AVISON YOUNG

Environmental Statement Volume 3 - Appendices

Enderby Place

Royal Borough of Greenwich

December 2023

Environmental Statement Volume 3 - Appendices

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Quod

EIA Scoping Report

Enderby Place

7 OCTOBER 2020

Q200457

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1 Introduction

Purpose

1.1 The purpose of this report is to inform a request for an Environmental Impact Assessment (EIA) Scoping Opinion from the Royal Borough of Greenwich ('RB Greenwich') in relation to Maritime View Limited (the 'Applicant') proposals for the redevelopment of land at Enderby Place at Christchurch Way, Greenwich, London, SE10 0AG (the 'Site').

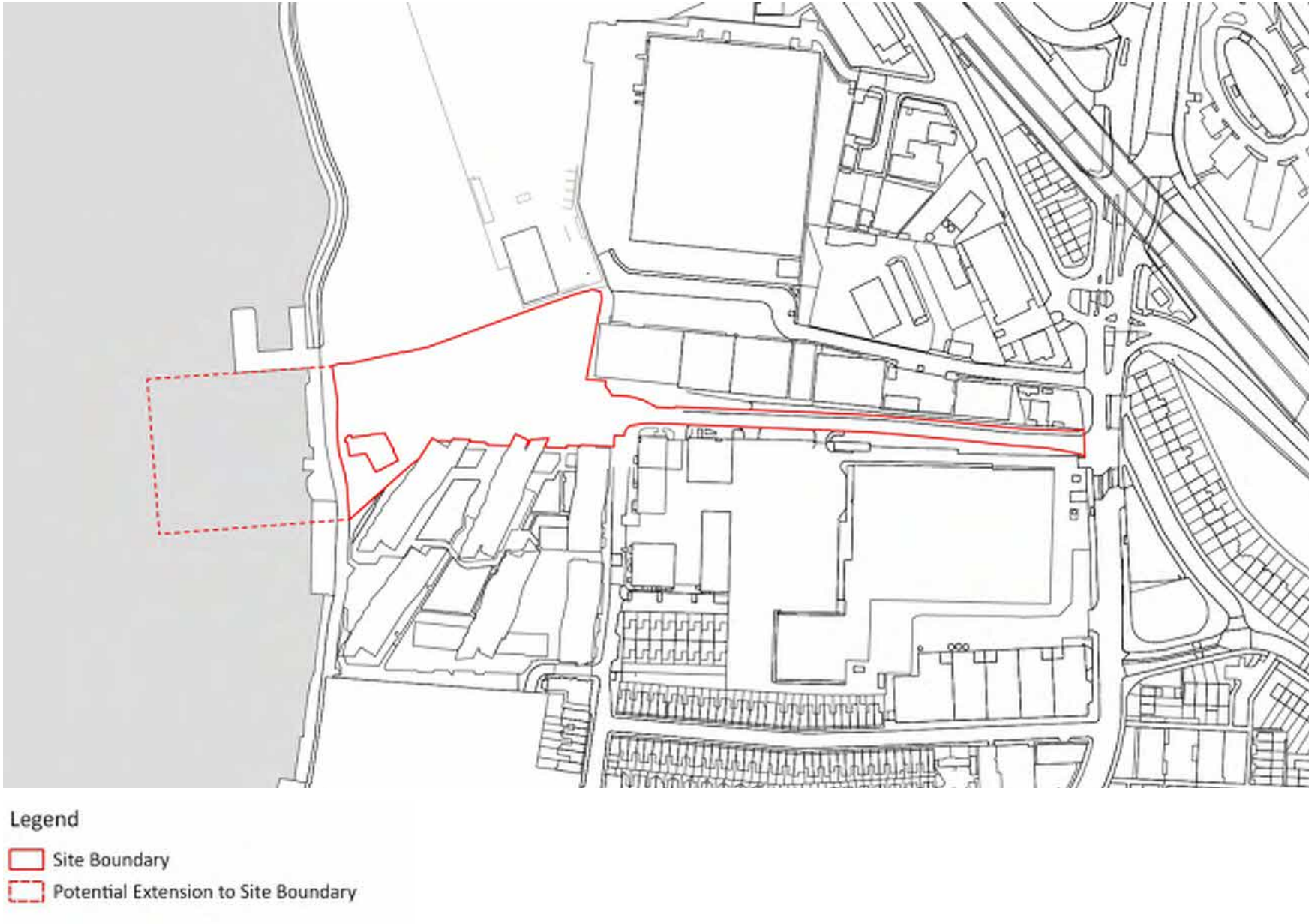
1.2 The development proposals are emerging, although detailed permission is likely to be sought for circa 750 residential units together with approximately 1,900 m^2 commercial space (including office, employment, restaurant and café uses) ('Development'). Amenity and public space provision, pedestrian routes, vehicular access, circulation and cycle and car parking will also be provided within a basement.

1.3 This report sets out the findings of an EIA scoping study and accompanies a request for a Scoping Opinion submitted to the RB Greenwich in accordance with Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017[1] (as amended)[2,3] ('EIA Regulations') and the Marine Works (Environmental Impact Assessment) Regulations[4] (as amended)[5] . In line with the EIA Regulations, this report identifies the Site location, provides a brief description of the nature and purpose of the Development and an explanation of the likely significant effects of the Development on the environment. The report also outlines the proposed content, approach, and scope of the ES to be submitted with the planning application.

1.4 Figures 1.1 and 1.2 show the Site's location and the likely extent of the planning application. Brief descriptions of the Site and the Development are provided within Sections 2 and 3, respectively.

Figure 1.1: Site Location Plan

Figure 1.2: Indicative Planning Application Site Boundary



Planning and EIA Context

1.5 The Site is located within the Greenwich Peninsula West Strategic Development Location, as defined by Policy EA3 of the Royal Greenwich Local Plan[6], with an aim to create a new urban quarter with a range of uses including residential and commercial use. The Site is also subject to a draft Site Allocation within the draft Site Allocations Preferred Approach[7] document (under GP1: Enderby Place) for residential-led, mixed-use development.

1.6 The Site has been subject to a number of recent planning consents; these were all subject to EIA development. Full planning permission for the wider Enderby Wharf site was granted in March 2012 (ref: 10/3063/F (as amended, ref: 13/3025/MA)) for proposals to provide 770 new residential dwellings, a hotel, commercial and amenity facilities and a new jetty on the River Thames for docking cruise liners and the Thames Clipper ('2012 Scheme'). This permission encompassed the Site and an area directly to the south where development has recently been completed ('Enderby Wharf'). An associated listed building consent (ref: 10/3064/L) was also granted for the renovation and extension to Enderby House as part of Enderby Wharf which has been completed.

1.7 Full planning permission for the Site was granted in December 2015 (ref: 15/0973/F) for a development known as Enderby Place ('2015 Scheme'). The 2015 Scheme comprises 477 residential units, a cruise liner terminal building, commercial and amenity uses, including a skills academy.

1.8 The Development falls within Category 10(b) of Schedule 2 of the EIA Regulations, which is applicable to 'Urban Development Projects'. Due to the scale and nature of the Development, the Applicant has voluntarily commissioned an Environmental Impact Assessment (EIA) process. EIA is a systematic process that aims to prevent, reduce or offset the significant adverse environmental effects of development proposals and enhance beneficial effects. It ensures that planning decisions are made considering the likely significant environmental effects and with engagement from statutory bodies and other stakeholders including the public.

1.9 It should be noted that under the EIA Regulations, the ES will be required to be "based on" the Scoping Opinion provided by the RB Greenwich and will be prepared by competent experts (see below).

Project Team

1.10 In accordance with Regulation 18(5) of the EIA Regulations, it is confirmed that this Scoping Report has been prepared by competent experts from the organisations listed in Table 1.1. These specialists will also undertake the EIA and their relevant expertise and qualifications will be stated within the ES.

Table 1.1: EIA Project Team

Organisation	Role
Maritime View Limited	Applicant
Centro Planning	Project Manager
Buckley Gray Yeoman	Architects

Organisation	Role
SpaceHub	Landscape
Avison Young	Planning
Quod	EIA Coordinator
CPMC	Daylight, Sunlight and Overshadowing
Arcaero	Wind Microclimate
Montagu Evans	Heritage, Townscape and Visual Impact Assessment
Miller Hare	Verified Views
Hawkins Environmental	Air Quality; Noise and Vibration
Odyssey	Transport and Access, Flood Risk and Drainage
Delta-Simons	Biodiversity
JS Lewis	Energy and Sustainability

1.11 Quod will be the lead editor of the ES and author of non-technical chapters. Quod is a member of the Institute of Environmental Management and Assessment (IEMA) EIA Quality Mark Scheme, an accreditation scheme which sets high standards for EIA practice and demonstrates a commitment to excellence in EIA activities.

Structure of the Report

1.12 The remainder of the Scoping Report is structured as follows:

- Section 2: Site and Setting;
- Section 3: Description of the Development;
- Section 4: EIA Methodology;
- Sections 5-8: Significant Effects to be Scoped into the EIA;
- Section 9: Cumulative Effects; and
- Section 10: Non-Significant Topics.

1.13 The following appendices are provided:

- Appendix A: Cumulative Schemes;
- Appendix B: Structure of ES Technical Chapters;
- Appendix C: Viewpoint Schedule and Map;
- Appendix D: Indicative Development Trips; and
- Appendix E: Preliminary Ecological Appraisal.

2 Site and Setting

Site Location, Extent and Description

2.1 Figures 1.1 and 1.2 show the Site's location and likely extent of the planning application. The Site is located on the western frontage of the Greenwich Peninsula and extends to approximately 1.73 ha. The principal development area of the Site is broadly rectangular in shape, whilst also incorporating Telcon Way to the west up to the junction with Blackwall Lane (the A2203).

2.2 The Site currently comprises a partially excavated, vacant site, having also been previously used as a construction compound for the adjacent Enderby Wharf to the south. An area of spoil is present in the western extent of the Site. The remainder of the Site comprises bare ground with some areas of hardstanding. The eastern extent of the Site encompassing Telcon Way is dominated by concrete with sections of tarmacadam. Fencing encloses the Site on all sides, except for the northern boundary where there is a brick wall. A small dry dock is located on the bank of the Thames within the south-west corner of the Site.

2.3 It is important to note that the Grade II listed Enderby House is located outwith the Site boundary but is surrounded on all sides by the Site (see Figures 1.2 and 2.1).

Surrounding Context

Land Uses

2.4 The Site is located in an area which is dominated by commercial uses to the north and north east of the Site but becomes predominantly residential to the south and south east.

2.5 Exclusive of Telcon Way, the Site is bound to the north by a safeguarded wharf site currently used for storage/distribution but subject to the 'Morden Wharf' planning application (ref: 20/1730/O) (see Future Development section below), to the east by commercial warehouses and a small park known as Linear Park, to the south by the Enderby Wharf residential buildings, and the River Thames to the west. A section of the Thames Path also bounds the western edge of the Site.

2.6 The section of the Site along Telcon Way is bound by commercial properties to the north and south, with Blackwall Lane (A2203) and residential dwellings to the east. The Blackwall Lane interchange with the Blackwall Tunnel Southern Approach (A102) is located approximately 70m north of the Site boundary.

2.7 The western frontage of the Greenwich Peninsula is undergoing significant regeneration with a number of consented developments in the vicinity of the Site. Further details are provided in the Current and Future Development section below and Section 9 of this report.

Transport and Access

2.8 Vehicular and pedestrian access to the Site is gained off Telcon Way at the Site's eastern boundary. Telcon Way connects with Blackwall Lane (A2203) which links to a four-arm roundabout approximately 280m north east of the Site boundary. This roundabout provides

access to the wider Greenwich Peninsula area and the Blackwall Tunnel Southern Approach (A102) southbound and connections to the wider strategic road network to the south.

2.9 Blackwall Lane (A2203) also connects to Tunnel Avenue, which provides access to the Blackwall Tunnel Southern Approach (A102) northbound and north London via the Blackwall Tunnel.

2.10 The closest bus stops to the Site are situated along Blackwall Lane (A2203), approximately a 5-minute walk from the central area of the Site, and provide regular services between Russel Square, North Greenwich and Bexleyheath. North Greenwich London Underground Station and Westcombe Park Railway Station are situated 1km north and south east of the Site boundary, respectively. Overall, the Site has a Public Transport Accessibility Level (PTAL) rating of 1b / 2, defined as a location with poor accessibility to public transport.

2.11 London City Airport (LCA) is located circa 3km north east of the Site boundary.

Environmental Sensitivities

2.12 Figure 2.1 identifies the key environmental sensitivities within and in close proximity to the Site.

2.13 The Site is not located within a 'sensitive area' (as defined in Part 1 of the EIA Regulations) (i.e. a Site of Special Scientific Interest (SSSI), National Park, Area of Outstanding Natural Beauty, World Heritage Site (WHS), Scheduled Monument or European Site[1]) and is not subject to any statutory or non-statutory designations for nature conservation or heritage. There are no WHS, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the Site or within 500m of the Site boundary. The Maritime Greenwich WHS is located approximately 650m to the south west of the Site boundary.

2.14 The Site is not located within or in proximity to a Conservation Area and there are no listed or (non-statutory) locally listed buildings on-site. The closest Conservation Area, East Greenwich Conservation Area, is located approximately 490m south of the Site boundary. The closest listed building is the Grade II listed Enderby House which lies outwith the Site boundary in its south west corner but is encompassed on all sides by the Site. The Grade II listed Rothbury Hall is situated 170m south of the Site boundary. The closest locally listed buildings are located at 37 Christchurch Way, approximately 490m south of the Site boundary. The Site is located in an Area of High Archaeological Potential, as designated by the Local Plan[8].

2.15 There are no statutorily designated sites for nature conservation on or within the vicinity of the Site. There are two national statutory designated sites within 2km of the Site boundary, the closest of which is the Mudchute Park Farm Local Nature Reserve (LNR) which is 760m west of the Site boundary. There are seven non-statutory designated sites identified within 1km of the Site boundary, the closest is the River Thames and Tidal Tributaries Site of Nature Conservation Importance (SNCI) which borders the western Site boundary. The Site lies within an Impact Risk Zone (IRZ) associated with Oxleas Woodland SSSI which is located 4.8km south west of the Site boundary.

[1] As defined by the Conservation of Habitats and Species Regulations 2010.

2.16 The Site is not located within or in the vicinity of any statutorily designated or locally (non-statutorily) designated views.

2.17 Based on the Environment Agency flood maps, the Site is shown to be located entirely within a Flood Zone 3 area that benefits from flood defences. This means the Site is protected via local flood defences and would otherwise be subject to a high risk of fluvial flooding (i.e. a greater than 1 in 100-year annual probability). The majority of the Site is subject to a very low risk of flooding from surface water, although localised areas of land within the eastern area of the Site are subject to low risk of flooding from surface water. The Site is not subject to a risk of flooding from reservoirs. The Site does not contain any surface waterbodies.

2.18 The entirety of the RB Greenwich administrative area is designated as an Air Quality Management Area (AQMA) for exceedances in the 24-hour mean concentration of particulate matter (PM_{10}) and annual mean concentration of nitrogen dioxide (NO_2). The Site therefore lies entirely within the Greenwich AQMA.

Current and Future Development

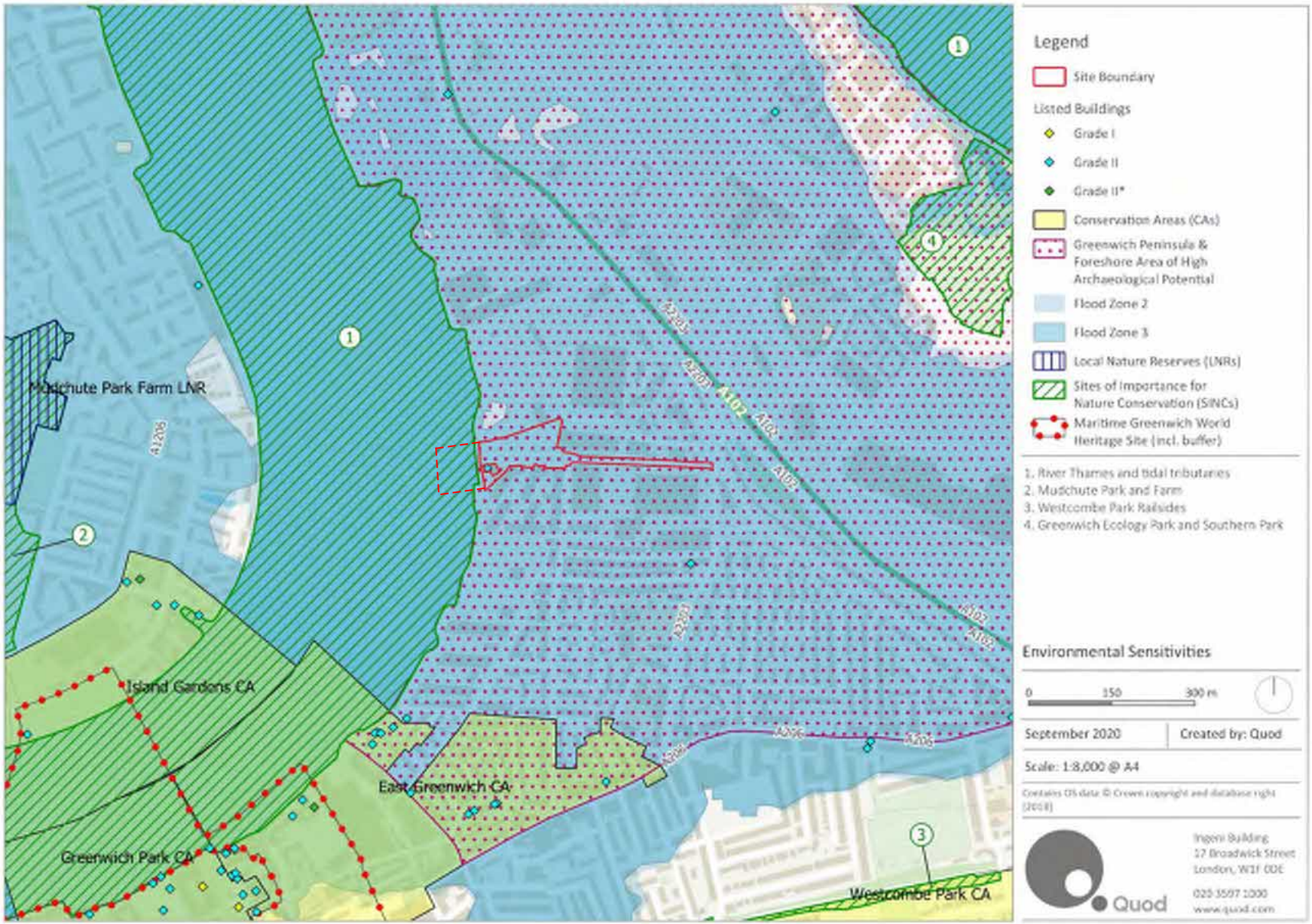
2.19 Greenwich peninsula has undergone significant regeneration and the much of the area in close proximity to the Site has been subject to recent development.

2.20 The land immediately to the north of the Site is subject to a hybrid planning application, which was submitted in June 2020 to RB Greenwich for the mixed-use redevelopment of Morden Wharf, (ref: 20/1730/O). The proposals include the construction of up to 1,500 residential dwellings and circa 17,000m^2 of flexible commercial floorspace across 18 buildings reaching a maximum of 36 storeys. The proposals also include the refurbishment of an existing jetty. This application has not yet been determined. Further north is an industrial site owned by Brenntag UK for storage and light industrial uses.

2.21 Another noteworthy scheme in close proximity to the Site is the Lovell's, Granite, Badcock's and Pipers Wharfs site, situated 140m south of the Site boundary (ref: 06/1749/F). Planning permission was granted in 2007 for the redevelopment of the site to provide offices, hotel, 667 residential dwellings, retail, restaurants, health centre, crèche and open spaces. The scheme is currently being constructed.

2.22 Further details of current and future development is provided through the identification of cumulative schemes for the Cumulative Effects assessment (see Section 9).

Figure 2.1: Environmental Sensitivities



3 Description of the Development

Overview of the Application

3.1 The Development proposals are at an early stage of design and will be developed following further technical analysis as part of the EIA process and in consultation with RB Greenwich and other stakeholders.

3.2 The planning application will be a full application. For the purposes of the EIA, the Development will be defined by a suite of detailed planning drawings accompanied by the design principles set out in a Design and Access Statement.

3.3 The precise description of Development has not been finalised, however is likely to include construction of:

- Circa 750 Built to Rent units across three tower blocks (from west to east, these would comprise Block Y (part-10, part-23 storey), Block Z (32 storeys) and Block A (part-11, part-28 storeys);
- Circa 1,700sqm of B1 office / employment use;
- Circa 200sqm of A3 restaurant / café use;
- Basement level cycle (600 spaces) and car parking (77 blue badge bays), with access from Telecon Way;
- Pedestrian, car and cycle access and circulation works;
- New public open space, play space and private amenity space; and
- Landscaping and public realms works including connections to the Thames Path and biodiversity enhancements were appropriate.

3.4 There are ongoing discussions between the Applicant and RB Greenwich on the requirement to deliver a Thames Clipper Jetty as part of this planning application. Further discussion on this is provided within this report to address the potential scenario of its inclusion in the planning application subject to the conclusion of the discussions with RB Greenwich.

3.5 Mitigation measures will be incorporated and designed into the Development to address the potential effects on the surrounding land uses. Technical design workshops are currently being undertaken as part of the EIA process to ensure that mitigation measures are incorporated into the design.

Construction

3.6 At this stage, construction of the Development is expected to commence in Autumn 2021, with construction expected to be complete in early 2025. This represents a build out period of approximately 3 ½ years.

3.7 The Applicant has committed to undertaking construction works in line with a Construction Environmental Management Plan (CEMP) as a means of avoiding, reducing or mitigating potential adverse effects of construction on the environment and local community. The

CEMP will take account of RB Greenwich Guidance[9] and be subject to approval by RB Greenwich and secured through an appropriate planning condition.

4 EIA Methodology

Introduction

4.1 The ES will be prepared in compliance with the EIA Regulations. Reference will also be made to current EIA good practice guidance. This section outlines the general approach to the EIA process.

Consultation and Scoping Opinion

4.2 A programme of consultation with key stakeholders will be undertaken with statutory and non-statutory consultees throughout the Development design and in the lead up to the planning application. Key stakeholders include RB Greenwich, Greater London Authority, Transport for London (TfL), Thames Water, the Greater London Archaeological Advisory Service (GLAAS), Historic England and the Environment Agency (EA). Engagement may be sought with the Port of London Authority (PLA), Health and Safety Executive (HSE) and the Marine Maritime Organisation (MMO) should RB Greenwich request inclusion of a Thames Clipper Jetty.

4.3 In line with the EIA Regulations, the ES will be 'based on' the Scoping Opinion provided by RB Greenwich. Each ES topic chapter will set out key points made during scoping correspondence between the project team and stakeholders and will explain how these have been addressed by the EIA process.

Alternatives

4.4 In accordance with the EIA Regulations, the ES will provide *"a description of the reasonable alternatives…. relevant to the proposed project and its specific characteristics which have been considered by the Applicant and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects*".

4.5 The ES will describe the reasonable alternatives to the Development which have been considered by the Applicant, including:

- The 'do-nothing' scenario - this will outline the consequences of no Development taking place and the Site remaining in its current form;
- Delivery of the 2015 Scheme – the Alternatives chapter of the ES will include a description of the 2015 Scheme and will provide a comparison of the environmental effects between the 2015 Scheme (as reported by the 2015 Scheme ES) and the Development;
- Delivery of the proposed development with and without the Thames Clipper jetty; and
- Alternative designs – for example, alternative building layouts, building heights and massing, together with the justification for the selection of the final design.

4.6 Alternative sites have not been considered by the Applicant and as such will not be considered in the ES.

EIA Methodology

Significant Effects and Scope of the EIA

4.7 As highlighted by the UK Government Online Planning Practice Guidance[10] (PPG), where considering the scope of EIAs, local planning authorities *"should limit the scope of the assessment to those aspects of the environment that are likely to be significantly affected".*

4.8 With respect to identifying the likely significant environmental effects associated with the Development, consideration is given to potential effects associated with the construction phase and completed Development. These effects could be both beneficial and adverse and deemed to be 'significant' on the basis of:

- The value / importance of the resources and receptors that could be affected;
- The predicted magnitude of environmental change and / or impact experienced by these resources and receptors, accounting for their size, duration and spatial extent;
- The susceptibility or sensitivity of resources / receptors; and,
- Options for avoiding, reducing, offsetting or compensating for any potentially significant adverse effects and the likely effectiveness of such mitigation measures.

4.9 The proposed scope of the EIA has defined through desktop study, a review of the scheme proposals and professional judgement from the consultant team. In addition, the environmental information associated with the previous planning applications on the Site has been reviewed to support any conclusions reached, where applicable.

4.10 Sections 5 to 8 set out those aspects of the environment that are likely to be significantly affected by the Development. Potential effects deemed to be non-significant within topics are also set out within these sections. Section 10 sets out those aspects of the environment that are unlikely to be significant and therefore will be scoped out of the ES.

Determining the Significance of Effects

4.11 Determining the significance of environmental effects is intended to inform decision making. The significance of effects will be determined by specialists with reference to generic assessment criteria or subject-specific criteria for each environmental topic being considered. These criteria will apply a common terminology, classifying whether the effects are major, moderate or minor, as well as, adverse, negligible or beneficial, temporary or permanent, in line with standard practice.

Study Area

4.12 The study area for each topic will be based on the geographical scope of the potential for significant effects relevant to the topic or the information required to assess the likely effects, as well as topic-specific guidance and consultation with stakeholders. Further detail is provided in the technical sections (Sections 5-8).

Baseline and Future Baseline Conditions

4.13 Baseline environmental conditions need to be established to enable an accurate assessment of potential changes to such conditions that may occur and to assess the likely significant environmental effects of the Development. Understanding baseline conditions is also

important for the identification of the most appropriate mitigation which could be employed to reduce any likely significant adverse effects.

4.14 Baseline conditions will be taken as the current conditions on the Site. Baseline information is already being gathered through desk-based research and Site surveys in 2020 to define and describe the existing environmental characteristics and receptors for each environmental topic that will be provided within the ES. Where environmental information and data is not available for 2020, it will be necessary to use data which pre-dates 2020. The ES will set out what year the baseline data is sourced from.

4.15 In addition to the current baseline conditions, the EIA Regulations require an outline of the likely evolution of the baseline condition without implementation of the Development, as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge (i.e. the 'future baseline'). The future baseline will also take into account other developments that will be built out that may affect the Site. The future baseline conditions will be described in each chapter of the ES.

Construction Assessment

4.16 An indicative construction programme for the Development will be presented in the ES. This will include all aspects of the construction phase including site preparation, construction, fit-out and landscaping works.

4.17 The ES will outline the main activities associated with the construction works, together with the likely duration of each activity. Topics which have identified likely significant effects from construction activities are outlined in the following sections. The Applicant has committed to a CEMP, which will be subject to approval by RB Greenwich and secured through an appropriate planning condition. Mitigation measures for inclusion in the CEMP will be set out in the ES to avoid, reduce or mitigate potential adverse effects.

4.18 In line with Institute of Environmental Management and Assessment ('IEMA') best practice[11], the CEMP can be defined as 'tertiary' mitigation which is defined as that which *"will be required regardless of any EIA assessment, as it is imposed, for example, as a result of legislative requirements and/or standard sectoral practices. For example, considerate contractor practices that manage activities which have potential nuisance effects"*. As such, the CEMP is considered to be standard practice in the management of the construction works of the Development. The CEMP will be taken into account and form the basis of the assessment of likely significant effects. As such, any effects that might have arisen without this mitigation will not be identified as 'likely effects', as there should be no potential for them to arise. This should result in a simpler and more proportionate ES.

4.19 The assessment of construction effects will be based on an assumed 'peak year' of construction activity as a reasonable worst case, when volumes of construction vehicles and on-site activities are likely to be at their highest. At this stage, this assumed to be 2022 although this may be subject to change.

Completed Development Assessment

4.20 The likely significant effects of the completed Development will be assessed for the anticipated year of completion. Based on a delivery programme of approximately 3 ½ years,

the year of completion for the Development is assumed to be 2025. The assessment will assume that the Development is fully completed and occupied. Even though full occupation may not occur until later, this is unlikely to affect the likely significance of effects.

4.21 The Completed Development assessment will be based on the detailed planning drawings and Design and Access Statement submitted alongside the planning application. As noted in Section 3, the proposals are still emerging, and there are ongoing discussions surrounding the potential delivery of a Thames Clipper Jetty. Should the Thames Clipper Jetty be brought forward by the Applicant through this detailed planning application, it would be included in the Completed Development Scenario. However, should it not form part of the proposals, the Jetty would be excluded from the With Development assessment. Table 4.1 summarises the potential assessment scenarios. The Applicant would seek to confirm the With Development Scenario with RB Greenwich once discussions on the Jetty have concluded, in advance of preparing of the ES. This Scoping Report has considered how the scope of the ES would change between the two With Development scenarios.

Table 4.1: Assessment Year and Scenarios

Assessment Year	Assessment Phase	Scenario Description
2019/2020	Baseline	Baseline conditions
2022	Construction	Peak construction year
2025	Future Baseline	Without Development
	Completed Development	EITHER: **Scenario 1**: With Development (excluding Thames Clipper Jetty); OR **Scenario 2**: With Development including Thames Clipper Jetty.

4.22 The scope of the technical assessment topics that are proposed to be scoped into the ES would alter depending on the inclusion / exclusion of the Thames Clipper Jetty. Both scenarios have therefore been considered in the scope and Assessment Methodology section of the following topics:

- Heritage, Townscape and Visual Impact Assessment (HTVIA) (Section 7); and
- Marine Ecology (Section 8).

4.23 Consideration has also been given to how the inclusion / exclusion of the Thames Clipper Jetty could affect the exclusion of non-significant topics from the EIA (see Section 10).

Cumulative Effects Assessment

4.24 Cumulative effects can occur either when different effects from the Development interact to exacerbate effects on sensitive receptors, or, when the magnitude of an effect is exacerbated by other future neighbouring developments, thus creating a more significant effect, on a receptor.

4.25 The potential for cumulative effects to arise will be considered in each technical chapter for construction and once the Development is completed and operational. Further details including the proposed cumulative schemes are provided in Section 9 and Appendix A.

Structure of the ES Technical Chapters

4.26 Each environmental topic scoped into the EIA will be structured as set out in Appendix B.

Scoping Summary

4.27 This scoping exercise has been informed by desk-based research, professional judgement and other information available for the Site. Table 4.2 provides a summary of the scoping exercise.

4.28 In accordance with the EIA Regulations, all assessments will be prepared by consultants considered to have competent expertise in their discipline.

Table 4.2: EIA Scoping Summary

Technical Topics	Potential Significant Construction Effects	Potential Significant Operational Effects	Comments
Daylight, Sunlight and Overshadowing	x	✓ - P	ES Chapters to be prepared
Wind	x	✓ - P	
Heritage, Townscape and Visual Impact	x	✓ - P	
*Marine Ecology**	✓ - T	✓ - P	
Transport and Access	x	x	Topics scoped out of the ES
Air Quality	x	x	
Noise and Vibration	x	x	
Socio-Economics	x	x	
Human Health	x	x	
Biodiversity	x	x	
Water Resources, Flood Risk & Drainage	x	x	
Archaeology	x	x	
Ground Conditions and Contamination	x	x	
Waste	x	x	
Climate Change	x	x	
Vulnerability to Major Accidents or Disasters	x	x	
Energy and Sustainability	x	x	
Utilities	x	x	
Light Pollution	x	x	
Solar Glare	x	x	

Technical Topics	Potential Significant Construction Effects	Potential Significant Operational Effects	Comments
Telecommunications	x	x	
Electromagnetic Fields	x	x	

Key: ✓ Likely Significant Effect / x No Likely Significant Effect. T – Temporary Effect / P – Permanent Effect

* Marine Ecology only scoped in for Scenario 2: With Development (including Thames Clipper Jetty)

5 Daylight, Sunlight and Overshadowing

Baseline Conditions and Study Area

5.1 The Site is currently vacant, with an area of spoil in the north west of the Site and a predominance of bare ground and hardstanding across the remaining Site. There is limited vegetation on-site.

5.2 The study area for the assessment is taken to be buildings and public amenity areas directly adjacent to the Site boundary. There are a number of medium-rise mixed-use, residential blocks adjacent to the south of the Site associated with Enderby Wharf and high to medium rise blocks adjacent to the south eastern Site boundary (associated with the Alcatel-Lucent site) that could potentially be affected by the Development. Low-level commercial buildings are adjacent to the north of the Site, with Linear Park, located to the north of Telcon Way and the River Thames and Thames Path directly to the west of the Site.

Potential Effects

Likely Significant Effects

Completed Development

5.3 The Development will introduce new buildings onto the Site of various heights and massing up to 32 storeys (including ground floor). These new buildings will have the potential to affect levels of daylight and sunlight to existing surrounding residential dwellings, as well as overshadowing of amenity spaces (e.g. Linear Park) outside the Site boundary. As such, the ES would include an assessment of potential daylight and sunlight effects on these residential receptors and their associated amenity spaces, along with the Thames Path and Linear Park.

5.4 The levels of daylight and sunlight experienced by new residents would be carefully considered as part of the design process for the Development, as would the overshadowing of newly created amenity spaces within the Site. Commentary on the alternative designs and how initial daylight and sunlight analysis influenced the final proposals for the Development would be included in the ES.

Non-Significant Effects

Construction

5.5 The effects of construction-related works within the Site such as the presence of tower cranes and construction activity would not have significant daylight, sunlight or overshadowing effects on sensitive receptors and will not be assessed within the ES.

5.6 In addition, potential effects on daylight, sunlight or overshadowing during construction of the buildings that form the Development would gradually transition from the existing Site to those of the completed Development which would represent a worst-case scenario. As such, construction effects would be scoped out of the ES.

Completed Development

5.7 An analysis of the levels of daylight, sunlight and overshadowing within the Development will not be included in the ES. A stand-alone Internal Daylight, Sunlight and Overshadowing report will be submitted in support of the planning application.

Assessment Methodology

5.8 Desk top analysis, using mapping and online resources, will be undertaken in accordance with scoping guidance provided in the Building Research Establishment (BRE) Guidelines[12] to identify the sensitive receptors to be considered by the assessment. The baseline levels of daylight, sunlight and overshadowing to the relevant surrounding receptors will be quantified to inform the design and to allow the effects of the Development to be measured against the baseline conditions.

5.9 Daylight and sunlight amenity tests will be carried out in accordance with the BRE Guidelines to assist in the consideration of the relationship of new and existing buildings.

5.10 The criteria for protecting daylight to existing buildings are contained in the BRE Guidelines where it sets out various methods for measuring and assessing daylight and sunlight. The BRE Guidelines suggest that all windows and rooms within habitable dwellings should be assessed. The BRE Guidelines place particular emphasis on daylight and sunlight availability to main habitable spaces which include living rooms and kitchens, with a lower emphasis on bedrooms.

5.11 The BRE Guidelines states that circulation spaces and bathrooms need not be tested as they are not considered to require good levels of daylight. In addition, for rooms with more than one window, secondary windows do not require assessment if it is established that the room is already sufficiently lit through the main principal window. However, it is often sensible to consider secondary windows which will contribute to the distribution of light within the space.

5.12 The assessment undertaken by the consultant will establish the usage of each of the properties surrounding the Site to ascertain whether the neighbouring properties require assessment in accordance with the methodology explained above.

5.13 A 3D computer model will be constructed of the baseline and Development scenarios, which will be based on land survey information, floor plans for the relevant existing surrounding properties (where publicly available) and the architect's 3D model and 2D drawings of the Development. Where plans of neighbouring buildings are not available or show localised differences to obtained plans, the internal layouts will be based on reasoned assumptions.

5.14 The Development will be tested against the baseline conditions for the Site. As a cleared site is not fully representative of an urban location, a sensitivity test will also be carried out to provide a comparison with the building form and massing approved for development through the extant planning permission. This assessment would derive comparative values for daylight and sunlight levels on the surrounding sensitive receptors and present a more realistic scenario for the purposes of assessment.

5.15 Cumulative schemes that are located in the study area will also be included in the model and assessed. These will comprise the adjacent Enderby Wharf and Alcatel-Lucent site to the south.

5.16 Using computer analysis, the levels of daylight, sunlight and overshadowing to the existing surrounding residential buildings and amenity spaces will be quantified using the following tests recommended in the BRE Guide:

- Vertical sky component (VSC) at the windows;
- No-sky line (NSL) / daylight distribution (DD) inside the rooms;
- Percentage of annual probable sunlight hours (APSH) at the windows that face within 90 degrees of due south; and,
- Two-hours sun-on-ground contour (APSH) for main back gardens and amenity spaces.

6 Wind Microclimate

Baseline Conditions and Study Area

6.1 The prevailing winds for London blow from the south westerly quadrant. The south westerly winds will flow relatively unimpeded as they approach the Site across the River Thames which are then expected to create downdraughts at the windward elevations of the Development. Wind speeds are generally highest during winter, when the most frequent strong winds blow from the west-south-west. Wind speeds are generally lower during summer. North easterly winds are common during spring but, although potentially cold, these winds are generally light. South easterly winds are generally light and rarely occurring.

6.2 The Site is vacant and its surrounding area is characterised by low rise light industrial / commercial units to the north and medium to high-rise residential buildings to the south. The study area is taken as all sites and public areas immediately adjacent to the Site. In the absence of any dominant structures and exposure to the River Thames to the west, wind conditions in and around the Site are expected to be dictated by exposure to prevailing westerly winds.

Potential Effects

Likely Significant Effects

Completed Development

6.3 Tall buildings and certain other building forms can induce wind effects that increase local wind speeds. The primary effects that may lead to increased wind speeds include downdraughts, corner acceleration and channelling. Due to the size and form of the Development, it is possible that these effects may lead to wind conditions which exceed assessment criteria for comfort and / or safety and this will be investigated in the studies proposed.

6.4 The assessment of likely significant wind effects of the Development once completed and operational will include:

- Wind speeds on pedestrian areas within or surrounding the Development;
- A change in the pedestrian activity/comfort within or around the Development; and
- An impact on the safety and comfort of pedestrians using the Development, notably within new areas of public realm, private outdoor spaces and at building entrances.

Non-Significant Effects

Construction

6.5 Potential wind effects during construction works are not likely to be significant and therefore proposed to be scoped out of the assessment owing to:

- Temporary and transitory conditions with wind being highly variable as the Development is constructed;

- The wind effects will be lessened by building façades that are incomplete and therefore have greater porosity; and
- Through the construction phase, new buildings will transition to the completed Development and therefore wind conditions for the completed Development can be considered the worst-case scenario.

Completed Development

6.6 The wind microclimate criteria prescribe that threshold wind speeds are not exceeded for more than 5% of the time, relevant to spaces which are in high use (publicly accessible areas). Private amenity spaces such as balconies are used to a lesser extent and users are therefore likely to tolerate windier conditions for extended periods of time or accept that the space should be used in fair weather only. These effects are therefore not likely to be significant and are scoped out of the EIA process.

Assessment Methodology

6.7 Wind tunnel testing of a physical scale model would be undertaken for the Development which is the most well-established and robust means of assessing the pedestrian wind microclimate. It enables the wind conditions in and around the Development to be quantified and classified in accordance with the widely accepted Lawson Comfort criteria for pedestrian comfort and safety.

6.8 The wind microclimate assessment will measure pedestrian level wind speeds at key areas in and around the Site, from the model-scale boundary layer wind tunnel testing, with long-term wind frequency statistics (seasonal and annual) transposed from the nearest suitable weather centres to apply directly at the Site. This analysis will be used to determine the probability of local wind speeds exceeding comfort and safety thresholds for a range of common activities based on the Lawson Criteria.

6.9 The study will consider key pedestrian routes and activities in the surrounding area, including thoroughfares, entrances to existing buildings, car parks and recreational spaces in the development to the south. Upon the introduction of the Development, the impact on wind conditions at these receptors will be assessed against the baseline scenario, including receptors within the Development such as proposed entrances, thoroughfares and recreational spaces.

6.10 The model will be constructed at a scale of 1:300 and will cover a full-scale extent of up to 450m from the centre of the Site. In conjunction with the boundary layer wind tunnel set-up, this will be suitable to simulate the wind flows at the Site. Measurement locations will be placed up to 100m from the Development where the proposals are expected to have an impact on wind conditions.

6.11 Mean and gust wind speed measurements will be taken for a full range of wind directions in 22.5 degree increments at key locations, including main thoroughfares, entrances, waiting areas, amenity spaces (including private gardens), communal terraces and accessible areas of highest anticipated wind speeds, both within the Site and within the surrounding area out to the extent of potential significant effects.

6.12 The following configurations will be assessed in the wind tunnel:

- Configuration 1: Existing Site (baseline) with existing surrounding buildings;
- Configuration 2: The Development with existing surrounding buildings; and,
- Configuration 3: The Development with existing and proposed (cumulative) surrounding buildings.

6.13 Wind conditions will be quantified against the London Docklands Development Corporation (LDDC) variant of the 'Lawson Criteria' which prescribes that wind conditions are suitable for a given activity when the threshold is exceeded no more than 5% of the time. The value of 5% has been established as giving a reasonable allowance for extreme and relatively infrequent winds that are tolerable within each category. Conditions will fail the safety criteria where wind speeds exceed 15 m/s once per year.

6.14 Where certain activities are year-round, such as walking, entrance use or for waiting areas, comfort ratings are required to be met in all seasons. For more seasonal activities, such as outdoor recreation or for sitting spaces, the assessment focuses on relevant seasons where the expectation will exist for conditions to be suitable. The LDDC comfort threshold wind speed values are:

- 4 m/s - Long term sitting;
- 6 m/s - Standing / short term sitting / waiting;
- 8 m/s – Strolling;
- 10 m/s – Walking (at car parks, industrial work sites, construction sites and roads); and
- >10 m/s – Uncomfortable.

6.15 Where required, mitigation measures will be developed in conjunction with the design team to help create suitable conditions for planned pedestrian activities within the Site and acceptable residual effects on the wind environment.

7 Heritage, Townscape and Visual Impact Assessment

Baseline Conditions and Study Area

7.1 There are no designated heritage assets within the Site boundary, and it is not located in a Conservation Area. The Grade II listed Enderby House, which has recently been refurbished and extended to the rear, is located outwith the Site boundary but surrounded on all sides by the Site.

7.2 The proposed study area for consideration of built heritage assets would comprise an area of 750m from the Site boundary. This has been informed by a review of proximate built heritage receptors, surrounding building locations and heights, topography, townscape features and an understanding of the scale of the Development. The closest Conservation Area, East Greenwich Conservation Area, is located approximately 490m south of the Site boundary. The Maritime Greenwich World Heritage Site (WHS) is located approximately 650m to the south-west of the Site boundary.

7.3 There is also a number of non-designated built heritage assets within 750m of the Site boundary, primarily including buildings identified as being of local architectural and historical interest by RB Greenwich. The closest is 5 – 37 Christchurch Way (odd), circa 475m south of the Site boundary.

7.4 The study area for the townscape and visual assessment would be centred on the Site and would extend but be limited to locations from which the Site can be seen, or from which the new buildings on the Site have the potential to result in a significant townscape and/or visual impact at the height proposed. A desktop study has been carried out within this study area and has identified that the Site is not located in any strategic London View Management Framework view but is located in two locally designated views as defined by the Local Plan: 1. Shooters Hill to Central London and 9. Docklands panorama from the Wolfe Monument.

Potential Effects

Likely Significant Effects

Completed Development

7.5 The change in function of the Site and scale of the Development's new buildings has the potential to have a permanent significant effect on the existing townscape receptor that the Site falls within and its immediate and wider context. There is also the potential for changes to views of the Site and the setting of nearby built heritage assets. The potential for likely significant effects on all these considerations will be assessed in the HTVIA.

7.6 Given its proximity to the Site, the immediate setting of the adjacent Enderby House will be a key consideration throughout the design process. Design input will be sought from a heritage consultant to ensure a sensitive design that avoids adverse impacts to the setting of the Grade II listed building.

Non-Significant Effects

Construction

7.7 Construction effects are likely to vary through the construction phase and some activities may have more perceptible effects than others, however the potential effects of construction works and activity are not likely to have significant impacts on views, townscape or the setting of built heritage assets due to their temporary and transient nature. Good site practice measures that would be implemented through a CEMP such as hoarding and acoustic and dust controls would also limit these potential effects as far as practicable. As construction progresses, the massing and form of the buildings will transition to that of the completed Development, which is deemed a worst-case assessment scenario for built form. As such, construction phase effects are scoped out of further assessment.

Completed Development

7.8 The Development do not propose the demolition or direct works to any structures of heritage value. Furthermore, good practice measures will be implemented during the construction phase to minimise and control site emissions at source through implementation of a CEMP, including measures such as hoarding, good site layout, and fixed thresholds for noise and vibration emissions from plant and vehicles. These will notably take account of the Grade II listed Enderby House to avoid direct impacts on the asset. Furthermore, the nature of the proposed use of the completed Development will not generate any activities that could have direct impacts on built heritage assets. As such, the direct effects of the Development on built heritage assets would be negligible and it is scoped out of further assessment.

Assessment Methodology

7.9 The HTVIA will form Volume II of the ES. The assessment will take into account the Development's interaction with the existing heritage and townscape character receptors and the effect of the Development on these as experienced by visual receptors. This will be supported through the series of representative views.

7.10 The assessments of 'Heritage' and Townscape and Visual' will be provided as discrete assessments in the TVIA, however consideration will be provided where these topics may overlap. Based on best practice, these assessments will be tailored to ensure that the effects of new development on the setting of heritage receptors, townscape characteristics and visual receptors are holistically considered.

7.11 The heritage assessment will be carried out in accordance with the Historic England guidance documents Good Practice Advice in Planning: 2 (GPA2)[13] and Good Practice Advice in Planning: 3 (GPA3)[14] while the townscape and visual impact assessment will be based on the principles set out in the 3rd edition of Guidelines for Landscape and Visual Impact Assessment (GLVIA)[15]. Reference will also be made to national, regional and local guidance and policies.

7.12 The townscape and visual assessment will be supported by verified views that will be photographed in winter in order to assess a worst-case scenario when vegetation is not screening the Development. A viewpoint schedule has been developed through pre-app discussions with RB Greenwich and is provided as Appendix C that illustrates the location of the proposed views for assessment.

7.13 The HTVIA be based on the following methodology:

- Identify the existing heritage receptors and townscape character receptors along with the visual amenity of the Site from within surrounding area through desk-based analysis and field study;
- Include a series of representative views based on the sensitivity of locations and the likelihood of visibility. This will enable a 360-degree assessment of the scale of the Development. The location of the representative viewpoints will be agreed with RB Greenwich to inform the assessment; and,
- Identify and assess potential changes to the heritage receptors, townscape character receptors and visual receptors in accordance with relevant guidance. This assessment will be supported through the selected and agreed representative views, in which independent visualisers will insert accurate outline representations of the Development's parameters.

7.14 The HTVIA will establish the sensitivity of the heritage, townscape character and visual receptors and their capacity to accommodate the Development. It will consider the likely effects associated with operational (post-completion) phase of the Development. The assessment will also take into consideration any potential mitigation measures included to determine the significance of any residual effects. Structured professional judgement will be used to take account of quantitative and qualitative factors.

7.15 The magnitude of the change to the existing heritage, townscape character and visual receptors as a result of the Development will take account of factors including the proximity, scale and contribution to these receptors.

7.16 The assessment will also consider the cumulative impact of the Development and its interaction with the identified cumulative schemes (see Section 9).

8 Marine Ecology

8.1 As Section 3 notes, the proposals are at an early stage of design and there are still ongoing discussions with RB Greenwich on the need for a Thames Clipper Jetty to be included in the proposals. However, given the possible implementation of a jetty (Scenario 2) and extension of the Site boundary into the River Thames for this provision, consideration is provided to the potential effects the Development could have on marine ecology. It should be noted, that were the Thames Clipper Jetty not taken forward by the Applicant, i.e. Scenario 1, no further consideration for marine ecology would be required for the Development.

8.2 The ES produced to support the 2012 Scheme assessed the impact of construction (including dredging and piling) and operation of the proposed jetty on marine ecology including intertidal mudflats, sub-tidal habitats and loss or disturbance to faunal species. It concluded that, with appropriate mitigation in place, no significant effects on marine ecology were anticipated as a result of the proposals.

8.3 Should Scenario 2 be taken forward, the Applicant will undertake detailed consultation with the Environment Agency (EA), Natural England, the Marine Maritime Organisation (MMO), TfL and Port of London Authority (PLA) and other key consultees (e.g. Cefas) on the proposals, design requirements and proposed mitigation strategies.

Baseline Conditions and Study Area

8.4 Aside from the vacant dry dock present within the south west corner of the Site, there are no other pre-existing structure or activities associated with the Site in the River Thames.

8.5 The Site does not lie within any statutory designated site for marine ecology though it does lie within the Thames Estuary recommended Marine Conservation Zone (rMCZ). Four subtidal and intertidal habitats and two species are under consideration for the designation of the rMCZ. The habitat features are: intertidal mixed sediments, subtidal coarse sediment, subtidal sand and subtidal mud. The species are: tentacled lagoon worm (*Alkmaria romijni*) and European smelt (*Osmerus eperlanus*).

8.6 The Swanscombe Marine Conservation Zone (MCZ) and the Thames Estuary and Marshes Ramsar site are located approximately 19km and 30km downstream from the Site respectively. The Site is located within the Thames Estuary recommended Marine Conservation Zone (rMCZ) which stretches from Richmond to the wider mouth at Southend and Grain. Whilst this rMCZ is on hold, there is the potential for it to be ratified before completion. For this designation, four subtidal and intertidal habitats and two species are under consideration, the habitat features being intertidal mixed sediments, subtidal coarse sediment, subtidal sand and subtidal mud; and the species being tentacled lagoon worm (*Alkmaria romijni*) and European smelt (*Osmerus eperlanus*).

8.7 The non-statutory River Thames and Tidal Tributaries Site of Importance to Nature Conservation (SINC) is located within and adjacent to the western Site boundary, designated for fish, wading birds and marine ecology along its extent.

8.8 No habitat or species surveys have yet been undertaken within the River Thames for the Development. According to Natural England's Magic Map[2], the marine element of the Site supports intertidal substrate (mud) habitat, designated as a BAP priority habitat. Based on historical survey records associated with the 2015 Marine Licence application for the 2012 Scheme, three species of conservation importance were identified in this locality: gastropods Cochliopidae Type A, Cochliopidae Type B and the lagoon sea slug (*Tenellia adspersa*), which is a nationally rare species listed in the red book, and protected under the Wildlife and Countryside Act (as amended)[16] and Conservation of Habitats and Species Regulations[17]. For the purposes of this scoping assessment, it is assumed that these populations are still present within the Site boundary.

8.9 The survey results also highlighted the presence of an existing dredge pocket (circa -8m chart datum (CD)) present along this section of riverbank that dates from its former use as an active wharf. This has not silted up over the years and therefore, depending on the depth of the pocket and the draft of any berthing vessel, only minor dredging works may be required.

8.10 With respect to marine mammals, the most common species in the River Thames are the harbour porpoise (*Phocoena phocoena*) and the grey seal (*Halichoerus grypus*) and common seal (*Phoca vitulina*) though bottlenose dolphin and other species of cetacean can also be observed.

Potential Effects

Likely Significant Effects

8.11 The scope of this assessment would assess the potential for significant effects on:

- Marine habitats of conservation importance;
- Benthic invertebrates;
- Fish;
- Marine mammals; and
- Birds.

Construction

8.12 The removal of the dry dock would comprise the removal of the screw anchors holding the structure; this is considered unlikely to cause any disturbance or nuisance due to the relatively small-scale nature and localised area of the works. The construction of the jetty would comprise marine works within the river, including piling, likely to be impact piling, and may require dredging works. There is the potential for some minor habitat modification or loss, although this would be limited as far as possible. Exact details of these works are to be confirmed once the design and specification of the jetty is finalised, however for the purposes of this assessment, dredging works are assumed.

8.13 While dredging activities are expected to be small-scale and therefore unlikely to cause significant disturbance to river hydraulics, there is the potential for direct adverse impacts on protected marine fauna, notably the lagoon sea slug. To mitigate these effects as far as

[2] https://magic.defra.gov.uk/MagicMap.aspx

practicable, a comprehensive and sensitive translocation exercise to move it outside the impact zone is proposed. The translocation exercise will be managed and implemented by highly experienced marine ecologists, with methodology to be defined in a Translocation Method Statement in accordance with a marine activity licence. Furthermore, if it is established that there is inadequate material in the dredge pocket to support the translocated lagoon worm population, further mitigation would be considered. This could comprise adding suitable material to suitable areas of seabed outside the dredge pocket or habitat enhancement measures on the jetty piles. The methodology for this will be determined in collaboration with the EA and the PLA.

8.14 Depending on the jetty design there is potential for the loss or disturbance of intertidal habitats via installation of new piles or other structures. Therefore, intertidal habitats and communities are scoped into the assessment. Should intertidal habitat loss occur compensatory measures are likely to be required, ranging from small scale habitat enhancements to new habitat creation.

8.15 Dredging will result in habitat removal and disturbance and also cause an increase in suspended sediment in the water column. Whilst sediment loads can be naturally high in the Thames the effect is expected to be temporary and of minor significance. However, sediment resuspension has the potential to mobilise sediment contaminants and as the jetty design is not currently confirmed, this impact pathway would be scoped in to the assessment and the collection of samples for the assessment of sediment chemistry would be required.

8.16 Piling within the river could create temporary noise and vibration disturbances to fish and other marine fauna if it is carried out within the water environment. The piling methodology is currently unconfirmed and if it is possible to undertake any works to the revetment at low tide from the shore then this method will be prioritised to minimise disturbance. Should works be required beyond the intertidal zone, an assessment of noise and vibration effects would be carried out. Notwithstanding, a Piling Risk Assessment will be carried out to determine the optimal piling regime to minimise potential effects on sensitive marine receptors, fish and marine mammals in particular. This would also outline embedded and secondary mitigation measures that would be proposed for the Development, such as piling restrictions to the months of November and February to minimise disturbance to fish receptors.

8.17 During all piling works, the Joint Nature Conservation Committee 2010[18] protocol on minimising the risk of injury to marine mammals from piling noise will be followed and a commitment to develop a Marine Mammal Mitigation Protocol (for example, by the piling contractor) may be required. With the standard JNCC mitigation in place, the impact on marine mammals is not expected to be significant but an underwater sound impacts assessment would be required and this impact pathway would be scoped into the assessment. It is also considered, with the mitigation measures in place, an EPS licence application would not be required and should be discussed as part of the consultation process

8.18 The Development has the potential to impact the Thames Estuary rMCZ and the non-statutory River Thames and Tidal Tributaries SINC through dredging and piling works and the occurrence of pollution events during the construction phase. However, mitigation measures as set out in the CEMP and aforementioned control documents would seek to reduce the potential effects as far as practicable. A monitoring programme, the schedule and

methods for which will be approved in collaboration with the EA, will also be put in place post-dredging and post-construction to ensure that recolonisation measures have been successful.

Completed Development

8.19 The completed jetty has the potential to create a localised alteration of flow dynamics around the new structures which could result in scour and deposition of sediments that would alter the nearshore marine environment. These operations also have the potential to impact the River Thames and Tidal Tributaries SINC through an increase in anthropogenic activity. A Navigational Risk Assessment will be provided to RB Greenwich, likely through discharge of an appropriately worded planning condition, to set out measures to mitigate these effects.

8.20 A small area of new intertidal habitat would be created across the river frontage of the Site through the removal of the existing concrete apron which spans the intertidal area. This is considered to provide a potential local beneficial effect.

Non-Significant Effects

Construction

8.21 Due to the implementation of a CEMP, it is not expected that any construction works associated with terrestrial development of the Site would have any significant effects on the habitats and species under consideration in the river. As such, the potential effects of construction phase activities on these receptors will be limited to construction of the jetty and associated works.

8.22 During all piling works, the Joint Nature Conservation Committee 2010[19] protocol on minimising the risk of injury to marine mammals from piling noise will be followed. In addition, a Marine Mammal Mitigation Protocol (MMMP) will be produced to ensure appropriate mitigation is in place. With this mitigation, the impact on marine mammals would be mitigated as far as practicable and is scoped out of further assessment.

8.23 Due to the distance to the Swanscombe MCZ and the Thames Estuary and Marshes Ramsar site from the Site, it is not considered that there are pathways that the construction works could act over to impact the integrity of these sites. As such, no further consideration would be provided to potential effects on these designated sites. However as noted above, as the Site is within the rMCZ, the potential effects on this potentially designated site would be assessed if necessary.

Completed Development

8.24 Due to the nature of the dredge pocket and extremely low levels of natural silting, future maintenance dredging is unlikely to be required. As such, this consideration will not be taken forward for further assessment.

8.25 The introduction of tall buildings adjacent to the River Thames could lead to some transient overshadowing effects on the local marine environment. However, as these effects would be temporary and highly localised, it is not considered that overshadowing would lead to significant effects on nearside habitats or fauna. As such, this would be scoped out of further assessment.

Assessment Methodology

8.26 As set out above, this assessment would assume that the previously recorded faunal populations are still present within the Site. This would be supported by a site-specific Phase 1 Intertidal Survey and desk-based information to provide a more detailed understanding of the baseline intertidal environment.

8.27 This information would form the basis of a marine ecology assessment that would be undertaken in line with CIEEM guidance. Verification surveys to confirm these assumptions would be carried out during the determination period, with the results to be provided to RB Greenwich. The scope and scale of this assessment will be agreed with the EA, MMO and PLA but is expected to include a subtidal grab sampling survey to determine benthic communities and particularly the presence of *Tenellia adspersa*. Sediment samples for chemical analysis in relation to dredging will also be taken. An intertidal walkover survey may be required, depending on project design and where grab samples are needed these can be collected by vessel at high tide.

8.28 Consideration will be provided to other relevant planning regimes through the pre-application process, as required, e.g. Water Framework Directive assessment. Should these assessments be deemed necessary, they will be coordinated through the EIA process and the relevant assessment reports will be provided in support of the planning application.

8.29 The following licence applications will be required to support this planning application:

- A Marine Licence (ML) application to the MMO for any works below Mean High Water Springs;
- A PLA dredging licence; and
- Depending on the nature of the works, and their proximity to flood defences (e.g. a sea wall) a Flood Risk Permit application to the EA may be required. However, where a Marine Licence application is made consultation with the EA so should take place to determine if the ML will be sufficient to cover EA concerns.

9 Cumulative Effects

9.1 The EIA Regulations specify the information to be included in an ES (Schedule 4) and require that in assessing the effects of a particular development, consideration should be given to cumulative effects. Potential cumulative effects can be categorised into two types:

- **Combined effects -** occur when two or more different environmental effects from the Development (e.g. dust, noise, traffic) act together to produce a different level of effect/ impact experienced by a particular receptor. These combined effects (or 'Intra-Project') can be additive or synergistic such that the sum of the impacts can be less or more than the individual impacts (i.e. because they may exacerbate or neutralise one another).
- **Cumulative effects -** are those that accrue over time and space from a number of different development activities and projects in geographical proximity to one another, which individually might be insignificant, but when considered together, could create a significant cumulative effect (also referred to as 'Inter-project' effects).

9.2 The cumulative assessment is important to ensure that the combined impacts of other schemes are understood and appropriately considered in decision making. The cumulative effects of the Development itself, and with other planned or committed development in the local area, will be considered on a topic-by-topic basis and reported in a subsection of each technical ES Chapter, and mitigation measures proposed where necessary. Combined effects will be considered in a separate chapter titled 'Effect Interactions'. The approach for both the Effect Interaction assessment and the Cumulative Effects Assessment with other development is outlined below.

Effect Interactions

Baseline

9.3 The Effect Interactions assessment focusses on individual receptors that have the potential to be affected by multiple impacts addressed under more than one specialist topic in the EIA as a result of the Development. Therefore, the baseline for the Effect Interactions assessment will be determined by the results of the individual topic assessments.

Methodology

9.4 There is no consistent guidance or standardised approach to the assessment of Effect Interactions. However, it is recognised that the Development has the potential to give rise to a variety of impacts upon a number of different receptors some of which may combine to become significant effects.

9.5 Table 9.1 summarises the proposed receptor-based assessment process to be used for both construction and operation of the Development.

Table 9.1: Effect Interaction Assessment Process

Step	Description
Step 1: Identify and	Identify all topic sensitive receptors and their geographical locations

Step	Description
categorise receptors	based on the study areas and Zones of Influence (ZoI) of the respective technical assessments. These will then be categorised by type.
Step 2: Identify impacts	Identify all topic impacts associated with sensitive receptor(s)/ receptor types.
Step 3: Screen receptors and associated impacts	A screening exercise will be undertaken upon the identified receptors and impacts. Items are screened out from further assessment if they are: Receptors where no topic impacts overlap; Receptors with no temporal overlap with topic impacts; or Receptors where topic impacts are identified as 'negligible'
Step 4: Assess effect interactions	Qualitative assessment based on professional judgement of the effect interactions.

9.6 Based on the topics and methodologies outlined in the previous chapters that are proposed to be scoped into the EIA, it is considered that the sole receptor group where there is potential for effect interactions to occur are ground level human receptors (i.e. pedestrians, visitors, residents) within the Development and adjacent development sites. On this basis, the assessment of Effect Interactions will be limited to this receptor group, in considerations of potential effects on-Site and neighbouring developments.

Cumulative Effects Assessment

Baseline

9.7 The existing environment conditions to be considered in the cumulative assessment will be identified in each technical ES chapter.

Methodology

9.8 The cumulative assessment is important to ensure that the combined effects of other schemes with the Development are understood appropriately for decision making. The cumulative effects of the Development and cumulative schemes in the local area will be considered on a topic-by-topic basis with the cumulative assessment methodologies and the cumulative effects reported in a subsection of each ES chapter, along with mitigation measures where necessary.

9.9 A set of screening criteria has been developed to identify which cumulative schemes in the area should be subject to assessment, as follows:

- Expected to be built-out at the same time as the Development and with a defined planning and construction programme;
- Spatially linked to the development (within 1km of the Site boundary);
- Considered an EIA development and for which an ES has been submitted with the planning application;

- Those which have received planning consent from the planning authority (granted or resolution to grant) and / or,
- Introduces sensitive receptors near to the Site (but are not EIA development).

9.10 A planning search was undertaken considering the above criteria and the cumulative schemes identified are outlined within Appendix A.

10 Non-Significant Topics

Introduction

10.1 As stated within the EIA Regulations, an ES is required to identify only the 'likely significant environmental effects' of a development.

10.2 The rationale for this scoping exercise has been guided by the current National Planning Practice Guidance on EIA (updated July 2017), which highlights the expectation that the ES should focus on the 'main' or 'significant' environmental effects only. The Guidance states:

"Whilst every Environmental Statement should provide a full factual description of the development, the emphasis should be on the "main" or "significant" environmental effects to which a development is likely to give rise. The Environmental Statement should be proportionate and not be any longer than is necessary to assess properly those effects. Where, for example, only one environmental factor is likely to be significantly affected, the assessment should focus on that issue only. Impacts which have little or no significance for the particular development in question will need only very brief treatment to indicate that their possible relevance has been considered."

10.3 The following topics are considered to be those where 'significant' effects are unlikely to arise as a consequence of the Development. As such, these issues would not be assessed in detail through the EIA process. Non-significant issues have also been identified within previous topics sections where relevant.

Transport and Access

10.4 Details of the transport and access constraints of the Site are set out in Section 2. In summary, vehicular and pedestrian access to the Site is gained off Telcon Way at the Site's eastern boundary. This connects with Blackwall Lane (A2203) and the wider strategic road network. Pedestrian and cycle access is also possible via the Thames Path to the west. The Site has a PTAL rating of 1b / 2, defined as a location with poor accessibility to public transport.

10.5 The Site is currently vacant and there are no vehicle or pedestrian trips currently occurring to and from the Site.

10.6 The construction phases of the Development will generate construction traffic and may necessitate temporary road or pathway closures. This is likely to have potential effects on:

- The local road network (including drivers, cyclists and public transport) due to the movement of construction vehicles and temporary changes to local access/egress arrangements, including parking;
- Nearby properties and businesses due to the temporary changes to servicing;
- Access arrangements; and
- Pedestrians due to potential temporary closure of footways.

10.7 However, due to the scale of the Development the quantum of construction vehicles during the peak construction period is likely to be of negligible significance when compared against the existing traffic flows on the local road network. Additionally, there is the potential for some construction materials to be delivered by access from the river. Whilst there may be some temporary effects, these would be localised and controlled via a Construction Transport Management Plan (CTMP) and CEMP which would seek to minimise and manage these effects as far as practicable. This would be secured by an appropriate planning condition. It should be noted that the inclusion / exclusion of the Thames Clipper Jetty within this planning application is unlikely to affect the aforementioned conclusions as the potential impact of this component of the Development is relatively minor and not considered a significant contributor to construction vehicle trips. As such, construction traffic effects are not expected to be significant and could be scoped out of the EIA.

10.8 It is acknowledged that the completed Development will lead to an increase in vehicle traffic (principally residential and delivery/servicing traffic) and use of public transport facilities above existing levels as a result of new residents, visitors and employees on the Site.

10.9 Given the car-free nature of the Development (with the exception of disabled spaces) and proximity to the strategic transport network, the resultant increase in vehicular traffic is unlikely to be significant. An initial assessment of trip distribution was carried out by the project transport consultants, Odyssey, based on the indicative proposals. This is provided in Appendix D and demonstrates that Development could give rise to circa 773 new daily vehicle trips. This includes delivery and servicing trips of all types from motorcycles delivering food/courier services to larger bulk deliveries. This trip generation exercise is based on a TRICS assessment which includes some sites with more parking than is proposed in the Development. Therefore, with only disabled car parking provision to be provided, it is unlikely that this would give rise to as many trips as estimated with the vast majority of trips expected to be undertaken by active and sustainable modes. This is backed up by the London Plan compliant levels of cycle parking infrastructure, including 5% wider bays for non-standard cycles, which would encourage uptake of trips by cycle for residents at the Site.

10.10 The occupiers and users of the Development would place greater demand on local public transport services, with circa 673 and 664 new daily bus/tram and rail trips expected, respectively[3]. It is considered that the current provision provided by the mainline rail services, London underground and local bus networks is adequate to support this uplift and no significant effects are considered likely.

10.11 The Development will result in an increase in the number of pedestrian and cycle trips generated to and from the Site, although it is considered that these trips would be accommodated within the surrounding pedestrian and cycle networks without causing any significant adverse effects. The Development proposals to improve permeability and access within the Site and to the Thames Path will also provide benefits in pedestrian and cycle permeability for residents.

[3] These estimates were carried out for a greater quantum of residential units and so demonstrate a worse-case to the current Development proposals. See Appendix D for further details.

10.12 Inclusion of the Thames Clipper Jetty would result in a further mode option for existing and future residents of the Site and local area. The dominant direction of travel is likely to originate from within the vicinity of the Site, and to travel west to central London as part of a journey to access a place of work. There is sufficient capacity on the rail and bus and riverboat services to accommodate the uplift generated by the Development and it is considered that the increase in pedestrian and cycle trips generated from the Thames Clipper Jetty could be accommodated on the existing networks with no likely significant effects.

10.13 The Site is not located within or adjacent to any Conservation Areas and does not contain statutory listed or non-statutory locally listed buildings or other heritage assets. Therefore, it is not anticipated that the Development would result in an effect on heritage and conservation assets. It is also not anticipated that the Development will require carriage of materials listed on "The Carriage of Dangerous Goods" in the UK. As such, the traffic-related environmental effects in on Hazardous Loads and Heritage and Conservation which are set out in the IEMA publication 'Guidelines for Environmental Impact Assessment' (2004) (IEMA Guidelines) can be scoped out. Effects of ecology, dust, dirt and noise and vibration as a result of traffic are unlikely to be significant and are therefore proposed to be scoped out of further assessment.

10.14 A Transport Assessment (TA) will be undertaken and submitted with the planning application to assess the potential impacts of the Development on the surrounding transport network. This will include consideration of delivery and servicing requirements of the Development. In addition, a Travel Plan (TP) will be completed to encourage sustainable travel and to help reduce the impact of vehicular traffic associated with the Development proposals. This work will be completed in close liaison with TfL and RB Greenwich. The study area for the assessment will be agreed with RB Greenwich and TfL as part of the TA and TP scoping work.

10.15 Further considerations such as the potential effects on local public transport services (i.e. local trains, buses and cycle routes), as well as an assessment of the effect on the capacity of the local highway network will be dealt with in the TA.

Air Quality and Odour

10.16 As Section 2 notes, the entirety of the RB Greenwich administrative area is designated as an AQMA for exceedances in the 24-hour mean concentration of PM_{10} and annual mean NO_2.

10.17 During the construction works, the greatest potential air quality effects relate to dust nuisance. Good practice measures will be implemented to minimise and control dust at source during construction which will be implemented as part of the CEMP that will be based on industry standard guidance published by the Institute of Air Quality Management (IAQM)[20]. These will be detailed through the use of method statements and include measures such as hoarding, water suppression and covering of transport vehicles. Given the implementation of such measures, dust during the construction phase is not expected to give rise to significant adverse effects on local receptors.

10.18 In terms of exhaust emissions, plant and equipment used for construction works will also be modern and compliant with current EU emissions standards. As above, such measures will be detailed as part of a CEMP. With these standard practice measures in place and due to

the scale of the Development, exhaust emissions during construction works are not expected to give rise to significant adverse effects.

10.19 Construction traffic has the potential to contribute to existing traffic levels on the surrounding road network and may impact on local air quality. Given the scale of the Development, it is unlikely that there will be an average of more than 25 Heavy Duty Vehicle (HDV) movements per day (the guidance threshold recommended by Environmental Protection UK (EPUK) and the IAQM for further assessment in case of significant effects). Therefore, the temporary increase in traffic associated emissions is considered unlikely to be significant. In addition, a CTMP will be implemented to ensure that vehicles movements are appropriately managed. As such, significant effects are not considered likely.

10.20 An increase of 100 daily vehicle trips on the surrounding network is the level of change at which EPUK guidance[21] (for sites within an AQMA) suggest that an assessment of air quality would be required for development. Based on the proposed low car nature of the Development (i.e. only accessible parking spaces), it can be reasonably concluded that the increase in traffic flow from the operational Development would be much less than 5% on the surrounding network. Therefore, the effect of the Development on air quality as a result of vehicle movements will not be significant.

10.21 There are no sources of odour within or in close proximity to the Site that could affect future residents of the Development. The Morden Wharf site is currently in storage use with proposed use as a safeguarded wharf. All industrial activities associated with this use would be controlled by an Environmental Permit, requiring best practice to control and manage air emissions and an odour management plan. Further north, the Brenntag site is understood to store low quantities of hazardous materials but have no on-site processing operations. As such no significant odour effects are considered likely. Furthermore, the completed Development should not give rise to any significant odour effects. Any proposed installation of plant will meet the requirements of the London Plan and the significance of any potential emissions are not considered to be significant.

10.22 The GLA's London Plan requires new developments to be air quality neutral. The air quality neutral policy is intended to minimise the cumulative effects of many developments throughout London. A standalone Air Quality Assessment which includes the assessment of air quality neutrality will be undertaken and submitted with the planning application. The air quality neutrality of the Development will be assessed following the methodology provided in the GLA's SPG on Sustainable Design and Construction. Appropriate design mitigation will be incorporated into the Development to ensure that residents are protected from poor air quality. These measures would be detailed in the planning application. As such, is not considered that the effects of the Development would be significant. It is therefore proposed that the topic be scoped out of further assessment within the EIA.

Noise and Vibration

10.23 The ambient acoustic conditions at the Site are likely to be dominated by noise sources from the commercial, storage and light industrial units to the north and east of the Site and road traffic on the local surrounding road network including Blackwall Lane (A2203). Aircraft noise from City Airport is also likely to be a notable contributor to the existing noise environment.

10.24 BS 5228[22] describes a noise sensitive premise as a dwelling, place of worship, educational establishment, hospital or similar institution. The nearest sensitive receptors to the Site are the residential properties located adjacent to the southern boundary of the Site.

10.25 As with any large-scale construction programme in an urban context, there will be temporary impacts on local receptors. However, construction noise and vibration, will be mitigated through 'Best Practicable Means' (BPM) as defined by Section 72 of the Control of Pollution Act 1974 (COPA) and careful management which will be documented in the CEMP. The CEMP will be prepared prior to the commencement of works and will describe the mitigation measures that will be applied for construction activities. The CEMP will be secured by an appropriately worded planning condition.

10.26 The primary method for the control of noise will be a Section 61 agreement under the COPA. A Section 61 agreement under the COPA would contain appropriate noise limits at the nearby properties depending on their use and ownership. These limits will be continuously monitored and reported. The reports and monitoring will highlight when it is likely that the construction limits will be exceeded, so that construction activities can be effectively temporarily altered to ensure that limits are adhered to where possible. In addition, a Section 61 agreement also sets out a dispensation and variation procedure under which consent can be applied for to carry out works which it is considered would exceed the agreed noise limits or must occur at times when such work is otherwise not approved. Such dispensation/variations would be applied for where there are good engineering, safety or practical reasons for undertaking the works at these times.

10.27 No demolition is required for the Development as the Site is already cleared. In addition, the ground excavation required for the basement areas was completed under the 2015 Scheme permission. As such, construction noise and vibration effects would be limited to effects associated with pilling, super-structure, cladding/roofing, and fit-out. Pilling activities will generate the largest construction noise and vibration effects, however these will be short term with piling likely to last for three to four months. Piling would also move around the site during this period and not be continuously undertaken in one location for the entire duration of this activity. In addition, pilling will be undertaken in accordance with the controls identified in the CEMP and through the aforementioned Section 61 agreement. As such, the residual effect of noise and vibration during the construction phase of the Development is not expected to be significant.

10.28 Car parking provision and servicing of the completed Development (e.g. deliveries) will lead to additional vehicular traffic on the local road network. However, as noted above, this is not expected to be significant.

10.29 Where a receptor is affected by continuous traffic flow, significant increases in traffic flows are required to generate a 'just perceptible' change of 3dB. The volumes of road traffic to be generated by construction and the completed Development would not lead to a perceptible increase in overall traffic noise. Therefore, it is considered unlikely that the Development would give rise to any significant effects on local noise sensitive receptors.

10.30 Due to its proposed end use, it is considered unlikely that the Development will result in significant vibration effects. However, the design will also take account of the thresholds in

BS6472:2008 and incorporate appropriate measures to mitigate vibration effects from nearby sources, if required.

10.31 Building services plant related to the Development may be considered a future noise source. However, it is considered entirely appropriate that full planning control over future process/plant installations can be effectively retained through the use of planning conditions (e.g. imposition of an operative noise limit, or imposing a need for details of plant and any attendant noise control to be submitted to the local planning authority for their approval prior to use). Therefore, it is not anticipated that new process or fixed plant installations from the completed Development would result in an effect on noise sensitive receptors. conditions (e.g. imposition of an operative noise limit, or imposing a need for details of plant and any attendant noise control to be submitted to the local planning authority for their approval prior to use). Therefore, it is not anticipated that new process or fixed plant installations from the completed Development would result in an effect on noise sensitive receptors.

10.32 It is therefore proposed that noise and vibration be scoped out of further assessment within the EIA. Notwithstanding, a standalone Noise and Vibration Assessment will be submitted with the planning application. This will verify that the Development will not result in unacceptable levels of noise and vibration on sensitive receptors.

Socio-Economics

10.33 During construction, the Development is likely to result in indirect and induced employment opportunities, as well as spending by the construction workforce in the local area. However, due to the size of the Development this would be a temporary beneficial effect and is not considered significant.

10.34 The completed Development will contribute towards LB Greenwich housing targets, including affordable housing provision. This is considered beneficial, although it is not considered to be significant in EIA terms. The completed Development would also create a small amount of employment and local spending from the commercial uses. Again, these are considered beneficial, but not significant, effects.

Human Health

10.35 The EIA Regulations require the consideration of the potential effects on human and population health where significant effects are likely to occur. The assessment should be proportionate to the project being considered.

10.36 Where people live and work could have indirect impacts on their personal state of wellbeing. Therefore, new developments could potentially have a beneficial or adverse effect on health, particularly in areas of existing poor health conditions.

10.37 Poor health outcomes could arise from construction effects such as dust or pollution from construction traffic. However, the Applicant will prepare proposals on construction and environmental management to manage the construction of the Development addressing issues related to health and wellbeing, including public safety, noise and vibration controls, and air and dust management. A number of these measures will be included in management plans, such as the CTMP and CEMP.

10.38 Poor design and access in end uses could also have effects on health outcomes. However, through appropriate mitigation and design these effects can be managed and potentially give rise to either neutral or indirect beneficial effects on human health.

10.39 At the system level, greater access to adequate housing and employment may be positively correlated with good health, but these effects will be uncertain and not measurable at the level of an individual site. The incidence of any such health effects will be widely dispersed through marginal changes to the wider housing and employment markets, and so the effect is not significant at any level.

10.40 Despite the indirect links that have been identified between new development and health and wellbeing, the potential effects of a new development on the health and wellbeing of new and existing residents and workers would be largely determined by the way the development's buildings and spaces are used (rather than constructed) and by lifestyle factors which cannot be accurately quantified or controlled at the planning stage. Notwithstanding, the Development is being designed with full consideration of future health and wellbeing factors including the high-quality design and inclusion of public access and amenity, playspace and active travel mechanisms.

10.41 The following assessments within the EIA are contributing to the emerging design and will consider the Development's indirect or secondary impacts which could have an effect on health and wellbeing:

- Daylight, Sunlight and Overshadowing Assessment; and
- Wind Assessment.

10.42 In addition, the following reports that will be produced to accompany the planning application will also consider the Development's impacts on health and wellbeing:

- Design and Access Statement (DAS);
- Health Impact Assessment;
- Transport Assessment;
- Air Quality Assessment;
- Noise and Vibration Assessment:
- Ecology Assessment;
- Flood Risk Assessment and Surface Water Drainage Strategy;
- Land Contamination Preliminary Risk Assessment; and
- Energy and Sustainability Strategy.

10.43 Specifically, the DAS will demonstrate how elements such as housing, employment creation, access to health and education facilities and access to open space and play space have been considered through the design process.

10.44 As there are inherent mechanisms to address the indirect health and wellbeing effects including identification of appropriate mitigation in the ES, it is considered appropriate to scope a discrete health and wellbeing assessment of the EIA.

Biodiversity and Terrestrial Ecology

10.45 A Preliminary Ecological Appraisal (PEA), dated August 2020 has been prepared by Delta-Simons (Appendix E). A desk-based study was undertaken to gather baseline terrestrial ecological data for the Site and surrounding study area to inform the PEA. The PEA also included the results of a terrestrial Phase 1 Habitat Survey and protected species assessment, which was completed in August 2020.

10.46 The Site is characterised by hardstanding, colonising vegetation and bare ground, with a spoil heap in the western extent. There are no trees present on the Site. Shrub beds adjacent to the Grade II listed Enderby House also lie in the south-west corner of the Site.

10.47 The PEA concluded the Site is of poor ecological value, excluding any consideration of marine environments within the River Thames. The only terrestrial habitat on-Site that may offer value to wildlife is scrub vegetation colonising the wall on the northern Site boundary that offer nesting habitat for birds. The spoil pile and brick wall may also offer foraging opportunities for black redstart. Measures will be put in place through implementation of a CEMP to ensure that birds are not harmed during construction works, such as ensuring habitat is removed outside of the bird nesting season (typically between March and July, inclusive) to avoid any conflict with bird nesting. In addition, the inclusion of new landscaping, including green roofs, will provide potential alternative foraging habitat.

10.48 Whilst there is no suitable habitat for otter on-Site, there is potential that they may venture onto the Site due to its proximity to the river. Mitigation will be put in place through implementation of the CEMP to ensure that they do not become trapped during construction works.

10.49 Overall, the Development has the potential to greatly increase the value of the Site for terrestrial wildlife and will include several areas of open and community space, which will incorporate landscaping. Two of the new buildings will include sections of biodiverse green roofs. The requirements to meet biodiversity net gain targets will be considered further as part of the detailed landscape design.

10.50 As noted in Section 2, there are two national statutory designated sites within 2km of the Site boundary, the closest of these was Mudchute Park Farm Local Nature Reserve (LNR) which is 760m west of the Site boundary. The PEA concludes it is unlikely that the Development would have an adverse impact on the LNR due to its distance from the Site. The Site lies within an Impact Risk Zone (IRZ) associated with Oxleas Woodland SSSI, however the Development does not meet the criteria associated with the IRZ and therefore does not require further consideration.

10.51 There are seven non-statutory designated sites identified within 1 km of the Site boundary, the closest terrestrial site being the Greenwich Ecology Park and Southern Park Site of Importance for Nature Conservation located approximately 500m east of the Site boundary. The Development has the potential to impact this site through the occurrence of pollution events during the construction phase, and through an increase in anthropogenic activity post-construction due to the introduction of residential units. However, the impact is not expected to be significant and the topic is therefore proposed to be scoped out of the EIA.

Water Resources, Flood Risk and Drainage

10.52 The Site does not contain any surface waterbodies, with the nearest being the adjacent River Thames. As noted in Section 2, the Site is located entirely within a Flood Zone 3 area that benefits from flood defences. This means the Site is protected via local flood defences and would otherwise be subject to a high risk of fluvial flooding (i.e. a greater than 1 in 100-year annual probability). A review of the Environment Agency's Flood Risk from Surface Water maps[23] shows that the majority of the Site is subject to a very low risk of flooding from surface water although localised areas of land within the eastern area of the Site are subject to low to high risk of flooding from surface water. The Site is not subject to a risk of flooding from reservoirs. As such, it is considered that all forms of flood risk to the Development can be appropriately mitigated and therefore the effects would be considered insignificant.

10.53 The Development would lead to an increase in potable water demand and foul water discharge from the Site. A pre-development enquiry will be submitted to Thames Water to confirm whether they have adequate capacity to accommodate the flows from the Site. There may be a requirement to undertake reinforcement works to the public foul sewers to accommodate the Development. The additional potable water demand and foul water discharge associated with the Development is not considered to be significant assuming reinforcement works are undertaken, if required.

10.54 A Flood Risk Assessment (FRA) will be prepared in line with the NPPF[24] and RB Greenwich's requirements and will be submitted with the planning application in full liaison with the Local Lead Flood Authority (LLFA). The FRA will assess the Site's flood risk from all sources and demonstrate how any flood risk to the Site and surrounding areas would be managed, taking into account climate change allowances.

10.55 As part of the FRA, a drainage strategy will be provided to demonstrate how both surface and foul water discharge from the Site can be managed appropriately. In line with RB Greenwich's requirements, there will be a need to provide a reduction in surface water runoff rates from the Site, and it is therefore unlikely that there would be resulting capacity issues with the surrounding surface water public sewers.

10.56 The need for any reinforcement works associated with foul water discharge will be set out within the drainage strategy and will be taken into account in the detailed design work, to ensure that appropriate reinforcement works are undertaken, if necessary.

Archaeology

10.57 The Site lies within an Area of High Archaeological Potential.

10.58 Comprehensive archaeological information including an Archaeological Evaluation Report, Written Scheme of Investigation and Historic Buildings Record for the wider Enderby Wharf site was submitted to RB Greenwich to discharge archaeological conditions attached to the 2015 Scheme permission. In addition, a Desk-Based Archaeological Assessment was undertaken for the 2012 Scheme and agreement was provided by English Heritage (now Historic England) to the Written Scheme of Investigation for the Enderby Wharf development.

10.59 The available information indicates there is limited archaeological potential for the prehistoric, Roman and Medieval periods. During the post-medieval period, a gunpowder magazine was constructed across part of the Site at its southern boundary which remained in existence until

1771, when the building was completely demolished, and remains associated with this historic use are likely present in the south of the Site. Archaeological evaluation carried out to and approved by RB Greenwich to discharge 2015 Scheme planning conditions comprised the excavation of one trial trench which targeted the former gunpowder magazine. Remains of the magazine were identified in the form of a wall foundation and a robber trench. The remains of the magazine were overlain by structural features relating to the late 19th century buildings associated with the cable manufacturing taking place on-site.

10.60 Given the existing nature of the Site and its previous industrial use, it is likely that historic activities within the Site boundary have truncated any pre-existing archaeological remains in the Site's developed areas.

10.61 Notwithstanding, an Archaeological Desk-Based Assessment will be submitted with the planning application to assess the archaeological potential for the Site. Should RB Greenwich require further archaeological mitigation measures, these can be secured by an appropriately worded archaeological planning condition, similar to those attached to the 2015 Scheme permission. These would be carried out before the commencement of site works.

10.62 Once construction works are complete, the operational Development would have no potential effects on archaeological assets. As such, no likely significant effects are anticipated as a result of the Development and it is proposed to scope the topic out of further assessment within the EIA.

Ground Conditions and Contamination

10.63 Information published by the British Geological Survey indicates that the Site is directly underlain by Alluvium superficial deposits which in turn is underlain by Lambeth Group bedrock.

10.64 Records indicate the Site has been utilised for industrial, manufacturing and commercial purposes since the 1830s. Satellite imagery indicates that prior to being cleared in 2014, the Site contained a building on its western boundary to the north of Enderby House as well as a building in the centre of the Site. The remainder of the Site predominantly comprised hardstanding. The Site was cleared in 2014 for use as a construction compound for Enderby Wharf to the south. As a result, there is some limited potential for ground contamination associated with the Site's historic uses.

10.65 Potential point sources of contamination during the construction phase works, i.e. hydrocarbon spillage, will be of a temporary nature and will be managed by appropriate standard mitigation measures. These measures will be set out in the CEMP which would be secured by appropriate planning condition(s) to ensure human, ecological and surface water receptors are protected from potential construction effects. Should the Thames Clipper jetty be brought into the Development, appropriate site practices and management measures, such as an Emergency Response Plan, would be in place to mitigate the potential for any significant adverse effects.

10.66 Site uses are for a residential-led development, with no potentially contaminative uses. In line with standard practice, further investigation will be carried out in advance of construction to fully characterise the ground conditions across the Site, and if necessary, minor remedial measures will be developed to ensure that there is no risk to future Site users or the

surrounding environment. This will be presented in a Preliminary Land Contamination Risk Assessment that will accompany the application. The Site will therefore not contain any significant ground contamination that could affect human health receptors receptors/users during construction and operational phases. Should the Thames Clipper jetty come forward within the Development, it is considered that standard operational procedures would be followed to mitigate the potential for any significant adverse effects. As such, the Development is unlikely to give rise to significant effects and this topic is proposed to be scoped out.

Materials and Waste

10.67 Waste streams arising from the construction stage of the Development would mainly comprise inert waste such as crushed concrete from the removal of existing hardstanding. Excavation works would also generate quantities of soil and rubble.

10.68 Waste produced during construction would be subject to the 'Duty of Care' under the Environmental Protection Act. The waste hierarchy would be followed and waste streams would be managed by the contractor in line with current legislation and best practices, with construction waste materials disposed of by the contractor/s to appropriate recycling facilities or appropriately licensed landfills. The appropriate landfill for the disposal of any contaminated material off-site will depend on the waste classification determined from the chemical analysis or Waste Acceptance Criteria testing as necessary.

10.69 The ES will outline likely waste quantities arising from construction works and present the Applicant's commitments to waste minimisation and management during these works. A Waste Management Plan would form one of the commitments within the CEMP.

10.70 The Environment Agency's Pollution Prevention Guidance and other relevant guidance will be followed during the handling, storage and use of such materials, including oil, chemicals, cement, cleaning materials and paint. The CEMP will set out roles and responsibilities such that the Site Manager will audit waste carriers and disposal facilities and maintain documentary evidence that these requirements are being met, including a register of waste carriers, disposal sites (including transfer stations) and relevant licensing details for each waste stream.

10.71 Operational waste from the completed Development would predominately comprise residential waste as well as commercial waste arisings from the non-residential uses. The latter would predominantly be collected under waste disposal contracts with commercial operators. For residential waste, building managers will be responsible for depositing bins at collection points for collection by RB Greenwich.

10.72 The Development will be designed to comply with RB Greenwich's recycling and waste requirements and ensure the provision of sufficient waste storage areas across the Development to enable occupants to segregate their waste and recyclables, building managers to manage capacity and appropriate access for refuse collection vehicles. The ES will summarise the operational waste management measures which would be included within the Development.

10.73 Volumes of waste generated by the completed Development during construction and operation are therefore not expected to give rise to a significant impact on waste management infrastructure. As such, waste is proposed to be scoped out of the ES.

Climate Change

10.74 The EIA Regulations require consideration of the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change. There are typically three aspects to the consideration of this topic:

- **Climate Change Resilience** – Resilience of the proposed development to climate and climate change, now and in the future;
- **In-combination Climate Change Impact** – Additive effects that climate and climate change may have on effects identified by other environmental topics as a result of the proposed development, now and in future years;
- **Greenhouse Gas (GHG) Emissions** – Contribution of the proposed development to GHG emissions, considering the construction stage and the operational stage.

10.75 Projected changes to average climatic conditions, as a result of climate change, and an increased frequency and severity of extreme weather events (such as heavy and / or prolonged precipitation, storm events and heatwaves) have the potential to impact the ability of the surrounding natural environment to adapt to climate change. The key parameters of climate change are: changing temperature, changing rainfall quantities and frequency, wind strength and sea level rise.

10.76 The ES will include a description of climate change resilience measures and how the Development will address such measures. Examples will include using water resources efficiently; ensuring buildings are designed to be resilient to changing climate and extreme weather events; and choosing appropriate planting in landscaping areas.

10.77 The main in-combination impact of the climate change parameters and the Development is considered to be sea level rise given the location of the Development next to the River Thames. The potential for increase in surface water run-off and drainage problems will also be considered as part of the Flood Risk Assessment and Drainage Strategy. Mitigation measures to reduce the impacts identified will be developed as part of the assessment of flood risk and drainage.

10.78 Construction and operation of the Development will give rise to GHGs. However, these are unlikely to be 'significant' in the context of the UK's carbon budget. It is therefore proposed that climate change be scoped out of the EIA.

Vulnerability to Major Accidents or Disasters

10.79 With reference to Regulation 4(4) and Schedule 4 of the EIA Regulations, this Scoping Report also considers whether there are likely to be any significant effects on the environment or the project arising from the vulnerability of the Development to major accidents or disasters. The EIA Regulations require the ES to consider the inclusion *"A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned"*.

10.80 Available guidance (IEMA Quality Mark Article 'Assessing Risks of Major Accidents / Disasters in EIA'[25]) defines major accidents and disasters as *"man-made and natural events which are considered to be likely, and are anticipated to result in substantial harm that the normal functioning of the project is unable to cope with /rectify"*.

10.81 Overall, the vulnerability of the Development to risks of major accidents and /or disasters is considered to be low. The most likely foreseeable vulnerability of the Development with regards to risks of major accidents and /or disasters are related to flood risk. This will be considered as part of the FRA and drainage strategy. Risks to fire can be assumed to be low provided the detailed design and fire strategy is developed in line with the latest fire safety guidance.

10.82 The Brenntag UK warehouse, situated circa 350m north of the Site boundary, undertakes activities which are regulated under the Control of Major Accident Hazards (COMAH) Regulations 2015[26]. The Health and Safety Executive (HSE) Planning Advice mapping however indicates that the Site lies outside the Inner, Middle and Outer Zones of Consultation Distance of the Brenntag lower-tier COMAH site. Further consideration for the type of development suitable for the Site with respect to the COMAH site is therefore not required. Whilst activities at the Brenntag UK warehouse could initiate a major accident, given its designation as a COMAH site, the warehouse would be operating to very stringent standards of design, safety and security. The Development will not have any bearing on these controls and as a result, the risk of a major accident or disaster will not significantly increase as a result of the construction and operation of the Development. Significant effects on future residents of the Site as a result of a major accident at the Brenntag UK warehouse are unlikely to occur given the emergency response procedures in place at the Brenntag UK warehouse.

10.83 Should the Thames Clipper Jetty be introduced into the Development, there is the potential for accidents to occur associated with the operations of the ferryboat service. However, a Navigational Risk Assessment will be provided to RB Greenwich to set out how these would be avoided, likely through discharge of an appropriately worded planning condition.

10.84 No other significant effects relating to the vulnerability of the Development to major accidents and disasters have been identified for further assessment within the EIA.

Energy and Sustainability

10.85 The planning application will be supported by an Energy and Sustainability Strategy. This negates the need for further energy and sustainability assessments within the ES and accords with the Department of Communities and Local Governments (DCLG) consultation paper on EIA Good Practice[27] (2006) which states:

"there is no requirement to include a sustainability appraisal within the Environmental Statement. If such an assessment is required by the Local Planning Authority, it should be provided as a separate document supporting the planning application."

10.86 The main sustainability features of the scheme (e.g. SuDS strategy, energy strategy) will be summarised in the description of the Development included in the ES. As such, all technical assessments will inherently test the principle sustainability design features sought as part of the planning application.

Utilities

10.87 The proposals will only have an incremental demand on the grid network in relation to power and water utilities. Consultation with the relevant statutory bodies will be undertaken to ensure the existing electricity, gas and clean water networks, as well as local foul drainage, will have sufficient capacity to supply the Development. Therefore, it is not considered that the Development is likely to give rise to significant effects on utility infrastructure or demand. As such, this topic will be scoped out of the ES.

Light Pollution

10.88 The Development would provide a modern, efficient and controlled lighting design, which is expected to reduce any potential adverse effects to a negligible to low adverse impact (taking into account design standards and guidance, but assuming no additional mitigation). Principles of the lighting design would be set out within the Design and Access Statement.

10.89 Consideration will also be given to sensitive ecological receptors (including aquatic / intertidal habitats and species sensitive to light pollution) during the design process. External lighting will be designed to reduce light pollution on these sensitive receptors.

10.90 Consequently, through mitigation introduced during construction (i.e. preparation and implementation of a CEMP) and completed Development (through targeting the light pollution limitations for Environmental Zone E3 and best practice design including Guidance Notes for The Reduction of Obtrusive Light[28]), it is unlikely that new lighting installations will result in significant adverse effects to sensitive receptors. It is therefore considered that light pollution will not be significant and as such would be scoped out of the ES.

Solar Glare

10.91 There is no specific criterion for assessing the significance of solar glare or dazzle and professional judgment has therefore been used in establishing whether the Development is likely to give rise to significant effects. Sensitive receptors could include road, rail and riverboat users, especially at key junction locations that might cause visual distraction or disability to transport controllers.

10.92 The emerging design of the Development does not propose to incorporate any significant reflective components, with glass reinforced concrete likely to be the basis of the building. This will not create a predominance of reflective facades. The associated solar glare effects are therefore unlikely to be significant and can be considered without the need for detailed technical analysis. The potential for significant effects would be minimised through input from a solar glare specialist and would be reviewed further as the design develops. Consequently, it is considered that solar glare can be scoped out of the EIA.

Aviation

10.93 Large tall structures near to airports and aerodromes have the potential to create obstacles to existing standard and emergency flight landing and take-off procedures and operations. Accordingly, safeguarded zones are established around airports and aerodromes to ensure new developments do not restrict standard and emergency flight operation procedures.

10.94 The Site is located within the Safeguarded Zone of LCA, the London City Control Zone and the area covered by the LCA obstacle limitation surface, known as the Outer Horizontal Surface.

10.95 Although the Development lies within the LCA Safeguarding Zone, the maximum height of the completed building height of up to 32 storeys (including ground) is not considered to have an impact on the safety of flying operations at LCA. This would be confirmed through consultation with the LCA.

10.96 When considering the above, no significant adverse effects are likely to arise in relation to aviation, during construction or when the Development is complete.

Telecommunications

10.97 London City Airport is located approximately 3km north-west of the Site boundary. As no navigational aids or major telecommunication relay stations have been identified in the immediate vicinity of the Site, it is considered unlikely that there will be any significant telecommunications effects as a result of the Development. Accordingly, this issue will not be considered further within the EIA process.

10.98 Analogue television broadcast has now been phased out and replaced by digital television, which is largely unaffected by atmospheric conditions. Given the switch to digital television broadcast, the Development would be unlikely to give rise to significant effects on digital television. In addition, EIA best practice is increasingly recognising that telecommunication issues do not raise environmental considerations which need to be addressed as part of the EIA process and can be addressed through standard mitigation measures, such as adjustment of satellite dishes. Given this, it is considered that telecommunications can be scoped out of the EIA.

Electromagnetic Fields

10.99 All new electrical plant will be designed in accordance with the current British Standards (e.g. BS EN 62041:2010) which set the specific limits for electro-magnetic fields.

10.100 No major sources of electro-magnetic fields (such as high voltage transformers or electricity transmission line/cable) are proposed as part of the Development. As such, no significant effects are likely therefore this issue will not be considered further within the ES.

Appendix A – Cumulative Schemes

Table 1: Cumulative Schemes

ID	Project / Distance from Site	Planning Reference	Description of Project	Status
Royal Borough of Greenwich				
1	Greenwich Peninsula Masterplan 2015 (Land at Greenwich Peninsula, to the south of the O2, SE10). 220m north of the Site	15/0716/O As amended: 16/1776/R 16/1796/R 16/1787/R 16/1786/R 16/3698/NM 16/4183/R 17/1373/NM 17/2261/R 18/3625/NM 19/2733/O 19/2755/NM 20/1287/NM 20/2000/NM	Outline planning permission with all matters reserved for the demolition of buildings and mixed use redevelopment comprising Class C3 (dwellings) use up to 12,678 residential dwellings (or up to 1,171,909 sq.m) and up to 220 serviced apartments (or up to 20,306 sq.m); Class A1-A5 use (food and non-food retail, restaurants, bars and cafes) up to 23,475sq.m; Class B1(a)(b)(c) (business) up to 59,744sqm; Class C1 (hotel) up to 35,999sqm for up to 500 rooms; Class D1 (education facilities) up to 37,900sqm; Class D1 (health care facilities) up to 1,462sqm; Class D1/D2 (visitor attraction) up to 19,526sqm; sui generis use for film and media studios up to 38,693sqm; residential and non-residential car parking as well as a minimum of 2000 AEG parking spaces (for the O2); cycle parking; associated community facilities; public realm and open space; hard and soft landscaping; a new transport hub and associated facilities; works to the river wall; a ferry jetty terminal; a 5 km running track traversing the entire site (P5K running track); highway and transport works, including amendments to the Thames Footpath and Cyclepath; and, associated ancillary works (Change to AEG parking spaces proposal, additional information and revised plans and documents as well as Further Information to the Environmental Statement for the proposals to revise part of the site of the 2004 approved Greenwich Peninsula Masterplan).	Approved December 2015. Under construction.
2	Greenwich Peninsula Masterplan 2019	19/2733/O	Outline planning permission with all matters reserved, for the demolition of buildings and mixed-use redevelopment up to a maximum of 737,100sqm comprising: up to 533,900sqm of residential development which could include: i up to 5,813 residential dwellings ii up to 25,000sqm student accommodation (up	Submitted September 2019. Not yet

ID	Project / Distance from Site	Planning Reference	Description of Project	Status
	220m north of the Site		to 500 rooms) and/or co-living units up to 19,600sqm Class A1-A5 use (food and non-food retail, restaurants, bars and cafes); up to 68,700sqm Class B1 (a) (b) (c) (business); up to 24,200sqm Class C1 (hotel) for up to 350 rooms; up to 13,200 sqm Class D comprising D2 (Sport and Recreation), Class D1 (health care facilities/nursery/creche); up to 4,200sqm D1 (education facilities) up to 8,000sqm Theatre (Class Sui Generis); residential and non-residential car parking, as well as a minimum of 2000 AEG parking spaces (for the O2), cycle parking; associated community facilities; public realm and open space; hard and soft landscaping; a new transport hub and associated facilities; realignment of the cultural route traversing the site (The Tide); highway and transport works and associated ancillary works (proposals to revise part of the approved Greenwich Peninsula 2015 Masterplan (15/0716/O). Uplift of 1,757 residential dwellings from the 2015 Masterplan). And detailed planning permission, for a residential development comprising 476 residential units, up to 100sqm (GEA) A1/A2/A3/B1/D1/D2 floorspace plus ancillary car parking, access, landscaping and public realm works and associated infrastructure works. This application is an EIA development and is accompanied by an Environmental Statement. (Re-consultation due to amended description and updated and additional documents including an updated Environmental Statement Non-Technical Summary, Environmental Statement Review: GPM Response Report June 2020, updated Chapter 10 Daylight, Sunlight and Overshadowing, Supplementary Technical Note Daylight, Sunlight and Overshadowing (July 2020), Updated Chapter 12 Cumulative Effects, Updated Environmental Statement Volume III Townscape and Visual Impact Assessment, Environmental Statement Volume 3 ? Part B: Built Heritage (Addendum) and an Environmental Statement of Conformity which provide further information to the Environmental Statement referred to above as well as updated drawings and additional and updated information submitted with the planning application.)	determined.
3	Greenwich	12/0022/O	A mixed use development comprising: up to a total of 1,746 Class C3 residential	Approved

ID	Project / Distance from Site	Planning Reference	Description of Project	Status
	Millennium Village (Phases 3, 4 and 5) 320m north east of the Site	As amended: 13/3281/R 14/0115/NM 14/0113/NM 14/0878/NM 14/1633/MA 14/2588/NM 14/3702/NM 19/1636/NM	units; up to a total of 1,190 sq.m (GEA) Flexible Class A1 (shops) and/or A2 (financial and professional services) and/or A3 (restaurants and cafes) and/or A4 (drinking establishments); up to a total of 4,462 sq.m (GEA) business space for B1(a) (offices) and/or B1(b) (research and development) and/or B1(c) (light industry); up to 500 sq.m (GEA) Class D1 for a children's nursery; up to a total of 750 sq.m (GEA) Class D2 for community space and a management facility; up to a total of 992 sq.m (GEA) for two energy centres; associated open space, hard and soft landscaping, car parking and servicing, highways and transport works and ancillary works; with all matters reserved for future approval except for access (Outline Application). In addition to the matters set out above, full details (access, appearance, landscaping, layout, scale) in relation to the first sub-phase, being Parcel 1, located to the north and east of the site for: 459 residential units; a 365 sq.m energy centre; associated open space, hard and soft landscaping, car parking and servicing, highways and transport works and ancillary works.	March 2012. Under construction (part completed).
4	Silvertown Tunnel (DCO) 250m north of the Site	N/A	Construction of a twin bore road tunnel providing a new connection between the A102 Blackwall Tunnel Approach on the Greenwich Peninsula in the RBG and the Tidal Basin roundabout junction on the A1020 Lower Lea Crossing/Silvertown Way in the LBN. The tunnel would be approximately 1.4 km long and would be able to accommodate large vehicles, including double decker buses. It would include a dedicated bus, coach and goods vehicle lane. The DCO would also allow for the introduction of free-flow user charging on both the Blackwall Tunnel and on the new Silvertown Tunnel.	Approved May 2018. Construction has not yet started.
5	Lovell's, Granite Badcock's and Pipers Wharf 150m south of	06/1749/F As amended: 07/1936/F 11/2048/NM 11/2959/V	Redevelopment for mixed-use comprising offices, studio workshops, hotel, 667 residential units, retail, restaurant/ cafe/bar, boatyard/club, ecological centre, medical health centre health club, creche, new open spaces, tidal garden, sports areas, play area, river slipway, parking 742 cars, vehicular access arrangements, cycle/pedestrian routes/landscaping.	Approved February 2007. Part completed, Piper's Wharf under

ID	Project / Distance from Site	Planning Reference	Description of Project	Status
	the Site			construction.
6	Victoria Deep Water Terminal 440m north of the Site	16/3478/F As amended: 20/0545/NM	Redevelopment of the Victoria Deep Water Terminal site to include Concrete tunnel segment manufacturing facility and open storage; Two enclosed concrete batching plants; Enclosed aggregate storage; Cement importation terminal and parking areas. (Amended description) (Re-consultation - Additional Environmental Statement).	Approved June 2019. Under construction.
	Alcatel-Lucent Adjacent to the south east of the Site	14/0293/F	Reconfiguration of the existing Alcatel-Lucent Greenwich factory including partial demolition, extensions, internal and external alterations, construction of a new energy centre and 272 residential units, play spaces, associated landscaping, access, car parking and infrastructure works.	Approved October 2014. Demolition and construction completed.

Figure 1: Map of Cumulative Schemes

Appendix B – Structure of ES Technical Chapters

Introduction

The introduction will provide a brief summary of what is considered in the chapter and will state the author and/or relevant technical contributor and their competence.

Legislation, Planning Policy and Guidance

This section will summarise the relevant planning policy, legislation and guidance that form the context for the topic in bullet point form to minimise length. A detailed review of relevant planning policy, legislation and guidance will be provided as an Appendix to the chapter or within the supporting technical report within Volume II of the ES.

Assessment Methodology

The assessment methodology section in each chapter will provide an explanation of methods used in undertaking the technical assessment and the prediction of effects. Reference will be made to published standards, professional guidelines and best practice of relevance to the topic.

This section will also describe any topic-specific significance criteria applied in the assessment, particularly where these differ from common or generic criteria applied elsewhere in the ES. However, wherever possible, a common scale and language for assessing effects will be applied.

Consultation undertaken as part of the assessment to agree scope or methodology will be set out in the chapter. Where appropriate, it will describe the assumptions and limitations related to the assessment of the topic and any constraints to undertaking the assessment.

Baseline Conditions

A description of the environmental conditions that exist in the absence of the Development both now and, where relevant, those that are projected to exist in the future will be provided. The results of baseline surveys and desktop research will be summarised in this section.

Relevant receptors to the specific topic-based effects (e.g. noise, air quality) will be described, together with an indication of the relative sensitivity of these receptors to such effects. Comment will also be made on the future baseline conditions as required by the EIA Regulations.

Scheme Design and Management

This section will present the embedded design and / or management measures that will form part of the Development to avoid, prevent, reduce or offset environmental effects. These measures will be clearly defined to ensure transparency and to ensure that the impact assessment does not assess a scenario that is unrealistic in practice.

Construction

This section will present the assessment of potential effects/ impacts that are predicted to occur during the construction phase. Mitigation measures, over and above those included in the Outline CEMP will also be presented, together with residual effects.

Completed Development

This section will present the assessment of potential effects that are predicted to occur once the Development is complete and occupied together with the mitigation and residual effects.

Cumulative Effects

This section will present the assessment of potential cumulative effects with other projects in the vicinity that are predicted to occur during both the construction and completed Development phases together with the mitigation and residual effects.

Summary

This section will include a tabulated summary of the potential effects, mitigation measures and residual effects. The potential mechanisms by which the proposed mitigation measures will be implemented (e.g. CEMP, specific planning conditions or Section 106 obligations) will be specified, where appropriate.

Appendix C – Viewpoint Schedule and Map

VIEWLOCATIONPLAN

Application Site

Potential Extension to Site Boundary

1. LVMF 5A.1 –Greenwich Park: the General Wolfe Statue (Panorama)
2. Greenwich Park, north of the Observatory Telescope
3. Greenwich Park, north of Flamsteed House
4. Shooters Hill to Central London (Policy DH(g) Local View 1)
5. Eltham Park (North) to Central London (Policy DH(g) Local View 5)
6. Royal Park
7. Royal Naval College
8. Ballast Quay
9. Invicta Wharf
10. Cubitt Town Wharf
11. Millwall Wharf
12. Blackwall Lane Boulevard
13. Azof Street
14. Riverside at Barrier Park
15. Blackwall Entrance Pier
16. Charlton Road Bridge over the A102
17. Hadrian Street, southern end
18. Christchurch Way, southern end
19. Greenwich High Road and Stockwell Street
20. Greenwich Reach East
21. John Harrison Way
22. Mudchute Park, Isle of Dogs (Panorama)

SHOOTERS HILL

ELTHAM PARK (NORTH)

Contains OS data © Crown copyright and database right 2020

LOCATION:
Enderby Wharf

DATE:
September 2020

SCALE:
1:15,000 @ A3

FIGURE:

▲ NORTH

MONTAGU EVANS
CHARTERED SURVEYORS
5 BOLTON STREET,
LONDON W1J 8BA
T: 020 7493 4002
WWW.MONTAGU-EVANS.CO.UK

Appendix D – Indicative Development Trips

An initial assessment of trip distribution was carried out by the project transport consultants, Odyssey, based on the indicative proposals. These were carried out when the proposed quantum of units was set at 793 dwellings. The proposals have now reduced the number of residential units to be delivered, so these indicative numbers represent a worst-case estimation and will be refined through the Transport Assessment.

Trip rates used to derive the trips for each use were extracted from the TRICS trip rate database. Trip rates for each use were selected from comparable sites in Greater London and in terms of the location type, parking ratio and accessibility to public transport (PTAL). The indicative total development trips is provided in Table 1 below. These are the result of the commercial, residential and café trips combined.

Table 1: Indicative Total Development Trips

Mode of Travel	AM Peak (0800-0900)		PM Peak (1700-1800)		Daily (0700-1800)	
	Arrivals	Departures	Arrivals	Departures	Arrivals	Departures
Vehicles	35	61	41	34	369	404
Cyclists	5	10	5	6	30	32
Pedestrians	41	120	92	60	817	796
Bus/Tram	16	90	50	33	296	377
Rail	22	113	57	36	266	398
Taxis	2	2	1	1	15	16
OGVs	0	0	0	0	5	5

Appendix E – Preliminary Ecological Appraisal

Preliminary Ecological Appraisal

Enderby Place, Telecon Way, Greenwich Peninsula, London

Presented to **Criterion Capital**

Issued: August 2020

Delta-Simons Project No. 20-1179.02

deltasimons

Report Details

Client	Criterion Capital
Report Title	Preliminary Ecological Appraisal
Site Address	Enderby Place, Telecon Way, Greenwich Peninsula, London
Project No.	20-1179.02
Delta-Simons Contact	Catherine Bywood (Catherine.bywood@deltasimons.com)

Quality Assurance

Issue No.	Status	Issue Date	Comments	Author	Technical Review	Authorised
1	Final	28th August 2020		[redacted]		
				Kiran Johal Consultant Ecologist	Catherine Bywood Senior Ecologist	Sue Charlton Principal Ecologist

About us

Delta-Simons is a trusted, multidisciplinary environmental consultancy, focused on delivering the best possible project outcomes for customers.

Specialising in Environment, Health & Safety and Sustainability, Delta-Simons provide support and advice within the property development, asset management, corporate and industrial markets. Operating from ten locations - Lincoln, Birmingham, Bristol, Dublin, Leeds, London, Manchester, Newcastle, Norwich and Nottingham - we employ over 100 environmental professionals, bringing experience from across the private consultancy and public sector markets.

Delta-Simons is proud to be a founder member of the Inogen® Environmental Alliance, a global corporation providing multinational organisations with consistent, high quality and cost effective environmental, health, safety, energy and sustainability solutions. Inogen assists multinational clients by resolving liabilities from the past, addressing today's requirements and delivering solutions for the future. With more than 200 offices located on every continent, more than 6,430 staff worldwide, and projects completed in more than 120 countries, Inogen provides a single point of contact for diverse markets as Automotive, Chemical, Consumer Products & Retail, Financial, Food & Beverage, Healthcare, Insurance, Manufacturing, Non Profit Organisations, Oil & Gas, Real Estate, Services Firms, Technology and Transportation, among others.

Executive Summary

Scope of Works	Delta-Simons Environmental Consultants Ltd was instructed by Criterion Capital ('the Client') to undertake a Preliminary Ecological Appraisal (PEA) Survey of an area of land situated off Telecon Way in Greenwich, London (the Site'). The PEA comprised a Phase 1 Habitat Survey and protected species assessment, which was completed on 4th August 2020. The survey was undertaken to inform a planning application for the Site.
Current Site Status	The Site comprises vacant land supporting a mixture of hardstanding, bare ground and colonising vegetation with stored spoil in the north-west and surrounding fencing. A partially constructed public house surrounded by hardstanding and occasional planters containing ornamental shrubs was present in the south-west with a path along the River Thames forming the western boundary.
Proposed Development	It is understood that the proposed development will comprise three multi-storey buildings which will form 793 residential units surrounded by hard and soft landscaping, two of the buildings will feature sections of green roof.
Results: **Habitats on-Site**	The following habitats are found on the Site: ▲ Scattered scrub; ▲ Spoil; ▲ Ephemeral/short perennial; ▲ Introduced shrub; ▲ Fence; ▲ Wall; ▲ Buildings; ▲ Bare ground; and ▲ Hardstanding.
Habitats adjoining the Site	To the north of the Site was land used for storage of containers and vehicles, whilst to the east was a Royal Mail depot, a builders compound and Telecon Way which had a playground and tree planting. South of the Site were newly built blocks of flats with shrub beds and to the west was the River Thames and jetties. A jetty had been planted up with sedums to the west of the Site.
Potential for Protected/Notable Species	The vegetation along the northern boundary wall and the overhanging tree to the east offered nesting opportunities for birds, and the spoil piles and brick wall may offer foraging opportunities for black redstart. The River Thames adjacent to the western boundary offered opportunities for otter such that they might venture onto Site.
Requirement for Further Surveys	The findings of the initial Site assessment are considered sufficient to inform the anticipated development proposals and no further surveys regarding protected species or habitats are deemed necessary at this time.
Construction and Operational Phase Recommendations and Enhancement Measures	The detailed recommendations set out within the Report are summarised below: **Species Protection** <u>Nesting Birds</u> ▲ If any vegetation clearance works are to be undertaken on the vegetation along the northern boundary wall or the overhanging sycamore, these should be performed either before early March or after late August in order to avoid the main bird nesting

	season. Conflict with the development can be avoided by clearing the Site of any suitable nesting habitat outside of the breeding period in advance of any proposed works; and ▲ If, however, Site clearance works are deemed necessary during the nesting period an experienced ecologist will be required to check the Site habitats immediately prior to works commencing to confirm that no nesting birds will be affected by the proposed works. <u>Otter</u> ▲ As is general good practice for Sites where mammals may occur, it is recommended that no excavations or trenches are left uncovered overnight during the development works in order to prevent mammals from becoming trapped. Alternatively, ramps can be provided to enable mammals to climb out of trenches or excavations. <u>Invasive Species</u> ▲ Buddleia currently present at the Site should be cleared and disposed of responsibly to prevent further spread off-Site. **Site Protection** All works on Site should follow an appropriate working methodology to avoid inadvertent damage to any habitats and associated fauna retained on, or surrounding, the Site. This includes the following: ▲ All works should be undertaken in accordance with the UK governments 'Pollution Prevention for Business's' guidance (www.gov.uk); and ▲ Where works will impact protected and notable species of flora and fauna a suitable method statement should be incorporated into the Site Construction Environmental Management Plan (CEMP). **Site Enhancements** A list of recommendations to enhance the biodiversity of the Site are found in Section 6.0 of this Report.
This Preliminary Ecological Appraisal Executive Summary is intended as a summary of the assessment of the Site based on information received by Delta-Simons at the time of production. This Executive Summary should be read in conjunction with the full Report.	

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1.0 Introduction

1.1 Purpose and Scope of the Survey

Delta-Simons Environmental Consultants Ltd was instructed by Criterion Capital ('the Client') to undertake a Preliminary Ecological Appraisal (PEA) of land off TeleconWay in Greenwich, London (hereafter referred to as the "Site"). In addition, public land immediately surrounding the Site was surveyed, where access allowed. The survey was undertaken to inform for a planning application at the Site.

The aims of the PEA were to:

- Identify habitat types on the Site using the standard methodology devised by the Joint Nature Conservation Committee (JNCC, 2010);
- Identify areas of potential for protected species/ species of conservation concern within the Site;
- Identify areas of potential for protected species/ species of conservation concern immediately outside the Site;
- Identify any invasive plant species included within Schedule 9 of the Wildlife and Countryside Act (WCA) 1981 (as amended);
- Prepare a Phase 1 Habitat Plan of the Site; and
- Propose recommendations for further surveys, where appropriate.

The Site location and the survey area are shown in Figure 1.

1.2 Site Description

The Site is centred at Ordnance Survey (OS) grid reference TQ 39198 78805, to the south-west of Greenwich in London. The Site covers an area of 1.25 hectares (ha) and comprises vacant land supporting a mixture of hardstanding, bare ground and colonising vegetation and scattered scrub with stored spoil in the north-west and surrounding fencing. A partially constructed public house surrounded by hardstanding and occasional planters containing ornamental shrubs was present in the south-west with a path along the River Thames forming the western boundary. There is a change in levels across the Site with the eastern extent level with Telecon Way rising up to the building and spoil in the west.

The Site is situated to the east of the River Thames, and is surrounded by residential and commercial properties on the eastern and southern aspects whilst to the north is land used for storage of vehicles and containers

The Site layout is shown in Figure 2.

1.3 Proposed Development

It is understood from the Design Document enclosed within an email from Centro Planning Consultancy on 8th July 2020 that the proposed development will comprise three buildings with 37, 33 and 29 storeys which will form 793 residential units surrounded by hard and soft landscaping, two of the buildings will feature sections of green roof.

2.0 Legislation & Policy Summary

Specific habitats and species of relevance to the Site receive legal protection in the United Kingdom under various pieces of legislation, including:

- National Planning Policy Framework (NPPF, 2019);
- The Conservation of Habitats and Species Regulations 2017;
- The Wildlife and Countryside Act (WCA) 1981 (as amended);
- The Countryside and Rights of Way (CRoW) Act 2000;
- The Natural Environment and Rural Communities Act (NERC) 2006;
- The Hedgerow Regulations 1997; and
- The Protection of Badgers Act 1992.

Where relevant, this appraisal takes account of the legislative protection afforded to specific habitats and species. The legislation surrounding each faunal or floral species or group is provided in Appendix A and references are included in Appendix B.

3.0 Methodology

The PEA has been undertaken to the following current guidance: CIEEM (2017), Guidelines for Preliminary Ecological Appraisal; and BS 42020: 2013 Biodiversity. Code of Practice for Planning and Development.

3.1 Desk Study

Data Search

A data search was undertaken to identify statutory and non-statutory designated sites and records of protected and notable species.

In August 2020, available records of protected and notable species were collated from the local record centre, Greenspace Information for Greater London (GIGL), along with the non-statutory designated sites within a 1 km radius of the Site centre. A search for international statutory designated sites for nature conservation within 6 km of the Site was undertaken, together with a search for national statutory designated sites for nature conservation within 2 km of the Site centre, using the Multi-Agency Geographic Information for the Countryside (MAGIC) website.

In addition, free and publicly accessible Ordnance survey maps and aerial photographs were searched for waterbodies on, or within, 500 m of the Site boundary. This information has been used to assess the Site for its potential for amphibians, the results of which are found in Section 4.3.

3.2 Survey

The habitats on the Site, were surveyed on 4th August 2020 by a Delta-Simons ecologist. Since access was not permitted to the surrounding land, it was visually assessed from the Site boundary.

The following was undertaken during the survey:

- Habitats were classified and mapped using the standard JNCC Phase 1 habitat classification and methodology (JNCC, 2010). Dominant plant species were recorded in each different habitat. The plant species nomenclature followed that of Stace (2010);
- Terrestrial habitats on-Site were surveyed for the presence of, or potential for the following protected or notable species:
  - Birds: All species with special reference to key species (such as those on Schedule 1 of the WCA, 1981 (as amended), England Biodiversity Priority Species (EBP) (previously UK Biodiversity Action Plan (UKBAP) species) and Birds of Conservation Concern (BoCC) (Eaton et al., 2015);
  - Amphibians: Great Crested Newt (GCN) *Triturus cristatus*;
  - Reptiles: common lizard *Zootoca vivipara*, adder *Vipera berus*, slow worm *Anguis fragilis* and barred grass snake *Natrix Helvetica*; and
  - Mammals: bat (all species) and badger *Meles meles*.
- Aquatic habitats were assessed for their potential to support, and any signs of otter *Lutra lutra*, water vole, *Arvicola amphibius* white clawed crayfish *Austropotamobius pallipes*, GCN, and barred grass snake; and
- Widespread terrestrial and aquatic invasive species listed on Schedule 9 of the WCA 1981 (as amended) were recorded. These are Japanese knotweed, *Fallopia japonica* giant knotweed *Fallopia sachalinensis* hybrid knotweed, *Fallopia baldschuanica*, giant hogweed *Heracleum mantegazzianum*, Himalayan balsam *Impatiens glandulifera*, and New Zealand pygmyweed *Crassula helmsii*.

3.2.1 Birds

Visual and/ or audible identification was made of any birds on the Site or flying over the Site during the survey period. Suitable habitat was, where possible, inspected and any evidence of old nesting activity was recorded.

3.2.2 Amphibians

The terrestrial habitats at the Site were assessed for their potential to support amphibian species and a desk search was undertaken (see Section 3.1).

3.2.3 Reptiles

A cold-searching method was employed which involved identifying suitable habitats for reptiles within areas on-Site and immediately off-Site. Natural and artificial refugia (logs, large debris and so on) were lifted and examined for the presence of reptiles and their field signs (such as shed skins).

3.2.4 Bats

The Site was assessed for its suitability to support roosting and foraging bats (see Appendix C).

3.2.5 Badgers

The Site was inspected for signs of badger activity, including sett entrances, latrines, footprints, runs through vegetation, guard hairs caught on fences and snuffle holes, and its suitability to support this species assessed.

3.2.6 Otters

Suitable habitats for otter on-Site and immediately off-Site were identified and assessed.

3.2.7 Other Protected or Notable Species

Where applicable, during the survey, evidence was recorded of any other protected or notable species, including England Biodiversity Priority (EBP) species. Habitats with the potential to support additional protected or notable species were also recorded, if present, during the survey.

3.2.8 Invasive Species

The occurrence of any invasive plant species, including those listed on the London Invasive Species Initiative, on the Site was identified in terms of species and stand size.

3.2.9 Limitations to the Survey

There were no limitations to the survey in terms of access, timing and weather conditions.

The baseline conditions described in this report were accurate at the time at which the survey was undertaken. Should at least two years pass by, or conditions on-Site change prior to the commencement of works, an update survey should be undertaken.

4.0 Results

4.1 Desk Study

The pertinent information from the data search is set out below for designated sites, whilst species are discussed in the relevant species sections. Full results of the GIGL data search are available to the Client on request.

Designated Sites

The results of the MAGIC data search and the GIGL desk search indicate that there are no international statutory designated sites within 6 km of the Site centre, two national statutory sites within 2 km of the Site centre and seven non-statutory designated sites within 1 km of the Site centre. Tables 1 and 2 below set out the designated sites identified.

Table 1: National Statutory Designated Sites within 2 km of the Site Centre

Site Name	Designation	Distance and Direction from Site Boundary	Designation Criteria Summary
Mudchute Park Farm	Local Nature Reserve (LNR)	760 m west	Mudchute Park Farm is made up of grazing pastures, wildflower banks and meadows, woodland, wetlands, hedgerows, ponds, and a nature trail.
Sue Godfrey Nature Park	LNR	1.9 km south-west	The site comprises a mixture of rough grassland, scrub and ruderal vegetation.

Table 2: Non-Statutory Designated Sites within 1 km of the Site Centre

Site Name	Designation	Distance and Direction from Site Boundary	Designation Criteria Summary
River Thames and tidal tributaries	SINC Metropolitan Importance	Borders the western boundary	The River Thames and the tidal sections of creeks and rivers which flow into it comprise a number of valuable habitats not found elsewhere in London. The mud-flats, shingle beach, inter-tidal vegetation, islands, and river channel itself support many species from freshwater, estuarine and marine communities which are rare in London. The site is of particular importance for wildfowl and wading birds.
Greenwich Ecology Park and Southern Park	SINC Borough Grade I Importance	720 m north-east	Greenwich Ecology Park is a recent habitat creation scheme, containing a wide range of habitats and managed for environmental education. The park contains ponds, classrooms and bird hides. The adjacent Southern Park has extensive plantings of native trees and areas of wildflower meadows around its edges. The middle of Southern Park is amenity grassland used for sports.

Mudchute Farm and Park	SINC Metropolitan Importance	760 m west	A large city farm and nature area at the southern end of the Isle of Dogs. Habitats include pastures, scrub, planted woodland and various wetlands, supporting a surprisingly diverse flora of native and non-native plants
Millwall Park	SINC Borough Grade II Importance	840 m west	The park comprises amenity grassland, used for sport, but habitat creation has taken place around the edges in recent years.
Blackheath and Greenwich Park	SINC Metropolitan Importance	900 m south-west	The largest area of open space in central south-east London, Greenwich Park, it contains mature trees, while Blackheath's common, supports a number of rare plants.
Westcombe Woodlands	SINC Local Importance	950 m south	A small wood that sits on the steep face of an old sand pit
Westcombe Park Railsides	SINC Borough Grade II Importance	970 m south-east	The cutting west of Westcombe Park station contains woodland with smaller areas of rough grassland and bracken.

The Site lies within an Impact Risk Zone (IRZ) associated with Oxleas Woodland Site of Special Scientific Interest (SSSI) located 4.8 km south-west of the Site. Epping Forest Special Area of Conservation (SAC) and Lee Valley SPA Ramsar, for which the Local Planning Authority (LPA) should consult Natural England (NE) for certain types of development. As the proposed development does not meet the criteria within the IRZ it is not considered further within this Report.

4.2 Survey

4.2.1 Habitats on Site

The Site is characterised by hardstanding, colonising vegetation and bare ground, with a spoil pile in the western extent. A partially built public house, surrounding hardstanding and associated shrub beds lie in the south-western extent.

Figure 2 shows the extent of habitat types and boundary features. Descriptions of the habitat types and dominant plant species found at the Site are provided below. Habitat descriptions are by broad habitat type, as listed in the Phase 1 Habitat Survey Manual (JNCC, 2010). Target Notes (TNs) are listed under Appendix D whilst photographs of the Site survey are located in Appendix E.

Habitats recorded on Site are:

Scattered Scrub

Scattered buddleia scrub was present on the north-western edge of the spoil (Photograph 1) with further scrub overhanging from the top of the northern wall (Photograph 2) comprising frequent bramble *Rubus fruticosus* agg., ivy *Helix hedera*, rose *Rosa* sp., and occasional elder *Sambucus nigra*, hawthorn *Crataegus monogyna*, cherry *Prunus* sp and sycamore saplings. Ivy dominated the north-eastern corner and obscured visibility of the wall in this area (Photograph 3).

Spoil

The Site had most recently been used as a compound for the adjacent residential development and an area of spoil was present in the western extent of the Site (Photograph 4). It had two levels which comprised of a slope up to a levelled area with a further spoil heap on top about two metres wide bordering the western fence. The

spoil was a mixture of earth, bricks, wood, metal, concrete and other rubble expected to be remnants from its former use. Colonising species included abundant buddleia *Buddleja x davidii*, frequent hoary mustard *Hirschfeldia incana*, smooth sow thistle *Sonchus oleraceus*, occasional red valerian *Centranthus ruber*, bearded couch *Elymus caninus*, barren brome *Bromus sterilis*, spear leaved orache *Atriplex patula*, rarely recorded Michaelmas daisy *Aster amellus* and common mallow *Malva sylvestris.*

Ephemeral/Short Perennial

Colonising vegetation defined the northern aspect of the Site where it was growing from amongst crushed stone and rubble (Photographs 2 and 3) becoming densest in the north-eastern corner. Species comprised dominant rosebay willowherb *Chamaenerion angustifolium*, occasional Michaelmas daisy, smooth sow thistle, colts' foot *Tussilago farfara*, and buddleia. Within this part of the Site were damp areas (TN1, Photograph 5) which had been colonised by common reed *Phragmites australis*, bulrush *Typha latifolia*, and duckweed *Lemna minor.*

Around the edge of the hardstanding and within cracks was further vegetation (Photograph 6) including frequent buddleia, rosebay willowherb and hoary mustard. Occasional colts foot, cats-ear *Hypochaeris radicata,* goat willow *Salix caprea* saplings, Yorkshire fog *Holcus lanatus*, great lettuce *Lactuca virosa*, poppy *Papaver somniferum*, pendular sedge *Carex pendula* and yarrow *Achillea millefolium* were noted whilst black nightshade *Solanum nigrum,* wild carrot *Daucus carota*, wall barley *Hordeum murinum* and St John's wort *Hypericum perforatum* were rarely recorded .

Introduced Shrubs

Planters with shrubs including ferns *Tracheophyta* sp., ornamental grasses and red bistort *Persicaria* sp. were present surrounding the pub (Photograph 7).

Fence

A fence comprising wooden boarding up to 2.5 m high was present in the south-western and south-eastern aspects of the Site enclosing the former builders' compound. On the eastern boundary with the Royal Mail depot a section of boundary comprised metal palisade fence.

Wall

A brick wall rising to 5 m (Photograph 2) in height ran along the northern boundary of the Site and was topped with post and mesh fence. Species including buddleia *Buddleja davidii* and red valerian *Centranthus ruber* were growing out of cracks within the wall and scrub vegetation overhung from the top. A section of the eastern boundary was made from concrete panels.

Buildings

In the south-west of the Site was a partially complete public house (Photograph 8), it was a two-storey building with a flat roof and had a single storey glass sided extension on the southern aspect, the building was surrounded by Heras fencing. It appeared external works had been completed, however, decorating equipment was visible inside.

Bare Ground

Bare ground comprising compacted earth was present in the centre of the Site to the east of the spoil pile.

Hardstanding

The majority of the Site comprised hardstanding (Photograph 9), surrounding the public house the ground comprised a mixture of block-paving (Photograph 8), slabs and a tarmacadam cycleway which ran along the edge of the River Thames. The eastern extent of the Site was dominated by concrete with sections of tarmacadam.

4.2.2 Habitats Immediately Surrounding the Site

To the north of the Site was a plot used to store vehicles and containers, whilst to the east was a Royal Mail depot which included two semi-mature sycamore, one of which overhung the Site boundary. A builders' compound and Telecon Way which had a playground and tree planting also lay east of the boundary. South of the Site were newly built blocks of flats with shrub beds and to the west was the River Thames. An old jetty had been planted up with mosses and sedums to the west to attract birds.

4.3 Notable and Protected Species Assessment Relevant to the Site

Birds

The data search included eleven bird species listed on Schedule 1 of the WCA (1981) as amended, of these black redstart *Phoenicurus ochruros* may use the habitats on Site for foraging. Also included within the data search were records of 25 bird species listed on the Red List of BoCC (Eaton et al., 2015), habitats on-Site were not considered suitable for these species.

Bird species recorded at the time of the survey were feral pigeon *Columba livia domestica*, magpie *Pica pica* and dunnock *Prunella modularis*. No birds listed on Schedule 1 of the WCA (1981) as amended or those listed on the Red List of BoCC (Eaton et al., 2015) were recorded. It should be noted that this is not a comprehensive inventory of the bird species which may be present at the Site.

Habitats featured on the Site suitable for nesting birds, include the overhanging tree and scrub vegetation and ivy associated with the northern wall. A fox was seen on Site during the survey which would potentially deter some species. No bird nesting activity was observed at the time of the inspection.

Great Crested Newts

The data search included two records of common toad *Bufo bufo,* the closest and most recent record was from 2016 860 m south of the Site centre. Also included were nine records of common frog *Rana temporaria,* the most recent record was from 2016 860 m south of the Site centre, the closest recent was from approximately 640 m west in 1993. No records of GCN were included within the data search and no European Protected Species licences have been granted within 1 km.

The damp areas at the Site were not suitable for breeding amphibians with very shallow water and the surrounding terrestrial habitat offers few opportunities. A review of aerial photographs and OS maps revealed that there are no ponds on-Site or within 500 m of the Site to support breeding amphibians. The Site did not support any suitable habitat for any amphibian species, such that they were not considered to be a constraint at the Site and are not considered further within this Report.

Reptiles

No records of reptiles were included within the data search. The Site was not considered to be suitable for reptiles due to the lack of suitable foraging, basking and sheltering habitat, the Site had no connectivity to suitable habitat within the local area. Reptiles are not considered to be a constraint at the Site and are not considered further within this Report.

Bats

The data search included the following records of bats from within 1 km of the Site centre:

- One record of Daubenton's bat *Myotis daubentonii* from 2015 380 m north of the Site centre;
- Two records of unidentified nyctalus bat *Nyctalus* sp. the closest and most recent record was from 2010 950 m north-east of the Site centre;
- One record of Leisler's bat *Nyctalus leislerii* from 2013 950 m north-east of the Site centre;
- Two records of noctule *Nyctalus noctula*, the closest and most recent record was from 2014 695 m south of the Site centre;

- Eight records of nathusius pipistrelle *Pipistrellus nathusii*. The closest record was from 2014 550 m south of the Site, whilst the most recent was from 2017 and 970 m west of the Site centre.
- Thirteen records of common pipistrelle *Pipistrellus pipistrellus*, the closest record was from 695 m south of the Site and the most recent record was from 2017 970 m west of the Site centre; and
- Nine recent records of soprano pipistrelle *Pipistrellus pygmaeus*, the closest record was 695 m south of the Site from 2014, whilst the most recent is from 2017 970 m west of the Site.

The Site was of poor suitability for bats and did not offer any roosting opportunities and few foraging opportunities for bats. Whilst the northern wall did support cracks most had been colonised by vegetation or were considered superficial whilst the dense ivy covering in the east was too dense and was not attached the wall which would limit suitability for roosting bats. A spotlight was present on the northern boundary and streetlighting was present around the building and along the southern, western and eastern aspects, further reducing the suitability of the Site for foraging bats. Whilst bats may forage along the River Thames to the west of the Site, it is considered unlikely they would use the Site regularly for foraging or commuting purposes.

Badgers

No records of badger were included within the data search. The Site was not considered to be suitable for badgers due to its urban location and lack of suitable sett digging and foraging habitat. Badgers are not considered further within this Report.

Otters

The data search included one record of otter from 2015 440 m west of the Site centre. Whilst the Site offered no foraging or sheltering opportunities for the species, otters may use the River Thames to the west of the Site and there is a low likelihood that they may venture onto Site occasionally.

Other Protected Species

The data search included two recent records of west European hedgehogs *Erinaceus europaeus,* the closest and most recent record was from 2011 690 m west. The Site offered no opportunities for hedgehogs and they are not considered to be a constraint at the Site and are not considered further within this Report.

Invasive Species

Buddleia, which is a Category 3 species on the London Invasive Species Initiative, was present throughout the Site. Category 3 species are of high impact or concern but are widespread in London requiring concerted, coordinated and extensive action to control/eradicate.

5.0 Evaluation

Designated sites-statutory sites/non-statutory sites

There were two national statutory designated sites within 2 km of the Site, the closest of these was Mudchute Park Farm Local Nature Reserve (LNR) which was 760 m west of the Site. It is unlikely that the proposed development would have an adverse impact on the LNR due to its distance from the Site. There were seven non-statutory designated sites identified within 1 km of the Site, the closest was the River Thames and Tidal Tributaries Site of Importance to Nature Conservation (SINC) bordering the western Site boundary. The proposed development has the potential to impact this Site through the occurrence of pollution events during the construction phase, and through an increase in anthropogenic activity post-construction, as the development will comprise a large number of residential units. Mitigation will need to be put in place to reduce these effects.

Habitats

The Site was of poor ecological value, it comprised predominately hardstanding, bare ground, colonising vegetation, and spoil. The only habitat on Site that may offer value to wildlife was the scrub vegetation colonising the northern wall. The proposed development has the potential to greatly increase the value of the Site for wildlife, and will include several areas of community space, which will incorporate landscaping. Two of the new buildings at the Site will include sections of green roof, and there will be an ecological garden and several planted terraces.

Species

The overhanging tree and the vegetation along the northern wall offer nesting habitat for birds and the spoil piles and brick wall may offer foraging opportunities for black redstart. Measures will need to be put in place to ensure that birds are not harmed during construction works and the inclusion of new landscaping, including green roofs, will provide alternative foraging potential.

Whilst there was no suitable habitat for otter on Site, the Site is in close proximity to the River Thames, such that they may venture onto Site, mitigation will need to be put in place to ensure that they do not become trapped during construction works.

Buddleia, which is listed on the London Invasive Species List, was present on Site and it must not be allowed to spread off-Site during clearance and a management plan should ensure it does not return.

6.0 Recommendations

6.1 Further Survey Requirement

The findings of the initial Site assessment have identified habitat potential for nesting birds. It is anticipated that this can be mitigated for by taking appropriate precautionary measures both prior to, and during, the construction phase of the development, such that no further survey works are considered necessary to inform the anticipated development proposals.

6.2 Construction and Operational Phase Protection/Enhancement Measures

Species Protection

Nesting Birds

- If any vegetation clearance works are to be undertaken on the overhanging tree or the vegetation on the northern wall, these should be performed either before early March or after late August in order to avoid the main bird nesting season. Conflict with the development can be avoided by clearing the Site of any suitable nesting habitat outside of the breeding period in advance of any proposed works; and
- If, however, Site clearance works are deemed necessary during the nesting period an experienced ecologist will be required to check the Site habitats immediately prior to works commencing to confirm that no nesting birds will be affected by the proposed works.

Otter

- As is general good practice for Sites where mammals may occur, it is recommended that no excavations or trenches are left uncovered overnight during the development works in order to prevent mammals from becoming trapped. Alternatively, ramps can be provided to enable mammals to climb out of trenches or excavations.

Invasive Species

- Buddleia currently present at the Site should be cleared and disposed of responsibly to prevent further spread off-Site.

Site Protection

All works on Site should follow an appropriate working methodology to avoid inadvertent damage to any habitats and associated fauna retained on, or surrounding, the Site. This includes the following:

- All works should be undertaken in accordance with the UK governments 'Pollution Prevention for Business's' guidance (www.gov.uk);
- Any off-Site trees should be protected in line with BS 5837:2012; and
- Where works will impact protected and notable species of flora and fauna a suitable method statement should be incorporated into the Site Construction Environmental Management Plan (CEMP).

General Site Enhancement

Following the issue of the NPPF (2019), by the Ministry of Housing, Communities and Local Government, *"Planning policies and decisions should contribute to and enhance the local environment by (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures…"*; and, therefore, we recommend the following principles of design should be followed:

- Planting should aim to enhance retained or adjacent vegetation and be of native species, or those of known value to wildlife, sourced from local nurseries to enhance foraging opportunities for local birds and bats, by increasing the invertebrate diversity on-Site. It is recommended that where trees are planted, they have a functional understorey. A species list of recommended trees and shrubs is provided in Appendix F.

- At least six bird nest boxes, at least two of which should be suitable for black redstart, and two bat boxes should be installed on the new buildings at the Site. Delta Simons can provide further advice on the type and locations of bird and bat boxes for the Site once the final development plans are known.
- Opportunities for foraging black redstart can be provided within the landscaping plan as part of the ecology zone or incorporated within a brown roof. Delta-Simons can provide further advice on habitat creation for this species once the development plans are known.

7.0 Disclaimer

The recommendations contained in this Report represent Delta-Simons' professional opinions, based upon the information referred to in Section 1.0 of this Report, exercising the duty of care required of an experienced Ecology Consultant. Delta-Simons does not warrant or guarantee that the Site is free of Bats or other protected species.

The behaviour of animals can be unpredictable and may not conform to characteristics recorded in current scientific literature. This Report, therefore, cannot predict with absolute certainty that animal species will or will not occur in apparently suitable locations or habitats or that they will not occur in locations or habitats that appear unsuitable.

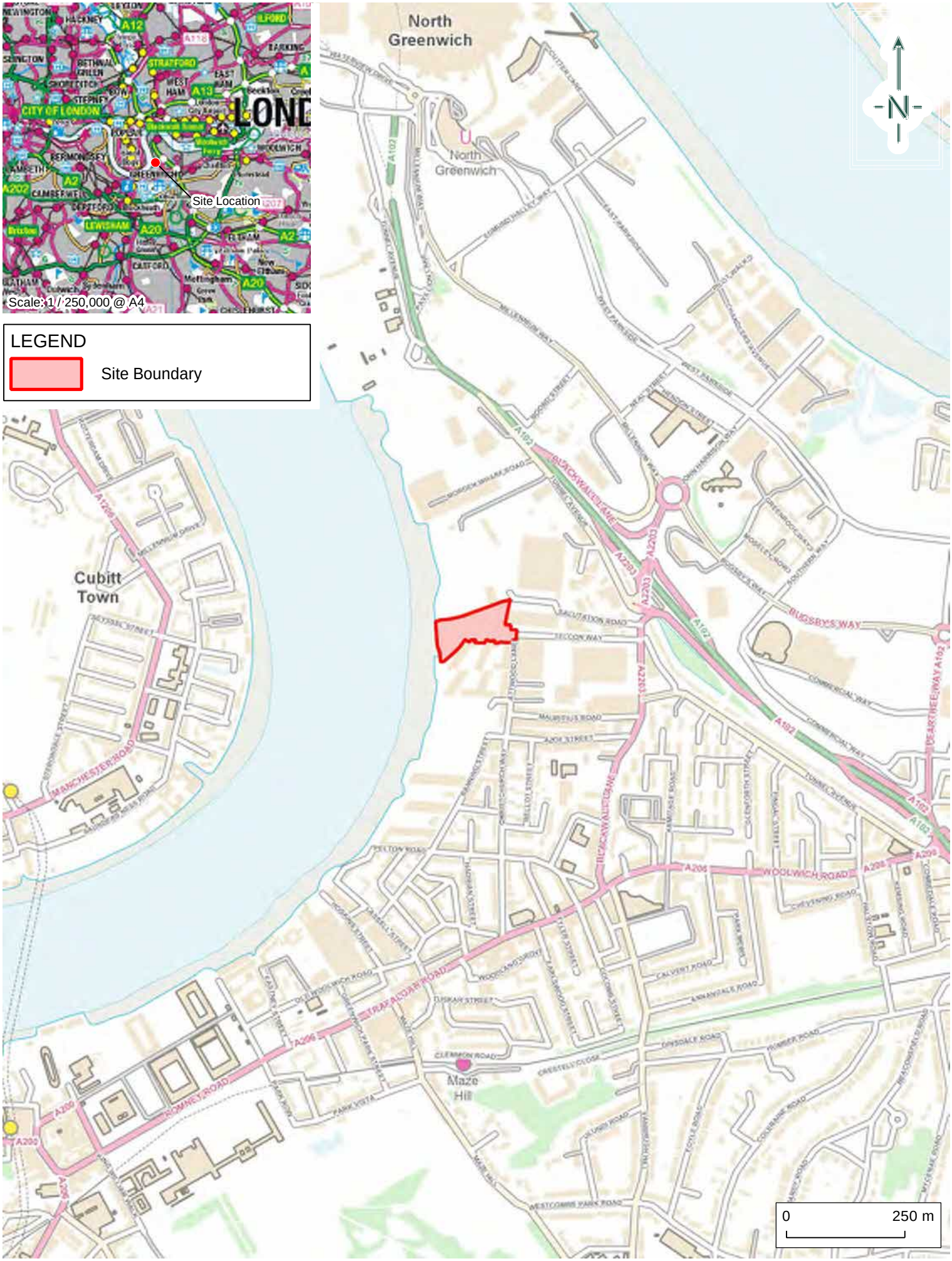
No part of the survey included an assessment of the materials and conditions of any buildings. No part of the survey included an asbestos assessment, nor did it represent an appraisal of other deleterious materials or hazardous substances.

This Report was prepared by Delta-Simons for the sole and exclusive use of the Client and for the specific purpose for which Delta-Simons was instructed as defined in Section 1.0 of this Report. Nothing contained in this Report shall be construed to give any rights or benefits to anyone other than the Client and Delta-Simons, and all duties and responsibilities undertaken are for the sole and exclusive benefit of the Client and not for the benefit of any other party. In particular, Delta-Simons does not intend, without its written consent, for this Report to be disseminated to anyone other than the Client or to be used or relied upon by anyone other than the Client. Use of the Report by any other person is unauthorised and such use is at the sole risk of the user. Anyone using or relying upon this Report, other than the Client, agrees by virtue of its use to indemnify and hold harmless Delta-Simons from and against all claims, losses and damages (of whatsoever nature and howsoever or whensoever arising), arising out of or resulting from the performance of the work by the Consultant.

Figure 1 – Site Location Map

LEGEND

Site Boundary



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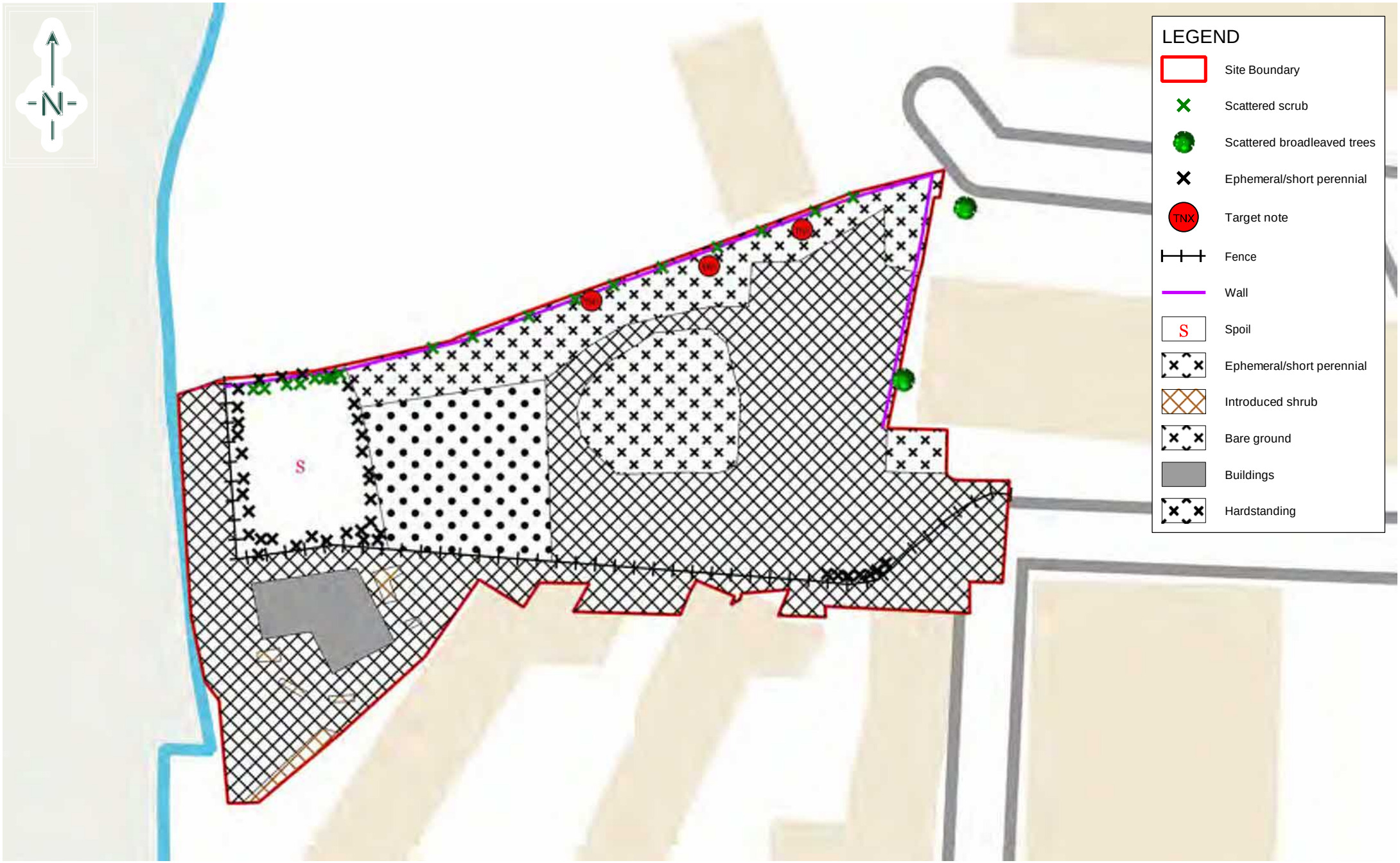
Environment - Health & Safety - Sustainability

TITLE:
Site Location Map
Enderby Place
lLondon

DRAWN BY:	SCALE (@A4):	PROJECT NO:
KJ	1:10000	20-1179
CHECKED BY:	REVISION:	FIGURE NO:
CB	0	1
DATE: 26 August 2020		

Figure 2 – Phase I Habitat Plan



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deltasimons
Environment - Health & Safety - Sustainability

TITLE:
Phase I Habitat Plan
Enderby Place
London

DRAWN BY:	SCALE (@A4):	PROJECT NO:
KJ	1:1000	20-1179.02
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26 August 2020		

Appendix A – Relevant Legislation

Relevant Legislation

National Planning Policy Framework

The revised National Planning Policy Framework (NPPF), sets out, amongst other points, how '*Planning policies and decisions should contribute to and enhance the natural and local environment by:*

"Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity…"

The National Planning Policy Framework (NPPF), advises that ecological surveys are undertaken before planning permission is determined. It sets out, amongst other points, how at an overview level the '*planning system should contribute to and enhance the national and local environment by:*

The NPPF states that this should be achieved through local planning development frameworks and gives recommendations for criteria based policies which recognise the hierarchy of designated sites which range from internationally important habitat, to sites of importance at a local level and ensure that protection is *"in a manner commensurate with their statutory status or identified quality in the development plan.*"

A list of principles which local planning authorities should follow when determining planning applications is included in the NPPF:

- *"If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- *Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons[1] and a suitable compensation strategy exists;*
- *Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; and*
- *Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity."*

It is also worth noting that where there are potential impacts upon internationally designated sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites) as a result of a proposed development, *"The presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined."*

In addition, the Office of the Deputy Prime Minister circular 06/ 2005 remains current. It states that '*The presence of a protected species is a material consideration when a planning authority is considering a development proposal'. The circular advises that local authorities should consult Natural England before granting planning permission if the proposals could adversely affect a protected species.*'

The Conservation of Habitats and Species Regulations 2017

The Conservation of Habitats and Species Regulations 2017 are the British response to the Habitats & Species Directive 1992, and consolidate all the various amendments made to the Conservation (Natural Habitats, &c.) Regulations 1994 in respect of England and Wales. The 1994 Regulations transposed Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law.

