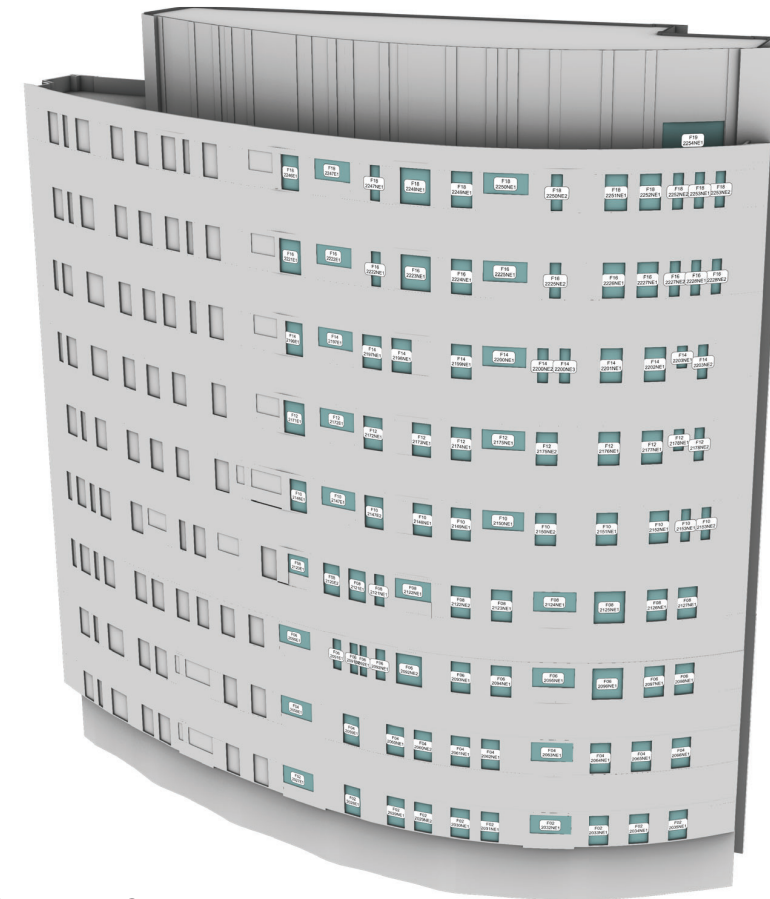


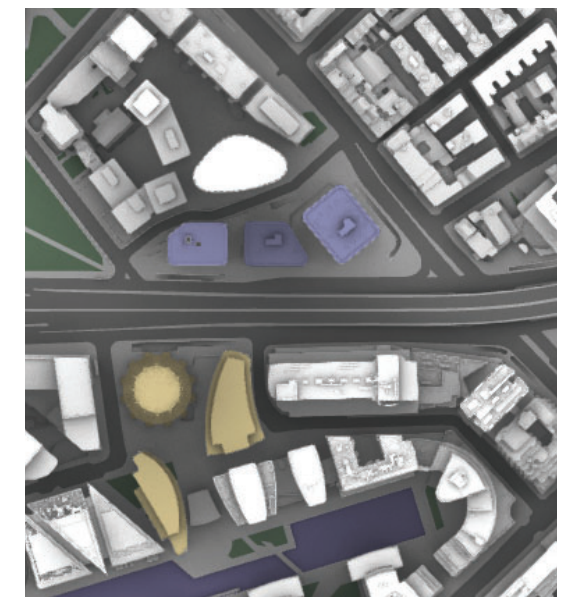
1 Merchant Square  
Southern Elevation



6 Merchant Square  
North-Eastern Elevation



6 Merchant Square  
North-Western Elevation



				VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE				AVERAGE DAYLIGHT FACTOR			
FLOOR	ROOM	ROOM USE	WINDOW	FB (3A)	PROPOSED (3B)	LOSS	%	FB (3A)	PROPOSED (3B)	LOSS	%	FB (3A)	PROPOSED (3B)	LOSS	%
1 MERCHANT SQUARE															
F02	1649	L/K/D	1649E1	2.7	0.3	2.4	88.9	38.7	7.9	30.8	79.6	0.5	0.3	0.2	40
	1650	BEDROOM	1650NE1	7.7	2.5	5.2	67.5	54.0	47.0	7.0	13.0	0.8	0.4	0.4	50
	1651	BEDROOM	1651NE1	11.7	5.7	6.0	51.3	89.1	69.3	19.8	22.2	1.4	0.7	0.7	50
	1652	L/K/D	1652NE1	12.8	5.2	7.6	59.4	85.8	68.9	16.9	19.7	1.6	0.9	0.7	43.8
	1653	BEDROOM	1653NI	20.2	13.0	7.2	35.6	98.6	98.6	0.0	0.0	3.4	2.3	1.1	32.4
	1654	L/K/D	1653N2	9.1	5.3	3.8	41.8	97.8	97.8	0.0	0.0	2.9	2.6	0.3	10.3
			1654NI	16.5	15.0	1.5	9.1								
			1654NW1	19.8	18.9	0.9	4.5								
	1667	L/K/D	1667E1	3.8	0.7	3.1	81.6	41.9	9.0	32.9	78.5	0.5	0.3	0.2	40
	1668	BEDROOM	1668E1	7.7	2.4	5.3	68.8	52.9	45.6	7.3	13.8	0.7	0.4	0.3	42.9
1669	BEDROOM	1669NE1	12.6	6.5	6.1	48.4	90.4	69.3	21.1	23.3	1	0.6	0.4	40	
1670	L/K/D	1670NE1	14.8	7.0	7.8	52.7	87.3	68.6	18.7	21.4	1.5	0.8	0.7	46.7	
1671	BEDROOM	1671NI	21.1	13.6	7.5	35.5	99.0	99.0	0.0	0.0	3.5	2.4	1.1	31.4	
	1672	L/K/D	1671N2	14.0	10.2	3.8	27.1	97.9	97.9	0.0	0.0	2.5	2.3	0.2	8
			1672NI	16.1	14.4	1.7	10.6								
	1672NW1	20.7	19.3	1.4	6.8										
	1687	BEDROOM	1687E1	4.6	1.5	3.1	67.4	49.7	25.0	24.7	49.7	0.9	0.5	0.4	44.4
	1688	BEDROOM	1688E1	5.4	1.6	3.8	70.4	45.0	38.6	6.4	14.2	0.8	0.4	0.4	50
1689	L/K/D	1689NE1	11.1	4.8	6.3	56.8	92.0	71.6	20.4	22.2	1.2	0.7	0.5	41.7	
1690	BEDROOM	1690NE1	17.0	8.9	8.1	47.6	90.3	72.9	17.4	19.3	1.7	1	0.7	41.2	
1691	L/K/D	1691NI	17.0	9.4	7.6	44.7	97.3	97.1	0.2	0.2	2.9	2	0.9	31	
	1692	L/K/D	1691N2	17.8	13.8	4.0	22.5	98.3	98.2	0.1	0.1	3.6	3.2	0.4	11.1
			1692NI	22.5	20.5	2.0	8.9								
	1692N2	21.9	19.4	2.5	11.4										
	1692N3	18.9	18.2	0.7	3.7										
	1693	BEDROOM	1693NW1	18.7	17.5	1.2	6.4	96.3	93.1	3.2	3.3	2	1.9	0.1	5
1708	LIVING ROOM	1708E1	1.9	0.3	1.6	84.2	42.0	14.7	27.3	65.0	0.5	0.3	0.2	40	
1709	BEDROOM	1709NE1	8.7	3.2	5.5	63.2	54.4	44.2	10.2	18.8	0.9	0.4	0.5	55.6	
1710	BEDROOM	1710NE1	13.8	7.3	6.5	47.1	94.5	83.0	16.5	16.6	1.9	1.1	0.8	42.1	
1711	LIVING ROOM	1711NE1	14.9	6.8	8.1	54.4	94.0	74.7	19.3	20.5	1.9	1	0.9	47.4	
1712	L/K/D	1712NI	17.7	10.2	7.5	42.4	96.1	96.1	0.0	0.0	2.5	1.7	0.8	32	
	1713	BEDROOM	1712N2	16.8	11.9	4.9	29.2	97.9	97.1	0.8	0.8	3.6	3.1	0.5	13.9
			1713NI	22.5	20.3	2.2	9.8								
	1713N2	15.2	11.4	3.8	25.0										
	1714	BEDROOM	1714NW1	22.7	21.4	1.3	5.7	94.1	88.6	5.5	5.8	3	2.8	0.2	6.7
	1731	BEDROOM	1731E1	2.3	0.9	1.4	60.9	24.9	17.2	7.7	30.9	0.5	0.3	0.2	40
1732	L/K/D	1732E1	6.9	2.2	4.7	68.1	53.5	34.9	18.6	34.8	0.7	0.4	0.3	42.9	
1733	L/K/D	1733NE1	12.9	6.1	6.8	52.7	98.1	77.0	21.1	21.5	1.3	0.7	0.6	46.2	
1734	BEDROOM	1734NE1	18.8	10.5	8.3	44.1	95.5	83.2	12.3	12.9	2.6	1.6	1	38.5	
1735	BEDROOM	1735NE1	16.2	11.3	4.9	30.2	96.9	91.2	5.7	5.9	2.3	1.6	0.7	30.4	
1736	L/K/D	1736NI	19.6	13.5	6.1	31.1	95.8	72.9	22.9	23.9	1.7	1.2	0.5	29.4	
1737	BEDROOM	1737NI	19.0	17.8	1.2	6.3	96.2	84.7	11.5	12.0	2.8	2.4	0.4	14.3	
			1737N2	13.0	10.3	2.7	20.8								
	1738	BEDROOM	1738NI	19.3	18.2	1.1	5.7	95.6	90.5	5.1	5.3	2.5	2.3	0.2	8
	1755	BEDROOM	1755E1	2.7	1.4	1.3	48.1	26.3	17.7	8.6	32.7	0.4	0.3	0.1	25
	1756	L/K/D	1756E1	7.5	2.9	4.6	61.3	53.3	33.6	19.7	37.0	0.7	0.4	0.3	42.9
	1757	L/K/D	1757NE1	13.3	7.0	6.3	47.4	98.4	78.3	20.1	20.4	1.3	0.7	0.6	46.2
1758	BEDROOM	1758NE1	18.9	8.2	10.7	43.4	95.2	83.5	11.7	12.3	2.8	1.7	1.1	39.3	
1759	BEDROOM	1759NI	14.0	6.4	7.6	54.3	97.2	92.9	4.3	4.4	2	1.3	0.7	35	
1760	L/K/D	1760NI	20.9	14.1	6.8	32.5	95.9	74.5	21.4	22.3	1.8	1.2	0.6	33.3	
1761	BEDROOM	1761NI	23.7	21.4	2.3	9.7	96.4	88.1	8.3	8.6	3	2.5	0.5	16.7	
			1761N2	13.9	11.0	2.9	20.9								
