


78C High Street, Tonbridge

Daylight and Sunlight Report

27 April 2021

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78C High Street, Tonbridge

DAYLIGHT AND SUNLIGHT REPORT

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Reviewed by: Luke Wilson

Reference: 2596

DOCUMENT HISTORY

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EXECUTIVE SUMMARY

- This is a report into the impact of the proposed development at 78C High Street, Tonbridge on the daylight and sunlight to surrounding residential properties. This analysis has been based upon scheme drawings provided by Rosemary White Design, a photogrammetric survey, and site photography.
- The analysis has been carried out in accordance with the methodologies contained in the Building Research Establishment's *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* (2011) (the "BRE Guidelines"), which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.
- The analysis shows that the impacts of the proposed development to the daylight and sunlight available to all habitable residential rooms within the neighbouring properties are either within the levels set out within the BRE Guidelines or, where there are minor transgressions, they are close to the proposed levels and the retained levels of daylight and sunlight are high.



1 INTRODUCTION

Waldrams have been instructed to provide daylight and sunlight analysis for the proposed development of the site at 78C High Street, Tonbridge. This analysis is based upon scheme drawings by Rosemary White Design, a photogrammetric survey of the site and surrounding context and site photography.

The analysis has been carried out in accordance with the methodologies contained in the BRE Guidelines which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.

The existing site can be seen on drawings 2596-01-01 to -01-03 with the proposal on drawings 2596-01-04 to -01-06, all in Appendix 1. The numerical results of the quantitative daylight and sunlight analysis can be found in Appendix 2. Window maps showing the locations of the windows analysed in the neighbouring property can be found in Appendix 3.

2 SUMMARY OF HOW DAYLIGHT AND SUNLIGHT ARE CONSIDERED FOR PLANNING

2.1 INTRODUCTION TO THE BRE GUIDELINES

Daylight and sunlight are planning considerations. The main reference used by local planning authorities to determine the acceptability of proposals in terms of their internal daylight and sunlight and the impact on daylight and sunlight to the surrounding properties is the Building Research Establishment (BRE) Guidelines, used in conjunction with British Standard BS8206 Part 2. The BRE Guidelines provide scientific, objective methods for establishing the acceptability of daylight and sunlight internal to the scheme and the surrounding properties. In practice, it is principally the main habitable rooms internal to the scheme and within the surrounding residential properties that are sensitive in terms of daylight and sunlight. This report therefore focuses on the internal daylight and sunlight and the change in daylight and sunlight to habitable rooms in the surrounding residential property.

The BRE Guidelines specify that the daylight and sunlight results be considered flexibly and in the context of the site. Clearly, there would be a higher expectation for daylight and sunlight in a rural or suburban environment than in a dense city centre location. The important factor in all cases is that the levels of daylight and sunlight are appropriate, taking into account all the planning policy requirements of the site. The BRE Guidelines acknowledge this in the introduction where 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 thus this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values."

(Page 1, BRE Guidelines)

The numerical figures should not be rigidly applied, but instead used as part of the overall evaluation of the daylight and sunlight to the surroundings in context of the site, its existing massing, and the need for regeneration and local planning policy guidance for the site. In particular, existing local precedents or recent planning consents may provide a good indication as to appropriate levels in the vicinity.

The BRE Guidelines specifies in Paragraph H1.2:

"Where the effect of a new building on existing buildings nearby is being analysed, it is usual to ignore the effect of trees. This is because daylight is at its scarcest and most valuable in winter months when most trees will not be in leaf."

We have not therefore included trees within our assessment model.

2.2 DAYLIGHT AND SUNLIGHT CRITERIA TO SURROUNDING RESIDENTIAL PROPERTY

According to the BRE Guidelines, a surrounding existing building to a proposed scheme will retain the potential for good interior daylighting if the scheme subtends less than 25 degrees from the horizontal as measured from the lowest habitable windows in the neighbouring windows. If this is not achieved, then good daylighting to the neighbouring properties is still achieved if the Vertical Sky Component (VSC) is in excess of 27% or is reduced by less than 20% from its existing level and if the area of the room that can see the sky at desk height (known as the daylight distribution or no sky contour) is reduced by less than 20% of its existing area. The BRE Guidelines state this in paragraph 2.2.21 as:

"If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- *The VSC measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value*



- *The area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value."*

The BRE Guidelines state in paragraph 2.2.2:

"Bathrooms, toilets, storerooms, circulation areas and garages need not be analysed."

In new surrounding buildings, where layouts are known, it may also be appropriate to analyse the Average Daylight Factor. The ADF measure of daylight takes into account the main factors that affect the actual daylight appearance of a room including the area of sky visibility, which is closely related to VSC, the area of the window serving the room, the glazing transmittance, the total area of the room's surfaces and the internal reflectance of the room. ADF then provides an absolute measure of daylight expressed as a ratio of daylight for the room in question as a proportion of the daylight outside at any moment in time.

The BRE Guidelines refers to BS 8206-2 Code of practice for daylighting and CIBSE Lighting Guide LG10, which gives recommended minimum values of ADF of 2% for kitchens, 1.5% for living rooms, and 1% for bedrooms.

The test for sunlight to the neighbouring properties is calculated for each living room with a main window facing within 90° of due south. Bedrooms and kitchens are considered by the BRE Guidelines as less important for sunlight. The BRE Guidelines state that any south facing window may potentially receive up to 1486 hours of sunlight per year on average, representing 100% of the annual probable sunlight hours (APSH).

The BRE Guidelines state that, each main window facing within 90° of due south serving a main living room may be adversely affected if it has less than 25% of the APSH across the whole year or less than 5% APSH during the winter months (defined as the 6 months from September 21st through to March 21st); and receives less than 0.8 times its former sunlight hours as a result of a proposed development; and has a reduction in sunlight hours received over the whole year greater than 4% of annual probable sunlight hours with the development in place.

Following the BRE Guidelines recommendations, VSC and APSH are measured from a point on the outer window wall whilst ADF is measured from the point halfway between the inner and outer window wall.

2.3 ALTERNATIVE TARGET VALUES AND APPLYING A FLEXIBLE APPROACH

The BRE Guidelines recommend that, in urban development locations, alternative baselines or lower target values may be used (c.f. Appendix F of the BRE Guidelines for



Daylight & Sunlight). Paragraph F1 states:

"These values [those set out in the BRE Guidelines] are purely advisory and different targets may be used based on the special requirements of the proposed development or its location. Such alternative targets may be generated from the layout dimensions of existing development, or they may be derived from considering the internal layout and daylight needs of the proposed development itself."

Indeed, in paragraph 2.2.3 of the BRE Guidelines it states:

"Note that numerical values given here are purely advisory. Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking more than its fair share of light. Appendix F gives further guidance."

2.5 METHOD USED FOR CALCULATING THE DAYLIGHT AND SUNLIGHT RESULTS

The analysis provided in this report utilizes state-of-the-art software to calculate in three dimensions the daylight and sunlight following the methods specified in the BRE Guidelines. A three dimensional accurate computer model has been created for the existing site in context of the immediate surrounding properties, based upon a photogrammetric survey of the site and surrounding properties, site photographs and Ordnance Survey information.

Drawings of the existing and proposed building in context of the surrounding properties are shown in Appendix 1.

2.5.1 SURROUNDING PROPERTIES

Daylight and sunlight levels comparing the existing and proposed daylight (VSC and daylight distribution) and sunlight (APSH) situation are then calculated for the surrounding properties. These results are provided in Appendix 2.

REFERENCES:

BRE Guidelines (BR 209):- Site layout planning for daylight and sunlight: a guide to good practice, by PJ Littlefair (2011).

These Guidelines provide the basis of the analysis described in this report. Please refer to this document for a detailed description as to the approach, methodology, and implementation of the numerical analysis used in this report. A summary of the approach



and methods recommended by the BRE Guidelines is included in Section 2 above of this report.

3 ASSUMPTIONS USED IN THE ANALYSIS

Uses of the surrounding properties have been based on external appearance to determine whether they are residential or commercial use. Where this is ambiguous, we have researched the Council Tax records for the property, which if listed would indicate residential use.

It is important to note that the precise position of the surrounding property elevations has been estimated based on brick counts from site photographs. The floor levels for the surrounding buildings are assumed unless otherwise indicated, which may affect the daylight distribution and ADF calculations.

We have obtained layouts for the following properties from the local planning portal and/or estate agency listings:

- 1-32 Waterside Lodge (Partial)

We have not been able to obtain layouts or gain access internally to any of the remaining surrounding properties and so details of the internal layouts and floor level heights have been assumed from the external appearance of the building, and the locations of windows. Unless known or otherwise, appropriate the depths of rooms have been assumed at 4.27m for residential properties and 6m for commercial properties, or half the building depth if this is less than these dimensions.

All property addresses are taken from the Land Registry MapSearch website and we advise that these are checked by your solicitor prior to any action being taken based on this report.

4 SOURCES OF INFORMATION USED IN THE REPORT

Rosemary White Design

Appendices F) Elevations and floor plans 20.11.20

Received 24.11.20

201125_TonbridgeHS_Pre-App1_Assisted_Living_RevB

Received 10.12.20

Waldrams Chartered Surveyors

Photogrammetry

Site Photographs

Ordnance Survey



Figure 1: Existing site

5 DAYLIGHT & SUNLIGHT ANALYSIS

The existing site is shown on drawings 2596-01-01 to -01-03 in Appendix 1 whilst the proposed scheme is shown on drawings 2596-01-04 to -01-06. The existing site is shown in figure 1 above.

In terms of daylight and sunlight, the following properties in the table below were analysed due to their proximity to the development site given the height and massing of the proposal:

The table below demonstrates that the following properties meet the target values as set out in the BRE Guidelines for daylight (in terms of VSC and daylight distribution) and sunlight (in terms of APSH) and therefore, are not commented on further:

- | | |
|-------------------|---------------------|
| • 84 High Street | • 74 High Street |
| • 82a High Street | • 72 High Street |
| • 82 High Street | • 70 High Street |
| • 80 High Street | • 4 Bradford Street |
| • 76 High Street | • 2 Bradford Street |



Property	Vertical Sky Component					No Sky Line					Annual Probable Sunlight Hours	
	Windows tested	Windows satisfying BRE criteria	Windows not satisfying BRE criteria (reduction)			Rooms tested	Rooms satisfying BRE criteria	Rooms not satisfying BRE criteria (reduction)			South facing windows tested	Windows satisfying BRE criteria
			20-29.9%	30-39.9%	>40%			20-29.9%	30-39.9%	>40%		
1 to 32 Waterside	61	59	1		1	53	51	2			57	56
1 & 2 River Walk	13	13				12	10	2			13	13
2 New Wharf Road	21	17	1	1	2	15	11	2	1	1	19	17
84 High Street	8	8				6	6				4	4
82a High Street	2	2				2	2					
82 High Street	7	7				3	3					
80 High Street	3	3				3	3					
78 High Street	6	4			2	5	4			1		
76 High Street	8	8				6	6					
74 High Street	1	1				1	1					
72 High Street	5	5				5	5					
70 High Street	5	5				3	3					
4 Bradford Street	2	2				2	2					
2 Bradford Street	1	1				1	1					
Crown Building (Commercial)	46	35	6	5		28	26	1		1	11	11