1 For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

The Regulations for the protection of European Protected Species (EPS) have been amended and consolidated with key changes including the removal of most of the defences from Regulation 40 and Regulation 43 including the removal of the 'incidental result of an otherwise lawful operation' defence, and the increase in the threshold for the offence of deliberately disturbing a EPS. Proposals that will affect European protected species may require a licence from Natural England to allow an otherwise unlawful act. In the 2009 a new offence of 'breaching condition of an EPS licence' was added to the regulations. The licensing process is separate from and planning process. European protected species include all species of bats, great crested newt *Triturus cristatus*, dormouse *Muscardinus avellanarius*, and European otter *Lutra lutra*, amongst others.

The Wildlife and Countryside Act (WCA) 1981 (as amended)

This is the primary legislation covering endangered species in England and sets out the framework for the designation of Sites of Special Scientific Interest (SSSIs). It confers differing levels of protection on species themselves, their habitats or both depending on their conservation status. Species offered protection by the Act are listed in a series of schedules. These Schedules are subject to a rolling review every five years. Protected species are listed under Section 1 (birds), Schedule 5 (animals other than birds and invertebrates) and Schedule 8 (plants).

The Countryside and Rights of Way (CRoW) Act 2000

The CROW Act, introduced in England and Wales in 2000, amends and strengthens existing wildlife legislation detailed in the WCA. It places a duty on government departments and the National Assembly for Wales to have regard for biodiversity, and provides increased powers for the protection and maintenance of SSSIs.

The Act also contains lists of habitats and species (Section 74) for which conservation measures should be promoted, in accordance with the recommendations of the Convention on Biological Diversity (Rio Earth Summit) 1992.

The Natural Environment and Rural Communities (NERC) Act 2006

Section 40 of the NERC Act places a duty upon all local authorities and public bodies in England and Wales to promote and enhance biodiversity in all of their functions. Section 41 (England) list habitats and species of principal importance to the conservation of biodiversity in England. These species and habitats are a material consideration in the planning process.

The Hedgerow Regulations 1997

Under the Hedgerow Regulations 1997, it is against the law to remove or destroy certain hedgerows without permission from the local authority.

Local planning authority permission is required before removing hedges that are at least 20 metres (66 feet) in length more than 30 years old and contain certain species of plant. The authority will assess the importance of the hedgerow using criteria set out in the regulations.

Species

Birds

All wild birds are protected under Section 1 of the WCA 1981 (as amended). Subsection 1(1) makes it an offence to intentionally kill, injure, or take any wild bird; take, damage or destroy the nest of any such bird whilst it is in use or being built; or take or destroy an egg of any such wild bird. It is, furthermore, an offence to either intentionally, or recklessly, disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird. The law covers all species of wild birds including common, pest or opportunistic species.

Amphibians

All native amphibians are protected under the WCA 1981 (as amended), with some species also protected under the European Habitats Directive (92/43/EC), transposed in England and Wales through the Conservation of Habitats and Species Regulations 2017. All amphibians are protected from keeping, transporting, selling or exchanging. This means that in practice reasonable measures must be taken to avoid their incidental mortality.

The Great Crested Newt (GCN) is protected under the Conservation of Habitats and Species Regulations 2017 and Schedule 5 / 9(4)(b) and (c) of the WCA 1981 (as amended). It is an offence to deliberately kill, injure, capture GCN or to deliberately disturb this species, or to intentionally or recklessly obstruct access to their places of shelter or protection, to damage or destroy their breeding sites or resting places, or to intentionally or recklessly disturb a GCN whilst in a place of shelter or protection. The legislation applies to all stages of the life cycle including eggs, larvae and juveniles. It should be noted that GCNs spend the majority of their lives on land, venturing up to 500 m (but more usually 250 m) from their breeding ponds and as such any ground works within 500 m of a breeding pond could potentially have an adverse effect on GCNs.

Reptiles

All six native species of reptiles are protected under the 1981 WCA (as amended), from intentional killing or injury. As such, all reasonable steps must be taken to avoid their incidental mortality when carrying out works.

Bats

All bats and their resting places are protected under Section 9(4)(b) and (c) of the WCA 1981 (as amended) and by the Conservation of Habitats and Species Regulations 2017.

It is an offence to destroy or damage a breeding site or resting place of a bat, to intentionally or recklessly obstruct access to any place of shelter or protection for bats, to deliberately disturb bat species, to intentionally or recklessly disturb a bat whilst in its place of shelter or protection, or deliberately capture, injure or kill a bat. It should be noted that a breeding site or resting place of a bat is protected whether or not bats are present, as long as it is likely that they will return, and any activity or works damaging or destroying such a breeding site or resting place are likely to require a Natural England European Protected Species Licence (EPSL).

Badgers

Badgers *Meles meles* and their setts are protected under the 1992 Protection of Badgers Act. Under this Act it is an offence to wilfully kill, injure, take, possess or cruelly ill-treat badgers, or to attempt to do so. It is also an offence to intentionally or recklessly damage, destroy, or obstruct access to any part of a sett, or to disturb an occupied sett, either by intent or negligence. When interpreting the Act, Natural England defines a sett as any structure within an area used by badgers that shows signs of having been occupied by badgers within the last 12 months.

Otters

Otter *Lutra lutra* is afforded strict protection under Section 9 of the WCA 1981 (as amended) on Schedule 5 of the WCA 1981 (as amended) and Annex IV of the Conservation of Habitats and Species Regulations (2017). They also receive protection through their inclusion in Schedule 5 of the WCA 1981 (as amended).

Under the legislation, it is an offence to intentionally capture; injure or kill an otter; intentionally or recklessly damage or destroy a breeding site or resting place of an otter; intentionally or recklessly disturb an otter while it is occupying a structure or place which it uses for shelter or protection; obstruct access to any structure or place which it uses for that purpose; possess or control a live or dead animal, or part of; sell, offer for sale, possess or transport for the purpose of sale, a live or dead animal or part of one.

Invasive Species

Invasive species are plant species which are prohibited from release into the wild. There is an extensive list (currently 42) which are set out in section 14(2) of the WCA 1981 (as amended) which states that '*if any person plants or otherwise causes to grow in the wild any plant which is included in Part II of Schedule 9, he shall be guilty of an offence*.'

The most widespread of these are Japanese knotweed *Fallopia japonica* and giant hogweed *Heracleum mantegazzianum* which are also is covered by several pieces of legislation. The Environmental Protection Act 1990 (as amended) is a broad ranging piece of legislation that singles out Japanese knotweed and giant hogweed for special mention. The Act places a 'Duty of Care' on the producer and anyone they employ to dispose of soil or other material contaminated with Japanese knotweed or giant hogweed, such material becomes a controlled waste, which can only be taken to licensed landfill and must be dealt with in an appropriate way.

Appendix B – References

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Appendix C – Assessment of Structures, Trees and Habitats for Bats

Assessment of Structures, Trees and Habitats for Bats

Guidance on Assessing the Potential Suitability of Development Sites to Support Bats (adapted from Collins, J. (ed)).

Suitability	Description	
	Roosting	**Commuting and Foraging**
Negligible	An inspected structure or tree which is considered to have no features of importance for roosting bats. No further constraints apply to the method or timing of proposed works.	Negligible habitat features on-Site to support commuting or foraging bats.
Low	A structure with at least one or more features suitable to support opportunistic individual bats. However, inadequate space, shelter, protection and conditions, and the low suitability of surrounding habitats means that it is unlikely to be used as a maternity or hibernation roost site. A tree of adequate age and stature to support potential roosting features, however, either no features, or only features of limited potential recorded from the ground.	Habitat with potential to support low numbers of commuting bats due to its quality and connectivity. For example, a gappy hedgerow or unvegetated stream that is isolated from the surrounding landscape. Alternatively, suitable but isolated habitats suitable to support low numbers of foraging bats such as a lone tree or a patch of scrub.
Moderate	A structure or tree with one or more potential roost sites that are of adequate size, shelter and protection, with suitable conditions and surrounding habitat to support a bat roost not of high conservation status (with respect to roost type not individual species conservation status).	Linear habitat continuity connecting to the wider landscape offering potential to support commuting bats, such as rows of trees and scrub or linked back gardens. Habitat such as trees, scrub, grassland or a waterbody with connectivity to the wider landscape offering foraging opportunities for bats.
High	A structure or tree with one or more potential roost sites that are suitable for use by large numbers of bats on a regular basis and for long periods of time due to their size, shelter, protection, conditions and the surrounding habitat.	Continuous high-quality habitat with strong connectivity to the wider landscape that is likely to be used by commuting bats on a regular basis, such as flowing waterbodies, hedgerows, rows of trees and woodland edges. High quality habitat with strong connectivity to the wider landscape that is likely to be regularly used by foraging bats, such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to, and connected to, known roost sites.

Appendix D – Target Notes

Target Notes

Target Note 1 - Damp areas at the base of the wall supporting common reed, duckweed and bulrush

Appendix E – Site Photographs

Site Photographs

Photograph 1 – North-western buddleia

Photograph 2 – Colonising vegetation and vegetation growing out of cracks in wall

Photograph 3 – Rosebay willowherb dominating north-eastern corner and ivy on the boundary wall

Photograph 4 – Spoil pile at western aspect of Site

Photograph 5 – Damp areas at the Site

Photograph 6 – Colonising vegetation at the Site

Photograph 7 – Introduced shrub planters

Photograph 8 – Building in the south-western aspect of the Site

Photograph 9 – Hardstanding at the Site

Appendix F – Native Floral Species to Plant for Wildlife Enhancement On-Site

Native Floral Species to Plant for Wildlife Enhancement On-Site

The following list gives good examples of plants for different conditions which have value for native fauna either as a food source or shelter. To maximise value for wildlife plants should ideally be native, not cultivars, and sourced locally where possible. Planting should look to provide food at all levels, with underplanting of trees with shrubs or species rich grassland to provide maximum value out of an area and add interest to planting schemes.

Note: it is currently generally not advised to plant ash because of ash die back. However, ash is a very valuable plant for wildlife especially as a semi-mature and mature tree. Therefore, if locally sourced trees or self-sets known to be free of the fungus are available then these should be incorporated. Additionally, trees not showing signs of being affected should be retained where possible.

Trees and Shrubs

Large trees

- Beech *Fagus sylvatica*;
- Bird cherry *Prunus padus*;
- Elm *Ulmus procera*;
- Oaks *Quercus robur* and *Q. petraea*;
- White willow *Salix alba*;
- Field maple *Acer campestre*;
- Silver birch *Betula pendula*;
- Rowan *Sorbus aucuparia*;
- Small-leaved lime *Tilia cordata*; and
- Walnut *Juglans regia*.

Medium/Small Trees

- Alder *Alnus glutinosa*;
- Apples *Malus* spp. (local varieties can be found);
- Field maple *Acer campestre*;
- Holly *Ilex aquifolium*;
- Pears *Pyrus* spp.;
- Rowan *Sorbus aucuparia*;
- Silver birch *Betula pendula*;
- Yew *Taxus baccata*;
- Elder *Sambucus nigra*;
- Hazel *Corylus avellana*;
- Hawthorn *Crataegus monogyna*;
- Honeysuckle *Lonicera periclynemum*;
- Wild privet *Ligustrum vulgare*;
- Blackthorn *Prunus spinosa*; and
- Guelder-rose *Viburnum opulus*.

Plants for hedgerows and woodland understoreys

A combination of shrubs and climbers can make attractive hedges of great benefit for wildlife, as well as providing a functional boundary. Standard trees should be incorporated in hedgerows, with ash, oak and wayfarer tree three traditional choices, depending on the region. These should be marked so as not to be cut during management works. In addition, undersowing with a suitable shade tolerant wildflower mix is important to maximise value.

Trees and shrubs suitable for hedges and understorey planting

- Blackthorn *Prunus spinosa*;
- Buckthorn *Rhamnus catharticus*;
- Field maple *Acer campestre*;
- Holly *Ilex aquifolium*;
- Elder Sambucus nigra;
- Guelder rose *Viburnum opulus*;
- Hawthorn *Crataegus monogyna*;
- Hazel *Corylus avellana*;
- Privets, including wild privet *Ligustrum vulgare*; and
- Spindle *Euonymus europaeus*.

Climber and scramblers suitable for hedgerows and understorey planting

- Dog rose *Rosa canina*;
- Field rose *Rosa arvensis*;
- Ivy *Hedera helix*;
- Honeysuckle *Lonicera periclymenum*;
- Wild clematis/ old man's beard *Clematis vitalba*; and
- Hop *Humulus lupulus*.

Understorey flowering plants providing ground cover for shady areas

These species flower early before trees are in full leaf, and will do well in areas that become shady later in the year.

- Bluebell *Hyacinthoides non-scripta*;
- Bugle *Ajuga reptans*;
- Wild daffodil *Narcissus pseudonarcissus*;
- Foxglove *Digitalis purpurea*;
- Lords-and-ladies/ cuckoopint *Arum maculatum*;
- Primrose *Primula vulgaris*;
- Sweet violet *Viola odorata*; and
- Wood avens *Geum urbanum*.

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EIA SCOPING REPORT REVIEW

Enderby Place

Project Ref: JCG25184

Enderby Place
EIA Scoping Report Review
V2
25.11.20

Quality Management

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FOREWORD

This report has been prepared by RPS with all reasonable skill, care and diligence.

It is based on the information provided to RPS by the Royal Borough of Greenwich (RBG) including the EIA Scoping Report (October 2020) submitted by Quod on behalf of Maritime View Ltd (hereinafter referred to as the 'Applicant') and consultee responses received to-date, in respect of a forthcoming planning application for a residential-led development at Enderby Place, Greenwich.

RPS's advice to RBG shall not preclude the Council from requesting further environmental information from the Applicant prior to issuing its Scoping Opinion (in accordance with Regulation 15(3) of the Town and Country Planning (EIA Regulations) 2017) and/or upon receipt of the planning application and Environmental Statement (in accordance with Regulation 25).

1 INTRODUCTION

1.1 This report provides a review of the Environmental Impact Assessment (EIA) Scoping Report which sets out the Applicant's intended methodology, spatial and technical scope for the EIA and resulting Environmental Statement (ES) to be submitted in conjunction with a planning application for a residential led development at Enderby Place, Greenwich.

1.2 The proposed development includes circa 750 residential units across three tower blocks up to 32 storeys in height, together with approximately 1,900 m^2 commercial space (including office, employment, restaurant and café uses) ('Development'). Amenity and public space provision, pedestrian routes, vehicular access, circulation and cycle and car parking will also be provided within a basement.

1.3 This review report is based on the information provided within the EIA Scoping Report submitted to RBG in October 2020 by Quod on behalf of the Applicant. The EIA Scoping Report was supported by numerous appendices, predominantly comprising technical baseline reports.

1.4 Copies of the Scoping Report were issued by RBG to the statutory consultees in accordance with EIA Regulation 15(4) as well as other interested parties.

1.5 The Council has received representations from the following bodies:

Environment Agency

Marine Management Organisation

Port of London Authority

Greater London Authority

Health and Safety Executive

Natural England

Metropolitan Police

Thames Water

Sports England

1.6 In addition, comments on the scoping report have been obtained from RBG internal teams including Conservation Officer, Housing, Education, Lead Local Flood Authority (LLFA), Environmental Health, Policy, Sustainability, Sports and Highways. Comments were also received from LB Tower Hamlets.

1.7 These consultee responses have been reviewed as part of the Scoping Review, with pertinent matters noted herein.

1.8 Representations from statutory consultees can be found under reference 20/3133/EIA at the following link: https://planning.royalgreenwich.gov.uk/online-applications

1.9 The Scoping Opinion should be focussed on 'likely significant environmental effects' which may arise from the proposed development, as far as can be determined from the information currently available. In accordance with EIA Regulation, the resulting ES must be 'based upon' this Opinion. Therefore, any material changes to the proposed development which could alter its environmental effects should be discussed with RBG and, if necessary, an updated Scoping Opinion provided.

1.10 It is recommended that all responses from the consultation bodies and other interested parties are provided in full within the Council's Scoping Opinion and/or forwarded to the Applicant and Quod separately.

1.11 The remainder of this report sets out RPS's comments on the basis of the submitted Scoping Report.

2 GENERAL COMMENTS

2.1 The review presented below and in following sections of this report provides an overview of matters, which should, as a minimum, be included in the EIA so as to ensure that the resulting ES is comprehensive, robust and meets prevailing best practice standard. Unless otherwise stated, the proposed approach and content of the EIA as set out in the Scoping Report is deemed sufficient to fulfil this purpose.

2.2 In RPS' view, the EIA Scoping Report is compliant with the EIA regulations insofar as it sets out the proposed technical scope, methodology and basis of assessment for all relevant environmental disciplines that would be expected for a development of this nature and scale.

2.3 The Scoping Report provides the minimum statutory information to enable RBG to determine a Scoping Opinion in accordance with Regulation 15 (2)(a), namely:

i. *a plan sufficient to identify the land;*

ii. *a brief description of the nature and purpose of the development including its location and technical capacity;*

iii. *an explanation of the likely significant effects of the development on the environment; and*

iv. *such other information or representations as the person making the request may wish to provide or make.*

2.4 It would have been helpful to the reader to establish what works on site have already been undertaken as part of the 2015 planning permission. It is understood from the noise section that limited excavation will take place as this was previously completed under the extant consent. As this is relevant to several topics (such as ground conditions and archaeology), this should have been explained earlier. Similarly, it is understood from discussions with the Applicant that works to reinforce and replace the river wall in front of the site were undertaken as part of the 2012 permission for the wider Enderby Wharf site and are therefore not required as part of this application.

2.5 RPS broadly agrees with the proposed scope of the ES in terms of which disciplines have been scoped in or out, however there are several topics which have been scoped out which RPS (as well as RBG and the statutory consultees) believe require further consideration in the ES. This is discussed further in the relevant sections below.

2.6 The Safeguarded Wharves Review (Draft, 2018) SPG must be considered in the ES, given the proximity of Tunnel Wharf, a safeguarded wharf, to the proposed development. Policy 7.26 of the London Plan also protects safeguarded wharves for waterborne freight handling use and states that development proposals:

> *"adjacent or opposite safeguarded wharves should be designed to minimise the potential for conflicts of use and disturbance."*
>
> *"the challenge is to minimise conflict between the new and the old land uses. This must be met through modifications and safeguards built into new and established developments…New development next to or opposite wharves should utilise the layout, use and environmental credential of buildings to design away these potential conflicts. Appropriate highway access to wharves for commercial vehicles needs to be maintained when considering proposals for development of neighbouring sites."*

2.7 In light of the above, it is considered that sufficient consideration has not yet been given to the potential future activities at the Morden Wharf site, immediately adjacent to site to the north. There

is a planning application with RBG relating to the reactivation of the safeguarded wharf for waterborne cargo handling (19/3298/F). No reference is made in the scoping report to this and the potential noise and air quality impacts on future residents at the site, which could potentially be overlooking an active industrial site. Adequate mitigation should therefore be embedded into the scheme to ensure that the proposed development is suitable for its proposed uses and that resident's amenity and health are protected. Given the uncertainty surrounding the future of the site, but giving due regard to its proximity, the ES needs to carefully consider various outcomes in all relevant chapters of the ES, namely:

The Wharf continues to operate for storage/distribution;

The Wharf is reactivated for waterborne cargo handling (19/2398/F); and

The Wharf is developed for residential use as per application ref: 20/1730/O

2.8 There is little reference to the potential Thames Clipper jetty within the Scoping Report, as well as potential impacts of the jetty once operational. Notably there is no mention of the times of operation and number of potential movements to and from the jetty, nor its size and scale. Should the jetty be included in the proposed development, it is considered that noise associated with its use should be adequately assessed within the ES. Paragraph 4.23 states that "*Consideration has also been given to how the inclusion / exclusion of the Thames Clipper Jetty could affect the exclusion of non-significant topics from the EIA (see Section 10*)." However, no reference is made to the jetty in the noise section of the Scoping Report.

2.9 With regard to construction effects, it is agreed that the CEMP can be classed as a tertiary mitigation measure. However, there is no certainty at this stage over the specific mitigation measures that will be included within the CEMP (e.g. noise and vibration thresholds at the site boundary). Therefore, at this juncture, it can only be assumed that generic best practice measures would be implemented. Any site-specific requirements included in a CEMP would need to be informed by the findings of detailed assessment work, which have largely been scoped out of the EIA.

2.10 It is also noted that it is proposed that the CEMP would be secured by an appropriately worded planning condition. Given the reliance on the CEMP to scope out the vast majority of construction assessments from the ES, it is considered that an Outline CEMP should be submitted alongside the planning application.

2.11 As a more general comment, it is noted that each technical assessment will be undertaken by separate consultants. Quod, as lead authors of the ES, must ensure that there is consistency across each chapter, in terms of both assessment terminology and assumptions underpinning the EIA. Care should therefore be taken to ensure the ES reports the baseline consistently, as well as all other aspects of the development and assessments.

2.12 Further comments are provided in the relevant sections below and it is expected that the Applicant/Quod will address these matters in the final ES.

3 TOPICS PROPOSED TO BE SCOPED IN

Daylight, Sunlight and Overshadowing

3.1 The scope of the DSO assessment is considered broadly acceptable.

3.2 The assessment should also include an assessment of the potential impacts on future residents and open spaces within the proposed Morden Wharf scheme immediately to the north of the site.

Wind

3.3 The scope of the Wind assessment is considered broadly acceptable.

3.4 The assessment should also include a fourth configuration within the wind tunnel that includes any mitigation features (e.g. screens and landscaping) which are proposed. Any mitigation deemed necessary should be appropriately tested to ensure its effectiveness and therefore the safety and suitability of the site for its proposed uses.

Heritage, Townscape and Visual Impact

3.5 It is noted that all construction effects have been scoped out of the assessment. It is considered that there are likely to be significant adverse effects on the setting of Enderby House during the construction works. Implementation of a CEMP is unlikely to reduce these to a non-significant level given the asset will be surrounded by construction works on all sides. The scoping report also states that "*construction works and activity are not likely to have significant impacts on views, townscape or the setting of built heritage assets due to their temporary and transient nature*." However, temporary effects can still be significant.

3.6 In light of the above, an assessment of construction effects on townscape and visual receptors and sensitive built heritage assets should be included within the ES.

3.7 Particular attention should be paid in the assessment to the proposals impact on the Maritime Greenwich WHS and the comments of RBG's Conservation Officer, as well as other townscape and visual impacts identified by the London Borough of Tower Hamlets (LBTH) in its scoping response dated 30th October 2020.

Marine Ecology

3.8 The scope of the Marine Ecology assessment is considered broadly acceptable and it is acknowledged that an assessment would be scoped out should the Thames Clipper Jetty not form part of the proposed development.

3.9 It is noted that paragraph 8.11 of the Scoping Report states that the assessment would assess the potential for significant effects on marine mammals. Paragraph 8.17 confirms that "*the impact on marine mammals is not expected to be significant but an underwater sound impacts assessment would be required and this impact pathway would be scoped into the assessment*." However, paragraph 8.22 subsequently states that the "*the impact on marine mammals would be mitigated as far as practicable and is scoped out of further assessment*". For the sake of clarity, the potential impact of piling on marine mammals should be scoped into the assessment.

3.10 The comments of the Environment Agency (letter dated 11th November 2020) should also be noted, particularly in respect to biodiversity net gain (BNG) and the fact that the Intertidal habitat is considered as a priority habitat. The creation of intertidal habitat across the river frontage is welcomed, but the EA has asked that the applicant is made aware that a net gain of 10% in each habitat type will be required as per the DEFRA biodiversity net gain metric. The EA also notes that,

if a Thames clipper pier is proposed, dredging may need to be addressed, in which case a Water Framework Directive (WFD) assessment will need to be undertaken.

3.11

Cumulative Effects

3.12 The following schemes should be considered in the cumulative assessment in addition to those included in Appendix A of the Scoping Report:

Morden Wharf, ref: 20/1730/O. Hybrid planning application comprising outline planning permission with all matters reserved (43,475 sqm site area) and full planning permission (12,992 sqm site area). Outline permission is for the demolition of existing on-site buildings and structures (except the Southern Warehouse) and phased mixed-use redevelopment comprising: up to 1,500 residential dwellings; up to 17,311 (sqm GIA) of commercial floorspace (Class A1/A2/A3/A4/B1/B1c/ B2/B8/D1/D2); and associated car and cycle parking, public realm and open space, hard and soft landscaping, highway and transport works, and associated ancillary works. Full planning permission is for the change of use of part of the Southern Warehouse from Class B1c/B2/B8 to B1c/B2/B8/A3/A4; refurbishment (including mezzanines) and external alterations to part of the Southern Warehouse; change of use of the Jetty to public realm and installation on the Jetty of Gloriana Boathouse (use class D1/D2); access; landscaping and public realm works including new river wall and upgraded Thames Path.

1 Boord St, ref: 19/0939/F. Construction of a building of up to 18-storeys (plus basement level and rooftop plan enclosure), to provide a 300 bed hotel with ancillary 1/A2/A3/B1/D2 provision, associated access, car and cycle parking, servicing and delivery areas, following the demolition of existing buildings.

Greenwich Peninsula Plot N0201, ref: 15/3552/F. Construction of a 36 storey tower (120 mAOD) comprising of 262 residential units, 2,213 m2 (GEA) of retail floorspace (Use Classes A1 to A5) and 189 m2 flexible floorspace (Use classes A1 to A5, ancillary C3, or D2 for a commercial gym) and associated landscaping, plant, servicing and parking.

Greenwich Peninsula, ref. 13/0684/O. Application for outline planning permission for a mixed use development consisting of Class A1-A5 (Retail) and D1/D2 (Leisure, Creche, Community use) up to 8,256m², Class C1 (Hotel) up to 38,517m² or B1 (Business) up to 33,943m², Class C3 (Dwellings) up to 1,683 dwellings (155,228m²), up to 982 residential car parking spaces (33,471m²) , up to 129 non-residential car parking spaces (5,066m²), public realm and open space, hard and soft landscaping, associated highways and transport works, associated plant and ancillary works and with full details of access to the TFL North Vent Shaft no. 4 of the Blackwall Tunnel and access off Millennium Way roundabout. [Note: Approved but not commenced, expires 07/03/2021].

Victoria Deep Water Terminal, ref. 17/1142/F. Relocation of one of the existing concrete batching plants for a temporary period of up to 18 months during the redevelopment of the Victoria Deep Water Terminal site to serve the Thames Tideway Tunnel project.

Victoria Deep Water Terminal, ref. 18/2729/MA. An application submitted under Section 73 of the Town & Country Planning Act 1990 for a minor material amendment in connection with the planning permission Ref: 17/1142/F, dated 20.06.2017, for relocation of one of the existing concrete batching plants for a temporary period of up to 18 months during the redevelopment of the Victoria Deep Water Terminal site to serve the Thames Tideway Tunnel project to allow: Variation of Condition 2 (Temporary Period) so that the temporary concrete plant can be retained for 42 months.

3.13 Other major developments in proximity to the site which are approved and currently under construction and/or are at reserved matters stage (including at Lovell's Wharf and Greenwich Millennium Village) should be accounted for in the future baseline for the EIA.

4 TOPICS PROPOSED TO BE SCOPED OUT

Traffic and Transport

4.1 It is understood that the Thames Path is located outside of the site boundary to the west. However, should the development include the Thames Clipper Jetty, it is assumed that temporary closures of the Thames Path would be required to facilitate this. This is not clear from the Scoping Report.

4.2 Should any works be required to the Thames Path during the construction period, an assessment of the potential impacts on users of the Thames Path should be included.

4.3 While it is agreed that traffic and transport impacts from the proposed development alone can be scoped out the assessment, there is potential for significant cumulative effects on both the local road network and public transport network when considering the proposed development in combination with others in the vicinity, notably Lovell's, Granite Badcocks and Pipers Wharf and Alcatel-Lucent to the south/south east, and Morden Wharf to the north and the part of the Enderby Wharf scheme which has been delivered. Cumulative transport impacts should therefore be considered in the ES.

Air Quality

4.4 It is agreed that an assessment of Air Quality effects during the construction period can be scoped out of the ES. A Construction Dust Assessment should however accompany the planning application. This should be undertaken in accordance with IAQM Guidance and outline the necessary mitigation measures in accordance with the level of risk identified.

4.5 Para 10.20 of the ES states that "*An increase of 100 daily vehicle trips on the surrounding network is the level of change at which EPUK guidance (for sites within an AQMA) suggest that an assessment of air quality would be required for development*." The transport section of the Scoping Report concludes that the development could give rise to "*773 new daily vehicle trips*", despite the car free nature of the development. This is significantly greater than the threshold for which an air quality assessment would be required. In light of this, sufficient justification has not been provided in the Scoping Report for scoping out an assessment of operational traffic emissions.

4.6 With regard to the potential industrial activities associated with the Safeguarded Wharf site immediately north of the site, the Scoping Report assumes there would no significant effects on future residents of the development on the basis that the activities would be controlled by an Environmental Permit. This is not considered to be sufficient justification as an Environmental Permit would not ensure that air quality at the site would be suitable for overlooking residential properties.

4.7 It is also noted that no reference is made in this section to the proposed development's energy strategy and its potential impacts on local air quality and future residents of the site. If the scheme is to be 100% electrical, sourced entirely from the national grid, this must be explained.

4.8 In light of the above, and given the site's location immediately adjacent to Morden Wharf, it is considered that an assessment of operational air quality is scoped into the ES, even if this section of the ES is relatively brief (i.e. assuming an 100% electrical energy solution). An Air Quality Neutral Assessment should also be submitted as part of the planning application.

Noise and Vibration

4.9 Due to the proximity of existing residents immediately south of the site, it is considered that significant noise effects are likely to occur during the construction period. It is acknowledged that a CEMP would be implemented and a s106 agreement would also be in place. However, these

measures alone are unlikely to reduce noise to non-significant levels and additional mitigation measures may be necessary. It is also noted that the ES accompanying the 2015 planning application for the site identified significant construction noise effects on nearby residents, even after the implementation of mitigation measures. In light of this, and the proximity of the adjacent residents to the south, it is not considered that sufficient justification has been provided in the Scoping Report as to why significant construction effects are considered unlikely. In addition, it is noted that LBTH has also expressed concern that construction noise from the proposed development has the potential to affect environmental receptors within its borough (see letter of 30th October).

4.10 Accordingly, a construction noise assessment should be scoped into the ES.

4.11 It is agreed that the proposed development itself is unlikely to give rise to significant noise and vibration effects during its operation on adjacent receptors. However, no reference is made in the Scoping Report to the potential impact of future industrial activities (i.e. waterborne cargo handling) at the adjacent Morden Wharf site on future residents of the site, and the suitability of the site for residential use in respect of internal and external ambient noise levels. An operational noise assessment should be scoped into the ES which considers the impact of surrounding activities on the future residents and demonstrates that appropriate mitigation is in place to ensure that no significant effects on on-site receptors are likely. In our opinion, this is not a matter which can simply be dealt with by conditions or held over to the detailed design/ RMA stage.

4.12 As previously mentioned, no reference is made to the potential operational noise impacts of the Thames Clipper Jetty. Should the jetty form part of the proposed development, consideration should be given in the ES to the noise impacts on future residents of the site and existing residential receptors.

Socio-Economics

4.13 The Socio-economic section of the Scoping Report identifies the potential for beneficial effects through housing provision, employment opportunities and indirect economic benefits. However; the Scoping Report makes no reference to the potential for significant adverse effects to occur, notably the increased demand on social and community infrastructure in the local area. An assessment of the existing baseline and future demand associated with the proposed development is required to establish the appropriate mitigation measures for the proposal.

4.14 It is also noted that RBG's Education Officer has expressed some concerns over the capacity of local schools to accommodate children in the proposed development, stating: *"Given the scale and location of the proposed development, we anticipate that it would have a significant impact on the demand for school places in the local area".*

4.15 In light of the above, and the fact that no justification for scoping out these aspects of the assessment has been provided, it is considered that a socio-economic assessment should be scoped into the ES.

Human Health

4.16 It is agreed that Human Health can be scoped out of the ES.

Biodiversity and Terrestrial Ecology

4.17 It is agreed that Terrestrial Ecology and Biodiversity can be scoped out of the ES, unless a new Thames Clipper Jetty forms part of the final proposal. If this were to occur various surveys and assessments of the Thames foreshore would be required, in accordance with the advice of the MMO, PLA and EA.

Water Resources, Flood Risk and Drainage

4.18 It is agreed that an assessment of Water Resources, Flood Risk and Drainage can be scoped out of the ES. However as stated previously, no reference is made to the Thames Tidal Flood Defence and the requirement, or not, for this to be upgraded. It is understood that works to the river wall have already been undertaken as part of the previous development of the wider site. This should be confirmed in the ES and evidence provided that the defence will be adequate for the lifetime of the development.

4.19 The FRA should take into account comments received from the RBG LLFA and other consultees.

Archaeology

4.20 It is agreed that an assessment of Archaeology can be scoped out of the ES.

Ground Conditions and Contamination

4.21 It is agreed that an assessment of Ground Conditions can be scoped out of the ES. Nevertheless, as noted by RBG's Environmental Health Officer, this is a historic site with a significant industrial legacy leading to the potential for contamination issues. This will require further detailed assessment at the pre-development stage, including through site investigation and risk assessments, and any resulting remedial actions would be subject to agreement with RBG and the EA to ensure site is suitable for its intended use.

Materials and Waste

4.22 The consideration of likely significant effects from waste has had no regard to published guidance, Materials and Waste in Environmental Impact Assessment (IEMA, 2020), or the criteria within this guidance document to identify and assess likely significant effects

4.23 Notwithstanding, it is agreed that an assessment of Materials and Waste can be scoped out of the ES. Instead, the ES should include a summary of estimated construction waste volumes and summarise the waste management measures that will be in place during both construction and operation of the scheme.

Climate Change

4.24 It is agreed that an assessment of Climate Change can be scoped out of the ES.

Major Accidents or Disasters

4.25 It is agreed that an assessment of Major Accidents or Disasters can be scoped out of the ES.

Utilities

4.26 It is agreed that an assessment of Utilities can be scoped out of the ES.

Light Pollution and Solar Glare

4.27 It is agreed that an assessment of Light Pollution and Solar Glare can be scoped out of the ES supporting the outline planning application.

4.28 However, as the ES for the 2015 scheme concluded there would be 'minor adverse' impacts from solar glare, an appropriate assessment of this matter should be included in the Design and Access Statement (DAS) or as a separate report submitted with the planning application.

Aviation

4.29 It is agreed that an assessment of Aviation can be scoped out of the ES.

Telecommunications

4.30 It is agreed that an assessment of Telecommunications can be scoped out of the ES.

Electromagnetic Fields

4.31 It is agreed that an assessment of Electromagnetic Fields can be scoped out of the ES.

5 CONCLUSIONS

5.1 Overall, the Scoping Report meets the statutory requirements for scoping set out in Section 13(a) of the EIA Regulations, and includes sufficient detail on the approach to the identification of the baseline environment, receptors and study area.

5.2 There are, however, a number of recommendations made in this review report in relation to both scoped-in and scoped-out topics (with reference to relevant guidance, methodology and the proposed content of the ES) which should be addressed during the EIA process and in the resulting ES.

5.3 It should be noted that RPS has been party to discussions held between the Applicant and the RBG on the scope of the ES, after which the Applicant made amendments to its original Scoping Report. This review has been based on the information submitted in the revised Scoping Report and consultee responses received to date.

5.4 The ES should record all specific opinions and comments of the consultees at the scoping stage and provide a corresponding response to any outstanding matters not included above or otherwise contained in RBG's subsequent Scoping Opinion.

Development Management Delegated Report

Directorate of Regeneration, Enterprise & Skills
The Woolwich Centre, 5th Floor
35 Wellington Street
London, SE18 6HQ

Case Ref No:	20/3133**/EIA**
Application Type:	Environmental Impact Assessment
Location:	Enderby Place, Christchurch Way, Greenwich SE10 0AG
Ward:	PENINSULA
Proposal:	Environmental Impact Assessment Scoping Opinion under Regulation 15 of the Town and Country Planning (EIA) Regulations 2017 (as amended for the redevelopment of Enderby Place to provide up to 750 residential together with approximately 1,900 sqm commercial space (including office, employment, restaurant and cafe uses)

Recommendation	Approve		
Expiry Date	11/11/2020	**EOT**	27/11/2020

Case Officer	Elizabeth Jump	**Date:**	17 December 2020
Report Agreed By		**Date:**	
Authorising Officer's Signature		**Date:**	

Listed Building:	No	**Flood Zone**	N/A
Conservation Area:	N/A		
CIL Liable	No	**LDD**	

Site Notice		N/A			
Press Notice		N/A			
Objections	1	Support	0	Comments	19

Site and Surroundings:

1. The application site comprises 1.25 hectares and sits adjacent to The River Thames to the West. The site is currently vacant and has been cleared ahead of future redevelopment. Some development works have taken place on site to implement the 2015 consent. The Thames Path runs along the Western boundary and upgrade works have now been completed to this section of the path. The site drops in level towards to east and access to the site is via Telcon Way. To the south of the site is the Enderby Wharf development which has been partially delivered and is now occupied. To the north is the Morden Wharf site which is subject to a hybrid application for Outline and Detailed Planning Permission (ref: 20/1730/O). Within the site area, although outside the redline boundary, is Enderby House which is a Grade II Listed building which has been extended and is due to be occupied as a bar/restaurant.

2. The site is located within the the Greenwich Peninsula West Strategic Development Location, as defined by Policy EA3 of the Royal Greenwich Local Plan. The site has a PTAL of 1b/2 based on TfL's WebCat Planning Tool and is located within Flood Zone 3 area that benefits from flood defences based on the Environment Agency's Flood Mapping.

Proposal:

3. Environmental Impact Assessment Scoping Opinion under Regulation 15 of the Town and Country Planning (EIA) Regulations 2017 (as amended for the redevelopment of Enderby Place to provide up to 750 residential together with approximately 1,900 sqm commercial space (including office, employment, restaurant and cafe uses)

Relevant Planning History:

4. 15/0973/F: Revised application for the northern element of the Enderby Wharf Development comprising the erection of a cruise liner terminal building, skills academy (Use Class D1), 477 residential units (increasing from 93) (Use Class C3), retail, restaurants and cafes and drinking establishments (Use Classes A1, A3 and A4), vehicular access with associated servicing facilities, car parking, landscaping, public realm (including improvements to the Thames Path), play spaces, infrastructure and associated parking. This application was accompanied by an Environmental Statement and has been approved and implemented.

5. 15/1439/MA: Application for a minor material amendment under s73 to vary condition 1 (Approved Plans) of planning permission dated 22.08.14 (Ref 13/3025/MA) involving removal of second level basement from the southern element of the site reducing the total number of residential car parking spaces from 447 to 328 (Amended). This application was accompanied by an addendum Environmental Statement and has been approved and implemented.

6. 13/3025/MA: Redevelopment of the site comprising the provision of a new jetty in the River Thames to provide docking for cruise liners and the Thames Clipper, a Cruise Liner Terminal, a 251 room hotel with conference, restaurant ancillary facilities (Use Class C1); skills academy (Use Class D1); 770 residential units (Use Class C3); commercial (Use Class B1); a crèche (Use Class D1) a gymnasium

(Use Class D2); conversion and extension of Enderby House to provide tourist, community and retail facilities (Use Classes A1, A3, A4, B1, D1 and D2); the provision of vehicular access with associated servicing facilities; car, motorcycle and bicycle parking, provision of landscaping and public realm (including improvements to the Thames Walk); improvements to the river wall and other works within the river, including dredging, the provision of tidal gardens, piling, the provision of a pontoon and brow, and associated works. This application has been approved and implemented.

7. 10/3063/F: Redevelopment of the site comprising the provision of a new jetty in the River Thames to provide docking for cruise liners and the Thames Clipper, a Cruise Liner Terminal, a 251 room hotel with conference, restaurant ancillary facilities (Use Class C1); skills academy (Use Class D1); 770 residential units (Use Class C3); commercial (Use Class B1); a crèche (Use Class D1) a gymnasium (Use Class D2); conversion and extension of Enderby House to provide tourist, community and retail facilities (Use Classes A1, A3, A4, B1, D1 and D2); the provision of vehicular access with associated servicing facilities; car, motorcycle and bicycle parking, provision of landscaping and public realm (including improvements to the Thames Walk); improvements to the river wall and other works within the river, including dredging, the provision of tidal gardens, piling, the provision of a pontoon and brow, and associated works. This application was accompanied by an Environmental Statement and has been approved and implemented.

Consultation:

8. Full copies of these consultee comments received can be found in **Appendix 2** and need to be fully accounted for the in Environmental Statement.

Legislative Framework:

9. The process of Environmental Impact Assessment (EIA) is governed by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The 2017 Regulations came into force on 16 May 2017.

10. The aim of EIA is to protect the environment by ensuring that a local planning authority, when deciding whether to grant planning permission for a project, takes into account the significant effects on the environment in the decision-making process. The Regulations set out a procedure for identifying those projects which should be subject to EIA, and for assessing, consulting and coming to a decision on those projects which are likely to have significant environmental effects.

11. Regulation 15 (6) of the Regulations states that before adopting a scoping opinion the authority must take into account:

    · any information provided by the applicant about the proposed development;

- the specific characteristics of the particular development;
- the specific characteristics of development of the type concerned; and
- the environmental features likely to be significantly affected by the development.

Considerations:

12. The submitted EIA Scoping Report (by Quod) sets out the proposed scope and methodologies of the technical assessments of the EIA has been independently reviewed by a specialist external consultant (RPS). This review concludes that the scoping report provides the minimum statutory information to enable the Council to determine the scoping opinion. The consultant broadly agrees with the proposed scope of the ES in terms of which disciplines have been scoped in or out however the scope of some individual assessments requires further clarification which will need to be addressed as part of the Environmental Statement and some further chapters will be required.

13. The detailed findings of the consultant's review of the scoping report under each chapter heading are summarised below (with relevant chapter numbers noted), however full reference should be made to the report as attached as **appendix 1**.

Topics to be scoped in:

14. Daylight, Sunlight and Overshadowing
    The scope of assessment is broadly agreed, however the cumulative effects should also consider the impact on the Morden Wharf scheme.

15. Wind
    The scope of assessment is broadly agreed, subject to the comments raised in RPS's report being addressed.

16. Heritage, Townscape and Visual Impact
    The assessment and scope is considered broadly acceptable; however construction impacts of the proposal should be scoped into the ES and particular attention should be paid in the assessment to the proposals impact on the Maritime Greenwich WHS.

17. Marine Ecology
    The assessment and scope is considered broadly acceptable and note that this changes if the Thames Clipper Jetty is to be provided. However, impact on marine mammals should be scoped in and the EA's comments need to be appropriately reflected in the ES including the requirement for Biodiversity Net Gain.

18. Cumulative Effects
    The proposed assessment is considered acceptable. Cumulative effects will need to be referenced in the Non-technical summary and the additional schemes identified within RPS's report will need to be included within the scope of the assessment. The cumulative schemes shall also include 19/3298/F as highlighted by the PLA.

Topics to be scoped out:

19. Traffic and Transport

    It is noted that the Thames Path is already complete and therefore will remain unaffected unless the Thames Clipper Jetty is proposed, this should be detailed in the ES if the Jetty is bought forward.

    As per RPS's report, the cumulative impact should be fully considered.

20. Air Quality

    Air quality effects during construction can be scoped out if sufficient information is provided within the application documents as set out in RPS's report.

    Traffic emission should be scoped into the ES.

    Operational Air Quality should be scoped in to include impacts from potential industrial activities associated with the Safeguarded Wharf and an assessment of the proposed developments energy strategy and its potential impacts on local air quality and future residents of the site.

21. Noise and Vibration

    A construction noise assessment should be scoped in given the site's proximity to residential units. Additionally, an operational noise assessment should be scoped into the ES which considers the impact of surrounding activities on the future residents and demonstrates that appropriate mitigation is in place to ensure that no significant effects on on-site receptors are likely as per RPS's report. For the avoidance of doubt, this shall include the impact from nearby wharf activities as detailed in RPS's report (2.6-2.7 and 4.11) and the comments received by the PLA.

    The impact from the Thames Clipper Jetty will need to be scoped in if this is to form part of the proposal.

22. Socioeconomics

    We disagree that Socioeconomics can be scoped out and instead consider a socio-economic assessment should be scoped into the ES. The consultee comments, particularly those from education need to be accounted for and this should account for the cumulative impact.

23. Human Health

    We agree that no significant effects are expected.

24. Biodiversity and Terrestrial Ecology

    The Scoping Report confirms the site is of negligible ecological value. Enhancements can be secured through planning conditions. Scoping out of this topic will not be accepted if a Thames Clipper Jetty is to be provided and this section will need to appropriately incorporate the comments received from the PLA, MMO and EA. The submission documents will also need to fully address Biodiversity and Ecology including the requirement for

Biodiversity Net Gain.

25. Water Resources, Flood Risk and Drainage

The works to the river wall should be evidenced in the ES to ensure the defense will be adequate for the lifetime of the development. Should further work to the defenses be required, this shall be suitably assessed in the ES.

26. Archaeology

Based on the information provided in the scoping report it is agreed that scoping out of this topic is considered acceptable and in accordance with the recommendations of Historic England. It is expected that this will be suitably covered within the application documents and any further planning conditions that may be imposed on a consent.

27. Ground Conditions and Contamination

We agree that no significant effects are expected, and this will be suitably covered within the application documents and any further planning conditions that may be imposed on a consent. The comments made by the RPS and the Environmental Health Officer need to be noted.

28. Materials and Waste

We agree that no significant effects are expected and that this topic will be suitably covered within the application documents and any subsequent planning conditions. The comments made in RPS's report need to be addressed within the scope of the ES.

29. Climate Change

We agree that no significant effects are expected. Sustainability and Energy Statements will be required as part of the application submission.

30. Major Accidents or Disasters

We agree that no significant effects are expected.

31. Utilities

We agree that no significant effects are expected. Nonetheless any application will need to be supported by a Utilities Statement.

32. Light Pollution and Solar Glare

The Scoping Report demonstrates that the effect of the proposed development on light spill from construction and operation will not materially alter the existing lighting levels. Solar glare was found to have a 'minor adverse' impact in 2015 and therefore this needs to be appropriately covered in the submission document if it is to be scoped out of the ES.

33. Aviation

The proposed development would be below the height limits imposed by London City Airport and the scoping out of aviation is therefore acceptable.

34. Telecommunications

We agree that no significant effects are expected.

35. Electromagnetic Fields

We agree that no significant effects are expected.

Recommendation:

36. That the Scoping Report for the proposed development meets the statutory requirements for scoping set out in the EIA Regulations and adequately describes the relevant topics to be included in the Environmental Statement in support of the proposed planning application, subject to a number of recommendations in relation to guidance, methodology and content of the ES, as set out in this report, RPS's report found in Appendix 1 and the consultee comments found in Appendix 2.

37. The above considerations are based on the following information being provided within the application submission documents:
    - Air Quality Assessment
    - Archaeological Desk Based Assessment
    - Biodiversity and Ecology Report
    - Demolition / Construction Logistics Plan
    - Construction Environmental Management Plan
    - Designing Out Crime
    - Energy and Sustainability Statements
    - Flood Risk Assessment
    - Foul sewage and utilities assessment
    - Health Impact Assessment
    - Land Contamination – Preliminary Risk Assessment
    - Lighting Assessment
    - Noise Impact Assessment
    - Refuse and Recycling Statement
    - Transport Assessment
    - Travel Plan

TOWN AND COUNTRY PLANNING ACT 1990

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

DIRECTION UNDER ARTICLES 18(4) AND 45 RELATING TO TUNNEL WHARF

The Secretary of State for Housing, Communities and Local Government, in exercise of the powers conferred on him by articles 18(4) and 45 of the Town and Country Planning (Development Management Procedure) (England) Order 2015[1], hereby directs the Council of the Royal Borough of Greenwich as follows:

1. In this Direction, "Council" means the Council of the Royal Borough of Greenwich.

2. This Direction shall come into force on **1st March 2021** and shall apply to any application for planning permission for development which is received by the Council on or after **1st March 2021** and which is for development wholly or partly within the area edged in red on the attached plan.

3. Before granting planning permission on any application to which this Direction applies, the Council shall consult the Mayor of London.

4. (1) Subject to sub-paragraph (2) below, the Directions given to the Council by the Secretary of State for Environment, Transport and the Regions on 16 June 2000 under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 relating to Tunnel Glucose Wharf are hereby cancelled.

   (2) Sub-paragraph (1) does not apply to any application for planning permission which is received by the Council on or before **28th February 2021**.

Signed by authority of the Secretary of State.

Kevin Reid Team Leader, Ministry of Housing, Communities and Local Government
19th February 2021

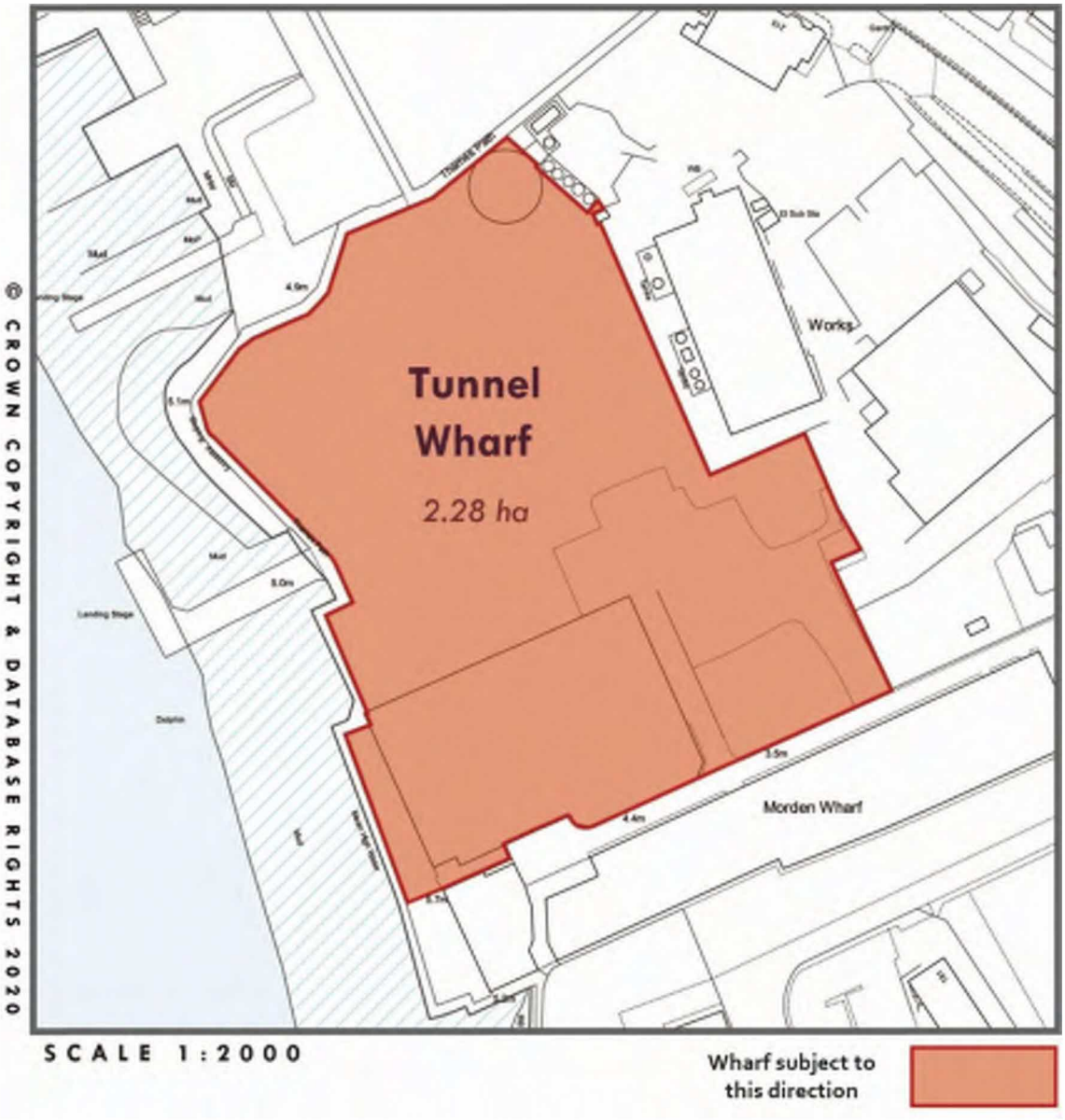
[1] S.I 2015/595, amended by S.I. 2017/402. There are other amendments which are not relevant to this Direction.

This is the plan referred to in paragraph 2 of the Direction dated **19th February 2021** and made under articles 18(4) and 45 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 relating to Tunnel Wharf.

Signed by authority of the Secretary of State.

[redacted]

Kevin Reid Team Leader, Ministry of Housing, Communities and Local Government
19th February 2021



AVISON YOUNG

Enderby Place Environmental Impact Assessment (EIA) – Cumulative Schemes for discussion with Royal Borough of Greenwich (RBG)
25th September 2023

Ref.	Scheme Name	Planning Ref	Avison Young Comments	RBG Comments
Schemes from EIA Scoping Report and EIA Scoping Opinion (2020)				
1.	Greenwich Peninsula Masterplan 2015	15/0716/O As amended: 16/1776/R 16/1796/R 16/1787/R 16/1786/R 16/3698/NM 16/4183/R 17/1373/NM 17/2261/R 18/3625/NM 19/2733/O 19/2755/NM 20/1287/NM 20/2000/NM	RBG's advice as to which plots within Greenwich Peninsula are unbuilt or under construction would be welcomed. These will then be accounted for within the EIA. It is currently unclear from the various outline consents and associated RMA's which plots / permission should be assessed. Please note Schemes Ref 16 and 17 below which identify two additional plots.	The most valid applications related to relate are 15/0716/O – which is partially amended by 20/0000/NM - and 19/2733/O KD Masterplan area is in effect split into 2 areas and the peninsula has 5 neighbourhoods. 15/0716/O is the valid Knight Dragon masterplan for the Meridian Quays and Lower Riverside neighbourhoods within the Knight Dragon Masterplan.
2.	Greenwich Peninsula Masterplan 2019	19/2733/O		As above, this is valid – KD Masterplan area is in effect split into 2 areas and the peninsula has 5 neighbourhoods. 19/2733/O is the valid Knight Dragon Masterplan for the 'Brickfield and Peninsula Central' neighbourhoods. This was a hybrid application and detailed elements relate to Plots 18.02 and 18.03 currently being built out which is closer to Enderby Wharf.
3.	Greenwich Peninsula Masterplan 2013	13/0684/O		

Ref.	Scheme Name	Planning Ref	Avison Young Comments	RBG Comments
4.	Greenwich Peninsula Plot N0201	15/3552/F.		There is a new application on this site currently under consideration - 23/2150/F
5.	Millennium Village (Phases 3, 4 and 5)	12/0022/O As amended: 13/3281/R 14/0115/NM 14/0113/NM 14/0878/NM 14/1633/MA 14/2588/NM 14/3702/NM 19/1636/NM	Phase 3 is now complete. The EIA will assess only Phases 4 and 5.	
6.	Silvertown Tunnel (DCO)	N/A	No comment. To be included in cumulative assessment.	
7.	Lovell's, Granite Badcock's and Pipers Wharf	06/1749/F As amended: 07/1936/F 11/2048/NM 11/2959/V	Scheme now complete and operational. To be removed.	Agreed to remove via email
8.	Victoria Deep Water Terminal	17/1142/F As amended:18/2729/MA	No comment. To be included in cumulative assessment.	
9.	Morden Wharf	20/1730/O	No comment. To be included in cumulative assessment.	
10.	1 Boord St	19/0939/F	No comment. To be included in cumulative assessment.	
Additional schemes agreed with RBG 20/09/2023				
11.	EIA Screening	23/2532/EIA	To be removed. Insufficient information to accurately assess.	Agreed to remove via email
12.	Temporary bus garage – Go-ahead London, Northern Warehouse	23/1161/F	No comment. To be included in cumulative assessment.	

Ref.	Scheme Name	Planning Ref	Avison Young Comments	RBG Comments
13.	Electricity sub-station – Unit 2, City Cross Business Park	23/0338/CP	To be removed. Proposals of a scale improbable to generate significant cumulative environmental effects.	Agreed to remove via email
14.	Unit 2 & 7 Peterboat Close	22/1026/F	No comment. To be included in cumulative assessment.	
15.	Alcatel, Telegraph House	18/2356/NM	No comment. To be included in cumulative assessment	
Additional schemes identified for RBG approval				
16.	Greenwich Peninsula Plot 19.05	21/2077/R	Identified as additional plot within Greenwich Peninsula.	This is valid and currently being built out relating to the 15/0716/O
17.	Greenwich Peninsula Plot M0121	23/1565/F	Identified as additional plot within Greenwich Peninsula.	This is valid and currently under consideration.
	Greenwich Peninsula Plots 1.02 and 1.03	23/0418/R	Identified as additional plot within Greenwich Peninsula	This is valid and currently under consideration relating to 15/0716/O
18.	GMV – Phase 7a (Plot 202)	19/3063/R	Both schemes are under construction but due for completion in late 2023/early 2024. For clarity these have been listed here, but would be included within baseline, not cumulative assessment.	Noted
19.	GMV – Phase 7b (Plot 203)	19/4008/R		
20.	GMV – Phases 9 and 10 (Plots 401-405)	19/4075/R	Identified as being within 1km of the site boundary and of a scale where they may contribute to the generation of significant cumulative effects.	All noted.
21.	87 Blackwall Lane	19/0512/F		
22.	141-143 Woolwich Road	21/3944/F		
23.	Former Sam Manners House	20/1815/F		

From: Tim Edwards
To: Emilia Harrison
Cc: Luke Raistrick
Subject: Re: ENDERBY PLACE
Date: 28 September 2023 11:12:46
Attachments: image001.png
image002.png

Hi Emilia,

I can confirm that I am in agreement with the proposed aim to remove schemes 7,11 and 13 noting their scale and current place within the planning process.

Kind regards

Tim Edwards
Senior Principal Planning Officer
Planning & Building Control
Directorate of Regeneration Enterprise and Skills
Royal Borough of Greenwich
☎ 020 8921 2620 Mobile: 07935 700565
* 5th Floor, The Woolwich Centre, 35 Wellington Street, London SE18 6HQ
www.royalgreenwich.gov.uk

From: Emilia Harrison [redacted]
Sent: 28 September 2023 11:09 AM
To: Tim Edwards [redacted]
Cc: Luke Raistrick [redacted]
Subject: RE: ENDERBY PLACE
Hi Tim,

Thank you for getting back to us on this. For the avoidance of any doubt, please could you confirm that you are happy for scheme no. 7, 11 and 13 to be removed? Thank you.
Best wishes,
Emilia Harrison BSc (Hons), MSc
Planner
Centro Planning Consultancy
104 St John Street, London EC1M 4EH
[redacted]
www.centroplan.co.uk

Centro Planning Consultancy is a trading division of LDR Planning Ltd (Reg No. 11819020)

From: Tim Edwards [redacted]
Sent: Tuesday, September 26, 2023 5:33 PM
To: Emilia Harrison [redacted]
Cc: Luke Raistrick [redacted]
Subject: Re: ENDERBY PLACE
Hi Emilia,
Please see attached comments.
Thanks
Tim Edwards
Senior Principal Planning Officer

Planning & Building Control
Directorate of Regeneration Enterprise and Skills
Royal Borough of Greenwich
☎ [redacted]
* 5th Floor, The Woolwich Centre, 35 Wellington Street, London SE18 6HQ
www.royalgreenwich.gov.uk

From: Emilia Harrison [redacted]
Sent: 25 September 2023 3:23 PM
To: Tim Edwards [redacted]
Cc: Luke Raistrick [redacted]
Subject: RE: ENDERBY PLACE

Hi Tim,
I hope you had a good weekend and thank you for the below.
We have added some commentary in the attached against the schemes noted in the scoping opinion and the schemes noted last week, please can you confirm if this is agreeable?
We have also looked at additional schemes up to 1km from the site, please could you confirm that this covers all relevant schemes/ let us know if there are any missing?
Thank you.
Best wishes,

Emilia Harrison BSc (Hons), MSc
Planner
Centro Planning Consultancy
[redacted]
www.centroplan.co.uk

Centro Planning Consultancy is a trading division of LDR Planning Ltd (Reg No. 11819020)

From: Tim Edwards [redacted]
Sent: Wednesday, September 20, 2023 3:47 PM
To: Luke Raistrick [redacted]
Cc: Emilia Harrison [redacted]
Subject: Re: ENDERBY PLACE

Hi Luke
Thanks. There are a few schemes on the periphery which I've highlighted. There's are only the major applications and I haven't included any minor schemes.
Hope that helps.
Thanks

Tim Edwards
Senior Principal Planning Officer
Planning & Building Control
Directorate of Regeneration Enterprise and Skills
Royal Borough of Greenwich
[redacted]
* 5th Floor, The Woolwich Centre, 35 Wellington Street, London SE18 6HQ
www.royalgreenwich.gov.uk

From: Luke Raistrick [redacted]
Sent: 20 September 2023 3:31 PM
To: Tim Edwards [redacted]
Cc: Emilia Harrison [redacted]
Subject: ENDERBY PLACE

Hi Tim,
As discussed, I attach a plan in which we've sought to map other schemes coming forward within a 500m radius of the site, in case it becomes relevant for tomorrow's meeting. It's a tricky exercise given Greenwich doesn't have an application map tool available to the public. But perhaps you could take a quick look and fill in any gaps we may have please?
Kind regards,
Luke Raistrick MPlan MRTPI
Managing Director
Centro Planning Consultancy
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P1	30/11/23	PLANNING ISSUE	

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CLIENT
Criterion Capital

PROJECT
Enderby Place

DRAWING
Location Plan - Existing Plan With Official Red Line Boundary

SCALE
1:2500 @ A1 **(1:5000 @ A3)**

DATE
November 2023

DWG No.
1136_LP-100

REVISION
P1

STATUS
PLANNING

APPROVED
AB

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CLIENT
Criterion Capital

PROJECT
Enderby Place

DRAWING
Existing Site Plan

SCALE
1:500 @ A1 **(1:1000 @ A3)**

DATE
November 2023

DWG No.
1136_SP-000

REVISION
P1

STATUS
PLANNING

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CLIENT
Criterion Capital

PROJECT
Enderby Place

DRAWING
Proposed Site Plan - Without Morden Wharf Development

SCALE
1:500 @ A1 **(1:1000 @ A3)**

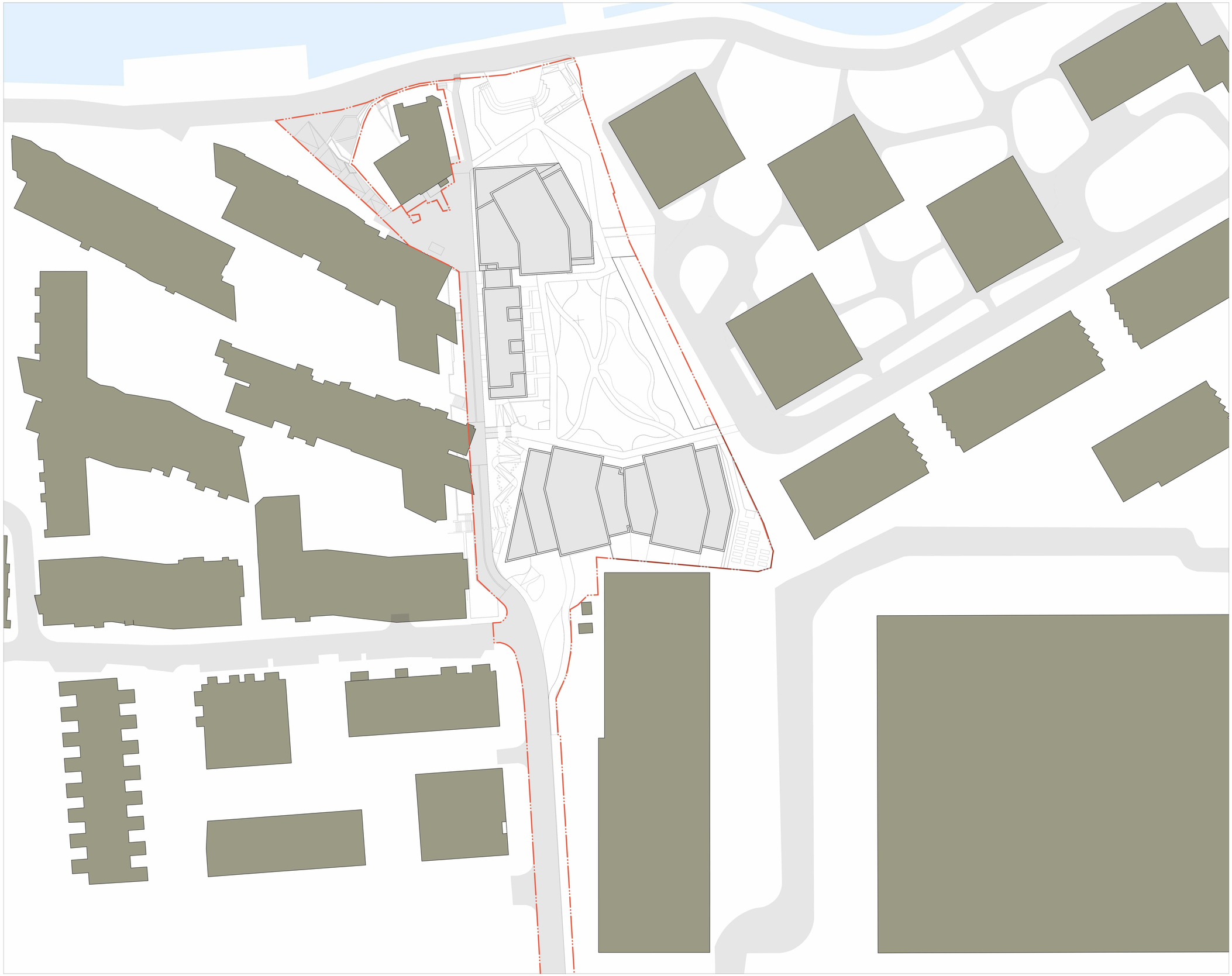
DATE
November 2023

DWG No.
1136_SP-101

REVISION
P1

STATUS
PLANNING

APPROVED
AB



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PROJECT
Enderby Place

DRAWING
Proposed Site Plan - With Morden Wharf Development

SCALE
1:500 @ A1 **(1:1000 @ A3)**

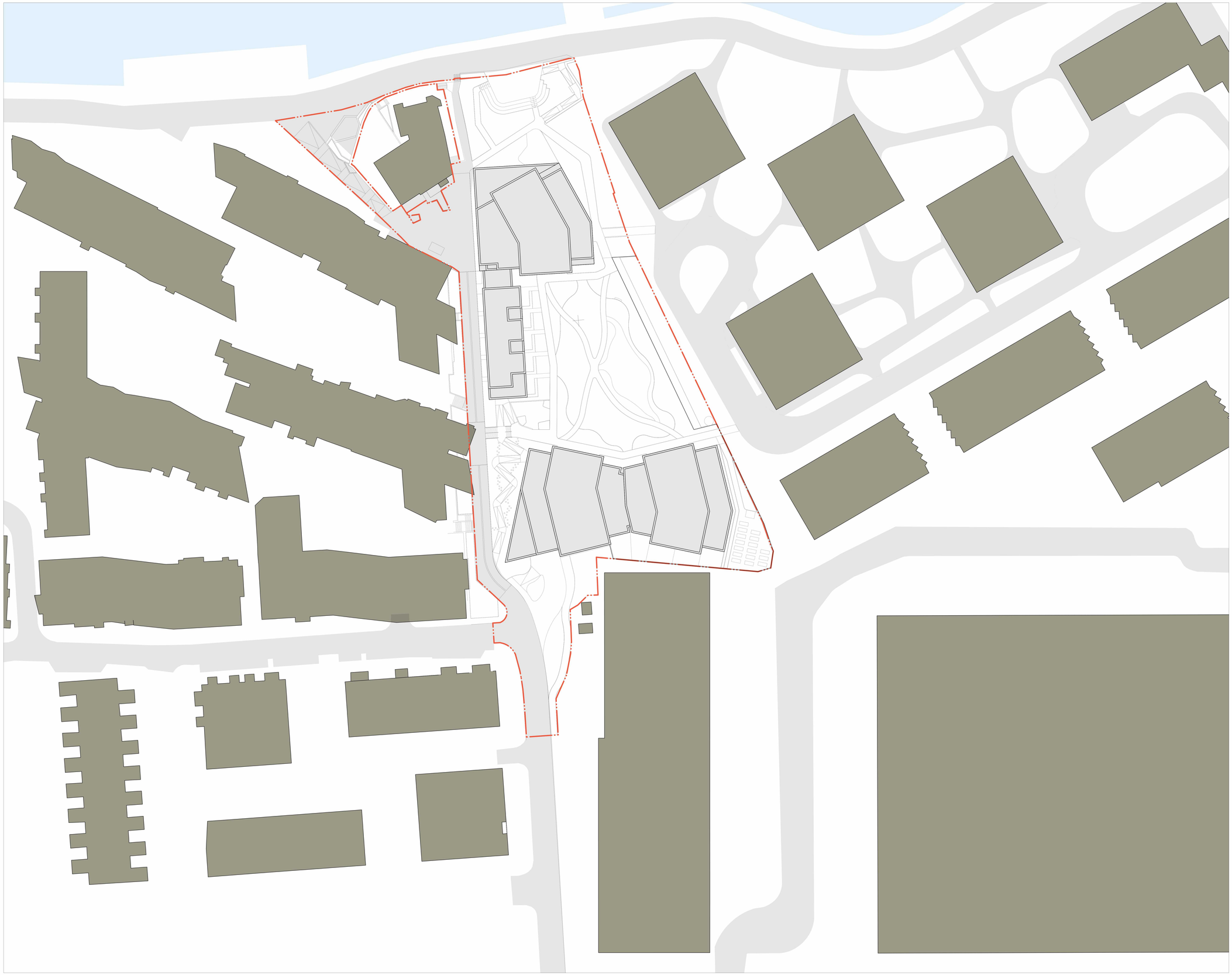
DATE
November 2023

DWG No.
1136_SP-102

REVISION
P1

STATUS
PLANNING

APPROVED
AB



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CLIENT
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PROJECT
Enderby Place

DRAWING
**Proposed Site Plan -
With Red Line Boundary
Excluding Telegraph Avenue**

SCALE
1:500 @ A1 **(1:1000 @ A3)**

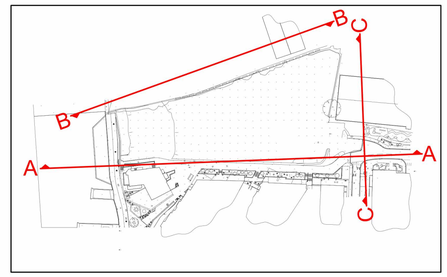
DATE
November 2023

DWG No. **1136_SP-103**

REVISION **P1**

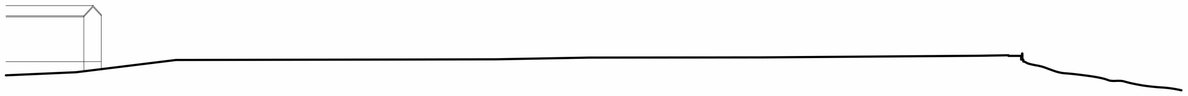
STATUS **PLANNING**

APPROVED **AB**

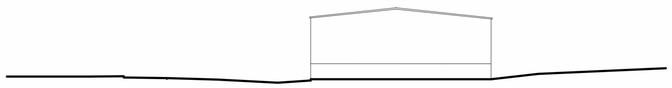


Telegraph Avenue

Section A-A



Section B-B



Section C-C

0 25 50 M

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REV.	DATE	NOTE	DRAWN
P1	30/11/23	PLANNING ISSUE	

CLIENT
Criterion Capital

PROJECT
Enderby Place

DWG No. **1136_EE-100**

Revision **P1**

DRAWING
Existing Site Elevations

STATUS **PLANNING**

APPROVED **AB**

SCALE **1:500 @ A1**
1:1000 @ A3

DATE **November 2023**

BGY
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Morden Wharf
(Proposed)

Salutation Road

Industrial Warehouse

Commercial - 485sqm

Cycle Store

Plant

Refuse

Cycle Store

Cycle Store

Refuse

Plant

Plant

Cycle Store

Loading Bay

Cycle Store

Refuse

Refuse

Refuse

Plant

Plant

Plant

Telcon Way

Telegraph Avenue

Telegraph Works

Christchurch Way

Enderby Wharf

River Thames

1 Scale: 1:250
Ground Floor Level +0.270

0 25 50 M

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CLIENT
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PROJECT
Enderby Place

DRAWING
Ground Level Plan

SCALE **1:250 @ A1** **(1:500 @ A3)**

DATE **November 2023**

DWG No. **1136_GA-00** REVISION **P1**

STATUS **PLANNING** APPROVED **AB**

Morden Wharf (Proposed)

Salutation Road

Industrial Warehouse

Morden Tower Entrance

Telcon Tower Entrance

Commercial - 230sqm

River Tower Entrance

Commercial - 500sqm

Central Garden

Super Ha-ha

Riverside Park

Telcon Way

Telegraph Avenue

Thames Path

River Thames

Enderby House

Enderby Wharf

Christchurch Way

Telegraph Works

6.100

6.370

6.20

6.370

6.370

6.370

1 Scale: 1:250
Podium Mezzanine Level

0 25 50 M

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CLIENT: **Criterion Capital**

PROJECT: **Enderby Place**

DRAWING: **Podium Mezanine Level**

SCALE: **1:250 @ A1** **(1:500 @ A3)**

DATE: **November 2023**

DWG No.: **1136_GA-02**

REVISION: **P1**

STATUS: **PLANNING**

APPROVED: **AB**

Morden Wharf (Proposed)

Salutation Road

Industrial Warehouse

Commercial - 230sqm

Telcon Way

Thames Path

Telegraph Avenue

Enderby House

Enderby Wharf

Christchurch Way

Telegraph Works

River Thames

1 Scale: 1:250
Level 2 (LOWER)

0 25 50 M

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CLIENT
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PROJECT
Enderby Place

DRAWING
Level 1

SCALE
1:250 @ A1 **(1:500 @ A3)**

DATE
November 2023

DWG No.
1136_GA-03

REVISION
P1

STATUS
PLANNING

APPROVED
AB

Morden Wharf (Proposed)

Salutation Road

Industrial Warehouse

Thames Path

Telcon Way

Telegraph Avenue

Enderby House

Christchurch Way

Enderby Wharf

River Thames

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1 Scale: 1:250
Level 2 (LOWER)

0 25 50 M

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P1	30/11/23	PLANNING ISSUE	

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CLIENT	Criterion Capital
PROJECT	Enderby Place
DRAWING	Level 2
SCALE	1:250 @ A1 (1:500 @ A3)
DATE	November 2023
DWG No.	1136_GA-04
REVISION	P1
STATUS	PLANNING
APPROVED	AB

Morden Wharf (Proposed)

Salutation Road

Industrial Warehouse

Thames Path

Telcon Way

Telegraph Avenue

Enderby House

Christchurch Way

Enderby Wharf

River Thames

1 Scale: 1:250
Level 3-16 (TYPICAL)

0 25 50 M

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CLIENT: **Criterion Capital**

PROJECT: **Enderby Place**

DRAWING: **Level 3-16**

SCALE: **1:250 @ A1** **(1:500 @ A3)**

DATE: **November 2023**

DWG No.: **1136_GA-05**

REVISION: **P1**

STATUS: **PLANNING**

APPROVED: **AB**

Morden Wharf (Proposed)

Salutation Road

Industrial Warehouse

Thames Path

Telcon Way

Telegraph Avenue

Enderby House

River Thames

Christchurch Way

Enderby Wharf

1 Scale: 1:250
Level 17-19 (UPPER)

0 25 50 M

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CLIENT: **Criterion Capital**

PROJECT: **Enderby Place**

DRAWING: **Level 17-19**

SCALE: **1:250 @ A1** **(1:500 @ A3)**

DATE: **November 2023**

DWG No. **1136_GA-06** REVISION **P1**

STATUS **PLANNING** APPROVED **AB**

Morden Wharf (Proposed)

Salutation Road

Industrial Warehouse

Thames Path

Telcon Way

Telegraph Avenue

Enderby House

River Thames

Enderby Wharf

Christchurch Way

1 Scale: 1:250
Level 20 (UPPER)

0 25 50 M

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CLIENT	Criterion Capital
PROJECT	Enderby Place
DRAWING	Level 20
SCALE	1:250 @ A1 (1:500 @ A3)
DATE	November 2023
DWG No.	1136_GA-07
REVISION	P1
STATUS	PLANNING
APPROVED	AB

Morden Wharf (Proposed)

Salutation Road

Industrial Warehouse

Thames Path

Telcon Way

Telegraph Avenue

Enderby House

River Thames

Enderby Wharf

Christchurch Way

1 Scale: 1:250
Level 21 (UPPER)

0 25 50 M

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CLIENT	Criterion Capital
PROJECT	Enderby Place
DRAWING	Level 21
SCALE	1:250 @ A1 (1:500 @ A3)
DATE	November 2023
DWG No.	1136_GA-08
REVISION	P1
STATUS	PLANNING
APPROVED	AB

Morden Wharf (Proposed)

Salutation Road

Industrial Warehouse

Thames Path

Telcon Way

Telegraph Avenue

Enderby House

River Thames

Christchurch Way

Enderby Wharf

1 Scale: 1:250
Level 22 (TOP)

0 25 50 M

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CLIENT	Criterion Capital
PROJECT	Enderby Place
DRAWING	Level 22
SCALE	1:250 @ A1 (1:500 @ A3)
DATE	November 2023
DWG No.	1136_GA-09
REVISION	P1
STATUS	PLANNING
APPROVED	AB

Morden Wharf (Proposed)

Salutation Road

Industrial Warehouse

Telcon Way

Thames Path

Telegraph Avenue

Enderby House

Enderby Wharf

Christchurch Way

River Thames

1 Scale: 1:250
Level 23 (UPPER)

0 25 50 M

GENERAL NOTES.

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Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect

DO NOT SCALE FROM THIS DRAWING.

NOTES.

REV.	DATE	NOTE	DRAWN
P1	30/11/23	PLANNING ISSUE	

BGY
BUCKLEY GRAY YEOMAN
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BGY.CO.UK

CLIENT: **Criterion Capital**

PROJECT: **Enderby Place**

DRAWING: **Level 23**

SCALE: **1:250 @ A1** **(1:500 @ A3)**

DATE: **November 2023**

DWG No.: **1136_GA-10** REVISION: **P1**

STATUS: **PLANNING** APPROVED: **AB**

Morden Wharf (Proposed)

Salutation Road

Industrial Warehouse

Thames Path

Telcon Way

Telegraph Avenue

Enderby House

Christchurch Way

Enderby Wharf

River Thames

2 Scale: 1:250
Level 24-31 (UPPER)

0 25 50 M

GENERAL NOTES.

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NOTES.

REV.	DATE	NOTE	DRAWN
P1	30/11/23	PLANNING ISSUE	

BGY
BUCKLEY GRAY YEOMAN
+ 44 20 7033 9913
BGY.CO.UK

CLIENT: **Criterion Capital**

PROJECT: **Enderby Place**

DRAWING: **Level 24-31**

SCALE: **1:250 @ A1** **(1:500 @ A3)**

DATE: **November 2023**

DWG No.: **1136_GA-11**

REVISION: **P1**

STATUS: **PLANNING**

APPROVED: **AB**

GENERAL NOTES.

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DO NOT SCALE FROM THIS DRAWING.

NOTES.

1 Scale: 1:250
Level 32 (UPPER)

0 25 50 M

REV.	DATE	NOTE	DRAWN
P1	30/11/23	PLANNING ISSUE	

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BGY.CO.UK

CLIENT
Criterion Capital

PROJECT
Enderby Place

DRAWING
Level 32

SCALE
1:250 @ A1 **(1:500 @ A3)**

DATE
November 2023

DWG No.
1136_GA-12

REVISION
P1

STATUS
PLANNING

APPROVED
AB

Morden Wharf (Proposed)

Salutation Road

Industrial Warehouse

Thames Path

Telcon Way

Telegraph Avenue

Enderby House

Christchurch Way

Enderby Wharf

River Thames

1 Scale: 1:250
Level 33-34 (TOP)

0 25 50 M

GENERAL NOTES.

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NOTES.

REV.	DATE	NOTE	DRAWN
P1	30/11/23	PLANNING ISSUE	

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CLIENT: **Criterion Capital**

PROJECT: **Enderby Place**

DRAWING: **Level 33-34**

SCALE: **1:250 @ A1** **(1:500 @ A3)**

DATE: **November 2023**

DWG No.: **1136_GA-13**

REVISION: **P1**

STATUS: **PLANNING**

APPROVED: **AB**

GENERAL NOTES.

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DO NOT SCALE FROM THIS DRAWING.

NOTES.

1 Scale: 1:250
Roof Level

0 25 50 M

REV.	DATE	NOTE	DRAWN
P1	30/11/23	PLANNING ISSUE	

BGY
BUCKLEY GRAY YEOMAN
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CLIENT: **Criterion Capital**

PROJECT: **Enderby Place**

DRAWING: **Roof Level**

SCALE: **1:250 @ A1** **(1:500 @ A3)**

DATE: **November 2023**

DWG No.: **1136_GA-14**

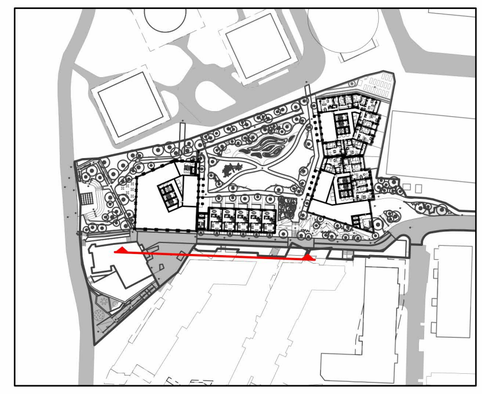
REVISION: **P1**

STATUS: **PLANNING**

APPROVED: **AB**

FINISHES KEY

1. GRC - CREAM COLOURED
2. GRC - RED COLOURED
3. GRC - GREEN COLOURED
4. GRC - OCHRE COLOURED
5. RIBBED GRC
   (Cream, Red, Green or Ochre)
6. GLAZED TILES
   Ochre coloured tiles
7. GLAZING
   High quality aluminium framed windows with ribbed aluminium transom panels
   (Cream, Red, Green or Ochre)
8. BALUSTRADES
   Powder coated finish
   (Cream, Red, Green or Ochre)

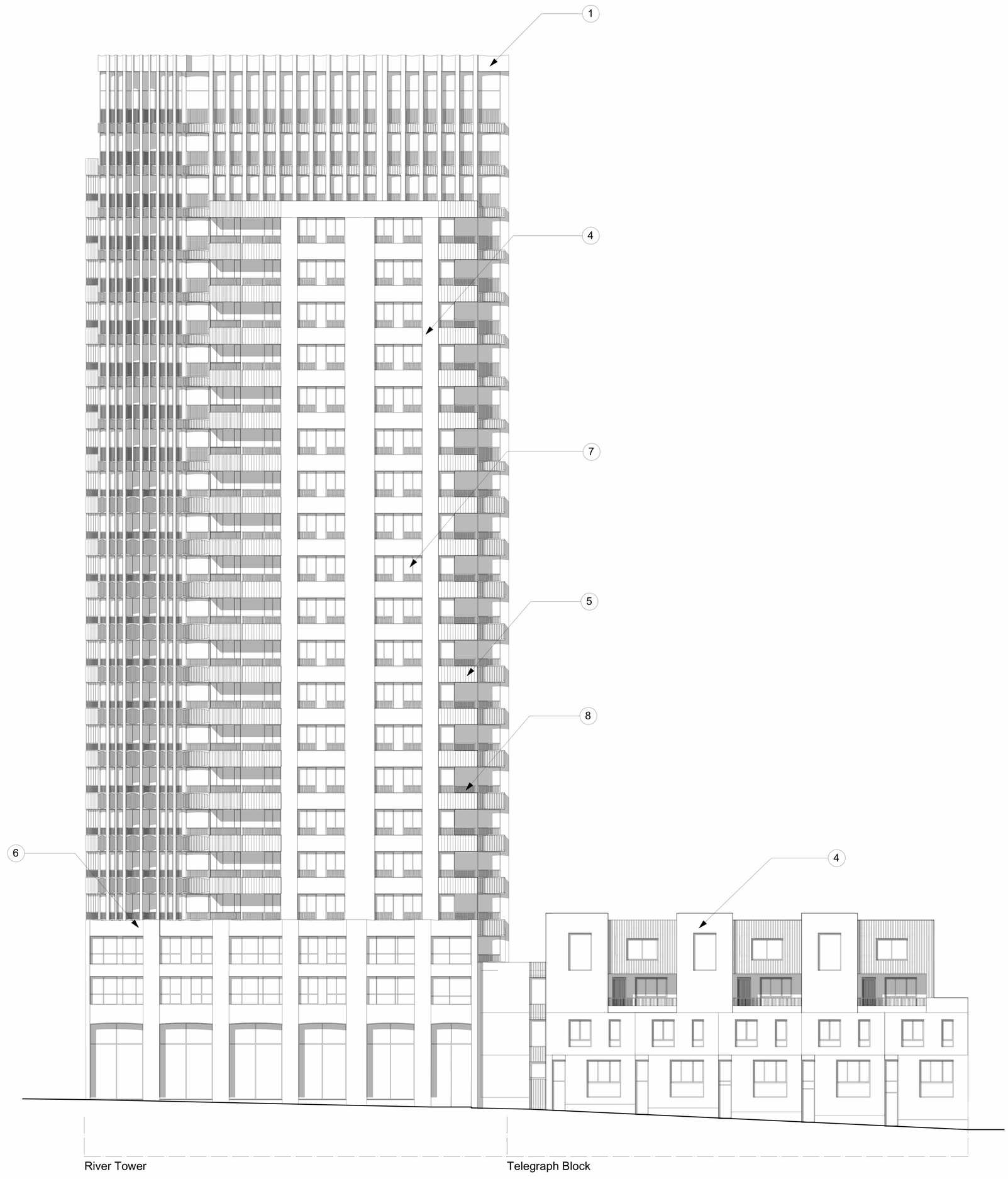


82.795 **ROOF**
77.670 **22**
74.570 **21**
71.470 **20**
68.370 **19**
65.270 **18**
62.170 **17**
59.070 **16**
55.970 **15**
52.870 **14**
49.770 **13**
46.670 **12**
43.570 **11**
40.470 **10**
37.370 **09**
34.270 **08**
31.170 **07**
28.070 **06**
24.970 **05**
21.870 **04**
18.770 **03**
15.670 **02**
12.570 **01**
9.470 **Mezzanine**
6.370 **Podium**
0.270 **Ground**

Middle Block Heights

82.795 **ROOF**
68.370 **19**
65.270 **18**
62.170 **17**
59.070 **16**
55.970 **15**
52.870 **14**
49.770 **13**
46.670 **12**
43.570 **11**
40.470 **10**
37.370 **09**
34.270 **08**
31.170 **07**
28.070 **06**
24.970 **05**
21.870 **04**
18.770 **03**
15.670 **02**
12.570 **01**
9.470 **Mezzanine**
6.370 **Podium**
0.270 **Ground**

Lower Block South Heights



River Tower — Telegraph Block

0 5 10 M

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REV.	DATE	NOTE	DRAWN
P1	30/11/23	PLANNING ISSUE	

CLIENT: **Criterion Capital**

PROJECT: **Enderby Place**

DWG No.: **1136_GE-100** REVISION: **P1**

DRAWING: **Proposed Elevations - River / Telegraph Block South**

STATUS: **PLANNING** APPROVED: **AB**

SCALE: **1:200 @ A1 1:400 @ A3** DATE: **November 2023**

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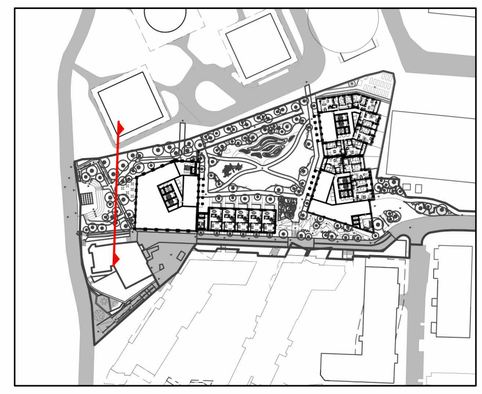
BGY.CO.UK

FINISHES KEY

1. GRC - CREAM COLOURED
2. GRC - RED COLOURED
3. GRC - GREEN COLOURED
4. GRC - OCHRE COLOURED
5. RIBBED GRC
   (Cream, Red, Green or Ochre)
6. GLAZED TILES
   Ochre coloured tiles
7. GLAZING
   High quality aluminium framed windows with ribbed aluminium transom panels
   (Cream, Red, Green or Ochre)
8. BALUSTRADES
   Powder coated finish
   (Cream, Red, Green or Ochre)

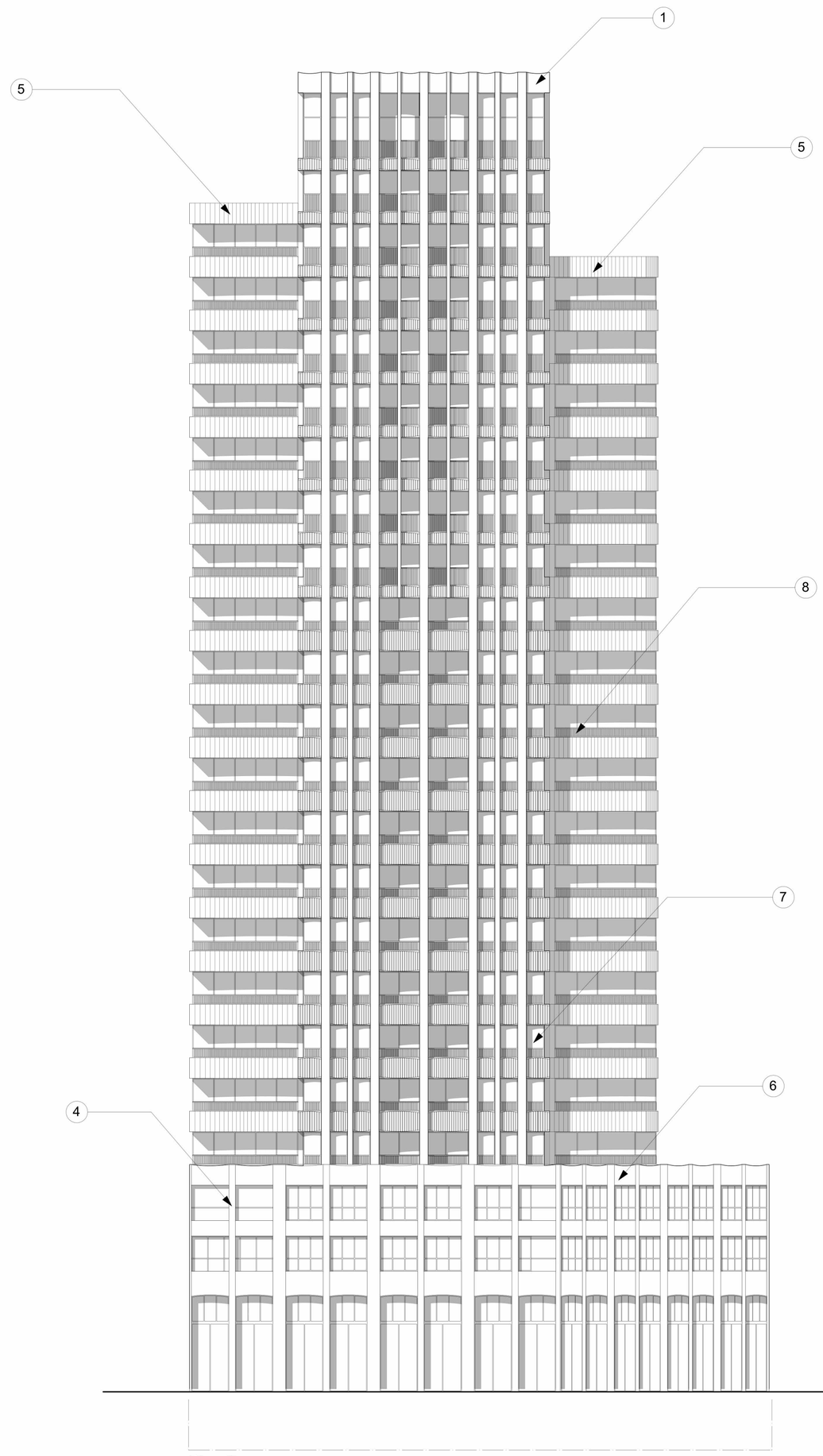


82.795**ROOF**
77.670 **22**
74.570 **21**
71.470 **20**
68.370 **19**
65.270 **18**
62.170 **17**
59.070 **16**
55.970 **15**
52.870 **14**
49.770 **13**
46.670 **12**
43.570 **11**
40.470 **10**
37.370 **09**
34.270 **08**
31.170 **07**
28.070 **06**
24.970 **05**
21.870 **04**
18.770 **03**
15.670 **02**
12.570 **01**
9.470 **Mezzanine**
6.370 **Podium**
0.270 **Ground**

Middle Block Heights

82.795**ROOF**
68.370 **19**
65.270 **18**
62.170 **17**
59.070 **16**
55.970 **15**
52.870 **14**
49.770 **13**
46.670 **12**
43.570 **11**
40.470 **10**
37.370 **09**
34.270 **08**
31.170 **07**
28.070 **06**
24.970 **05**
21.870 **04**
18.770 **03**
15.670 **02**
12.570 **01**
9.470 **Mezzanine**
6.370 **Podium**
0.270 **Ground**

Lower Block North Heights



River Tower

0 5 10 M

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REV.	DATE	NOTE	DRAWN
P1	30/11/23	PLANNING ISSUE	

CLIENT: **Criterion Capital**

PROJECT: **Enderby Place**

DWG No.: **1136_GE-101**

REVISION: **P1**

DRAWING: **Proposed Elevations - River West**

STATUS: **PLANNING**

APPROVED: **AB**

SCALE: **1:200 @ A1 1:400 @ A3**

DATE: **November 2023**

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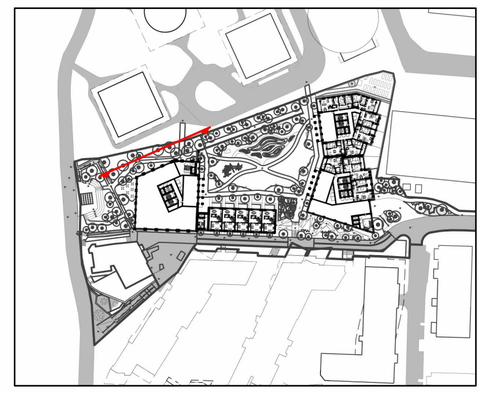
BGY.CO.UK

FINISHES KEY

1. GRC - CREAM COLOURED
2. GRC - RED COLOURED
3. GRC - GREEN COLOURED
4. GRC - OCHRE COLOURED
5. RIBBED GRC
   (Cream, Red, Green or Ochre)
6. GLAZED TILES
   Ochre coloured tiles
7. GLAZING
   High quality aluminium framed windows with ribbed aluminium transom panels
   (Cream, Red, Green or Ochre)
8. BALUSTRADES
   Powder coated finish
   (Cream, Red, Green or Ochre)

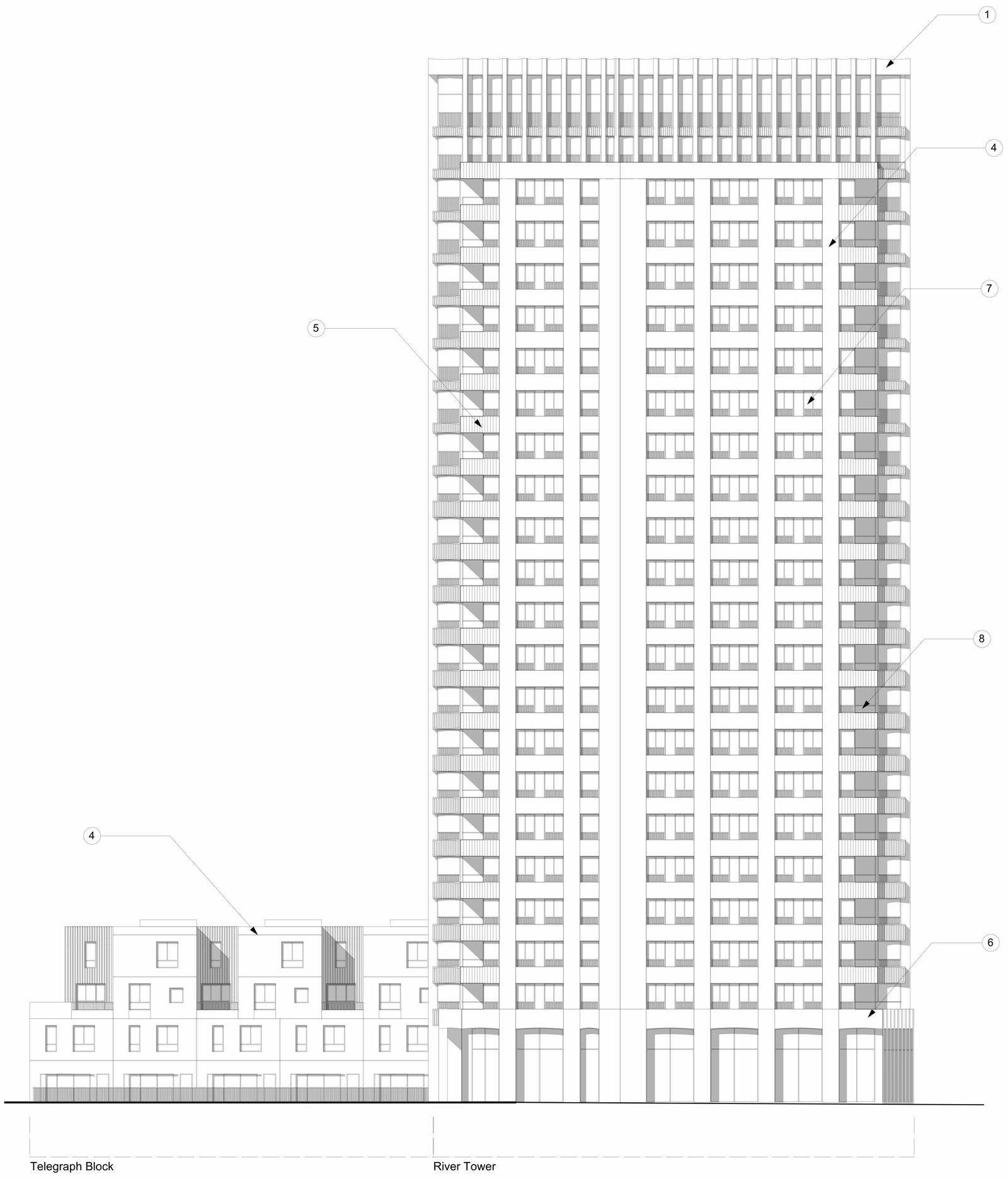


82.795**ROOF**
77.670 **22**
74.570 **21**
71.470 **20**
68.370 **19**
65.270 **18**
62.170 **17**
59.070 **16**
55.970 **15**
52.870 **14**
49.770 **13**
46.670 **12**
43.570 **11**
40.470 **10**
37.370 **09**
34.270 **08**
31.170 **07**
28.070 **06**
24.970 **05**
21.870 **04**
18.770 **03**
15.670 **02**
12.570 **01**
9.470 **Mezzanine**
6.370 **Podium**
0.270 **Ground**

Middle Block Heights

82.795**ROOF**
68.370 **19**
65.270 **18**
62.170 **17**
59.070 **16**
55.970 **15**
52.870 **14**
49.770 **13**
46.670 **12**
43.570 **11**
40.470 **10**
37.370 **09**
34.270 **08**
31.170 **07**
28.070 **06**
24.970 **05**
21.870 **04**
18.770 **03**
15.670 **02**
12.570 **01**
9.470 **Mezzanine**
6.370 **Podium**
0.270 **Ground**

Lower Block North Heights



Telegraph Block

River Tower

0 5 10 M

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REV.	DATE	NOTE	DRAWN
P1	30/11/23	PLANNING ISSUE	

CLIENT
Criterion Capital

PROJECT
Enderby Place

DWG No.
1136_GE-102

REVISION
P1

DRAWING
Proposed Elevations
- River / Telegraph Block North

STATUS
PLANNING

APPROVED
AB

SCALE
1:200 @ A1
1:400 @ A3

DATE
November 2023

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FINISHES KEY

1. GRC - CREAM COLOURED
2. GRC - RED COLOURED
3. GRC - GREEN COLOURED
4. GRC - OCHRE COLOURED
5. RIBBED GRC
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6. GLAZED TILES
   Ochre coloured tiles
7. GLAZING
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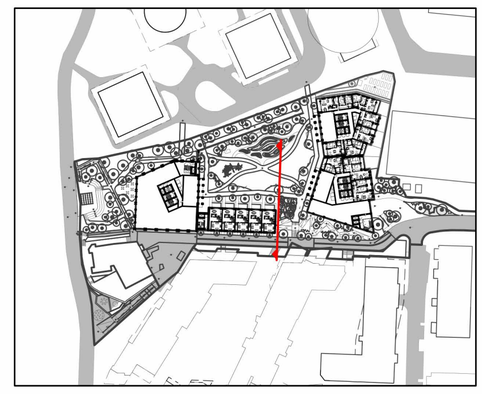
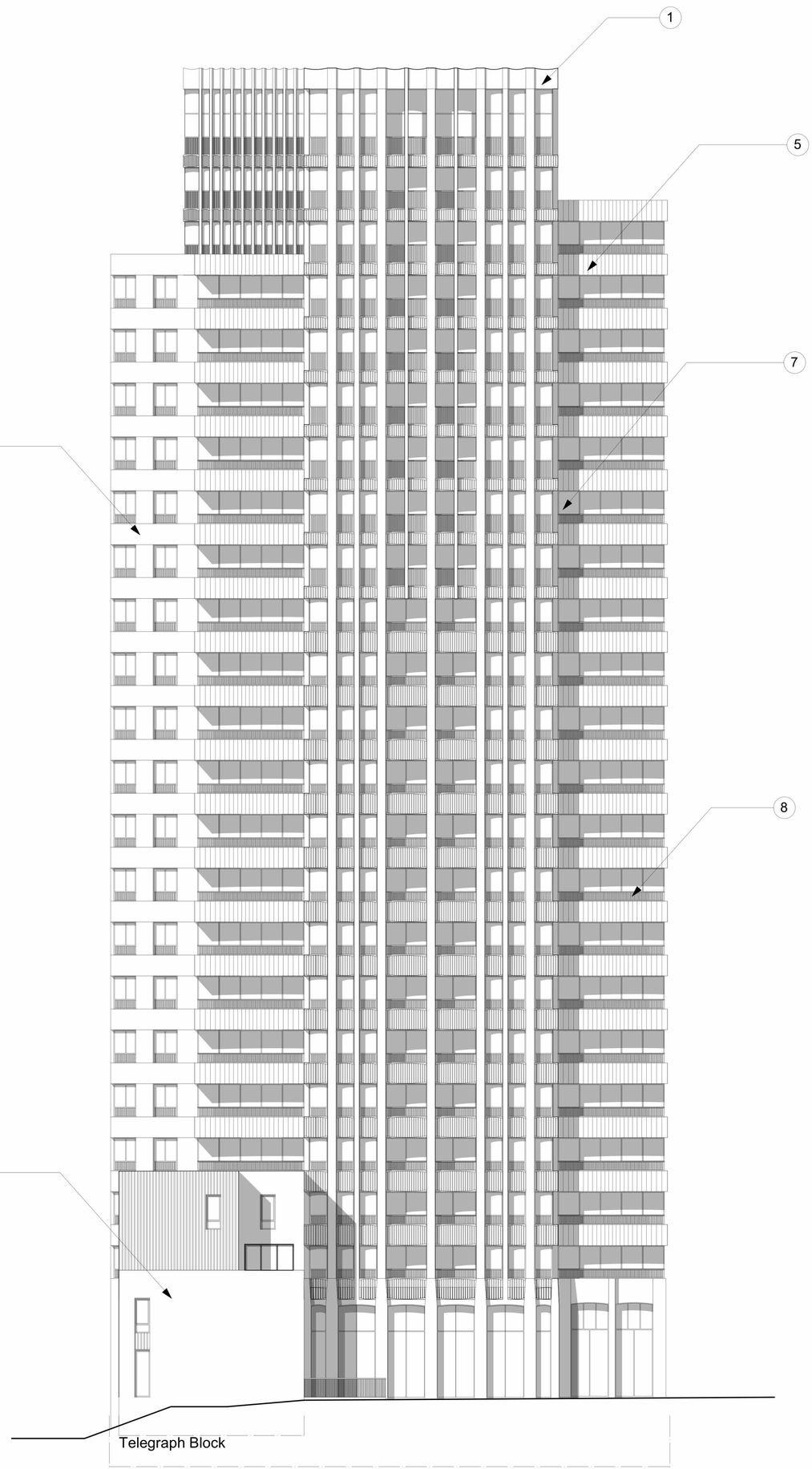
8. BALUSTRADES
   Powder coated finish
   (Cream, Red, Green or Ochre)





Middle Block Heights

82.795 **ROOF**	
77.670 **22**	
74.570 **21**	
71.470 **20**	
68.370 **19**	
65.270 **18**	
62.170 **17**	
59.070 **16**	
55.970 **15**	
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37.370 **09**	
34.270 **08**	
31.170 **07**	
28.070 **06**	
24.970 **05**	
21.870 **04**	
18.770 **03**	
15.670 **02**	
12.570 **01**	
9.470 **Mezzanine**	
6.370 **Podium**	
0.270 **Ground**	

Lower Block South Heights

82.795 **ROOF**	
68.370 **19**	
65.270 **18**	
62.170 **17**	
59.070 **16**	
55.970 **15**	
52.870 **14**	
49.770 **13**	
46.670 **12**	
43.570 **11**	
40.470 **10**	
37.370 **09**	
34.270 **08**	
31.170 **07**	
28.070 **06**	
24.970 **05**	
21.870 **04**	
18.770 **03**	
15.670 **02**	
12.570 **01**	
9.470 **Mezzanine**	
6.370 **Podium**	
0.270 **Ground**	

0 5 10 M

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REV.	DATE	NOTE	DRAWN
P1	30/11/23	PLANNING ISSUE	

CLIENT
Criterion Capital

PROJECT
Enderby Place

DWG No.
1136_GE-103

REVISION
P1

DRAWING
Proposed Elevations - River / Telegraph Block East

STATUS
PLANNING

APPROVED
AB

SCALE
1:200 @ A1
1:400 @ A3

DATE
November 2023

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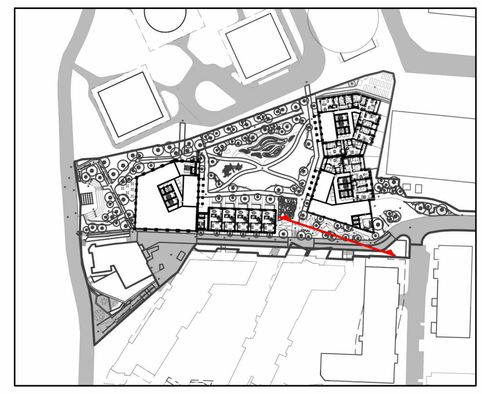
BGY.CO.UK

FINISHES KEY

1. GRC - CREAM COLOURED
2. GRC - RED COLOURED
3. GRC - GREEN COLOURED
4. GRC - OCHRE COLOURED
5. RIBBED GRC
   (Cream, Red, Green or Ochre)
6. GLAZED TILES
   Ochre coloured tiles
7. GLAZING
   High quality aluminium framed windows with ribbed aluminium transom panels
   (Cream, Red, Green or Ochre)
8. BALUSTRADES
   Powder coated finish
   (Cream, Red, Green or Ochre)

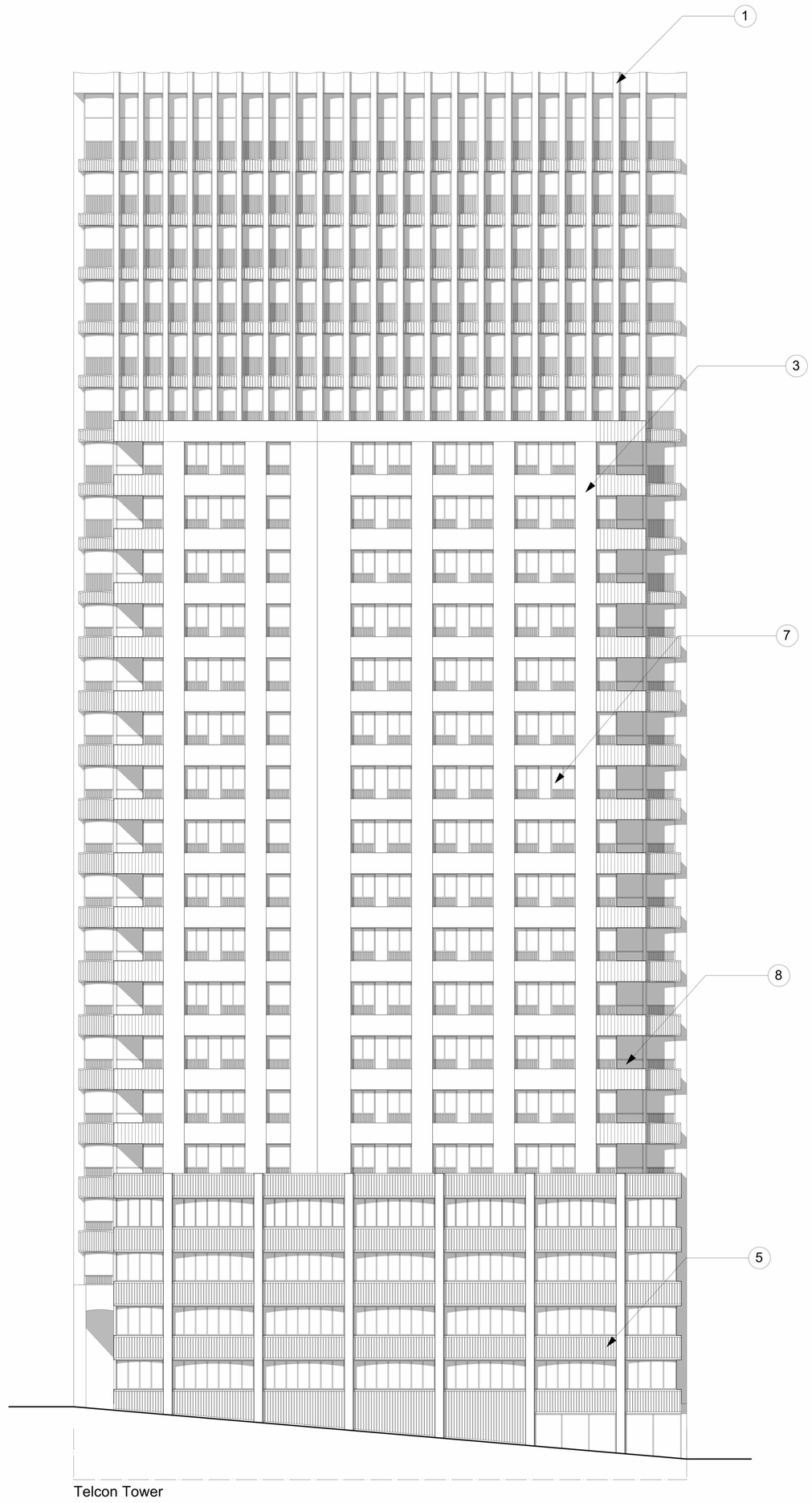


82.795 **ROOF**
77.670 **22**
74.570 **21**
71.470 **20**
68.370 **19**
65.270 **18**
62.170 **17**
59.070 **16**
55.970 **15**
52.870 **14**
49.770 **13**
46.670 **12**
43.570 **11**
40.470 **10**
37.370 **09**
34.270 **08**
31.170 **07**
28.070 **06**
24.970 **05**
21.870 **04**
18.770 **03**
15.670 **02**
12.570 **01**
9.470 **Mezzanine**
6.370 **Podium**
0.270 **Ground**

Middle Block Heights

62.795 **ROOF**
59.070 **16**
55.970 **15**
52.870 **14**
49.770 **13**
46.670 **12**
43.570 **11**
40.470 **10**
37.370 **09**
34.270 **08**
31.170 **07**
28.070 **06**
24.970 **05**
21.870 **04**
18.770 **03**
15.670 **02**
12.570 **01**
9.470 **Mezzanine**
6.370 **Podium**
0.270 **Ground**

Lower Block South Heights



Telcon Tower

0 5 10 M

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DO NOT SCALE FROM THIS DRAWING.

REV.	DATE	NOTE	DRAWN
P1	30/11/23	PLANNING ISSUE	

CLIENT: **Criterion Capital**

PROJECT: **Enderby Place**

DWG No.: **1136_GE-104** REVISION: **P1**

DRAWING: **Proposed Elevations - Telcon South**

STATUS: **PLANNING** APPROVED: **AB**

SCALE: **1:200 @ A1, 1:400 @ A3** DATE: **November 2023**

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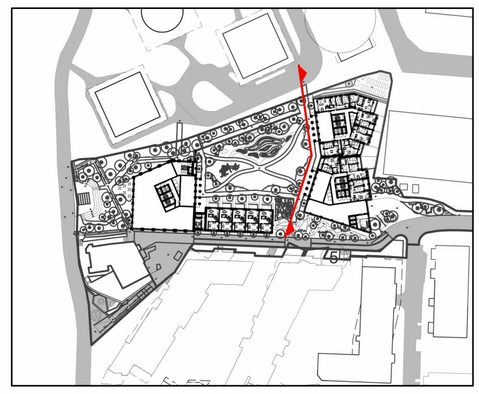
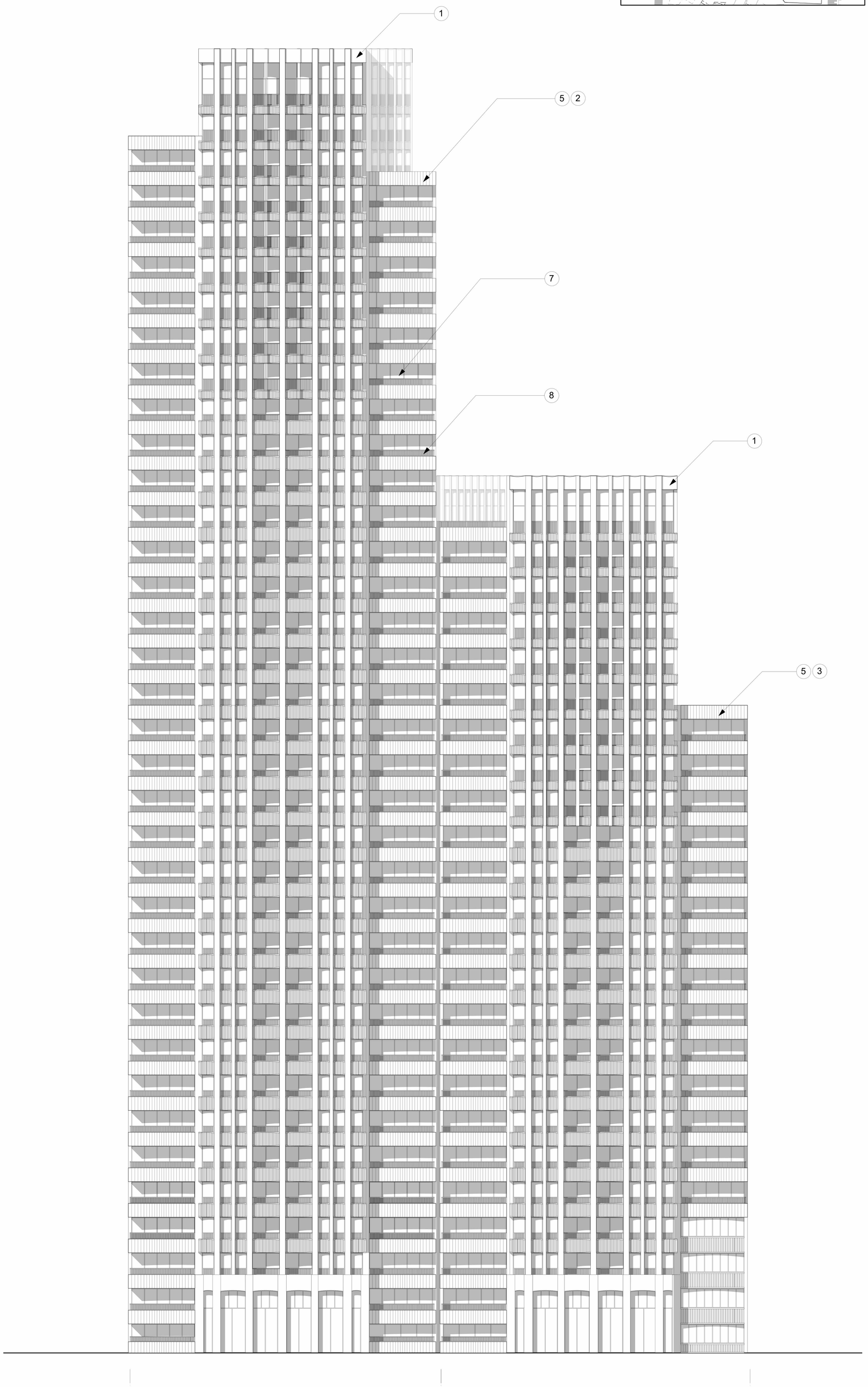
BGY.CO.UK

FINISHES KEY

1. GRC - CREAM COLOURED
2. GRC - RED COLOURED
3. GRC - GREEN COLOURED
4. GRC - OCHRE COLOURED
5. RIBBED GRC
   (Cream, Red, Green or Ochre)
6. GLAZED TILES
   Ochre coloured tiles
7. GLAZING
   High quality aluminium framed windows with ribbed aluminium transom panels
   (Cream, Red, Green or Ochre)
8. BALUSTRADES
   Powder coated finish
   (Cream, Red, Green or Ochre)





Morden Tower

Telcon Tower

119.995 **ROOF**	
114.870 **34**	
111.770 **33**	
108.670 **32**	
105.570 **31**	
102.470 **30**	
99.370 **29**	
96.270 **28**	
93.170 **27**	
90.070 **26**	
86.970 **25**	
83.870 **24**	
	82.795 **ROOF**
80.770 **23**	
77.670 **22**	77.670 **22**
74.570 **21**	74.570 **21**
71.470 **20**	71.470 **20**
68.370 **19**	68.370 **19**
65.270 **18**	65.270 **18**
62.170 **17**	62.170 **17**
59.070 **16**	59.070 **16**
55.970 **15**	55.970 **15**
52.870 **14**	52.870 **14**
49.770 **13**	49.770 **13**
46.670 **12**	46.670 **12**
43.570 **11**	43.570 **11**
40.470 **10**	40.470 **10**
37.370 **09**	37.370 **09**
34.270 **08**	34.270 **08**
31.170 **07**	31.170 **07**
28.070 **06**	28.070 **06**
24.970 **05**	24.970 **05**
21.870 **04**	21.870 **04**
18.770 **03**	18.770 **03**
15.670 **02**	15.670 **02**
12.570 **01**	12.570 **01**
9.470 **Mezzanine**	9.470 **Mezzanine**
6.370 **Podium**	6.370 **Podium**
0.270 **Ground**	0.270 **Ground**

orden Middle Block Heights

Telcon Block Heights

0 5 10 M

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DO NOT SCALE FROM THIS DRAWING.

REV.	DATE	NOTE	DRAWN
P1	30/11/23	PLANNING ISSUE	

CLIENT
Criterion Capital

PROJECT
Enderby Place

DWG No. **1136_GE-105**

REVISION **P1**

DRAWING
Proposed Elevations - Telcon / Morden West

STATUS **PLANNING**

APPROVED **AB**

SCALE **1:200 @ A1**
1:400 @ A3

DATE **November 2023**

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FINISHES KEY

1. GRC - CREAM COLOURED
2. GRC - RED COLOURED
3. GRC - GREEN COLOURED
4. GRC - OCHRE COLOURED
5. RIBBED GRC
   (Cream, Red, Green or Ochre)
6. GLAZED TILES
   Ochre coloured tiles
7. GLAZING
   High quality aluminium framed windows with ribbed aluminium transom panels
   (Cream, Red, Green or Ochre)
8. BALUSTRADES
   Powder coated finish
   (Cream, Red, Green or Ochre)

119.995**ROOF**

114.870 **34**

111.770 **33**

108.670 **32**

105.570 **31**

102.470 **30**

99.370 **29**

96.270 **28**

93.170 **27**

90.070 **26**

86.970 **25**

83.870 **24**

80.770 **23**

77.670 **22**

74.570 **21**

71.470 **20**

68.370 **19**

65.270 **18**

62.170 **17**

59.070 **16**

55.970 **15**

52.870 **14**

49.770 **13**

46.670 **12**

43.570 **11**

40.470 **10**

37.370 **09**

34.270 **08**

31.170 **07**

28.070 **06**

24.970 **05**

21.870 **04**

18.770 **03**

15.670 **02**

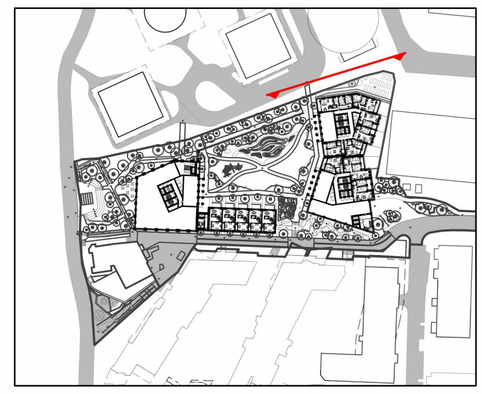
12.570 **01**

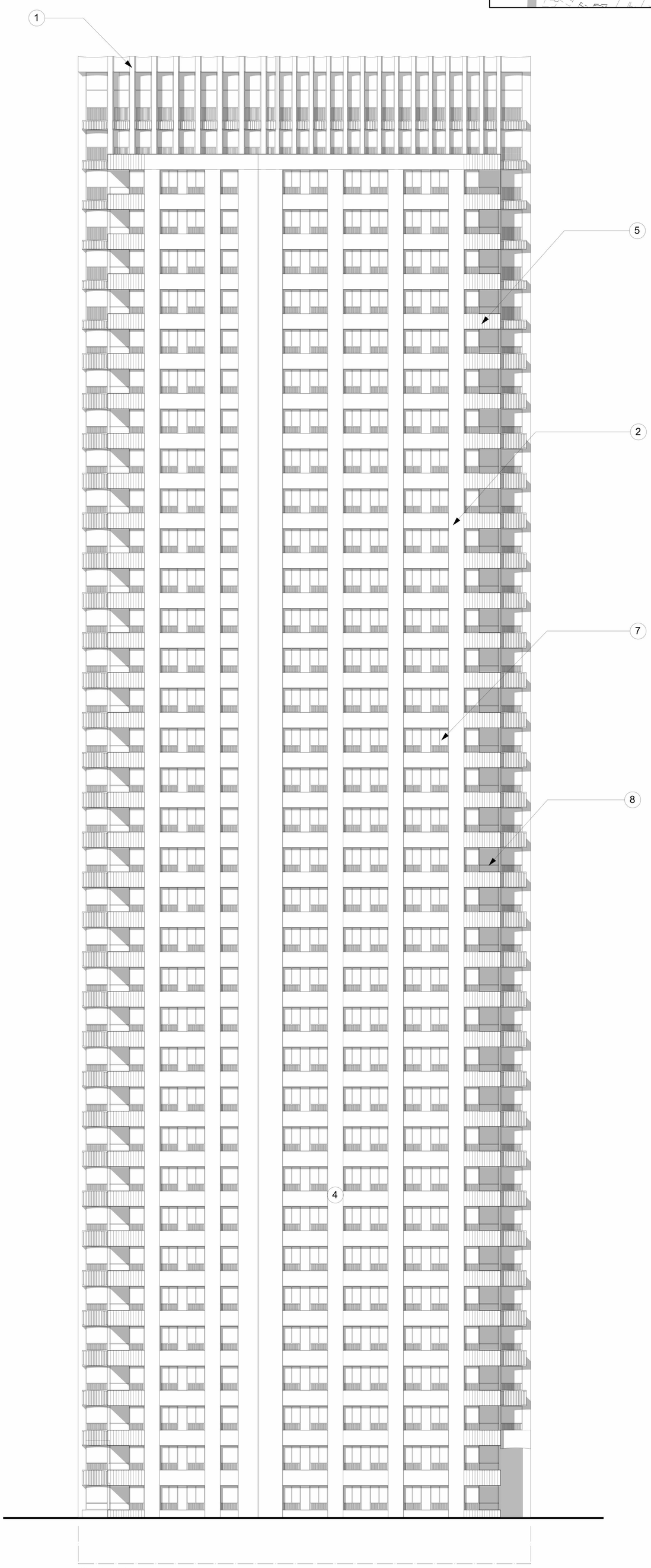
9.470 **Mezzanine**

6.370 **Podium**

0.270 **Ground**

Middle Block Heights





Morden Tower

0 5 10 M

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DO NOT SCALE FROM THIS DRAWING.

REV.	DATE	NOTE	DRAWN
P1	30/11/23	PLANNING ISSUE	

CLIENT: **Criterion Capital**

PROJECT: **Enderby Place**

DWG No.: **1136_GE-106**

REVISION: **P1**

DRAWING: **Proposed Elevations - Morden North**

STATUS: **PLANNING**

APPROVED: **AB**

SCALE: **1:200 @ A1**
1:400 @ A3

DATE: **November 2023**

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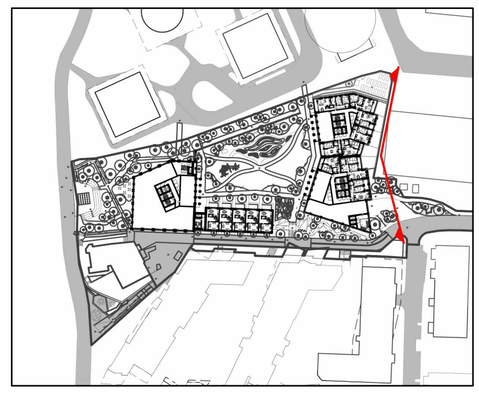
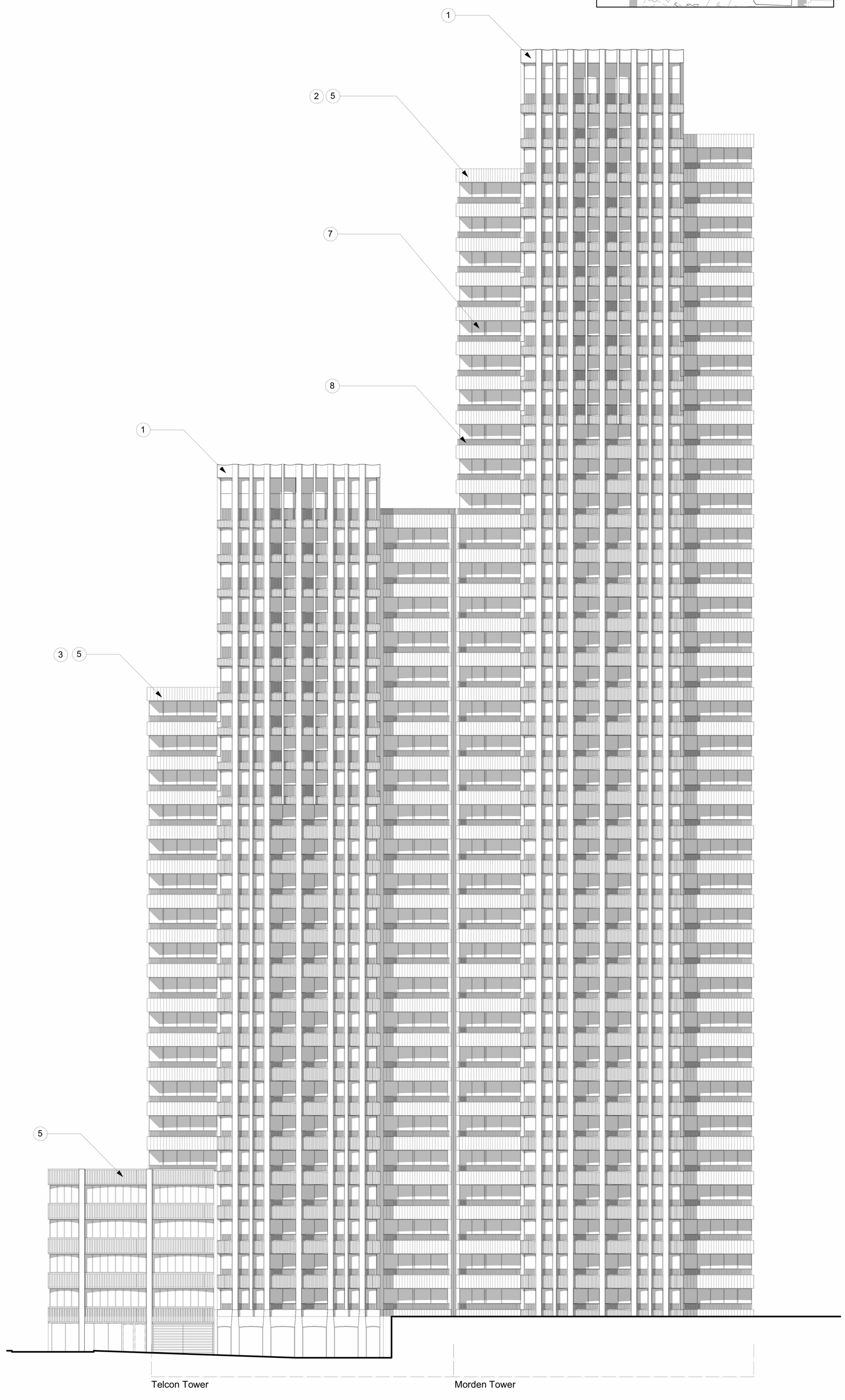
FINISHES KEY

1. GRC - CREAM COLOURED
2. GRC - RED COLOURED
3. GRC - GREEN COLOURED
4. GRC - OCHRE COLOURED
5. RIBBED GRC
   (Cream, Red, Green or Ochre)
6. GLAZED TILES
   Ochre coloured tiles
7. GLAZING
   High quality aluminium framed windows with ribbed aluminium transom panels
   (Cream, Red, Green or Ochre)
8. BALUSTRADES
   Powder coated finish
   (Cream, Red, Green or Ochre)





Morden Middle Block Heights	Telcon Middle Block Heights
119.995 **ROOF**	
114.870 **34**	
111.770 **33**	
108.670 **32**	
105.570 **31**	
102.470 **30**	
99.370 **29**	
96.270 **28**	
93.170 **27**	
90.070 **26**	
86.970 **25**	
83.870 **24**	
	82.795 **ROOF**
80.770 **23**	
77.670 **22**	77.670 **22**
74.570 **21**	74.570 **21**
71.470 **20**	71.470 **20**
68.370 **19**	68.370 **19**
65.270 **18**	65.270 **18**
62.170 **17**	62.170 **17**
59.070 **16**	59.070 **16**
55.970 **15**	55.970 **15**
52.870 **14**	52.870 **14**
49.770 **13**	49.770 **13**
46.670 **12**	46.670 **12**
43.570 **11**	43.570 **11**
40.470 **10**	40.470 **10**
37.370 **09**	37.370 **09**
34.270 **08**	34.270 **08**
31.170 **07**	31.170 **07**
28.070 **06**	28.070 **06**
24.970 **05**	24.970 **05**
21.870 **04**	21.870 **04**
18.770 **03**	18.770 **03**
15.670 **02**	15.670 **02**
12.570 **01**	12.570 **01**
9.470 **Mezzanine**	9.470 **Mezzanine**
6.370 **Podium**	6.370 **Podium**
0.270 **Ground**	0.270 **Ground**

0 5 10 M

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REV.	DATE	NOTE	DRAWN
P1	30/11/23	PLANNING ISSUE	

CLIENT: **Criterion Capital**

PROJECT: **Enderby Place**

DWG No.: **1136_GE-107** REVISION: **P1**

DRAWING: **Proposed Elevations - Telcon / Morden East**

STATUS: **PLANNING** APPROVED: **AB**

SCALE: **1:200 @ A1 1:400 @ A3** DATE: **November 2023**

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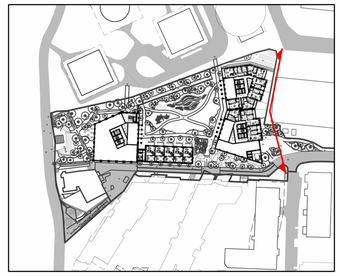

FINISHES KEY

1. GRC - CREAM COLOURED
2. GRC - RED COLOURED
3. GRC - GREEN COLOURED
4. GRC - OCHRE COLOURED
5. RIBBED GRC
   (Cream, Red, Green or Ochre)
6. GLAZED TILES
   Ochre coloured tiles
7. GLAZING
   High quality aluminium framed windows with ribbed aluminium transom panels
   (Cream, Red, Green or Ochre)
8. BALUSTRADES
   Powder coated finish
   (Cream, Red, Green or Ochre)

Morden Middle Block Heights	Telcon Middle Block Heights
119.995 **ROOF**	82.795 **ROOF**
114.870 **34**	77.670 **22**
111.770 **33**	74.570 **21**
108.670 **32**	71.470 **20**
105.570 **31**	68.370 **19**
102.470 **30**	65.270 **18**
99.370 **29**	62.170 **17**
96.270 **28**	59.070 **16**
93.170 **27**	55.970 **15**
90.070 **26**	52.870 **14**
86.970 **25**	49.770 **13**
83.870 **24**	46.670 **12**
80.770 **23**	43.570 **11**
77.670 **22**	40.470 **10**
74.570 **21**	37.370 **09**
71.470 **20**	34.270 **08**
68.370 **19**	31.170 **07**
65.270 **18**	28.070 **06**
62.170 **17**	24.970 **05**
59.070 **16**	21.870 **04**
55.970 **15**	18.770 **03**
52.870 **14**	15.670 **02**
49.770 **13**	12.570 **01**
46.670 **12**	9.470 **Mezzanine**
43.570 **11**	6.370 **Podium**
40.470 **10**	0.270 **Ground**
37.370 **09**	
34.270 **08**	
31.170 **07**	
28.070 **06**	
24.970 **05**	
21.870 **04**	
18.770 **03**	
15.670 **02**	
12.570 **01**	
9.470 **Mezzanine**	
6.370 **Podium**	
0.270 **Ground**	

0 5 10 M

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DRAWING NOTES:

REV.	DATE	NOTE	DRAWN
P1	30/11/23	PLANNING ISSUE	

CLIENT: **Criterion Capital**

PROJECT: **Enderby Place**

DRAWING: **Proposed Elevations - Site Elevation East**

STATUS: **PLANNING** APPROVED: **AB**

DWG No.: **1136_GE-108** Revision: **P1**

SCALE: **1:250 @ A1**
1:500 @ A3

DATE: **November 2023**

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FINISHES KEY

1. GRC - CREAM COLOURED
2. GRC - RED COLOURED
3. GRC - GREEN COLOURED
4. GRC - OCHRE COLOURED
5. RIBBED GRC
   (Cream, Red, Green or Ochre)
6. GLAZED TILES
   Ochre coloured tiles
7. GLAZING
   High quality aluminium framed windows with ribbed aluminium transom panels
   (Cream, Red, Green or Ochre)
8. BALUSTRADES
   Powder coated finish
   (Cream, Red, Green or Ochre)

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DRAWING NOTES:

REV.	DATE	NOTE	DRAWN
P1	30/11/23	PLANNING ISSUE	

CLIENT	**Criterion Capital**
PROJECT	**Enderby Place**
DWG No.	**1136_GE-109**
Revision	**P1**
DRAWING	**Proposed Elevations - Site Elevation South**
STATUS	**PLANNING**
APPROVED	**AB**
SCALE	**1:250 @ A1 1:500 @ A3**
DATE	**November 2023**

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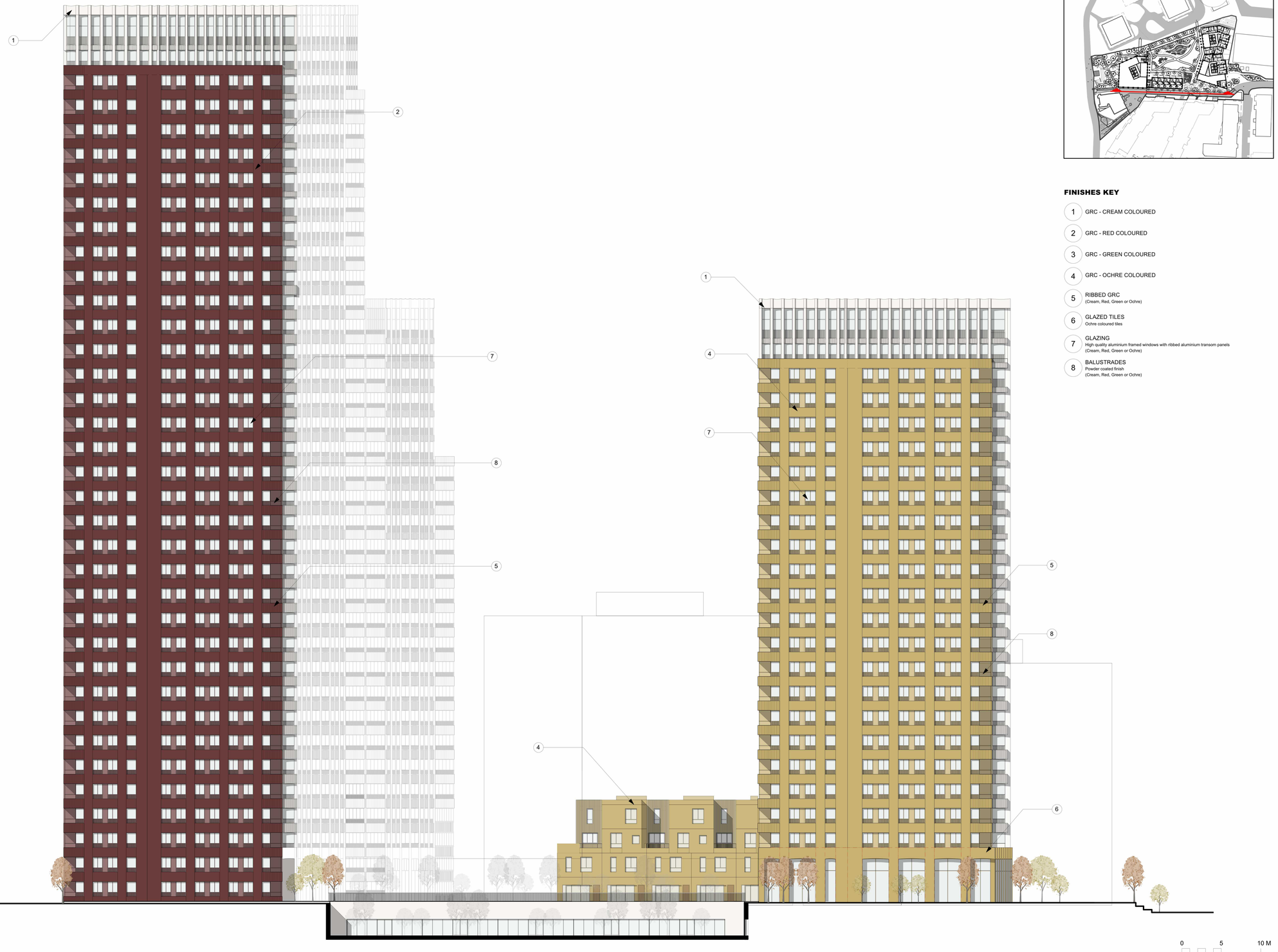

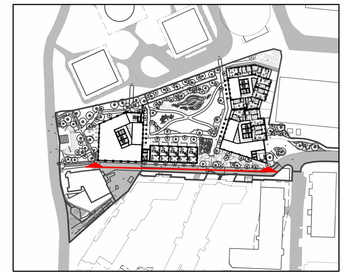

FINISHES KEY

1. GRC - CREAM COLOURED
2. GRC - RED COLOURED
3. GRC - GREEN COLOURED
4. GRC - OCHRE COLOURED
5. RIBBED GRC
   (Cream, Red, Green or Ochre)
6. GLAZED TILES
   Ochre coloured tiles
7. GLAZING
   High quality aluminium framed windows with ribbed aluminium transom panels
   (Cream, Red, Green or Ochre)
8. BALUSTRADES
   Powder coated finish
   (Cream, Red, Green or Ochre)

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DRAWING NOTES:

REV.	DATE	NOTE	DRAWN
P1	30/11/23	PLANNING ISSUE	

CLIENT
Criterion Capital

PROJECT
Enderby Place

DWG No.
1136_GE-110

Revision
P1

DRAWING
Proposed Elevations - Site Elevation South

STATUS
PLANNING

APPROVED
AB

SCALE
1:250 @ A1
1:500 @ A3

DATE
November 2023

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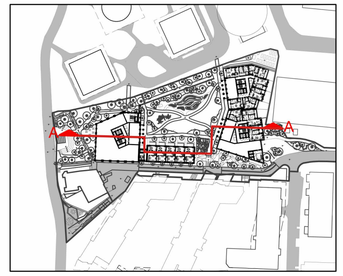

KEY

- 1 BED
- 2 BED
- 3 BED
- 4 BED

119.995 **ROOF**
114.870 **34**
111.770 **33**
108.670 **32**
105.570 **31**
102.470 **30**
99.370 **29**
96.270 **28**
93.170 **27**
90.070 **26**
86.970 **25**
83.870 **24**
80.770 **23**
77.670 **22**
74.570 **21**
71.470 **20**
68.370 **19**
65.270 **18**
62.170 **17**
59.070 **16**
55.970 **15**
52.870 **14**
49.770 **13**
46.670 **12**
43.570 **11**
40.470 **10**
37.370 **09**
34.270 **08**
31.170 **07**
28.070 **06**
24.970 **05**
21.870 **04**
18.770 **03**
15.670 **02**
12.570 **01**
9.470 **Mezzanine**
6.370 **Podium**
0.270 **Ground**

82.795 **ROOF**
77.670 **22**
74.570 **21**
71.470 **20**
68.370 **19**
65.270 **18**
62.170 **17**
59.070 **16**
55.970 **15**
52.870 **14**
49.770 **13**
46.670 **12**
43.570 **11**
40.470 **10**
37.370 **09**
34.270 **08**
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28.070 **06**
24.970 **05**
21.870 **04**
18.770 **03**
15.670 **02**
12.570 **01**
9.470 **Mezzanine**
6.370 **Podium**
0.270 **Ground**

Commercial
Plant
Cycle Store
Refuse
Parking
Plant

0 5 10 M

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DRAWING NOTES:

P1 30/11/23 PLANNING ISSUE
REV. DATE NOTE DRAWN

CLIENT **Criterion Capital**

PROJECT **Enderby Place**

DWG No. **1136_GS-100** Revision **P1**

DRAWING **Proposed Section AA**

STATUS **PLANNING** APPROVED **AB**

SCALE **1:250 @ A1** **1:500 @ A3** DATE **November 2023**

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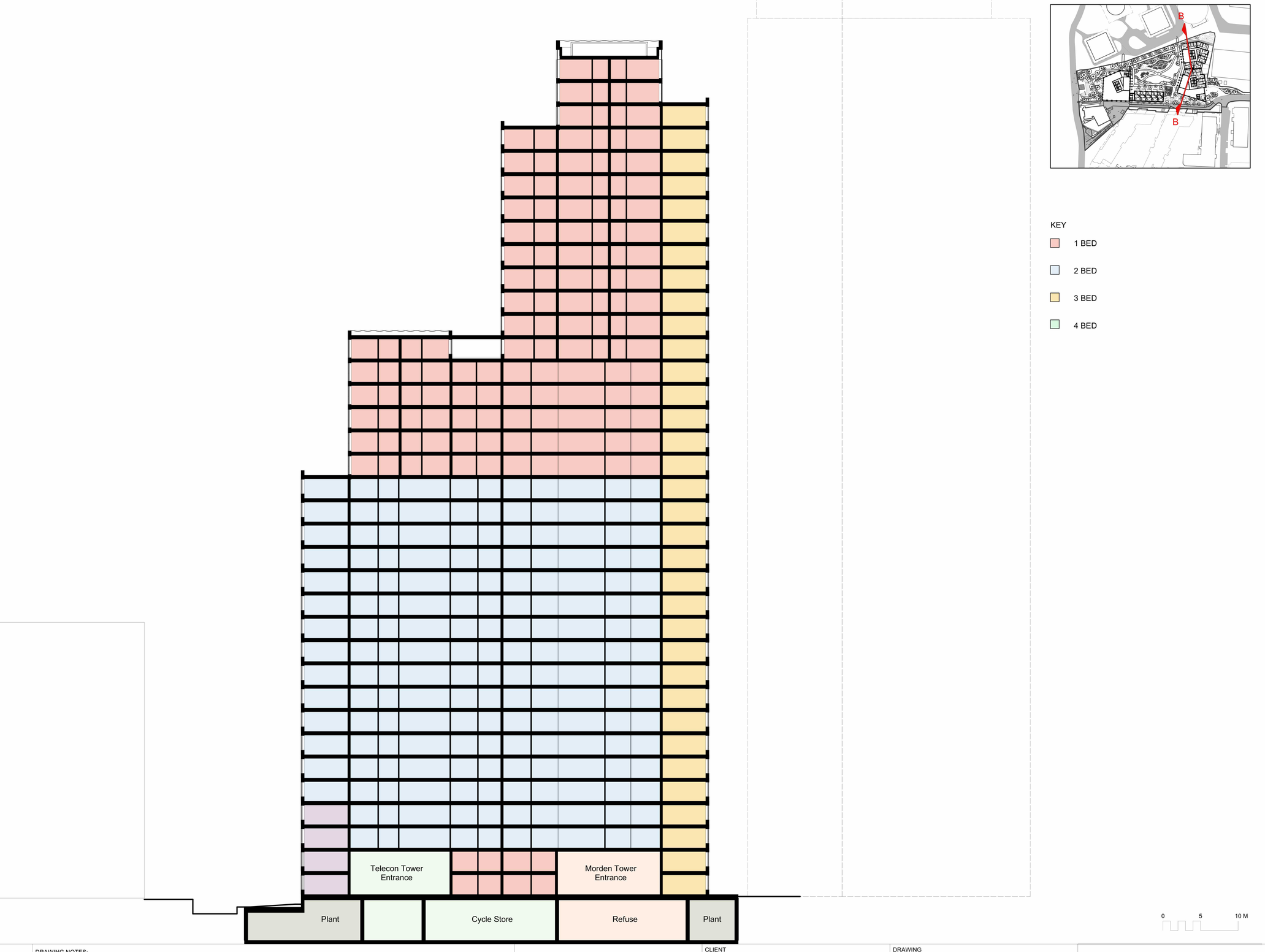

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DRAWING NOTES:

REV.	DATE	NOTE	DRAWN
P1	30/11/23	PLANNING ISSUE	

CLIENT
Criterion Capital

PROJECT
Enderby Place

DWG No. **1136_GS-101**

Revision **P1**

DRAWING
Proposed Section BB

STATUS **PLANNING**

APPROVED **AB**

SCALE **1:250 @ A1**
1:500 @ A3

DATE **November 2023**

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119.995 **ROOF**

114.870 **34**

111.770 **33**

108.670 **32**

105.570 **31**

102.470 **30**

99.370 **29**

96.270 **28**

93.170 **27**

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86.970 **25**

83.870 **24**

80.770 **23**

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37.370 **09**

34.270 **08**

31.170 **07**

28.070 **06**

24.970 **05**

21.870 **04**

18.770 **03**

15.670 **02**

12.570 **01**

9.470 **Mezzanine**

6.370 **Podium**

0.270 **Ground**

82.795 **ROOF**

77.670 **22**

74.570 **21**

71.470 **20**

68.370 **19**

65.270 **18**

62.170 **17**

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46.670 **12**

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40.470 **10**

37.370 **09**

34.270 **08**

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28.070 **06**

24.970 **05**

21.870 **04**

18.770 **03**

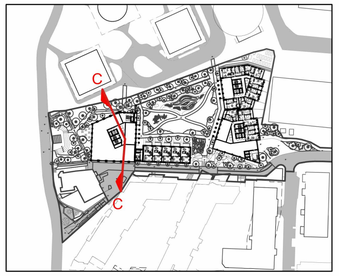
15.670 **02**

12.570 **01**

9.470 **Mezzanine**

6.370 **Podium**

0.270 **Ground**



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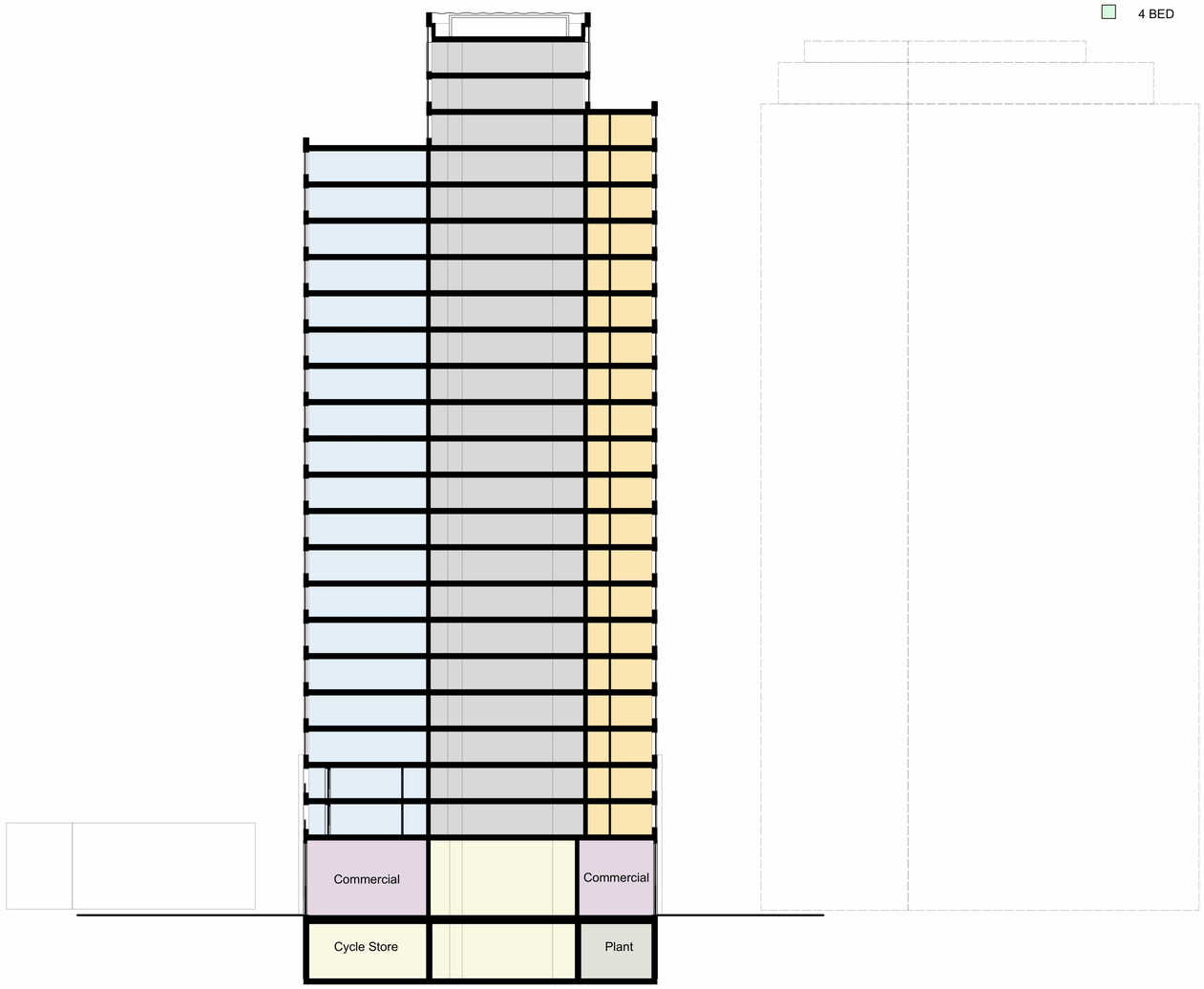

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All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings. Sizes of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes/dimensions. Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.
This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information. All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.
Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect.

DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

REV.	DATE	NOTE	DRAWN
P1	30/11/23	PLANNING ISSUE	

CLIENT
Criterion Capital

PROJECT
Enderby Place

DWG No. **1136_GS-102** Revision **P1**

DRAWING
Proposed Section CC

STATUS **PLANNING** APPROVED **AB**

SCALE **1:250 @ A1**
1:500 @ A3

DATE **November 2023**

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PICCADILLY CONSTRUCTION

CONSTRUCTION MANAGEMENT PLAN

AT ENDERBY PLACE

REVISION: 02

DATE: November 2023

OM GROUP

Document Control

Date	Content	Revision	Prepared & Approved By	Principal Contractor Approval
November 2023	First Issue	01	T Sandhu – Health & Safety Advisor (The OM Group)	Piccadilly Construction
December 2023	Second Issue	02	T Sandhu – Health & Safety Advisor (The OM Group)	Piccadilly Construction

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Construction Management Plan

Basic Information

Project Summary			
Document Number	CMP 01	Issue Date	November 2023
Project Name	Enderby Place	Reference	Enderby Wharf
Site Address	23 Telegraph Avenue London SE10 0TH	Work Dates	Start: December 2024 Finish: December 2027
Brief Description of Project	The erection of part-3, part-23, part-35 storey buildings, providing up to residential apartments (Class C3), light industrial (Class E(g)(iii)) and community/ café use, and associated highways, landscaping and public realm works.		
Planning Reference	TBC		

Principal Contractor Details			
Company Name	Piccadilly Construction	Contact Number	07729 803718
Project Manager	Luis Oliveira	Job Title	
Operatives	TBC		

Health & Safety			
Consultant Name	Damini Sharma	Contact Number	07807 777 885
Company Name	The OM Group		
First Aiders	Luis Oliveira	Location of First Aid Facilities	Within the site office.
Nearest A&E Hospital	The Blackheath Hospital 40 – 42 Lee Terrace Blackheath London SE3 9UD	Fire Marshall	TBC

Emergency Details Meeting Point & Contact Name	Damini Sharma – Health & Safety Consultant – 07807 777 885 Fire extinguishers and first aid kits available in the site office.

Introduction

The purpose of the Construction Management Plan is to outline our approach to managing the construction works for the project taking place at Enderby Wharf, soon to be known as Enderby Place. This document includes specific comments on the site establishment, logistics, and the process of managing the overall environment surrounding the property. It will also ensure that the construction works cause the minimum disruption to the adjacent residents with a safe working and living environment maintained. The Plan will constantly be reviewed, and any changes or improvements will be added and agreed with Piccadilly Construction.

These proposals are to enable third parties to understand the nature of the works and the various construction activities associated with the development. This Construction Management Plan is subject to third party approvals and therefore amendments are likely. Formal approvals and activity methodology approaches will be addressed in detailed submissions to the design team and the Client.

Liaison with the neighbours and interested parties will continue throughout the project, as information is updated and as the project develops. Particular attention will be paid to ensure that the neighbours are kept appraised of progress and future works on the project. The information provided in this document is an overview of the key project activities at Enderby Place. Generic statements herein are to be further developed into plans, procedures, and detailed method statements as the project develops.

This Plan is to inform interested parties. It will be used as the background for the detailed construction method and risk assessments and will be included in all specialist trade contractor portions of the works.

The development project involves the construction of new dwellings of a Part-3, Part-23 and Part-35 storey buildings, a café, community use and associated highways, landscaping / public realm works, and the clearance of its immediate surrounds, in readiness for the construction for residential apartments.

Roles and Responsibilities

Director

Ultimate responsibility lies with the Managing Director, but specific duties are delegated to others according to their experience and training. The Managing Director will ensure that this Policy is applied throughout the whole company as well as being adopted by all operatives, contractors and visitors to premises where activities are being undertaken. Each individual person has a duty of care to himself as well as to all those that they come into contact with during any part of the working day.

The Managing Director has a specific duty to:

a) Initiate Piccadilly Construction's Policy for Health and Safety to prevent injury, ill health, and dangerous incidents and to set targets for the reduction of accidents and to initiate the Company Health and Safety Policy for safe places of work.

b) Ensure that Piccadilly Construction's employees are aware of their responsibilities and that each administers and promotes with enthusiasm the requirements of this policy throughout the entire company.

c) Communicate with the Independent Safety Advisors to ensure new safety legislation is conveyed through all levels of employees.

d) Sanction the necessary resources for adequate welfare facilities and equipment and to allocate adequate time for training and all matters of Health and Safety to meet the requirements of the Company Policy.

e) To ensure that Piccadilly Construction's Health and Safety Policy is fully implemented, and legislation standards are used as a minimum requirement.

f) To ensure that at the outset of every project, the correct Health and Safety procedures are established.

g) To ensure that Health and Safety training needs amongst operatives are identified and fulfilled.

h) To create and maintain a strong positive Health and Safety culture throughout Piccadilly Construction.

i) To implement co-ordinate and control the administration of Health and Safety matters within Piccadilly Construction.

j) To discipline any employee who fails to comply with his / her individual responsibilities towards achieving safe places of work.

k) To stay abreast of developments in Health and Safety legislation and good working practices and to ensure that any new developments are communicated both quickly and effectively to all Company staff.

l) To visibly set a good personal example for others to follow.

General Manager

To ensure that all works are planned in accordance with the requirements of the Health and Safety Policy and that it is regularly examined to establish if improvements or additions will be made and to have a general knowledge of applicable Health and Safety legislation.

a) Ensure that Health and Safety is considered when allocating tasks or giving advice to others.

b) To monitor the Health and Safety actions of others to ensure Health and Safety is given top priority and that the Company Health and Safety Policy is fully understood and implemented.

c) To ensure that all who report to you are kept fully up to date on any matters relating to Health and Safety. This includes new legislation, good working practices and risk assessments etc.

d) To provide the Managing Director with details of any areas where the Company Health and Safety Policy and actual Health and Safety practice differ and to highlight those areas where up to date refresher training may be required.

e) To make the Managing Director aware of any Health and Safety matters, which are in any way unusual to those the Company normally deals with (i.e., where the risks or nature of the risks are greater or different to those normally encountered by the Company).

f) To undertake positive vetting of the Health and Safety Policies and practises of other companies whose services Piccadilly Construction proposes to employ and to provide feedback to the Managing Director in the event that policies and practices are found to be unsatisfactory.

g) To maintain a comprehensive head office accident/ incident log for Piccadilly Construction and to ensure that in the event of an accident occurring the circumstances are fully and accurately documented without delay. Furthermore, to ensure that in the event of an accident/ incident that requires the Health and Safety Executive to be notified that such notification is given without delay.

h) To maintain a pro-active role in the assessment of risk and to familiarise him/ herself with the broad requirements of Health and Safety legislation.

i) Ensure there is perseverance towards the continual improvement in the company's Health and Safety performance and to give a visible commitment to safety and ensure that logs and records, where kept are always up to date i.e., training and vehicle maintenance records etc.

j) Ensure that accidents and incidents are fully investigated, and causation discovered.

Contract Manager

a) Develop a strong concern for the safety of those that Piccadilly Construction engages on its sites and for those who may be affected by the activities of the Company. Understand that Piccadilly Construction's safety culture is a serious one and that Health and Safety is paramount at all times. Know, understand and implement Piccadilly Construction's Health and Safety Policy with the objective of ensuring a safe workplace.

b) Ensure that all employees that may be under your control are treated equally with regards Health and Safety and have a good understanding of the risks associated with their activities. Ensure that risk assessments and method statements are issued and communicated to employees by the regular checking and auditing of records of such communications. Never assume or leave Health and Safety matters to chance. Be pro-active and prevent accidents from happening.

c) At the start of projects where significant or unusual risks become apparent, provide a briefing on Health and Safety issues to those engaged to undertake the works. Ensure that any operatives who join the project at a later date are similarly briefed. Frequently update operatives on Health and Safety matters.

d) When visiting sites ensure that adequate personal protective equipment is provided and worn when appropriate and that a tidy site and storage area / yard is maintained. Materials not needed on site are to be removed or stored in an orderly fashion. Those areas of works that may be hazardous must have access barred. Ensure that where areas are not in a safe condition, persons are notified, notices are displayed, and access is prevented as far as is practicable.

e) Never go to or leave a site without undertaking checks on Health and Safety. Similarly, within storage areas regular checks on safe procedures are to be made. Stop any unsafe or potentially unsafe working practices or remedy any unsafe situations immediately.

f) Ensure that each project has planned emergency procedures, firefighting equipment, rescue procedures and an adequate first aid kit (and a trained First Aider where required) or that arrangements are made with the Principal Contractor for the shared usage of facilities.

g) If, for any reason, you are away from work or unable to fully attend to Health and Safety responsibilities, immediately refer the matter to your replacement. Wherever possible take responsibility for fully briefing whoever takes over on any safety matters. Take responsibility for sites and places of work, inducting your replacement if necessary.

h) Report any accidents/ incidents to either the Site Manager or Director immediately after they happen. Ensure that any accidents are fully documented without delay.

i) Never, under any circumstances, allow works to proceed in an unsafe manner.

j) Take all practicable steps to ensure that the site supervisors and operatives follow method statements to enable the application of determined safe systems of work and therefore prevent bad practise that may result in the injury to any person. Check that those who need

to be aware of them understand. Works must always be left in a safe condition, please note that Piccadilly Construction owes a legal duty to trespassers as well as other operatives as stated by the Occupiers Liability Act 1984.

Site Supervisors

a) The Site Supervisor is to ensure that all safety inspections are up to date and fully documented and those documents are maintained in a good order.

b) Copies of competence certificates and licences if requested by the Principal Contractor are to be held in a suitable filing system together with plant inspection sheets and method statements etc. on site.

c) Deliveries are to be arranged and co-ordinated so as to ensure the safe scheduling of plant and trucks at the sites and pick up/ drop off points.

d) All drivers are to be made aware of the Company's Policy towards those persons not completing tachographs.

e) All plant drivers are to be made aware of the importance of cleaning vehicles before leaving muddy sites.

f) Ensure that traffic routes are maintained in a suitable and safe condition on and off of the site.

g) Ensure that notifications of accidents and incidents are given to the General Manager for inclusion within the Accident/ Incident book.

h) Refer to the General Manager or Director, details of any training that you feel would assist Piccadilly Construction in improving general Health and Safety awareness or competence levels.

i) Plant operatives within Piccadilly Construction are to submit each week a defect report detailing any problems relating to plant. These records are to be checked and any problems found to be present are to be rectified as soon as is practicable or relayed to the Contract Manager.

j) Ensure that operatives of plant undertake daily checks and equipment and problems discovered are reported.

k) Never, under any circumstances allow plant to be used if faulty or works to proceed in an unsafe manner and always prevent obstruction of access and egress routes, by the safe delivery and stacking of materials.

l) Arrangements are to be made at the places of work to avoid confusion about areas of danger and activity but also to arrange responsibility for Health, Safety and Welfare.

m) Ensure that suitable welfare facilities are always available at the project and ensure that they remain in a clean and acceptable condition i.e., toilets, wash facilities, hot water, drinking water and the availability of a mess room with a clothes-drying area.

n) Relay method statements to operatives and ensure their continued accuracy and safety throughout the project by the observation and monitoring of hazards that may not have been foreseeable during the planning of the works.

Site Employees and Contractors

a) To ensure that the locations where work is undertaken remain safe places of work and that we meet our aim of continual improvement, all site operatives and subcontractors are requested to.

b) Read and understand Piccadilly Construction's Health and Safety Policy and comply with its requirements.

c) Develop a personal concern for the safety of yourself and others that may be affected by your activities.

d) Obtain a good understanding of the risks associated with your activities. Method Statements will have been produced for any activity involving a significant risk. Make sure they are seen, read and fully understood. In the event of any uncertainty stop work and ask for guidance from a supervisor.

e) Never, under any circumstances, work in an unsafe manner. If you feel you have been asked to do so – don't! Contact the Contract Supervisor or Site Supervisor immediately. If you ever feel that a machine is unsafe or dangerous, or you are worried about safety while operating the machine, stop work!

f) Wear personal protective equipment when necessary but regard its usage as a last resort. Work to eliminate or control the risk first. Do not start work until you have done this. Keep all tools and plant in good condition. Inspect them frequently and do not use them if they are damaged or inadequate for the job.

g) Report any damaged plant or equipment immediately and ensure that visual inspections are undertaken daily. Weekly inspection reports of plant are to be lodged with the Site Supervisor.

h) Be aware that site emergency procedures exist. They are for your benefit. Find out what they are and establish the location and how to use fire-fighting equipment. Find out where First Aid equipment is kept and who the site First Aider is.

i) Keep all facilities provided for welfare on site in a clean and tidy condition and ensure that the workplace remains tidy as far as is reasonable to make it a safer and healthier place to work e.g., Be aware of trip hazards.

j) Not to play dangerous practical jokes or partake in "horseplay".

k) Report any injury to yourself, which results from an accident at work, even if the injury does not stop you from working.

l) Suggest safer methods of working.

m) Above all else understand and accept that you are likely to have or be involved in an accident if you do not take positive steps to avoid them. In this respect your responsibility to yourself and to others is enormous. Be safe rather than sorry.

Welfare Facilities

The location of the welfare facilities onsite are located either on Telegraph Way leading down the side path on Olympian Way of the site hoarding. When gaining access through the site entrance, the canteen and WC's and shower room will be located within the site office of the main entrance.

Piccadilly Construction operatives and all subcontractors will have access to temporary site welfare facilities which will contain washing, drying, storage for personal equipment and an area for partaking of food and drink, in accordance with the requirements of schedule 2 of The CDM Regulations 2015.

The following facilities will be available on site, and cleaned daily:

Toilet and wash hand basins with hot and cold water.
Canteen with hot food facilities.
Mess room/area. Seating with back support.
A source of clean drinking water
A first aid box (which will be kept in the site office).
Sufficient and suitable firefighting equipment.
A heated drying room, where appropriate.

Training

Induction

Prior to any person commencing work on site, they will receive Health and Safety Induction Training. Piccadilly Construction will conduct training for all employees under their control plus for subcontract management/ supervision who are thereafter required to induct their workforce. Piccadilly Construction will maintain a record on site of all Induction Training.

Risk Management

All persons associated with site activities which create significant risk of injury will be specifically briefed in the hazards and control measures applicable to the safe system of work. A record will be maintained of the briefing/ training.

Specific Training

All persons employed as plant operators, scaffolders, etc. will be trained to an appropriate training standard, either a CITB Certificate of Training Achievement or equivalent scheme.

Toolbox Talks

Toolbox Talks will be given to instruct and train employees and subcontractors on specific site tasks as and when necessary. These Toolbox Talks will be recorded, and a record maintained on site.

Communication and Consultation

Project Team Liaison

Staff members of Piccadilly Construction and the subcontractors are required to co-operate fully with other parties involved in the projects for issues that affect health and safety arrangements on the project.

Regular project progress meetings will be held with the Client, Designers and other parties involved in the project to ensure liaison between the parties involved in the project. Meeting minutes and any other relevant information will be circulated to the relevant parties involved in the project.

Community Liaison and Communication

Piccadilly Construction will ensure that regular liaison is carried out between the site and local residents and local businesses.

A display board shall be prominently displayed on the external hoarding of the site. This board will detail the nature of the works being undertaken, a contact name, telephone number (including a telephone number to be used outside normal working hours), and a postal address where any enquiries can be sent.

The telephone number provided to local residents and businesses will be maintained at all times whilst the development works are taking place in order to respond to any enquiries and complaints.

Regular communication with neighbouring residents and any community groups will be maintained throughout the duration of the works to provide updates on the scheduled works and any changes that may occur as a result of unforeseen circumstances.

A complaints register will be kept and will include the complainant's details, date and time of the complaint, cause(s) of the complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, and reasons for any unresolved complaints.

At least 21 days prior to the commencement of any site works, all occupiers surrounding the site are to be notified in writing of the nature and duration of works to be undertaken.

As per the requirements for demolition, a copy of the Section 80 notice and a covering letter explaining all of the arrangements that are in place to minimize the disruption to neighboring properties from demolition works.

A dedicated member of Piccadilly Construction's team will be given the role of community liaison. This person will have had prior experience in this role. He or she will handle any queries, concerns and complaints from neighbours and maintain a logbook detailing such enquiries and any follow-up actions. The community liaison will discuss the works program with those neighbours directly adjoining the site to ensure they are aware of the works involved and to address any concerns beforehand.

Regular updates will also be provided regarding any work or activities that will affect neighbours.

Notification will be given to local residents via letter and through individual consultation.

Emergency contact details will be displayed on the hoarding surrounding the site and distributed to adjoining neighbours.

Client:	Criterion Capital
Telephone:	0207 432 2444
Principal Contractor:	Piccadilly Construction
Site Contact:	Luis Oliveira
Health & Safety Consultants:	The OM Group (Damini Sharma)
Telephone:	07807 777 885

Consultation with Workforce

Piccadilly Construction recognises that workforce consultation plays a key role in the effective health and safety management on site.

At the site induction Piccadilly Construction staff members and the sub-contractors will be encouraged to make suggestions, report any unsafe situation, near misses and communicate their concerns and ideas regarding health and safety to the site manager. Piccadilly Construction will take into account any reasonable request made by the staff member or the subcontractor regarding health and safety matters on site.

Piccadilly Construction's Health and Safety Committee include representatives from site staff. Site staff can approach their representative to identify or flag up any issues relevant to site health and safety.

Specific Work Activity Hazards and Conditions

Project Description

The site is based on Telegraph Way, Greater London. The site is currently a derelict plot of land based within the Enderby Wharf area, London, SE10.

The works involve the construction of a part-3, part-23 and part-35 storey buildings, in readiness for the construction of 564 x residential apartments along with landscaping / public pathways, communal areas, café, cycle stores, amenity space and all other associated external works.

The development will consist of two buildings– the first unit will consist of twenty-three storeys and the second unit consisting of a thirty-five storeys.

Please refer to Figure 1 for the site layout.

Permitted Working Hours

The working hours for the development site (including any construction and demolition activity) shall be:

08:00 to 18:00 on Monday to Friday
08:00 to 13:00 on Saturdays
No working on Sundays or Public Holidays
No Piling operations should commence prior to 09:00

These working hours cover operations and work which are audible at the site boundary. Any noisy operations outside these hours shall not be undertaken without prior written approval from the local planning authority. These hours may be amended by the local planning authority where local circumstances demand it, as necessary.

Work activities include the following elements:

Erection of hoarding to Enderby Place, on Telegraph Way elevation.
The clearance of the plot.
Removal of trees and vegetation.
Groundworks for all sub-structure elements
Construction of the super-structure
The installation of windows and external doors.
The installation of roof coverings
The installation of all drainage systems
The installation of all utility supplies.
All MEP related works.
All plumbing related works
All internal fit out works
All finishing works

Figure 1

Site Security

Visitors will be requested to identify themselves, and they will not be allowed on site until Piccadilly Construction's member of staff has greeted them.

All other entrances and exits to the site will remain secured at all times. The site will be locked at night with the gate closed during the day.

Security and staff will make regular inspections of the site boundary to ensure no suspect packages have been left.

The Site Manager is responsible for ensuring the site is secure at the end of each working day, including the removal or locking down of any access ladders/ stairs to scaffolding and the gantry areas. The scaffolding will be alarmed, along with CCTV Cameras positioned around the entire hoarding.

The working areas will be enclosed by hoarding, as shown within the site diagrams and on Figure 2 & 3.

Figure 2

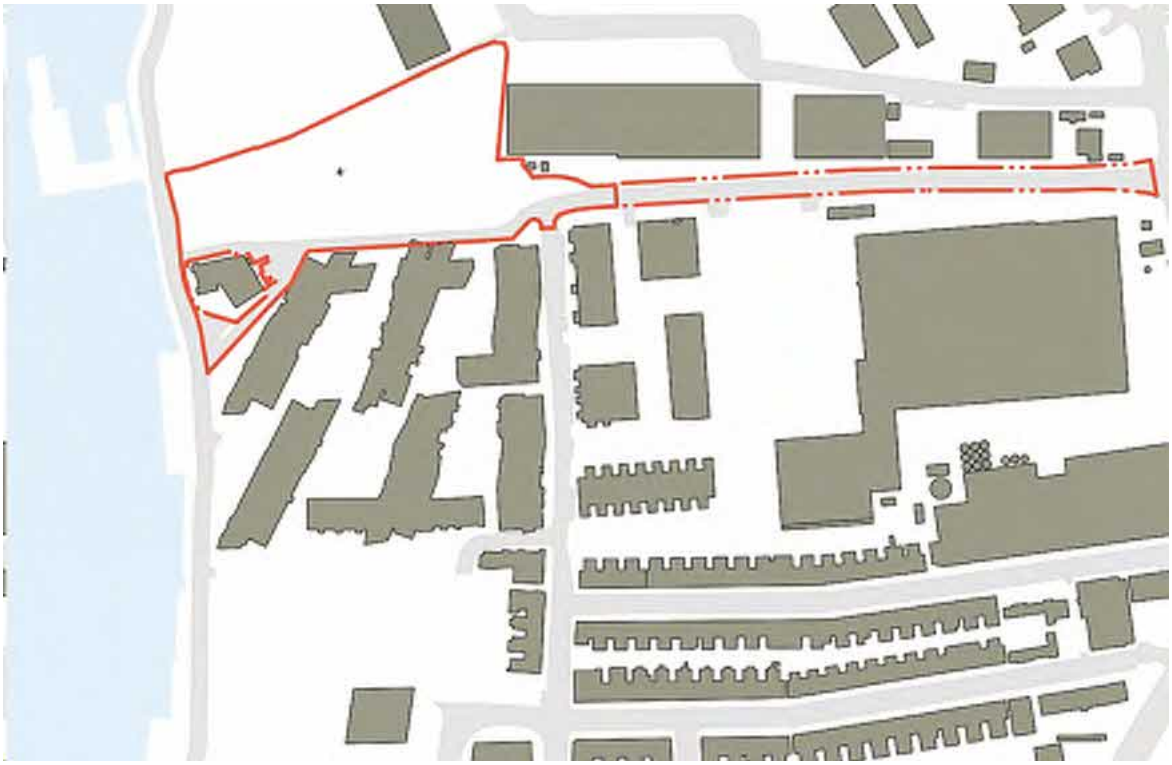


Figure 3

Monitoring and Inspections

Site management will always be on site during working hours and will be conducting daily visual inspections and monitoring of work activities. There will also be an overview by the Project Manager on a weekly basis.

There will be weekly inspections by The OM Group (external health & safety consultants) during the demolition phase and any other related works.

During other elements, depending on work activities at that time, there will be fortnightly or monthly site safety inspection by The OM Group (external health & safety consultants).

Demolition

A Demolition Method Statement will be put in place for this project.

Controlled demolition will occur across the whole site. Control measures for dust include dampening down and ensuring demolition occurs in controlled manor and rubble cleared throughout process to avoid build up. Site managers are always present on site and will be monitoring these activities.

Before any work commences on site an asbestos survey will be undertaken and if any asbestos is found this will be removed following the guidelines set out in BS 8520.

The works will be undertaken in accordance with the hours of permitted working as below:

Monday to Friday – 8.00am to 18.00pm
Saturday – 8.00am to 13.00pm
Sunday and Public Holidays – No working, unless permission has been granted

Throughout the demolition works Piccadilly Construction will endeavour to comply with the guidance provided in BS 5228 with regard to noise control during construction and wherever possible use methods to minimise disruption to our neighbours.

Demolition material will be removed via skips situated in the designated area for the duration of the works.

Other control measures will include:

Soft stripping of the structure and roof stripping by hand.

Using a mechanical excavator to raze the main body of the structure.

Using water as dust suppressant.

Cutting equipment to use water as suppressant or suitable local exhaust ventilation systems.

- Securely cover skips and minimise drop heights.

Monitoring of air pollution from all demolition and construction sites by use of dust monitors may be considered if deemed necessary.

The local planning authority (LPA) will provide advice on the appropriate air quality monitoring procedure and timescale - the requirements of which will be determined on a case-by-case basis.

Lighting

Having artificial lighting has been assessed by Piccadilly Construction, and would comprise of 110-volt task lighting, which will be erected when and where necessary.

Lighting can be arranged on site in a static formation, where lamps are fixed to support poles, masts or items of plant such as scaffolding and tower cranes, or, it can be arranged locally, as and where work is progressing, by the use of moveable supports or being hand-held with trailing leads.

Walkways are often illuminated by bulkhead lamps on standard mains voltage. Bulkhead lamps have a die-cast aluminium alloy body together with a vandal-resistant translucent polycarbonate diffuser. To illuminate general working areas, festoon (overhead) lighting can be suspended from grids at regular spacings. These are usually tungsten filament bulbs, and both cable and lamp holders must be appropriately weather-resistant.

The arrangement must be such that visual intrusion and light spillage are kept to a minimum, particularly near residential properties and busy roads where it may cause nuisance or distraction. Where necessary, lighting should be provided to site boundaries to ensure the safety of passing pedestrians.

The guidance notes 'Guidance Note 01/20 for the Reduction of Obtrusive Light' by the Institute of Lighting Professionals will be followed and adhered to.

Noise and Vibration

Best practical means are to be used at all times to minimise the noise and vibration impact of the works. All works are to follow the guidance of the Approved CoP BS5228.

This will include the following:

- Use of low vibration methods and silenced equipment and machinery, control and monitoring measures of noise, vibration, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary.

Machinery and vehicles will be fitted with effective silencers wherever available. Acoustic covers are to be closed during operation. Equipment will be operated so it produces as little noise as possible.

No idling engines or plant allowed onsite.

All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification.

All plant and machinery in intermittent use shall be shut down in the intervening periods between works.

Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.

Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.

All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.

All generators used on site should not be audible at or beyond the site boundary outside of approved working hours.

The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries.

No stereos or similar amplified devices shall be audible at the site boundary.

Toolbox talks will take place for all contractors to ensure they are aware of noise and vibration issues onsite.

Piccadilly Construction will consult with adjoining neighbours and agree, if possible, certain times of day when noisy work is minimised.

Dust

All dust levels are to be kept to a minimum and where possible controlled at source by the use of dust suppression systems. Site operatives are to wear suitable PPE/ RPE where the levels of dust cannot be controlled ensuring exposure is well within legal limits.

The following dust and dirt suppression measures will be pursued:

a) All site personnel to enter and leave the site wearing clean clothes and shoe wear.

b) The use of fine sprays during the loading or unloading of materials as well as on buildings and structures (during demolition works), cutting and drilling plant, unpaved areas, sand, spoil and aggregate stockpiles.

c) Preference of hydraulic construction over percussive techniques.

d) Where practical, the use of building materials that are prefabricated or cut offsite including structural elements, cladding and woodwork.

e) Burning of waste or unwanted materials on site to be strictly forbidden.

f) Covering of all skips.

g) Correct use of all plant and machinery and regular maintenance of their exhaust systems, which are to be positioned as far away from adjoining buildings as possible.

h) Hoarding installed around the site.

i) Where practical to do so, petrol and diesel generators shall not be used.

j) Having the scaffold wrapped.

Where practical, further measures will be devised in accordance with the BRE's Pollution Control Guides (2003) publications and the GLA's Best Practice Guidance on The Control of Dust and Emissions from Construction and Demolition (2014).

Dirt, dust and noise emissions will be continuously monitored by a designated person. Any deviation from the above methods will only be permitted in exceptional circumstances and with prior consent from the main contractor and all other relevant parties.

Site managers are on the site at all times during working hours and will be carrying out visual inspections and monitoring of work activities.

Hoarding is installed at site entrance on Telegraph Way and all other boundaries of site is hoarded to prevent spread of dust to neighbouring properties, as seen below in the site layout plan.

Hoarding is the standard height of 8-feet.

Air Quality

Non-Road Mobile Machinery (NRMM) is a broad category which includes mobile machines, and transportable industrial equipment or vehicles which are fitted with an internal combustion engine and not intended for transporting goods or passengers on roads.

NRMM, particularly from the construction sector, is a significant contributor to London's air pollution. The NRMM Low Emission Zone uses the Mayor and London Borough's planning powers to control emissions from NRMM used on construction sites.

In a similar way to the Ultra Low Emission Zone the NRMM Low Emission Zone requires that all engines with a power rating between 37 kW and 560 kW meet an emission standard based on the engine emission "stage".

The standards that need to be met depend on where the construction site is:

The current standards are stage IV for construction machinery operating in the Central Activities Zone and Opportunity Areas (including Canary Wharf) and stage IIIB in the rest of London.

Stages IIIB and IV have not been defined for machines with constant speed engines, such as generators. This means that these machines will need to meet stage V.

Stage IV has also not been directly defined for variable speed engines smaller than 56 kW. In most cases these engines will need to meet stage V if they are in the Central Activities Zone and Opportunity Areas (OAs).

This project site is located in Greenwich which is considered to be in the Central Activities Zone or classified as an Opportunity Area, therefore stage IV will apply for all construction machinery, with the exception of items such as generators, which will meet stage V.

Asbestos

An Asbestos Survey will be undertaken during the demolition stage of the project, and should any identifiable asbestos contaminated materials be located, they will be removed prior to commencement of any works on site by a licensed and approved contractor as per the Control of Asbestos Regulations.

Operatives will have Asbestos Awareness Training in place and if any materials are suspected to contain asbestos, work will be stopped immediately.

Traffic and Vehicle Management

Vehicular delivering to the site will be in accordance with The Road Vehicles (Construction and Use) Regulations and the Motor Vehicles (Authorisation of Special Types) General Order. The size, number and frequency of vehicles using the haul route beneath the DLR viaduct will be advised to DLRL and any restrictions will be observed by site management.

All deliveries to and from site, will be carefully controlled to ensure minimal disruption to the local environment is caused. All local speed limits will be observed. Banksmen will be posted in the road whilst marshalling wagons or delivery vehicles to / from the site. No artic lorries will be allowed to site as per Site Plan image below.

Wheel Washing Facilities and Road Cleanliness

Wheel and chassis washing facilities will only be provided on site if excess mud and dirt presents to be an issue during the works.

Piccadilly Construction will monitor the surrounding highways and footpaths on a daily basis and ensure that the construction works do not have a negative impact on road cleanliness. A schedule of condition of the surrounding footpaths and highways will be prepared prior to any works starting on site to ensure the highways are kept in a good condition throughout the development process.

Intersection points of the roads accessing to the site will be cleaned as required.

Deliveries

Deliveries including the transport of materials, plant, and equipment to the development site shall only take place during the following hours:

08:00am to 18:00pm on Monday to Friday
08:00am to 13:00pm on Saturdays
No deliveries on Sundays or Public Holidays

Any deliveries outside the above hours will not be undertaken without prior written approval of the local planning authority.

Delivery vehicles shall not be permitted to wait, queue, or circulate on the public highway when the development site is not open for deliveries.

Servicing and deliveries for Enderby Place are to operate from Telcon Road at the eastern side of boundary fence of the site.

Smaller van deliveries may occur throughout the working week as required. No deliveries will take place on weekends or public holidays.

Banksmen will be available on site to coordinate deliveries and to ensure that the safety of pedestrians, cyclist and other vehicles is ensured at all times.

Other methods to optimise deliveries and to reduce their impact on traffic and congestion include:

a) Consolidating deliveries whenever possible

b) Not accepting part loads unless essential

c) Issuing notices to sub-contractors and delivery companies stipulating that deliveries that have not been booked in advance or happen outside agreed delivery slots may be turned back and re-scheduled.

d) All parties will need to sign In & Out (name / time) with the Site Management.

e) A daily record of visitors will be kept on site.

f) All trade contractors are to submit material delivery requests to the Construction Project Manager a minimum of 24 hours in advance.

g) Any contractors / subcontractors are to be notified that no waiting or queuing is permitted on the local roads.

h) No vehicles are to be left unattended. No stacking of vehicles or parking within on-street parking bays is permitted. Vehicles not adhering to the above can and will be turned away by the Site Manager.

All drivers will be informed of any lorry restriction areas and will not be allowed to drive through any of these zones. Drivers will be advised to use the shortest possible route between the site and larger roads.

The Principal Contractor will ensure that works vehicles cause minimal obstruction or inconvenience to the operation of the local public highway and local residents by strict adherence to the measures set out in this Plan.

During deliveries, Chapter 8 barriers will be in place on the pavement either side of the site entrance on Telegraph Way to ensure that pedestrians are kept segregated from vehicles when deliveries and collections are made. Two banksmen will also be available, one at each side of the entrance to direct pedestrians across the road to use the pavement on the opposite side of the road, whilst deliveries and collections are taking place.

The delivery schedule will follow the Project Programme and will be minimised to ensure the least impact to the surrounding area and to minimise emissions.

Access is likely to vary across phases, with early phases able to utilise the existing crossover to the site following removal of the existing garage/shed and existing wall, which will be replaced by hoarding. The Contractors can then utilise the yard in front of the existing school building. Vehicles will not be able to turn on site and a temporary crossover will be utilised, with a part-suspension of parking at the site frontage.

In later phases, where the building line is brought forward into the yard, access will further not be feasible. It is therefore proposed that the parking spaces at the site frontage are suspended for the remainder of the works to provide appropriate stopping space for construction vehicles.

The crossover area will be maintained by the Principal Contractor during the Construction Phase and any damage will be repaired throughout the works. Once the project is completed, the surrounding pavement and other road surfaces will be inspected and if any damage has occurred, they will be reinstated to an equal or greater condition to that prior to the commencement of the works.

Vehicle Routes

A vehicle schedule will be produced and made available by Piccadilly Construction.

Vehicle access and movement will enter from Telcon Way through the eastern entrance of the site. Parked vehicles are to remain just outside the site/ boundary fence.

Pedestrian access is gained from the western corner via Telegraph Way or Olympian Way.

The pavement will be closed either side of the site entrance to pedestrians via use of Chapter 8 barriers and banksman while deliveries and collections occur. Hoarding will be in place there with a gate for the loading and offloading of materials, tools, plant and waste. Larger vehicles in the earlier phase of the project may not be able to turn on site and a temporary crossover may be required, with a part-suspension of parking at the site frontage.

Regular sweeping of access roads to the site will be carried out where mud is likely to affect residents and/or highway safety. In dry conditions damping down of road surfaces will be carried out to control dust. A vehicle wheel wash will be provided to minimise carry-over to the highway.

Parking and Transport for Operatives

Operatives will travel to the site on public transport and via cycle where possible.

Additionally, operatives working for contractors will be transported to the site via car-pool / travel in work vehicles which will be parked in the parking bays at the front of the site when these are not in use for deliveries. When the parking bays are suspended, contractors will park in the nearby car lot.

There is no free parking available on adjacent roads.

Vehicle, Plant and Machinery

The following list are the vehicles and plant likely to be on site:

Mechanical Excavator – 14-20 tonnes
Piling Rig – 500kg

Maintenance and statutory inspections and records will be available and provided when the relevant contractors can allocate the relevant plant.

Please see below table for approximate numbers of vehicles.

Transport and Vehicle Standards

Piccadilly Construction will ensure that:

All vehicles and plant will be switched off when not in use. There are no idling vehicles allowed within the site. This is to reduce noise and emissions.

All on-road vehicles will comply with requirements of London LEZ (Low Emission Zone) and ULEZ (Ultra Low Emission Zone), when required to do so. All vehicles will be checked and if applicable, charges paid.

Any HGVs over 12 tonnes will have an HGV Safety Permit to show that the vehicle meets the new Direct Vision Standard (DVS).

All Non-Road Mobile Machinery (NRMM) will comply with the emission standards.

The NRMM Low Emission Zone requires that all engines with a power rating between 37 kW and 560 kW meet an emission standard based on the engine emission "stage".

The standards that need to be met depend on where the construction site is:

The current standards are stage IV for construction machinery operating in the Central Activities Zone and Opportunity Areas (including Canary Wharf) and stage IIIB in the rest of London.

Site Deliveries

As the project moves into the Construction Phase, it is determined that all deliveries will be programmed to arrive during off peak hours, as specified within section - Traffic and Vehicle Management of this document.

Delivery vehicles will be prohibited from waiting on the main road or within the site with their engines running, all staff will be instructed to load/ off-load quietly. Servicing and deliveries are understood to operate from the kerbside at the southern boundary of the site.

U-Turns

As specified within the Construction Traffic Management plan, vehicles will not be expected to U-turn within the site itself and. U-turns and turning using the main road will not be permitted. Vehicles will therefore use a loop comprising East Acton Lane, The A4020 The Vale and Old Oak Road, all of which are suitable for HGVs.

Site Waste Management

Waste will be managed under the principle of hierarchical waste management priorities which, in order of importance, are as follows: Reduce, Reuse, Recycle and Dispose.

It is important to tackle waste at the outset by reducing the amount of waste being produced in the first place, that is ensuring that the correct quantity of materials are ordered in the most environmentally friendly way. Each subcontractor will be responsible for ordering and supplying their own materials, thus minimizing the risk of waste through overordering (for which the subcontractor would be financially liable). Each sub-contractor will also be required to use the most environmentally friendly packaging at its disposal (including recycled) without adversely affecting the safe handling and protection of materials.

The principle of "just-in-time" deliveries will furthermore reduce the risk of damage (and thus waste) through stockpiling.

Piccadilly Construction will employ as many local subcontractors and suppliers as possible in order to reduce fuel consumption and packaging needs. An audit trail, covering incoming materials and outgoing waste, will be kept.

Where practical (and in agreement with recommendations from any ground investigation reports), waste resulting from site clearance and demolition will be salvaged (such as crushed concrete or soil reused for landscaping).

The use of reclaimed aggregate will be encouraged. Where it is not possible to reuse materials on site, Piccadilly Construction will attempt to transport these materials to other nearby building sites or to sell them to intermediary companies for reuse.

Piccadilly Construction will make use of material and waste exchanges. Where reuse is not practical or possible, the contractor will endeavour to recycle as much waste as possible offsite through the use of recycling companies. To facilitate this, segregated waste and recycling skips will be located at the rear of the site and will be made available at all times. Each sub-contractor will be responsible for moving waste and recycling (segregated at source where possible) into these skips and inducted beforehand on the correct use thereof.

The use of a waste compactor will be considered in order to further reduce the amount of vehicle trips required.

Hazardous materials are to be sealed, stored and disposed of in appropriate and safe manner in order to avoid contact with ground- or wastewater.

Burning of waste will not be allowed on site. The management and disposal of any remaining landfill waste will be handled in accordance with all relevant statutory requirements, including the Environmental Protection Act 1990 and the Environmental Permitting Regulations 2007.

The above principles will be incorporated into all subcontractor documentation and discussed with all relevant parties before works commence.

Buried Services

Prior to the commencement of any works onsite, the Site Manager will obtain copies of the sites service plans from the statutory authorities. Once the service plans/ drawings have been obtained, the area will be CAT scanned in order to determine live locations. All work activities carried out will be done in accordance with the HSG47 guidance.

Any discoverable buried services that are still deemed as live, will be handled by trained and competent operatives only. The use of a cable detection tool maybe required in order to hand dig around the 'buried service' prior to the Demolition / Construction phase of the project.

Tree Protection

In accordance with BS 5837:2012, tree protection shall be provided for the retained trees T1 (Horse chestnut), T2 (Yew) and T5 (Lawson cypress). Additionally, excavation of the planter to the north of the site shall be undertaken by hand to prevent damage to the tree roots of T1 and T2.

If T1, T2 or T5 become seriously damaged, diseased or die during site clearance, construction or within a period of five years after first occupation of the site, they shall be replaced with a suitable species and at a size approved by the Local Planning Authority, in the same position, and shall be retained thereafter.

Implementation, monitoring, and corrective action

The Site Manager for Piccadilly Construction will undertake regular site inspections to monitor compliance with this Construction Management Plan and to ensure that nuisance is not caused to surrounding uses. Where non-compliance is identified, the responsible person shall ensure that corrective action is taken.

Appendix A – Noise & Vibration Assessment

Enderby Place and Enderby Wharf.
Report Title: ES Volume 1 – Main Text and Figures

The conclusion from this report was that the results from the assessment indicated that through the provision of an appropriate glazing and ventilation strategy, the required internal ambient and maxima noise levels would be met for all noise sensitive locations. Similarly, it is preliminarily indicated that the onsite amenity spaces would be likely to achieve acceptable noise levels for external spaces with the incorporation of suitable mitigation measures.

For further information please refer to the initial report which will be available upon request from the Principal Contractor.

Figure 11.4: Distribution of Day Time LA90,1hour Sound Levels

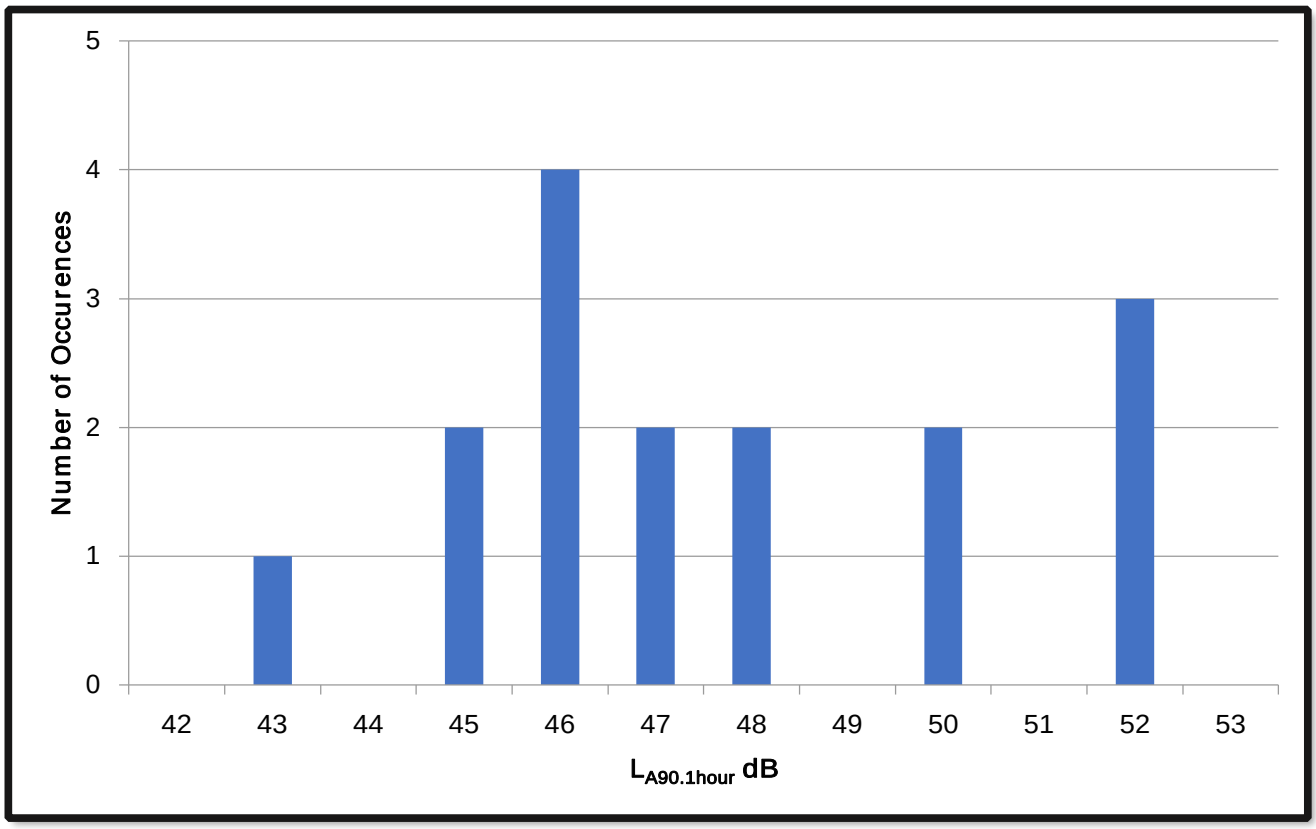
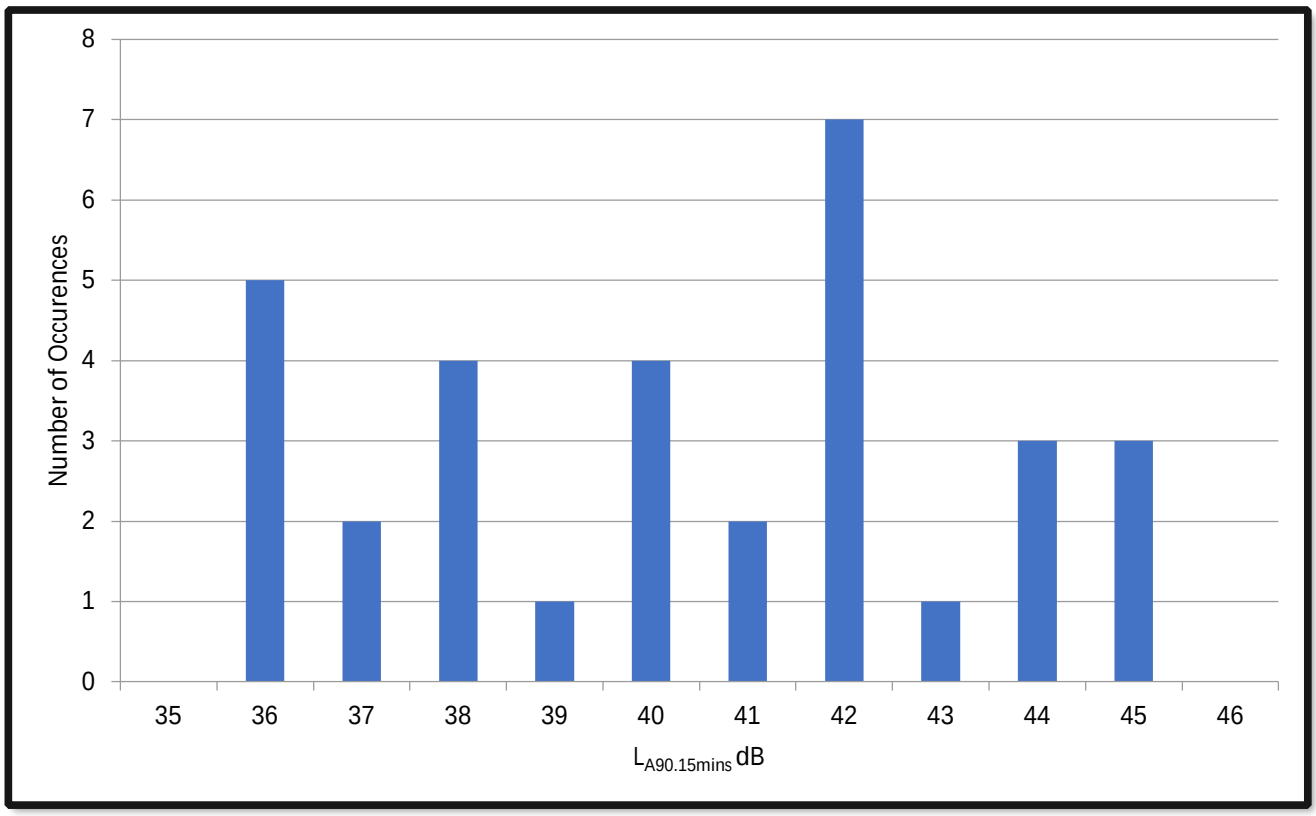


Figure 11.5: Distribution of Night-time LA90,15mins Sound Levels



Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
Gooch House												
First	R1	Residential	Bedroom	W1	Existing	35.11	0.89	2°N		*North		*North
					Proposed	31.25						
	R2	Residential	Bedroom	W2	Existing	35.14	0.88	2°N		*North		*North
					Proposed	30.92						
	R3	Residential	Bedroom	W3	Existing	35.17	0.87	2°N		*North		*North
					Proposed	30.67						
	R4	Residential	LKD	W4	Existing	35.22	0.86	2°N		*North		*North
					Proposed	30.30						
				W5	Existing	35.25	0.85	2°N		*North		*North
					Proposed	30.06						
				W6	Existing	18.85	0.57	272°N		*North		*North
					Proposed	10.83						
				W7	Existing	15.89	0.66	272°N		*North		*North
					Proposed	10.51						
Second	R1	Residential	Bedroom	W1	Existing	37.77	0.89	2°N		*North		*North
					Proposed	33.78						
	R2	Residential	Bedroom	W2	Existing	37.77	0.89	2°N		*North		*North
					Proposed	33.52						
	R3	Residential	Bedroom	W3	Existing	37.77	0.88	2°N		*North		*North
					Proposed	33.14						
	R4	Residential	LKD	W4	Existing	37.77	0.87	2°N		*North		*North
					Proposed	32.88						
				W5	Existing	4.25	0.12	272°N		*North		*North
					Proposed	0.51						
				W6	Existing	17.54	0.71	272°N		*North		*North
					Proposed	12.45						
	R5	Residential	LKD	W7	Existing	15.22	0.81	272°N		*North		*North
					Proposed	12.37						
Third	R1	Residential	Bedroom	W1	Existing	39.42	0.90	2°N		*North		*North
					Proposed	35.46						
	R2	Residential	Bedroom	W2	Existing	39.41	0.89	2°N		*North		*North
					Proposed	35.08						
	R3	Residential	Bedroom	W3	Existing	39.41	0.88	2°N		*North		*North
					Proposed	34.78						
	R4	Residential	LKD	W4	Existing	39.41	0.87	2°N		*North		*North
					Proposed	34.38						
				W5	Existing	3.98	0.30	272°N		*North		*North
					Proposed	1.19						
				W6	Existing	20.36	0.72	272°N		*North		*North
					Proposed	14.76						
	R5	Residential	LKD	W7	Existing	1.01	0.00	272°N		*North		*North
					Proposed	0.00						
Fourth	R1	Residential	Bedroom	W1	Existing	39.61	0.90	2°N		*North		*North
					Proposed	35.72						
	R2	Residential	Bedroom	W2	Existing	39.60	0.89	2°N		*North		*North
					Proposed	35.35						
	R3	Residential	Bedroom	W3	Existing	39.60	0.89	2°N		*North		*North
					Proposed	35.05						
	R4	Residential	LKD	W4	Existing	39.60	0.88	2°N		*North		*North
					Proposed	34.65						
				W5	Existing	4.00	0.30	272°N		*North		*North
					Proposed	1.21						
				W6	Existing	23.33	0.75	272°N		*North		*North
					Proposed	17.47						

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	R5	Residential	LKD	W7	Existing	0.98	0.00	272°N		*North		*North
					Proposed	0.00						
Fifth	R1	Residential	Bedroom	W1	Existing	39.61	0.90	2°N		*North		*North
					Proposed	35.75						
	R2	Residential	Bedroom	W2	Existing	39.61	0.90	2°N		*North		*North
					Proposed	35.52						
	R3	Residential	Bedroom	W3	Existing	39.61	0.89	2°N		*North		*North
					Proposed	35.13						
	R4	Residential	LKD	W4	Existing	39.60	0.88	2°N		*North		*North
					Proposed	34.82						
				W5	Existing	4.86	0.21	272°N		*North		*North
					Proposed	1.04						
				W6	Existing	26.88	0.77	272°N		*North		*North
					Proposed	20.80						
	R5	Residential	LKD	W7	Existing	25.20	0.83	272°N		*North		*North
					Proposed	20.92						
Sixth	R1	Residential	Bedroom	W1	Existing	39.62	0.90	2°N		*North		*North
					Proposed	35.85						
	R2	Residential	Bedroom	W2	Existing	39.62	0.90	2°N		*North		*North
					Proposed	35.62						
	R3	Residential	Bedroom	W3	Existing	39.61	0.89	2°N		*North		*North
					Proposed	35.24						
	R4	Residential	LKD	W4	Existing	39.61	0.88	2°N		*North		*North
					Proposed	34.93						
				W5	Existing	7.31	0.43	272°N		*North		*North
					Proposed	3.11						
				W6	Existing	31.66	0.78	272°N		*North		*North
					Proposed	24.67						
	R5	Residential	LKD	W7	Existing	30.50	0.82	272°N		*North		*North
					Proposed	24.94						
Seventh	R1	Residential	Bedroom	W1	Existing	39.62	0.91	2°N		*North		*North
					Proposed	35.94						
	R2	Residential	Bedroom	W2	Existing	39.62	0.90	2°N		*North		*North
					Proposed	35.64						
	R3	Residential	Bedroom	W3	Existing	39.62	0.89	2°N		*North		*North
					Proposed	35.36						
	R4	Residential	LKD	W4	Existing	39.62	0.88	2°N		*North		*North
					Proposed	35.02						
				W5	Existing	8.17	0.56	272°N		*North		*North
					Proposed	4.59						
				W6	Existing	35.21	0.76	272°N		*North		*North
					Proposed	26.88						
	R5	Residential	LKD	W7	Existing	10.17	0.56	272°N		*North		*North
					Proposed	5.66						
Eighth	R1	Residential	Bedroom	W1	Existing	39.62	0.91	2°N		*North		*North
					Proposed	36.04						
	R2	Residential	Bedroom	W2	Existing	39.62	0.90	2°N		*North		*North
					Proposed	35.75						
	R3	Residential	Bedroom	W3	Existing	39.62	0.90	2°N		*North		*North
					Proposed	35.47						
	R4	Residential	LKD	W4	Existing	39.62	0.89	2°N		*North		*North
					Proposed	35.14						
				W5	Existing	8.84	0.60	272°N		*North		*North
					Proposed	5.34						
				W6	Existing	36.76	0.77	272°N		*North		*North

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	28.25						
	R5	Residential	LKD	W7	Existing	11.82	0.56	272°N		*North		*North
					Proposed	6.58						
Ninth	R1	Residential	Bedroom	W1	Existing	39.62	0.91	2°N		*North		*North
					Proposed	36.13						
	R2	Residential	Bedroom	W2	Existing	39.62	0.91	2°N		*North		*North
					Proposed	35.91						
	R3	Residential	Bedroom	W3	Existing	39.62	0.90	2°N		*North		*North
					Proposed	35.66						
				W4	Existing	39.62	0.90	2°N		*North		*North
					Proposed	35.49						
	R4	Residential	LKD	W5	Existing	39.62	0.89	2°N		*North		*North
					Proposed	35.22						
				W6	Existing	9.86	0.56	272°N		*North		*North
					Proposed	5.49						
				W7	Existing	37.64	0.78	272°N		*North		*North
					Proposed	29.49						
	R5	Residential	LKD	W8	Existing	37.55	0.79	272°N		*North		*North
					Proposed	29.83						
Tenth	R1	Residential	Bedroom	W1	Existing	39.62	0.91	2°N		*North		*North
					Proposed	36.24						
	R2	Residential	Bedroom	W2	Existing	39.62	0.91	2°N		*North		*North
					Proposed	36.02						
	R3	Residential	Bedroom	W3	Existing	39.62	0.90	2°N		*North		*North
					Proposed	35.78						
				W4	Existing	39.62	0.90	2°N		*North		*North
					Proposed	35.61						
	R4	Residential	LKD	W5	Existing	39.62	0.89	2°N		*North		*North
					Proposed	35.35						
				W6	Existing	10.45	0.59	272°N		*North		*North
					Proposed	6.18						
				W7	Existing	38.45	0.80	272°N		*North		*North
					Proposed	30.63						
	R5	Residential	LKD	W8	Existing	38.41	0.81	272°N		*North		*North
					Proposed	31.01						
Eleventh	R1	Residential	Bedroom	W1	Existing	39.62	0.92	2°N		*North		*North
					Proposed	36.35						
	R2	Residential	Bedroom	W2	Existing	39.62	0.91	2°N		*North		*North
					Proposed	36.14						
	R3	Residential	Bedroom	W3	Existing	39.62	0.91	2°N		*North		*North
					Proposed	35.91						
				W4	Existing	39.62	0.90	2°N		*North		*North
					Proposed	35.74						
	R4	Residential	LKD	W5	Existing	39.62	0.90	2°N		*North		*North
					Proposed	35.48						
				W6	Existing	10.94	0.62	272°N		*North		*North
					Proposed	6.78						
				W7	Existing	39.05	0.81	272°N		*North		*North
					Proposed	31.58						
	R5	Residential	LKD	W8	Existing	39.01	0.82	272°N		*North		*North
					Proposed	31.95						
Twelfth	R1	Residential	Bedroom	W1	Existing	39.62	0.92	2°N		*North		*North
					Proposed	36.54						
				W2	Existing	39.62	0.92	2°N		*North		*North
					Proposed	36.44						
	R2	Residential	Bedroom	W3	Existing	39.62	0.92	2°N		*North		*North
					Proposed	36.33						

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
				W4	Existing	39.62	0.91	2°N		*North		*North
					Proposed	36.21						
	R3	Residential	Bedroom	W5	Existing	39.62	0.91	2°N		*North		*North
					Proposed	35.90						
	R4	Residential	LKD	W6	Existing	39.62	0.90	2°N		*North		*North
					Proposed	35.66						
				W7	Existing	10.88	0.72	272°N		*North		*North
					Proposed	7.81						
				W8	Existing	39.45	0.82	272°N		*North		*North
					Proposed	32.27						
				W9	Existing	39.45	0.82	272°N		*North		*North
					Proposed	32.37						
	R5	Residential	LKD	W10	Existing	14.32	0.68	272°N		*North		*North
					Proposed	9.69						
Thirteenth	R1	Residential	Bedroom	W1	Existing	39.62	0.93	2°N		*North		*North
					Proposed	36.66						
				W2	Existing	39.62	0.92	2°N		*North		*North
					Proposed	36.57						
	R2	Residential	Bedroom	W3	Existing	39.62	0.92	2°N		*North		*North
					Proposed	36.46						
				W4	Existing	39.62	0.92	2°N		*North		*North
					Proposed	36.35						
	R3	Residential	Bedroom	W5	Existing	39.62	0.91	2°N		*North		*North
					Proposed	36.04						
	R4	Residential	LKD	W6	Existing	39.62	0.90	2°N		*North		*North
					Proposed	35.81						
				W7	Existing	11.02	0.73	272°N		*North		*North
					Proposed	8.07						
				W8	Existing	39.60	0.83	272°N		*North		*North
					Proposed	32.78						
				W9	Existing	39.60	0.83	272°N		*North		*North
					Proposed	32.89						
	R5	Residential	LKD	W10	Existing	14.48	0.70	272°N		*North		*North
					Proposed	10.09						
Fourteenth	R1	Residential	Bedroom	W1	Existing	39.62	0.93	2°N		*North		*North
					Proposed	36.79						
				W2	Existing	39.62	0.93	2°N		*North		*North
					Proposed	36.69						
	R2	Residential	Bedroom	W3	Existing	39.62	0.92	2°N		*North		*North
					Proposed	36.59						
				W4	Existing	39.62	0.92	2°N		*North		*North
					Proposed	36.48						
	R3	Residential	Bedroom	W5	Existing	39.62	0.91	2°N		*North		*North
					Proposed	36.19						
	R4	Residential	LKD	W6	Existing	39.62	0.91	2°N		*North		*North
					Proposed	35.96						
				W7	Existing	11.04	0.75	272°N		*North		*North
					Proposed	8.23						
				W8	Existing	39.62	0.84	272°N		*North		*North
					Proposed	33.17						
				W9	Existing	39.62	0.84	272°N		*North		*North
					Proposed	33.28						
	R5	Residential	LKD	W10	Existing	14.50	0.71	272°N		*North		*North
					Proposed	10.36						
Fifteenth	R1	Residential	Bedroom	W1	Existing	39.62	0.93	2°N		*North		*North
					Proposed	36.92						
	R2	Residential	Bedroom	W2	Existing	39.62	0.92	2°N		*North		*North
					Proposed	36.63						
	R3	Residential	Bedroom	W3	Existing	39.62	0.92	2°N		*North		*North
					Proposed	36.45						

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	R4	Residential	LKD	W4	Existing	39.62	0.91	2°N		*North		*North
					Proposed	36.04						
				W5	Existing	10.82	0.67	272°N		*North		*North
					Proposed	7.26						
				W6	Existing	39.62	0.85	272°N		*North		*North
					Proposed	33.58						
	R5	Residential	LKD	W7	Existing	39.62	0.86	272°N		*North		*North
					Proposed	34.01						
Sixteenth	R1	Residential	Bedroom	W1	Existing	39.62	0.94	2°N		*North		*North
					Proposed	37.05						
	R2	Residential	Bedroom	W2	Existing	39.62	0.93	2°N		*North		*North
					Proposed	36.78						
	R3	Residential	Bedroom	W3	Existing	39.62	0.92	2°N		*North		*North
					Proposed	36.60						
	R4	Residential	LKD	W4	Existing	39.62	0.91	2°N		*North		*North
					Proposed	36.21						
				W5	Existing	10.82	0.69	272°N		*North		*North
					Proposed	7.51						
				W6	Existing	39.62	0.86	272°N		*North		*North
					Proposed	33.96						
	R5	Residential	LKD	W7	Existing	39.62	0.87	272°N		*North		*North
					Proposed	34.38						
Seventeenth	R1	Residential	Bedroom	W1	Existing	39.62	0.94	2°N		*North		*North
					Proposed	37.19						
	R2	Residential	Bedroom	W2	Existing	39.62	0.93	2°N		*North		*North
					Proposed	36.93						
	R3	Residential	Bedroom	W3	Existing	39.62	0.93	2°N		*North		*North
					Proposed	36.76						
	R4	Residential	LKD	W4	Existing	39.62	0.92	2°N		*North		*North
					Proposed	36.38						
				W5	Existing	10.82	0.72	272°N		*North		*North
					Proposed	7.76						
				W6	Existing	39.62	0.87	272°N		*North		*North
					Proposed	34.35						
	R5	Residential	LKD	W7	Existing	39.62	0.88	272°N		*North		*North
					Proposed	34.76						
Morse Lodge												
Ground	R1	Residential	LKD	W1	Existing	18.72	0.32	272°N		*North		*North
					Proposed	5.97						
				W2	Existing	16.77	0.29	272°N		*North		*North
					Proposed	4.94						
	R2	Residential	LKD	W3	Existing	12.31	0.34	272°N		*North		*North
					Proposed	4.24						
	R3	Residential	Hall	W4	Existing	10.52	0.42	272°N		*North		*North
					Proposed	4.47						
	R4	Residential	LKD	W5	Existing	9.00	0.49	272°N		*North		*North
					Proposed	4.37						
				W6	Existing	7.21	0.53	272°N		*North		*North
					Proposed	3.81						
	R5	Residential	LKD	W7	Existing	6.50	0.72	272°N		*North		*North
					Proposed	4.70						
First	R1	Residential	LKD	W1	Existing	10.50	1.00	92°	12.00	1.00	7.00	1.00
					Proposed	10.50			12.00		7.00	
				W2	Existing	35.59	0.79	2°N	11.00	*North	0.00	*North
					Proposed	27.96			6.00		0.00	
				W3	Existing	35.66	0.77	2°N	11.00	*North	0.00	*North

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	27.52			6.00		0.00	
	R2	Residential	Bedroom	W4	Existing	35.90	0.73	2°N		*North		*North
					Proposed	26.15						
				W5	Existing	11.88	0.18	272°N		*North		*North
					Proposed	2.09						
	R3	Residential	Bedroom	W6	Existing	13.24	0.38	272°N		*North		*North
					Proposed	5.01						
	R4	Residential	Bedroom	W7	Existing	15.98	0.28	272°N		*North		*North
					Proposed	4.49						
	R5	Residential	Bedroom	W8	Existing	8.26	0.22	272°N		*North		*North
					Proposed	1.81						
	R6	Residential	Bedroom	W9	Existing	9.76	0.38	272°N		*North		*North
					Proposed	3.69						
	R7	Residential	Bedroom	W10	Existing	10.03	0.49	272°N		*North		*North
					Proposed	4.88						
	R8	Residential	Bedroom	W11	Existing	8.27	0.51	272°N		*North		*North
					Proposed	4.22						
	R9	Residential	Bedroom	W12	Existing	5.64	0.43	272°N		*North		*North
					Proposed	2.42						
	R10	Residential	Bedroom	W13	Existing	4.54	0.63	272°N		*North		*North
					Proposed	2.86						
	R11	Residential	Bedroom	W14	Existing	6.08	0.82	272°N		*North		*North
					Proposed	4.97						
	R12	Residential	Bedroom	W15	Existing	5.49	0.74	272°N		*North		*North
					Proposed	4.05						
Second	R1	Residential	LKD	W1	Existing	13.03	1.00	92°	10.00	1.00	7.00	1.00
					Proposed	13.03			10.00		7.00	
				W2	Existing	37.89	0.80	2°N	12.00	*North	0.00	*North
					Proposed	30.36			7.00		0.00	
				W3	Existing	37.92	0.79	2°N	12.00	*North	0.00	*North
					Proposed	29.81			7.00		0.00	
	R2	Residential	LKD	W4	Existing	37.96	0.76	2°N		*North		*North
					Proposed	28.91						
				W5	Existing	38.00	0.75	2°N		*North		*North
					Proposed	28.37						
				W6	Existing	20.99	0.34	272°N		*North		*North
					Proposed	7.13						
	R3	Residential	Bedroom	W7	Existing	10.65	0.22	272°N		*North		*North
					Proposed	2.30						
	R4	Residential	Bedroom	W8	Existing	16.38	0.38	272°N		*North		*North
					Proposed	6.22						
	R5	Residential	Bedroom	W9	Existing	11.27	0.19	272°N		*North		*North
					Proposed	2.09						
	R6	Residential	LKD	W10	Existing	8.70	0.57	272°N		*North		*North
					Proposed	4.92						
				W11	Existing	10.57	0.53	272°N		*North		*North
					Proposed	5.59						
	R7	Residential	LKD	W12	Existing	8.81	0.55	272°N		*North		*North
					Proposed	4.85						
	R8	Residential	Bedroom	W13	Existing	4.50	0.35	272°N		*North		*North
					Proposed	1.56						
	R9	Residential	Bedroom	W14	Existing	7.19	0.84	272°N		*North		*North
					Proposed	6.01						

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	R10	Residential	Bedroom	W15	Existing	6.95	0.79	272°N		*North		*North
					Proposed	5.48						
Third	R1	Residential	LKD	W1	Existing	12.78	1.00	92°	11.00	1.00	6.00	1.00
					Proposed	12.78			11.00		6.00	
				W2	Existing	39.45	0.80	2°N	12.00	*North	0.00	*North
					Proposed	31.58			7.00		0.00	
				W3	Existing	39.45	0.79	2°N	12.00	*North	0.00	*North
					Proposed	31.06			7.00		0.00	
	R2	Residential	LKD	W4	Existing	39.45	0.77	2°N		*North		*North
					Proposed	30.43						
				W5	Existing	39.46	0.75	2°N		*North		*North
					Proposed	29.44						
				W6	Existing	12.27	0.23	272°N		*North		*North
					Proposed	2.80						
	R3	Residential	Bedroom	W7	Existing	15.24	0.45	272°N		*North		*North
					Proposed	6.88						
	R4	Residential	Bedroom	W8	Existing	16.96	0.34	272°N		*North		*North
					Proposed	5.76						
	R5	Residential	Bedroom	W9	Existing	8.96	0.35	272°N		*North		*North
					Proposed	3.15						
	R6	Residential	LKD	W10	Existing	12.34	0.57	272°N		*North		*North
					Proposed	7.01						
	R7	Residential	LKD	W11	Existing	10.94	0.61	272°N		*North		*North
					Proposed	6.66						
	R8	Residential	Bedroom	W12	Existing	4.88	0.57	272°N		*North		*North
					Proposed	2.77						
	R9	Residential	Bedroom	W13	Existing	8.13	0.91	272°N		*North		*North
					Proposed	7.38						
	R10	Residential	Bedroom	W14	Existing	8.04	0.82	272°N		*North		*North
					Proposed	6.58						
Fourth	R1	Residential	LKD	W1	Existing	13.39	1.00	92°	11.00	1.00	8.00	1.00
					Proposed	13.39			11.00		8.00	
				W2	Existing	39.62	0.81	2°N	12.00	*North	0.00	*North
					Proposed	32.11			7.00		0.00	
				W3	Existing	39.62	0.80	2°N	12.00	*North	0.00	*North
					Proposed	31.52			7.00		0.00	
	R2	Residential	LKD	W4	Existing	39.62	0.77	2°N		*North		*North
					Proposed	30.58						
				W5	Existing	39.62	0.76	2°N		*North		*North
					Proposed	30.00						
				W6	Existing	21.96	0.39	272°N		*North		*North
					Proposed	8.47						
	R3	Residential	Bedroom	W7	Existing	11.57	0.29	272°N		*North		*North
					Proposed	3.36						
	R4	Residential	Bedroom	W8	Existing	18.41	0.47	272°N		*North		*North
					Proposed	8.64						
	R5	Residential	Bedroom	W9	Existing	11.93	0.25	272°N		*North		*North
					Proposed	3.02						
	R6	Residential	LKD	W10	Existing	11.05	0.65	272°N		*North		*North
					Proposed	7.23						
				W11	Existing	13.25	0.63	272°N		*North		*North
					Proposed	8.40						
	R7	Residential	LKD	W12	Existing	11.24	0.65	272°N		*North		*North
					Proposed	7.35						
	R8	Residential	Bedroom	W13	Existing	5.22	0.44	272°N		*North		*North

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	2.28						
	R9	Residential	Bedroom	W14	Existing	10.42	0.88	272°N		*North		*North
					Proposed	9.13						
	R10	Residential	Bedroom	W15	Existing	10.11	0.84	272°N		*North		*North
					Proposed	8.53						
Fifth	R1	Residential	LKD	W1	Existing	12.93	1.00	92°	13.00	1.00	7.00	1.00
					Proposed	12.93			13.00		7.00	
				W2	Existing	39.62	0.81	2°N	12.00	*North	0.00	*North
					Proposed	31.96			7.00		0.00	
				W3	Existing	39.62	0.79	2°N	12.00	*North	0.00	*North
					Proposed	31.44			7.00		0.00	
	R2	Residential	LKD	W4	Existing	39.62	0.78	2°N		*North		*North
					Proposed	30.78						
				W5	Existing	39.62	0.75	2°N		*North		*North
					Proposed	29.82						
				W6	Existing	12.95	0.28	272°N		*North		*North
					Proposed	3.58						
	R3	Residential	Bedroom	W7	Existing	18.86	0.57	272°N		*North		*North
					Proposed	10.78						
	R4	Residential	Bedroom	W8	Existing	19.10	0.43	272°N		*North		*North
					Proposed	8.14						
	R5	Residential	Bedroom	W9	Existing	11.41	0.49	272°N		*North		*North
					Proposed	5.61						
	R6	Residential	LKD	W10	Existing	16.17	0.67	272°N		*North		*North
					Proposed	10.79						
	R7	Residential	LKD	W11	Existing	14.92	0.72	272°N		*North		*North
					Proposed	10.72						
	R8	Residential	Bedroom	W12	Existing	6.24	0.66	272°N		*North		*North
					Proposed	4.12						
	R9	Residential	Bedroom	W13	Existing	12.65	0.94	272°N		*North		*North
					Proposed	11.85						
	R10	Residential	Bedroom	W14	Existing	12.61	0.87	272°N		*North		*North
					Proposed	10.96						
Sixth	R1	Residential	LKD	W1	Existing	18.75	1.00	92°	17.00	1.00	8.00	1.00
					Proposed	18.75			17.00		8.00	
				W2	Existing	39.62	0.82	2°N	12.00	*North	0.00	*North
					Proposed	32.34			7.00		0.00	
				W3	Existing	39.62	0.80	2°N	12.00	*North	0.00	*North
					Proposed	31.76			7.00		0.00	
	R2	Residential	LKD	W4	Existing	39.62	0.78	2°N		*North		*North
					Proposed	30.83						
				W5	Existing	39.62	0.76	2°N		*North		*North
					Proposed	30.26						
				W6	Existing	28.61	0.55	272°N		*North		*North
					Proposed	15.67						
	R3	Residential	Bedroom	W7	Existing	26.90	0.55	272°N		*North		*North
					Proposed	14.86						
	R4	Residential	Bedroom	W8	Existing	25.52	0.56	272°N		*North		*North
					Proposed	14.23						
	R5	Residential	Bedroom	W9	Existing	21.96	0.61	272°N		*North		*North
					Proposed	13.45						
	R6	Residential	LKD	W10	Existing	19.96	0.66	272°N		*North		*North
					Proposed	13.19						
				W11	Existing	18.52	0.73	272°N		*North		*North
					Proposed	13.59						

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	R7	Residential	LKD	W12	Existing	17.86	0.78	272°N		*North		*North
					Proposed	13.94						
	R8	Residential	Bedroom	W13	Existing	17.52	0.82	272°N		*North		*North
					Proposed	14.41						
	R9	Residential	Bedroom	W14	Existing	17.57	0.87	272°N		*North		*North
					Proposed	15.32						
	R10	Residential	Bedroom	W15	Existing	17.82	0.89	272°N		*North		*North
					Proposed	15.87						
Seventh	R1	Residential	LKD	W1	Existing	15.62	1.00	92°	18.00	1.00	9.00	1.00
					Proposed	15.62			18.00		9.00	
				W2	Existing	18.21	1.00	92°	17.00	1.00	9.00	1.00
					Proposed	18.21			17.00		9.00	
				W3	Existing	38.85	0.81	2°N	9.00	*North	0.00	*North
					Proposed	31.38			4.00		0.00	
	R2	Residential	Bedroom	W4	Existing	38.97	0.78	2°N		*North		*North
					Proposed	30.55						
	R3	Residential	Bedroom	W5	Existing	39.04	0.76	2°N		*North		*North
					Proposed	29.78						
				W6	Existing	30.01	0.61	272°N		*North		*North
					Proposed	18.18						
	R4	Residential	LKD	W7	Existing	26.64	0.66	272°N		*North		*North
					Proposed	17.51						
				W8	Existing	25.18	0.69	272°N		*North		*North
					Proposed	17.50						
	R5	Residential	Bedroom	W9	Existing	23.89	0.75	272°N		*North		*North
					Proposed	17.85						
	R6	Residential	Bedroom	W10	Existing	22.90	0.82	272°N		*North		*North
					Proposed	18.67						
	R7	Residential	Bedroom	W11	Existing	22.76	0.84	272°N		*North		*North
					Proposed	19.14						
	R8	Residential	Bedroom	W12	Existing	23.08	0.88	272°N		*North		*North
					Proposed	20.37						
Loop Court												
Ground	R1	Residential	Bedroom	W1	Existing	5.00	0.48	2°N		*North		*North
					Proposed	2.38						
				W3	Existing	4.63	0.57	2°N		*North		*North
					Proposed	2.64						
	R2	Residential	Bathroom	W5	Existing	4.09	0.45	2°N		*North		*North
					Proposed	1.84						
				W8	Existing	3.77	0.47	2°N		*North		*North
					Proposed	1.76						
	R3	Residential	Study	W9	Existing	5.93	0.30	2°N		*North		*North
					Proposed	1.77						
First	R1	Residential	LKD	W1	Existing	18.49	1.00	92°	22.00	1.00	8.00	1.00
					Proposed	18.49			22.00		8.00	
				W4	Existing	19.24	1.00	92°	23.00	1.00	8.00	1.00
					Proposed	19.24			23.00		8.00	
				W6	Existing	37.02	0.62	2°N	4.00	*North	0.00	*North
					Proposed	22.83			1.00		0.00	
				W8	Existing	36.98	0.60	2°N	2.00	*North	0.00	*North
					Proposed	22.37			2.00		0.00	
				W9	Existing	35.86	0.60	2°N	1.00	*North	0.00	*North
					Proposed	21.44			1.00		0.00	
	R2	Residential	Bathroom	W11	Existing	29.44	0.70	2°N		*North		*North
					Proposed	20.61						
	R3	Residential	Bedroom	W13	Existing	38.30	0.56	2°N		*North		*North
					Proposed	21.58						

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	R4	Residential	LKD	W15	Existing	38.39	0.55	2°N		*North		*North
					Proposed	21.17						
				W16	Existing	38.43	0.53	2°N		*North		*North
					Proposed	20.56						
				W18	Existing	30.56	0.35	2°N		*North		*North
					Proposed	10.68						
				W21	Existing	19.38	0.59	272°N		*North		*North
					Proposed	11.51						
	R5	Residential	Bedroom	W22	Existing	17.70	0.66	272°N		*North		*North
					Proposed	11.64						
	R6	Residential	Bedroom	W25	Existing	16.89	0.67	272°N		*North		*North
					Proposed	11.31						
				W27	Existing	16.27	0.69	272°N		*North		*North
					Proposed	11.17						
	R7	Residential	Bedroom	W29	Existing	14.64	0.77	272°N		*North		*North
					Proposed	11.23						
	R8	Residential	Bedroom	W30	Existing	14.43	0.80	272°N		*North		*North
					Proposed	11.50						
				W32	Existing	14.50	0.71	282°N		*North		*North
					Proposed	10.25						
	R9	Residential	LKD	W34	Existing	0.44	0.45	282°N		*North		*North
					Proposed	0.20						
	R10	Residential	LKD	W36	Existing	1.12	0.13	282°N		*North		*North
					Proposed	0.14						
	R11	Residential	Bedroom	W38	Existing	0.88	0.01	282°N		*North		*North
					Proposed	0.01						
	R12	Residential	Bedroom	W40	Existing	13.67	0.83	282°N		*North		*North
					Proposed	11.37						
	R13	Residential	Bedroom	W41	Existing	13.56	0.85	282°N		*North		*North
					Proposed	11.55						
	R14	Residential	Bedroom	W42	Existing	0.70	1.00	272°N		*North		*North
					Proposed	0.70						
	R15	Residential	LKD	W43	Existing	0.46	0.91	272°N		*North		*North
					Proposed	0.42						
Second	R1	Residential	LKD	W1	Existing	20.58	1.00	92°	26.00	1.00	8.00	1.00
					Proposed	20.58			26.00		8.00	
				W4	Existing	21.20	1.00	92°	27.00	1.00	8.00	1.00
					Proposed	21.20			27.00		8.00	
				W6	Existing	37.97	0.63	2°N	4.00	*North	0.00	*North
					Proposed	23.92			2.00		0.00	
				W8	Existing	37.95	0.62	2°N	3.00	*North	0.00	*North
					Proposed	23.48			2.00		0.00	
				W9	Existing	36.32	0.61	2°N	1.00	*North	0.00	*North
					Proposed	22.17			1.00		0.00	
	R2	Residential	Bathroom	W11	Existing	32.10	0.67	2°N		*North		*North
					Proposed	21.58						
	R3	Residential	Bedroom	W13	Existing	39.03	0.57	2°N		*North		*North
					Proposed	22.44						
	R4	Residential	LKD	W15	Existing	39.05	0.56	2°N		*North		*North
					Proposed	21.96						
				W16	Existing	39.06	0.55	2°N		*North		*North
					Proposed	21.36						
				W18	Existing	26.02	0.28	2°N		*North		*North
					Proposed	7.20						
				W20	Existing	20.86	0.59	272°N		*North		*North
					Proposed	12.30						
				W22	Existing	20.08	0.62	272°N		*North		*North
					Proposed	12.52						
	R5	Residential	Bedroom	W25	Existing	18.55	0.68	272°N		*North		*North

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	12.70						
	R6	Residential	Bedroom	W26	Existing	17.73	0.70	272°N		*North		*North
					Proposed	12.40						
				W29	Existing	17.32	0.71	272°N		*North		*North
					Proposed	12.33						
	R7	Residential	Bedroom	W31	Existing	15.97	0.78	272°N		*North		*North
					Proposed	12.48						
				W32	Existing	15.93	0.79	272°N		*North		*North
					Proposed	12.66						
	R8	Residential	Bedroom	W34	Existing	15.87	0.81	272°N		*North		*North
					Proposed	12.91						
				W36	Existing	15.83	0.83	272°N		*North		*North
					Proposed	13.06						
	R9	Residential	LKD	W38	Existing	0.51	0.55	282°N		*North		*North
					Proposed	0.28						
	R10	Residential	LKD	W40	Existing	1.18	0.18	282°N		*North		*North
					Proposed	0.21						
	R11	Residential	Bedroom	W42	Existing	0.85	0.01	282°N		*North		*North
					Proposed	0.01						
	R12	Residential	Bedroom	W44	Existing	15.30	0.85	282°N		*North		*North
					Proposed	12.98						
	R13	Residential	Bedroom	W45	Existing	15.29	0.86	282°N		*North		*North
					Proposed	13.18						
				W46	Existing	15.26	0.87	282°N		*North		*North
					Proposed	13.28						
	R14	Residential	Bedroom	W47	Existing	1.22	1.00	272°N		*North		*North
					Proposed	1.22						
	R15	Residential	LKD	W48	Existing	0.75	0.93	272°N		*North		*North
					Proposed	0.70						
Third	R1	Residential	LKD	W1	Existing	22.64	1.00	92°	28.00	1.00	9.00	1.00
					Proposed	22.64			28.00		9.00	
				W4	Existing	23.25	1.00	92°	28.00	1.00	9.00	1.00
					Proposed	23.25			28.00		9.00	
				W6	Existing	38.40	0.64	2°N	4.00	*North	0.00	*North
					Proposed	24.44			2.00		0.00	
				W8	Existing	38.21	0.62	2°N	2.00	*North	0.00	*North
					Proposed	23.83			2.00		0.00	
				W9	Existing	37.00	0.62	2°N	1.00	*North	0.00	*North
					Proposed	22.78			1.00		0.00	
	R2	Residential	Bathroom	W11	Existing	30.52	0.71	2°N		*North		*North
					Proposed	21.77						
	R3	Residential	Bedroom	W13	Existing	39.25	0.58	2°N		*North		*North
					Proposed	22.80						
	R4	Residential	LKD	W15	Existing	39.26	0.57	2°N		*North		*North
					Proposed	22.31						
				W16	Existing	39.25	0.55	2°N		*North		*North
					Proposed	21.74						
				W18	Existing	31.02	0.41	2°N		*North		*North
					Proposed	12.61						
				W20	Existing	21.12	0.65	272°N		*North		*North
					Proposed	13.67						
	R5	Residential	Bedroom	W22	Existing	19.69	0.71	272°N		*North		*North
					Proposed	13.92						
	R6	Residential	Bedroom	W24	Existing	18.98	0.72	272°N		*North		*North
					Proposed	13.67						
				W27	Existing	18.48	0.74	272°N		*North		*North
					Proposed	13.64						
	R7	Residential	Bedroom	W28	Existing	17.43	0.81	272°N		*North		*North
					Proposed	14.14						

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	R8	Residential	Bedroom	W31	Existing	17.38	0.84	272°N		*North		*North
					Proposed	14.54						
				W32	Existing	17.35	0.76	282°N		*North		*North
					Proposed	13.22						
	R9	Residential	LKD	W34	Existing	0.60	0.63	282°N		*North		*North
					Proposed	0.38						
	R10	Residential	LKD	W36	Existing	1.28	0.25	282°N		*North		*North
					Proposed	0.32						
	R11	Residential	Bedroom	W38	Existing	0.88	0.01	282°N		*North		*North
					Proposed	0.01						
	R12	Residential	Bedroom	W40	Existing	17.03	0.87	282°N		*North		*North
					Proposed	14.74						
	R13	Residential	Bedroom	W41	Existing	17.04	0.88	282°N		*North		*North
					Proposed	15.01						
	R14	Residential	Bedroom	W42	Existing	1.80	1.00	272°N		*North		*North
					Proposed	1.80						
	R15	Residential	LKD	W43	Existing	1.37	0.96	272°N		*North		*North
					Proposed	1.32						
Fourth	R1	Residential	LKD	W1	Existing	24.96	1.00	92°	32.00	1.00	10.00	1.00
					Proposed	24.96			32.00		10.00	
				W4	Existing	25.52	1.00	92°	32.00	1.00	10.00	1.00
					Proposed	25.52			32.00		10.00	
				W6	Existing	38.58	0.64	2°N	3.00	*North	0.00	*North
					Proposed	24.76			2.00		0.00	
				W8	Existing	38.40	0.63	2°N	3.00	*North	0.00	*North
					Proposed	24.17			2.00		0.00	
				W9	Existing	36.72	0.62	2°N	2.00	*North	0.00	*North
					Proposed	22.77			2.00		0.00	
	R2	Residential	Bathroom	W11	Existing	30.61	0.72	2°N		*North		*North
					Proposed	21.91						
	R3	Residential	Bedroom	W13	Existing	39.31	0.59	2°N		*North		*North
					Proposed	23.01						
	R4	Residential	LKD	W15	Existing	39.30	0.57	2°N		*North		*North
					Proposed	22.50						
				W16	Existing	39.30	0.56	2°N		*North		*North
					Proposed	22.00						
				W18	Existing	26.06	0.33	2°N		*North		*North
					Proposed	8.71						
				W21	Existing	22.91	0.65	272°N		*North		*North
					Proposed	14.84						
				W23	Existing	22.00	0.69	272°N		*North		*North
					Proposed	15.17						
	R5	Residential	Bedroom	W24	Existing	21.05	0.73	272°N		*North		*North
					Proposed	15.37						
	R6	Residential	Bedroom	W27	Existing	20.37	0.75	272°N		*North		*North
					Proposed	15.21						
				W28	Existing	19.94	0.76	272°N		*North		*North
					Proposed	15.23						
	R7	Residential	Bedroom	W30	Existing	19.16	0.82	272°N		*North		*North
					Proposed	15.78						
				W32	Existing	19.16	0.84	272°N		*North		*North
					Proposed	16.10						
	R8	Residential	Bedroom	W34	Existing	19.18	0.86	272°N		*North		*North
					Proposed	16.40						
	R9	Residential	LKD	W36	Existing	0.83	0.72	282°N		*North		*North
					Proposed	0.60						
	R10	Residential	LKD	W38	Existing	1.54	0.38	282°N		*North		*North

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Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	0.58						
	R11	Residential	Bedroom	W40	Existing	0.90	0.07	282°N		*North		*North
					Proposed	0.06						
	R12	Residential	Bedroom	W42	Existing	19.06	0.88	282°N		*North		*North
					Proposed	16.71						
				W43	Existing	19.06	0.89	282°N		*North		*North
					Proposed	16.90						
	R13	Residential	Bedroom	W44	Existing	19.13	0.90	282°N		*North		*North
					Proposed	17.14						
	R14	Residential	Bedroom	W45	Existing	2.87	1.00	272°N		*North		*North
					Proposed	2.87						
	R15	Residential	LKD	W46	Existing	2.38	0.98	272°N		*North		*North
					Proposed	2.33						
Fifth	R1	Residential	LKD	W1	Existing	27.66	1.00	92°	34.00	1.00	12.00	1.00
					Proposed	27.66			34.00		12.00	
				W4	Existing	28.03	1.00	92°	34.00	1.00	12.00	1.00
					Proposed	28.03			34.00		12.00	
				W6	Existing	38.84	0.65	2°N	6.00	*North	0.00	*North
					Proposed	25.20			4.00		0.00	
				W8	Existing	38.50	0.63	2°N	4.00	*North	0.00	*North
					Proposed	24.43			4.00		0.00	
				W9	Existing	37.22	0.63	2°N	4.00	*North	0.00	*North
					Proposed	23.27			4.00		0.00	
	R2	Residential	Bathroom	W11	Existing	30.70	0.72	2°N		*North		*North
					Proposed	22.06						
	R3	Residential	Bedroom	W13	Existing	39.37	0.59	2°N		*North		*North
					Proposed	23.23						
	R4	Residential	LKD	W15	Existing	39.35	0.58	2°N		*North		*North
					Proposed	22.71						
				W16	Existing	39.34	0.56	2°N		*North		*North
					Proposed	22.22						
				W18	Existing	31.09	0.44	2°N		*North		*North
					Proposed	13.77						
				W20	Existing	23.87	0.70	272°N		*North		*North
					Proposed	16.64						
	R5	Residential	Bedroom	W22	Existing	22.71	0.75	272°N		*North		*North
					Proposed	17.09						
	R6	Residential	Bedroom	W24	Existing	22.14	0.77	272°N		*North		*North
					Proposed	17.00						
				W27	Existing	21.77	0.79	272°N		*North		*North
					Proposed	17.09						
	R7	Residential	Bedroom	W28	Existing	21.21	0.85	272°N		*North		*North
					Proposed	18.05						
	R8	Residential	Bedroom	W31	Existing	21.26	0.87	272°N		*North		*North
					Proposed	18.53						
				W32	Existing	21.19	0.81	282°N		*North		*North
					Proposed	17.19						
	R9	Residential	LKD	W34	Existing	1.84	0.86	282°N		*North		*North
					Proposed	1.58						
	R10	Residential	LKD	W36	Existing	2.66	0.62	282°N		*North		*North
					Proposed	1.66						
	R11	Residential	Bedroom	W38	Existing	2.02	0.56	282°N		*North		*North
					Proposed	1.13						
	R12	Residential	Bedroom	W40	Existing	21.33	0.89	282°N		*North		*North
					Proposed	19.03						
	R13	Residential	Bedroom	W41	Existing	21.42	0.91	282°N		*North		*North
					Proposed	19.39						

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Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	R14	Residential	Bedroom	W42	Existing	4.73	1.00	272°N		*North		*North
					Proposed	4.73						
	R15	Residential	LKD	W43	Existing	4.25	0.99	272°N		*North		*North
					Proposed	4.19						
Sixth	R1	Residential	LKD	W2	Existing	30.29	1.00	92°	38.00	1.00	13.00	1.00
					Proposed	30.29			38.00		13.00	
				W4	Existing	30.55	1.00	92°	37.00	1.00	13.00	1.00
					Proposed	30.55			37.00		13.00	
				W6	Existing	39.02	0.65	2°N	7.00	*North	0.00	*North
					Proposed	25.55			6.00		0.00	
				W8	Existing	38.69	0.64	2°N	7.00	*North	0.00	*North
					Proposed	24.82			6.00		0.00	
				W9	Existing	36.93	0.63	2°N	5.00	*North	0.00	*North
					Proposed	23.26			5.00		0.00	
	R2	Residential	Bathroom	W11	Existing	30.79	0.72	2°N		*North		*North
					Proposed	22.22						
	R3	Residential	Bedroom	W13	Existing	39.42	0.60	2°N		*North		*North
					Proposed	23.47						
	R4	Residential	LKD	W15	Existing	39.40	0.58	2°N		*North		*North
					Proposed	22.95						
				W16	Existing	39.39	0.57	2°N		*North		*North
					Proposed	22.46						
				W18	Existing	26.11	0.35	2°N		*North		*North
					Proposed	9.20						
				W21	Existing	26.11	0.70	272°N		*North		*North
					Proposed	18.23						
				W23	Existing	25.40	0.74	272°N		*North		*North
					Proposed	18.72						
	R5	Residential	Bedroom	W24	Existing	24.68	0.78	272°N		*North		*North
					Proposed	19.13						
	R6	Residential	Bedroom	W27	Existing	24.18	0.79	272°N		*North		*North
					Proposed	19.17						
				W28	Existing	23.85	0.81	272°N		*North		*North
					Proposed	19.31						
	R7	Residential	Bedroom	W30	Existing	23.47	0.86	272°N		*North		*North
					Proposed	20.23						
				W32	Existing	23.54	0.88	272°N		*North		*North
					Proposed	20.61						
	R8	Residential	Bedroom	W34	Existing	23.62	0.89	272°N		*North		*North
					Proposed	20.95						
	R9	Residential	LKD	W36	Existing	3.85	0.92	282°N		*North		*North
					Proposed	3.56						
	R10	Residential	LKD	W38	Existing	4.73	0.78	282°N		*North		*North
					Proposed	3.68						
	R11	Residential	Bedroom	W40	Existing	3.54	0.73	282°N		*North		*North
					Proposed	2.59						
	R12	Residential	Bedroom	W42	Existing	23.85	0.90	282°N		*North		*North
					Proposed	21.51						
				W43	Existing	23.91	0.91	282°N		*North		*North
					Proposed	21.73						
	R13	Residential	Bedroom	W44	Existing	24.03	0.92	282°N		*North		*North
					Proposed	22.02						
	R14	Residential	Bedroom	W45	Existing	6.53	1.00	272°N		*North		*North
					Proposed	6.53						
	R15	Residential	LKD	W46	Existing	6.29	0.97	272°N		*North		*North
					Proposed	6.12						
Seventh	R1	Residential	LKD	W1	Existing	32.55	1.00	92°	41.00	1.00	15.00	1.00

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Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	32.55			41.00		15.00	
				W4	Existing	32.60	1.00	92°	40.00	1.00	15.00	1.00
					Proposed	32.60			40.00		15.00	
				W6	Existing	39.17	0.66	2°N	8.00	*North	0.00	*North
					Proposed	25.94			6.00		0.00	
				W8	Existing	38.71	0.65	2°N	6.00	*North	0.00	*North
					Proposed	25.02			6.00		0.00	
				W9	Existing	36.99	0.63	2°N	5.00	*North	0.00	*North
					Proposed	23.48			5.00		0.00	
	R2	Residential	Bathroom	W11	Existing	32.72	0.69	2°N		*North		*North
					Proposed	22.56						
	R3	Residential	Bedroom	W13	Existing	39.46	0.60	2°N		*North		*North
					Proposed	23.71						
	R4	Residential	LKD	W15	Existing	39.44	0.59	2°N		*North		*North
					Proposed	23.19						
				W16	Existing	39.43	0.58	2°N		*North		*North
					Proposed	22.70						
				W18	Existing	26.13	0.36	2°N		*North		*North
					Proposed	9.41						
				W20	Existing	28.24	0.72	272°N		*North		*North
					Proposed	20.23						
				W22	Existing	27.80	0.74	272°N		*North		*North
					Proposed	20.67						
	R5	Residential	Bedroom	W25	Existing	26.97	0.80	272°N		*North		*North
					Proposed	21.45						
	R6	Residential	Bedroom	W26	Existing	26.57	0.81	272°N		*North		*North
					Proposed	21.63						
				W29	Existing	26.37	0.83	272°N		*North		*North
					Proposed	21.80						
	R7	Residential	Bedroom	W31	Existing	26.09	0.88	272°N		*North		*North
					Proposed	22.94						
				W32	Existing	26.17	0.89	272°N		*North		*North
					Proposed	23.19						
	R8	Residential	Bedroom	W34	Existing	26.24	0.90	272°N		*North		*North
					Proposed	23.49						
				W36	Existing	26.28	0.90	272°N		*North		*North
					Proposed	23.66						
	R9	Residential	LKD	W38	Existing	6.51	0.92	282°N		*North		*North
					Proposed	5.97						
	R10	Residential	LKD	W40	Existing	7.42	0.82	282°N		*North		*North
					Proposed	6.08						
	R11	Residential	Bedroom	W42	Existing	6.31	0.80	282°N		*North		*North
					Proposed	5.05						
	R12	Residential	Bedroom	W44	Existing	26.55	0.91	282°N		*North		*North
					Proposed	24.06						
	R13	Residential	Bedroom	W45	Existing	26.67	0.91	282°N		*North		*North
					Proposed	24.34						
				W46	Existing	26.73	0.92	282°N		*North		*North
					Proposed	24.50						
	R14	Residential	Bedroom	W47	Existing	8.61	1.00	272°N		*North		*North
					Proposed	8.59						
	R15	Residential	LKD	W48	Existing	8.87	0.95	272°N		*North		*North
					Proposed	8.46						
Eighth	R1	Residential	LKD	W1	Existing	33.41	1.00	92°	42.00	1.00	15.00	1.00
					Proposed	33.41			42.00		15.00	
				W4	Existing	33.41	1.00	92°	42.00	1.00	15.00	1.00
					Proposed	33.41			42.00		15.00	
				W6	Existing	39.20	0.67	2°N	8.00	*North	0.00	*North
					Proposed	26.21			6.00		0.00	
				W8	Existing	38.74	0.65	2°N	6.00	*North	0.00	*North
					Proposed	25.28			6.00		0.00	
				W9	Existing	37.40	0.64	2°N	5.00	*North	0.00	*North
					Proposed	23.99			5.00		0.00	

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	R2	Residential	Bathroom	W11	Existing	30.85	0.73	2°N		*North		*North
					Proposed	22.44						
	R3	Residential	Bedroom	W13	Existing	39.48	0.61	2°N		*North		*North
					Proposed	23.96						
	R4	Residential	LKD	W15	Existing	39.47	0.59	2°N		*North		*North
					Proposed	23.45						
				W16	Existing	39.47	0.58	2°N		*North		*North
					Proposed	22.96						
				W18	Existing	31.30	0.47	2°N		*North		*North
					Proposed	14.57						
				W20	Existing	30.23	0.76	272°N		*North		*North
					Proposed	22.96						
	R5	Residential	Bedroom	W22	Existing	29.58	0.81	272°N		*North		*North
					Proposed	23.91						
	R6	Residential	Bedroom	W24	Existing	29.29	0.83	272°N		*North		*North
					Proposed	24.21						
				W27	Existing	29.09	0.84	272°N		*North		*North
					Proposed	24.52						
	R7	Residential	Bedroom	W28	Existing	28.96	0.89	272°N		*North		*North
					Proposed	25.69						
	R8	Residential	Bedroom	W31	Existing	29.03	0.90	272°N		*North		*North
					Proposed	26.07						
				W32	Existing	28.92	0.85	282°N		*North		*North
					Proposed	24.67						
	R9	Residential	LKD	W34	Existing	9.02	0.89	282°N		*North		*North
					Proposed	8.07						
	R10	Residential	LKD	W36	Existing	9.93	0.82	282°N		*North		*North
					Proposed	8.18						
	R11	Residential	Bedroom	W38	Existing	8.58	0.81	282°N		*North		*North
					Proposed	6.91						
	R12	Residential	Bedroom	W40	Existing	29.37	0.90	282°N		*North		*North
					Proposed	26.52						
	R13	Residential	Bedroom	W41	Existing	29.50	0.91	282°N		*North		*North
					Proposed	26.88						
	R14	Residential	Bedroom	W42	Existing	10.38	0.99	272°N		*North		*North
					Proposed	10.30						
	R15	Residential	LKD	W43	Existing	11.14	0.94	272°N		*North		*North
					Proposed	10.43						
Ninth	R1	Residential	LKD	W2	Existing	33.93	1.00	92°	42.00	1.00	15.00	1.00
					Proposed	33.93			42.00		15.00	
				W4	Existing	33.97	1.00	92°	42.00	1.00	15.00	1.00
					Proposed	33.97			42.00		15.00	
				W6	Existing	39.20	0.67	2°N	7.00	*North	0.00	*North
					Proposed	26.44			6.00		0.00	
				W7	Existing	38.83	0.66	2°N	7.00	*North	0.00	*North
					Proposed	25.66			6.00		0.00	
				W10	Existing	37.04	0.65	2°N	6.00	*North	0.00	*North
					Proposed	23.95			6.00		0.00	
	R3	Residential	Bedroom	W12	Existing	39.51	0.61	2°N		*North		*North
					Proposed	24.25						
	R4	Residential	LKD	W14	Existing	39.50	0.60	2°N		*North		*North
					Proposed	23.74						
				W17	Existing	39.51	0.59	2°N		*North		*North
					Proposed	23.26						
				W19	Existing	26.30	0.38	2°N		*North		*North
					Proposed	10.01						
				W20	Existing	33.09	0.76	272°N		*North		*North
					Proposed	24.99						
				W22	Existing	32.75	0.78	272°N		*North		*North

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	25.59						
	R5	Residential	Bedroom	W25	Existing	32.41	0.81	272°N		*North		*North
					Proposed	26.28						
	R6	Residential	Bedroom	W26	Existing	32.17	0.83	272°N		*North		*North
					Proposed	26.70						
				W29	Existing	32.01	0.84	272°N		*North		*North
					Proposed	27.04						
	R7	Residential	Bedroom	W30	Existing	31.88	0.88	272°N		*North		*North
					Proposed	28.06						
				W32	Existing	31.91	0.89	272°N		*North		*North
					Proposed	28.33						
	R8	Residential	Bedroom	W34	Existing	31.91	0.89	272°N		*North		*North
					Proposed	28.53						
	R9	Residential	LKD	W36	Existing	11.60	0.88	282°N		*North		*North
					Proposed	10.16						
	R10	Residential	LKD	W38	Existing	12.50	0.82	282°N		*North		*North
					Proposed	10.27						
	R11	Residential	Bedroom	W40	Existing	10.96	0.81	282°N		*North		*North
					Proposed	8.83						
	R12	Residential	Bedroom	W42	Existing	32.18	0.90	282°N		*North		*North
					Proposed	28.89						
				W43	Existing	32.24	0.90	282°N		*North		*North
					Proposed	29.10						
	R13	Residential	Bedroom	W44	Existing	32.33	0.91	282°N		*North		*North
					Proposed	29.37						
	R14	Residential	Bedroom	W45	Existing	12.51	0.99	272°N		*North		*North
					Proposed	12.36						
	R15	Residential	LKD	W46	Existing	13.84	0.93	272°N		*North		*North
					Proposed	12.82						
Tenth	R1	Residential	LKD	W1	Existing	34.54	1.00	92°	44.00	1.00	15.00	1.00
					Proposed	34.54			44.00		15.00	
				W4	Existing	34.57	1.00	92°	44.00	1.00	15.00	1.00
					Proposed	34.57			44.00		15.00	
				W6	Existing	39.31	0.69	2°N	9.00	*North	0.00	*North
					Proposed	26.94			7.00		0.00	
				W8	Existing	38.97	0.67	2°N	8.00	*North	0.00	*North
					Proposed	26.14			7.00		0.00	
				W9	Existing	37.12	0.65	2°N	6.00	*North	0.00	*North
					Proposed	24.31			6.00		0.00	
	R2	Residential	Bedroom	W12	Existing	39.53	0.62	2°N		*North		*North
					Proposed	24.61						
	R3	Residential	LKD	W14	Existing	39.53	0.61	2°N		*North		*North
					Proposed	24.10						
				W15	Existing	39.55	0.60	2°N		*North		*North
					Proposed	23.62						
				W17	Existing	26.34	0.39	2°N		*North		*North
					Proposed	10.37						
				W19	Existing	35.83	0.76	272°N		*North		*North
					Proposed	27.29						
				W21	Existing	35.68	0.78	272°N		*North		*North
					Proposed	27.74						
	R4	Residential	Bedroom	W24	Existing	35.35	0.81	272°N		*North		*North
					Proposed	28.64						
	R5	Residential	Bedroom	W25	Existing	35.19	0.83	272°N		*North		*North
					Proposed	29.12						
				W28	Existing	35.11	0.84	272°N		*North		*North
					Proposed	29.41						
	R6	Residential	Bedroom	W30	Existing	34.91	0.88	272°N		*North		*North
					Proposed	30.61						

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Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
				W31	Existing	34.90	0.88	272°N		*North		*North
					Proposed	30.78						
	R7	Residential	Bedroom	W33	Existing	34.85	0.89	272°N		*North		*North
					Proposed	30.96						
				W35	Existing	34.73	0.89	272°N		*North		*North
					Proposed	30.97						
	R8	Residential	LKD	W38	Existing	18.31	0.89	282°N		*North		*North
					Proposed	16.31						
	R9	Residential	LKD	W40	Existing	16.38	0.86	282°N		*North		*North
					Proposed	14.16						
Eleventh	R1	Residential	Bedroom	W1	Existing	39.55	0.63	2°N		*North		*North
					Proposed	25.02						
	R2	Residential	LKD	W3	Existing	39.55	0.62	2°N		*North		*North
					Proposed	24.52						
				W6	Existing	39.57	0.61	2°N		*North		*North
					Proposed	24.05						
	R3	Residential	Bedroom	W7	Existing	38.21	0.81	272°N		*North		*North
					Proposed	31.09						
	R4	Residential	Bedroom	W8	Existing	38.15	0.82	272°N		*North		*North
					Proposed	31.47						
Tiggap House												
Ground	R1	Residential	Bedroom	W1	Existing	13.51	1.00	115°	29.00	1.00	9.00	1.00
					Proposed	13.51			29.00		9.00	
	R2	Residential	Bedroom	W2	Existing	13.36	1.00	115°	28.00	1.00	9.00	1.00
					Proposed	13.36			28.00		9.00	
	R3	Residential	Bedroom	W3	Existing	13.44	1.00	115°	30.00	1.00	9.00	1.00
					Proposed	13.44			30.00		9.00	
				W4	Existing	13.53	1.00	115°	29.00	1.00	9.00	1.00
					Proposed	13.53			29.00		9.00	
				W5	Existing	13.70	1.00	115°	28.00	1.00	9.00	1.00
					Proposed	13.70			28.00		9.00	
				W6	Existing	11.19	0.76	354°N	0.00	*North	0.00	*North
					Proposed	8.51			0.00		0.00	
	R4	Residential	Bedroom	W7	Existing	10.56	0.77	354°N		*North		*North
					Proposed	8.14						
First	R1	Residential	LKD	W1	Existing	15.38	1.00	115°	33.00	1.00	11.00	1.00
					Proposed	15.38			33.00		11.00	
				W2	Existing	15.20	1.00	115°	33.00	1.00	11.00	1.00
					Proposed	15.20			33.00		11.00	
				W3	Existing	15.17	1.00	115°	34.00	1.00	10.00	1.00
					Proposed	15.17			34.00		10.00	
				W4	Existing	15.21	1.00	115°	32.00	1.00	10.00	1.00
					Proposed	15.21			32.00		10.00	
				W5	Existing	15.32	1.00	115°	30.00	1.00	9.00	1.00
					Proposed	15.32			30.00		9.00	
				W6	Existing	12.37	0.77	354°N	0.00	*North	0.00	*North
					Proposed	9.51			0.00		0.00	
Second	R1	Residential	LKD	W1	Existing	17.21	1.00	115°	36.00	1.00	12.00	1.00
					Proposed	17.21			36.00		12.00	
				W2	Existing	17.23	1.00	115°	34.00	1.00	12.00	1.00
					Proposed	17.23			34.00		12.00	
				W3	Existing	9.79	0.67	25°N	0.00	*North	0.00	*North
					Proposed	6.53			0.00		0.00	
				W4	Existing	13.90	0.78	354°N	0.00	*North	0.00	*North
					Proposed	10.84			0.00		0.00	
				W5	Existing	13.22	0.78	354°N	0.00	*North	0.00	*North
					Proposed	10.35			0.00		0.00	
Third	R1	Residential	LKD	W1	Existing	19.87	1.00	115°	41.00	1.00	13.00	1.00
					Proposed	19.87			41.00		13.00	
				W2	Existing	19.76	1.00	115°	39.00	1.00	12.00	1.00
					Proposed	19.76			39.00		12.00	
				W3	Existing	5.93	0.56	25°N	0.00	*North	0.00	*North
					Proposed	3.30			0.00		0.00	

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Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
				W4	Existing	15.29	0.80	354°N	0.00	*North	0.00	*North
					Proposed	12.20			0.00		0.00	
				W5	Existing	14.63	0.80	354°N	0.00	*North	0.00	*North
					Proposed	11.71			0.00		0.00	
	R2	Residential	Bedroom	W6	Existing	4.00	0.56	25°N		*North		*North
					Proposed	2.22						
	R3	Residential	LKD	W7	Existing	3.14	0.58	21°N		*North		*North
					Proposed	1.81						
				W8	Existing	8.35	0.99	295°N		*North		*North
					Proposed	8.30						
				W9	Existing	9.30	1.00	295°N		*North		*North
					Proposed	9.26						
Fourth	R1	Residential	LKD	W1	Existing	22.59	1.00	115°	43.00	1.00	13.00	1.00
					Proposed	22.59			43.00		13.00	
				W2	Existing	22.45	1.00	115°	40.00	1.00	13.00	1.00
					Proposed	22.45			40.00		13.00	
				W3	Existing	3.86	1.00	25°N	0.00	*North	0.00	*North
					Proposed	3.86			0.00		0.00	
				W4	Existing	17.06	0.82	354°N	0.00	*North	0.00	*North
					Proposed	13.94			0.00		0.00	
				W5	Existing	16.12	0.82	354°N	0.00	*North	0.00	*North
					Proposed	13.17			0.00		0.00	
	R2	Residential	Bedroom	W6	Existing	4.56	0.60	25°N		*North		*North
					Proposed	2.72						
	R3	Residential	LKD	W7	Existing	3.62	0.63	21°N		*North		*North
					Proposed	2.29						
				W8	Existing	9.83	1.00	295°N		*North		*North
					Proposed	9.79						
				W9	Existing	11.05	1.00	295°N		*North		*North
					Proposed	11.00						
Fifth	R1	Residential	LKD	W1	Existing	26.29	1.00	115°	54.00	1.00	18.00	1.00
					Proposed	26.29			54.00		18.00	
				W2	Existing	26.05	1.00	115°	52.00	1.00	17.00	1.00
					Proposed	26.05			52.00		17.00	
				W3	Existing	14.55	0.77	25°N	0.00	*North	0.00	*North
					Proposed	11.25			0.00		0.00	
				W4	Existing	18.97	0.83	354°N	0.00	*North	0.00	*North
					Proposed	15.80			0.00		0.00	
				W5	Existing	18.08	0.83	354°N	0.00	*North	0.00	*North
					Proposed	15.05			0.00		0.00	
	R2	Residential	Bedroom	W6	Existing	5.14	0.63	25°N		*North		*North
					Proposed	3.22						
	R3	Residential	LKD	W7	Existing	4.23	0.68	21°N		*North		*North
					Proposed	2.88						
				W8	Existing	11.99	1.00	295°N		*North		*North
					Proposed	11.96						
Sixth	R1	Residential	LKD	W1	Existing	29.85	1.00	115°	56.00	1.00	18.00	1.00
					Proposed	29.85			56.00		18.00	
				W2	Existing	29.62	1.00	115°	54.00	1.00	18.00	1.00
					Proposed	29.62			54.00		18.00	
				W3	Existing	15.39	0.78	25°N	0.00	*North	0.00	*North
					Proposed	12.06			0.00		0.00	
				W4	Existing	21.44	0.85	354°N	1.00	*North	0.00	*North
					Proposed	18.20			1.00		0.00	
				W5	Existing	20.22	0.85	354°N	0.00	*North	0.00	*North
					Proposed	17.12			0.00		0.00	
	R2	Residential	Bedroom	W6	Existing	5.83	0.65	25°N		*North		*North
					Proposed	3.79						
	R3	Residential	LKD	W7	Existing	4.87	0.71	21°N		*North		*North
					Proposed	3.48						
				W8	Existing	12.22	1.00	295°N		*North		*North
					Proposed	12.19						
				W9	Existing	13.91	1.00	295°N		*North		*North
					Proposed	13.88						
Seventh	R1	Residential	LKD	W1	Existing	33.55	1.00	115°	60.00	1.00	19.00	1.00
					Proposed	33.55			60.00		19.00	
				W2	Existing	17.66	0.81	25°N	3.00	*North	1.00	*North
					Proposed	14.30			3.00		1.00	
				W3	Existing	24.04	0.86	354°N	2.00	*North	0.00	*North

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Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	20.73			2.00		0.00	
				W4	Existing	22.77	0.86	354°N	2.00	*North	0.00	*North
					Proposed	19.60			2.00		0.00	
	R2	Residential	Bedroom	W5	Existing	6.99	0.67	25°N		*North		*North
					Proposed	4.65						
	R3	Residential	LKD	W6	Existing	5.99	0.75	21°N		*North		*North
					Proposed	4.50						
				W7	Existing	0.00	1.00	295°N		*North		*North
					Proposed	0.00						
				W8	Existing	15.44	1.00	295°N		*North		*North
					Proposed	15.39						
Eighth	R1	Residential	LKD	W1	Existing	36.78	1.00	115°	63.00	1.00	21.00	1.00
					Proposed	36.78			63.00		21.00	
				W2	Existing	31.25	0.89	25°N	16.00	*North	2.00	*North
					Proposed	27.96			16.00		2.00	
				W3	Existing	27.02	0.88	354°N	5.00	*North	0.00	*North
					Proposed	23.67			5.00		0.00	
				W4	Existing	25.89	0.87	354°N	6.00	*North	0.00	*North
					Proposed	22.64			6.00		0.00	
	R2	Residential	Bedroom	W5	Existing	21.70	0.87	25°N		*North		*North
					Proposed	18.96						
	R3	Residential	LKD	W6	Existing	21.47	0.91	21°N		*North		*North
					Proposed	19.56						
				W7	Existing	16.91	1.00	295°N		*North		*North
					Proposed	16.85						
Trefoil House												
Ground	R1	Residential	Bedroom	W1	Existing	11.36	0.55	2°N		*North		*North
					Proposed	6.22						
				W3	Existing	11.52	0.56	2°N		*North		*North
					Proposed	6.48						
	R2	Residential	Bedroom	W2	Existing	6.04	0.12	2°N		*North		*North
					Proposed	0.72						
	R3	Residential	Bedroom	W4	Existing	11.71	0.59	2°N		*North		*North
					Proposed	6.92						
	R4	Residential	Bedroom	W5	Existing	11.67	0.63	2°N		*North		*North
					Proposed	7.37						
				W6	Existing	11.60	0.64	2°N		*North		*North
					Proposed	7.47						
First	R1	Residential	LKD	W1	Existing	12.70	0.61	2°N	0.00	*North	0.00	*North
					Proposed	7.72			0.00		0.00	
				W4	Existing	17.03	1.00	182°	25.00	1.00	9.00	1.00
					Proposed	17.03			25.00		9.00	
				W5	Existing	0.95	0.88	92°	1.00	1.00	0.00	1.00
					Proposed	0.84			1.00		0.00	
				W6	Existing	0.90	0.88	92°	2.00	1.00	0.00	1.00
					Proposed	0.79			2.00		0.00	
	R2	Residential	Bedroom	W2	Existing	8.69	0.46	2°N		*North		*North
					Proposed	3.96						
	R3	Residential	Bedroom	W3	Existing	13.09	0.66	2°N		*North		*North
					Proposed	8.60						
Ossel Court												
Ground	R1	Residential	Class Room	W1	Existing	12.94	1.00	182°	22.00	1.00	4.00	1.00
					Proposed	12.94			22.00		4.00	
				W2	Existing	13.50	1.00	182°	23.00	1.00	6.00	1.00
					Proposed	13.50			23.00		6.00	
				W3	Existing	13.56	1.00	182°	23.00	1.00	5.00	1.00
					Proposed	13.56			23.00		5.00	
				W4	Existing	3.34	1.00	121°	6.00	1.00	2.00	1.00
					Proposed	3.34			6.00		2.00	
				W5	Existing	1.45	1.00	121°	0.00	1.00	0.00	1.00
					Proposed	1.45			0.00		0.00	
				W6	Existing	21.74	0.12	2°N	0.00	*North	0.00	*North
					Proposed	2.68			0.00		0.00	

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
				W7	Existing	15.02	0.11	2°N	0.00	*North	0.00	*North
					Proposed	1.69			0.00		0.00	
				W8	Existing	11.42	0.13	2°N	0.00	*North	0.00	*North
					Proposed	1.44			0.00		0.00	
				W9	Existing	9.93	0.32	2°N	0.00	*North	0.00	*North
					Proposed	3.20			0.00		0.00	
				W10	Existing	6.38	0.16	2°N	3.00	*North	0.00	*North
					Proposed	1.00			0.00		0.00	
				W11	Existing	18.54	0.41	295°N	5.00	*North	0.00	*North
					Proposed	7.62			4.00		0.00	
First	R1	Residential	Bedroom	W1	Existing	14.91	1.00	182°	28.00	1.00	8.00	1.00
					Proposed	14.91			28.00		8.00	
	R2	Residential	Bedroom	W2	Existing	15.05	1.00	182°	26.00	1.00	8.00	1.00
					Proposed	15.05			26.00		8.00	
	R3	Residential	Bedroom	W3	Existing	3.77	0.99	121°	3.00	1.00	0.00	1.00
					Proposed	3.75			3.00		0.00	
				W4	Existing	7.40	1.00	121°	20.00	1.00	6.00	1.00
					Proposed	7.38			20.00		6.00	
	R4	Residential	LKD	W5	Existing	11.42	0.77	92°	7.00	1.00	0.00	1.00
					Proposed	8.81			7.00		0.00	
				W6	Existing	13.37	0.77	92°	9.00	1.00	2.00	1.00
					Proposed	10.26			9.00		2.00	
				W7	Existing	13.41	0.09	2°N	0.00	*North	0.00	*North
					Proposed	1.19			0.00		0.00	
				W8	Existing	6.60	0.15	2°N	0.00	*North	0.00	*North
					Proposed	0.98			0.00		0.00	
	R5	Residential	Study	W9	Existing	2.30	0.30	2°N	0.00	*North	0.00	*North
					Proposed	0.69			0.00		0.00	
				W10	Existing	1.41	0.61	92°	1.00	0.00	0.00	1.00
					Proposed	0.86			0.00		0.00	
				W11	Existing	3.25	0.33	25°N	0.00	*North	0.00	*North
					Proposed	1.08			0.00		0.00	
	R6	Residential	Bedroom	W12	Existing	19.09	0.34	25°N		*North		*North
					Proposed	6.56						
	R7	Residential	LKD	W13	Existing	12.20	0.30	25°N		*North		*North
					Proposed	3.67						
				W14	Existing	31.56	0.54	295°N		*North		*North
					Proposed	17.13						
				W15	Existing	29.03	0.51	295°N		*North		*North
					Proposed	14.75						
	R8	Residential	Bedroom	W16	Existing	16.49	0.28	295°N		*North		*North
					Proposed	4.60						
	R9	Residential	LKD	W17	Existing	10.83	0.24	295°N		*North		*North
					Proposed	2.57						
	R10	Residential	Bedroom	W18	Existing	9.44	0.34	295°N		*North		*North
					Proposed	3.24						
Second	R1	Residential	LKD	W1	Existing	15.42	1.00	115°	31.00	1.00	9.00	1.00
					Proposed	15.41			31.00		9.00	
				W2	Existing	16.21	0.97	115°	23.00	1.00	6.00	1.00
					Proposed	15.66			23.00		6.00	
				W3	Existing	15.45	1.00	115°	28.00	1.00	10.00	1.00
					Proposed	15.41			28.00		10.00	
	R2	Residential	Bedroom	W4	Existing	17.17	0.96	115°	26.00	1.00	8.00	1.00
					Proposed	16.42			26.00		8.00	
	R3	Residential	Bedroom	W5	Existing	15.93	0.99	115°	27.00	1.00	8.00	1.00
					Proposed	15.78			27.00		8.00	
				W9	Existing	15.84	0.99	115°	26.00	1.00	7.00	1.00
					Proposed	15.64			26.00		7.00	
	R4	Residential	LKD	W6	Existing	8.03	0.27	26°N	2.00	*North	0.00	*North
					Proposed	2.13			2.00		0.00	
				W7	Existing	18.37	0.94	115°	30.00	0.97	8.00	1.00
					Proposed	17.26			29.00		8.00	
				W8	Existing	12.76	0.36	355°N	1.00	*North	0.00	*North
					Proposed	4.57			0.00		0.00	

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	R5	Residential	Bedroom	W10	Existing	14.46	0.13	355°N		*North		*North
					Proposed	1.87						
	R6	Residential	Bedroom	W11	Existing	15.99	0.35	26°N		*North		*North
					Proposed	5.59						
	R7	Residential	LKD	W12	Existing	16.36	0.40	15°N		*North		*North
					Proposed	6.48						
				W13	Existing	32.69	0.60	295°N		*North		*North
					Proposed	19.76						
				W14	Existing	31.55	0.59	295°N		*North		*North
					Proposed	18.61						
				W15	Existing	31.77	0.56	305°N		*North		*North
					Proposed	17.88						
	R8	Residential	Bedroom	W16	Existing	30.62	0.57	305°N		*North		*North
					Proposed	17.31						
				W17	Existing	29.60	0.57	305°N		*North		*North
					Proposed	16.98						
	R9	Residential	LKD	W18	Existing	24.84	0.65	285°N		*North		*North
					Proposed	16.27						
				W19	Existing	23.59	0.69	285°N		*North		*North
					Proposed	16.24						
	R10	Residential	Bedroom	W20	Existing	6.92	0.32	296°N		*North		*North
					Proposed	2.23						
Third	R1	Residential	LKD	W1	Existing	17.09	1.00	115°	33.00	1.00	11.00	1.00
					Proposed	17.08			33.00		11.00	
				W2	Existing	16.71	1.00	115°	31.00	1.00	10.00	1.00
					Proposed	16.69			31.00		10.00	
	R2	Residential	Bedroom	W3	Existing	16.91	1.00	115°	32.00	1.00	10.00	1.00
					Proposed	16.88			32.00		10.00	
	R3	Residential	Bedroom	W4	Existing	18.38	0.98	115°	31.00	1.00	10.00	1.00
					Proposed	18.01			31.00		10.00	
				W9	Existing	18.58	0.95	115°	28.00	1.00	9.00	1.00
					Proposed	17.74			28.00		9.00	
	R4	Residential	LKD	W5	Existing	10.02	0.13	26°N	0.00	*North	0.00	*North
					Proposed	1.33			0.00		0.00	
				W6	Existing	19.52	0.93	115°	23.00	0.96	5.00	1.00
					Proposed	18.22			22.00		5.00	
				W7	Existing	18.40	0.99	115°	31.00	0.97	8.00	1.00
					Proposed	18.20			30.00		8.00	
				W8	Existing	18.99	0.25	355°N	1.00	*North	0.00	*North
					Proposed	4.67			1.00		0.00	
	R5	Residential	Bedroom	W10	Existing	2.05	0.02	355°N		*North		*North
					Proposed	0.05						
	R6	Residential	Bedroom	W11	Existing	16.62	0.36	26°N		*North		*North
					Proposed	6.00						
	R7	Residential	LKD	W12	Existing	15.94	0.41	15°N		*North		*North
					Proposed	6.48						
				W13	Existing	33.60	0.65	295°N		*North		*North
					Proposed	21.99						
				W14	Existing	32.81	0.65	295°N		*North		*North
					Proposed	21.22						
				W15	Existing	32.85	0.62	305°N		*North		*North
					Proposed	20.45						
	R8	Residential	Bedroom	W16	Existing	31.24	0.62	305°N		*North		*North
					Proposed	19.45						
	R9	Residential	LKD	W17	Existing	26.22	0.70	285°N		*North		*North
					Proposed	18.40						
				W18	Existing	25.07	0.73	285°N		*North		*North
					Proposed	18.31						
	R10	Residential	Bedroom	W19	Existing	7.15	0.41	296°N		*North		*North
					Proposed	2.92						
				W20	Existing	7.15	0.41	296°N		*North		*North
					Proposed	2.92						

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
Fourth	R1	Residential	LKD	W1	Existing	19.11	1.00	115°	37.00	1.00	11.00	1.00
					Proposed	19.11			37.00		11.00	
				W2	Existing	20.27	0.98	115°	35.00	1.00	10.00	1.00
					Proposed	19.89			35.00		10.00	
	R2	Residential	Bedroom	W3	Existing	18.93	1.00	115°	37.00	1.00	12.00	1.00
					Proposed	18.93			37.00		12.00	
	R3	Residential	Bedroom	W4	Existing	18.99	1.00	115°	35.00	1.00	12.00	1.00
					Proposed	18.99			35.00		12.00	
				W8	Existing	20.62	0.97	115°	34.00	1.00	12.00	1.00
					Proposed	19.95			34.00		12.00	
				W10	Existing	19.82	0.97	115°	25.00	1.00	7.00	1.00
					Proposed	19.23			25.00		7.00	
	R4	Residential	LKD	W5	Existing	6.73	0.12	26°N	3.00	*North	0.00	*North
					Proposed	0.79			2.00		0.00	
				W6	Existing	21.14	0.98	115°	38.00	1.00	12.00	1.00
					Proposed	20.62			38.00		12.00	
				W7	Existing	16.17	0.50	355°N	0.00	*North	0.00	*North
					Proposed	8.13			0.00		0.00	
	R5	Residential	Bedroom	W9	Existing	11.52	0.21	355°N		*North		*North
					Proposed	2.42						
	R6	Residential	Bedroom	W11	Existing	16.14	0.40	26°N		*North		*North
					Proposed	6.39						
	R7	Residential	LKD	W12	Existing	16.19	0.44	15°N		*North		*North
					Proposed	7.13						
				W13	Existing	34.65	0.70	295°N		*North		*North
					Proposed	24.19						
				W14	Existing	34.02	0.69	295°N		*North		*North
					Proposed	23.60						
				W15	Existing	33.29	0.69	295°N		*North		*North
					Proposed	22.93						
				W16	Existing	33.55	0.67	305°N		*North		*North
					Proposed	22.44						
	R8	Residential	Bedroom	W17	Existing	31.87	0.68	305°N		*North		*North
					Proposed	21.54						
	R9	Residential	LKD	W18	Existing	28.05	0.74	285°N		*North		*North
					Proposed	20.63						
				W19	Existing	27.08	0.76	285°N		*North		*North
					Proposed	20.55						
	R10	Residential	Bedroom	W20	Existing	7.97	0.49	296°N		*North		*North
					Proposed	3.91						
Fifth	R1	Residential	LKD	W1	Existing	21.42	1.00	115°	40.00	1.00	13.00	1.00
					Proposed	21.42			40.00		13.00	
				W2	Existing	21.85	0.99	115°	30.00	1.00	8.00	1.00
					Proposed	21.53			30.00		8.00	
				W3	Existing	21.10	1.00	115°	38.00	1.00	13.00	1.00
					Proposed	21.10			38.00		13.00	
	R2	Residential	Bedroom	W4	Existing	22.48	0.98	115°	36.00	1.00	12.00	1.00
					Proposed	22.03			36.00		12.00	
				W5	Existing	21.09	1.00	115°	38.00	1.00	12.00	1.00
					Proposed	21.09			38.00		12.00	
				W9	Existing	22.18	0.97	115°	33.00	1.00	10.00	1.00
					Proposed	21.54			33.00		10.00	
	R3	Residential	LKD	W6	Existing	8.10	0.30	26°N	2.00	*North	0.00	*North
					Proposed	2.41			2.00		0.00	
				W7	Existing	22.91	0.98	115°	38.00	1.00	12.00	1.00
					Proposed	22.42			38.00		12.00	
				W8	Existing	12.61	0.40	355°N	1.00	*North	0.00	*North
					Proposed	5.05			0.00		0.00	
	R4	Residential	Bedroom	W10	Existing	14.41	0.14	355°N		*North		*North
					Proposed	2.03						
	R5	Residential	Bedroom	W11	Existing	16.06	0.39	26°N		*North		*North
					Proposed	6.29						

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Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	R6	Residential	LKD	W12	Existing	16.42	0.46	15°N		*North		*North
					Proposed	7.49						
				W13	Existing	35.12	0.71	295°N		*North		*North
					Proposed	24.94						
				W14	Existing	34.33	0.71	295°N		*North		*North
					Proposed	24.23						
				W15	Existing	34.41	0.69	305°N		*North		*North
					Proposed	23.60						
	R7	Residential	Bedroom	W16	Existing	33.63	0.69	305°N		*North		*North
					Proposed	23.13						
				W17	Existing	32.93	0.69	305°N		*North		*North
					Proposed	22.82						
	R8	Residential	LKD	W18	Existing	29.74	0.75	285°N		*North		*North
					Proposed	22.38						
				W19	Existing	28.83	0.77	285°N		*North		*North
					Proposed	22.27						
	R9	Residential	Bedroom	W20	Existing	9.93	0.54	296°N		*North		*North
					Proposed	5.37						
Sixth	R1	Residential	LKD	W1	Existing	24.01	1.00	115°	47.00	1.00	16.00	1.00
					Proposed	24.01			47.00		16.00	
				W2	Existing	25.03	0.99	115°	41.00	1.00	13.00	1.00
					Proposed	24.69			41.00		13.00	
	R2	Residential	Bedroom	W3	Existing	23.56	1.00	115°	42.00	1.00	14.00	1.00
					Proposed	23.56			42.00		14.00	
	R3	Residential	Bedroom	W4	Existing	23.42	1.00	115°	40.00	1.00	14.00	1.00
					Proposed	23.42			40.00		14.00	
				W10	Existing	24.06	0.98	115°	31.00	1.00	9.00	1.00
					Proposed	23.50			31.00		9.00	
	R4	Residential	LKD	W5	Existing	6.73	0.13	26°N	3.00	*North	0.00	*North
					Proposed	0.85			2.00		0.00	
				W6	Existing	24.98	0.98	115°	43.00	1.00	13.00	1.00
					Proposed	24.51			43.00		13.00	
				W7	Existing	15.95	0.51	355°N	0.00	*North	0.00	*North
					Proposed	8.09			0.00		0.00	
				W8	Existing	25.03	0.97	115°	41.00	1.00	13.00	1.00
					Proposed	24.32			41.00		13.00	
	R5	Residential	Bedroom	W9	Existing	11.41	0.22	355°N		*North		*North
					Proposed	2.46						
	R6	Residential	Bedroom	W11	Existing	16.14	0.40	26°N		*North		*North
					Proposed	6.42						
	R7	Residential	LKD	W12	Existing	16.20	0.44	15°N		*North		*North
					Proposed	7.14						
				W13	Existing	36.36	0.73	295°N		*North		*North
					Proposed	26.40						
				W14	Existing	35.94	0.72	295°N		*North		*North
					Proposed	26.03						
				W15	Existing	35.45	0.72	295°N		*North		*North
					Proposed	25.61						
				W16	Existing	35.63	0.70	305°N		*North		*North
					Proposed	25.05						
	R8	Residential	Bedroom	W17	Existing	34.52	0.71	305°N		*North		*North
					Proposed	24.37						
	R9	Residential	LKD	W18	Existing	31.95	0.76	285°N		*North		*North
					Proposed	24.28						
				W19	Existing	31.23	0.78	285°N		*North		*North
					Proposed	24.25						
	R10	Residential	Bedroom	W20	Existing	12.07	0.57	296°N		*North		*North
					Proposed	6.92						
Seventh	R1	Residential	LKD	W1	Existing	26.85	1.00	115°	52.00	1.00	17.00	1.00
					Proposed	26.85			52.00		17.00	
				W2	Existing	26.16	1.00	115°	47.00	1.00	15.00	1.00
					Proposed	26.16			47.00		15.00	

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Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	R2	Residential	Bedroom	W3	Existing	26.22	1.00	115°	49.00	1.00	17.00	1.00
					Proposed	26.22			49.00		17.00	
	R3	Residential	Bedroom	W4	Existing	27.21	0.99	115°	47.00	1.00	15.00	1.00
					Proposed	27.05			47.00		15.00	
	R4	Residential	LKD	W5	Existing	9.98	0.14	26°N	0.00	*North	0.00	*North
					Proposed	1.42			0.00		0.00	
				W6	Existing	26.86	0.97	115°	35.00	1.00	9.00	1.00
					Proposed	25.95			35.00		9.00	
				W7	Existing	26.15	1.00	115°	47.00	1.00	14.00	1.00
					Proposed	26.15			47.00		14.00	
				W8	Existing	18.93	0.25	355°N	1.00	*North	0.00	*North
					Proposed	4.81			1.00		0.00	
				W9	Existing	27.49	0.98	115°	46.00	1.00	15.00	1.00
					Proposed	26.83			46.00		15.00	
	R5	Residential	Bedroom	W10	Existing	2.01	0.04	355°N		*North		*North
					Proposed	0.08						
	R6	Residential	Bedroom	W11	Existing	16.67	0.38	26°N		*North		*North
					Proposed	6.41						
	R7	Residential	LKD	W12	Existing	15.93	0.44	15°N		*North		*North
					Proposed	6.94						
				W13	Existing	37.15	0.74	295°N		*North		*North
					Proposed	27.50						
				W14	Existing	36.83	0.74	295°N		*North		*North
					Proposed	27.24						
				W15	Existing	36.79	0.72	305°N		*North		*North
					Proposed	26.53						
	R8	Residential	Bedroom	W16	Existing	36.22	0.72	305°N		*North		*North
					Proposed	26.05						
	R9	Residential	LKD	W17	Existing	34.04	0.77	285°N		*North		*North
					Proposed	26.32						
				W18	Existing	33.41	0.79	285°N		*North		*North
					Proposed	26.27						
	R10	Residential	Bedroom	W19	Existing	14.34	0.60	296°N		*North		*North
					Proposed	8.57						
Eighth	R1	Residential	LKD	W1	Existing	29.84	1.00	115°	54.00	1.00	17.00	1.00
					Proposed	29.84			54.00		17.00	
				W2	Existing	30.78	0.99	115°	50.00	1.00	16.00	1.00
					Proposed	30.44			50.00		16.00	
	R2	Residential	Bedroom	W3	Existing	30.80	0.99	115°	51.00	1.00	17.00	1.00
					Proposed	30.41			51.00		17.00	
	R3	Residential	Bedroom	W4	Existing	28.98	1.00	115°	51.00	1.00	17.00	1.00
					Proposed	28.98			51.00		17.00	
				W10	Existing	29.44	0.98	115°	42.00	1.00	12.00	1.00
					Proposed	28.91			42.00		12.00	
	R4	Residential	LKD	W5	Existing	6.88	0.14	26°N	3.00	*North	0.00	*North
					Proposed	0.95			2.00		0.00	
				W6	Existing	29.96	0.99	115°	56.00	1.00	17.00	1.00
					Proposed	29.54			56.00		17.00	
				W7	Existing	16.03	0.51	355°N	0.00	*North	0.00	*North
					Proposed	8.14			0.00		0.00	
				W8	Existing	30.25	0.98	115°	53.00	1.00	17.00	1.00
					Proposed	29.58			53.00		17.00	
	R5	Residential	Bedroom	W9	Existing	11.44	0.21	355°N		*North		*North
					Proposed	2.42						
	R6	Residential	Bedroom	W11	Existing	16.16	0.40	26°N		*North		*North
					Proposed	6.44						
	R7	Residential	LKD	W12	Existing	16.18	0.44	15°N		*North		*North
					Proposed	7.14						
				W13	Existing	38.17	0.75	295°N		*North		*North
					Proposed	28.80						
				W14	Existing	37.92	0.76	295°N		*North		*North
					Proposed	28.63						
				W15	Existing	37.77	0.74	305°N		*North		*North

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	27.79						
	R8	Residential	Bedroom	W16	Existing	37.45	0.74	305°N		*North		*North
					Proposed	27.57						
	R9	Residential	LKD	W17	Existing	36.10	0.79	285°N		*North		*North
					Proposed	28.44						
				W18	Existing	35.67	0.80	285°N		*North		*North
					Proposed	28.38						
	R10	Residential	Bedroom	W19	Existing	16.51	0.62	296°N		*North		*North
					Proposed	10.24						
Ninth	R1	Residential	LKD	W1	Existing	32.81	1.00	115°	58.00	1.00	18.00	1.00
					Proposed	32.81			58.00		18.00	
				W2	Existing	32.05	1.00	115°	54.00	1.00	16.00	1.00
					Proposed	32.05			54.00		16.00	
	R2	Residential	Bedroom	W3	Existing	32.12	1.00	115°	56.00	1.00	18.00	1.00
					Proposed	32.12			56.00		18.00	
	R3	Residential	Bedroom	W4	Existing	33.09	1.00	115°	54.00	1.00	17.00	1.00
					Proposed	32.96			54.00		17.00	
	R4	Residential	LKD	W5	Existing	10.20	0.15	26°N	0.00	*North	0.00	*North
					Proposed	1.55			0.00		0.00	
				W6	Existing	32.10	0.97	115°	47.00	1.00	12.00	1.00
					Proposed	31.25			47.00		12.00	
				W7	Existing	31.64	1.00	115°	59.00	1.00	18.00	1.00
					Proposed	31.64			59.00		18.00	
				W8	Existing	19.10	0.26	355°N	1.00	*North	0.00	*North
					Proposed	4.92			1.00		0.00	
				W9	Existing	33.16	0.98	115°	56.00	1.00	17.00	1.00
					Proposed	32.52			56.00		17.00	
	R5	Residential	Bedroom	W10	Existing	2.06	0.04	355°N		*North		*North
					Proposed	0.08						
	R6	Residential	Bedroom	W11	Existing	16.63	0.38	26°N		*North		*North
					Proposed	6.37						
	R7	Residential	LKD	W12	Existing	15.93	0.44	15°N		*North		*North
					Proposed	6.94						
				W13	Existing	38.94	0.77	295°N		*North		*North
					Proposed	29.91						
				W14	Existing	38.75	0.75	305°N		*North		*North
					Proposed	29.10						
	R8	Residential	Bedroom	W15	Existing	38.68	0.75	305°N		*North		*North
					Proposed	29.08						
	R9	Residential	LKD	W16	Existing	38.01	0.80	285°N		*North		*North
					Proposed	30.46						
				W17	Existing	37.66	0.81	285°N		*North		*North
					Proposed	30.39						
	R10	Residential	Bedroom	W18	Existing	18.43	0.64	296°N		*North		*North
					Proposed	11.80						
Tenth	R1	Residential	LKD	W1	Existing	36.43	0.99	115°	63.00	1.00	21.00	1.00
					Proposed	36.06			63.00		21.00	
	R2	Residential	Bedroom	W2	Existing	36.05	0.99	115°	62.00	1.00	20.00	1.00
					Proposed	35.54			62.00		20.00	
	R3	Residential	LKD	W3	Existing	16.99	0.38	26°N	14.00	*North	1.00	*North
					Proposed	6.46			13.00		1.00	
				W4	Existing	35.86	0.98	115°	62.00	1.00	19.00	1.00
					Proposed	35.02			62.00		19.00	
				W5	Existing	23.68	0.35	355°N	4.00	*North	0.00	*North
					Proposed	8.35			2.00		0.00	
	R4	Residential	Bedroom	W6	Existing	23.51	0.43	355°N		*North		*North
					Proposed	10.00						

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	R5	Residential	Bedroom	W7	Existing	16.50	0.41	26°N		*North		*North
					Proposed	6.76						
	R6	Residential	LKD	W8	Existing	16.41	0.46	15°N		*North		*North
					Proposed	7.51						
				W9	Existing	39.49	0.78	295°N		*North		*North
					Proposed	30.85						
				W10	Existing	39.34	0.78	295°N		*North		*North
					Proposed	30.77						
				W11	Existing	39.45	0.76	305°N		*North		*North
					Proposed	30.12						
	R7	Residential	Bedroom	W12	Existing	39.50	0.76	305°N		*North		*North
					Proposed	30.19						
				W13	Existing	39.51	0.77	305°N		*North		*North
					Proposed	30.29						
	R8	Residential	LKD	W14	Existing	39.34	0.81	285°N		*North		*North
					Proposed	32.04						
				W15	Existing	39.09	0.82	285°N		*North		*North
					Proposed	32.01						
	R9	Residential	Bedroom	W16	Existing	19.70	0.66	296°N		*North		*North
					Proposed	12.98						
Eleventh	R1	Residential	LKD	W1	Existing	37.99	0.99	115°	63.00	1.00	21.00	1.00
					Proposed	37.66			63.00		21.00	
	R2	Residential	Bedroom	W2	Existing	37.88	0.99	115°	63.00	1.00	21.00	1.00
					Proposed	37.50			63.00		21.00	
	R3	Residential	LKD	W3	Existing	39.19	0.49	26°N	19.00	*North	2.00	*North
					Proposed	19.06			18.00		2.00	
				W4	Existing	37.60	0.98	115°	64.00	1.00	21.00	1.00
					Proposed	36.79			64.00		21.00	
				W5	Existing	39.53	0.48	355°N	12.00	*North	0.00	*North
					Proposed	18.83			9.00		0.00	
	R4	Residential	Bedroom	W6	Existing	39.37	0.53	355°N		*North		*North
					Proposed	20.77						
	R5	Residential	Bedroom	W7	Existing	37.68	0.99	115°	64.00	1.00	21.00	1.00
					Proposed	37.17			64.00		21.00	
	R6	Residential	Bedroom	W8	Existing	38.21	0.58	25°N		*North		*North
					Proposed	21.98						
	R7	Residential	LKD	W9	Existing	39.46	0.58	15°N		*North		*North
					Proposed	23.06						
				W10	Existing	39.62	0.80	295°N		*North		*North
					Proposed	31.50						
				W11	Existing	39.62	0.80	295°N		*North		*North
					Proposed	31.58						
	R8	Residential	Bedroom	W12	Existing	39.61	0.80	295°N		*North		*North
					Proposed	31.73						
	R9	Residential	Bedroom	W13	Existing	39.61	0.81	295°N		*North		*North
					Proposed	32.04						
	R10	Residential	LKD	W14	Existing	39.61	0.81	295°N		*North		*North
					Proposed	32.25						
	R11	Residential	Bedroom	W15	Existing	36.48	0.82	295°N		*North		*North
					Proposed	29.97						
Bowline Court												
Ground	R1	Residential	LKD	W1	Existing	10.65	0.75	295°N		*North		*North
					Proposed	7.97						
				W2	Existing	10.27	0.82	295°N		*North		*North
					Proposed	8.42						
	R2	Residential	Bedroom	W3	Existing	0.00	1.00	295°N		*North		*North
					Proposed	0.00						

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Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	R3	Residential	Bedroom	W4	Existing	13.47	0.92	295°N		*North		*North
					Proposed	12.36						
				W5	Existing	13.26	0.93	295°N		*North		*North
					Proposed	12.28						
	R4	Residential	LKD	W6	Existing	0.05	1.00	295°N		*North		*North
					Proposed	0.05						
	R5	Residential	Bedroom	W7	Existing	11.91	0.94	295°N		*North		*North
					Proposed	11.15						
	R6	Residential	LKD	W8	Existing	0.53	0.64	295°N		*North		*North
					Proposed	0.34						
	R7	Residential	Bedroom	W9	Existing	2.65	0.18	295°N		*North		*North
					Proposed	0.47						
First	R1	Residential	Bedroom	W1	Existing	18.32	0.78	295°N		*North		*North
					Proposed	14.25						
	R2	Residential	LKD	W2	Existing	3.97	0.52	295°N		*North		*North
					Proposed	2.07						
	R3	Residential	Bedroom	W3	Existing	0.00	1.00	295°N		*North		*North
					Proposed	0.00						
	R4	Residential	Bedroom	W4	Existing	1.33	0.47	25°N		*North		*North
					Proposed	0.63						
				W5	Existing	14.27	0.90	295°N		*North		*North
					Proposed	12.84						
	R5	Residential	LKD	W6	Existing	0.02	0.00	295°N		*North		*North
					Proposed	0.00						
	R6	Residential	Bedroom	W7	Existing	16.13	0.93	295°N	12.00	*North	0.00	*North
					Proposed	15.08			12.00		0.00	
				W8	Existing	0.22	1.00	205°	0.00	1.00	0.00	1.00
					Proposed	0.22			0.00		0.00	
	R7	Residential	LKD	W9	Existing	0.13	1.00	295°N		*North		*North
					Proposed	0.13						
	R8	Residential	LKD	W10	Existing	0.12	1.00	295°N		*North		*North
					Proposed	0.12						
				W11	Existing	0.11	0.64	295°N		*North		*North
					Proposed	0.07						
	R9	Residential	Bedroom	W12	Existing	7.92	0.89	295°N		*North		*North
					Proposed	7.08						
				W13	Existing	9.86	0.92	295°N		*North		*North
					Proposed	9.04						
Second	R1	Residential	LKD	W1	Existing	20.57	0.81	305°N		*North		*North
					Proposed	16.56						
	R2	Residential	Bedroom	W2	Existing	6.31	0.89	285°N		*North		*North
					Proposed	5.64						
	R3	Residential	Bedroom	W3	Existing	7.91	0.86	285°N		*North		*North
					Proposed	6.79						
	R4	Residential	LKD	W4	Existing	7.80	0.89	285°N		*North		*North
					Proposed	6.95						
	R5	Residential	Bedroom	W5	Existing	17.96	0.94	285°N		*North		*North
					Proposed	16.90						
				W6	Existing	18.36	0.92	305°N		*North		*North
					Proposed	16.81						
	R6	Residential	LKD	W7	Existing	1.19	1.00	295°N		*North		*North
					Proposed	1.19						

