4	6.6	0.8	82.8	81.2	98.1	80.1	96.8	1.1	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Sixth	R13	W13	Hallway	17.6	11.5	6.1	0.7	29.5	21.9	74.3	21.0	71.3	0.9	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Sixth	R14	W14	Bedroom	39.3	32.7	6.6	0.8	109.4	106.7	97.5	106.7	97.5	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Seventh	R1	W1	Bedroom	37.9	35.1	2.8	0.9	110.7	107.8	97.4	107.8	97.4	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Seventh	R2	W2	Hall	17.9	15.4	2.5	0.9	27.5	21.5	78.1	21.5	78.1	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Seventh	R3	W3	Kitchen	28.6	26.4	2.2	0.9	78.3	76.9	98.1	76.9	98.1	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Seventh	R4	W4	Kitchen	22.4	21.8	0.6	1.0	72.7	66.2	91.2	66.2	91.1	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Seventh	R5	W5-L W5-U	Stairwell	30.9	30.9	0.0	1.0	142.3	125.8	88.4	125.8	88.4	0.0	1.0	64	16	64	16	1.0	1.0
Seventh	R6	W6	Bedroom	25.7	21.4	4.3	0.8	109.7	103.5	94.3	103.0	93.8	0.5	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Seventh	R7	W7	Bedroom	33.3	28.7	4.6	0.9	96.6	95.2	98.5	94.7	98.0	0.4	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Seventh	R8	W8	Bathroom	36.3	31.4	4.9	0.9	36.6	35.5	97.1	35.5	97.1	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Seventh	R9	W9	Bathroom	37.4	32.4	5.0	0.9	34.6	33.6	97.4	33.6	97.4	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F





Address	Room	Window	Room Use	Existing	Proposed	Loss	Proportion	Room	Existing	Room	Proposed	Room	Loss	Proportion	Existing APSH		Proposed APSH		Total	Winter
				VSC	VSC		Retained	Area	NSC	%	NSC	%		Retained	Total	Winter	Total	Winter	Retained	Retained
			W5-U					137.6	133.5	97.0	115.9	84.3	17.5	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Third	R6	W6	Residential	33.6	25.6	8.0	0.8	120.4	118.2	98.2	108.5	90.2	9.7	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Third	R7	W7-L W7-U	Residential	33.1	25.7	7.5	0.8	170.3	166.7	97.9	146.7	86.1	20.0	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Third	R8	W8 W9	Hallway	24.3 30.6	20.5 24.7	3.8 5.8	0.8	105.3	87.2	82.8	87.0	82.6	0.2	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R9	W10-L W10-U	Residential	31.6	26.0	5.6	0.8	98.4	96.8	98.4	96.8	98.4	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R10	W11-L W11-U	Residential	31.5	26.4	5.1	0.8	114.8	107.0	93.2	107.0	93.2	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R11	W12-L W12-U	Residential	29.4	25.4	4.1	0.9	153.1	135.3	88.4	135.3	88.4	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R12	W13-L W13-U	Residential	25.1	21.7	3.4	0.9	77.3	63.6	82.3	63.6	82.3	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R13	W14-L W14-U	Residential	21.8	18.7	3.0	0.9	112.8	84.0	74.5	84.0	74.5	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R14	W15-L W15-U W16	Hallway	19.9 20.0	16.9 18.4	3.0 1.6	0.8 0.9	48.8	26.0	53.3	26.0	53.3	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R15	W17-L W17-U W18-L W18-U W19-L W19-U W20-L W20-U	Residential	26.2 20.2 31.3 28.3	22.9 19.6 27.4 23.3	3.4 0.6 3.9 5.0	0.9 1.0 0.9 0.8	168.1	168.1	100.0	168.1	100.0	0.0	1.0	30	0	30	0	1.0	0.0
Fourth	R1	W1	Residential	36.9	29.2	7.7	0.8	115.3	113.8	98.7	90.5	78.5	23.3	0.8	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R2	W2-L W2-U	Residential	35.8	28.5	7.3	0.8	87.5	86.9	99.2	76.4	87.2	10.5	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R3	W3	Residential	36.7	28.7	8.0	0.8	101.8	100.1	98.3	84.7	83.2	15.4	0.8	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R4	W4-L W4-U	Residential	36.4	28.5	7.9	0.8	159.2	156.6	98.4	146.3	91.9	10.4	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R5	W5-L W5-U	Residential	36.0	28.5	7.5	0.8	137.6	133.5	97.0	120.5	87.6	13.0	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R6	W6	Residential	35.7	28.7	7.0	0.8	120.4	118.2	98.2	111.9	93.0	6.3	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R7	W7-L W7-U	Residential	35.2	28.7	6.5	0.8	170.3	166.7	97.9	151.1	88.7	15.6	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R8	W8 W9	Hallway	26.7 33.7	23.4 28.7	3.3 5.0	0.9 0.9	105.3	92.2	87.5	92.2	87.5	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R9	W10-L W10-U	Residential	33.9	28.9	4.9	0.9	98.4	97.0	98.6	97.0	98.6	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R10	W11-L W11-U	Residential	33.6	29.2	4.4	0.9	114.8	110.0	95.8	110.0	95.8	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R11	W12-L W12-U	Residential	32.3	28.7	3.6	0.9	153.1	139.0	90.8	139.0	90.8	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R12	W13-L W13-U	Residential	30.0	27.0	2.9	0.9	77.3	67.6	87.4	67.6	87.4	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R13	W14-L W14-U	Residential	28.1	25.4	2.7	0.9	112.8	95.6	84.8	95.6	84.8	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R14	W15-L W15-U W16	Hallway	27.5 31.4	24.9 29.9	2.7 1.5	0.9 1.0	48.8	42.8	87.8	42.8	87.8	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R15	W17-L W17-U W18-L W18-U W19-L W19-U W20-L W20-U	Residential	32.4 28.8 34.9 30.1	29.5 28.3 31.5 25.8	3.0 0.5 3.5 4.4	0.9 1.0 0.9 0.9	168.1	168.1	100.0	168.1	100.0	0.0	1.0	43	5	43	5	1.0	1.0
Fifth	R1	W1	Residential	88.7	84.8	3.9	1.0	42.6	42.6	100.0	42.6	100.0	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R2	W2	Residential	87.0	83.6	3.4	1.0	95.1	41.0	43.1	41.0	43.1	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R3	W3	Residential	83.3	82.7	0.6	1.0	66.4	52.5	79.1	52.5	79.1	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
<b>TAIT HOUSE</b>																				
Ground	R1	W1-L W1-U	Bedroom	31.7	22.0	9.7	0.7	120.2	119.5	99.4	111.3	92.6	8.2	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R2	W2-L W2-U W3-L W3-U	Living Room	32.0 32.3	19.9 19.7	12.1 12.6	0.6 0.6	130.5	128.1	98.2	106.8	81.9	21.3	0.8	N/F	N/F	N/F	N/F	N/F	N/F