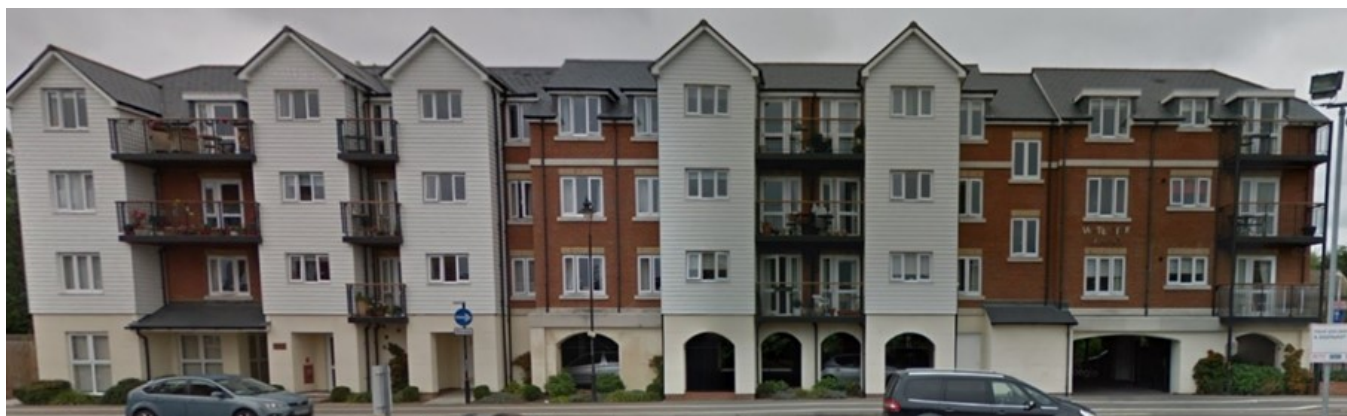


Photo 1: property
name

1 TO 32 WATERSIDE LODGE

This residential property is located to the north west of the site across River Walk. The ground floor windows opposite the site do not appear to serve habitable space although we advise that this is confirmed if possible. We have obtained partial layouts within this property and the remaining layouts have been assumed in the 3D modelling used in the analysis.

RESULTS

Daylight – VSC

All windows serving habitable space within this property will meet the target values set out within the BRE Guidelines for daylight in VSC terms

Daylight – daylight distribution

40 of the 50 rooms analysed meet the target values for daylight distribution. The remaining two rooms (R9 & R12) achieve 71% and 78% of their existing levels. The two windows (W10 & W13) serving these rooms both retain above 27% VSC.

Sunlight – APSH

All of the 53 windows above the ground floor that face within 90 degrees of due south meet the target values set out within the BRE Guidelines when considering access to sunlight across the year, and all but one of these windows achieve the target values set out for the winter months. The window that does not is W7 on the first floor. The BRE Guidelines make clear that sunlight is of importance for main living rooms. This window likely serves a bedroom.

OPINION

All windows within this property meet the target values for daylight in VSC terms and all main living rooms meet the BRE Guidelines for Sunlight. We have not obtained layouts across this property and the daylight distribution can only be indicative. The two assumed rooms that achieve below the target values for daylight retain over 27% VSC and will remain very well daylight.



Photo 2: 2 New Wharf Road

2 NEW WHARF ROAD, FLATS 1-10

This residential property is located to the north east of the proposal. The ground floor windows facing the site do not appear to serve habitable space. We have not obtained layouts within this property which have been assumed in the 3D modelling used in the analysis.

RESULTS

Daylight – VSC

Of the eighteen windows above the ground floor, seventeen meet the target values set out within the BRE Guidelines. There is one window on the first floor that retains 78% of its existing VSC, slightly below the 80% recommended. The room served by this window is also served by window W1 that retains 34% VSC in absolute terms. The room served by this window will retain 91% of its daylight distribution, albeit on the basis of assumed layouts.

Daylight – daylight distribution

Of the thirteen rooms above the ground floor, eleven meet the target values for daylight distribution. The two remaining rooms (R2 & R3) retain 68% and 71% of their existing levels. The windows serving these rooms retain above 27% VSC.



Sunlight - APSH

All sixteen south facing windows analysed meet the target values set out within the BRE Guidelines when considering Sunlight.

OPINION

Seventeen of the eighteen¹⁸ windows within this property meet the target values for daylight in VSC terms with the final window close to the recommended levels. All windows meet the BRE Guidelines for sunlight.

We have not obtained layouts across this property and the daylight distribution results can therefore only be indicative. The two assumed rooms that achieve below the target values for daylight distribution retain over 27% VSC and will remain very well daylight.



Photo 3: 1-4 Riverside Walk

1 TO 4 RIVER WALK

BACKGROUND INFORMATION ABOUT PROPERTY

This property is located to the north of the proposed development and can be seen above in Photo 3. There has been a proposal submitted to redevelop this property that was rejected. We have not obtained layouts within this property.

RESULTS

Daylight – VSC

All windows within this property meet the target values set out within the BRE Guidelines for daylight in VSC terms.

Daylight – daylight distribution

Of the ten assumed rooms facing the proposal, eight meet the target values for daylight distribution. Rooms R1 and R5 on the ground floor retain 73% and 74% of their existing daylight distribution respectively.

Sunlight - APSH

All windows within this property meet the target values set out within the BRE Guidelines for sunlight.



OPINION

All windows within this property meet the target values set out within the BRE Guidelines for daylight in VSC terms and sunlight. There are two rooms that fall slightly below the recommended levels for daylight distribution on the basis of assumed layouts. As these daylight distribution results can only be indicative and are close to the target values overall, in our opinion the impacts to the daylight and sunlight within this property should be considered acceptable.



Photo 4: 78 High Street Tonbridge

78 HIGH STREET

This residential property is located to the south of the site. The flank wall of the property on the second floor is shown in Photo 4 above. The two windows in this wall will be covered by the proposal. One of these windows is partially obscured in the existing position.

The main habitable windows within this property face either east over the High Street or west looking largely past the development and all meet the BRE Guidelines retaining high levels of daylight and sunlight.

OPINION

Overall, in our opinion, this property will retain good access to daylight and the impacts should be considered acceptable.



6 CONCLUSIONS

This is a report into the impact of the proposed development at 78C High Street, Tonbridge on the daylight and sunlight to surrounding residential properties. This analysis has been based upon scheme drawings provided by Rosemary White Design, a photogrammetric survey and site photography

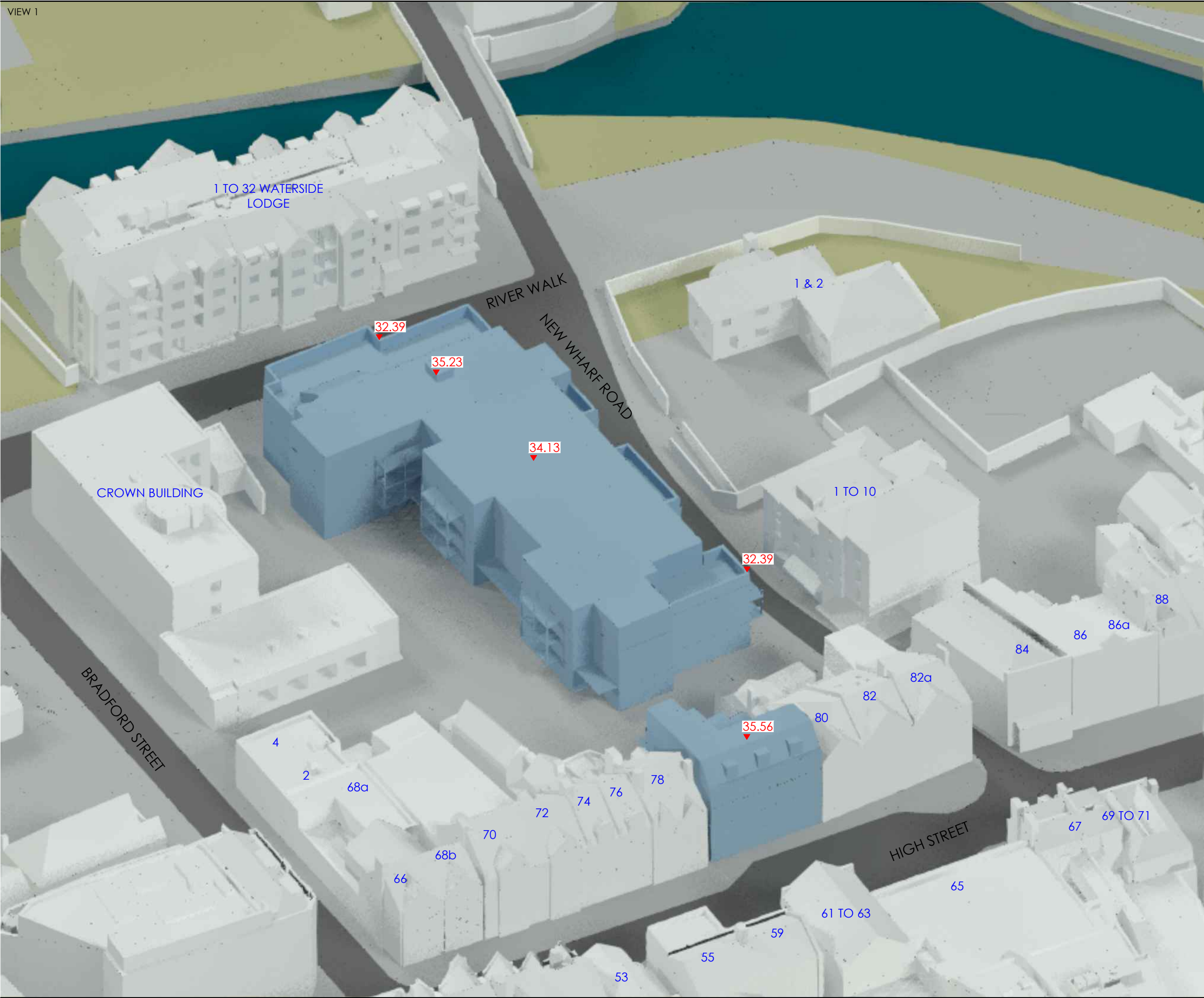
The analysis has been carried out in accordance with the methodologies contained in the Building Research Establishment's Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2011) (the "BRE Guidelines"), which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.

The analysis shows that the impacts of the proposed development to the daylight and sunlight available to all habitable residential rooms within the neighbouring properties are either within the levels set out within the BRE Guidelines or, where there are minor transgressions, they are close to the proposed levels and retained levels of daylight and sunlight are high.