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Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	R7	Residential	LKD	W8	Existing	3.21	0.81	295°N		*North		*North
					Proposed	2.60						
	R8	Residential	Bedroom	W9	Existing	17.05	0.96	284°N		*North		*North
					Proposed	16.35						
	R9	Residential	Bedroom	W10	Existing	5.11	0.42	296°N		*North		*North
					Proposed	2.13						
Third	R1	Residential	LKD	W1	Existing	22.50	0.82	305°N		*North		*North
					Proposed	18.54						
				W2	Existing	21.84	0.84	305°N		*North		*North
					Proposed	18.40						
	R2	Residential	Bedroom	W3	Existing	8.27	0.87	285°N		*North		*North
					Proposed	7.17						
	R3	Residential	Bedroom	W4	Existing	9.83	0.86	285°N		*North		*North
					Proposed	8.50						
	R4	Residential	LKD	W5	Existing	9.76	0.89	285°N		*North		*North
					Proposed	8.64						
	R5	Residential	Bedroom	W6	Existing	20.14	0.94	285°N		*North		*North
					Proposed	18.92						
				W7	Existing	20.41	0.92	305°N		*North		*North
					Proposed	18.75						
	R6	Residential	LKD	W8	Existing	2.51	0.92	295°N		*North		*North
					Proposed	2.31						
	R7	Residential	LKD	W9	Existing	4.92	0.80	295°N		*North		*North
					Proposed	3.95						
	R8	Residential	Bedroom	W10	Existing	19.56	0.95	284°N		*North		*North
					Proposed	18.66						
	R9	Residential	Bedroom	W11	Existing	5.72	0.57	296°N		*North		*North
					Proposed	3.25						
				W12	Existing	5.72	0.57	296°N		*North		*North
					Proposed	3.25						
Fourth	R1	Residential	LKD	W1	Existing	24.35	0.84	305°N		*North		*North
					Proposed	20.54						
				W2	Existing	23.75	0.86	305°N		*North		*North
					Proposed	20.40						
	R2	Residential	Bedroom	W3	Existing	10.52	0.85	285°N		*North		*North
					Proposed	8.92						
	R3	Residential	Bedroom	W4	Existing	12.02	0.86	285°N		*North		*North
					Proposed	10.38						
	R4	Residential	LKD	W5	Existing	11.97	0.88	285°N		*North		*North
					Proposed	10.52						
	R5	Residential	Bedroom	W6	Existing	22.58	0.93	285°N		*North		*North
					Proposed	21.11						
				W7	Existing	22.74	0.92	305°N		*North		*North
					Proposed	20.87						
	R6	Residential	LKD	W8	Existing	4.55	0.86	295°N		*North		*North
					Proposed	3.91						
	R7	Residential	LKD	W9	Existing	6.84	0.80	295°N		*North		*North
					Proposed	5.49						
	R8	Residential	Bedroom	W10	Existing	22.17	0.95	284°N		*North		*North
					Proposed	21.07						
				W11	Existing	21.91	0.95	284°N		*North		*North
					Proposed	20.83						

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Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	R9	Residential	Bedroom	W12	Existing	7.18	0.68	296°N		*North		*North
					Proposed	4.91						
Fifth	R1	Residential	LKD	W1	Existing	26.55	0.84	305°N		*North		*North
					Proposed	22.24						
	R2	Residential	Bedroom	W2	Existing	13.04	0.83	285°N		*North		*North
					Proposed	10.87						
	R3	Residential	Bedroom	W3	Existing	14.47	0.85	285°N		*North		*North
					Proposed	12.29						
	R4	Residential	LKD	W4	Existing	14.42	0.87	285°N		*North		*North
					Proposed	12.48						
	R5	Residential	Bedroom	W5	Existing	25.28	0.93	285°N		*North		*North
					Proposed	23.41						
				W6	Existing	25.30	0.91	305°N		*North		*North
					Proposed	22.94						
	R6	Residential	LKD	W7	Existing	6.80	0.84	295°N		*North		*North
					Proposed	5.68						
	R7	Residential	LKD	W8	Existing	8.96	0.80	295°N		*North		*North
					Proposed	7.19						
	R8	Residential	Bedroom	W9	Existing	24.84	0.95	284°N		*North		*North
					Proposed	23.50						
	R9	Residential	Bedroom	W10	Existing	9.26	0.69	296°N		*North		*North
					Proposed	6.36						
Sixth	R1	Residential	LKD	W1	Existing	29.20	0.83	305°N		*North		*North
					Proposed	24.13						
				W2	Existing	28.82	0.84	305°N		*North		*North
					Proposed	24.11						
	R2	Residential	Bedroom	W3	Existing	15.80	0.82	285°N		*North		*North
					Proposed	13.01						
	R3	Residential	Bedroom	W4	Existing	17.14	0.84	285°N		*North		*North
					Proposed	14.36						
	R4	Residential	LKD	W5	Existing	17.06	0.85	285°N		*North		*North
					Proposed	14.57						
	R5	Residential	Bedroom	W6	Existing	28.17	0.92	285°N		*North		*North
					Proposed	25.85						
				W7	Existing	28.06	0.90	305°N		*North		*North
					Proposed	25.17						
	R6	Residential	LKD	W8	Existing	9.21	0.82	295°N		*North		*North
					Proposed	7.57						
	R7	Residential	LKD	W9	Existing	11.22	0.80	295°N		*North		*North
					Proposed	9.03						
	R8	Residential	Bedroom	W10	Existing	28.06	0.94	284°N		*North		*North
					Proposed	26.39						
				W11	Existing	27.80	0.94	284°N		*North		*North
					Proposed	26.18						
	R9	Residential	Bedroom	W12	Existing	11.55	0.68	296°N		*North		*North
					Proposed	7.91						
Seventh	R1	Residential	LKD	W1	Existing	32.01	0.82	305°N		*North		*North
					Proposed	26.14						
				W2	Existing	31.82	0.82	305°N		*North		*North
					Proposed	26.20						
	R2	Residential	Bedroom	W3	Existing	18.71	0.82	285°N		*North		*North
					Proposed	15.27						

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	R3	Residential	Bedroom	W4	Existing	19.95	0.83	285°N		*North		*North
					Proposed	16.54						
	R4	Residential	LKD	W5	Existing	19.80	0.85	285°N		*North		*North
					Proposed	16.77						
	R5	Residential	Bedroom	W6	Existing	31.18	0.91	285°N		*North		*North
					Proposed	28.38						
				W7	Existing	30.96	0.89	305°N		*North		*North
					Proposed	27.50						
	R6	Residential	LKD	W8	Existing	11.69	0.81	295°N		*North		*North
					Proposed	9.51						
	R7	Residential	LKD	W9	Existing	13.55	0.81	295°N		*North		*North
					Proposed	10.94						
	R8	Residential	Bedroom	W10	Existing	31.14	0.94	284°N		*North		*North
					Proposed	29.17						
	R9	Residential	Bedroom	W11	Existing	13.99	0.68	296°N		*North		*North
					Proposed	9.58						
Eighth	R1	Residential	LKD	W1	Existing	34.76	0.81	305°N		*North		*North
					Proposed	28.22						
				W2	Existing	34.70	0.82	305°N		*North		*North
					Proposed	28.37						
	R2	Residential	Bedroom	W3	Existing	21.59	0.81	285°N		*North		*North
					Proposed	17.56						
	R3	Residential	Bedroom	W4	Existing	22.71	0.83	285°N		*North		*North
					Proposed	18.75						
	R4	Residential	LKD	W5	Existing	22.48	0.84	285°N		*North		*North
					Proposed	18.95						
	R5	Residential	Bedroom	W6	Existing	34.13	0.90	285°N		*North		*North
					Proposed	30.87						
				W7	Existing	33.76	0.88	305°N		*North		*North
					Proposed	29.75						
	R6	Residential	LKD	W8	Existing	14.13	0.81	295°N		*North		*North
					Proposed	11.44						
	R7	Residential	LKD	W9	Existing	15.85	0.81	295°N		*North		*North
					Proposed	12.86						
	R8	Residential	Bedroom	W10	Existing	34.21	0.93	284°N		*North		*North
					Proposed	31.97						
				W11	Existing	33.96	0.94	284°N		*North		*North
					Proposed	31.80						
	R9	Residential	Bedroom	W12	Existing	16.37	0.69	296°N		*North		*North
					Proposed	11.25						
Ninth	R1	Residential	LKD	W1	Existing	37.22	0.81	305°N		*North		*North
					Proposed	30.16						
				W2	Existing	37.40	0.81	305°N		*North		*North
					Proposed	30.41						
	R2	Residential	Bedroom	W3	Existing	24.21	0.81	285°N		*North		*North
					Proposed	19.68						
	R3	Residential	Bedroom	W4	Existing	25.23	0.82	285°N		*North		*North
					Proposed	20.80						
	R4	Residential	LKD	W5	Existing	24.94	0.84	285°N		*North		*North
					Proposed	20.98						
	R5	Residential	Bedroom	W6	Existing	36.79	0.90	285°N		*North		*North
					Proposed	33.12						

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
				W7	Existing	36.43	0.88	305°N		*North		*North
					Proposed	31.93						
	R6	Residential	LKD	W8	Existing	16.39	0.81	295°N		*North		*North
					Proposed	13.27						
	R7	Residential	LKD	W9	Existing	18.00	0.82	295°N		*North		*North
					Proposed	14.70						
	R8	Residential	Bedroom	W10	Existing	36.90	0.93	284°N		*North		*North
					Proposed	34.42						
	R9	Residential	Bedroom	W11	Existing	18.49	0.69	296°N		*North		*North
					Proposed	12.82						
Tenth	R1	Residential	LKD	W1	Existing	39.20	0.81	305°N		*North		*North
					Proposed	31.80						
	R2	Residential	Bedroom	W2	Existing	23.37	0.80	285°N		*North		*North
					Proposed	18.64						
	R3	Residential	Bedroom	W3	Existing	24.24	0.81	285°N		*North		*North
					Proposed	19.62						
	R4	Residential	LKD	W4	Existing	23.96	0.83	285°N		*North		*North
					Proposed	19.82						
	R5	Residential	Bedroom	W5	Existing	38.59	0.90	285°N		*North		*North
					Proposed	34.72						
				W6	Existing	38.41	0.88	305°N		*North		*North
					Proposed	33.64						
	R6	Residential	LKD	W7	Existing	21.09	0.84	295°N		*North		*North
					Proposed	17.71						
	R7	Residential	LKD	W8	Existing	22.04	0.84	295°N		*North		*North
					Proposed	18.60						
	R8	Residential	Bedroom	W9	Existing	38.54	0.94	284°N		*North		*North
					Proposed	36.04						
	R9	Residential	Bedroom	W10	Existing	19.95	0.70	296°N		*North		*North
					Proposed	14.00						
Eleventh	R1	Residential	Bedroom	W1	Existing	39.61	0.84	295°N		*North		*North
					Proposed	33.31						
	R2	Residential	Bedroom	W2	Existing	39.61	0.85	295°N		*North		*North
					Proposed	33.53						
				W3	Existing	39.35	0.87	285°N		*North		*North
					Proposed	34.24						
	R3	Residential	LKD	W4	Existing	38.10	0.88	285°N		*North		*North
					Proposed	33.38						
	R4	Residential	Bedroom	W5	Existing	39.57	0.89	285°N		*North		*North
					Proposed	35.32						
	R5	Residential	LKD	W6	Existing	39.54	0.90	285°N		*North		*North
					Proposed	35.51						
	R6	Residential	Bedroom	W7	Existing	38.10	0.83	295°N		*North		*North
					Proposed	31.63						
Distel Apartments												
Ground	R1	Residential	LKD	W1	Existing	6.36	1.00	212°	18.00	1.00	1.00	1.00
					Proposed	6.36			18.00		1.00	
				W2	Existing	3.59	0.99	32°N	0.00	*North	0.00	*North
					Proposed	3.57			0.00		0.00	
				W3	Existing	6.67	1.00	122°	8.00	1.00	1.00	1.00
					Proposed	6.67			8.00		1.00	

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
				W40	Existing	8.13	1.00	122°	18.00	1.00	2.00	1.00
					Proposed	8.13			18.00		2.00	
	R2	Residential	Bedroom	W4	Existing	1.50	1.00	122°	1.00	1.00	0.00	1.00
					Proposed	1.50			1.00		0.00	
				W5	Existing	4.13	1.00	122°	4.00	1.00	0.00	1.00
					Proposed	4.13			4.00		0.00	
	R3	Residential	LKD	W6	Existing	8.54	1.00	212°	20.00	1.00	2.00	1.00
					Proposed	8.54			20.00		2.00	
				W7	Existing	10.59	0.93	122°	17.00	1.00	1.00	1.00
					Proposed	9.84			17.00		1.00	
				W8	Existing	10.53	0.93	122°	18.00	1.00	2.00	1.00
					Proposed	9.78			18.00		2.00	
	R4	Residential	Office-Open Plan	W9	Existing	11.98	1.00	181°	19.00	1.00	4.00	1.00
					Proposed	11.98			19.00		4.00	
				W10	Existing	12.33	1.00	181°	21.00	1.00	5.00	1.00
					Proposed	12.33			21.00		5.00	
				W11	Existing	12.45	1.00	181°	23.00	1.00	6.00	1.00
					Proposed	12.45			23.00		6.00	
				W12	Existing	12.43	1.00	181°	23.00	1.00	6.00	1.00
					Proposed	12.43			23.00		6.00	
				W13	Existing	12.28	1.00	181°	22.00	1.00	5.00	1.00
					Proposed	12.28			22.00		5.00	
				W14	Existing	12.04	1.00	181°	23.00	1.00	7.00	1.00
					Proposed	12.04			23.00		7.00	
				W15	Existing	11.75	1.00	181°	23.00	1.00	6.00	1.00
					Proposed	11.75			23.00		6.00	
				W16	Existing	4.35	0.68	118°	13.00	1.00	4.00	1.00
					Proposed	2.96			13.00		4.00	
				W17	Existing	4.49	0.64	118°	13.00	1.00	4.00	1.00
					Proposed	2.89			13.00		4.00	
				W18	Existing	4.91	0.56	118°	12.00	1.00	4.00	1.00
					Proposed	2.76			12.00		4.00	
				W19	Existing	5.25	0.52	118°	11.00	1.00	4.00	1.00
					Proposed	2.73			11.00		4.00	
				W20	Existing	34.31	0.20	1°N	3.00	*North	0.00	*North
					Proposed	6.87			1.00		0.00	
				W21	Existing	33.25	0.20	1°N	2.00	*North	0.00	*North
					Proposed	6.75			0.00		0.00	
				W22	Existing	28.84	0.17	1°N	4.00	*North	0.00	*North
					Proposed	4.76			2.00		0.00	
				W23	Existing	24.91	0.12	1°N	4.00	*North	0.00	*North
					Proposed	2.94			2.00		0.00	
				W24	Existing	20.19	0.04	1°N	3.00	*North	0.00	*North
					Proposed	0.79			1.00		0.00	
				W25	Existing	21.35	0.02	1°N	7.00	*North	0.00	*North
					Proposed	0.46			5.00		0.00	
				W26	Existing	24.27	0.02	1°N	6.00	*North	0.00	*North
					Proposed	0.57			4.00		0.00	
				W27	Existing	28.28	0.11	1°N	7.00	*North	0.00	*North
					Proposed	2.98			5.00		0.00	
				W28	Existing	27.68	0.15	1°N	4.00	*North	0.00	*North
					Proposed	4.15			4.00		0.00	
				W29	Existing	22.45	0.16	1°N	7.00	*North	0.00	*North
					Proposed	3.60			5.00		0.00	
				W30	Existing	22.85	0.16	1°N	7.00	*North	0.00	*North
					Proposed	3.58			5.00		0.00	
				W31	Existing	32.54	0.54	302°N	16.00	*North	1.00	*North
					Proposed	17.73			16.00		1.00	
				W32	Existing	28.80	0.52	302°N	8.00	*North	1.00	*North
					Proposed	14.98			8.00		1.00	
				W33	Existing	22.14	0.66	302°N	6.00	*North	2.00	*North
					Proposed	14.55			6.00		2.00	
				W34	Existing	10.70	0.34	302°N	0.00	*North	0.00	*North
					Proposed	3.60			0.00		0.00	
	R5	Residential	Bedroom	W35	Existing	14.02	0.87	302°N		*North		*North
					Proposed	12.21						
	R6	Residential	LKD	W36	Existing	26.39	0.73	302°N		*North		*North
					Proposed	19.21						
				W37	Existing	36.10	0.82	302°N		*North		*North
					Proposed	29.69						
	R7	Residential	Bedroom	W38	Existing	10.28	1.00	302°N		*North		*North
					Proposed	10.28						
	R8	Residential	Bedroom	W39	Existing	8.14	0.86	302°N		*North		*North
					Proposed	7.01						
First	R1	Residential	LKD	W1	Existing	8.69	0.99	122°	19.00	1.00	4.00	1.00
					Proposed	8.61			19.00		4.00	
				W2	Existing	5.02	1.00	122°	10.00	1.00	1.00	1.00

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	5.02			10.00		1.00	
				W38	Existing	10.99	0.98	122°	22.00	1.00	4.00	1.00
					Proposed	10.80			22.00		4.00	
	R2	Residential	Study	W3	Existing	4.93	1.00	122°	9.00	1.00	0.00	1.00
					Proposed	4.93			9.00		0.00	
				W4	Existing	2.85	1.00	122°	5.00	1.00	0.00	1.00
					Proposed	2.85			5.00		0.00	
				W5	Existing	3.28	1.00	122°	8.00	1.00	3.00	1.00
					Proposed	3.28			8.00		3.00	
	R3	Residential	Office-Open Plan	W6	Existing	12.95	1.00	181°	21.00	1.00	5.00	1.00
					Proposed	12.95			21.00		5.00	
				W7	Existing	13.31	1.00	181°	21.00	1.00	5.00	1.00
					Proposed	13.31			21.00		5.00	
				W8	Existing	13.43	1.00	181°	24.00	1.00	6.00	1.00
					Proposed	13.43			24.00		6.00	
				W9	Existing	13.38	1.00	181°	23.00	1.00	6.00	1.00
					Proposed	13.38			23.00		6.00	
				W10	Existing	13.21	1.00	181°	22.00	1.00	5.00	1.00
					Proposed	13.21			22.00		5.00	
				W11	Existing	12.93	1.00	181°	26.00	1.00	8.00	1.00
					Proposed	12.93			26.00		8.00	
				W12	Existing	12.60	1.00	181°	26.00	1.00	7.00	1.00
					Proposed	12.60			26.00		7.00	
				W13	Existing	4.86	0.71	118°	13.00	1.00	4.00	1.00
					Proposed	3.44			13.00		4.00	
				W14	Existing	5.00	0.68	118°	13.00	1.00	4.00	1.00
					Proposed	3.38			13.00		4.00	
				W15	Existing	5.41	0.60	118°	13.00	1.00	4.00	1.00
					Proposed	3.22			13.00		4.00	
				W16	Existing	5.75	0.55	118°	13.00	1.00	4.00	1.00
					Proposed	3.17			13.00		4.00	
				W17	Existing	33.55	0.28	1°N	1.00	*North	0.00	*North
					Proposed	9.25			0.00		0.00	
				W18	Existing	31.59	0.29	1°N	1.00	*North	0.00	*North
					Proposed	9.08			0.00		0.00	
				W19	Existing	23.24	0.27	1°N	1.00	*North	0.00	*North
					Proposed	6.22			0.00		0.00	
				W20	Existing	16.95	0.20	1°N	1.00	*North	0.00	*North
					Proposed	3.44			0.00		0.00	
				W21	Existing	5.75	0.02	1°N	2.00	*North	0.00	*North
					Proposed	0.14			0.00		0.00	
				W22	Existing	5.52	0.01	1°N	2.00	*North	0.00	*North
					Proposed	0.08			0.00		0.00	
				W23	Existing	6.27	0.01	1°N	2.00	*North	0.00	*North
					Proposed	0.08			0.00		0.00	
				W24	Existing	9.18	0.01	1°N	1.00	*North	0.00	*North
					Proposed	0.09			0.00		0.00	
				W25	Existing	18.39	0.05	1°N	1.00	*North	0.00	*North
					Proposed	0.85			0.00		0.00	
				W26	Existing	11.45	0.02	1°N	0.00	*North	0.00	*North
					Proposed	0.27			0.00		0.00	
				W27	Existing	7.71	0.03	1°N	3.00	*North	0.00	*North
					Proposed	0.26			1.00		0.00	
				W28	Existing	6.97	0.06	1°N	5.00	*North	0.00	*North
					Proposed	0.42			3.00		0.00	
				W29	Existing	17.74	0.56	302°N	10.00	*North	2.00	*North
					Proposed	9.89			10.00		2.00	
				W30	Existing	16.95	0.57	302°N	8.00	*North	1.00	*North
					Proposed	9.62			8.00		1.00	
				W31	Existing	14.28	0.76	302°N	11.00	*North	3.00	*North
					Proposed	10.87			11.00		3.00	
	R4	Residential	LKD	W32	Existing	15.65	0.68	302°N		*North		*North
					Proposed	10.62						
	R5	Residential	Bedroom	W33	Existing	38.07	0.78	302°N		*North		*North
					Proposed	29.73						
	R6	Residential	Bedroom	W34	Existing	34.09	0.79	302°N		*North		*North
					Proposed	26.81						
	R7	Residential	Bedroom	W35	Existing	37.76	0.85	302°N		*North		*North
					Proposed	32.12						
	R8	Residential	Bedroom	W36	Existing	9.08	1.00	302°N		*North		*North
					Proposed	9.08						
	R9	Residential	Bedroom	W37	Existing	8.77	0.90	302°N		*North		*North
					Proposed	7.86						
Second	R1	Residential	Bedroom	W1	Existing	14.49	0.98	131°	24.00	1.00	4.00	1.00
					Proposed	14.13			24.00		4.00	

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
				W2	Existing	14.40	0.97	131°	24.00	1.00	4.00	1.00
					Proposed	14.02			24.00		4.00	
	R2	Residential	LKD	W3	Existing	14.23	0.97	131°	25.00	1.00	4.00	1.00
					Proposed	13.83			25.00		4.00	
				W4	Existing	0.00	1.00	32°N	0.00	*North	0.00	*North
					Proposed	0.00			0.00		0.00	
	R3	Residential	LKD	W5	Existing	0.01	1.00	212°	0.00	1.00	0.00	1.00
					Proposed	0.01			0.00		0.00	
				W6	Existing	13.76	0.88	122°	27.00	0.96	7.00	1.00
					Proposed	12.06			26.00		7.00	
	R4	Residential	Bedroom	W7	Existing	13.73	0.85	122°	26.00	0.96	6.00	1.00
					Proposed	11.72			25.00		6.00	
				W8	Existing	13.81	0.84	122°	26.00	0.96	6.00	1.00
					Proposed	11.54			25.00		6.00	
	R5	Residential	Bedroom	W9	Existing	13.92	0.81	122°	24.00	0.96	5.00	1.00
					Proposed	11.25			23.00		5.00	
	R6	Residential	Bedroom	W10	Existing	14.02	0.79	122°	25.00	0.96	6.00	1.00
					Proposed	11.09			24.00		6.00	
	R7	Residential	LKD	W11	Existing	14.84	0.74	122°	25.00	0.96	7.00	1.00
					Proposed	10.98			24.00		7.00	
				W12	Existing	14.29	0.76	122°	25.00	0.96	6.00	1.00
					Proposed	10.93			24.00		6.00	
				W13	Existing	10.85	0.11	32°N	3.00	*North	0.00	*North
					Proposed	1.15			3.00		0.00	
	R8	Residential	Bedroom	W14	Existing	20.47	0.19	2°N		*North		*North
					Proposed	3.92						
	R9	Residential	Bedroom	W15	Existing	15.09	0.19	32°N		*North		*North
					Proposed	2.87						
	R10	Residential	LKD	W16	Existing	16.53	0.11	23°N		*North		*North
					Proposed	1.74						
				W17	Existing	39.58	0.58	302°N		*North		*North
					Proposed	22.95						
				W18	Existing	39.57	0.62	302°N		*North		*North
					Proposed	24.58						
				W19	Existing	39.57	0.65	302°N		*North		*North
					Proposed	25.66						
	R11	Residential	Bedroom	W20	Existing	39.54	0.70	302°N		*North		*North
					Proposed	27.63						
	R12	Residential	LKD	W21	Existing	39.52	0.73	302°N		*North		*North
					Proposed	28.72						
	R13	Residential	Bedroom	W22	Existing	18.44	0.92	302°N		*North		*North
					Proposed	16.94						
	R14	Residential	Bedroom	W23	Existing	14.81	0.78	302°N		*North		*North
					Proposed	11.49						
	R15	Residential	LKD	W24	Existing	39.08	0.88	296°N		*North		*North
					Proposed	34.54						
	R16	Residential	Bedroom	W25	Existing	10.52	1.00	313°N		*North		*North
					Proposed	10.52						
	R17	Residential	Bedroom	W26	Existing	13.10	0.86	313°N		*North		*North
					Proposed	11.26						
	R18	Residential	LKD	W27	Existing	0.69	1.00	131°	1.00	1.00	1.00	1.00
					Proposed	0.69			1.00		1.00	
Third	R1	Residential	Bedroom	W1	Existing	16.44	0.98	131°	29.00	1.00	7.00	1.00
					Proposed	16.09			29.00		7.00	
				W2	Existing	16.34	0.98	131°	30.00	1.00	7.00	1.00
					Proposed	15.97			30.00		7.00	

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	R2	Residential	LKD	W3	Existing	16.13	0.97	131°	31.00	1.00	9.00	1.00
					Proposed	15.72			31.00		9.00	
				W4	Existing	15.88	0.97	131°	30.00	1.00	8.00	1.00
					Proposed	15.45			30.00		8.00	
				W5	Existing	0.00	1.00	32°N	0.00	*North	0.00	*North
					Proposed	0.00			0.00		0.00	
	R3	Residential	LKD	W6	Existing	0.01	1.00	212°	0.00	1.00	0.00	1.00
					Proposed	0.01			0.00		0.00	
				W7	Existing	15.48	0.90	122°	28.00	1.00	8.00	1.00
					Proposed	13.86			28.00		8.00	
				W8	Existing	15.42	0.88	122°	29.00	0.97	8.00	1.00
					Proposed	13.62			28.00		8.00	
	R4	Residential	Bedroom	W9	Existing	15.39	0.87	122°	28.00	0.96	7.00	1.00
					Proposed	13.40			27.00		7.00	
				W10	Existing	15.41	0.86	122°	28.00	0.96	7.00	1.00
					Proposed	13.24			27.00		7.00	
	R5	Residential	Bedroom	W11	Existing	15.45	0.83	122°	28.00	0.96	7.00	1.00
					Proposed	12.90			27.00		7.00	
	R6	Residential	Bedroom	W12	Existing	15.55	0.82	122°	28.00	0.96	8.00	1.00
					Proposed	12.68			27.00		8.00	
	R7	Residential	LKD	W13	Existing	16.18	0.77	122°	28.00	0.96	8.00	1.00
					Proposed	12.48			27.00		8.00	
				W14	Existing	15.78	0.79	122°	28.00	0.96	8.00	1.00
					Proposed	12.49			27.00		8.00	
				W15	Existing	11.27	0.29	32°N	0.00	*North	0.00	*North
					Proposed	3.32			0.00		0.00	
	R8	Residential	Bedroom	W16	Existing	5.98	0.08	2°N		*North		*North
					Proposed	0.48						
	R9	Residential	Bedroom	W17	Existing	15.21	0.33	32°N		*North		*North
					Proposed	5.09						
	R10	Residential	LKD	W18	Existing	16.60	0.22	23°N		*North		*North
					Proposed	3.65						
				W19	Existing	39.58	0.62	302°N		*North		*North
					Proposed	24.48						
				W20	Existing	39.57	0.67	302°N		*North		*North
					Proposed	26.46						
	R11	Residential	Bedroom	W21	Existing	39.54	0.72	302°N		*North		*North
					Proposed	28.35						
	R12	Residential	LKD	W22	Existing	39.53	0.75	302°N		*North		*North
					Proposed	29.81						
	R13	Residential	Bedroom	W23	Existing	18.41	0.94	302°N		*North		*North
					Proposed	17.33						
	R14	Residential	Bedroom	W24	Existing	14.79	0.80	302°N		*North		*North
					Proposed	11.77						
	R15	Residential	LKD	W25	Existing	39.14	0.89	296°N		*North		*North
					Proposed	34.69						
	R16	Residential	Bedroom	W26	Existing	10.59	1.00	313°N		*North		*North
					Proposed	10.59						
	R17	Residential	Bedroom	W27	Existing	13.19	0.87	313°N		*North		*North
					Proposed	11.49						
	R18	Residential	LKD	W28	Existing	0.94	1.00	131°	3.00	1.00	3.00	1.00
					Proposed	0.94			3.00		3.00	
Fourth	R1	Residential	Bedroom	W1	Existing	18.78	0.98	131°	34.00	1.00	9.00	1.00
					Proposed	18.42			34.00		9.00	
				W2	Existing	18.62	0.98	131°	34.00	1.00	9.00	1.00
					Proposed	18.25			34.00		9.00	

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	R2	Residential	LKD	W3	Existing	18.33	0.98	131°	34.00	1.00	10.00	1.00
					Proposed	17.92			34.00		10.00	
				W4	Existing	18.14	0.98	131°	33.00	1.00	9.00	1.00
					Proposed	17.72			33.00		9.00	
				W5	Existing	0.00	1.00	32°N	0.00	*North	0.00	*North
					Proposed	0.00			0.00		0.00	
	R3	Residential	LKD	W6	Existing	0.03	1.00	212°	0.00	1.00	0.00	1.00
					Proposed	0.03			0.00		0.00	
				W7	Existing	17.49	0.91	122°	30.00	1.00	8.00	1.00
					Proposed	15.94			30.00		8.00	
				W8	Existing	17.36	0.90	122°	32.00	0.97	9.00	1.00
					Proposed	15.59			31.00		9.00	
	R4	Residential	Bedroom	W9	Existing	17.31	0.89	122°	32.00	0.97	9.00	1.00
					Proposed	15.39			31.00		9.00	
				W10	Existing	17.28	0.87	122°	32.00	0.97	10.00	1.00
					Proposed	15.09			31.00		10.00	
	R5	Residential	Bedroom	W11	Existing	17.29	0.86	122°	31.00	0.97	9.00	1.00
					Proposed	14.83			30.00		9.00	
				W12	Existing	17.35	0.84	122°	31.00	0.97	9.00	1.00
					Proposed	14.55			30.00		9.00	
	R6	Residential	LKD	W13	Existing	17.91	0.80	122°	31.00	0.97	9.00	1.00
					Proposed	14.28			30.00		9.00	
				W14	Existing	17.52	0.82	122°	32.00	0.97	10.00	1.00
					Proposed	14.32			31.00		10.00	
				W15	Existing	4.85	0.37	32°N	0.00	*North	0.00	*North
					Proposed	1.81			0.00		0.00	
	R7	Residential	Bedroom	W16	Existing	12.21	0.23	2°N		*North		*North
					Proposed	2.79						
	R8	Residential	Bedroom	W17	Existing	14.88	0.46	32°N		*North		*North
					Proposed	6.86						
	R9	Residential	LKD	W18	Existing	16.44	0.30	23°N		*North		*North
					Proposed	4.88						
				W19	Existing	39.58	0.61	302°N		*North		*North
					Proposed	24.18						
				W20	Existing	39.58	0.65	302°N		*North		*North
					Proposed	25.85						
	R10	Residential	Bedroom	W21	Existing	39.54	0.73	302°N		*North		*North
					Proposed	29.01						
	R11	Residential	LKD	W22	Existing	39.53	0.75	302°N		*North		*North
					Proposed	29.81						
				W23	Existing	39.53	0.77	302°N		*North		*North
					Proposed	30.58						
	R12	Residential	Bedroom	W24	Existing	18.26	0.96	302°N		*North		*North
					Proposed	17.56						
	R13	Residential	Bedroom	W25	Existing	14.65	0.82	302°N		*North		*North
					Proposed	11.94						
	R14	Residential	LKD	W26	Existing	39.20	0.89	296°N		*North		*North
					Proposed	34.82						
				W27	Existing	39.04	0.90	296°N		*North		*North
					Proposed	35.02						
	R15	Residential	Bedroom	W28	Existing	10.49	1.00	313°N		*North		*North
					Proposed	10.49						
	R16	Residential	Bedroom	W29	Existing	13.06	0.88	313°N		*North		*North
					Proposed	11.51						
	R17	Residential	LKD	W30	Existing	1.39	1.00	131°	3.00	1.00	3.00	1.00
					Proposed	1.39			3.00		3.00	
Fifth	R1	Residential	Bedroom	W1	Existing	21.28	0.98	131°	41.00	1.00	12.00	1.00
					Proposed	20.92			41.00		12.00	
				W2	Existing	21.07	0.98	131°	39.00	1.00	10.00	1.00
					Proposed	20.69			39.00		10.00	

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	R2	Residential	LKD	W3	Existing	20.82	0.98	131°	40.00	1.00	11.00	1.00
					Proposed	20.40			40.00		11.00	
				W4	Existing	0.00	1.00	32°N	0.00	*North	0.00	*North
					Proposed	0.00			0.00		0.00	
	R3	Residential	Bedroom	W5	Existing	0.34	1.00	212°	1.00	1.00	1.00	1.00
					Proposed	0.34			1.00		1.00	
				W6	Existing	19.74	0.92	122°	36.00	1.00	10.00	1.00
					Proposed	18.18			36.00		10.00	
	R4	Residential	Bedroom	W7	Existing	19.52	0.90	122°	38.00	0.97	11.00	1.00
					Proposed	17.63			37.00		11.00	
	R5	Residential	LKD	W8	Existing	19.44	0.88	122°	36.00	0.97	11.00	1.00
					Proposed	17.18			35.00		11.00	
	R6	Residential	Bedroom	W9	Existing	19.43	0.87	122°	35.00	0.97	10.00	1.00
					Proposed	16.98			34.00		10.00	
	R7	Residential	LKD	W10	Existing	19.90	0.82	122°	34.00	0.97	10.00	1.00
					Proposed	16.36			33.00		10.00	
				W12	Existing	14.52	0.62	32°N	3.00	*North	0.00	*North
					Proposed	9.05			3.00		0.00	
				W13	Existing	18.84	0.64	2°N	2.00	*North	0.00	*North
					Proposed	12.08			2.00		0.00	
	R8	Residential	Bedroom	W11	Existing	19.54	0.84	122°	34.00	0.97	10.00	1.00
					Proposed	16.48			33.00		10.00	
	R9	Residential	Bedroom	W14	Existing	15.11	0.47	32°N		*North		*North
					Proposed	7.12						
	R10	Residential	LKD	W15	Existing	16.60	0.31	23°N		*North		*North
					Proposed	5.10						
				W16	Existing	39.59	0.62	302°N		*North		*North
					Proposed	24.61						
				W17	Existing	39.58	0.66	302°N		*North		*North
					Proposed	26.22						
	R11	Residential	Bedroom	W18	Existing	39.58	0.70	302°N		*North		*North
					Proposed	27.76						
	R12	Residential	Bedroom	W19	Existing	39.54	0.75	302°N		*North		*North
					Proposed	29.69						
	R13	Residential	LKD	W20	Existing	39.53	0.78	302°N		*North		*North
					Proposed	30.83						
				W21	Existing	15.19	1.00	302°N		*North		*North
					Proposed	15.19						
	R14	Residential	Bedroom	W22	Existing	19.63	0.89	302°N		*North		*North
					Proposed	17.51						
	R15	Residential	Bedroom	W23	Existing	17.23	0.84	302°N		*North		*North
					Proposed	14.48						
	R16	Residential	LKD	W24	Existing	39.10	0.90	296°N		*North		*North
					Proposed	35.04						
	R17	Residential	Bedroom	W25	Existing	10.65	1.00	313°N		*North		*North
					Proposed	10.65						
	R18	Residential	Bedroom	W26	Existing	13.26	0.88	313°N		*North		*North
					Proposed	11.68						
	R19	Residential	LKD	W27	Existing	2.71	1.00	131°	5.00	1.00	4.00	1.00
					Proposed	2.71			5.00		4.00	
Sixth	R1	Residential	Bedroom	W1	Existing	23.90	0.98	131°	48.00	1.00	16.00	1.00
					Proposed	23.53			48.00		16.00	
				W2	Existing	23.74	0.98	131°	48.00	1.00	16.00	1.00
					Proposed	23.35			48.00		16.00	

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

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Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	R2	Residential	LKD	W3	Existing	23.42	0.98	131°	48.00	1.00	16.00	1.00
					Proposed	23.00			48.00		16.00	
				W4	Existing	23.07	0.98	131°	46.00	1.00	15.00	1.00
					Proposed	22.62			46.00		15.00	
				W5	Existing	0.00	1.00	32°N	0.00	*North	0.00	*North
					Proposed	0.00			0.00		0.00	
	R3	Residential	Bedroom	W6	Existing	0.20	1.00	212°	0.00	1.00	0.00	1.00
					Proposed	0.20			0.00		0.00	
				W7	Existing	22.21	0.93	122°	43.00	1.00	14.00	1.00
					Proposed	20.64			43.00		14.00	
	R4	Residential	Bedroom	W8	Existing	22.02	0.92	122°	43.00	0.98	13.00	1.00
					Proposed	20.19			42.00		13.00	
	R5	Residential	LKD	W9	Existing	21.93	0.90	122°	42.00	0.98	12.00	1.00
					Proposed	19.81			41.00		12.00	
	R6	Residential	Bedroom	W10	Existing	21.87	0.89	122°	42.00	0.98	12.00	1.00
					Proposed	19.48			41.00		12.00	
	R7	Residential	LKD	W11	Existing	22.18	0.85	122°	40.00	0.98	11.00	1.00
					Proposed	18.79			39.00		11.00	
				W13	Existing	15.99	0.57	32°N	3.00	*North	0.00	*North
					Proposed	9.18			3.00		0.00	
				W14	Existing	26.83	0.51	2°N	5.00	*North	0.00	*North
					Proposed	13.79			4.00		0.00	
	R8	Residential	Bedroom	W12	Existing	21.91	0.87	122°	41.00	0.98	12.00	1.00
					Proposed	19.03			40.00		12.00	
	R9	Residential	Bedroom	W15	Existing	14.96	0.48	32°N		*North		*North
					Proposed	7.11						
	R10	Residential	LKD	W16	Existing	16.53	0.31	23°N		*North		*North
					Proposed	5.05						
				W17	Existing	39.59	0.64	302°N		*North		*North
					Proposed	25.32						
	R11	Residential	Bedroom	W18	Existing	39.58	0.70	302°N		*North		*North
					Proposed	27.82						
	R12	Residential	Bedroom	W19	Existing	39.56	0.74	302°N		*North		*North
					Proposed	29.14						
	R13	Residential	LKD	W20	Existing	39.54	0.78	302°N		*North		*North
					Proposed	30.90						
				W21	Existing	15.03	1.00	302°N		*North		*North
					Proposed	15.03						
	R14	Residential	Bedroom	W22	Existing	19.43	0.89	302°N		*North		*North
					Proposed	17.33						
	R15	Residential	Bedroom	W23	Existing	17.04	0.84	302°N		*North		*North
					Proposed	14.33						
	R16	Residential	LKD	W24	Existing	39.11	0.90	296°N		*North		*North
					Proposed	35.11						
	R17	Residential	Bedroom	W25	Existing	10.59	1.00	313°N		*North		*North
					Proposed	10.59						
	R18	Residential	Bedroom	W26	Existing	13.19	0.88	313°N		*North		*North
					Proposed	11.62						
	R19	Residential	LKD	W27	Existing	4.40	1.00	131°	8.00	1.00	6.00	1.00
					Proposed	4.40			8.00		6.00	
Seventh	R1	Residential	Bedroom	W1	Existing	26.85	0.99	131°	53.00	1.00	16.00	1.00
					Proposed	26.47			53.00		16.00	
				W2	Existing	26.62	0.99	131°	53.00	1.00	16.00	1.00
					Proposed	26.23			53.00		16.00	
	R2	Residential	LKD	W3	Existing	26.22	0.98	131°	52.00	1.00	16.00	1.00

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	25.79			52.00		16.00	
				W4	Existing	25.97	0.98	131°	51.00	1.00	15.00	1.00
					Proposed	25.53			51.00		15.00	
				W5	Existing	0.02	1.00	32°N	0.00	*North	0.00	*North
					Proposed	0.02			0.00		0.00	
	R3	Residential	Bedroom	W6	Existing	0.67	1.00	212°	0.00	1.00	0.00	1.00
					Proposed	0.67			0.00		0.00	
				W7	Existing	24.90	0.94	122°	48.00	1.00	14.00	1.00
					Proposed	23.32			48.00		14.00	
	R4	Residential	Bedroom	W8	Existing	24.73	0.93	122°	49.00	0.98	14.00	1.00
					Proposed	22.89			48.00		14.00	
	R5	Residential	LKD	W9	Existing	24.65	0.91	122°	49.00	0.98	14.00	1.00
					Proposed	22.53			48.00		14.00	
	R6	Residential	Bedroom	W10	Existing	24.61	0.91	122°	49.00	0.98	14.00	1.00
					Proposed	22.31			48.00		14.00	
	R7	Residential	LKD	W11	Existing	24.86	0.87	122°	46.00	0.98	14.00	1.00
					Proposed	21.52			45.00		14.00	
				W13	Existing	8.88	0.28	32°N	0.00	*North	0.00	*North
					Proposed	2.51			0.00		0.00	
				W14	Existing	20.65	0.59	2°N	3.00	*North	0.00	*North
					Proposed	12.18			2.00		0.00	
	R8	Residential	Bedroom	W12	Existing	24.62	0.89	122°	49.00	0.98	14.00	1.00
					Proposed	21.83			48.00		14.00	
	R9	Residential	Bedroom	W15	Existing	15.05	0.47	32°N		*North		*North
					Proposed	7.08						
	R10	Residential	LKD	W16	Existing	16.53	0.31	23°N		*North		*North
					Proposed	5.11						
				W17	Existing	39.60	0.61	302°N		*North		*North
					Proposed	24.33						
				W18	Existing	39.60	0.66	302°N		*North		*North
					Proposed	26.02						
	R11	Residential	Bedroom	W19	Existing	39.59	0.70	302°N		*North		*North
					Proposed	27.88						
	R12	Residential	Bedroom	W20	Existing	39.57	0.74	302°N		*North		*North
					Proposed	29.22						
				W21	Existing	39.56	0.76	302°N		*North		*North
					Proposed	30.03						
	R13	Residential	LKD	W22	Existing	39.55	0.78	302°N		*North		*North
					Proposed	30.80						
				W23	Existing	15.09	1.00	302°N		*North		*North
					Proposed	15.09						
	R14	Residential	Bedroom	W24	Existing	19.50	0.89	302°N		*North		*North
					Proposed	17.39						
	R15	Residential	Bedroom	W25	Existing	17.11	0.84	302°N		*North		*North
					Proposed	14.38						
	R16	Residential	LKD	W26	Existing	39.27	0.89	296°N		*North		*North
					Proposed	35.07						
				W27	Existing	39.08	0.90	296°N		*North		*North
					Proposed	35.25						
	R17	Residential	Bedroom	W28	Existing	10.66	1.00	313°N		*North		*North
					Proposed	10.66						
	R18	Residential	Bedroom	W29	Existing	13.27	0.88	313°N		*North		*North
					Proposed	11.70						
	R19	Residential	LKD	W30	Existing	6.87	1.00	131°	14.00	1.00	9.00	1.00
					Proposed	6.87			14.00		9.00	
Eighth	R1	Residential	Bedroom	W1	Existing	29.79	0.99	131°	58.00	1.00	17.00	1.00
					Proposed	29.41			58.00		17.00	

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
				W2	Existing	29.52	0.99	131°	58.00	1.00	17.00	1.00
					Proposed	29.12			58.00		17.00	
	R2	Residential	LKD	W3	Existing	29.19	0.99	131°	58.00	1.00	18.00	1.00
					Proposed	28.76			58.00		18.00	
				W4	Existing	1.13	1.00	32°N	6.00	*North	0.00	*North
					Proposed	1.13			6.00		0.00	
	R3	Residential	Bedroom	W5	Existing	2.62	1.00	212°	7.00	1.00	5.00	1.00
					Proposed	2.62			7.00		5.00	
				W6	Existing	27.92	0.94	122°	52.00	1.00	14.00	1.00
					Proposed	26.35			52.00		14.00	
	R4	Residential	Bedroom	W7	Existing	27.80	0.94	122°	53.00	0.98	14.00	1.00
					Proposed	26.04			52.00		14.00	
	R5	Residential	LKD	W8	Existing	27.68	0.92	122°	53.00	0.98	14.00	1.00
					Proposed	25.57			52.00		14.00	
	R6	Residential	Bedroom	W9	Existing	27.66	0.92	122°	53.00	0.98	14.00	1.00
					Proposed	25.35			52.00		14.00	
	R7	Residential	LKD	W10	Existing	27.84	0.89	122°	54.00	0.98	14.00	1.00
					Proposed	24.72			53.00		14.00	
				W12	Existing	17.28	0.55	32°N	11.00	*North	0.00	*North
					Proposed	9.53			10.00		0.00	
				W13	Existing	26.67	0.46	2°N	6.00	*North	0.00	*North
					Proposed	12.20			4.00		0.00	
	R8	Residential	Bedroom	W11	Existing	27.70	0.90	122°	52.00	0.98	14.00	1.00
					Proposed	24.94			51.00		14.00	
	R9	Residential	Bedroom	W14	Existing	15.45	0.46	32°N		*North		*North
					Proposed	7.10						
	R10	Residential	LKD	W15	Existing	16.72	0.31	23°N		*North		*North
					Proposed	5.26						
				W16	Existing	39.61	0.64	302°N		*North		*North
					Proposed	25.45						
	R11	Residential	Bedroom	W17	Existing	39.61	0.71	302°N		*North		*North
					Proposed	27.97						
	R12	Residential	Bedroom	W18	Existing	39.60	0.75	302°N		*North		*North
					Proposed	29.55						
	R13	Residential	LKD	W19	Existing	39.58	0.79	302°N		*North		*North
					Proposed	31.10						
				W20	Existing	15.40	1.00	302°N		*North		*North
					Proposed	15.40						
	R14	Residential	Bedroom	W21	Existing	19.92	0.89	302°N		*North		*North
					Proposed	17.76						
	R15	Residential	Bedroom	W22	Existing	17.50	0.84	302°N		*North		*North
					Proposed	14.70						
	R16	Residential	LKD	W23	Existing	39.19	0.90	296°N		*North		*North
					Proposed	35.34						
	R17	Residential	Bedroom	W24	Existing	10.72	1.00	313°N		*North		*North
					Proposed	10.72						
	R18	Residential	Bedroom	W25	Existing	13.36	0.88	313°N		*North		*North
					Proposed	11.77						
	R19	Residential	LKD	W26	Existing	9.89	1.00	131°	20.00	1.00	10.00	1.00
					Proposed	9.89			20.00		10.00	
Ninth	R1	Residential	Bedroom	W1	Existing	32.48	0.99	131°	65.00	1.00	22.00	1.00
					Proposed	32.08			65.00		22.00	
	R2	Residential	LKD	W2	Existing	2.49	1.00	32°N		*North		*North

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	2.49						
	R3	Residential	Bedroom	W3	Existing	4.18	1.00	212°	13.00	1.00	9.00	1.00
					Proposed	4.18			13.00		9.00	
				W4	Existing	30.95	0.95	122°	61.00	1.00	19.00	1.00
					Proposed	29.41			61.00		19.00	
	R4	Residential	Bedroom	W5	Existing	30.86	0.94	122°	61.00	0.98	18.00	1.00
					Proposed	29.15			60.00		18.00	
	R5	Residential	LKD	W6	Existing	30.81	0.93	122°	61.00	0.98	18.00	1.00
					Proposed	28.75			60.00		18.00	
	R6	Residential	Bedroom	W7	Existing	30.81	0.93	122°	59.00	0.98	16.00	1.00
					Proposed	28.57			58.00		16.00	
	R7	Residential	LKD	W8	Existing	31.01	0.90	122°	59.00	0.98	17.00	1.00
					Proposed	28.01			58.00		17.00	
				W10	Existing	38.41	0.62	32°N	17.00	*North	0.00	*North
					Proposed	23.87			16.00		0.00	
				W11	Existing	39.46	0.50	2°N	10.00	*North	0.00	*North
					Proposed	19.76			8.00		0.00	
	R8	Residential	Bedroom	W9	Existing	30.88	0.91	122°	58.00	0.98	16.00	1.00
					Proposed	28.23			57.00		16.00	
	R9	Residential	Bedroom	W12	Existing	32.45	0.52	32°N		*North		*North
					Proposed	16.76						
	R10	Residential	LKD	W13	Existing	39.08	0.44	23°N		*North		*North
					Proposed	17.15						
				W14	Existing	39.62	0.64	302°N		*North		*North
					Proposed	25.53						
	R11	Residential	Bedroom	W15	Existing	39.62	0.71	302°N		*North		*North
					Proposed	27.98						
	R12	Residential	Bedroom	W16	Existing	39.61	0.76	302°N		*North		*North
					Proposed	29.98						
	R13	Residential	LKD	W17	Existing	39.61	0.79	302°N		*North		*North
					Proposed	31.16						
	R14	Residential	Bedroom	W18	Existing	39.59	0.83	302°N		*North		*North
					Proposed	32.85						
	R15	Residential	Bedroom	W19	Existing	39.45	0.85	302°N		*North		*North
					Proposed	33.64						
	R16	Residential	LKD	W20	Existing	31.61	0.86	302°N		*North		*North
					Proposed	27.20						
	R17	Residential	Bedroom	W21	Existing	10.80	1.00	313°N		*North		*North
					Proposed	10.80						
	R18	Residential	Bedroom	W22	Existing	13.44	0.88	313°N		*North		*North
					Proposed	11.84						
	R19	Residential	LKD	W23	Existing	13.77	1.00	131°	28.00	1.00	12.00	1.00
					Proposed	13.77			28.00		12.00	
Fiador Apartments												
Ground	R1	Residential	LKD	W1	Existing	17.38	0.89	302°N		*North		*North
					Proposed	15.53						
				W2	Existing	11.59	0.90	302°N		*North		*North
					Proposed	10.45						
	R2	Residential	LKD	W3	Existing	30.31	0.90	302°N		*North		*North
					Proposed	27.43						
	R3	Residential	Bedroom	W4	Existing	0.41	0.98	122°	2.00	1.00	0.00	1.00

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	0.40			2.00		0.00	
				W5	Existing	0.46	1.00	122°	0.00	1.00	0.00	1.00
					Proposed	0.46			0.00		0.00	
	R4	Residential	Bedroom	W6	Existing	0.51	1.00	122°	2.00	1.00	1.00	1.00
					Proposed	0.51			2.00		1.00	
				W7	Existing	0.00	1.00	122°	0.00	1.00	0.00	1.00
					Proposed	0.00			0.00		0.00	
First	R1	Residential	LKD	W1	Existing	18.25	0.91	302°N		*North		*North
					Proposed	16.53						
	R2	Residential	LKD	W2	Existing	13.45	0.93	302°N		*North		*North
					Proposed	12.50						
	R3	Residential	Bedroom	W3	Existing	33.73	0.94	302°N		*North		*North
					Proposed	31.82						
	R4	Residential	Bedroom	W4	Existing	0.69	0.94	122°	1.00	1.00	0.00	1.00
					Proposed	0.65			1.00		0.00	
	R5	Residential	Bedroom	W5	Existing	0.75	1.00	122°	0.00	1.00	0.00	1.00
					Proposed	0.75			0.00		0.00	
Second	R1	Residential	LKD	W1	Existing	13.78	0.92	313°N		*North		*North
					Proposed	12.65						
	R2	Residential	Bedroom	W2	Existing	39.13	0.96	291°N		*North		*North
					Proposed	37.70						
	R3	Residential	Bedroom	W3	Existing	0.46	0.87	122°	0.00	1.00	0.00	1.00
					Proposed	0.40			0.00		0.00	
	R4	Residential	Bedroom	W4	Existing	0.47	1.00	122°	0.00	1.00	0.00	1.00
					Proposed	0.47			0.00		0.00	
Third	R1	Residential	LKD	W1	Existing	13.87	0.93	313°N		*North		*North
					Proposed	12.84						
	R2	Residential	Bedroom	W2	Existing	39.19	0.96	291°N		*North		*North
					Proposed	37.77						
	R3	Residential	Bedroom	W3	Existing	0.65	0.91	122°	0.00	1.00	0.00	1.00
					Proposed	0.59			0.00		0.00	
	R4	Residential	Bedroom	W4	Existing	0.65	1.00	122°	1.00	1.00	1.00	1.00
					Proposed	0.65			1.00		1.00	
Fourth	R1	Residential	LKD	W1	Existing	13.74	0.93	313°N		*North		*North
					Proposed	12.81						
	R2	Residential	Bedroom	W2	Existing	39.51	0.89	311°N		*North		*North
					Proposed	35.07						
				W3	Existing	39.24	0.96	291°N		*North		*North
					Proposed	37.86						
	R3	Residential	Bedroom	W4	Existing	0.96	0.94	122°	1.00	1.00	1.00	1.00
					Proposed	0.90			1.00		1.00	
	R4	Residential	Bedroom	W5	Existing	0.94	1.00	122°	2.00	1.00	2.00	1.00
					Proposed	0.94			2.00		2.00	
Fifth	R1	Residential	LKD	W1	Existing	13.95	0.93	313°N		*North		*North
					Proposed	13.00						
	R2	Residential	Bedroom	W2	Existing	39.14	0.97	291°N		*North		*North
					Proposed	37.84						
	R3	Residential	Bedroom	W3	Existing	1.98	0.97	122°	4.00	1.00	2.00	1.00
					Proposed	1.92			4.00		2.00	

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	R4	Residential	Bedroom	W4	Existing	2.05	1.00	122°	4.00	1.00	2.00	1.00
					Proposed	2.05			4.00		2.00	
Sixth	R1	Residential	LKD	W1	Existing	13.87	0.93	313°N		*North		*North
					Proposed	12.94						
	R2	Residential	Bedroom	W2	Existing	39.22	0.97	291°N		*North		*North
					Proposed	37.91						
	R3	Residential	Bedroom	W3	Existing	3.67	0.98	122°	7.00	1.00	2.00	1.00
					Proposed	3.61			7.00		2.00	
	R4	Residential	Bedroom	W4	Existing	4.14	1.00	122°	10.00	1.00	5.00	1.00
					Proposed	4.14			10.00		5.00	
Seventh	R1	Residential	LKD	W1	Existing	13.96	0.93	313°N		*North		*North
					Proposed	13.02						
	R2	Residential	Bedroom	W2	Existing	39.56	0.90	311°N		*North		*North
					Proposed	35.41						
				W3	Existing	39.30	0.97	291°N		*North		*North
					Proposed	38.00						
	R3	Residential	Bedroom	W4	Existing	5.92	0.98	122°	12.00	1.00	4.00	1.00
					Proposed	5.82			12.00		4.00	
	R4	Residential	Bedroom	W5	Existing	6.87	1.00	122°	17.00	1.00	9.00	1.00
					Proposed	6.87			17.00		9.00	
Eighth	R1	Residential	LKD	W1	Existing	14.04	0.93	313°N		*North		*North
					Proposed	13.09						
	R2	Residential	Bedroom	W2	Existing	39.24	0.97	291°N		*North		*North
					Proposed	38.03						
	R3	Residential	Bedroom	W3	Existing	8.52	0.98	122°	16.00	1.00	6.00	1.00
					Proposed	8.37			16.00		6.00	
	R4	Residential	Bedroom	W4	Existing	10.01	1.00	122°	22.00	1.00	11.00	1.00
					Proposed	10.01			22.00		11.00	
Ninth	R1	Residential	LKD	W1	Existing	14.13	0.93	313°N		*North		*North
					Proposed	13.18						
	R2	Residential	Bedroom	W2	Existing	39.45	0.97	291°N		*North		*North
					Proposed	38.25						
	R3	Residential	Bedroom	W3	Existing	11.95	0.98	122°	21.00	1.00	6.00	1.00
					Proposed	11.76			21.00		6.00	
	R4	Residential	Bedroom	W4	Existing	13.95	1.00	122°	26.00	1.00	11.00	1.00
					Proposed	13.95			26.00		11.00	
					Lariat Apartments							
Ground	R1	Residential	LKD	W1	Existing	10.90	0.75	32°N		*North		*North
					Proposed	8.17						
	R2	Residential	Bedroom	W2	Existing	11.78	0.78	1°N		*North		*North
					Proposed	9.20						
	R3	Residential	LKD	W3	Existing	10.71	0.72	32°N		*North		*North
					Proposed	7.74						
				W4	Existing	11.77	0.73	32°N		*North		*North
					Proposed	8.60						
				W5	Existing	8.22	0.99	302°N		*North		*North
					Proposed	8.16						
First				W1	Existing	16.28	1.00	122°	34.00	1.00	9.00	1.00
					Proposed	16.29			34.00		9.00	
	R1	Residential	LKD	W2	Existing	15.20	1.00	122°	35.00	1.00	10.00	1.00
					Proposed	15.19			35.00		10.00	

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
				W3	Existing	13.99	1.00	122°	35.00	1.00	10.00	1.00
					Proposed	13.98			35.00		10.00	
				W4	Existing	4.09	0.46	32°N	0.00	*North	0.00	*North
					Proposed	1.90			0.00		0.00	
				W5	Existing	6.86	0.61	1°N	0.00	*North	0.00	*North
					Proposed	4.16			0.00		0.00	
	R2	Residential	Bedroom	W6	Existing	7.11	0.57	32°N		*North		*North
					Proposed	4.04						
				W7	Existing	7.11	0.57	32°N		*North		*North
					Proposed	4.04						
	R3	Residential	LKD	W8	Existing	12.90	0.74	32°N		*North		*North
					Proposed	9.60						
				W9	Existing	10.74	0.99	302°N		*North		*North
					Proposed	10.68						
				W10	Existing	12.65	1.00	302°N		*North		*North
					Proposed	12.59						
Second	R1	Residential	LKD	W1	Existing	16.95	1.00	122°	40.00	1.00	12.00	1.00
					Proposed	16.94			40.00		12.00	
				W2	Existing	15.21	1.00	122°	39.00	1.00	11.00	1.00
					Proposed	15.21			39.00		11.00	
				W3	Existing	0.28	0.00	32°N	0.00	*North	0.00	*North
					Proposed	0.00			0.00		0.00	
	R2	Residential	Bedroom	W4	Existing	8.00	0.65	1°N		*North		*North
					Proposed	5.18						
	R3	Residential	Bedroom	W5	Existing	7.10	0.56	32°N		*North		*North
					Proposed	3.95						
	R4	Residential	LKD	W6	Existing	8.66	0.99	302°N		*North		*North
					Proposed	8.59						
				W7	Existing	5.38	0.39	28°N		*North		*North
					Proposed	2.08						
				W8	Existing	10.49	0.99	302°N		*North		*North
					Proposed	10.43						
				W9	Existing	13.07	0.99	302°N		*North		*North
					Proposed	13.00						
Third	R1	Residential	LKD	W1	Existing	19.19	1.00	122°	48.00	1.00	14.00	1.00
					Proposed	19.18			48.00		14.00	
				W2	Existing	17.91	1.00	122°	46.00	1.00	14.00	1.00
					Proposed	17.90			46.00		14.00	
				W3	Existing	5.02	0.54	32°N	0.00	*North	0.00	*North
					Proposed	2.73			0.00		0.00	
	R2	Residential	Bedroom	W4	Existing	4.91	0.91	1°N		*North		*North
					Proposed	4.48						
	R3	Residential	Bedroom	W5	Existing	7.80	0.59	32°N		*North		*North
					Proposed	4.63						
	R4	Residential	LKD	W6	Existing	5.93	0.45	28°N		*North		*North
					Proposed	2.66						
				W7	Existing	9.68	0.99	302°N		*North		*North
					Proposed	9.62						
				W8	Existing	11.41	0.99	302°N		*North		*North
					Proposed	11.34						
				W9	Existing	13.65	1.00	302°N		*North		*North
					Proposed	13.59						
Fourth	R1	Residential	LKD	W1	Existing	21.58	1.00	122°	51.00	1.00	14.00	1.00
					Proposed	21.57			51.00		14.00	
				W2	Existing	20.61	1.00	122°	51.00	1.00	14.00	1.00
					Proposed	20.60			51.00		14.00	
				W3	Existing	18.78	1.00	122°	48.00	1.00	14.00	1.00
					Proposed	18.77			48.00		14.00	
				W4	Existing	5.53	0.57	32°N	0.00	*North	0.00	*North
					Proposed	3.14			0.00		0.00	
	R2	Residential	Bedroom	W5	Existing	10.89	0.70	1°N		*North		*North
					Proposed	7.57						
	R3	Residential	Bedroom	W6	Existing	8.70	0.63	32°N		*North		*North
					Proposed	5.44						
	R4	Residential	LKD	W7	Existing	9.46	0.99	302°N		*North		*North

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	9.39						
				W8	Existing	6.70	0.52	28°N		*North		*North
					Proposed	3.46						
				W9	Existing	11.42	0.99	302°N		*North		*North
					Proposed	11.36						
				W10	Existing	14.49	1.00	302°N		*North		*North
					Proposed	14.43						
Fifth	R1	Residential	LKD	W1	Existing	24.17	1.00	122°	54.00	1.00	16.00	1.00
					Proposed	24.16			54.00		16.00	
				W2	Existing	21.68	1.00	122°	52.00	1.00	16.00	1.00
					Proposed	21.67			52.00		16.00	
				W3	Existing	1.93	0.28	32°N	2.00	*North	0.00	*North
					Proposed	0.55			2.00		0.00	
	R2	Residential	Bedroom	W4	Existing	2.15	0.85	1°N		*North		*North
					Proposed	1.82						
	R3	Residential	Bedroom	W5	Existing	9.85	0.64	32°N		*North		*North
					Proposed	6.33						
	R4	Residential	LKD	W6	Existing	10.25	0.99	302°N		*North		*North
					Proposed	10.19						
				W7	Existing	7.68	0.58	28°N		*North		*North
					Proposed	4.46						
				W8	Existing	12.29	1.00	302°N		*North		*North
					Proposed	12.23						
				W9	Existing	15.76	1.00	302°N		*North		*North
					Proposed	15.70						
Sixth	R1	Residential	LKD	W1	Existing	26.95	1.00	122°	59.00	1.00	20.00	1.00
					Proposed	26.94			59.00		20.00	
				W2	Existing	25.27	1.00	122°	58.00	1.00	20.00	1.00
					Proposed	25.25			58.00		20.00	
				W3	Existing	7.22	0.57	32°N	0.00	*North	0.00	*North
					Proposed	4.15			0.00		0.00	
	R2	Residential	Bedroom	W4	Existing	6.42	0.75	1°N		*North		*North
					Proposed	4.84						
	R3	Residential	Bedroom	W5	Existing	11.26	0.65	32°N		*North		*North
					Proposed	7.35						
	R4	Residential	LKD	W6	Existing	8.97	0.63	28°N		*North		*North
					Proposed	5.63						
				W7	Existing	12.34	1.00	302°N		*North		*North
					Proposed	12.28						
				W8	Existing	14.41	1.00	302°N		*North		*North
					Proposed	14.36						
				W9	Existing	17.68	1.00	302°N		*North		*North
					Proposed	17.62						
Seventh	R1	Residential	LKD	W1	Existing	29.53	1.00	122°	61.00	1.00	21.00	1.00
					Proposed	29.52			61.00		21.00	
				W2	Existing	26.85	1.00	122°	59.00	1.00	21.00	1.00
					Proposed	26.85			59.00		21.00	
				W3	Existing	9.55	0.54	32°N	2.00	*North	1.00	*North
					Proposed	5.19			2.00		1.00	
	R2	Residential	Bedroom	W4	Existing	17.09	0.72	1°N		*North		*North
					Proposed	12.39						
	R3	Residential	Bedroom	W5	Existing	13.81	0.69	32°N		*North		*North
					Proposed	9.46						
	R4	Residential	LKD	W6	Existing	11.42	0.67	28°N		*North		*North
					Proposed	7.61						
				W7	Existing	14.44	0.99	302°N		*North		*North
					Proposed	14.31						
				W8	Existing	16.49	0.99	302°N		*North		*North
					Proposed	16.37						
				W9	Existing	20.81	0.99	302°N		*North		*North
					Proposed	20.69						
Eighth	R1	Residential	LKD	W1	Existing	32.46	1.00	122°	63.00	1.00	23.00	1.00
					Proposed	32.43			63.00		23.00	
				W2	Existing	29.74	1.00	122°	61.00	1.00	23.00	1.00
					Proposed	29.71			61.00		23.00	
				W3	Existing	27.08	0.82	32°N	7.00	*North	2.00	*North
					Proposed	22.24			7.00		2.00	

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	R2	Residential	Bedroom	W4	Existing	31.07	0.83	1°N		*North		*North
					Proposed	25.89						
	R3	Residential	Bedroom	W5	Existing	26.78	0.82	32°N		*North		*North
					Proposed	22.01						
	R4	Residential	LKD	W6	Existing	29.12	0.84	28°N		*North		*North
					Proposed	24.57						
				W7	Existing	20.34	0.97	302°N		*North		*North
					Proposed	19.79						
				W8	Existing	22.24	0.98	302°N		*North		*North
					Proposed	21.73						
				W9	Existing	25.85	0.98	302°N		*North		*North
					Proposed	25.37						

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
			Gooch House				
First	R1	Residential	Bedroom	Area m2	11.55	11.55	
				% of room	98.60%	98.58%	1.00
	R2	Residential	Bedroom	Area m2	11.57	11.18	
				% of room	98.76%	95.48%	0.97
	R3	Residential	Bedroom	Area m2	11.61	11.50	
				% of room	99.16%	98.16%	0.99
	R4	Residential	LKD	Area m2	37.25	36.30	
				% of room	98.98%	96.45%	0.97
Second	R1	Residential	Bedroom	Area m2	11.59	11.43	
				% of room	98.98%	97.60%	0.99
	R2	Residential	Bedroom	Area m2	11.59	11.57	
				% of room	98.96%	98.78%	1.00
	R3	Residential	Bedroom	Area m2	11.56	11.14	
				% of room	98.67%	95.08%	0.96
	R4	Residential	LKD	Area m2	28.14	27.84	
				% of room	94.60%	93.59%	0.99
	R5	Residential	LKD	Area m2	10.65	5.74	
				% of room	33.33%	17.98%	0.54
Third	R1	Residential	Bedroom	Area m2	11.55	11.55	
				% of room	98.62%	98.61%	1.00
	R2	Residential	Bedroom	Area m2	11.57	11.23	
				% of room	98.76%	95.88%	0.97
	R3	Residential	Bedroom	Area m2	11.61	11.53	
				% of room	99.16%	98.41%	0.99
	R4	Residential	LKD	Area m2	28.50	27.73	
				% of room	95.80%	93.23%	0.97
	R5	Residential	LKD	Area m2	7.20	1.15	
				% of room	30.18%	4.81%	0.16
Fourth	R1	Residential	Bedroom	Area m2	11.55	11.55	
				% of room	98.60%	98.60%	1.00
	R2	Residential	Bedroom	Area m2	11.57	11.24	
				% of room	98.76%	95.95%	0.97
	R3	Residential	Bedroom	Area m2	11.61	11.54	
				% of room	99.16%	98.50%	0.99
	R4	Residential	LKD	Area m2	28.95	28.22	
				% of room	97.30%	94.86%	0.97
	R5	Residential	LKD	Area m2	7.53	1.42	
				% of room	31.57%	5.95%	0.19
Fifth	R1	Residential	Bedroom	Area m2	11.59	11.47	
				% of room	98.98%	97.94%	0.99
	R2	Residential	Bedroom	Area m2	11.55	11.55	
				% of room	98.64%	98.62%	1.00
	R3	Residential	Bedroom	Area m2	11.60	11.41	
				% of room	99.02%	97.38%	0.98
	R4	Residential	LKD	Area m2	29.23	28.93	
				% of room	98.25%	97.27%	0.99
	R5	Residential	LKD	Area m2	12.60	9.96	
				% of room	40.58%	32.08%	0.79
Sixth	R1	Residential	Bedroom	Area m2	11.59	11.48	
				% of room	98.98%	98.03%	0.99
	R2	Residential	Bedroom	Area m2	11.55	11.55	
				% of room	98.64%	98.63%	1.00
	R3	Residential	Bedroom	Area m2	11.59	11.42	
				% of room	99.00%	97.51%	0.98
	R4	Residential	LKD	Area m2	29.44	29.19	
				% of room	98.97%	98.14%	0.99
	R5	Residential	LKD	Area m2	20.15	14.92	
				% of room	64.88%	48.05%	0.74
Seventh	R1	Residential	Bedroom	Area m2	11.59	11.45	
				% of room	99.00%	97.75%	0.99
	R2	Residential	Bedroom	Area m2	11.57	11.28	
				% of room	98.76%	96.31%	0.98
	R3	Residential	Bedroom	Area m2	11.61	11.59	
				% of room	99.16%	98.97%	1.00
	R4	Residential	LKD	Area m2	29.55	29.52	
				% of room	99.35%	99.24%	1.00
	R5	Residential	LKD	Area m2	22.77	14.54	
				% of room	95.51%	60.98%	0.64
Eighth	R1	Residential	Bedroom	Area m2	11.60	11.47	
				% of room	99.02%	97.95%	0.99
	R2	Residential	Bedroom	Area m2	11.57	11.30	
				% of room	98.76%	96.50%	0.98
	R3	Residential	Bedroom	Area m2	11.61	11.60	

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
				% of room	99.16%	99.04%	1.00
	R4	Residential	LKD	Area m2	29.64	29.64	
				% of room	99.63%	99.63%	1.00
	R5	Residential	LKD	Area m2	23.30	17.64	
				% of room	97.72%	74.00%	0.76
Ninth	R1	Residential	Bedroom	Area m2	11.56	11.37	
				% of room	98.71%	97.06%	0.98
	R2	Residential	Bedroom	Area m2	11.59	11.59	
				% of room	98.96%	98.94%	1.00
	R3	Residential	Bedroom	Area m2	11.58	11.57	
				% of room	98.83%	98.81%	1.00
	R4	Residential	LKD	Area m2	29.64	29.64	
				% of room	99.62%	99.62%	1.00
	R5	Residential	LKD	Area m2	30.51	26.33	
				% of room	98.25%	84.80%	0.86
Tenth	R1	Residential	Bedroom	Area m2	11.56	11.45	
				% of room	98.71%	97.77%	0.99
	R2	Residential	Bedroom	Area m2	11.59	11.59	
				% of room	98.96%	98.95%	1.00
	R3	Residential	Bedroom	Area m2	11.58	11.57	
				% of room	98.83%	98.81%	1.00
	R4	Residential	LKD	Area m2	29.64	29.64	
				% of room	99.62%	99.62%	1.00
	R5	Residential	LKD	Area m2	30.51	26.88	
				% of room	98.25%	86.55%	0.88
Eleventh	R1	Residential	Bedroom	Area m2	11.56	11.49	
				% of room	98.71%	98.10%	0.99
	R2	Residential	Bedroom	Area m2	11.59	11.59	
				% of room	98.96%	98.95%	1.00
	R3	Residential	Bedroom	Area m2	11.58	11.57	
				% of room	98.83%	98.81%	1.00
	R4	Residential	LKD	Area m2	29.64	29.64	
				% of room	99.62%	99.62%	1.00
	R5	Residential	LKD	Area m2	30.51	27.38	
				% of room	98.25%	88.17%	0.90
Twelfth	R1	Residential	Bedroom	Area m2	11.62	11.62	
				% of room	99.24%	99.24%	1.00
	R2	Residential	Bedroom	Area m2	11.62	11.62	
				% of room	99.23%	99.23%	1.00
	R3	Residential	Bedroom	Area m2	11.49	11.27	
				% of room	98.10%	96.24%	0.98
	R4	Residential	LKD	Area m2	29.62	29.62	
				% of room	99.56%	99.56%	1.00
	R5	Residential	LKD	Area m2	23.34	20.41	
				% of room	97.90%	85.59%	0.87
Thirteenth	R1	Residential	Bedroom	Area m2	11.62	11.62	
				% of room	99.24%	99.24%	1.00
	R2	Residential	Bedroom	Area m2	11.62	11.62	
				% of room	99.23%	99.23%	1.00
	R3	Residential	Bedroom	Area m2	11.49	11.37	
				% of room	98.10%	97.06%	0.99
	R4	Residential	LKD	Area m2	29.62	29.62	
				% of room	99.56%	99.56%	1.00
	R5	Residential	LKD	Area m2	23.34	21.03	
				% of room	97.90%	88.21%	0.90
Fourteenth	R1	Residential	Bedroom	Area m2	11.62	11.62	
				% of room	99.24%	99.24%	1.00
	R2	Residential	Bedroom	Area m2	11.62	11.62	
				% of room	99.23%	99.23%	1.00
	R3	Residential	Bedroom	Area m2	11.49	11.40	
				% of room	98.10%	97.32%	0.99
	R4	Residential	LKD	Area m2	29.62	29.62	
				% of room	99.57%	99.57%	1.00
	R5	Residential	LKD	Area m2	23.34	21.94	
				% of room	97.90%	92.03%	0.94
Fifteenth	R1	Residential	Bedroom	Area m2	11.51	11.51	
				% of room	98.26%	98.26%	1.00
	R2	Residential	Bedroom	Area m2	11.60	11.60	
				% of room	99.03%	99.00%	1.00
	R3	Residential	Bedroom	Area m2	11.51	11.51	
				% of room	98.26%	98.26%	1.00
	R4	Residential	LKD	Area m2	29.61	29.61	
				% of room	99.55%	99.55%	1.00
	R5	Residential	LKD	Area m2	30.49	30.43	
				% of room	98.18%	97.99%	1.00
Sixteenth	R1	Residential	Bedroom	Area m2	11.51	11.51	

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
				% of room	98.26%	98.26%	1.00
	R2	Residential	Bedroom	Area m2	11.60	11.60	
				% of room	99.03%	99.01%	1.00
	R3	Residential	Bedroom	Area m2	11.51	11.51	
				% of room	98.26%	98.26%	1.00
	R4	Residential	LKD	Area m2	29.61	29.61	
				% of room	99.55%	99.55%	1.00
	R5	Residential	LKD	Area m2	30.49	30.47	
				% of room	98.18%	98.11%	1.00
Seventeenth	R1	Residential	Bedroom	Area m2	11.51	11.51	
				% of room	98.26%	98.26%	1.00
	R2	Residential	Bedroom	Area m2	11.60	11.60	
				% of room	99.03%	99.02%	1.00
	R3	Residential	Bedroom	Area m2	11.51	11.51	
				% of room	98.26%	98.26%	1.00
	R4	Residential	LKD	Area m2	29.61	29.61	
				% of room	99.55%	99.55%	1.00
	R5	Residential	LKD	Area m2	30.49	30.47	
				% of room	98.18%	98.13%	1.00
			Morse Lodge				
Ground	R1	Residential	LKD	Area m2	21.85	12.16	
				% of room	80.36%	44.72%	0.56
	R2	Residential	LKD	Area m2	11.41	6.04	
				% of room	49.95%	26.45%	0.53
	R3	Residential	Hall	Area m2	2.99	2.06	
				% of room	45.63%	31.39%	0.69
	R4	Residential	LKD	Area m2	20.91	6.44	
				% of room	59.21%	18.24%	0.31
	R5	Residential	LKD	Area m2	4.36	3.33	
				% of room	18.19%	13.88%	0.76
First	R1	Residential	LKD	Area m2	36.99	35.54	
				% of room	98.04%	94.21%	0.96
	R2	Residential	Bedroom	Area m2	14.44	12.88	
				% of room	99.28%	88.53%	0.89
	R3	Residential	Bedroom	Area m2	6.70	4.75	
				% of room	59.10%	41.96%	0.71
	R4	Residential	Bedroom	Area m2	5.00	3.24	
				% of room	34.26%	22.21%	0.65
	R5	Residential	Bedroom	Area m2	5.36	2.27	
				% of room	47.93%	20.28%	0.42
	R6	Residential	Bedroom	Area m2	6.35	2.46	
				% of room	47.86%	18.53%	0.39
	R7	Residential	Bedroom	Area m2	2.63	2.18	
				% of room	18.77%	15.56%	0.83
	R8	Residential	Bedroom	Area m2	1.93	1.59	
				% of room	18.34%	15.12%	0.82
	R9	Residential	Bedroom	Area m2	1.59	1.15	
				% of room	13.85%	9.98%	0.72
	R10	Residential	Bedroom	Area m2	2.27	1.48	
				% of room	20.62%	13.43%	0.65
	R11	Residential	Bedroom	Area m2	2.20	2.16	
				% of room	17.00%	16.64%	0.98
	R12	Residential	Bedroom	Area m2	1.53	1.10	
				% of room	11.69%	8.36%	0.71
Second	R1	Residential	LKD	Area m2	24.67	24.62	
				% of room	98.24%	98.05%	1.00
	R2	Residential	LKD	Area m2	30.38	30.11	
				% of room	98.46%	97.59%	0.99
	R3	Residential	Bedroom	Area m2	6.13	2.63	
				% of room	66.63%	28.58%	0.43
	R4	Residential	Bedroom	Area m2	12.85	5.92	
				% of room	75.65%	34.85%	0.46
	R5	Residential	Bedroom	Area m2	10.48	8.46	
				% of room	76.32%	61.59%	0.81
	R6	Residential	LKD	Area m2	19.30	4.80	
				% of room	67.40%	16.75%	0.25
	R7	Residential	LKD	Area m2	3.82	2.18	
				% of room	17.78%	10.15%	0.57
	R8	Residential	Bedroom	Area m2	7.18	2.72	
				% of room	40.84%	15.48%	0.38
	R9	Residential	Bedroom	Area m2	2.44	2.30	
				% of room	24.04%	22.72%	0.95
	R10	Residential	Bedroom	Area m2	2.20	2.02	
				% of room	21.43%	19.68%	0.92

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
Third	R1	Residential	LKD	Area m2	24.85	24.52	
				% of room	98.81%	97.49%	0.99
	R2	Residential	LKD	Area m2	34.03	33.74	
				% of room	99.17%	98.32%	0.99
	R3	Residential	Bedroom	Area m2	9.08	6.26	
				% of room	87.97%	60.67%	0.69
	R4	Residential	Bedroom	Area m2	6.78	5.16	
				% of room	77.30%	58.88%	0.76
	R5	Residential	Bedroom	Area m2	11.63	7.50	
				% of room	80.45%	51.90%	0.65
	R6	Residential	LKD	Area m2	4.84	3.75	
				% of room	17.85%	13.85%	0.78
	R7	Residential	LKD	Area m2	9.54	2.79	
				% of room	35.39%	10.37%	0.29
	R8	Residential	Bedroom	Area m2	3.97	3.10	
				% of room	29.11%	22.71%	0.78
	R9	Residential	Bedroom	Area m2	2.87	2.38	
				% of room	27.97%	23.17%	0.83
	R10	Residential	Bedroom	Area m2	2.52	2.26	
				% of room	24.54%	21.97%	0.90
Fourth	R1	Residential	LKD	Area m2	24.71	24.71	
				% of room	98.24%	98.21%	1.00
	R2	Residential	LKD	Area m2	33.99	33.68	
				% of room	99.06%	98.14%	0.99
	R3	Residential	Bedroom	Area m2	7.58	3.84	
				% of room	88.30%	44.68%	0.51
	R4	Residential	Bedroom	Area m2	9.58	5.89	
				% of room	90.09%	55.38%	0.61
	R5	Residential	Bedroom	Area m2	10.79	8.96	
				% of room	74.64%	61.99%	0.83
	R6	Residential	LKD	Area m2	17.74	5.52	
				% of room	65.44%	20.36%	0.31
	R7	Residential	LKD	Area m2	4.44	3.15	
				% of room	20.70%	14.67%	0.71
	R8	Residential	Bedroom	Area m2	7.36	2.03	
				% of room	41.87%	11.52%	0.28
	R9	Residential	Bedroom	Area m2	3.33	3.31	
				% of room	32.48%	32.29%	0.99
	R10	Residential	Bedroom	Area m2	3.00	2.98	
				% of room	29.25%	29.04%	0.99
Fifth	R1	Residential	LKD	Area m2	24.84	24.57	
				% of room	98.73%	97.68%	0.99
	R2	Residential	LKD	Area m2	34.03	33.75	
				% of room	99.17%	98.36%	0.99
	R3	Residential	Bedroom	Area m2	9.28	6.68	
				% of room	89.95%	64.71%	0.72
	R4	Residential	Bedroom	Area m2	7.04	5.91	
				% of room	80.35%	67.40%	0.84
	R5	Residential	Bedroom	Area m2	11.78	7.91	
				% of room	81.44%	54.68%	0.67
	R6	Residential	LKD	Area m2	6.28	5.57	
				% of room	23.16%	20.55%	0.89
	R7	Residential	LKD	Area m2	9.95	3.61	
				% of room	36.91%	13.42%	0.36
	R8	Residential	Bedroom	Area m2	5.03	4.37	
				% of room	36.89%	32.04%	0.87
	R9	Residential	Bedroom	Area m2	3.80	3.48	
				% of room	37.08%	33.88%	0.91
	R10	Residential	Bedroom	Area m2	3.51	3.39	
				% of room	34.19%	33.00%	0.97
Sixth	R1	Residential	LKD	Area m2	24.71	24.71	
				% of room	98.24%	98.23%	1.00
	R2	Residential	LKD	Area m2	34.18	34.03	
				% of room	99.62%	99.16%	1.00
	R3	Residential	Bedroom	Area m2	7.92	6.53	
				% of room	93.36%	76.96%	0.82
	R4	Residential	Bedroom	Area m2	9.76	6.57	
				% of room	91.36%	61.51%	0.67
	R5	Residential	Bedroom	Area m2	11.26	9.85	
				% of room	77.89%	68.13%	0.87
	R6	Residential	LKD	Area m2	21.14	8.95	
				% of room	72.62%	30.75%	0.42
	R7	Residential	LKD	Area m2	5.58	4.68	
				% of room	25.99%	21.79%	0.84
	R8	Residential	Bedroom	Area m2	8.34	4.76	
				% of room	47.41%	27.05%	0.57

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
	R9	Residential	Bedroom	Area m2	5.02	5.02	
				% of room	48.92%	48.92%	1.00
	R10	Residential	Bedroom	Area m2	4.53	4.53	
				% of room	44.14%	44.14%	1.00
Seventh	R1	Residential	LKD	Area m2	25.35	25.35	
				% of room	100.00%	100.00%	1.00
	R2	Residential	Bedroom	Area m2	12.04	10.89	
				% of room	98.99%	89.55%	0.90
	R3	Residential	Bedroom	Area m2	12.85	12.70	
				% of room	99.98%	98.81%	0.99
	R4	Residential	LKD	Area m2	23.84	14.95	
				% of room	85.35%	53.52%	0.63
	R5	Residential	Bedroom	Area m2	4.04	3.85	
				% of room	44.31%	42.17%	0.95
	R6	Residential	Bedroom	Area m2	6.77	6.48	
				% of room	55.71%	53.31%	0.96
	R7	Residential	Bedroom	Area m2	6.92	5.24	
				% of room	57.12%	43.24%	0.76
	R8	Residential	Bedroom	Area m2	6.58	5.63	
				% of room	54.42%	46.58%	0.86
Loop Court							
Ground	R1	Residential	Bedroom	Area m2	13.09	11.97	
				% of room	95.15%	87.00%	0.91
	R2	Residential	Bathroom	Area m2	5.28	4.19	
				% of room	96.19%	76.36%	0.79
	R3	Residential	Study	Area m2	23.96	10.50	
				% of room	86.23%	37.78%	0.44
First	R1	Residential	LKD	Area m2	23.36	22.79	
				% of room	96.40%	94.08%	0.98
	R2	Residential	Bathroom	Area m2	3.88	3.76	
				% of room	76.82%	74.45%	0.97
	R3	Residential	Bedroom	Area m2	13.80	10.98	
				% of room	98.84%	78.65%	0.80
	R4	Residential	LKD	Area m2	25.41	24.12	
				% of room	98.76%	93.71%	0.95
	R5	Residential	Bedroom	Area m2	3.08	2.64	
				% of room	44.98%	38.51%	0.86
	R6	Residential	Bedroom	Area m2	8.22	6.08	
				% of room	58.25%	43.08%	0.74
	R7	Residential	Bedroom	Area m2	5.32	5.25	
				% of room	37.94%	37.45%	0.99
	R8	Residential	Bedroom	Area m2	5.09	4.77	
				% of room	34.97%	32.78%	0.94
	R9	Residential	LKD	Area m2	2.83	2.81	
				% of room	12.76%	12.67%	0.99
	R10	Residential	LKD	Area m2	6.20	4.86	
				% of room	23.82%	18.66%	0.78
	R11	Residential	Bedroom	Area m2	0.89	0.00	
				% of room	7.10%	0.00%	0.00
	R12	Residential	Bedroom	Area m2	3.61	3.56	
				% of room	34.76%	34.23%	0.98
	R13	Residential	Bedroom	Area m2	2.82	2.79	
				% of room	37.66%	37.20%	0.99
	R14	Residential	Bedroom	Area m2	1.42	1.42	
				% of room	20.43%	20.43%	1.00
	R15	Residential	LKD	Area m2	6.62	6.37	
				% of room	22.27%	21.43%	0.96
Second	R1	Residential	LKD	Area m2	23.38	22.38	
				% of room	96.50%	92.35%	0.96
	R2	Residential	Bathroom	Area m2	3.61	3.51	
				% of room	71.39%	69.49%	0.97
	R3	Residential	Bedroom	Area m2	13.79	11.00	
				% of room	98.79%	78.82%	0.80
	R4	Residential	LKD	Area m2	25.13	24.12	
				% of room	97.64%	93.71%	0.96
	R5	Residential	Bedroom	Area m2	3.17	2.81	
				% of room	46.20%	41.00%	0.89
	R6	Residential	Bedroom	Area m2	7.74	6.14	
				% of room	54.89%	43.52%	0.79
	R7	Residential	Bedroom	Area m2	6.01	5.90	
				% of room	42.88%	42.13%	0.98
	R8	Residential	Bedroom	Area m2	5.07	4.65	
				% of room	34.80%	31.93%	0.92
	R9	Residential	LKD	Area m2	2.98	2.94	

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Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
				% of room	13.46%	13.26%	0.99
	R10	Residential	LKD	Area m2	6.26	5.20	
				% of room	24.03%	19.96%	0.83
	R11	Residential	Bedroom	Area m2	0.65	0.00	
				% of room	5.18%	0.00%	0.00
	R12	Residential	Bedroom	Area m2	3.39	3.28	
				% of room	32.62%	31.59%	0.97
	R13	Residential	Bedroom	Area m2	3.68	3.68	
				% of room	49.12%	49.11%	1.00
	R14	Residential	Bedroom	Area m2	1.47	1.47	
				% of room	21.12%	21.12%	1.00
	R15	Residential	LKD	Area m2	7.64	7.39	
				% of room	25.69%	24.85%	0.97
Third	R1	Residential	LKD	Area m2	23.59	23.35	
				% of room	97.37%	96.37%	0.99
	R2	Residential	Bathroom	Area m2	3.88	3.79	
				% of room	76.82%	74.98%	0.98
	R3	Residential	Bedroom	Area m2	13.79	11.02	
				% of room	98.79%	78.96%	0.80
	R4	Residential	LKD	Area m2	25.42	24.14	
				% of room	98.77%	93.79%	0.95
	R5	Residential	Bedroom	Area m2	3.41	3.11	
				% of room	49.78%	45.32%	0.91
	R6	Residential	Bedroom	Area m2	7.72	6.53	
				% of room	54.75%	46.28%	0.85
	R7	Residential	Bedroom	Area m2	5.99	5.92	
				% of room	42.72%	42.26%	0.99
	R8	Residential	Bedroom	Area m2	5.84	5.72	
				% of room	40.15%	39.29%	0.98
	R9	Residential	LKD	Area m2	3.10	3.06	
				% of room	13.99%	13.80%	0.99
	R10	Residential	LKD	Area m2	6.28	4.99	
				% of room	24.11%	19.14%	0.79
	R11	Residential	Bedroom	Area m2	1.00	0.23	
				% of room	8.00%	1.81%	0.23
	R12	Residential	Bedroom	Area m2	4.34	4.30	
				% of room	41.78%	41.41%	0.99
	R13	Residential	Bedroom	Area m2	3.58	3.55	
				% of room	47.70%	47.34%	0.99
	R14	Residential	Bedroom	Area m2	1.53	1.53	
				% of room	22.10%	22.10%	1.00
	R15	Residential	LKD	Area m2	9.34	9.12	
				% of room	31.40%	30.68%	0.98
Fourth	R1	Residential	LKD	Area m2	24.03	23.96	
				% of room	99.18%	98.88%	1.00
	R2	Residential	Bathroom	Area m2	3.88	3.79	
				% of room	76.82%	75.13%	0.98
	R3	Residential	Bedroom	Area m2	13.79	11.02	
				% of room	98.79%	78.90%	0.80
	R4	Residential	LKD	Area m2	25.30	24.30	
				% of room	98.32%	94.42%	0.96
	R5	Residential	Bedroom	Area m2	3.74	3.46	
				% of room	54.58%	50.55%	0.93
	R6	Residential	Bedroom	Area m2	8.27	7.00	
				% of room	58.62%	49.63%	0.85
	R7	Residential	Bedroom	Area m2	6.98	6.98	
				% of room	49.84%	49.83%	1.00
	R8	Residential	Bedroom	Area m2	6.34	5.85	
				% of room	43.57%	40.21%	0.92
	R9	Residential	LKD	Area m2	3.27	3.22	
				% of room	14.74%	14.54%	0.99
	R10	Residential	LKD	Area m2	6.36	4.95	
				% of room	24.42%	18.99%	0.78
	R11	Residential	Bedroom	Area m2	0.90	0.41	
				% of room	7.19%	3.27%	0.45
	R12	Residential	Bedroom	Area m2	5.31	5.30	
				% of room	51.10%	50.97%	1.00
	R13	Residential	Bedroom	Area m2	4.28	4.28	
				% of room	57.07%	57.06%	1.00
	R14	Residential	Bedroom	Area m2	1.64	1.64	
				% of room	23.63%	23.63%	1.00
	R15	Residential	LKD	Area m2	10.88	10.70	
				% of room	36.59%	36.00%	0.98
Fifth	R1	Residential	LKD	Area m2	24.10	24.07	
				% of room	99.46%	99.35%	1.00
	R2	Residential	Bathroom	Area m2	3.88	3.80	

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Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
				% of room	76.82%	75.20%	0.98
	R3	Residential	Bedroom	Area m2	13.79	11.03	
				% of room	98.79%	79.00%	0.80
	R4	Residential	LKD	Area m2	25.42	24.15	
				% of room	98.78%	93.83%	0.95
	R5	Residential	Bedroom	Area m2	4.22	3.97	
				% of room	61.57%	57.99%	0.94
	R6	Residential	Bedroom	Area m2	8.68	7.53	
				% of room	61.51%	53.34%	0.87
	R7	Residential	Bedroom	Area m2	7.28	7.23	
				% of room	51.96%	51.61%	0.99
	R8	Residential	Bedroom	Area m2	7.18	7.16	
				% of room	49.33%	49.21%	1.00
	R9	Residential	LKD	Area m2	3.62	3.58	
				% of room	16.32%	16.15%	0.99
	R10	Residential	LKD	Area m2	6.35	4.92	
				% of room	24.38%	18.91%	0.78
	R11	Residential	Bedroom	Area m2	1.57	0.90	
				% of room	12.59%	7.17%	0.57
	R12	Residential	Bedroom	Area m2	5.68	5.66	
				% of room	54.68%	54.43%	1.00
	R13	Residential	Bedroom	Area m2	4.84	4.82	
				% of room	64.59%	64.26%	0.99
	R14	Residential	Bedroom	Area m2	1.93	1.93	
				% of room	27.77%	27.77%	1.00
	R15	Residential	LKD	Area m2	13.96	13.83	
				% of room	46.97%	46.52%	0.99
Sixth	R1	Residential	LKD	Area m2	24.16	24.09	
				% of room	99.71%	99.42%	1.00
	R2	Residential	Bathroom	Area m2	3.88	3.80	
				% of room	76.82%	75.29%	0.98
	R3	Residential	Bedroom	Area m2	13.79	11.04	
				% of room	98.79%	79.05%	0.80
	R4	Residential	LKD	Area m2	25.30	24.32	
				% of room	98.33%	94.51%	0.96
	R5	Residential	Bedroom	Area m2	4.81	4.67	
				% of room	70.13%	68.08%	0.97
	R6	Residential	Bedroom	Area m2	9.49	8.43	
				% of room	67.29%	59.72%	0.89
	R7	Residential	Bedroom	Area m2	8.86	8.86	
				% of room	63.22%	63.22%	1.00
	R8	Residential	Bedroom	Area m2	8.02	7.57	
				% of room	55.12%	52.04%	0.94
	R9	Residential	LKD	Area m2	4.31	4.30	
				% of room	19.42%	19.41%	1.00
	R10	Residential	LKD	Area m2	6.42	5.59	
				% of room	24.67%	21.48%	0.87
	R11	Residential	Bedroom	Area m2	2.10	1.81	
				% of room	16.77%	14.51%	0.87
	R12	Residential	Bedroom	Area m2	6.84	6.83	
				% of room	65.77%	65.75%	1.00
	R13	Residential	Bedroom	Area m2	5.87	5.87	
				% of room	78.24%	78.24%	1.00
	R14	Residential	Bedroom	Area m2	2.43	2.43	
				% of room	35.08%	35.04%	1.00
	R15	Residential	LKD	Area m2	16.62	16.50	
				% of room	55.91%	55.51%	0.99
Seventh	R1	Residential	LKD	Area m2	24.23	24.23	
				% of room	100.00%	100.00%	1.00
	R2	Residential	Bathroom	Area m2	3.61	3.54	
				% of room	71.39%	70.00%	0.98
	R3	Residential	Bedroom	Area m2	13.79	11.05	
				% of room	98.79%	79.17%	0.80
	R4	Residential	LKD	Area m2	25.13	24.16	
				% of room	97.63%	93.87%	0.96
	R5	Residential	Bedroom	Area m2	5.76	5.68	
				% of room	84.10%	82.96%	0.99
	R6	Residential	Bedroom	Area m2	10.01	9.14	
				% of room	70.94%	64.76%	0.91
	R7	Residential	Bedroom	Area m2	10.28	10.25	
				% of room	73.35%	73.18%	1.00
	R8	Residential	Bedroom	Area m2	9.36	9.26	
				% of room	64.33%	63.63%	0.99
	R9	Residential	LKD	Area m2	5.57	5.57	
				% of room	25.12%	25.11%	1.00
	R10	Residential	LKD	Area m2	7.15	6.77	

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Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
				% of room	27.45%	25.98%	0.95
	R11	Residential	Bedroom	Area m2	3.36	2.94	
				% of room	26.88%	23.51%	0.87
	R12	Residential	Bedroom	Area m2	7.87	7.81	
				% of room	75.74%	75.18%	0.99
	R13	Residential	Bedroom	Area m2	7.16	7.16	
				% of room	95.52%	95.47%	1.00
	R14	Residential	Bedroom	Area m2	3.40	3.39	
				% of room	48.95%	48.84%	1.00
	R15	Residential	LKD	Area m2	17.97	17.94	
				% of room	60.46%	60.33%	1.00
Eighth	R1	Residential	LKD	Area m2	24.23	24.23	
				% of room	100.00%	100.00%	1.00
	R2	Residential	Bathroom	Area m2	3.88	3.81	
				% of room	76.82%	75.50%	0.98
	R3	Residential	Bedroom	Area m2	13.79	11.04	
				% of room	98.79%	79.09%	0.80
	R4	Residential	LKD	Area m2	25.47	24.24	
				% of room	98.97%	94.20%	0.95
	R5	Residential	Bedroom	Area m2	6.63	6.61	
				% of room	96.71%	96.51%	1.00
	R6	Residential	Bedroom	Area m2	12.20	11.78	
				% of room	86.47%	83.48%	0.97
	R7	Residential	Bedroom	Area m2	13.04	13.01	
				% of room	93.11%	92.84%	1.00
	R8	Residential	Bedroom	Area m2	13.20	13.19	
				% of room	90.70%	90.64%	1.00
	R9	Residential	LKD	Area m2	7.88	7.88	
				% of room	35.53%	35.52%	1.00
	R10	Residential	LKD	Area m2	9.21	9.08	
				% of room	35.34%	34.86%	0.99
	R11	Residential	Bedroom	Area m2	5.56	5.11	
				% of room	44.53%	40.91%	0.92
	R12	Residential	Bedroom	Area m2	10.29	10.27	
				% of room	99.03%	98.82%	1.00
	R13	Residential	Bedroom	Area m2	7.37	7.36	
				% of room	98.33%	98.17%	1.00
	R14	Residential	Bedroom	Area m2	4.71	4.71	
				% of room	67.96%	67.87%	1.00
	R15	Residential	LKD	Area m2	19.67	19.63	
				% of room	66.15%	66.03%	1.00
Ninth	R1	Residential	LKD	Area m2	24.16	24.10	
				% of room	99.71%	99.45%	1.00
	R2	Residential	Bathroom	Area m2	3.87	3.87	
				% of room	76.64%	76.56%	1.00
	R3	Residential	Bedroom	Area m2	13.79	11.05	
				% of room	98.79%	79.11%	0.80
	R4	Residential	LKD	Area m2	25.40	24.70	
				% of room	98.72%	95.98%	0.97
	R5	Residential	Bedroom	Area m2	6.68	6.67	
				% of room	97.49%	97.33%	1.00
	R6	Residential	Bedroom	Area m2	13.94	13.91	
				% of room	98.80%	98.61%	1.00
	R7	Residential	Bedroom	Area m2	13.82	13.82	
				% of room	98.64%	98.64%	1.00
	R8	Residential	Bedroom	Area m2	14.23	13.68	
				% of room	97.79%	93.98%	0.96
	R9	Residential	LKD	Area m2	12.11	12.11	
				% of room	54.63%	54.63%	1.00
	R10	Residential	LKD	Area m2	14.73	14.62	
				% of room	56.55%	56.12%	0.99
	R11	Residential	Bedroom	Area m2	9.31	8.80	
				% of room	74.52%	70.39%	0.94
	R12	Residential	Bedroom	Area m2	10.33	10.33	
				% of room	99.37%	99.34%	1.00
	R13	Residential	Bedroom	Area m2	7.33	7.33	
				% of room	97.70%	97.70%	1.00
	R14	Residential	Bedroom	Area m2	6.33	6.32	
				% of room	91.20%	91.15%	1.00
	R15	Residential	LKD	Area m2	23.80	23.73	
				% of room	80.05%	79.83%	1.00
Tenth	R1	Residential	LKD	Area m2	24.22	24.22	
				% of room	99.97%	99.96%	1.00
	R2	Residential	Bedroom	Area m2	13.79	11.09	
				% of room	98.79%	79.46%	0.80
	R3	Residential	LKD	Area m2	25.24	25.21	

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
				% of room	98.07%	97.98%	1.00
	R4	Residential	Bedroom	Area m2	6.68	6.68	
				% of room	97.49%	97.44%	1.00
	R5	Residential	Bedroom	Area m2	13.77	13.69	
				% of room	97.57%	97.01%	0.99
	R6	Residential	Bedroom	Area m2	13.95	13.95	
				% of room	99.61%	99.54%	1.00
	R7	Residential	Bedroom	Area m2	13.79	13.75	
				% of room	94.76%	94.49%	1.00
	R8	Residential	LKD	Area m2	21.73	21.73	
				% of room	98.02%	98.02%	1.00
	R9	Residential	LKD	Area m2	36.80	34.52	
				% of room	97.39%	91.36%	0.94
Eleventh	R1	Residential	Bedroom	Area m2	16.83	13.09	
				% of room	99.66%	77.50%	0.78
	R2	Residential	LKD	Area m2	26.26	23.90	
				% of room	98.89%	90.01%	0.91
	R3	Residential	Bedroom	Area m2	6.70	6.70	
				% of room	97.26%	97.26%	1.00
	R4	Residential	Bedroom	Area m2	14.64	14.37	
				% of room	99.60%	97.71%	0.98
Tiggap House							
Ground	R1	Residential	Bedroom	Area m2	1.68	1.68	
				% of room	8.13%	8.13%	1.00
	R2	Residential	Bedroom	Area m2	1.25	1.25	
				% of room	17.42%	17.42%	1.00
	R3	Residential	Bedroom	Area m2	10.49	9.65	
				% of room	49.82%	45.80%	0.92
	R4	Residential	Bedroom	Area m2	3.66	3.03	
				% of room	51.24%	42.39%	0.83
First	R1	Residential	LKD	Area m2	24.99	24.09	
				% of room	52.22%	50.33%	0.96
Second	R1	Residential	LKD	Area m2	27.73	26.34	
				% of room	88.64%	84.18%	0.95
Third	R1	Residential	LKD	Area m2	29.82	28.79	
				% of room	95.31%	92.01%	0.97
	R2	Residential	Bedroom	Area m2	12.79	11.20	
				% of room	59.37%	52.00%	0.88
	R3	Residential	LKD	Area m2	26.47	20.91	
				% of room	70.03%	55.32%	0.79
Fourth	R1	Residential	LKD	Area m2	29.18	28.79	
				% of room	93.26%	92.01%	0.99
	R2	Residential	Bedroom	Area m2	13.33	11.65	
				% of room	61.85%	54.06%	0.87
	R3	Residential	LKD	Area m2	28.71	23.89	
				% of room	75.95%	63.21%	0.83
Fifth	R1	Residential	LKD	Area m2	30.00	29.84	
				% of room	95.87%	95.37%	0.99
	R2	Residential	Bedroom	Area m2	14.27	12.45	
				% of room	66.21%	57.79%	0.87
	R3	Residential	LKD	Area m2	30.69	25.82	
				% of room	81.19%	68.29%	0.84
Sixth	R1	Residential	LKD	Area m2	30.17	30.17	
				% of room	96.42%	96.42%	1.00
	R2	Residential	Bedroom	Area m2	16.06	14.03	
				% of room	74.55%	65.13%	0.87
	R3	Residential	LKD	Area m2	31.05	26.04	
				% of room	82.15%	68.88%	0.84
Seventh	R1	Residential	LKD	Area m2	36.27	35.78	
				% of room	99.19%	97.84%	0.99
	R2	Residential	Bedroom	Area m2	21.30	18.06	
				% of room	85.15%	72.20%	0.85
	R3	Residential	LKD	Area m2	34.54	28.13	
				% of room	79.34%	64.61%	0.81
Eighth	R1	Residential	LKD	Area m2	39.31	39.31	
				% of room	99.66%	99.66%	1.00
	R2	Residential	Bedroom	Area m2	21.64	20.26	
				% of room	98.37%	92.12%	0.94
	R3	Residential	LKD	Area m2	36.74	29.04	
				% of room	82.40%	65.13%	0.79
Trefoil House							
Ground	R1	Residential	Bedroom	Area m2	10.58	7.34	

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
				% of room	76.88%	53.37%	0.69
	R2	Residential	Bedroom	Area m2	2.24	1.00	
				% of room	66.58%	29.82%	0.45
	R3	Residential	Bedroom	Area m2	7.03	4.90	
				% of room	53.82%	37.48%	0.70
	R4	Residential	Bedroom	Area m2	9.07	6.24	
				% of room	98.62%	67.83%	0.69
First	R1	Residential	LKD	Area m2	27.02	16.70	
				% of room	83.88%	51.84%	0.62
	R2	Residential	Bedroom	Area m2	7.23	5.06	
				% of room	62.09%	43.51%	0.70
	R3	Residential	Bedroom	Area m2	8.29	6.14	
				% of room	67.70%	50.15%	0.74
			Ossel Court				
Ground	R1	Residential	Class Room	Area m2	241.81	151.93	
				% of room	87.00%	54.66%	0.63
First	R1	Residential	Bedroom	Area m2	20.06	20.06	
				% of room	98.34%	98.34%	1.00
	R2	Residential	Bedroom	Area m2	10.74	10.74	
				% of room	77.54%	77.54%	1.00
	R3	Residential	Bedroom	Area m2	3.51	3.51	
				% of room	26.74%	26.74%	1.00
	R4	Residential	LKD	Area m2	26.93	21.99	
				% of room	77.25%	63.08%	0.82
	R5	Residential	Study	Area m2	29.58	19.30	
				% of room	94.68%	61.78%	0.65
	R6	Residential	Bedroom	Area m2	17.73	10.19	
				% of room	97.60%	56.13%	0.58
	R7	Residential	LKD	Area m2	23.85	23.77	
				% of room	99.22%	98.89%	1.00
	R8	Residential	Bedroom	Area m2	9.30	5.98	
				% of room	97.26%	62.47%	0.64
	R9	Residential	LKD	Area m2	18.69	6.50	
				% of room	91.41%	31.77%	0.35
	R10	Residential	Bedroom	Area m2	8.93	5.50	
				% of room	66.60%	41.03%	0.62
Second	R1	Residential	LKD	Area m2	7.83	7.83	
				% of room	49.05%	49.05%	1.00
	R2	Residential	Bedroom	Area m2	2.69	2.69	
				% of room	27.36%	27.36%	1.00
	R3	Residential	Bedroom	Area m2	4.72	4.72	
				% of room	55.58%	55.58%	1.00
	R4	Residential	LKD	Area m2	28.22	23.78	
				% of room	99.92%	84.19%	0.84
	R5	Residential	Bedroom	Area m2	14.69	4.29	
				% of room	97.32%	28.39%	0.29
	R6	Residential	Bedroom	Area m2	15.45	8.99	
				% of room	97.91%	57.00%	0.58
	R7	Residential	LKD	Area m2	30.66	30.52	
				% of room	99.86%	99.42%	1.00
	R8	Residential	Bedroom	Area m2	14.15	9.52	
				% of room	99.25%	66.74%	0.67
	R9	Residential	LKD	Area m2	22.70	10.08	
				% of room	86.50%	38.39%	0.44
	R10	Residential	Bedroom	Area m2	8.89	5.67	
				% of room	74.46%	47.53%	0.64
Third	R1	Residential	LKD	Area m2	6.52	6.52	
				% of room	46.23%	46.23%	1.00
	R2	Residential	Bedroom	Area m2	4.69	4.69	
				% of room	54.21%	54.21%	1.00
	R3	Residential	Bedroom	Area m2	8.24	8.24	
				% of room	74.40%	74.40%	1.00
	R4	Residential	LKD	Area m2	28.19	26.41	
				% of room	99.82%	93.51%	0.94
	R5	Residential	Bedroom	Area m2	14.77	2.20	
				% of room	97.82%	14.59%	0.15
	R6	Residential	Bedroom	Area m2	15.46	9.13	
				% of room	97.97%	57.89%	0.59
	R7	Residential	LKD	Area m2	30.65	30.32	
				% of room	99.85%	98.76%	0.99
	R8	Residential	Bedroom	Area m2	14.08	9.88	
				% of room	98.79%	69.33%	0.70
	R9	Residential	LKD	Area m2	23.04	10.86	
				% of room	87.78%	41.36%	0.47

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
	R10	Residential	Bedroom	Area m2	0.00	0.00	
				% of room	0.00%	0.00%	1.00
Fourth	R1	Residential	LKD	Area m2	7.36	7.36	
				% of room	52.18%	52.18%	1.00
	R2	Residential	Bedroom	Area m2	5.44	5.44	
				% of room	62.84%	62.84%	1.00
	R3	Residential	Bedroom	Area m2	8.81	8.81	
				% of room	79.53%	79.53%	1.00
	R4	Residential	LKD	Area m2	28.18	26.38	
				% of room	99.79%	93.40%	0.94
	R5	Residential	Bedroom	Area m2	14.73	5.38	
				% of room	97.52%	35.62%	0.37
	R6	Residential	Bedroom	Area m2	15.45	9.20	
				% of room	97.91%	58.31%	0.60
	R7	Residential	LKD	Area m2	30.66	30.31	
				% of room	99.85%	98.72%	0.99
	R8	Residential	Bedroom	Area m2	12.63	8.13	
				% of room	88.56%	57.06%	0.64
	R9	Residential	LKD	Area m2	23.92	11.43	
				% of room	91.11%	43.56%	0.48
	R10	Residential	Bedroom	Area m2	8.93	5.97	
				% of room	74.82%	50.03%	0.67
Fifth	R1	Residential	LKD	Area m2	10.58	10.58	
				% of room	65.36%	65.36%	1.00
	R2	Residential	Bedroom	Area m2	9.63	9.63	
				% of room	86.92%	86.92%	1.00
	R3	Residential	LKD	Area m2	28.24	26.46	
				% of room	100.00%	93.68%	0.94
	R4	Residential	Bedroom	Area m2	14.69	4.82	
				% of room	97.32%	31.90%	0.33
	R5	Residential	Bedroom	Area m2	15.45	9.22	
				% of room	97.91%	58.45%	0.60
	R6	Residential	LKD	Area m2	30.66	30.54	
				% of room	99.86%	99.46%	1.00
	R7	Residential	Bedroom	Area m2	14.15	10.79	
				% of room	99.28%	75.67%	0.76
	R8	Residential	LKD	Area m2	23.78	12.35	
				% of room	90.60%	47.04%	0.52
	R9	Residential	Bedroom	Area m2	9.34	6.39	
				% of room	78.27%	53.52%	0.68
Sixth	R1	Residential	LKD	Area m2	10.75	10.75	
				% of room	76.26%	76.26%	1.00
	R2	Residential	Bedroom	Area m2	7.52	7.52	
				% of room	86.88%	86.88%	1.00
	R3	Residential	Bedroom	Area m2	9.50	9.50	
				% of room	85.81%	85.81%	1.00
	R4	Residential	LKD	Area m2	28.20	27.33	
				% of room	99.85%	96.78%	0.97
	R5	Residential	Bedroom	Area m2	14.73	5.38	
				% of room	97.52%	35.62%	0.37
	R6	Residential	Bedroom	Area m2	15.45	9.20	
				% of room	97.91%	58.31%	0.60
	R7	Residential	LKD	Area m2	30.66	30.35	
				% of room	99.85%	98.86%	0.99
	R8	Residential	Bedroom	Area m2	13.60	11.60	
				% of room	95.40%	81.35%	0.85
	R9	Residential	LKD	Area m2	24.80	14.03	
				% of room	94.48%	53.44%	0.57
	R10	Residential	Bedroom	Area m2	9.95	7.38	
				% of room	83.33%	61.83%	0.74
Seventh	R1	Residential	LKD	Area m2	12.82	12.82	
				% of room	90.94%	90.94%	1.00
	R2	Residential	Bedroom	Area m2	8.31	8.31	
				% of room	96.00%	96.00%	1.00
	R3	Residential	Bedroom	Area m2	10.88	10.88	
				% of room	98.28%	98.28%	1.00
	R4	Residential	LKD	Area m2	28.23	27.91	
				% of room	99.94%	98.81%	0.99
	R5	Residential	Bedroom	Area m2	14.77	2.23	
				% of room	97.82%	14.80%	0.15
	R6	Residential	Bedroom	Area m2	15.49	9.23	
				% of room	98.16%	58.52%	0.60
	R7	Residential	LKD	Area m2	30.66	30.38	
				% of room	99.85%	98.97%	0.99
	R8	Residential	Bedroom	Area m2	14.08	12.73	
				% of room	98.79%	89.32%	0.90

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
	R9	Residential	LKD	Area m2	26.00	17.64	
				% of room	99.04%	67.20%	0.68
	R10	Residential	Bedroom	Area m2	11.44	10.47	
				% of room	95.82%	87.67%	0.91
Eighth	R1	Residential	LKD	Area m2	14.00	14.00	
				% of room	99.28%	99.28%	1.00
	R2	Residential	Bedroom	Area m2	8.23	8.23	
				% of room	95.15%	95.15%	1.00
	R3	Residential	Bedroom	Area m2	10.57	10.57	
				% of room	95.42%	95.42%	1.00
	R4	Residential	LKD	Area m2	28.20	27.83	
				% of room	99.85%	98.52%	0.99
	R5	Residential	Bedroom	Area m2	14.73	5.38	
				% of room	97.52%	35.64%	0.37
	R6	Residential	Bedroom	Area m2	15.45	9.20	
				% of room	97.91%	58.30%	0.60
	R7	Residential	LKD	Area m2	30.66	30.28	
				% of room	99.85%	98.63%	0.99
	R8	Residential	Bedroom	Area m2	14.12	12.79	
				% of room	99.06%	89.73%	0.91
	R9	Residential	LKD	Area m2	25.55	23.52	
				% of room	97.33%	89.61%	0.92
	R10	Residential	Bedroom	Area m2	11.81	11.81	
				% of room	98.94%	98.94%	1.00
Ninth	R1	Residential	LKD	Area m2	14.07	14.07	
				% of room	99.77%	99.77%	1.00
	R2	Residential	Bedroom	Area m2	8.31	8.31	
				% of room	95.98%	95.98%	1.00
	R3	Residential	Bedroom	Area m2	10.95	10.95	
				% of room	98.87%	98.87%	1.00
	R4	Residential	LKD	Area m2	28.24	27.91	
				% of room	99.98%	98.81%	0.99
	R5	Residential	Bedroom	Area m2	14.77	2.35	
				% of room	97.82%	15.58%	0.16
	R6	Residential	Bedroom	Area m2	15.49	9.24	
				% of room	98.16%	58.55%	0.60
	R7	Residential	LKD	Area m2	30.68	29.59	
				% of room	99.93%	96.38%	0.96
	R8	Residential	Bedroom	Area m2	14.12	12.80	
				% of room	99.07%	89.77%	0.91
	R9	Residential	LKD	Area m2	25.99	24.86	
				% of room	99.03%	94.72%	0.96
	R10	Residential	Bedroom	Area m2	11.81	11.81	
				% of room	98.94%	98.94%	1.00
Tenth	R1	Residential	LKD	Area m2	15.45	15.45	
				% of room	98.74%	98.74%	1.00
	R2	Residential	Bedroom	Area m2	15.51	15.51	
				% of room	98.66%	98.65%	1.00
	R3	Residential	LKD	Area m2	22.49	22.14	
				% of room	100.00%	98.48%	0.98
	R4	Residential	Bedroom	Area m2	14.30	8.50	
				% of room	98.42%	58.48%	0.59
	R5	Residential	Bedroom	Area m2	15.51	9.29	
				% of room	98.28%	58.87%	0.60
	R6	Residential	LKD	Area m2	30.66	30.40	
				% of room	99.88%	99.00%	0.99
	R7	Residential	Bedroom	Area m2	14.01	13.76	
				% of room	98.29%	96.51%	0.98
	R8	Residential	LKD	Area m2	25.99	24.88	
				% of room	99.03%	94.79%	0.96
	R9	Residential	Bedroom	Area m2	11.81	11.81	
				% of room	98.94%	98.94%	1.00
Eleventh	R1	Residential	LKD	Area m2	23.87	23.87	
				% of room	78.60%	78.60%	1.00
	R2	Residential	Bedroom	Area m2	13.61	13.61	
				% of room	98.59%	98.59%	1.00
	R3	Residential	LKD	Area m2	25.27	24.65	
				% of room	99.88%	97.42%	0.98
	R4	Residential	Bedroom	Area m2	10.87	9.24	
				% of room	98.30%	83.55%	0.85
	R5	Residential	Bedroom	Area m2	12.62	12.59	
				% of room	99.75%	99.54%	1.00
	R6	Residential	Bedroom	Area m2	14.24	7.64	
				% of room	99.48%	53.36%	0.54
	R7	Residential	LKD	Area m2	22.81	22.72	
				% of room	99.92%	99.53%	1.00

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
	R8	Residential	Bedroom	Area m2	6.30	5.79	
				% of room	99.57%	91.47%	0.92
	R9	Residential	Bedroom	Area m2	12.46	11.89	
				% of room	95.02%	90.61%	0.95
	R10	Residential	LKD	Area m2	24.40	18.23	
				% of room	98.19%	73.36%	0.75
	R11	Residential	Bedroom	Area m2	16.91	14.31	
				% of room	98.09%	83.03%	0.85
			Bowline Court				
Ground	R1	Residential	LKD	Area m2	11.09	8.52	
				% of room	37.88%	29.10%	0.77
	R2	Residential	Bedroom	Area m2	0.06	0.01	
				% of room	0.50%	0.05%	0.10
	R3	Residential	Bedroom	Area m2	4.52	4.31	
				% of room	27.61%	26.32%	0.95
	R4	Residential	LKD	Area m2	1.78	1.43	
				% of room	7.24%	5.80%	0.80
	R5	Residential	Bedroom	Area m2	6.23	5.81	
				% of room	37.77%	35.23%	0.93
	R6	Residential	LKD	Area m2	0.97	0.85	
				% of room	4.09%	3.57%	0.87
	R7	Residential	Bedroom	Area m2	5.40	2.46	
				% of room	42.91%	19.57%	0.46
First	R1	Residential	Bedroom	Area m2	8.38	6.42	
				% of room	49.63%	38.03%	0.77
	R2	Residential	LKD	Area m2	4.44	3.13	
				% of room	18.81%	13.27%	0.71
	R3	Residential	Bedroom	Area m2	0.56	0.07	
				% of room	4.54%	0.54%	0.12
	R4	Residential	Bedroom	Area m2	7.16	6.68	
				% of room	49.73%	46.43%	0.93
	R5	Residential	LKD	Area m2	1.35	1.12	
				% of room	5.46%	4.55%	0.83
	R6	Residential	Bedroom	Area m2	11.23	11.22	
				% of room	60.03%	60.00%	1.00
	R7	Residential	LKD	Area m2	1.69	1.69	
				% of room	6.73%	6.73%	1.00
	R8	Residential	LKD	Area m2	0.93	0.93	
				% of room	4.70%	4.70%	1.00
	R9	Residential	Bedroom	Area m2	4.84	4.84	
				% of room	37.04%	37.04%	1.00
Second	R1	Residential	LKD	Area m2	11.02	8.94	
				% of room	68.63%	55.71%	0.81
	R2	Residential	Bedroom	Area m2	3.71	3.36	
				% of room	27.04%	24.44%	0.90
	R3	Residential	Bedroom	Area m2	4.36	4.03	
				% of room	33.89%	31.35%	0.92
	R4	Residential	LKD	Area m2	7.58	7.47	
				% of room	27.90%	27.47%	0.98
	R5	Residential	Bedroom	Area m2	7.28	7.23	
				% of room	45.76%	45.41%	0.99
	R6	Residential	LKD	Area m2	2.49	2.49	
				% of room	10.35%	10.35%	1.00
	R7	Residential	LKD	Area m2	2.53	2.51	
				% of room	10.36%	10.27%	0.99
	R8	Residential	Bedroom	Area m2	6.16	6.16	
				% of room	42.62%	42.62%	1.00
	R9	Residential	Bedroom	Area m2	9.07	6.61	
				% of room	71.55%	52.17%	0.73
Third	R1	Residential	LKD	Area m2	11.35	9.43	
				% of room	70.74%	58.75%	0.83
	R2	Residential	Bedroom	Area m2	4.21	3.99	
				% of room	30.65%	29.03%	0.95
	R3	Residential	Bedroom	Area m2	4.86	4.58	
				% of room	37.80%	35.64%	0.94
	R4	Residential	LKD	Area m2	8.51	8.50	
				% of room	31.31%	31.27%	1.00
	R5	Residential	Bedroom	Area m2	8.48	8.46	
				% of room	53.25%	53.17%	1.00
	R6	Residential	LKD	Area m2	3.32	3.32	
				% of room	13.78%	13.78%	1.00
	R7	Residential	LKD	Area m2	3.75	3.70	
				% of room	15.34%	15.16%	0.99
	R8	Residential	Bedroom	Area m2	6.20	6.16	

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
				% of room	42.89%	42.63%	0.99
	R9	Residential	Bedroom	Area m2	0.00	0.00	
				% of room	0.00%	0.00%	1.00
Fourth	R1	Residential	LKD	Area m2	11.85	10.03	
				% of room	73.84%	62.49%	0.85
	R2	Residential	Bedroom	Area m2	5.05	4.90	
				% of room	36.77%	35.67%	0.97
	R3	Residential	Bedroom	Area m2	5.70	5.50	
				% of room	44.33%	42.81%	0.97
	R4	Residential	LKD	Area m2	9.89	9.81	
				% of room	36.40%	36.09%	0.99
	R5	Residential	Bedroom	Area m2	9.42	9.39	
				% of room	59.19%	59.00%	1.00
	R6	Residential	LKD	Area m2	4.79	4.79	
				% of room	19.89%	19.88%	1.00
	R7	Residential	LKD	Area m2	5.67	5.52	
				% of room	23.21%	22.61%	0.97
	R8	Residential	Bedroom	Area m2	7.98	7.98	
				% of room	55.22%	55.22%	1.00
	R9	Residential	Bedroom	Area m2	9.51	7.34	
				% of room	75.06%	57.92%	0.77
Fifth	R1	Residential	LKD	Area m2	12.58	10.81	
				% of room	78.39%	67.35%	0.86
	R2	Residential	Bedroom	Area m2	6.43	6.37	
				% of room	46.82%	46.40%	0.99
	R3	Residential	Bedroom	Area m2	7.06	6.97	
				% of room	54.93%	54.21%	0.99
	R4	Residential	LKD	Area m2	12.19	12.09	
				% of room	44.86%	44.49%	0.99
	R5	Residential	Bedroom	Area m2	11.16	11.16	
				% of room	70.13%	70.13%	1.00
	R6	Residential	LKD	Area m2	7.21	7.13	
				% of room	29.95%	29.63%	0.99
	R7	Residential	LKD	Area m2	8.75	8.51	
				% of room	35.81%	34.84%	0.97
	R8	Residential	Bedroom	Area m2	9.52	9.52	
				% of room	65.88%	65.88%	1.00
	R9	Residential	Bedroom	Area m2	10.01	7.94	
				% of room	79.01%	62.65%	0.79
Sixth	R1	Residential	LKD	Area m2	14.09	12.75	
				% of room	87.81%	79.43%	0.90
	R2	Residential	Bedroom	Area m2	8.90	8.89	
				% of room	64.80%	64.71%	1.00
	R3	Residential	Bedroom	Area m2	9.45	9.45	
				% of room	73.49%	73.49%	1.00
	R4	Residential	LKD	Area m2	16.27	16.27	
				% of room	59.87%	59.87%	1.00
	R5	Residential	Bedroom	Area m2	14.96	14.88	
				% of room	94.00%	93.52%	0.99
	R6	Residential	LKD	Area m2	11.26	10.97	
				% of room	46.76%	45.58%	0.97
	R7	Residential	LKD	Area m2	13.73	13.49	
				% of room	56.18%	55.20%	0.98
	R8	Residential	Bedroom	Area m2	11.76	11.76	
				% of room	81.39%	81.39%	1.00
	R9	Residential	Bedroom	Area m2	10.86	9.26	
				% of room	85.68%	73.07%	0.85
Seventh	R1	Residential	LKD	Area m2	16.01	16.01	
				% of room	99.76%	99.76%	1.00
	R2	Residential	Bedroom	Area m2	12.52	12.52	
				% of room	91.20%	91.16%	1.00
	R3	Residential	Bedroom	Area m2	12.84	12.84	
				% of room	99.87%	99.87%	1.00
	R4	Residential	LKD	Area m2	24.44	24.44	
				% of room	89.91%	89.91%	1.00
	R5	Residential	Bedroom	Area m2	15.84	15.84	
				% of room	99.53%	99.52%	1.00
	R6	Residential	LKD	Area m2	18.69	18.46	
				% of room	77.61%	76.68%	0.99
	R7	Residential	LKD	Area m2	23.14	22.78	
				% of room	94.70%	93.26%	0.98
	R8	Residential	Bedroom	Area m2	14.06	14.06	
				% of room	97.32%	97.32%	1.00
	R9	Residential	Bedroom	Area m2	12.51	12.29	
				% of room	98.72%	96.99%	0.98
Eighth	R1	Residential	LKD	Area m2	16.03	16.01	

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
				% of room	99.85%	99.76%	1.00
	R2	Residential	Bedroom	Area m2	13.71	13.71	
				% of room	99.85%	99.82%	1.00
	R3	Residential	Bedroom	Area m2	12.84	12.84	
				% of room	99.87%	99.87%	1.00
	R4	Residential	LKD	Area m2	27.16	27.16	
				% of room	99.91%	99.91%	1.00
	R5	Residential	Bedroom	Area m2	15.64	15.64	
				% of room	98.26%	98.26%	1.00
	R6	Residential	LKD	Area m2	23.66	23.48	
				% of room	98.29%	97.50%	0.99
	R7	Residential	LKD	Area m2	23.68	23.48	
				% of room	96.93%	96.10%	0.99
	R8	Residential	Bedroom	Area m2	14.11	14.11	
				% of room	97.65%	97.65%	1.00
	R9	Residential	Bedroom	Area m2	12.51	12.51	
				% of room	98.72%	98.72%	1.00
Ninth	R1	Residential	LKD	Area m2	16.02	16.02	
				% of room	99.80%	99.80%	1.00
	R2	Residential	Bedroom	Area m2	13.71	13.71	
				% of room	99.85%	99.82%	1.00
	R3	Residential	Bedroom	Area m2	12.84	12.84	
				% of room	99.87%	99.87%	1.00
	R4	Residential	LKD	Area m2	27.16	27.16	
				% of room	99.91%	99.91%	1.00
	R5	Residential	Bedroom	Area m2	15.83	15.83	
				% of room	99.47%	99.46%	1.00
	R6	Residential	LKD	Area m2	23.66	23.48	
				% of room	98.29%	97.52%	0.99
	R7	Residential	LKD	Area m2	23.69	23.49	
				% of room	96.95%	96.14%	0.99
	R8	Residential	Bedroom	Area m2	14.06	14.06	
				% of room	97.31%	97.31%	1.00
	R9	Residential	Bedroom	Area m2	12.51	12.51	
				% of room	98.73%	98.73%	1.00
Tenth	R1	Residential	LKD	Area m2	16.01	15.81	
				% of room	99.73%	98.52%	0.99
	R2	Residential	Bedroom	Area m2	13.71	13.71	
				% of room	99.85%	99.82%	1.00
	R3	Residential	Bedroom	Area m2	12.84	12.84	
				% of room	99.87%	99.87%	1.00
	R4	Residential	LKD	Area m2	27.16	27.16	
				% of room	99.91%	99.91%	1.00
	R5	Residential	Bedroom	Area m2	15.69	15.69	
				% of room	98.57%	98.57%	1.00
	R6	Residential	LKD	Area m2	23.67	23.49	
				% of room	98.30%	97.55%	0.99
	R7	Residential	LKD	Area m2	23.69	23.50	
				% of room	96.97%	96.18%	0.99
	R8	Residential	Bedroom	Area m2	14.01	14.01	
				% of room	96.98%	96.98%	1.00
	R9	Residential	Bedroom	Area m2	12.51	12.51	
				% of room	98.72%	98.72%	1.00
Eleventh	R1	Residential	Bedroom	Area m2	8.25	8.25	
				% of room	100.00%	100.00%	1.00
	R2	Residential	Bedroom	Area m2	10.93	10.93	
				% of room	99.97%	99.97%	1.00
	R3	Residential	LKD	Area m2	22.01	22.01	
				% of room	99.97%	99.97%	1.00
	R4	Residential	Bedroom	Area m2	13.04	13.04	
				% of room	95.88%	95.88%	1.00
	R5	Residential	LKD	Area m2	23.18	22.09	
				% of room	99.13%	94.47%	0.95
	R6	Residential	Bedroom	Area m2	9.57	9.21	
				% of room	99.40%	95.67%	0.96
Distel Apartments							
Ground	R1	Residential	LKD	Area m2	8.25	8.19	
				% of room	26.43%	26.27%	0.99
	R2	Residential	Bedroom	Area m2	1.94	1.94	
				% of room	17.36%	17.36%	1.00
	R3	Residential	LKD	Area m2	4.54	4.45	
				% of room	18.58%	18.20%	0.98
	R4	Residential	Office-Open Plan	Area m2	324.39	298.36	
				% of room	99.90%	91.88%	0.92

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Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
	R5	Residential	Bedroom	Area m2	10.88	10.87	
				% of room	99.80%	99.69%	1.00
	R6	Residential	LKD	Area m2	24.02	23.95	
				% of room	99.97%	99.64%	1.00
	R7	Residential	Bedroom	Area m2	11.03	11.03	
				% of room	99.92%	99.92%	1.00
	R8	Residential	Bedroom	Area m2	11.07	11.07	
				% of room	99.90%	99.85%	1.00
First	R1	Residential	LKD	Area m2	10.92	10.92	
				% of room	34.06%	34.05%	1.00
	R2	Residential	Study	Area m2	12.43	12.43	
				% of room	33.08%	33.08%	1.00
	R3	Residential	Office-Open Plan	Area m2	292.52	290.32	
				% of room	99.96%	99.21%	0.99
	R4	Residential	LKD	Area m2	29.95	27.47	
				% of room	94.65%	86.83%	0.92
	R5	Residential	Bedroom	Area m2	9.77	8.96	
				% of room	97.43%	89.36%	0.92
	R6	Residential	Bedroom	Area m2	10.29	9.09	
				% of room	95.44%	84.26%	0.88
	R7	Residential	Bedroom	Area m2	17.03	16.98	
				% of room	95.74%	95.42%	1.00
	R8	Residential	Bedroom	Area m2	11.48	11.48	
				% of room	99.81%	99.81%	1.00
	R9	Residential	Bedroom	Area m2	9.68	9.68	
				% of room	99.95%	99.95%	1.00
Second	R1	Residential	Bedroom	Area m2	5.83	5.83	
				% of room	43.24%	43.24%	1.00
	R2	Residential	LKD	Area m2	8.51	8.50	
				% of room	29.23%	29.19%	1.00
	R3	Residential	LKD	Area m2	5.95	5.61	
				% of room	17.74%	16.72%	0.94
	R4	Residential	Bedroom	Area m2	6.08	5.65	
				% of room	35.84%	33.27%	0.93
	R5	Residential	Bedroom	Area m2	2.97	2.40	
				% of room	21.40%	17.32%	0.81
	R6	Residential	Bedroom	Area m2	2.05	2.05	
				% of room	27.81%	27.79%	1.00
	R7	Residential	LKD	Area m2	28.70	16.72	
				% of room	98.43%	57.35%	0.58
	R8	Residential	Bedroom	Area m2	12.21	4.20	
				% of room	99.03%	34.08%	0.34
	R9	Residential	Bedroom	Area m2	13.11	7.56	
				% of room	92.57%	53.42%	0.58
	R10	Residential	LKD	Area m2	25.38	25.30	
				% of room	99.81%	99.48%	1.00
	R11	Residential	Bedroom	Area m2	11.58	11.58	
				% of room	93.40%	93.39%	1.00
	R12	Residential	LKD	Area m2	26.91	21.35	
				% of room	97.29%	77.22%	0.79
	R13	Residential	Bedroom	Area m2	10.93	10.73	
				% of room	97.91%	96.10%	0.98
	R14	Residential	Bedroom	Area m2	11.46	11.41	
				% of room	99.79%	99.40%	1.00
	R15	Residential	LKD	Area m2	26.60	26.54	
				% of room	98.15%	97.92%	1.00
	R16	Residential	Bedroom	Area m2	9.64	9.64	
				% of room	99.95%	99.93%	1.00
	R17	Residential	Bedroom	Area m2	11.44	11.43	
				% of room	99.84%	99.75%	1.00
	R18	Residential	LKD	Area m2	6.22	6.22	
				% of room	29.43%	29.43%	1.00
Third	R1	Residential	Bedroom	Area m2	5.01	5.01	
				% of room	37.11%	37.10%	1.00
	R2	Residential	LKD	Area m2	7.63	7.63	
				% of room	26.21%	26.21%	1.00
	R3	Residential	LKD	Area m2	9.61	9.12	
				% of room	28.61%	27.16%	0.95
	R4	Residential	Bedroom	Area m2	5.73	5.72	
				% of room	33.78%	33.67%	1.00
	R5	Residential	Bedroom	Area m2	3.46	3.33	
				% of room	24.95%	23.98%	0.96
	R6	Residential	Bedroom	Area m2	2.36	2.36	
				% of room	31.97%	31.97%	1.00
	R7	Residential	LKD	Area m2	28.60	19.52	
				% of room	98.06%	66.95%	0.68

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Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
	R8	Residential	Bedroom	Area m2	12.21	8.92	
				% of room	98.97%	72.35%	0.73
	R9	Residential	Bedroom	Area m2	13.11	10.21	
				% of room	92.57%	72.07%	0.78
	R10	Residential	LKD	Area m2	25.37	25.15	
				% of room	99.76%	98.90%	0.99
	R11	Residential	Bedroom	Area m2	11.57	11.57	
				% of room	93.33%	93.33%	1.00
	R12	Residential	LKD	Area m2	27.19	24.58	
				% of room	98.33%	88.87%	0.90
	R13	Residential	Bedroom	Area m2	10.93	10.73	
				% of room	97.91%	96.12%	0.98
	R14	Residential	Bedroom	Area m2	11.46	11.41	
				% of room	99.79%	99.41%	1.00
	R15	Residential	LKD	Area m2	26.86	26.38	
				% of room	99.10%	97.36%	0.98
	R16	Residential	Bedroom	Area m2	9.64	9.64	
				% of room	99.95%	99.93%	1.00
	R17	Residential	Bedroom	Area m2	11.44	11.43	
				% of room	99.84%	99.75%	1.00
	R18	Residential	LKD	Area m2	7.87	7.87	
				% of room	37.26%	37.26%	1.00
Fourth	R1	Residential	Bedroom	Area m2	7.02	7.02	
				% of room	52.03%	52.03%	1.00
	R2	Residential	LKD	Area m2	8.25	8.25	
				% of room	28.33%	28.33%	1.00
	R3	Residential	LKD	Area m2	11.11	11.05	
				% of room	34.45%	34.28%	0.99
	R4	Residential	Bedroom	Area m2	7.66	7.35	
				% of room	40.93%	39.30%	0.96
	R5	Residential	Bedroom	Area m2	8.13	7.07	
				% of room	51.48%	44.75%	0.87
	R6	Residential	LKD	Area m2	26.38	22.53	
				% of room	99.41%	84.90%	0.85
	R7	Residential	Bedroom	Area m2	11.44	9.41	
				% of room	97.76%	80.39%	0.82
	R8	Residential	Bedroom	Area m2	13.06	10.25	
				% of room	92.24%	72.38%	0.78
	R9	Residential	LKD	Area m2	25.36	25.33	
				% of room	99.71%	99.60%	1.00
	R10	Residential	Bedroom	Area m2	11.57	11.57	
				% of room	93.34%	93.33%	1.00
	R11	Residential	LKD	Area m2	26.89	24.57	
				% of room	97.25%	88.84%	0.91
	R12	Residential	Bedroom	Area m2	10.93	10.73	
				% of room	97.91%	96.12%	0.98
	R13	Residential	Bedroom	Area m2	11.46	11.41	
				% of room	99.79%	99.41%	1.00
	R14	Residential	LKD	Area m2	27.04	27.00	
				% of room	99.80%	99.62%	1.00
	R15	Residential	Bedroom	Area m2	9.64	9.64	
				% of room	99.95%	99.93%	1.00
	R16	Residential	Bedroom	Area m2	11.44	11.43	
				% of room	99.84%	99.75%	1.00
	R17	Residential	LKD	Area m2	9.84	9.84	
				% of room	46.58%	46.58%	1.00
Fifth	R1	Residential	Bedroom	Area m2	7.66	7.66	
				% of room	56.77%	56.77%	1.00
	R2	Residential	LKD	Area m2	10.19	10.18	
				% of room	34.98%	34.97%	1.00
	R3	Residential	Bedroom	Area m2	8.82	8.82	
				% of room	62.98%	62.97%	1.00
	R4	Residential	Bedroom	Area m2	5.14	4.83	
				% of room	36.48%	34.24%	0.94
	R5	Residential	LKD	Area m2	4.61	4.06	
				% of room	18.99%	16.73%	0.88
	R6	Residential	Bedroom	Area m2	6.16	6.16	
				% of room	40.29%	40.29%	1.00
	R7	Residential	LKD	Area m2	30.28	28.66	
				% of room	98.70%	93.42%	0.95
	R8	Residential	Bedroom	Area m2	3.47	3.24	
				% of room	38.77%	36.22%	0.93
	R9	Residential	Bedroom	Area m2	16.02	14.35	
				% of room	98.73%	88.45%	0.90
	R10	Residential	LKD	Area m2	28.27	28.26	
				% of room	99.85%	99.79%	1.00

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
	R11	Residential	Bedroom	Area m2	10.08	7.91	
				% of room	96.34%	75.58%	0.78
	R12	Residential	Bedroom	Area m2	12.34	12.23	
				% of room	99.71%	98.80%	0.99
	R13	Residential	LKD	Area m2	20.42	19.49	
				% of room	99.45%	94.87%	0.95
	R14	Residential	Bedroom	Area m2	8.68	8.24	
				% of room	94.28%	89.59%	0.95
	R15	Residential	Bedroom	Area m2	10.22	8.90	
				% of room	94.84%	82.59%	0.87
	R16	Residential	LKD	Area m2	26.59	26.54	
				% of room	98.14%	97.96%	1.00
	R17	Residential	Bedroom	Area m2	9.64	9.64	
				% of room	99.95%	99.93%	1.00
	R18	Residential	Bedroom	Area m2	11.44	11.43	
				% of room	99.84%	99.75%	1.00
	R19	Residential	LKD	Area m2	11.90	11.90	
				% of room	56.33%	56.33%	1.00
Sixth	R1	Residential	Bedroom	Area m2	8.00	8.00	
				% of room	59.32%	59.31%	1.00
	R2	Residential	LKD	Area m2	10.14	10.14	
				% of room	34.81%	34.81%	1.00
	R3	Residential	Bedroom	Area m2	9.11	9.11	
				% of room	65.07%	65.04%	1.00
	R4	Residential	Bedroom	Area m2	6.54	6.44	
				% of room	46.39%	45.70%	0.99
	R5	Residential	LKD	Area m2	6.22	6.16	
				% of room	25.61%	25.38%	0.99
	R6	Residential	Bedroom	Area m2	7.44	7.44	
				% of room	48.67%	48.67%	1.00
	R7	Residential	LKD	Area m2	30.50	28.58	
				% of room	99.41%	93.15%	0.94
	R8	Residential	Bedroom	Area m2	4.52	4.52	
				% of room	50.52%	50.52%	1.00
	R9	Residential	Bedroom	Area m2	16.01	14.35	
				% of room	98.63%	88.42%	0.90
	R10	Residential	LKD	Area m2	28.25	28.25	
				% of room	99.77%	99.76%	1.00
	R11	Residential	Bedroom	Area m2	10.08	7.93	
				% of room	96.34%	75.77%	0.79
	R12	Residential	Bedroom	Area m2	11.69	8.76	
				% of room	94.43%	70.76%	0.75
	R13	Residential	LKD	Area m2	20.42	19.51	
				% of room	99.45%	95.00%	0.96
	R14	Residential	Bedroom	Area m2	8.68	8.24	
				% of room	94.36%	89.50%	0.95
	R15	Residential	Bedroom	Area m2	10.23	8.91	
				% of room	94.92%	82.65%	0.87
	R16	Residential	LKD	Area m2	26.59	26.54	
				% of room	98.11%	97.94%	1.00
	R17	Residential	Bedroom	Area m2	9.64	9.64	
				% of room	99.95%	99.93%	1.00
	R18	Residential	Bedroom	Area m2	11.44	11.43	
				% of room	99.84%	99.75%	1.00
	R19	Residential	LKD	Area m2	12.62	12.62	
				% of room	59.73%	59.73%	1.00
Seventh	R1	Residential	Bedroom	Area m2	10.68	10.68	
				% of room	79.13%	79.13%	1.00
	R2	Residential	LKD	Area m2	12.02	12.02	
				% of room	41.25%	41.25%	1.00
	R3	Residential	Bedroom	Area m2	10.04	9.97	
				% of room	71.73%	71.19%	0.99
	R4	Residential	Bedroom	Area m2	8.00	7.74	
				% of room	56.78%	54.88%	0.97
	R5	Residential	LKD	Area m2	7.60	7.42	
				% of room	31.31%	30.57%	0.98
	R6	Residential	Bedroom	Area m2	9.64	9.64	
				% of room	59.82%	59.82%	1.00
	R7	Residential	LKD	Area m2	30.25	28.06	
				% of room	98.60%	91.45%	0.93
	R8	Residential	Bedroom	Area m2	5.69	5.69	
				% of room	63.58%	63.57%	1.00
	R9	Residential	Bedroom	Area m2	16.02	14.34	
				% of room	98.71%	88.36%	0.90
	R10	Residential	LKD	Area m2	28.25	28.22	
				% of room	99.78%	99.64%	1.00

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
	R11	Residential	Bedroom	Area m2	10.08	7.93	
				% of room	96.34%	75.79%	0.79
	R12	Residential	Bedroom	Area m2	12.33	12.19	
				% of room	99.66%	98.54%	0.99
	R13	Residential	LKD	Area m2	19.80	18.25	
				% of room	96.42%	88.85%	0.92
	R14	Residential	Bedroom	Area m2	8.68	8.23	
				% of room	94.36%	89.44%	0.95
	R15	Residential	Bedroom	Area m2	10.23	8.91	
				% of room	94.92%	82.72%	0.87
	R16	Residential	LKD	Area m2	27.04	27.01	
				% of room	99.80%	99.66%	1.00
	R17	Residential	Bedroom	Area m2	9.64	9.64	
				% of room	99.95%	99.93%	1.00
	R18	Residential	Bedroom	Area m2	11.44	11.43	
				% of room	99.84%	99.75%	1.00
	R19	Residential	LKD	Area m2	13.30	13.30	
				% of room	62.97%	62.97%	1.00
Eighth	R1	Residential	Bedroom	Area m2	12.68	12.68	
				% of room	93.99%	93.98%	1.00
	R2	Residential	LKD	Area m2	15.61	15.60	
				% of room	53.76%	53.76%	1.00
	R3	Residential	Bedroom	Area m2	11.95	11.94	
				% of room	85.37%	85.28%	1.00
	R4	Residential	Bedroom	Area m2	10.57	10.56	
				% of room	74.99%	74.94%	1.00
	R5	Residential	LKD	Area m2	9.94	9.62	
				% of room	40.94%	39.61%	0.97
	R6	Residential	Bedroom	Area m2	12.03	12.03	
				% of room	78.72%	78.68%	1.00
	R7	Residential	LKD	Area m2	29.82	29.20	
				% of room	97.19%	95.18%	0.98
	R8	Residential	Bedroom	Area m2	7.50	7.44	
				% of room	83.80%	83.04%	0.99
	R9	Residential	Bedroom	Area m2	16.04	14.34	
				% of room	98.81%	88.36%	0.89
	R10	Residential	LKD	Area m2	28.26	28.26	
				% of room	99.80%	99.80%	1.00
	R11	Residential	Bedroom	Area m2	10.08	7.94	
				% of room	96.34%	75.89%	0.79
	R12	Residential	Bedroom	Area m2	12.27	11.17	
				% of room	99.19%	90.22%	0.91
	R13	Residential	LKD	Area m2	20.43	19.54	
				% of room	99.45%	95.12%	0.96
	R14	Residential	Bedroom	Area m2	8.68	8.25	
				% of room	94.28%	89.59%	0.95
	R15	Residential	Bedroom	Area m2	10.22	8.90	
				% of room	94.85%	82.60%	0.87
	R16	Residential	LKD	Area m2	26.60	26.56	
				% of room	98.17%	98.03%	1.00
	R17	Residential	Bedroom	Area m2	9.64	9.64	
				% of room	99.95%	99.93%	1.00
	R18	Residential	Bedroom	Area m2	11.44	11.43	
				% of room	99.84%	99.75%	1.00
	R19	Residential	LKD	Area m2	15.10	15.10	
				% of room	71.55%	71.55%	1.00
Ninth	R1	Residential	Bedroom	Area m2	13.18	13.08	
				% of room	97.69%	96.97%	0.99
	R2	Residential	LKD	Area m2	0.00	0.00	
				% of room	0.00%	0.00%	1.00
	R3	Residential	Bedroom	Area m2	13.19	13.17	
				% of room	99.20%	99.02%	1.00
	R4	Residential	Bedroom	Area m2	13.05	13.04	
				% of room	97.77%	97.73%	1.00
	R5	Residential	LKD	Area m2	14.22	13.90	
				% of room	60.31%	58.95%	0.98
	R6	Residential	Bedroom	Area m2	13.75	13.74	
				% of room	95.44%	95.43%	1.00
	R7	Residential	LKD	Area m2	30.08	30.03	
				% of room	99.92%	99.74%	1.00
	R8	Residential	Bedroom	Area m2	8.34	8.30	
				% of room	98.86%	98.31%	0.99
	R9	Residential	Bedroom	Area m2	13.45	12.70	
				% of room	99.80%	94.25%	0.94
	R10	Residential	LKD	Area m2	25.35	25.35	
				% of room	99.96%	99.96%	1.00