	1762	BEDROOM	1762NW1	24.3	23.3	1.0	4.1	98.0	94.7	3.3	3.4	2.7	2.6	0.1	3.7
	1779	L/K/D	1779NE1	14.9	8.1	6.8	45.6	98.7	79.1	19.6	19.9	1.4	0.8	0.6	42.9
	1780	BEDROOM	1780NE1	19.4	11.4	8.0	41.2	95.3	84.3	11.0	11.5	2.6	1.5	1.1	42.3
	1781	BEDROOM	1781NI	19.5	12.0	7.5	38.5	97.4	91.4	6.0	6.2	2.4	1.6	0.8	33.3
1782	L/K/D	1782NI	20.9	14.9	6.0	28.7	95.3	74.5	20.8	21.8	1.7	1.2	0.5	29.4	
1783	BEDROOM	1783NI	25.4	22.9	2.5	9.8	96.9	92.2	4.7	4.9	3.2	2.8	0.4	12.5	
			1783N2	22.4	19.6	2.8	12.5								
	1784	BEDROOM	1784NW1	25.6	24.3	1.3	5.1	94.3	90.5	3.8	4.0	2.3	2.2	0.1	4.3
	1799	L/K/D	1799NE1	11.3	5.1	6.2	54.9	96.9	76.3	20.6	21.3	1	0.6	0.4	40
	1800	BEDROOM	1800NE1	17.9	9.9	8.0	44.7	94.6	80.8	13.8	14.6	2.1	1.3	0.8	38.1
	1801	BEDROOM	1801NI	19.8	12.2	7.6	38.4	97.1	89.9	7.2	7.4	2.1	1.4	0.7	33.3
1802	L/K/D	1802NI	20.6	16.0	4.6	22.3	98.0	87.6	10.4	10.6	2.1	1.5	0.6	28.6	
1803	L/K/D	1803NI	21.3	18.4	2.9	13.6	96.8	96.4	0.4	0.4	2.2	1.9	0.3	13.6	
F10	1804	BEDROOM	1804NI	24.3	22.9	1.4	5.8	95.6	91.3	4.3	4.5	2.1	2	0.1	4.8
	1821	BEDROOM	1821E1	6.1	3.8	2.3	37.7	20.5	17.6	2.9	14.1	0.6	0.5	0.1	16.7
	1822	L/K/D	1822E1	6.5	2.2	4.3	66.2	50.2	28.8	21.4	42.6	0.3	0.3	0.3	50
	1823	L/K/D	1823NE1	11.9	5.6	6.3	52.9	97.4	78.4	19.0	19.5	1.2	0.7	0.5	41.7
	1824	BEDROOM	1824NE1	17.5	10.8	6.7	38.3	96.7	85.0	11.7	12.1	2.1	1.4	0.7	33.3
1825	BEDROOM	1825NI	20.0	13.4	6.6	33.0	96.5	89.5	7.0	7.3	2	1.4	0.6	30	
1826	L/K/D	1826NI	23.3	17.6	5.7	24.5	97.9	88.8	9.1	9.3	2.2	1.6	0.6	27.3	
1827	L/K/D	1827NI	22.5	20.2	2.3	10.2	96.8	96.5	0.3	0.3	2.1	1.9	0.2	9.5	
F13	1828	BEDROOM	1828NW1	27.0	26.1	0.9	3.3	98.5	98.5	0.0	0.0	2.5	2.4	0.1	4
	1845	BEDROOM	1845E1	9.0	7.4	1.6	17.8	75.4	58.7	16.7	22.1	2	1.6	0.4	20
	1846	BEDROOM	1846E1	15.9	11.5	4.4	27.7	69.2	65.6	3.6	5.2	2.2	1.6	0.6	27.3
	1847	L/K/D	1847NE1	13.3	7.6	5.7	42.9	95.7	83.9	11.8	12.3	1.3	0.8	0.5	38.5
	1848	BEDROOM	1848NE1	26.0	18.7	7.3	28.1	97.4	97.1	0.3	0.3	2.8	1.9	0.9	32.1
1849	BEDROOM	1849NI	20.8	13.8	7.0	33.7	96.5	85.8	10.7	10.8	2	1.4	0.4	23.5	
1850	L/K/D	1850NI	22.6	16.6	6.0	26.5	91.4	85.5	5.9	6.5	1.7	1.3	0.4	23.5	
1851	L/K/D	1851NI	29.0	26.9	2.1	7.2	93.9	92.1	1.8	1.9	1.7	1.7	0.2	10.5	
			1851N2	24.0	21.8	2.2	9.2								
	1852	BEDROOM	1852NI	27.5	26.0	1.5	5.5	99.5	99.5	0.0	0.0	3.4	3.1	0.3	8.8
	1853	LIVING ROOM	1853NI	20.1	19.2	0.9	4.5	88.7	84.2	4.5	5.1	2.8	2.6	0.2	7.1
	1870	BEDROOM	1870E1	17.3	14.3	3.0	17.3	97.2	97.2	0.0	0.0	3.1	2.8	0.3	9.7
	1871	BEDROOM	1871E1	23.3	19.6	3.7	19.6	97.8	97.8	0.0	0.0	2.7	2.4	0.3	18.2
1872	L/K/D	1872NE1	17.3	12.2	5.1	29.5	96.8	96.3	0.5	0.5	1.5	1.1	0.4	26.7	
1873	BEDROOM	1873NE1	22.6	17.2	5.4	23.9	98.3	97.8	0.5	0.5	2.3	1.7	0.6	26.1	
1874	BEDROOM	1874NI	24.6	21.8	2.8	11.4	96.3	87.4	8.9	9.2	1.3	1.8	0.5	21.7	
1875	L/K/D	1875NI	26.6	21.4	5.2	19.5	90.8	84.7	6.1	6.7	1.7	1.3	0.4	23.5	
F19	1876	BEDROOM	1876NI	22.0	20.6	1.4	6.4	99.2	99.2	0.0	0.0	2.2	2.1	0.1	4.5
	1877	BEDROOM	1877NI	32.6	31.8	0.8	2.5	98.3	97.4	0.9	0.9	3.6	3.4	0.2	5.6
	1894	BEDROOM	1877N2	26.6	28.0	0.6	2.1								
	1895	BEDROOM	1894E1	25.3	22.2	3.1	12.3	100.0	100.0	0.0	0.0	4.1	3.8	0.3	7.3
	1896	BEDROOM	1895E1	29.6	26.1	3.5	11.8	100.0	100.0	0.0	0.0	3.8	3.4	0.4	10.5
1896	L/K/D	1896NE1	19.5	14.7	4.8	24.6	96.5	96.5	0.0	0.0	1.5	1.2	0.3	20	
1897	BEDROOM	1897NE1	26.9	21.6	5.3	19.7	98.5	98.1	0.4	0.4	2.3	1.8	0.5	21.7	
1898	BEDROOM	1898NI	20.7	15.9	4.8	25.9	75.6	67.3	7.5	7.7	2.4</				

				ANNUAL PROBABLE SUNLIGHT HOURS					ANNUAL PROBABLE SUNLIGHT HOURS						
FLOOR	ROOM	ROOM USE	WINDOW	WINDOW FB (3A)		WINDOW PROPOSED (3B)		TOTAL % LOSS	WINTER % LOSS	ROOM FB (3A)		ROOM PROPOSED (3B)		TOTAL % LOSS	WINTER % LOSS
				TOTAL	WINTER	TOTAL	WINTER			TOTAL	WINTER	TOTAL	WINTER		
1 MERCHANT SQUARE															
