



DAYLIGHT & SUNLIGHT REPORT

RIVERPARK GARDENS, BROMLEY

Prepared by: GIA
Reference: 8622
Date: 1st December 2014

CONTENTS PAGE**CLIENT:**

Bell Phillips Architects

ISSUE DATE:1st December 2014**DOCUMENT REFERENCES:**

8622-bl-14-1201-(D&S Report)
 Principles of Daylight and Sunlight
 Existing: 8622/01-03
 Proposed: 8622/04-06
 Daylight and Sunlight Tables of Results: VSC, ADF, NSL and APSH

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## 1.0 INSTRUCTIONS

You have instructed this Practice to produce an indicative Daylight (*VSC and NSL*) and Sunlight (*APSH*) analysis so as to understand the potential alterations that may occur within existing neighbouring residential properties as a consequence of proposed development of 2 - 4 Riverpark Gardens as received from Bell Phillips Architects on the 17<sup>th</sup> of October 2014, ("Proposed Scheme") and the likely impact upon the relevant surrounding buildings.

This has been undertaken in accordance with the BRE 2011 Guidelines.

## 2.0 INTRODUCTION

### ***DAYLIGHT AND SUNLIGHT***

In considering the development potential and the quality of amenity for the surrounding properties once the scheme has been implemented, the analysis is based upon Building Research Establishment (BRE) guidelines 'Site layout Planning for Daylight and Sunlight' which provides the criteria and methodology for calculation in connection with daylight and sunlight. This handbook is the primary authority for this matter and therefore it is not only this Practice, but also the Local Authority, who will be considering your application by reference to these guidelines.

The BRE guidelines provide two main methods of calculation for daylight. The first is known as the Vertical Sky Component (VSC) method which considers the potential for daylight by calculating the angle of vertical sky at the centre of each of these windows serving the residential buildings which look towards the site. This is more simplistic approach and it could be considered as a "rule of thumb" to highlight whether there are any potential concerns to the amenity serving a particular property.

The second method is the No Sky Line or Daylight Distribution method.

This simply assesses the change in position of the No Sky Line between the existing and proposed situations. It does take into account the number and size of windows to a room, but still does not give any qualitative or quantitative assessment of the light in the room, only where sky can or cannot be seen.

The third method of calculation is the Average Daylight Factor (ADF). This is more detailed and thus more accurate method which considers not only the amount of sky visibility on the vertical face of the window, but also the window size, room size and room use.

Where dimensions of the room to be assessed are available, this is the best method of assessment, but even where they are not; it provides a very informative result. It gives guidance as to the qualitative and quantitative change in daylight and is related to the British Standard BS 8206 Part II.

In relation to sunlight, the criteria given calculates the annual probable sunlight hours (APSH) which considers the amount of sun available in both the summer and winter for each given window which face within 90° of due south. Summer is considered to be the six months between March 21<sup>st</sup> and September 21<sup>st</sup> and winter the remaining months.

### 3.0 SOURCES OF INFORMATION

In the process of compiling this report, the following sources of information have been used:

#### **GIA**

Site Photography

#### **FIND**

Site Map

#### **VERTEX**

IR02-8622-VERTEX;

8622\_Riverpark\_Gardens\_MASTER

#### **BELL PHILLIPS ARCHITECTS**

IR01-8622 Bell Phillips 17.10.14

IR03-8622 Bell Phillips 11.11.14

### 4.0 ASSUMPTIONS

1. We have used a base photogrammetric model, supplemented with a full photographic site survey, and have used the site photographs and OS information to estimate as closely as possible the position of buildings and windows within their elevation.
2. We have not sought or obtained access to any of the adjoining properties and therefore have made reasonable assumptions as to the internal layouts of the rooms behind the fenestration. Where we have not acquired floor-plans we have made reasonable assumptions as to the internal layouts of the rooms behind the fenestration in accordance with the BRE recommendations. Unless the building form dictates otherwise, we assume a standard 4.2m deep room (14ft) for residential properties.

3. We have made best estimates as to the uses which are carried out legally within the adjoining properties in terms of commercial and residential units. We have estimated these from external observation and where possible from Local Authority records, and the uses are identified in the report below.
4. Floor levels have been assumed for those adjoining properties where drawing information has not been obtained. This dictates the level of the working plane which is relevant for the No Sky Line assessment.

## **5.0 THE SITE**

The site is currently occupied by a two storey vacant property (2-4 Riverpark Gardens). The site is bounded by Riverpark Gardens to the north, beyond which there is a residential building, with residential properties surrounding the proposed site. Our understanding of this existing building and the surrounding context is depicted on GIA drawings 8622/01, 02 and 03 contained within Appendix 2.

## **6.0 THE PROPOSAL**

GIA have been asked to assess the proposed redevelopment scheme for 2-4 Riverpark Gardens which comprises the addition of accommodation at roof level and a proposed substation.

The proposal assessed is depicted upon GIA drawings 8622/04, 05 and 06 contained in Appendix 2 of this report.

## 7.0 THE SURROUNDING PROPERTIES

It has been possible to create a fairly detailed, three dimensional computer model based upon a 3D photogrammetry model and photographic site survey. Where it has not been possible to source architectural floor plans, reasonable room assumptions have been used based upon BRE guidance and through a consideration of building design and architecture, and any external features which might provide an indication as to the usage and dimensions of the room behind the fenestration.

Technical analysis has been undertaken to assess the quality of neighbouring residential properties daylight and sunlight, both before and after the scheme is implemented.

There are a number of key neighbouring residential properties within the immediate context of the Site, which have formed the focus of the daylight and sunlight assessments.

The assessed properties are the following:

- 6 to 32 Riverpark Gardens
- 1 to 5 Riverpark Gardens
- 34 Ravensbourne Road
- 35 Ravensbourne Road
- 36 Ravensbourne Road
- 37 Ravensbourne Road

### **IMPACTED PROPERTIES**

The analysis in daylight and sunlight terms has been carried out in accordance with the methodology defined by the BRE Guidelines.

In order to provide a comprehensive assessment of this development proposal, we have commented upon the surrounding properties in the paragraphs below.

### **6-32 RIVERPARK GARDENS**

#### DAYLIGHT

All of the windows and rooms in this property meet the BRE guidelines in respect of both the VSC and NSL form of daylight assessments as all the reductions are within the recommended 20% margin. Full BRE compliance is therefore easily demonstrated.

SUNLIGHT

The analysis indicates that the rooms assessed within this property shall retain good sunlight (APSH) levels with the rooms not suffering a loss of either winter or total sunlight hours beyond the 20% change recommended by the BRE. As such, the rooms will remain fully BRE compliant.

**1-5 RIVERPARK GARDENS**DAYLIGHT

All of the windows in this property meet the BRE guidelines in respect of the VSC form of daylight assessment as all the reduction are within the recommended 20% margin. Full BRE compliance is easily demonstrated.

In regards to NSL, of the 12 rooms assessed, one room (R1/First floor) does not meet the BRE guidelines. However the impact to this room only just exceeds the BRE guidelines experiencing a 22% reduction in NSL. Therefore in overall terms the impact is considered acceptable.

SUNLIGHT

The analysis indicates that the rooms assessed within this property shall retain good sunlight (APSH) levels with the rooms not suffering a loss of either winter or total sunlight hours beyond the 20% change recommended by the BRE. As such, the rooms will remain fully BRE compliant.

**34 RAVENSBOURNE ROAD**DAYLIGHT

All of the windows and rooms in this property meet the BRE guidelines in respect of both the VSC and NSL form of daylight assessment as all the reduction are within the recommended 20% margin. Full BRE compliance is easily demonstrated.

SUNLIGHT

The analysis indicates that the rooms assessed within this property shall retain good sunlight (APSH) levels with the rooms not suffering a loss of either winter or total sunlight hours beyond the 20% change recommended by the BRE. As such, the rooms will remain fully BRE compliant.

**35 RAVENSBOURNE ROAD**DAYLIGHT

All of the windows and rooms in this property meet the BRE guidelines in respect of both the VSC and NSL form of daylight assessment as all the reduction are within the recommended 20% margin. Full BRE compliance is easily demonstrated.



SUNLIGHT

The analysis indicates that the rooms assessed within this property shall retain good sunlight (APSH) levels with the rooms not suffering a loss of either winter or total sunlight hours beyond the 20% change recommended by the BRE. As such, the rooms will remain fully BRE compliant.

**36 RAVENSBOURNE ROAD**DAYLIGHT

In regards to VSC, of the 13 windows assessed, one window (W1/R1) does not meet the BRE guidelines. However the impact to this room only just exceeds the BRE guidelines experiencing a 21% reduction in VSC. Therefore in overall terms the impact is considered acceptable.

All of the rooms in this property meet the BRE guidelines in respect of the NSL form of daylight assessment as all the reduction are within the recommended 20% margin. Full BRE compliance is easily demonstrated.

SUNLIGHT

The analysis indicates that the rooms assessed within this property shall retain good sunlight (APSH) levels with the rooms not suffering a loss of either winter or total sunlight hours beyond the 20% change recommended by the BRE. As such, the rooms will remain fully BRE compliant.

**37 RAVENSBOURNE ROAD**DAYLIGHT

All of the windows and rooms in this property meet the BRE guidelines in respect of both the VSC and NSL form of daylight assessment as all the reduction are within the recommended 20% margin. Full BRE compliance is easily demonstrated.

SUNLIGHT

The analysis indicates that the rooms assessed within this property shall retain good sunlight (APSH) levels with the rooms not suffering a loss of either winter or total sunlight hours beyond the 20% change recommended by the BRE. As such, the rooms will remain fully BRE compliant.

## 8.0 CONCLUSIONS

You have instructed this Practice to produce a technical Daylight (*VSC and NSL*) and Sunlight (*APSH*) analysis so as to understand the potential alterations that may occur within existing neighbouring residential properties as a consequence of proposed development of 2-4 Riverpark Gardens.

This has been undertaken in accordance with the BRE 2011 Guidelines.

In total, six properties neighbouring the proposed Riverpark Gardens development were assessed in accordance with the BRE 2011 Daylight and Sunlight criteria for daylight (*VSC and NSL*) and sunlight (*APSH*).

In total, four of the six properties achieve full BRE compliance in respect of both daylight and sunlight.

There is only one reduction in NSL to one room in 1- 5 Riverpark Gardens. However, this room experiences just a 22% NSL reduction which is considered minor and therefore acceptable in terms of BRE guidelines.

There is only one reduction in VSC to one window in 36 Ravensbourne Road. However, this window experiences just a 21% VSC reduction which is considered minor and therefore acceptable in terms of BRE guidelines.

All of the properties assessed for sunlight (*APSH*) shall retain good levels of sunlight and therefore all the properties are fully compliant.

Accordingly, the proposals will not result in a noticeable change in daylight and sunlight levels to any surrounding property and are therefore considered fully acceptable.

# APPENDIX 1

PRINCIPLES OF DAYLIGHT AND SUNLIGHT

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## PRINCIPLES OF DAYLIGHT AND SUNLIGHT

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### BACKGROUND

The quality of amenity for buildings and open spaces is increasingly becoming the subject of concern and attention for many interested parties.

Historically the Department of Environment provided guidance of these issues and, in this country, this role has now been taken on by the Building Research Establishment (BRE), the British Standards Institution (BSI) and the Chartered Institute of Building Services Engineers (CIBSE). Fortunately they have collaborated in many areas to provide as much unified advice as possible in these areas.

Further emphasis has been placed on these issues through the European Directive that require Environmental Impact Assessments (EIA's) for large projects. Parts of these assessments include the consideration of the micro-climate around and within a proposal. The EIA requires a developer to advise upon, amongst other matters, the quality of and impact to daylight, sunlight, overshadowing, solar glare and light pollution.

It is also clear, particularly through either adopted or emerging Unitary Development Plans (UDP's), that local Authorities take this matter far more seriously than they previously did. There are many instances of planning applications being refused due to impact on daylight and sunlight to neighbouring properties and proportionately more of these refusals are appealed by applicants.

Where developers are seeking to maximise their development value, it is often in the area of daylight and sunlight issues that they may seek to 'push the boundaries'. Local Authorities vary in their attitude of how flexible they can be with worsening the impact on the amenity enjoyed by neighbouring owners. In city centres, where there is high density, it can be the subject of hot debate as to whether further loss of amenity is material or not. There are many factors that need to be taken into account and therefore each case has to be considered on its own merits. Clearly, though, there are governing principles which direct and inform on the approach that is taken.

These principles are effectively embodied within the UDP's and the guidance they expressly rely upon. For example, in central London, practically all of the Local Authorities expressly state they will not permit or encourage developments which create a material impact to neighbouring buildings or amenity areas. Often the basis on what is constituted as 'material' will be derived specifically from the BRE Guidelines. The guidelines were produced in 1991, as a direct commission from the Department of the Environment, and entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice'. In October 2011, the BRE Guidelines were updated and the revised edition states the 2011 BRE "... supersedes the 1991 edition which is now withdrawn".

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These guidelines are normally recognised as being the main source for which amenity issues can be considered. The document is used by the majority of local Authorities (adopted within the policy) and consequently they are referred to extensively by designers, consultants and planners. Whilst they are expressly not mandatory and state that they should not be used as an instrument of planning policy, they are heavily relied upon as they advise on the approach, methodology evaluation of impact in daylight and sunlight matters – a key consideration through the planning policy.

### THE BRE GUIDELINES

The BRE give criteria and methods for calculating daylight, and sunlight as well as overshadowing and through each approach define what they consider as a material impact. As these different methods of calculation vary in their depth of analysis, it is often arguable as to whether the BRE definition of 'material' is applicable in all locations and furthermore if it holds under the different methods of calculation.