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
	R11	Residential	Bedroom	Area m2	9.39	9.18	
				% of room	99.77%	97.53%	0.98
	R12	Residential	Bedroom	Area m2	15.52	15.18	
				% of room	98.04%	95.88%	0.98
	R13	Residential	LKD	Area m2	21.85	15.36	
				% of room	94.24%	66.23%	0.70
	R14	Residential	Bedroom	Area m2	11.81	11.11	
				% of room	98.76%	92.88%	0.94
	R15	Residential	Bedroom	Area m2	12.47	12.45	
				% of room	98.87%	98.69%	1.00
	R16	Residential	LKD	Area m2	17.92	17.82	
				% of room	99.84%	99.28%	0.99
	R17	Residential	Bedroom	Area m2	9.64	9.64	
				% of room	99.95%	99.93%	1.00
	R18	Residential	Bedroom	Area m2	11.44	11.43	
				% of room	99.84%	99.75%	1.00
	R19	Residential	LKD	Area m2	19.90	19.90	
				% of room	94.17%	94.17%	1.00
Fiador Apartments							
Ground	R1	Residential	LKD	Area m2	24.83	24.79	
				% of room	99.69%	99.53%	1.00
	R2	Residential	LKD	Area m2	28.46	28.45	
				% of room	95.71%	95.69%	1.00
	R3	Residential	Bedroom	Area m2	2.55	2.55	
				% of room	22.32%	22.32%	1.00
	R4	Residential	Bedroom	Area m2	1.18	1.18	
				% of room	9.85%	9.85%	1.00
First	R1	Residential	LKD	Area m2	26.60	25.77	
				% of room	99.06%	95.98%	0.97
	R2	Residential	LKD	Area m2	22.47	22.41	
				% of room	98.43%	98.17%	1.00
	R3	Residential	Bedroom	Area m2	10.03	8.81	
				% of room	88.27%	77.55%	0.88
	R4	Residential	Bedroom	Area m2	4.98	4.92	
				% of room	46.08%	45.58%	0.99
	R5	Residential	Bedroom	Area m2	4.86	4.86	
				% of room	41.33%	41.33%	1.00
Second	R1	Residential	LKD	Area m2	20.67	20.49	
				% of room	98.44%	97.58%	0.99
	R2	Residential	Bedroom	Area m2	17.12	17.11	
				% of room	99.17%	99.09%	1.00
	R3	Residential	Bedroom	Area m2	3.35	3.10	
				% of room	30.02%	27.77%	0.93
	R4	Residential	Bedroom	Area m2	4.88	4.88	
				% of room	40.03%	40.03%	1.00
Third	R1	Residential	LKD	Area m2	20.67	20.50	
				% of room	98.44%	97.59%	0.99
	R2	Residential	Bedroom	Area m2	17.12	16.96	
				% of room	99.14%	98.24%	0.99
	R3	Residential	Bedroom	Area m2	4.13	3.88	
				% of room	37.04%	34.78%	0.94
	R4	Residential	Bedroom	Area m2	6.20	6.20	
				% of room	50.83%	50.83%	1.00
Fourth	R1	Residential	LKD	Area m2	20.67	20.50	
				% of room	98.44%	97.60%	0.99
	R2	Residential	Bedroom	Area m2	16.49	16.23	
				% of room	95.53%	93.99%	0.98
	R3	Residential	Bedroom	Area m2	4.62	4.42	
				% of room	41.44%	39.57%	0.95
	R4	Residential	Bedroom	Area m2	7.63	7.63	
				% of room	62.56%	62.56%	1.00
Fifth	R1	Residential	LKD	Area m2	20.67	20.50	
				% of room	98.44%	97.60%	0.99
	R2	Residential	Bedroom	Area m2	17.12	17.11	
				% of room	99.17%	99.10%	1.00
	R3	Residential	Bedroom	Area m2	5.00	4.89	
				% of room	44.83%	43.86%	0.98
	R4	Residential	Bedroom	Area m2	8.90	8.90	
				% of room	72.98%	72.98%	1.00
Sixth	R1	Residential	LKD	Area m2	20.67	20.50	
				% of room	98.44%	97.60%	0.99
	R2	Residential	Bedroom	Area m2	17.13	16.97	
				% of room	99.20%	98.28%	0.99
	R3	Residential	Bedroom	Area m2	5.41	5.37	

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
				% of room	48.47%	48.10%	0.99
	R4	Residential	Bedroom	Area m2	9.22	9.22	
				% of room	75.59%	75.59%	1.00
Seventh	R1	Residential	LKD	Area m2	20.67	20.50	
				% of room	98.44%	97.60%	0.99
	R2	Residential	Bedroom	Area m2	16.53	16.24	
				% of room	95.75%	94.05%	0.98
	R3	Residential	Bedroom	Area m2	6.23	6.21	
				% of room	55.84%	55.67%	1.00
	R4	Residential	Bedroom	Area m2	9.67	9.67	
				% of room	79.28%	79.28%	1.00
Eighth	R1	Residential	LKD	Area m2	20.67	20.50	
				% of room	98.45%	97.60%	0.99
	R2	Residential	Bedroom	Area m2	17.15	17.13	
				% of room	99.30%	99.25%	1.00
	R3	Residential	Bedroom	Area m2	7.81	7.79	
				% of room	69.97%	69.81%	1.00
	R4	Residential	Bedroom	Area m2	10.76	10.76	
				% of room	88.19%	88.19%	1.00
Ninth	R1	Residential	LKD	Area m2	20.67	20.50	
				% of room	98.45%	97.61%	0.99
	R2	Residential	Bedroom	Area m2	17.13	16.98	
				% of room	99.19%	98.33%	0.99
	R3	Residential	Bedroom	Area m2	11.14	11.13	
				% of room	99.78%	99.71%	1.00
	R4	Residential	Bedroom	Area m2	12.15	12.15	
				% of room	99.59%	99.59%	1.00
Lariat Apartments							
Ground	R1	Residential	LKD	Area m2	18.62	13.93	
				% of room	73.61%	55.08%	0.75
	R2	Residential	Bedroom	Area m2	7.14	6.64	
				% of room	55.87%	51.91%	0.93
	R3	Residential	LKD	Area m2	27.32	17.54	
				% of room	62.42%	40.07%	0.64
First	R1	Residential	LKD	Area m2	25.94	20.29	
				% of room	62.10%	48.58%	0.78
	R2	Residential	Bedroom	Area m2	0.00	0.00	
				% of room	0.00%	0.00%	1.00
	R3	Residential	LKD	Area m2	29.72	23.54	
				% of room	81.65%	64.67%	0.79
Second	R1	Residential	LKD	Area m2	19.93	14.43	
				% of room	70.67%	51.16%	0.72
	R2	Residential	Bedroom	Area m2	7.67	6.68	
				% of room	51.35%	44.74%	0.87
	R3	Residential	Bedroom	Area m2	13.21	10.28	
				% of room	80.34%	62.51%	0.78
	R4	Residential	LKD	Area m2	25.06	20.38	
				% of room	80.82%	65.73%	0.81
Third	R1	Residential	LKD	Area m2	20.77	17.84	
				% of room	73.66%	63.24%	0.86
	R2	Residential	Bedroom	Area m2	6.81	5.69	
				% of room	45.61%	38.10%	0.84
	R3	Residential	Bedroom	Area m2	13.65	10.69	
				% of room	83.06%	65.03%	0.78
	R4	Residential	LKD	Area m2	25.05	20.37	
				% of room	80.80%	65.70%	0.81
Fourth	R1	Residential	LKD	Area m2	24.31	21.64	
				% of room	86.20%	76.74%	0.89
	R2	Residential	Bedroom	Area m2	9.80	8.55	
				% of room	65.59%	57.24%	0.87
	R3	Residential	Bedroom	Area m2	14.35	11.47	
				% of room	87.28%	69.78%	0.80
	R4	Residential	LKD	Area m2	25.37	21.22	
				% of room	81.84%	68.45%	0.84
Fifth	R1	Residential	LKD	Area m2	26.24	23.86	
				% of room	93.04%	84.60%	0.91
	R2	Residential	Bedroom	Area m2	6.75	5.78	
				% of room	45.16%	38.70%	0.86
	R3	Residential	Bedroom	Area m2	15.22	12.26	
				% of room	92.60%	74.56%	0.81
	R4	Residential	LKD	Area m2	25.63	22.86	
				% of room	82.66%	73.73%	0.89
Sixth	R1	Residential	LKD	Area m2	26.50	23.84	
				% of room	93.97%	84.52%	0.90

Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Daylight Distribution (DD)

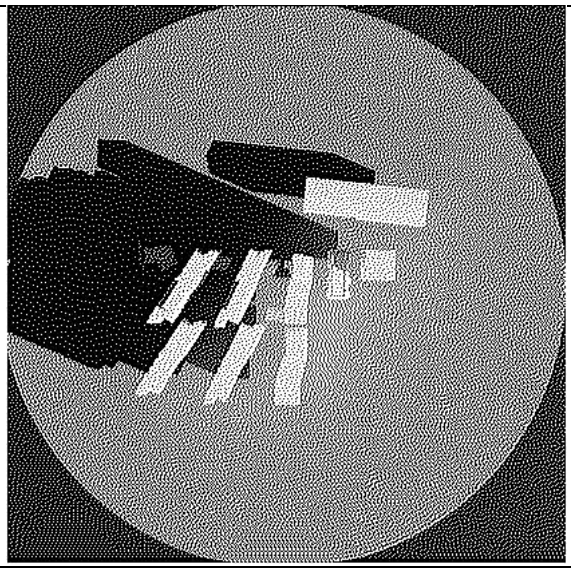
Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
	R2	Residential	Bedroom	Area m2	10.75	8.63	
				% of room	71.95%	57.79%	0.80
	R3	Residential	Bedroom	Area m2	15.72	13.22	
				% of room	95.63%	80.39%	0.84
	R4	Residential	LKD	Area m2	26.08	24.47	
				% of room	84.13%	78.94%	0.94
Seventh	R1	Residential	LKD	Area m2	26.53	23.82	
				% of room	94.08%	84.46%	0.90
	R2	Residential	Bedroom	Area m2	12.32	11.62	
				% of room	82.48%	77.81%	0.94
	R3	Residential	Bedroom	Area m2	15.90	14.43	
				% of room	96.75%	87.76%	0.91
	R4	Residential	LKD	Area m2	27.09	26.42	
				% of room	87.39%	85.23%	0.98
Eighth	R1	Residential	LKD	Area m2	27.05	23.89	
				% of room	95.93%	84.73%	0.88
	R2	Residential	Bedroom	Area m2	12.83	12.83	
				% of room	95.57%	95.57%	1.00
	R3	Residential	Bedroom	Area m2	16.32	16.05	
				% of room	99.27%	97.65%	0.98
	R4	Residential	LKD	Area m2	30.84	30.58	
				% of room	99.48%	98.65%	0.99

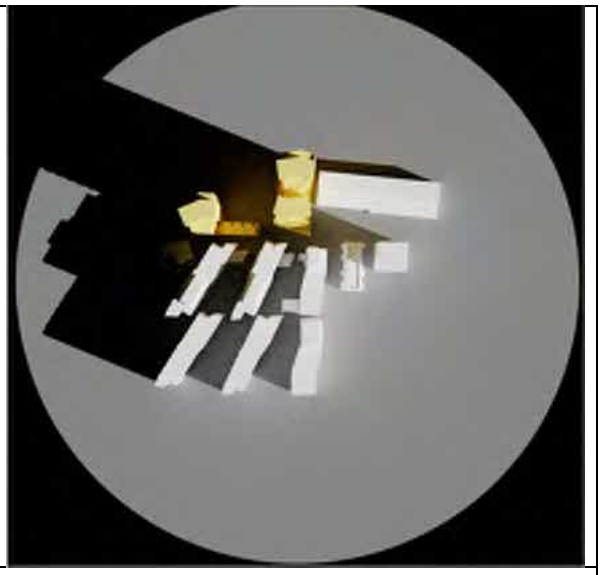
Project Name: Enderby Place (no development on Maritime View Site or Morden Wharf)

Test: Neighbouring Amenity

Floor Ref	Amenity Ref		Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Amenity between Distel Apartments and Ossel Court						
Ground	A1	Area m2	79.88	79.88	1.00	YES
		Percentage	14%	14%		
Amenity between Ossel Court and Loop Court						
Ground	A1	Area m2	83.39	83.39	1.00	YES
		Percentage	25%	25%		
Linear Park						
Ground	Distel Apartment	Area m2	394.13	393.67	1.00	YES
		Percentage	79%	79%		

Overshadowing Analysis (no Development on the Site or Morden Wharf):





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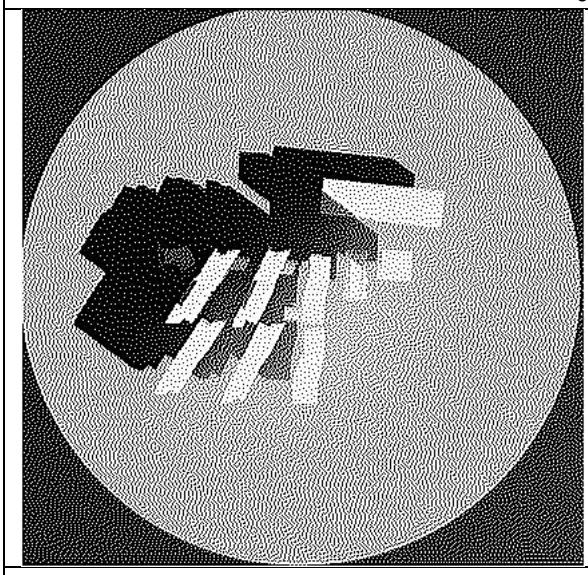

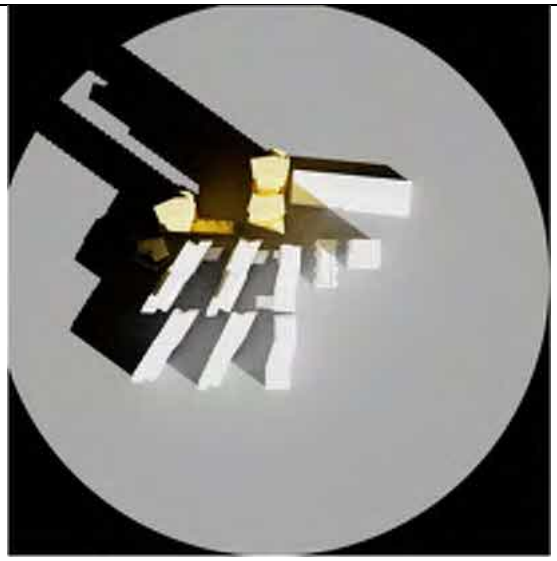

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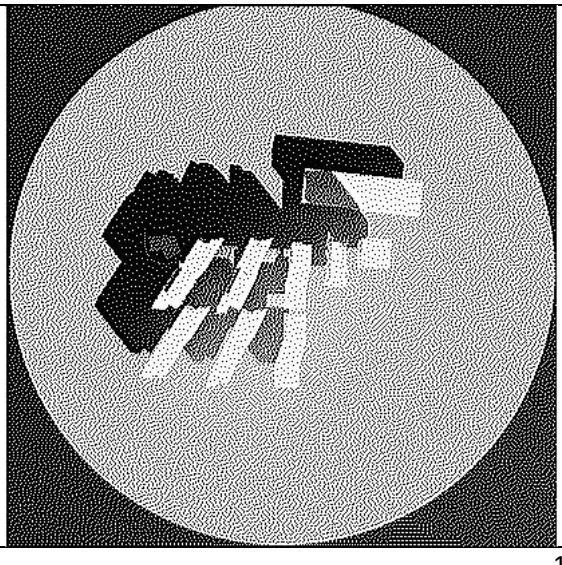

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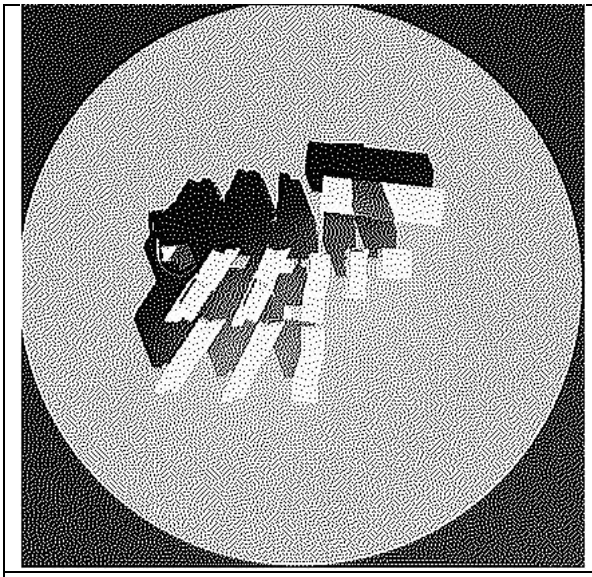
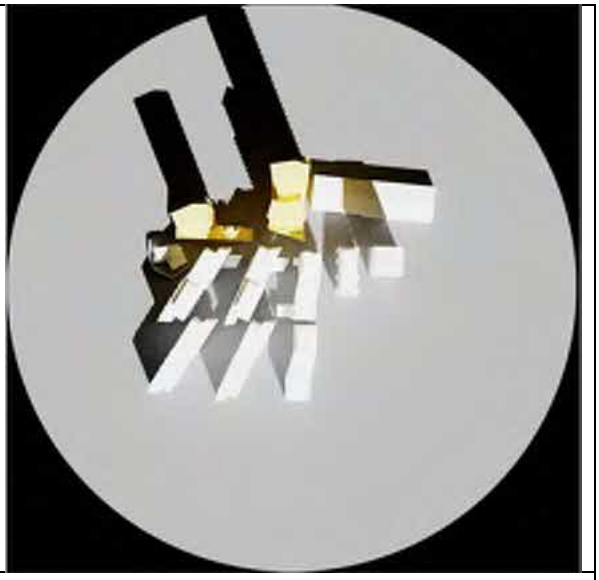

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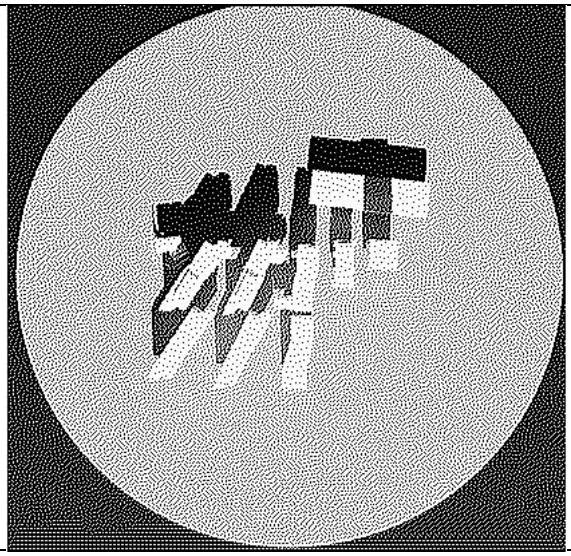

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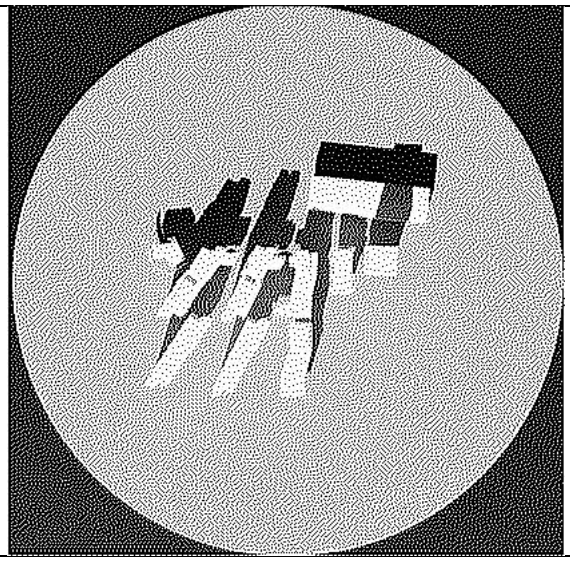
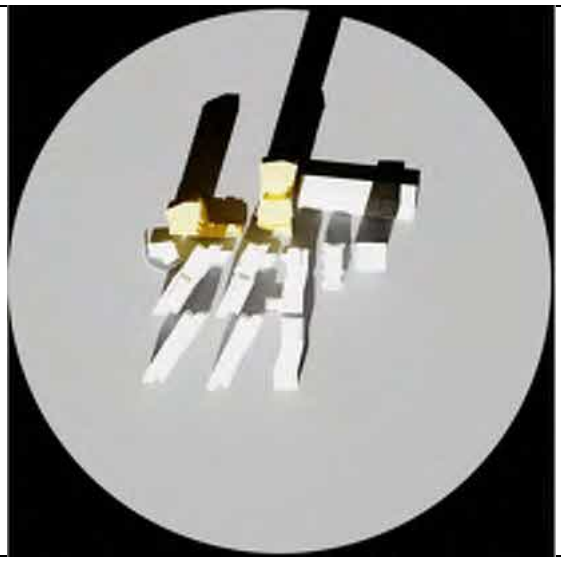

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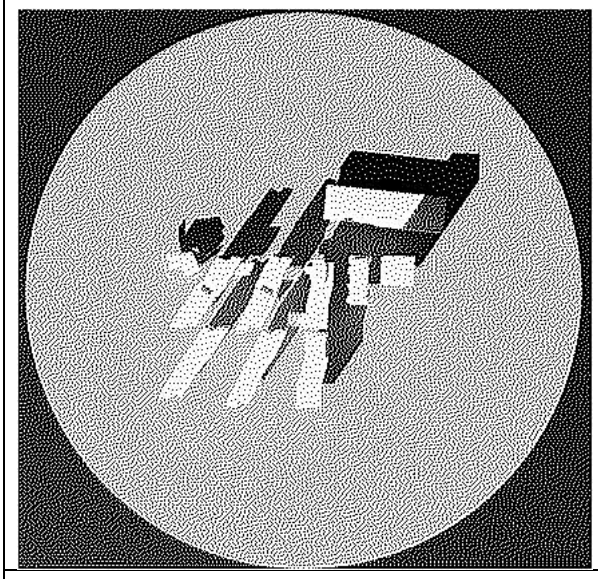
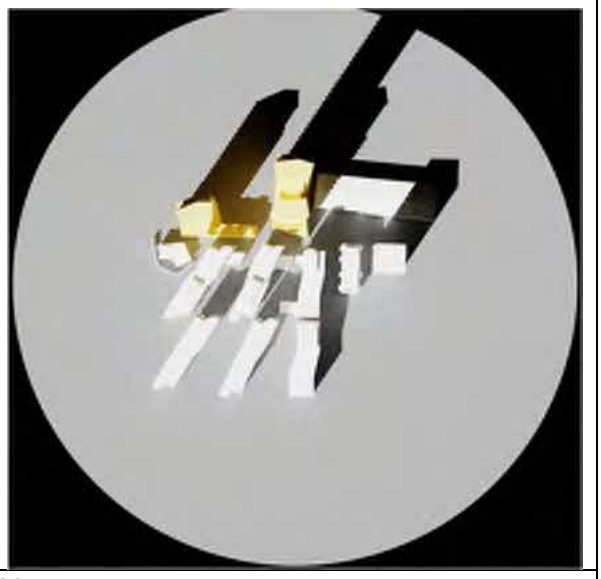

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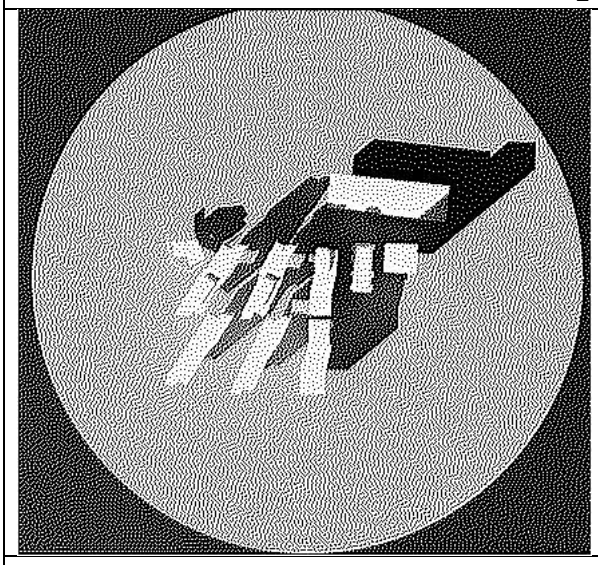

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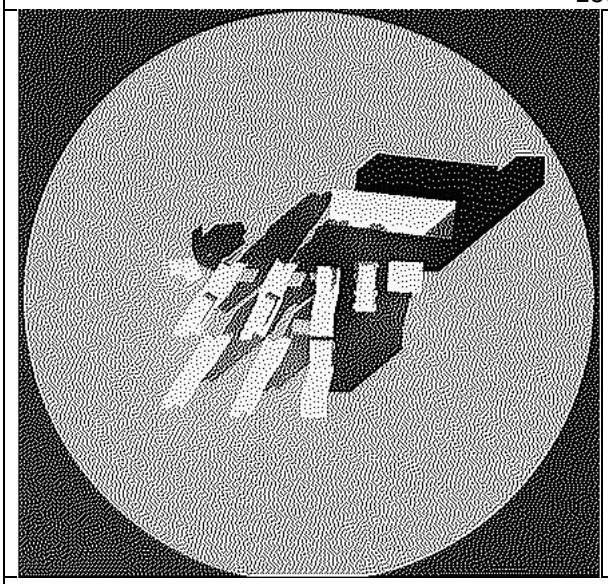
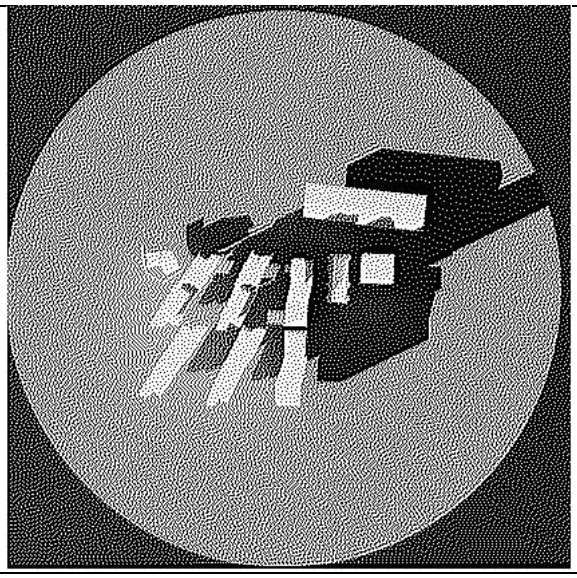

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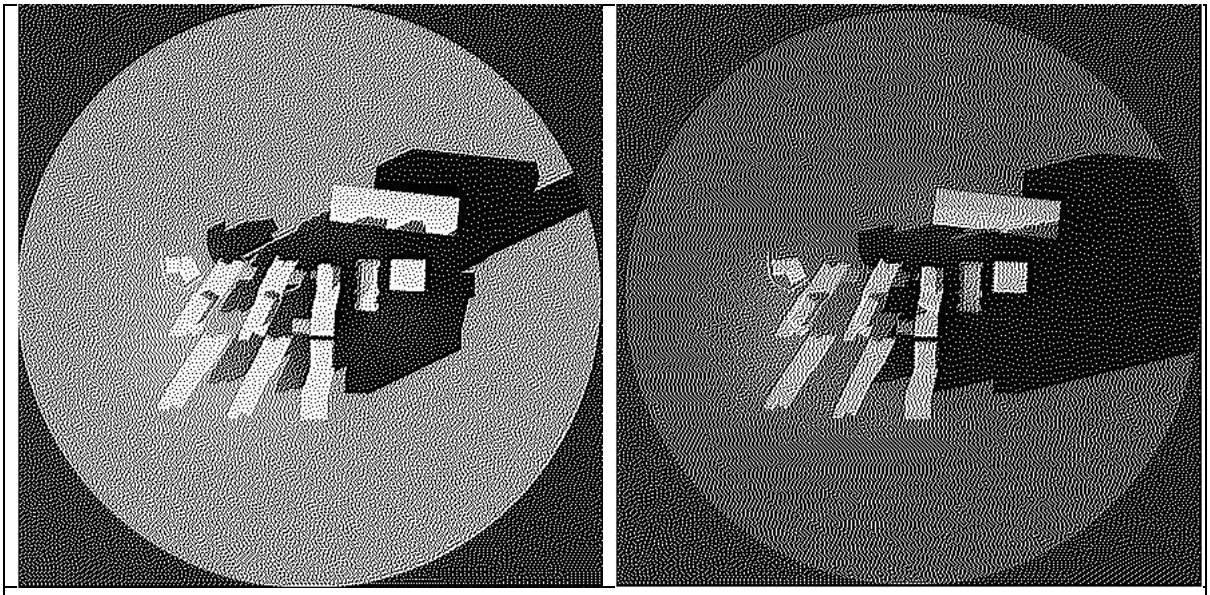

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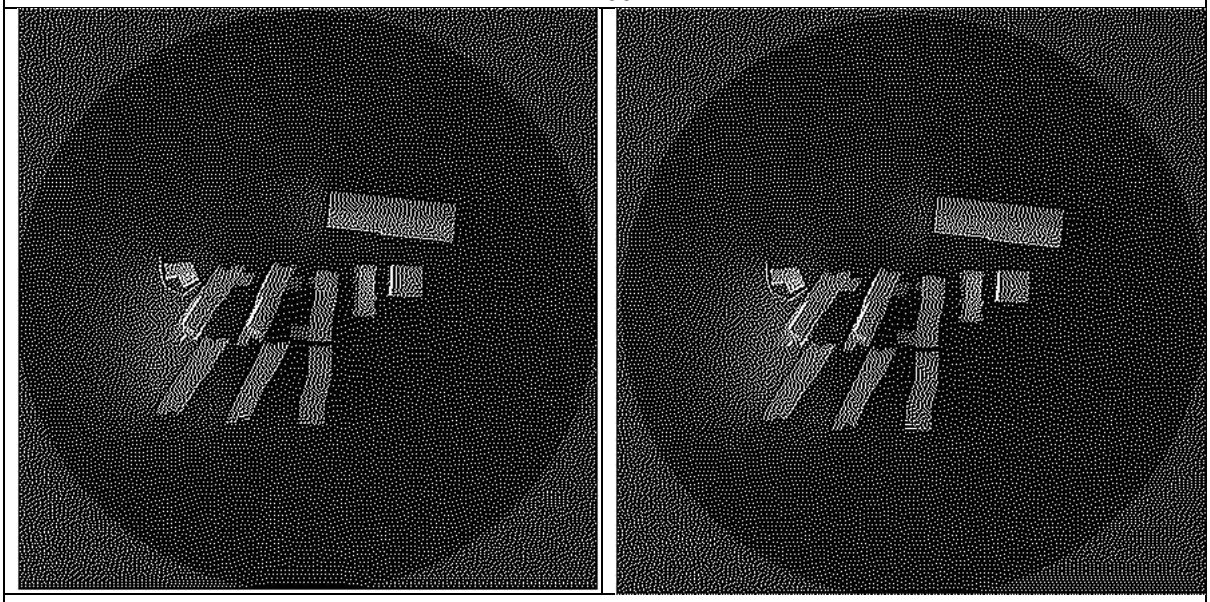

1800

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
Gooch House														
First	R1	Residential	Bedroom	W1	Existing	31.36	0.98	2°N			*North		*North	
					Proposed	30.67			31.36	0.98				
									30.67					
	R2	Residential	Bedroom	W2	Existing	31.12	0.98	2°N			*North		*North	
					Proposed	30.35			31.12	0.98				
									30.35					
	R3	Residential	Bedroom	W3	Existing	30.97	0.97	2°N			*North		*North	
					Proposed	30.12			30.97	0.97				
									30.12					
	R4	Residential	LKD	W4	Existing	30.73	0.97	2°N			*North		*North	
					Proposed	29.77								
				W5	Existing	30.60	0.97	2°N			*North		*North	
					Proposed	29.55								
				W6	Existing	11.69	0.90	272°N			*North		*North	
					Proposed	10.51								
				W7	Existing	11.49	0.89	272°N			*North		*North	
					Proposed	10.21								
									20.29	0.94				
									19.17					
Second	R1	Residential	Bedroom	W1	Existing	33.75	0.98	2°N			*North		*North	
					Proposed	33.04			33.75	0.98				
									33.04					
	R2	Residential	Bedroom	W2	Existing	33.55	0.98	2°N			*North		*North	
					Proposed	32.80			33.55	0.98				
									32.80					
	R3	Residential	Bedroom	W3	Existing	33.30	0.97	2°N			*North		*North	
					Proposed	32.44			33.30	0.97				
									32.44					
	R4	Residential	LKD	W4	Existing	33.16	0.97	2°N			*North		*North	
					Proposed	32.21								
				W5	Existing	0.51	1.00	272°N			*North		*North	
					Proposed	0.51								
				W6	Existing	13.40	0.90	272°N			*North		*North	
					Proposed	12.11								
									10.05	0.95				
									9.52					
	R5	Residential	LKD	W7	Existing	13.09	0.92	272°N			*North		*North	
					Proposed	12.08								
									13.09	0.92				
									12.08					
Third	R1	Residential	Bedroom	W1	Existing	35.35	0.98	2°N			*North		*North	
					Proposed	34.65								
									35.35	0.98				
									34.65					
	R2	Residential	Bedroom	W2	Existing	35.07	0.98	2°N			*North		*North	
					Proposed	34.29								
									35.07	0.98				
									34.29					
	R3	Residential	Bedroom	W3	Existing	34.88	0.98	2°N			*North		*North	
					Proposed	34.02								
									34.88	0.98				
									34.02					
	R4	Residential	LKD	W4	Existing	34.62	0.97	2°N			*North		*North	
					Proposed	33.66								
				W5	Existing	1.11	1.00	272°N			*North		*North	
					Proposed	1.11								
				W6	Existing	15.47	0.93	272°N			*North		*North	
					Proposed	14.40								
									11.22	0.96				
									10.74					
	R5	Residential	LKD	W7	Existing	0.00	1.00	272°N			*North		*North	
					Proposed	0.00								
									0.00	1.00				
									0.00					
Fourth	R1	Residential	Bedroom	W1	Existing	35.65	0.98	2°N			*North		*North	
					Proposed	34.95								
									35.65	0.98				
									34.95					
	R2	Residential	Bedroom	W2	Existing	35.38	0.98	2°N			*North		*North	
					Proposed	34.60								
									35.38	0.98				
									34.60					
	R3	Residential	Bedroom	W3	Existing	35.20	0.98	2°N			*North		*North	
					Proposed	34.33								
									35.20	0.98				
									34.33					
	R4	Residential	LKD	W4	Existing	34.94	0.97	2°N			*North		*North	
					Proposed	33.98								
				W5	Existing	1.14	1.00	272°N			*North		*North	
					Proposed	1.14								
				W6	Existing	17.99	0.95	272°N			*North		*North	
					Proposed	17.13								
									12.00	0.97				
									11.58					

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
	R5	Residential	LKD	W7	Existing	0.00	1.00	272°N				*North		*North
					Proposed	0.00								
									0.00	1.00				
									0.00					
Fifth	R1	Residential	Bedroom	W1	Existing	35.76	0.98	2°N				*North		*North
					Proposed	35.05								
									35.76	0.98				
									35.05					
	R2	Residential	Bedroom	W2	Existing	35.61	0.98	2°N				*North		*North
					Proposed	34.84								
									35.61	0.98				
									34.84					
	R3	Residential	Bedroom	W3	Existing	35.35	0.98	2°N				*North		*North
					Proposed	34.49								
									35.35	0.98				
									34.49					
	R4	Residential	LKD	W4	Existing	35.15	0.97	2°N				*North		*North
					Proposed	34.21								
				W5	Existing	1.01	1.03	272°N				*North		*North
					Proposed	1.04								
				W6	Existing	21.14	0.97	272°N				*North		*North
					Proposed	20.51								
									12.86	0.97				
									12.53					
	R5	Residential	LKD	W7	Existing	21.20	0.97	272°N				*North		*North
					Proposed	20.66								
									21.20	0.97				
									20.66					
Sixth	R1	Residential	Bedroom	W1	Existing	35.91	0.98	2°N				*North		*North
					Proposed	35.20								
									35.91	0.98				
									35.20					
	R2	Residential	Bedroom	W2	Existing	35.77	0.98	2°N				*North		*North
					Proposed	35.00								
									35.77	0.98				
									35.00					
	R3	Residential	Bedroom	W3	Existing	35.52	0.98	2°N				*North		*North
					Proposed	34.66								
									35.52	0.98				
									34.66					
	R4	Residential	LKD	W4	Existing	35.33	0.97	2°N				*North		*North
					Proposed	34.38								
				W5	Existing	3.01	1.03	272°N				*North		*North
					Proposed	3.11								
				W6	Existing	24.93	0.98	272°N				*North		*North
					Proposed	24.41								
									15.03	0.98				
									14.77					
	R5	Residential	LKD	W7	Existing	25.11	0.98	272°N				*North		*North
					Proposed	24.71								
									25.11	0.98				
									24.71					
Seventh	R1	Residential	Bedroom	W1	Existing	36.07	0.98	2°N				*North		*North
					Proposed	35.36								
									36.07	0.98				
									35.36					
	R2	Residential	Bedroom	W2	Existing	35.86	0.98	2°N				*North		*North
					Proposed	35.08								
									35.86	0.98				
									35.08					
	R3	Residential	Bedroom	W3	Existing	35.69	0.98	2°N				*North		*North
					Proposed	34.83								
									35.69	0.98				
									34.83					
	R4	Residential	LKD	W4	Existing	35.48	0.97	2°N				*North		*North
					Proposed	34.54								
				W5	Existing	4.44	1.02	272°N				*North		*North
					Proposed	4.54								
				W6	Existing	27.17	0.98	272°N				*North		*North
					Proposed	26.66								
									16.45	0.98				
									16.19					
	R5	Residential	LKD	W7	Existing	5.38	1.05	272°N				*North		*North
					Proposed	5.66								
									5.38	1.05				
									5.66					
Eighth	R1	Residential	Bedroom	W1	Existing	36.22	0.98	2°N				*North		*North
					Proposed	35.52								
									36.22	0.98				
									35.52					
	R2	Residential	Bedroom	W2	Existing	36.02	0.98	2°N				*North		*North
					Proposed	35.25								
									36.02	0.98				
									35.25					
	R3	Residential	Bedroom	W3	Existing	35.86	0.98	2°N				*North		*North
					Proposed	35.00								
									35.86	0.98				
									35.00					
	R4	Residential	LKD	W4	Existing	35.65	0.97	2°N				*North		*North
					Proposed	34.71								
				W5	Existing	5.13	1.03	272°N				*North		*North
					Proposed	5.30								
				W6	Existing	28.63	0.98	272°N				*North		*North

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	28.13								
									17.26	0.99				
									17.04					
	R5	Residential	LKD	W7	Existing	6.28	1.05	272°N				*North		*North
					Proposed	6.58								
									6.28	1.05				
									6.58					
Ninth	R1	Residential	Bedroom	W1	Existing	36.37	0.98	2°N				*North		*North
					Proposed	35.67								
									36.37	0.98				
									35.67					
	R2	Residential	Bedroom	W2	Existing	36.21	0.98	2°N				*North		*North
					Proposed	35.47								
									36.21	0.98				
									35.47					
	R3	Residential	Bedroom	W3	Existing	36.07	0.98	2°N				*North		*North
					Proposed	35.25								
				W4	Existing	35.99	0.98	2°N				*North		*North
					Proposed	35.10								
									36.02	0.98				
									35.15					
	R4	Residential	LKD	W5	Existing	35.81	0.97	2°N				*North		*North
					Proposed	34.86								
				W6	Existing	5.26	1.04	272°N				*North		*North
					Proposed	5.49								
				W7	Existing	29.78	0.99	272°N				*North		*North
					Proposed	29.35								
									17.69	0.99				
									17.52					
	R5	Residential	LKD	W8	Existing	30.07	0.99	272°N				*North		*North
					Proposed	29.72								
									30.07	0.99				
									29.72					
Tenth	R1	Residential	Bedroom	W1	Existing	36.53	0.98	2°N				*North		*North
					Proposed	35.84								
									36.53	0.98				
									35.84					
	R2	Residential	Bedroom	W2	Existing	36.38	0.98	2°N				*North		*North
					Proposed	35.64								
									36.38	0.98				
									35.64					
	R3	Residential	Bedroom	W3	Existing	36.24	0.98	2°N				*North		*North
					Proposed	35.43								
				W4	Existing	36.16	0.98	2°N				*North		*North
					Proposed	35.29								
									36.19	0.98				
									35.34					
	R4	Residential	LKD	W5	Existing	35.99	0.97	2°N				*North		*North
					Proposed	35.05								
				W6	Existing	5.89	1.05	272°N				*North		*North
					Proposed	6.18								
				W7	Existing	30.91	0.99	272°N				*North		*North
					Proposed	30.52								
									18.38	0.99				
									18.25					
	R5	Residential	LKD	W8	Existing	31.24	0.99	272°N				*North		*North
					Proposed	30.91								
									31.24	0.99				
									30.91					
Eleventh	R1	Residential	Bedroom	W1	Existing	36.69	0.98	2°N				*North		*North
					Proposed	36.01								
									36.69	0.98				
									36.01					
	R2	Residential	Bedroom	W2	Existing	36.54	0.98	2°N				*North		*North
					Proposed	35.82								
									36.54	0.98				
									35.82					
	R3	Residential	Bedroom	W3	Existing	36.41	0.98	2°N				*North		*North
					Proposed	35.61								
				W4	Existing	36.34	0.98	2°N				*North		*North
					Proposed	35.47								
									36.36	0.98				
									35.52					
	R4	Residential	LKD	W5	Existing	36.17	0.97	2°N				*North		*North
					Proposed	35.24								
				W6	Existing	6.43	1.05	272°N				*North		*North
					Proposed	6.78								
				W7	Existing	31.85	0.99	272°N				*North		*North
					Proposed	31.50								
									18.96	1.00				
									18.89					
	R5	Residential	LKD	W8	Existing	32.17	0.99	272°N				*North		*North
					Proposed	31.88								
									32.17	0.99				
									31.88					
Thirteenth	R1	Residential	Bedroom	W1	Existing	37.07	0.98	2°N				*North		*North
					Proposed	36.43								
				W2	Existing	36.99	0.98	2°N				*North		*North
					Proposed	36.33								
									37.04	0.98				
									36.39					
	R2	Residential	Bedroom	W3	Existing	36.93	0.98	2°N				*North		*North
					Proposed	36.24								

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
				W4	Existing	36.86	0.98	2°N				*North		*North
					Proposed	36.13								
									36.89	0.98				
									36.17					
	R3	Residential	Bedroom	W5	Existing	36.69	0.98	2°N				*North		*North
					Proposed	35.86								
									36.69	0.98				
									35.86					
	R4	Residential	LKD	W6	Existing	36.55	0.98	2°N				*North		*North
					Proposed	35.67								
				W7	Existing	7.55	1.07	272°N				*North		*North
					Proposed	8.06								
				W8	Existing	33.03	0.99	272°N				*North		*North
					Proposed	32.75								
				W9	Existing	33.17	0.99	272°N				*North		*North
					Proposed	32.87								
									19.92	1.00				
									19.95					
	R5	Residential	LKD	W10	Existing	9.23	1.09	272°N				*North		*North
					Proposed	10.09								
									9.23	1.09				
									10.09					
Fourteenth	R1	Residential	Bedroom	W1	Existing	37.22	0.98	2°N				*North		*North
					Proposed	36.59								
				W2	Existing	37.15	0.98	2°N				*North		*North
					Proposed	36.50								
									37.19	0.98				
									36.56					
	R2	Residential	Bedroom	W3	Existing	37.09	0.98	2°N				*North		*North
					Proposed	36.41								
				W4	Existing	37.02	0.98	2°N				*North		*North
					Proposed	36.31								
									37.05	0.98				
									36.35					
	R3	Residential	Bedroom	W5	Existing	36.86	0.98	2°N				*North		*North
					Proposed	36.05								
									36.86	0.98				
									36.05					
	R4	Residential	LKD	W6	Existing	36.73	0.98	2°N				*North		*North
					Proposed	35.86								
				W7	Existing	7.61	1.08	272°N				*North		*North
					Proposed	8.23								
				W8	Existing	33.41	0.99	272°N				*North		*North
					Proposed	33.16								
				W9	Existing	33.56	0.99	272°N				*North		*North
					Proposed	33.28								
									20.09	1.01				
									20.20					
	R5	Residential	LKD	W10	Existing	9.35	1.11	272°N				*North		*North
					Proposed	10.36								
									9.35	1.11				
									10.36					
Fifteenth	R1	Residential	Bedroom	W1	Existing	37.36	0.98	2°N				*North		*North
					Proposed	36.74								
									37.36	0.98				
									36.74					
	R2	Residential	Bedroom	W2	Existing	37.18	0.98	2°N				*North		*North
					Proposed	36.48								
									37.18	0.98				
									36.48					
	R3	Residential	Bedroom	W3	Existing	37.08	0.98	2°N				*North		*North
					Proposed	36.32								
									37.08	0.98				
									36.32					
	R4	Residential	LKD	W4	Existing	36.84	0.98	2°N				*North		*North
					Proposed	35.95								
				W5	Existing	6.50	1.12	272°N				*North		*North
					Proposed	7.26								
				W6	Existing	33.80	0.99	272°N				*North		*North
					Proposed	33.57								
									19.67	1.01				
									19.85					
	R5	Residential	LKD	W7	Existing	34.20	0.99	272°N				*North		*North
					Proposed	34.01								
									34.20	0.99				
									34.01					
Sixteenth	R1	Residential	Bedroom	W1	Existing	37.49	0.98	2°N				*North		*North
					Proposed	36.90								
									37.49	0.98				
									36.90					
	R2	Residential	Bedroom	W2	Existing	37.32	0.98	2°N				*North		*North
					Proposed	36.64								
									37.32	0.98				
									36.64					
	R3	Residential	Bedroom	W3	Existing	37.22	0.98	2°N				*North		*North
					Proposed	36.49								
									37.22	0.98				
									36.49					
	R4	Residential	LKD	W4	Existing	37.00	0.98	2°N				*North		*North
					Proposed	36.13								
				W5	Existing	6.56	1.14	272°N				*North		*North
					Proposed	7.51								
				W6	Existing	34.18	0.99	272°N				*North		*North

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	33.96								
									19.83	1.02				
									20.13					
	R5	Residential	LKD	W7	Existing	34.56	0.99	272°N				*North		*North
					Proposed	34.38								
									34.56	0.99				
									34.38					
Seventeenth	R1	Residential	Bedroom	W1	Existing	37.62	0.98	2°N				*North		*North
					Proposed	37.05								
									37.62	0.98				
									37.05					
	R2	Residential	Bedroom	W2	Existing	37.46	0.98	2°N				*North		*North
					Proposed	36.80								
									37.46	0.98				
									36.80					
	R3	Residential	Bedroom	W3	Existing	37.37	0.98	2°N				*North		*North
					Proposed	36.66								
									37.37	0.98				
									36.66					
	R4	Residential	LKD	W4	Existing	37.16	0.98	2°N				*North		*North
					Proposed	36.31								
				W5	Existing	6.75	1.15	272°N				*North		*North
					Proposed	7.76								
				W6	Existing	34.56	0.99	272°N				*North		*North
					Proposed	34.34								
									20.07	1.02				
									20.40					
	R5	Residential	LKD	W7	Existing	34.93	0.99	272°N				*North		*North
					Proposed	34.75								
									34.93	0.99				
									34.75					
Twelfth	R1	Residential	Bedroom	W1	Existing	36.91	0.98	2°N				*North		*North
					Proposed	36.25								
				W2	Existing	36.83	0.98	2°N				*North		*North
					Proposed	36.15								
									36.88	0.98				
									36.21					
	R2	Residential	Bedroom	W3	Existing	36.76	0.98	2°N				*North		*North
					Proposed	36.06								
				W4	Existing	36.69	0.98	2°N				*North		*North
					Proposed	35.95								
									36.72	0.98				
									35.99					
	R3	Residential	Bedroom	W5	Existing	36.51	0.98	2°N				*North		*North
					Proposed	35.67								
									36.51	0.98				
									35.67					
	R4	Residential	LKD	W6	Existing	36.37	0.98	2°N				*North		*North
					Proposed	35.47								
				W7	Existing	7.36	1.06	272°N				*North		*North
					Proposed	7.80								
				W8	Existing	32.51	0.99	272°N				*North		*North
					Proposed	32.21								
				W9	Existing	32.66	0.99	272°N				*North		*North
					Proposed	32.33								
									19.64	1.00				
									19.63					
	R5	Residential	LKD	W10	Existing	9.01	1.08	272°N				*North		*North
					Proposed	9.69								
									9.01	1.08				
									9.69					
					Morse Lodge									
Ground	R1	Residential	LKD	W1	Existing	6.03	0.98	272°N				*North		*North
					Proposed	5.90								
				W2	Existing	5.17	0.94	272°N				*North		*North
					Proposed	4.88								
									5.71	0.97				
									5.52					
	R2	Residential	LKD	W3	Existing	4.48	0.92	272°N				*North		*North
					Proposed	4.13								
									4.48	0.92				
									4.13					
	R3	Residential	Hall	W4	Existing	5.20	0.85	272°N				*North		*North
					Proposed	4.41								
									5.20	0.85				
									4.41					
	R4	Residential	LKD	W5	Existing	5.16	0.84	272°N				*North		*North
					Proposed	4.32								
				W6	Existing	4.58	0.82	272°N				*North		*North
					Proposed	3.77								
									4.94	0.83				
									4.11					
	R5	Residential	LKD	W7	Existing	5.18	0.90	272°N				*North		*North
					Proposed	4.66								
									5.18	0.90				
									4.66					
First	R1	Residential	LKD	W1	Existing	10.50	1.00	92°			12.00	1.00	7.00	1.00
					Proposed	10.50					12.00		7.00	
				W2	Existing	29.15	0.95	2°N				*North		*North
					Proposed	27.58								
				W3	Existing	28.81	0.94	2°N				*North		*North

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	27.15								
									22.73	0.95				
									21.66					
	R2	Residential	Bedroom	W4	Existing	27.76	0.93	2°N				*North		*North
					Proposed	25.82								
				W5	Existing	2.46	0.80	272°N				*North		*North
					Proposed	1.98								
									18.32	0.92				
									16.92					
	R3	Residential	Bedroom	W6	Existing	4.44	1.11	272°N				*North		*North
					Proposed	4.92								
									4.44	1.11				
									4.92					
	R4	Residential	Bedroom	W7	Existing	4.49	0.99	272°N				*North		*North
					Proposed	4.44								
									4.49	0.99				
									4.44					
	R5	Residential	Bedroom	W8	Existing	2.01	0.85	272°N				*North		*North
					Proposed	1.71								
									2.01	0.85				
									1.71					
	R6	Residential	Bedroom	W9	Existing	3.37	1.07	272°N				*North		*North
					Proposed	3.61								
									3.37	1.07				
									3.61					
	R7	Residential	Bedroom	W10	Existing	5.54	0.87	272°N				*North		*North
					Proposed	4.82								
									5.54	0.87				
									4.82					
	R8	Residential	Bedroom	W11	Existing	5.01	0.83	272°N				*North		*North
					Proposed	4.17								
									5.01	0.83				
									4.17					
	R9	Residential	Bedroom	W12	Existing	3.19	0.74	272°N				*North		*North
					Proposed	2.37								
									3.19	0.74				
									2.37					
	R10	Residential	Bedroom	W13	Existing	3.19	0.88	272°N				*North		*North
					Proposed	2.82								
									3.19	0.88				
									2.82					
	R11	Residential	Bedroom	W14	Existing	5.11	0.97	272°N				*North		*North
					Proposed	4.94								
									5.11	0.97				
									4.94					
	R12	Residential	Bedroom	W15	Existing	4.64	0.87	272°N				*North		*North
					Proposed	4.03								
									4.64	0.87				
									4.03					
Second	R1	Residential	LKD	W1	Existing	13.03	1.00	92°			10.00	1.00	7.00	1.00
					Proposed	13.03					10.00		7.00	
				W2	Existing	31.50	0.95	2°N				*North		*North
					Proposed	29.90								
				W3	Existing	31.09	0.94	2°N				*North		*North
					Proposed	29.37								
									26.23	0.96				
									25.05					
	R2	Residential	LKD	W4	Existing	30.40	0.94	2°N				*North		*North
					Proposed	28.49								
				W5	Existing	29.99	0.93	2°N				*North		*North
					Proposed	27.97								
				W6	Existing	7.70	0.91	272°N				*North		*North
					Proposed	7.00								
									20.01	0.93				
									18.62					
	R3	Residential	Bedroom	W7	Existing	2.14	1.02	272°N				*North		*North
					Proposed	2.19								
									2.14	1.02				
									2.19					
	R4	Residential	Bedroom	W8	Existing	5.38	1.14	272°N				*North		*North
					Proposed	6.15								
									5.38	1.14				
									6.15					
	R5	Residential	Bedroom	W9	Existing	2.29	0.86	272°N				*North		*North
					Proposed	1.96								
									2.29	0.86				
									1.96					
	R6	Residential	LKD	W10	Existing	4.88	0.99	272°N				*North		*North
					Proposed	4.84								
				W11	Existing	6.29	0.88	272°N				*North		*North
					Proposed	5.54								
									5.59	0.93				
									5.19					
	R7	Residential	LKD	W12	Existing	5.65	0.85	272°N				*North		*North
					Proposed	4.80								
									5.65	0.85				
									4.80					
	R8	Residential	Bedroom	W13	Existing	2.44	0.62	272°N				*North		*North
					Proposed	1.51								
									2.44	0.62				
									1.51					
	R9	Residential	Bedroom	W14	Existing	6.07	0.99	272°N				*North		*North
					Proposed	5.98								

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
									6.07	0.99				
									5.98					
	R10	Residential	Bedroom	W15	Existing	5.99	0.91	272°N				*North		*North
					Proposed	5.45								
									5.99	0.91				
									5.45					
Third	R1	Residential	LKD	W1	Existing	12.78	1.00	92°			11.00	1.00	6.00	1.00
					Proposed	12.78					11.00		6.00	
				W2	Existing	32.79	0.95	2°N				*North		*North
					Proposed	31.10								
				W3	Existing	32.40	0.94	2°N				*North		*North
					Proposed	30.58								
									23.52	0.96				
									22.57					
	R2	Residential	LKD	W4	Existing	31.96	0.94	2°N				*North		*North
					Proposed	29.97								
				W5	Existing	31.20	0.93	2°N				*North		*North
					Proposed	29.03								
				W6	Existing	3.15	0.84	272°N				*North		*North
					Proposed	2.66								
									24.70	0.93				
									22.99					
	R3	Residential	Bedroom	W7	Existing	6.01	1.12	272°N				*North		*North
					Proposed	6.76								
									6.01	1.12				
									6.76					
	R4	Residential	Bedroom	W8	Existing	5.74	0.99	272°N				*North		*North
					Proposed	5.68								
									5.74	0.99				
									5.68					
	R5	Residential	Bedroom	W9	Existing	3.25	0.93	272°N				*North		*North
					Proposed	3.02								
									3.25	0.93				
									3.02					
	R6	Residential	LKD	W10	Existing	7.59	0.92	272°N				*North		*North
					Proposed	6.95								
									7.59	0.92				
									6.95					
	R7	Residential	LKD	W11	Existing	7.42	0.89	272°N				*North		*North
					Proposed	6.60								
									7.42	0.89				
									6.60					
	R8	Residential	Bedroom	W12	Existing	3.44	0.79	272°N				*North		*North
					Proposed	2.73								
									3.44	0.79				
									2.73					
	R9	Residential	Bedroom	W13	Existing	7.14	1.03	272°N				*North		*North
					Proposed	7.33								
									7.14	1.03				
									7.33					
	R10	Residential	Bedroom	W14	Existing	7.03	0.93	272°N				*North		*North
					Proposed	6.55								
									7.03	0.93				
									6.55					
Fourth	R1	Residential	LKD	W1	Existing	13.39	1.00	92°			11.00	1.00	8.00	1.00
					Proposed	13.39					11.00		8.00	
				W2	Existing	33.34	0.95	2°N				*North		*North
					Proposed	31.66								
				W3	Existing	32.94	0.94	2°N				*North		*North
					Proposed	31.09								
									27.72	0.95				
									26.46					
	R2	Residential	LKD	W4	Existing	32.26	0.94	2°N				*North		*North
					Proposed	30.17								
				W5	Existing	31.85	0.93	2°N				*North		*North
					Proposed	29.61								
				W6	Existing	9.07	0.92	272°N				*North		*North
					Proposed	8.34								
									21.62	0.93				
									20.10					
	R3	Residential	Bedroom	W7	Existing	3.28	0.99	272°N				*North		*North
					Proposed	3.25								
									3.28	0.99				
									3.25					
	R4	Residential	Bedroom	W8	Existing	7.62	1.12	272°N				*North		*North
					Proposed	8.54								
									7.62	1.12				
									8.54					
	R5	Residential	Bedroom	W9	Existing	3.23	0.89	272°N				*North		*North
					Proposed	2.89								
									3.23	0.89				
									2.89					
	R6	Residential	LKD	W10	Existing	7.30	0.98	272°N				*North		*North
					Proposed	7.16								
				W11	Existing	8.97	0.93	272°N				*North		*North
					Proposed	8.34								
									8.13	0.95				
									7.75					
	R7	Residential	LKD	W12	Existing	8.07	0.90	272°N				*North		*North
					Proposed	7.30								
									8.07	0.90				
									7.30					
	R8	Residential	Bedroom	W13	Existing	3.27	0.68	272°N				*North		*North

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	2.23								
									3.27	0.68				
									2.23					
	R9	Residential	Bedroom	W14	Existing	9.04	1.01	272°N				*North		*North
					Proposed	9.10								
									9.04	1.01				
									9.10					
	R10	Residential	Bedroom	W15	Existing	8.96	0.95	272°N				*North		*North
					Proposed	8.50								
									8.96	0.95				
									8.50					
Fifth	R1	Residential	LKD	W1	Existing	12.93	1.00	92°			13.00	1.00	7.00	1.00
					Proposed	12.93					13.00		7.00	
				W2	Existing	33.34	0.95	2°N				*North		*North
					Proposed	31.56								
				W3	Existing	32.98	0.94	2°N				*North		*North
					Proposed	31.05								
									23.95	0.96				
									22.94					
	R2	Residential	LKD	W4	Existing	32.54	0.93	2°N				*North		*North
					Proposed	30.41								
				W5	Existing	31.88	0.92	2°N				*North		*North
					Proposed	29.48								
				W6	Existing	4.12	0.84	272°N				*North		*North
					Proposed	3.47								
									25.36	0.93				
									23.46					
	R3	Residential	Bedroom	W7	Existing	9.99	1.07	272°N				*North		*North
					Proposed	10.68								
									9.99	1.07				
									10.68					
	R4	Residential	Bedroom	W8	Existing	8.35	0.97	272°N				*North		*North
					Proposed	8.07								
									8.35	0.97				
									8.07					
	R5	Residential	Bedroom	W9	Existing	5.85	0.94	272°N				*North		*North
					Proposed	5.50								
									5.85	0.94				
									5.50					
	R6	Residential	LKD	W10	Existing	11.46	0.94	272°N				*North		*North
					Proposed	10.73								
									11.46	0.94				
									10.73					
	R7	Residential	LKD	W11	Existing	11.36	0.94	272°N				*North		*North
					Proposed	10.67								
									11.36	0.94				
									10.67					
	R8	Residential	Bedroom	W12	Existing	4.92	0.83	272°N				*North		*North
					Proposed	4.08								
									4.92	0.83				
									4.08					
	R9	Residential	Bedroom	W13	Existing	11.52	1.03	272°N				*North		*North
					Proposed	11.82								
									11.52	1.03				
									11.82					
	R10	Residential	Bedroom	W14	Existing	11.29	0.97	272°N				*North		*North
					Proposed	10.92								
									11.29	0.97				
									10.92					
Sixth	R1	Residential	LKD	W1	Existing	18.75	1.00	92°			17.00	1.00	8.00	1.00
					Proposed	18.75					17.00		8.00	
				W2	Existing	33.75	0.95	2°N				*North		*North
					Proposed	31.99								
				W3	Existing	33.36	0.94	2°N				*North		*North
					Proposed	31.42								
									29.35	0.96				
									28.05					
	R2	Residential	LKD	W4	Existing	32.73	0.93	2°N				*North		*North
					Proposed	30.51								
				W5	Existing	32.34	0.93	2°N				*North		*North
					Proposed	29.95								
				W6	Existing	16.27	0.96	272°N				*North		*North
					Proposed	15.57								
									25.15	0.94				
									23.58					
	R3	Residential	Bedroom	W7	Existing	15.28	0.97	272°N				*North		*North
					Proposed	14.77								
									15.28	0.97				
									14.77					
	R4	Residential	Bedroom	W8	Existing	14.48	0.98	272°N				*North		*North
					Proposed	14.16								
									14.48	0.98				
									14.16					
	R5	Residential	Bedroom	W9	Existing	13.63	0.98	272°N				*North		*North
					Proposed	13.34								
									13.63	0.98				
									13.34					
	R6	Residential	LKD	W10	Existing	13.79	0.95	272°N				*North		*North
					Proposed	13.13								
				W11	Existing	14.15	0.96	272°N				*North		*North
					Proposed	13.54								
									13.97	0.95				
									13.34					

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
	R7	Residential	LKD	W12	Existing	14.46	0.96	272°N				*North		*North
					Proposed	13.90								
									14.46	0.96				
									13.90					
	R8	Residential	Bedroom	W13	Existing	14.89	0.97	272°N				*North		*North
					Proposed	14.37								
									14.89	0.97				
									14.37					
	R9	Residential	Bedroom	W14	Existing	15.73	0.97	272°N				*North		*North
					Proposed	15.30								
									15.73	0.97				
									15.30					
	R10	Residential	Bedroom	W15	Existing	16.22	0.98	272°N				*North		*North
					Proposed	15.85								
									16.22	0.98				
									15.85					
Seventh	R1	Residential	LKD	W1	Existing	15.62	1.00	92°			18.00	1.00	9.00	1.00
					Proposed	15.62					18.00		9.00	
				W2	Existing	18.21	1.00	92°			17.00	1.00	9.00	1.00
					Proposed	18.21					17.00		9.00	
				W3	Existing	32.97	0.94	2°N				*North		*North
					Proposed	31.12								
									22.27	0.97				
									21.66					
	R2	Residential	Bedroom	W4	Existing	32.46	0.93	2°N				*North		*North
					Proposed	30.30								
									32.46	0.93				
									30.30					
	R3	Residential	Bedroom	W5	Existing	31.95	0.92	2°N				*North		*North
					Proposed	29.55								
				W6	Existing	18.68	0.97	272°N				*North		*North
					Proposed	18.10								
									23.92	0.95				
									22.62					
	R4	Residential	LKD	W7	Existing	17.76	0.98	272°N				*North		*North
					Proposed	17.45								
				W8	Existing	17.78	0.98	272°N				*North		*North
					Proposed	17.41								
									17.77	0.98				
									17.43					
	R5	Residential	Bedroom	W9	Existing	18.20	0.98	272°N				*North		*North
					Proposed	17.81								
									18.20	0.98				
									17.81					
	R6	Residential	Bedroom	W10	Existing	18.99	0.98	272°N				*North		*North
					Proposed	18.63								
									18.99	0.98				
									18.63					
	R7	Residential	Bedroom	W11	Existing	19.45	0.98	272°N				*North		*North
					Proposed	19.10								
									19.45	0.98				
									19.10					
	R8	Residential	Bedroom	W12	Existing	20.62	0.99	272°N				*North		*North
					Proposed	20.34								
									20.62	0.99				
									20.34					
Loop Court														
Ground	R1	Residential	Bedroom	W1	Existing	2.30	1.01	2°N				*North		*North
					Proposed	2.32								
				W3	Existing	2.59	1.01	2°N				*North		*North
					Proposed	2.61								
									2.45	1.01				
									2.47					
	R2	Residential	Bathroom	W5	Existing	1.82	0.99	2°N				*North		*North
					Proposed	1.81								
				W8	Existing	1.63	0.99	2°N				*North		*North
					Proposed	1.62								
									1.76	0.99				
									1.75					
	R3	Residential	Study	W9	Existing	1.02	0.91	2°N				*North		*North
					Proposed	0.93								
									1.02	0.91				
									0.93					
First	R1	Residential	LKD	W1	Existing	18.49	1.00	92°			22.00	1.00	8.00	1.00
					Proposed	18.49					22.00		8.00	
				W4	Existing	19.24	1.00	92°			23.00	1.00	8.00	1.00
					Proposed	19.24					23.00		8.00	
				W6	Existing	24.52	0.93	2°N				*North		*North
					Proposed	22.70								
				W8	Existing	23.86	0.93	2°N				*North		*North
					Proposed	22.23								
				W9	Existing	23.06	0.93	2°N				*North		*North
					Proposed	21.40								
									21.28	0.96				
									20.51					
	R2	Residential	Bathroom	W11	Existing	22.54	0.91	2°N				*North		*North
					Proposed	20.61								
									22.54	0.91				
									20.61					
	R3	Residential	Bedroom	W13	Existing	22.59	0.94	2°N				*North		*North
					Proposed	21.34								

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
									22.59	0.94				
									21.34					
	R4	Residential	LKD	W15	Existing	21.97	0.95	2°N				*North		*North
					Proposed	20.84								
				W16	Existing	21.26	0.95	2°N				*North		*North
					Proposed	20.12								
				W18	Existing	12.90	0.77	2°N				*North		*North
					Proposed	9.96								
				W21	Existing	9.29	1.09	272°N				*North		*North
					Proposed	10.14								
									15.21	0.97				
									14.74					
	R5	Residential	Bedroom	W22	Existing	9.34	1.12	272°N				*North		*North
					Proposed	10.46								
									9.34	1.12				
									10.46					
	R6	Residential	Bedroom	W25	Existing	9.31	1.13	272°N				*North		*North
					Proposed	10.52								
				W27	Existing	9.33	1.13	272°N				*North		*North
					Proposed	10.58								
									9.32	1.13				
									10.56					
	R7	Residential	Bedroom	W29	Existing	10.65	1.04	272°N				*North		*North
					Proposed	11.07								
									10.65	1.04				
									11.07					
	R8	Residential	Bedroom	W30	Existing	11.04	1.03	272°N				*North		*North
					Proposed	11.41								
				W32	Existing	9.70	1.05	282°N				*North		*North
					Proposed	10.18								
									10.58	1.04				
									10.99					
	R9	Residential	LKD	W34	Existing	0.15	1.00	282°N				*North		*North
					Proposed	0.15								
									0.15	1.00				
									0.15					
	R10	Residential	LKD	W36	Existing	0.13	1.00	282°N				*North		*North
					Proposed	0.13								
									0.13	1.00				
									0.13					
	R11	Residential	Bedroom	W38	Existing	0.00	1.00	282°N				*North		*North
					Proposed	0.00								
									0.00	1.00				
									0.00					
	R12	Residential	Bedroom	W40	Existing	11.00	1.03	282°N				*North		*North
					Proposed	11.36								
									11.00	1.03				
									11.36					
	R13	Residential	Bedroom	W41	Existing	11.16	1.03	282°N				*North		*North
					Proposed	11.53								
									11.16	1.03				
									11.53					
	R14	Residential	Bedroom	W42	Existing	0.70	1.00	272°N				*North		*North
					Proposed	0.70								
									0.70	1.00				
									0.70					
	R15	Residential	LKD	W43	Existing	0.42	1.00	272°N				*North		*North
					Proposed	0.42								
									0.42	1.00				
									0.42					
Second	R1	Residential	LKD	W1	Existing	20.58	1.00	92°			26.00	1.00	8.00	1.00
					Proposed	20.58					26.00		8.00	
				W4	Existing	21.20	1.00	92°			27.00	1.00	8.00	1.00
					Proposed	21.20					27.00		8.00	
				W6	Existing	25.75	0.92	2°N				*North		*North
					Proposed	23.77								
				W8	Existing	25.10	0.93	2°N				*North		*North
					Proposed	23.33								
				W9	Existing	24.02	0.92	2°N				*North		*North
					Proposed	22.17								
									22.84	0.96				
									21.89					
	R2	Residential	Bathroom	W11	Existing	23.61	0.91	2°N				*North		*North
					Proposed	21.58								
									23.61	0.91				
									21.58					
	R3	Residential	Bedroom	W13	Existing	23.53	0.94	2°N				*North		*North
					Proposed	22.20								
									23.53	0.94				
									22.20					
	R4	Residential	LKD	W15	Existing	22.83	0.95	2°N				*North		*North
					Proposed	21.64								
				W16	Existing	22.07	0.95	2°N				*North		*North
					Proposed	20.93								
				W18	Existing	8.69	0.75	2°N				*North		*North
					Proposed	6.52								
				W20	Existing	10.23	1.08	272°N				*North		*North
					Proposed	11.01								
				W22	Existing	10.27	1.09	272°N				*North		*North
					Proposed	11.19								
									16.13	0.97				
									15.60					
	R5	Residential	Bedroom	W25	Existing	10.39	1.11	272°N				*North		*North

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	11.56								
									10.39	1.11				
									11.56					
	R6	Residential	Bedroom	W26	Existing	10.40	1.12	272°N				*North		*North
					Proposed	11.67								
				W29	Existing	10.47	1.12	272°N				*North		*North
					Proposed	11.72								
									10.42	1.12				
									11.69					
	R7	Residential	Bedroom	W31	Existing	11.76	1.05	272°N				*North		*North
					Proposed	12.31								
				W32	Existing	12.03	1.04	272°N				*North		*North
					Proposed	12.51								
									11.90	1.04				
									12.41					
	R8	Residential	Bedroom	W34	Existing	12.38	1.04	272°N				*North		*North
					Proposed	12.84								
				W36	Existing	12.55	1.04	272°N				*North		*North
					Proposed	13.00								
									12.44	1.04				
									12.90					
	R9	Residential	LKD	W38	Existing	0.23	1.00	282°N				*North		*North
					Proposed	0.23								
									0.23	1.00				
									0.23					
	R10	Residential	LKD	W40	Existing	0.19	1.00	282°N				*North		*North
					Proposed	0.19								
									0.19	1.00				
									0.19					
	R11	Residential	Bedroom	W42	Existing	0.00	1.00	282°N				*North		*North
					Proposed	0.00								
									0.00	1.00				
									0.00					
	R12	Residential	Bedroom	W44	Existing	12.53	1.03	282°N				*North		*North
					Proposed	12.96								
									12.53	1.03				
									12.96					
	R13	Residential	Bedroom	W45	Existing	12.70	1.04	282°N				*North		*North
					Proposed	13.15								
				W46	Existing	12.81	1.03	282°N				*North		*North
					Proposed	13.24								
									12.77	1.03				
									13.21					
	R14	Residential	Bedroom	W47	Existing	1.22	1.00	272°N				*North		*North
					Proposed	1.22								
									1.22	1.00				
									1.22					
	R15	Residential	LKD	W48	Existing	0.70	1.00	272°N				*North		*North
					Proposed	0.70								
									0.70	1.00				
									0.70					
Third	R1	Residential	LKD	W1	Existing	22.64	1.00	92°			28.00	1.00	9.00	1.00
					Proposed	22.64					28.00		9.00	
				W4	Existing	23.25	1.00	92°			28.00	1.00	9.00	1.00
					Proposed	23.25					28.00		9.00	
				W6	Existing	26.39	0.92	2°N				*North		*North
					Proposed	24.30								
				W8	Existing	25.57	0.93	2°N				*North		*North
					Proposed	23.69								
				W9	Existing	24.63	0.92	2°N				*North		*North
					Proposed	22.75								
									24.30	0.96				
									23.41					
	R2	Residential	Bathroom	W11	Existing	23.99	0.91	2°N				*North		*North
					Proposed	21.77								
									23.99	0.91				
									21.77					
	R3	Residential	Bedroom	W13	Existing	23.98	0.94	2°N				*North		*North
					Proposed	22.56								
									23.98	0.94				
									22.56					
	R4	Residential	LKD	W15	Existing	23.24	0.95	2°N				*North		*North
					Proposed	21.99								
				W16	Existing	22.45	0.95	2°N				*North		*North
					Proposed	21.32								
				W18	Existing	13.71	0.87	2°N				*North		*North
					Proposed	11.93								
				W20	Existing	11.41	1.09	272°N				*North		*North
					Proposed	12.40								
									16.81	0.98				
									16.50					
	R5	Residential	Bedroom	W22	Existing	11.60	1.11	272°N				*North		*North
					Proposed	12.82								
									11.60	1.11				
									12.82					
	R6	Residential	Bedroom	W24	Existing	11.66	1.11	272°N				*North		*North
					Proposed	12.95								
				W27	Existing	11.77	1.11	272°N				*North		*North
					Proposed	13.10								
									11.73	1.11				
									13.05					
	R7	Residential	Bedroom	W28	Existing	13.40	1.04	272°N				*North		*North
					Proposed	14.00								

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
									13.40	1.04				
									14.00					
	R8	Residential	Bedroom	W31	Existing	13.91	1.04	272°N				*North		*North
					Proposed	14.47								
				W32	Existing	12.44	1.06	282°N				*North		*North
					Proposed	13.17								
									13.41	1.05				
									14.02					
	R9	Residential	LKD	W34	Existing	0.33	1.00	282°N				*North		*North
					Proposed	0.33								
									0.33	1.00				
									0.33					
	R10	Residential	LKD	W36	Existing	0.30	1.00	282°N				*North		*North
					Proposed	0.30								
									0.30	1.00				
									0.30					
	R11	Residential	Bedroom	W38	Existing	0.00	1.00	282°N				*North		*North
					Proposed	0.01								
									0.00	1.00				
									0.01					
	R12	Residential	Bedroom	W40	Existing	14.17	1.04	282°N				*North		*North
					Proposed	14.69								
									14.17	1.04				
									14.69					
	R13	Residential	Bedroom	W41	Existing	14.44	1.04	282°N				*North		*North
					Proposed	14.96								
									14.44	1.04				
									14.96					
	R14	Residential	Bedroom	W42	Existing	1.80	1.00	272°N				*North		*North
					Proposed	1.80								
									1.80	1.00				
									1.80					
	R15	Residential	LKD	W43	Existing	1.32	1.00	272°N				*North		*North
					Proposed	1.32								
									1.32	1.00				
									1.32					
Fourth	R1	Residential	LKD	W1	Existing	24.96	1.00	92°			32.00	1.00	10.00	1.00
					Proposed	24.96					32.00		10.00	
				W4	Existing	25.52	1.00	92°			32.00	1.00	10.00	1.00
					Proposed	25.52					32.00		10.00	
				W6	Existing	26.80	0.92	2°N				*North		*North
					Proposed	24.63								
				W8	Existing	26.03	0.92	2°N				*North		*North
					Proposed	24.04								
				W9	Existing	24.87	0.92	2°N				*North		*North
					Proposed	22.77								
									25.51	0.95				
									24.35					
	R2	Residential	Bathroom	W11	Existing	24.29	0.90	2°N				*North		*North
					Proposed	21.91								
									24.29	0.90				
									21.91					
	R3	Residential	Bedroom	W13	Existing	24.28	0.94	2°N				*North		*North
					Proposed	22.78								
									24.28	0.94				
									22.78					
	R4	Residential	LKD	W15	Existing	23.50	0.94	2°N				*North		*North
					Proposed	22.20								
				W16	Existing	22.69	0.95	2°N				*North		*North
					Proposed	21.58								
				W18	Existing	9.07	0.89	2°N				*North		*North
					Proposed	8.07								
				W21	Existing	12.66	1.08	272°N				*North		*North
					Proposed	13.61								
				W23	Existing	12.82	1.09	272°N				*North		*North
					Proposed	14.01								
									17.41	0.98				
									17.08					
	R5	Residential	Bedroom	W24	Existing	13.04	1.10	272°N				*North		*North
					Proposed	14.33								
									13.04	1.10				
									14.33					
	R6	Residential	Bedroom	W27	Existing	13.17	1.10	272°N				*North		*North
					Proposed	14.52								
				W28	Existing	13.34	1.10	272°N				*North		*North
					Proposed	14.67								
									13.23	1.10				
									14.57					
	R7	Residential	Bedroom	W30	Existing	14.80	1.05	272°N				*North		*North
					Proposed	15.60								
				W32	Existing	15.26	1.05	272°N				*North		*North
					Proposed	15.98								
									15.11	1.05				
									15.85					
	R8	Residential	Bedroom	W34	Existing	15.64	1.04	272°N				*North		*North
					Proposed	16.33								
									15.64	1.04				
									16.33					
	R9	Residential	LKD	W36	Existing	0.55	1.00	282°N				*North		*North
					Proposed	0.55								
									0.55	1.00				
									0.55					
	R10	Residential	LKD	W38	Existing	0.56	1.00	282°N				*North		*North

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	0.56								
									0.56	1.00				
									0.56					
	R11	Residential	Bedroom	W40	Existing	0.05	1.00	282°N				*North		*North
					Proposed	0.05								
									0.05	1.00				
									0.05					
	R12	Residential	Bedroom	W42	Existing	16.02	1.04	282°N				*North		*North
					Proposed	16.64								
				W43	Existing	16.19	1.04	282°N				*North		*North
					Proposed	16.82								
									16.08	1.04				
									16.70					
	R13	Residential	Bedroom	W44	Existing	16.45	1.04	282°N				*North		*North
					Proposed	17.04								
									16.45	1.04				
									17.04					
	R14	Residential	Bedroom	W45	Existing	2.87	1.00	272°N				*North		*North
					Proposed	2.87								
									2.87	1.00				
									2.87					
	R15	Residential	LKD	W46	Existing	2.33	1.00	272°N				*North		*North
					Proposed	2.33								
									2.33	1.00				
									2.33					
Fifth	R1	Residential	LKD	W1	Existing	27.66	1.00	92°			34.00	1.00	12.00	1.00
					Proposed	27.66					34.00		12.00	
				W4	Existing	28.03	1.00	92°			34.00	1.00	12.00	1.00
					Proposed	28.03					34.00		12.00	
				W6	Existing	27.44	0.91	2°N				*North		*North
					Proposed	25.09								
				W8	Existing	26.41	0.92	2°N				*North		*North
					Proposed	24.30								
				W9	Existing	25.33	0.92	2°N				*North		*North
					Proposed	23.23								
									27.36	0.96				
									26.36					
	R2	Residential	Bathroom	W11	Existing	24.60	0.90	2°N				*North		*North
					Proposed	22.06								
									24.60	0.90				
									22.06					
	R3	Residential	Bedroom	W13	Existing	24.58	0.94	2°N				*North		*North
					Proposed	23.01								
									24.58	0.94				
									23.01					
	R4	Residential	LKD	W15	Existing	23.78	0.94	2°N				*North		*North
					Proposed	22.42								
				W16	Existing	22.94	0.95	2°N				*North		*North
					Proposed	21.83								
				W18	Existing	14.11	0.93	2°N				*North		*North
					Proposed	13.14								
				W20	Existing	14.35	1.08	272°N				*North		*North
					Proposed	15.49								
									18.37	0.99				
									18.20					
	R5	Residential	Bedroom	W22	Existing	14.75	1.09	272°N				*North		*North
					Proposed	16.09								
									14.75	1.09				
									16.09					
	R6	Residential	Bedroom	W24	Existing	14.93	1.09	272°N				*North		*North
					Proposed	16.32								
				W27	Existing	15.14	1.09	272°N				*North		*North
					Proposed	16.56								
									15.07	1.09				
									16.48					
	R7	Residential	Bedroom	W28	Existing	17.03	1.05	272°N				*North		*North
					Proposed	17.89								
									17.03	1.05				
									17.89					
	R8	Residential	Bedroom	W31	Existing	17.63	1.05	272°N				*North		*North
					Proposed	18.44								
				W32	Existing	16.08	1.06	282°N				*North		*North
					Proposed	17.12								
									17.10	1.05				
									17.99					
	R9	Residential	LKD	W34	Existing	1.53	1.00	282°N				*North		*North
					Proposed	1.53								
									1.53	1.00				
									1.53					
	R10	Residential	LKD	W36	Existing	1.64	1.00	282°N				*North		*North
					Proposed	1.64								
									1.64	1.00				
									1.64					
	R11	Residential	Bedroom	W38	Existing	1.11	1.01	282°N				*North		*North
					Proposed	1.12								
									1.11	1.01				
									1.12					
	R12	Residential	Bedroom	W40	Existing	18.21	1.04	282°N				*North		*North
					Proposed	18.93								
									18.21	1.04				
									18.93					
	R13	Residential	Bedroom	W41	Existing	18.56	1.04	282°N				*North		*North
					Proposed	19.27								

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
									18.56	1.04				
									19.27					
	R14	Residential	Bedroom	W42	Existing	4.73	1.00	272°N				*North		*North
					Proposed	4.73								
									4.73	1.00				
									4.73					
	R15	Residential	LKD	W43	Existing	4.15	1.01	272°N				*North		*North
					Proposed	4.19								
									4.15	1.01				
									4.19					
Sixth	R1	Residential	LKD	W2	Existing	30.29	1.00	92°			38.00	1.00	13.00	1.00
					Proposed	30.29					38.00		13.00	
				W4	Existing	30.55	1.00	92°			37.00	1.00	13.00	1.00
					Proposed	30.55					37.00		13.00	
				W6	Existing	27.85	0.91	2°N				*North		*North
					Proposed	25.44								
				W8	Existing	26.90	0.92	2°N				*North		*North
					Proposed	24.71								
				W9	Existing	25.58	0.91	2°N				*North		*North
					Proposed	23.26								
									28.26	0.96				
									26.99					
	R2	Residential	Bathroom	W11	Existing	24.91	0.89	2°N				*North		*North
					Proposed	22.22								
									24.91	0.89				
									22.22					
	R3	Residential	Bedroom	W13	Existing	24.90	0.93	2°N				*North		*North
					Proposed	23.26								
									24.90	0.93				
									23.26					
	R4	Residential	LKD	W15	Existing	24.06	0.94	2°N				*North		*North
					Proposed	22.67								
				W16	Existing	23.19	0.95	2°N				*North		*North
					Proposed	22.09								
				W18	Existing	9.46	0.91	2°N				*North		*North
					Proposed	8.62								
				W21	Existing	16.01	1.07	272°N				*North		*North
					Proposed	17.13								
				W23	Existing	16.33	1.08	272°N				*North		*North
					Proposed	17.67								
									18.99	0.99				
									18.71					
	R5	Residential	Bedroom	W24	Existing	16.75	1.09	272°N				*North		*North
					Proposed	18.19								
									16.75	1.09				
									18.19					
	R6	Residential	Bedroom	W27	Existing	17.06	1.09	272°N				*North		*North
					Proposed	18.52								
				W28	Existing	17.34	1.08	272°N				*North		*North
					Proposed	18.78								
									17.16	1.08				
									18.61					
	R7	Residential	Bedroom	W30	Existing	18.95	1.06	272°N				*North		*North
					Proposed	20.01								
				W32	Existing	19.46	1.05	272°N				*North		*North
					Proposed	20.45								
									19.29	1.05				
									20.30					
	R8	Residential	Bedroom	W34	Existing	19.87	1.05	272°N				*North		*North
					Proposed	20.83								
									19.87	1.05				
									20.83					
	R9	Residential	LKD	W36	Existing	3.34	1.04	282°N				*North		*North
					Proposed	3.46								
									3.34	1.04				
									3.46					
	R10	Residential	LKD	W38	Existing	3.48	1.04	282°N				*North		*North
					Proposed	3.63								
									3.48	1.04				
									3.63					
	R11	Residential	Bedroom	W40	Existing	2.40	1.07	282°N				*North		*North
					Proposed	2.57								
									2.40	1.07				
									2.57					
	R12	Residential	Bedroom	W42	Existing	20.44	1.05	282°N				*North		*North
					Proposed	21.39								
				W43	Existing	20.64	1.05	282°N				*North		*North
					Proposed	21.59								
									20.51	1.05				
									21.46					
	R13	Residential	Bedroom	W44	Existing	20.95	1.04	282°N				*North		*North
					Proposed	21.84								
									20.95	1.04				
									21.84					
	R14	Residential	Bedroom	W45	Existing	6.53	1.00	272°N				*North		*North
					Proposed	6.53								
									6.53	1.00				
									6.53					
	R15	Residential	LKD	W46	Existing	5.98	1.02	272°N				*North		*North
					Proposed	6.12								
									5.98	1.02				
									6.12					
Seventh	R1	Residential	LKD	W1	Existing	32.55	1.00	92°			41.00	1.00	15.00	1.00

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	32.55					41.00		15.00	
				W4	Existing	32.60	1.00	92°			40.00	1.00	15.00	1.00
					Proposed	32.60					40.00		15.00	
				W6	Existing	28.42	0.91	2°N				*North		*North
					Proposed	25.84								
				W8	Existing	27.22	0.92	2°N				*North		*North
					Proposed	24.91								
				W9	Existing	25.89	0.91	2°N				*North		*North
					Proposed	23.48								
									29.56	0.95				
									28.19					
	R2	Residential	Bathroom	W11	Existing	25.33	0.89	2°N				*North		*North
					Proposed	22.56								
									25.33	0.89				
									22.56					
	R3	Residential	Bedroom	W13	Existing	25.20	0.93	2°N				*North		*North
					Proposed	23.52								
									25.20	0.93				
									23.52					
	R4	Residential	LKD	W15	Existing	24.33	0.94	2°N				*North		*North
					Proposed	22.92								
				W16	Existing	23.44	0.95	2°N				*North		*North
					Proposed	22.35								
				W18	Existing	9.64	0.92	2°N				*North		*North
					Proposed	8.87								
				W20	Existing	17.99	1.07	272°N				*North		*North
					Proposed	19.22								
				W22	Existing	18.27	1.08	272°N				*North		*North
					Proposed	19.65								
									19.91	0.99				
									19.70					
	R5	Residential	Bedroom	W25	Existing	19.02	1.08	272°N				*North		*North
					Proposed	20.56								
									19.02	1.08				
									20.56					
	R6	Residential	Bedroom	W26	Existing	19.45	1.08	272°N				*North		*North
					Proposed	21.01								
				W29	Existing	19.71	1.08	272°N				*North		*North
					Proposed	21.24								
									19.54	1.08				
									21.09					
	R7	Residential	Bedroom	W31	Existing	21.38	1.06	272°N				*North		*North
					Proposed	22.65								
				W32	Existing	21.69	1.06	272°N				*North		*North
					Proposed	22.92								
									21.53	1.06				
									22.78					
	R8	Residential	Bedroom	W34	Existing	22.07	1.05	272°N				*North		*North
					Proposed	23.28								
				W36	Existing	22.29	1.05	272°N				*North		*North
					Proposed	23.48								
									22.15	1.05				
									23.35					
	R9	Residential	LKD	W38	Existing	5.44	1.06	282°N				*North		*North
					Proposed	5.78								
									5.44	1.06				
									5.78					
	R10	Residential	LKD	W40	Existing	5.58	1.06	282°N				*North		*North
					Proposed	5.91								
									5.58	1.06				
									5.91					
	R11	Residential	Bedroom	W42	Existing	4.56	1.07	282°N				*North		*North
					Proposed	4.90								
									4.56	1.07				
									4.90					
	R12	Residential	Bedroom	W44	Existing	22.72	1.05	282°N				*North		*North
					Proposed	23.80								
									22.72	1.05				
									23.80					
	R13	Residential	Bedroom	W45	Existing	22.98	1.05	282°N				*North		*North
					Proposed	24.04								
				W46	Existing	23.17	1.04	282°N				*North		*North
					Proposed	24.18								
									23.11	1.04				
									24.13					
	R14	Residential	Bedroom	W47	Existing	8.59	1.00	272°N				*North		*North
					Proposed	8.59								
									8.59	1.00				
									8.59					
	R15	Residential	LKD	W48	Existing	8.20	1.02	272°N				*North		*North
					Proposed	8.35								
									8.20	1.02				
									8.35					
Eighth	R1	Residential	LKD	W1	Existing	33.41	1.00	92°			42.00	1.00	15.00	1.00
					Proposed	33.41					42.00		15.00	
				W4	Existing	33.41	1.00	92°			42.00	1.00	15.00	1.00
					Proposed	33.41					42.00		15.00	
				W6	Existing	28.79	0.91	2°N				*North		*North
					Proposed	26.12								
				W8	Existing	27.55	0.91	2°N				*North		*North
					Proposed	25.17								
				W9	Existing	26.30	0.91	2°N				*North		*North
					Proposed	23.95								

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
									30.89	0.96				
									29.75					
	R2	Residential	Bathroom	W11	Existing	25.43	0.88	2°N				*North		*North
					Proposed	22.44								
									25.43	0.88				
									22.44					
	R3	Residential	Bedroom	W13	Existing	25.49	0.93	2°N				*North		*North
					Proposed	23.78								
									25.49	0.93				
									23.78					
	R4	Residential	LKD	W15	Existing	24.61	0.94	2°N				*North		*North
					Proposed	23.20								
				W16	Existing	23.69	0.96	2°N				*North		*North
					Proposed	22.63								
				W18	Existing	14.79	0.95	2°N				*North		*North
					Proposed	14.04								
				W20	Existing	20.43	1.08	272°N				*North		*North
					Proposed	22.00								
									21.45	1.00				
									21.49					
	R5	Residential	Bedroom	W22	Existing	21.24	1.08	272°N				*North		*North
					Proposed	23.04								
									21.24	1.08				
									23.04					
	R6	Residential	Bedroom	W24	Existing	21.69	1.08	272°N				*North		*North
					Proposed	23.53								
				W27	Existing	22.09	1.08	272°N				*North		*North
					Proposed	23.95								
									21.95	1.08				
									23.81					
	R7	Residential	Bedroom	W28	Existing	23.89	1.06	272°N				*North		*North
					Proposed	25.29								
									23.89	1.06				
									25.29					
	R8	Residential	Bedroom	W31	Existing	24.40	1.05	272°N				*North		*North
					Proposed	25.73								
				W32	Existing	22.68	1.07	282°N				*North		*North
					Proposed	24.30								
									23.81	1.06				
									25.24					
	R9	Residential	LKD	W34	Existing	7.33	1.05	282°N				*North		*North
					Proposed	7.71								
									7.33	1.05				
									7.71					
	R10	Residential	LKD	W36	Existing	7.46	1.05	282°N				*North		*North
					Proposed	7.84								
									7.46	1.05				
									7.84					
	R11	Residential	Bedroom	W38	Existing	6.21	1.06	282°N				*North		*North
					Proposed	6.58								
									6.21	1.06				
									6.58					
	R12	Residential	Bedroom	W40	Existing	24.96	1.04	282°N				*North		*North
					Proposed	26.07								
									24.96	1.04				
									26.07					
	R13	Residential	Bedroom	W41	Existing	25.32	1.04	282°N				*North		*North
					Proposed	26.39								
									25.32	1.04				
									26.39					
	R14	Residential	Bedroom	W42	Existing	10.32	1.00	272°N				*North		*North
					Proposed	10.30								
									10.32	1.00				
									10.30					
	R15	Residential	LKD	W43	Existing	10.04	1.01	272°N				*North		*North
					Proposed	10.19								
									10.04	1.01				
									10.19					
Ninth	R1	Residential	LKD	W2	Existing	33.93	1.00	92°			42.00	1.00	15.00	1.00
					Proposed	33.93					42.00		15.00	
				W4	Existing	33.97	1.00	92°			42.00	1.00	15.00	1.00
					Proposed	33.97					42.00		15.00	
				W6	Existing	29.01	0.91	2°N				*North		*North
					Proposed	26.36								
				W7	Existing	27.96	0.91	2°N				*North		*North
					Proposed	25.57								
				W10	Existing	26.46	0.91	2°N				*North		*North
					Proposed	23.95								
									30.41	0.95				
									29.03					
	R3	Residential	Bedroom	W12	Existing	25.80	0.93	2°N				*North		*North
					Proposed	24.08								
									25.80	0.93				
									24.08					
	R4	Residential	LKD	W14	Existing	24.89	0.94	2°N				*North		*North
					Proposed	23.51								
				W17	Existing	23.95	0.96	2°N				*North		*North
					Proposed	22.95								
				W19	Existing	10.12	0.94	2°N				*North		*North
					Proposed	9.54								
				W20	Existing	22.42	1.07	272°N				*North		*North
					Proposed	24.08								
				W22	Existing	22.87	1.08	272°N				*North		*North

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	24.73								
									21.93	1.00				
									21.91					
	R5	Residential	Bedroom	W25	Existing	23.48	1.08	272°N				*North		*North
					Proposed	25.43								
									23.48	1.08				
									25.43					
	R6	Residential	Bedroom	W26	Existing	23.98	1.08	272°N				*North		*North
					Proposed	25.95								
				W29	Existing	24.42	1.08	272°N				*North		*North
					Proposed	26.34								
									24.13	1.08				
									26.08					
	R7	Residential	Bedroom	W30	Existing	25.99	1.06	272°N				*North		*North
					Proposed	27.56								
				W32	Existing	26.40	1.05	272°N				*North		*North
					Proposed	27.81								
									26.26	1.06				
									27.73					
	R8	Residential	Bedroom	W34	Existing	26.70	1.05	272°N				*North		*North
					Proposed	28.04								
									26.70	1.05				
									28.04					
	R9	Residential	LKD	W36	Existing	9.24	1.04	282°N				*North		*North
					Proposed	9.60								
									9.24	1.04				
									9.60					
	R10	Residential	LKD	W38	Existing	9.35	1.04	282°N				*North		*North
					Proposed	9.71								
									9.35	1.04				
									9.71					
	R11	Residential	Bedroom	W40	Existing	7.91	1.05	282°N				*North		*North
					Proposed	8.28								
									7.91	1.05				
									8.28					
	R12	Residential	Bedroom	W42	Existing	27.11	1.04	282°N				*North		*North
					Proposed	28.23								
				W43	Existing	27.32	1.04	282°N				*North		*North
					Proposed	28.42								
									27.18	1.04				
									28.29					
	R13	Residential	Bedroom	W44	Existing	27.67	1.04	282°N				*North		*North
					Proposed	28.65								
									27.67	1.04				
									28.65					
	R14	Residential	Bedroom	W45	Existing	12.42	1.00	272°N				*North		*North
					Proposed	12.36								
									12.42	1.00				
									12.36					
	R15	Residential	LKD	W46	Existing	12.26	1.01	272°N				*North		*North
					Proposed	12.39								
									12.26	1.01				
									12.39					
Tenth	R1	Residential	LKD	W1	Existing	34.54	1.00	92°			44.00	1.00	15.00	1.00
					Proposed	34.54					44.00		15.00	
				W4	Existing	34.57	1.00	92°			44.00	1.00	15.00	1.00
					Proposed	34.57					44.00		15.00	
				W6	Existing	29.64	0.91	2°N				*North		*North
					Proposed	26.88								
				W8	Existing	28.50	0.91	2°N				*North		*North
					Proposed	26.06								
				W9	Existing	26.82	0.91	2°N				*North		*North
					Proposed	24.31								
									31.26	0.96				
									29.99					
	R2	Residential	Bedroom	W12	Existing	26.12	0.94	2°N				*North		*North
					Proposed	24.45								
									26.12	0.94				
									24.45					
	R3	Residential	LKD	W14	Existing	25.19	0.95	2°N				*North		*North
					Proposed	23.89								
				W15	Existing	24.23	0.96	2°N				*North		*North
					Proposed	23.34								
				W17	Existing	10.36	0.96	2°N				*North		*North
					Proposed	9.93								
				W19	Existing	24.76	1.07	272°N				*North		*North
					Proposed	26.48								
				W21	Existing	25.06	1.07	272°N				*North		*North
					Proposed	26.92								
									22.97	1.00				
									23.06					
	R4	Residential	Bedroom	W24	Existing	25.82	1.08	272°N				*North		*North
					Proposed	27.83								
									25.82	1.08				
									27.83					
	R5	Residential	Bedroom	W25	Existing	26.30	1.08	272°N				*North		*North
					Proposed	28.31								
				W28	Existing	26.60	1.07	272°N				*North		*North
					Proposed	28.56								
									26.40	1.08				
									28.39					
	R6	Residential	Bedroom	W30	Existing	28.30	1.06	272°N				*North		*North
					Proposed	29.86								

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
				W31	Existing	28.55	1.05	272°N				*North		*North
					Proposed	30.05								
									28.42	1.05				
									29.95					
	R7	Residential	Bedroom	W33	Existing	28.84	1.05	272°N				*North		*North
					Proposed	30.22								
				W35	Existing	28.92	1.04	272°N				*North		*North
					Proposed	30.21								
									28.87	1.05				
									30.22					
	R8	Residential	LKD	W38	Existing	14.50	1.06	282°N				*North		*North
					Proposed	15.39								
									14.50	1.06				
									15.39					
	R9	Residential	LKD	W40	Existing	13.92	1.01	282°N				*North		*North
					Proposed	14.03								
									13.92	1.01				
									14.03					
Eleventh	R1	Residential	Bedroom	W1	Existing	26.41	0.94	2°N				*North		*North
					Proposed	24.87								
									26.41	0.94				
									24.87					
	R2	Residential	LKD	W3	Existing	25.46	0.96	2°N				*North		*North
					Proposed	24.32								
				W6	Existing	24.48	0.97	2°N				*North		*North
					Proposed	23.79								
									24.98	0.96				
									24.06					
	R3	Residential	Bedroom	W7	Existing	28.36	1.07	272°N				*North		*North
					Proposed	30.40								
									28.36	1.07				
									30.40					
	R4	Residential	Bedroom	W8	Existing	28.74	1.07	272°N				*North		*North
					Proposed	30.76								
									28.74	1.07				
									30.76					
Tiggap House														
Ground	R1	Residential	Bedroom	W1	Existing	33.99	1.00	115°			63.00	1.00	21.00	1.00
					Proposed	33.99					63.00		21.00	
									33.99	1.00				
									33.99					
	R2	Residential	Bedroom	W2	Existing	33.62	1.00	115°			61.00	1.00	21.00	1.00
					Proposed	33.62					61.00		21.00	
									33.62	1.00				
									33.62					
	R3	Residential	Bedroom	W3	Existing	32.83	1.00	115°			61.00	1.00	21.00	1.00
					Proposed	32.83					61.00		21.00	
				W4	Existing	32.35	1.00	115°			60.00	1.00	21.00	1.00
					Proposed	32.35					60.00		21.00	
				W5	Existing	31.89	1.00	115°			59.00	1.00	21.00	1.00
					Proposed	31.89					59.00		21.00	
				W6	Existing	8.61	0.99	354°N				*North		*North
					Proposed	8.51								
									24.37	1.00				
									24.33					
	R4	Residential	Bedroom	W7	Existing	8.18	1.00	354°N				*North		*North
					Proposed	8.14								
									8.18	1.00				
									8.14					
First	R1	Residential	LKD	W1	Existing	34.30	1.00	115°			63.00	1.00	21.00	1.00
					Proposed	34.30					63.00		21.00	
				W2	Existing	33.94	1.00	115°			61.00	1.00	21.00	1.00
					Proposed	33.94					61.00		21.00	
				W3	Existing	33.15	1.00	115°			61.00	1.00	21.00	1.00
					Proposed	33.15					61.00		21.00	
				W4	Existing	32.67	1.00	115°			60.00	1.00	21.00	1.00
					Proposed	32.67					60.00		21.00	
				W5	Existing	32.21	1.00	115°			59.00	1.00	21.00	1.00
					Proposed	32.21					59.00		21.00	
				W6	Existing	9.61	0.99	354°N				*North		*North
					Proposed	9.51								
									28.11	1.00				
									28.08					
Second	R1	Residential	LKD	W1	Existing	33.27	1.00	115°			61.00	1.00	21.00	1.00
					Proposed	33.27					61.00		21.00	
				W2	Existing	32.76	1.00	115°			59.00	1.00	21.00	1.00
					Proposed	32.76					59.00		21.00	
				W3	Existing	6.65	0.98	25°N				*North		*North
					Proposed	6.51								
				W4	Existing	10.91	0.99	354°N				*North		*North
					Proposed	10.84								
				W5	Existing	10.44	0.99	354°N				*North		*North
					Proposed	10.35								
									17.30	1.00				
									17.23					
Third	R1	Residential	LKD	W1	Existing	34.15	1.00	115°			61.00	1.00	21.00	1.00
					Proposed	34.15					61.00		21.00	
				W2	Existing	33.60	1.00	115°			60.00	1.00	21.00	1.00
					Proposed	33.60					60.00		21.00	
				W3	Existing	3.10	1.11	25°N				*North		*North
					Proposed	3.43								

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
				W4	Existing	12.26	0.99	354°N				*North		*North
					Proposed	12.19								
				W5	Existing	11.75	1.00	354°N				*North		*North
					Proposed	11.71								
									17.54	1.01				
									17.63					
	R2	Residential	Bedroom	W6	Existing	2.47	0.90	25°N				*North		*North
					Proposed	2.22								
									2.47	0.90				
									2.22					
	R3	Residential	LKD	W7	Existing	2.00	0.91	21°N				*North		*North
					Proposed	1.81								
				W8	Existing	8.30	1.00	295°N				*North		*North
					Proposed	8.30								
				W9	Existing	9.25	1.00	295°N				*North		*North
					Proposed	9.26								
									6.16	0.99				
									6.09					
Fourth	R1	Residential	LKD	W1	Existing	34.37	1.00	115°			61.00	1.00	21.00	1.00
					Proposed	34.37					61.00		21.00	
				W2	Existing	33.89	1.00	115°			59.00	1.00	21.00	1.00
					Proposed	33.89					59.00		21.00	
				W3	Existing	3.86	1.00	25°N				*North		*North
					Proposed	3.86								
				W4	Existing	13.83	1.00	354°N				*North		*North
					Proposed	13.86								
				W5	Existing	13.22	1.00	354°N				*North		*North
					Proposed	13.17								
									17.50	1.00				
									17.49					
	R2	Residential	Bedroom	W6	Existing	2.92	0.93	25°N				*North		*North
					Proposed	2.72								
									2.92	0.93				
									2.72					
	R3	Residential	LKD	W7	Existing	2.44	0.94	21°N				*North		*North
					Proposed	2.29								
				W8	Existing	9.78	1.00	295°N				*North		*North
					Proposed	9.79								
				W9	Existing	11.00	1.00	295°N				*North		*North
					Proposed	11.00								
									6.73	0.99				
									6.67					
Fifth	R1	Residential	LKD	W1	Existing	35.46	1.00	115°			61.00	1.00	21.00	1.00
					Proposed	35.46					61.00		21.00	
				W2	Existing	34.98	1.00	115°			60.00	1.00	21.00	1.00
					Proposed	34.98					60.00		21.00	
				W3	Existing	11.12	1.00	25°N				*North		*North
					Proposed	11.15								
				W4	Existing	15.59	1.00	354°N				*North		*North
					Proposed	15.66								
				W5	Existing	14.98	1.00	354°N				*North		*North
					Proposed	15.03								
									21.68	1.00				
									21.71					
	R2	Residential	Bedroom	W6	Existing	3.39	0.95	25°N				*North		*North
					Proposed	3.22								
									3.39	0.95				
									3.22					
	R3	Residential	LKD	W7	Existing	3.01	0.96	21°N				*North		*North
					Proposed	2.88								
				W8	Existing	11.95	1.00	295°N				*North		*North
					Proposed	11.96								
									7.91	0.99				
									7.85					
Sixth	R1	Residential	LKD	W1	Existing	36.02	1.00	115°			61.00	1.00	21.00	1.00
					Proposed	36.02					61.00		21.00	
				W2	Existing	35.64	1.00	115°			59.00	1.00	21.00	1.00
					Proposed	35.64					59.00		21.00	
				W3	Existing	11.57	1.00	25°N				*North		*North
					Proposed	11.61								
				W4	Existing	17.70	1.01	354°N				*North		*North
					Proposed	17.86								
				W5	Existing	16.91	1.01	354°N				*North		*North
					Proposed	17.01								
									21.93	1.00				
									21.97					
	R2	Residential	Bedroom	W6	Existing	3.92	0.97	25°N				*North		*North
					Proposed	3.79								
									3.92	0.97				
									3.79					
	R3	Residential	LKD	W7	Existing	3.60	0.97	21°N				*North		*North
					Proposed	3.48								
				W8	Existing	12.18	1.00	295°N				*North		*North
					Proposed	12.19								
				W9	Existing	13.87	1.00	295°N				*North		*North
					Proposed	13.88								
									8.69	0.99				
									8.64					
Seventh	R1	Residential	LKD	W1	Existing	36.91	1.00	115°			62.00	1.00	21.00	1.00
					Proposed	36.91					62.00		21.00	
				W2	Existing	13.77	1.01	25°N				*North		*North
					Proposed	13.85								
				W3	Existing	19.97	1.01	354°N				*North		*North

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	20.14								
				W4	Existing	19.13	1.01	354°N				*North		*North
					Proposed	19.25								
									22.99	1.00				
									23.06					
	R2	Residential	Bedroom	W5	Existing	4.77	0.97	25°N				*North		*North
					Proposed	4.65								
									4.77	0.97				
									4.65					
	R3	Residential	LKD	W6	Existing	4.55	0.99	21°N				*North		*North
					Proposed	4.50								
				W7	Existing	0.00	1.00	295°N				*North		*North
					Proposed	0.00								
				W8	Existing	15.38	1.00	295°N				*North		*North
					Proposed	15.39								
									8.11	1.00				
									8.10					
Eighth	R1	Residential	LKD	W1	Existing	37.84	1.00	115°			63.00	1.00	21.00	1.00
					Proposed	37.84					63.00		21.00	
				W2	Existing	27.03	1.00	25°N				*North		*North
					Proposed	27.16								
				W3	Existing	22.67	1.01	354°N				*North		*North
					Proposed	22.79								
				W4	Existing	21.85	1.01	354°N				*North		*North
					Proposed	21.96								
									29.26	1.00				
									29.34					
	R2	Residential	Bedroom	W5	Existing	18.87	1.00	25°N				*North		*North
					Proposed	18.91								
									18.87	1.00				
									18.91					
	R3	Residential	LKD	W6	Existing	19.37	1.01	21°N				*North		*North
					Proposed	19.56								
				W7	Existing	16.84	1.00	295°N				*North		*North
					Proposed	16.85								
									17.66	1.00				
									17.73					
Trefoil House														
Ground	R1	Residential	Bedroom	W1	Existing	6.49	0.96	2°N				*North		*North
					Proposed	6.20								
				W3	Existing	6.82	0.95	2°N				*North		*North
					Proposed	6.47								
									6.71	0.95				
									6.38					
	R2	Residential	Bedroom	W2	Existing	1.15	0.57	2°N				*North		*North
					Proposed	0.66								
									1.15	0.57				
									0.66					
	R3	Residential	Bedroom	W4	Existing	7.34	0.94	2°N				*North		*North
					Proposed	6.92								
									7.34	0.94				
									6.92					
	R4	Residential	Bedroom	W5	Existing	7.72	0.95	2°N				*North		*North
					Proposed	7.37								
				W6	Existing	7.79	0.96	2°N				*North		*North
					Proposed	7.47								
									7.77	0.96				
									7.44					
First	R1	Residential	LKD	W1	Existing	7.87	0.97	2°N				*North		*North
					Proposed	7.64								
				W4	Existing	17.03	1.00	182°			25.00	1.00	9.00	1.00
					Proposed	17.03					25.00		9.00	
				W5	Existing	0.91	0.92	92°			1.00	1.00	0.00	1.00
					Proposed	0.84					1.00		0.00	
				W6	Existing	0.86	0.92	92°			2.00	1.00	0.00	1.00
					Proposed	0.79					2.00		0.00	
									7.45	0.98				
									7.29					
	R2	Residential	Bedroom	W2	Existing	4.10	0.96	2°N				*North		*North
					Proposed	3.93								
									4.10	0.96				
									3.93					
	R3	Residential	Bedroom	W3	Existing	8.83	0.97	2°N				*North		*North
					Proposed	8.60								
									8.83	0.97				
									8.60					
Ossel Court														
Ground	R1	Residential	Class Room	W1	Existing	12.94	1.00	182°			22.00	1.00	4.00	1.00
					Proposed	12.94					22.00		4.00	
				W2	Existing	13.50	1.00	182°			23.00	1.00	6.00	1.00
					Proposed	13.50					23.00		6.00	
				W3	Existing	13.56	1.00	182°			23.00	1.00	5.00	1.00
					Proposed	13.56					23.00		5.00	
				W4	Existing	3.34	1.00	121°			6.00	1.00	2.00	1.00
					Proposed	3.34					6.00		2.00	
				W5	Existing	1.45	1.00	121°			0.00	1.00	0.00	1.00
					Proposed	1.45					0.00		0.00	
				W6	Existing	4.98	0.53	2°N				*North		*North
					Proposed	2.64								

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
				W7	Existing	0.30	2.27	2°N				*North		*North
					Proposed	0.68								
				W8	Existing	0.22	2.64	2°N				*North		*North
					Proposed	0.58								
				W9	Existing	1.12	0.43	2°N				*North		*North
					Proposed	0.48								
				W10	Existing	0.53	0.15	2°N				*North		*North
					Proposed	0.08								
				W11	Existing	6.44	1.07	295°N				*North		*North
					Proposed	6.90								
									6.09	0.97				
									5.93					
First	R1	Residential	Bedroom	W1	Existing	14.91	1.00	182°			28.00	1.00	8.00	1.00
					Proposed	14.91					28.00		8.00	
									14.91	1.00				
									14.91					
	R2	Residential	Bedroom	W2	Existing	15.05	1.00	182°			26.00	1.00	8.00	1.00
					Proposed	15.05					26.00		8.00	
									15.05	1.00				
									15.05					
	R3	Residential	Bedroom	W3	Existing	3.77	0.99	121°			3.00	1.00	0.00	1.00
					Proposed	3.75					3.00		0.00	
				W4	Existing	7.40	1.00	121°			20.00	1.00	6.00	1.00
					Proposed	7.38					20.00		6.00	
									5.58	1.00				
									5.56					
	R4	Residential	LKD	W5	Existing	9.93	0.89	92°			7.00	1.00	0.00	1.00
					Proposed	8.81					7.00		0.00	
				W6	Existing	11.60	0.88	92°			9.00	1.00	2.00	1.00
					Proposed	10.26					9.00		2.00	
				W7	Existing	0.51	1.86	2°N				*North		*North
					Proposed	0.95								
				W8	Existing	0.35	1.74	2°N				*North		*North
					Proposed	0.61								
									6.51	0.91				
									5.93					
	R5	Residential	Study	W9	Existing	0.21	0.19	2°N				*North		*North
					Proposed	0.04								
				W10	Existing	1.06	0.81	92°			1.00	0.00	0.00	1.00
					Proposed	0.86					0.00		0.00	
				W11	Existing	0.61	0.51	25°N				*North		*North
					Proposed	0.31								
									0.53	0.60				
									0.32					
	R6	Residential	Bedroom	W12	Existing	3.25	0.70	25°N				*North		*North
					Proposed	2.26								
									3.25	0.70				
									2.26					
	R7	Residential	LKD	W13	Existing	0.89	0.54	25°N				*North		*North
					Proposed	0.48								
				W14	Existing	12.54	1.01	295°N				*North		*North
					Proposed	12.69								
				W15	Existing	10.78	1.01	295°N				*North		*North
					Proposed	10.89								
									7.92	0.99				
									7.87					
	R8	Residential	Bedroom	W16	Existing	1.76	0.95	295°N				*North		*North
					Proposed	1.67								
									1.76	0.95				
									1.67					
	R9	Residential	LKD	W17	Existing	1.02	0.81	295°N				*North		*North
					Proposed	0.83								
									1.02	0.81				
									0.83					
	R10	Residential	Bedroom	W18	Existing	0.52	1.77	295°N				*North		*North
					Proposed	0.92								
									0.52	1.77				
									0.92					
Second	R1	Residential	LKD	W1	Existing	15.41	1.00	115°			31.00	1.00	9.00	1.00
					Proposed	15.41					31.00		9.00	
				W2	Existing	15.79	0.99	115°			23.00	1.00	6.00	1.00
					Proposed	15.66					23.00		6.00	
				W3	Existing	15.44	1.00	115°			28.00	1.00	10.00	1.00
					Proposed	15.41					28.00		10.00	
									15.51	1.00				
									15.46					
	R2	Residential	Bedroom	W4	Existing	16.58	0.99	115°			26.00	1.00	8.00	1.00
					Proposed	16.42					26.00		8.00	
									16.58	0.99				
									16.42					
	R3	Residential	Bedroom	W5	Existing	15.90	0.99	115°			27.00	1.00	8.00	1.00
					Proposed	15.78					27.00		8.00	
				W9	Existing	15.80	0.99	115°			26.00	1.00	7.00	1.00
					Proposed	15.64					26.00		7.00	
									15.85	0.99				
									15.71					
	R4	Residential	LKD	W6	Existing	0.67	1.28	26°N				*North		*North
					Proposed	0.86								
				W7	Existing	17.56	0.98	115°			30.00	0.97	8.00	1.00
					Proposed	17.26					29.00		8.00	
				W8	Existing	0.03	35.33	355°N				*North		*North
					Proposed	1.06								
									6.88	1.02				

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
									7.03					
	R5	Residential	Bedroom	W10	Existing	0.51	0.00	355°N				*North		*North
					Proposed	0.00								
									0.51	0.00				
									0.00					
	R6	Residential	Bedroom	W11	Existing	2.68	0.72	26°N				*North		*North
					Proposed	1.94								
									2.68	0.72				
									1.94					
	R7	Residential	LKD	W12	Existing	2.61	0.69	15°N				*North		*North
					Proposed	1.80								
				W13	Existing	13.70	1.04	295°N				*North		*North
					Proposed	14.24								
				W14	Existing	13.10	1.03	295°N				*North		*North
					Proposed	13.49								
				W15	Existing	11.84	1.02	305°N				*North		*North
					Proposed	12.07								
									8.60	0.99				
									8.49					
	R8	Residential	Bedroom	W16	Existing	10.98	1.08	305°N				*North		*North
					Proposed	11.90								
				W17	Existing	10.89	1.08	305°N				*North		*North
					Proposed	11.79								
									10.93	1.08				
									11.84					
	R9	Residential	LKD	W18	Existing	12.37	1.09	285°N				*North		*North
					Proposed	13.45								
				W19	Existing	12.30	1.10	285°N				*North		*North
					Proposed	13.53								
									12.35	1.09				
									13.48					
	R10	Residential	Bedroom	W20	Existing	0.28	1.96	296°N				*North		*North
					Proposed	0.55								
									0.28	1.96				
									0.55					
Third	R1	Residential	LKD	W1	Existing	17.09	1.00	115°			33.00	1.00	11.00	1.00
					Proposed	17.08					33.00		11.00	
				W2	Existing	16.71	1.00	115°			31.00	1.00	10.00	1.00
					Proposed	16.69					31.00		10.00	
									16.90	1.00				
									16.88					
	R2	Residential	Bedroom	W3	Existing	16.91	1.00	115°			32.00	1.00	10.00	1.00
					Proposed	16.88					32.00		10.00	
									16.91	1.00				
									16.88					
	R3	Residential	Bedroom	W4	Existing	18.07	1.00	115°			31.00	1.00	10.00	1.00
					Proposed	18.01					31.00		10.00	
				W9	Existing	17.75	1.00	115°			28.00	1.00	9.00	1.00
					Proposed	17.74					28.00		9.00	
									17.96	1.00				
									17.92					
	R4	Residential	LKD	W5	Existing	0.98	0.97	26°N				*North		*North
					Proposed	0.95								
				W6	Existing	18.25	1.00	115°			23.00	0.96	5.00	1.00
					Proposed	18.22					22.00		5.00	
				W7	Existing	18.37	0.99	115°			31.00	0.97	8.00	1.00
					Proposed	18.20					30.00		8.00	
				W8	Existing	0.18	5.83	355°N				*North		*North
					Proposed	1.05								
									6.51	1.02				
									6.62					
	R5	Residential	Bedroom	W10	Existing	0.08	0.63	355°N				*North		*North
					Proposed	0.05								
									0.08	0.63				
									0.05					
	R6	Residential	Bedroom	W11	Existing	2.90	0.84	26°N				*North		*North
					Proposed	2.45								
									2.90	0.84				
									2.45					
	R7	Residential	LKD	W12	Existing	2.47	0.70	15°N				*North		*North
					Proposed	1.73								
				W13	Existing	14.81	1.05	295°N				*North		*North
					Proposed	15.58								
				W14	Existing	14.41	1.05	295°N				*North		*North
					Proposed	15.16								
				W15	Existing	13.05	1.04	305°N				*North		*North
					Proposed	13.62								
									8.50	1.00				
									8.50					
	R8	Residential	Bedroom	W16	Existing	12.05	1.09	305°N				*North		*North
					Proposed	13.13								
									12.05	1.09				
									13.13					
	R9	Residential	LKD	W17	Existing	13.75	1.09	285°N				*North		*North
					Proposed	14.95								
				W18	Existing	13.72	1.10	285°N				*North		*North
					Proposed	15.06								
									13.74	1.09				
									14.99					
	R10	Residential	Bedroom	W19	Existing	0.36	2.00	296°N				*North		*North
					Proposed	0.72								
				W20	Existing	0.36	2.00	296°N				*North		*North
					Proposed	0.72								

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
									0.36	2.00				
									0.72					
Fourth	R1	Residential	LKD	W1	Existing	19.11	1.00	115°			37.00	1.00	11.00	1.00
					Proposed	19.11					37.00		11.00	
				W2	Existing	19.85	1.00	115°			35.00	1.00	10.00	1.00
					Proposed	19.89					35.00		10.00	
									19.37	1.00				
									19.39					
	R2	Residential	Bedroom	W3	Existing	18.93	1.00	115°			37.00	1.00	12.00	1.00
					Proposed	18.93					37.00		12.00	
									18.93	1.00				
									18.93					
	R3	Residential	Bedroom	W4	Existing	18.99	1.00	115°			35.00	1.00	12.00	1.00
					Proposed	18.99					35.00		12.00	
				W8	Existing	19.78	1.01	115°			34.00	1.00	12.00	1.00
					Proposed	19.95					34.00		12.00	
				W10	Existing	19.09	1.01	115°			25.00	1.00	7.00	1.00
					Proposed	19.23					25.00		7.00	
									19.31	1.00				
									19.40					
	R4	Residential	LKD	W5	Existing	0.72	1.10	26°N				*North		*North
					Proposed	0.79								
				W6	Existing	20.37	1.01	115°			38.00	1.00	12.00	1.00
					Proposed	20.62					38.00		12.00	
				W7	Existing	1.00	2.30	355°N				*North		*North
					Proposed	2.30								
									8.13	1.04				
									8.49					
	R5	Residential	Bedroom	W9	Existing	0.73	0.52	355°N				*North		*North
					Proposed	0.38								
									0.73	0.52				
									0.38					
	R6	Residential	Bedroom	W11	Existing	3.02	0.90	26°N				*North		*North
					Proposed	2.71								
									3.02	0.90				
									2.71					
	R7	Residential	LKD	W12	Existing	2.81	0.81	15°N				*North		*North
					Proposed	2.28								
				W13	Existing	15.89	1.07	295°N				*North		*North
					Proposed	17.02								
				W14	Existing	15.74	1.06	295°N				*North		*North
					Proposed	16.74								
				W15	Existing	15.37	1.06	295°N				*North		*North
					Proposed	16.36								
				W16	Existing	14.16	1.05	305°N				*North		*North
					Proposed	14.91								
									9.43	1.03				
									9.70					
	R8	Residential	Bedroom	W17	Existing	13.29	1.10	305°N				*North		*North
					Proposed	14.56								
									13.29	1.10				
									14.56					
	R9	Residential	LKD	W18	Existing	15.30	1.08	285°N				*North		*North
					Proposed	16.60								
				W19	Existing	15.41	1.09	285°N				*North		*North
					Proposed	16.77								
									15.37	1.09				
									16.71					
	R10	Residential	Bedroom	W20	Existing	0.86	1.48	296°N				*North		*North
					Proposed	1.27								
									0.86	1.48				
									1.27					
Fifth	R1	Residential	LKD	W1	Existing	21.42	1.00	115°			40.00	1.00	13.00	1.00
					Proposed	21.42					40.00		13.00	
				W2	Existing	21.44	1.00	115°			30.00	1.00	8.00	1.00
					Proposed	21.53					30.00		8.00	
				W3	Existing	21.10	1.00	115°			38.00	1.00	13.00	1.00
					Proposed	21.10					38.00		13.00	
									21.30	1.00				
									21.32					
	R2	Residential	Bedroom	W4	Existing	21.88	1.01	115°			36.00	1.00	12.00	1.00
					Proposed	22.03					36.00		12.00	
				W5	Existing	21.08	1.00	115°			38.00	1.00	12.00	1.00
					Proposed	21.09					38.00		12.00	
				W9	Existing	21.35	1.01	115°			33.00	1.00	10.00	1.00
					Proposed	21.54					33.00		10.00	
									21.35	1.01				
									21.46					
	R3	Residential	LKD	W6	Existing	0.75	1.33	26°N				*North		*North
					Proposed	1.00								
				W7	Existing	22.14	1.01	115°			38.00	1.00	12.00	1.00
					Proposed	22.42					38.00		12.00	
				W8	Existing	0.03	46.67	355°N				*North		*North
					Proposed	1.40								
									8.63	1.05				
									9.09					
	R4	Residential	Bedroom	W10	Existing	0.55	0.00	355°N				*North		*North
					Proposed	0.00								
									0.55	0.00				
									0.00					
	R5	Residential	Bedroom	W11	Existing	3.13	0.85	26°N				*North		*North
					Proposed	2.66								
									3.13	0.85				

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
									2.66					
	R6	Residential	LKD	W12	Existing	3.19	0.77	15°N				*North		*North
					Proposed	2.47								
				W13	Existing	16.98	1.07	295°N				*North		*North
					Proposed	18.22								
				W14	Existing	16.71	1.07	295°N				*North		*North
					Proposed	17.80								
				W15	Existing	15.39	1.06	305°N				*North		*North
					Proposed	16.28								
									10.86	1.03				
									11.19					
	R7	Residential	Bedroom	W16	Existing	14.89	1.08	305°N				*North		*North
					Proposed	16.13								
				W17	Existing	14.84	1.08	305°N				*North		*North
					Proposed	16.03								
									14.87	1.08				
									16.08					
	R8	Residential	LKD	W18	Existing	17.16	1.08	285°N				*North		*North
					Proposed	18.45								
				W19	Existing	17.21	1.08	285°N				*North		*North
					Proposed	18.62								
									17.18	1.08				
									18.51					
	R9	Residential	Bedroom	W20	Existing	2.40	1.13	296°N				*North		*North
					Proposed	2.72								
									2.40	1.13				
									2.72					
Sixth	R1	Residential	LKD	W1	Existing	24.01	1.00	115°			47.00	1.00	16.00	1.00
					Proposed	24.01					47.00		16.00	
				W2	Existing	24.60	1.00	115°			41.00	1.00	13.00	1.00
					Proposed	24.69					41.00		13.00	
									24.22	1.00				
									24.25					
	R2	Residential	Bedroom	W3	Existing	23.56	1.00	115°			42.00	1.00	14.00	1.00
					Proposed	23.56					42.00		14.00	
									23.56	1.00				
									23.56					
	R3	Residential	Bedroom	W4	Existing	23.42	1.00	115°			40.00	1.00	14.00	1.00
					Proposed	23.42					40.00		14.00	
				W10	Existing	23.33	1.01	115°			31.00	1.00	9.00	1.00
					Proposed	23.50					31.00		9.00	
									23.39	1.00				
									23.45					
	R4	Residential	LKD	W5	Existing	0.78	1.09	26°N				*North		*North
					Proposed	0.85								
				W6	Existing	24.18	1.01	115°			43.00	1.00	13.00	1.00
					Proposed	24.51					43.00		13.00	
				W7	Existing	1.11	2.26	355°N				*North		*North
					Proposed	2.51								
				W8	Existing	24.07	1.01	115°			41.00	1.00	13.00	1.00
					Proposed	24.32					41.00		13.00	
									10.85	1.04				
									11.24					
	R5	Residential	Bedroom	W9	Existing	0.76	0.51	355°N				*North		*North
					Proposed	0.39								
									0.76	0.51				
									0.39					
	R6	Residential	Bedroom	W11	Existing	3.31	0.86	26°N				*North		*North
					Proposed	2.84								
									3.31	0.86				
									2.84					
	R7	Residential	LKD	W12	Existing	3.16	0.76	15°N				*North		*North
					Proposed	2.39								
				W13	Existing	18.28	1.07	295°N				*North		*North
					Proposed	19.62								
				W14	Existing	18.26	1.07	295°N				*North		*North
					Proposed	19.51								
				W15	Existing	18.16	1.07	295°N				*North		*North
					Proposed	19.36								
				W16	Existing	16.95	1.06	305°N				*North		*North
					Proposed	17.89								
									10.99	1.02				
									11.26					
	R8	Residential	Bedroom	W17	Existing	16.49	1.08	305°N				*North		*North
					Proposed	17.74								
									16.49	1.08				
									17.74					
	R9	Residential	LKD	W18	Existing	19.14	1.07	285°N				*North		*North
					Proposed	20.41								
				W19	Existing	19.30	1.07	285°N				*North		*North
					Proposed	20.63								
									19.25	1.07				
									20.56					
	R10	Residential	Bedroom	W20	Existing	4.11	1.05	296°N				*North		*North
					Proposed	4.33								
									4.11	1.05				
									4.33					
Seventh	R1	Residential	LKD	W1	Existing	26.85	1.00	115°			52.00	1.00	17.00	1.00
					Proposed	26.85					52.00		17.00	
				W2	Existing	26.16	1.00	115°			47.00	1.00	15.00	1.00
					Proposed	26.16					47.00		15.00	
									26.51	1.00				
									26.51					

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
	R2	Residential	Bedroom	W3	Existing	26.22	1.00	115°			49.00	1.00	17.00	1.00
					Proposed	26.22					49.00		17.00	
									26.22	1.00				
									26.22					
	R3	Residential	Bedroom	W4	Existing	26.91	1.01	115°			47.00	1.00	15.00	1.00
					Proposed	27.05					47.00		15.00	
									26.91	1.01				
									27.05					
	R4	Residential	LKD	W5	Existing	1.00	1.06	26°N				*North		*North
					Proposed	1.06								
				W6	Existing	25.60	1.01	115°			35.00	1.00	9.00	1.00
					Proposed	25.95					35.00		9.00	
				W7	Existing	26.13	1.00	115°			47.00	1.00	14.00	1.00
					Proposed	26.15					47.00		14.00	
				W8	Existing	0.17	7.35	355°N				*North		*North
					Proposed	1.25								
				W9	Existing	26.55	1.01	115°			46.00	1.00	15.00	1.00
					Proposed	26.83					46.00		15.00	
									10.63	1.03				
									10.91					
	R5	Residential	Bedroom	W10	Existing	0.08	1.00	355°N				*North		*North
					Proposed	0.08								
									0.08	1.00				
									0.08					
	R6	Residential	Bedroom	W11	Existing	3.46	0.86	26°N				*North		*North
					Proposed	2.99								
									3.46	0.86				
									2.99					
	R7	Residential	LKD	W12	Existing	3.17	0.68	15°N				*North		*North
					Proposed	2.14								
				W13	Existing	19.64	1.07	295°N				*North		*North
					Proposed	21.03								
				W14	Existing	19.66	1.07	295°N				*North		*North
					Proposed	21.03								
				W15	Existing	18.43	1.06	305°N				*North		*North
					Proposed	19.56								
									11.59	1.02				
									11.77					
	R8	Residential	Bedroom	W16	Existing	18.29	1.06	305°N				*North		*North
					Proposed	19.45								
									18.29	1.06				
									19.45					
	R9	Residential	LKD	W17	Existing	21.38	1.06	285°N				*North		*North
					Proposed	22.61								
				W18	Existing	21.49	1.06	285°N				*North		*North
					Proposed	22.82								
									21.42	1.06				
									22.68					
	R10	Residential	Bedroom	W19	Existing	5.93	1.02	296°N				*North		*North
					Proposed	6.06								
									5.93	1.02				
									6.06					
Eighth	R1	Residential	LKD	W1	Existing	29.84	1.00	115°			54.00	1.00	17.00	1.00
					Proposed	29.84					54.00		17.00	
				W2	Existing	30.33	1.00	115°			50.00	1.00	16.00	1.00
					Proposed	30.44					50.00		16.00	
									30.01	1.00				
									30.05					
	R2	Residential	Bedroom	W3	Existing	30.28	1.00	115°			51.00	1.00	17.00	1.00
					Proposed	30.41					51.00		17.00	
									30.28	1.00				
									30.41					
	R3	Residential	Bedroom	W4	Existing	28.98	1.00	115°			51.00	1.00	17.00	1.00
					Proposed	28.98					51.00		17.00	
				W10	Existing	28.71	1.01	115°			42.00	1.00	12.00	1.00
					Proposed	28.91					42.00		12.00	
									28.88	1.00				
									28.96					
	R4	Residential	LKD	W5	Existing	0.89	1.07	26°N				*North		*North
					Proposed	0.95								
				W6	Existing	29.17	1.01	115°			56.00	1.00	17.00	1.00
					Proposed	29.54					56.00		17.00	
				W7	Existing	1.26	2.25	355°N				*North		*North
					Proposed	2.84								
				W8	Existing	29.29	1.01	115°			53.00	1.00	17.00	1.00
					Proposed	29.58					53.00		17.00	
									13.08	1.03				
									13.51					
	R5	Residential	Bedroom	W9	Existing	0.83	0.51	355°N				*North		*North
					Proposed	0.42								
									0.83	0.51				
									0.42					
	R6	Residential	Bedroom	W11	Existing	3.56	0.83	26°N				*North		*North
					Proposed	2.94								
									3.56	0.83				
									2.94					
	R7	Residential	LKD	W12	Existing	3.53	0.72	15°N				*North		*North
					Proposed	2.53								
				W13	Existing	20.86	1.07	295°N				*North		*North
					Proposed	22.42								
				W14	Existing	21.06	1.07	295°N				*North		*North
					Proposed	22.53								
				W15	Existing	19.93	1.06	305°N				*North		*North

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	21.18								
									12.66	1.02				
									12.95					
	R8	Residential	Bedroom	W16	Existing	20.04	1.06	305°N				*North		*North
					Proposed	21.31								
									20.04	1.06				
									21.31					
	R9	Residential	LKD	W17	Existing	23.69	1.05	285°N				*North		*North
					Proposed	24.84								
				W18	Existing	23.76	1.05	285°N				*North		*North
					Proposed	25.04								
									23.72	1.05				
									24.94					
	R10	Residential	Bedroom	W19	Existing	7.76	1.01	296°N				*North		*North
					Proposed	7.81								
									7.76	1.01				
									7.81					
Ninth	R1	Residential	LKD	W1	Existing	32.81	1.00	115°			58.00	1.00	18.00	1.00
					Proposed	32.81					58.00		18.00	
				W2	Existing	32.05	1.00	115°			54.00	1.00	16.00	1.00
					Proposed	32.05					54.00		16.00	
									32.43	1.00				
									32.43					
	R2	Residential	Bedroom	W3	Existing	32.12	1.00	115°			56.00	1.00	18.00	1.00
					Proposed	32.12					56.00		18.00	
									32.12	1.00				
									32.12					
	R3	Residential	Bedroom	W4	Existing	32.79	1.01	115°			54.00	1.00	17.00	1.00
					Proposed	32.96					54.00		17.00	
									32.79	1.01				
									32.96					
	R4	Residential	LKD	W5	Existing	1.16	1.06	26°N				*North		*North
					Proposed	1.23								
				W6	Existing	30.84	1.01	115°			47.00	1.00	12.00	1.00
					Proposed	31.25					47.00		12.00	
				W7	Existing	31.63	1.00	115°			59.00	1.00	18.00	1.00
					Proposed	31.64					59.00		18.00	
				W8	Existing	0.20	7.25	355°N				*North		*North
					Proposed	1.45								
				W9	Existing	32.20	1.01	115°			56.00	1.00	17.00	1.00
					Proposed	32.52					56.00		17.00	
									12.83	1.03				
									13.16					
	R5	Residential	Bedroom	W10	Existing	0.08	1.00	355°N				*North		*North
					Proposed	0.08								
									0.08	1.00				
									0.08					
	R6	Residential	Bedroom	W11	Existing	3.70	0.84	26°N				*North		*North
					Proposed	3.09								
									3.70	0.84				
									3.09					
	R7	Residential	LKD	W12	Existing	3.54	0.65	15°N				*North		*North
					Proposed	2.31								
				W13	Existing	22.12	1.07	295°N				*North		*North
					Proposed	23.77								
				W14	Existing	21.37	1.06	305°N				*North		*North
					Proposed	22.72								
									11.95	1.00				
									12.00					
	R8	Residential	Bedroom	W15	Existing	21.68	1.06	305°N				*North		*North
					Proposed	23.03								
									21.68	1.06				
									23.03					
	R9	Residential	LKD	W16	Existing	25.85	1.04	285°N				*North		*North
					Proposed	26.97								
				W17	Existing	25.92	1.05	285°N				*North		*North
					Proposed	27.15								
									25.88	1.05				
									27.06					
	R10	Residential	Bedroom	W18	Existing	9.45	1.00	296°N				*North		*North
					Proposed	9.47								
									9.45	1.00				
									9.47					
Tenth	R1	Residential	LKD	W1	Existing	35.89	1.00	115°			63.00	1.00	21.00	1.00
					Proposed	36.06					63.00		21.00	
									35.89	1.00				
									36.06					
	R2	Residential	Bedroom	W2	Existing	35.25	1.01	115°			62.00	1.00	20.00	1.00
					Proposed	35.54					62.00		20.00	
									35.25	1.01				
									35.54					
	R3	Residential	LKD	W3	Existing	3.80	1.19	26°N				*North		*North
					Proposed	4.53								
				W4	Existing	34.50	1.02	115°			62.00	1.00	19.00	1.00
					Proposed	35.02					62.00		19.00	
				W5	Existing	1.68	2.09	355°N				*North		*North
					Proposed	3.51								
									19.86	1.04				
									20.65					
	R4	Residential	Bedroom	W6	Existing	2.18	1.50	355°N				*North		*North
					Proposed	3.27								
									2.18	1.50				
									3.27					

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
	R5	Residential	Bedroom	W7	Existing	4.19	0.80	26°N				*North		*North
					Proposed	3.34								
									4.19	0.80				
									3.34					
	R6	Residential	LKD	W8	Existing	4.17	0.70	15°N				*North		*North
					Proposed	2.91								
				W9	Existing	23.37	1.08	295°N				*North		*North
					Proposed	25.15								
				W10	Existing	23.69	1.07	295°N				*North		*North
					Proposed	25.31								
				W11	Existing	22.51	1.06	305°N				*North		*North
					Proposed	23.96								
									14.29	1.02				
									14.57					
	R7	Residential	Bedroom	W12	Existing	22.90	1.06	305°N				*North		*North
					Proposed	24.33								
				W13	Existing	23.21	1.06	305°N				*North		*North
					Proposed	24.63								
									23.05	1.06				
									24.48					
	R8	Residential	LKD	W14	Existing	27.55	1.04	285°N				*North		*North
					Proposed	28.68								
				W15	Existing	27.67	1.04	285°N				*North		*North
					Proposed	28.88								
									27.61	1.04				
									28.78					
	R9	Residential	Bedroom	W16	Existing	10.65	1.01	296°N				*North		*North
					Proposed	10.73								
									10.65	1.01				
									10.73					
Eleventh	R1	Residential	LKD	W1	Existing	37.46	1.01	115°			63.00	1.00	21.00	1.00
					Proposed	37.66					63.00		21.00	
									37.46	1.01				
									37.66					
	R2	Residential	Bedroom	W2	Existing	37.25	1.01	115°			63.00	1.00	21.00	1.00
					Proposed	37.50					63.00		21.00	
									37.25	1.01				
									37.50					
	R3	Residential	LKD	W3	Existing	11.62	1.46	26°N				*North		*North
					Proposed	16.98								
				W4	Existing	36.23	1.02	115°			64.00	1.00	21.00	1.00
					Proposed	36.79					64.00		21.00	
				W5	Existing	8.35	1.69	355°N				*North		*North
					Proposed	14.10								
									24.39	1.12				
									27.22					
	R4	Residential	Bedroom	W6	Existing	9.43	1.50	355°N				*North		*North
					Proposed	14.12								
									9.43	1.50				
									14.12					
	R5	Residential	Bedroom	W7	Existing	36.85	1.01	115°			64.00	1.00	21.00	1.00
					Proposed	37.17					64.00		21.00	
									36.85	1.01				
									37.17					
	R6	Residential	Bedroom	W8	Existing	13.69	1.20	25°N				*North		*North
					Proposed	16.47								
									13.69	1.20				
									16.47					
	R7	Residential	LKD	W9	Existing	14.14	1.14	15°N				*North		*North
					Proposed	16.06								
				W10	Existing	24.08	1.08	295°N				*North		*North
					Proposed	25.91								
				W11	Existing	24.61	1.07	295°N				*North		*North
					Proposed	26.28								
									19.69	1.09				
									21.52					
	R8	Residential	Bedroom	W12	Existing	25.21	1.06	295°N				*North		*North
					Proposed	26.77								
									25.21	1.06				
									26.77					
	R9	Residential	Bedroom	W13	Existing	26.20	1.05	295°N				*North		*North
					Proposed	27.62								
									26.20	1.05				
									27.62					
	R10	Residential	LKD	W14	Existing	26.71	1.05	295°N				*North		*North
					Proposed	27.99								
									26.71	1.05				
									27.99					
	R11	Residential	Bedroom	W15	Existing	26.37	1.04	295°N				*North		*North
					Proposed	27.38								
									26.37	1.04				
									27.38					
Bowline Court														
Ground	R1	Residential	LKD	W1	Existing	4.95	1.18	295°N				*North		*North
					Proposed	5.85								
				W2	Existing	5.71	1.14	295°N				*North		*North
					Proposed	6.50								
									5.16	1.17				
									6.03					
	R2	Residential	Bedroom	W3	Existing	0.00	1.00	295°N				*North		*North
					Proposed	0.00								

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
									0.00	1.00				
									0.00					
	R3	Residential	Bedroom	W4	Existing	9.70	1.08	295°N				*North		*North
					Proposed	10.49								
				W5	Existing	9.42	1.10	295°N				*North		*North
					Proposed	10.39								
									9.56	1.09				
									10.44					
	R4	Residential	LKD	W6	Existing	0.04	1.00	295°N				*North		*North
					Proposed	0.04								
									0.04	1.00				
									0.04					
	R5	Residential	Bedroom	W7	Existing	10.31	1.04	295°N				*North		*North
					Proposed	10.72								
									10.31	1.04				
									10.72					
	R6	Residential	LKD	W8	Existing	0.35	0.97	295°N				*North		*North
					Proposed	0.34								
									0.35	0.97				
									0.34					
	R7	Residential	Bedroom	W9	Existing	0.01	17.00	295°N				*North		*North
					Proposed	0.17								
									0.01	17.00				
									0.17					
First	R1	Residential	Bedroom	W1	Existing	10.01	1.15	295°N				*North		*North
					Proposed	11.49								
									10.01	1.15				
									11.49					
	R2	Residential	LKD	W2	Existing	0.18	2.17	295°N				*North		*North
					Proposed	0.39								
									0.18	2.17				
									0.39					
	R3	Residential	Bedroom	W3	Existing	0.00	1.00	295°N				*North		*North
					Proposed	0.00								
									0.00	1.00				
									0.00					
	R4	Residential	Bedroom	W4	Existing	0.00	1.00	25°N				*North		*North
					Proposed	0.02								
				W5	Existing	10.02	1.06	295°N				*North		*North
					Proposed	10.67								
									6.60	1.07				
									7.04					
	R5	Residential	LKD	W6	Existing	0.00	1.00	295°N				*North		*North
					Proposed	0.00								
									0.00	1.00				
									0.00					
	R6	Residential	Bedroom	W7	Existing	12.63	1.07	295°N				*North		*North
					Proposed	13.47								
				W8	Existing	0.22	1.00	205°			0.00	1.00	0.00	1.00
					Proposed	0.22					0.00		0.00	
									8.17	1.07				
									8.71					
	R7	Residential	LKD	W9	Existing	0.13	1.00	295°N				*North		*North
					Proposed	0.13								
									0.13	1.00				
									0.13					
	R8	Residential	LKD	W10	Existing	0.12	1.00	295°N				*North		*North
					Proposed	0.12								
				W11	Existing	0.00	1.00	295°N				*North		*North
					Proposed	0.00								
									0.07	1.00				
									0.07					
	R9	Residential	Bedroom	W12	Existing	5.80	1.06	295°N				*North		*North
					Proposed	6.12								
				W13	Existing	8.17	1.02	295°N				*North		*North
					Proposed	8.35								
									6.98	1.04				
									7.23					
Second	R1	Residential	LKD	W1	Existing	11.19	1.12	305°N				*North		*North
					Proposed	12.50								
									11.19	1.12				
									12.50					
	R2	Residential	Bedroom	W2	Existing	5.67	0.99	285°N				*North		*North
					Proposed	5.64								
									5.67	0.99				
									5.64					
	R3	Residential	Bedroom	W3	Existing	5.63	1.00	285°N				*North		*North
					Proposed	5.65								
									5.63	1.00				
									5.65					
	R4	Residential	LKD	W4	Existing	6.16	1.00	285°N				*North		*North
					Proposed	6.14								
									6.16	1.00				
									6.14					
	R5	Residential	Bedroom	W5	Existing	15.15	1.03	285°N				*North		*North
					Proposed	15.66								
				W6	Existing	13.36	1.08	305°N				*North		*North
					Proposed	14.42								
									14.24	1.06				
									15.03					
	R6	Residential	LKD	W7	Existing	1.19	1.00	295°N				*North		*North
					Proposed	1.19								
									1.19	1.00				

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
	R7	Residential	LKD	W8	Existing	2.71	0.95	295°N	1.19			*North		*North
					Proposed	2.58			2.71	0.95				
									2.58					
	R8	Residential	Bedroom	W9	Existing	15.52	1.02	284°N				*North		*North
					Proposed	15.80			15.52	1.02				
									15.80					
	R9	Residential	Bedroom	W10	Existing	0.31	1.74	296°N				*North		*North
					Proposed	0.54			0.31	1.74				
									0.54					
Third	R1	Residential	LKD	W1	Existing	12.42	1.12	305°N				*North		*North
					Proposed	13.94								
				W2	Existing	12.73	1.10	305°N				*North		*North
					Proposed	13.98								
									12.63	1.11				
									13.97					
	R2	Residential	Bedroom	W3	Existing	7.24	0.99	285°N				*North		*North
					Proposed	7.17								
									7.24	0.99				
									7.17					
	R3	Residential	Bedroom	W4	Existing	7.15	1.00	285°N				*North		*North
					Proposed	7.15								
									7.15	1.00				
									7.15					
	R4	Residential	LKD	W5	Existing	7.72	0.99	285°N				*North		*North
					Proposed	7.68								
									7.72	0.99				
									7.68					
	R5	Residential	Bedroom	W6	Existing	17.05	1.03	285°N				*North		*North
					Proposed	17.53								
				W7	Existing	14.98	1.07	305°N				*North		*North
					Proposed	16.01								
									15.69	1.05				
									16.53					
	R6	Residential	LKD	W8	Existing	2.35	0.98	295°N				*North		*North
					Proposed	2.31								
									2.35	0.98				
									2.31					
	R7	Residential	LKD	W9	Existing	4.07	0.96	295°N				*North		*North
					Proposed	3.91								
									4.07	0.96				
									3.91					
	R8	Residential	Bedroom	W10	Existing	17.81	1.01	284°N				*North		*North
					Proposed	18.03								
									17.81	1.01				
									18.03					
	R9	Residential	Bedroom	W11	Existing	0.82	1.37	296°N				*North		*North
					Proposed	1.12								
				W12	Existing	0.82	1.37	296°N				*North		*North
					Proposed	1.12								
									0.82	1.37				
									1.12					
Fourth	R1	Residential	LKD	W1	Existing	14.16	1.10	305°N				*North		*North
					Proposed	15.62								
				W2	Existing	14.39	1.08	305°N				*North		*North
					Proposed	15.60								
									14.24	1.10				
									15.61					
	R2	Residential	Bedroom	W3	Existing	9.01	0.99	285°N				*North		*North
					Proposed	8.92								
									9.01	0.99				
									8.92					
	R3	Residential	Bedroom	W4	Existing	8.86	1.00	285°N				*North		*North
					Proposed	8.85								
									8.86	1.00				
									8.85					
	R4	Residential	LKD	W5	Existing	9.48	0.99	285°N				*North		*North
					Proposed	9.42								
									9.48	0.99				
									9.42					
	R5	Residential	Bedroom	W6	Existing	19.15	1.02	285°N				*North		*North
					Proposed	19.58								
				W7	Existing	16.86	1.06	305°N				*North		*North
					Proposed	17.84								
									18.00	1.04				
									18.71					
	R6	Residential	LKD	W8	Existing	4.05	0.97	295°N				*North		*North
					Proposed	3.91								
									4.05	0.97				
									3.91					
	R7	Residential	LKD	W9	Existing	5.61	0.96	295°N				*North		*North
					Proposed	5.41								
									5.61	0.96				
									5.41					
	R8	Residential	Bedroom	W10	Existing	20.19	1.01	284°N				*North		*North
					Proposed	20.35								
				W11	Existing	19.99	1.01	284°N				*North		*North
					Proposed	20.13								
									20.09	1.01				
									20.24					

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
	R9	Residential	Bedroom	W12	Existing	2.00	1.16	296°N				*North		*North
					Proposed	2.32								
									2.00	1.16				
									2.32					
Fifth	R1	Residential	LKD	W1	Existing	16.09	1.08	305°N				*North		*North
					Proposed	17.37								
									16.09	1.08				
									17.37					
	R2	Residential	Bedroom	W2	Existing	11.00	0.99	285°N				*North		*North
					Proposed	10.87								
									11.00	0.99				
									10.87					
	R3	Residential	Bedroom	W3	Existing	10.79	1.00	285°N				*North		*North
					Proposed	10.76								
									10.79	1.00				
									10.76					
	R4	Residential	LKD	W4	Existing	11.43	0.99	285°N				*North		*North
					Proposed	11.34								
									11.43	0.99				
									11.34					
	R5	Residential	Bedroom	W5	Existing	21.48	1.02	285°N				*North		*North
					Proposed	21.83								
				W6	Existing	19.14	1.04	305°N				*North		*North
					Proposed	20.00								
									20.32	1.03				
									20.92					
	R6	Residential	LKD	W7	Existing	5.93	0.96	295°N				*North		*North
					Proposed	5.68								
									5.93	0.96				
									5.68					
	R7	Residential	LKD	W8	Existing	7.33	0.97	295°N				*North		*North
					Proposed	7.08								
									7.33	0.97				
									7.08					
	R8	Residential	Bedroom	W9	Existing	22.67	1.00	284°N				*North		*North
					Proposed	22.74								
									22.67	1.00				
									22.74					
	R9	Residential	Bedroom	W10	Existing	3.53	1.06	296°N				*North		*North
					Proposed	3.74								
									3.53	1.06				
									3.74					
Sixth	R1	Residential	LKD	W1	Existing	18.10	1.07	305°N				*North		*North
					Proposed	19.43								
				W2	Existing	18.46	1.06	305°N				*North		*North
					Proposed	19.52								
									18.22	1.07				
									19.46					
	R2	Residential	Bedroom	W3	Existing	13.19	0.99	285°N				*North		*North
					Proposed	13.01								
									13.19	0.99				
									13.01					
	R3	Residential	Bedroom	W4	Existing	12.90	1.00	285°N				*North		*North
					Proposed	12.84								
									12.90	1.00				
									12.84					
	R4	Residential	LKD	W5	Existing	13.55	0.99	285°N				*North		*North
					Proposed	13.42								
									13.55	0.99				
									13.42					
	R5	Residential	Bedroom	W6	Existing	23.98	1.01	285°N				*North		*North
					Proposed	24.25								
				W7	Existing	21.27	1.04	305°N				*North		*North
					Proposed	22.06								
									22.63	1.02				
									23.16					
	R6	Residential	LKD	W8	Existing	7.94	0.95	295°N				*North		*North
					Proposed	7.57								
									7.94	0.95				
									7.57					
	R7	Residential	LKD	W9	Existing	9.18	0.97	295°N				*North		*North
					Proposed	8.88								
									9.18	0.97				
									8.88					
	R8	Residential	Bedroom	W10	Existing	25.56	1.00	284°N				*North		*North
					Proposed	25.56								
				W11	Existing	25.38	1.00	284°N				*North		*North
					Proposed	25.39								
									25.47	1.00				
									25.48					
	R9	Residential	Bedroom	W12	Existing	5.23	1.02	296°N				*North		*North
					Proposed	5.32								
									5.23	1.02				
									5.32					
Seventh	R1	Residential	LKD	W1	Existing	20.18	1.06	305°N				*North		*North
					Proposed	21.49								
				W2	Existing	20.77	1.05	305°N				*North		*North
					Proposed	21.74								
									20.57	1.05				
									21.66					
	R2	Residential	Bedroom	W3	Existing	15.50	0.99	285°N				*North		*North
					Proposed	15.27								
									15.50	0.99				