F02	1649	L/K/D	1649E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1650	BEDROOM	1650NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1651	BEDROOM	1651NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1652	L/K/D	1652NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1653	BEDROOM	1653NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1654	L/K/D	1653NE2 1654NW1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F03	1667	L/K/D	1667E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1668	BEDROOM	1668E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1669	BEDROOM	1669NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1670	L/K/D	1670NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1671	BEDROOM	1671NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1672	L/K/D	1671NE2 1672NW1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F04	1687	BEDROOM	1687E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1688	BEDROOM	1688E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1689	L/K/D	1689NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1690	BEDROOM	1690NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1691	L/K/D	1691NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1692	L/K/D	1691NE2 1692NE1 1692NE2 1692NE3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F05	1693	BEDROOM	1693NW1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1709	LIVING ROOM	1709E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1710	BEDROOM	1710NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1711	LIVING ROOM	1711NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1712	L/K/D	1712NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1713	BEDROOM	1713NE1 1713NE2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F06	1714	BEDROOM	1714NW1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1731	BEDROOM	1731E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1732	L/K/D	1732E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1733	L/K/D	1733NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1734	BEDROOM	1734NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1735	BEDROOM	1735NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1736	L/K/D	1736NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1737	BEDROOM	1737NE1 1737NE2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F07	1738	BEDROOM	1738NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1755	BEDROOM	1755E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1756	L/K/D	1756E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1757	L/K/D	1757NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1758	BEDROOM	1758NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1759	BEDROOM	1759NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1760	L/K/D	1760NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1761	BEDROOM	1761NE1 1761NE2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F08	1762	BEDROOM	1762NW1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1779	L/K/D	1779NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1780	BEDROOM	1780NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1781	BEDROOM	1781NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1782	L/K/D	1782NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1783	BEDROOM	1783NE1 1783NE2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F09	1784	BEDROOM	1784NW1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1799	L/K/D	1799NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1800	BEDROOM	1800NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1801	BEDROOM	1801NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1802	L/K/D	1802NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1803	L/K/D	1803NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F10	1804	BEDROOM	1804NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1821	BEDROOM	1821E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1822	L/K/D	1822E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1823	L/K/D	1823NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1824	BEDROOM	1824NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1825	BEDROOM	