APPENDIX 1

Drawings



SOURCES OF INFORMATION:

McCARTHY STONE
IR02 (RECEIVED 17.11.2020)
IR03 (RECEIVED 24.11.2020)
IR05 (RECEIVED 10.12.2020)

ACCUCITIES
IR04 (RECEIVED 24.11.2020)

SURROUNDING PROPERTY INFORMATION

NOTES:

PROPOSED BUILDING SHOWN IN BLUE

AOD HEIGHTS SHOWN IN METRES

PROJECT
78c HIGH STREET
TONBRIDGE TN9

DRAWING
3D VIEW
PROPOSED SCHEME

SCALE @ A3
NTS

DATE
20.03.2020

MODELLED BY
DF

DRAWN BY
DF

PROJECT No.
2594

REL No.- DWG No.
01-06



SOURCES OF INFORMATION:

McCARTHY STONE
IR02 (RECEIVED 17.11.2020)
IR03 (RECEIVED 24.11.2020)
IR05 (RECEIVED 10.12.2020)

ACCUCITIES
IR04 (RECEIVED 24.11.2020)

SURROUNDING PROPERTY INFORMATION

NOTES:

EXISTING BUILDING SHOWN IN GREEN



PROJECT
78c HIGH STREET
TONBRIDGE TN9

DRAWING
PLAN VIEW
EXISTING CONDITION

SCALE @ A3
1:500

DATE
20.03.2020

MODELLLED BY
DF

DRAWN BY
DF

PROJECT No.
2594

REL No.- DWG No.
01-01



SOURCES OF INFORMATION:

McCARTHY STONE
IR02 (RECEIVED 17.11.2020)
IR03 (RECEIVED 24.11.2020)
IR05 (RECEIVED 10.12.2020)

ACCUCITIES
IR04 (RECEIVED 24.11.2020)

SURROUNDING PROPERTY INFORMATION

NOTES:

EXISTING BUILDING SHOWN IN GREEN

AOD HEIGHTS SHOWN IN METRES

PROJECT
78c HIGH STREET
TONBRIDGE TN9

DRAWING
3D VIEW
EXISTING CONDITION

SCALE @ A3
NTS

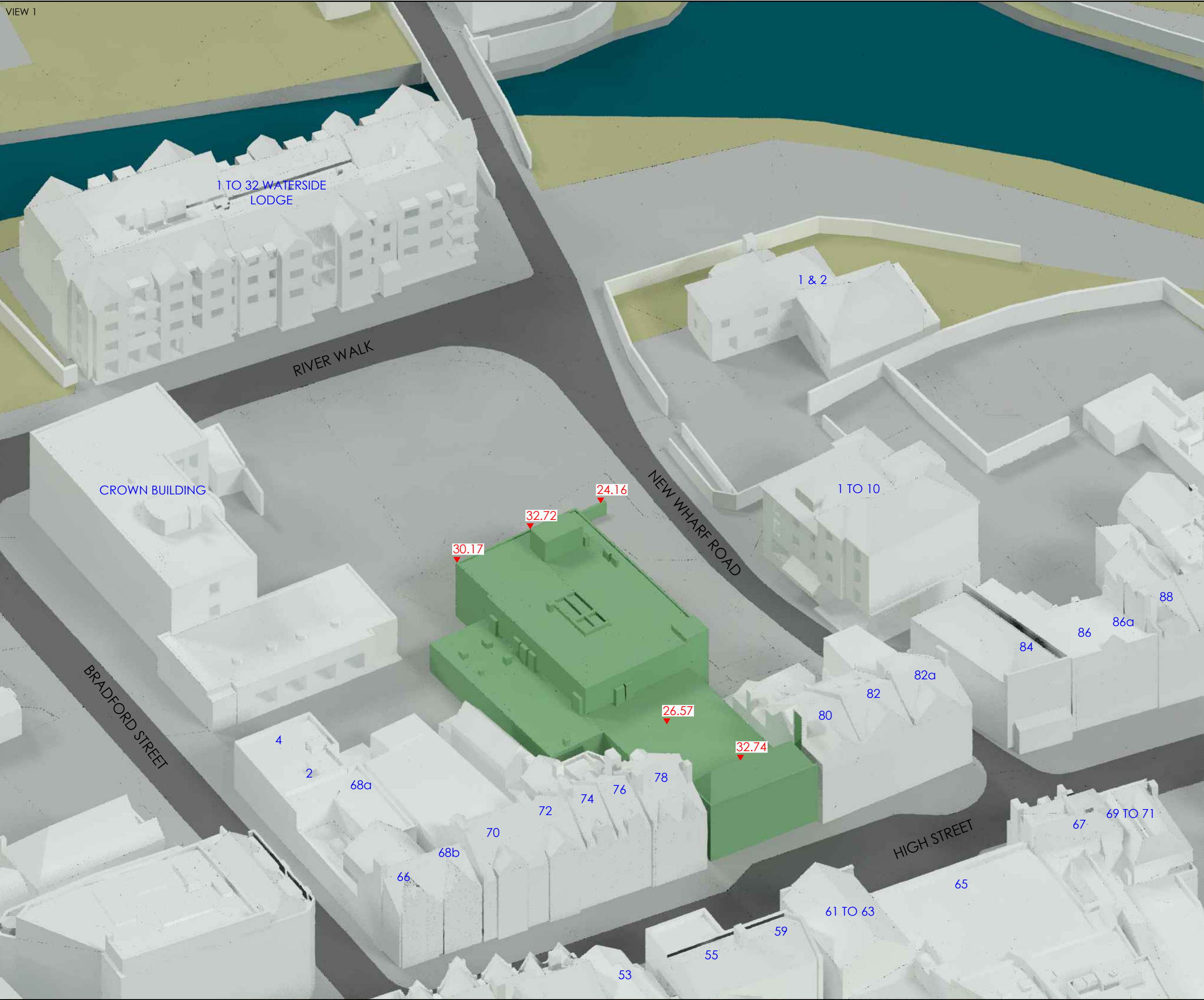
DATE
20.03.2020

MODELLED BY
DF

DRAWN BY
DF

PROJECT No.
2594

REL No.- DWG No.
01-02



SOURCES OF INFORMATION:

McCARTHY STONE
IR02 (RECEIVED 17.11.2020)
IR03 (RECEIVED 24.11.2020)
IR05 (RECEIVED 10.12.2020)

ACCUCITIES
IR04 (RECEIVED 24.11.2020)

SURROUNDING PROPERTY INFORMATION

NOTES:

EXISTING BUILDING SHOWN IN GREEN

AOD HEIGHTS SHOWN IN METRES

PROJECT
78c HIGH STREET
TONBRIDGE TN9

DRAWING
3D VIEW
EXISTING CONDITION

SCALE @ A3
NTS

DATE
20.03.2020

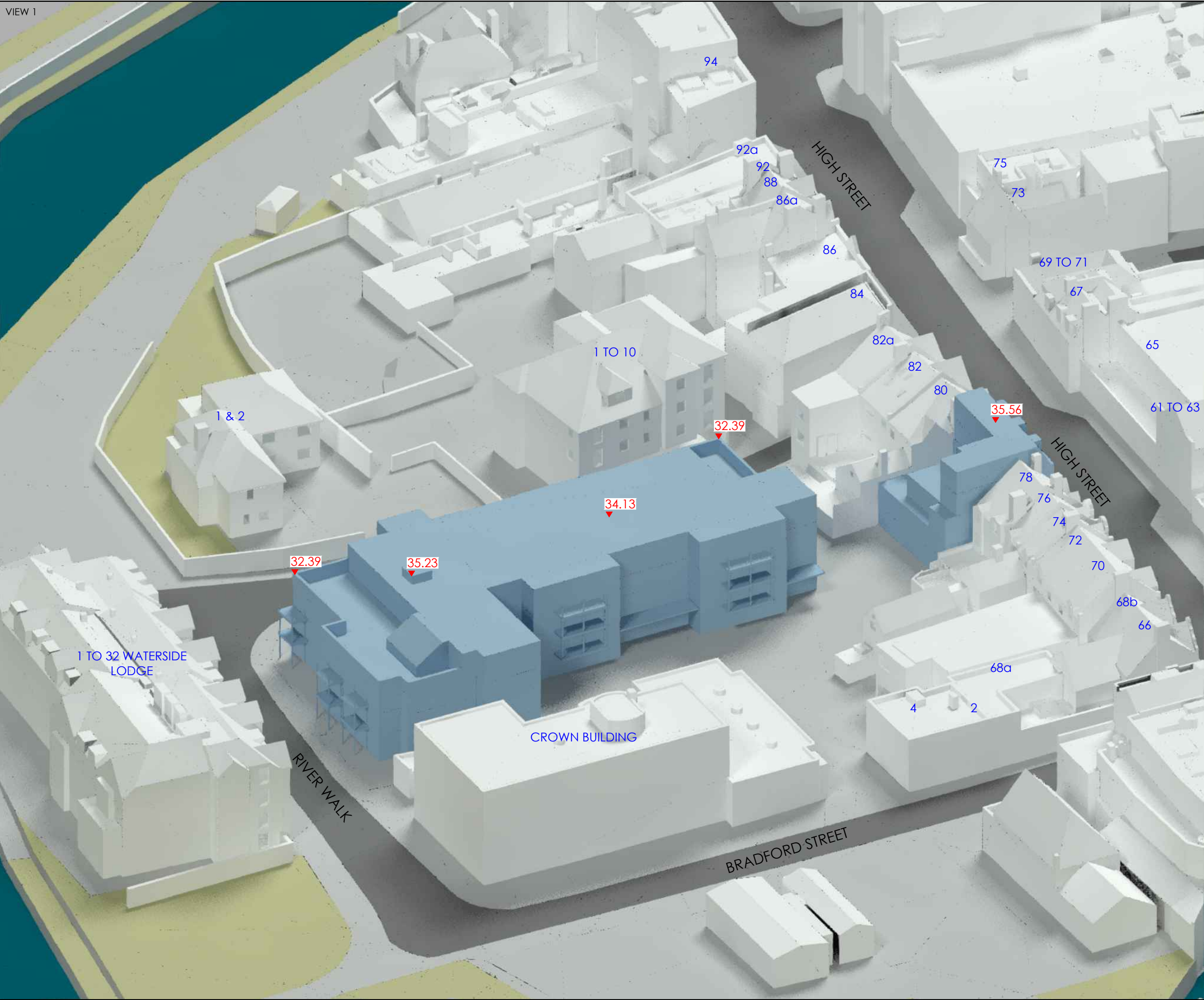
MODELLED BY
DF

DRAWN BY
DF

PROJECT No.
2594

REL No. - DWG No.
01-03

REL No.- DWG No.
01-04



SOURCES OF INFORMATION:

McCARTHY STONE
IR02 (RECEIVED 17.11.2020)
IR03 (RECEIVED 24.11.2020)
IR05 (RECEIVED 10.12.2020)

ACCUCITIES
IR04 (RECEIVED 24.11.2020)

SURROUNDING PROPERTY INFORMATION

NOTES:

PROPOSED BUILDING SHOWN IN BLUE
AOD HEIGHTS SHOWN IN METRES

PROJECT
78c HIGH STREET
TONBRIDGE TN9

DRAWING
3D VIEW
PROPOSED SCHEME

SCALE @ A3
NTS

DATE
20.03.2020

MODELLED BY
DF

DRAWN BY
DF

PROJECT No.
2594

REL No.- DWG No.
01-05



APPENDIX 2

Daylight & Sunlight Results

Consented																	
					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
1 to 32 Waterside Lodge																	
Ground	R1	Residential	Unknown	W1	27.94	27.94	1.00	14.91	99.34	99.1	1.00	63	63	1.00	13	13	1.00
Ground	R1	Residential	Unknown	W2	30.56	27.6	0.90	14.91	99.34	99.1	1.00	59	53	0.90	17	17	1.00
Ground	R2	Residential	Unknown	W3	25.4	21.92	0.86	8.77	99	98.97	1.00	42	35	0.83	8	8	1.00
Ground	R2	Residential	Unknown	W4	1.73	0.86	0.50	8.77	99	98.97	1.00	North	North	North	North	North	North
Ground	R3	Residential	Circulation	W5	15.41	11.92	0.77	10.1	78.28	69.67	0.89	28	22	0.79	4	2	0.50
First	R1	Residential	Unknown	W1	37.17	37.17	1.00	14.94	99.34	99.33	1.00	75	75	1.00	24	24	1.00
First	R1	Residential	Unknown	W2	33.35	31.5	0.94	14.94	99.34	99.33	1.00	61	59	0.97	17	17	1.00
First	R2	Residential	Unknown	W3	30.3	28.15	0.93	13.54	89.8	89.8	1.00	45	43	0.96	10	10	1.00
First	R3	Residential	Unknown	W4	35.06	32.22	0.92	13.07	98.03	97.24	0.99	63	58	0.92	19	17	0.89
First	R4	Residential	Unknown	W5	17.69	15.31	0.87	4.37	98.31	98.31	1.00	28	25	0.89	6	4	0.67
First	R5	Residential	Unknown	W6	35.66	31.9	0.89	13.13	98.95	92.88	0.94	65	60	0.92	21	18	0.86
First	R6	Residential	Unknown	W7	19.47	15.91	0.82	4.8	95.83	95.83	1.00	28	23	0.82	5	2	0.40
First	R7	Residential	Unknown	W8	34.29	29.81	0.87	9.43	98.9	89.21	0.90	59	54	0.92	19	16	0.84
First	R8	Residential	Unknown	W9	24.99	21.12	0.85	6.49	95.96	81.87	0.85	56	52	0.93	20	17	0.85
First	R9	Residential	Unknown	W10	36.36	31.18	0.86	14.31	98.67	70.43	0.71	67	61	0.91	23	19	0.83
First	R10	Residential	Unknown	W11	21.21	17.65	0.83	5.39	97.92	97.92	1.00	30	26	0.87	5	2	0.40
First	R11	Residential	Unknown	W12	20.9	16.89	0.81	5.4	98.07	98.07	1.00	37	32	0.86	11	7	0.64
First	R12	Residential	Unknown	W13	36.64	32.19	0.88	14.36	98.65	77.11	0.78	67	62	0.93	23	19	0.83
First	R13	Residential	Circulation	W14	26.72	23.95	0.90	6.49	97.33	94.33	0.97	32	28	0.88	6	3	0.50
First	R14	Residential	Circulation	W15	34.68	32.2	0.93	8.52	97.14	97.14	1.00	50	48	0.96	15	13	0.87
First	R15	Residential	Unknown	W16	36.45	33.31	0.91	12.12	99.49	96.7	0.97	60	59	0.98	19	18	0.95
First	R16	Residential	Unknown	W17	36.68	34.02	0.93	10.43	99.63	99.15	1.00	63	62	0.98	20	19	0.95
First	R17	Residential	Unknown	W18	36.59	33.98	0.93	11.44	98.8	98.8	1.00	65	63	0.97	21	19	0.90
First	R17	Residential	Unknown	W19	32.34	32.34	1.00	11.44	98.8	98.8	1.00	North	North	North	North	North	North
Second	R1	Residential	Unknown	W1	37.85	37.85	1.00	14.94	99.34	99.34	1.00	78	78	1.00	27	27	1.00
Second	R1	Residential	Unknown	W2	35.75	34.82	0.97	14.94	99.34	99.34	1.00	66	66	1.00	22	22	1.00
Second	R2	Residential	Unknown	W3	32.22	31.04	0.96	13.54	91.67	91.67	1.00	52	52	1.00	15	15	1.00
Second	R3	Residential	Unknown	W4	36.81	35.53	0.97	13.07	98.03	98.03	1.00	67	67	1.00	23	23	1.00
Second	R4	Residential	Unknown	W5	18.34	17.2	0.94	4.37	98.31	98.31	1.00	28	27	0.96	6	5	0.83
Second	R5	Residential	Unknown	W6	37.12	35.53	0.96	13.13	98.95	98.95	1.00	67	65	0.97	23	21	0.91
Second	R6	Residential	Unknown	W7	19.85	18.24	0.92	4.8	95.84	95.84	1.00	28	26	0.93	5	3	0.60
Second	R7	Residential	Unknown	W8	35.64	33.67	0.94	9.43	98.9	98.9	1.00	60	58	0.97	20	18	0.90
Second	R8	Residential	Unknown	W9	25.84	24.1	0.93	6.49	95.97	95.96	1.00	57	55	0.96	21	19	0.90
Second	R9	Residential	Unknown	W10	37.51	35.3	0.94	14.31	98.67	98.67	1.00	67	65	0.97	23	21	0.91
Second	R10	Residential	Unknown	W11	22.19	20.43	0.92	5.39	98.48	98.48	1.00	30	28	0.93	5	3	0.60
Second	R11	Residential	Unknown	W12	21.97	19.98	0.91	5.4	98.33	98.33	1.00	39	37	0.95	11	9	0.82
Second	R12	Residential	Unknown	W13	37.65	35.64	0.95	14.36	98.65	98.65	1.00	66	64	0.97	22	20	0.91
Second	R13	Residential	Circulation	W14	27.21	25.76	0.95	6.49	97.33	97.33	1.00	32	30	0.94	6	4	0.67
Second	R14	Residential	Circulation	W15	34.89	33.86	0.97	8.52	97.29	97.29	1.00	54	53	0.98	15	14	0.93
Second	R15	Residential	Unknown	W16	37.38	35.83	0.96	12.12	99.49	99.49	1.00	63	61	0.97	20	18	0.90
Second	R16	Residential	Unknown	W17	37.52	36.21	0.97	10.43	99.63	99.63	1.00	61	60	0.98	20	19	0.95

Daylight_Sunlight Analysis Table
Surroundings

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m ²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Second	R17	Residential	Unknown	W18	37.52	36.17	0.96	11.44	98.8	98.8	1.00	65	64	0.98	22	21	0.95
Second	R17	Residential	Unknown	W19	33.29	33.29	1.00	11.44	98.8	98.8	1.00	North	North	North	North	North	North
Third	R1	Residential	Unknown	W1	38.7	38.7	1.00	14.92	99.33	99.33	1.00	78	78	1.00	27	27	1.00
Third	R1	Residential	Unknown	W2	36.89	36.65	0.99	14.92	99.33	99.33	1.00	59	59	1.00	19	19	1.00
Third	R2	Residential	Unknown	W3	35.5	35.16	0.99	13.54	92.67	92.67	1.00	62	62	1.00	18	18	1.00
Third	R3	Residential	Unknown	W4	37.88	37.6	0.99	13.07	98.03	98.03	1.00	61	61	1.00	21	21	1.00
Third	R4	Residential	Unknown	W5	20.26	19.92	0.98	4.37	99.41	99.41	1.00	28	28	1.00	6	6	1.00
Third	R5	Residential	Unknown	W6	37.89	37.58	0.99	13.13	98.92	98.92	1.00	61	61	1.00	21	21	1.00
Third	R6	Residential	Unknown	W7	22.11	21.74	0.98	4.8	97.01	97.01	1.00	27	27	1.00	5	5	1.00
Third	R7	Residential	Unknown	W8	34.17	33.73	0.99	9.43	1.87	1.87	1.00	55	55	1.00	18	18	1.00
Third	R8	Residential	Unknown	W9	23.51	23.08	0.98	6.49	1.74	1.74	1.00	41	41	1.00	15	15	1.00
Third	R9	Residential	Unknown	W10	37.93	37.5	0.99	14.31	98.66	98.66	1.00	60	60	1.00	20	20	1.00
Third	R10	Residential	Unknown	W11	26.34	25.82	0.98	5.39	99.42	99.42	1.00	35	35	1.00	5	5	1.00
Third	R11	Residential	Unknown	W12	26.13	25.54	0.98	5.4	99.4	99.4	1.00	49	49	1.00	14	14	1.00
Third	R12	Residential	Unknown	W13	37.97	37.53	0.99	14.36	98.59	98.59	1.00	60	59	0.98	20	19	0.95
Third	R13	Residential	Circulation	W14	29.5	29.12	0.99	6.49	98.04	98.04	1.00	36	36	1.00	6	6	1.00
Third	R14	Residential	Unknown	W15	35.57	35.2	0.99	12.12	99.35	99.35	1.00	58	58	1.00	20	20	1.00
Third	R15	Residential	Unknown	W16	33.77	33.48	0.99	10.43	97.86	97.86	1.00	53	53	1.00	18	18	1.00
Third	R16	Residential	Unknown	W17	35.9	35.49	0.99	11.44	98.49	98.49	1.00	58	58	1.00	18	18	1.00
Third	R16	Residential	Unknown	W18	36.21	36.21	1.00	11.44	98.49	98.49	1.00	North	North	North	North	North	North
1 to 4 River Walk																	
Ground	R1	Residential	Unknown	W1	33.5	28.93	0.86	9.49	96.05	72.52	0.76	74	67	0.91	24	17	0.71
Ground	R2	Residential	Unknown	W2	33.67	28.65	0.85	8.87	98.17	98.17	1.00	75	66	0.88	24	15	0.63
Ground	R2	Residential	Unknown	W3	31.17	29.38	0.94	8.87	98.17	98.17	1.00	64	58	0.91	20	14	0.70
Ground	R3	Residential	Unknown	W4	29.58	28.13	0.95	9.61	99.03	99.01	1.00	58	54	0.93	20	16	0.80
Ground	R4	Residential	Unknown	W5	21.01	19.89	0.95	9.76	86.33	86.32	1.00	52	48	0.92	21	17	0.81
Ground	R5	Residential	Unknown	W6	24.74	21.87	0.88	22.51	96.88	73.66	0.76	56	52	0.93	21	17	0.81
Ground	R6	Residential	Unknown	W7	31.27	27.86	0.89	14.07	99	91.26	0.92	65	60	0.92	23	18	0.78
First	R1	Residential	Unknown	W1	32.14	28.84	0.90	9.5	93.42	85.93	0.92	68	65	0.96	24	21	0.88
First	R2	Residential	Unknown	W2	31.28	29.96	0.96	11.47	76	75.88	1.00	54	52	0.96	19	17	0.89
First	R3	Residential	Unknown	W3	30.47	29.45	0.97	7	99.57	99.51	1.00	54	53	0.98	19	18	0.95
First	R4	Residential	Unknown	W4	26.47	25.68	0.97	9.76	97.83	97.83	1.00	51	51	1.00	20	20	1.00
First	R5	Residential	Unknown	W5	28.46	26.43	0.93	22.51	98.8	98.72	1.00	58	57	0.98	24	23	0.96
First	R6	Residential	Unknown	W6	31.3	28.84	0.92	14.07	99.14	99.14	1.00	65	63	0.97	26	24	0.92
2 New North Road																	
Ground	R1	Commercial	Unknown	W1	30.77	19.33	0.63	30.71	77.42	38.84	0.50	73	52	0.71	20	5	0.25
Ground	R2	Residential	Circulation	W2	10.93	2.65	0.24	23.13	56.84	42.13	0.74	26	9	0.35	15	4	0.27
Ground	R2	Residential	Circulation	W3	9.9	3.43	0.35	23.13	56.84	42.13	0.74	22	7	0.32	15	5	0.33
First	R1	Residential	Unknown	W1	36.91	34	0.92	15.99	99.37	91.08	0.92	North	North	North	North	North	North
First	R1	Residential	Unknown	W2	34.79	25.43	0.73	15.99	99.37	91.08	0.92	79	64	0.81	26	13	0.50
First	R2	Residential	Unknown	W3	34.95	27.03	0.77	13.46	98.4	66.83	0.68	78	67	0.86	26	16	0.62
First	R3	Residential	Unknown	W4	33.96	27.49	0.81	14.33	95.37	68.05	0.71	74	64	0.86	26	17	0.65
First	R4	Residential	Unknown	W5	34.9	30.13	0.86	17.93	98.39	86.53	0.88	83	77	0.93	27	22	0.81
First	R5	Residential	Unknown	W6	32.44	29.34	0.90	16.13	97.9	97.88	1.00	73	68	0.93	23	18	0.78