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Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
	R3	Residential	Bedroom	W4	Existing	15.13	0.99	285°N	15.27			*North		*North
					Proposed	15.04			15.13	0.99				
									15.04					
	R4	Residential	LKD	W5	Existing	15.77	0.99	285°N				*North		*North
					Proposed	15.61			15.77	0.99				
									15.61					
	R5	Residential	Bedroom	W6	Existing	26.59	1.01	285°N				*North		*North
					Proposed	26.75								
				W7	Existing	23.76	1.03	305°N				*North		*North
					Proposed	24.41			24.74	1.02				
									25.22					
	R6	Residential	LKD	W8	Existing	10.02	0.95	295°N				*North		*North
					Proposed	9.51			10.02	0.95				
									9.51					
	R7	Residential	LKD	W9	Existing	11.12	0.97	295°N				*North		*North
					Proposed	10.76			11.12	0.97				
									10.76					
	R8	Residential	Bedroom	W10	Existing	28.39	1.00	284°N				*North		*North
					Proposed	28.32			28.39	1.00				
									28.32					
	R9	Residential	Bedroom	W11	Existing	7.04	1.00	296°N				*North		*North
					Proposed	7.01			7.04	1.00				
									7.01					
Eighth	R1	Residential	LKD	W1	Existing	22.68	1.05	305°N				*North		*North
					Proposed	23.79								
				W2	Existing	23.21	1.04	305°N				*North		*North
					Proposed	24.06			22.86	1.04				
									23.88					
	R2	Residential	Bedroom	W3	Existing	17.81	0.99	285°N				*North		*North
					Proposed	17.56			17.81	0.99				
									17.56					
	R3	Residential	Bedroom	W4	Existing	17.36	0.99	285°N				*North		*North
					Proposed	17.27			17.36	0.99				
									17.27					
	R4	Residential	LKD	W5	Existing	17.98	0.99	285°N				*North		*North
					Proposed	17.80			17.98	0.99				
									17.80					
	R5	Residential	Bedroom	W6	Existing	29.18	1.00	285°N				*North		*North
					Proposed	29.23								
				W7	Existing	26.09	1.02	305°N				*North		*North
					Proposed	26.64			27.63	1.01				
									27.93					
	R6	Residential	LKD	W8	Existing	12.06	0.95	295°N				*North		*North
					Proposed	11.44			12.06	0.95				
									11.44					
	R7	Residential	LKD	W9	Existing	13.05	0.97	295°N				*North		*North
					Proposed	12.65			13.05	0.97				
									12.65					
	R8	Residential	Bedroom	W10	Existing	31.19	1.00	284°N				*North		*North
					Proposed	31.05								
				W11	Existing	31.04	1.00	284°N				*North		*North
					Proposed	30.92			31.12	1.00				
									30.99					
	R9	Residential	Bedroom	W12	Existing	8.85	0.99	296°N				*North		*North
					Proposed	8.72			8.85	0.99				
									8.72					
Ninth	R1	Residential	LKD	W1	Existing	24.70	1.04	305°N				*North		*North
					Proposed	25.81								
				W2	Existing	25.49	1.03	305°N				*North		*North
					Proposed	26.22			25.23	1.03				
									26.08					
	R2	Residential	Bedroom	W3	Existing	19.96	0.99	285°N				*North		*North
					Proposed	19.68			19.96	0.99				
									19.68					
	R3	Residential	Bedroom	W4	Existing	19.46	0.99	285°N				*North		*North
					Proposed	19.36			19.46	0.99				
									19.36					
	R4	Residential	LKD	W5	Existing	20.05	0.99	285°N				*North		*North
					Proposed	19.86			20.05	0.99				
									19.86					
	R5	Residential	Bedroom	W6	Existing	31.55	1.00	285°N				*North		*North
					Proposed	31.51								

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
				W7	Existing	28.51	1.01	305°N				*North		*North
					Proposed	28.89								
									29.60	1.01				
									29.83					
	R6	Residential	LKD	W8	Existing	13.94	0.95	295°N				*North		*North
					Proposed	13.27								
									13.94	0.95				
									13.27					
	R7	Residential	LKD	W9	Existing	14.88	0.97	295°N				*North		*North
					Proposed	14.45								
									14.88	0.97				
									14.45					
	R8	Residential	Bedroom	W10	Existing	33.74	0.99	284°N				*North		*North
					Proposed	33.51								
									33.74	0.99				
									33.51					
	R9	Residential	Bedroom	W11	Existing	10.53	0.98	296°N				*North		*North
					Proposed	10.31								
									10.53	0.98				
									10.31					
Tenth	R1	Residential	LKD	W1	Existing	26.86	1.03	305°N				*North		*North
					Proposed	27.64								
									26.86	1.03				
									27.64					
	R2	Residential	Bedroom	W2	Existing	19.10	0.98	285°N				*North		*North
					Proposed	18.64								
									19.10	0.98				
									18.64					
	R3	Residential	Bedroom	W3	Existing	18.65	0.98	285°N				*North		*North
					Proposed	18.29								
									18.65	0.98				
									18.29					
	R4	Residential	LKD	W4	Existing	19.20	0.98	285°N				*North		*North
					Proposed	18.77								
									19.20	0.98				
									18.77					
	R5	Residential	Bedroom	W5	Existing	33.25	1.00	285°N				*North		*North
					Proposed	33.15								
				W6	Existing	30.53	1.01	305°N				*North		*North
					Proposed	30.74								
									31.89	1.00				
									31.94					
	R6	Residential	LKD	W7	Existing	18.22	0.97	295°N				*North		*North
					Proposed	17.71								
									18.22	0.97				
									17.71					
	R7	Residential	LKD	W8	Existing	18.75	0.98	295°N				*North		*North
					Proposed	18.34								
									18.75	0.98				
									18.34					
	R8	Residential	Bedroom	W9	Existing	35.32	0.99	284°N				*North		*North
					Proposed	35.10								
									35.32	0.99				
									35.10					
	R9	Residential	Bedroom	W10	Existing	11.73	0.98	296°N				*North		*North
					Proposed	11.52								
									11.73	0.98				
									11.52					
Eleventh	R1	Residential	Bedroom	W1	Existing	29.15	1.03	295°N				*North		*North
					Proposed	30.07								
									29.15	1.03				
									30.07					
	R2	Residential	Bedroom	W2	Existing	29.64	1.03	295°N				*North		*North
					Proposed	30.39								
				W3	Existing	31.59	1.01	285°N				*North		*North
					Proposed	32.06								
									30.54	1.02				
									31.16					
	R3	Residential	LKD	W4	Existing	31.05	1.01	285°N				*North		*North
					Proposed	31.30								
									31.05	1.01				
									31.30					
	R4	Residential	Bedroom	W5	Existing	33.53	1.00	285°N				*North		*North
					Proposed	33.54								
									33.53	1.00				
									33.54					
	R5	Residential	LKD	W6	Existing	33.83	1.00	285°N				*North		*North
					Proposed	33.81								
									33.83	1.00				
									33.81					
	R6	Residential	Bedroom	W7	Existing	26.90	1.04	295°N				*North		*North
					Proposed	28.09								
									26.90	1.04				
									28.09					
						Distel Apartments								
Ground	R1	Residential	LKD	W1	Existing	6.36	1.00	212°			18.00	1.00	1.00	1.00
					Proposed	6.36					18.00		1.00	
				W2	Existing	3.18	1.12	32°N				*North		*North
					Proposed	3.57								
				W3	Existing	6.67	1.00	122°			8.00	1.00		1.00
					Proposed	6.67					8.00		1.00	

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
				W40	Existing	8.13	1.00	122°			18.00	1.00	2.00	1.00
					Proposed	8.13					18.00		2.00	
									6.42	1.01				
									6.50					
	R2	Residential	Bedroom	W4	Existing	1.50	1.00	122°			1.00	1.00	0.00	1.00
					Proposed	1.50					1.00		0.00	
				W5	Existing	4.13	1.00	122°			4.00	1.00	0.00	1.00
					Proposed	4.13					4.00		0.00	
									2.82	1.00				
									2.82					
	R3	Residential	LKD	W6	Existing	8.54	1.00	212°			20.00	1.00	2.00	1.00
					Proposed	8.54					20.00		2.00	
				W7	Existing	9.67	1.02	122°			17.00	1.00	1.00	1.00
					Proposed	9.84					17.00		1.00	
				W8	Existing	9.61	1.02	122°			18.00	1.00	2.00	1.00
					Proposed	9.78					18.00		2.00	
									9.26	1.01				
									9.38					
	R4	Residential	Office-Open Plan	W9	Existing	11.98	1.00	181°			19.00	1.00	4.00	1.00
					Proposed	11.98					19.00		4.00	
				W10	Existing	12.33	1.00	181°			21.00	1.00	5.00	1.00
					Proposed	12.33					21.00		5.00	
				W11	Existing	12.45	1.00	181°			23.00	1.00	6.00	1.00
					Proposed	12.45					23.00		6.00	
				W12	Existing	12.43	1.00	181°			23.00	1.00	6.00	1.00
					Proposed	12.43					23.00		6.00	
				W13	Existing	12.28	1.00	181°			22.00	1.00	5.00	1.00
					Proposed	12.28					22.00		5.00	
				W14	Existing	12.04	1.00	181°			23.00	1.00	7.00	1.00
					Proposed	12.04					23.00		7.00	
				W15	Existing	11.75	1.00	181°			23.00	1.00	6.00	1.00
					Proposed	11.75					23.00		6.00	
				W16	Existing	2.90	1.02	118°			13.00	1.00	4.00	1.00
					Proposed	2.96					13.00		4.00	
				W17	Existing	2.83	1.02	118°			13.00	1.00	4.00	1.00
					Proposed	2.89					13.00		4.00	
				W18	Existing	2.68	1.03	118°			12.00	1.00	4.00	1.00
					Proposed	2.76					12.00		4.00	
				W19	Existing	2.64	1.03	118°			11.00	1.00	4.00	1.00
					Proposed	2.73					11.00		4.00	
				W20	Existing	6.07	0.97	1°N				*North		*North
					Proposed	5.88								
				W21	Existing	5.85	0.98	1°N				*North		*North
					Proposed	5.76								
				W22	Existing	4.29	0.88	1°N				*North		*North
					Proposed	3.79								
				W23	Existing	3.82	0.77	1°N				*North		*North
					Proposed	2.93								
				W24	Existing	1.78	0.44	1°N				*North		*North
					Proposed	0.79								
				W25	Existing	1.90	0.24	1°N				*North		*North
					Proposed	0.46								
				W26	Existing	2.24	0.25	1°N				*North		*North
					Proposed	0.55								
				W27	Existing	2.31	0.86	1°N				*North		*North
					Proposed	1.99								
				W28	Existing	2.97	1.04	1°N				*North		*North
					Proposed	3.08								
				W29	Existing	4.28	0.52	1°N				*North		*North
					Proposed	2.21								
				W30	Existing	4.04	0.62	1°N				*North		*North
					Proposed	2.49								
				W31	Existing	23.69	0.75	302°N				*North		*North
					Proposed	17.70								
				W32	Existing	20.31	0.74	302°N				*North		*North
					Proposed	14.98								
				W33	Existing	18.38	0.79	302°N				*North		*North
					Proposed	14.54								
				W34	Existing	6.21	0.58	302°N				*North		*North
					Proposed	3.60								
									7.77	0.88				
									6.83					
	R5	Residential	Bedroom	W35	Existing	12.98	0.93	302°N				*North		*North
					Proposed	12.02								
									12.98	0.93				
									12.02					
	R6	Residential	LKD	W36	Existing	20.34	0.92	302°N				*North		*North
					Proposed	18.70								
				W37	Existing	30.36	0.96	302°N				*North		*North
					Proposed	29.07								
									27.59	0.95				
									26.20					
	R7	Residential	Bedroom	W38	Existing	10.28	1.00	302°N				*North		*North
					Proposed	10.28								
									10.28	1.00				
									10.28					
	R8	Residential	Bedroom	W39	Existing	6.81	1.00	302°N				*North		*North
					Proposed	6.78								
									6.81	1.00				
									6.78					
First	R1	Residential	LKD	W1	Existing	8.53	1.01	122°			19.00	1.00	4.00	1.00
					Proposed	8.61					19.00		4.00	
				W2	Existing	5.02	1.00	122°			10.00	1.00	1.00	1.00

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Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	5.02					10.00		1.00	
				W38	Existing	10.60	1.02	122°			22.00	1.00	4.00	1.00
					Proposed	10.80					22.00		4.00	
									8.05	1.01				
									8.14					
	R2	Residential	Study	W3	Existing	4.93	1.00	122°			9.00	1.00	0.00	1.00
					Proposed	4.93					9.00		0.00	
				W4	Existing	2.85	1.00	122°			5.00	1.00	0.00	1.00
					Proposed	2.85					5.00		0.00	
				W5	Existing	3.28	1.00	122°			8.00	1.00	3.00	1.00
					Proposed	3.28					8.00		3.00	
									3.62	1.00				
									3.62					
	R3	Residential	Office-Open Plan	W6	Existing	12.95	1.00	181°			21.00	1.00	5.00	1.00
					Proposed	12.95					21.00		5.00	
				W7	Existing	13.31	1.00	181°			21.00	1.00	5.00	1.00
					Proposed	13.31					21.00		5.00	
				W8	Existing	13.43	1.00	181°			24.00	1.00	6.00	1.00
					Proposed	13.43					24.00		6.00	
				W9	Existing	13.38	1.00	181°			23.00	1.00	6.00	1.00
					Proposed	13.38					23.00		6.00	
				W10	Existing	13.21	1.00	181°			22.00	1.00	5.00	1.00
					Proposed	13.21					22.00		5.00	
				W11	Existing	12.93	1.00	181°			26.00	1.00	8.00	1.00
					Proposed	12.93					26.00		8.00	
				W12	Existing	12.60	1.00	181°			26.00	1.00	7.00	1.00
					Proposed	12.60					26.00		7.00	
				W13	Existing	3.36	1.02	118°			13.00	1.00	4.00	1.00
					Proposed	3.44					13.00		4.00	
				W14	Existing	3.28	1.03	118°			13.00	1.00	4.00	1.00
					Proposed	3.38					13.00		4.00	
				W15	Existing	3.12	1.03	118°			13.00	1.00	4.00	1.00
					Proposed	3.22					13.00		4.00	
				W16	Existing	3.05	1.04	118°			13.00	1.00	4.00	1.00
					Proposed	3.17					13.00		4.00	
				W17	Existing	6.35	1.08	1°N				*North		*North
					Proposed	6.87								
				W18	Existing	6.14	1.09	1°N				*North		*North
					Proposed	6.69								
				W19	Existing	4.01	1.06	1°N				*North		*North
					Proposed	4.27								
				W20	Existing	3.49	0.97	1°N				*North		*North
					Proposed	3.38								
				W21	Existing	0.26	0.54	1°N				*North		*North
					Proposed	0.14								
				W22	Existing	0.37	0.22	1°N				*North		*North
					Proposed	0.08								
				W23	Existing	0.54	0.15	1°N				*North		*North
					Proposed	0.08								
				W24	Existing	0.82	0.11	1°N				*North		*North
					Proposed	0.09								
				W25	Existing	0.44	0.95	1°N				*North		*North
					Proposed	0.42								
				W26	Existing	0.70	0.21	1°N				*North		*North
					Proposed	0.15								
				W27	Existing	0.88	0.30	1°N				*North		*North
					Proposed	0.26								
				W28	Existing	1.27	0.33	1°N				*North		*North
					Proposed	0.42								
				W29	Existing	13.52	0.73	302°N				*North		*North
					Proposed	9.89								
				W30	Existing	12.84	0.75	302°N				*North		*North
					Proposed	9.62								
				W31	Existing	11.75	0.93	302°N				*North		*North
					Proposed	10.87								
									6.23	0.95				
									5.94					
	R4	Residential	LKD	W32	Existing	12.45	0.85	302°N				*North		*North
					Proposed	10.62								
									12.45	0.85				
									10.62					
	R5	Residential	Bedroom	W33	Existing	31.50	0.93	302°N				*North		*North
					Proposed	29.37								
									31.50	0.93				
									29.37					
	R6	Residential	Bedroom	W34	Existing	28.11	0.94	302°N				*North		*North
					Proposed	26.32								
									28.11	0.94				
									26.32					
	R7	Residential	Bedroom	W35	Existing	32.62	0.96	302°N				*North		*North
					Proposed	31.40								
									32.62	0.96				
									31.40					
	R8	Residential	Bedroom	W36	Existing	9.08	1.00	302°N				*North		*North
					Proposed	9.08								
									9.08	1.00				
									9.08					
	R9	Residential	Bedroom	W37	Existing	7.70	0.99	302°N				*North		*North
					Proposed	7.66								
									7.70	0.99				
									7.66					
Second	R1	Residential	Bedroom	W1	Existing	13.95	1.01	131°			24.00	1.00	4.00	1.00
					Proposed	14.13					24.00		4.00	

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
				W2	Existing	13.83	1.01	131°			24.00	1.00	4.00	1.00
					Proposed	14.02					24.00		4.00	
									13.91	1.01				
									14.09					
	R2	Residential	LKD	W3	Existing	13.64	1.01	131°			25.00	1.00	4.00	1.00
					Proposed	13.83					25.00		4.00	
				W4	Existing	0.00	1.00	32°N				*North		*North
					Proposed	0.00								
									7.99	1.01				
									8.10					
	R3	Residential	LKD	W5	Existing	0.01	1.00	212°			0.00	1.00	0.00	1.00
					Proposed	0.01					0.00		0.00	
				W6	Existing	11.85	1.02	122°			26.00	1.00	7.00	1.00
					Proposed	12.06					26.00		7.00	
									5.88	1.02				
									5.99					
	R4	Residential	Bedroom	W7	Existing	11.47	1.02	122°			25.00	1.00	6.00	1.00
					Proposed	11.72					25.00		6.00	
				W8	Existing	11.29	1.02	122°			25.00	1.00	6.00	1.00
					Proposed	11.54					25.00		6.00	
									11.38	1.02				
									11.63					
	R5	Residential	Bedroom	W9	Existing	10.97	1.03	122°			23.00	1.00	5.00	1.00
					Proposed	11.25					23.00		5.00	
									10.97	1.03				
									11.25					
	R6	Residential	Bedroom	W10	Existing	10.80	1.03	122°			24.00	1.00	6.00	1.00
					Proposed	11.09					24.00		6.00	
									10.80	1.03				
									11.09					
	R7	Residential	LKD	W11	Existing	10.16	1.08	122°			24.00	1.00	7.00	1.00
					Proposed	10.98					24.00		7.00	
				W12	Existing	10.47	1.04	122°			24.00	1.00	6.00	1.00
					Proposed	10.93					24.00		6.00	
				W13	Existing	0.40	1.75	32°N				*North		*North
					Proposed	0.70								
									5.01	1.09				
									5.47					
	R8	Residential	Bedroom	W14	Existing	1.58	1.05	2°N				*North		*North
					Proposed	1.66								
									1.58	1.05				
									1.66					
	R9	Residential	Bedroom	W15	Existing	1.04	1.10	32°N				*North		*North
					Proposed	1.14								
									1.04	1.10				
									1.14					
	R10	Residential	LKD	W16	Existing	1.51	0.31	23°N				*North		*North
					Proposed	0.47								
				W17	Existing	28.47	0.80	302°N				*North		*North
					Proposed	22.65								
				W18	Existing	29.27	0.83	302°N				*North		*North
					Proposed	24.30								
				W19	Existing	29.83	0.85	302°N				*North		*North
					Proposed	25.41								
									17.30	0.80				
									13.84					
	R11	Residential	Bedroom	W20	Existing	30.95	0.89	302°N				*North		*North
					Proposed	27.44								
									30.95	0.89				
									27.44					
	R12	Residential	LKD	W21	Existing	31.59	0.90	302°N				*North		*North
					Proposed	28.56								
									31.59	0.90				
									28.56					
	R13	Residential	Bedroom	W22	Existing	17.58	0.96	302°N				*North		*North
					Proposed	16.84								
									17.58	0.96				
									16.84					
	R14	Residential	Bedroom	W23	Existing	11.59	0.96	302°N				*North		*North
					Proposed	11.15								
									11.59	0.96				
									11.15					
	R15	Residential	LKD	W24	Existing	34.81	0.97	296°N				*North		*North
					Proposed	33.80								
									34.81	0.97				
									33.80					
	R16	Residential	Bedroom	W25	Existing	10.52	1.00	313°N				*North		*North
					Proposed	10.52								
									10.52	1.00				
									10.52					
	R17	Residential	Bedroom	W26	Existing	10.66	1.00	313°N				*North		*North
					Proposed	10.64								
									10.66	1.00				
									10.64					
	R18	Residential	LKD	W27	Existing	0.69	1.00	131°			1.00	1.00	1.00	1.00
					Proposed	0.69					1.00		1.00	
									0.69	1.00				
									0.69					
Third	R1	Residential	Bedroom	W1	Existing	15.88	1.01	131°			29.00	1.00	7.00	1.00
					Proposed	16.09					29.00		7.00	
				W2	Existing	15.76	1.01	131°			30.00	1.00	7.00	1.00
					Proposed	15.97					30.00		7.00	
									15.84	1.01				

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
									16.05					
	R2	Residential	LKD	W3	Existing	15.50	1.01	131°			31.00	1.00	9.00	1.00
					Proposed	15.72					31.00		9.00	
				W4	Existing	15.22	1.02	131°			30.00	1.00	8.00	1.00
					Proposed	15.45					30.00		8.00	
				W5	Existing	0.00	1.00	32°N				*North		*North
					Proposed	0.00								
									9.34	1.01				
									9.47					
	R3	Residential	LKD	W6	Existing	0.01	1.00	212°			0.00	1.00	0.00	1.00
					Proposed	0.01					0.00		0.00	
				W7	Existing	13.60	1.02	122°			28.00	1.00	8.00	1.00
					Proposed	13.86					28.00		8.00	
				W8	Existing	13.34	1.02	122°			28.00	1.00	8.00	1.00
					Proposed	13.62					28.00		8.00	
									8.94	1.02				
									9.12					
	R4	Residential	Bedroom	W9	Existing	13.10	1.02	122°			27.00	1.00	7.00	1.00
					Proposed	13.40					27.00		7.00	
				W10	Existing	12.96	1.02	122°			27.00	1.00	7.00	1.00
					Proposed	13.24					27.00		7.00	
									13.03	1.02				
									13.32					
	R5	Residential	Bedroom	W11	Existing	12.57	1.03	122°			27.00	1.00	7.00	1.00
					Proposed	12.90					27.00		7.00	
									12.57	1.03				
									12.90					
	R6	Residential	Bedroom	W12	Existing	12.33	1.03	122°			27.00	1.00	8.00	1.00
					Proposed	12.68					27.00		8.00	
									12.33	1.03				
									12.68					
	R7	Residential	LKD	W13	Existing	11.65	1.07	122°			27.00	1.00	8.00	1.00
					Proposed	12.48					27.00		8.00	
				W14	Existing	11.96	1.04	122°			27.00	1.00	8.00	1.00
					Proposed	12.49					27.00		8.00	
				W15	Existing	0.86	1.55	32°N				*North		*North
					Proposed	1.33								
									5.95	1.09				
									6.51					
	R8	Residential	Bedroom	W16	Existing	0.95	0.51	2°N				*North		*North
					Proposed	0.48								
									0.95	0.51				
									0.48					
	R9	Residential	Bedroom	W17	Existing	1.15	1.52	32°N				*North		*North
					Proposed	1.75								
									1.15	1.52				
									1.75					
	R10	Residential	LKD	W18	Existing	1.60	0.83	23°N				*North		*North
					Proposed	1.32								
				W19	Existing	28.81	0.84	302°N				*North		*North
					Proposed	24.08								
				W20	Existing	29.94	0.87	302°N				*North		*North
					Proposed	26.14								
									15.46	0.85				
									13.10					
	R11	Residential	Bedroom	W21	Existing	31.05	0.91	302°N				*North		*North
					Proposed	28.11								
									31.05	0.91				
									28.11					
	R12	Residential	LKD	W22	Existing	31.94	0.93	302°N				*North		*North
					Proposed	29.62								
									31.94	0.93				
									29.62					
	R13	Residential	Bedroom	W23	Existing	17.56	0.98	302°N				*North		*North
					Proposed	17.20								
									17.56	0.98				
									17.20					
	R14	Residential	Bedroom	W24	Existing	11.57	0.98	302°N				*North		*North
					Proposed	11.36								
									11.57	0.98				
									11.36					
	R15	Residential	LKD	W25	Existing	34.89	0.97	296°N				*North		*North
					Proposed	33.88								
									34.89	0.97				
									33.88					
	R16	Residential	Bedroom	W26	Existing	10.59	1.00	313°N				*North		*North
					Proposed	10.59								
									10.59	1.00				
									10.59					
	R17	Residential	Bedroom	W27	Existing	10.73	1.00	313°N				*North		*North
					Proposed	10.72								
									10.73	1.00				
									10.72					
	R18	Residential	LKD	W28	Existing	0.94	1.00	131°			3.00	1.00	3.00	1.00
					Proposed	0.94					3.00		3.00	
									0.94	1.00				
									0.94					
Fourth	R1	Residential	Bedroom	W1	Existing	18.21	1.01	131°			34.00	1.00	9.00	1.00
					Proposed	18.42					34.00		9.00	
				W2	Existing	18.02	1.01	131°			34.00	1.00	9.00	1.00
					Proposed	18.25					34.00		9.00	
									18.11	1.01				
									18.33					

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
	R2	Residential	LKD	W3	Existing	17.68	1.01	131°			34.00	1.00	10.00	1.00
					Proposed	17.92					34.00		10.00	
				W4	Existing	17.46	1.01	131°			33.00	1.00	9.00	1.00
					Proposed	17.72					33.00		9.00	
				W5	Existing	0.00	1.00	32°N				*North		*North
					Proposed	0.00								
									11.60	1.01				
									11.76					
	R3	Residential	LKD	W6	Existing	0.03	1.00	212°			0.00	1.00	0.00	1.00
					Proposed	0.03					0.00		0.00	
				W7	Existing	15.62	1.02	122°			30.00	1.00	8.00	1.00
					Proposed	15.94					30.00		8.00	
				W8	Existing	15.28	1.02	122°			31.00	1.00	9.00	1.00
					Proposed	15.59					31.00		9.00	
									10.26	1.02				
									10.47					
	R4	Residential	Bedroom	W9	Existing	15.04	1.02	122°			31.00	1.00	9.00	1.00
					Proposed	15.39					31.00		9.00	
				W10	Existing	14.75	1.02	122°			31.00	1.00	10.00	1.00
					Proposed	15.09					31.00		10.00	
									14.90	1.02				
									15.24					
	R5	Residential	Bedroom	W11	Existing	14.46	1.03	122°			30.00	1.00	9.00	1.00
					Proposed	14.83					30.00		9.00	
				W12	Existing	14.13	1.03	122°			30.00	1.00	9.00	1.00
					Proposed	14.55					30.00		9.00	
									14.30	1.03				
									14.69					
	R6	Residential	LKD	W13	Existing	13.33	1.07	122°			30.00	1.00	9.00	1.00
					Proposed	14.28					30.00		9.00	
				W14	Existing	13.73	1.04	122°			31.00	1.00	10.00	1.00
					Proposed	14.32					31.00		10.00	
				W15	Existing	0.03	2.00	32°N				*North		*North
					Proposed	0.06								
									6.30	1.06				
									6.68					
	R7	Residential	Bedroom	W16	Existing	2.12	1.10	2°N				*North		*North
					Proposed	2.33								
									2.12	1.10				
									2.33					
	R8	Residential	Bedroom	W17	Existing	1.25	1.50	32°N				*North		*North
					Proposed	1.87								
									1.25	1.50				
									1.87					
	R9	Residential	LKD	W18	Existing	1.66	0.92	23°N				*North		*North
					Proposed	1.53								
				W19	Existing	28.37	0.83	302°N				*North		*North
					Proposed	23.65								
				W20	Existing	29.21	0.87	302°N				*North		*North
					Proposed	25.41								
									15.36	0.86				
									13.23					
	R10	Residential	Bedroom	W21	Existing	31.14	0.92	302°N				*North		*North
					Proposed	28.72								
									31.14	0.92				
									28.72					
	R11	Residential	LKD	W22	Existing	31.72	0.93	302°N				*North		*North
					Proposed	29.56								
				W23	Existing	32.18	0.94	302°N				*North		*North
					Proposed	30.37								
									31.95	0.94				
									29.96					
	R12	Residential	Bedroom	W24	Existing	17.42	1.00	302°N				*North		*North
					Proposed	17.41								
									17.42	1.00				
									17.41					
	R13	Residential	Bedroom	W25	Existing	11.47	1.00	302°N				*North		*North
					Proposed	11.47								
									11.47	1.00				
									11.47					
	R14	Residential	LKD	W26	Existing	35.00	0.97	296°N				*North		*North
					Proposed	33.98								
				W27	Existing	35.01	0.97	296°N				*North		*North
					Proposed	34.08								
									35.00	0.97				
									34.01					
	R15	Residential	Bedroom	W28	Existing	10.49	1.00	313°N				*North		*North
					Proposed	10.49								
									10.49	1.00				
									10.49					
	R16	Residential	Bedroom	W29	Existing	10.62	1.00	313°N				*North		*North
					Proposed	10.62								
									10.62	1.00				
									10.62					
	R17	Residential	LKD	W30	Existing	1.39	1.00	131°			3.00	1.00	3.00	1.00
					Proposed	1.39					3.00		3.00	
									1.39	1.00				
									1.39					
Fifth	R1	Residential	Bedroom	W1	Existing	20.69	1.01	131°			41.00	1.00	12.00	1.00
					Proposed	20.92					41.00		12.00	
				W2	Existing	20.45	1.01	131°			39.00	1.00	10.00	1.00
					Proposed	20.69					39.00		10.00	
									20.60	1.01				

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
									20.83					
	R2	Residential	LKD	W3	Existing	20.15	1.01	131°			40.00	1.00	11.00	1.00
					Proposed	20.40					40.00		11.00	
				W4	Existing	0.00	1.00	32°N				*North		*North
					Proposed	0.00								
									11.81	1.01				
									11.95					
	R3	Residential	Bedroom	W5	Existing	0.34	1.00	212°			1.00	1.00	1.00	1.00
					Proposed	0.34					1.00		1.00	
				W6	Existing	17.82	1.02	122°			36.00	1.00	10.00	1.00
					Proposed	18.18					36.00		10.00	
									9.01	1.02				
									9.19					
	R4	Residential	Bedroom	W7	Existing	17.24	1.02	122°			37.00	1.00	11.00	1.00
					Proposed	17.63					37.00		11.00	
									17.24	1.02				
									17.63					
	R5	Residential	LKD	W8	Existing	16.78	1.02	122°			35.00	1.00	11.00	1.00
					Proposed	17.18					35.00		11.00	
									16.78	1.02				
									17.18					
	R6	Residential	Bedroom	W9	Existing	16.54	1.03	122°			34.00	1.00	10.00	1.00
					Proposed	16.98					34.00		10.00	
									16.54	1.03				
									16.98					
	R7	Residential	LKD	W10	Existing	15.38	1.06	122°			33.00	1.00	10.00	1.00
					Proposed	16.36					33.00		10.00	
				W12	Existing	1.53	1.52	32°N				*North		*North
					Proposed	2.33								
				W13	Existing	2.00	1.68	2°N				*North		*North
					Proposed	3.36								
									4.19	1.26				
									5.26					
	R8	Residential	Bedroom	W11	Existing	15.85	1.04	122°			33.00	1.00	10.00	1.00
					Proposed	16.48					33.00		10.00	
									15.85	1.04				
									16.48					
	R9	Residential	Bedroom	W14	Existing	1.36	1.46	32°N				*North		*North
					Proposed	1.98								
									1.36	1.46				
									1.98					
	R10	Residential	LKD	W15	Existing	1.76	0.96	23°N				*North		*North
					Proposed	1.69								
				W16	Existing	28.57	0.84	302°N				*North		*North
					Proposed	24.09								
				W17	Existing	29.45	0.88	302°N				*North		*North
					Proposed	25.78								
									15.38	0.86				
									13.23					
	R11	Residential	Bedroom	W18	Existing	30.39	0.90	302°N				*North		*North
					Proposed	27.41								
									30.39	0.90				
									27.41					
	R12	Residential	Bedroom	W19	Existing	31.69	0.93	302°N				*North		*North
					Proposed	29.44								
									31.69	0.93				
									29.44					
	R13	Residential	LKD	W20	Existing	32.37	0.95	302°N				*North		*North
					Proposed	30.64								
				W21	Existing	15.19	1.00	302°N				*North		*North
					Proposed	15.19								
									25.25	0.96				
									24.24					
	R14	Residential	Bedroom	W22	Existing	17.31	1.00	302°N				*North		*North
					Proposed	17.31								
									17.31	1.00				
									17.31					
	R15	Residential	Bedroom	W23	Existing	14.05	1.00	302°N				*North		*North
					Proposed	14.05								
									14.05	1.00				
									14.05					
	R16	Residential	LKD	W24	Existing	35.16	0.97	296°N				*North		*North
					Proposed	34.18								
									35.16	0.97				
									34.18					
	R17	Residential	Bedroom	W25	Existing	10.65	1.00	313°N				*North		*North
					Proposed	10.65								
									10.65	1.00				
									10.65					
	R18	Residential	Bedroom	W26	Existing	10.78	1.00	313°N				*North		*North
					Proposed	10.78								
									10.78	1.00				
									10.78					
	R19	Residential	LKD	W27	Existing	2.71	1.00	131°			5.00	1.00	4.00	1.00
					Proposed	2.71					5.00		4.00	
									2.71	1.00				
									2.71					
Sixth	R1	Residential	Bedroom	W1	Existing	23.28	1.01	131°			48.00	1.00	16.00	1.00
					Proposed	23.53					48.00		16.00	
				W2	Existing	23.10	1.01	131°			48.00	1.00	16.00	1.00
					Proposed	23.35					48.00		16.00	
									23.21	1.01				
									23.46					

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
	R2	Residential	LKD	W3	Existing	22.72	1.01	131°			48.00	1.00	16.00	1.00
					Proposed	23.00					48.00		16.00	
				W4	Existing	22.34	1.01	131°			46.00	1.00	15.00	1.00
					Proposed	22.62					46.00		15.00	
				W5	Existing	0.00	1.00	32°N				*North		*North
					Proposed	0.00								
									13.70	1.01				
									13.87					
	R3	Residential	Bedroom	W6	Existing	0.20	1.00	212°			0.00	1.00	0.00	1.00
					Proposed	0.20					0.00		0.00	
				W7	Existing	20.26	1.02	122°			43.00	1.00	14.00	1.00
					Proposed	20.64					43.00		14.00	
									10.15	1.02				
									10.34					
	R4	Residential	Bedroom	W8	Existing	19.76	1.02	122°			42.00	1.00	13.00	1.00
					Proposed	20.19					42.00		13.00	
									19.76	1.02				
									20.19					
	R5	Residential	LKD	W9	Existing	19.36	1.02	122°			41.00	1.00	12.00	1.00
					Proposed	19.81					41.00		12.00	
									19.36	1.02				
									19.81					
	R6	Residential	Bedroom	W10	Existing	18.98	1.03	122°			41.00	1.00	12.00	1.00
					Proposed	19.48					41.00		12.00	
									18.98	1.03				
									19.48					
	R7	Residential	LKD	W11	Existing	17.82	1.05	122°			39.00	1.00	11.00	1.00
					Proposed	18.79					39.00		11.00	
				W13	Existing	3.49	1.26	32°N				*North		*North
					Proposed	4.38								
				W14	Existing	3.97	1.32	2°N				*North		*North
					Proposed	5.23								
									6.24	1.17				
									7.30					
	R8	Residential	Bedroom	W12	Existing	18.40	1.03	122°			40.00	1.00	12.00	1.00
					Proposed	19.03					40.00		12.00	
									18.40	1.03				
									19.03					
	R9	Residential	Bedroom	W15	Existing	1.47	1.41	32°N				*North		*North
					Proposed	2.07								
									1.47	1.41				
									2.07					
	R10	Residential	LKD	W16	Existing	1.85	0.94	23°N				*North		*North
					Proposed	1.73								
				W17	Existing	28.99	0.86	302°N				*North		*North
					Proposed	24.85								
									12.74	0.86				
									11.00					
	R11	Residential	Bedroom	W18	Existing	30.50	0.90	302°N				*North		*North
					Proposed	27.47								
									30.50	0.90				
									27.47					
	R12	Residential	Bedroom	W19	Existing	31.40	0.92	302°N				*North		*North
					Proposed	28.86								
									31.40	0.92				
									28.86					
	R13	Residential	LKD	W20	Existing	32.52	0.94	302°N				*North		*North
					Proposed	30.71								
				W21	Existing	15.03	1.00	302°N				*North		*North
					Proposed	15.03								
									25.27	0.96				
									24.21					
	R14	Residential	Bedroom	W22	Existing	17.14	1.00	302°N				*North		*North
					Proposed	17.14								
									17.14	1.00				
									17.14					
	R15	Residential	Bedroom	W23	Existing	13.91	1.00	302°N				*North		*North
					Proposed	13.91								
									13.91	1.00				
									13.91					
	R16	Residential	LKD	W24	Existing	35.30	0.97	296°N				*North		*North
					Proposed	34.29								
									35.30	0.97				
									34.29					
	R17	Residential	Bedroom	W25	Existing	10.59	1.00	313°N				*North		*North
					Proposed	10.59								
									10.59	1.00				
									10.59					
	R18	Residential	Bedroom	W26	Existing	10.73	1.00	313°N				*North		*North
					Proposed	10.73								
									10.73	1.00				
									10.73					
	R19	Residential	LKD	W27	Existing	4.40	1.00	131°			8.00	1.00	6.00	1.00
					Proposed	4.40					8.00		6.00	
									4.40	1.00				
									4.40					
Seventh	R1	Residential	Bedroom	W1	Existing	26.22	1.01	131°			53.00	1.00	16.00	1.00
					Proposed	26.47					53.00		16.00	
				W2	Existing	25.96	1.01	131°			53.00	1.00	16.00	1.00
					Proposed	26.23					53.00		16.00	
									26.09	1.01				
									26.35					
	R2	Residential	LKD	W3	Existing	25.50	1.01	131°			52.00	1.00	16.00	1.00

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	25.79					52.00		16.00	
				W4	Existing	25.22	1.01	131°			51.00	1.00	15.00	1.00
					Proposed	25.53					51.00		15.00	
				W5	Existing	0.02	1.00	32°N				*North		*North
					Proposed	0.02								
									16.74	1.01				
									16.94					
	R3	Residential	Bedroom	W6	Existing	0.67	1.00	212°			0.00	1.00	0.00	1.00
					Proposed	0.67					0.00		0.00	
				W7	Existing	22.90	1.02	122°			48.00	1.00	14.00	1.00
					Proposed	23.32					48.00		14.00	
									11.70	1.02				
									11.91					
	R4	Residential	Bedroom	W8	Existing	22.40	1.02	122°			48.00	1.00	14.00	1.00
					Proposed	22.89					48.00		14.00	
									22.40	1.02				
									22.89					
	R5	Residential	LKD	W9	Existing	22.02	1.02	122°			48.00	1.00	14.00	1.00
					Proposed	22.53					48.00		14.00	
									22.02	1.02				
									22.53					
	R6	Residential	Bedroom	W10	Existing	21.76	1.03	122°			48.00	1.00	14.00	1.00
					Proposed	22.31					48.00		14.00	
									21.76	1.03				
									22.31					
	R7	Residential	LKD	W11	Existing	20.49	1.05	122°			45.00	1.00	14.00	1.00
					Proposed	21.52					45.00		14.00	
				W13	Existing	1.49	0.39	32°N				*North		*North
					Proposed	0.58								
				W14	Existing	2.32	1.65	2°N				*North		*North
					Proposed	3.82								
									5.22	1.08				
									5.65					
	R8	Residential	Bedroom	W12	Existing	21.14	1.03	122°			48.00	1.00	14.00	1.00
					Proposed	21.83					48.00		14.00	
									21.14	1.03				
									21.83					
	R9	Residential	Bedroom	W15	Existing	1.57	1.38	32°N				*North		*North
					Proposed	2.16								
									1.57	1.38				
									2.16					
	R10	Residential	LKD	W16	Existing	1.97	0.95	23°N				*North		*North
					Proposed	1.88								
				W17	Existing	28.48	0.84	302°N				*North		*North
					Proposed	23.82								
				W18	Existing	29.43	0.87	302°N				*North		*North
					Proposed	25.60								
									15.60	0.86				
									13.49					
	R11	Residential	Bedroom	W19	Existing	30.63	0.90	302°N				*North		*North
					Proposed	27.54								
									30.63	0.90				
									27.54					
	R12	Residential	Bedroom	W20	Existing	31.55	0.92	302°N				*North		*North
					Proposed	28.95								
				W21	Existing	32.14	0.93	302°N				*North		*North
					Proposed	29.80								
									31.85	0.92				
									29.38					
	R13	Residential	LKD	W22	Existing	32.61	0.94	302°N				*North		*North
					Proposed	30.60								
				W23	Existing	15.09	1.00	302°N				*North		*North
					Proposed	15.09								
									22.40	0.96				
									21.56					
	R14	Residential	Bedroom	W24	Existing	17.21	1.00	302°N				*North		*North
					Proposed	17.20								
									17.21	1.00				
									17.20					
	R15	Residential	Bedroom	W25	Existing	13.97	1.00	302°N				*North		*North
					Proposed	13.97								
									13.97	1.00				
									13.97					
	R16	Residential	LKD	W26	Existing	35.45	0.97	296°N				*North		*North
					Proposed	34.34								
				W27	Existing	35.42	0.97	296°N				*North		*North
					Proposed	34.42								
									35.44	0.97				
									34.37					
	R17	Residential	Bedroom	W28	Existing	10.66	1.00	313°N				*North		*North
					Proposed	10.66								
									10.66	1.00				
									10.66					
	R18	Residential	Bedroom	W29	Existing	10.80	1.00	313°N				*North		*North
					Proposed	10.80								
									10.80	1.00				
									10.80					
	R19	Residential	LKD	W30	Existing	6.87	1.00	131°			14.00	1.00	9.00	1.00
					Proposed	6.87					14.00		9.00	
									6.87	1.00				
									6.87					
Eighth	R1	Residential	Bedroom	W1	Existing	29.14	1.01	131°			58.00	1.00	17.00	1.00
					Proposed	29.41					58.00		17.00	

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
				W2	Existing	28.84	1.01	131°			58.00	1.00	17.00	1.00
					Proposed	29.12					58.00		17.00	
									29.03	1.01				
									29.30					
	R2	Residential	LKD	W3	Existing	28.47	1.01	131°			58.00	1.00	18.00	1.00
					Proposed	28.76					58.00		18.00	
				W4	Existing	1.13	1.00	32°N				*North		*North
					Proposed	1.13								
									17.15	1.01				
									17.32					
	R3	Residential	Bedroom	W5	Existing	2.62	1.00	212°			7.00	1.00	5.00	1.00
					Proposed	2.62					7.00		5.00	
				W6	Existing	25.86	1.02	122°			52.00	1.00	14.00	1.00
					Proposed	26.35					52.00		14.00	
									18.31	1.02				
									18.64					
	R4	Residential	Bedroom	W7	Existing	25.50	1.02	122°			52.00	1.00	14.00	1.00
					Proposed	26.04					52.00		14.00	
									25.50	1.02				
									26.04					
	R5	Residential	LKD	W8	Existing	24.96	1.02	122°			52.00	1.00	14.00	1.00
					Proposed	25.57					52.00		14.00	
									24.96	1.02				
									25.57					
	R6	Residential	Bedroom	W9	Existing	24.67	1.03	122°			52.00	1.00	14.00	1.00
					Proposed	25.35					52.00		14.00	
									24.67	1.03				
									25.35					
	R7	Residential	LKD	W10	Existing	23.66	1.04	122°			53.00	1.00	14.00	1.00
					Proposed	24.72					53.00		14.00	
				W12	Existing	2.70	1.22	32°N				*North		*North
					Proposed	3.29								
				W13	Existing	3.00	1.37	2°N				*North		*North
					Proposed	4.10								
									6.80	1.13				
									7.68					
	R8	Residential	Bedroom	W11	Existing	24.09	1.04	122°			51.00	1.00	14.00	1.00
					Proposed	24.94					51.00		14.00	
									24.09	1.04				
									24.94					
	R9	Residential	Bedroom	W14	Existing	1.67	1.35	32°N				*North		*North
					Proposed	2.26								
									1.67	1.35				
									2.26					
	R10	Residential	LKD	W15	Existing	2.13	0.98	23°N				*North		*North
					Proposed	2.09								
				W16	Existing	29.13	0.86	302°N				*North		*North
					Proposed	25.00								
									12.96	0.87				
									11.28					
	R11	Residential	Bedroom	W17	Existing	30.76	0.90	302°N				*North		*North
					Proposed	27.64								
									30.76	0.90				
									27.64					
	R12	Residential	Bedroom	W18	Existing	31.86	0.92	302°N				*North		*North
					Proposed	29.31								
									31.86	0.92				
									29.31					
	R13	Residential	LKD	W19	Existing	32.87	0.94	302°N				*North		*North
					Proposed	30.93								
				W20	Existing	15.40	1.00	302°N				*North		*North
					Proposed	15.40								
									25.63	0.96				
									24.49					
	R14	Residential	Bedroom	W21	Existing	17.63	1.00	302°N				*North		*North
					Proposed	17.58								
									17.63	1.00				
									17.58					
	R15	Residential	Bedroom	W22	Existing	14.34	1.00	302°N				*North		*North
					Proposed	14.31								
									14.34	1.00				
									14.31					
	R16	Residential	LKD	W23	Existing	35.65	0.97	296°N				*North		*North
					Proposed	34.60								
									35.65	0.97				
									34.60					
	R17	Residential	Bedroom	W24	Existing	10.72	1.00	313°N				*North		*North
					Proposed	10.72								
									10.72	1.00				
									10.72					
	R18	Residential	Bedroom	W25	Existing	10.87	1.00	313°N				*North		*North
					Proposed	10.87								
									10.87	1.00				
									10.87					
	R19	Residential	LKD	W26	Existing	9.89	1.00	131°			20.00	1.00	10.00	1.00
					Proposed	9.89					20.00		10.00	
									9.89	1.00				
									9.89					
Ninth	R1	Residential	Bedroom	W1	Existing	31.79	1.01	131°			65.00	1.00	22.00	1.00
					Proposed	32.08					65.00		22.00	
									31.79	1.01				
									32.08					
	R2	Residential	LKD	W2	Existing	2.49	1.00	32°N				*North		*North

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	2.49								
									2.49	1.00				
									2.49					
	R3	Residential	Bedroom	W3	Existing	4.18	1.00	212°			13.00	1.00	9.00	1.00
					Proposed	4.18					13.00		9.00	
				W4	Existing	28.89	1.02	122°			61.00	1.00	19.00	1.00
					Proposed	29.41					61.00		19.00	
									21.03	1.02				
									21.38					
	R4	Residential	Bedroom	W5	Existing	28.57	1.02	122°			60.00	1.00	18.00	1.00
					Proposed	29.15					60.00		18.00	
									28.57	1.02				
									29.15					
	R5	Residential	LKD	W6	Existing	28.09	1.02	122°			60.00	1.00	18.00	1.00
					Proposed	28.75					60.00		18.00	
									28.09	1.02				
									28.75					
	R6	Residential	Bedroom	W7	Existing	27.83	1.03	122°			58.00	1.00	16.00	1.00
					Proposed	28.57					58.00		16.00	
									27.83	1.03				
									28.57					
	R7	Residential	LKD	W8	Existing	26.91	1.04	122°			58.00	1.00	17.00	1.00
					Proposed	28.01					58.00		17.00	
				W10	Existing	13.00	1.26	32°N				*North		*North
					Proposed	16.41								
				W11	Existing	8.59	1.38	2°N				*North		*North
					Proposed	11.89								
									14.12	1.21				
									17.02					
	R8	Residential	Bedroom	W9	Existing	27.31	1.03	122°			57.00	1.00	16.00	1.00
					Proposed	28.23					57.00		16.00	
									27.31	1.03				
									28.23					
	R9	Residential	Bedroom	W12	Existing	7.55	1.48	32°N				*North		*North
					Proposed	11.17								
									7.55	1.48				
									11.17					
	R10	Residential	LKD	W13	Existing	9.63	1.31	23°N				*North		*North
					Proposed	12.58								
				W14	Existing	29.22	0.86	302°N				*North		*North
					Proposed	25.09								
									16.38	1.03				
									16.89					
	R11	Residential	Bedroom	W15	Existing	30.87	0.90	302°N				*North		*North
					Proposed	27.65								
									30.87	0.90				
									27.65					
	R12	Residential	Bedroom	W16	Existing	32.26	0.92	302°N				*North		*North
					Proposed	29.75								
									32.26	0.92				
									29.75					
	R13	Residential	LKD	W17	Existing	32.99	0.94	302°N				*North		*North
					Proposed	30.97								
									32.99	0.94				
									30.97					
	R14	Residential	Bedroom	W18	Existing	33.98	0.95	302°N				*North		*North
					Proposed	32.43								
									33.98	0.95				
									32.43					
	R15	Residential	Bedroom	W19	Existing	34.39	0.96	302°N				*North		*North
					Proposed	33.00								
									34.39	0.96				
									33.00					
	R16	Residential	LKD	W20	Existing	27.86	0.95	302°N				*North		*North
					Proposed	26.57								
									27.86	0.95				
									26.57					
	R17	Residential	Bedroom	W21	Existing	10.80	1.00	313°N				*North		*North
					Proposed	10.80								
									10.80	1.00				
									10.80					
	R18	Residential	Bedroom	W22	Existing	10.95	1.00	313°N				*North		*North
					Proposed	10.95								
									10.95	1.00				
									10.95					
	R19	Residential	LKD	W23	Existing	13.77	1.00	131°			28.00	1.00	12.00	1.00
					Proposed	13.77					28.00		12.00	
									13.77	1.00				
									13.77					
Fiador Apartments														
Ground	R1	Residential	LKD	W1	Existing	15.11	1.00	302°N				*North		*North
					Proposed	15.11								
				W2	Existing	9.99	1.00	302°N				*North		*North
					Proposed	9.99								
									13.49	1.00				
									13.49					
	R2	Residential	LKD	W3	Existing	26.98	0.98	302°N				*North		*North
					Proposed	26.38								
									26.98	0.98				
									26.38					
	R3	Residential	Bedroom	W4	Existing	0.40	1.00	122°			2.00	1.00	0.00	1.00

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	0.40					2.00		0.00	
				W5	Existing	0.46	1.00	122°			0.00	1.00	0.00	1.00
					Proposed	0.46					0.00		0.00	
									0.43	1.00				
									0.43					
	R4	Residential	Bedroom	W6	Existing	0.51	1.00	122°			2.00	1.00	1.00	1.00
					Proposed	0.51					2.00		1.00	
				W7	Existing	0.00	1.00	122°			0.00	1.00	0.00	1.00
					Proposed	0.00					0.00		0.00	
									0.29	1.00				
									0.29					
First	R1	Residential	LKD	W1	Existing	15.73	1.00	302°N				*North		*North
					Proposed	15.73								
									15.73	1.00				
									15.73					
	R2	Residential	LKD	W2	Existing	11.95	1.00	302°N				*North		*North
					Proposed	11.95								
									11.95	1.00				
									11.95					
	R3	Residential	Bedroom	W3	Existing	30.98	0.99	302°N				*North		*North
					Proposed	30.65								
									30.98	0.99				
									30.65					
	R4	Residential	Bedroom	W4	Existing	0.65	1.00	122°			1.00	1.00	0.00	1.00
					Proposed	0.65					1.00		0.00	
									0.65	1.00				
									0.65					
	R5	Residential	Bedroom	W5	Existing	0.75	1.00	122°			0.00	1.00	0.00	1.00
					Proposed	0.75					0.00		0.00	
									0.75	1.00				
									0.75					
Second	R1	Residential	LKD	W1	Existing	11.88	1.00	313°N				*North		*North
					Proposed	11.88								
									11.88	1.00				
									11.88					
	R2	Residential	Bedroom	W2	Existing	37.10	0.99	291°N				*North		*North
					Proposed	36.73								
									37.10	0.99				
									36.73					
	R3	Residential	Bedroom	W3	Existing	0.40	1.00	122°			0.00	1.00	0.00	1.00
					Proposed	0.40					0.00		0.00	
									0.40	1.00				
									0.40					
	R4	Residential	Bedroom	W4	Existing	0.47	1.00	122°			0.00	1.00	0.00	1.00
					Proposed	0.47					0.00		0.00	
									0.47	1.00				
									0.47					
Third	R1	Residential	LKD	W1	Existing	11.96	1.00	313°N				*North		*North
					Proposed	11.96								
									11.96	1.00				
									11.96					
	R2	Residential	Bedroom	W2	Existing	37.21	0.99	291°N				*North		*North
					Proposed	36.82								
									37.21	0.99				
									36.82					
	R3	Residential	Bedroom	W3	Existing	0.59	1.00	122°			0.00	1.00	0.00	1.00
					Proposed	0.59					0.00		0.00	
									0.59	1.00				
									0.59					
	R4	Residential	Bedroom	W4	Existing	0.65	1.00	122°			1.00	1.00	1.00	1.00
					Proposed	0.65					1.00		1.00	
									0.65	1.00				
									0.65					
Fourth	R1	Residential	LKD	W1	Existing	11.84	1.00	313°N				*North		*North
					Proposed	11.84								
									11.84	1.00				
									11.84					
	R2	Residential	Bedroom	W2	Existing	34.16	0.98	311°N				*North		*North
					Proposed	33.48								
				W3	Existing	37.25	0.99	291°N				*North		*North
					Proposed	36.85								
									35.69	0.98				
									35.15					
	R3	Residential	Bedroom	W4	Existing	0.90	1.00	122°			1.00	1.00	1.00	1.00
					Proposed	0.90					1.00		1.00	
									0.90	1.00				
									0.90					
	R4	Residential	Bedroom	W5	Existing	0.94	1.00	122°			2.00	1.00	2.00	1.00
					Proposed	0.94					2.00		2.00	
									0.94	1.00				
									0.94					
Fifth	R1	Residential	LKD	W1	Existing	12.02	1.00	313°N				*North		*North
					Proposed	12.02								
									12.02	1.00				
									12.02					
	R2	Residential	Bedroom	W2	Existing	37.32	0.99	291°N				*North		*North
					Proposed	36.94								
									37.32	0.99				
									36.94					
	R3	Residential	Bedroom	W3	Existing	1.92	1.00	122°			4.00	1.00	2.00	1.00
					Proposed	1.92					4.00		2.00	
									1.92	1.00				
									1.92					

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
	R4	Residential	Bedroom	W4	Existing	2.05	1.00	122°			4.00	1.00	2.00	1.00
					Proposed	2.05					4.00		2.00	
									2.05	1.00				
									2.05					
Sixth	R1	Residential	LKD	W1	Existing	11.96	1.00	313°N				*North		*North
					Proposed	11.96								
									11.96	1.00				
									11.96					
	R2	Residential	Bedroom	W2	Existing	37.45	0.99	291°N				*North		*North
					Proposed	37.06								
									37.45	0.99				
									37.06					
	R3	Residential	Bedroom	W3	Existing	3.60	1.00	122°			7.00	1.00	2.00	1.00
					Proposed	3.61					7.00		2.00	
									3.60	1.00				
									3.61					
	R4	Residential	Bedroom	W4	Existing	4.14	1.00	122°			10.00	1.00	5.00	1.00
					Proposed	4.14					10.00		5.00	
									4.14	1.00				
									4.14					
Seventh	R1	Residential	LKD	W1	Existing	12.04	1.00	313°N				*North		*North
					Proposed	12.04								
									12.04	1.00				
									12.04					
	R2	Residential	Bedroom	W2	Existing	34.69	0.98	311°N				*North		*North
					Proposed	34.04								
				W3	Existing	37.55	0.99	291°N				*North		*North
					Proposed	37.14								
									36.09	0.99				
									35.56					
	R3	Residential	Bedroom	W4	Existing	5.80	1.00	122°			12.00	1.00	4.00	1.00
					Proposed	5.82					12.00		4.00	
									5.80	1.00				
									5.82					
	R4	Residential	Bedroom	W5	Existing	6.87	1.00	122°			17.00	1.00	9.00	1.00
					Proposed	6.87					17.00		9.00	
									6.87	1.00				
									6.87					
Eighth	R1	Residential	LKD	W1	Existing	12.12	1.00	313°N				*North		*North
					Proposed	12.12								
									12.12	1.00				
									12.12					
	R2	Residential	Bedroom	W2	Existing	37.65	0.99	291°N				*North		*North
					Proposed	37.27								
									37.65	0.99				
									37.27					
	R3	Residential	Bedroom	W3	Existing	8.34	1.00	122°			16.00	1.00	6.00	1.00
					Proposed	8.37					16.00		6.00	
									8.34	1.00				
									8.37					
	R4	Residential	Bedroom	W4	Existing	10.01	1.00	122°			22.00	1.00	11.00	1.00
					Proposed	10.01					22.00		11.00	
									10.01	1.00				
									10.01					
Ninth	R1	Residential	LKD	W1	Existing	12.21	1.00	313°N				*North		*North
					Proposed	12.21								
									12.21	1.00				
									12.21					
	R2	Residential	Bedroom	W2	Existing	37.92	0.99	291°N				*North		*North
					Proposed	37.54								
									37.92	0.99				
									37.54					
	R3	Residential	Bedroom	W3	Existing	11.69	1.01	122°			21.00	1.00	6.00	1.00
					Proposed	11.76					21.00		6.00	
									11.69	1.01				
									11.76					
	R4	Residential	Bedroom	W4	Existing	13.95	1.00	122°			26.00	1.00	11.00	1.00
					Proposed	13.95					26.00		11.00	
									13.95	1.00				
									13.95					
Lariat Apartments														
Ground	R1	Residential	LKD	W1	Existing	6.85	1.07	32°N				*North		*North
					Proposed	7.30								
									6.85	1.07				
									7.30					
	R2	Residential	Bedroom	W2	Existing	8.19	1.07	1°N				*North		*North
					Proposed	8.75								
									8.19	1.07				
									8.75					
	R3	Residential	LKD	W3	Existing	7.45	1.02	32°N				*North		*North
					Proposed	7.63								
				W4	Existing	8.83	0.97	32°N				*North		*North
					Proposed	8.59								
				W5	Existing	8.19	1.00	302°N				*North		*North
					Proposed	8.16								
									8.15	1.00				
									8.12					
First				W1	Existing	16.28	1.00	122°			N/R	N/A	N/R	N/A
					Proposed	16.29					N/R		N/R	
	R1	Residential	LKD	W2	Existing	15.19	1.00	122°			35.00	1.00	10.00	1.00
					Proposed	15.19					35.00		10.00	

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
				W3	Existing	13.98	1.00	122°			35.00	1.00	10.00	1.00
					Proposed	13.98					35.00		10.00	
				W4	Existing	0.92	1.00	32°N				*North		*North
					Proposed	0.92								
				W5	Existing	2.88	1.23	1°N				*North		*North
					Proposed	3.54								
									7.18	1.03				
									7.36					
	R2	Residential	Bedroom	W6	Existing	3.55	1.08	32°N				*North		*North
					Proposed	3.84								
				W7	Existing	3.55	1.08	32°N				*North		*North
					Proposed	3.84								
									3.55	1.08				
									3.84					
	R3	Residential	LKD	W8	Existing	9.72	0.99	32°N				*North		*North
					Proposed	9.58								
				W9	Existing	10.68	1.00	302°N				*North		*North
					Proposed	10.68								
				W10	Existing	12.59	1.00	302°N				*North		*North
					Proposed	12.59								
									10.46	0.99				
									10.38					
Second	R1	Residential	LKD	W1	Existing	16.94	1.00	122°			40.00	1.00	12.00	1.00
					Proposed	16.94					40.00		12.00	
				W2	Existing	15.20	1.00	122°			39.00	1.00	11.00	1.00
					Proposed	15.21					39.00		11.00	
				W3	Existing	0.00	1.00	32°N				*North		*North
					Proposed	0.00								
									8.53	1.00				
									8.53					
	R2	Residential	Bedroom	W4	Existing	3.75	1.16	1°N				*North		*North
					Proposed	4.36								
									3.75	1.16				
									4.36					
	R3	Residential	Bedroom	W5	Existing	3.22	1.13	32°N				*North		*North
					Proposed	3.63								
									3.22	1.13				
									3.63					
	R4	Residential	LKD	W6	Existing	8.60	1.00	302°N				*North		*North
					Proposed	8.59								
				W7	Existing	2.10	0.98	28°N				*North		*North
					Proposed	2.06								
				W8	Existing	10.42	1.00	302°N				*North		*North
					Proposed	10.43								
				W9	Existing	12.99	1.00	302°N				*North		*North
					Proposed	13.00								
									7.28	1.00				
									7.27					
Third	R1	Residential	LKD	W1	Existing	19.18	1.00	122°			48.00	1.00	14.00	1.00
					Proposed	19.18					48.00		14.00	
				W2	Existing	17.90	1.00	122°			46.00	1.00	14.00	1.00
					Proposed	17.90					46.00		14.00	
				W3	Existing	1.19	1.09	32°N				*North		*North
					Proposed	1.30								
									10.73	1.00				
									10.78					
	R2	Residential	Bedroom	W4	Existing	2.44	1.44	1°N				*North		*North
					Proposed	3.52								
									2.44	1.44				
									3.52					
	R3	Residential	Bedroom	W5	Existing	3.63	1.14	32°N				*North		*North
					Proposed	4.13								
									3.63	1.14				
									4.13					
	R4	Residential	LKD	W6	Existing	2.48	1.04	28°N				*North		*North
					Proposed	2.59								
				W7	Existing	9.61	1.00	302°N				*North		*North
					Proposed	9.62								
				W8	Existing	11.31	1.00	302°N				*North		*North
					Proposed	11.34								
				W9	Existing	13.55	1.00	302°N				*North		*North
					Proposed	13.58								
									7.53	1.01				
									7.59					
Fourth	R1	Residential	LKD	W1	Existing	21.56	1.00	122°			51.00	1.00	14.00	1.00
					Proposed	21.57					51.00		14.00	
				W2	Existing	20.59	1.00	122°			51.00	1.00	14.00	1.00
					Proposed	20.60					51.00		14.00	
				W3	Existing	18.77	1.00	122°			48.00	1.00	14.00	1.00
					Proposed	18.77					48.00		14.00	
				W4	Existing	1.45	1.04	32°N				*North		*North
					Proposed	1.51								
									11.47	1.00				
									11.50					
	R2	Residential	Bedroom	W5	Existing	5.67	1.11	1°N				*North		*North
					Proposed	6.28								
									5.67	1.11				
									6.28					
	R3	Residential	Bedroom	W6	Existing	4.14	1.14	32°N				*North		*North
					Proposed	4.72								
									4.14	1.14				
									4.72					
	R4	Residential	LKD	W7	Existing	9.36	1.00	302°N				*North		*North

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
					Proposed	9.39								
				W8	Existing	2.98	1.09	28°N				*North		*North
					Proposed	3.25								
				W9	Existing	11.29	1.01	302°N				*North		*North
					Proposed	11.35								
				W10	Existing	14.38	1.00	302°N				*North		*North
					Proposed	14.43								
									8.21	1.02				
									8.34					
Fifth	R1	Residential	LKD	W1	Existing	24.15	1.00	122°			54.00	1.00	16.00	1.00
					Proposed	24.16					54.00		16.00	
				W2	Existing	21.66	1.00	122°			52.00	1.00	16.00	1.00
					Proposed	21.67					52.00		16.00	
				W3	Existing	0.68	0.81	32°N				*North		*North
					Proposed	0.55								
									12.77	1.00				
									12.72					
	R2	Residential	Bedroom	W4	Existing	2.15	0.85	1°N				*North		*North
					Proposed	1.82								
									2.15	0.85				
									1.82					
	R3	Residential	Bedroom	W5	Existing	4.86	1.11	32°N				*North		*North
					Proposed	5.39								
									4.86	1.11				
									5.39					
	R4	Residential	LKD	W6	Existing	10.10	1.01	302°N				*North		*North
					Proposed	10.16								
				W7	Existing	3.61	1.12	28°N				*North		*North
					Proposed	4.03								
				W8	Existing	12.12	1.01	302°N				*North		*North
					Proposed	12.20								
				W9	Existing	15.59	1.00	302°N				*North		*North
					Proposed	15.66								
									9.00	1.02				
									9.20					
Sixth	R1	Residential	LKD	W1	Existing	26.92	1.00	122°			59.00	1.00	20.00	1.00
					Proposed	26.94					59.00		20.00	
				W2	Existing	25.24	1.00	122°			58.00	1.00	20.00	1.00
					Proposed	25.25					58.00		20.00	
				W3	Existing	2.21	1.02	32°N				*North		*North
					Proposed	2.25								
									15.35	1.00				
									15.37					
	R2	Residential	Bedroom	W4	Existing	4.45	0.97	1°N				*North		*North
					Proposed	4.30								
									4.45	0.97				
									4.30					
	R3	Residential	Bedroom	W5	Existing	5.80	1.06	32°N				*North		*North
					Proposed	6.17								
									5.80	1.06				
									6.17					
	R4	Residential	LKD	W6	Existing	4.36	1.13	28°N				*North		*North
					Proposed	4.92								
				W7	Existing	12.09	1.01	302°N				*North		*North
					Proposed	12.19								
				W8	Existing	14.15	1.01	302°N				*North		*North
					Proposed	14.26								
				W9	Existing	17.43	1.01	302°N				*North		*North
					Proposed	17.53								
									10.00	1.03				
									10.28					
Seventh	R1	Residential	LKD	W1	Existing	29.49	1.00	122°			61.00	1.00	21.00	1.00
					Proposed	29.52					61.00		21.00	
				W2	Existing	26.82	1.00	122°			59.00	1.00	21.00	1.00
					Proposed	26.85					59.00		21.00	
				W3	Existing	2.86	1.09	32°N				*North		*North
					Proposed	3.12								
									15.91	1.01				
									16.05					
	R2	Residential	Bedroom	W4	Existing	10.19	1.03	1°N				*North		*North
					Proposed	10.47								
									10.19	1.03				
									10.47					
	R3	Residential	Bedroom	W5	Existing	7.82	1.03	32°N				*North		*North
					Proposed	8.05								
									7.82	1.03				
									8.05					
	R4	Residential	LKD	W6	Existing	6.13	1.08	28°N				*North		*North
					Proposed	6.59								
				W7	Existing	13.97	1.01	302°N				*North		*North
					Proposed	14.12								
				W8	Existing	16.03	1.01	302°N				*North		*North
					Proposed	16.19								
				W9	Existing	20.38	1.01	302°N				*North		*North
					Proposed	20.52								
									12.47	1.02				
									12.74					
Eighth	R1	Residential	LKD	W1	Existing	32.39	1.00	122°			63.00	1.00	23.00	1.00
					Proposed	32.43					63.00		23.00	
				W2	Existing	29.67	1.00	122°			61.00	1.00	23.00	1.00
					Proposed	29.71					61.00		23.00	
				W3	Existing	19.62	1.02	32°N				*North		*North
					Proposed	20.00								

Project Name: Enderby Place

Tests: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH) - Existing Southern Neighbouring Properties

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Window Orientation	Room VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
									25.51	1.01				
									25.71					
	R2	Residential	Bedroom	W4	Existing	23.44	1.01	1°N				*North		*North
					Proposed	23.70								
									23.44	1.01				
									23.70					
	R3	Residential	Bedroom	W5	Existing	20.18	1.01	32°N				*North		*North
					Proposed	20.37								
									20.18	1.01				
									20.37					
	R4	Residential	LKD	W6	Existing	23.04	1.01	28°N				*North		*North
					Proposed	23.24								
				W7	Existing	19.56	1.00	302°N				*North		*North
					Proposed	19.52								
				W8	Existing	21.49	1.00	302°N				*North		*North
					Proposed	21.45								
				W9	Existing	25.15	1.00	302°N				*North		*North
					Proposed	25.12								
									22.43	1.00				
									22.48					

SEE OVER FOR MORDEN WHARF

Project Name: Enderby Place

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
				T04					
First	W1	Existing	20.45	0.85	155°	49.00	0.88	19.00	0.89
		Proposed	17.38			43.00		17.00	
	W2	Existing	18.19	0.73	155°	46.00	0.78	17.00	0.71
		Proposed	13.36			36.00		12.00	
	W3	Existing	16.83	0.71	155°	44.00	0.70	15.00	0.60
		Proposed	11.89			31.00		9.00	
	W4	Existing	9.37	1.14	65°N		*North		*North
		Proposed	10.66						
	W5	Existing	7.72	1.08	65°N		*North		*North
		Proposed	8.31						
	W6	Existing	6.34	1.00	65°N		*North		*North
		Proposed	6.37						
Second	W1	Existing	21.02	0.84	155°	49.00	0.88	19.00	0.89
		Proposed	17.73			43.00		17.00	
	W2	Existing	18.66	0.73	155°	46.00	0.80	17.00	0.76
		Proposed	13.66			37.00		13.00	
	W3	Existing	17.24	0.71	155°	44.00	0.70	15.00	0.60
		Proposed	12.29			31.00		9.00	
	W4	Existing	9.69	1.14	65°N		*North		*North
		Proposed	11.00						
	W5	Existing	7.95	1.07	65°N		*North		*North
		Proposed	8.53						
	W6	Existing	6.45	1.01	65°N		*North		*North
		Proposed	6.49						
Third	W1	Existing	21.62	0.84	155°	53.00	0.83	22.00	0.82
		Proposed	18.10			44.00		18.00	
	W2	Existing	19.15	0.73	155°	48.00	0.79	18.00	0.72
		Proposed	13.92			38.00		13.00	
	W3	Existing	17.68	0.72	155°	45.00	0.73	15.00	0.60
		Proposed	12.75			33.00		9.00	
	W4	Existing	10.05	1.13	65°N		*North		*North
		Proposed	11.38						
	W5	Existing	8.28	1.07	65°N		*North		*North
		Proposed	8.86						
	W6	Existing	6.70	1.01	65°N		*North		*North
		Proposed	6.74						
Fourth	W1	Existing	22.24	0.83	155°	54.00	0.85	22.00	0.82
		Proposed	18.49			46.00		18.00	
	W2	Existing	19.66	0.72	155°	48.00	0.81	18.00	0.72
		Proposed	14.21			39.00		13.00	
	W3	Existing	18.13	0.73	155°	46.00	0.72	15.00	0.60
		Proposed	13.15			33.00		9.00	
	W4	Existing	10.41	1.13	65°N		*North		*North
		Proposed	11.77						
	W5	Existing	8.64	1.06	65°N		*North		*North
		Proposed	9.20						
	W6	Existing	6.99	1.00	65°N		*North		*North
		Proposed	7.02						
Fifth	W1	Existing	22.88	0.83	155°	54.00	0.85	22.00	0.82
		Proposed	18.89			46.00		18.00	
	W2	Existing	20.19	0.72	155°	48.00	0.81	18.00	0.72
		Proposed	14.52			39.00		13.00	
	W3	Existing	18.60	0.73	155°	47.00	0.70	15.00	0.53
		Proposed	13.58			33.00		8.00	
	W4	Existing	10.78	1.13	65°N		*North		*North
		Proposed	12.19						
	W5	Existing	9.00	1.06	65°N		*North		*North
		Proposed	9.56						
	W6	Existing	7.28	1.01	65°N		*North		*North
		Proposed	7.32						
Sixth	W1	Existing	23.53	0.82	155°	54.00	0.87	22.00	0.82
		Proposed	19.33			47.00		18.00	
	W2	Existing	20.75	0.72	155°	48.00	0.83	18.00	0.72
		Proposed	14.88			40.00		13.00	
	W3	Existing	19.10	0.74	155°	47.00	0.70	15.00	0.53
		Proposed	14.07			33.00		8.00	
	W4	Existing	11.17	1.13	65°N		*North		*North
		Proposed	12.62						
	W5	Existing	9.37	1.06	65°N		*North		*North
		Proposed	9.94						
	W6	Existing	7.59	1.01	65°N		*North		*North
		Proposed	7.64						
Seventh	W1	Existing	24.18	0.82	155°	55.00	0.85	22.00	0.82
		Proposed	19.78			47.00		18.00	
	W2	Existing	21.32	0.72	155°	49.00	0.82	18.00	0.72
		Proposed	15.27			40.00		13.00	
	W3	Existing	19.61	0.74	155°	48.00	0.71	16.00	0.56
		Proposed	14.60			34.00		9.00	
	W4	Existing	11.56	1.13	65°N		*North		*North
		Proposed	13.07						
	W5	Existing	9.76	1.06	65°N		*North		*North
		Proposed	10.34						
	W6	Existing	7.91	1.01	65°N		*North		*North
		Proposed	7.97						
Eighth	W1	Existing	24.83	0.82	155°	55.00	0.85	22.00	0.82
		Proposed	20.28			47.00		18.00	
	W2	Existing	21.92	0.72	155°	49.00	0.82	18.00	0.72
		Proposed	15.73			40.00		13.00	
	W3	Existing	20.15	0.75	155°	48.00	0.75	16.00	0.56
		Proposed	15.16			36.00		9.00	

Project Name: Enderby Place

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	W4	Existing	11.98	1.13	65°N		*North		*North
		Proposed	13.55						
	W5	Existing	10.16	1.06	65°N		*North		*North
		Proposed	10.76						
	W6	Existing	8.24	1.01	65°N		*North		*North
		Proposed	8.32						
Ninth	W1	Existing	25.48	0.82	155°	55.00	0.85	22.00	0.82
		Proposed	20.80			47.00		18.00	
	W2	Existing	22.53	0.72	155°	49.00	0.82	18.00	0.72
		Proposed	16.24			40.00		13.00	
	W3	Existing	20.73	0.76	155°	48.00	0.77	16.00	0.56
		Proposed	15.81			37.00		9.00	
	W4	Existing	12.41	1.13	65°N		*North		*North
		Proposed	14.04						
	W5	Existing	10.58	1.06	65°N		*North		*North
		Proposed	11.19						
	W6	Existing	8.58	1.01	65°N		*North		*North
		Proposed	8.67						
Tenth	W1	Existing	26.04	0.82	155°	56.00	0.84	22.00	0.82
		Proposed	21.29			47.00		18.00	
	W2	Existing	23.07	0.73	155°	51.00	0.82	18.00	0.78
		Proposed	16.82			42.00		14.00	
	W3	Existing	21.28	0.78	155°	49.00	0.78	16.00	0.56
		Proposed	16.56			38.00		9.00	
	W4	Existing	12.84	1.13	65°N		*North		*North
		Proposed	14.55						
	W5	Existing	11.00	1.06	65°N		*North		*North
		Proposed	11.64						
	W6	Existing	8.94	1.01	65°N		*North		*North
		Proposed	9.04						
Eleventh	W1	Existing	26.58	0.82	155°	58.00	0.83	22.00	0.82
		Proposed	21.83			48.00		18.00	
	W2	Existing	23.61	0.74	155°	53.00	0.81	18.00	0.78
		Proposed	17.51			43.00		14.00	
	W3	Existing	21.81	0.80	155°	51.00	0.82	16.00	0.63
		Proposed	17.37			42.00		10.00	
	W4	Existing	13.25	1.14	65°N		*North		*North
		Proposed	15.07						
	W5	Existing	11.39	1.06	65°N		*North		*North
		Proposed	12.10						
	W6	Existing	9.27	1.02	65°N		*North		*North
		Proposed	9.42						
Twelfth	W1	Existing	27.17	0.83	155°	59.00	0.85	22.00	0.82
		Proposed	22.49			50.00		18.00	
	W2	Existing	24.22	0.76	155°	54.00	0.83	18.00	0.78
		Proposed	18.36			45.00		14.00	
	W3	Existing	22.39	0.82	155°	52.00	0.85	16.00	0.63
		Proposed	18.28			44.00		10.00	
	W4	Existing	13.61	1.14	65°N		*North		*North
		Proposed	15.56						
	W5	Existing	11.74	1.07	65°N		*North		*North
		Proposed	12.54						
	W6	Existing	9.53	1.02	65°N		*North		*North
		Proposed	9.75						
Thirteenth	W1	Existing	27.84	0.84	155°	59.00	0.88	22.00	0.82
		Proposed	23.32			52.00		18.00	
	W2	Existing	24.94	0.78	155°	54.00	0.93	18.00	0.83
		Proposed	19.39			50.00		15.00	
	W3	Existing	23.07	0.84	155°	52.00	0.92	16.00	0.63
		Proposed	19.39			48.00		10.00	
	W4	Existing	13.96	1.15	65°N		*North		*North
		Proposed	16.04						
	W5	Existing	12.08	1.07	65°N		*North		*North
		Proposed	12.98						
	W6	Existing	9.81	1.03	65°N		*North		*North
		Proposed	10.09						
Fourteenth	W1	Existing	28.61	0.85	155°	63.00	0.89	22.00	0.82
		Proposed	24.24			56.00		18.00	
	W2	Existing	25.77	0.80	155°	56.00	0.95	18.00	0.83
		Proposed	20.55			53.00		15.00	
	W3	Existing	23.87	0.86	155°	54.00	0.89	16.00	0.63
		Proposed	20.61			48.00		10.00	
	W4	Existing	14.37	1.15	65°N		*North		*North
		Proposed	16.56						
	W5	Existing	12.46	1.08	65°N		*North		*North
		Proposed	13.44						
	W6	Existing	10.12	1.03	65°N		*North		*North
		Proposed	10.46						
Fifteenth	W1	Existing	29.48	0.86	155°	64.00	0.95	22.00	0.82
		Proposed	25.28			61.00		18.00	
	W2	Existing	26.74	0.82	155°	58.00	0.95	18.00	0.83
		Proposed	21.88			55.00		15.00	
	W3	Existing	24.82	0.88	155°	59.00	0.88	18.00	0.56
		Proposed	21.94			52.00		10.00	
	W4	Existing	14.83	1.15	65°N		*North		*North
		Proposed	17.12						
	W5	Existing	12.89	1.08	65°N		*North		*North
		Proposed	13.93						
	W6	Existing	10.48	1.04	65°N		*North		*North
		Proposed	10.87						
Sixteenth	W1	Existing	30.46	0.87	155°	66.00	0.98	22.00	0.82
		Proposed	26.51			65.00		18.00	
	W2	Existing	27.84	0.84	155°	60.00	1.02	18.00	0.83

Project Name: Enderby Place

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
		Proposed	23.41			61.00		15.00	
	W3	Existing	25.93	0.91	155°	60.00	0.92	18.00	0.56
		Proposed	23.49			55.00		10.00	
	W4	Existing	15.36	1.15	65°N		*North		*North
		Proposed	17.73						
	W5	Existing	13.38	1.08	65°N		*North		*North
		Proposed	14.48						
	W6	Existing	10.89	1.04	65°N		*North		*North
		Proposed	11.31						
Seventeenth	W1	Existing	31.47	0.88	155°	67.00	1.01	22.00	0.82
		Proposed	27.84			68.00		18.00	
	W2	Existing	29.02	0.86	155°	63.00	1.02	20.00	0.75
		Proposed	25.09			64.00		15.00	
	W3	Existing	27.14	0.93	155°	61.00	0.97	18.00	0.61
		Proposed	25.20			59.00		11.00	
	W4	Existing	15.94	1.15	65°N		*North		*North
		Proposed	18.35						
	W5	Existing	13.92	1.08	65°N		*North		*North
		Proposed	15.05						
	W6	Existing	11.33	1.04	65°N		*North		*North
		Proposed	11.77						
Eighteenth	W1	Existing	32.64	0.90	155°	70.00	0.97	22.00	0.82
		Proposed	29.46			68.00		18.00	
	W2	Existing	30.42	0.89	155°	65.00	1.05	20.00	0.80
		Proposed	27.11			68.00		16.00	
	W3	Existing	28.59	0.95	155°	63.00	0.98	20.00	0.70
		Proposed	27.23			62.00		14.00	
	W4	Existing	16.64	1.14	65°N		*North		*North
		Proposed	19.05						
	W5	Existing	14.56	1.08	65°N		*North		*North
		Proposed	15.70						
	W6	Existing	11.85	1.04	65°N		*North		*North
		Proposed	12.30						
Nineteenth	W1	Existing	33.87	0.92	155°	73.00	1.01	25.00	0.84
		Proposed	31.30			74.00		21.00	
	W2	Existing	31.93	0.92	155°	68.00	1.06	22.00	0.91
		Proposed	29.39			72.00		20.00	
	W3	Existing	30.19	0.98	155°	66.00	1.02	22.00	0.86
		Proposed	29.46			67.00		19.00	
	W4	Existing	17.45	1.14	65°N		*North		*North
		Proposed	19.84						
	W5	Existing	15.33	1.07	65°N		*North		*North
		Proposed	16.44						
	W6	Existing	12.48	1.04	65°N		*North		*North
		Proposed	12.92						
Twentieth	W1	Existing	35.11	0.95	155°	75.00	1.01	26.00	0.88
		Proposed	33.27			76.00		23.00	
	W2	Existing	33.50	0.95	155°	72.00	1.04	25.00	0.92
		Proposed	31.84			75.00		23.00	
	W3	Existing	31.89	1.00	155°	69.00	1.00	25.00	0.84
		Proposed	31.85			69.00		21.00	
	W4	Existing	18.37	1.13	65°N		*North		*North
		Proposed	20.69						
	W5	Existing	16.20	1.07	65°N		*North		*North
		Proposed	17.27						
	W6	Existing	13.19	1.03	65°N		*North		*North
		Proposed	13.61						
Twenty-First	W1	Existing	36.33	0.97	155°	78.00	1.00	27.00	0.93
		Proposed	35.28			78.00		25.00	
	W2	Existing	35.06	0.98	155°	73.00	1.08	26.00	1.00
		Proposed	34.30			79.00		26.00	
	W3	Existing	33.60	1.02	155°	71.00	1.07	26.00	1.00
		Proposed	34.21			76.00		26.00	
	W4	Existing	19.42	1.11	65°N		*North		*North
		Proposed	21.62						
	W5	Existing	17.21	1.06	65°N		*North		*North
		Proposed	18.21						
	W6	Existing	14.03	1.03	65°N		*North		*North
		Proposed	14.41						
				T03					
Sixth	W1	Existing	9.14	1.36	155°	13.00	1.54	3.00	1.67
		Proposed	12.41			20.00		5.00	
	W2	Existing	10.20	1.37	155°	17.00	1.41	4.00	1.50
		Proposed	13.98			24.00		6.00	
	W3	Existing	10.68	1.32	155°	19.00	1.42	6.00	1.33
		Proposed	14.08			27.00		8.00	
Seventh	W1	Existing	9.66	1.34	155°	16.00	1.31	4.00	1.25
		Proposed	12.96			21.00		5.00	
	W2	Existing	10.75	1.36	155°	17.00	1.47	4.00	1.50
		Proposed	14.62			25.00		6.00	
	W3	Existing	11.18	1.31	155°	20.00	1.40	6.00	1.33
		Proposed	14.69			28.00		8.00	
Eighth	W1	Existing	10.22	1.33	155°	16.00	1.38	4.00	1.25
		Proposed	13.56			22.00		5.00	
	W2	Existing	11.37	1.35	155°	17.00	1.53	4.00	1.75
		Proposed	15.31			26.00		7.00	
	W3	Existing	11.73	1.31	155°	22.00	1.32	6.00	1.33
		Proposed	15.35			29.00		8.00	
Ninth	W1	Existing	10.85	1.31	155°	17.00	1.29	4.00	1.25
		Proposed	14.21			22.00		5.00	
	W2	Existing	12.05	1.33	155°	20.00	1.35	5.00	1.40

Project Name: Enderby Place

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
		Proposed	16.07			27.00		7.00	
	W3	Existing	12.31	1.30	155°	24.00	1.29	7.00	1.29
		Proposed	16.03			31.00		9.00	
Tenth	W1	Existing	11.53	1.29	155°	19.00	1.21	5.00	1.20
		Proposed	14.89			23.00		6.00	
	W2	Existing	12.79	1.32	155°	21.00	1.43	5.00	1.80
		Proposed	16.87			30.00		9.00	
	W3	Existing	12.93	1.29	155°	25.00	1.28	7.00	1.29
		Proposed	16.74			32.00		9.00	
Eleventh	W1	Existing	12.23	1.27	155°	20.00	1.25	5.00	1.40
		Proposed	15.59			25.00		7.00	
	W2	Existing	13.56	1.30	155°	22.00	1.45	5.00	1.80
		Proposed	17.67			32.00		9.00	
	W3	Existing	13.58	1.28	155°	29.00	1.17	9.00	1.00
		Proposed	17.45			34.00		9.00	
Twelfth	W1	Existing	12.99	1.26	155°	21.00	1.24	5.00	1.40
		Proposed	16.31			26.00		7.00	
	W2	Existing	14.39	1.28	155°	25.00	1.40	6.00	1.67
		Proposed	18.49			35.00		10.00	
	W3	Existing	14.23	1.27	155°	31.00	1.16	9.00	1.11
		Proposed	18.10			36.00		10.00	
Thirteenth	W1	Existing	13.88	1.23	155°	23.00	1.17	6.00	1.17
		Proposed	17.13			27.00		7.00	
	W2	Existing	15.32	1.27	155°	27.00	1.37	7.00	1.71
		Proposed	19.38			37.00		12.00	
	W3	Existing	14.93	1.26	155°	33.00	1.15	9.00	1.22
		Proposed	18.80			38.00		11.00	
Fourteenth	W1	Existing	14.98	1.21	155°	28.00	1.11	7.00	1.00
		Proposed	18.14			31.00		7.00	
	W2	Existing	16.36	1.25	155°	32.00	1.28	9.00	1.44
		Proposed	20.37			41.00		13.00	
	W3	Existing	15.71	1.25	155°	35.00	1.17	10.00	1.30
		Proposed	19.56			41.00		13.00	
Fifteenth	W1	Existing	16.30	1.19	155°	30.00	1.10	7.00	1.14
		Proposed	19.37			33.00		8.00	
	W2	Existing	17.51	1.22	155°	39.00	1.15	10.00	1.30
		Proposed	21.44			45.00		13.00	
	W3	Existing	16.57	1.23	155°	38.00	1.13	11.00	1.27
		Proposed	20.38			43.00		14.00	
Sixteenth	W1	Existing	17.89	1.16	155°	34.00	1.09	7.00	1.14
		Proposed	20.84			37.00		8.00	
	W2	Existing	18.79	1.20	155°	42.00	1.17	11.00	1.36
		Proposed	22.64			49.00		15.00	
	W3	Existing	17.48	1.21	155°	42.00	1.14	12.00	1.33
		Proposed	21.23			48.00		16.00	
Seventeenth	W1	Existing	19.77	1.14	155°	41.00	1.05	9.00	1.11
		Proposed	22.58			43.00		10.00	
	W2	Existing	20.25	1.18	155°	44.00	1.14	12.00	1.33
		Proposed	23.98			50.00		16.00	
	W3	Existing	18.44	1.20	155°	45.00	1.13	15.00	1.27
		Proposed	22.10			51.00		19.00	
Eighteenth	W1	Existing	21.86	1.12	155°	47.00	1.02	12.00	1.00
		Proposed	24.50			48.00		12.00	
	W2	Existing	21.77	1.16	155°	50.00	1.08	15.00	1.20
		Proposed	25.34			54.00		18.00	
	W3	Existing	19.43	1.18	155°	46.00	1.15	16.00	1.31
		Proposed	22.98			53.00		21.00	
Nineteenth	W1	Existing	24.41	1.10	155°	53.00	1.04	15.00	1.07
		Proposed	26.81			55.00		16.00	
	W2	Existing	23.34	1.14	155°	52.00	1.08	17.00	1.18
		Proposed	26.69			56.00		20.00	
	W3	Existing	20.44	1.17	155°	48.00	1.13	17.00	1.29
		Proposed	23.84			54.00		22.00	
Twentieth	W1	Existing	26.94	1.08	155°	58.00	1.05	18.00	1.17
		Proposed	29.09			61.00		21.00	
	W2	Existing	24.90	1.12	155°	56.00	1.05	20.00	1.15
		Proposed	28.01			59.00		23.00	
	W3	Existing	21.47	1.15	155°	50.00	1.10	18.00	1.28
		Proposed	24.69			55.00		23.00	
Twenty-First	W1	Existing	29.25	1.06	155°	63.00	1.05	22.00	1.14
		Proposed	31.13			66.00		25.00	
	W2	Existing	26.30	1.11	155°	58.00	1.05	22.00	1.14
		Proposed	29.17			61.00		25.00	
	W3	Existing	22.38	1.14	155°	52.00	1.06	20.00	1.15
		Proposed	25.41			55.00		23.00	
Twenty-Second	W1	Existing	31.03	1.05	155°	64.00	1.05	23.00	1.13
		Proposed	32.65			67.00		26.00	
	W2	Existing	27.55	1.10	155°	58.00	1.05	22.00	1.14
		Proposed	30.20			61.00		25.00	
	W3	Existing	23.28	1.12	155°	53.00	1.04	21.00	1.10
		Proposed	26.08			55.00		23.00	
Twenty-Third	W1	Existing	31.79	1.05	155°	65.00	1.03	24.00	1.08
		Proposed	33.44			67.00		26.00	
	W2	Existing	28.29	1.09	155°	59.00	1.03	23.00	1.09
		Proposed	30.85			61.00		25.00	
	W3	Existing	23.87	1.11	155°	53.00	1.04	21.00	1.10
		Proposed	26.53			55.00		23.00	
Twenty-Fourth	W1	Existing	32.38	1.04	155°	67.00	1.00	26.00	1.00
		Proposed	33.77			67.00		26.00	
	W2	Existing	28.93	1.08	155°	59.00	1.03	23.00	1.09
		Proposed	31.14			61.00		25.00	
	W3	Existing	24.41	1.09	155°	53.00	1.04	21.00	1.10
		Proposed	26.71			55.00		23.00	

Project Name: Enderby Place

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
Twenty-Fifth	W1	Existing	33.00	1.03	155°	67.00	1.00	26.00	1.00
		Proposed	34.09			67.00		26.00	
	W2	Existing	29.63	1.06	155°	60.00	1.02	24.00	1.04
		Proposed	31.43			61.00		25.00	
	W3	Existing	24.99	1.08	155°	53.00	1.04	21.00	1.10
		Proposed	26.90			55.00		23.00	
Twenty-Sixth	W1	Existing	33.66	1.02	155°	67.00	1.00	26.00	1.00
		Proposed	34.44			67.00		26.00	
	W2	Existing	30.38	1.05	155°	63.00	1.00	25.00	1.00
		Proposed	31.77			63.00		25.00	
	W3	Existing	25.63	1.06	155°	55.00	1.00	23.00	1.00
		Proposed	27.14			55.00		23.00	
Twenty-Seventh	W1	Existing	34.34	1.01	155°	67.00	1.00	26.00	1.00
		Proposed	34.82			67.00		26.00	
	W2	Existing	31.20	1.03	155°	63.00	1.00	25.00	1.00
		Proposed	32.19			63.00		25.00	
	W3	Existing	26.33	1.04	155°	55.00	1.00	23.00	1.00
		Proposed	27.45			55.00		23.00	
Twenty-Eighth	W1	Existing	35.04	1.01	155°	70.00	1.00	26.00	1.00
		Proposed	35.24			70.00		26.00	
	W2	Existing	32.07	1.02	155°	63.00	1.00	25.00	1.00
		Proposed	32.68			63.00		25.00	
	W3	Existing	27.13	1.03	155°	57.00	1.00	23.00	1.00
		Proposed	27.87			57.00		23.00	
Twenty-Ninth	W1	Existing	35.78	1.00	155°	72.00	0.99	27.00	0.96
		Proposed	35.72			71.00		26.00	
	W2	Existing	33.01	1.01	155°	64.00	1.00	25.00	1.00
		Proposed	33.26			64.00		25.00	
	W3	Existing	28.10	1.01	155°	58.00	1.00	23.00	1.00
		Proposed	28.47			58.00		23.00	
Thirtieth	W1	Existing	36.52	0.99	155°	73.00	0.99	27.00	0.96
		Proposed	36.23			72.00		26.00	
	W2	Existing	33.98	1.00	155°	68.00	1.00	25.00	1.00
		Proposed	33.90			68.00		25.00	
	W3	Existing	29.14	1.00	155°	60.00	1.00	23.00	1.00
		Proposed	29.19			60.00		23.00	
				T02					
First	W1	Existing	11.66	0.88	245°	17.00	1.29	6.00	1.00
		Proposed	10.28			22.00		6.00	
	W2	Existing	13.60	0.91	245°	21.00	1.48	5.00	1.80
		Proposed	12.33			31.00		9.00	
	W3	Existing	14.80	0.97	245°	23.00	1.35	7.00	1.57
		Proposed	14.32			31.00		11.00	
	W4	Existing	8.76	1.81	155°	22.00	1.45	4.00	2.00
		Proposed	15.88			32.00		8.00	
	W5	Existing	9.44	1.65	155°	22.00	1.64	3.00	3.00
		Proposed	15.57			36.00		9.00	
	W6	Existing	10.39	1.48	155°	21.00	1.86	3.00	3.33
		Proposed	15.35			39.00		10.00	
	W7	Existing	9.92	1.01	65°N		*North		*North
		Proposed	10.06						
	W8	Existing	8.86	0.97	65°N		*North		*North
		Proposed	8.59						
	W9	Existing	11.43	0.96	65°N		*North		*North
		Proposed	11.01						
Second	W1	Existing	11.63	0.89	245°	17.00	1.35	6.00	1.17
		Proposed	10.34			23.00		7.00	
	W2	Existing	13.69	0.92	245°	20.00	1.55	5.00	2.00
		Proposed	12.54			31.00		10.00	
	W3	Existing	14.99	0.98	245°	23.00	1.39	8.00	1.63
		Proposed	14.66			32.00		13.00	
	W4	Existing	9.35	1.77	155°	25.00	1.36	4.00	2.50
		Proposed	16.57			34.00		10.00	
	W5	Existing	10.16	1.59	155°	26.00	1.46	3.00	3.33
		Proposed	16.18			38.00		10.00	
	W6	Existing	11.22	1.41	155°	25.00	1.56	3.00	3.33
		Proposed	15.87			39.00		10.00	
	W7	Existing	11.16	0.99	65°N		*North		*North
		Proposed	11.05						
	W8	Existing	10.18	0.96	65°N		*North		*North
		Proposed	9.74						
	W9	Existing	12.70	0.96	65°N		*North		*North
		Proposed	12.16						
Third	W1	Existing	11.66	0.90	245°	17.00	1.35	6.00	1.17
		Proposed	10.47			23.00		7.00	
	W2	Existing	13.83	0.93	245°	22.00	1.45	5.00	2.20
		Proposed	12.80			32.00		11.00	
	W3	Existing	15.23	0.99	245°	24.00	1.38	8.00	1.75
		Proposed	15.07			33.00		14.00	
	W4	Existing	9.99	1.73	155°	29.00	1.17	4.00	2.50
		Proposed	17.29			34.00		10.00	
	W5	Existing	10.99	1.53	155°	29.00	1.38	3.00	3.33
		Proposed	16.81			40.00		10.00	
	W6	Existing	12.17	1.35	155°	28.00	1.39	3.00	3.33
		Proposed	16.39			39.00		10.00	
	W7	Existing	12.67	0.97	65°N		*North		*North
		Proposed	12.26						
	W8	Existing	11.79	0.95	65°N		*North		*North
		Proposed	11.15						
	W9	Existing	14.22	0.95	65°N		*North		*North
		Proposed	13.55						

Project Name: Enderby Place

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
Fourth	W1	Existing	11.77	0.91	245°	19.00	1.26	6.00	1.17
		Proposed	10.67			24.00		7.00	
	W2	Existing	14.05	0.93	245°	22.00	1.50	5.00	2.20
		Proposed	13.13			33.00		11.00	
	W3	Existing	15.53	1.00	245°	25.00	1.48	8.00	1.88
		Proposed	15.52			37.00		15.00	
	W4	Existing	10.70	1.69	155°	31.00	1.23	4.00	3.00
		Proposed	18.03			38.00		12.00	
	W5	Existing	11.89	1.47	155°	31.00	1.35	3.00	3.67
		Proposed	17.44			42.00		11.00	
	W6	Existing	13.26	1.28	155°	32.00	1.25	3.00	3.33
		Proposed	16.92			40.00		10.00	
	W7	Existing	14.54	0.95	65°N		*North		*North
		Proposed	13.79						
	W8	Existing	13.75	0.94	65°N		*North		*North
		Proposed	12.90						
	W9	Existing	16.07	0.95	65°N		*North		*North
		Proposed	15.27						
Fifth	W1	Existing	11.98	0.92	245°	20.00	1.30	6.00	1.17
		Proposed	10.97			26.00		7.00	
	W2	Existing	14.34	0.94	245°	22.00	1.55	5.00	2.20
		Proposed	13.54			34.00		11.00	
	W3	Existing	15.90	1.01	245°	25.00	1.48	8.00	1.88
		Proposed	16.05			37.00		15.00	
	W4	Existing	11.45	1.64	155°	32.00	1.25	4.00	3.00
		Proposed	18.79			40.00		12.00	
	W5	Existing	12.89	1.40	155°	35.00	1.20	4.00	2.75
		Proposed	18.09			42.00		11.00	
	W6	Existing	14.49	1.21	155°	32.00	1.25	3.00	3.33
		Proposed	17.47			40.00		10.00	
	W7	Existing	16.85	0.93	65°N		*North		*North
		Proposed	15.73						
	W8	Existing	16.17	0.93	65°N		*North		*North
		Proposed	15.09						
	W9	Existing	18.34	0.95	65°N		*North		*North
		Proposed	17.39						
Sixth	W1	Existing	12.34	0.92	245°	21.00	1.24	6.00	1.17
		Proposed	11.41			26.00		7.00	
	W2	Existing	14.77	0.95	245°	22.00	1.55	5.00	2.20
		Proposed	14.09			34.00		11.00	
	W3	Existing	16.37	1.02	245°	26.00	1.42	8.00	1.88
		Proposed	16.68			37.00		15.00	
	W4	Existing	12.23	1.60	155°	33.00	1.24	4.00	3.25
		Proposed	19.58			41.00		13.00	
	W5	Existing	13.96	1.34	155°	36.00	1.19	4.00	2.75
		Proposed	18.75			43.00		11.00	
	W6	Existing	15.87	1.14	155°	36.00	1.17	3.00	3.33
		Proposed	18.04			42.00		10.00	
	W7	Existing	19.70	0.92	65°N		*North		*North
		Proposed	18.15						
	W8	Existing	19.11	0.93	65°N		*North		*North
		Proposed	17.79						
	W9	Existing	21.07	0.95	65°N		*North		*North
		Proposed	19.99						
Seventh	W1	Existing	12.82	0.94	245°	22.00	1.27	6.00	1.17
		Proposed	11.99			28.00		7.00	
	W2	Existing	15.30	0.96	245°	22.00	1.55	5.00	2.20
		Proposed	14.74			34.00		11.00	
	W3	Existing	16.94	1.03	245°	27.00	1.44	8.00	1.88
		Proposed	17.40			39.00		15.00	
	W4	Existing	13.05	1.56	155°	37.00	1.19	5.00	2.60
		Proposed	20.36			44.00		13.00	
	W5	Existing	15.09	1.29	155°	37.00	1.24	4.00	3.00
		Proposed	19.43			46.00		12.00	
	W6	Existing	17.35	1.07	155°	41.00	1.02	6.00	1.67
		Proposed	18.65			42.00		10.00	
	W7	Existing	23.12	0.91	65°N		*North		*North
		Proposed	21.14						
	W8	Existing	22.63	0.93	65°N		*North		*North
		Proposed	21.07						
	W9	Existing	24.30	0.95	65°N		*North		*North
		Proposed	23.08						
Eighth	W1	Existing	13.36	0.95	245°	22.00	1.27	6.00	1.17
		Proposed	12.63			28.00		7.00	
	W2	Existing	15.92	0.97	245°	22.00	1.59	5.00	2.20
		Proposed	15.47			35.00		11.00	
	W3	Existing	17.57	1.04	245°	28.00	1.43	8.00	1.88
		Proposed	18.19			40.00		15.00	
	W4	Existing	13.84	1.53	155°	40.00	1.15	5.00	2.60
		Proposed	21.17			46.00		13.00	
	W5	Existing	16.24	1.24	155°	41.00	1.20	5.00	2.40
		Proposed	20.12			49.00		12.00	
	W6	Existing	18.91	1.02	155°	42.00	1.00	6.00	1.67
		Proposed	19.27			42.00		10.00	
	W7	Existing	27.09	0.91	65°N		*North		*North
		Proposed	24.67						
	W8	Existing	26.71	0.93	65°N		*North		*North
		Proposed	24.91						
	W9	Existing	28.00	0.95	65°N		*North		*North
		Proposed	26.66						
Ninth	W1	Existing	13.94	0.95	245°	22.00	1.32	6.00	1.33
		Proposed	13.30			29.00		8.00	
	W2	Existing	16.57	0.98	245°	24.00	1.50	5.00	2.20

Project Name: Enderby Place

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
		Proposed	16.23			36.00		11.00	
	W3	Existing	18.25	1.04	245°	28.00	1.43	8.00	1.88
		Proposed	19.01			40.00		15.00	
	W4	Existing	14.56	1.51	155°	42.00	1.12	6.00	2.17
		Proposed	21.95			47.00		13.00	
	W5	Existing	17.24	1.21	155°	43.00	1.14	6.00	2.00
		Proposed	20.79			49.00		12.00	
	W6	Existing	20.40	0.98	155°	46.00	1.00	7.00	1.43
		Proposed	19.89			46.00		10.00	
	W7	Existing	31.32	0.91	65°N		*North		*North
		Proposed	28.49						
	W8	Existing	31.02	0.94	65°N		*North		*North
		Proposed	29.05						
	W9	Existing	31.88	0.96	65°N		*North		*North
		Proposed	30.47						
Tenth	W1	Existing	14.59	0.96	245°	27.00	1.26	7.00	1.29
		Proposed	14.03			34.00		9.00	
	W2	Existing	17.30	0.99	245°	27.00	1.44	5.00	2.20
		Proposed	17.06			39.00		11.00	
	W3	Existing	18.99	1.05	245°	30.00	1.40	8.00	1.88
		Proposed	19.88			42.00		15.00	
	W4	Existing	15.25	1.49	155°	42.00	1.14	6.00	2.17
		Proposed	22.71			48.00		13.00	
	W5	Existing	18.15	1.18	155°	45.00	1.11	6.00	2.17
		Proposed	21.45			50.00		13.00	
	W6	Existing	21.60	0.95	155°	49.00	0.98	8.00	1.25
		Proposed	20.48			48.00		10.00	
	W7	Existing	34.96	0.91	65°N		*North		*North
		Proposed	31.87						
	W8	Existing	34.75	0.94	65°N		*North		*North
		Proposed	32.67						
	W9	Existing	35.26	0.96	65°N		*North		*North
		Proposed	33.81						
Eleventh	W1	Existing	15.31	0.97	245°	28.00	1.29	7.00	1.43
		Proposed	14.83			36.00		10.00	
	W2	Existing	18.11	0.99	245°	29.00	1.41	6.00	2.00
		Proposed	17.97			41.00		12.00	
	W3	Existing	19.84	1.05	245°	31.00	1.42	8.00	1.88
		Proposed	20.83			44.00		15.00	
	W4	Existing	15.76	1.48	155°	44.00	1.11	6.00	2.17
		Proposed	23.40			49.00		13.00	
	W5	Existing	18.84	1.17	155°	45.00	1.13	6.00	2.17
		Proposed	22.05			51.00		13.00	
	W6	Existing	22.44	0.94	155°	50.00	1.00	8.00	1.50
		Proposed	21.02			50.00		12.00	
	W7	Existing	37.98	0.92	65°N		*North		*North
		Proposed	34.79						
	W8	Existing	37.91	0.94	65°N		*North		*North
		Proposed	35.79						
	W9	Existing	38.15	0.96	65°N		*North		*North
		Proposed	36.67						
Twelfth	W1	Existing	16.12	0.97	245°	32.00	1.22	8.00	1.38
		Proposed	15.71			39.00		11.00	
	W2	Existing	19.04	1.00	245°	30.00	1.40	6.00	2.00
		Proposed	18.97			42.00		12.00	
	W3	Existing	20.80	1.05	245°	32.00	1.41	8.00	1.88
		Proposed	21.87			45.00		15.00	
	W4	Existing	16.14	1.49	155°	45.00	1.18	7.00	2.00
		Proposed	24.00			53.00		14.00	
	W5	Existing	19.34	1.17	155°	47.00	1.13	7.00	2.00
		Proposed	22.56			53.00		14.00	
	W6	Existing	22.93	0.93	155°	52.00	0.96	10.00	1.20
		Proposed	21.40			50.00		12.00	
	W7	Existing	39.27	0.92	65°N		*North		*North
		Proposed	36.07						
	W8	Existing	39.29	0.95	65°N		*North		*North
		Proposed	37.17						
	W9	Existing	39.35	0.96	65°N		*North		*North
		Proposed	37.88						
Thirteenth	W1	Existing	17.02	0.98	245°	33.00	1.21	8.00	1.38
		Proposed	16.68			40.00		11.00	
	W2	Existing	20.07	1.00	245°	32.00	1.38	7.00	1.86
		Proposed	20.08			44.00		13.00	
	W3	Existing	21.87	1.05	245°	34.00	1.35	9.00	1.67
		Proposed	23.01			46.00		15.00	
	W4	Existing	16.56	1.49	155°	46.00	1.17	8.00	1.88
		Proposed	24.62			54.00		15.00	
	W5	Existing	19.88	1.16	155°	47.00	1.13	7.00	2.00
		Proposed	23.07			53.00		14.00	
	W6	Existing	23.45	0.93	155°	52.00	0.96	10.00	1.20
		Proposed	21.79			50.00		12.00	
	W7	Existing	39.45	0.92	65°N		*North		*North
		Proposed	36.24						
	W8	Existing	39.47	0.95	65°N		*North		*North
		Proposed	37.35						
	W9	Existing	39.51	0.96	65°N		*North		*North
		Proposed	38.05						
Fourteenth	W1	Existing	17.97	0.99	245°	36.00	1.14	9.00	1.22
		Proposed	17.71			41.00		11.00	
	W2	Existing	21.17	1.00	245°	35.00	1.31	7.00	1.86
		Proposed	21.26			46.00		13.00	
	W3	Existing	23.01	1.05	245°	37.00	1.32	10.00	1.60
		Proposed	24.22			49.00		16.00	

Project Name: Enderby Place

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	W4	Existing	17.01	1.49	155°	47.00	1.17	8.00	2.00
		Proposed	25.29			55.00		16.00	
	W5	Existing	20.45	1.16	155°	48.00	1.13	7.00	2.14
		Proposed	23.63			54.00		15.00	
	W6	Existing	24.01	0.93	155°	54.00	0.93	11.00	1.09
		Proposed	22.21			50.00		12.00	
	W7	Existing	39.48	0.92	65°N		*North		*North
		Proposed	36.27						
	W8	Existing	39.50	0.95	65°N		*North		*North
		Proposed	37.39						
	W9	Existing	39.53	0.96	65°N		*North		*North
		Proposed	38.09						
Fifteenth	W1	Existing	19.01	0.99	245°	38.00	1.16	9.00	1.33
		Proposed	18.82			44.00		12.00	
	W2	Existing	22.37	1.01	245°	39.00	1.26	9.00	1.56
		Proposed	22.54			49.00		14.00	
	W3	Existing	24.26	1.05	245°	38.00	1.34	10.00	1.70
		Proposed	25.53			51.00		17.00	
	W4	Existing	17.48	1.49	155°	48.00	1.19	9.00	2.00
		Proposed	25.99			57.00		18.00	
	W5	Existing	21.06	1.15	155°	49.00	1.14	7.00	2.43
		Proposed	24.22			56.00		17.00	
	W6	Existing	24.61	0.92	155°	54.00	0.94	11.00	1.18
		Proposed	22.65			51.00		13.00	
	W7	Existing	39.51	0.92	65°N		*North		*North
		Proposed	36.31						
	W8	Existing	39.53	0.95	65°N		*North		*North
		Proposed	37.43						
	W9	Existing	39.56	0.96	65°N		*North		*North
		Proposed	38.13						
Sixteenth	W1	Existing	20.05	0.99	245°	39.00	1.15	10.00	1.30
		Proposed	19.93			45.00		13.00	
	W2	Existing	23.58	1.01	245°	41.00	1.24	9.00	1.67
		Proposed	23.83			51.00		15.00	
	W3	Existing	25.51	1.05	245°	40.00	1.33	11.00	1.64
		Proposed	26.85			53.00		18.00	
	W4	Existing	17.98	1.48	155°	49.00	1.16	9.00	2.00
		Proposed	26.70			57.00		18.00	
	W5	Existing	21.69	1.14	155°	49.00	1.14	7.00	2.43
		Proposed	24.81			56.00		17.00	
	W6	Existing	25.23	0.92	155°	55.00	0.95	12.00	1.17
		Proposed	23.10			52.00		14.00	
	W7	Existing	39.55	0.92	65°N		*North		*North
		Proposed	36.36						
	W8	Existing	39.56	0.95	65°N		*North		*North
		Proposed	37.48						
	W9	Existing	39.58	0.96	65°N		*North		*North
		Proposed	38.17						
Seventeenth	W1	Existing	21.19	1.00	245°	43.00	1.12	12.00	1.25
		Proposed	21.15			48.00		15.00	
	W2	Existing	24.92	1.01	245°	42.00	1.21	10.00	1.50
		Proposed	25.24			51.00		15.00	
	W3	Existing	26.90	1.05	245°	40.00	1.33	11.00	1.64
		Proposed	28.30			53.00		18.00	
	W4	Existing	18.51	1.48	155°	49.00	1.18	9.00	2.11
		Proposed	27.47			58.00		19.00	
	W5	Existing	22.37	1.14	155°	53.00	1.06	10.00	1.70
		Proposed	25.46			56.00		17.00	
	W6	Existing	25.90	0.91	155°	56.00	0.93	12.00	1.17
		Proposed	23.60			52.00		14.00	
	W7	Existing	39.56	0.92	65°N		*North		*North
		Proposed	36.41						
	W8	Existing	39.57	0.95	65°N		*North		*North
		Proposed	37.53						
	W9	Existing	39.59	0.97	65°N		*North		*North
		Proposed	38.22						
Eighteenth	W1	Existing	22.37	1.00	245°	46.00	1.13	15.00	1.27
		Proposed	22.40			52.00		19.00	
	W2	Existing	26.32	1.01	245°	47.00	1.17	13.00	1.38
		Proposed	26.71			55.00		18.00	
	W3	Existing	28.33	1.05	245°	43.00	1.28	12.00	1.50
		Proposed	29.78			55.00		18.00	
	W4	Existing	19.08	1.48	155°	51.00	1.20	11.00	2.00
		Proposed	28.25			61.00		22.00	
	W5	Existing	23.09	1.13	155°	53.00	1.08	10.00	1.80
		Proposed	26.13			57.00		18.00	
	W6	Existing	26.61	0.91	155°	60.00	0.88	14.00	1.07
		Proposed	24.13			53.00		15.00	
	W7	Existing	39.57	0.92	65°N		*North		*North
		Proposed	36.48						
	W8	Existing	39.57	0.95	65°N		*North		*North
		Proposed	37.60						
	W9	Existing	39.59	0.97	65°N		*North		*North
		Proposed	38.27						
Nineteenth	W1	Existing	23.59	1.00	245°	48.00	1.10	16.00	1.25
		Proposed	23.68			53.00		20.00	
	W2	Existing	27.75	1.02	245°	48.00	1.19	14.00	1.43
		Proposed	28.21			57.00		20.00	
	W3	Existing	29.80	1.05	245°	47.00	1.23	14.00	1.43
		Proposed	31.30			58.00		20.00	
	W4	Existing	19.71	1.47	155°	51.00	1.24	11.00	2.09
		Proposed	29.07			63.00		23.00	
	W5	Existing	23.87	1.12	155°	55.00	1.09	11.00	1.91

Project Name: Enderby Place

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
		Proposed	26.84			60.00		21.00	
	W6	Existing	27.38	0.90	155°	61.00	0.92	14.00	1.29
		Proposed	24.70			56.00		18.00	
	W7	Existing	39.57	0.92	65°N		*North		*North
		Proposed	36.55						
	W8	Existing	39.58	0.95	65°N		*North		*North
		Proposed	37.67						
	W9	Existing	39.60	0.97	65°N		*North		*North
		Proposed	38.33						
Twentieth	W1	Existing	24.80	1.01	245°	50.00	1.08	17.00	1.24
		Proposed	24.95			54.00		21.00	
	W2	Existing	29.18	1.02	245°	50.00	1.16	15.00	1.40
		Proposed	29.69			58.00		21.00	
	W3	Existing	31.25	1.05	245°	48.00	1.25	14.00	1.50
		Proposed	32.79			60.00		21.00	
	W4	Existing	20.41	1.47	155°	53.00	1.19	13.00	1.77
		Proposed	29.91			63.00		23.00	
	W5	Existing	24.73	1.11	155°	56.00	1.07	12.00	1.75
		Proposed	27.57			60.00		21.00	
	W6	Existing	28.23	0.90	155°	61.00	0.93	14.00	1.36
		Proposed	25.29			57.00		19.00	
	W7	Existing	39.58	0.93	65°N		*North		*North
		Proposed	36.65						
	W8	Existing	39.59	0.95	65°N		*North		*North
		Proposed	37.75						
	W9	Existing	39.60	0.97	65°N		*North		*North
		Proposed	38.39						
Twenty-First	W1	Existing	25.95	1.01	245°	51.00	1.08	18.00	1.22
		Proposed	26.14			55.00		22.00	
	W2	Existing	30.55	1.02	245°	51.00	1.16	16.00	1.38
		Proposed	31.10			59.00		22.00	
	W3	Existing	32.62	1.05	245°	50.00	1.22	15.00	1.47
		Proposed	34.17			61.00		22.00	
	W4	Existing	21.20	1.45	155°	54.00	1.19	13.00	1.85
		Proposed	30.76			64.00		24.00	
	W5	Existing	25.67	1.10	155°	61.00	1.00	15.00	1.47
		Proposed	28.32			61.00		22.00	
	W6	Existing	29.15	0.89	155°	64.00	0.91	15.00	1.27
		Proposed	25.92			58.00		19.00	
	W7	Existing	39.59	0.93	65°N		*North		*North
		Proposed	36.75						
	W8	Existing	39.59	0.96	65°N		*North		*North
		Proposed	37.84						
	W9	Existing	39.60	0.97	65°N		*North		*North
		Proposed	38.46						
Twenty-Second	W1	Existing	26.96	1.01	245°	51.00	1.08	18.00	1.22
		Proposed	27.17			55.00		22.00	
	W2	Existing	31.75	1.02	245°	52.00	1.13	16.00	1.38
		Proposed	32.30			59.00		22.00	
	W3	Existing	33.79	1.04	245°	51.00	1.20	15.00	1.47
		Proposed	35.29			61.00		22.00	
	W4	Existing	22.10	1.43	155°	56.00	1.14	13.00	1.85
		Proposed	31.59			64.00		24.00	
	W5	Existing	26.69	1.09	155°	62.00	0.98	15.00	1.47
		Proposed	29.09			61.00		22.00	
	W6	Existing	30.15	0.88	155°	68.00	0.85	17.00	1.12
		Proposed	26.59			58.00		19.00	
	W7	Existing	39.59	0.93	65°N		*North		*North
		Proposed	36.88						
	W8	Existing	39.60	0.96	65°N		*North		*North
		Proposed	37.94						
	W9	Existing	39.61	0.97	65°N		*North		*North
		Proposed	38.53						
Twenty-Third	W1	Existing	27.63	1.01	245°	51.00	1.08	18.00	1.22
		Proposed	27.93			55.00		22.00	
	W2	Existing	32.49	1.02	245°	53.00	1.11	16.00	1.38
		Proposed	33.14			59.00		22.00	
	W3	Existing	34.43	1.05	245°	52.00	1.17	15.00	1.47
		Proposed	36.03			61.00		22.00	
	W4	Existing	23.07	1.41	155°	59.00	1.10	13.00	1.85
		Proposed	32.43			65.00		24.00	
	W5	Existing	27.79	1.08	155°	65.00	0.95	15.00	1.47
		Proposed	29.89			62.00		22.00	
	W6	Existing	31.21	0.88	155°	70.00	0.84	17.00	1.12
		Proposed	27.32			59.00		19.00	
	W7	Existing	39.60	0.94	65°N		*North		*North
		Proposed	37.03						
	W8	Existing	39.60	0.96	65°N		*North		*North
		Proposed	38.05						
	W9	Existing	39.61	0.97	65°N		*North		*North
		Proposed	38.61						
Twenty-Fourth	W1	Existing	28.39	1.01	245°	52.00	1.06	19.00	1.16
		Proposed	28.66			55.00		22.00	
	W2	Existing	33.25	1.02	245°	54.00	1.09	17.00	1.29
		Proposed	33.84			59.00		22.00	
	W3	Existing	35.00	1.04	245°	53.00	1.15	15.00	1.47
		Proposed	36.48			61.00		22.00	
	W4	Existing	24.21	1.36	155°	61.00	1.11	13.00	1.85
		Proposed	32.90			68.00		24.00	
	W5	Existing	29.05	1.05	155°	67.00	0.97	15.00	1.47
		Proposed	30.41			65.00		22.00	
	W6	Existing	32.37	0.86	155°	72.00	0.86	17.00	1.12
		Proposed	27.90			62.00		19.00	

Project Name: Enderby Place

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	W7	Existing	39.61	0.94	65°N		*North		*North
		Proposed	37.19						
	W8	Existing	39.61	0.96	65°N		*North		*North
		Proposed	38.16						
	W9	Existing	39.61	0.98	65°N		*North		*North
		Proposed	38.69						
Twenty-Fifth	W1	Existing	29.42	1.01	245°	53.00	1.04	20.00	1.10
		Proposed	29.65			55.00		22.00	
	W2	Existing	34.09	1.01	245°	56.00	1.05	19.00	1.16
		Proposed	34.59			59.00		22.00	
	W3	Existing	35.63	1.04	245°	54.00	1.13	15.00	1.47
		Proposed	36.95			61.00		22.00	
	W4	Existing	25.74	1.30	155°	64.00	1.08	13.00	1.85
		Proposed	33.37			69.00		24.00	
	W5	Existing	30.51	1.02	155°	69.00	0.97	15.00	1.47
		Proposed	30.98			67.00		22.00	
	W6	Existing	33.63	0.85	155°	73.00	0.89	18.00	1.06
		Proposed	28.58			65.00		19.00	
	W7	Existing	39.61	0.94	65°N		*North		*North
		Proposed	37.38						
	W8	Existing	39.61	0.97	65°N		*North		*North
		Proposed	38.29						
	W9	Existing	39.62	0.98	65°N		*North		*North
		Proposed	38.78						
Twenty-Sixth	W1	Existing	30.82	1.01	245°	54.00	1.04	20.00	1.10
		Proposed	31.00			56.00		22.00	
	W2	Existing	35.04	1.01	245°	58.00	1.03	20.00	1.10
		Proposed	35.45			60.00		22.00	
	W3	Existing	36.35	1.03	245°	55.00	1.11	16.00	1.38
		Proposed	37.45			61.00		22.00	
	W4	Existing	27.73	1.22	155°	67.00	1.07	13.00	1.85
		Proposed	33.91			72.00		24.00	
	W5	Existing	32.21	0.98	155°	71.00	0.97	16.00	1.38
		Proposed	31.65			69.00		22.00	
	W6	Existing	34.99	0.84	155°	77.00	0.87	22.00	0.86
		Proposed	29.32			67.00		19.00	
	W7	Existing	39.62	0.95	65°N		*North		*North
		Proposed	37.58						
	W8	Existing	39.62	0.97	65°N		*North		*North
		Proposed	38.42						
	W9	Existing	39.62	0.98	65°N		*North		*North
		Proposed	38.87						
Twenty-Seventh	W1	Existing	32.64	1.00	245°	56.00	1.00	22.00	1.00
		Proposed	32.77			56.00		22.00	
	W2	Existing	36.07	1.01	245°	59.00	1.03	20.00	1.10
		Proposed	36.38			61.00		22.00	
	W3	Existing	37.11	1.02	245°	57.00	1.07	18.00	1.22
		Proposed	37.96			61.00		22.00	
	W4	Existing	30.22	1.14	155°	72.00	1.03	17.00	1.41
		Proposed	34.51			74.00		24.00	
	W5	Existing	34.02	0.95	155°	76.00	0.93	21.00	1.05
		Proposed	32.38			71.00		22.00	
	W6	Existing	36.27	0.83	155°	78.00	0.90	23.00	0.83
		Proposed	30.18			70.00		19.00	
	W7	Existing	39.62	0.95	65°N		*North		*North
		Proposed	37.81						
	W8	Existing	39.62	0.97	65°N		*North		*North
		Proposed	38.57						
	W9	Existing	39.62	0.98	65°N		*North		*North
		Proposed	38.97						
Twenty-Eighth	W1	Existing	34.52	1.00	245°	58.00	1.00	22.00	1.00
		Proposed	34.61			58.00		22.00	
	W2	Existing	37.15	1.01	245°	62.00	1.00	22.00	1.00
		Proposed	37.34			62.00		22.00	
	W3	Existing	37.89	1.02	245°	60.00	1.03	20.00	1.10
		Proposed	38.46			62.00		22.00	
	W4	Existing	33.17	1.06	155°	76.00	0.99	21.00	1.14
		Proposed	35.15			75.00		24.00	
	W5	Existing	35.85	0.93	155°	79.00	0.92	24.00	0.92
		Proposed	33.21			73.00		22.00	
	W6	Existing	37.41	0.83	155°	81.00	0.88	26.00	0.73
		Proposed	31.18			71.00		19.00	
	W7	Existing	39.62	0.96	65°N		*North		*North
		Proposed	38.05						
	W8	Existing	39.62	0.98	65°N		*North		*North
		Proposed	38.72						
	W9	Existing	39.62	0.99	65°N		*North		*North
		Proposed	39.06						
Twenty-Ninth	W1	Existing	36.57	1.00	245°	59.00	1.00	22.00	1.00
		Proposed	36.61			59.00		22.00	
	W2	Existing	38.19	1.00	245°	62.00	1.00	22.00	1.00
		Proposed	38.29			62.00		22.00	
	W3	Existing	38.65	1.01	245°	63.00	1.00	22.00	1.00
		Proposed	38.94			63.00		22.00	
	W4	Existing	36.34	0.99	155°	83.00	0.94	28.00	0.89
		Proposed	35.84			78.00		25.00	
	W5	Existing	37.72	0.90	155°	83.00	0.92	28.00	0.79
		Proposed	34.12			76.00		22.00	
	W6	Existing	38.51	0.84	155°	83.00	0.88	28.00	0.68
		Proposed	32.30			73.00		19.00	
	W7	Existing	39.62	0.97	65°N		*North		*North
		Proposed	38.31						
	W8	Existing	39.62	0.98	65°N		*North		*North

Project Name: Enderby Place

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
		Proposed	38.87						
	W9	Existing	39.62	0.99	65°N		*North		*North
		Proposed	39.16						
Thirtieth	W1	Existing	38.43	1.00	245°	62.00	1.00	22.00	1.00
		Proposed	38.44			62.00		22.00	
	W2	Existing	39.05	1.00	245°	63.00	1.00	22.00	1.00
		Proposed	39.07			63.00		22.00	
	W3	Existing	39.30	1.00	245°	63.00	1.00	22.00	1.00
		Proposed	39.33			63.00		22.00	
	W4	Existing	39.23	0.93	155°	83.00	0.95	28.00	0.89
		Proposed	36.58			79.00		25.00	
	W5	Existing	39.39	0.89	155°	83.00	0.93	28.00	0.79
		Proposed	35.12			77.00		22.00	
	W6	Existing	39.49	0.85	155°	83.00	0.93	28.00	0.79
		Proposed	33.57			77.00		22.00	
	W7	Existing	39.62	0.97	65°N		*North		*North
		Proposed	38.58						
	W8	Existing	39.62	0.99	65°N		*North		*North
		Proposed	39.03						
	W9	Existing	39.62	0.99	65°N		*North		*North
		Proposed	39.26						
Thirty-First	W1	Existing	39.50	1.00	245°	63.00	1.00	22.00	1.00
		Proposed	39.50			63.00		22.00	
	W2	Existing	39.57	1.00	245°	63.00	1.00	22.00	1.00
		Proposed	39.57			63.00		22.00	
	W3	Existing	39.59	1.00	245°	63.00	1.00	22.00	1.00
		Proposed	39.59			63.00		22.00	
	W4	Existing	39.62	0.94	155°	83.00	0.96	28.00	0.89
		Proposed	37.33			80.00		25.00	
	W5	Existing	39.62	0.91	155°	83.00	0.94	28.00	0.82
		Proposed	36.18			78.00		23.00	
	W6	Existing	39.62	0.88	155°	83.00	0.95	28.00	0.86
		Proposed	34.95			79.00		24.00	
	W7	Existing	39.62	0.98	65°N		*North		*North
		Proposed	38.86						
	W8	Existing	39.62	0.99	65°N		*North		*North
		Proposed	39.19						
	W9	Existing	39.62	0.99	65°N		*North		*North
		Proposed	39.36						
Thirty-Second	W1	Existing	39.62	1.00	245°	63.00	1.00	22.00	1.00
		Proposed	39.62			63.00		22.00	
	W2	Existing	39.62	1.00	245°	63.00	1.00	22.00	1.00
		Proposed	39.62			63.00		22.00	
	W3	Existing	39.62	1.00	245°	63.00	1.00	22.00	1.00
		Proposed	39.62			63.00		22.00	
	W4	Existing	39.62	0.96	155°	83.00	0.98	28.00	0.93
		Proposed	38.06			81.00		26.00	
	W5	Existing	39.62	0.94	155°	83.00	0.98	28.00	0.93
		Proposed	37.25			81.00		26.00	
	W6	Existing	39.62	0.92	155°	83.00	0.96	28.00	0.89
		Proposed	36.37			80.00		25.00	
	W7	Existing	39.62	0.99	65°N		*North		*North
		Proposed	39.13						
	W8	Existing	39.62	0.99	65°N		*North		*North
		Proposed	39.34						
	W9	Existing	39.62	1.00	65°N		*North		*North
		Proposed	39.45						
Thirty-Third	W1	Existing	39.62	1.00	245°	63.00	1.00	22.00	1.00
		Proposed	39.62			63.00		22.00	
	W2	Existing	39.62	1.00	245°	63.00	1.00	22.00	1.00
		Proposed	39.62			63.00		22.00	
	W3	Existing	39.62	1.00	245°	63.00	1.00	22.00	1.00
		Proposed	39.62			63.00		22.00	
	W4	Existing	39.62	0.98	155°	83.00	0.98	28.00	0.93
		Proposed	38.69			81.00		26.00	
	W5	Existing	39.62	0.96	155°	83.00	0.99	28.00	0.96
		Proposed	38.21			82.00		27.00	
	W6	Existing	39.62	0.95	155°	83.00	0.99	28.00	0.96
		Proposed	37.68			82.00		27.00	
	W7	Existing	39.62	0.99	65°N		*North		*North
		Proposed	39.34						
	W8	Existing	39.62	1.00	65°N		*North		*North
		Proposed	39.46						
	W9	Existing	39.62	1.00	65°N		*North		*North
		Proposed	39.52						
Thirty-Fourth	W1	Existing	39.62	1.00	245°	63.00	1.00	22.00	1.00
		Proposed	39.62			63.00		22.00	
	W2	Existing	39.62	1.00	245°	63.00	1.00	22.00	1.00
		Proposed	39.62			63.00		22.00	
	W3	Existing	39.62	1.00	245°	63.00	1.00	22.00	1.00
		Proposed	39.62			63.00		22.00	
	W4	Existing	39.62	0.99	155°	83.00	1.00	28.00	1.00
		Proposed	39.25			83.00		28.00	
	W5	Existing	39.62	0.99	155°	83.00	1.00	28.00	1.00
		Proposed	39.07			83.00		28.00	
	W6	Existing	39.62	0.98	155°	83.00	1.00	28.00	1.00
		Proposed	38.87			83.00		28.00	
	W7	Existing	39.62	1.00	65°N		*North		*North
		Proposed	39.51						
	W8	Existing	39.62	1.00	65°N		*North		*North
		Proposed	39.56						
	W9	Existing	39.62	1.00	65°N		*North		*North
		Proposed	39.58						

Project Name: Enderby Place

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
Thirty-Fifth	W1	Existing	39.62	1.00	245°	63.00	1.00	22.00	1.00
		Proposed	39.62			63.00		22.00	
	W2	Existing	39.62	1.00	245°	63.00	1.00	22.00	1.00
		Proposed	39.62			63.00		22.00	
	W3	Existing	39.62	1.00	245°	63.00	1.00	22.00	1.00
		Proposed	39.62			63.00		22.00	
	W4	Existing	39.62	1.00	155°	83.00	1.00	28.00	1.00
		Proposed	39.62			83.00		28.00	
	W5	Existing	39.62	1.00	155°	83.00	1.00	28.00	1.00
		Proposed	39.62			83.00		28.00	
	W6	Existing	39.62	1.00	155°	83.00	1.00	28.00	1.00
		Proposed	39.62			83.00		28.00	
	W7	Existing	39.62	1.00	65°N		*North		*North
		Proposed	39.62						
	W8	Existing	39.62	1.00	65°N		*North		*North
		Proposed	39.62						
	W9	Existing	39.62	1.00	65°N		*North		*North
		Proposed	39.62						
Thirty-Sixth	W1	Existing	39.62	1.00	245°	63.00	1.00	22.00	1.00
		Proposed	39.62			63.00		22.00	
	W2	Existing	39.62	1.00	245°	63.00	1.00	22.00	1.00
		Proposed	39.62			63.00		22.00	
	W3	Existing	39.62	1.00	245°	63.00	1.00	22.00	1.00
		Proposed	39.62			63.00		22.00	
	W4	Existing	39.62	1.00	155°	83.00	1.00	28.00	1.00
		Proposed	39.62			83.00		28.00	
	W5	Existing	39.62	1.00	155°	83.00	1.00	28.00	1.00
		Proposed	39.62			83.00		28.00	
	W6	Existing	39.62	1.00	155°	83.00	1.00	28.00	1.00
		Proposed	39.62			83.00		28.00	
	W7	Existing	39.62	1.00	65°N		*North		*North
		Proposed	39.62						
	W8	Existing	39.62	1.00	65°N		*North		*North
		Proposed	39.62						
	W9	Existing	39.62	1.00	65°N		*North		*North
		Proposed	39.62						
B07 (near flat)									
First	W1	Existing	9.94	1.13	245°	11.00	1.18	2.00	0.00
		Proposed	11.25			13.00		0.00	
	W2	Existing	7.92	1.06	208°	19.00	1.47	6.00	1.00
		Proposed	8.41			28.00		6.00	
	W3	Existing	4.81	1.28	208°	14.00	1.64	3.00	2.00
		Proposed	6.18			23.00		6.00	
	W4	Existing	5.70	1.18	208°	18.00	1.39	4.00	1.75
		Proposed	6.72			25.00		7.00	
	W5	Existing	15.12	0.99	155°	28.00	1.29	6.00	1.00
		Proposed	14.96			36.00		6.00	
Second	W1	Existing	10.21	1.13	245°	14.00	0.93	3.00	0.33
		Proposed	11.56			13.00		1.00	
	W2	Existing	8.49	1.02	208°	21.00	1.38	6.00	1.00
		Proposed	8.65			29.00		6.00	
	W3	Existing	5.48	1.17	208°	17.00	1.35	3.00	2.00
		Proposed	6.39			23.00		6.00	
	W4	Existing	6.42	1.08	208°	21.00	1.19	4.00	1.75
		Proposed	6.92			25.00		7.00	
	W5	Existing	15.79	0.96	155°	29.00	1.28	6.00	1.17
		Proposed	15.10			37.00		7.00	
Third	W1	Existing	10.50	1.13	245°	15.00	0.87	3.00	0.33
		Proposed	11.88			13.00		1.00	
	W2	Existing	9.26	0.96	208°	26.00	1.12	6.00	1.00
		Proposed	8.87			29.00		6.00	
	W3	Existing	6.37	1.04	208°	20.00	1.10	3.00	1.67
		Proposed	6.60			22.00		5.00	
	W4	Existing	7.25	0.99	208°	23.00	1.04	4.00	1.50
		Proposed	7.15			24.00		6.00	
	W5	Existing	16.69	0.91	155°	33.00	1.15	6.00	1.17
		Proposed	15.21			38.00		7.00	
Fourth	W1	Existing	10.79	1.13	245°	18.00	0.83	3.00	0.67
		Proposed	12.20			15.00		2.00	
	W2	Existing	10.26	0.88	208°	28.00	1.04	6.00	1.00
		Proposed	9.08			29.00		6.00	
	W3	Existing	7.33	0.93	208°	23.00	0.96	3.00	1.67
		Proposed	6.82			22.00		5.00	
	W4	Existing	8.20	0.90	208°	26.00	0.92	4.00	1.50
		Proposed	7.40			24.00		6.00	
	W5	Existing	17.87	0.86	155°	35.00	1.09	6.00	1.17
		Proposed	15.33			38.00		7.00	
Fifth	W1	Existing	11.11	1.13	245°	19.00	0.79	3.00	0.67
		Proposed	12.54			15.00		2.00	
	W2	Existing	11.38	0.82	208°	33.00	0.91	6.00	1.17
		Proposed	9.31			30.00		7.00	
	W3	Existing	8.58	0.82	208°	27.00	0.89	4.00	1.50
		Proposed	7.03			24.00		6.00	
	W4	Existing	9.41	0.81	208°	28.00	0.96	5.00	1.40
		Proposed	7.61			27.00		7.00	
	W5	Existing	19.21	0.81	155°	38.00	1.03	6.00	1.33
		Proposed	15.47			39.00		8.00	
Sixth	W1	Existing	11.44	1.12	245°	19.00	0.79	3.00	0.67
		Proposed	12.86			15.00		2.00	
	W2	Existing	12.87	0.74	208°	34.00	0.85	6.00	1.17
		Proposed	9.55			29.00		7.00	

Project Name: Enderby Place

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	W3	Existing	10.18	0.71	208°	30.00	0.80	5.00	1.20
		Proposed	7.25			24.00		6.00	
	W4	Existing	10.91	0.72	208°	31.00	0.84	6.00	1.17
		Proposed	7.81			26.00		7.00	
	W5	Existing	20.94	0.75	155°	42.00	0.90	7.00	1.00
		Proposed	15.61			38.00		7.00	
Seventh	W1	Existing	11.82	1.12	245°	20.00	0.80	4.00	0.50
		Proposed	13.20			16.00		2.00	
	W2	Existing	14.76	0.66	208°	39.00	0.74	9.00	0.67
		Proposed	9.81			29.00		6.00	
	W3	Existing	12.17	0.61	208°	33.00	0.73	8.00	0.75
		Proposed	7.48			24.00		6.00	
	W4	Existing	12.72	0.63	208°	37.00	0.76	11.00	0.73
		Proposed	8.02			28.00		8.00	
	W5	Existing	23.12	0.68	155°	46.00	0.83	9.00	0.78
		Proposed	15.74			38.00		7.00	
Eighth	W1	Existing	12.22	1.11	245°	21.00	0.86	5.00	0.40
		Proposed	13.54			18.00		2.00	
	W2	Existing	16.91	0.60	208°	45.00	0.64	14.00	0.43
		Proposed	10.09			29.00		6.00	
	W3	Existing	14.38	0.54	208°	37.00	0.68	11.00	0.55
		Proposed	7.76			25.00		6.00	
	W4	Existing	14.76	0.56	208°	39.00	0.72	13.00	0.62
		Proposed	8.25			28.00		8.00	
	W5	Existing	25.63	0.62	155°	50.00	0.76	13.00	0.54
		Proposed	15.88			38.00		7.00	
Ninth	W1	Existing	12.64	1.10	245°	22.00	0.82	6.00	0.33
		Proposed	13.87			18.00		2.00	
	W2	Existing	19.01	0.55	208°	49.00	0.59	18.00	0.33
		Proposed	10.46			29.00		6.00	
	W3	Existing	16.74	0.50	208°	41.00	0.63	15.00	0.47
		Proposed	8.30			26.00		7.00	
	W4	Existing	16.87	0.51	208°	43.00	0.67	16.00	0.56
		Proposed	8.62			29.00		9.00	
	W5	Existing	28.13	0.57	155°	55.00	0.67	17.00	0.35
		Proposed	16.09			37.00		6.00	
Tenth	W1	Existing	13.08	1.08	245°	22.00	0.86	6.00	0.50
		Proposed	14.19			19.00		3.00	
	W2	Existing	20.72	0.53	208°	49.00	0.61	18.00	0.39
		Proposed	10.92			30.00		7.00	
	W3	Existing	19.99	0.50	208°	45.00	0.64	15.00	0.47
		Proposed	10.07			29.00		7.00	
	W4	Existing	19.79	0.51	208°	46.00	0.65	16.00	0.56
		Proposed	10.16			30.00		9.00	
	W5	Existing	30.08	0.55	155°	55.00	0.69	17.00	0.41
		Proposed	16.53			38.00		7.00	
B07 (entire west facing elevation)									
First	W1	Existing	9.94	1.13	245°	11.00	1.18	2.00	0.00
		Proposed	11.25			13.00		0.00	
	W6	Existing	9.88	1.25	245°	16.00	1.06	4.00	1.00
		Proposed	12.37			17.00		4.00	
	W7	Existing	6.00	1.63	245°	18.00	0.83	6.00	0.83
		Proposed	9.75			15.00		5.00	
	W8	Existing	5.92	1.55	245°	14.00	1.14	3.00	2.67
		Proposed	9.17			16.00		8.00	
	W9	Existing	6.13	1.27	245°	12.00	1.25	3.00	2.00
		Proposed	7.81			15.00		6.00	
	W10	Existing	6.55	1.09	245°	10.00	1.10	1.00	5.00
		Proposed	7.15			11.00		5.00	
Second	W1	Existing	10.21	1.13	245°	14.00	0.93	3.00	0.33
		Proposed	11.56			13.00		1.00	
	W6	Existing	10.10	1.26	245°	18.00	1.06	4.00	1.00
		Proposed	12.68			19.00		4.00	
	W7	Existing	6.24	1.61	245°	18.00	0.83	6.00	0.83
		Proposed	10.04			15.00		5.00	
	W8	Existing	6.10	1.53	245°	14.00	1.14	3.00	2.67
		Proposed	9.36			16.00		8.00	
	W9	Existing	6.30	1.27	245°	13.00	1.08	3.00	2.00
		Proposed	7.97			14.00		6.00	
	W10	Existing	6.73	1.09	245°	10.00	1.00	1.00	4.00
		Proposed	7.31			10.00		4.00	
Third	W1	Existing	10.50	1.13	245°	15.00	0.87	3.00	0.33
		Proposed	11.88			13.00		1.00	
	W6	Existing	10.35	1.25	245°	19.00	1.00	4.00	1.00
		Proposed	12.98			19.00		4.00	
	W7	Existing	6.50	1.59	245°	18.00	0.83	6.00	0.83
		Proposed	10.32			15.00		5.00	
	W8	Existing	6.29	1.52	245°	14.00	1.14	3.00	2.67
		Proposed	9.55			16.00		8.00	
	W9	Existing	6.51	1.25	245°	14.00	1.00	4.00	1.50
		Proposed	8.16			14.00		6.00	
	W10	Existing	6.95	1.08	245°	10.00	1.00	1.00	4.00
		Proposed	7.50			10.00		4.00	
Fourth	W1	Existing	10.79	1.13	245°	18.00	0.83	3.00	0.67
		Proposed	12.20			15.00		2.00	
	W6	Existing	10.60	1.25	245°	19.00	1.05	4.00	1.00
		Proposed	13.27			20.00		4.00	
	W7	Existing	6.76	1.57	245°	19.00	0.84	6.00	0.83
		Proposed	10.59			16.00		5.00	
	W8	Existing	6.51	1.50	245°	15.00	1.07	4.00	2.00
		Proposed	9.75			16.00		8.00	

Project Name: Enderby Place

Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Window Ref.		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	W9	Existing	6.72	1.24	245°	14.00	1.07	4.00	1.50
		Proposed	8.34			15.00		6.00	
	W10	Existing	7.17	1.07	245°	11.00	0.91	1.00	4.00
		Proposed	7.70			10.00		4.00	
Fifth	W1	Existing	11.11	1.13	245°	19.00	0.79	3.00	0.67
		Proposed	12.54			15.00		2.00	
	W6	Existing	10.88	1.25	245°	19.00	1.05	4.00	1.00
		Proposed	13.57			20.00		4.00	
	W7	Existing	7.05	1.54	245°	20.00	0.80	7.00	0.71
		Proposed	10.87			16.00		5.00	
	W8	Existing	6.75	1.48	245°	15.00	1.07	4.00	2.00
		Proposed	9.97			16.00		8.00	
	W9	Existing	6.98	1.23	245°	15.00	0.93	4.00	1.25
		Proposed	8.56			14.00		5.00	
	W10	Existing	7.44	1.07	245°	12.00	0.92	1.00	5.00
		Proposed	7.94			11.00		5.00	
Sixth	W1	Existing	11.44	1.12	245°	19.00	0.79	3.00	0.67
		Proposed	12.86			15.00		2.00	
	W6	Existing	11.18	1.24	245°	20.00	1.00	5.00	0.80
		Proposed	13.89			20.00		4.00	
	W7	Existing	7.37	1.52	245°	20.00	0.80	7.00	0.71
		Proposed	11.17			16.00		5.00	
	W8	Existing	7.04	1.45	245°	15.00	1.07	4.00	2.00
		Proposed	10.21			16.00		8.00	
	W9	Existing	7.27	1.21	245°	16.00	0.88	4.00	1.25
		Proposed	8.81			14.00		5.00	
	W10	Existing	7.76	1.06	245°	13.00	0.85	2.00	2.50
		Proposed	8.22			11.00		5.00	
Seventh	W1	Existing	11.82	1.12	245°	20.00	0.80	4.00	0.50
		Proposed	13.20			16.00		2.00	
	W6	Existing	11.51	1.23	245°	21.00	0.95	5.00	0.80
		Proposed	14.21			20.00		4.00	
	W7	Existing	7.70	1.49	245°	22.00	0.73	7.00	0.71
		Proposed	11.47			16.00		5.00	
	W8	Existing	7.33	1.43	245°	17.00	0.94	5.00	1.60
		Proposed	10.46			16.00		8.00	
	W9	Existing	7.57	1.20	245°	17.00	0.88	5.00	1.20
		Proposed	9.07			15.00		6.00	
	W10	Existing	8.08	1.05	245°	13.00	0.92	2.00	2.50
		Proposed	8.52			12.00		5.00	
Eighth	W1	Existing	12.22	1.11	245°	21.00	0.86	5.00	0.40
		Proposed	13.54			18.00		2.00	
	W6	Existing	11.85	1.23	245°	22.00	0.91	6.00	0.67
		Proposed	14.52			20.00		4.00	
	W7	Existing	8.04	1.46	245°	22.00	0.73	7.00	0.71
		Proposed	11.76			16.00		5.00	
	W8	Existing	7.64	1.40	245°	18.00	0.89	5.00	1.60
		Proposed	10.70			16.00		8.00	
	W9	Existing	7.89	1.18	245°	18.00	0.78	5.00	1.20
		Proposed	9.33			14.00		6.00	
	W10	Existing	8.44	1.05	245°	13.00	0.92	2.00	2.50
		Proposed	8.84			12.00		5.00	
Ninth	W1	Existing	12.64	1.10	245°	22.00	0.82	6.00	0.33
		Proposed	13.87			18.00		2.00	
	W6	Existing	12.21	1.21	245°	22.00	0.91	6.00	0.67
		Proposed	14.81			20.00		4.00	
	W7	Existing	8.40	1.43	245°	24.00	0.71	8.00	0.75
		Proposed	12.02			17.00		6.00	
	W8	Existing	7.96	1.37	245°	18.00	0.89	5.00	1.60
		Proposed	10.93			16.00		8.00	
	W9	Existing	8.24	1.17	245°	18.00	0.78	5.00	1.20
		Proposed	9.60			14.00		6.00	
	W10	Existing	8.83	1.04	245°	14.00	0.93	3.00	1.67
		Proposed	9.18			13.00		5.00	
Tenth	W1	Existing	13.08	1.08	245°	22.00	0.86	6.00	0.50
		Proposed	14.19			19.00		3.00	
	W6	Existing	12.59	1.20	245°	24.00	0.88	6.00	0.83
		Proposed	15.11			21.00		5.00	
	W7	Existing	8.79	1.40	245°	23.00	0.70	7.00	0.71
		Proposed	12.31			16.00		5.00	
	W8	Existing	8.32	1.34	245°	18.00	0.89	5.00	1.60
		Proposed	11.15			16.00		8.00	
	W9	Existing	8.62	1.15	245°	19.00	0.84	6.00	1.00
		Proposed	9.90			16.00		6.00	
	W10	Existing	9.25	1.03	245°	14.00	0.86	3.00	1.33
		Proposed	9.57			12.00		4.00	

Project Name: Enderby Place

Test: Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
			Gooch House				
First	R1	Residential	Bedroom	Area m2	11.54	11.55	
				% of room	98.57%	98.58%	1.00
	R2	Residential	Bedroom	Area m2	11.44	11.18	
				% of room	97.70%	95.41%	0.98
	R3	Residential	Bedroom	Area m2	11.57	11.50	
				% of room	98.75%	98.15%	0.99
	R4	Residential	LKD	Area m2	36.44	36.03	
				% of room	96.84%	95.73%	0.99
Second	R1	Residential	Bedroom	Area m2	11.53	11.43	
				% of room	98.48%	97.60%	0.99
	R2	Residential	Bedroom	Area m2	11.57	11.57	
				% of room	98.74%	98.78%	1.00
	R3	Residential	Bedroom	Area m2	11.43	11.13	
				% of room	97.57%	95.06%	0.97
	R4	Residential	LKD	Area m2	27.26	27.24	
				% of room	91.64%	91.58%	1.00
	R5	Residential	LKD	Area m2	6.24	5.61	
				% of room	19.53%	17.57%	0.90
Third	R1	Residential	Bedroom	Area m2	11.55	11.55	
				% of room	98.60%	98.61%	1.00
	R2	Residential	Bedroom	Area m2	11.44	11.23	
				% of room	97.71%	95.85%	0.98
	R3	Residential	Bedroom	Area m2	11.57	11.53	
				% of room	98.76%	98.40%	1.00
	R4	Residential	LKD	Area m2	27.70	27.32	
				% of room	93.12%	91.85%	0.99
	R5	Residential	LKD	Area m2	1.18	0.96	
				% of room	4.93%	4.02%	0.82
Fourth	R1	Residential	Bedroom	Area m2	11.55	11.55	
				% of room	98.59%	98.60%	1.00
	R2	Residential	Bedroom	Area m2	11.45	11.23	
				% of room	97.76%	95.92%	0.98
	R3	Residential	Bedroom	Area m2	11.57	11.54	
				% of room	98.78%	98.50%	1.00
	R4	Residential	LKD	Area m2	28.20	27.81	
				% of room	94.81%	93.48%	0.99
	R5	Residential	LKD	Area m2	1.48	1.23	
				% of room	6.21%	5.18%	0.83
Fifth	R1	Residential	Bedroom	Area m2	11.54	11.47	
				% of room	98.55%	97.94%	0.99
	R2	Residential	Bedroom	Area m2	11.55	11.55	
				% of room	98.60%	98.62%	1.00
	R3	Residential	Bedroom	Area m2	11.52	11.41	
				% of room	98.39%	97.38%	0.99
	R4	Residential	LKD	Area m2	28.39	28.37	
				% of room	95.45%	95.35%	1.00
	R5	Residential	LKD	Area m2	10.44	9.95	
				% of room	33.63%	32.05%	0.95
Sixth	R1	Residential	Bedroom	Area m2	11.54	11.48	
				% of room	98.56%	98.03%	0.99
	R2	Residential	Bedroom	Area m2	11.55	11.55	
				% of room	98.61%	98.63%	1.00
	R3	Residential	Bedroom	Area m2	11.53	11.42	
				% of room	98.40%	97.51%	0.99
	R4	Residential	LKD	Area m2	28.71	28.71	
				% of room	96.50%	96.51%	1.00
	R5	Residential	LKD	Area m2	15.28	14.92	
				% of room	49.21%	48.03%	0.98
Seventh	R1	Residential	Bedroom	Area m2	11.53	11.45	
				% of room	98.46%	97.75%	0.99
	R2	Residential	Bedroom	Area m2	11.47	11.28	
				% of room	97.90%	96.30%	0.98
	R3	Residential	Bedroom	Area m2	11.59	11.59	
				% of room	98.93%	98.97%	1.00
	R4	Residential	LKD	Area m2	29.48	29.47	
				% of room	99.09%	99.07%	1.00
	R5	Residential	LKD	Area m2	16.97	14.51	
				% of room	71.19%	60.85%	0.85
Eighth	R1	Residential	Bedroom	Area m2	11.54	11.47	
				% of room	98.51%	97.95%	0.99
	R2	Residential	Bedroom	Area m2	11.47	11.30	
				% of room	97.94%	96.48%	0.99
	R3	Residential	Bedroom	Area m2	11.59	11.60	