As the majority of the controversial daylight and sunlight issues occur within city centres these explanatory notes focus on the relevant criteria and parts of the Handbook which are applicable in such locations.

In the Introduction of 'Site Layout Planning for Daylight and Sunlight (2011)', Section 1.6 (page 1), states that:-

*"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design (see Section 5). In special circumstances the developer or Planning Authority may wish to use different target values. For example, in an historic city centre a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".*

Again, the third paragraph of Chapter 2.2 (page 7) of the document states:-

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

The reason for including these statements in the Report is to appreciate that when quoting the criteria suggested by the BRE, they should not necessarily be considered as appropriate. However, rather than suggest alternative values, consultants in this field often remind local Authorities that this approach is supportable and thus flexibility applied.

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### MEASUREMENT AND CRITERIA FOR DAYLIGHT & SUNLIGHT

The BRE handbook provides two main methods of measurement for calculating daylight which we use for the assessment in our Reports. In addition, in conjunction with the BSI and CIBSE it provides a further method in Appendix C of the Handbook. In relation to sunlight only one method is offered for calculating sunlight availability for buildings. There is an overshadowing test offered in connection with open spaces.

### DAYLIGHT

In the first instance, if a proposed development falls beneath a 25° angle taken from a point two metres above ground level, then the BRE say that no further analysis is required as there will be adequate skylight (i.e. sky visibility) availability.

The two methods for calculating daylight to existing surrounding residential properties are as follows:

- Vertical Sky Component (VSC) and
- No Sky Contours (NSC)

The main method for calculating daylight to proposed residential properties is:

- Average Daylight Factor (ADF)

Each is briefly described below.

#### **(a) Vertical Sky Component**

##### Methodology

This is defined in the Handbook as:-

*"Ratio of that part of illuminance, at a point on a given vertical plane that is received directly from a CIE standard overcast sky, to illuminate on a horizontal plane due to an unobstructed hemisphere of this sky."*

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

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The ratio referred to in the above definition is the percentage of the total unobstructed view that is available, once obstructions, in the form of buildings (trees are excluded) are placed in front of the point of view. The view is always taken from the centre of the outward face of a window.

This statement means, in practice that if one had a totally unobstructed view of the sky, looking in a single direction, then just under 40% of the complete hemisphere would be visible.

The measurement of this vertical sky component is undertaken using two indicators, namely a skylight indicator and a transparent direction finder. Alternatively a further method of measuring the vertical sky component, which is easier to understand both in concept and analysis, is often more precise and can deal with more complex instructions, is that of the Waldram diagram.

The point of reference is the same as for the skylight indicator. Effectively a snap shot is taken from that point of the sky in front of the window, together with all the relevant obstructions to it, i.e. the buildings.

An unobstructed sky from that point of reference would give a vertical sky component of 39.6%, corresponding to 50% of the hemisphere, and therefore the purpose of the diagram is to discover how much sky remains once obstructions exist in front of that point.

The diagram comes on an A4 sheet (landscape) and this sheet represents the unobstructed sky, which in one direction equates to a vertical sky component of 39.6%. The obstructions in front of a point of reference are then plotted onto the diagram and the resultant area remaining is proportional to the vertical sky component from that point.

### Criteria

The BRE Handbook provides criteria for:

- (a) New Development
- (b) Existing Buildings

A summary of the criteria for each of these elements is given and these are repeated below:-

### New Development

#### *Summary*

*In general, a building will retain the potential for good interior diffuse daylighting provided that on all its main faces:-*

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## PRINCIPLES OF DAYLIGHT AND SUNLIGHT

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- (a) *no obstruction, measured in a vertical section perpendicular to the main face, from a point 2m above ground level, subtends an angle of more than 25 degrees to the horizontal;*
- (b) *If (a) is not satisfied, then all points on the main face on a line 2m above ground level are within 4m (measured sideways) of a point which has a vertical sky component of 27% or more.*

### Existing Buildings

#### Summary

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

- (a) *the vertical sky component measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value;*
- or*
- (b) *the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.*

The VSC calculation has, like the other two methods, both advantages and disadvantages. In fact they are tied together. It is a quick simple test which looks to give an early indication of the potential for light. However, it does not, in any fashion, indicate the quality of actual light within a space. It does not take into account the window size, the room size or room use. It helps by indicating that if there is an appreciable amount of sky visible from a given point there will be a reasonable potential for daylighting.

#### **(b) No Sky Contours**

This is the part (b) of the alternative method of analysis which is given under the Vertical Sky Component heading in this Appendix. It is similar to the VSC approach in that a reduction of 0.8 times in the area of sky visibility at the working plane may be deemed to adversely affect daylight. It is however, very dependent upon knowing the actual room layouts or having a reasonable understanding of the likely layouts. The contours are also known as daylight distribution contours. They assist in helping to understand the way the daylight is distributed within a room and the comparisons of existing and limitations of proposed circumstances within neighbouring properties. Like the VSC method, it relates to the amount of visible sky but does not consider the room use in its



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criteria, it is simply a test to assess the change in position of the No Sky Line, between the existing and proposed situation. It does take into account the number and size of windows to a room, but does not give any quantitative or qualitative assessment of the light in the rooms, only where sky can or cannot be seen.

### (c) Average Daylight Factor

This is defined in Appendix H of the BRE Document as:

*"Ratio of total daylight flux incident on the working plane, expressed as a percentage of the outdoor illuminance on a horizontal plane due to an unobstructed CIE Standard Overcast Sky."*

This factor considers interior daylighting to a room and therefore is a more accurate indication of available light in a given room, if details of the room size and use are available.

#### Criteria

The British Standard, BS8206 Part II gives the following recommendations for the average daylight factor (ADF) in dwellings.

The BRE Handbook provides the formula for calculating the average daylight factor. If the necessary information can be obtained to use the formula then this criteria would be more useful.

| Room         | Percentage |
|--------------|------------|
| Kitchen      | 2%         |
| Living Rooms | 1.5%       |
| Bedrooms     | 1%         |

It is sometimes questioned whether the use of the ADF is valid when assessing the impact on neighbouring buildings. Firstly, it is often the case that room layouts and uses may not have been established with certainty. Additionally this method is not cited in the main body of text in the BRE Guidelines but only in Appendix C of that document. It is however, the principal method used by both the British Standard and CIBSE in their detailed daylight publications with which the BRE guide recommends that it should be read.

The counter-argument to this view is that whilst room uses and layouts may be not definitely established, reasonable assumptions can easily be made to give sufficient understanding of the likely quality of light. Building types and layouts for certain buildings, particularly residential, are often similar. In these circumstances reasonable conclusions can be drawn as to whether a particular room will have sufficient light against the British Standards. In addition, the final result is less sensitive to changes in the room layout than the No Sky

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Contour method as it is an average and this element represents only one of the input factors. It is in cases where rooms sizes have been assumed a more reliable indicator than the No Sky Line method.

Clearly if a room which is being designed for a new development is deemed to have sufficient light against the British Standards, then it should equally follow for a room assessed in a neighbouring existing building.

The average daylight factor considers the light within the room behind the fenestration which serves it. The latter is therefore likely to be more accurate because it takes into account the following:-

- a) All the windows serving the room in question.
- b) The room use.
- c) The size and layout of the room.
- d) The finishes of the room surfaces.

### SUMMARY

The VSC (which forms part of the ADF formula) is helpful as an initial first guide, especially where access to the rooms in question is not available. Where the room layouts and uses are established or can be reasonably estimated we consider it appropriate to analyse the average daylight factor as well as the vertical sky component.

### SUNLIGHT

#### (a) Annual Probable Sunlight Hours (APSH) method

Sunlight is measured in the Handbook in a similar manner to the first method given for measuring the VSC. A separate indicator is used which contains 100 spots, each representing 1% of annual probable sunlight hours.

The BRE calculated that where no obstructions exist, the total annual probable sunlight hours would amount to 1486. Therefore, each dot on the indicator equates to 14.86 hours of the total annual probable sunlight. Again, to use this indicator the obstructions need to be scaled down and overlaid onto the sunlight indicator.

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Those spots which remain uncovered by the scaled obstructions are counted and this gives the percentage of total annual probable sunlight hours for that particular reference point. Again, like the VSC, the reference point is taken to be the centre of the window.

### Criteria

Again, the BRE Handbook gives criteria for:

- (a) New Development
- (b) Existing Buildings

A summary is given in the Handbook on page 16 and this is as follows:-

### New Development

#### *Summary*

*'In general, a dwelling or non-domestic building which has a particular requirement for sunlight, will appear reasonably sunlit provided'-*

- (a) at least one main window wall faces within 90 degrees of due south;  
and
- (b) the centre of at least one window to a main living room can receive 25% of annual probable sunlight hours, including at least 5% of annual probable sunlight hours in the winter months between 21 September and 21 March.

### Existing Buildings

#### *Summary (page 17)*

*'If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if a point at the centre of the window;*

- *receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March;*

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- *receives less than 0.8 times its former sunlight hours during either period; and*
- *has a reduction in sunlight received over the whole year greater than 4% annual probable sunlight hours.*

It will be noted that the BRE clearly separates summer from winter and indicates that a 20% reduction for either may be material. The Handbook also states that- *"To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun... A point at the centre of each window on the outside face of the window wall may be taken".*

### **(b) Area of Permanent Shadow- Sun Hours on Ground**

The 2011 BRE Handbook, 'Site Layout Planning for Daylight and Sunlight' (Second edition) also provides criteria for open spaces where sunlight will be required, including; gardens, parks, children's playgrounds, public squares etc.

The BRE Guidance acknowledges that sunlight in the space between buildings has an important effect on the overall appearance and ambience of a development. The worst situation is to have significant areas on which the sun only shines for a limited part of the year.

In summary the BRE document states the following:-

*"It is suggested that, for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If, as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive some two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable".*

In relation to general overshadowing we often provide, where appropriate, an hourly record for existing and proposed situations, the effect of overshadowing on December 21<sup>st</sup>, March 21<sup>st</sup> and June 21<sup>st</sup>.

For open spaces the sun hours on ground criteria is naturally adopted but this offers limited understanding of how a space will feel or appear generally.

### **CITY CENTRES**

The introduction of the BRE document gives the example of 'historic city centres' being a case where there is the need for flexibility and altering the target values for criteria when appropriate, to reflect other site and layout constraints.

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## PRINCIPLES OF DAYLIGHT AND SUNLIGHT

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To explain why it is appropriate to alter these values, one needs to go further into the BRE Handbook to examine how the criteria for the vertical sky component criteria was determined and the reason therefore for varying the criteria in City Centres.

Appendix F of the document is dedicated to the use of alternative values and, it also demonstrates the manner in which the criteria for skylight was determined for the Summary given above, i.e. the need for 27% vertical sky component for adequate daylighting.

This figure of 27% was achieved in the following manner:

A theoretical road was created with two storey terraced houses upon either side, approximately twelve metres apart. The houses have windows at ground and first floor level, and a pitched roof with a central ridge.

Thereafter, a reference point was taken at the centre of a ground floor window of one of the properties and a line was drawn from this point to the central ridge of the property on the other side of the road. The angle of this line equated to 25 degrees (the 25 degrees referred to in the summaries given with reference to the criteria for skylight).

This 25 degrees line obstructs 13% of the totally unobstructed sky available, leaving a resultant figure of 27% which is deemed to give adequate daylighting. This figure of 27% is the recommended criteria referred to earlier in this report. It will be readily appreciated that in a City Centre, this kind of urban form is unlikely and is impractical. It would therefore be inappropriate to consider values for two storey terraced housing in a City Centre.

It is therefore sometimes necessary to apply different target criteria or at least acknowledge that the recommendations in the BRE cannot be achieved.

In addition, it is often the case that residential buildings within city centres are served by balconies. Balconies restrict lighting levels even more and thus if they were to be rigidly taken into account, a neighbouring proposal would be artificially and inappropriately constrained. This view is supported by the BRE and is equally another reason for flexible and sensible interpretation of the guidelines.