Daylight_Sunlight Analysis Table
Surroundings



					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m ²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
First	R5	Residential	Unknown	W7	26.54	26.48	1.00	16.13	97.9	97.88	1.00	45	45	1.00	13	13	1.00
Second	R1	Residential	Unknown	W1	34.23	32.77	0.96	15.99	99.36	99.36	1.00	North	North	North	North	North	North
Second	R1	Residential	Unknown	W2	35.54	30.3	0.85	15.99	99.36	99.36	1.00	81	75	0.93	29	23	0.79
Second	R2	Residential	Unknown	W3	33.48	29.48	0.88	13.46	98.38	98.38	1.00	74	71	0.96	27	24	0.89
Second	R3	Residential	Unknown	W4	32.96	29.64	0.90	14.33	95.39	95.38	1.00	73	70	0.96	27	24	0.89
Second	R4	Residential	Unknown	W5	37.47	34.77	0.93	17.93	98.39	98.39	1.00	84	81	0.96	28	25	0.89
Second	R5	Residential	Unknown	W6	35.73	33.55	0.94	16.13	99.27	99.27	1.00	79	77	0.97	29	27	0.93
Second	R5	Residential	Unknown	W7	33.75	33.58	0.99	16.13	99.27	99.27	1.00	58	58	1.00	19	19	1.00
Third	R1	Residential	Unknown	W1	37.66	36.99	0.98	19.07	93.61	93.61	1.00	80	80	1.00	27	27	1.00
Third	R2	Residential	Unknown	W2	37.13	36.7	0.99	17.93	98.39	98.39	1.00	82	82	1.00	30	30	1.00
Third	R3	Residential	Unknown	W3	36.54	35.95	0.98	16.13	99.32	99.32	1.00	77	77	1.00	30	30	1.00
Third	R3	Residential	Unknown	W4	36.38	36.3	1.00	16.13	99.32	99.32	1.00	52	52	1.00	18	18	1.00
84 High Street																	
Ground	R1	Commercial	Unknown	W1	14.87	14.11	0.95	7.55	1.6	1.6	1.00	North	North	North	North	North	North
First	R1	Commercial	Unknown	W1	16.79	16.56	0.99	22.22	63.2	63.2	1.00	50	50	1.00	2	2	1.00
First	R1	Commercial	Unknown	W2	20.59	20.04	0.97	22.22	63.2	63.2	1.00	58	57	0.98	4	3	0.75
First	R2	Commercial	Unknown	W3	19.67	18.89	0.96	12.9	40.05	39.94	1.00	North	North	North	North	North	North
First	R3	Commercial	Unknown	W4	18.53	18.02	0.97	2.47	45.24	45.24	1.00	North	North	North	North	North	North
Second	R1	Commercial	Unknown	W1	28.87	28.66	0.99	22.22	76.81	76.81	1.00	73	72	0.99	18	17	0.94
Second	R1	Commercial	Unknown	W2	33.04	32.53	0.98	22.22	76.81	76.81	1.00	77	76	0.99	21	20	0.95
Second	R2	Commercial	Unknown	W3	25.34	24.92	0.98	21.09	37.49	37.44	1.00	North	North	North	North	North	North
82a High Street																	
First	R1	Residential	Unknown	W1	28.92	26.18	0.91	24.8	99.74	93.31	0.94	North	North	North	North	North	North
Second	R1	Residential	Unknown	W1	33.13	31.34	0.95	24.8	99.27	95.46	0.96	North	North	North	North	North	North
82 High Street																	
First	R1	Residential	Unknown	W1	23.14	21.12	0.91	37.19	64.37	64.37	1.00	North	North	North	North	North	North
Second	R1	Residential	Unknown	W1	34.91	33.68	0.96	37.19	97.4	97.4	1.00	North	North	North	North	North	North
Second	R1	Residential	Unknown	W2	36.72	35.22	0.96	37.19	97.4	97.4	1.00	North	North	North	North	North	North
Third	R1	Residential	Unknown	W1	88.13	87.96	1.00	25.95	89.13	89.13	1.00	North	North	North	North	North	North
Third	R1	Residential	Unknown	W2	89.83	89.69	1.00	25.95	89.13	89.13	1.00	North	North	North	North	North	North
Third	R1	Residential	Unknown	W3	85.22	85.16	1.00	25.95	89.13	89.13	1.00	North	North	North	North	North	North
Third	R1	Residential	Unknown	W4	89.05	89	1.00	25.95	89.13	89.13	1.00	North	North	North	North	North	North
80 High Street																	
First	R1	Residential	Unknown	W2	19.12	18.77	0.98	9.45	47.45	47.15	0.99	North	North	North	North	North	North
First	R2	Unknown	Unknown	W1	34.24	29.36	0.86	9.45	77.52	77.52	1.00	North	North	North	North	North	North
Second	R1	Residential	Unknown	W1	36.6	34.72	0.95	13.53	97.53	97.53	1.00	North	North	North	North	North	North
78 High Street																	
First	R1	Residential	Unknown	W1	34.59	28.05	0.81	10.5	97.88	97.01	0.99	North	North	North	North	North	North
First	R2	Residential	Unknown	W2	32.05	29.71	0.93	13.71	97.11	96.79	1.00	North	North	North	North	North	North
Second	R1	Residential	Unknown	W1	38.38	34.18	0.89	10.5	97.89	97.15	0.99	North	North	North	North	North	North
Second	R2	Residential	Unknown	W2	37.21	35.64	0.96	13.71	97.25	96.97	1.00	North	North	North	North	North	North
Second	R3	Unknown	Unknown	W3	34.29	0.96	0.03	10.67	99.05	0	0.00	North	North	North	North	North	North
Second	R3	Unknown	Unknown	W4	33.1	1.01	0.03	10.67	99.05	0	0.00	North	North	North	North	North	North
76 High Street																	