Project Name: Enderby Place

Test: Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
				% of room	98.96%	99.04%	1.00
	R4	Residential	LKD	Area m2	29.64	29.64	
				% of room	99.63%	99.63%	1.00
	R5	Residential	LKD	Area m2	19.05	17.62	
				% of room	79.92%	73.92%	0.92
Ninth	R1	Residential	Bedroom	Area m2	11.49	11.37	
				% of room	98.06%	97.05%	0.99
	R2	Residential	Bedroom	Area m2	11.58	11.59	
				% of room	98.90%	98.94%	1.00
	R3	Residential	Bedroom	Area m2	11.57	11.57	
				% of room	98.82%	98.81%	1.00
	R4	Residential	LKD	Area m2	29.64	29.64	
				% of room	99.62%	99.62%	1.00
	R5	Residential	LKD	Area m2	26.27	26.33	
				% of room	84.58%	84.79%	1.00
Tenth	R1	Residential	Bedroom	Area m2	11.50	11.45	
				% of room	98.15%	97.77%	1.00
	R2	Residential	Bedroom	Area m2	11.59	11.59	
				% of room	98.93%	98.95%	1.00
	R3	Residential	Bedroom	Area m2	11.57	11.57	
				% of room	98.82%	98.81%	1.00
	R4	Residential	LKD	Area m2	29.64	29.64	
				% of room	99.62%	99.62%	1.00
	R5	Residential	LKD	Area m2	26.53	26.88	
				% of room	85.43%	86.55%	1.01
Eleventh	R1	Residential	Bedroom	Area m2	11.52	11.49	
				% of room	98.34%	98.10%	1.00
	R2	Residential	Bedroom	Area m2	11.59	11.59	
				% of room	98.94%	98.95%	1.00
	R3	Residential	Bedroom	Area m2	11.57	11.57	
				% of room	98.82%	98.81%	1.00
	R4	Residential	LKD	Area m2	29.64	29.64	
				% of room	99.62%	99.62%	1.00
	R5	Residential	LKD	Area m2	26.83	27.38	
				% of room	86.40%	88.17%	1.02
Twelfth	R1	Residential	Bedroom	Area m2	11.62	11.62	
				% of room	99.24%	99.24%	1.00
	R2	Residential	Bedroom	Area m2	11.62	11.62	
				% of room	99.23%	99.23%	1.00
	R3	Residential	Bedroom	Area m2	11.40	11.27	
				% of room	97.36%	96.23%	0.99
	R4	Residential	LKD	Area m2	29.62	29.62	
				% of room	99.56%	99.56%	1.00
	R5	Residential	LKD	Area m2	20.32	20.40	
				% of room	85.24%	85.58%	1.00
Thirteenth	R1	Residential	Bedroom	Area m2	11.62	11.62	
				% of room	99.24%	99.24%	1.00
	R2	Residential	Bedroom	Area m2	11.62	11.62	
				% of room	99.23%	99.23%	1.00
	R3	Residential	Bedroom	Area m2	11.43	11.37	
				% of room	97.57%	97.06%	0.99
	R4	Residential	LKD	Area m2	29.62	29.62	
				% of room	99.56%	99.56%	1.00
	R5	Residential	LKD	Area m2	20.59	21.03	
				% of room	86.35%	88.21%	1.02
Fourteenth	R1	Residential	Bedroom	Area m2	11.62	11.62	
				% of room	99.24%	99.24%	1.00
	R2	Residential	Bedroom	Area m2	11.62	11.62	
				% of room	99.23%	99.23%	1.00
	R3	Residential	Bedroom	Area m2	11.45	11.40	
				% of room	97.74%	97.31%	1.00
	R4	Residential	LKD	Area m2	29.62	29.62	
				% of room	99.57%	99.57%	1.00
	R5	Residential	LKD	Area m2	20.91	21.94	
				% of room	87.69%	92.03%	1.05
Fifteenth	R1	Residential	Bedroom	Area m2	11.51	11.51	
				% of room	98.26%	98.26%	1.00
	R2	Residential	Bedroom	Area m2	11.59	11.60	
				% of room	98.95%	99.00%	1.00
	R3	Residential	Bedroom	Area m2	11.51	11.51	
				% of room	98.26%	98.26%	1.00
	R4	Residential	LKD	Area m2	29.61	29.61	
				% of room	99.55%	99.55%	1.00
	R5	Residential	LKD	Area m2	28.96	30.43	
				% of room	93.26%	97.99%	1.05
Sixteenth	R1	Residential	Bedroom	Area m2	11.51	11.51	

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Test: Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
				% of room	98.26%	98.26%	1.00
	R2	Residential	Bedroom	Area m2	11.59	11.60	
				% of room	98.98%	99.01%	1.00
	R3	Residential	Bedroom	Area m2	11.51	11.51	
				% of room	98.26%	98.26%	1.00
	R4	Residential	LKD	Area m2	29.61	29.61	
				% of room	99.55%	99.55%	1.00
	R5	Residential	LKD	Area m2	29.30	30.47	
				% of room	94.34%	98.11%	1.04
Seventeenth	R1	Residential	Bedroom	Area m2	11.51	11.51	
				% of room	98.26%	98.26%	1.00
	R2	Residential	Bedroom	Area m2	11.59	11.60	
				% of room	98.99%	99.02%	1.00
	R3	Residential	Bedroom	Area m2	11.51	11.51	
				% of room	98.26%	98.26%	1.00
	R4	Residential	LKD	Area m2	29.61	29.61	
				% of room	99.55%	99.55%	1.00
	R5	Residential	LKD	Area m2	29.47	30.47	
				% of room	94.91%	98.13%	1.03
			Morse Lodge				
Ground	R1	Residential	LKD	Area m2	16.40	12.12	
				% of room	60.31%	44.56%	0.74
	R2	Residential	LKD	Area m2	3.30	4.06	
				% of room	14.45%	17.77%	1.23
	R3	Residential	Hall	Area m2	1.82	1.99	
				% of room	27.72%	30.36%	1.10
	R4	Residential	LKD	Area m2	7.47	6.30	
				% of room	21.14%	17.85%	0.84
	R5	Residential	LKD	Area m2	3.64	3.33	
				% of room	15.21%	13.88%	0.91
First	R1	Residential	LKD	Area m2	35.50	35.22	
				% of room	94.10%	93.35%	0.99
	R2	Residential	Bedroom	Area m2	13.50	12.87	
				% of room	92.80%	88.49%	0.95
	R3	Residential	Bedroom	Area m2	6.42	4.75	
				% of room	56.69%	41.96%	0.74
	R4	Residential	Bedroom	Area m2	2.91	3.24	
				% of room	19.96%	22.21%	1.11
	R5	Residential	Bedroom	Area m2	1.58	1.93	
				% of room	14.13%	17.20%	1.22
	R6	Residential	Bedroom	Area m2	1.91	2.32	
				% of room	14.40%	17.51%	1.22
	R7	Residential	Bedroom	Area m2	2.06	2.11	
				% of room	14.69%	15.06%	1.02
	R8	Residential	Bedroom	Area m2	1.60	1.59	
				% of room	15.17%	15.12%	1.00
	R9	Residential	Bedroom	Area m2	1.23	1.15	
				% of room	10.64%	9.98%	0.94
	R10	Residential	Bedroom	Area m2	1.77	1.46	
				% of room	16.11%	13.31%	0.83
	R11	Residential	Bedroom	Area m2	2.16	2.16	
				% of room	16.64%	16.64%	1.00
	R12	Residential	Bedroom	Area m2	1.15	1.10	
				% of room	8.77%	8.36%	0.95
Second	R1	Residential	LKD	Area m2	24.60	24.62	
				% of room	97.99%	98.05%	1.00
	R2	Residential	LKD	Area m2	30.14	30.11	
				% of room	97.68%	97.59%	1.00
	R3	Residential	Bedroom	Area m2	5.14	2.63	
				% of room	55.86%	28.57%	0.51
	R4	Residential	Bedroom	Area m2	5.11	5.49	
				% of room	30.07%	32.33%	1.08
	R5	Residential	Bedroom	Area m2	4.85	5.39	
				% of room	35.31%	39.24%	1.11
	R6	Residential	LKD	Area m2	4.52	4.53	
				% of room	15.79%	15.81%	1.00
	R7	Residential	LKD	Area m2	2.65	2.17	
				% of room	12.35%	10.11%	0.82
	R8	Residential	Bedroom	Area m2	4.38	2.69	
				% of room	24.93%	15.29%	0.61
	R9	Residential	Bedroom	Area m2	2.36	2.30	
				% of room	23.23%	22.72%	0.98
	R10	Residential	Bedroom	Area m2	2.13	2.02	
				% of room	20.76%	19.63%	0.95

Project Name: Enderby Place

Test: Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
Third	R1	Residential	LKD	Area m2	24.53	24.52	
				% of room	97.53%	97.49%	1.00
	R2	Residential	LKD	Area m2	33.69	33.74	
				% of room	98.17%	98.32%	1.00
	R3	Residential	Bedroom	Area m2	5.73	5.96	
				% of room	55.49%	57.71%	1.04
	R4	Residential	Bedroom	Area m2	4.75	5.15	
				% of room	54.19%	58.74%	1.08
	R5	Residential	Bedroom	Area m2	3.41	3.68	
				% of room	23.59%	25.43%	1.08
	R6	Residential	LKD	Area m2	3.81	3.75	
				% of room	14.05%	13.85%	0.99
	R7	Residential	LKD	Area m2	4.58	2.74	
				% of room	16.99%	10.15%	0.60
	R8	Residential	Bedroom	Area m2	3.41	3.10	
				% of room	25.01%	22.70%	0.91
	R9	Residential	Bedroom	Area m2	2.39	2.37	
				% of room	23.33%	23.08%	0.99
	R10	Residential	Bedroom	Area m2	2.42	2.23	
				% of room	23.53%	21.72%	0.92
Fourth	R1	Residential	LKD	Area m2	24.66	24.71	
				% of room	98.02%	98.21%	1.00
	R2	Residential	LKD	Area m2	33.72	33.68	
				% of room	98.28%	98.14%	1.00
	R3	Residential	Bedroom	Area m2	5.05	3.81	
				% of room	58.81%	44.40%	0.75
	R4	Residential	Bedroom	Area m2	4.87	5.53	
				% of room	45.83%	52.00%	1.13
	R5	Residential	Bedroom	Area m2	5.48	6.42	
				% of room	37.88%	44.41%	1.17
	R6	Residential	LKD	Area m2	5.39	5.40	
				% of room	19.87%	19.91%	1.00
	R7	Residential	LKD	Area m2	3.47	3.14	
				% of room	16.19%	14.65%	0.91
	R8	Residential	Bedroom	Area m2	4.80	2.02	
				% of room	27.27%	11.49%	0.42
	R9	Residential	Bedroom	Area m2	3.31	3.31	
				% of room	32.21%	32.29%	1.00
	R10	Residential	Bedroom	Area m2	2.98	2.98	
				% of room	29.05%	29.02%	1.00
Fifth	R1	Residential	LKD	Area m2	24.55	24.57	
				% of room	97.59%	97.68%	1.00
	R2	Residential	LKD	Area m2	33.66	33.75	
				% of room	98.09%	98.36%	1.00
	R3	Residential	Bedroom	Area m2	6.41	6.61	
				% of room	62.10%	64.01%	1.03
	R4	Residential	Bedroom	Area m2	5.48	5.90	
				% of room	62.48%	67.29%	1.08
	R5	Residential	Bedroom	Area m2	4.30	4.57	
				% of room	29.76%	31.59%	1.06
	R6	Residential	LKD	Area m2	5.56	5.57	
				% of room	20.51%	20.55%	1.00
	R7	Residential	LKD	Area m2	5.60	3.58	
				% of room	20.78%	13.29%	0.64
	R8	Residential	Bedroom	Area m2	4.62	4.37	
				% of room	33.90%	32.04%	0.95
	R9	Residential	Bedroom	Area m2	3.61	3.48	
				% of room	35.17%	33.88%	0.96
	R10	Residential	Bedroom	Area m2	3.40	3.39	
				% of room	33.08%	32.97%	1.00
Sixth	R1	Residential	LKD	Area m2	24.66	24.71	
				% of room	98.04%	98.23%	1.00
	R2	Residential	LKD	Area m2	33.97	34.03	
				% of room	98.98%	99.16%	1.00
	R3	Residential	Bedroom	Area m2	6.71	6.53	
				% of room	79.09%	76.93%	0.97
	R4	Residential	Bedroom	Area m2	7.09	6.56	
				% of room	66.37%	61.42%	0.93
	R5	Residential	Bedroom	Area m2	6.52	8.70	
				% of room	45.06%	60.17%	1.34
	R6	Residential	LKD	Area m2	10.28	8.94	
				% of room	35.31%	30.70%	0.87
	R7	Residential	LKD	Area m2	4.93	4.68	
				% of room	22.98%	21.78%	0.95
	R8	Residential	Bedroom	Area m2	6.01	4.75	
				% of room	34.20%	27.03%	0.79

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Test: Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
	R9	Residential	Bedroom	Area m2	5.02	5.02	
				% of room	48.90%	48.92%	1.00
	R10	Residential	Bedroom	Area m2	4.53	4.53	
				% of room	44.12%	44.14%	1.00
Seventh	R1	Residential	LKD	Area m2	25.35	25.35	
				% of room	100.00%	100.00%	1.00
	R2	Residential	Bedroom	Area m2	11.30	10.88	
				% of room	92.97%	89.49%	0.96
	R3	Residential	Bedroom	Area m2	12.85	12.68	
				% of room	99.98%	98.64%	0.99
	R4	Residential	LKD	Area m2	12.60	13.10	
				% of room	45.12%	46.88%	1.04
	R5	Residential	Bedroom	Area m2	3.84	3.85	
				% of room	42.16%	42.17%	1.00
	R6	Residential	Bedroom	Area m2	6.48	6.48	
				% of room	53.30%	53.31%	1.00
	R7	Residential	Bedroom	Area m2	5.70	5.23	
				% of room	47.03%	43.15%	0.92
	R8	Residential	Bedroom	Area m2	6.12	5.62	
				% of room	50.64%	46.49%	0.92
Loop Court							
Ground	R1	Residential	Bedroom	Area m2	11.78	11.82	
				% of room	85.63%	85.89%	1.00
	R2	Residential	Bathroom	Area m2	4.00	3.99	
				% of room	72.75%	72.70%	1.00
	R3	Residential	Study	Area m2	9.25	8.19	
				% of room	33.29%	29.46%	0.88
First	R1	Residential	LKD	Area m2	22.95	22.79	
				% of room	94.74%	94.08%	0.99
	R2	Residential	Bathroom	Area m2	3.86	3.76	
				% of room	76.41%	74.45%	0.97
	R3	Residential	Bedroom	Area m2	11.41	10.91	
				% of room	81.71%	78.15%	0.96
	R4	Residential	LKD	Area m2	24.29	23.82	
				% of room	94.39%	92.56%	0.98
	R5	Residential	Bedroom	Area m2	2.61	2.63	
				% of room	38.11%	38.41%	1.01
	R6	Residential	Bedroom	Area m2	5.06	5.12	
				% of room	35.85%	36.27%	1.01
	R7	Residential	Bedroom	Area m2	5.03	5.06	
				% of room	35.87%	36.14%	1.01
	R8	Residential	Bedroom	Area m2	4.22	4.25	
				% of room	28.96%	29.18%	1.01
	R9	Residential	LKD	Area m2	2.41	2.41	
				% of room	10.85%	10.85%	1.00
	R10	Residential	LKD	Area m2	3.46	3.51	
				% of room	13.27%	13.46%	1.01
	R11	Residential	Bedroom	Area m2	0.00	0.00	
				% of room	0.00%	0.00%	1.00
	R12	Residential	Bedroom	Area m2	3.53	3.56	
				% of room	33.97%	34.23%	1.01
	R13	Residential	Bedroom	Area m2	2.76	2.79	
				% of room	36.80%	37.20%	1.01
	R14	Residential	Bedroom	Area m2	1.42	1.42	
				% of room	20.43%	20.43%	1.00
	R15	Residential	LKD	Area m2	6.37	6.37	
				% of room	21.43%	21.43%	1.00
Second	R1	Residential	LKD	Area m2	22.61	22.38	
				% of room	93.31%	92.35%	0.99
	R2	Residential	Bathroom	Area m2	3.59	3.51	
				% of room	70.99%	69.49%	0.98
	R3	Residential	Bedroom	Area m2	11.60	10.96	
				% of room	83.11%	78.48%	0.94
	R4	Residential	LKD	Area m2	24.12	23.54	
				% of room	93.74%	91.46%	0.98
	R5	Residential	Bedroom	Area m2	2.80	2.80	
				% of room	40.92%	40.92%	1.00
	R6	Residential	Bedroom	Area m2	5.32	5.49	
				% of room	37.74%	38.91%	1.03
	R7	Residential	Bedroom	Area m2	5.57	5.60	
				% of room	39.76%	39.95%	1.00
	R8	Residential	Bedroom	Area m2	3.59	3.62	
				% of room	24.64%	24.86%	1.01
	R9	Residential	LKD	Area m2	2.52	2.52	

Project Name: Enderby Place

Test: Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
				% of room	11.37%	11.37%	1.00
	R10	Residential	LKD	Area m2	3.48	3.53	
				% of room	13.35%	13.54%	1.01
	R11	Residential	Bedroom	Area m2	0.00	0.00	
				% of room	0.00%	0.00%	1.00
	R12	Residential	Bedroom	Area m2	3.24	3.28	
				% of room	31.15%	31.58%	1.01
	R13	Residential	Bedroom	Area m2	3.68	3.68	
				% of room	49.08%	49.11%	1.00
	R14	Residential	Bedroom	Area m2	1.47	1.47	
				% of room	21.12%	21.12%	1.00
	R15	Residential	LKD	Area m2	7.39	7.39	
				% of room	24.85%	24.85%	1.00
Third	R1	Residential	LKD	Area m2	23.29	23.35	
				% of room	96.11%	96.37%	1.00
	R2	Residential	Bathroom	Area m2	3.86	3.79	
				% of room	76.42%	74.98%	0.98
	R3	Residential	Bedroom	Area m2	11.86	10.98	
				% of room	84.91%	78.65%	0.93
	R4	Residential	LKD	Area m2	24.52	23.83	
				% of room	95.28%	92.59%	0.97
	R5	Residential	Bedroom	Area m2	3.10	3.10	
				% of room	45.25%	45.26%	1.00
	R6	Residential	Bedroom	Area m2	5.80	5.84	
				% of room	41.14%	41.36%	1.01
	R7	Residential	Bedroom	Area m2	5.77	5.79	
				% of room	41.19%	41.36%	1.00
	R8	Residential	Bedroom	Area m2	5.28	5.32	
				% of room	36.27%	36.57%	1.01
	R9	Residential	LKD	Area m2	2.66	2.66	
				% of room	11.98%	11.98%	1.00
	R10	Residential	LKD	Area m2	3.52	3.57	
				% of room	13.53%	13.71%	1.01
	R11	Residential	Bedroom	Area m2	0.15	0.15	
				% of room	1.22%	1.22%	1.00
	R12	Residential	Bedroom	Area m2	4.29	4.30	
				% of room	41.23%	41.41%	1.00
	R13	Residential	Bedroom	Area m2	3.52	3.55	
				% of room	46.94%	47.34%	1.01
	R14	Residential	Bedroom	Area m2	1.53	1.53	
				% of room	22.10%	22.10%	1.00
	R15	Residential	LKD	Area m2	9.12	9.12	
				% of room	30.68%	30.68%	1.00
Fourth	R1	Residential	LKD	Area m2	23.95	23.96	
				% of room	98.86%	98.88%	1.00
	R2	Residential	Bathroom	Area m2	3.87	3.79	
				% of room	76.53%	75.13%	0.98
	R3	Residential	Bedroom	Area m2	12.10	10.98	
				% of room	86.66%	78.66%	0.91
	R4	Residential	LKD	Area m2	24.46	23.73	
				% of room	95.06%	92.21%	0.97
	R5	Residential	Bedroom	Area m2	3.46	3.46	
				% of room	50.46%	50.52%	1.00
	R6	Residential	Bedroom	Area m2	6.42	6.49	
				% of room	45.52%	45.99%	1.01
	R7	Residential	Bedroom	Area m2	6.88	6.88	
				% of room	49.11%	49.11%	1.00
	R8	Residential	Bedroom	Area m2	5.03	5.12	
				% of room	34.56%	35.21%	1.02
	R9	Residential	LKD	Area m2	2.97	2.97	
				% of room	13.40%	13.40%	1.00
	R10	Residential	LKD	Area m2	3.66	3.68	
				% of room	14.05%	14.13%	1.01
	R11	Residential	Bedroom	Area m2	0.38	0.38	
				% of room	3.02%	3.07%	1.02
	R12	Residential	Bedroom	Area m2	5.29	5.30	
				% of room	50.85%	50.97%	1.00
	R13	Residential	Bedroom	Area m2	4.28	4.28	
				% of room	57.04%	57.06%	1.00
	R14	Residential	Bedroom	Area m2	1.64	1.64	
				% of room	23.63%	23.63%	1.00
	R15	Residential	LKD	Area m2	10.70	10.70	
				% of room	36.00%	36.00%	1.00
Fifth	R1	Residential	LKD	Area m2	24.01	24.07	
				% of room	99.10%	99.35%	1.00
	R2	Residential	Bathroom	Area m2	3.87	3.80	

Project Name: Enderby Place

Test: Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
				% of room	76.61%	75.20%	0.98
	R3	Residential	Bedroom	Area m2	12.39	11.01	
				% of room	88.73%	78.83%	0.89
	R4	Residential	LKD	Area m2	24.68	23.87	
				% of room	95.90%	92.75%	0.97
	R5	Residential	Bedroom	Area m2	3.97	3.97	
				% of room	57.92%	57.97%	1.00
	R6	Residential	Bedroom	Area m2	6.90	6.95	
				% of room	48.93%	49.27%	1.01
	R7	Residential	Bedroom	Area m2	7.19	7.23	
				% of room	51.34%	51.61%	1.01
	R8	Residential	Bedroom	Area m2	6.98	7.03	
				% of room	47.94%	48.32%	1.01
	R9	Residential	LKD	Area m2	3.45	3.46	
				% of room	15.58%	15.59%	1.00
	R10	Residential	LKD	Area m2	3.98	3.98	
				% of room	15.27%	15.28%	1.00
	R11	Residential	Bedroom	Area m2	0.89	0.89	
				% of room	7.12%	7.13%	1.00
	R12	Residential	Bedroom	Area m2	5.64	5.66	
				% of room	54.27%	54.43%	1.00
	R13	Residential	Bedroom	Area m2	4.79	4.82	
				% of room	63.89%	64.26%	1.01
	R14	Residential	Bedroom	Area m2	1.92	1.93	
				% of room	27.74%	27.77%	1.00
	R15	Residential	LKD	Area m2	13.82	13.83	
				% of room	46.49%	46.52%	1.00
Sixth	R1	Residential	LKD	Area m2	24.13	24.09	
				% of room	99.61%	99.42%	1.00
	R2	Residential	Bathroom	Area m2	3.87	3.80	
				% of room	76.66%	75.29%	0.98
	R3	Residential	Bedroom	Area m2	12.54	11.02	
				% of room	89.83%	78.89%	0.88
	R4	Residential	LKD	Area m2	24.79	23.82	
				% of room	96.31%	92.57%	0.96
	R5	Residential	Bedroom	Area m2	4.64	4.67	
				% of room	67.65%	68.08%	1.01
	R6	Residential	Bedroom	Area m2	7.99	8.06	
				% of room	56.65%	57.11%	1.01
	R7	Residential	Bedroom	Area m2	8.86	8.86	
				% of room	63.21%	63.22%	1.00
	R8	Residential	Bedroom	Area m2	7.16	7.30	
				% of room	49.19%	50.17%	1.02
	R9	Residential	LKD	Area m2	4.27	4.27	
				% of room	19.25%	19.26%	1.00
	R10	Residential	LKD	Area m2	4.67	4.71	
				% of room	17.93%	18.08%	1.01
	R11	Residential	Bedroom	Area m2	1.75	1.77	
				% of room	13.98%	14.18%	1.01
	R12	Residential	Bedroom	Area m2	6.82	6.83	
				% of room	65.65%	65.75%	1.00
	R13	Residential	Bedroom	Area m2	5.87	5.87	
				% of room	78.22%	78.24%	1.00
	R14	Residential	Bedroom	Area m2	2.41	2.43	
				% of room	34.76%	35.04%	1.01
	R15	Residential	LKD	Area m2	16.48	16.50	
				% of room	55.43%	55.51%	1.00
Seventh	R1	Residential	LKD	Area m2	24.23	24.23	
				% of room	100.00%	100.00%	1.00
	R2	Residential	Bathroom	Area m2	3.60	3.54	
				% of room	71.28%	70.00%	0.98
	R3	Residential	Bedroom	Area m2	12.59	11.04	
				% of room	90.14%	79.06%	0.88
	R4	Residential	LKD	Area m2	24.87	23.76	
				% of room	96.66%	92.34%	0.96
	R5	Residential	Bedroom	Area m2	5.68	5.68	
				% of room	82.90%	82.96%	1.00
	R6	Residential	Bedroom	Area m2	8.83	8.91	
				% of room	62.61%	63.16%	1.01
	R7	Residential	Bedroom	Area m2	10.21	10.25	
				% of room	72.86%	73.18%	1.00
	R8	Residential	Bedroom	Area m2	8.93	9.12	
				% of room	61.38%	62.69%	1.02
	R9	Residential	LKD	Area m2	5.57	5.57	
				% of room	25.11%	25.11%	1.00
	R10	Residential	LKD	Area m2	6.17	6.26	

Project Name: Enderby Place

Test: Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
				% of room	23.70%	24.05%	1.01
	R11	Residential	Bedroom	Area m2	2.84	2.87	
				% of room	22.72%	22.93%	1.01
	R12	Residential	Bedroom	Area m2	7.74	7.81	
				% of room	74.51%	75.18%	1.01
	R13	Residential	Bedroom	Area m2	7.16	7.16	
				% of room	95.47%	95.47%	1.00
	R14	Residential	Bedroom	Area m2	3.37	3.39	
				% of room	48.59%	48.84%	1.01
	R15	Residential	LKD	Area m2	17.92	17.91	
				% of room	60.26%	60.26%	1.00
Eighth	R1	Residential	LKD	Area m2	24.23	24.23	
				% of room	100.00%	100.00%	1.00
	R2	Residential	Bathroom	Area m2	3.88	3.81	
				% of room	76.73%	75.50%	0.98
	R3	Residential	Bedroom	Area m2	12.63	11.03	
				% of room	90.47%	79.01%	0.87
	R4	Residential	LKD	Area m2	25.26	24.14	
				% of room	98.16%	93.82%	0.96
	R5	Residential	Bedroom	Area m2	6.61	6.61	
				% of room	96.42%	96.51%	1.00
	R6	Residential	Bedroom	Area m2	11.42	11.48	
				% of room	80.96%	81.33%	1.00
	R7	Residential	Bedroom	Area m2	12.96	13.01	
				% of room	92.52%	92.84%	1.00
	R8	Residential	Bedroom	Area m2	13.14	13.19	
				% of room	90.28%	90.64%	1.00
	R9	Residential	LKD	Area m2	7.87	7.87	
				% of room	35.52%	35.52%	1.00
	R10	Residential	LKD	Area m2	8.98	8.97	
				% of room	34.46%	34.42%	1.00
	R11	Residential	Bedroom	Area m2	5.08	5.09	
				% of room	40.68%	40.76%	1.00
	R12	Residential	Bedroom	Area m2	10.26	10.27	
				% of room	98.69%	98.82%	1.00
	R13	Residential	Bedroom	Area m2	7.35	7.36	
				% of room	97.96%	98.17%	1.00
	R14	Residential	Bedroom	Area m2	4.70	4.71	
				% of room	67.69%	67.87%	1.00
	R15	Residential	LKD	Area m2	19.63	19.62	
				% of room	66.04%	66.00%	1.00
Ninth	R1	Residential	LKD	Area m2	24.13	24.10	
				% of room	99.61%	99.45%	1.00
	R2	Residential	Bathroom	Area m2	3.87	3.87	
				% of room	76.64%	76.56%	1.00
	R3	Residential	Bedroom	Area m2	12.65	11.04	
				% of room	90.57%	79.04%	0.87
	R4	Residential	LKD	Area m2	25.20	24.38	
				% of room	97.93%	94.75%	0.97
	R5	Residential	Bedroom	Area m2	6.66	6.67	
				% of room	97.25%	97.33%	1.00
	R6	Residential	Bedroom	Area m2	13.86	13.91	
				% of room	98.23%	98.59%	1.00
	R7	Residential	Bedroom	Area m2	13.82	13.82	
				% of room	98.64%	98.64%	1.00
	R8	Residential	Bedroom	Area m2	13.54	13.54	
				% of room	93.01%	93.03%	1.00
	R9	Residential	LKD	Area m2	12.11	12.11	
				% of room	54.62%	54.62%	1.00
	R10	Residential	LKD	Area m2	14.60	14.59	
				% of room	56.04%	56.03%	1.00
	R11	Residential	Bedroom	Area m2	8.81	8.72	
				% of room	70.51%	69.75%	0.99
	R12	Residential	Bedroom	Area m2	10.32	10.33	
				% of room	99.27%	99.34%	1.00
	R13	Residential	Bedroom	Area m2	7.33	7.33	
				% of room	97.69%	97.70%	1.00
	R14	Residential	Bedroom	Area m2	6.32	6.32	
				% of room	91.07%	91.15%	1.00
	R15	Residential	LKD	Area m2	23.75	23.72	
				% of room	79.89%	79.79%	1.00
Tenth	R1	Residential	LKD	Area m2	24.22	24.22	
				% of room	99.95%	99.96%	1.00
	R2	Residential	Bedroom	Area m2	12.65	11.09	
				% of room	90.64%	79.41%	0.88
	R3	Residential	LKD	Area m2	25.24	24.98	

Project Name: Enderby Place

Test: Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
				% of room	98.07%	97.06%	0.99
	R4	Residential	Bedroom	Area m2	6.66	6.68	
				% of room	97.25%	97.44%	1.00
	R5	Residential	Bedroom	Area m2	13.55	13.56	
				% of room	96.06%	96.13%	1.00
	R6	Residential	Bedroom	Area m2	13.90	13.95	
				% of room	99.25%	99.54%	1.00
	R7	Residential	Bedroom	Area m2	13.63	13.67	
				% of room	93.67%	93.89%	1.00
	R8	Residential	LKD	Area m2	21.73	21.73	
				% of room	98.01%	98.02%	1.00
	R9	Residential	LKD	Area m2	32.12	31.79	
				% of room	85.00%	84.12%	0.99
Eleventh	R1	Residential	Bedroom	Area m2	15.90	13.08	
				% of room	94.16%	77.48%	0.82
	R2	Residential	LKD	Area m2	25.71	23.83	
				% of room	96.83%	89.75%	0.93
	R3	Residential	Bedroom	Area m2	6.70	6.70	
				% of room	97.26%	97.26%	1.00
	R4	Residential	Bedroom	Area m2	14.25	14.34	
				% of room	96.90%	97.56%	1.01
Tiggap House							
Ground	R1	Residential	Bedroom	Area m2	1.68	1.68	
				% of room	8.13%	8.13%	1.00
	R2	Residential	Bedroom	Area m2	1.25	1.25	
				% of room	17.42%	17.42%	1.00
	R3	Residential	Bedroom	Area m2	9.78	9.65	
				% of room	46.41%	45.80%	0.99
	R4	Residential	Bedroom	Area m2	3.16	3.03	
				% of room	44.23%	42.39%	0.96
First	R1	Residential	LKD	Area m2	24.24	24.09	
				% of room	50.64%	50.33%	0.99
Second	R1	Residential	LKD	Area m2	26.72	26.33	
				% of room	85.41%	84.14%	0.99
Third	R1	Residential	LKD	Area m2	29.21	28.77	
				% of room	93.37%	91.96%	0.98
	R2	Residential	Bedroom	Area m2	11.42	11.20	
				% of room	53.00%	52.00%	0.98
	R3	Residential	LKD	Area m2	21.37	20.91	
				% of room	56.54%	55.32%	0.98
Fourth	R1	Residential	LKD	Area m2	28.74	28.69	
				% of room	91.87%	91.71%	1.00
	R2	Residential	Bedroom	Area m2	11.86	11.65	
				% of room	55.03%	54.06%	0.98
	R3	Residential	LKD	Area m2	24.24	23.89	
				% of room	64.13%	63.21%	0.99
Fifth	R1	Residential	LKD	Area m2	30.00	29.84	
				% of room	95.87%	95.36%	0.99
	R2	Residential	Bedroom	Area m2	12.67	12.45	
				% of room	58.80%	57.79%	0.98
	R3	Residential	LKD	Area m2	26.18	25.82	
				% of room	69.24%	68.29%	0.99
Sixth	R1	Residential	LKD	Area m2	30.17	30.17	
				% of room	96.42%	96.42%	1.00
	R2	Residential	Bedroom	Area m2	14.28	14.03	
				% of room	66.26%	65.13%	0.98
	R3	Residential	LKD	Area m2	26.39	26.04	
				% of room	69.82%	68.88%	0.99
Seventh	R1	Residential	LKD	Area m2	36.02	35.78	
				% of room	98.51%	97.83%	0.99
	R2	Residential	Bedroom	Area m2	18.50	18.06	
				% of room	73.98%	72.20%	0.98
	R3	Residential	LKD	Area m2	28.61	28.13	
				% of room	65.72%	64.61%	0.98
Eighth	R1	Residential	LKD	Area m2	39.29	39.29	
				% of room	99.60%	99.60%	1.00
	R2	Residential	Bedroom	Area m2	20.58	20.26	
				% of room	93.59%	92.12%	0.98
	R3	Residential	LKD	Area m2	29.47	29.04	
				% of room	66.09%	65.13%	0.99
Trefoil House							
Ground	R1	Residential	Bedroom	Area m2	8.36	7.23	

Project Name: Enderby Place

Test: Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
				% of room	60.74%	52.52%	0.86
	R2	Residential	Bedroom	Area m2	1.82	0.95	
				% of room	54.24%	28.17%	0.52
	R3	Residential	Bedroom	Area m2	5.31	4.89	
				% of room	40.65%	37.44%	0.92
	R4	Residential	Bedroom	Area m2	6.97	6.24	
				% of room	75.74%	67.83%	0.90
First	R1	Residential	LKD	Area m2	18.99	16.44	
				% of room	58.96%	51.04%	0.87
	R2	Residential	Bedroom	Area m2	5.42	4.93	
				% of room	46.56%	42.36%	0.91
	R3	Residential	Bedroom	Area m2	6.61	6.11	
				% of room	53.93%	49.89%	0.93
Ossel Court							
Ground	R1	Residential	Nursery	Area m2	143.85	114.56	
				% of room	51.75%	41.21%	0.80
First	R1	Residential	Bedroom	Area m2	20.06	20.06	
				% of room	98.34%	98.34%	1.00
	R2	Residential	Bedroom	Area m2	10.74	10.74	
				% of room	77.54%	77.54%	1.00
	R3	Residential	Bedroom	Area m2	3.51	3.51	
				% of room	26.74%	26.74%	1.00
	R4	Residential	LKD	Area m2	18.06	18.89	
				% of room	51.80%	54.18%	1.05
	R5	Residential	Study	Area m2	13.66	9.36	
				% of room	43.71%	29.97%	0.69
	R6	Residential	Bedroom	Area m2	10.65	10.14	
				% of room	58.65%	55.82%	0.95
	R7	Residential	LKD	Area m2	23.60	22.56	
				% of room	98.18%	93.84%	0.96
	R8	Residential	Bedroom	Area m2	7.04	5.41	
				% of room	73.55%	56.51%	0.77
	R9	Residential	LKD	Area m2	7.46	4.98	
				% of room	36.50%	24.34%	0.67
	R10	Residential	Bedroom	Area m2	4.53	5.22	
				% of room	33.79%	38.91%	1.15
Second	R1	Residential	LKD	Area m2	7.83	7.83	
				% of room	49.05%	49.05%	1.00
	R2	Residential	Bedroom	Area m2	2.69	2.69	
				% of room	27.36%	27.36%	1.00
	R3	Residential	Bedroom	Area m2	4.72	4.72	
				% of room	55.58%	55.58%	1.00
	R4	Residential	LKD	Area m2	24.53	22.47	
				% of room	86.85%	79.56%	0.92
	R5	Residential	Bedroom	Area m2	4.77	2.14	
				% of room	31.59%	14.20%	0.45
	R6	Residential	Bedroom	Area m2	8.40	8.83	
				% of room	53.24%	55.93%	1.05
	R7	Residential	LKD	Area m2	29.53	27.65	
				% of room	96.18%	90.07%	0.94
	R8	Residential	Bedroom	Area m2	9.07	7.92	
				% of room	63.60%	55.53%	0.87
	R9	Residential	LKD	Area m2	9.04	8.77	
				% of room	34.42%	33.39%	0.97
	R10	Residential	Bedroom	Area m2	3.89	5.09	
				% of room	32.57%	42.61%	1.31
Third	R1	Residential	LKD	Area m2	6.52	6.52	
				% of room	46.23%	46.23%	1.00
	R2	Residential	Bedroom	Area m2	4.69	4.69	
				% of room	54.21%	54.21%	1.00
	R3	Residential	Bedroom	Area m2	8.24	8.24	
				% of room	74.40%	74.40%	1.00
	R4	Residential	LKD	Area m2	25.21	25.11	
				% of room	89.27%	88.90%	1.00
	R5	Residential	Bedroom	Area m2	1.23	1.39	
				% of room	8.17%	9.23%	1.13
	R6	Residential	Bedroom	Area m2	8.72	9.01	
				% of room	55.26%	57.11%	1.03
	R7	Residential	LKD	Area m2	29.22	28.96	
				% of room	95.17%	94.32%	0.99
	R8	Residential	Bedroom	Area m2	11.19	9.13	
				% of room	78.46%	64.03%	0.82
	R9	Residential	LKD	Area m2	9.48	9.51	
				% of room	36.12%	36.21%	1.00

Project Name: Enderby Place

Test: Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
	R10	Residential	Bedroom	Area m2	0.00	0.00	
				% of room	0.00%	0.00%	1.00
Fourth	R1	Residential	LKD	Area m2	7.36	7.36	
				% of room	52.18%	52.18%	1.00
	R2	Residential	Bedroom	Area m2	5.44	5.44	
				% of room	62.84%	62.84%	1.00
	R3	Residential	Bedroom	Area m2	8.81	8.81	
				% of room	79.53%	79.53%	1.00
	R4	Residential	LKD	Area m2	24.75	25.03	
				% of room	87.64%	88.62%	1.01
	R5	Residential	Bedroom	Area m2	5.15	3.34	
				% of room	34.09%	22.13%	0.65
	R6	Residential	Bedroom	Area m2	8.91	9.11	
				% of room	56.47%	57.71%	1.02
	R7	Residential	LKD	Area m2	28.24	28.09	
				% of room	91.97%	91.49%	0.99
	R8	Residential	Bedroom	Area m2	9.82	7.40	
				% of room	68.90%	51.93%	0.75
	R9	Residential	LKD	Area m2	9.65	9.63	
				% of room	36.77%	36.68%	1.00
	R10	Residential	Bedroom	Area m2	4.25	5.34	
				% of room	35.64%	44.69%	1.25
Fifth	R1	Residential	LKD	Area m2	10.58	10.58	
				% of room	65.36%	65.36%	1.00
	R2	Residential	Bedroom	Area m2	9.63	9.63	
				% of room	86.92%	86.92%	1.00
	R3	Residential	LKD	Area m2	25.46	25.72	
				% of room	90.14%	91.05%	1.01
	R4	Residential	Bedroom	Area m2	5.00	2.84	
				% of room	33.14%	18.80%	0.57
	R5	Residential	Bedroom	Area m2	9.02	9.14	
				% of room	57.19%	57.95%	1.01
	R6	Residential	LKD	Area m2	29.63	29.50	
				% of room	96.51%	96.09%	1.00
	R7	Residential	Bedroom	Area m2	11.13	9.62	
				% of room	78.07%	67.46%	0.86
	R8	Residential	LKD	Area m2	11.23	11.22	
				% of room	42.77%	42.76%	1.00
	R9	Residential	Bedroom	Area m2	4.83	5.79	
				% of room	40.48%	48.54%	1.20
Sixth	R1	Residential	LKD	Area m2	10.75	10.75	
				% of room	76.26%	76.26%	1.00
	R2	Residential	Bedroom	Area m2	7.52	7.52	
				% of room	86.88%	86.88%	1.00
	R3	Residential	Bedroom	Area m2	9.50	9.50	
				% of room	85.81%	85.81%	1.00
	R4	Residential	LKD	Area m2	26.82	26.92	
				% of room	94.96%	95.31%	1.00
	R5	Residential	Bedroom	Area m2	5.29	3.52	
				% of room	35.00%	23.32%	0.67
	R6	Residential	Bedroom	Area m2	9.10	9.13	
				% of room	57.65%	57.88%	1.00
	R7	Residential	LKD	Area m2	28.97	28.97	
				% of room	94.37%	94.36%	1.00
	R8	Residential	Bedroom	Area m2	11.97	10.99	
				% of room	83.96%	77.07%	0.92
	R9	Residential	LKD	Area m2	13.05	12.80	
				% of room	49.71%	48.75%	0.98
	R10	Residential	Bedroom	Area m2	6.16	6.86	
				% of room	51.63%	57.44%	1.11
Seventh	R1	Residential	LKD	Area m2	12.82	12.82	
				% of room	90.94%	90.94%	1.00
	R2	Residential	Bedroom	Area m2	8.31	8.31	
				% of room	96.00%	96.00%	1.00
	R3	Residential	Bedroom	Area m2	10.88	10.88	
				% of room	98.28%	98.28%	1.00
	R4	Residential	LKD	Area m2	27.36	27.37	
				% of room	96.87%	96.91%	1.00
	R5	Residential	Bedroom	Area m2	1.55	1.74	
				% of room	10.25%	11.54%	1.13
	R6	Residential	Bedroom	Area m2	9.16	9.17	
				% of room	58.07%	58.13%	1.00
	R7	Residential	LKD	Area m2	30.34	29.97	
				% of room	98.84%	97.63%	0.99
	R8	Residential	Bedroom	Area m2	12.62	12.12	
				% of room	88.53%	84.99%	0.96

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Test: Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
	R9	Residential	LKD	Area m2	17.90	17.12	
				% of room	68.18%	65.21%	0.96
	R10	Residential	Bedroom	Area m2	9.82	10.24	
				% of room	82.30%	85.75%	1.04
Eighth	R1	Residential	LKD	Area m2	14.00	14.00	
				% of room	99.28%	99.28%	1.00
	R2	Residential	Bedroom	Area m2	8.23	8.23	
				% of room	95.15%	95.15%	1.00
	R3	Residential	Bedroom	Area m2	10.57	10.57	
				% of room	95.42%	95.42%	1.00
	R4	Residential	LKD	Area m2	27.36	27.42	
				% of room	96.85%	97.07%	1.00
	R5	Residential	Bedroom	Area m2	5.40	3.69	
				% of room	35.79%	24.45%	0.68
	R6	Residential	Bedroom	Area m2	9.13	9.14	
				% of room	57.86%	57.92%	1.00
	R7	Residential	LKD	Area m2	29.62	28.94	
				% of room	96.48%	94.27%	0.98
	R8	Residential	Bedroom	Area m2	12.55	12.22	
				% of room	88.01%	85.68%	0.97
	R9	Residential	LKD	Area m2	23.48	22.80	
				% of room	89.44%	86.85%	0.97
	R10	Residential	Bedroom	Area m2	11.57	11.75	
				% of room	96.90%	98.44%	1.02
Ninth	R1	Residential	LKD	Area m2	14.07	14.07	
				% of room	99.77%	99.77%	1.00
	R2	Residential	Bedroom	Area m2	8.31	8.31	
				% of room	95.98%	95.98%	1.00
	R3	Residential	Bedroom	Area m2	10.95	10.95	
				% of room	98.87%	98.87%	1.00
	R4	Residential	LKD	Area m2	27.35	27.37	
				% of room	96.84%	96.89%	1.00
	R5	Residential	Bedroom	Area m2	1.76	2.01	
				% of room	11.67%	13.33%	1.14
	R6	Residential	Bedroom	Area m2	9.17	9.18	
				% of room	58.09%	58.20%	1.00
	R7	Residential	LKD	Area m2	29.75	28.75	
				% of room	96.89%	93.66%	0.97
	R8	Residential	Bedroom	Area m2	12.56	12.26	
				% of room	88.07%	86.02%	0.98
	R9	Residential	LKD	Area m2	24.68	24.21	
				% of room	94.01%	92.24%	0.98
	R10	Residential	Bedroom	Area m2	11.60	11.76	
				% of room	97.15%	98.49%	1.01
Tenth	R1	Residential	LKD	Area m2	15.45	15.45	
				% of room	98.72%	98.74%	1.00
	R2	Residential	Bedroom	Area m2	15.51	15.51	
				% of room	98.63%	98.65%	1.00
	R3	Residential	LKD	Area m2	22.08	22.14	
				% of room	98.21%	98.47%	1.00
	R4	Residential	Bedroom	Area m2	8.72	6.68	
				% of room	60.01%	46.00%	0.77
	R5	Residential	Bedroom	Area m2	9.50	9.23	
				% of room	60.19%	58.53%	0.97
	R6	Residential	LKD	Area m2	30.40	30.03	
				% of room	99.01%	97.83%	0.99
	R7	Residential	Bedroom	Area m2	13.68	13.48	
				% of room	95.93%	94.53%	0.99
	R8	Residential	LKD	Area m2	24.70	24.32	
				% of room	94.11%	92.67%	0.98
	R9	Residential	Bedroom	Area m2	11.61	11.76	
				% of room	97.24%	98.50%	1.01
Eleventh	R1	Residential	LKD	Area m2	23.87	23.87	
				% of room	78.60%	78.60%	1.00
	R2	Residential	Bedroom	Area m2	13.60	13.61	
				% of room	98.49%	98.59%	1.00
	R3	Residential	LKD	Area m2	24.50	24.64	
				% of room	96.83%	97.40%	1.01
	R4	Residential	Bedroom	Area m2	8.90	8.43	
				% of room	80.51%	76.27%	0.95
	R5	Residential	Bedroom	Area m2	12.58	12.59	
				% of room	99.39%	99.54%	1.00
	R6	Residential	Bedroom	Area m2	9.46	7.64	
				% of room	66.09%	53.35%	0.81
	R7	Residential	LKD	Area m2	22.72	22.72	
				% of room	99.53%	99.53%	1.00

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Test: Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
	R8	Residential	Bedroom	Area m2	5.81	5.74	
				% of room	91.87%	90.80%	0.99
	R9	Residential	Bedroom	Area m2	12.06	11.88	
				% of room	91.95%	90.61%	0.99
	R10	Residential	LKD	Area m2	18.23	17.47	
				% of room	73.35%	70.29%	0.96
	R11	Residential	Bedroom	Area m2	14.79	14.04	
				% of room	85.79%	81.44%	0.95
			Bowline Court				
Ground	R1	Residential	LKD	Area m2	5.00	7.71	
				% of room	17.08%	26.32%	1.54
	R2	Residential	Bedroom	Area m2	0.00	0.00	
				% of room	0.00%	0.00%	1.00
	R3	Residential	Bedroom	Area m2	3.75	3.84	
				% of room	22.91%	23.47%	1.02
	R4	Residential	LKD	Area m2	1.15	1.15	
				% of room	4.65%	4.65%	1.00
	R5	Residential	Bedroom	Area m2	4.85	4.88	
				% of room	29.40%	29.61%	1.01
	R6	Residential	LKD	Area m2	0.84	0.85	
				% of room	3.52%	3.57%	1.02
	R7	Residential	Bedroom	Area m2	0.00	2.04	
				% of room	0.00%	16.25%	1.50
First	R1	Residential	Bedroom	Area m2	5.92	6.41	
				% of room	35.03%	37.92%	1.08
	R2	Residential	LKD	Area m2	1.82	3.08	
				% of room	7.70%	13.07%	1.70
	R3	Residential	Bedroom	Area m2	0.00	0.06	
				% of room	0.00%	0.53%	1.50
	R4	Residential	Bedroom	Area m2	4.05	4.07	
				% of room	28.14%	28.30%	1.01
	R5	Residential	LKD	Area m2	0.28	0.28	
				% of room	1.12%	1.12%	1.00
	R6	Residential	Bedroom	Area m2	11.19	11.19	
				% of room	59.80%	59.80%	1.00
	R7	Residential	LKD	Area m2	1.68	1.68	
				% of room	6.71%	6.71%	1.00
	R8	Residential	LKD	Area m2	0.85	0.85	
				% of room	4.29%	4.29%	1.00
	R9	Residential	Bedroom	Area m2	4.83	4.83	
				% of room	36.95%	36.95%	1.00
Second	R1	Residential	LKD	Area m2	6.07	8.81	
				% of room	37.82%	54.87%	1.45
	R2	Residential	Bedroom	Area m2	3.10	3.35	
				% of room	22.60%	24.38%	1.08
	R3	Residential	Bedroom	Area m2	3.31	3.37	
				% of room	25.73%	26.19%	1.02
	R4	Residential	LKD	Area m2	5.94	5.94	
				% of room	21.84%	21.84%	1.00
	R5	Residential	Bedroom	Area m2	6.58	6.57	
				% of room	41.33%	41.27%	1.00
	R6	Residential	LKD	Area m2	2.43	2.43	
				% of room	10.08%	10.08%	1.00
	R7	Residential	LKD	Area m2	2.13	2.13	
				% of room	8.72%	8.72%	1.00
	R8	Residential	Bedroom	Area m2	6.16	6.16	
				% of room	42.62%	42.62%	1.00
	R9	Residential	Bedroom	Area m2	0.99	5.97	
				% of room	7.85%	47.06%	6.00
Third	R1	Residential	LKD	Area m2	6.24	8.72	
				% of room	38.85%	54.32%	1.40
	R2	Residential	Bedroom	Area m2	3.80	3.98	
				% of room	27.67%	28.97%	1.05
	R3	Residential	Bedroom	Area m2	4.16	4.16	
				% of room	32.34%	32.35%	1.00
	R4	Residential	LKD	Area m2	7.32	7.29	
				% of room	26.92%	26.83%	1.00
	R5	Residential	Bedroom	Area m2	8.01	7.99	
				% of room	50.32%	50.20%	1.00
	R6	Residential	LKD	Area m2	3.26	3.25	
				% of room	13.54%	13.50%	1.00
	R7	Residential	LKD	Area m2	3.34	3.28	
				% of room	13.65%	13.42%	0.98
	R8	Residential	Bedroom	Area m2	6.14	6.11	

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Test: Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
				% of room	42.47%	42.27%	1.00
	R9	Residential	Bedroom	Area m2	0.00	0.00	
				% of room	0.00%	0.00%	1.00
Fourth	R1	Residential	LKD	Area m2	7.48	9.87	
				% of room	46.63%	61.48%	1.32
	R2	Residential	Bedroom	Area m2	4.75	4.89	
				% of room	34.56%	35.62%	1.03
	R3	Residential	Bedroom	Area m2	5.30	5.34	
				% of room	41.21%	41.53%	1.01
	R4	Residential	LKD	Area m2	9.18	9.12	
				% of room	33.76%	33.56%	0.99
	R5	Residential	Bedroom	Area m2	8.87	8.87	
				% of room	55.72%	55.71%	1.00
	R6	Residential	LKD	Area m2	4.57	4.56	
				% of room	19.00%	18.95%	1.00
	R7	Residential	LKD	Area m2	5.15	5.07	
				% of room	21.06%	20.75%	0.99
	R8	Residential	Bedroom	Area m2	7.98	7.98	
				% of room	55.22%	55.22%	1.00
	R9	Residential	Bedroom	Area m2	2.75	6.97	
				% of room	21.67%	54.97%	2.54
Fifth	R1	Residential	LKD	Area m2	8.84	10.67	
				% of room	55.10%	66.45%	1.21
	R2	Residential	Bedroom	Area m2	6.32	6.36	
				% of room	46.01%	46.35%	1.01
	R3	Residential	Bedroom	Area m2	6.96	6.97	
				% of room	54.09%	54.17%	1.00
	R4	Residential	LKD	Area m2	11.90	11.86	
				% of room	43.77%	43.65%	1.00
	R5	Residential	Bedroom	Area m2	11.15	11.15	
				% of room	70.07%	70.06%	1.00
	R6	Residential	LKD	Area m2	6.70	6.62	
				% of room	27.81%	27.50%	0.99
	R7	Residential	LKD	Area m2	7.97	7.82	
				% of room	32.63%	32.03%	0.98
	R8	Residential	Bedroom	Area m2	9.52	9.52	
				% of room	65.87%	65.87%	1.00
	R9	Residential	Bedroom	Area m2	4.02	7.63	
				% of room	31.74%	60.20%	1.90
Sixth	R1	Residential	LKD	Area m2	11.82	12.64	
				% of room	73.66%	78.78%	1.07
	R2	Residential	Bedroom	Area m2	8.82	8.88	
				% of room	64.23%	64.67%	1.01
	R3	Residential	Bedroom	Area m2	9.45	9.45	
				% of room	73.47%	73.47%	1.00
	R4	Residential	LKD	Area m2	16.25	16.23	
				% of room	59.79%	59.72%	1.00
	R5	Residential	Bedroom	Area m2	14.66	14.47	
				% of room	92.09%	90.93%	0.99
	R6	Residential	LKD	Area m2	10.61	10.38	
				% of room	44.06%	43.13%	0.98
	R7	Residential	LKD	Area m2	13.08	12.77	
				% of room	53.52%	52.27%	0.98
	R8	Residential	Bedroom	Area m2	11.76	11.76	
				% of room	81.39%	81.39%	1.00
	R9	Residential	Bedroom	Area m2	6.18	9.01	
				% of room	48.74%	71.06%	1.46
Seventh	R1	Residential	LKD	Area m2	16.01	16.01	
				% of room	99.72%	99.72%	1.00
	R2	Residential	Bedroom	Area m2	12.46	12.52	
				% of room	90.74%	91.14%	1.00
	R3	Residential	Bedroom	Area m2	12.84	12.84	
				% of room	99.85%	99.86%	1.00
	R4	Residential	LKD	Area m2	24.42	24.41	
				% of room	89.84%	89.80%	1.00
	R5	Residential	Bedroom	Area m2	15.84	15.84	
				% of room	99.52%	99.52%	1.00
	R6	Residential	LKD	Area m2	18.09	17.87	
				% of room	75.12%	74.20%	0.99
	R7	Residential	LKD	Area m2	22.47	22.09	
				% of room	91.98%	90.42%	0.98
	R8	Residential	Bedroom	Area m2	14.03	14.03	
				% of room	97.09%	97.09%	1.00
	R9	Residential	Bedroom	Area m2	10.06	12.14	
				% of room	79.36%	95.77%	1.21
Eighth	R1	Residential	LKD	Area m2	16.01	16.01	

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Test: Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
				% of room	99.76%	99.73%	1.00
	R2	Residential	Bedroom	Area m2	13.66	13.71	
				% of room	99.45%	99.81%	1.00
	R3	Residential	Bedroom	Area m2	12.84	12.84	
				% of room	99.85%	99.86%	1.00
	R4	Residential	LKD	Area m2	27.14	27.13	
				% of room	99.84%	99.82%	1.00
	R5	Residential	Bedroom	Area m2	15.44	15.35	
				% of room	96.99%	96.45%	0.99
	R6	Residential	LKD	Area m2	23.08	22.90	
				% of room	95.84%	95.10%	0.99
	R7	Residential	LKD	Area m2	23.09	22.82	
				% of room	94.49%	93.42%	0.99
	R8	Residential	Bedroom	Area m2	14.11	14.11	
				% of room	97.65%	97.65%	1.00
	R9	Residential	Bedroom	Area m2	10.53	12.43	
				% of room	83.05%	98.06%	1.18
Ninth	R1	Residential	LKD	Area m2	16.02	16.02	
				% of room	99.80%	99.80%	1.00
	R2	Residential	Bedroom	Area m2	13.66	13.71	
				% of room	99.50%	99.81%	1.00
	R3	Residential	Bedroom	Area m2	12.84	12.84	
				% of room	99.86%	99.86%	1.00
	R4	Residential	LKD	Area m2	27.14	27.13	
				% of room	99.84%	99.83%	1.00
	R5	Residential	Bedroom	Area m2	15.83	15.83	
				% of room	99.46%	99.46%	1.00
	R6	Residential	LKD	Area m2	23.10	22.96	
				% of room	95.94%	95.37%	0.99
	R7	Residential	LKD	Area m2	23.14	22.89	
				% of room	94.73%	93.70%	0.99
	R8	Residential	Bedroom	Area m2	14.05	14.05	
				% of room	97.22%	97.22%	1.00
	R9	Residential	Bedroom	Area m2	10.61	12.44	
				% of room	83.67%	98.13%	1.17
Tenth	R1	Residential	LKD	Area m2	15.26	15.78	
				% of room	95.07%	98.31%	1.03
	R2	Residential	Bedroom	Area m2	13.64	13.70	
				% of room	99.35%	99.79%	1.00
	R3	Residential	Bedroom	Area m2	12.84	12.84	
				% of room	99.85%	99.85%	1.00
	R4	Residential	LKD	Area m2	27.13	27.13	
				% of room	99.83%	99.81%	1.00
	R5	Residential	Bedroom	Area m2	15.69	15.69	
				% of room	98.56%	98.56%	1.00
	R6	Residential	LKD	Area m2	23.22	23.29	
				% of room	96.43%	96.74%	1.00
	R7	Residential	LKD	Area m2	23.29	23.22	
				% of room	95.34%	95.03%	1.00
	R8	Residential	Bedroom	Area m2	14.01	14.01	
				% of room	96.98%	96.98%	1.00
	R9	Residential	Bedroom	Area m2	10.71	12.45	
				% of room	84.50%	98.20%	1.16
Eleventh	R1	Residential	Bedroom	Area m2	8.25	8.25	
				% of room	100.00%	100.00%	1.00
	R2	Residential	Bedroom	Area m2	10.93	10.93	
				% of room	99.97%	99.97%	1.00
	R3	Residential	LKD	Area m2	22.01	22.01	
				% of room	99.97%	99.97%	1.00
	R4	Residential	Bedroom	Area m2	13.04	13.04	
				% of room	95.87%	95.87%	1.00
	R5	Residential	LKD	Area m2	22.06	21.71	
				% of room	94.30%	92.84%	0.98
	R6	Residential	Bedroom	Area m2	8.93	9.14	
				% of room	92.75%	94.97%	1.02
Distel Apartments							
Ground	R1	Residential	LKD	Area m2	8.14	8.19	
				% of room	26.11%	26.27%	1.01
	R2	Residential	Bedroom	Area m2	1.94	1.94	
				% of room	17.36%	17.36%	1.00
	R3	Residential	LKD	Area m2	4.42	4.45	
				% of room	18.09%	18.20%	1.01
	R4	Residential	Office-Open Plan	Area m2	323.81	298.33	
				% of room	99.72%	91.88%	0.92

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Test: Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
	R5	Residential	Bedroom	Area m2	10.86	10.86	
				% of room	99.62%	99.62%	1.00
	R6	Residential	LKD	Area m2	23.99	23.94	
				% of room	99.82%	99.64%	1.00
	R7	Residential	Bedroom	Area m2	11.03	11.03	
				% of room	99.92%	99.91%	1.00
	R8	Residential	Bedroom	Area m2	11.07	11.07	
				% of room	99.85%	99.85%	1.00
First	R1	Residential	LKD	Area m2	10.91	10.92	
				% of room	34.04%	34.05%	1.00
	R2	Residential	Study	Area m2	12.43	12.43	
				% of room	33.08%	33.08%	1.00
	R3	Residential	Office-Open Plan	Area m2	291.77	290.32	
				% of room	99.70%	99.21%	1.00
	R4	Residential	LKD	Area m2	28.80	27.47	
				% of room	91.02%	86.83%	0.95
	R5	Residential	Bedroom	Area m2	9.28	8.89	
				% of room	92.60%	88.65%	0.96
	R6	Residential	Bedroom	Area m2	9.16	8.89	
				% of room	84.96%	82.43%	0.97
	R7	Residential	Bedroom	Area m2	17.01	16.98	
				% of room	95.64%	95.41%	1.00
	R8	Residential	Bedroom	Area m2	11.48	11.47	
				% of room	99.80%	99.80%	1.00
	R9	Residential	Bedroom	Area m2	9.67	9.67	
				% of room	99.93%	99.93%	1.00
Second	R1	Residential	Bedroom	Area m2	5.79	5.83	
				% of room	42.95%	43.24%	1.01
	R2	Residential	LKD	Area m2	8.49	8.50	
				% of room	29.14%	29.19%	1.00
	R3	Residential	LKD	Area m2	5.48	5.61	
				% of room	16.32%	16.72%	1.02
	R4	Residential	Bedroom	Area m2	5.63	5.65	
				% of room	33.14%	33.27%	1.00
	R5	Residential	Bedroom	Area m2	2.19	2.40	
				% of room	15.78%	17.32%	1.10
	R6	Residential	Bedroom	Area m2	2.05	2.05	
				% of room	27.77%	27.79%	1.00
	R7	Residential	LKD	Area m2	15.41	16.69	
				% of room	52.83%	57.23%	1.08
	R8	Residential	Bedroom	Area m2	10.06	3.76	
				% of room	81.56%	30.51%	0.37
	R9	Residential	Bedroom	Area m2	11.00	5.92	
				% of room	77.66%	41.78%	0.54
	R10	Residential	LKD	Area m2	25.21	25.28	
				% of room	99.14%	99.41%	1.00
	R11	Residential	Bedroom	Area m2	11.58	11.58	
				% of room	93.40%	93.39%	1.00
	R12	Residential	LKD	Area m2	22.39	21.35	
				% of room	80.97%	77.22%	0.95
	R13	Residential	Bedroom	Area m2	10.70	10.69	
				% of room	95.78%	95.76%	1.00
	R14	Residential	Bedroom	Area m2	11.39	11.39	
				% of room	99.21%	99.21%	1.00
	R15	Residential	LKD	Area m2	26.58	26.53	
				% of room	98.08%	97.92%	1.00
	R16	Residential	Bedroom	Area m2	9.64	9.64	
				% of room	99.93%	99.93%	1.00
	R17	Residential	Bedroom	Area m2	11.42	11.42	
				% of room	99.63%	99.63%	1.00
	R18	Residential	LKD	Area m2	6.22	6.22	
				% of room	29.43%	29.43%	1.00
Third	R1	Residential	Bedroom	Area m2	4.94	5.01	
				% of room	36.63%	37.10%	1.01
	R2	Residential	LKD	Area m2	7.60	7.63	
				% of room	26.08%	26.21%	1.01
	R3	Residential	LKD	Area m2	9.05	9.12	
				% of room	26.95%	27.16%	1.01
	R4	Residential	Bedroom	Area m2	5.71	5.72	
				% of room	33.65%	33.67%	1.00
	R5	Residential	Bedroom	Area m2	3.21	3.33	
				% of room	23.13%	23.98%	1.04
	R6	Residential	Bedroom	Area m2	2.36	2.36	
				% of room	31.95%	31.97%	1.00
	R7	Residential	LKD	Area m2	16.28	18.79	
				% of room	55.83%	64.43%	1.15

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Test: Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
	R8	Residential	Bedroom	Area m2	6.83	4.60	
				% of room	55.34%	37.27%	0.67
	R9	Residential	Bedroom	Area m2	11.39	10.02	
				% of room	80.42%	70.78%	0.88
	R10	Residential	LKD	Area m2	25.03	25.06	
				% of room	98.42%	98.55%	1.00
	R11	Residential	Bedroom	Area m2	11.57	11.57	
				% of room	93.33%	93.33%	1.00
	R12	Residential	LKD	Area m2	25.04	24.58	
				% of room	90.54%	88.87%	0.98
	R13	Residential	Bedroom	Area m2	10.70	10.70	
				% of room	95.78%	95.78%	1.00
	R14	Residential	Bedroom	Area m2	11.39	11.39	
				% of room	99.21%	99.21%	1.00
	R15	Residential	LKD	Area m2	26.59	26.31	
				% of room	98.12%	97.08%	0.99
	R16	Residential	Bedroom	Area m2	9.64	9.64	
				% of room	99.93%	99.93%	1.00
	R17	Residential	Bedroom	Area m2	11.42	11.42	
				% of room	99.63%	99.63%	1.00
	R18	Residential	LKD	Area m2	7.87	7.87	
				% of room	37.26%	37.26%	1.00
Fourth	R1	Residential	Bedroom	Area m2	6.96	7.02	
				% of room	51.61%	52.03%	1.01
	R2	Residential	LKD	Area m2	8.21	8.25	
				% of room	28.20%	28.33%	1.00
	R3	Residential	LKD	Area m2	11.00	11.05	
				% of room	34.12%	34.28%	1.00
	R4	Residential	Bedroom	Area m2	7.32	7.35	
				% of room	39.15%	39.30%	1.00
	R5	Residential	Bedroom	Area m2	6.57	7.07	
				% of room	41.57%	44.75%	1.08
	R6	Residential	LKD	Area m2	16.27	18.65	
				% of room	61.30%	70.29%	1.15
	R7	Residential	Bedroom	Area m2	8.29	6.63	
				% of room	70.85%	56.63%	0.80
	R8	Residential	Bedroom	Area m2	11.75	10.07	
				% of room	82.98%	71.10%	0.86
	R9	Residential	LKD	Area m2	23.13	21.77	
				% of room	90.95%	85.59%	0.94
	R10	Residential	Bedroom	Area m2	11.57	11.57	
				% of room	93.34%	93.33%	1.00
	R11	Residential	LKD	Area m2	25.04	24.57	
				% of room	90.56%	88.84%	0.98
	R12	Residential	Bedroom	Area m2	10.70	10.70	
				% of room	95.78%	95.78%	1.00
	R13	Residential	Bedroom	Area m2	11.39	11.39	
				% of room	99.21%	99.21%	1.00
	R14	Residential	LKD	Area m2	27.03	27.00	
				% of room	99.75%	99.62%	1.00
	R15	Residential	Bedroom	Area m2	9.64	9.64	
				% of room	99.93%	99.93%	1.00
	R16	Residential	Bedroom	Area m2	11.42	11.42	
				% of room	99.63%	99.63%	1.00
	R17	Residential	LKD	Area m2	9.84	9.84	
				% of room	46.58%	46.58%	1.00
Fifth	R1	Residential	Bedroom	Area m2	7.62	7.66	
				% of room	56.48%	56.77%	1.01
	R2	Residential	LKD	Area m2	10.17	10.18	
				% of room	34.90%	34.97%	1.00
	R3	Residential	Bedroom	Area m2	8.82	8.82	
				% of room	62.97%	62.97%	1.00
	R4	Residential	Bedroom	Area m2	4.56	4.83	
				% of room	32.35%	34.24%	1.06
	R5	Residential	LKD	Area m2	3.78	4.06	
				% of room	15.56%	16.73%	1.07
	R6	Residential	Bedroom	Area m2	6.16	6.16	
				% of room	40.28%	40.29%	1.00
	R7	Residential	LKD	Area m2	26.27	25.74	
				% of room	85.63%	83.90%	0.98
	R8	Residential	Bedroom	Area m2	3.04	3.24	
				% of room	33.92%	36.22%	1.07
	R9	Residential	Bedroom	Area m2	15.62	14.03	
				% of room	96.22%	86.45%	0.90
	R10	Residential	LKD	Area m2	26.90	26.49	
				% of room	95.01%	93.53%	0.98

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Test: Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
	R11	Residential	Bedroom	Area m2	8.88	7.91	
				% of room	84.84%	75.58%	0.89
	R12	Residential	Bedroom	Area m2	12.30	12.23	
				% of room	99.42%	98.80%	0.99
	R13	Residential	LKD	Area m2	19.89	19.49	
				% of room	96.86%	94.87%	0.98
	R14	Residential	Bedroom	Area m2	8.17	8.17	
				% of room	88.73%	88.73%	1.00
	R15	Residential	Bedroom	Area m2	8.71	8.71	
				% of room	80.80%	80.80%	1.00
	R16	Residential	LKD	Area m2	26.58	26.54	
				% of room	98.07%	97.96%	1.00
	R17	Residential	Bedroom	Area m2	9.64	9.64	
				% of room	99.93%	99.93%	1.00
	R18	Residential	Bedroom	Area m2	11.42	11.42	
				% of room	99.63%	99.63%	1.00
	R19	Residential	LKD	Area m2	11.90	11.90	
				% of room	56.33%	56.33%	1.00
Sixth	R1	Residential	Bedroom	Area m2	7.94	8.00	
				% of room	58.86%	59.31%	1.01
	R2	Residential	LKD	Area m2	10.11	10.14	
				% of room	34.70%	34.81%	1.00
	R3	Residential	Bedroom	Area m2	9.06	9.11	
				% of room	64.70%	65.04%	1.01
	R4	Residential	Bedroom	Area m2	6.28	6.44	
				% of room	44.55%	45.70%	1.03
	R5	Residential	LKD	Area m2	6.05	6.16	
				% of room	24.93%	25.38%	1.02
	R6	Residential	Bedroom	Area m2	7.44	7.44	
				% of room	48.67%	48.67%	1.00
	R7	Residential	LKD	Area m2	27.06	25.20	
				% of room	88.18%	82.13%	0.93
	R8	Residential	Bedroom	Area m2	4.52	4.52	
				% of room	50.47%	50.52%	1.00
	R9	Residential	Bedroom	Area m2	15.61	14.16	
				% of room	96.16%	87.24%	0.91
	R10	Residential	LKD	Area m2	26.94	26.17	
				% of room	95.14%	92.42%	0.97
	R11	Residential	Bedroom	Area m2	8.92	7.93	
				% of room	85.27%	75.77%	0.89
	R12	Residential	Bedroom	Area m2	9.64	8.76	
				% of room	77.88%	70.76%	0.91
	R13	Residential	LKD	Area m2	19.95	19.51	
				% of room	97.12%	95.00%	0.98
	R14	Residential	Bedroom	Area m2	8.17	8.17	
				% of room	88.80%	88.80%	1.00
	R15	Residential	Bedroom	Area m2	8.71	8.71	
				% of room	80.82%	80.82%	1.00
	R16	Residential	LKD	Area m2	26.57	26.54	
				% of room	98.05%	97.94%	1.00
	R17	Residential	Bedroom	Area m2	9.64	9.64	
				% of room	99.93%	99.93%	1.00
	R18	Residential	Bedroom	Area m2	11.42	11.42	
				% of room	99.63%	99.63%	1.00
	R19	Residential	LKD	Area m2	12.62	12.62	
				% of room	59.73%	59.73%	1.00
Seventh	R1	Residential	Bedroom	Area m2	10.64	10.68	
				% of room	78.86%	79.13%	1.00
	R2	Residential	LKD	Area m2	11.99	12.02	
				% of room	41.16%	41.25%	1.00
	R3	Residential	Bedroom	Area m2	9.83	9.97	
				% of room	70.23%	71.19%	1.01
	R4	Residential	Bedroom	Area m2	7.47	7.74	
				% of room	52.96%	54.88%	1.04
	R5	Residential	LKD	Area m2	7.21	7.42	
				% of room	29.71%	30.57%	1.03
	R6	Residential	Bedroom	Area m2	9.64	9.64	
				% of room	59.82%	59.82%	1.00
	R7	Residential	LKD	Area m2	26.22	25.67	
				% of room	85.45%	83.65%	0.98
	R8	Residential	Bedroom	Area m2	5.69	5.69	
				% of room	63.56%	63.57%	1.00
	R9	Residential	Bedroom	Area m2	15.61	14.22	
				% of room	96.17%	87.61%	0.91
	R10	Residential	LKD	Area m2	28.16	27.95	
				% of room	99.43%	98.71%	0.99

Project Name: Enderby Place

Test: Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
	R11	Residential	Bedroom	Area m2	8.96	7.93	
				% of room	85.61%	75.79%	0.89
	R12	Residential	Bedroom	Area m2	12.27	12.19	
				% of room	99.15%	98.54%	0.99
	R13	Residential	LKD	Area m2	18.75	18.25	
				% of room	91.31%	88.85%	0.97
	R14	Residential	Bedroom	Area m2	8.17	8.17	
				% of room	88.75%	88.75%	1.00
	R15	Residential	Bedroom	Area m2	8.71	8.71	
				% of room	80.83%	80.83%	1.00
	R16	Residential	LKD	Area m2	27.03	27.01	
				% of room	99.75%	99.66%	1.00
	R17	Residential	Bedroom	Area m2	9.64	9.64	
				% of room	99.93%	99.93%	1.00
	R18	Residential	Bedroom	Area m2	11.42	11.42	
				% of room	99.63%	99.63%	1.00
	R19	Residential	LKD	Area m2	13.30	13.30	
				% of room	62.97%	62.97%	1.00
Eighth	R1	Residential	Bedroom	Area m2	12.65	12.68	
				% of room	93.77%	93.98%	1.00
	R2	Residential	LKD	Area m2	15.59	15.60	
				% of room	53.71%	53.76%	1.00
	R3	Residential	Bedroom	Area m2	11.95	11.94	
				% of room	85.34%	85.28%	1.00
	R4	Residential	Bedroom	Area m2	10.55	10.56	
				% of room	74.83%	74.94%	1.00
	R5	Residential	LKD	Area m2	9.35	9.62	
				% of room	38.50%	39.61%	1.03
	R6	Residential	Bedroom	Area m2	12.03	12.03	
				% of room	78.68%	78.68%	1.00
	R7	Residential	LKD	Area m2	27.81	27.21	
				% of room	90.64%	88.68%	0.98
	R8	Residential	Bedroom	Area m2	7.33	7.44	
				% of room	81.89%	83.04%	1.01
	R9	Residential	Bedroom	Area m2	15.62	14.30	
				% of room	96.25%	88.09%	0.92
	R10	Residential	LKD	Area m2	27.31	26.54	
				% of room	96.43%	93.74%	0.97
	R11	Residential	Bedroom	Area m2	9.01	7.94	
				% of room	86.07%	75.89%	0.88
	R12	Residential	Bedroom	Area m2	11.78	11.15	
				% of room	95.16%	90.13%	0.95
	R13	Residential	LKD	Area m2	20.02	19.54	
				% of room	97.46%	95.12%	0.98
	R14	Residential	Bedroom	Area m2	8.17	8.17	
				% of room	88.79%	88.79%	1.00
	R15	Residential	Bedroom	Area m2	8.71	8.71	
				% of room	80.83%	80.83%	1.00
	R16	Residential	LKD	Area m2	26.58	26.56	
				% of room	98.10%	98.03%	1.00
	R17	Residential	Bedroom	Area m2	9.64	9.64	
				% of room	99.93%	99.93%	1.00
	R18	Residential	Bedroom	Area m2	11.42	11.42	
				% of room	99.63%	99.63%	1.00
	R19	Residential	LKD	Area m2	15.10	15.10	
				% of room	71.55%	71.55%	1.00
Ninth	R1	Residential	Bedroom	Area m2	12.91	13.08	
				% of room	95.70%	96.97%	1.01
	R2	Residential	LKD	Area m2	0.00	0.00	
				% of room	0.00%	0.00%	1.00
	R3	Residential	Bedroom	Area m2	13.19	13.17	
				% of room	99.18%	99.02%	1.00
	R4	Residential	Bedroom	Area m2	13.03	13.04	
				% of room	97.60%	97.73%	1.00
	R5	Residential	LKD	Area m2	13.58	13.90	
				% of room	57.61%	58.95%	1.02
	R6	Residential	Bedroom	Area m2	13.74	13.74	
				% of room	95.42%	95.43%	1.00
	R7	Residential	LKD	Area m2	30.00	30.03	
				% of room	99.66%	99.74%	1.00
	R8	Residential	Bedroom	Area m2	8.21	8.30	
				% of room	97.27%	98.31%	1.01
	R9	Residential	Bedroom	Area m2	13.18	12.70	
				% of room	97.83%	94.23%	0.96
	R10	Residential	LKD	Area m2	24.94	24.21	
				% of room	98.37%	95.49%	0.97

Project Name: Enderby Place

Test: Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
	R11	Residential	Bedroom	Area m2	9.30	9.18	
				% of room	98.81%	97.53%	0.99
	R12	Residential	Bedroom	Area m2	15.39	15.18	
				% of room	97.20%	95.88%	0.99
	R13	Residential	LKD	Area m2	16.22	15.36	
				% of room	69.95%	66.23%	0.95
	R14	Residential	Bedroom	Area m2	11.53	11.10	
				% of room	96.44%	92.86%	0.96
	R15	Residential	Bedroom	Area m2	12.47	12.45	
				% of room	98.86%	98.68%	1.00
	R16	Residential	LKD	Area m2	17.85	17.82	
				% of room	99.41%	99.28%	1.00
	R17	Residential	Bedroom	Area m2	9.64	9.64	
				% of room	99.93%	99.93%	1.00
	R18	Residential	Bedroom	Area m2	11.42	11.42	
				% of room	99.65%	99.65%	1.00
	R19	Residential	LKD	Area m2	19.90	19.90	
				% of room	94.17%	94.17%	1.00
Fiador Apartments							
Ground	R1	Residential	LKD	Area m2	24.78	24.78	
				% of room	99.48%	99.48%	1.00
	R2	Residential	LKD	Area m2	28.46	28.45	
				% of room	95.70%	95.69%	1.00
	R3	Residential	Bedroom	Area m2	2.55	2.55	
				% of room	22.32%	22.32%	1.00
	R4	Residential	Bedroom	Area m2	1.18	1.18	
				% of room	9.85%	9.85%	1.00
First	R1	Residential	LKD	Area m2	25.42	25.42	
				% of room	94.66%	94.66%	1.00
	R2	Residential	LKD	Area m2	22.34	22.34	
				% of room	97.89%	97.89%	1.00
	R3	Residential	Bedroom	Area m2	7.88	7.85	
				% of room	69.42%	69.15%	1.00
	R4	Residential	Bedroom	Area m2	4.92	4.92	
				% of room	45.58%	45.58%	1.00
	R5	Residential	Bedroom	Area m2	4.86	4.86	
				% of room	41.33%	41.33%	1.00
Second	R1	Residential	LKD	Area m2	20.34	20.34	
				% of room	96.88%	96.88%	1.00
	R2	Residential	Bedroom	Area m2	17.12	17.11	
				% of room	99.17%	99.09%	1.00
	R3	Residential	Bedroom	Area m2	3.10	3.10	
				% of room	27.77%	27.77%	1.00
	R4	Residential	Bedroom	Area m2	4.88	4.88	
				% of room	40.03%	40.03%	1.00
Third	R1	Residential	LKD	Area m2	20.34	20.34	
				% of room	96.88%	96.88%	1.00
	R2	Residential	Bedroom	Area m2	17.04	16.93	
				% of room	98.70%	98.05%	0.99
	R3	Residential	Bedroom	Area m2	3.88	3.88	
				% of room	34.78%	34.78%	1.00
	R4	Residential	Bedroom	Area m2	6.20	6.20	
				% of room	50.83%	50.83%	1.00
Fourth	R1	Residential	LKD	Area m2	20.34	20.34	
				% of room	96.88%	96.88%	1.00
	R2	Residential	Bedroom	Area m2	15.91	15.90	
				% of room	92.16%	92.10%	1.00
	R3	Residential	Bedroom	Area m2	4.42	4.42	
				% of room	39.57%	39.57%	1.00
	R4	Residential	Bedroom	Area m2	7.63	7.63	
				% of room	62.56%	62.56%	1.00
Fifth	R1	Residential	LKD	Area m2	20.34	20.34	
				% of room	96.88%	96.88%	1.00
	R2	Residential	Bedroom	Area m2	17.12	17.11	
				% of room	99.17%	99.10%	1.00
	R3	Residential	Bedroom	Area m2	4.89	4.89	
				% of room	43.86%	43.86%	1.00
	R4	Residential	Bedroom	Area m2	8.90	8.90	
				% of room	72.98%	72.98%	1.00
Sixth	R1	Residential	LKD	Area m2	20.34	20.34	
				% of room	96.88%	96.88%	1.00
	R2	Residential	Bedroom	Area m2	17.10	16.96	
				% of room	99.02%	98.24%	0.99
	R3	Residential	Bedroom	Area m2	5.37	5.37	

Project Name: Enderby Place

Test: Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
				% of room	48.09%	48.10%	1.00
	R4	Residential	Bedroom	Area m2	9.22	9.22	
				% of room	75.59%	75.59%	1.00
Seventh	R1	Residential	LKD	Area m2	20.34	20.34	
				% of room	96.88%	96.88%	1.00
	R2	Residential	Bedroom	Area m2	16.08	16.04	
				% of room	93.14%	92.89%	1.00
	R3	Residential	Bedroom	Area m2	6.21	6.21	
				% of room	55.67%	55.67%	1.00
	R4	Residential	Bedroom	Area m2	9.67	9.67	
				% of room	79.28%	79.28%	1.00
Eighth	R1	Residential	LKD	Area m2	20.35	20.35	
				% of room	96.88%	96.88%	1.00
	R2	Residential	Bedroom	Area m2	17.14	17.13	
				% of room	99.30%	99.25%	1.00
	R3	Residential	Bedroom	Area m2	7.79	7.79	
				% of room	69.80%	69.81%	1.00
	R4	Residential	Bedroom	Area m2	10.76	10.76	
				% of room	88.19%	88.19%	1.00
Ninth	R1	Residential	LKD	Area m2	20.36	20.36	
				% of room	96.93%	96.93%	1.00
	R2	Residential	Bedroom	Area m2	17.11	16.97	
				% of room	99.10%	98.32%	0.99
	R3	Residential	Bedroom	Area m2	11.12	11.13	
				% of room	99.61%	99.71%	1.00
	R4	Residential	Bedroom	Area m2	12.15	12.15	
				% of room	99.59%	99.59%	1.00
Lariat Apartments							
Ground	R1	Residential	LKD	Area m2	14.17	12.41	
				% of room	56.01%	49.08%	0.88
	R2	Residential	Bedroom	Area m2	6.56	6.43	
				% of room	51.31%	50.32%	0.98
	R3	Residential	LKD	Area m2	22.48	16.63	
				% of room	51.38%	38.01%	0.74
First	R1	Residential	LKD	Area m2	21.36	18.75	
				% of room	51.16%	44.89%	0.88
	R2	Residential	Bedroom	Area m2	0.00	0.00	
				% of room	0.00%	0.00%	1.00
	R3	Residential	LKD	Area m2	24.35	23.37	
				% of room	66.91%	64.21%	0.96
Second	R1	Residential	LKD	Area m2	14.34	11.61	
				% of room	50.83%	41.18%	0.81
	R2	Residential	Bedroom	Area m2	6.49	6.19	
				% of room	43.46%	41.46%	0.95
	R3	Residential	Bedroom	Area m2	11.65	10.07	
				% of room	70.88%	61.28%	0.86
	R4	Residential	LKD	Area m2	23.44	19.63	
				% of room	75.62%	63.30%	0.84
Third	R1	Residential	LKD	Area m2	18.46	17.19	
				% of room	65.47%	60.97%	0.93
	R2	Residential	Bedroom	Area m2	5.12	4.91	
				% of room	34.24%	32.89%	0.96
	R3	Residential	Bedroom	Area m2	11.90	10.43	
				% of room	72.40%	63.43%	0.88
	R4	Residential	LKD	Area m2	23.58	19.71	
				% of room	76.06%	63.58%	0.84
Fourth	R1	Residential	LKD	Area m2	22.86	21.23	
				% of room	81.05%	75.27%	0.93
	R2	Residential	Bedroom	Area m2	8.09	7.84	
				% of room	54.15%	52.51%	0.97
	R3	Residential	Bedroom	Area m2	12.33	11.02	
				% of room	75.02%	67.04%	0.89
	R4	Residential	LKD	Area m2	23.89	20.40	
				% of room	77.05%	65.80%	0.85
Fifth	R1	Residential	LKD	Area m2	24.79	22.11	
				% of room	87.89%	78.42%	0.89
	R2	Residential	Bedroom	Area m2	4.33	4.35	
				% of room	28.97%	29.15%	1.01
	R3	Residential	Bedroom	Area m2	12.78	11.68	
				% of room	77.76%	71.06%	0.91
	R4	Residential	LKD	Area m2	24.42	21.94	
				% of room	78.75%	70.77%	0.90
Sixth	R1	Residential	LKD	Area m2	25.56	23.67	
				% of room	90.63%	83.95%	0.93

Project Name: Enderby Place

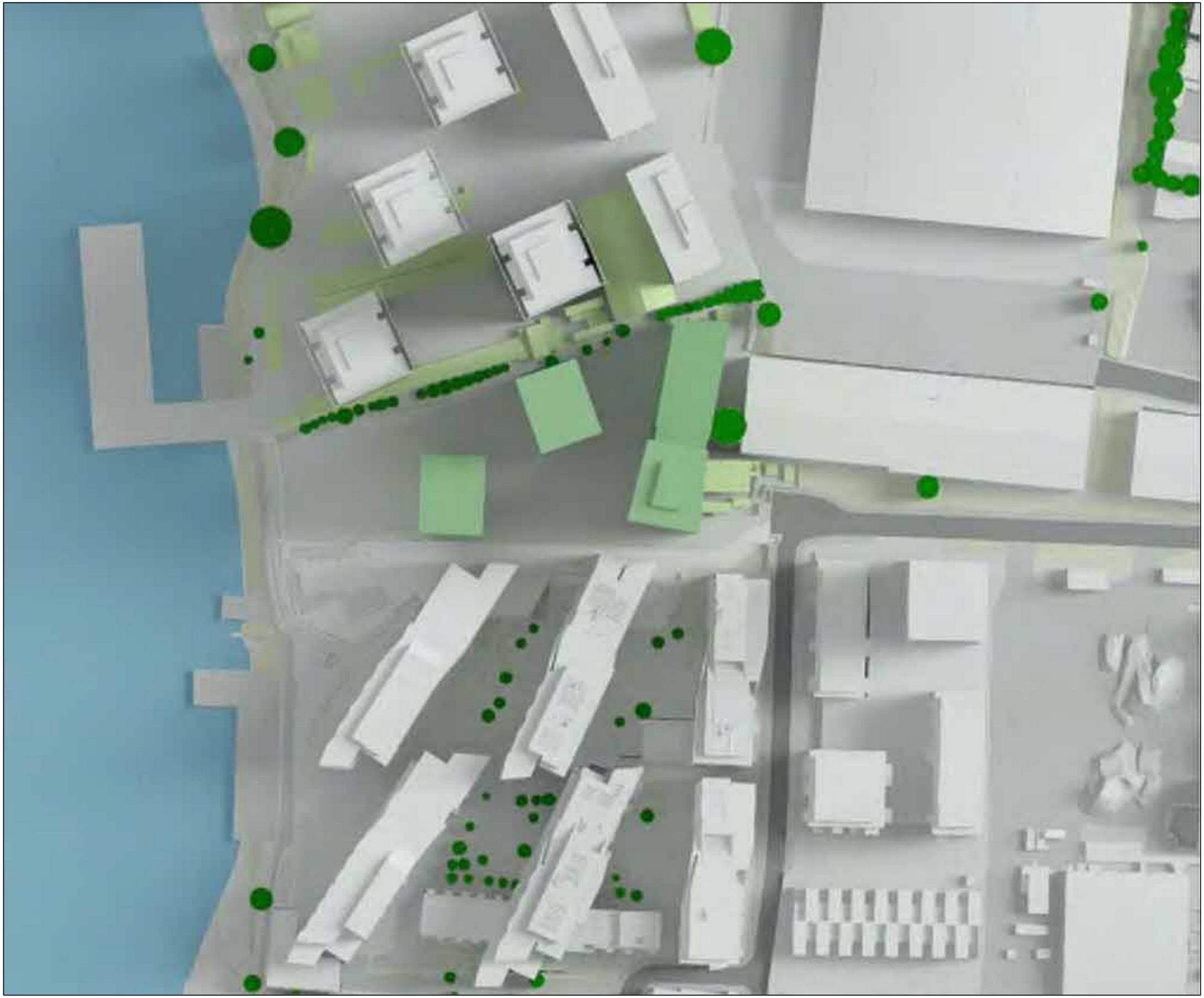
Test: Daylight Distribution (DD)

Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr / Ex
	R2	Residential	Bedroom	Area m2	7.32	7.87	
				% of room	48.97%	52.71%	1.08
	R3	Residential	Bedroom	Area m2	13.69	12.68	
				% of room	83.27%	77.15%	0.93
	R4	Residential	LKD	Area m2	25.21	24.27	
				% of room	81.30%	78.27%	0.96
Seventh	R1	Residential	LKD	Area m2	25.57	23.70	
				% of room	90.66%	84.04%	0.93
	R2	Residential	Bedroom	Area m2	10.66	11.06	
				% of room	71.33%	74.05%	1.04
	R3	Residential	Bedroom	Area m2	14.64	13.92	
				% of room	89.08%	84.65%	0.95
	R4	Residential	LKD	Area m2	26.37	26.01	
				% of room	85.06%	83.91%	0.99
Eighth	R1	Residential	LKD	Area m2	25.88	23.84	
				% of room	91.78%	84.56%	0.92
	R2	Residential	Bedroom	Area m2	12.58	12.83	
				% of room	93.65%	95.57%	1.02
	R3	Residential	Bedroom	Area m2	16.24	15.90	
				% of room	98.79%	96.73%	0.98
	R4	Residential	LKD	Area m2	30.10	30.10	
				% of room	97.09%	97.09%	1.00

Project Name: Enderby Place

Test: Neighbouring External Amenity

Floor Ref	Amenity Ref		Lit Area Existing	Lit Area Proposed	Pr/Ex
Amenity between Distel Apartments and Ossel Court					
Ground	A1	Area m2	79.88	79.88	1.00
		Percentage	14%	14%	
Amenity between Ossel Court and Loop Court					
Ground	A1	Area m2	83.39	83.39	1.00
		Percentage	25%	25%	
Linear Park					
Ground	A1	Area m2	393.67	393.67	1.00
		Percentage	79%	79%	
Morden Warf					
Ground	A1	Area m2	409.10	314.48	0.77
		Percentage	30%	23%	
Ground	A2	Area m2	1675.10	1690.18	1.01
		Percentage	87%	88%	



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104C St John Street
EC1M 4EH London
020 7078 7673

CPMC Chartered Surveying
www.cpmcsurveying.co.uk

CLIENT: Criterion Capital

PROJECT: Enderby Place

ADDRESS: Christchurch Way
SE10 0AG, London

TITLE: EXISTING PLAN VIEW

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	JUL 2022	HP	NC

PROJECT NO:	DRAWING NO:	REVISION:
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PROJECT:
Enderby Place

ADDRESS:
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SE10 0AG, London

TITLE:
PROPOSED PLAN VIEW

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
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PROJECT: Enderby Place

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TITLE: EXISTING 3D VIEW

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
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ADDRESS: Christchurch Way
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TITLE: PROPOSED 3D VIEW

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PROJECT:
Enderby Place

ADDRESS:
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SE10 0AG, London

TITLE:
WINDOW & ROOM REF.

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
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PROJECT: Enderby Place

ADDRESS: Christchurch Way
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TITLE: WINDOW & ROOM REF.

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:
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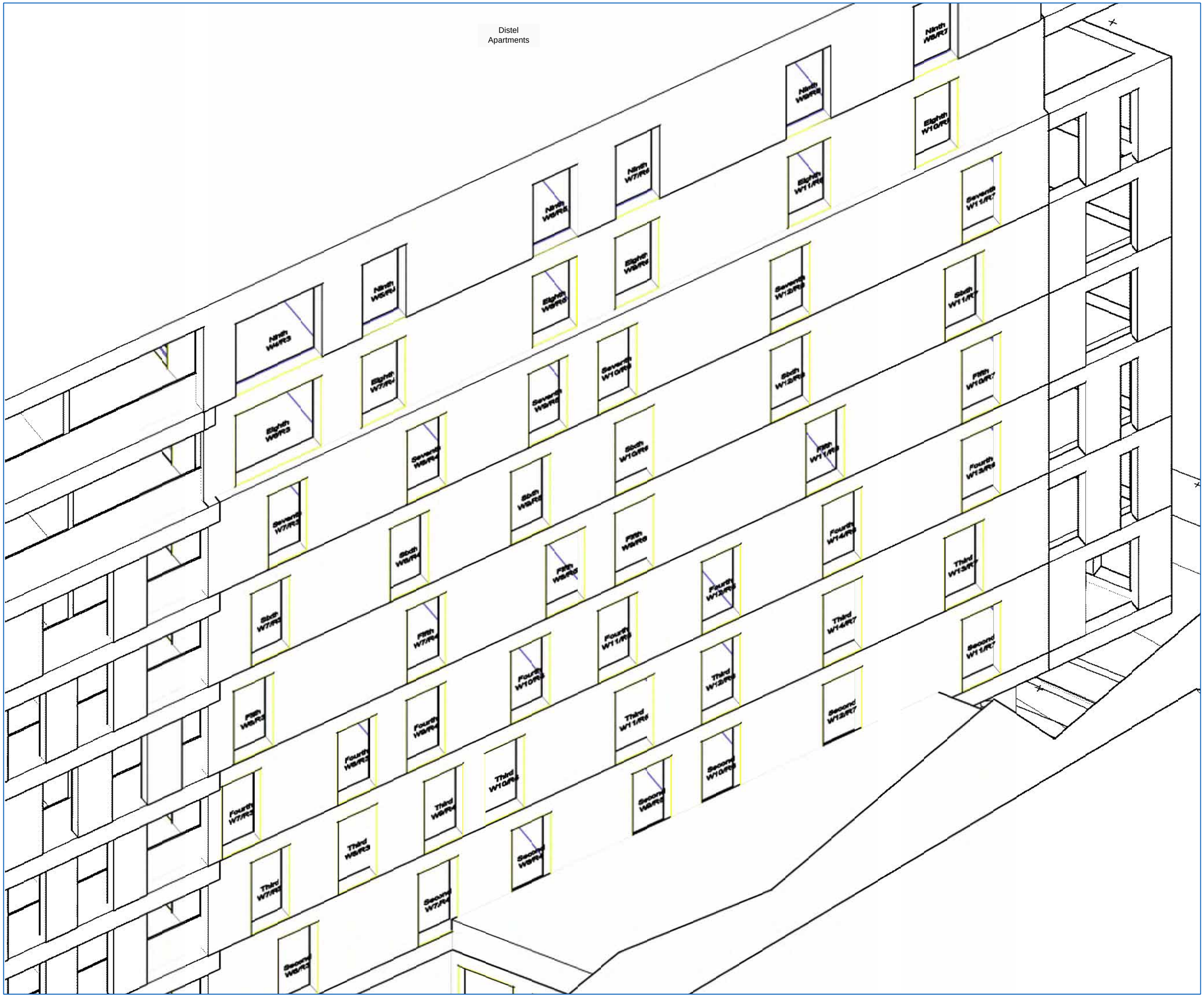
Distel
Apartments



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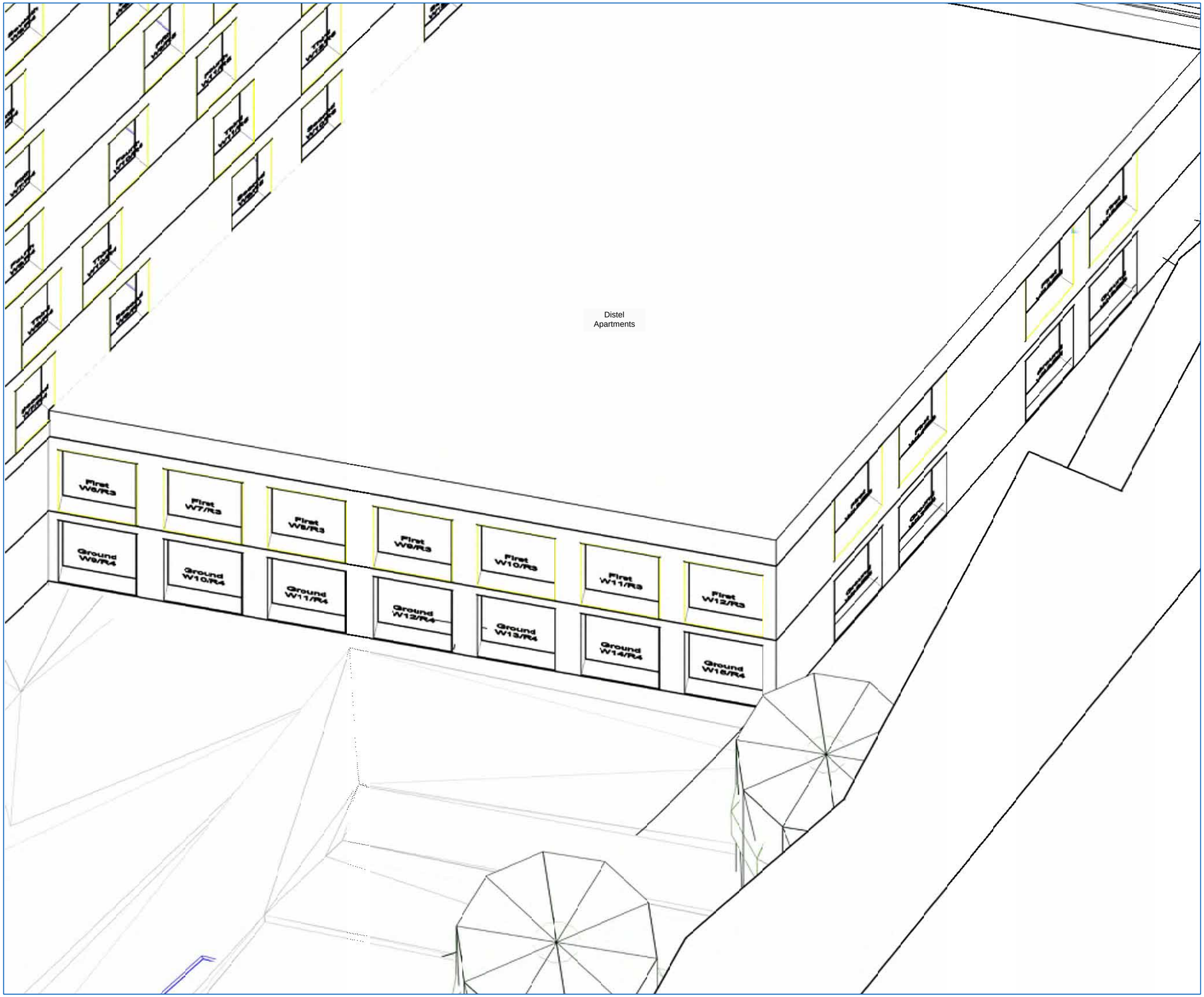

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Ossel Court

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TITLE: WINDOW & ROOM REF.

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	DEC 2023	HP	NC
PROJECT NO:	DRAWING NO:		REVISION:
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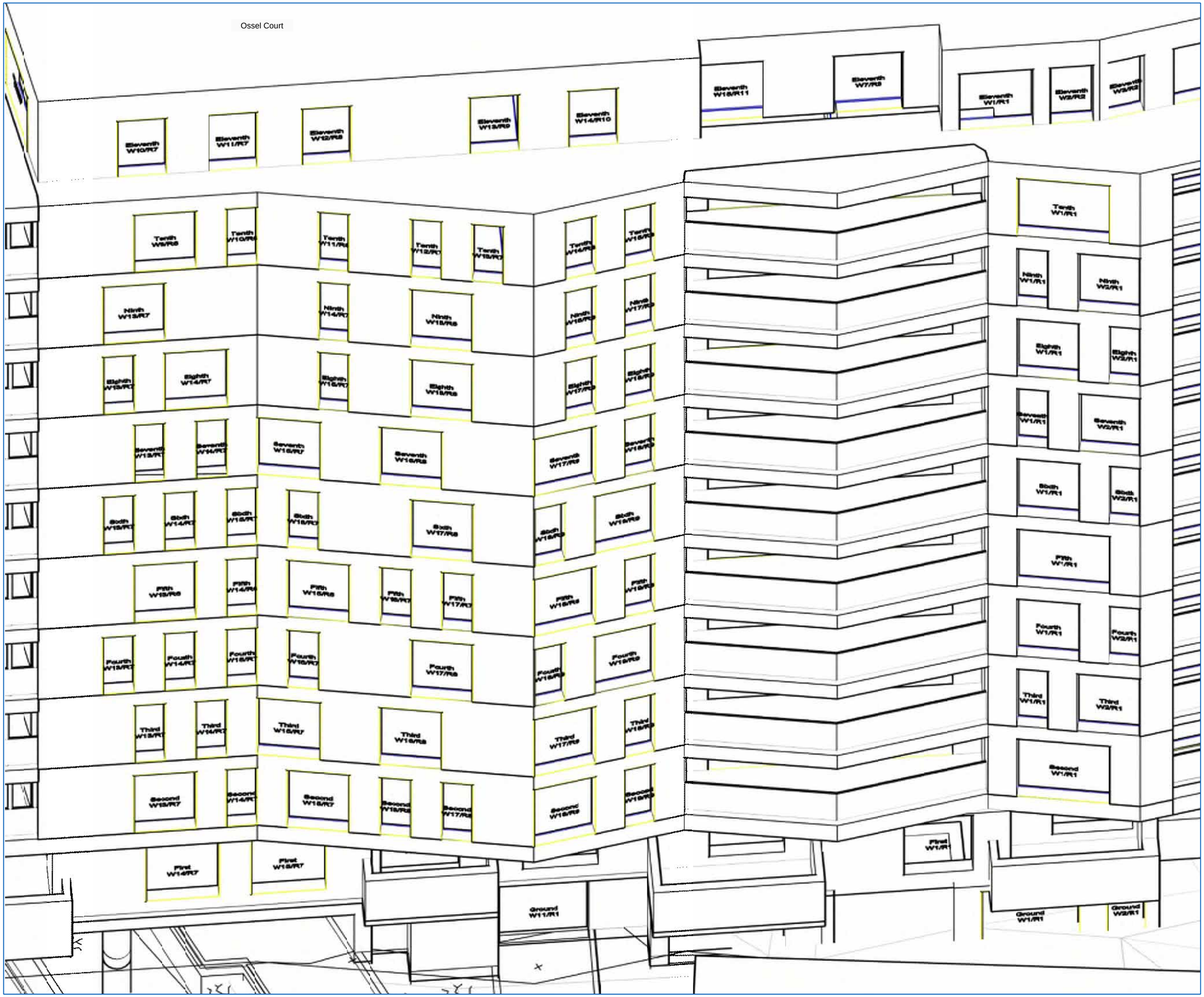
Ossel Court



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ADDRESS: Christchurch Way
SE10 0AG, London

TITLE: WINDOW & ROOM REF.

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PROJECT: Enderby Place

ADDRESS: Christchurch Way
SE10 0AG, London

TITLE: WINDOW & ROOM REF.

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
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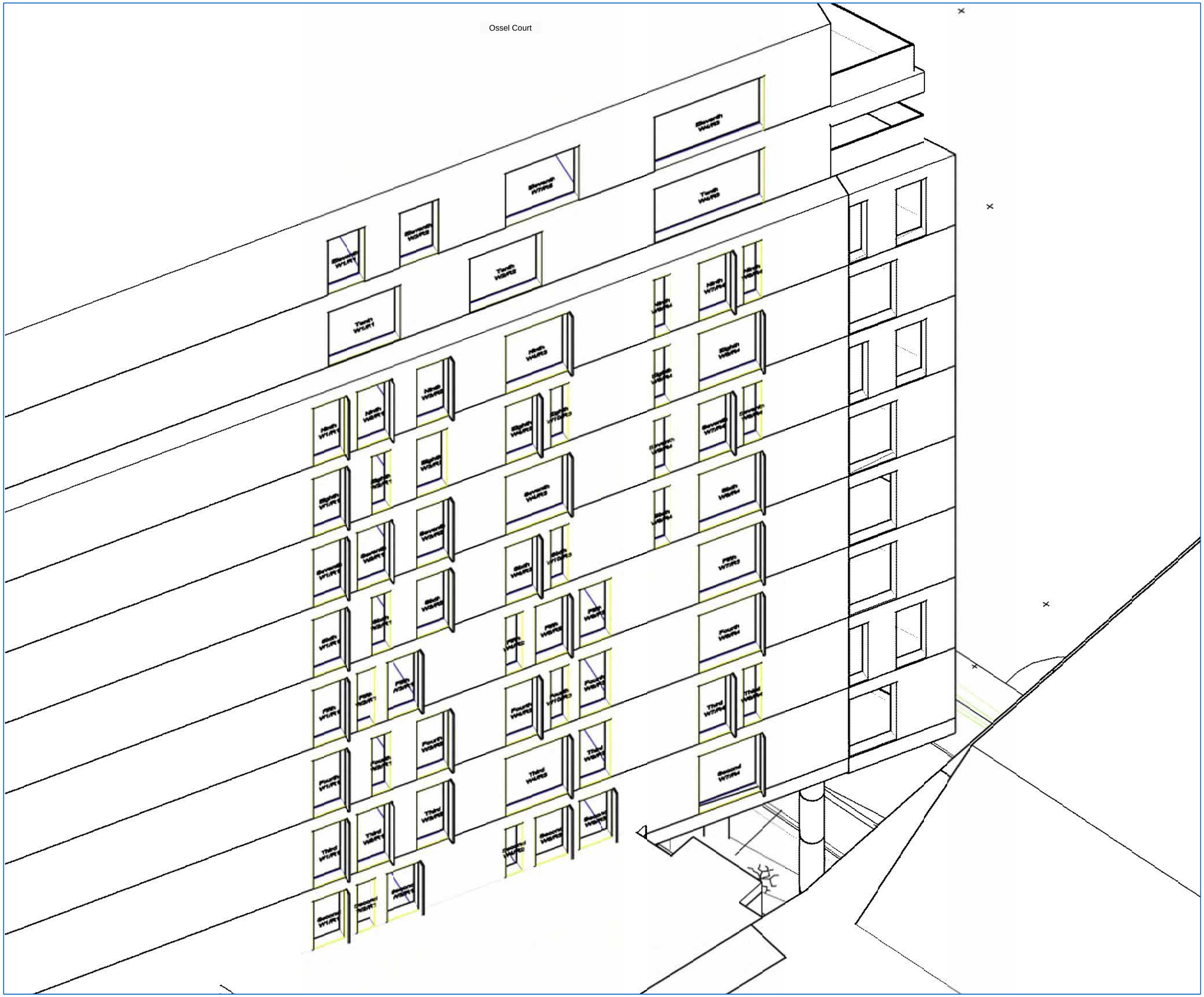
PROJECT NO:	DRAWING NO:	REVISION:
	11	A



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Proposed Building File:

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104C St John Street
EC1M 4EH London
020 7078 7673

CPMC Chartered Surveying
www.cpmcsurveying.co.uk

CLIENT: Criterion Capital

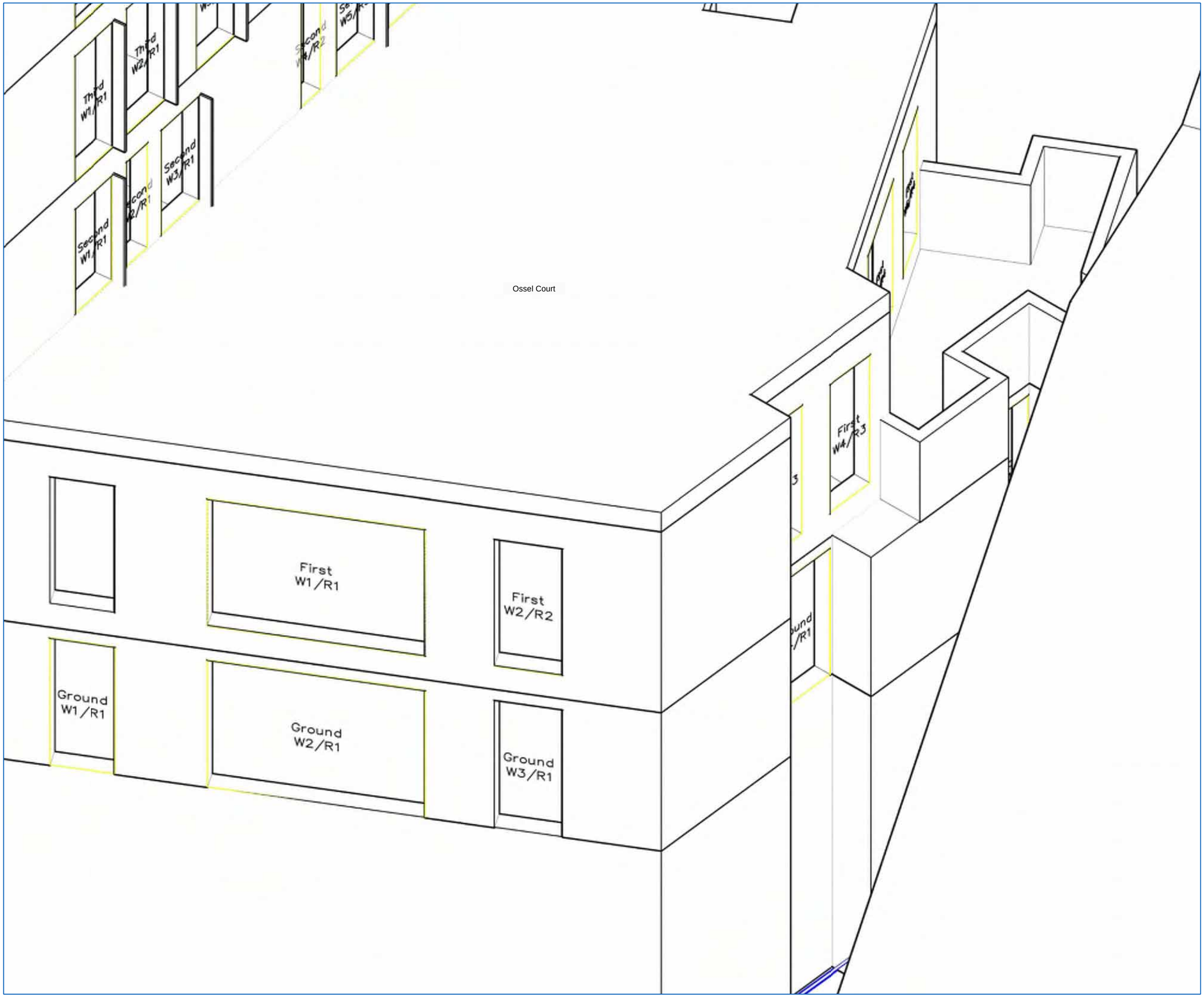
PROJECT: Enderby Place

ADDRESS: Christchurch Way
SE10 0AG, London

TITLE: WINDOW & ROOM REF.

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	DEC 2023	HP	NC

PROJECT NO:	DRAWING NO:	REVISION:
	12	A



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PROJECT NO:	DRAWING NO:	REVISION:
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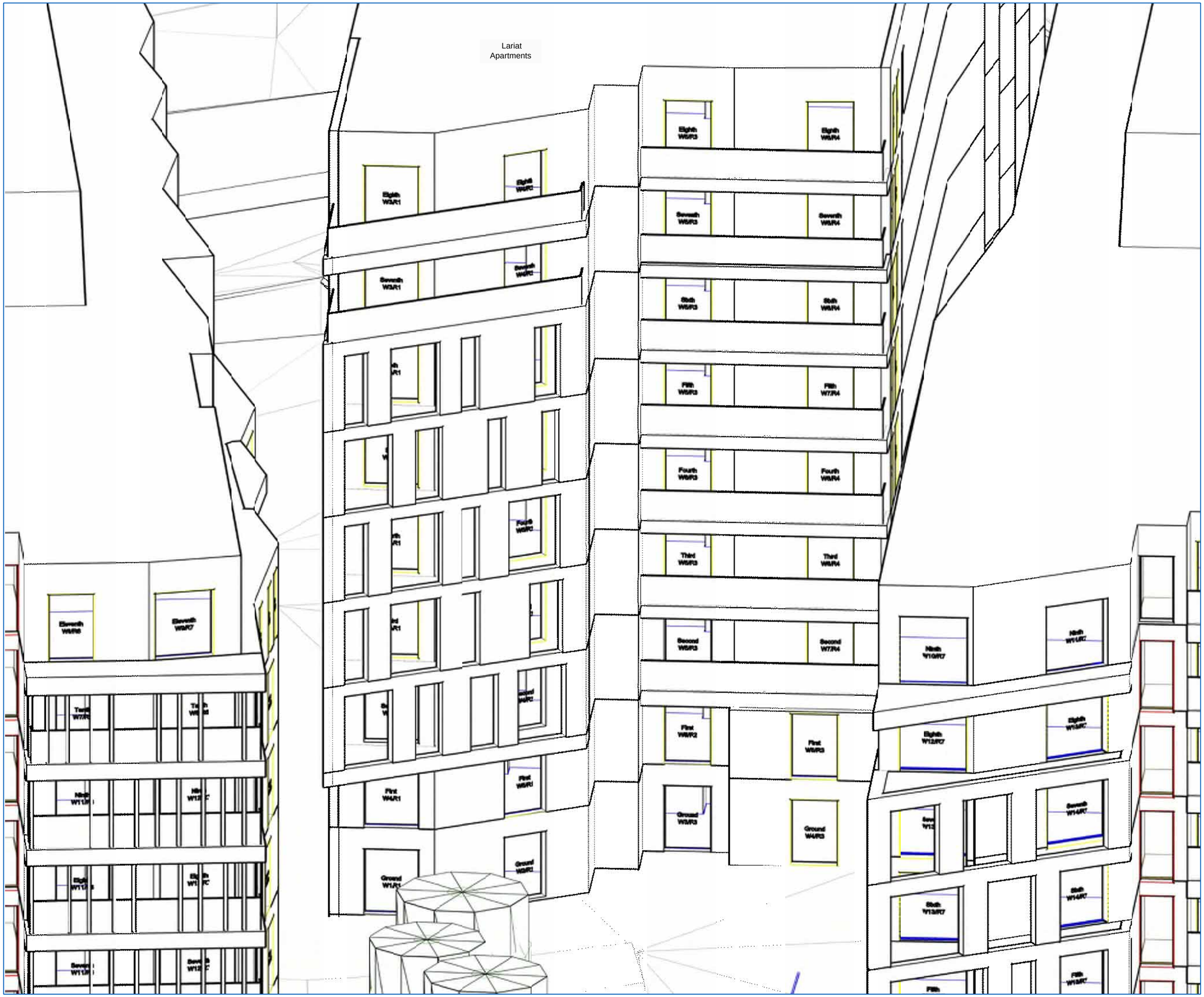

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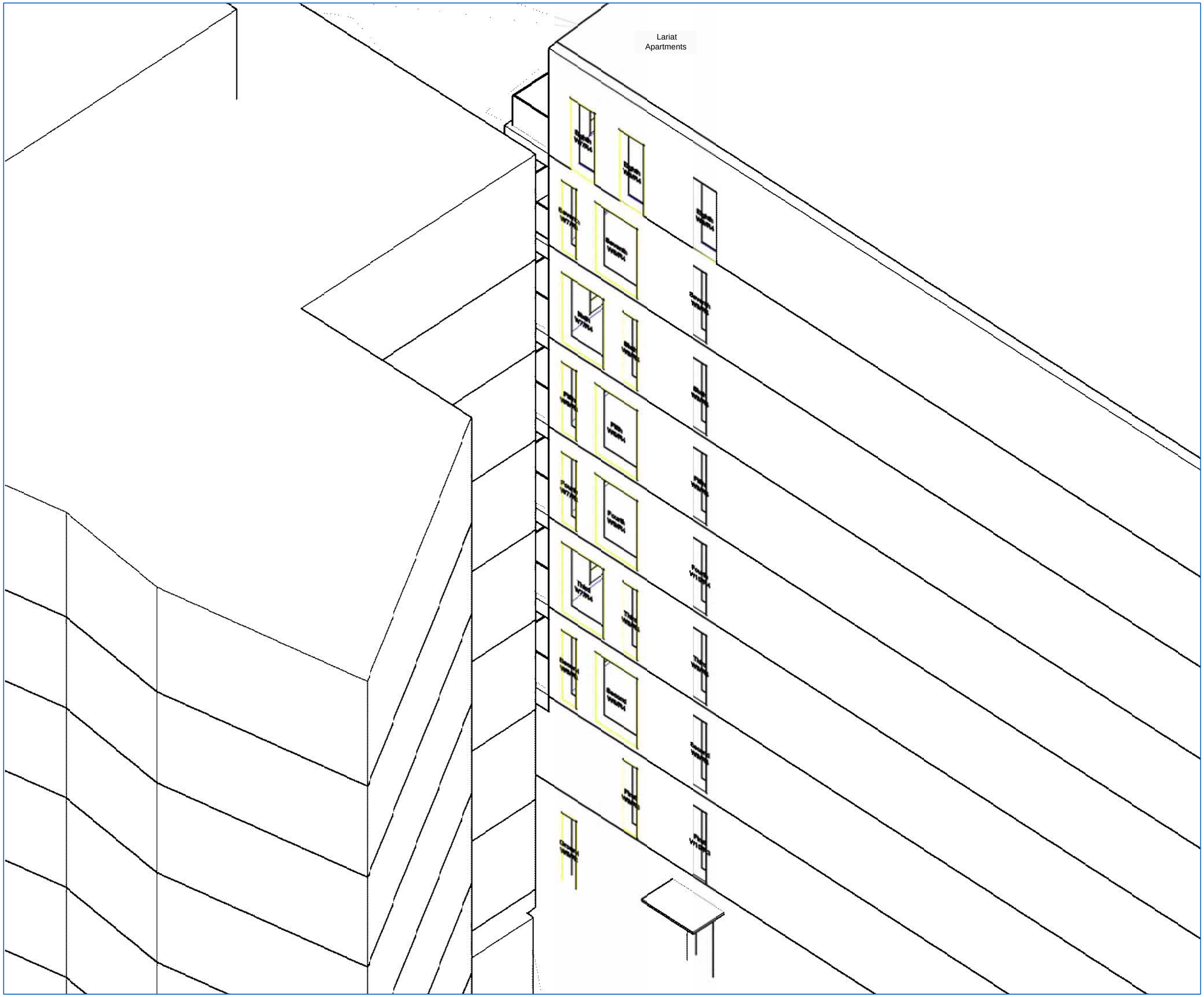

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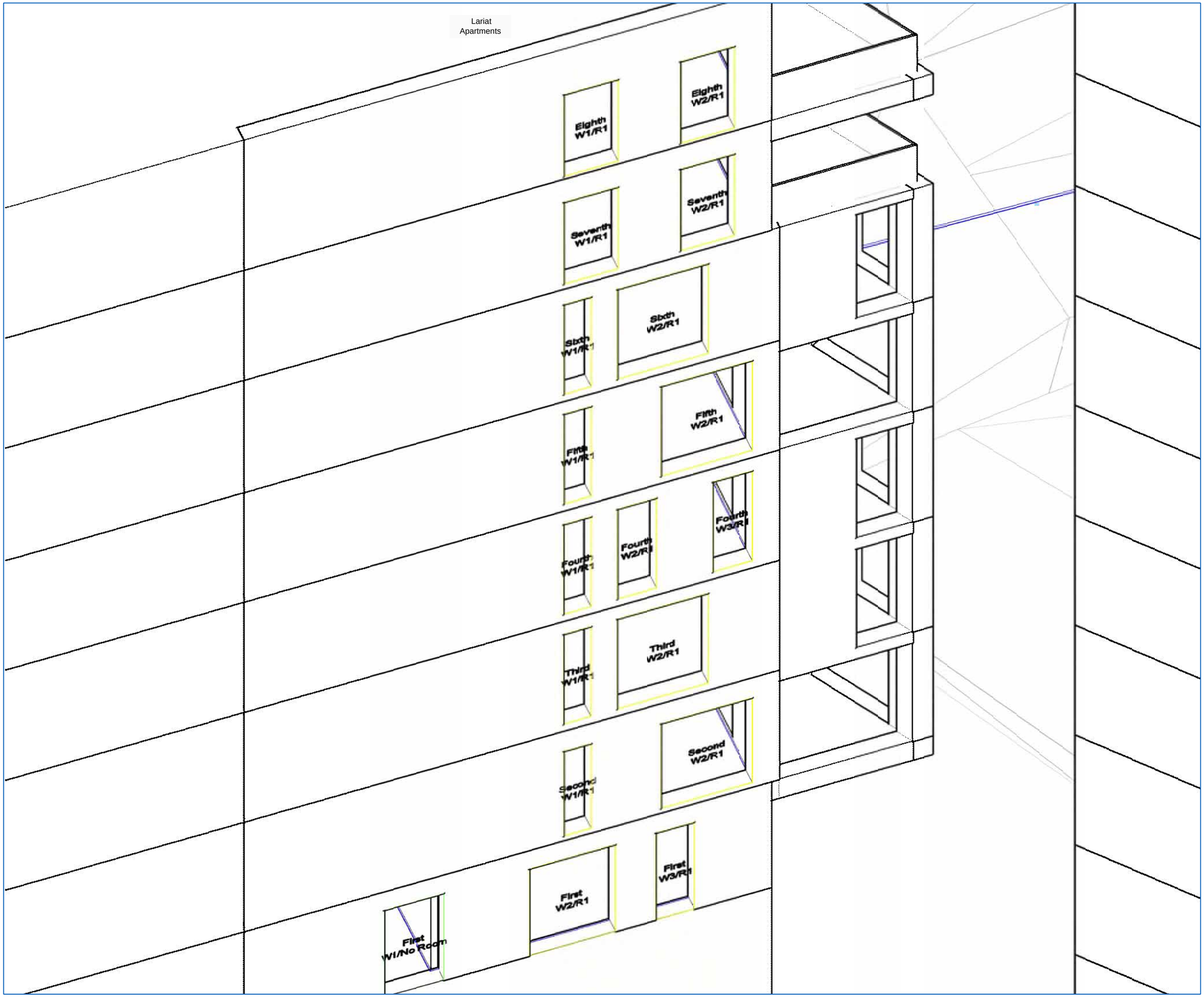

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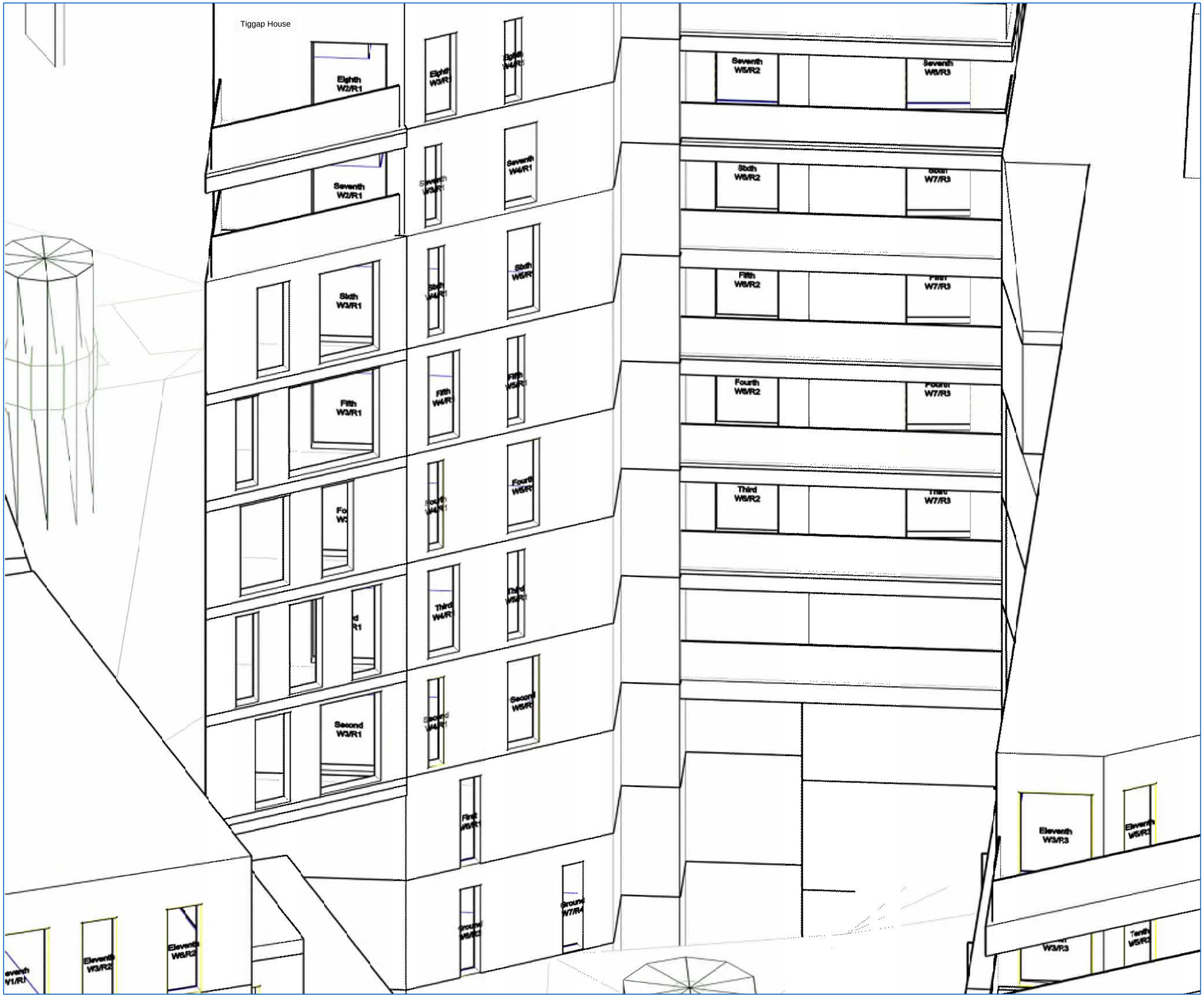

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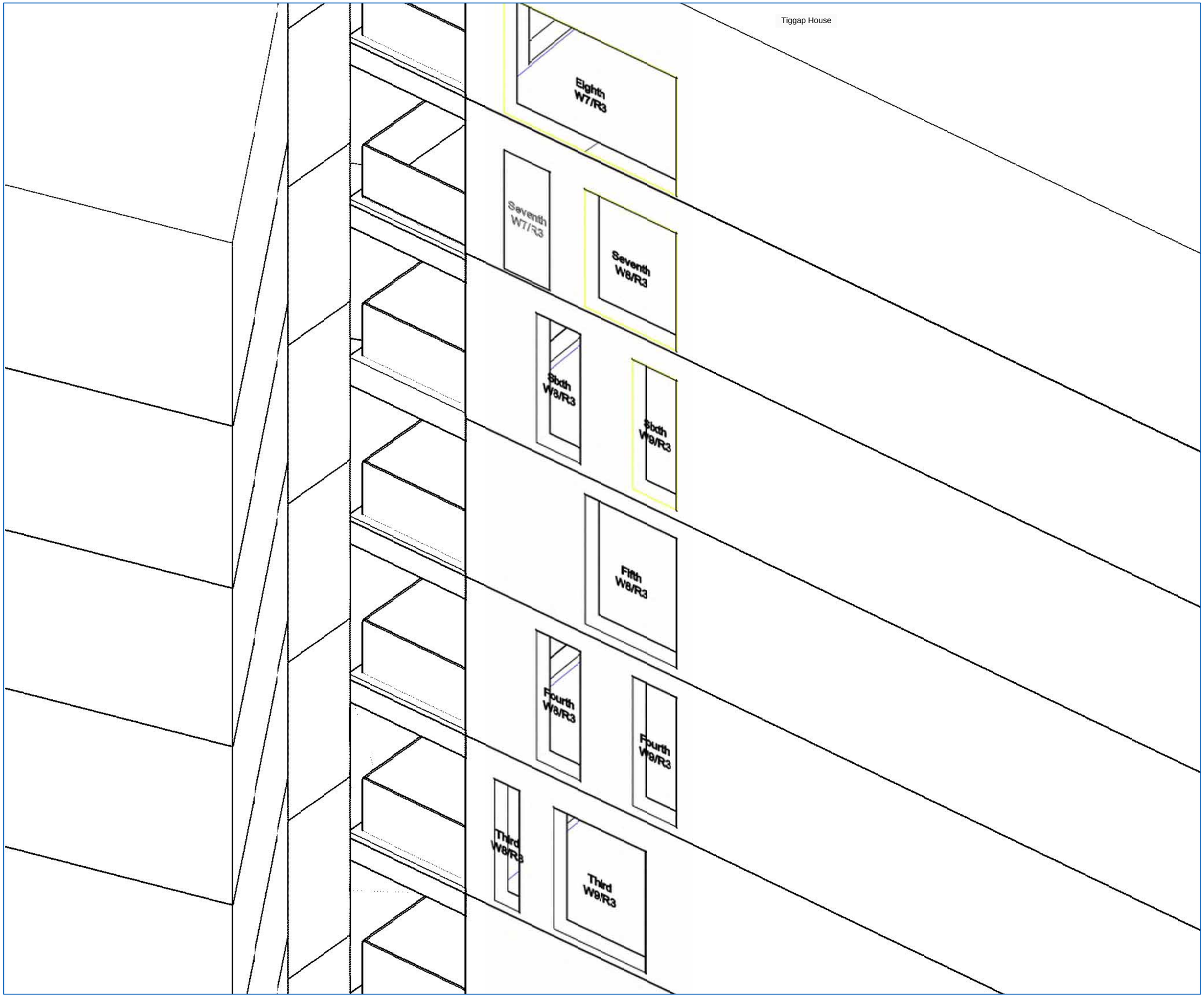
	18	A

Tiggap House



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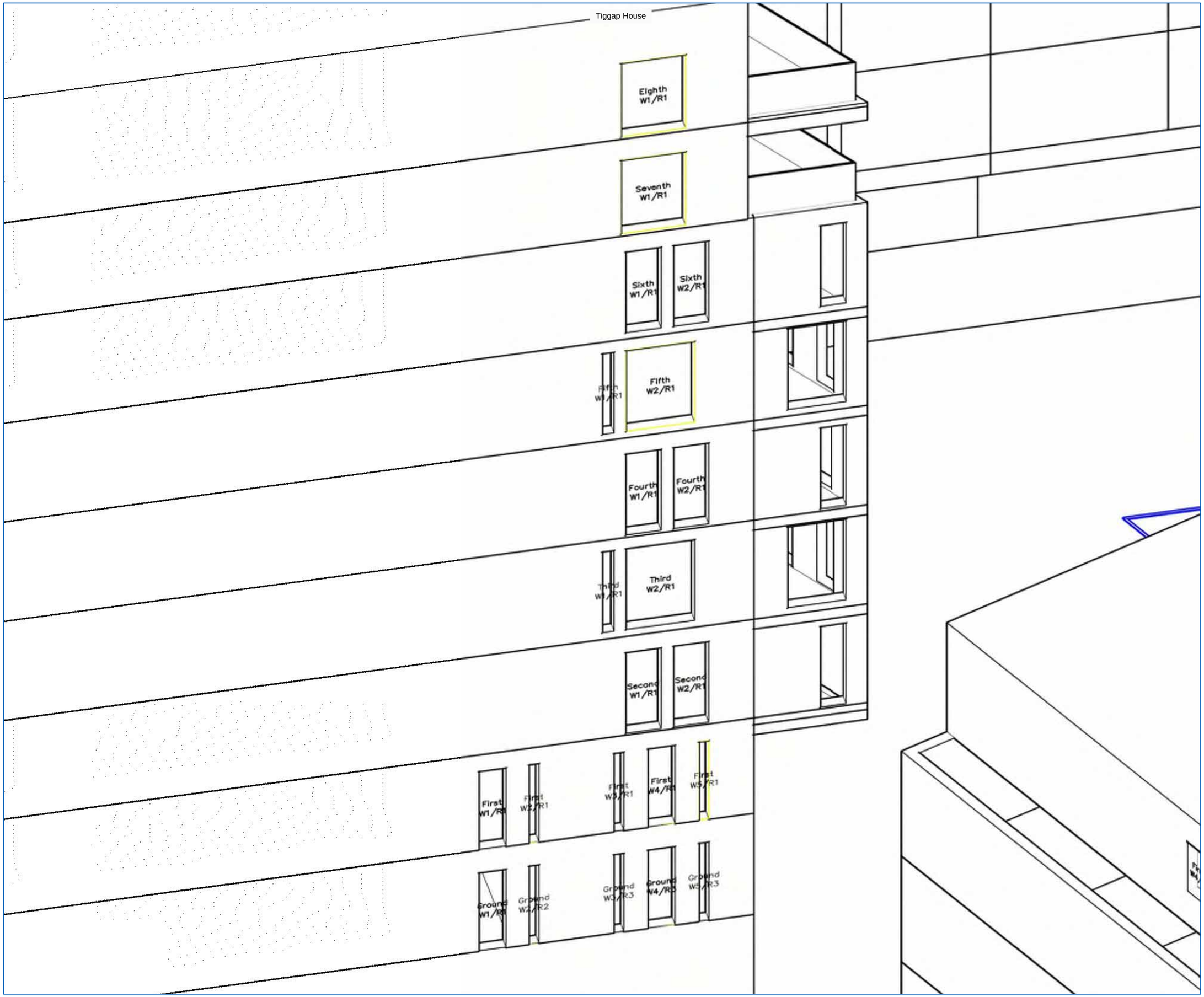

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Note: near buildings may have been removed in order to show window/room references.