1825NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1826	L/K/D	1826NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1827	L/K/D	1827NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F13	1828	BEDROOM	1828NW1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1845	BEDROOM	1845E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1846	BEDROOM	1846E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1847	L/K/D	1847NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1848	BEDROOM	1848NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1849	BEDROOM	1849NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1850	L/K/D	1850NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1851	L/K/D	1851NE1 1851NE2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F16	1852	BEDROOM	1852NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			1852NE2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1853	LIVING ROOM	1853NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1870	BEDROOM	1870E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1871	BEDROOM	1871E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1872	L/K/D	1872NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1873	BEDROOM	1873NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1874	BEDROOM	1874NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1875	L/K/D	1875NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F19	1876	BEDROOM	1876NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1877	BEDROOM	1877NE1 1877NE2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1894	BEDROOM	1894E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1895	BEDROOM	1895E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1896	L/K/D	1896NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1897	BEDROOM	1897NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1898	BEDROOM	1898NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1899	L/K/D	1899NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F22	1900	BEDROOM	1900NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1901	LIVING ROOM	1901NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1918	LIVING ROOM	1918E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1919	BEDROOM	1919E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1920	BEDROOM	1920NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1921	BEDROOM	1921NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1922	LIVING ROOM	1922NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1923	BEDROOM	1923NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 102: Assessment Data - 1 Merchant Square - 2030 Baseline v Cumulative

				VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE				AVERAGE DAYLIGHT FACTOR			
FLOOR	ROOM	ROOM USE	WINDOW	FB (3A)	PROPOSED (3B)	LOSS	%	FB (3A)	PROPOSED (3B)	LOSS	%	FB (3A)	PROPOSED (3B)	LOSS	%
F25	1924	BEDROOM	1924N1	37.0	35.7	1.3	3.5	98.1	98.1	0.0	0.0	4	3.8	0.2	5
	1925	LIVING ROOM	1925N1	24.6	24.5	0.1	0.4	90.6	90.6	0.0	0.0	4	4	0	0
	1942	LIVING ROOM	1942E1	30.8	28.5	2.3	7.5	90.9	90.9	0.0	0.0	4.5	4.3	0.2	4.4
	1943	BEDROOM	1943NE1	37.4	34.6	2.8	7.4	98.5	98.5	0.0	0.0	3.5	3.3	0.2	3.7
	1944	BEDROOM	1944NE1	37.3	34.1	3.2	8.6	100.0	100.0	0.0	0.0	7.4	6.5	0.9	12.2
	1945	BEDROOM	1945NE1	36.8	33.6	3.2	8.7	98.9	98.9	0.0	0.0	3.9	3.4	0.5	12.8
	1946	LIVING ROOM	1946N1	27.6	24.9	2.7	9.8	95.0	95.0	0.0	0.0	5.2	4.7	0.5	9.6
1947	BEDROOM	1947N1	37.1	35.0	2.1	5.7	99.5	99.5	0.0	0.0	5.6	5.1	0.5	8.9	
F28	1948	BEDROOM	1948N1	26.8	26.5	0.3	1.1	97.7	97.7	0.0	0.0	3.4	3.3	0.1	2.9
	1949	BEDROOM	1949N1	22.9	22.9	0.0	0.0	97.3	97.3	0.0	0.0	4.2	4.2	0	0
			1949NW1	27.9	27.9	0.0	0.0								
	1966	LIVING ROOM	1966E1	20.0	18.4	1.6	8.0	94.5	94.5	0.0	0.0	2.9	2.7	0.2	6.9
	1967	BEDROOM	1967E1	24.7	22.5	2.2	8.9	96.7	96.7	0.0	0.0	2.6	2.4	0.2	7.7
	1968	BEDROOM	1968NE1	28.7	26.2	2.5	8.7	98.5	98.5	0.0	0.0	4.5	4.1	0.4	8.9
	1969	BEDROOM	1969NE1	28.2	25.8	2.4	8.5	98.8	98.8	0.0	0.0	3.1	2.7	0.4	12.9