Daylight_Sunlight Analysis Table
Surroundings



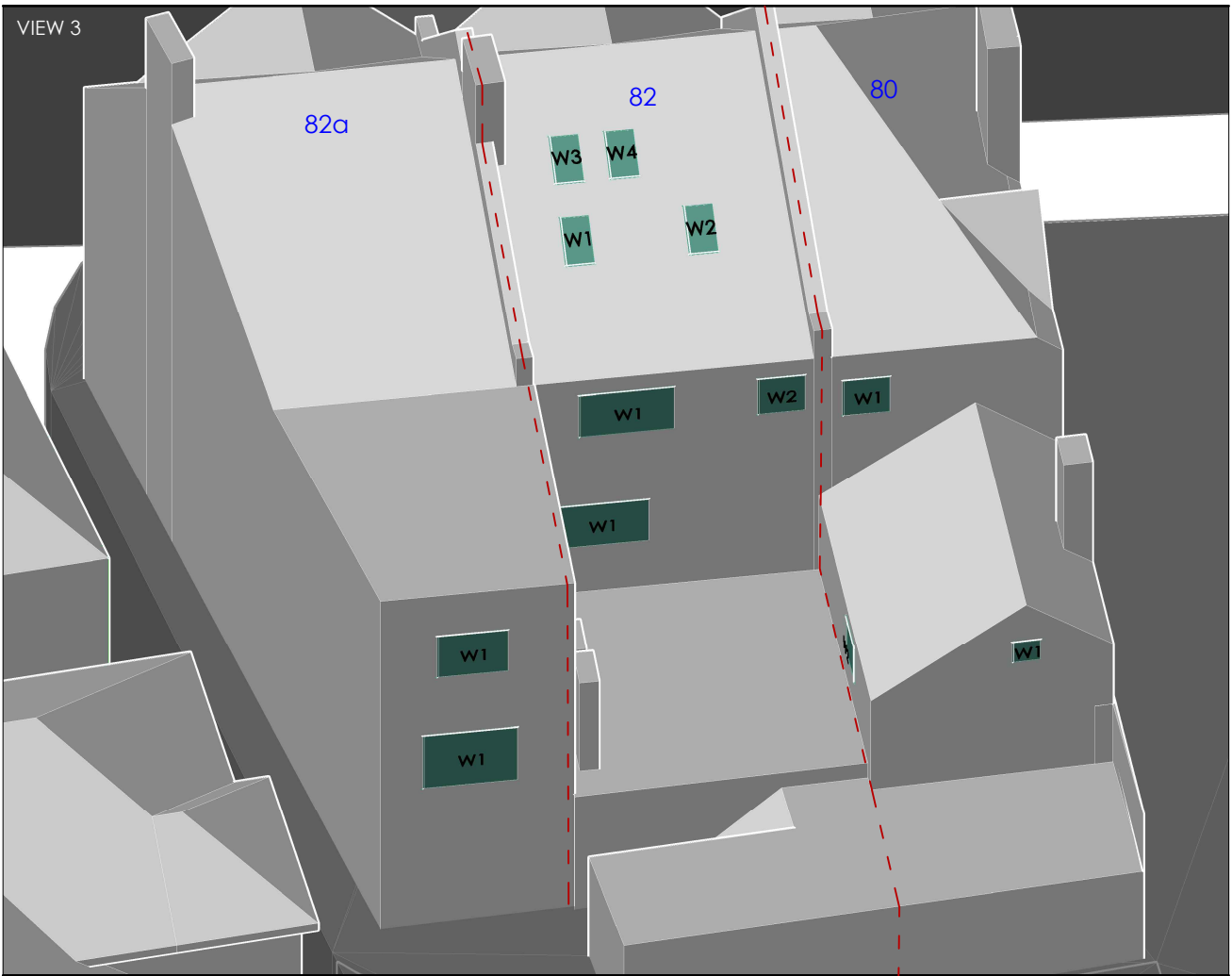
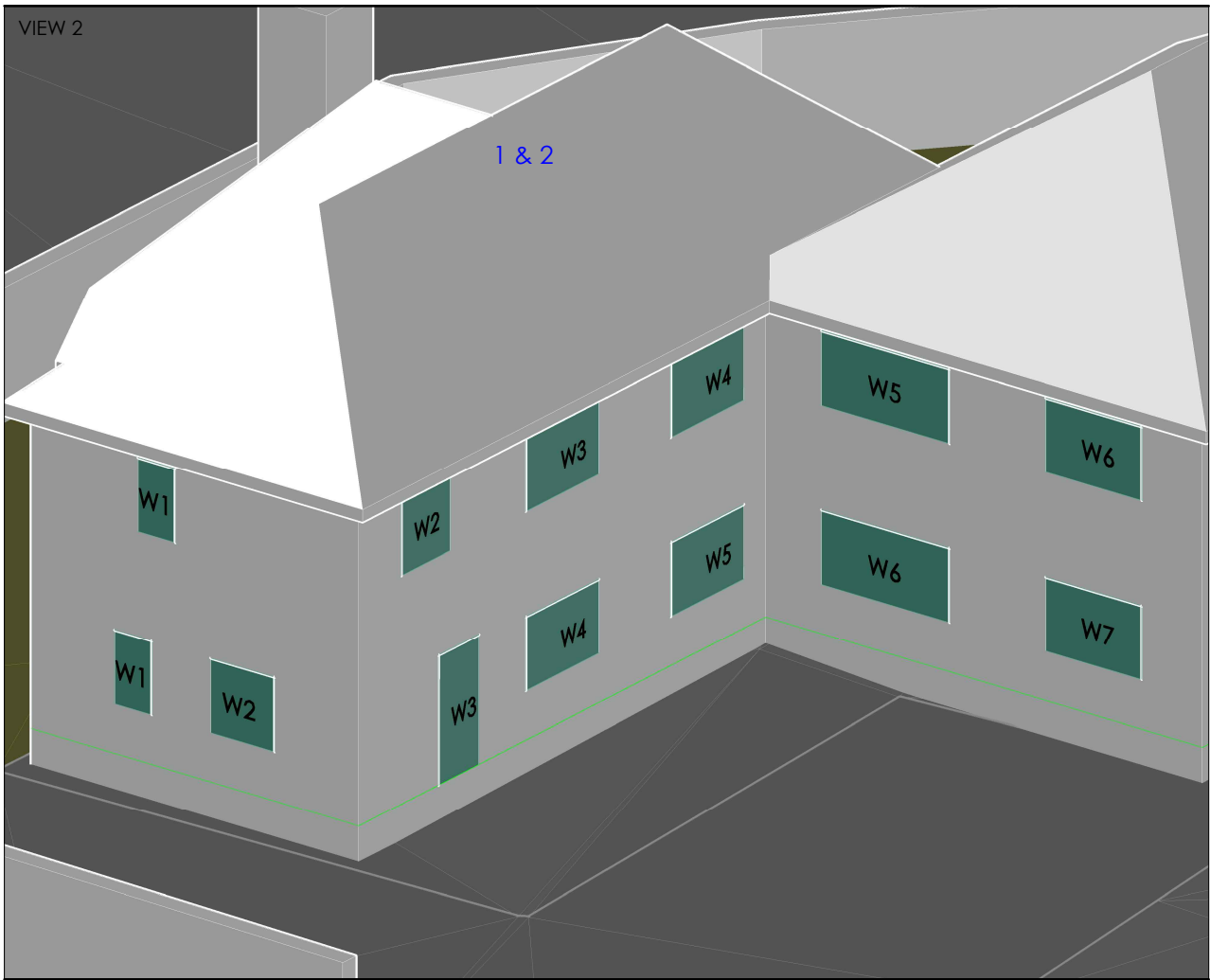
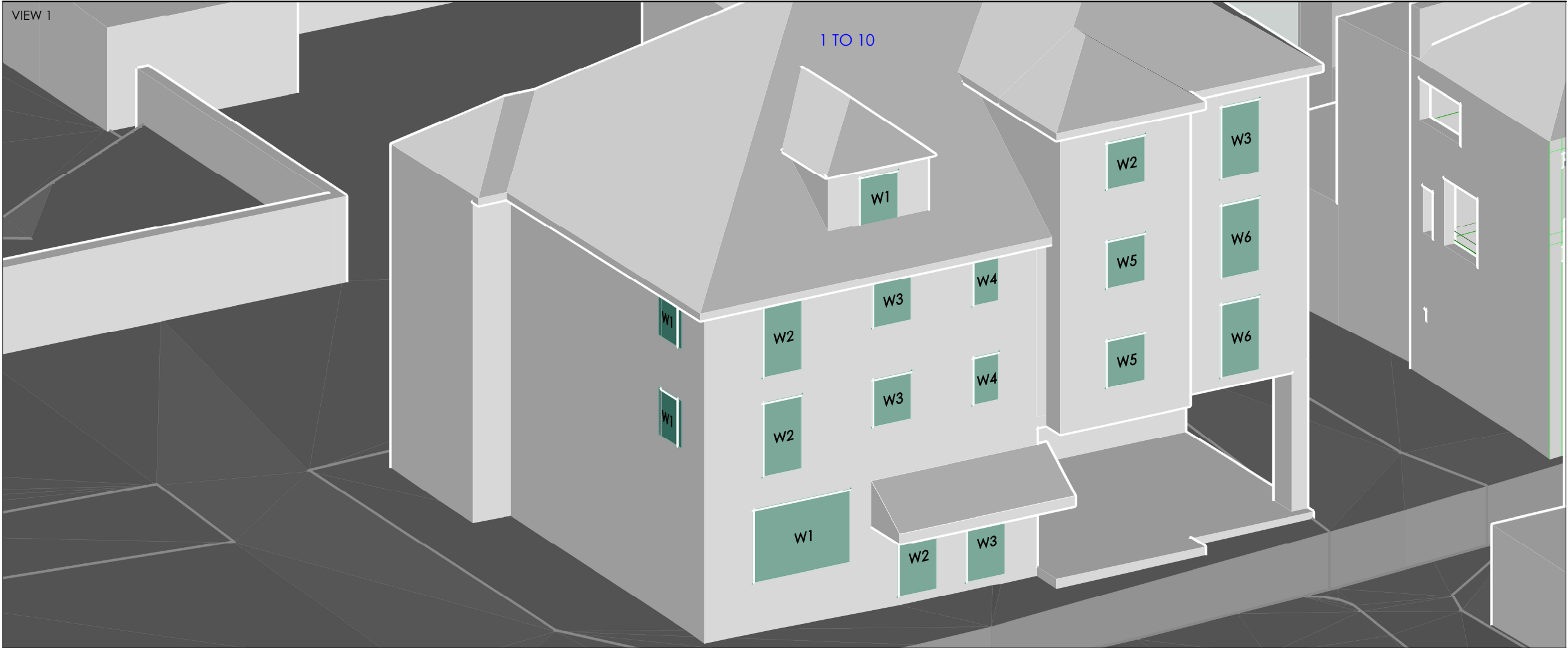
					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m ²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
First	R1	Residential	Unknown	W1	37.21	35.92	0.97	13.92	99.18	98.68	0.99	North	North	North	North	North	North
First	R1	Residential	Unknown	W2	35.81	34.45	0.96	13.92	99.18	98.68	0.99	North	North	North	North	North	North
First	R1	Residential	Unknown	W3	32	29.31	0.92	13.92	99.18	98.68	0.99	North	North	North	North	North	North
First	R2	Residential	Unknown	W4	31.59	28.04	0.89	3.11	92.26	92.26	1.00	North	North	North	North	North	North
First	R3	Residential	Unknown	W5	30.19	25.46	0.84	6.38	96.54	90.45	0.94	North	North	North	North	North	North
First	R4	Residential	Unknown	W6	23.15	18.66	0.81	6.69	57.85	49.25	0.85	North	North	North	North	North	North
First	R5	Unknown	Unknown	W7	32.46	29.46	0.91	13.92	92.53	84.49	0.91	North	North	North	North	North	North
Second	R1	Residential	Unknown	W1	34.46	33.56	0.97	14.15	95.88	95.88	1.00	North	North	North	North	North	North
74 High Street																	
Second	R1	Residential	Unknown	W1	35.64	35.38	0.99	16.24	96.83	96.83	1.00	North	North	North	North	North	North
72 High Street																	
Ground	R1	Residential	Unknown	W1	28.45	27.52	0.97	19.26	98.4	97.19	0.99	North	North	North	North	North	North
First	R1	Residential	Unknown	W1	35.55	34.43	0.97	19.26	97.37	97.33	1.00	North	North	North	North	North	North
First	R2	Residential	Unknown	W2	26.35	26.35	1.00	13.04	94.79	94.79	1.00	North	North	North	North	North	North
Second	R1	Residential	Unknown	W1	38.34	37.68	0.98	13.04	97.56	97.56	1.00	North	North	North	North	North	North
Second	R2	Residential	Unknown	W2	37.9	37.29	0.98	11.51	98.25	98.25	1.00	North	North	North	North	North	North
70 High Street																	
Ground	R1	Residential	Unknown	W1	18.5	17.91	0.97	15.53	79.17	79.12	1.00	North	North	North	North	North	North
Ground	R1	Residential	Unknown	W2	22.36	21.69	0.97	15.53	79.17	79.12	1.00	North	North	North	North	North	North
Ground	R1	Residential	Unknown	W3	24.19	23.48	0.97	15.53	79.17	79.12	1.00	North	North	North	North	North	North
Second	R1	Residential	Unknown	W1	38.12	37.47	0.98	11.16	98.29	98.29	1.00	North	North	North	North	North	North
Second	R2	Residential	Unknown	W2	38.59	38.1	0.99	13.94	96.91	96.91	1.00	North	North	North	North	North	North
4 Bradford Street																	
Ground	R1	Commercial	Unknown	W1	26.84	25.31	0.94	24.26	73.62	59.5	0.81	North	North	North	North	North	North
First	R1	Commercial	Unknown	W1	26.25	25.33	0.96	14.76	93.19	93.19	1.00	North	North	North	North	North	North
2 Bradford Street																	
First	R1	Commercial	Unknown	W1	18.86	18.77	0.99	11.44	92.52	92.52	1.00	North	North	North	North	North	North
Crown Building																	
Ground	R1	Commercial	Unknown	W1	30.3	22.09	0.73	8.46	99.88	71.77	0.72	North	North	North	North	North	North
Ground	R2	Commercial	Unknown	W2	21.08	18.39	0.87	20.59	93.75	93.59	1.00	17	16	0.94	1	1	1.00
Ground	R3	Commercial	Unknown	W3	21.37	14.57	0.68	18.14	99.32	89.15	0.90	North	North	North	North	North	North
Ground	R3	Commercial	Unknown	W4	26.25	17.81	0.68	18.14	99.32	89.15	0.90	North	North	North	North	North	North
Ground	R4	Commercial	Unknown	W5	28.54	19.54	0.68	17.58	99.63	94.7	0.95	North	North	North	North	North	North
Ground	R4	Commercial	Unknown	W6	29.99	20.88	0.70	17.58	99.63	94.7	0.95	North	North	North	North	North	North
Ground	R5	Commercial	Circulation	W7	33.52	23.13	0.69	22.92	99.57	24.26	0.24	North	North	North	North	North	North
Ground	R6	Commercial	Unknown	W8	30.98	23	0.74	17.48	99.78	99.78	1.00	North	North	North	North	North	North
Ground	R6	Commercial	Unknown	W9	32.85	25.21	0.77	17.48	99.78	99.78	1.00	North	North	North	North	North	North
Ground	R7	Commercial	Unknown	W10	31.11	24.11	0.78	21.34	98.91	98.91	1.00	North	North	North	North	North	North
Ground	R7	Commercial	Unknown	W11	27.42	21.22	0.77	21.34	98.91	98.91	1.00	North	North	North	North	North	North
Ground	R8	Commercial	Unknown	W12	18.5	15.45	0.84	55.29	99.52	93.1	0.94	North	North	North	North	North	North
Ground	R8	Commercial	Unknown	W13	22.16	18.32	0.83	55.29	99.52	93.1	0.94	North	North	North	North	North	North
Ground	R8	Commercial	Unknown	W14	22.88	18.56	0.81	55.29	99.52	93.1	0.94	North	North	North	North	North	North
Ground	R8	Commercial	Unknown	W15	24.29	19.77	0.81	55.29	99.52	93.1	0.94	North	North	North	North	North	North
Ground	R8	Commercial	Unknown	W16	33.56	20.01	0.60	55.29	99.52	93.1	0.94	North	North	North	North	North	North