# APPENDIX 2

EXISTING AND PROPOSED  
DRAWINGS

EXISTING



### Sources of Information

BELL PHILLIPS 17.10.14  
IR01-8622

VERTEX MODELLING  
IR02-8622

BELL PHILLIPS 11.11.14  
IR03-8622

FIND OS MAP  
IR04-8622

## Notes

N.B. DO NOT SCALE OFF THIS DRAWING



ALL HEIGHTS GIVEN IN mm AOD  
EXISTING SCENARIO SHOWN IN GREEN

[illegible]

|         |  |
|---------|--|
| Project |  |
|---------|--|

RIVERPARK GARDENS  
BROMLEY, LONDON

| Title |
|-------|
|-------|

SITE PLAN  
EXISTING BUILDINGS

Scale  
1/400@A3

|        |
|--------|
| 1/1000 |
| Drawn  |
| RG     |

Date  
29.11.1

Checked  
BSP

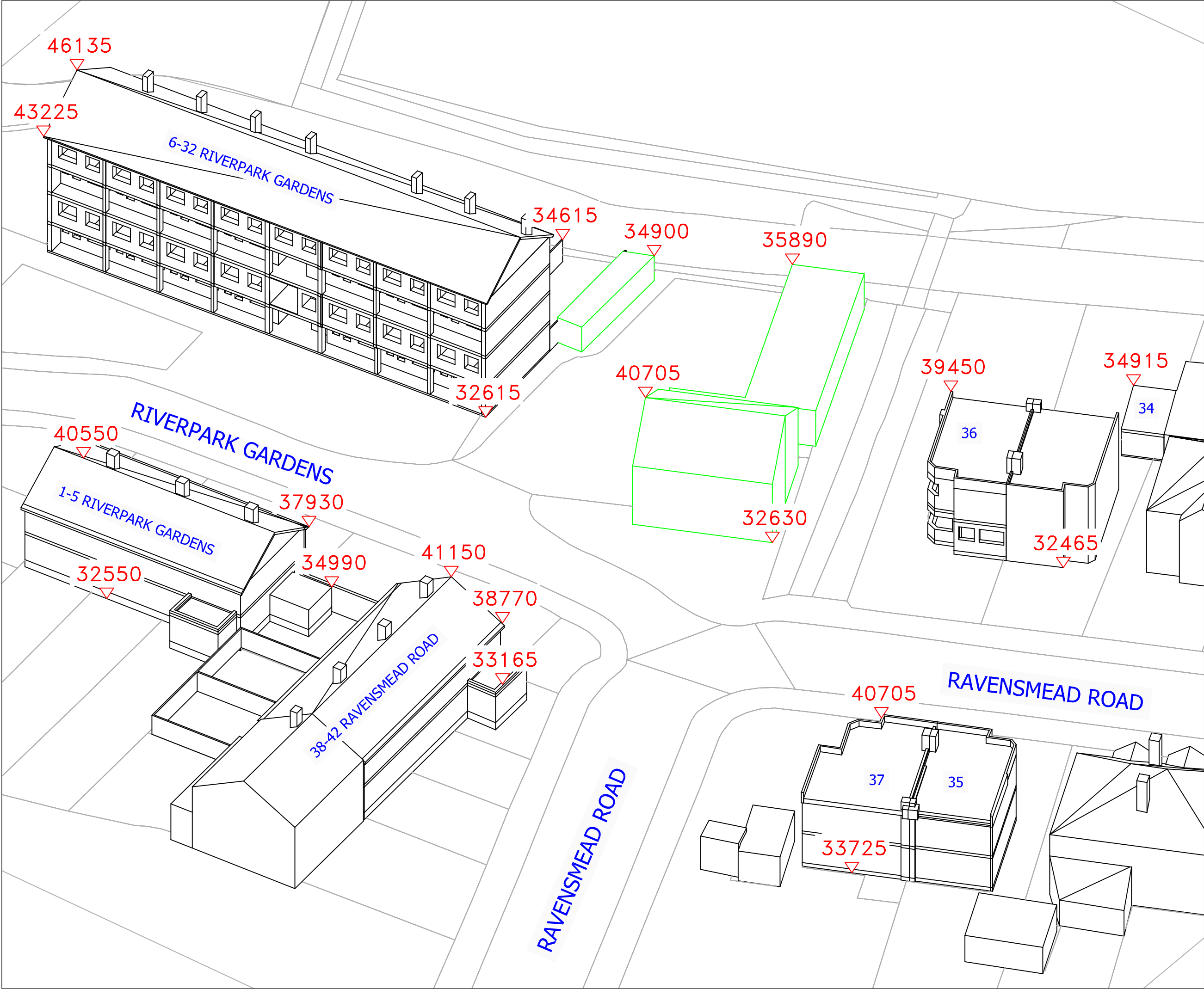
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Sources of Information

BELL PHILLIPS 17.10.14  
IR01-8622

VERTEX MODELLING  
IR02-8622

BELL PHILLIPS 11.11.14  
IR03-8622

FIND OS MAP  
IR04-8622

Notes

N.B. DO NOT SCALE OFF THIS DRAWING

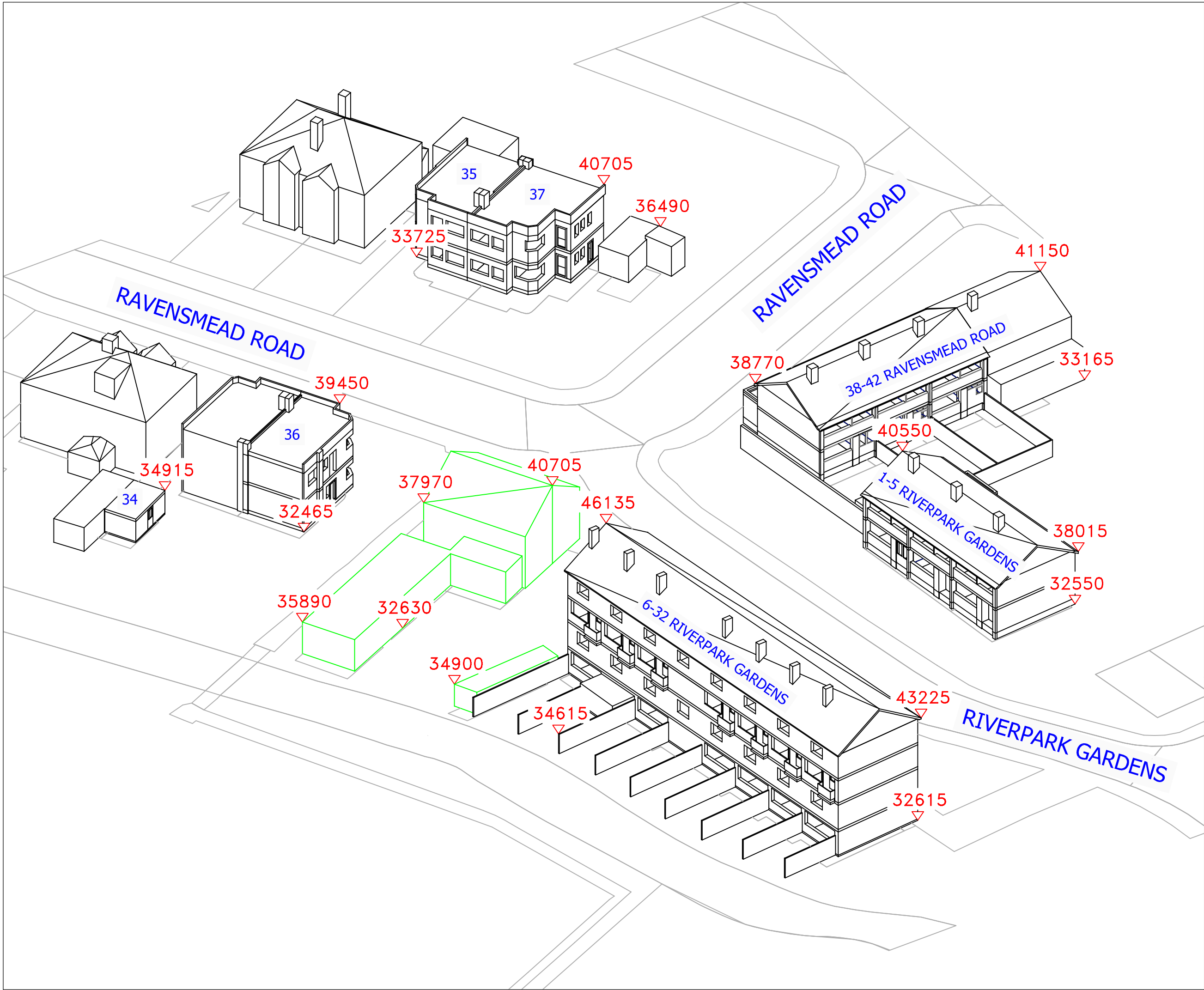
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Project  
RIVERPARK GARDENS  
BROMLEY, LONDON

Title  
3D VIEW I  
EXISTING BUILDINGS

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| Scale       | Date     |          |
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Sources of Information

BELL PHILLIPS 17.10.14  
IR01-8622

VERTEX MODELLING  
IR02-8622

BELL PHILLIPS 11.11.14  
IR03-8622

FIND OS MAP  
IR04-8622

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Project

RIVERPARK GARDENS  
BROMLEY, LONDON

Title

3D VIEW II  
EXISTING BUILDINGS

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Drawn

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Drawing No.  
8622-03

Date

29.11.14

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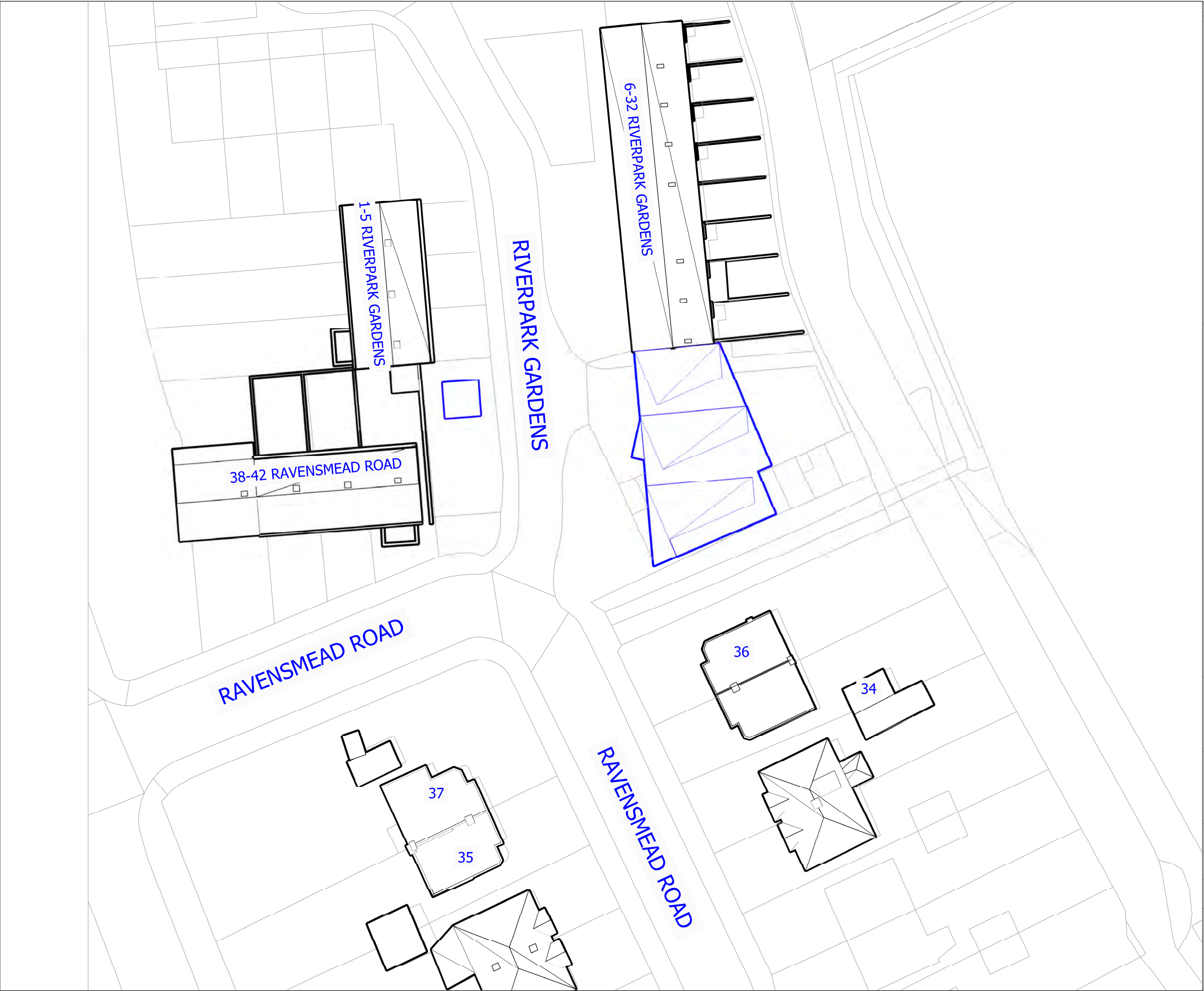
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PROPOSED



Sources of Information

BELL PHILLIPS 17.10.14  
IR01-8622

VERTEX MODELLING  
IR02-8622

BELL PHILLIPS 11.11.14  
IR03-8622

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Notes

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Project

RIVERPARK GARDENS  
BROMLEY, LONDON

Title

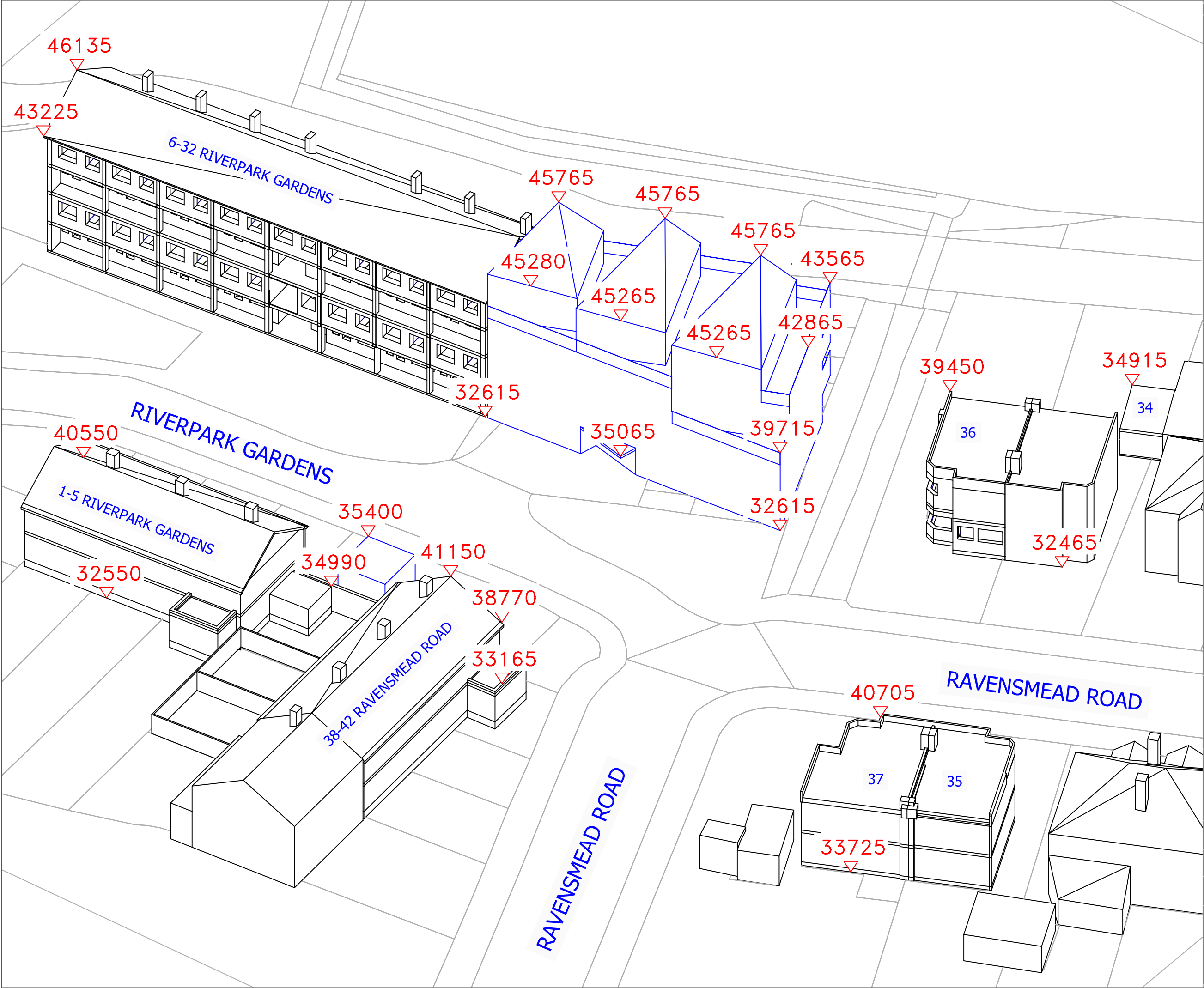
SITE PLAN  
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Sources of Information