1970	LIVING ROOM	1970N1	20.9	19.1	1.8	8.6	96.6	96.6	0.0	0.0	4	3.6	0.4	10	
1971	BEDROOM	1971N1	22.5	22.0	0.5	2.2	97.5	97.5	0.0	0.0	2.9	2.7	0.2	6.9	
F31	1972	BEDROOM	1972N1	28.2	27.5	0.7	2.5	98.9	98.9	0.0	0.0	3.7	3.6	0.1	2.7
			1972N2	22.2	22.2	0.0	0.0								
	1973	BEDROOM	1973N1	22.3	22.3	0.0	0.0	98.3	98.3	0.0	0.0	3.3	3.3	0	0
			1973N2	29.6	29.6	0.0	0.0								
	1985	BEDROOM	1985E1	31.6	30.5	1.1	3.5	99.0	99.0	0.0	0.0	3.9	3.7	0.2	5.1
	1986	BEDROOM	1986E1	26.3	24.5	1.8	6.8	97.8	97.8	0.0	0.0	2.1	2	0.1	4.8
	1987	BEDROOM	1987NE1	24.4	22.4	2.0	8.2	96.9	95.4	1.5	1.5	2.1	2	0.1	4.8
1988	BEDROOM	1988NE1	23.1	21.2	1.9	8.2	97.2	97.0	0.2	0.2	2	1.8	0.2	10	
1989	LIVING ROOM	1989N1	20.8	19.2	1.6	5.2	95.0	95.0	0.0	0.0	4.1	3.8	0.3	7.3	
			1989N2	19.0	18.8	0.2	1.1								
F34	1990	L/K/D	1990N1	29.6	29.2	0.4	1.4	98.1	98.1	0.0	0.0	2.9	2.9	0	0
			1990N2	27.9	27.3	0.6	2.2								
			1990N3	29.1	29.1	0.0	0.0								
			1990N4	14.2	14.2	0.0	0.0								
			1990NW1	29.6	29.6	0.0	0.0								
	2000	L/K/D	2000E1	35.4	34.2	1.2	3.4	100.0	99.3	0.7	0.7	2.6	2.5	0.1	3.8
	2001	BEDROOM	2001NE1	25.3	23.9	1.4	5.5	94.3	94.3	0.0	0.0	2	1.9	0.2	10
2002	BEDROOM	2002NE1	28.5	27.1	1.4	4.9	98.1	98.1	0.0	0.0	2.6	2.5	0.1	3.8	
2003	BEDROOM	2003N1	30.4	29.8	0.6	2.0	98.6	98.6	0.0	0.0	2.9	2.7	0.2	6.9	
F37	2004	KITCHEN	2004N1	29.1	28.4	0.7	2.4	97.0	97.0	0.0	0.0	3	2.9	0.1	3.3
			2004N2	24.2	23.8	0.4	1.7								
	2005	LIVING ROOM	2005N1	17.2	17.2	0.0	0.0	99.0	99.0	0.0	0.0	3.6	3.6	0	0
			2005NW1	33.0	33.0	0.0	0.0								
	2014	BEDROOM	2014E1	31.1	30.4	0.7	2.3	98.5	98.5	0.0	0.0	4	4	0.1	2.4
	2015	BEDROOM	2015NE1	23.7	22.8	0.9	3.8	97.6	97.6	0.0	0.0	3	2	0.1	3.1
	2016	BEDROOM	2016NE1	23.7	22.8	0.9	3.0	97.6	97.6	0.0	0.0	3.9	3.7	0.2	5.1
2017	LIVING ROOM	2017N1	31.8	31.0	0.8	2.5	96.8	96.8	0.0	0.0	3.7	3.5	0.2	5.4	

				ANNUAL PROBABLE SUNLIGHT HOURS						ANNUAL PROBABLE SUNLIGHT HOURS					
FLOOR	ROOM	ROOM USE	WINDOW	WINDOW FB (3A)		WINDOW PROPOSED (3B)		TOTAL % LOSS	WINTER % LOSS	ROOM FB (3A)		ROOM PROPOSED (3B)		TOTAL % LOSS	WINTER % LOSS
				TOTAL	WINTER	TOTAL	WINTER			TOTAL	WINTER	TOTAL	WINTER		
F25	1924	BEDROOM	1924N1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1925	LIVING ROOM	1925N1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1942	LIVING ROOM	1942E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1943	BEDROOM	1943NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1944	BEDROOM	1944NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1945	BEDROOM	1945NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1946	LIVING ROOM	1946N1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1947	BEDROOM	1947N1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F28	1948	BEDROOM	1948N1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1949	BEDROOM	1949N1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			1949NW1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1966	LIVING ROOM	1966E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1967	BEDROOM	1967E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1968	BEDROOM	1968NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1969	BEDROOM	1969NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1970	LIVING ROOM	1970N1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		1971	BEDROOM	1971N1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F31	1972	BEDROOM	1972N1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			1972N2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1973	BEDROOM	1973N1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			1973N2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1985	BEDROOM	1985E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1986	BEDROOM	1986E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1987	BEDROOM	1987NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1988	BEDROOM	1988NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			