Address	Room	Window	Room Use	Existing	Proposed	Loss	Proportion	Room Area	Existing	Room	Proposed	Room	Loss	Proportion	Existing APSH		Proposed APSH		Total	Winter
				VSC	VSC		Retained		NSC	%	NSC	%		Retained	Total	Winter	Total	Winter	Retained	Retained
Ground	R3	W4-L W4-U W5-L W5-U	Living Room	32.3	18.2	14.2	0.6	132.2	129.8	98.2	107.9	81.6	21.9	0.8	N/F	N/F	N/F	N/F	N/F	N/F
				32.0	17.7	14.4	0.6													
Ground	R4	W6-L W6-U	Bedroom	32.1	17.6	14.5	0.5	124.3	123.6	99.5	103.5	83.3	20.1	0.8	43	9	25	9	0.6	1.0
Ground	R5	W7-L W7-U W8-L W8-U W9-L W9-U	Hall	25.3	11.9	13.4	0.5	117.5	117.5	100.0	97.2	82.7	20.3	0.8	45	11	33	11	0.7	1.0
				28.4	15.7	12.7	0.6													
				28.3	16.2	12.1	0.6													
Ground	R6	W10-L W10-U	Bedroom	31.0	20.3	10.7	0.7	127.9	127.6	99.7	111.2	86.9	16.5	0.9	45	12	38	12	0.8	1.0
Ground	R7	W11-L W11-U W12-L W12-U	Living Room	29.8	21.9	7.9	0.7	144.6	142.2	98.4	137.5	95.1	4.8	1.0	50	12	45	12	0.9	1.0
				29.8	22.7	7.2	0.8													
Ground	R8	W13-L W13-U W14-L W14-U	Living Room	28.9	24.0	4.9	0.8	148.2	143.9	97.0	138.8	93.7	5.0	1.0	53	15	50	15	0.9	1.0
				28.4	23.8	4.5	0.8													
Ground	R9	W15-L W15-U	Bedroom	28.5	25.8	2.7	0.9	149.6	148.9	99.5	144.0	96.3	4.8	1.0	55	17	52	17	0.9	1.0
First	R1	W1-L W1-U	Bedroom	33.7	24.3	9.4	0.7	120.2	119.5	99.5	112.4	93.5	7.1	0.9	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2-L W2-U W3-L W3-U	Living Room	33.8	21.8	11.9	0.6	130.5	128.1	98.2	108.1	82.8	20.1	0.8	N/F	N/F	N/F	N/F	N/F	N/F
				34.0	21.6	12.4	0.6													
First	R3	W4-L W4-U W5-L W5-U	Living Room	33.9	19.9	14.0	0.6	132.2	129.8	98.2	108.8	82.3	21.0	0.8	N/F	N/F	N/F	N/F	N/F	N/F
				33.6	19.3	14.3	0.6													
First	R4	W6-L W6-U	Bedroom	33.6	19.2	14.4	0.6	124.3	123.7	99.5	104.4	84.0	19.3	0.8	44	10	27	10	0.6	1.0
First	R5	W7-L W7-U	Stairwell	32.6	19.7	12.9	0.6	117.5	111.6	95.0	66.0	56.2	45.6	0.6	46	11	32	11	0.7	1.0
First	R6	W8-L W8-U	Bedroom	32.7	22.0	10.7	0.7	127.9	127.6	99.8	112.6	88.0	15.0	0.9	48	13	40	13	0.8	1.0
First	R7	W9-L W9-U W10-L W10-U	Living Room	31.7	23.9	7.8	0.8	144.6	142.2	98.4	139.5	96.5	2.7	1.0	54	15	48	15	0.9	1.0
				31.8	24.7	7.1	0.8													
First	R8	W11-L W11-U W12-L W12-U	Living Room	31.0	26.2	4.8	0.8	148.2	145.8	98.4	141.6	95.5	4.2	1.0	58	18	54	18	0.9	1.0
				30.5	26.1	4.4	0.9													
First	R9	W13-L W13-U	Bedroom	30.6	28.1	2.6	0.9	149.6	148.9	99.6	144.6	96.7	4.3	1.0	60	19	57	19	1.0	1.0
Second	R1	W1-L W1-U	Bedroom	35.6	26.5	9.1	0.7	120.2	119.5	99.5	113.5	94.5	6.0	0.9	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2-L W2-U W3-L W3-U	Living Room	35.4	23.8	11.6	0.7	130.5	128.1	98.2	108.2	83.0	19.9	0.8	N/F	N/F	N/F	N/F	N/F	N/F
				35.5	23.5	12.0	0.7													
Second	R3	W4-L W4-U W5-L W5-U	Living Room	35.3	21.7	13.7	0.6	132.2	129.8	98.2	108.9	82.4	20.9	0.8	N/F	N/F	N/F	N/F	N/F	N/F
				35.1	21.1	14.0	0.6													
Second	R4	W6-L W6-U	Bedroom	35.0	21.0	14.0	0.6	124.3	123.7	99.5	104.6	84.1	19.1	0.8	48	14	31	14	0.6	1.0
Second	R5	W7-L W7-U	Stairwell	33.9	21.2	12.8	0.6	117.5	116.4	99.0	68.4	58.2	48.0	0.6	48	13	34	13	0.7	1.0
Second	R6	W8-L W8-U	Bedroom	34.3	23.8	10.5	0.7	127.9	127.6	99.8	113.0	88.3	14.6	0.9	49	14	41	14	0.8	1.0
Second	R7	W9-L W9-U W10-L W10-U	Living Room	33.5	25.9	7.6	0.8	144.6	142.2	98.4	139.5	96.5	2.7	1.0	55	16	49	16	0.9	1.0
				33.7	26.8	6.9	0.8													
Second	R8	W11-L W11-U W12-L W12-U	Living Room	33.2	28.6	4.6	0.9	148.2	145.9	98.4	141.8	95.6	4.1	1.0	60	19	55	19	0.9	1.0
				32.7	28.5	4.2	0.9													
Second	R9	W13-L W13-U	Bedroom	32.9	30.5	2.4	0.9	149.6	149.0	99.6	145.5	97.3	3.5	1.0	64	21	61	21	1.0	1.0