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m ²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Ground	R9	Commercial	Unknown	W17	31.67	30.97	0.98	40.76	94.33	94.33	1.00	59	58	0.98	17	17	1.00
Ground	R10	Commercial	Unknown	W18	31.5	30.92	0.98	20.77	99.89	99.89	1.00	57	56	0.98	15	15	1.00
Ground	R11	Commercial	Unknown	W19	30.71	30.35	0.99	20.77	99.9	99.9	1.00	55	55	1.00	14	14	1.00
Ground	R12	Commercial	Unknown	W20	29.51	29.28	0.99	20.77	99.96	99.96	1.00	56	56	1.00	15	15	1.00
First	R1	Commercial	Unknown	W1	36.54	29.7	0.81	8.46	99.88	99.33	0.99	North	North	North	North	North	North
First	R2	Commercial	Unknown	W2	26.27	24.04	0.92	20.59	95.9	95.89	1.00	30	30	1.00	2	2	1.00
First	R2	Commercial	Unknown	W3	21.65	19.91	0.92	20.59	95.9	95.89	1.00	19	19	1.00	2	2	1.00
First	R3	Commercial	Unknown	W4	22.82	18.49	0.81	18.14	99.54	99.5	1.00	North	North	North	North	North	North
First	R3	Commercial	Unknown	W5	28.48	23.16	0.81	18.14	99.54	99.5	1.00	North	North	North	North	North	North
First	R4	Commercial	Unknown	W6	32.25	26.63	0.83	17.58	99.8	99.8	1.00	North	North	North	North	North	North
First	R4	Commercial	Unknown	W7	32.33	26.77	0.83	17.58	99.8	99.8	1.00	North	North	North	North	North	North
First	R5	Commercial	Circulation	W8	35.82	27.68	0.77	22.92	100	100	1.00	North	North	North	North	North	North
First	R6	Commercial	Unknown	W9	33.7	28.62	0.85	17.48	99.71	99.71	1.00	North	North	North	North	North	North
First	R6	Commercial	Unknown	W10	36.71	31.75	0.86	17.48	99.71	99.71	1.00	North	North	North	North	North	North
First	R7	Commercial	Unknown	W11	37.23	32.43	0.87	15.56	98.65	98.65	1.00	North	North	North	North	North	North
First	R7	Commercial	Unknown	W12	37.39	32.73	0.88	15.56	98.65	98.65	1.00	North	North	North	North	North	North
First	R8	Commercial	Unknown	W13	36.47	36.01	0.99	10.7	99.11	99.11	1.00	64	63	0.98	21	21	1.00
Second	R1	Commercial	Unknown	W1	38.1	36.21	0.95	8.46	99.92	99.92	1.00	North	North	North	North	North	North
Second	R2	Commercial	Unknown	W2	32.01	31.06	0.97	20.59	98.84	98.84	1.00	49	48	0.98	6	6	1.00
Second	R2	Commercial	Unknown	W3	26.59	25.86	0.97	20.59	98.84	98.84	1.00	32	31	0.97	2	2	1.00
Second	R3	Commercial	Unknown	W4	25.71	24.08	0.94	18.14	99.68	99.68	1.00	North	North	North	North	North	North
Second	R3	Commercial	Unknown	W5	32.71	30.87	0.94	18.14	99.68	99.68	1.00	North	North	North	North	North	North
Second	R4	Commercial	Unknown	W6	35.79	33.86	0.95	17.58	99.82	99.82	1.00	North	North	North	North	North	North
Second	R4	Commercial	Unknown	W7	34.96	33.04	0.94	17.58	99.82	99.82	1.00	North	North	North	North	North	North
Second	R5	Commercial	Circulation	W8	37.89	34.49	0.91	22.92	100	100	1.00	North	North	North	North	North	North
Second	R6	Commercial	Unknown	W9	34.58	32.7	0.95	17.48	99.69	99.69	1.00	North	North	North	North	North	North
Second	R6	Commercial	Unknown	W10	37.93	36.09	0.95	17.48	99.69	99.69	1.00	North	North	North	North	North	North
Second	R7	Commercial	Unknown	W11	38.44	36.66	0.95	15.51	98.67	98.67	1.00	North	North	North	North	North	North
Second	R7	Commercial	Unknown	W12	38.54	36.81	0.96	15.51	98.67	98.67	1.00	North	North	North	North	North	North
Second	R8	Commercial	Unknown	W13	37.98	37.8	1.00	10.7	99.3	99.3	1.00	64	64	1.00	21	21	1.00



APPENDIX 3

Window Maps

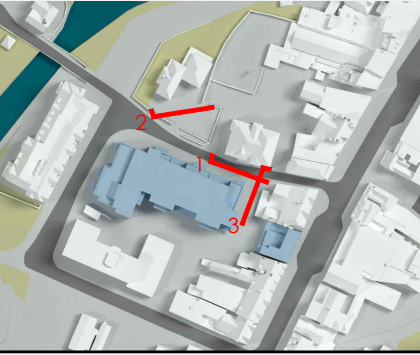


SOURCES OF INFORMATION:

McCARTHY STONE
IR02 (RECEIVED 17.11.2020)
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IR05 (RECEIVED 10.12.2020)

ACCUCITIES
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SURROUNDING PROPERTY INFORMATION



PROJECT
78c HIGH STREET
TONBRIDGE TN9

DRAWING
WINDOW MAPS

SCALE @ A3
NTS

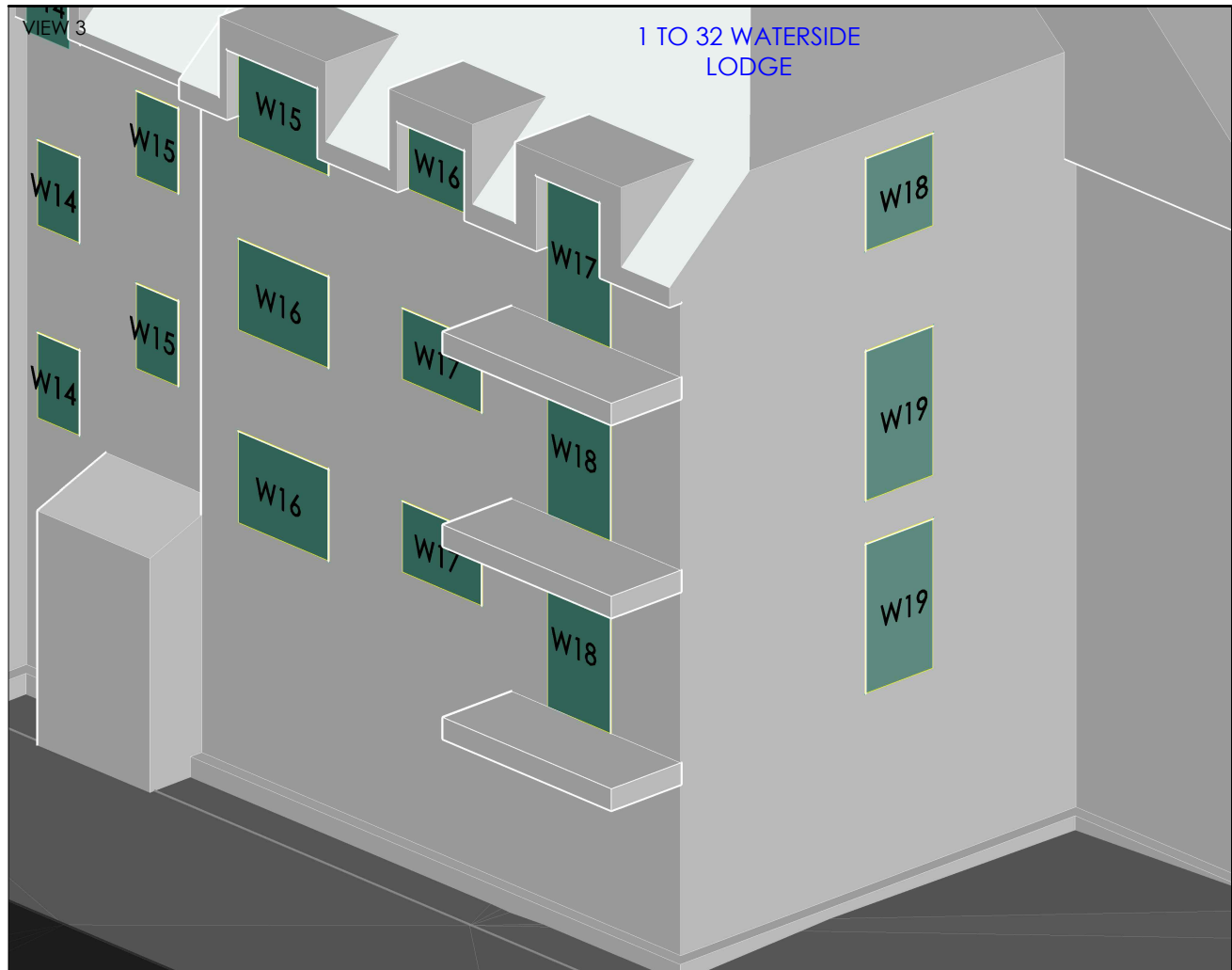
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2594

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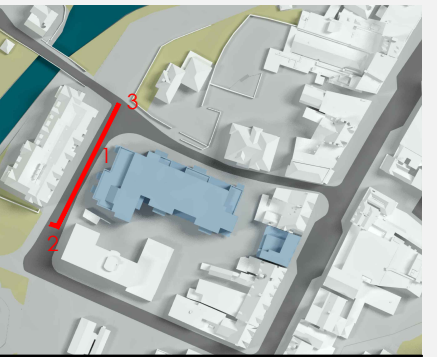


SOURCES OF INFORMATION:

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SURROUNDING PROPERTY INFORMATION