1988N1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		1989	LIVING ROOM	1989N1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			1989N2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F34	1990	L/K/D	1990N1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			1990N2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			1990N3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			1990N4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			1990NW1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2000	L/K/D	2000E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2001	BEDROOM	2001NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2002	BEDROOM	2002NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	2003	BEDROOM	2003N1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F37	2004	KITCHEN	2004N1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			2004N2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2005	LIVING ROOM	2005N1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			2005NW1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2014	BEDROOM	2014E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2015	BEDROOM	2015NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2016	BEDROOM	2016NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2017	LIVING ROOM	2017N1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

				VERTICAL SKY COMPONENT (WINDOWS)				NO SKY LINE				AVERAGE DAYLIGHT FACTOR			
FLOOR	ROOM	ROOM USE	WINDOW	FB (3A)	PROPOSED (3D)	LOSS	%	FB (3A)	PROPOSED (3D)	LOSS	%	FB (3A)	PROPOSED (3D)	LOSS	%
B MERCHANT SQUARE															
F02	2027	LIVING ROOM	2027E1	5.7	5.7	0.0	0.0	38.7	38.7	0.0	0.0	0.3	0.3	0	0
	2028	BEDROOM	2028E1	6.1	6.5	0.0	0.0	65.7	65.7	0.0	0.0	1.5	0.7	0.1	14.3
	2029	BEDROOM	2029NE1	6.6	6.6	0.0	0.0	87.6	87.6	0.0	0.0	1.2	1.2	0	0
			2029NE2	6.4	6.3	0.1	1.6								
	2030	BEDROOM	2030NE1	5.8	5.6	0.2	3.4	58.9	58.6	0.3	0.5	0.7	0.6	0.1	14.3
	2031	BEDROOM	2031NE1	5.5	5.2	0.3	5.5	51.2	51.2	0.0	0.0	0.6	0.6	0	0
	2032	LIVING ROOM	2032NE1	5.3	4.9	0.6	10.9	76.6	51.0	25.6	33.4	0.5	0.5	0	0
2033	BEDROOM	2033NE1	4.9	4.2	0.7	14.3	57.9	49.6	8.3	14.3	0.6	0.5	0.1	16.7	
2034	BEDROOM	2034NE1	4.5	4.0	0.5	11.1	65.7	35.3	30.4	46.3	0.5	0.5	0	0	
2035	KITCHEN	2035NE1	4.2	4.2	0.0	0.0	41.9	24.6	17.3	41.3	0.5	0.5	0	0	
F04	2058	LIVING ROOM	2058E1	9.0	9.0	0.0	0.0	61.5	61.5	0.0	0.0	0.6	0.6	0	0
	2059	BEDROOM	2059E1	8.8	8.8	0.0	0.0	68.0	68.0	0.0	0.0	0.8	0.8	0	0
	2060	BEDROOM	2060NE1	7.9	7.8	0.1	1.3	91.9	91.9	0.0	0.0	1.3	1.3	0	0
			2060NE2	7.4	7.3	0.1	1.4								
	2061	BEDROOM	2061NE1	6.7	6.5	0.2	3.0	62.0	62.0	0.0	0.0	0.7	0.7	0	0
	2062	BEDROOM	2062NE1	6.3	6.0	0.3	4.8	54.9	54.9	0.0	0.0	0.7	0.6	0.1	14.3
	2063	LIVING ROOM	2063NE1	6.4	5.8	0.6	9.4	78.2	53.5	24.7	31.6	0.6	0.6	0	0
2064	BEDROOM	2064NE1	5.6	4.9	0.7	12.5	58.1	53.2	4.9	8.4	0.6	0.6	0	0	
2065	BEDROOM	2065NE1	5.1	4.7	0.4	7.8	66.5	33.8	32.7	49.2	0.6	0.5	0.1	16.7	
2066	KITCHEN	2066NE1	4.9	4.9	0.0	0.0	33.4	29.7	3.7	11.1	0.6	0.6	0	0	
F06	2090	LIVING ROOM	2090E1	10.4	10.4	0.0	0.0	51.6	51.6	0.0	0.0	0.5	0.5	0	0
	2091	BEDROOM	2091E1	9.3	9.3	0.0	0.0	79.8	79.8	0.0	0.0	0.9	0.9	0	0
			2091E2	9.2	9.2	0.0	0.0								
	2092	LIVING ROOM	2092E1	9.0	9.0	0.0	0.0	91.7	91.2	0.5	0.5	0.9	0.9	0	0
			2092NE1	8.8	8.8	0.0	0.0								
			2092NE2	8.8	8.8	0.0	0.0								
			2092NE3	7.8	7.7	0.1	1.9								
2093	BEDROOM	2093NE1	7.3	7.0	0.3	4.1	63.1	63.1	0.0	0.0	0.8	0.7	0.1	12.5	
2094	LIVING ROOM	2094NE1	7.3	7.0	0.3	4.1	58.5	58.5	0.0	0.0	0.9	0.8	0.1	11.1	
2095	LIVING ROOM	2095NE1	7.3	6.8	0.5	6.8	79.1	59.7	19.4	24.5	0.7	0.7	0	0	
2096	BEDROOM	2096NE1	6.5	5.8	0.7	10.8	83.5	74.2	9.3	11.1	1	1	0	0	
2097	BEDROOM	2097NE1	5.8	5.7	0.1	1.7	67.3	33.0	34.3	51.0	0.6	0.6	0	0	
2098	KITCHEN	2098NE1	5.7	5.7	0.0	0.0	35.6	33.1	2.5	7.0	0.6	0.6	0	0	
F08	2120	LIVING ROOM	2120E1	12.0	12.0	0.0	0.0	79.9	79.9	0.0	0.0	0.9	0.9	0	0
	2121	BEDROOM	2120E2	11.5	11.5	0.0	0.0								
			2121E1	11.6	11.6	0.0	0.0	88.8	88.8	0.0	0.0	1.4	1.4	0	0