Address	Room	Window	Room Use	Existing	Proposed	Loss	Proportion Retained	Room	Existing	Room	Proposed	Room	Loss	Proportion Retained	Existing APSH		Proposed APSH		Total Retained	Winter Retained	
				VSC	VSC			Area	NSC	%	NSC	%			Total	Winter	Total	Winter			
Third	R1	W1-L W1-U	Bedroom	37.2	28.6	8.6	0.8	120.2	119.5	99.5	114.6	95.4	4.9	1.0	N/F	N/F	N/F	N/F	N/F	N/F	
Third	R2	W2-L W2-U W3-L W3-U	Living Room	36.8	25.8	11.0	0.7	130.5	128.1	98.2	108.4	83.1	19.8	0.8	N/F	N/F	N/F	N/F	N/F	N/F	N/F
				36.9	25.6	11.4	0.7														
Third	R3	W4-L W4-U W5-L W5-U	Living Room	36.6	23.6	13.0	0.6	132.2	129.8	98.2	109.5	82.8	20.3	0.8	N/F	N/F	N/F	N/F	N/F	N/F	N/F
				36.4	23.1	13.3	0.6														
Third	R4	W6-L W6-U	Bedroom	36.3	22.9	13.4	0.6	124.3	123.7	99.5	104.9	84.4	18.9	0.8	49	14	31	14	0.6	1.0	
Third	R5	W7-L W7-U	Stairwell	35.4	22.9	12.4	0.6	117.5	116.4	99.0	71.9	61.2	44.5	0.6	51	16	37	16	0.7	1.0	
Third	R6	W8-L W8-U	Bedroom	35.8	25.8	10.0	0.7	127.9	127.6	99.8	113.0	88.4	14.6	0.9	54	18	45	18	0.8	1.0	
Third	R7	W9-L W9-U W10-L W10-U	Living Room	35.2	28.0	7.3	0.8	144.6	142.2	98.4	140.6	97.2	1.6	1.0	60	20	53	20	0.9	1.0	
				35.4	28.9	6.5	0.8														
Third	R8	W11-L W11-U W12-L W12-U	Living Room	35.2	30.9	4.3	0.9	148.2	145.9	98.4	142.4	96.0	3.5	1.0	63	22	59	22	0.9	1.0	
				34.9	30.9	4.0	0.9														
Third	R9	W13-L W13-U	Bedroom	35.2	33.0	2.2	0.9	149.6	149.0	99.6	146.6	98.0	2.3	1.0	66	23	63	23	1.0	1.0	
Fourth	R1	W1-L W1-U	Bedroom	38.4	30.5	7.8	0.8	120.2	119.5	99.5	116.1	96.6	3.4	1.0	N/F	N/F	N/F	N/F	N/F	N/F	
Fourth	R2	W2-L W2-U W3-L W3-U	Living Room	38.0	27.9	10.2	0.7	130.5	128.2	98.2	109.1	83.7	19.0	0.9	N/F	N/F	N/F	N/F	N/F	N/F	N/F
				38.0	27.6	10.5	0.7														
Fourth	R3	W4-L W4-U W5-L W5-U	Living Room	37.8	25.8	12.0	0.7	132.2	129.8	98.2	109.2	82.6	20.6	0.8	N/F	N/F	N/F	N/F	N/F	N/F	N/F
				37.6	25.2	12.4	0.7														
Fourth	R4	W6-L W6-U	Bedroom	37.5	25.0	12.4	0.7	124.3	123.7	99.5	104.9	84.4	18.9	0.8	49	14	34	14	0.7	1.0	
Fourth	R5	W7-L W7-U	Stairwell	36.7	24.9	11.8	0.7	117.5	116.4	99.0	74.0	63.0	42.4	0.6	52	17	37	16	0.7	0.9	
Fourth	R6	W8-L W8-U	Bedroom	37.2	27.9	9.3	0.7	127.9	127.6	99.8	113.2	88.5	14.4	0.9	55	19	46	19	0.8	1.0	
Fourth	R7	W9-L W9-U W10-L W10-U	Living Room	36.9	30.2	6.7	0.8	144.6	142.2	98.4	141.1	97.6	1.2	1.0	60	20	53	20	0.9	1.0	
				37.1	31.1	6.0	0.8														
Fourth	R8	W11-L W11-U W12-L W12-U	Living Room	37.1	33.2	3.9	0.9	148.2	145.9	98.4	144.3	97.3	1.6	1.0	65	24	61	24	0.9	1.0	
				36.9	33.3	3.6	0.9														
Fourth	R9	W13-L W13-U	Bedroom	37.4	35.4	2.0	0.9	149.6	149.0	99.6	147.6	98.7	1.3	1.0	68	25	65	25	1.0	1.0	
Fifth	R1	W1-L W1-U	Stairwell	37.8	27.1	10.8	0.7	117.5	116.4	99.0	83.2	70.8	33.2	0.7	53	17	39	16	0.7	0.9	