BELL PHILLIPS 17.10.14  
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VERTEX MODELLING  
IR02-8622

BELL PHILLIPS 11.11.14  
IR03-8622

FIND OS MAP  
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Notes

N.B. DO NOT SCALE OFF THIS DRAWING

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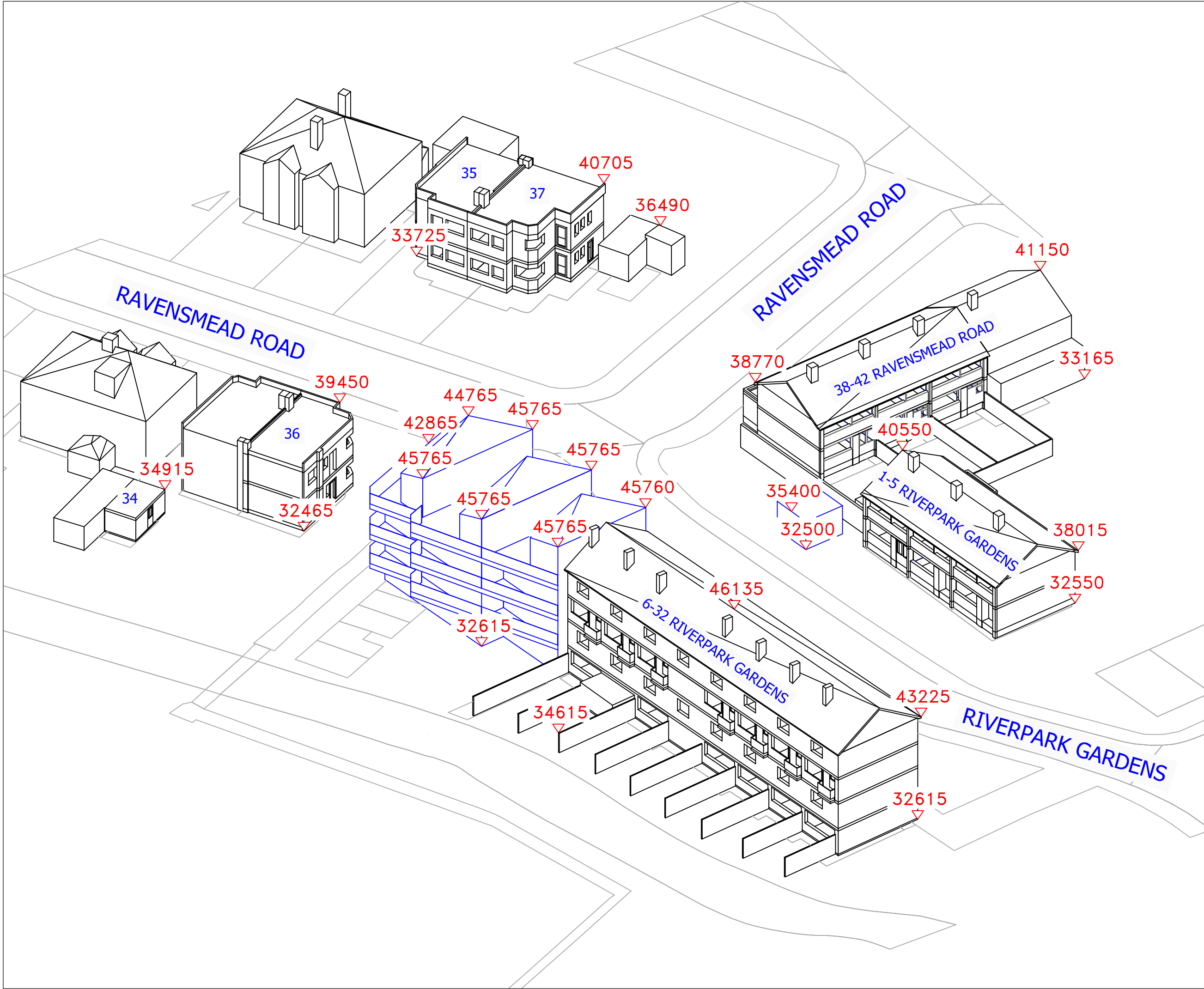
Project  
RIVERPARK GARDENS  
BROMLEY, LONDON

Title  
3D VIEW I  
PROPOSED SCHEME

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| Scale       | Date     |          |
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Sources of Information

BELL PHILLIPS 17.10.14  
IR01-8622

VERTEX MODELLING  
IR02-8622

BELL PHILLIPS 11.11.14  
IR03-8622

FIND OS MAP  
IR04-8622

Notes

N.B. DO NOT SCALE OFF THIS DRAWING

ALL HEIGHTS GIVEN IN mm AOD  
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Project

RIVERPARK GARDENS  
BROMLEY, LONDON

Title

3D VIEW II  
PROPOSED SCHEME

Scale

NTS

Drawn

RG

Drawing No.  
8622-06

Date

29.11.14

Checked

BSP

Rel No.  
01

Revision  
A



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# APPENDIX 3

DAYLIGHT AND SUNLIGHT TABLES OF RESULTS

VERTICAL SKY COMPONENT (VSC) &  
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)



Project Name: 8622-M01  
Project No:  
Report Title:  
Architect:  
Scheme Iteration No:  
Iteration Description:  
Date of Analysis: 27/11/2014  
Key drawings:

| Floor Ref. | Room Ref. | Room | Use. | Window Ref. | Scenario | VSC | Difference | Available Sunlight Hours |        |          |        |
|------------|-----------|------|------|-------------|----------|-----|------------|--------------------------|--------|----------|--------|
|            |           |      |      |             |          |     |            | Annual %                 | Diff % | Winter % | Diff % |

6-32\_Riverpark Gardens

|        |                |     |                      |       |      |               |      |   |      |
|--------|----------------|-----|----------------------|-------|------|---------------|------|---|------|
| Ground | NoRoomAttach - | W1  | Existing<br>Proposed | 9.89  | 1.00 | 10            | 1.00 | 2 | 1.00 |
|        |                |     |                      | 9.88  |      | 10            |      | 2 |      |
| Ground | NoRoomAttach - | W2  | Existing<br>Proposed | 12.96 | 1.00 | 16            | 1.00 | 5 | 1.00 |
|        |                |     |                      | 12.96 |      | 16            |      | 5 |      |
| Ground | NoRoomAttach - | W3  | Existing<br>Proposed | 9.2   | 1.00 | 12            | 1.00 | 5 | 1.00 |
|        |                |     |                      | 9.2   |      | 12            |      | 5 |      |
| Ground | NoRoomAttach - | W4  | Existing<br>Proposed | 9.9   | 1.00 | 12            | 1.00 | 3 | 1.00 |
|        |                |     |                      | 9.91  |      | 12            |      | 3 |      |
| Ground | NoRoomAttach - | W5  | Existing<br>Proposed | 12.73 | 1.00 | 17            | 1.00 | 5 | 1.00 |
|        |                |     |                      | 12.75 |      | 17            |      | 5 |      |
| Ground | NoRoomAttach - | W6  | Existing<br>Proposed | 8.91  | 1.00 | 10            | 1.00 | 4 | 1.00 |
|        |                |     |                      | 8.92  |      | 10            |      | 4 |      |
| Ground | NoRoomAttach - | W7  | Existing<br>Proposed | 10.21 | 1.00 | 12            | 1.00 | 3 | 1.00 |
|        |                |     |                      | 10.22 |      | 12            |      | 3 |      |
| Ground | NoRoomAttach - | W8  | Existing<br>Proposed | 8.37  | 1.00 | 11            | 1.00 | 4 | 1.00 |
|        |                |     |                      | 8.37  |      | 11            |      | 4 |      |
| Ground | NoRoomAttach - | W9  | Existing<br>Proposed | 13.1  | 1.00 | 17            | 1.00 | 5 | 1.00 |
|        |                |     |                      | 13.11 |      | 17            |      | 5 |      |
| Ground | NoRoomAttach - | W10 | Existing<br>Proposed | 11.11 | 1.00 | 12            | 1.00 | 2 | 1.00 |
|        |                |     |                      | 11.11 |      | 12            |      | 2 |      |
| Ground | NoRoomAttach - | W11 | Existing<br>Proposed | 14.1  | 1.00 | 17            | 1.00 | 4 | 1.00 |
|        |                |     |                      | 14.1  |      | 17            |      | 4 |      |
| Ground | NoRoomAttach - | W12 | Existing<br>Proposed | 9.74  | 1.00 | 12            | 1.00 | 4 | 1.00 |
|        |                |     |                      | 9.74  |      | 12            |      | 4 |      |
| Ground | NoRoomAttach - | W13 | Existing<br>Proposed | 11.63 | 1.00 | 12            | 1.00 | 2 | 1.00 |
|        |                |     |                      | 11.63 |      | 12            |      | 2 |      |
| Ground | NoRoomAttach - | W14 | Existing<br>Proposed | 14.54 | 1.00 | 18            | 1.00 | 5 | 1.00 |
|        |                |     |                      | 14.54 |      | 18            |      | 5 |      |
| Ground | NoRoomAttach - | W15 | Existing<br>Proposed | 10.16 | 1.00 | 12            | 1.00 | 4 | 1.00 |
|        |                |     |                      | 10.16 |      | 12            |      | 4 |      |
| Ground | NoRoomAttach - | W16 | Existing<br>Proposed | 12.09 | 1.00 | 13            | 1.00 | 3 | 1.00 |
|        |                |     |                      | 12.09 |      | 13            |      | 3 |      |
| Ground | NoRoomAttach - | W17 | Existing<br>Proposed | 14.94 | 1.00 | 19            | 1.00 | 6 | 1.00 |
|        |                |     |                      | 14.94 |      | 19            |      | 6 |      |
| Ground | NoRoomAttach - | W18 | Existing<br>Proposed | 10.54 | 1.00 | 13            | 1.00 | 5 | 1.00 |
|        |                |     |                      | 10.54 |      | 13            |      | 5 |      |
| Ground | NoRoomAttach - | W19 | Existing<br>Proposed | 12.44 | 1.00 | 13            | 1.00 | 3 | 1.00 |
|        |                |     |                      | 12.44 |      | 13            |      | 3 |      |
| Ground | NoRoomAttach - | W20 | Existing<br>Proposed | 9.01  | 1.00 | 13            | 1.00 | 5 | 1.00 |
|        |                |     |                      | 9.01  |      | 13            |      | 5 |      |
| Ground | NoRoomAttach - | W21 | Existing<br>Proposed | 14.95 | 1.00 | 19            | 1.00 | 6 | 1.00 |
|        |                |     |                      | 14.95 |      | 19            |      | 6 |      |
| Ground | NoRoomAttach - | W22 | Existing<br>Proposed | 36.17 | 1.00 | *North Facing |      |   |      |
|        |                |     |                      | 36.05 |      |               |      |   |      |
| Ground | NoRoomAttach - | W23 | Existing<br>Proposed | 37.08 | 1.00 | *North Facing |      |   |      |
|        |                |     |                      | 36.95 |      |               |      |   |      |
| Ground | NoRoomAttach - | W24 | Existing<br>Proposed | 37.59 | 1.00 | *North Facing |      |   |      |
|        |                |     |                      | 37.55 |      |               |      |   |      |
| Ground | NoRoomAttach - | W25 | Existing<br>Proposed | 37.54 | 1.00 | *North Facing |      |   |      |
|        |                |     |                      | 37.52 |      |               |      |   |      |
| Ground | NoRoomAttach - | W26 | Existing<br>Proposed | 37.58 | 1.00 | *North Facing |      |   |      |
|        |                |     |                      | 37.56 |      |               |      |   |      |
| Ground | NoRoomAttach - | W27 | Existing<br>Proposed | 37.66 | 1.00 | *North Facing |      |   |      |
|        |                |     |                      | 37.64 |      |               |      |   |      |
| First  | NoRoomAttach - | W1  | Existing<br>Proposed | 38.3  | 0.97 | *North Facing |      |   |      |
|        |                |     |                      | 37.09 |      |               |      |   |      |
| First  | NoRoomAttach - | W2  | Existing<br>Proposed | 37.99 | 1.00 | *North Facing |      |   |      |
|        |                |     |                      | 37.81 |      |               |      |   |      |
| First  | NoRoomAttach - | W3  | Existing<br>Proposed | 37.99 | 1.00 | *North Facing |      |   |      |
|        |                |     |                      | 37.91 |      |               |      |   |      |
| First  | NoRoomAttach - | W4  | Existing<br>Proposed | 38.21 | 1.00 | *North Facing |      |   |      |
|        |                |     |                      | 38.19 |      |               |      |   |      |