	2122	L/K/D	2122NE1	10.8	10.7	0.1	0.9	46.9	42.0	4.9	10.4	0.8	0.8	0	0
			2122NE2	9.4	9.2	0.2	2.1								
	2123	BEDROOM	2123NE1	8.9	8.5	0.4	3.3	48.2	48.0	0.2	0.4	0.7	0.7	0	0
	2124	LIVING ROOM	2124NE1	8.7	8.1	0.6	6.9	54.8	51.0	3.8	6.9	0.6	0.6	0	0
2125	BEDROOM	2125NE1	7.7	7.1	0.6	7.8	87.1	84.7	2.4	2.8	1.4	1.2	0.2	14.3	
2126	BEDROOM	2126NE1	6.9	6.7	0.2	2.9	66.4	45.1	21.3	32.1	0.9	0.8	0.1	11.1	
2127	BEDROOM	2127NE1	6.7	6.6	0.1	1.5	46.0	39.9	6.1	13.3	0.8	0.8	0	0	
F10	2146	BEDROOM	2146E1	13.5	13.5	0.0	0.0	60.8	60.8	0.0	0.0	1.2	1.2	0	0
	2147	L/K/D	2147E1	14.1	14.1	0.0	0.0	55.7	55.7	0.0	0.0	0.9	1	-0.1	-11.1
			2147E2	13.1	13.0	0.1	0.8								
	2148	BEDROOM	2148NE1	12.1	12.1	0.0	0.0	77.3	77.3	0.0	0.0	1.1	1.1	0	0
	2149	BEDROOM	2149NE1	11.4	11.2	0.2	1.8	80.0	80.0	0.0	0.0	1.5	1.5	0	0
	2150	L/K/D	2150NE1	11.4	11.1	0.3	2.6	71.4	59.7	11.7	16.4	0.7	0.7	0	0
			2150NE2	10.3	9.8	0.5	4.9								
2151	BEDROOM	2151NE1	9.4	8.7	0.7	7.4	88.2	84.0	4.2	8.2	1.2	1.1	0.1	8.3	
2152	BEDROOM	2152NE1	8.4	8.0	0.4	4.8	62.9	37.6	25.3	40.2	0.8	0.7	0.1	12.5	
2153	L/K/D	2153NE1	7.6	7.4	0.2	2.6	83.1	79.2	3.9	4.7	1.8	1.8	0	0	
		2153NE2	7.6	7.5	0.1	1.3									
		2153NW1	9.6	9.6	0.0	0.0									
		2153SW1	9.4	9.4	0.0	0.0									
F12	2171	BEDROOM	2171E1	16.2	16.2	0.0	0.0	66.9	66.9	0.0	0.0	1.8	1.8	0	0
	2172	L/K/D	2172E1	17.0	17.0	0.0	0.0	96.2	96.2	0.0	0.0	1.4	1.3	0.1	7.1
			2172NE1	15.8	15.8	0.0	0.0								
	2173	BEDROOM	2173NE1	15.7	14.9	0.7	4.1	81.9	81.0	0.9	1.1	1.3	1.3	0	0
	2174	BEDROOM	2174NE1	14.2	13.9	0.3	2.1	84.5	82.6	1.9	2.2	1.8	1.8	0	0
	2175	L/K/D	2175NE1	14.1	13.6	0.5	3.5	83.4	81.3	2.1	2.5	1.1	1	0.1	9.1
			2175NE2	12.7	12.0	0.7	5.5								
2176	BEDROOM	2176NE1	11.5	10.6	0.9	7.8	69.0	61.5	6.5	9.6	1.2	1.1	0.1	8.3	
2177	BEDROOM	2177NE1	10.6	10.0	0.6	5.7	79.6	52.5	27.1	34.0	1	1	0	0	
2178	L/K/D	2178NE1	9.4	8.9	0.5	5.3	90.3	85.1	5.2	5.8	2.1	2.1	0	0	
		2178NE2	9.3	9.0	0.3	3.2									
		2178NW1	11.3	11.3	0.0	0.0									
		2178SW1	11.8	11.8	0.0	0.0									
F14	2196	BEDROOM	2196E1	19.5	19.4	0.1	0.5	63.9	63.9	0.0	0.0	1.7	1.6	0.1	5.9
	2197	L/K/D	2197E1	20.5	20.4	0.1	0.5	96.7	96.7	0.0	0.0	1.6	1.7	-0.1	-6.2
			2197NE1	19.3	19.2	0.1	0.5								
	2198	BEDROOM	2198NE1	18.6	18.4	0.2	1.1	76.1	76.1	0.0	0.0	1.6	1.6	0	0
	2199	BEDROOM	2199NE1	17.6	17.0	0.6	3.4	89.8	87.9	1.9	2.1	2.2	2.1	0.1	4.5
	2200	L/K/D	2200NE1	17.5	16.7	0.8	4.6	91.5	89.6	1.9	2.1	1.3	1.2	0.1	7.7
			2200NE2	15.2	14.2	1.0	6.6								
		2200NE3	15.1	13.9	1.2	7.8									
2201	BEDROOM	2201NE1	14.3	13.1	1.2	8.4	76.4	67.4	9.0	11.8	1.5	1.3	0.2	13.3	
2202	BEDROOM	2202NE1	13.0	12.1	0.9	6.9	85.6	64.8	20.8	24.3	1.3	1.2	0.1	7.7	
2203	L/K/D	2203NE1	11.5	10.8	0.7	6.1	96.8	95.6	1.2	1.2	2.5	2.5	0	0	
		2203NW1	11.1	10.7	0.4	2.6									
		2203NW1	13.5	13.5	0.0	0.0									
		2203SW1	15.1	15.1	0.0	0.0									
F16	2221	BEDROOM	2221E1	24.4	23.9	0.5	2.0	76.0	76.0	0.0	0.0	2.3	2.2	0.1	4.3
	2222	L/K/D	2222E1	25.3	24.8	0.5	2.0	92.6	92.6	0.0	0.0	1.6	1.6	0	0
			2222NE1	22.9	22.3	0.6	2.6								
	2223	BEDROOM	2223NE1	23.2	22.5	0.7	3.0	98.9	98.9	0.0	0.0	3.3	3.1	0.2	6.1
	2224	BEDROOM	2224NE1	21.9	21.0	0.9	4.1	94.7	94.7	0.0	0.0	2.8	2.6	0.2	7.1
	2225	L/K/D	2225NE1	21.7	20.5	1.2	5.5	94.0	90.8	3.2	3.4	1.4	1.3	0.1	7.1
			2225NE2	18.7	17.3	1.4	7.5								
2226	BEDROOM	2226NE1	17.4	15.9	1.5	8.6	78.9	78.9	0.0	0.0	1.8	1.6	0.2	11.1	
2227	BEDROOM	2227NE1	16.1	14.8	1.3	8.1	99.5	96.1	3.4	3.4	2	1.8	0.2	10	
		2227NE2	14.0	13.0	1.0	7.1									
2228	L/K/D	2228NE1	13.3	12.5	0.8	6.0	98.9	98.7	0.2	0.2	3.1	3	0.1	3.2	
		2228NE2	12.9	12.4	0.5	3.9									
		2228NW1	16.4	16.4	0.0	0.0									
		2228SW1	19.4	19.4	0.0	0.0									
F18	2246	BEDROOM	2246E1	29.5	28.6	0.9	3.1	97.4	97.4	0.0	0.0	2.7	2.7	0	0
	2247	L/K/D	2247E1	30.5	29.5	1.0	3.3	99.3	99.3	0.0	0.0	1.9	1.8	0.1	5.3
			2247NE1	28.0	26.8	1.2	4.3								
	2248	BEDROOM	2248NE1	28.1	26.9	1.2	4.3	98.9	98.9	0.0	0.0	3.9	3.7	0.2	5.1
	2249	BEDROOM	2249NE1	26.4	25.0	1.4	5.3	94.7	94.7	0.0	0.0	3.3	3.1	0.2	6.1