# Appendix 4

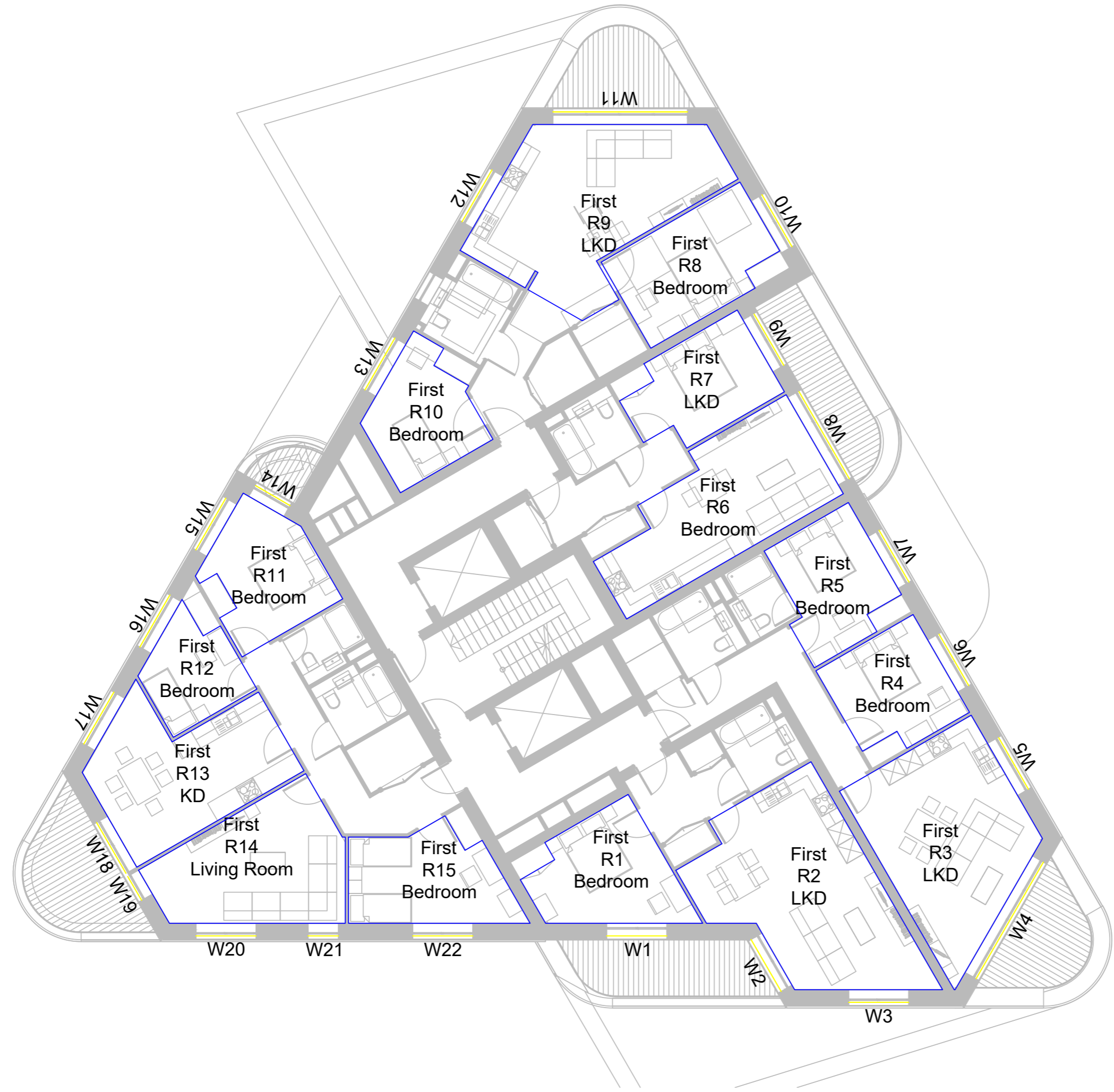
**Internal amenity study**

Sources of information

**Laser Surveys**  
 N9576-1-Topo-2D-R0.dwg  
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 N9576-2-Elevs-R0.dwg  
 Received 10/12/2019

**Stockwool Architects**  
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Title First Floor  
 Room Layout

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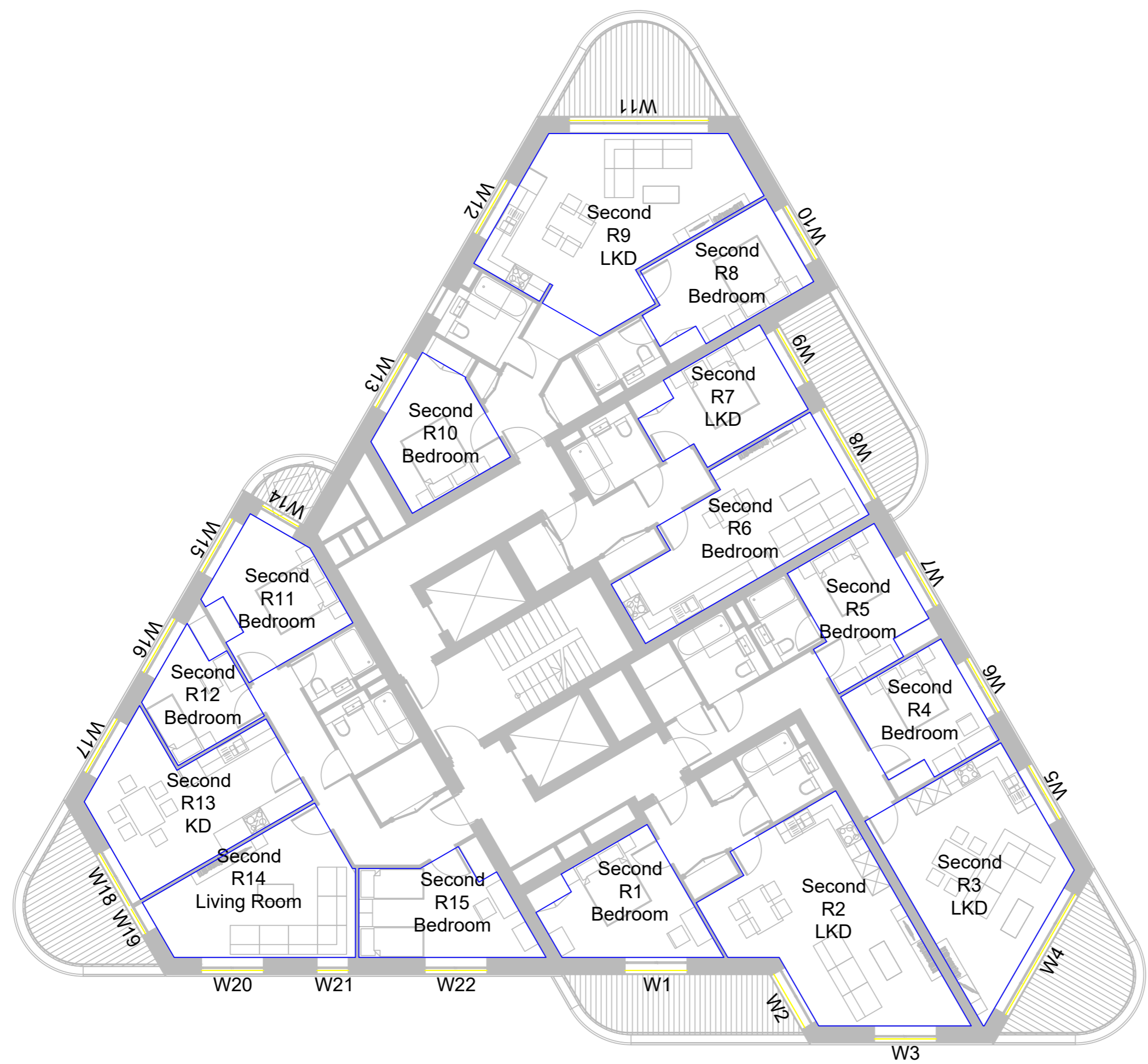
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 Received 10/12/2019

**Stockwool Architects**  
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Project Wootton Street  
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Title Second Floor  
 Room Layout

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Rel no. 08 Prefix ID01 Page no. ID02