Project Name: 8622-M01  
 Project No:  
 Report Title:  
 Architect:  
 Scheme Iteration No:  
 Iteration Description:  
 Date of Analysis: 27/11/2014  
 Key drawings:

|            |                |      |      |             |          |       |            | Available Sunlight Hours |        |          |        |
|------------|----------------|------|------|-------------|----------|-------|------------|--------------------------|--------|----------|--------|
| Floor Ref. | Room Ref.      | Room | Use. | Window Ref. | Scenario | VSC   | Difference | Annual %                 | Diff % | Winter % | Diff % |
| First      | NoRoomAttach - |      |      | W5          | Existing | 37.98 | 1.00       | *North Facing            |        |          |        |
|            |                |      |      |             | Proposed | 37.96 |            |                          |        |          |        |
| First      | NoRoomAttach - |      |      | W6          | Existing | 37.98 | 1.00       | *North Facing            |        |          |        |
|            |                |      |      |             | Proposed | 37.97 |            |                          |        |          |        |
| First      | NoRoomAttach - |      |      | W7          | Existing | 38.01 | 1.00       | *North Facing            |        |          |        |
|            |                |      |      |             | Proposed | 38    |            |                          |        |          |        |
| First      | NoRoomAttach - |      |      | W8          | Existing | 37.28 | 1.00       | 50                       | 1.00   | 15       | 1.00   |
|            |                |      |      |             | Proposed | 37.34 |            | 50                       |        | 15       |        |
| First      | NoRoomAttach - |      |      | W9          | Existing | 37.22 | 1.00       | 49                       | 1.00   | 14       | 1.00   |
|            |                |      |      |             | Proposed | 37.26 |            | 49                       |        | 14       |        |
| First      | NoRoomAttach - |      |      | W10         | Existing | 37.18 | 1.00       | 49                       | 1.00   | 14       | 1.00   |
|            |                |      |      |             | Proposed | 37.21 |            | 49                       |        | 14       |        |
| First      | NoRoomAttach - |      |      | W11         | Existing | 37.17 | 1.00       | 48                       | 1.00   | 13       | 1.00   |
|            |                |      |      |             | Proposed | 37.2  |            | 48                       |        | 13       |        |
| First      | NoRoomAttach - |      |      | W12         | Existing | 37.24 | 1.00       | 47                       | 1.00   | 13       | 1.00   |
|            |                |      |      |             | Proposed | 37.26 |            | 47                       |        | 13       |        |
| First      | NoRoomAttach - |      |      | W13         | Existing | 37.33 | 1.00       | 49                       | 1.00   | 14       | 1.00   |
|            |                |      |      |             | Proposed | 37.34 |            | 49                       |        | 14       |        |
| First      | NoRoomAttach - |      |      | W14         | Existing | 37.78 | 1.00       | 48                       | 1.00   | 13       | 1.00   |
|            |                |      |      |             | Proposed | 37.79 |            | 48                       |        | 13       |        |
| First      | NoRoomAttach - |      |      | W15         | Existing | 37.91 | 1.00       | 48                       | 1.00   | 13       | 1.00   |
|            |                |      |      |             | Proposed | 37.91 |            | 48                       |        | 13       |        |
| First      | NoRoomAttach - |      |      | W16         | Existing | 38.05 | 1.00       | 48                       | 1.00   | 13       | 1.00   |
|            |                |      |      |             | Proposed | 38.06 |            | 48                       |        | 13       |        |
| First      | NoRoomAttach - |      |      | W17         | Existing | 38.18 | 1.00       | 48                       | 1.00   | 13       | 1.00   |
|            |                |      |      |             | Proposed | 38.19 |            | 48                       |        | 13       |        |
| First      | NoRoomAttach - |      |      | W18         | Existing | 38.32 | 1.00       | 49                       | 1.00   | 14       | 1.00   |
|            |                |      |      |             | Proposed | 38.32 |            | 49                       |        | 14       |        |
| First      | NoRoomAttach - |      |      | W19         | Existing | 38.43 | 1.00       | 49                       | 1.00   | 14       | 1.00   |
|            |                |      |      |             | Proposed | 38.44 |            | 49                       |        | 14       |        |
| First      | NoRoomAttach - |      |      | W20         | Existing | 38.55 | 1.00       | 49                       | 1.00   | 14       | 1.00   |
|            |                |      |      |             | Proposed | 38.55 |            | 49                       |        | 14       |        |
| First      | NoRoomAttach - |      |      | W21         | Existing | 38.65 | 1.00       | 49                       | 1.00   | 14       | 1.00   |
|            |                |      |      |             | Proposed | 38.65 |            | 49                       |        | 14       |        |
| Second     | NoRoomAttach - |      |      | W1          | Existing | 8.82  | 1.00       | 11                       | 1.00   | 6        | 1.00   |
|            |                |      |      |             | Proposed | 8.82  |            | 11                       |        | 6        |        |
| Second     | NoRoomAttach - |      |      | W2          | Existing | 14.58 | 1.00       | 18                       | 1.00   | 7        | 1.00   |
|            |                |      |      |             | Proposed | 14.58 |            | 18                       |        | 7        |        |
| Second     | NoRoomAttach - |      |      | W3          | Existing | 11.73 | 1.00       | 11                       | 1.00   | 4        | 1.00   |
|            |                |      |      |             | Proposed | 11.73 |            | 11                       |        | 4        |        |
| Second     | NoRoomAttach - |      |      | W4          | Existing | 10.41 | 1.00       | 11                       | 1.00   | 6        | 1.00   |
|            |                |      |      |             | Proposed | 10.41 |            | 11                       |        | 6        |        |
| Second     | NoRoomAttach - |      |      | W5          | Existing | 14.82 | 1.00       | 18                       | 1.00   | 7        | 1.00   |
|            |                |      |      |             | Proposed | 14.82 |            | 18                       |        | 7        |        |
| Second     | NoRoomAttach - |      |      | W6          | Existing | 11.69 | 1.00       | 11                       | 1.00   | 4        | 1.00   |
|            |                |      |      |             | Proposed | 11.69 |            | 11                       |        | 4        |        |
| Second     | NoRoomAttach - |      |      | W7          | Existing | 10.36 | 1.00       | 11                       | 1.00   | 6        | 1.00   |
|            |                |      |      |             | Proposed | 10.36 |            | 11                       |        | 6        |        |
| Second     | NoRoomAttach - |      |      | W8          | Existing | 14.76 | 1.00       | 18                       | 1.00   | 7        | 1.00   |
|            |                |      |      |             | Proposed | 14.76 |            | 18                       |        | 7        |        |
| Second     | NoRoomAttach - |      |      | W9          | Existing | 10.3  | 1.00       | 11                       | 1.00   | 6        | 1.00   |
|            |                |      |      |             | Proposed | 10.3  |            | 11                       |        | 6        |        |
| Second     | NoRoomAttach - |      |      | W10         | Existing | 14.69 | 1.00       | 18                       | 1.00   | 7        | 1.00   |
|            |                |      |      |             | Proposed | 14.69 |            | 18                       |        | 7        |        |
| Second     | NoRoomAttach - |      |      | W11         | Existing | 11.48 | 1.00       | 11                       | 1.00   | 4        | 1.00   |
|            |                |      |      |             | Proposed | 11.48 |            | 11                       |        | 4        |        |
| Second     | NoRoomAttach - |      |      | W12         | Existing | 9.79  | 1.00       | 11                       | 1.00   | 6        | 1.00   |
|            |                |      |      |             | Proposed | 9.79  |            | 11                       |        | 6        |        |
| Second     | NoRoomAttach - |      |      | W13         | Existing | 14.5  | 1.00       | 18                       | 1.00   | 7        | 1.00   |
|            |                |      |      |             | Proposed | 14.5  |            | 18                       |        | 7        |        |
| Second     | NoRoomAttach - |      |      | W14         | Existing | 11.39 | 1.00       | 11                       | 1.00   | 4        | 1.00   |
|            |                |      |      |             | Proposed | 11.39 |            | 11                       |        | 4        |        |
| Second     | NoRoomAttach - |      |      | W15         | Existing | 10.18 | 1.00       | 11                       | 1.00   | 6        | 1.00   |
|            |                |      |      |             | Proposed | 10.18 |            | 11                       |        | 6        |        |

| Project Name: 8622-M01<br>Project No:<br>Report Title:<br>Architect:<br>Scheme Iteration No:<br>Iteration Description:<br>Date of Analysis: 27/11/2014<br>Key drawings: |                |      |      |             |                      |                |            |                          |        |          |        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------|------|-------------|----------------------|----------------|------------|--------------------------|--------|----------|--------|
| Floor Ref.                                                                                                                                                              | Room Ref.      | Room | Use. | Window Ref. | Scenario             | VSC            | Difference | Available Sunlight Hours |        |          |        |
|                                                                                                                                                                         |                |      |      |             |                      |                |            | Annual %                 | Diff % | Winter % | Diff % |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W16         | Existing<br>Proposed | 14.55<br>14.55 | 1.00       | 18<br>18                 | 1.00   | 7<br>7   | 1.00   |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W17         | Existing<br>Proposed | 11.38<br>11.38 | 1.00       | 11<br>11                 | 1.00   | 4<br>4   | 1.00   |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W18         | Existing<br>Proposed | 10.23<br>10.23 | 1.00       | 11<br>11                 | 1.00   | 6<br>6   | 1.00   |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W19         | Existing<br>Proposed | 14.53<br>14.53 | 1.00       | 18<br>18                 | 1.00   | 7<br>7   | 1.00   |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W20         | Existing<br>Proposed | 11.09<br>11.09 | 1.00       | 11<br>11                 | 1.00   | 4<br>4   | 1.00   |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W21         | Existing<br>Proposed | 39.39<br>37.62 | 0.96       | *North Facing            |        |          |        |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W22         | Existing<br>Proposed | 11.76<br>11.76 | 1.00       | *North Facing            |        |          |        |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W23         | Existing<br>Proposed | 16.59<br>16.38 | 0.99       | *North Facing            |        |          |        |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W24         | Existing<br>Proposed | 39.33<br>39.05 | 0.99       | *North Facing            |        |          |        |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W25         | Existing<br>Proposed | 16.59<br>16.59 | 1.00       | *North Facing            |        |          |        |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W26         | Existing<br>Proposed | 11.76<br>11.76 | 1.00       | *North Facing            |        |          |        |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W27         | Existing<br>Proposed | 39.32<br>39.2  | 1.00       | *North Facing            |        |          |        |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W28         | Existing<br>Proposed | 11.76<br>11.76 | 1.00       | *North Facing            |        |          |        |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W29         | Existing<br>Proposed | 16.59<br>16.59 | 1.00       | *North Facing            |        |          |        |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W30         | Existing<br>Proposed | 39.31<br>39.27 | 1.00       | *North Facing            |        |          |        |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W31         | Existing<br>Proposed | 11.76<br>11.76 | 1.00       | *North Facing            |        |          |        |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W32         | Existing<br>Proposed | 16.59<br>16.59 | 1.00       | *North Facing            |        |          |        |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W33         | Existing<br>Proposed | 39.31<br>39.29 | 1.00       | *North Facing            |        |          |        |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W34         | Existing<br>Proposed | 16.59<br>16.59 | 1.00       | *North Facing            |        |          |        |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W35         | Existing<br>Proposed | 11.76<br>11.76 | 1.00       | *North Facing            |        |          |        |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W36         | Existing<br>Proposed | 16.59<br>16.59 | 1.00       | *North Facing            |        |          |        |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W37         | Existing<br>Proposed | 11.76<br>11.76 | 1.00       | *North Facing            |        |          |        |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W38         | Existing<br>Proposed | 39.31<br>39.3  | 1.00       | *North Facing            |        |          |        |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W39         | Existing<br>Proposed | 39.33<br>39.32 | 1.00       | *North Facing            |        |          |        |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W40         | Existing<br>Proposed | 11.76<br>11.76 | 1.00       | *North Facing            |        |          |        |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W41         | Existing<br>Proposed | 16.59<br>16.59 | 1.00       | *North Facing            |        |          |        |
| Second                                                                                                                                                                  | NoRoomAttach - |      |      | W42         | Existing<br>Proposed | 11.62<br>11.62 | 1.00       | 11<br>11                 | 1.00   | 4<br>4   | 1.00   |
| Third                                                                                                                                                                   | NoRoomAttach - |      |      | W1          | Existing<br>Proposed | 38.37<br>37.46 | 0.98       | *North Facing            |        |          |        |
| Third                                                                                                                                                                   | NoRoomAttach - |      |      | W2          | Existing<br>Proposed | 38.34<br>38.21 | 1.00       | *North Facing            |        |          |        |
| Third                                                                                                                                                                   | NoRoomAttach - |      |      | W3          | Existing<br>Proposed | 38.34<br>38.28 | 1.00       | *North Facing            |        |          |        |
| Third                                                                                                                                                                   | NoRoomAttach - |      |      | W4          | Existing<br>Proposed | 38.34<br>38.32 | 1.00       | *North Facing            |        |          |        |
| Third                                                                                                                                                                   | NoRoomAttach - |      |      | W5          | Existing<br>Proposed | 38.34<br>38.33 | 1.00       | *North Facing            |        |          |        |
| Third                                                                                                                                                                   | NoRoomAttach - |      |      | W6          | Existing<br>Proposed | 38.34<br>38.33 | 1.00       | *North Facing            |        |          |        |