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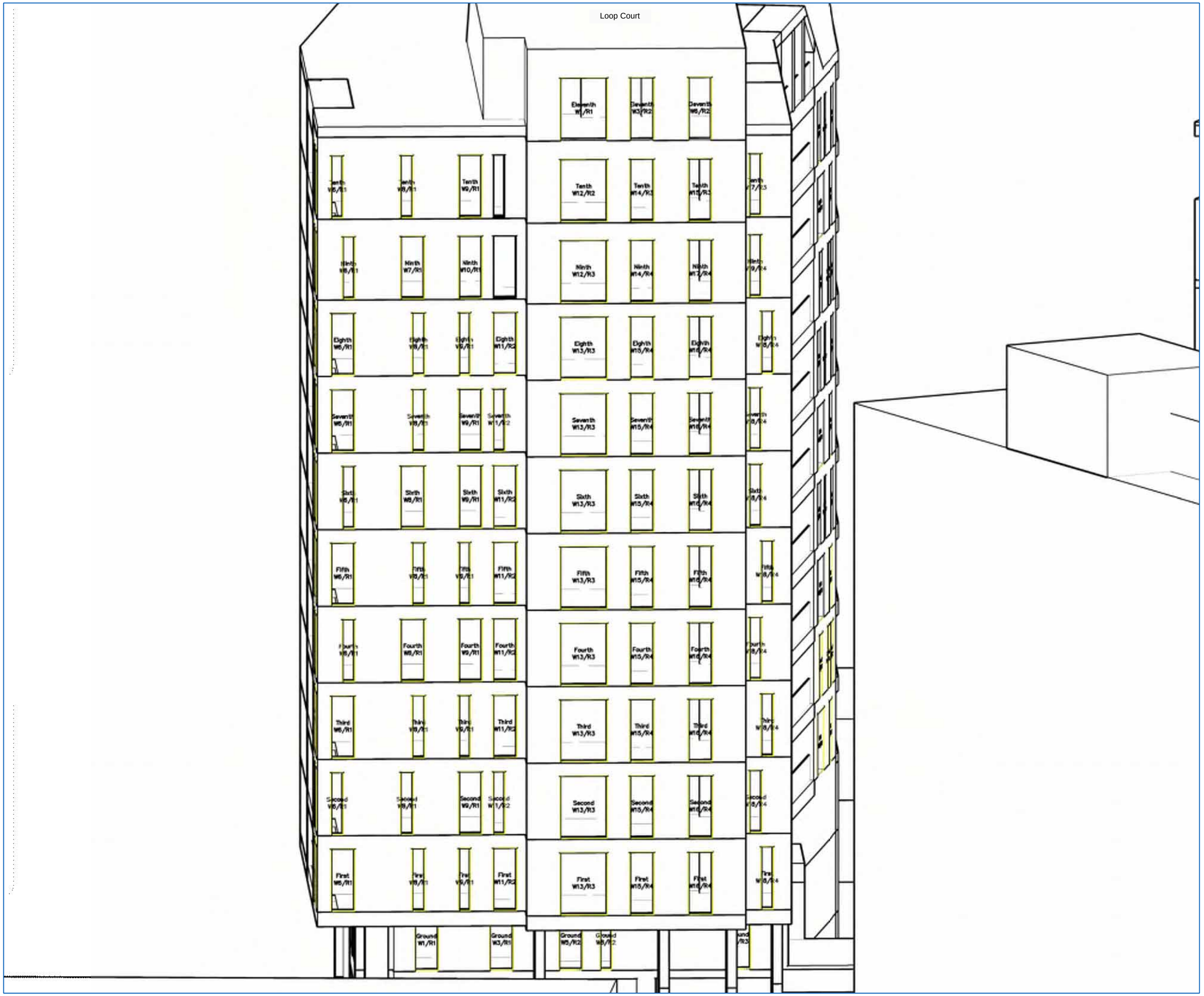

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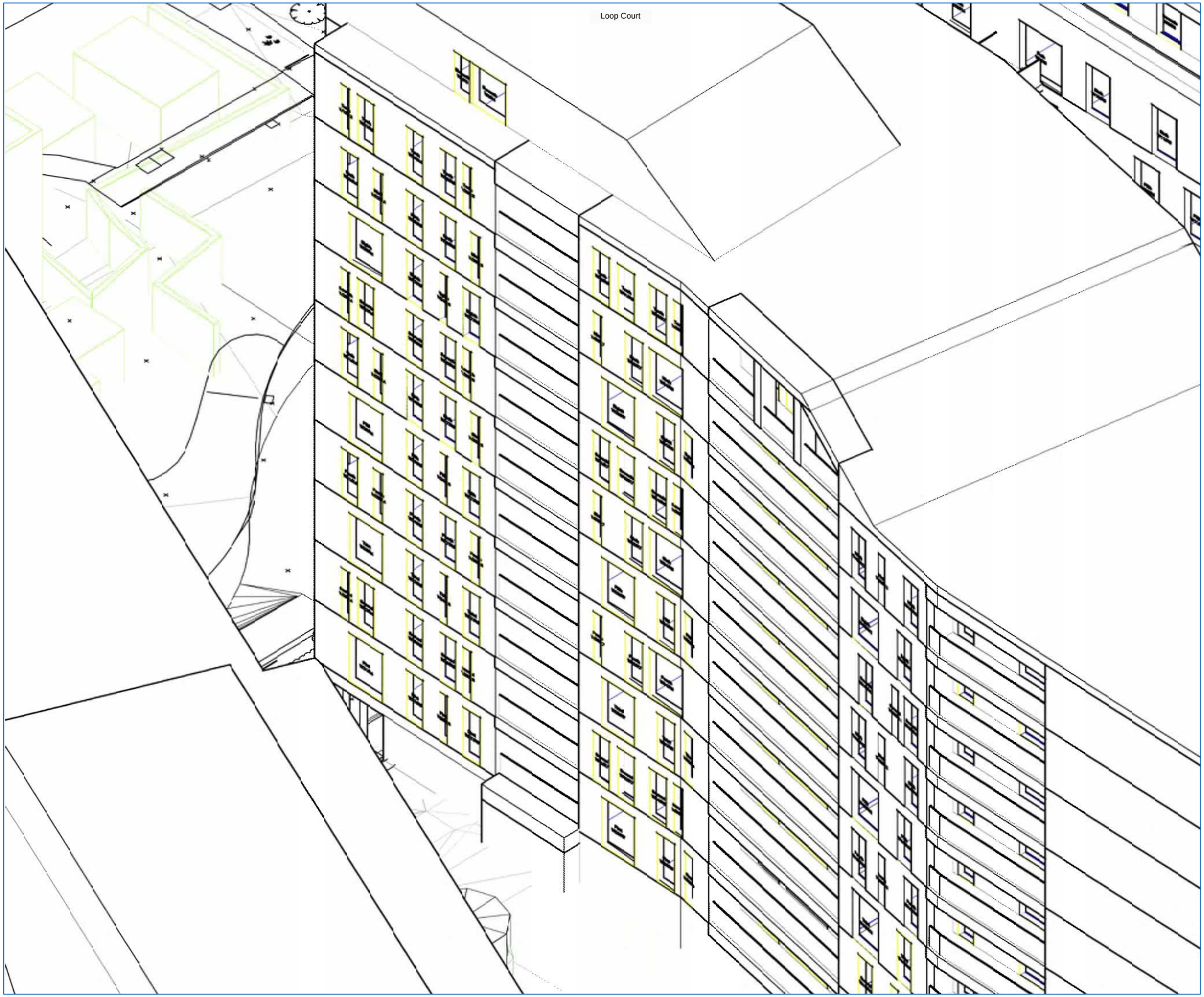

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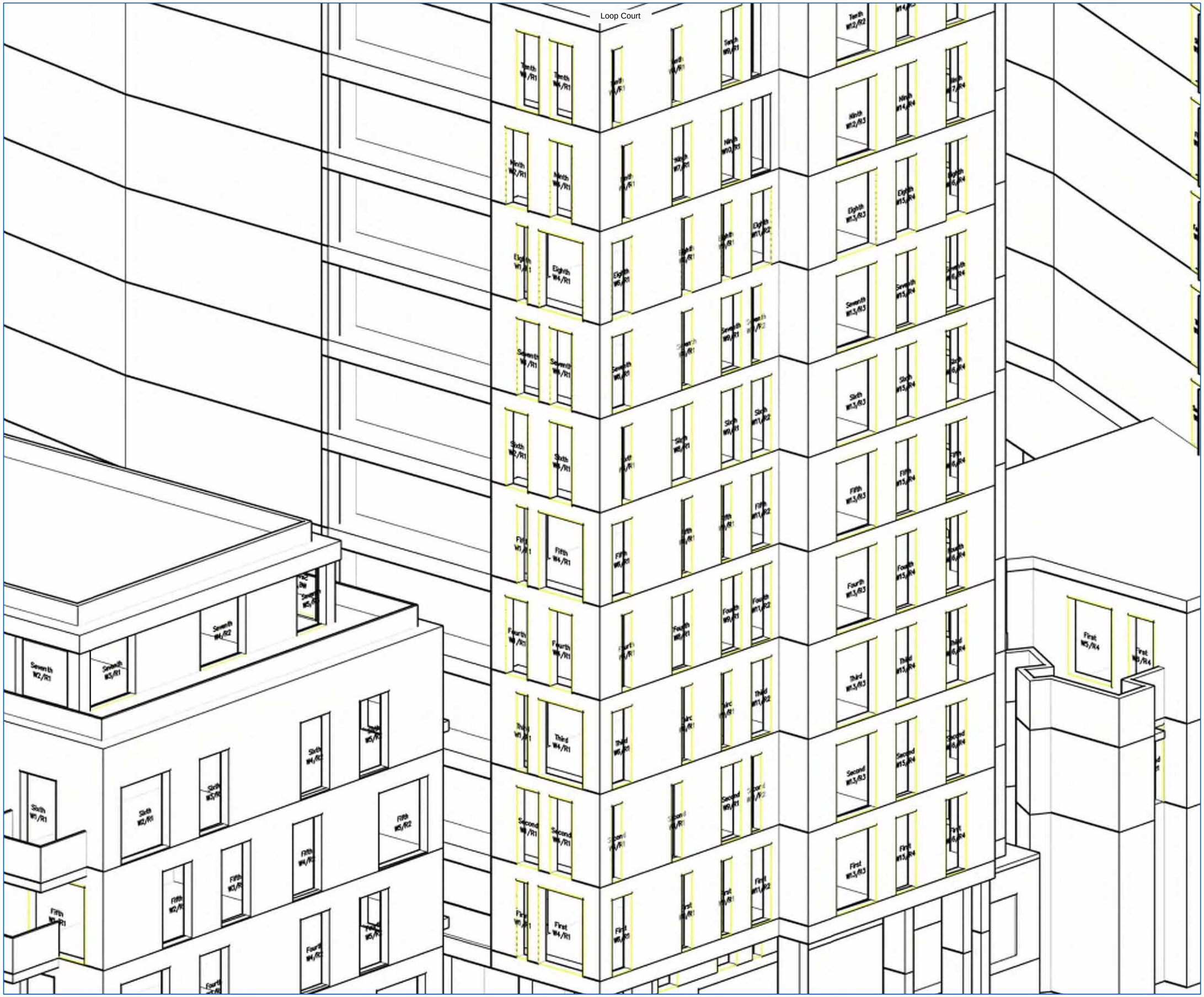

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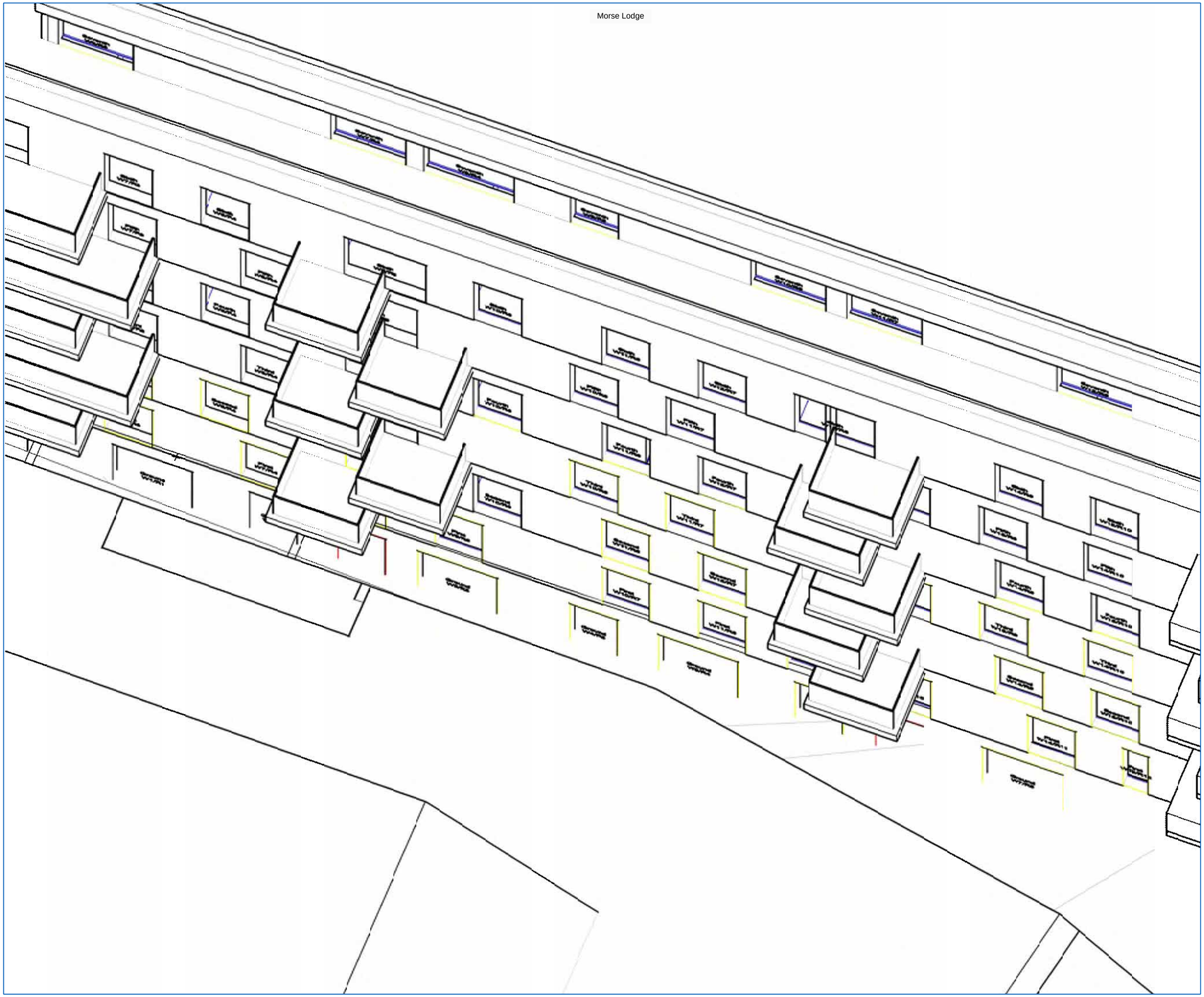
PROJECT NO:	DRAWING NO:	REVISION:
	26	A

Morse Lodge



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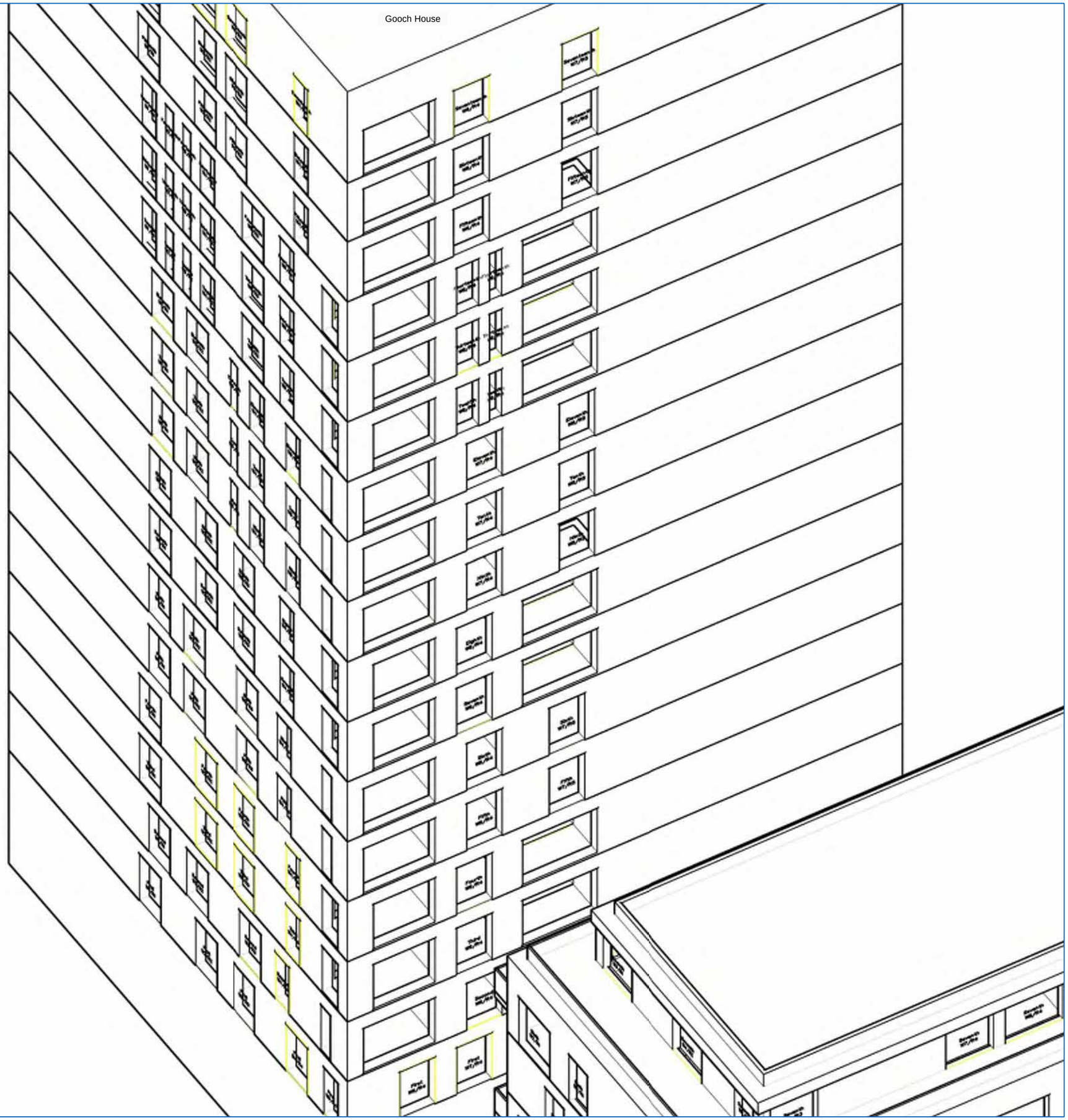
	27	A

Gooch House



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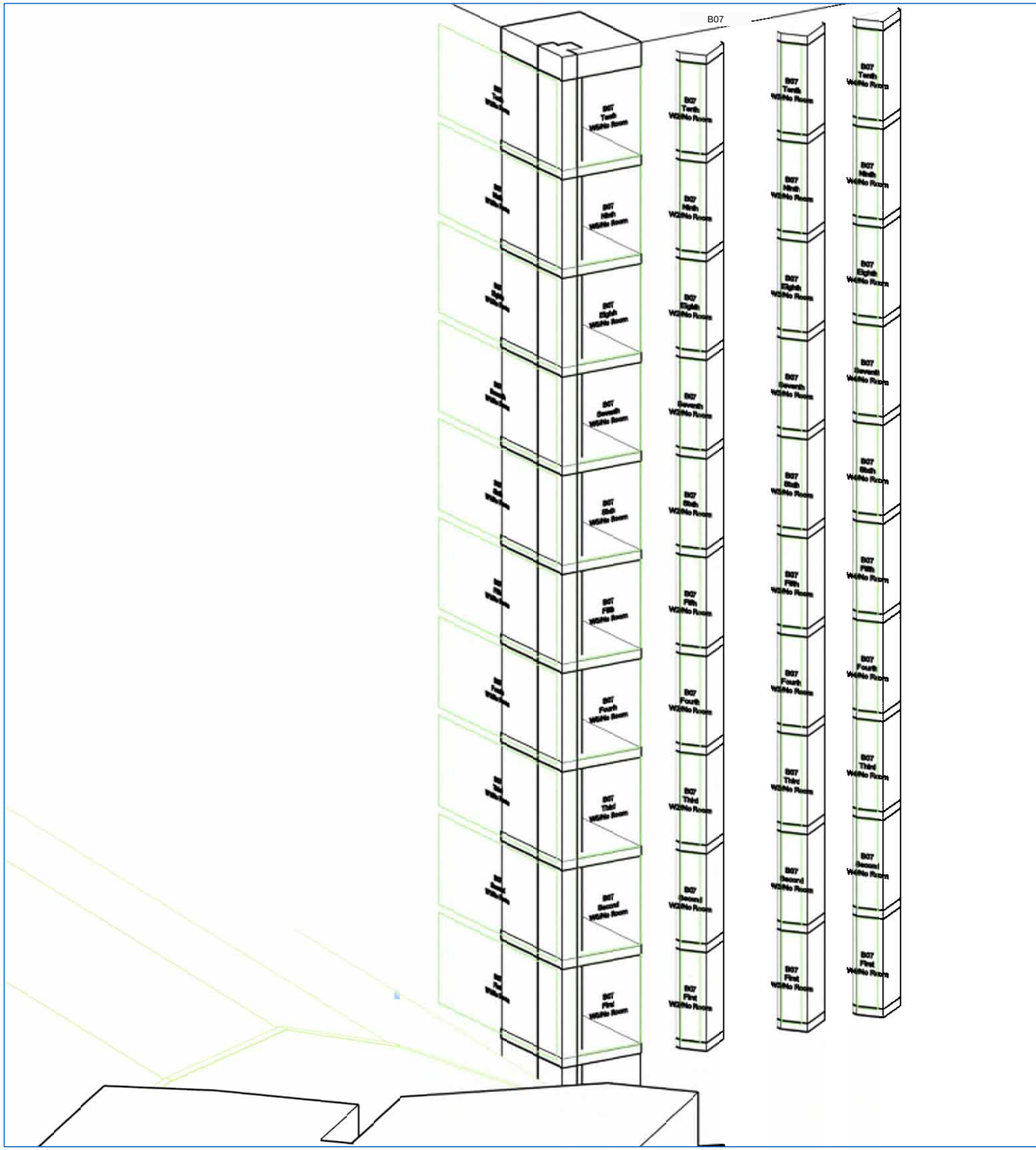

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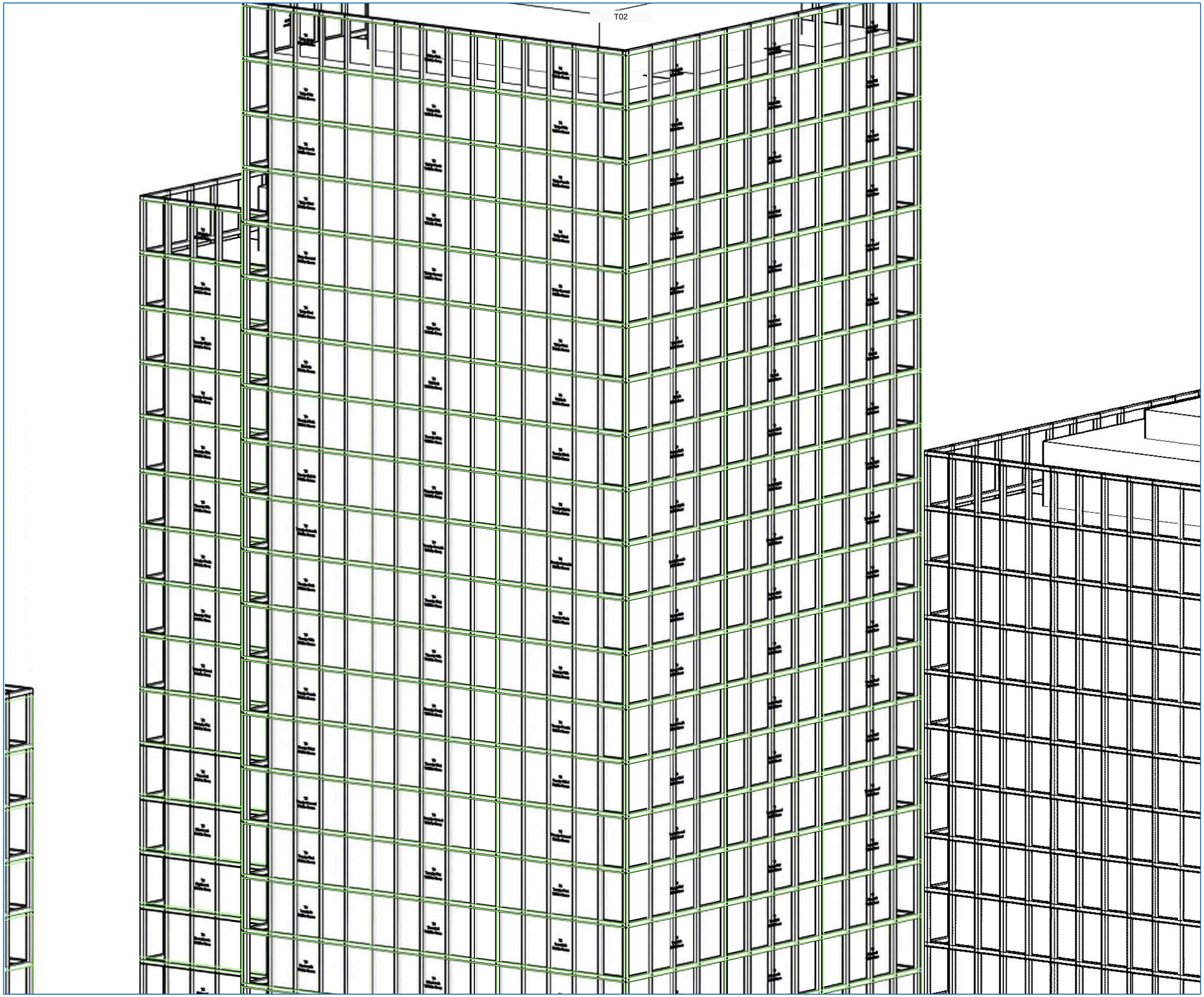

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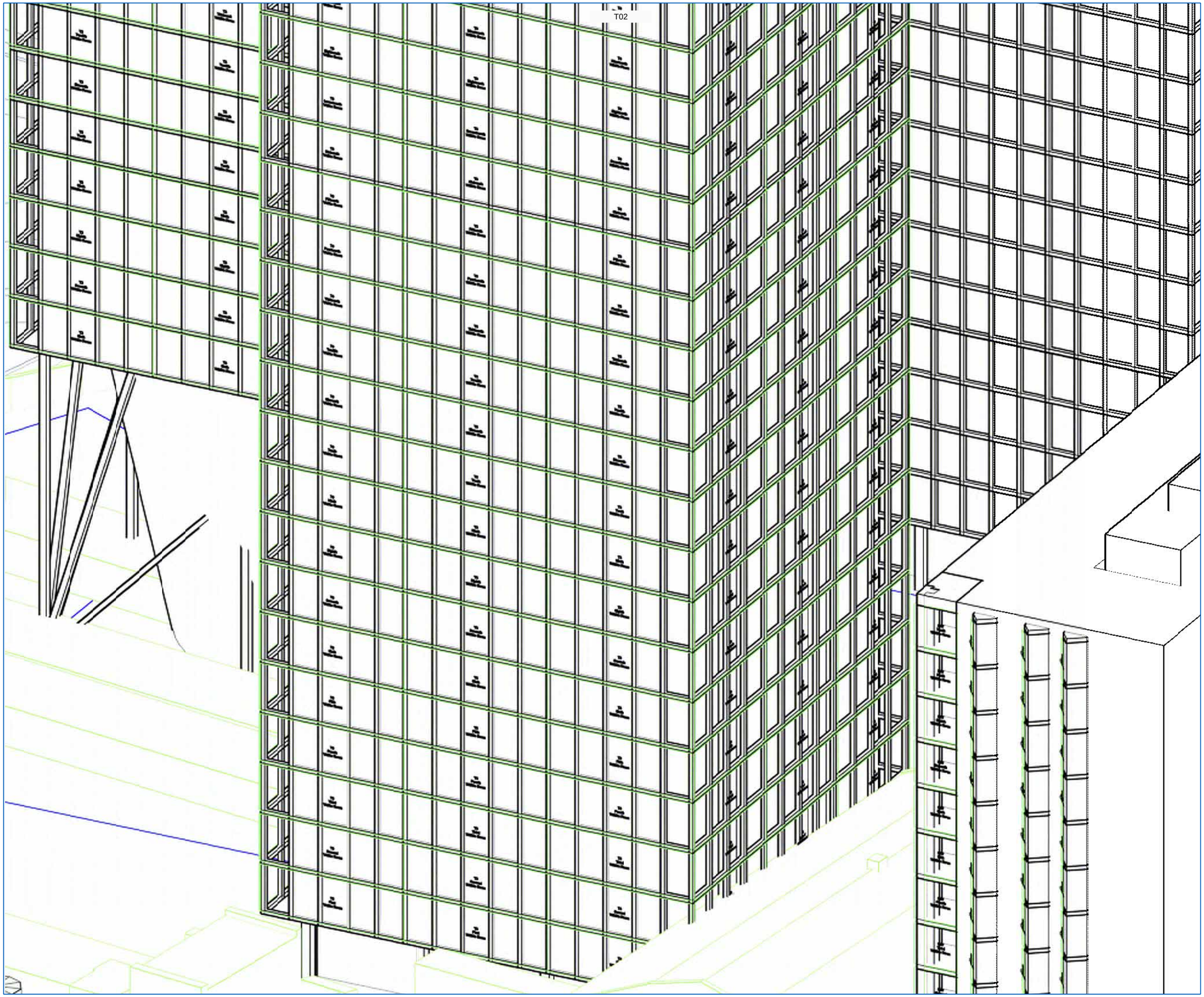

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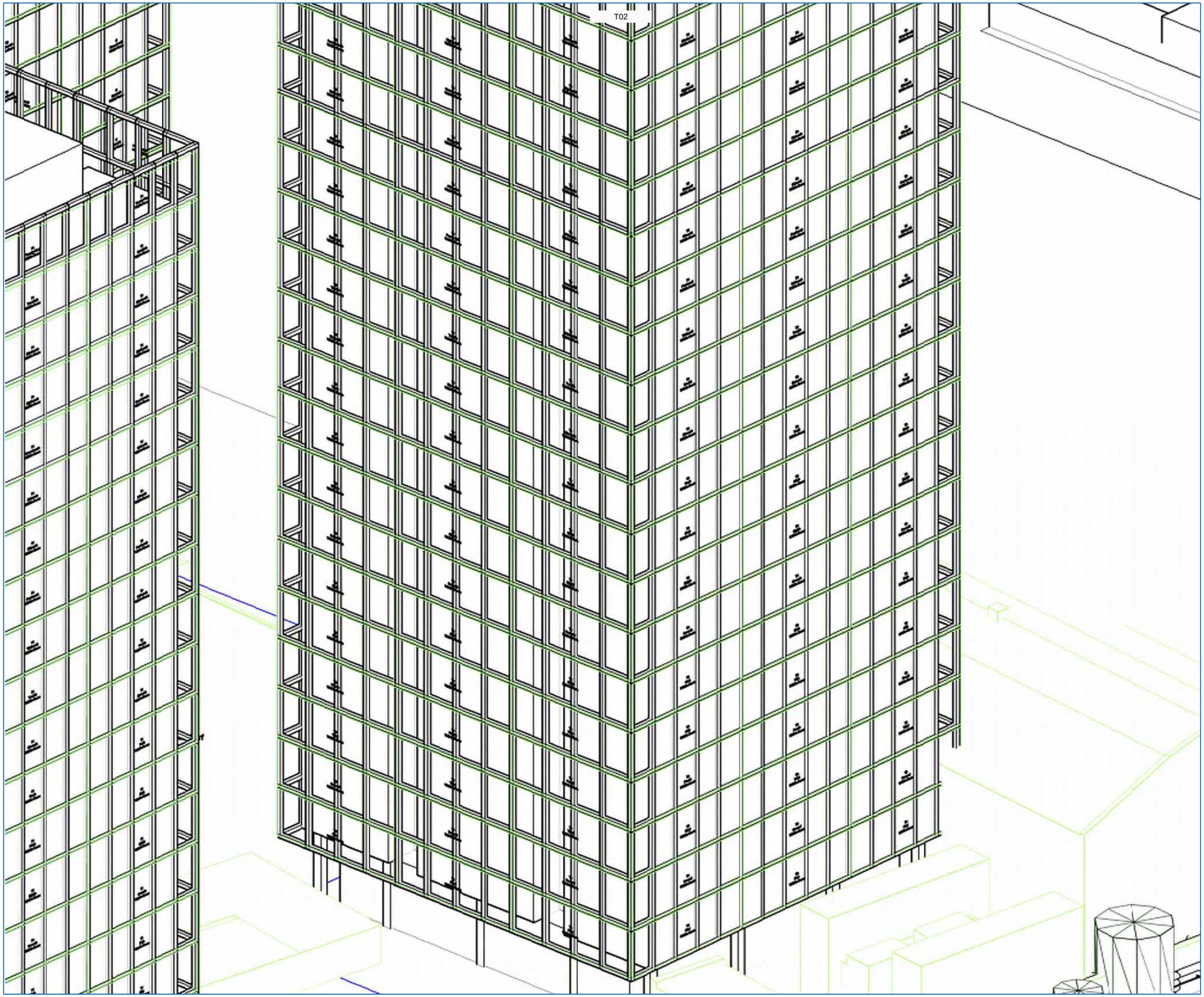

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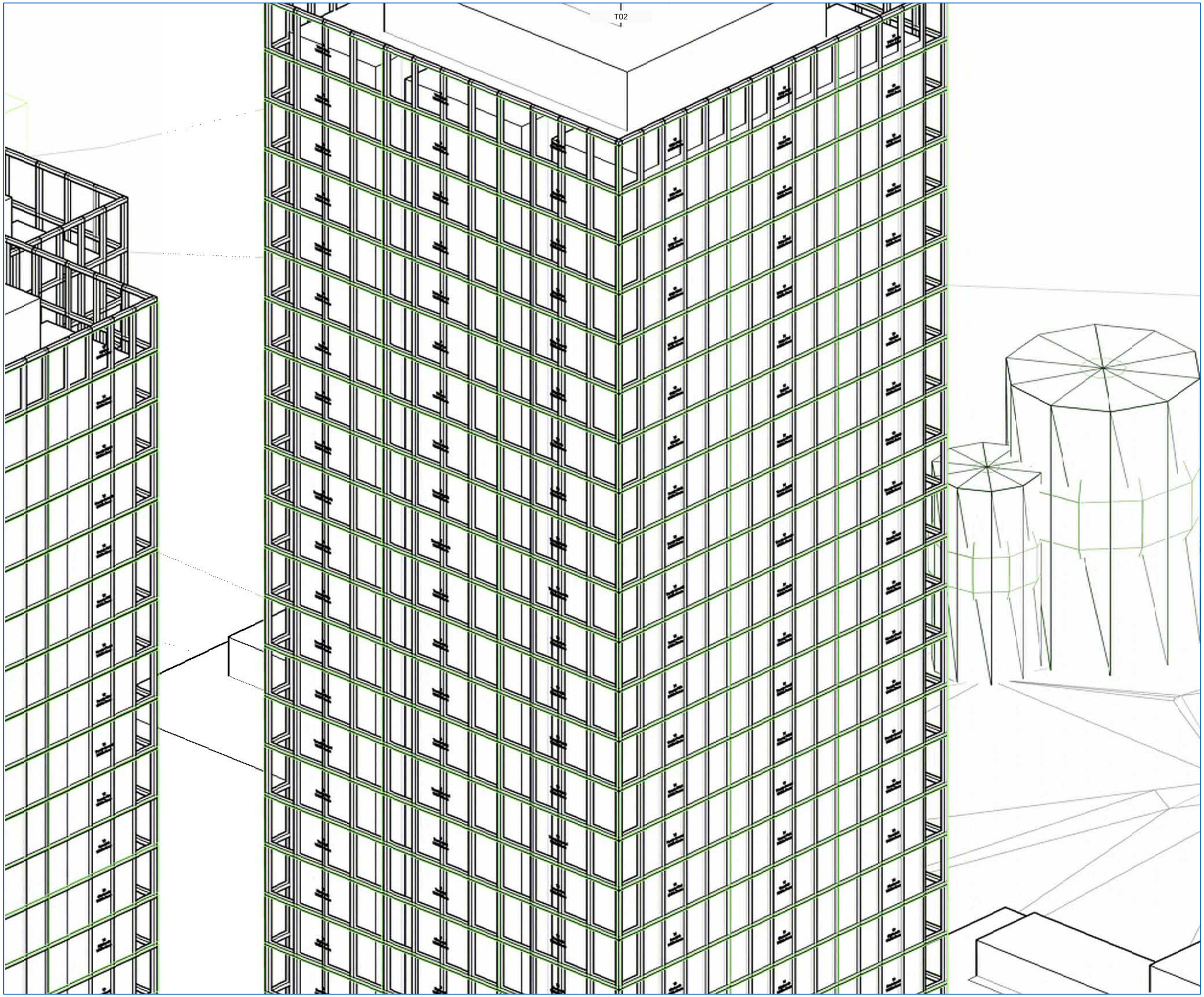

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AOD Confirmation:

Date:

REV:	DESCRIPTION:	BY:	DATE:

STATUS:

CPMC CHARTERED SURVEYING

104C St John Street
EC1M 4EH London
020 7078 7673

CPMC Chartered Surveying
www.cpmcsurveying.co.uk

CLIENT:
Criterion Capital

PROJECT:
Enderby Place

ADDRESS:
Christchurch Way
SE10 0AG, London

TITLE:
WINDOW & ROOM REF.

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:
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PROJECT: Enderby Place

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TITLE: WINDOW & ROOM REF.

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
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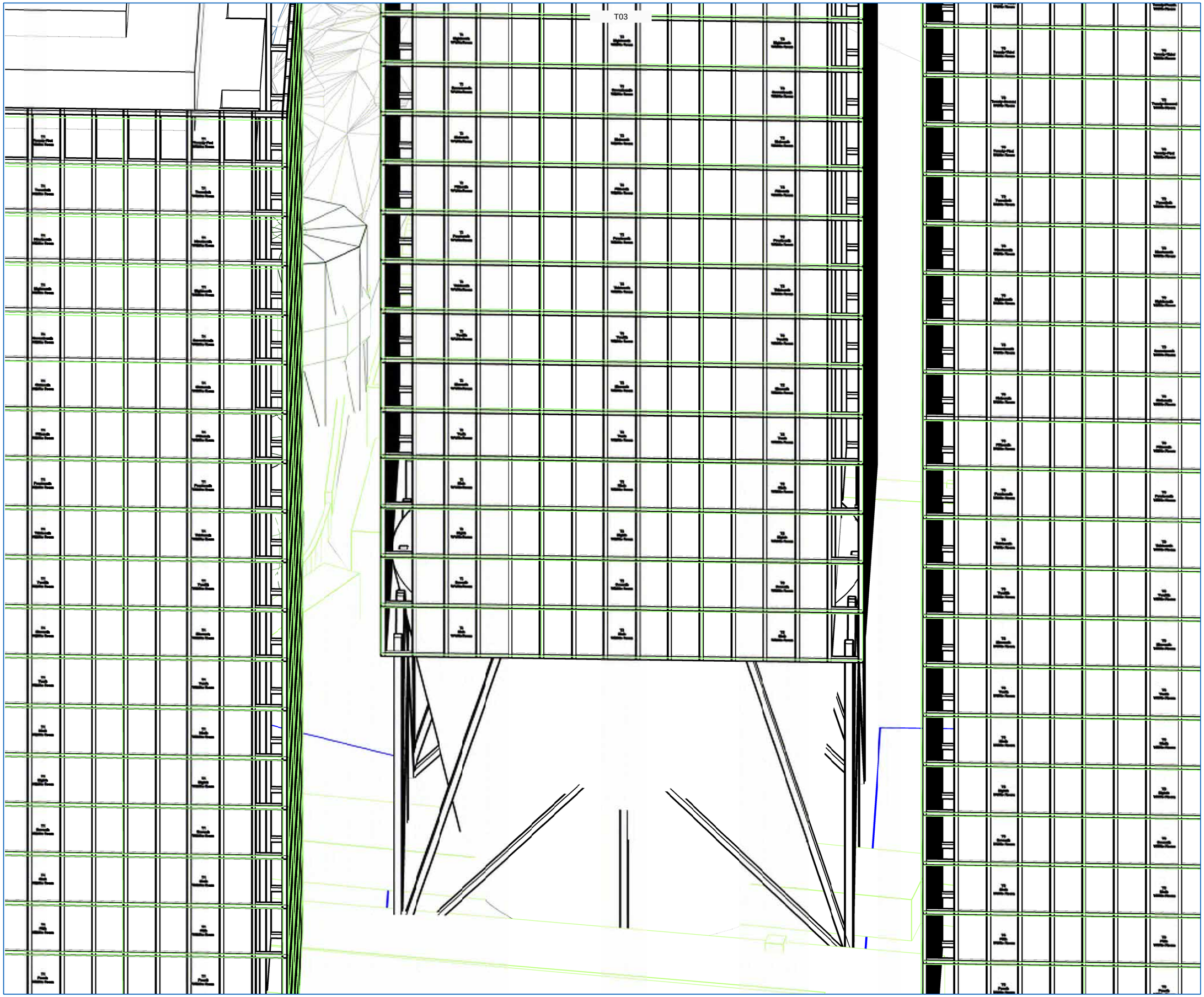

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SCALE AT A3:	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:
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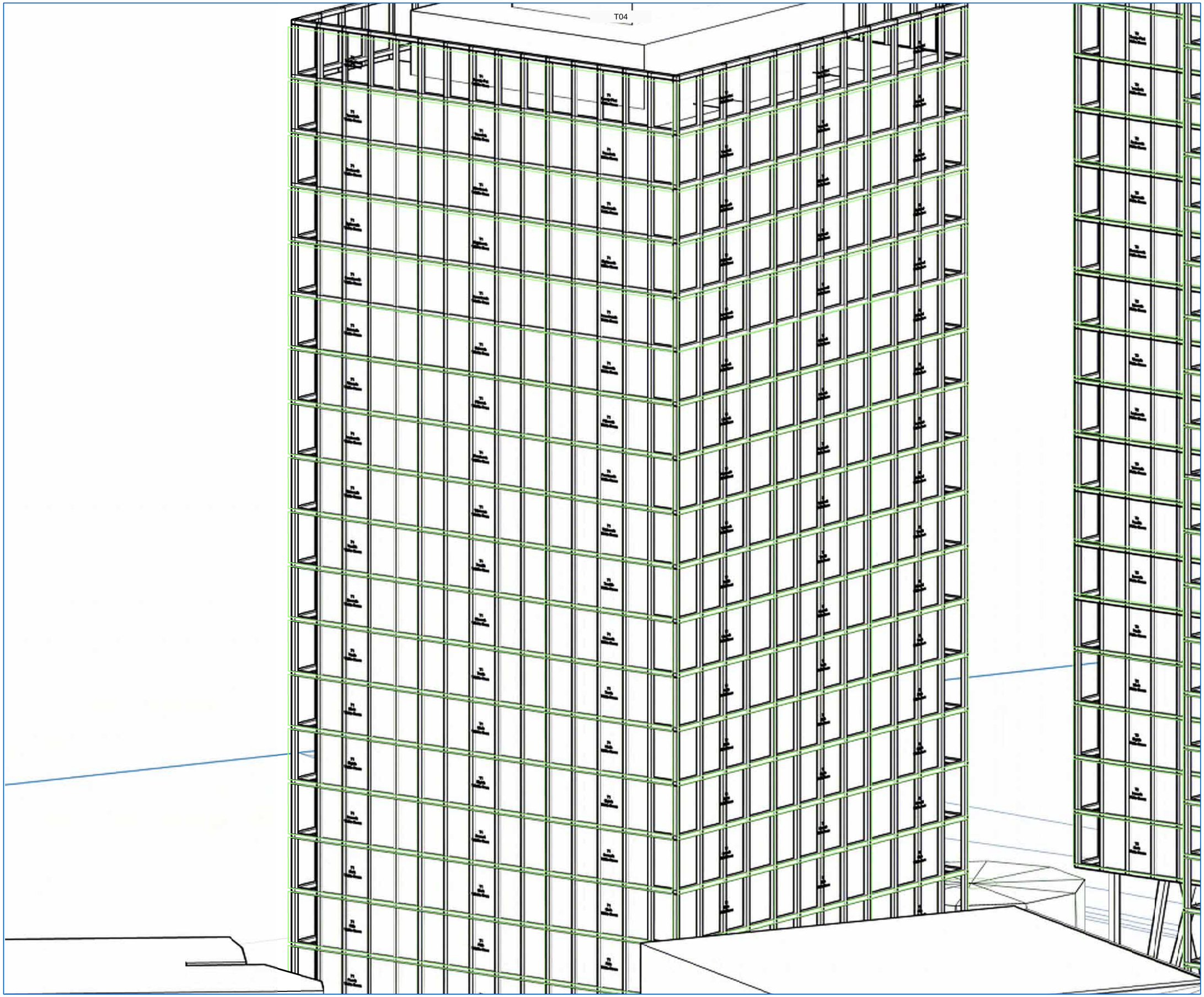

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PROJECT NO:	DRAWING NO:	REVISION:
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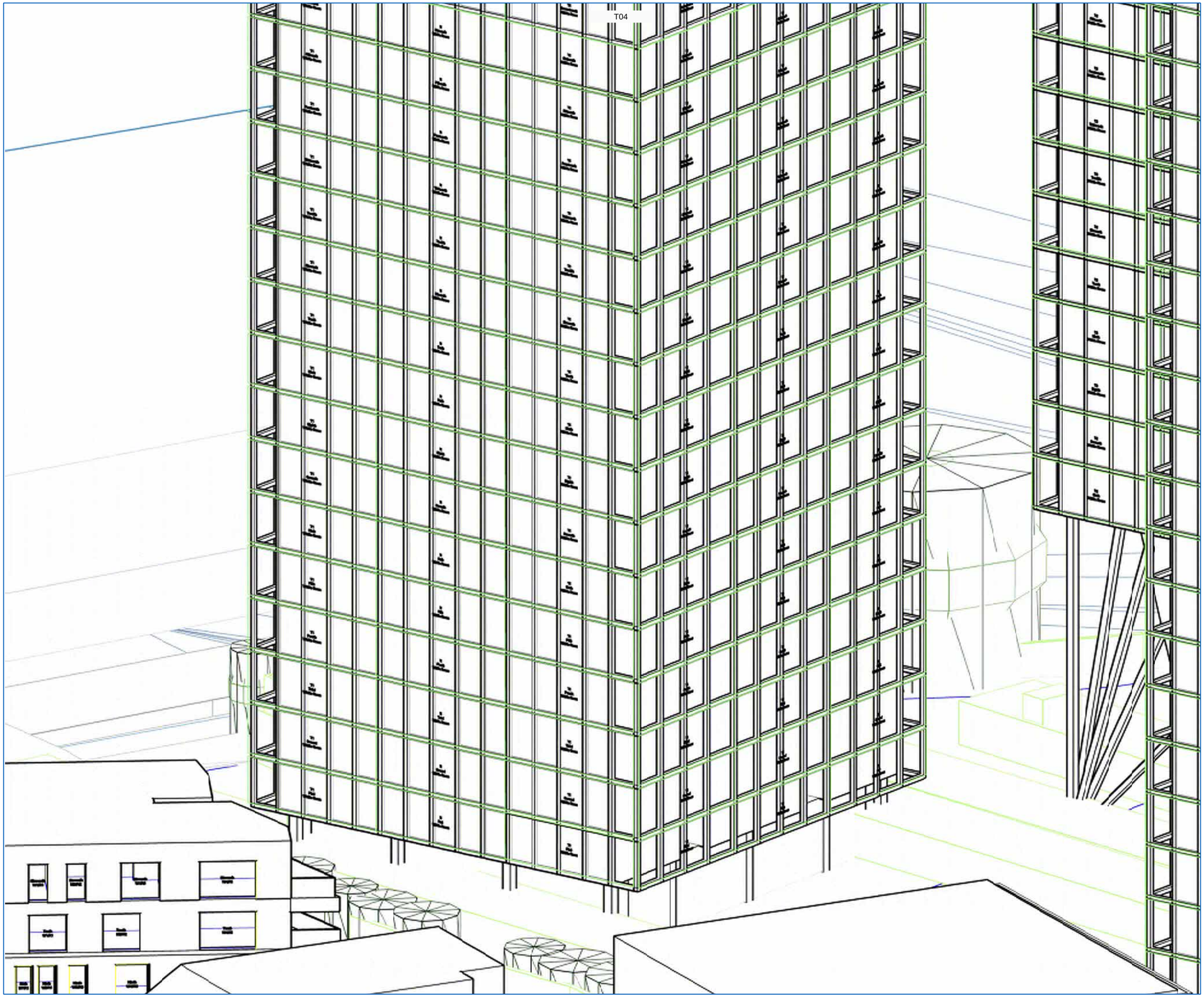

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PROJECT: Enderby Place

ADDRESS: Christchurch Way
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TITLE: WINDOW & ROOM REF.

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020 7078 7673

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CLIENT: Criterion Capital

PROJECT: Enderby Place

ADDRESS: Christchurch Way
SE10 0AG, London

TITLE: A M ENITIES

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	DEC 2023	HP	NC

PROJECT NO:	DRAWING NO:	REVISION:
	39	A

Enderby Place

For

Maritime View Limited

Wind Microclimate Report

0540123rep1v1

16 October 2023

Architectural Aerodynamics Ltd.
128 City Road
London
United Kingdom
EC1V 2NX

Submitted by:
Robin Stanfield
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Issue History

	Previous Issue			Current Issue
Comment				
Issue				1
Date				16 October 2023
Prepared by				A.F. Arnaut
Signature				
Checked by				A. Turpitt
Signature				
Report Number				0540123rep1v1

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Executive Summary

Background

A study has been carried out by Architectural Aerodynamics Ltd. (ArcAero) to assess the wind microclimate for the proposed Enderby Place development in The Royal Borough of Greenwich, London.

The study has adopted wind tunnel testing to predict the strength of winds. Then using the industry standard Lawson criteria, it has established the suitability of wind conditions and the impact on the surrounding area, following the introduction of the proposed development.

Conclusions

The following conclusions have been drawn:

Wind conditions throughout the existing site and surrounds satisfy the safety and comfort criteria for all uses.

With the introduction of the proposed development with soft landscaping, conditions within site are considered suitable for proposed pedestrian activities.

The proposed development has an overall positive impact on wind conditions within the immediate surrounds.

1 Introduction

A microclimate is defined as the distinctive climate of a small-scale area. The weather variables in a microclimate, such as wind, may be different to the conditions prevailing over the area as a whole. Wind microclimate assessments consider the wind conditions that would result upon the introduction of a new development into an existing space.

Such assessments predict the proportion of time an area will experience wind speeds in excess of threshold values associated with safe and comfortable use by pedestrians and occupants once the development is introduced. It can therefore be shown within the various parts of a new proposal and neighbouring properties whether wind conditions are suitable or unsuitable, and whether design adjustment or mitigation measures are required. It is for this purpose that wind microclimate assessments are undertaken.

This report summarises the results wind tunnel studies commissioned by Maritime View Limited, to assess the wind microclimate for the proposed Enderby Place development in The Royal Borough of Greenwich, London.

2 The Proposed Development

2.1 Site Location and Surrounding Area

The Enderby Place development is bounded by Telcon Way to the east, Telegraph Avenue to the south, Olympian way to the west, industrial land and parking / industrial storage to the north. The existing site is a construction site.

Further afield to the west is the Thames River. While the other surrounding context is composed largely of low to medium rise buildings and terrain typical of London suburbs.

The proposed development will comprise of 3 residential towers. “River Tower” is a 23-storey tower to the west, “Morden Tower” is the 37-storey tower to the northeast and “Telcon Tower” is a 25-storey tower directly south of Morden tower. Linked to River Tower to its east, is a set of 4-story Townhouses.

2.2 Drawing Information Describing the Proposed Development

Assessment models have been constructed on the basis of the following drawings received from Buckley Gray Yeoman on the 15th of September:

- 1136_GA-00.dwg
- 1136_GA-01.dwg
- 1136_GA-02.dwg
- 1136_GA-03.dwg
- 1136_GA-04.dwg
- 1136_GA-05.dwg
- 1136_GA-06.dwg
- 1136_GA-07.dwg
- 1136_GA-08.dwg
- 1136_GA-09.dwg
- 1136_GA-10.dwg
- 1136_GA-11.dwg
- 1136_GA-12.dwg
- 1136_GA-13.dwg
- 1136_ModelForPlanningGeolocated.dwg

The existing surrounding area was based upon information supplied Buckley Gray Yeoman and supplemented by Ordnance Survey details for the area. Cumulative surrounds were based upon information contained within the Royal Borough of Greenwich planning portal.

2.3 Soft Landscaping

The wind microclimate has been assessed for the proposed development both with and without current soft landscaping proposals and surrounding landscaping.

2.4 Surrounding Contexts

The proposed development was assessed in two surrounding contexts, namely existing surrounds and cumulative surrounds. Consented developments that have been additionally considered within the cumulative surrounds scenario are listed in Table 2-1.

Table 2-1 – Cumulative Schemes

Development Name	Planning Reference
Morden Wharf	20/1730/O
Travelodge Boord Street	19/0939/F
Unit 2 & 7 Peterboat Close	22/1026/F

3 Assessment Methodology

3.1 Overview

Wind tunnel modelling was undertaken in the Imperial College 10x5 atmospheric boundary layer wind tunnel in London. The blockage ratio was within the 5% level recommended by the ASCE SEI (1) and AWES QAM (2) guidelines. Full details of the wind tunnel testing conducted for the study are presented in Appendix A of this report.

Modelling via wind tunnel testing has derived mean and gust equivalent mean wind speeds, in accordance with best industry practice. In doing so 16 wind directions were assessed, in 22.5° increments.

The industry standard criteria for wind microclimate assessments, the LDDC variant of the Lawson criteria (3), has been employed for the study.

3.2 Wind Climate Analysis

Wind microclimate studies require that meteorological data is transposed from a nearby weather station with sufficient wind data to produce accurate wind frequency statistics. The current study uses data from London Heathrow Airport.

Full details of the wind climate relevant to the site, the wind properties approaching the site and the modelling of those wind properties in the wind tunnel models are provided in Appendix B of this report. All analysis of wind data and the atmospheric boundary layer has employed the methods of ESDU item 01008 (4), in accordance with best industry practice.

3.3 Assessment Scenarios

The wind tunnel model covered a radius of 450 metres from the site. All features which are likely to impact the wind flow within the study area have been replicated. The model was reviewed and approved by the design team prior to the study. The assessment considered a full range of directions in 22.5° intervals, and considered the following configurations:

1. Existing site within existing surrounding conditions
2. Proposed development without soft landscaping within existing surroundings
3. Proposed development with soft landscaping within existing surroundings
4. Proposed development with soft landscaping within cumulative surrounds

Details of the tunnel and model used for the wind tunnel study are presented in Appendix A of this report.

3.4 The LDDC Lawson Criteria

The industry standard criteria for wind microclimate assessments are commonly referred to in the UK as the Lawson criteria after one of their main authors. As with most other leading practitioners, ArcAero use the 'LDDC' variant of the Lawson Criteria (London Docklands Development Corporation (3).

The LDDC variant applies a single percentage probability of exceedance of a range of wind speeds and associates different wind speeds to different types of usage. This offers a relatively simple and practical manner for the assessment of wind comfort and safety.

3.4.1 Safety

A wind speed of 15 m/s occurring once per year is rated as unsuitable, in terms of safety, with the potential to de-stabilise the less able members of the public including the elderly, cyclists and children.

3.4.2 Comfort

The LDDC variant of the Lawson criteria (3) prescribes that wind conditions are suitable for a given activity when the threshold is exceeded no more than 5% of the time. The value of 5% has been established as giving a reasonable allowance for extreme and relatively infrequent winds that are tolerable within each category.

Where certain activities are year-round, such as walking, entrance use or for waiting areas, comfort ratings are required to be met in all seasons. For more seasonal activities, such as outdoor recreation or for sitting spaces, the assessment focuses on relevant seasons where the expectation will exist for conditions to be suitable. The LDDC comfort threshold wind speed values are presented in Table 3-1.

Table 3-1 – LDDC Wind Comfort Thresholds

Threshold Wind Speed [m/s]	Comfort Rating / Activity	
4	C4	Long-term sitting
6	C3	Short-term sitting / standing
8	C2	Strolling
10	C1	Walking
> 10	C0	Uncomfortable

3.5 Pedestrian / Occupant Uses

In using the Lawson criteria to consider the suitability of spaces, in terms of comfort, it is necessary to identify the anticipated usage of the various areas and assign that usage to an assessment receptor. Each measurement location is assigned a pedestrian / occupant use, for each assessment scenario. The assumed uses can be found in Figure C.1, Figure C.2, Figure C.3 of Appendix C, for the existing site, proposed within existing and proposed within cumulative configurations respectively.

4 Results

4.1 Existing Site within Existing Surrounds

The results for the existing site conditions are presented graphically within Figure 4.1 and Figure 4.2 for worst-seasonal and summer conditions respectively.

4.1.1 Safety

Wind conditions throughout the existing site and surrounding areas satisfy the safety criteria for wind.

4.1.2 Comfort

Conditions within the existing site are suitable for at least strolling And thus for existing uses as a building site.

In the context of the surroundings to the north, conditions are suitable for at least strolling. Regarding the play area to the east on Telcon Way, conditions are suitable for general recreational uses. With regards to entrances to various buildings surrounding the site, conditions are expected to be suitable for at least standing. Overall, wind conditions surrounding the site are suitable for their existing uses.

Wind conditions within the surrounds are suitable for existing uses, including ingress / egress at entrances, strolling at thoroughfares and recreational use within the play space on Telcon Way.

4.2 Proposed Development with No Soft Landscaping within Existing Surrounds

The results for the proposed development within existing surrounds are presented graphically within Figure 4.3 for worst-seasonal and Figure 4.4 for summer conditions respectively.

4.2.1 Safety

Wind conditions throughout the site and surrounding areas satisfy the safety criteria for wind.

4.2.2 Comfort

4.2.2.1 Thoroughfares

At the northwest corner of River Tower, at the thoroughfare along Telegraph Avenue in front of the Townhouses and at the southeast corner of Telcon Tower, conditions are marginally too windy for comfortable strolling in winter only. Throughout the rest of the year and at all other thoroughfares, wind conditions are suitable for at least strolling and thus for comfortable pedestrian access to and passage through the site.

4.2.2.2 Entrances

Even without the presence of any soft landscaping, all entrances within the site are suitable for at least standing throughout the year and thus for pedestrian ingress / egress.

4.2.2.3 Recreational Spaces

The recreational thoroughfares into the Central Garden between the townhouses and Telcon Tower are generally too windy for recreational use in at least autumn and spring, these

conditions would be considered suitable for thoroughfare use but would ideally be less windy to satisfy the desire for a high-quality space into the Central Garden.

The south area of the Central Garden is marginally too windy for recreational use in spring.

The landscaped area just to the northwest of River Tower is suitable only for strolling and would thus be considered too windy for recreational use.

Without landscaping, wind conditions at the outdoor seating space at the west of River Tower are suitable only for short periods of sitting throughout the year and may be marginally too windy in summer where long periods of sitting would be required.

Elsewhere throughout the site, conditions at recreational spaces are suitable for at least short periods of sitting from spring to autumn and thus for comfortable recreational use. This includes areas within the Super Ha-Ha, Central Garden, Townhouse Gardens, Gardens at the North of the Telcom Tower and Riverside Park.

4.2.2.4 Surrounding Area

Within the surrounds, conditions remain suitable for at least strolling, including for standing at entrances throughout the year. Furthermore, conditions at the play area east of the site on Telcom Way remain suitable for its intended use. The same can be said for the conditions at Riverside Walk.

4.3 Proposed Development with Soft Landscaping within Existing Surrounds

The results for the proposed development with soft landscaping within existing surrounds are presented graphically within Figure 4.5 for worst-seasonal and Figure 4.6 for summer conditions respectively.

4.3.1 Safety

Wind conditions throughout the site and surrounding areas satisfy the safety criteria for wind.

4.3.2 Comfort

4.3.2.1 Thoroughfares

All thoroughfares are suitable for at least strolling throughout the year and thus for comfortable pedestrian access to and passage through the site.

4.3.2.2 Entrances

Throughout the site, all entrances are suitable for at least standing and thus for comfortable pedestrian ingress/egress.

4.3.2.3 Recreational Spaces

With the introduction of landscaping, conditions within the recreational thoroughfare into the Central Garden improve, such that they become suitable for short periods of sitting in summer and autumn. Whilst these conditions are marginally exceeded in spring, they would still be considered suitable and conditions further into the Central Garden are ideal for more sedentary activities. It is expected that removal of the eastern Townhouse would further improve these conditions by reducing channelling of wind through this tight space.

Elsewhere throughout the site, conditions at recreational spaces are suitable for at least short periods of sitting from spring to autumn and thus for comfortable recreational use. This includes areas within the Super Ha-Ha, Central Garden, Townhouse Gardens, Gardens at the North of the Telcom Tower and Riverside Park.

4.3.2.4 Surrounding Area

Within the surrounds and with the introduction of landscaping, conditions remain suitable for existing pedestrian uses.

4.4 Proposed Development with Soft Landscaping within Cumulative Surrounds

The results for the proposed development with soft landscaping within existing surrounds are presented graphically within Figure 4.7 for worst-seasonal and Figure 4.8 for summer conditions respectively.

4.4.1 Safety

Wind conditions throughout the existing site and surrounding areas satisfy the safety criteria for wind.

4.4.2 Comfort

4.4.2.1 Thoroughfares

With the introduction of cumulative surrounds, wind conditions at the southeast corner of Telcon Tower become marginally too windy for strolling in winter only. It is expected that the main thoroughfare will divert slightly around this corner where the acceleration occurs. As such, all thoroughfares are expected to be suitable for at least strolling throughout the year and thus for comfortable pedestrian access to and passage through the site.

4.4.2.2 Entrances

Throughout the site, all entrances remain suitable for at least standing and thus for comfortable pedestrian ingress/egress.

4.4.2.3 Recreational Spaces

With the introduction of cumulative surrounds, the Gardens at the north of Telcon Tower may be marginally too windy for recreational use in spring. However, the localised fencing expected to be installed here has not been included within the modelling. As such, all conditions within recreation spaces throughout the site are expected to be suitable for proposed use.

4.4.2.4 Surrounding Area

Within the surrounds, conditions remain suitable for pedestrian activities.

4.4.2.5 Impact on Morden Wharf

Wind conditions are presented for the proposed development with cumulative surrounds, including Morden Wharf, in place, these are presented graphically in Figure 4.7 and Figure 4.8. In order to allow a comparison of these conditions with cumulative surrounds (again including Morden Wharf) in place, but without the proposed development, conditions for this scenario are additionally provided within Appendix D, Figure D.1 and Figure D.2. As the results figures illustrate, conditions within Morden Wharf are notably improved with the introduction of the

proposed development. This is also true of the conditions within the proposed development site, which are windier with Morden Wharf present and without the proposed development.

4.5 Balconies

The measurement location scheme for the balconies is presented in Figure 4.9. Seasonal exceedances of threshold wind speeds are presented in Table 4.1, Table 4.2 and Table 4.3 for balcony configurations with no side screens, full height 50% porous side screens and full height solid side screens respectively.

4.5.1 Safety

Wind conditions on the balconies in all configurations satisfy the safety criteria for wind.

4.5.2 Wind Comfort

With no side screens, conditions are generally suitable for short periods of sitting from spring to autumn with the exception of the balconies at the northwest corner of the Morden Tower, between levels 15 and 26.

With the introduction of full height 50% porous solid screens, conditions at balconies at the northwest corner of the Morden Tower additionally become suitable for short periods of sitting from spring to autumn. As such, all balconies would be considered suitable for viewing activities.

By solidifying the screens conditions improve such that only the lower balconies on the northern corners of Morden Tower and lower balconies on the southeast corner of Telcon Tower remain unsuitable for long periods of sitting in summer.

5 Conclusions

The following conclusions have been drawn:

Wind conditions throughout the existing site and surrounds satisfy the safety and comfort criteria for all uses.

With the introduction of the proposed development with soft landscaping, conditions within site are considered suitable for proposed pedestrian activities.

The proposed development has an overall positive impact on wind conditions within the immediate surrounds.

6 References

1. Quality Assurance Manual - Wind Engineering Studies of Buildings. 2001. AWES-QAM-1-2001.

2. The American Society of Civil Engineers (ASCE) Manual of Practice No.67 for Wind Tunnel Studies. ASCE SEI 49/12.

3. Lawson, T.V. The determination of the wind environment of a building complex before construction. Bristol : University of Bristol, Department of Aeronautical Engineering, 1990.

4. ESDU (Engineering Science Data Unit). Item 01008. Computer Program for wind speeds and turbulence properties: flat or hilly sites in terrain with roughness. 2001.

7 Tables

Table 4.1 – Percentages of time balconies are unsuitable for proposed activities, no side screens

	Long periods of sitting	Short periods of sitting		
Area	Summer	Summer	Autumn	Spring
301	11.4%	1.0%	2.4%	2.4%
302	9.7%	0.6%	1.9%	1.9%
303	2.4%	0.1%	0.2%	0.2%
304	5.0%	0.6%	0.6%	1.2%
305	4.0%	0.4%	0.3%	0.7%
306	5.5%	0.4%	1.1%	0.9%
307	4.3%	0.1%	0.5%	0.6%
308	0.0%	0.0%	0.0%	0.0%
309	2.7%	0.0%	0.2%	0.3%
310	12.2%	1.7%	2.8%	3.4%
311	15.1%	2.7%	3.8%	4.6%
312	9.5%	1.1%	1.8%	2.5%
313	5.0%	0.2%	0.8%	0.8%
314	1.7%	0.1%	0.4%	0.3%
315	0.0%	0.0%	0.0%	0.0%
316	5.9%	1.0%	1.0%	1.2%
317	12.6%	2.9%	3.2%	4.1%
318	0.2%	0.0%	0.0%	0.0%
319	4.1%	0.2%	0.7%	0.7%
320	12.5%	2.3%	2.8%	4.0%
321	9.1%	3.6%	3.2%	4.7%
322	6.5%	2.0%	1.7%	2.5%
323	17.4%	4.5%	5.7%	6.0%
324	6.7%	0.6%	1.0%	1.5%
325	0.0%	0.0%	0.0%	0.0%
326	3.6%	0.1%	0.4%	0.5%
327	5.9%	0.4%	0.7%	0.8%
328	1.8%	0.1%	0.0%	0.1%
329	8.7%	0.6%	1.6%	1.7%

Green: Suitable for long periods of sitting in summer.
Orange: Suitable for short periods of sitting in summer, autumn, or spring

Table 4.2 - Percentages of time balconies are unsuitable for proposed activities, 50% porous side screens

	Long periods of sitting	Short periods of sitting		
Area	Summer	Summer	Autumn	Spring
301	6.3%	0.5%	1.2%	1.2%
302	7.3%	0.6%	1.4%	1.5%
303	1.5%	0.0%	0.1%	0.1%
304	5.0%	0.6%	0.6%	1.2%
305	4.0%	0.4%	0.3%	0.7%
306	2.9%	0.1%	0.2%	0.2%
307	3.4%	0.0%	0.3%	0.4%
308	0.0%	0.0%	0.0%	0.0%
309	2.7%	0.0%	0.2%	0.3%
310	7.7%	0.6%	1.4%	1.7%
311	10.9%	1.2%	2.3%	2.7%
312	8.2%	0.9%	1.5%	2.1%
313	1.2%	0.0%	0.1%	0.1%
314	1.0%	0.1%	0.2%	0.1%
315	0.0%	0.0%	0.0%	0.0%
316	4.5%	1.0%	0.9%	1.0%
317	7.0%	2.8%	2.3%	3.4%
318	0.1%	0.0%	0.0%	0.0%
319	0.8%	0.0%	0.1%	0.0%
320	11.7%	1.1%	2.3%	2.7%
321	6.6%	2.1%	1.7%	2.5%
322	6.1%	1.5%	1.4%	1.9%
323	13.8%	2.7%	3.9%	4.3%
324	6.2%	0.3%	0.8%	1.2%
325	0.0%	0.0%	0.0%	0.0%
326	4.2%	0.2%	0.5%	0.7%
327	4.0%	0.3%	0.3%	0.4%
328	1.8%	0.1%	0.0%	0.1%
329	5.7%	0.2%	0.8%	0.9%

Green: Suitable for long periods of sitting in summer.

Orange: Suitable for short periods of sitting in summer, autumn or spring.

Bold: Becomes suitable relevant to previous configuration.

Table 4.3 – Percentages of time balconies are unsuitable for proposed activities, solid side screens

	Long periods of sitting	Short periods of sitting		
Area	Summer	Summer	Autumn	Spring
301	1.3%	0.1%	0.2%	0.2%
302	1.6%	0.1%	0.3%	0.3%
303	2.0%	0.1%	0.1%	0.1%
304	1.1%	0.0%	0.0%	0.0%
305	0.9%	0.0%	0.0%	0.0%
306	2.6%	0.1%	0.4%	0.3%
307	4.3%	0.1%	0.5%	0.6%
308	0.0%	0.0%	0.0%	0.0%
309	2.3%	0.0%	0.2%	0.2%
310	2.4%	0.0%	0.3%	0.2%
311	3.6%	0.0%	0.4%	0.5%
312	1.6%	0.0%	0.2%	0.2%
313	3.9%	0.1%	0.6%	0.5%
314	1.2%	0.0%	0.2%	0.2%
315	0.0%	0.0%	0.0%	0.0%
316	3.5%	0.4%	0.3%	0.4%
317	5.1%	0.8%	0.6%	0.9%
318	0.3%	0.0%	0.0%	0.0%
319	3.4%	0.1%	0.5%	0.5%
320	10.3%	1.7%	2.2%	3.2%
321	5.6%	1.6%	1.2%	1.8%
322	3.4%	0.6%	0.6%	0.6%
323	4.8%	0.3%	0.7%	1.0%
324	3.4%	0.3%	0.6%	0.7%
325	0.0%	0.0%	0.0%	0.0%
326	2.4%	0.0%	0.2%	0.3%
327	2.0%	0.1%	0.1%	0.1%
328	1.5%	0.1%	0.0%	0.1%
329	1.6%	0.0%	0.1%	0.2%

Green: Suitable for long periods of sitting in summer.

Orange: Suitable for short periods of sitting in summer, autumn, or spring.

Bold: Becomes suitable relevant to previous configuration.

8 Figures

Figure 4.1 - Pedestrian wind conditions, existing site within existing surrounds, 'worst' season

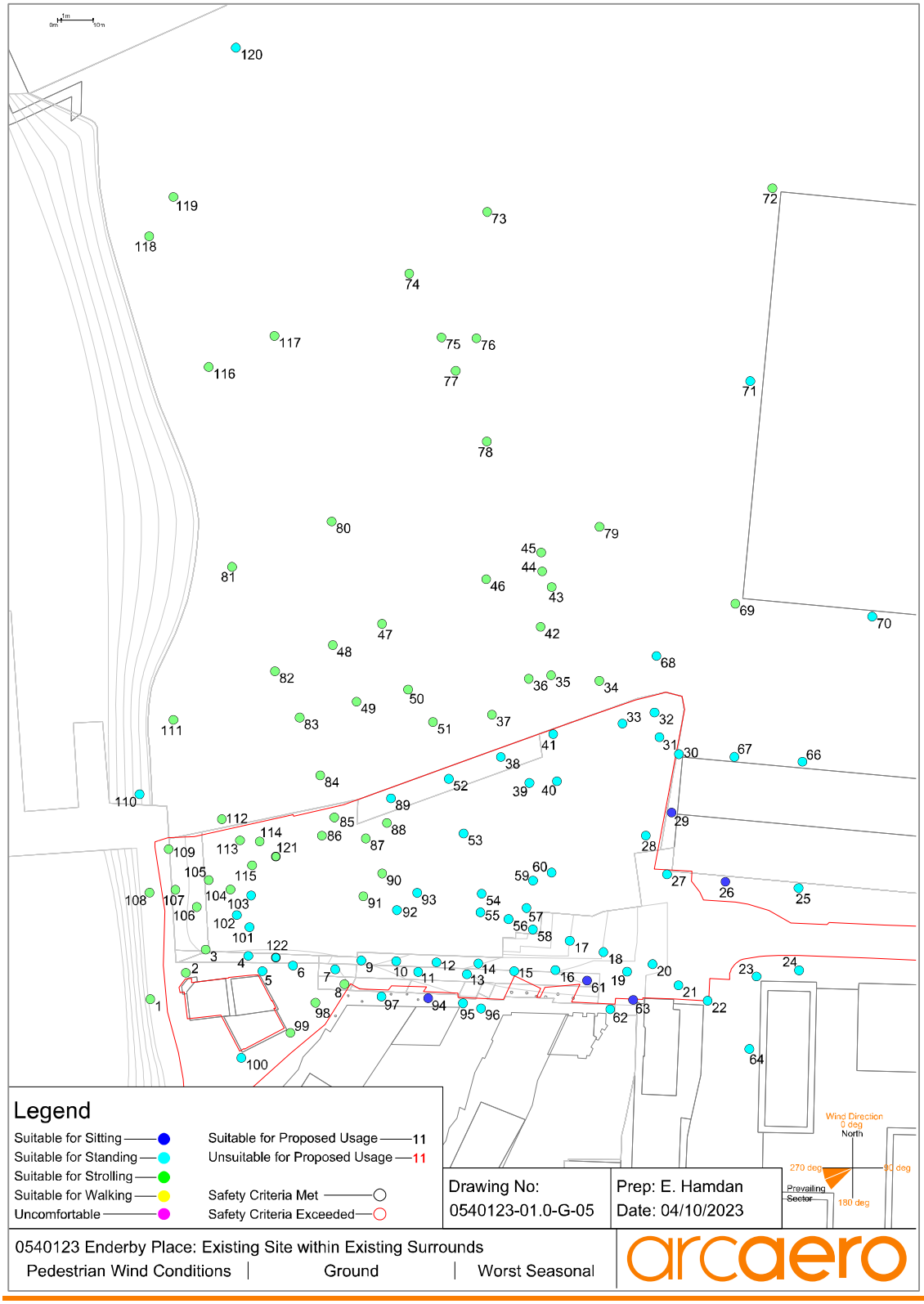


Figure 4.2 - Pedestrian wind conditions, existing site within existing surrounds, summer

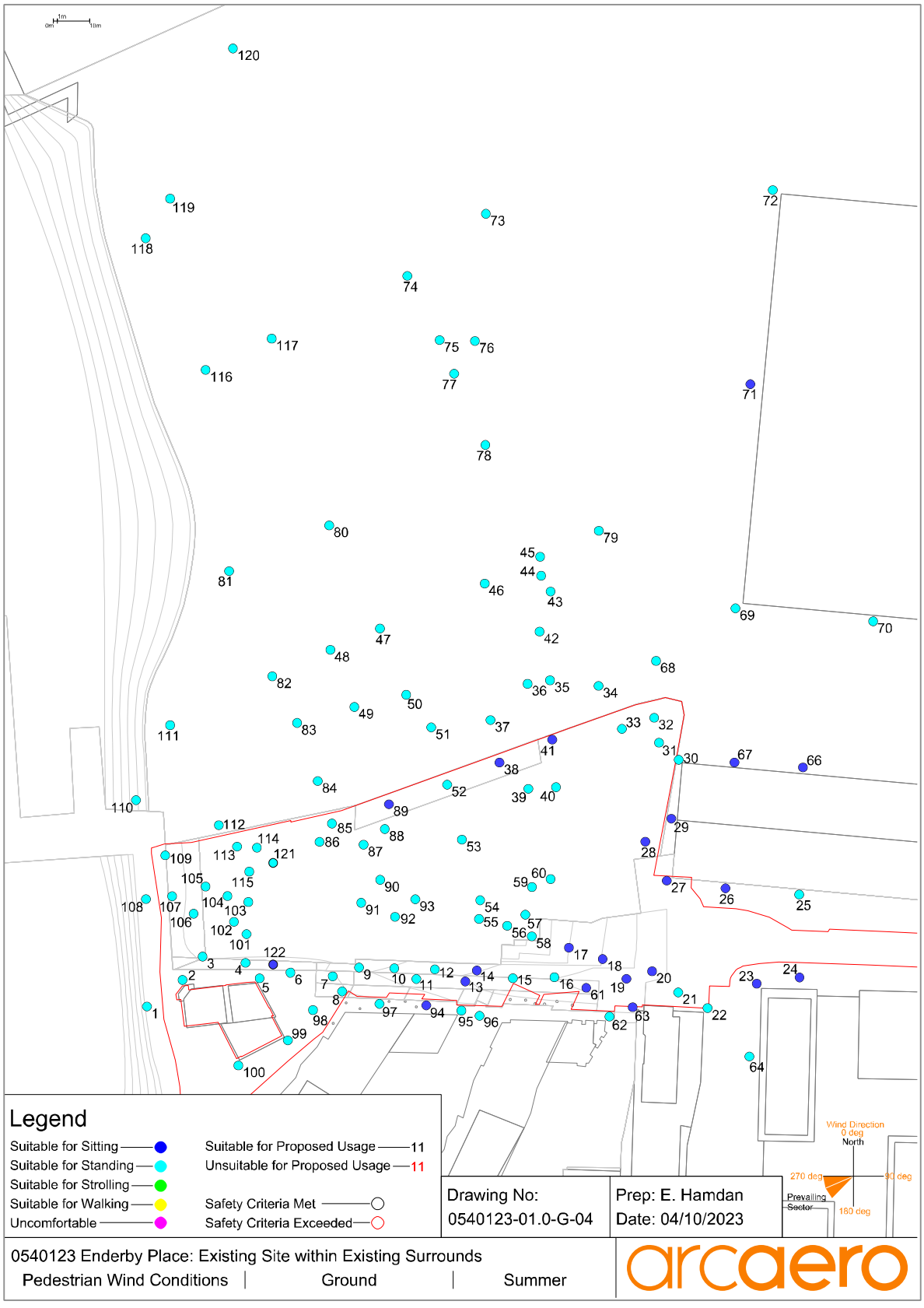


Figure 4.3 - Pedestrian wind conditions, proposed development with no soft landscaping within existing surrounds, 'worst' season – ground level

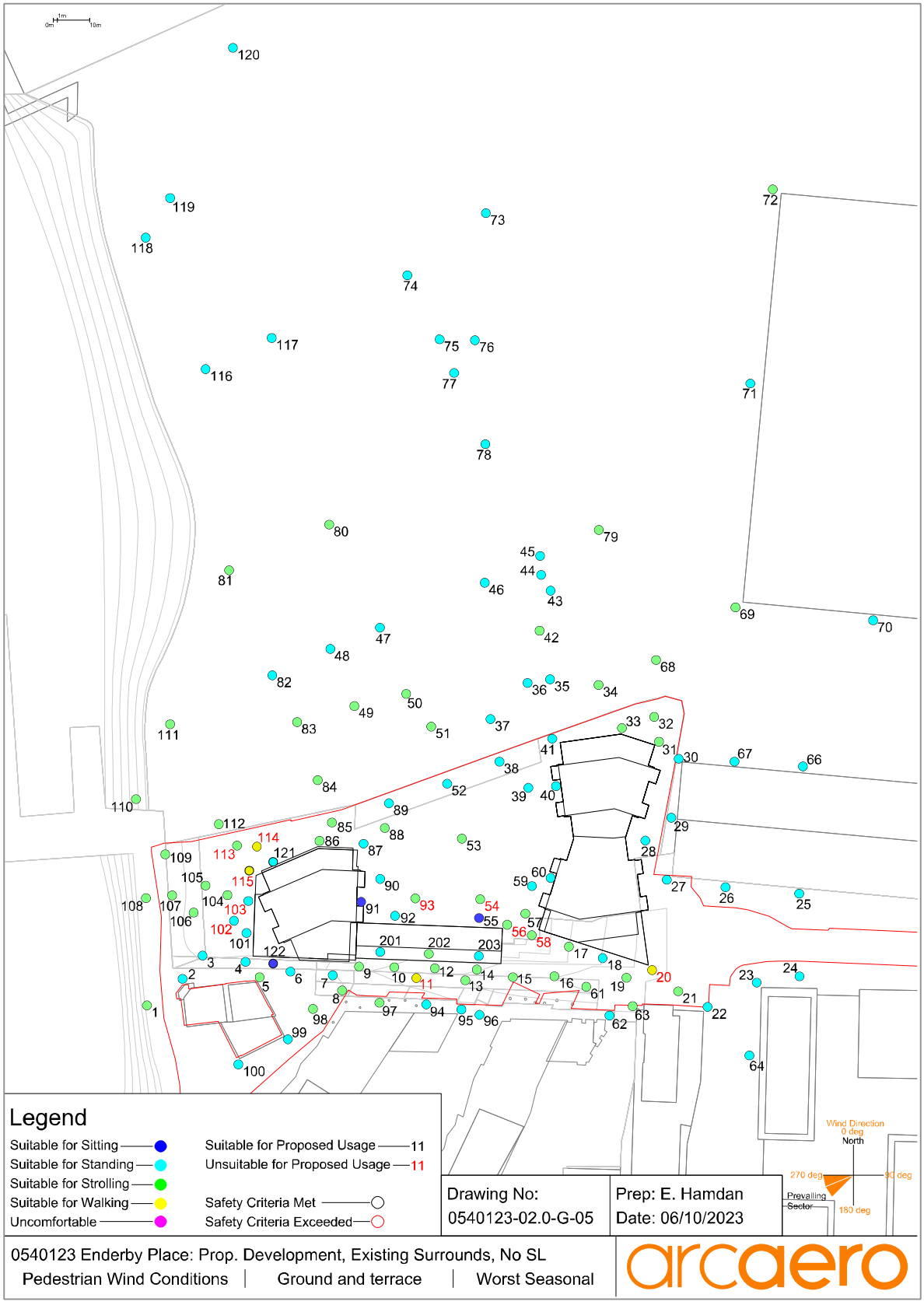


Figure 4.4 - Pedestrian wind conditions, proposed development with no soft landscaping within existing surrounds, summer – ground level

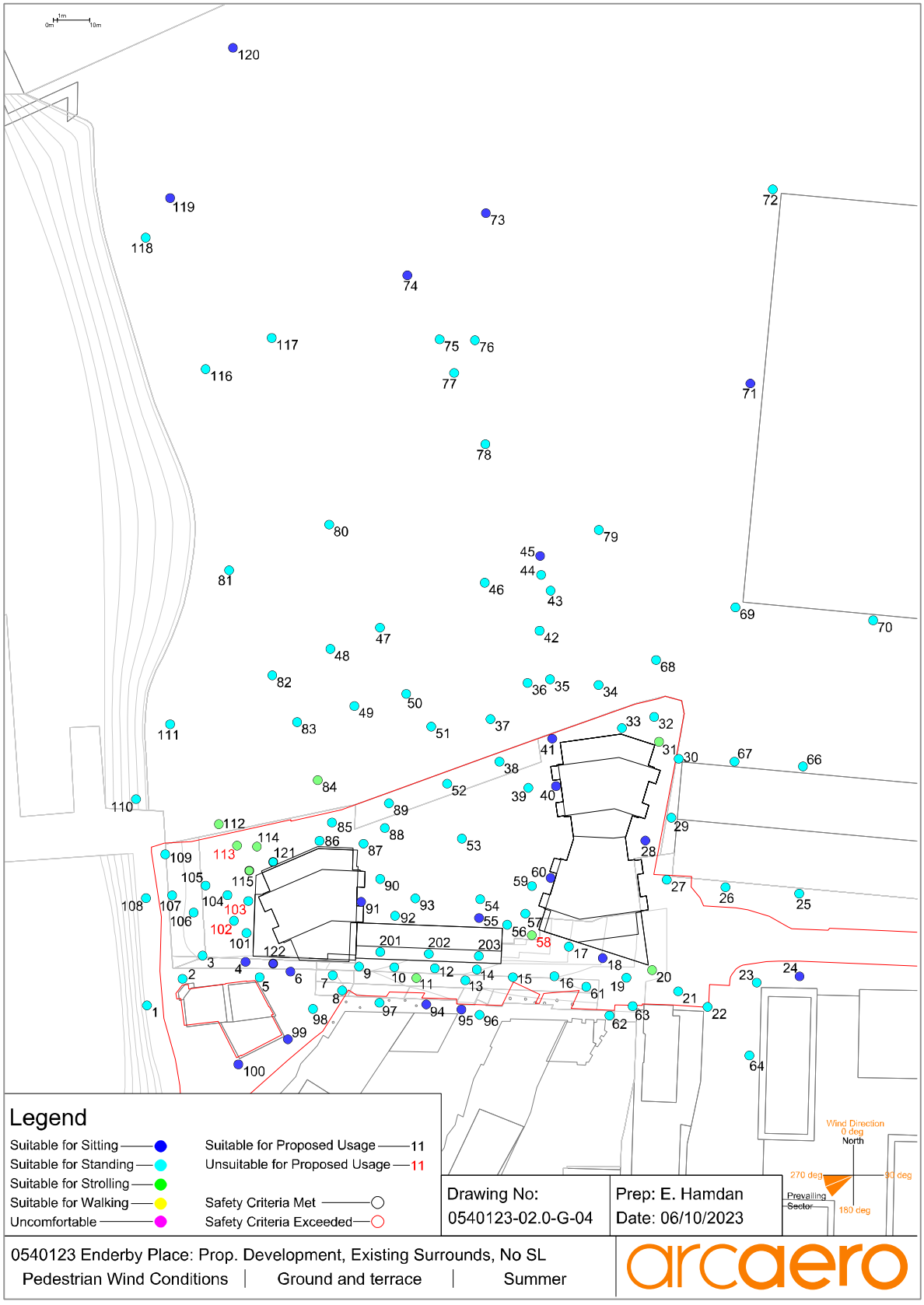


Figure 4.5 - Pedestrian wind conditions, proposed development with soft landscaping within existing surrounds, 'worst' season – ground level

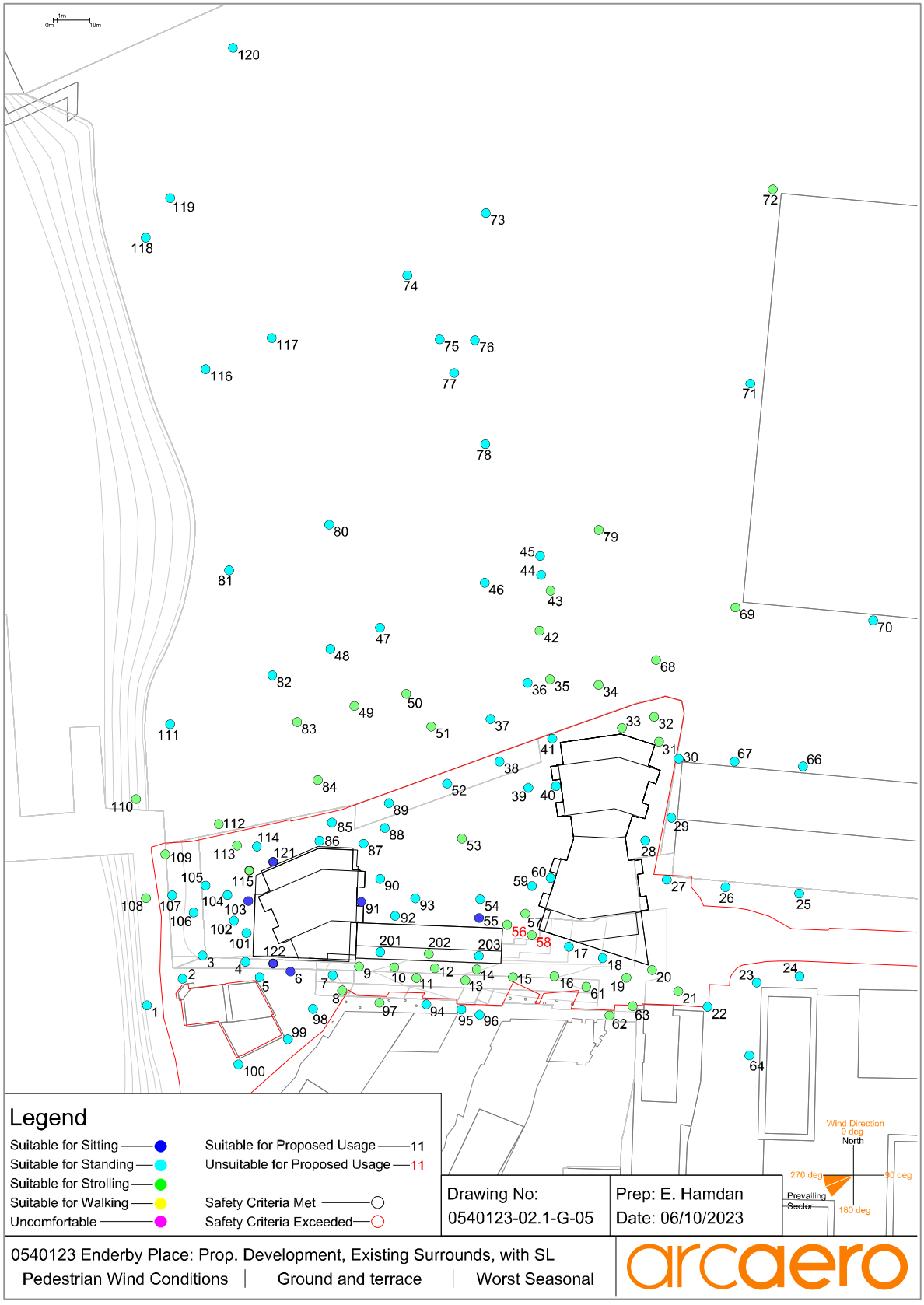


Figure 4.6 - Pedestrian wind conditions, proposed development with soft landscaping within existing surrounds, summer – ground level

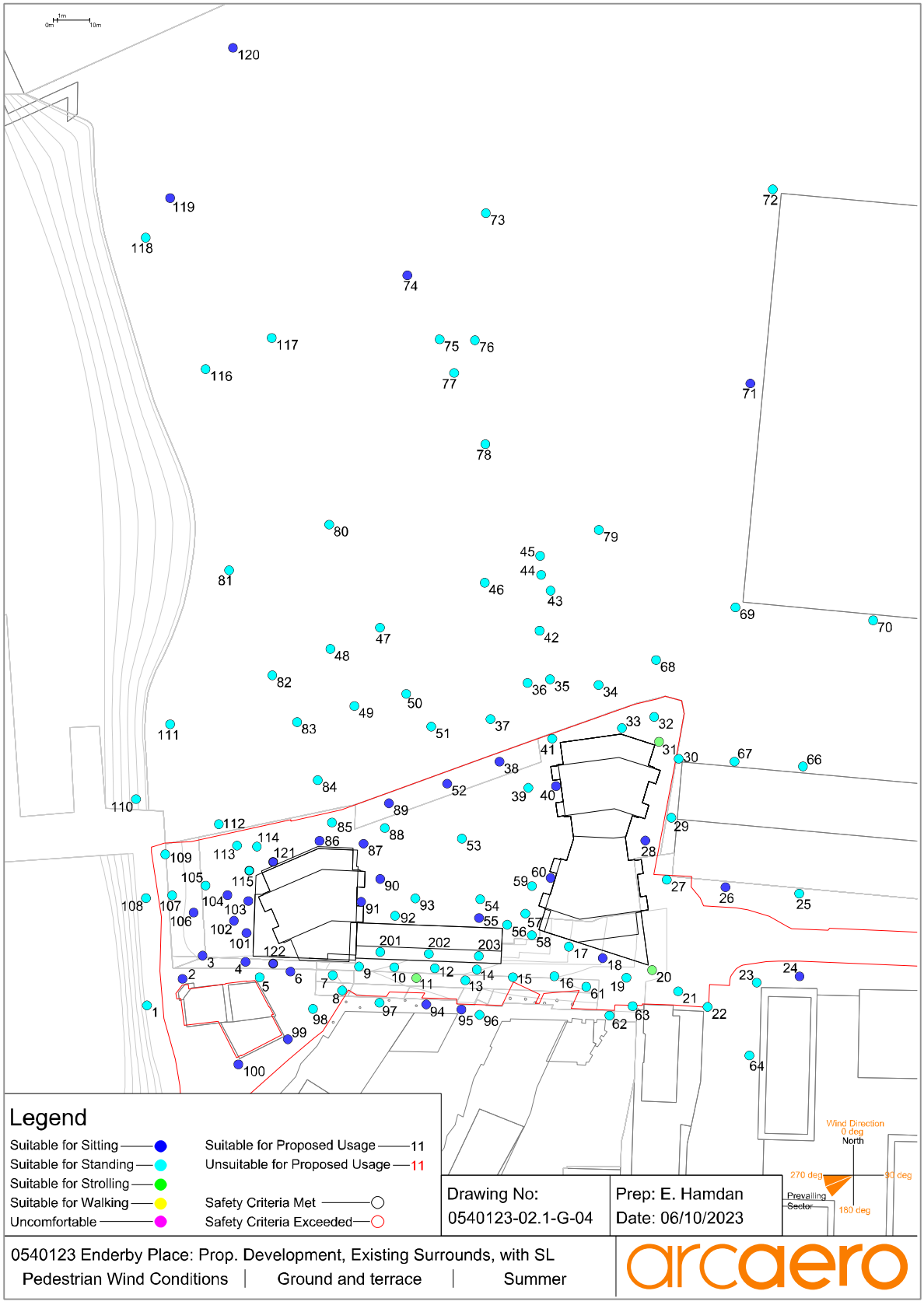


Figure 4.7 - Pedestrian wind conditions, proposed development with soft landscaping within cumulative surrounds, 'worst' seasonal – ground level

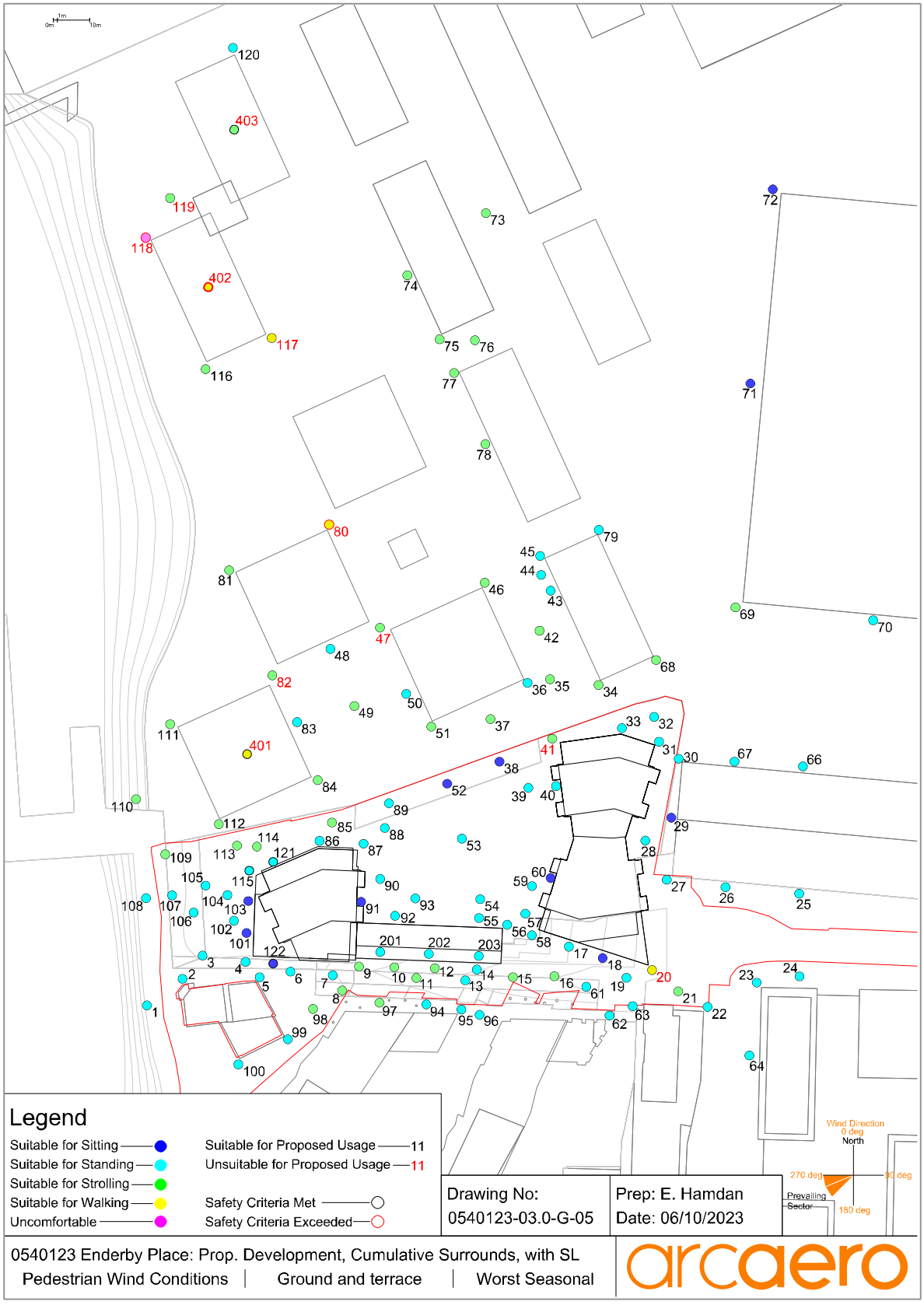


Figure 4.8 - Pedestrian wind conditions, proposed development with soft landscaping within cumulative surrounds, summer – ground level

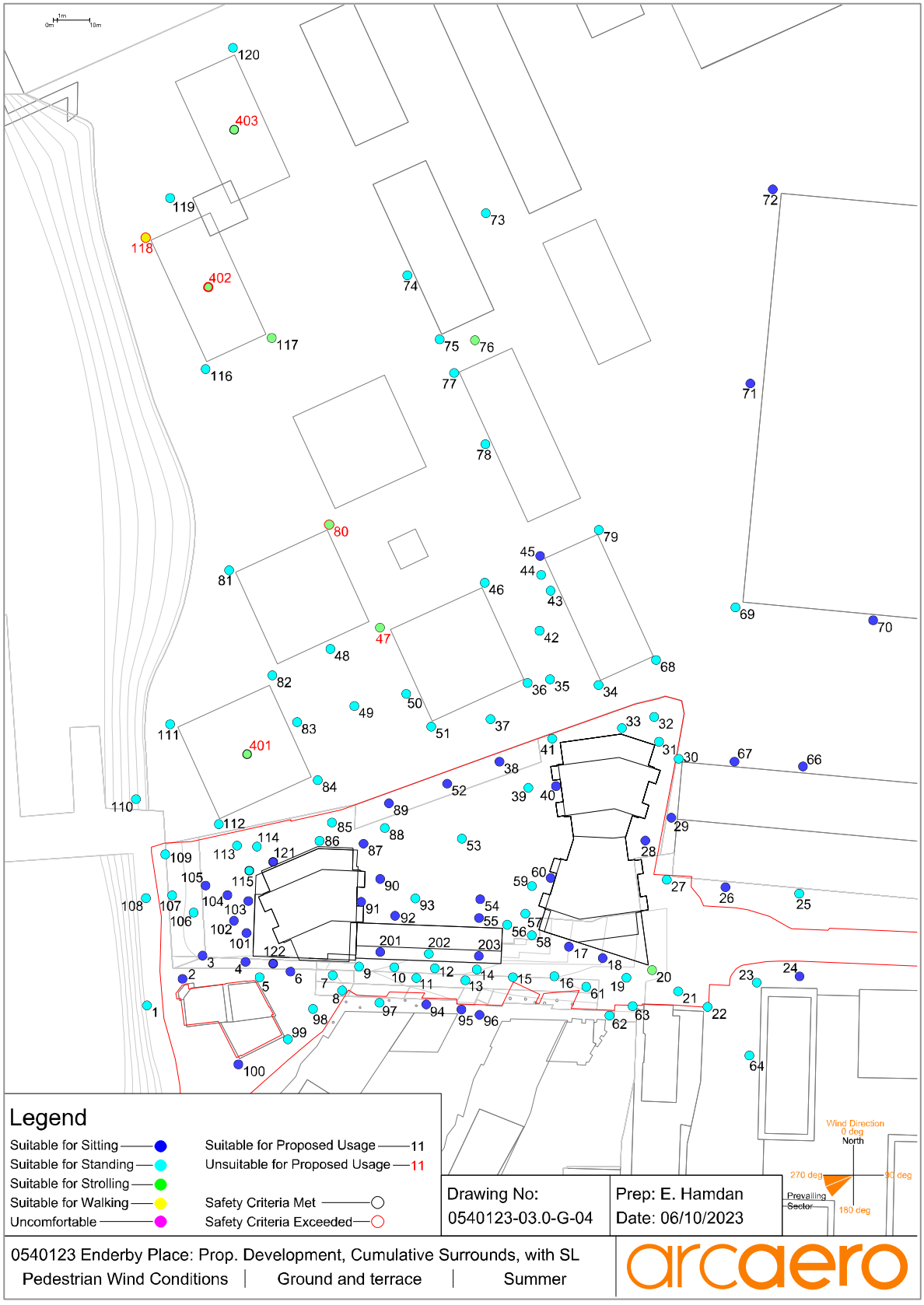
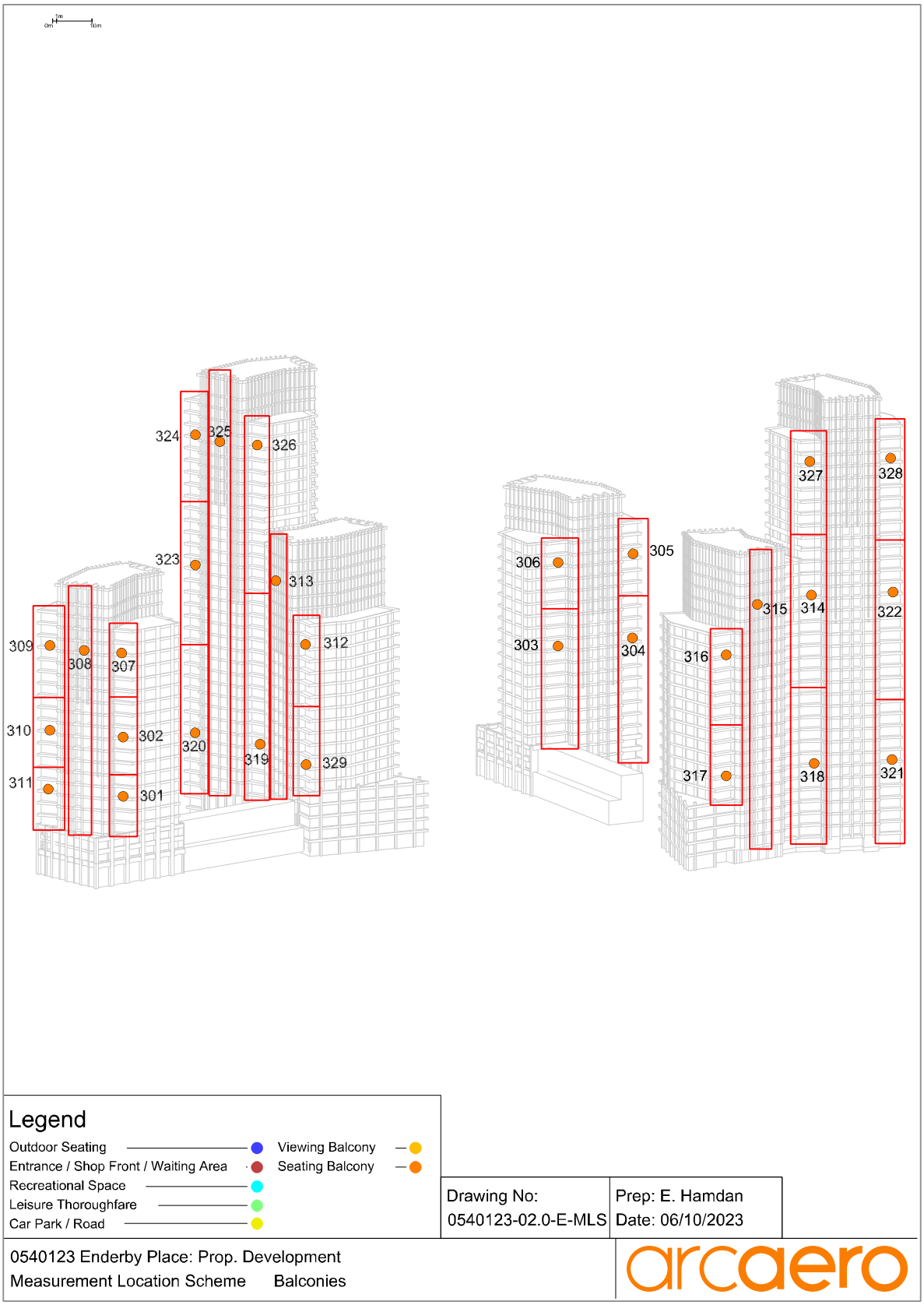


Figure 4.9 – Balconies measurement location scheme



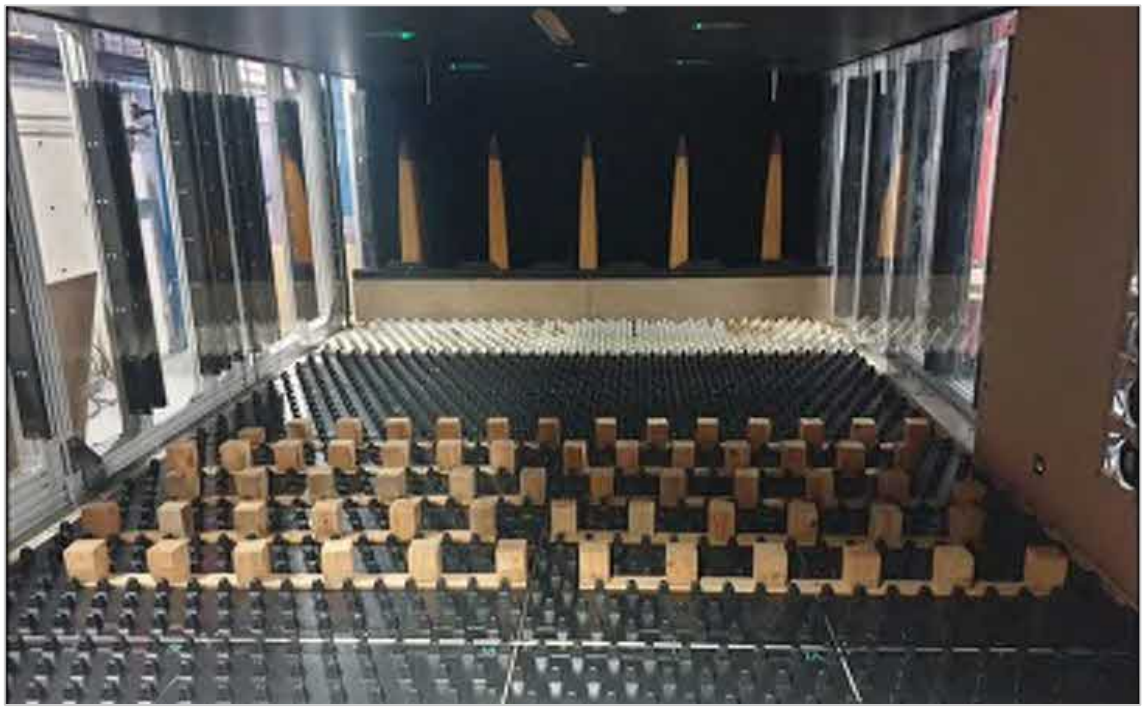
Appendix A Wind Tunnel and Model

A.1 Atmospheric Boundary Layer Modelling

The study was conducted at the Imperial College wind tunnel in London. This closed-loop facility provides a 20-metre-long boundary layer test section and a 3.0 metre x 1.5 metre test section. The wind speed operating range is 0-40 m/s.

'Roughness blocks', a 2D fence and 3D posts were used to replicate the boundary layer. These elements are presented Figure A.1.

Figure A.1 - Boundary layer creation, Imperial College, London.



A.2 Wind Tunnel Models

A 1:300 scale wind tunnel was constructed from materials such as dense foam, wood and plastic. The wind microclimate was assessed at approximately 80 locations for the proposed development.

Photos of the wind tunnel model are presented as follows:

Figure A.2 and Figure A.3: existing site conditions

Figure A.4 and Figure A.5: proposed development within existing surrounds

Figure A.6 and Figure A.7: proposed development within cumulative surrounds

Figure A.8 and Figure A.9: close-ups of proposed development

Figure A.2– Existing site conditions, viewed from north

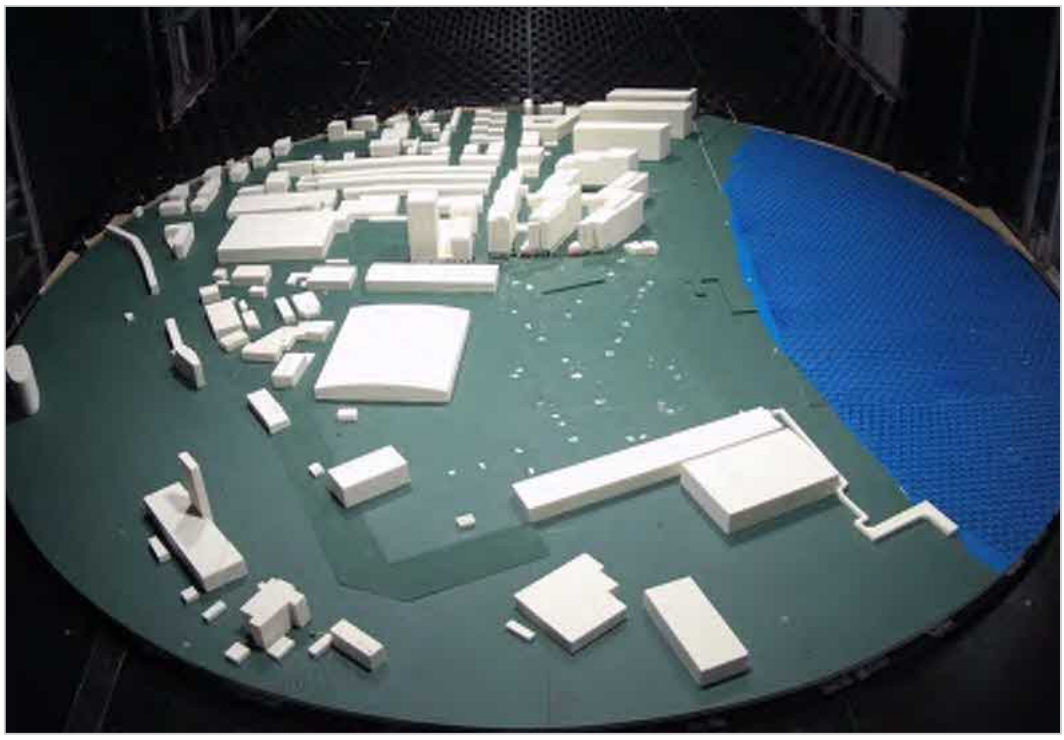


Figure A.3 - Existing site conditions, viewed from south

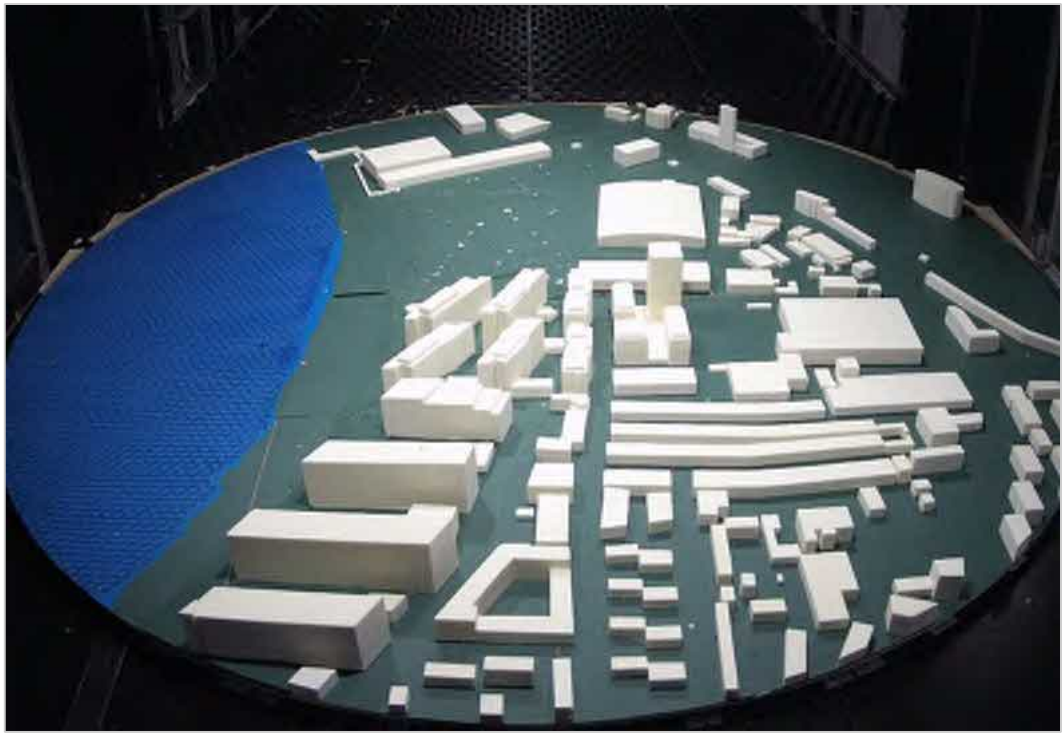


Figure A.4 - Proposed development within existing surrounds, viewed from north

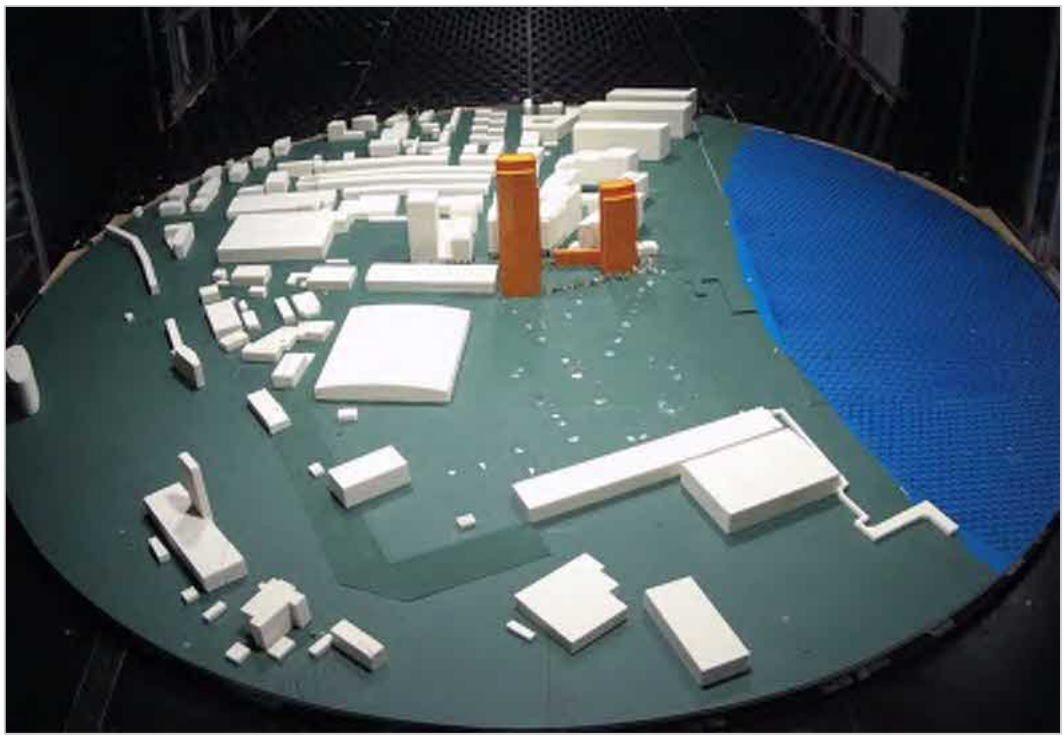


Figure A.5 - Proposed development within existing surrounds, viewed from south

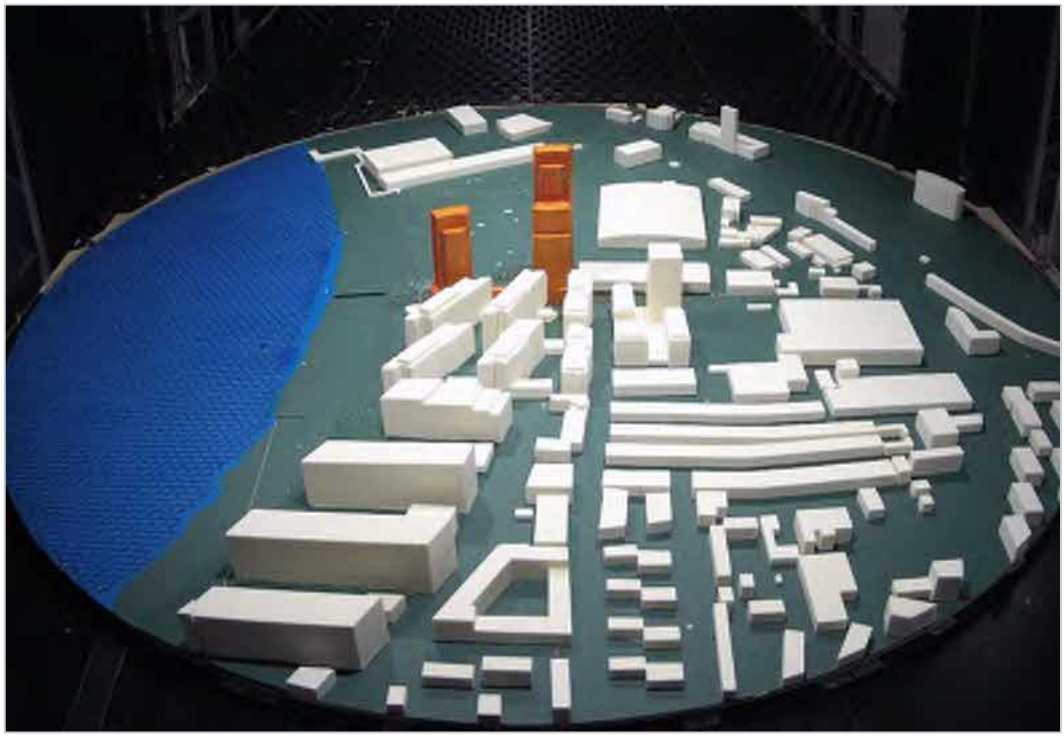


Figure A.6 – Proposed development within cumulative surrounds, viewed from north

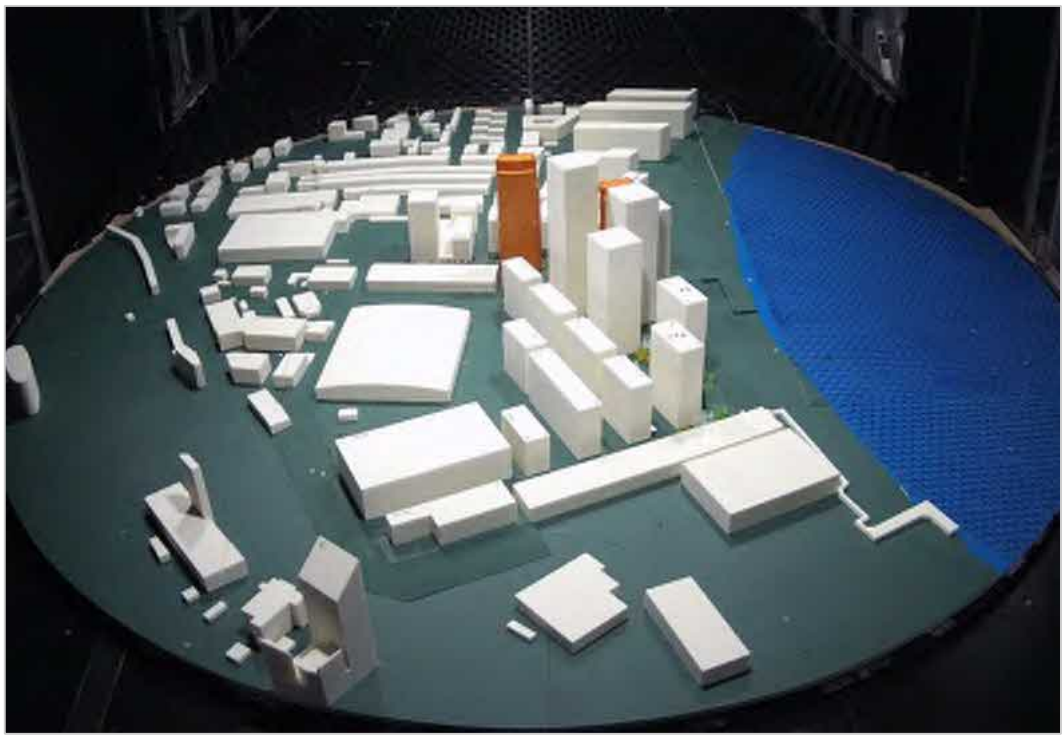


Figure A.7 – Proposed development within cumulative surrounds, viewed from south

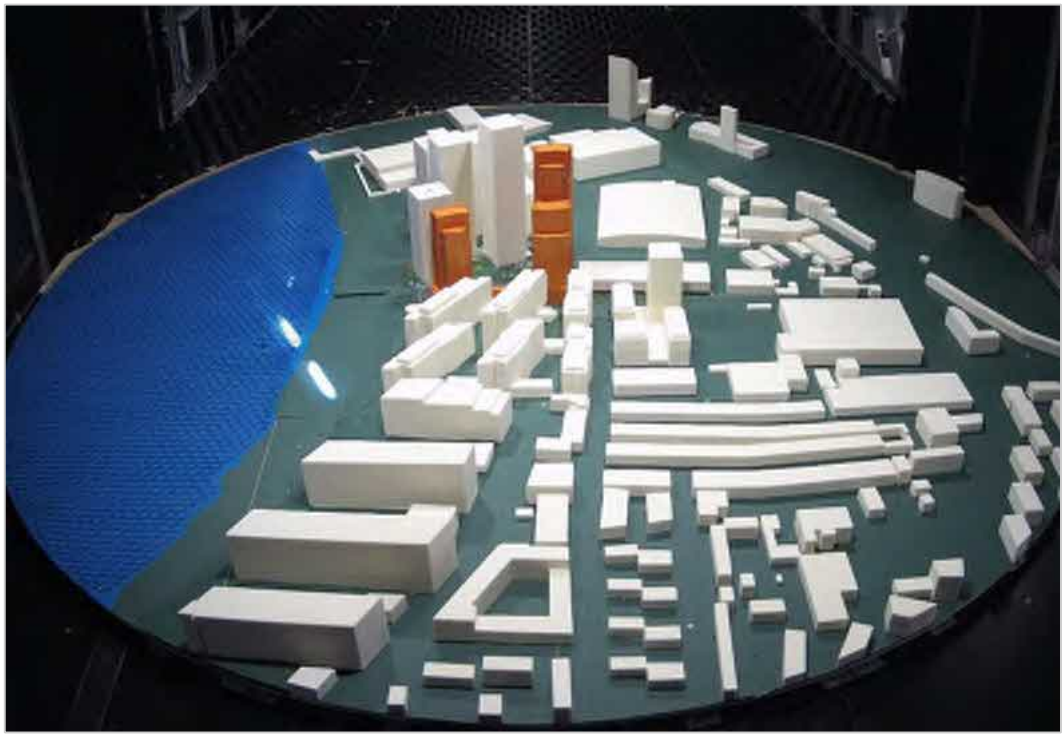
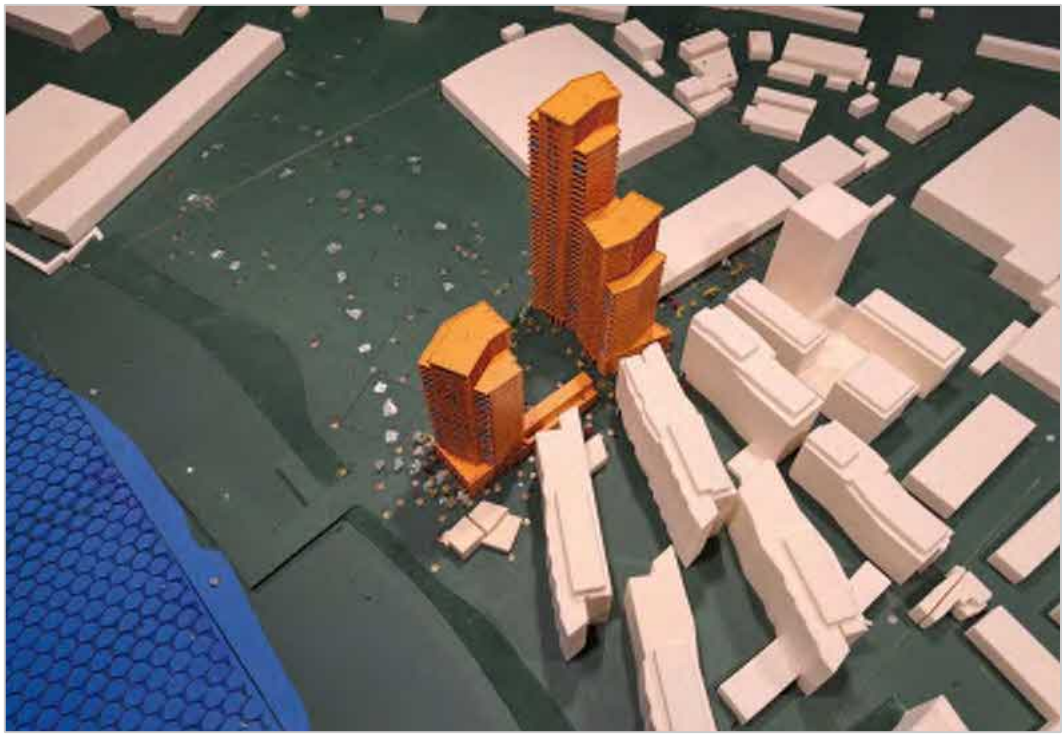


Figure A.8 – Close-up of proposed development, 1 of 2

Figure A.9 – Close-up of proposed development, 2 of 2



A.3 Data Acquisition

Wind speed measurements were made using 'Irwin probes', capable of measuring fluctuating pressure differences that are calibrated against wind speed. A system of probes running simultaneously was used to obtain results from approximately 160 locations at a height corresponding to 1.5m at full scale.

Data was recorded for a sufficient length of time to determine the mean and 3-second gust wind speeds.

The gust wind speed is translated to an equivalent mean wind speed, the Gust Equivalent Mean or GEM, according to the following equation:

$$U_{GEM} = \frac{U_{GUST}}{1.85}$$

The results at each location were combined with wind statistics transposed to the site to assess the exceedance of threshold wind speeds that relate to comfort and safety in accordance with the Lawson criteria.

Appendix B Wind Climate Analysis

B.1 Wind Frequency Data, London Heathrow Airport

Wind microclimate studies require that wind speed data obtained from a measurement station be transposed to the site of interest. The current study employs wind data from London Heathrow airport.

The wind speed history has been reformatted into the number of observations of mean-hourly wind speeds within each of several wind speed ranges, for each wind direction and for each month of the year. To facilitate the transposition of the wind data, the months are grouped into the seasons and a Weibull distribution is fitted to the wind speed distribution for each wind direction, for each season.

From the Weibull cumulative distribution, the probability that, for a given wind direction, a wind speed, V, will be exceeded is given by:

$$P(>V) = e^{(\frac{V}{c})^k}$$

where c is the dispersion parameter and k is the shape parameter.

To these parameters is further added the probability, p, of each wind direction occurring. Thus, for each month of the year the probability that a specified wind speed is exceeded for a specified wind direction may be calculated.

The resulting weather centre wind data is transposed to a standard reference terrain category, 'open country terrain', at sea-level, accounting for upwind terrain, topography and altitude for the weather centre. The open country wind data is then transposed to the reference height at the site of the proposed development, accounting for upwind terrain, topography and altitude for the target site.

For the transposition of wind speed data from the weather station to open country, and from open country to the site, the methods set out in ESDU item 01008 (4) (the industry standard) have been employed.

The resulting annual and seasonal directional and wind speed probability distributions at the reference height of 120m, at the proposed site, are given in Figures B.2 to B.6, respectively.

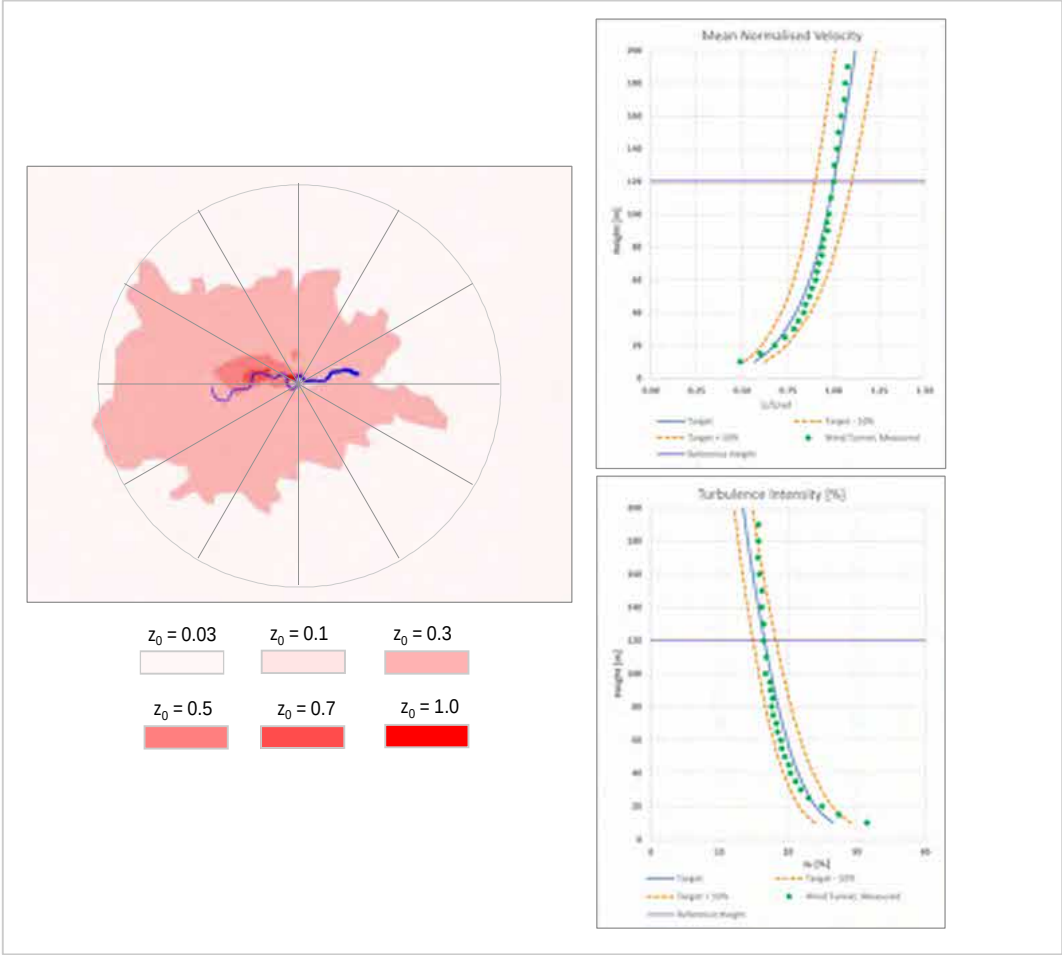
B.2 Wind Properties at the Site

A detailed analysis, based on the widely accepted Deaves and Harris model of the atmospheric boundary layer (ABL), as defined in ESDU Item 01008 (4), has been carried out to determine the wind properties at the site. From this analysis a representative profile was defined as a target for the ABL simulation in the wind tunnel.

Upon conducting the ESDU analysis, one wind profile was replicated in the wind tunnel to adequately account for wind blowing from all angles.

ArcAero's terrain analysis and resulting mean wind speed and turbulence intensity profiles are presented within Figure B.1.

Figure B.1 – Target mean wind speed and turbulence intensity profiles and wind tunnel profile



B.3 Wind Frequency Data

Wind microclimate studies require that meteorological data is transposed from a nearby weather station with sufficient wind data to produce accurate wind frequency statistics. The current study uses data from London Heathrow airport. The cumulative wind speed probability distributions, transposed to building height at site are provided in Figure B.2 to Figure B.6.

Figure B.2 – Cumulative wind speed probability distribution at site, annual

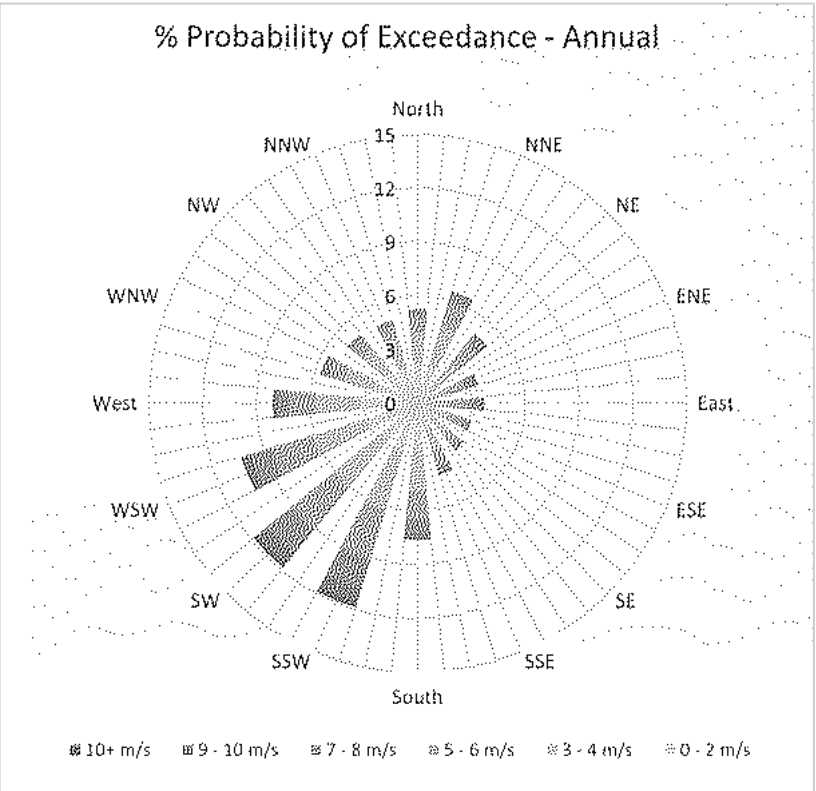


Figure B.3 – Cumulative wind speed probability distribution at site, spring

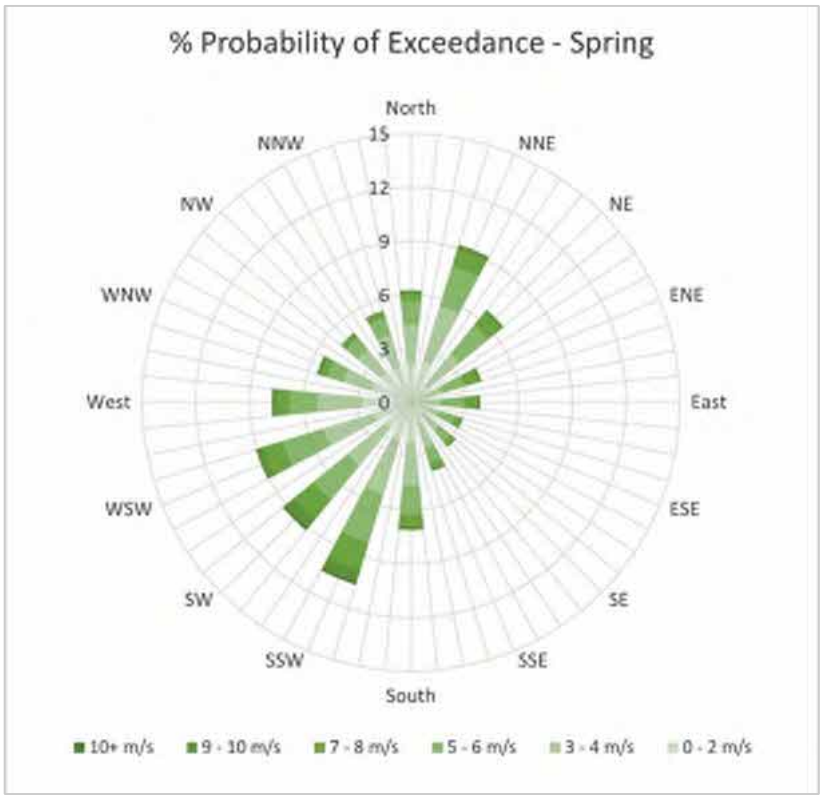


Figure B.4 – Cumulative wind speed probability distribution at site, summer

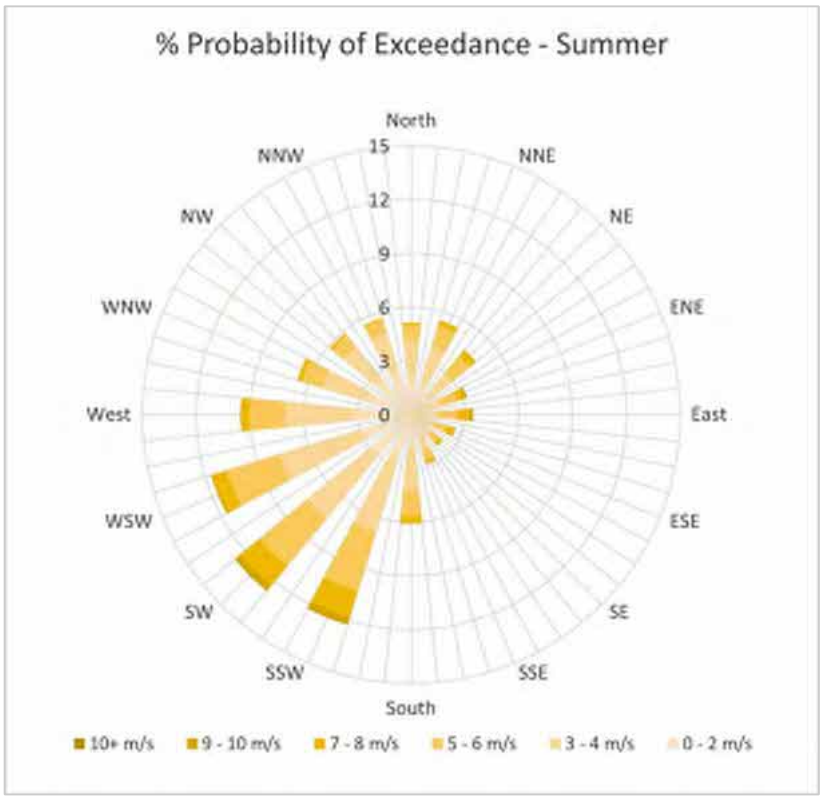


Figure B.5 – Cumulative wind speed probability distribution at site, autumn

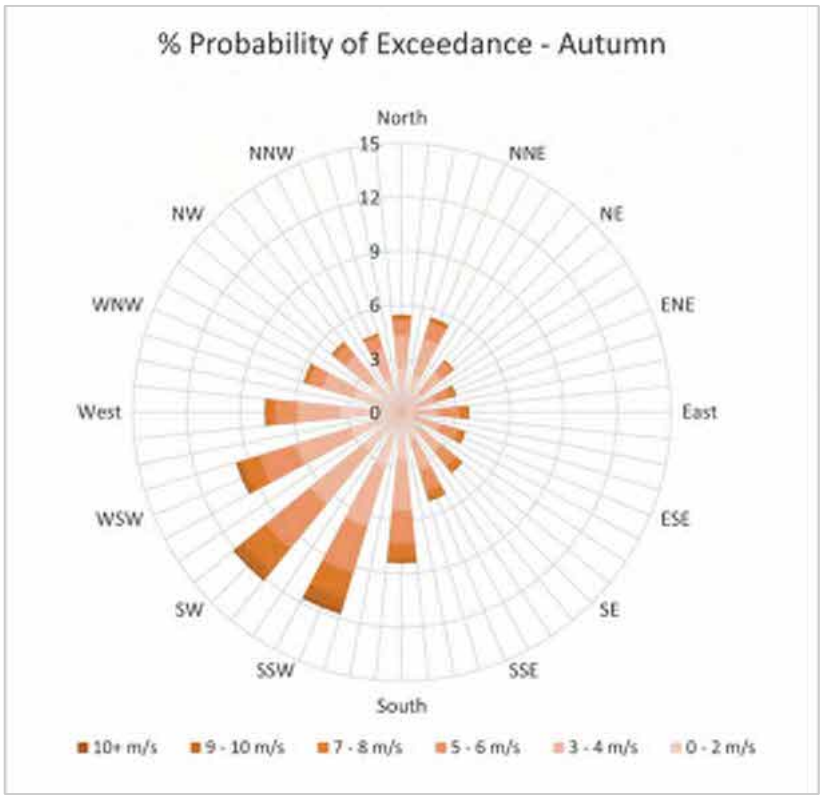
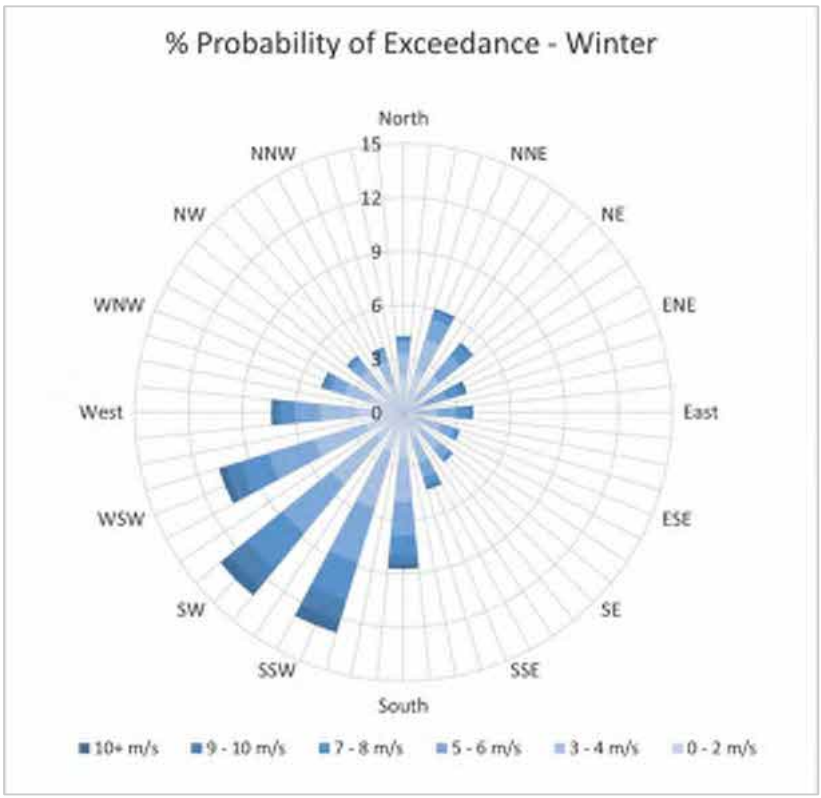


Figure B.6 – Cumulative wind speed probability distribution at site, winter



Appendix C Assumed Uses

Figure C.1 - Assumed uses, existing site within existing surrounds

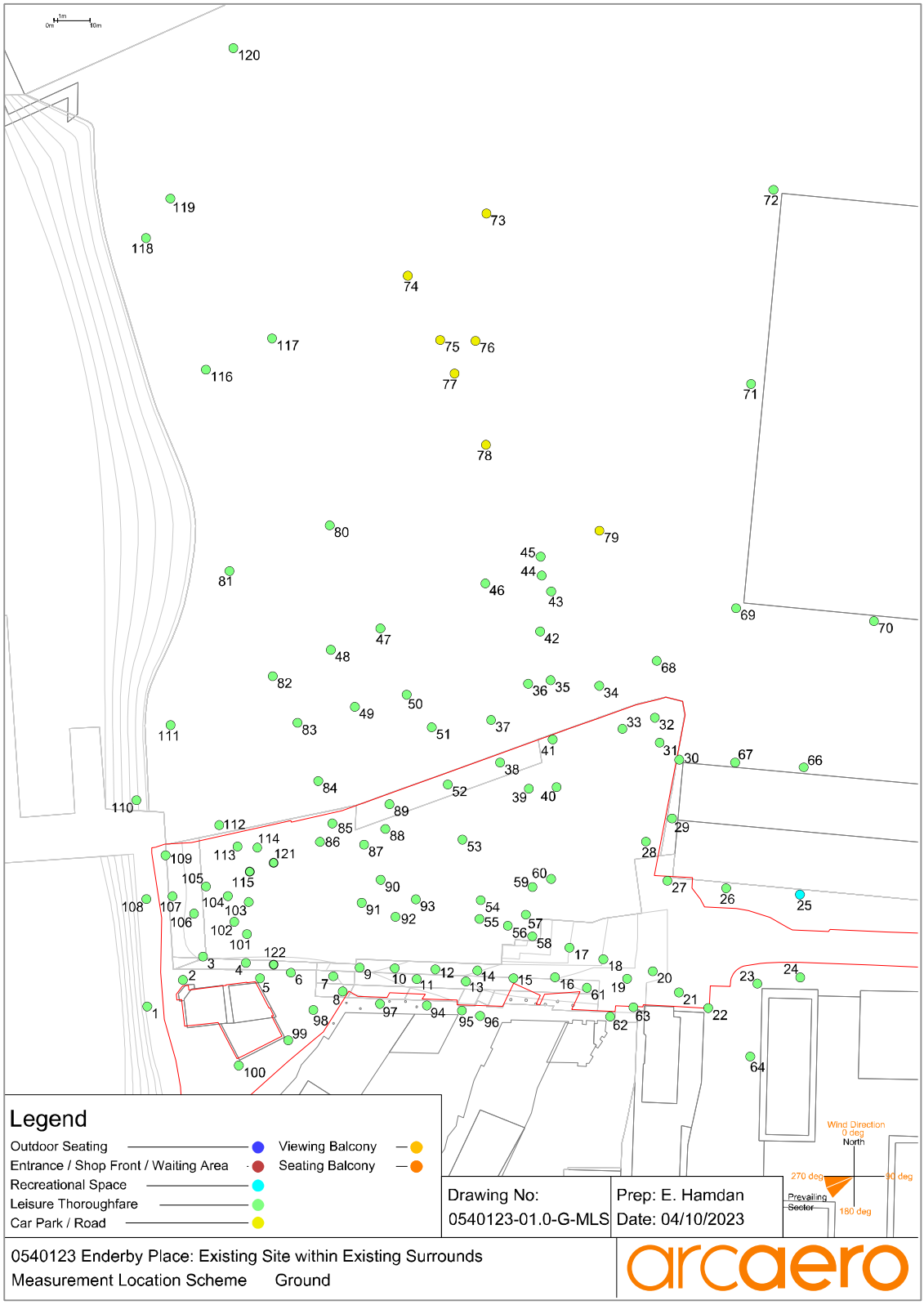


Figure C.2 - Assumed uses, proposed development within existing surrounds

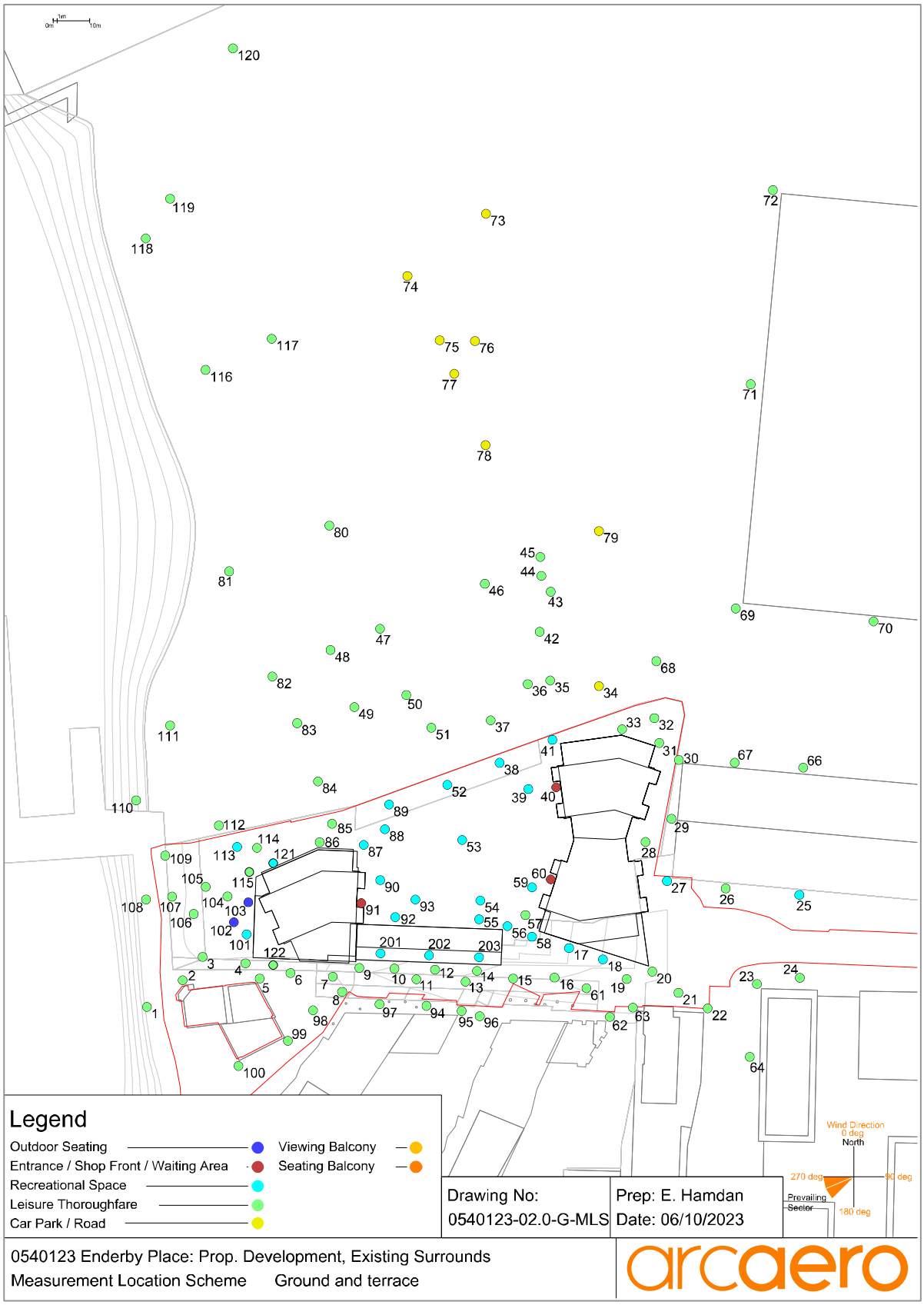
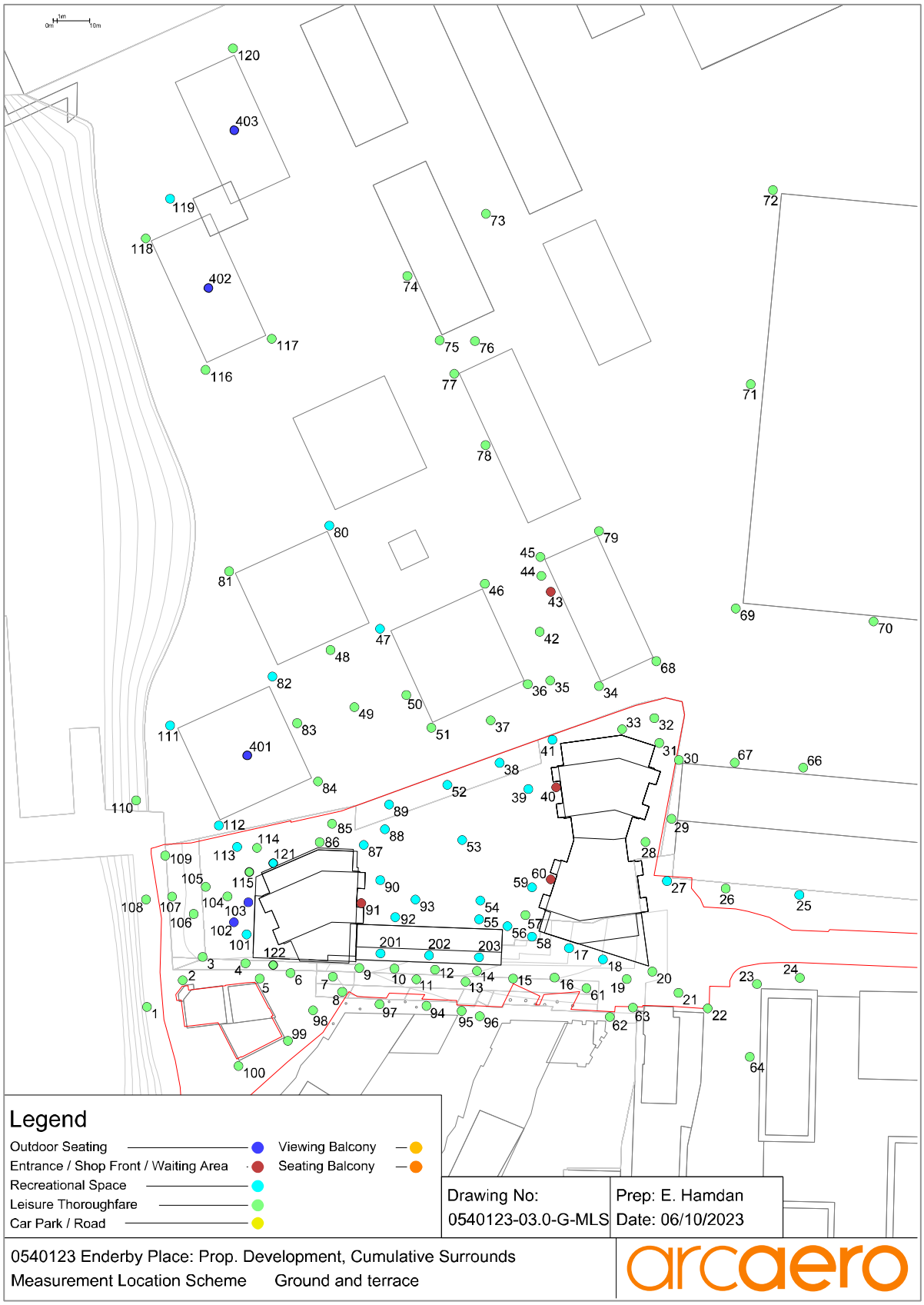


Figure C.3 - Assumed uses, proposed development within cumulative surrounds



Appendix D Supplementary Information

Figure D.1 - Existing site within cumulative surrounds, 'worst' season

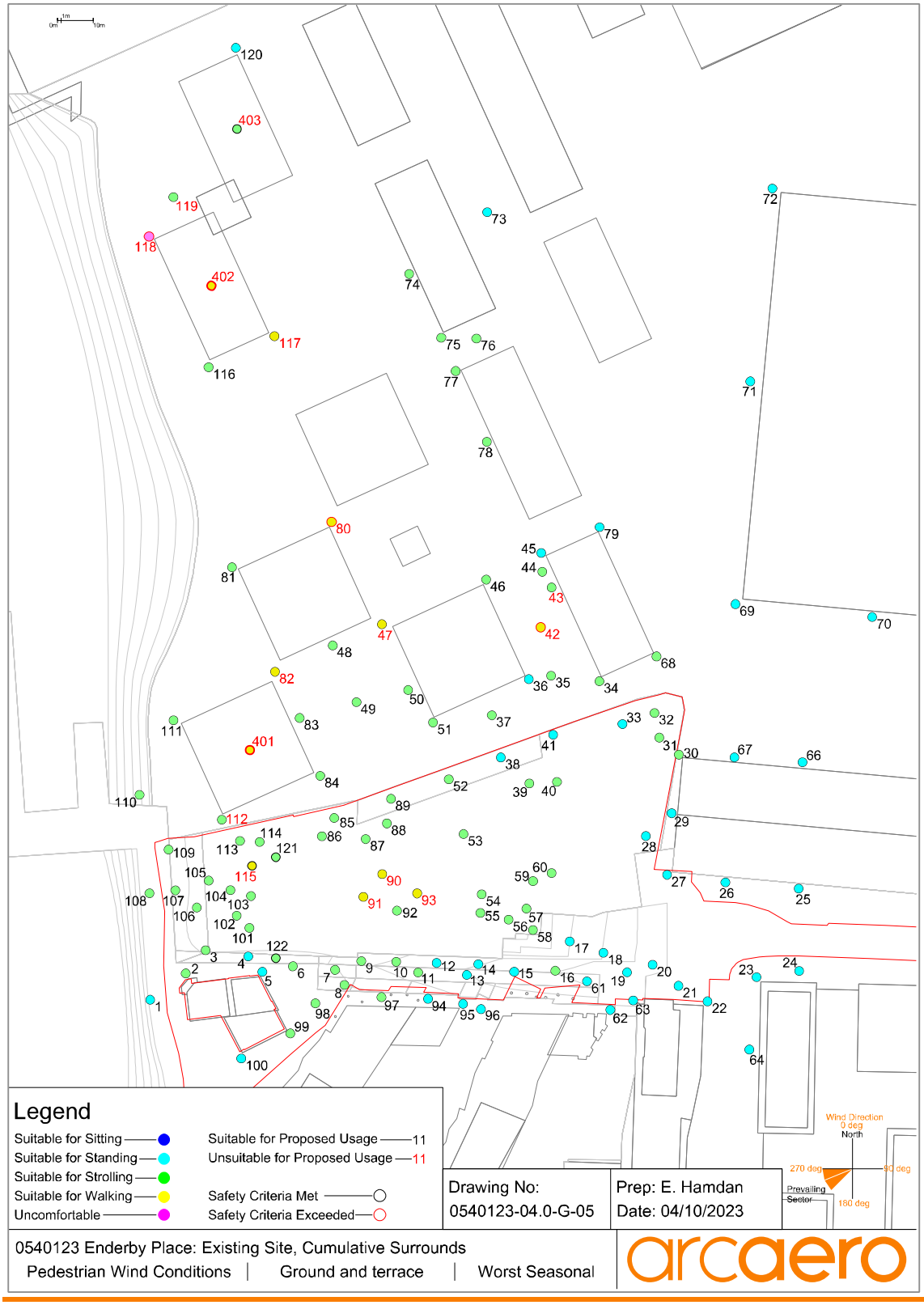
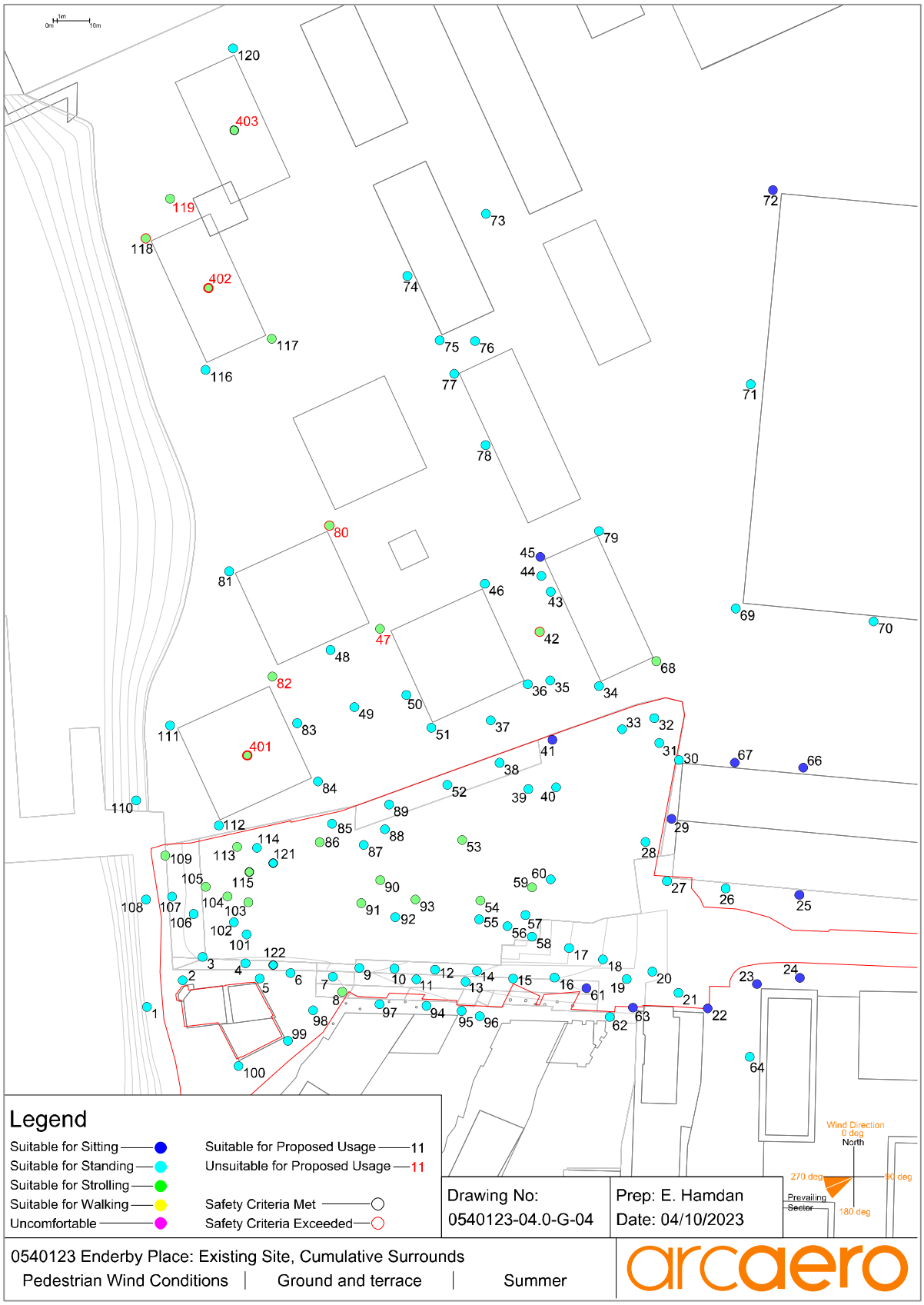



Figure D.2 - Existing site within cumulative surrounds, summer