Sources of information

**Laser Surveys**

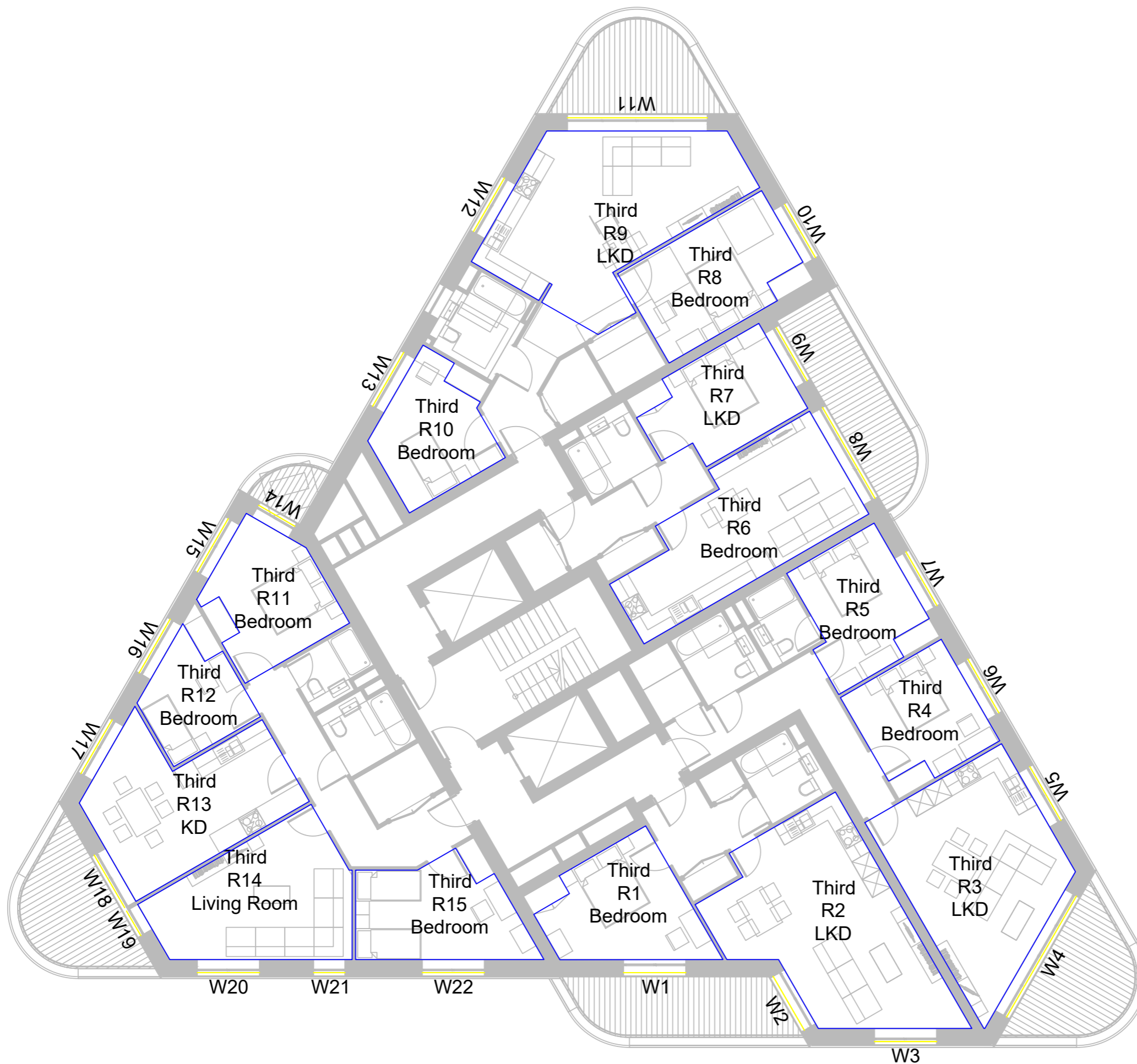
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 Received 10/12/2019

**Stockwool Architects**

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Project Wootton Street  
 London

Title Third Floor  
 Room Layout

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Date 15/12/2020 Project 3995

Rel no. 08 Prefix ID01 Page no. ID03

Sources of information

**Laser Surveys**

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 Received 10/12/2019

**Stockwool Architects**

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Project Wootton Street  
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Title Fourth Floor  
 Room Layout

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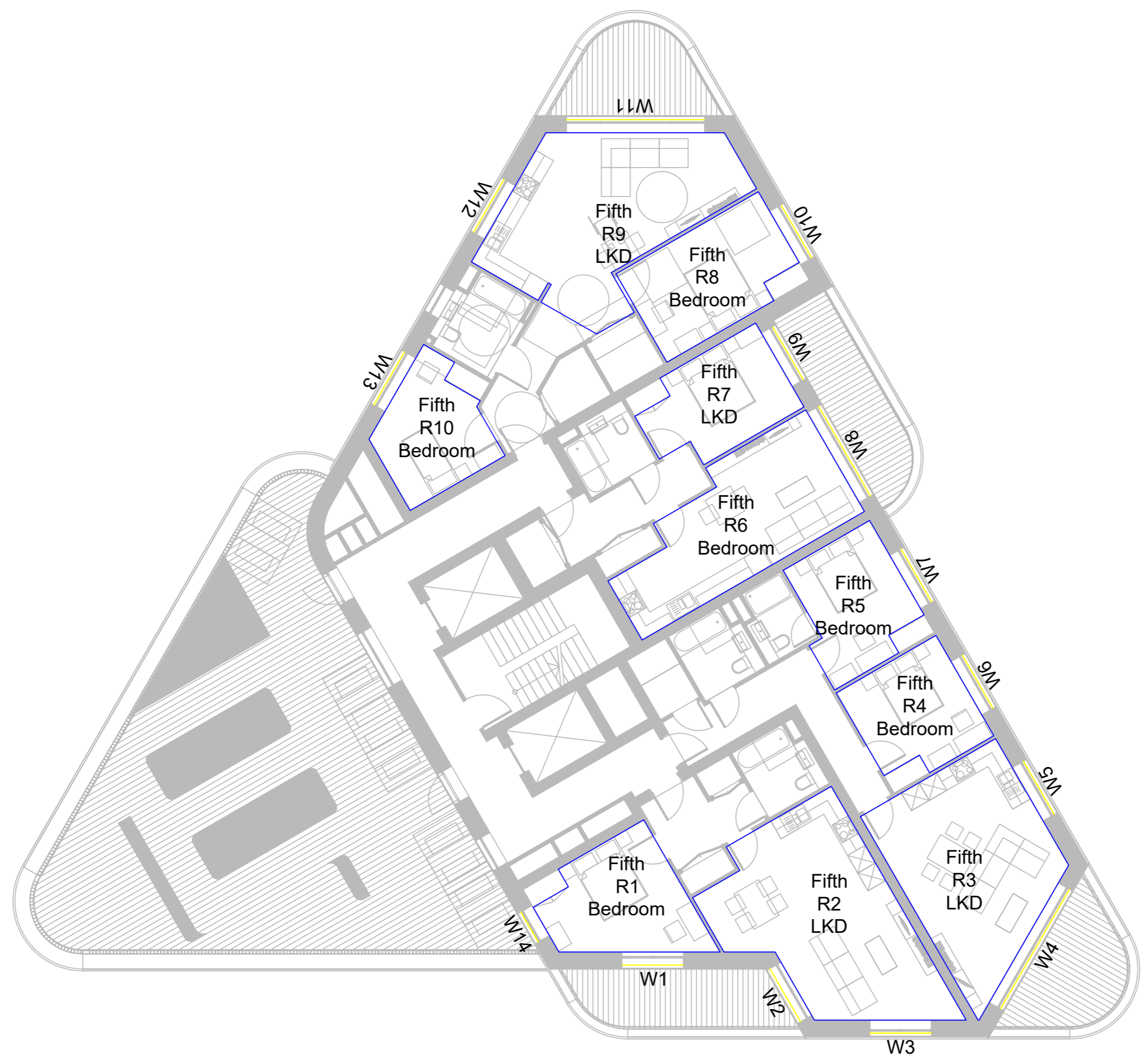
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Sources of information