Project Name: 8622-M01  
Project No:  
Report Title:  
Architect:  
Scheme Iteration No:  
Iteration Description:  
Date of Analysis: 27/11/2014  
Key drawings:

| Floor Ref. | Room Ref.      | Room | Use. | Window Ref. | Scenario          | VSC            | Difference | Available Sunlight Hours |        |          |        |
|------------|----------------|------|------|-------------|-------------------|----------------|------------|--------------------------|--------|----------|--------|
|            |                |      |      |             |                   |                |            | Annual %                 | Diff % | Winter % | Diff % |
| Third      | NoRoomAttach - |      |      | W7          | Existing Proposed | 38.35<br>38.34 | 1.00       | *North Facing            |        |          |        |
| Third      | NoRoomAttach - |      |      | W8          | Existing Proposed | 37.76<br>37.76 | 1.00       | 46                       | 1.00   | 15       | 1.00   |
| Third      | NoRoomAttach - |      |      | W9          | Existing Proposed | 37.74<br>37.74 | 1.00       | 46                       | 1.00   | 15       | 1.00   |
| Third      | NoRoomAttach - |      |      | W10         | Existing Proposed | 37.74<br>37.74 | 1.00       | 46                       | 1.00   | 15       | 1.00   |
| Third      | NoRoomAttach - |      |      | W11         | Existing Proposed | 37.74<br>37.74 | 1.00       | 46                       | 1.00   | 15       | 1.00   |
| Third      | NoRoomAttach - |      |      | W12         | Existing Proposed | 37.74<br>37.74 | 1.00       | 46                       | 1.00   | 15       | 1.00   |
| Third      | NoRoomAttach - |      |      | W13         | Existing Proposed | 37.74<br>37.74 | 1.00       | 46                       | 1.00   | 15       | 1.00   |
| Third      | NoRoomAttach - |      |      | W14         | Existing Proposed | 37.74<br>37.74 | 1.00       | 46                       | 1.00   | 15       | 1.00   |
| Third      | NoRoomAttach - |      |      | W15         | Existing Proposed | 37.74<br>37.74 | 1.00       | 46                       | 1.00   | 15       | 1.00   |
| Third      | NoRoomAttach - |      |      | W16         | Existing Proposed | 37.74<br>37.74 | 1.00       | 46                       | 1.00   | 15       | 1.00   |
| Third      | NoRoomAttach - |      |      | W17         | Existing Proposed | 37.74<br>37.74 | 1.00       | 46                       | 1.00   | 15       | 1.00   |
| Third      | NoRoomAttach - |      |      | W18         | Existing Proposed | 37.74<br>37.74 | 1.00       | 46                       | 1.00   | 15       | 1.00   |
| Third      | NoRoomAttach - |      |      | W19         | Existing Proposed | 37.74<br>37.74 | 1.00       | 46                       | 1.00   | 15       | 1.00   |
| Third      | NoRoomAttach - |      |      | W20         | Existing Proposed | 37.74<br>37.74 | 1.00       | 46                       | 1.00   | 15       | 1.00   |
| Third      | NoRoomAttach - |      |      | W21         | Existing Proposed | 37.78<br>37.78 | 1.00       | 46                       | 1.00   | 15       | 1.00   |

1-5\_Riverpark\_Gardens

|        |    |                  |    |                   |                |      |               |  |  |  |
|--------|----|------------------|----|-------------------|----------------|------|---------------|--|--|--|
| Ground | R1 | Kitchen          | W1 | Existing Proposed | 32.37<br>29.03 | 0.90 | *North Facing |  |  |  |
| Ground | R2 | Circulation Area | W2 | Existing Proposed | 31.67<br>28.89 | 0.91 | *North Facing |  |  |  |
| Ground | R2 | Circulation Area | W3 | Existing Proposed | 30<br>27.41    | 0.91 | *North Facing |  |  |  |
| Ground | R3 | Kitchen          | W4 | Existing Proposed | 31.35<br>29.22 | 0.93 | *North Facing |  |  |  |
| Ground | R4 | Circulation Area | W5 | Existing Proposed | 12.89<br>11.34 | 0.88 | *North Facing |  |  |  |
| Ground | R4 | Circulation Area | W6 | Existing Proposed | 1.03<br>0      | 0.00 | *North Facing |  |  |  |
| Ground | R5 | Kitchen          | W7 | Existing Proposed | 30.81<br>29.51 | 0.96 | *North Facing |  |  |  |
| Ground | R6 | Circulation Area | W8 | Existing Proposed | 11.71<br>10.76 | 0.92 | *North Facing |  |  |  |
| Ground | R6 | Circulation Area | W9 | Existing Proposed | 0.67<br>0.12   | 0.18 | *North Facing |  |  |  |
| First  | R1 | Bedroom          | W1 | Existing Proposed | 26.52<br>23.95 | 0.90 | *North Facing |  |  |  |
| First  | R2 | WC               | W2 | Existing Proposed | 26.04<br>23.88 | 0.92 | *North Facing |  |  |  |
| First  | R3 | Bedroom          | W3 | Existing Proposed | 25.66<br>23.92 | 0.93 | *North Facing |  |  |  |
| First  | R4 | WC               | W4 | Existing Proposed | 25.35<br>23.96 | 0.95 | *North Facing |  |  |  |
| First  | R5 | Bedroom          | W5 | Existing Proposed | 25.17<br>24.09 | 0.96 | *North Facing |  |  |  |
| First  | R6 | WC               | W6 | Existing Proposed | 25.08<br>24.24 | 0.97 | *North Facing |  |  |  |

Project Name: 8622-M01  
Project No:  
Report Title:  
Architect:  
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Iteration Description:  
Date of Analysis: 27/11/2014  
Key drawings:

| Floor Ref. | Room Ref. | Room | Use. | Window Ref. | Scenario | VSC | Difference | Available Sunlight Hours |        |          |        |
|------------|-----------|------|------|-------------|----------|-----|------------|--------------------------|--------|----------|--------|
|            |           |      |      |             |          |     |            | Annual %                 | Diff % | Winter % | Diff % |

**34\_Ravensbourne\_Rd**

|        |                |  |  |    |                   |       |      |               |  |  |  |
|--------|----------------|--|--|----|-------------------|-------|------|---------------|--|--|--|
| Ground | NoRoomAttach - |  |  | W1 | Existing Proposed | 31.97 | 0.94 | *North Facing |  |  |  |
|        |                |  |  |    |                   | 30.18 |      |               |  |  |  |

**35\_Ravensbourne\_Rd**

|        |                |  |  |    |                   |       |      |               |  |  |  |
|--------|----------------|--|--|----|-------------------|-------|------|---------------|--|--|--|
| Ground | NoRoomAttach - |  |  | W1 | Existing Proposed | 37.19 | 0.98 | *North Facing |  |  |  |
|        |                |  |  |    |                   | 36.61 |      |               |  |  |  |
| Ground | NoRoomAttach - |  |  | W2 | Existing Proposed | 37.15 | 0.98 | *North Facing |  |  |  |
|        |                |  |  |    |                   | 36.53 |      |               |  |  |  |
| First  | NoRoomAttach - |  |  | W1 | Existing Proposed | 38.76 | 0.99 | *North Facing |  |  |  |
|        |                |  |  |    |                   | 38.28 |      |               |  |  |  |
| First  | NoRoomAttach - |  |  | W2 | Existing Proposed | 38.73 | 0.99 | *North Facing |  |  |  |
|        |                |  |  |    |                   | 38.22 |      |               |  |  |  |

**36\_Ravensbourne\_Rd**

|        |                |    |                      |       |      |               |      |    |      |
|--------|----------------|----|----------------------|-------|------|---------------|------|----|------|
| Ground | NoRoomAttach - | W1 | Existing<br>Proposed | 31.32 | 0.79 | *North Facing |      |    |      |
|        |                |    |                      | 24.72 |      |               |      |    |      |
| Ground | NoRoomAttach - | W2 | Existing<br>Proposed | 32.03 | 0.85 | *North Facing |      |    |      |
|        |                |    |                      | 27.31 |      |               |      |    |      |
| Ground | NoRoomAttach - | W3 | Existing<br>Proposed | 33.97 | 0.98 | *North Facing |      |    |      |
|        |                |    |                      | 33.14 |      |               |      |    |      |
| Ground | NoRoomAttach - | W4 | Existing<br>Proposed | 31.6  | 1.00 | 38            | 1.00 | 8  | 1.00 |
|        |                |    |                      | 31.68 |      | 38            |      | 8  |      |
| Ground | NoRoomAttach - | W5 | Existing<br>Proposed | 30.6  | 0.81 | *North Facing |      |    |      |
|        |                |    |                      | 24.67 |      |               |      |    |      |
| Ground | NoRoomAttach - | W6 | Existing<br>Proposed | 36.4  | 1.00 | 60            | 1.00 | 19 | 1.00 |
|        |                |    |                      | 36.45 |      | 60            |      | 19 |      |
| Ground | NoRoomAttach - | W7 | Existing<br>Proposed | 36.39 | 1.00 | 60            | 1.00 | 19 | 1.00 |
|        |                |    |                      | 36.42 |      | 60            |      | 19 |      |
| First  | NoRoomAttach - | W1 | Existing<br>Proposed | 35.75 | 0.78 | *North Facing |      |    |      |
|        |                |    |                      | 27.99 |      |               |      |    |      |
| First  | NoRoomAttach - | W2 | Existing<br>Proposed | 35.68 | 0.80 | *North Facing |      |    |      |
|        |                |    |                      | 28.69 |      |               |      |    |      |
| First  | NoRoomAttach - | W3 | Existing<br>Proposed | 35.58 | 0.81 | *North Facing |      |    |      |
|        |                |    |                      | 28.87 |      |               |      |    |      |
| First  | NoRoomAttach - | W4 | Existing<br>Proposed | 36.61 | 0.86 | *North Facing |      |    |      |
|        |                |    |                      | 31.61 |      |               |      |    |      |
| First  | NoRoomAttach - | W5 | Existing<br>Proposed | 37.2  | 0.96 | *North Facing |      |    |      |
|        |                |    |                      | 35.88 |      |               |      |    |      |
| First  | NoRoomAttach - | W6 | Existing<br>Proposed | 35.94 | 1.00 | 50            | 1.00 | 14 | 1.00 |
|        |                |    |                      | 35.95 |      | 50            |      | 14 |      |

**37\_Ravensbourne\_Rd**

|        |                |  |  |    |                   |       |      |               |  |  |  |
|--------|----------------|--|--|----|-------------------|-------|------|---------------|--|--|--|
| Ground | NoRoomAttach - |  |  | W1 | Existing Proposed | 37.09 | 0.98 | *North Facing |  |  |  |
|        |                |  |  |    |                   | 36.41 |      |               |  |  |  |
| Ground | NoRoomAttach - |  |  | W2 | Existing Proposed | 37.03 | 0.98 | *North Facing |  |  |  |
|        |                |  |  |    |                   | 36.32 |      |               |  |  |  |
| Ground | NoRoomAttach - |  |  | W3 | Existing Proposed | 32.24 | 0.98 | *North Facing |  |  |  |
|        |                |  |  |    |                   | 31.51 |      |               |  |  |  |
| Ground | NoRoomAttach - |  |  | W4 | Existing Proposed | 36.45 | 0.98 | *North Facing |  |  |  |
|        |                |  |  |    |                   | 35.69 |      |               |  |  |  |
| Ground | NoRoomAttach - |  |  | W5 | Existing Proposed | 33.4  | 0.99 | *North Facing |  |  |  |
|        |                |  |  |    |                   | 33.08 |      |               |  |  |  |
| Ground | NoRoomAttach - |  |  | W6 | Existing Proposed | 22.94 | 0.97 | *North Facing |  |  |  |
|        |                |  |  |    |                   | 22.27 |      |               |  |  |  |
| Ground | NoRoomAttach - |  |  | W7 | Existing Proposed | 34.21 | 0.99 | *North Facing |  |  |  |
|        |                |  |  |    |                   | 33.94 |      |               |  |  |  |
| Ground | NoRoomAttach - |  |  | W8 | Existing Proposed | 32.03 | 0.99 | *North Facing |  |  |  |
|        |                |  |  |    |                   | 31.77 |      |               |  |  |  |