PROJECT
 78c HIGH STREET
 TONBRIDGE TN9

DRAWING
 WINDOW MAPS

SCALE @ A3
 NTS

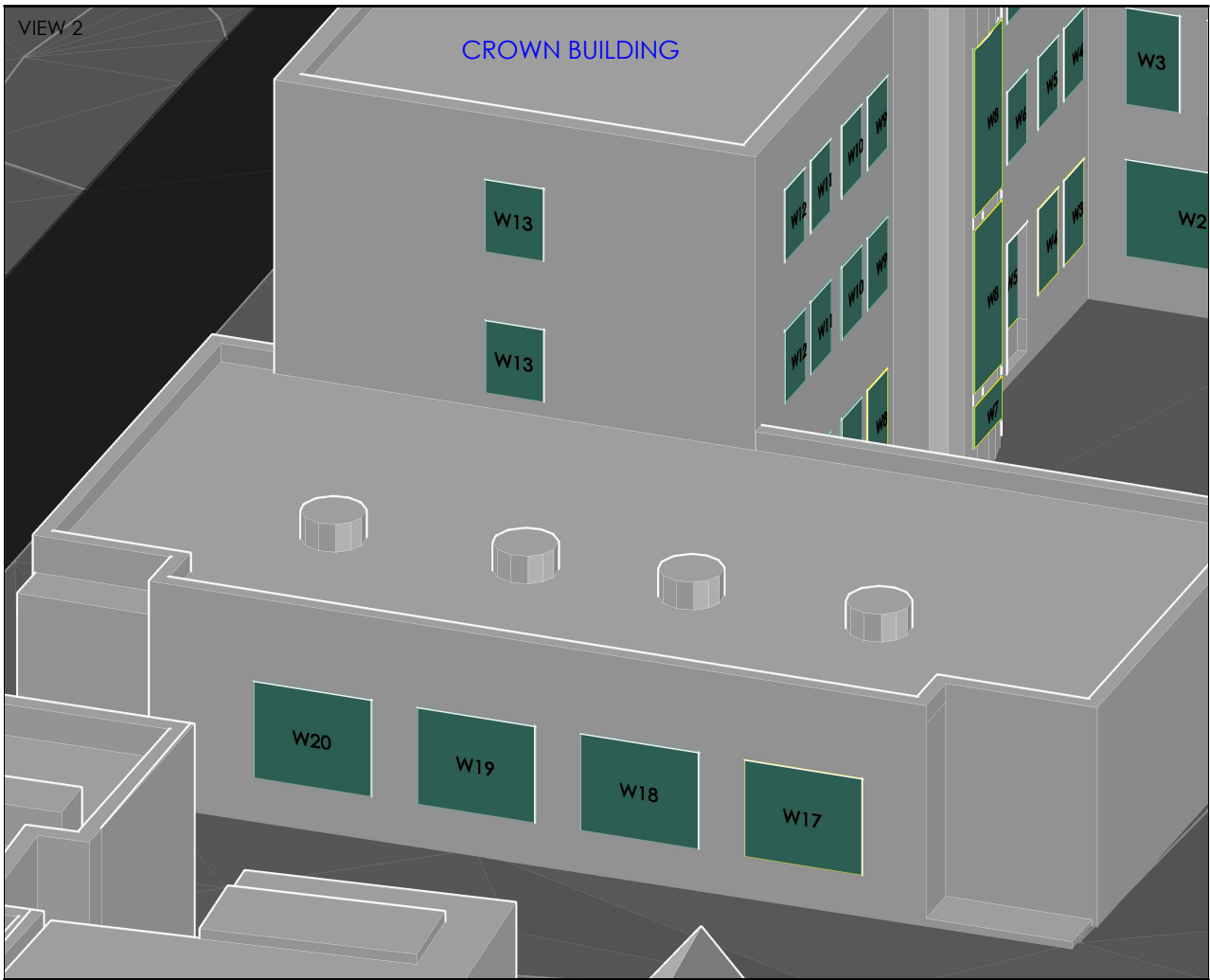
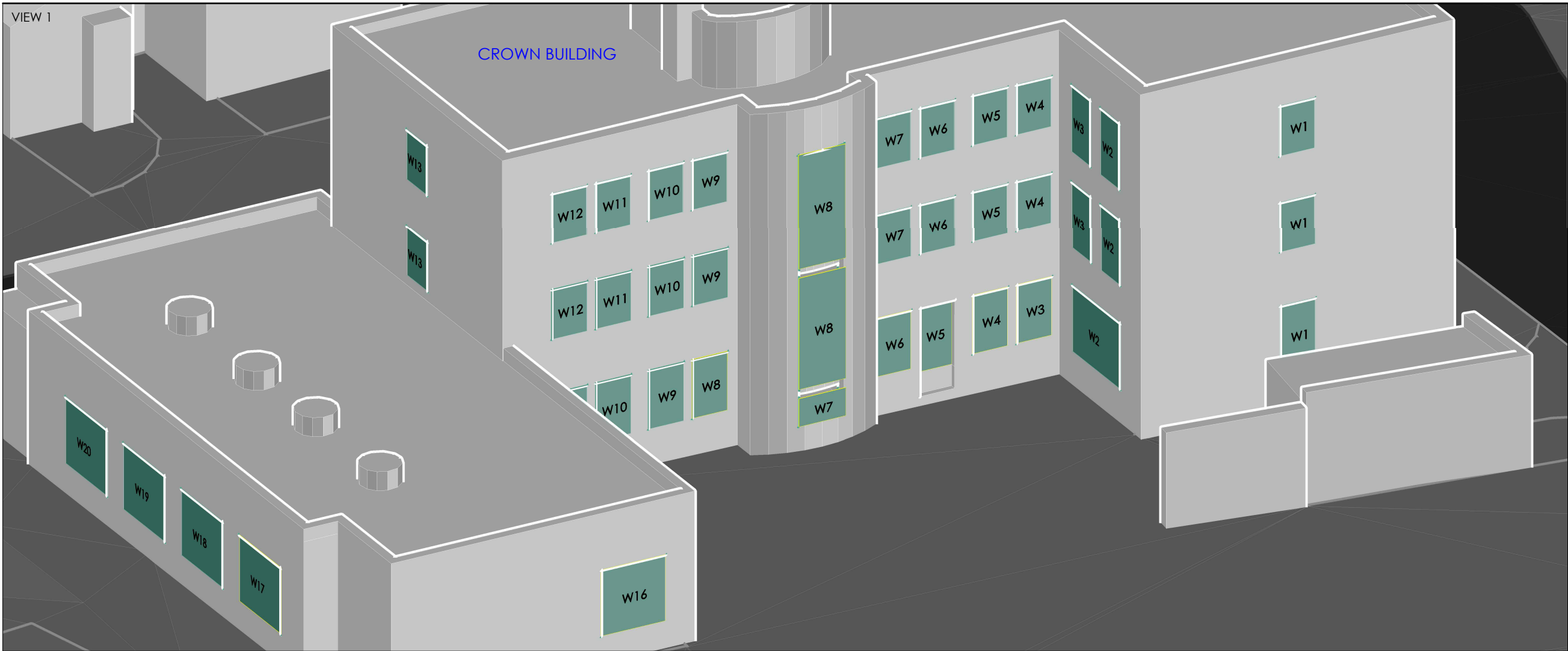
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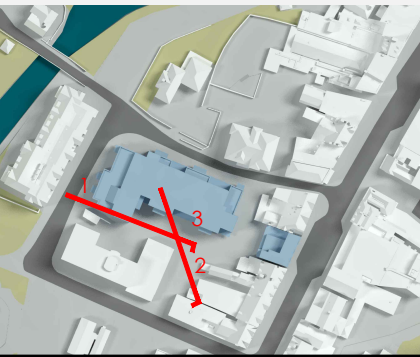


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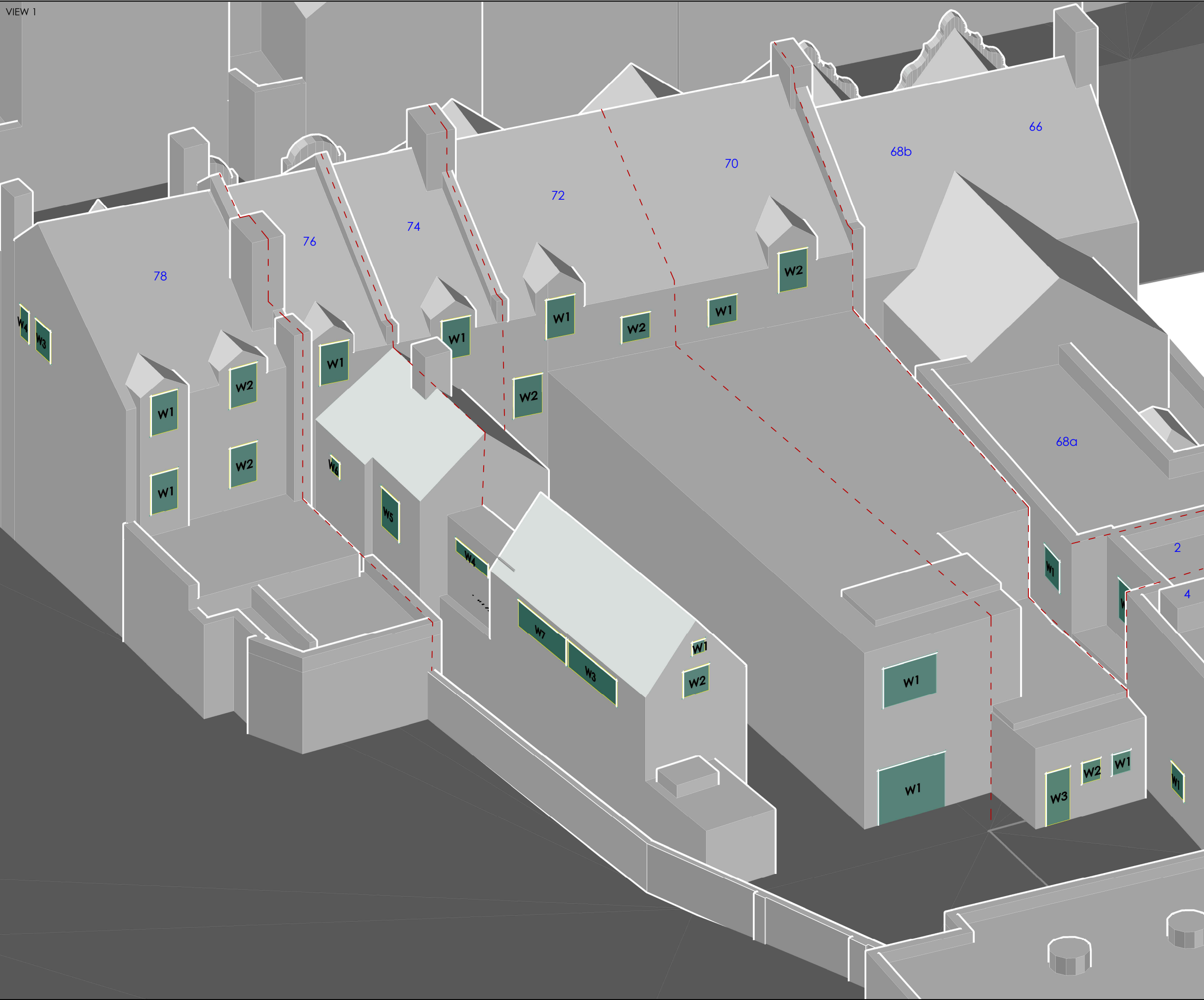
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 78c HIGH STREET
 TONBRIDGE TN9

DRAWING
 WINDOW MAPS

SCALE @ A3 NTS **DATE** 20.03.2020

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PROJECT No. 2594 **REL No.- DWG No.** 01-12

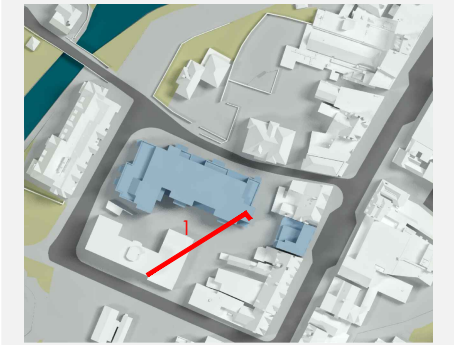


SOURCES OF INFORMATION:

McCARTHY STONE
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IR03 (RECEIVED 24.11.2020)
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ACCUCITIES
IR04 (RECEIVED 24.11.2020)

SURROUNDING PROPERTY INFORMATION



PROJECT 78c HIGH STREET TONBRIDGE TN9	
DRAWING WINDOW MAPS	
SCALE @ A3 NTS	DATE 20.03.2020
MODELLED BY DF	DRAWN BY DF
PROJECT No. 2594	REL No.- DWG No. 01-13

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