**Laser Surveys**  
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**Stockwool Architects**  
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Project Wootton Street  
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Title Fifth Floor  
 Room Layout

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Sources of information

**Laser Surveys**

N9576-1-Topo-2D-R0.dwg  
 N9576-Topo-3D.dwg  
 N9576-2-Elevs-R0.dwg  
 Received 10/12/2019

**Stockwool Architects**

Wootton-MainModel-201214-A.dwg  
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Project Wootton Street  
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Title Sixth Floor  
 Room Layout

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Sources of information

**Laser Surveys**

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 Received 10/12/2019

**Stockwool Architects**

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Project Wootton Street  
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Title Seventh Floor  
 Room Layout

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Sources of information

**Laser Surveys**  
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Received 10/12/2019

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Title Eighth Floor  
Room Layout

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Sources of information

**Laser Surveys**  
 N9576-1-Topo-2D-R0.dwg  
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 Received 10/12/2019

**Stockwool Architects**  
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Project Wootton Street  
 London

Title Ninth Floor  
 Room Layout

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Date 15/12//2020 Project 3995

Rel no. 08 Prefix ID01 Page no. ID09

Address	Room	Window	Room Use	Proposed	Proposed ADF	Proposed APSH	
				VSC	Total	Total	Winter
<b>Proposed</b>							
First	R1	W1-L W1-U	Bedroom	7.1	1.2	8	8
First	R2	W2-L W2-U W3-L W3-U	LKD	8.6 29.3	2.5	48	19
First	R3	W4-L W4-U W5-L W5-U	LKD	4.0 28.1	3.3	11	2
First	R4	W6-L W6-U	Bedroom	28.7	3.8	N/F	N/F
First	R5	W7-L W7-U	Bedroom	27.7	3.5	N/F	N/F
First	R6	W8-L W8-U	Bedroom	8.3	1.5	N/F	N/F
First	R7	W9-L W9-U	LKD	6.1	1.3	N/F	N/F
First	R8	W10-L W10-U	Bedroom	31.7	3.3	N/F	N/F
First	R9	W11-L W11-U W12-L W12-U	LKD	6.6 30.9	3.2	N/F	N/F
First	R10	W13-L W13-U	Bedroom	29.9	4.0	N/F	N/F
First	R11	W14-L W14-U W15-L W15-U	Bedroom	9.3 28.6	4.6	N/F	N/F
First	R12	W16-L W16-U	Bedroom	26.7	4.5	N/F	N/F
First	R13	W17-L W17-U	KD	24.2			

Address	Room	Window	Room Use	Proposed	Proposed ADF	Proposed APSH	
				VSC	Total	Total	Winter
		W18-L		2.2			
		W18-U			2.5	5	4
First	R14	W19-L	Living Room	3.7			
		W19-U					
		W20-L		25.7			
		W20-U					
		W21-L		26.9			
		W21-U			3.8	43	20
First	R15	W22-L	Bedroom	27.2			
		W22-U			3.1	45	19
Second	R1	W1-L	Bedroom	9.4			
		W1-U			1.6	13	13
Second	R2	W2-L	LKD	9.8			
		W2-U					
		W3-L		32.4			
		W3-U			2.8	54	25
Second	R3	W4-L	LKD	6.7			
		W4-U					
		W5-L		31.8			
		W5-U			3.7	19	7
Second	R4	W6-L	Bedroom	32.2			
		W6-U			4.1	N/F	N/F
Second	R5	W7-L	Bedroom	30.9			
		W7-U			3.8	N/F	N/F
Second	R6	W8-L	Bedroom	11.3			
		W8-U			1.9	N/F	N/F
Second	R7	W9-L	LKD	8.2			
		W9-U			1.6	N/F	N/F
Second	R8	W10-L	Bedroom	34.7			
		W10-U			3.9	N/F	N/F
Second	R9	W11-L	LKD	10.5			
		W11-U					
		W12-L		34.5			
		W12-U			3.9	N/F	N/F
Second	R10	W13-L	Bedroom	32.9			
		W13-U			4.4	N/F	N/F

Address	Room	Window	Room Use	Proposed	Proposed ADF	Proposed APSH	
				VSC	Total	Total	Winter
Second	R11	W14-L	Bedroom	10.9			
		W14-U					
		W15-L					
		W15-U			5.0	N/F	N/F
Second	R12	W16-L	Bedroom	29.4			
		W16-U			4.8	N/F	N/F
Second	R13	W17-L	KD	26.8			
		W17-U					
		W18-L		2.8			
		W18-U			2.7	6	4
Second	R14	W19-L	Living Room	4.3			
		W19-U					
		W20-L		28.3			
		W20-U					
		W21-L		29.5			
		W21-U		4.1	44	20	
Second	R15	W22-L	Bedroom	29.8			
		W22-U			3.3	48	21
Third	R1	W1-L	Bedroom	11.8			
		W1-U			1.9	14	14
Third	R2	W2-L	LKD	11.0			
		W2-U					
		W3-L		35.4			
		W3-U			3.0	55	26
Third	R3	W4-L	LKD	10.3			
		W4-U					
		W5-L		35.4			
		W5-U			4.5	26	10
Third	R4	W6-L	Bedroom	35.5			
		W6-U			4.5	N/F	N/F
Third	R5	W7-L	Bedroom	34.0			
		W7-U			4.2	N/F	N/F
Third	R6	W8-L	Bedroom	14.1			
		W8-U			2.2	N/F	N/F
Third	R7	W9-L	LKD	10.3			
		W9-U			1.9	N/F	N/F