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Project No:  
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Architect:  
Scheme Iteration No:  
Iteration Description:  
Date of Analysis: 27/11/2014  
Key drawings:

| Floor Ref. | Room Ref.    | Room | Use. | Window Ref. | Scenario             | VSC            | Difference | Available Sunlight Hours |        |          |        |
|------------|--------------|------|------|-------------|----------------------|----------------|------------|--------------------------|--------|----------|--------|
|            |              |      |      |             |                      |                |            | Annual %                 | Diff % | Winter % | Diff % |
| Ground     | NoRoomAttach | -    |      | W9          | Existing<br>Proposed | 18.51<br>18.27 | 0.99       | *North Facing            |        |          |        |
| First      | NoRoomAttach | -    |      | W1          | Existing<br>Proposed | 38.68<br>38.12 | 0.99       | *North Facing            |        |          |        |
| First      | NoRoomAttach | -    |      | W2          | Existing<br>Proposed | 38.65<br>38.05 | 0.98       | *North Facing            |        |          |        |
| First      | NoRoomAttach | -    |      | W3          | Existing<br>Proposed | 36.44<br>35.81 | 0.98       | *North Facing            |        |          |        |
| First      | NoRoomAttach | -    |      | W4          | Existing<br>Proposed | 38.22<br>37.57 | 0.98       | *North Facing            |        |          |        |
| First      | NoRoomAttach | -    |      | W5          | Existing<br>Proposed | 36.16<br>35.89 | 0.99       | *North Facing            |        |          |        |
| First      | NoRoomAttach | -    |      | W6          | Existing<br>Proposed | 24.87<br>24.28 | 0.98       | *North Facing            |        |          |        |
| First      | NoRoomAttach | -    |      | W7          | Existing<br>Proposed | 38.31<br>38.08 | 0.99       | *North Facing            |        |          |        |
| First      | NoRoomAttach | -    |      | W8          | Existing<br>Proposed | 38.36<br>38.13 | 0.99       | *North Facing            |        |          |        |
| First      | NoRoomAttach | -    |      | W9          | Existing<br>Proposed | 38.34<br>38.13 | 0.99       | *North Facing            |        |          |        |

38-42\_Ravensbourne\_Rd

|        |    |                  |  |    |                      |                |      |               |  |  |  |
|--------|----|------------------|--|----|----------------------|----------------|------|---------------|--|--|--|
| Ground | R1 | Living room      |  | W1 | Existing<br>Proposed | 31.46<br>31.33 | 1.00 | *North Facing |  |  |  |
| Ground | R2 | Circulation Area |  | W2 | Existing<br>Proposed | 32.35<br>32.25 | 1.00 | *North Facing |  |  |  |
| Ground | R2 | Circulation Area |  | W3 | Existing<br>Proposed | 31.39<br>31.27 | 1.00 | *North Facing |  |  |  |
| Ground | R3 | Living room      |  | W4 | Existing<br>Proposed | 34.37<br>34.3  | 1.00 | *North Facing |  |  |  |
| Ground | R4 | Circulation Area |  | W5 | Existing<br>Proposed | 34.02<br>33.95 | 1.00 | *North Facing |  |  |  |
| Ground | R4 | Circulation Area |  | W6 | Existing<br>Proposed | 35.52<br>35.45 | 1.00 | *North Facing |  |  |  |
| Ground | R5 | Living room      |  | W7 | Existing<br>Proposed | 36.11<br>36.07 | 1.00 | *North Facing |  |  |  |
| Ground | R6 | Circulation Area |  | W8 | Existing<br>Proposed | 28.78<br>28.73 | 1.00 | *North Facing |  |  |  |
| Ground | R6 | Circulation Area |  | W9 | Existing<br>Proposed | 34.6<br>34.56  | 1.00 | *North Facing |  |  |  |
| First  | R1 | Bedroom          |  | W1 | Existing<br>Proposed | 27.9<br>27.81  | 1.00 | *North Facing |  |  |  |
| First  | R2 | WC               |  | W2 | Existing<br>Proposed | 28.44<br>28.35 | 1.00 | *North Facing |  |  |  |
| First  | R3 | Bedroom          |  | W3 | Existing<br>Proposed | 29.04<br>29    | 1.00 | *North Facing |  |  |  |
| First  | R4 | WC               |  | W4 | Existing<br>Proposed | 29.45<br>29.4  | 1.00 | *North Facing |  |  |  |
| First  | R5 | Bedroom          |  | W5 | Existing<br>Proposed | 29.87<br>29.84 | 1.00 | *North Facing |  |  |  |
| First  | R6 | WC               |  | W6 | Existing<br>Proposed | 30.15<br>30.12 | 1.00 | *North Facing |  |  |  |

NO SKY LINE (NSL)

Project Name: 8622-M01  
 Project No:  
 Report Title:  
 Architect:  
 Scheme Iteration No:  
 Iteration Description:  
 Date of Analysis: 27/11/2014  
 Key drawings:

| Floor Ref. | Room Ref. | Room Use. |  | Room Area | Lit Area Existing | Lit Area Proposed | Difference % |
|------------|-----------|-----------|--|-----------|-------------------|-------------------|--------------|
|------------|-----------|-----------|--|-----------|-------------------|-------------------|--------------|

## 6-32\_Riverpark Gardens

|        |     |                  |                      |       |               |               |      |
|--------|-----|------------------|----------------------|-------|---------------|---------------|------|
| Ground | R1  | Circulation Area | Area m2<br>% of room | 3.64  | 3.20<br>88%   | 3.20<br>88%   | 1.00 |
| Ground | R2  | WC               | Area m2<br>% of room | 0.97  | 0.94<br>97%   | 0.94<br>97%   | 1.00 |
| Ground | R3  | Circulation Area | Area m2<br>% of room | 3.64  | 3.16<br>87%   | 3.16<br>87%   | 1.00 |
| Ground | R4  | WC               | Area m2<br>% of room | 0.97  | 0.94<br>97%   | 0.94<br>97%   | 1.00 |
| Ground | R5  | WC               | Area m2<br>% of room | 0.97  | 0.94<br>97%   | 0.94<br>97%   | 1.00 |
| Ground | R6  | Circulation Area | Area m2<br>% of room | 3.64  | 3.16<br>87%   | 3.16<br>87%   | 1.00 |
| Ground | R7  | Circulation Area | Area m2<br>% of room | 3.64  | 3.15<br>87%   | 3.15<br>87%   | 1.00 |
| Ground | R8  | WC               | Area m2<br>% of room | 0.97  | 0.94<br>97%   | 0.94<br>97%   | 1.00 |
| Ground | R9  | Circulation Area | Area m2<br>% of room | 3.64  | 3.13<br>86%   | 3.13<br>86%   | 1.00 |
| Ground | R10 | WC               | Area m2<br>% of room | 0.97  | 0.94<br>97%   | 0.94<br>97%   | 1.00 |
| Ground | R11 | Circulation Area | Area m2<br>% of room | 3.64  | 3.15<br>87%   | 3.15<br>87%   | 1.00 |
| Ground | R12 | WC               | Area m2<br>% of room | 0.97  | 0.94<br>97%   | 0.94<br>97%   | 1.00 |
| Ground | R13 | Circulation Area | Area m2<br>% of room | 3.64  | 3.14<br>86%   | 3.14<br>86%   | 1.00 |
| Ground | R14 | WC               | Area m2<br>% of room | 0.97  | 0.94<br>97%   | 0.94<br>97%   | 1.00 |
| Ground | R15 | Kitchen          | Area m2<br>% of room | 7.32  | 7.18<br>98%   | 7.18<br>98%   | 1.00 |
| Ground | R16 | Kitchen          | Area m2<br>% of room | 7.32  | 7.20<br>98%   | 7.20<br>98%   | 1.00 |
| Ground | R17 | Kitchen          | Area m2<br>% of room | 7.32  | 7.20<br>98%   | 7.20<br>98%   | 1.00 |
| Ground | R18 | Kitchen          | Area m2<br>% of room | 7.32  | 7.20<br>98%   | 7.20<br>98%   | 1.00 |
| Ground | R19 | Kitchen          | Area m2<br>% of room | 7.32  | 7.20<br>98%   | 7.20<br>98%   | 1.00 |
| Ground | R20 | Kitchen          | Area m2<br>% of room | 7.32  | 7.20<br>98%   | 7.20<br>98%   | 1.00 |
| Ground | R21 | Kitchen          | Area m2<br>% of room | 7.32  | 7.20<br>98%   | 7.20<br>98%   | 1.00 |
| Ground | R22 | Living room      | Area m2<br>% of room | 15.02 | 14.97<br>100% | 14.97<br>100% | 1.00 |
| Ground | R23 | Living room      | Area m2<br>% of room | 15.02 | 14.97<br>100% | 14.97<br>100% | 1.00 |
| Ground | R24 | Living room      | Area m2<br>% of room | 15.02 | 14.97<br>100% | 14.97<br>100% | 1.00 |
| Ground | R25 | Living room      | Area m2<br>% of room | 15.02 | 14.97<br>100% | 14.97<br>100% | 1.00 |



Project Name: 8622-M01  
Project No:  
Report Title:  
Architect:  
Scheme Iteration No:  
Iteration Description:  
Date of Analysis: 27/11/2014  
Key drawings:

| Floor Ref. | Room Ref. | Room Use.        |                      | Room Area | Lit Area Existing | Lit Area Proposed | Difference % |
|------------|-----------|------------------|----------------------|-----------|-------------------|-------------------|--------------|
| Ground     | R26       | Living room      | Area m2<br>% of room | 15.02     | 14.97<br>100%     | 14.97<br>100%     | 1.00         |
| Ground     | R27       | Living room      | Area m2<br>% of room | 15.02     | 14.97<br>100%     | 14.97<br>100%     | 1.00         |
| First      | R1        | WC               | Area m2<br>% of room | 3.58      | 3.53<br>99%       | 3.53<br>99%       | 1.00         |
| First      | R2        | WC               | Area m2<br>% of room | 3.58      | 3.53<br>99%       | 3.53<br>99%       | 1.00         |
| First      | R3        | WC               | Area m2<br>% of room | 3.58      | 3.53<br>99%       | 3.53<br>99%       | 1.00         |
| First      | R4        | WC               | Area m2<br>% of room | 3.58      | 3.53<br>99%       | 3.53<br>99%       | 1.00         |
| First      | R5        | WC               | Area m2<br>% of room | 3.58      | 3.53<br>99%       | 3.53<br>99%       | 1.00         |
| First      | R6        | WC               | Area m2<br>% of room | 3.58      | 3.53<br>99%       | 3.53<br>99%       | 1.00         |
| First      | R7        | WC               | Area m2<br>% of room | 3.58      | 3.53<br>99%       | 3.53<br>99%       | 1.00         |
| First      | R8        | Bedroom          | Area m2<br>% of room | 9.31      | 9.17<br>98%       | 9.17<br>98%       | 1.00         |
| First      | R9        | Bedroom          | Area m2<br>% of room | 9.31      | 9.17<br>98%       | 9.17<br>98%       | 1.00         |
| First      | R10       | Bedroom          | Area m2<br>% of room | 9.31      | 9.17<br>98%       | 9.17<br>98%       | 1.00         |
| First      | R11       | Bedroom          | Area m2<br>% of room | 9.31      | 9.17<br>98%       | 9.17<br>98%       | 1.00         |
| First      | R12       | Bedroom          | Area m2<br>% of room | 9.31      | 9.17<br>98%       | 9.17<br>98%       | 1.00         |
| First      | R13       | Bedroom          | Area m2<br>% of room | 9.31      | 9.17<br>98%       | 9.17<br>98%       | 1.00         |
| First      | R14       | Bedroom          | Area m2<br>% of room | 9.31      | 9.17<br>98%       | 9.17<br>98%       | 1.00         |
| First      | R15       | Bedroom          | Area m2<br>% of room | 10.37     | 10.04<br>97%      | 9.93<br>96%       | 0.99         |
| First      | R16       | Bedroom          | Area m2<br>% of room | 10.37     | 10.03<br>97%      | 10.02<br>97%      | 1.00         |
| First      | R17       | Bedroom          | Area m2<br>% of room | 10.37     | 10.03<br>97%      | 10.03<br>97%      | 1.00         |
| First      | R18       | Bedroom          | Area m2<br>% of room | 10.37     | 10.04<br>97%      | 10.04<br>97%      | 1.00         |
| First      | R19       | Bedroom          | Area m2<br>% of room | 10.37     | 10.03<br>97%      | 10.03<br>97%      | 1.00         |
| First      | R20       | Bedroom          | Area m2<br>% of room | 10.37     | 10.03<br>97%      | 10.03<br>97%      | 1.00         |
| First      | R21       | Bedroom          | Area m2<br>% of room | 10.37     | 10.03<br>97%      | 10.03<br>97%      | 1.00         |
| Second     | R1        | Circulation Area | Area m2<br>% of room | 3.64      | 3.18<br>87%       | 3.18<br>87%       | 1.00         |
| Second     | R2        | Circulation Area | Area m2<br>% of room | 3.64      | 3.18<br>87%       | 3.18<br>87%       | 1.00         |
| Second     | R3        | Circulation Area | Area m2<br>% of room | 3.64      | 3.18<br>87%       | 3.18<br>87%       | 1.00         |
| Second     | R4        | Circulation Area | Area m2<br>% of room | 3.64      | 3.14<br>86%       | 3.14<br>86%       | 1.00         |
| Second     | R5        | Circulation Area | Area m2<br>% of room | 3.64      | 3.15<br>87%       | 3.15<br>87%       | 1.00         |
| Second     | R6        | Circulation Area | Area m2<br>% of room | 3.64      | 3.15<br>87%       | 3.15<br>87%       | 1.00         |