Address	Room	Window	Room Use	Proposed	Proposed ADF	Proposed APSH	
				VSC	Total	Total	Winter
Third	R8	W10-L	Bedroom	37.5			
		W10-U			3.9	N/F	N/F
Third	R9	W11-L	LKD	13.3			
		W11-U					
		W12-L		36.7			
		W12-U			4.5	N/F	N/F
Third	R10	W13-L	Bedroom	34.9			
		W13-U			4.5	N/F	N/F
Third	R11	W14-L	Bedroom	12.0			
		W14-U					
		W15-L		33.6			
		W15-U			5.3	N/F	N/F
Third	R12	W16-L	Bedroom	31.8			
		W16-U			5.1	N/F	N/F
Third	R13	W17-L	KD	29.4			
		W17-U					
		W18-L		3.3			
		W18-U			3.0	9	4
Third	R14	W19-L	Living Room	5.1			
		W19-U					
		W20-L		30.9			
		W20-U					
		W21-L		32.2			
		W21-U		4.4	45	21	
Third	R15	W22-L	Bedroom	32.4			
		W22-U			3.6	49	21
Fourth	R1	W1-L	Bedroom	17.6			
		W1-U			2.5	19	19
Fourth	R2	W2-L	LKD	14.5			
		W2-U					
		W3-L		38.1			
		W3-U			3.4	66	26
Fourth	R3	W4-L	LKD	16.9			
		W4-U					
		W5-L		38.2			
		W5-U			5.6	31	13



Address	Room	Window	Room Use	Proposed	Proposed ADF	Proposed APSH	
				VSC	Total	Total	Winter
Fourth	R4	W6-L	Bedroom	37.9			
		W6-U			4.9	N/F	N/F
Fourth	R5	W7-L	Bedroom	36.2			
		W7-U			4.4	N/F	N/F
Fourth	R6	W8-L	Bedroom	19.7			
		W8-U			2.9	N/F	N/F
Fourth	R7	W9-L	LKD	14.6			
		W9-U			2.4	N/F	N/F
Fourth	R8	W10-L	Bedroom	38.9			
		W10-U			4.4	N/F	N/F
Fourth	R9	W11-L	LKD	17.9			
		W11-U					
		W12-L		38.1			
		W12-U			5.0	N/F	N/F
Fourth	R10	W13-L	Bedroom	36.7			
		W13-U			4.9	N/F	N/F
Fourth	R11	W14-L	Bedroom	14.6			
		W14-U					
		W15-L		35.6			
		W15-U			5.8	N/F	N/F
Fourth	R12	W16-L	Bedroom	34.1			
		W16-U			5.5	N/F	N/F
Fourth	R13	W17-L	LKD	32.0			
		W17-U					
		W18-L		5.4			
		W18-U					
		W19-L		33.7			
		W19-U					
		W20-L		34.8			
		W20-U			4.7	63	21
Fourth	R14	W21-L	Bedroom	35.0			
		W21-U			3.8	63	24
Fifth	R1	W1-L	Bedroom	15.2			
		W1-U					
		W14-L		34.7			
		W14-U			4.3	42	17

Address	Room	Window	Room Use	Proposed	Proposed ADF	Proposed APSH	
				VSC	Total	Total	Winter
Fifth	R2	W2-L	LKD	13.2			
		W2-U					
		W3-L		38.9			
		W3-U			3.2	56	27
Fifth	R3	W4-L	LKD	14.7			
		W4-U					
		W5-L		39.1			
		W5-U			5.3	27	10
Fifth	R4	W6-L	Bedroom	38.8			
		W6-U			4.9	N/F	N/F
Fifth	R5	W7-L	Bedroom	36.8			
		W7-U			4.5	N/F	N/F
Fifth	R6	W8-L	Bedroom	16.8			
		W8-U			2.5	N/F	N/F
Fifth	R7	W9-L	LKD	12.6			
		W9-U			2.1	N/F	N/F
Fifth	R8	W10-L	Bedroom	39.4			
		W10-U			4.1	N/F	N/F
Fifth	R9	W11-L	LKD	14.4			
		W11-U					
		W12-L		38.5			
		W12-U			4.7	N/F	N/F
Fifth	R10	W13-L	Bedroom	38.0			
		W13-U			4.9	N/F	N/F
Sixth	R1	W1-L	Bedroom	15.6			
		W1-U					
		W14-L		36.8			
		W14-U			4.4	44	17
Sixth	R2	W2-L	LKD	14.0			
		W2-U					
		W3-L		39.1			
		W3-U			3.3	57	27
Sixth	R3	W4-L	LKD	14.7			
		W4-U					
		W5-L		39.1			
		W5-U			5.3	27	10

Address	Room	Window	Room Use	Proposed	Proposed ADF	Proposed APSH	
				VSC	Total	Total	Winter
Sixth	R4	W6-L	Bedroom	38.8			
		W6-U			4.9	N/F	N/F
Sixth	R5	W7-L	Bedroom	36.8			
		W7-U			4.5	N/F	N/F
Sixth	R6	W8-L	Bedroom	16.8			
		W8-U			2.5	N/F	N/F
Sixth	R7	W9-L	LKD	12.6			
		W9-U			2.1	N/F	N/F
Sixth	R8	W10-L	Bedroom	39.4			
		W10-U			4.1	N/F	N/F
Sixth	R9	W11-L	LKD	14.4			
		W11-U					
		W12-L		38.9			
		W12-U			4.7	N/F	N/F
Sixth	R10	W13-L	Bedroom	38.7			
		W13-U			5.0	N/F	N/F
Seventh	R1	W1-L	Bedroom	19.7			
		W1-U					
		W14-L		38.7			
		W14-U			5.0	51	22
Seventh	R2	W2-L	LKD	17.6			
		W2-U					
		W3-L		39.4			
		W3-U			3.6	69	27
Seventh	R3	W4-L	LKD	18.2			
		W4-U					
		W5-L		39.2			
		W5-U			5.8	31	13
Seventh	R4	W6-L	Bedroom	38.9			
		W6-U			5.0	N/F	N/F
Seventh	R5	W7-L	Bedroom	37.0			
		W7-U			4.5	N/F	N/F
Seventh	R6	W8-L	Bedroom	20.4			
		W8-U			2.9	N/F	N/F
Seventh	R7	W9-L	LKD	15.3			