Project Name: 8622-M01  
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 Report Title:  
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 Iteration Description:  
 Date of Analysis: 27/11/2014  
 Key drawings:

| Floor Ref. | Room Ref. | Room Use.        |                      | Room Area | Lit Area Existing | Lit Area Proposed | Difference % |
|------------|-----------|------------------|----------------------|-----------|-------------------|-------------------|--------------|
| Second     | R7        | Circulation Area | Area m2<br>% of room | 3.64      | 3.18<br>87%       | 3.18<br>87%       | 1.00         |
| Second     | R8        | WC               | Area m2<br>% of room | 0.97      | 0.94<br>97%       | 0.94<br>97%       | 1.00         |
| Second     | R9        | WC               | Area m2<br>% of room | 0.97      | 0.94<br>97%       | 0.94<br>97%       | 1.00         |
| Second     | R10       | WC               | Area m2<br>% of room | 0.97      | 0.94<br>97%       | 0.94<br>97%       | 1.00         |
| Second     | R11       | WC               | Area m2<br>% of room | 0.97      | 0.94<br>97%       | 0.94<br>97%       | 1.00         |
| Second     | R12       | WC               | Area m2<br>% of room | 0.97      | 0.94<br>97%       | 0.94<br>97%       | 1.00         |
| Second     | R13       | WC               | Area m2<br>% of room | 0.97      | 0.94<br>97%       | 0.94<br>97%       | 1.00         |
| Second     | R14       | WC               | Area m2<br>% of room | 0.97      | 0.94<br>97%       | 0.94<br>97%       | 1.00         |
| Second     | R15       | Living room      | Area m2<br>% of room | 14.22     | 14.22<br>100%     | 14.22<br>100%     | 1.00         |
| Second     | R16       | Living room      | Area m2<br>% of room | 14.22     | 14.22<br>100%     | 14.22<br>100%     | 1.00         |
| Second     | R17       | Living room      | Area m2<br>% of room | 14.22     | 14.22<br>100%     | 14.22<br>100%     | 1.00         |
| Second     | R18       | Living room      | Area m2<br>% of room | 14.22     | 14.22<br>100%     | 14.22<br>100%     | 1.00         |
| Second     | R19       | Living room      | Area m2<br>% of room | 14.22     | 14.22<br>100%     | 14.22<br>100%     | 1.00         |
| Second     | R20       | Living room      | Area m2<br>% of room | 14.22     | 14.22<br>100%     | 14.22<br>100%     | 1.00         |
| Second     | R21       | Living room      | Area m2<br>% of room | 14.22     | 14.22<br>100%     | 14.22<br>100%     | 1.00         |
| Second     | R22       | Kitchen          | Area m2<br>% of room | 7.32      | 7.18<br>98%       | 7.18<br>98%       | 1.00         |
| Second     | R23       | Kitchen          | Area m2<br>% of room | 7.32      | 7.18<br>98%       | 7.18<br>98%       | 1.00         |
| Second     | R24       | Kitchen          | Area m2<br>% of room | 7.32      | 7.18<br>98%       | 7.18<br>98%       | 1.00         |
| Second     | R25       | Kitchen          | Area m2<br>% of room | 7.32      | 7.18<br>98%       | 7.18<br>98%       | 1.00         |
| Second     | R26       | Kitchen          | Area m2<br>% of room | 7.32      | 7.18<br>98%       | 7.18<br>98%       | 1.00         |
| Second     | R27       | Kitchen          | Area m2<br>% of room | 7.32      | 7.18<br>98%       | 7.18<br>98%       | 1.00         |
| Second     | R28       | Kitchen          | Area m2<br>% of room | 7.32      | 7.16<br>98%       | 7.16<br>98%       | 1.00         |
| Third      | R1        | Bedroom          | Area m2<br>% of room | 13.89     | 13.47<br>97%      | 13.35<br>96%      | 0.99         |
| Third      | R2        | Bedroom          | Area m2<br>% of room | 13.89     | 13.47<br>97%      | 13.46<br>97%      | 1.00         |
| Third      | R3        | Bedroom          | Area m2<br>% of room | 13.89     | 13.47<br>97%      | 13.47<br>97%      | 1.00         |
| Third      | R4        | Bedroom          | Area m2<br>% of room | 13.89     | 13.47<br>97%      | 13.47<br>97%      | 1.00         |
| Third      | R5        | Bedroom          | Area m2<br>% of room | 13.89     | 13.47<br>97%      | 13.47<br>97%      | 1.00         |
| Third      | R6        | Bedroom          | Area m2<br>% of room | 13.89     | 13.47<br>97%      | 13.47<br>97%      | 1.00         |
| Third      | R7        | Bedroom          | Area m2<br>% of room | 13.89     | 13.47<br>97%      | 13.47<br>97%      | 1.00         |

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 Iteration Description:  
 Date of Analysis: 27/11/2014  
 Key drawings:

| Floor Ref. | Room Ref. | Room Use. |                      | Room Area | Lit Area Existing | Lit Area Proposed | Difference % |
|------------|-----------|-----------|----------------------|-----------|-------------------|-------------------|--------------|
| Third      | R8        | Bedroom   | Area m2<br>% of room | 9.31      | 9.16<br>98%       | 9.16<br>98%       | 1.00         |
| Third      | R9        | Bedroom   | Area m2<br>% of room | 9.31      | 9.16<br>98%       | 9.16<br>98%       | 1.00         |
| Third      | R10       | Bedroom   | Area m2<br>% of room | 9.31      | 9.16<br>98%       | 9.16<br>98%       | 1.00         |
| Third      | R11       | Bedroom   | Area m2<br>% of room | 9.31      | 9.16<br>98%       | 9.16<br>98%       | 1.00         |
| Third      | R12       | Bedroom   | Area m2<br>% of room | 9.31      | 9.16<br>98%       | 9.16<br>98%       | 1.00         |
| Third      | R13       | Bedroom   | Area m2<br>% of room | 9.31      | 9.16<br>98%       | 9.16<br>98%       | 1.00         |
| Third      | R14       | Bedroom   | Area m2<br>% of room | 9.31      | 9.16<br>98%       | 9.16<br>98%       | 1.00         |
| Third      | R15       | WC        | Area m2<br>% of room | 3.58      | 3.53<br>99%       | 3.53<br>99%       | 1.00         |
| Third      | R16       | WC        | Area m2<br>% of room | 3.58      | 3.53<br>99%       | 3.53<br>99%       | 1.00         |
| Third      | R17       | WC        | Area m2<br>% of room | 3.58      | 3.53<br>99%       | 3.53<br>99%       | 1.00         |
| Third      | R18       | WC        | Area m2<br>% of room | 3.58      | 3.53<br>99%       | 3.53<br>99%       | 1.00         |
| Third      | R19       | WC        | Area m2<br>% of room | 3.58      | 3.53<br>99%       | 3.53<br>99%       | 1.00         |
| Third      | R20       | WC        | Area m2<br>% of room | 3.58      | 3.53<br>99%       | 3.53<br>99%       | 1.00         |
| Third      | R21       | WC        | Area m2<br>% of room | 3.58      | 3.53<br>99%       | 3.53<br>99%       | 1.00         |

### 1-5\_Riverpark\_Gardens

|        |    |                  |                      |       |              |              |      |
|--------|----|------------------|----------------------|-------|--------------|--------------|------|
| Ground | R1 | Kitchen          | Area m2<br>% of room | 17.45 | 17.06<br>98% | 13.82<br>79% | 0.81 |
| Ground | R2 | Circulation Area | Area m2<br>% of room | 7.82  | 6.62<br>85%  | 5.79<br>74%  | 0.87 |
| Ground | R3 | Kitchen          | Area m2<br>% of room | 16.95 | 15.58<br>92% | 13.29<br>78% | 0.85 |
| Ground | R4 | Circulation Area | Area m2<br>% of room | 6.62  | 4.28<br>65%  | 4.28<br>65%  | 1.00 |
| Ground | R5 | Kitchen          | Area m2<br>% of room | 16.95 | 14.52<br>86% | 13.27<br>78% | 0.91 |
| Ground | R6 | Circulation Area | Area m2<br>% of room | 6.94  | 4.22<br>61%  | 4.22<br>61%  | 1.00 |
| First  | R1 | Bedroom          | Area m2<br>% of room | 14.37 | 13.95<br>97% | 10.95<br>76% | 0.78 |
| First  | R2 | WC               | Area m2<br>% of room | 5.59  | 5.52<br>99%  | 5.52<br>99%  | 1.00 |
| First  | R3 | Bedroom          | Area m2<br>% of room | 14.02 | 12.47<br>89% | 10.57<br>75% | 0.85 |
| First  | R4 | WC               | Area m2<br>% of room | 5.59  | 5.52<br>99%  | 5.52<br>99%  | 1.00 |
| First  | R5 | Bedroom          | Area m2<br>% of room | 14.02 | 11.19<br>80% | 10.45<br>75% | 0.93 |
| First  | R6 | WC               | Area m2<br>% of room | 5.78  | 5.71<br>99%  | 5.71<br>99%  | 1.00 |

### 34\_Ravensbourne\_Rd

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 Project No:  
 Report Title:  
 Architect:  
 Scheme Iteration No:  
 Iteration Description:  
 Date of Analysis: 27/11/2014  
 Key drawings:

| Floor Ref. | Room Ref. | Room Use. |                      | Room Area | Lit Area Existing | Lit Area Proposed | Difference % |
|------------|-----------|-----------|----------------------|-----------|-------------------|-------------------|--------------|
| Ground     | R1        | storage   | Area m2<br>% of room | 12.12     | 8.90<br>73%       | 8.00<br>66%       | 0.90         |

### 35\_Ravensbourne\_Rd

|        |    |             |                      |       |               |               |      |
|--------|----|-------------|----------------------|-------|---------------|---------------|------|
| Ground | R1 | Living room | Area m2<br>% of room | 14.98 | 14.96<br>100% | 14.96<br>100% | 1.00 |
| First  | R1 | Bedroom     | Area m2<br>% of room | 14.98 | 14.79<br>99%  | 14.79<br>99%  | 1.00 |

### 36\_Ravensbourne\_Rd

|        |    |             |                      |       |               |               |      |
|--------|----|-------------|----------------------|-------|---------------|---------------|------|
| Ground | R1 | Living room | Area m2<br>% of room | 33.30 | 33.30<br>100% | 33.30<br>100% | 1.00 |
| First  | R1 | Bedroom     | Area m2<br>% of room | 9.11  | 9.11<br>100%  | 9.11<br>100%  | 1.00 |
| First  | R2 | Bedroom     | Area m2<br>% of room | 6.43  | 6.30<br>98%   | 5.53<br>86%   | 0.88 |
| First  | R3 | WC          | Area m2<br>% of room | 3.00  | 2.84<br>95%   | 2.84<br>95%   | 1.00 |

### 37\_Ravensbourne\_Rd

|        |    |                  |                      |       |               |               |      |
|--------|----|------------------|----------------------|-------|---------------|---------------|------|
| Ground | R1 | Living room      | Area m2<br>% of room | 14.98 | 14.96<br>100% | 14.96<br>100% | 1.00 |
| Ground | R2 | Circulation Area | Area m2<br>% of room | 11.13 | 11.13<br>100% | 11.13<br>100% | 1.00 |
| Ground | R3 | WC               | Area m2<br>% of room | 2.41  | 2.29<br>95%   | 2.29<br>95%   | 1.00 |
| Ground | R4 | Kitchen          | Area m2<br>% of room | 10.80 | 7.35<br>68%   | 7.35<br>68%   | 1.00 |
| First  | R1 | Bedroom          | Area m2<br>% of room | 14.98 | 14.79<br>99%  | 14.79<br>99%  | 1.00 |
| First  | R2 | Bedroom          | Area m2<br>% of room | 10.80 | 8.46<br>78%   | 8.46<br>78%   | 1.00 |
| First  | R3 | Circulation Area | Area m2<br>% of room | 11.13 | 11.13<br>100% | 11.13<br>100% | 1.00 |
| First  | R4 | WC               | Area m2<br>% of room | 2.41  | 2.28<br>95%   | 2.28<br>95%   | 1.00 |

### 38-42\_Ravensbourne\_Rd

|        |    |                  |                      |       |              |              |      |
|--------|----|------------------|----------------------|-------|--------------|--------------|------|
| Ground | R1 | Living room      | Area m2<br>% of room | 17.45 | 17.25<br>99% | 17.25<br>99% | 1.00 |
| Ground | R2 | Circulation Area | Area m2<br>% of room | 7.82  | 7.81<br>100% | 7.81<br>100% | 1.00 |
| Ground | R3 | Living room      | Area m2<br>% of room | 16.95 | 16.77<br>99% | 16.77<br>99% | 1.00 |
| Ground | R4 | Circulation Area | Area m2<br>% of room | 7.84  | 7.75<br>99%  | 7.75<br>99%  | 1.00 |
| Ground | R5 | Living room      | Area m2<br>% of room | 16.95 | 16.77<br>99% | 16.77<br>99% | 1.00 |
| Ground | R6 | Circulation Area | Area m2<br>% of room | 8.16  | 8.05<br>99%  | 8.05<br>99%  | 1.00 |
| First  | R1 | Bedroom          | Area m2<br>% of room | 14.37 | 14.28<br>99% | 14.28<br>99% | 1.00 |
| First  | R2 | WC               | Area m2<br>% of room | 5.59  | 5.52<br>99%  | 5.52<br>99%  | 1.00 |

Project Name: 8622-M01  
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 Date of Analysis: 27/11/2014  
 Key drawings:

| Floor Ref. | Room Ref. | Room Use. |                      | Room Area | Lit Area Existing | Lit Area Proposed | Difference % |
|------------|-----------|-----------|----------------------|-----------|-------------------|-------------------|--------------|
| First      | R3        | Bedroom   | Area m2<br>% of room | 14.02     | 13.93<br>99%      | 13.93<br>99%      | 1.00         |
| First      | R4        | WC        | Area m2<br>% of room | 5.59      | 5.52<br>99%       | 5.52<br>99%       | 1.00         |
| First      | R5        | Bedroom   | Area m2<br>% of room | 14.02     | 13.93<br>99%      | 13.93<br>99%      | 1.00         |
| First      | R6        | WC        | Area m2<br>% of room | 5.78      | 5.71<br>99%       | 5.71<br>99%       | 1.00         |