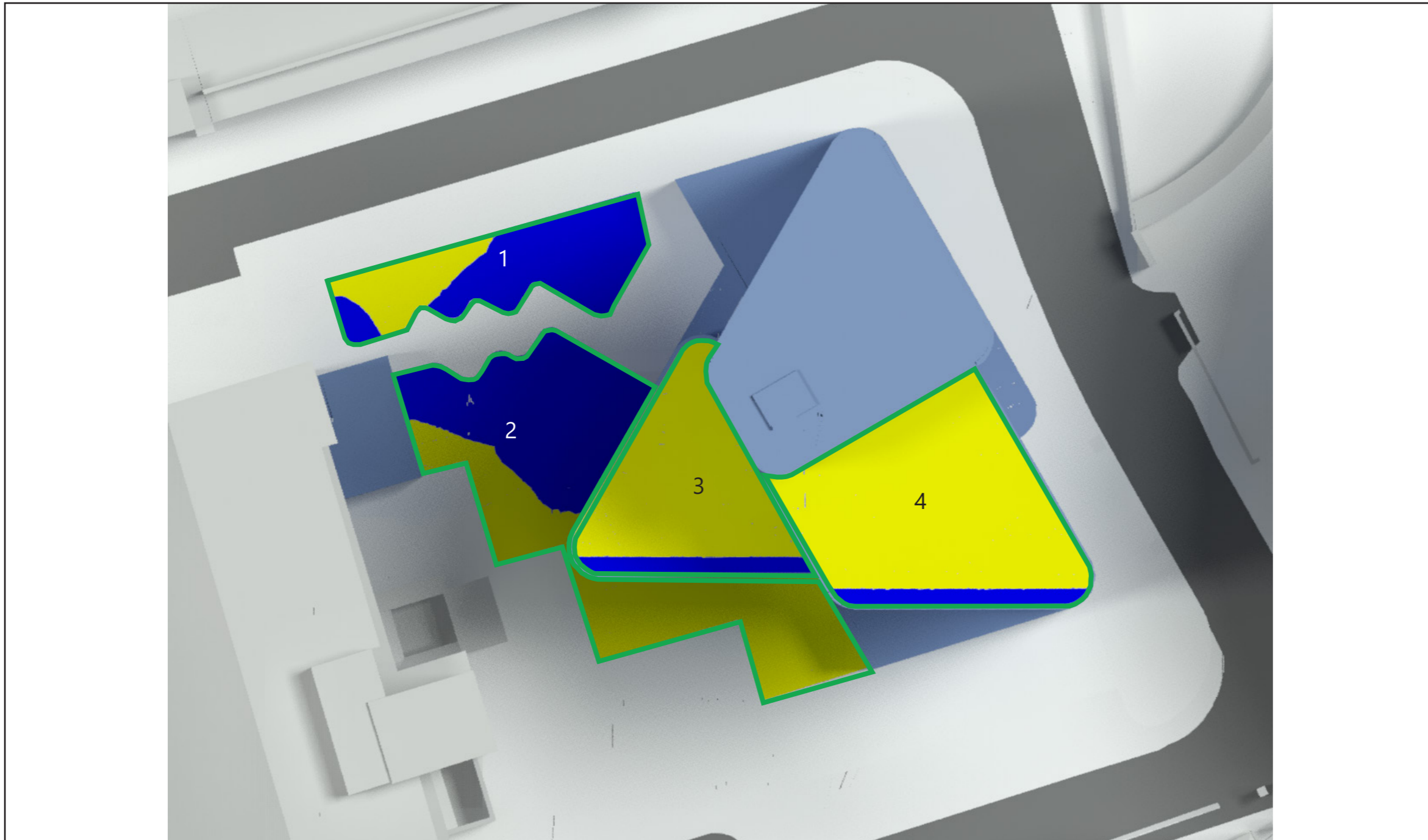
Address	Room	Window	Room Use	Proposed	Proposed ADF	Proposed APSH	
				VSC	Total	Total	Winter
		W9-U			2.5	N/F	N/F
Seventh	R8	W10-L W10-U	Bedroom	39.4	4.5	N/F	N/F
Seventh	R9	W11-L W11-U W12-L W12-U	LKD	17.9 39.4	5.1	N/F	N/F
Seventh	R10	W13-L W13-U	Bedroom	39.3	5.2	N/F	N/F
Eighth	R1	W1-L W1-U W7-L W7-U W8-L W8-U	Bedroom	16.7 39.3 39.4	6.5	62	23
Eighth	R2	W2-L W2-U	LKD	12.6	2.1	N/F	N/F
Eighth	R3	W3-L W3-U	Bedroom	39.4	4.4	N/F	N/F
Eighth	R4	W4-L W4-U W5-L W5-U	LKD	14.4 39.3	4.6	N/F	N/F
Eighth	R5	W6-L W6-U	Bedroom	39.3	5.1	N/F	N/F
Ninth	R1	W1-L W1-U W7-L W7-U W8-L W8-U	Bedroom	16.7 39.3 39.3	6.5	61	23
Ninth	R2	W2-L W2-U	LKD	12.6	2.1	N/F	N/F
Ninth	R3	W3-L W3-U	Bedroom	39.3	4.4	N/F	N/F
Ninth	R4	W4-L	LKD	14.4			

Address	Room	Window	Room Use	Proposed	Proposed ADF	Proposed APSH	
				VSC	Total	Total	Winter
Ninth	R5	W4-U	Bedroom	39.3	4.6	N/F	N/F
		W5-L					
		W5-U					
		W6-L		39.3	5.1	N/F	N/F
W6-U							



# Appendix 5

**Sunlight amenity study**



Sources of information

**Laser Surveys**  
 N9576-1-Topo-2D-R0.dwg  
 N9576-Topo-3D.dwg  
 N9576-2-Elevs-R0.dwg  
 Received 10/12/2019

**Stockwool Architects**  
 Wootton-MainModel-201214-A.dwg  
 3496W\_PL(20)101 LEVEL 1 PLAN.dwg  
 3496W\_PL(20)102 LEVEL 2 PLAN.dwg  
 3496W\_PL(20)103 LEVEL 3 PLAN.dwg  
 3496W\_PL(20)104 LEVEL 4 PLAN.dwg  
 3496W\_PL(20)105 LEVEL 5 PLAN.dwg  
 3496W\_PL(20)106 LEVEL 6 PLAN.dwg  
 3496W\_PL(20)107 LEVEL 7 PLAN.dwg  
 3496W\_PL(20)108 LEVEL 8 PLAN.dwg  
 3496W\_PL(20)109 LEVEL 9 PLAN.dwg  
 Received 15/12/2020

3496W\_PL(20)100 GROUND FLOOR PLAN.dwg  
 Received 16/12/2020

**EB7 Ltd**  
 Site Photographs  
 Ordnance Survey

Area	Floor Level	Total Area (sq.m)	Area more than 2 hours (sq.m)	Area % more than 2 hours
1	Ground	92.5	26.9	29.0
2	Ground	232.4	132.2	57.0
3	Fifth	120.0	105.3	88.0
4	Eighth	189.2	173.8	92.0
<b>Total</b>		<b>634.1</b>	<b>438.2</b>	<b>69.1%</b>

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

YES

NO

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

Key:

Proposed

Area of assessment



Project Wootton Street  
 London

Title Sunlight Amenity Study  
 Proposed  
 21st March

Drawn BA Checked --

Date 17/12/2020 Project 3995

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