	2250	L/K/D	2250NE1	25.9	24.3	1.6	6.2	98.1	98.1	0.0	0.0	1.6	1.5	0.1	6.3
			2250NE2	22.2	20.5	1.7	7.7								
2251	BEDROOM	2251NE1	20.												

Table 104: Assessment Data - 1 Merchant Square - 2030 Baseline v Cumulative

Table 105: Assessment Data - 6 Merchant Square - 2030 Baseline v Cumulative



				ANNUAL PROBABLE SUNLIGHT HOURS						ANNUAL PROBABLE SUNLIGHT HOURS					
FLOOR	ROOM	ROOM USE	WINDOW	WINDOW FB (3A)		WINDOW PROPOSED (3B)		TOTAL % LOSS	WINTER % LOSS	ROOM FB (3A)		ROOM PROPOSED (3B)		TOTAL % LOSS	WINTER % LOSS
				TOTAL	WINTER	TOTAL	WINTER			TOTAL	WINTER	TOTAL	WINTER		
6 MERCHANT SQUARE															
F02	2027	LIVING ROOM	2027E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2028	BEDROOM	2028E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2029	BEDROOM	2029NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			2029NE2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2030	BEDROOM	2030NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2031	BEDROOM	2031NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2032	LIVING ROOM	2032NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2033	BEDROOM	2033NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2034	BEDROOM	2034NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2035	KITCHEN	2035NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F04	2058	LIVING ROOM	2058E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2059	BEDROOM	2059E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2060	BEDROOM	2060NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			2060NE2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2061	BEDROOM	2061NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2062	BEDROOM	2062NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2063	LIVING ROOM	2063NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2064	BEDROOM	2064NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2065	BEDROOM	2065NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2066	KITCHEN	2066NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F06	2090	LIVING ROOM	2090E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2091	BEDROOM	2091E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			2091E2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2092	LIVING ROOM	2092E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			2092NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			2092NE2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2093	BEDROOM	2093NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2094	BEDROOM	2094NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2095	LIVING ROOM	2095NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2096	BEDROOM	2096NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2097	BEDROOM	2097NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2098	KITCHEN	2098NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F08	2120	LIVING ROOM	2120E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			2120E2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2121	BEDROOM	2121E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			2121NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2122	L/K/D	2122NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			2122NE2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2123	BEDROOM	2123NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2124	LIVING ROOM	2124NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2125	BEDROOM	2125NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2126	BEDROOM	2126NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2127	BEDROOM	2127NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F10	2146	BEDROOM	2146E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2147	L/K/D	2147E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			2147E2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2148	BEDROOM	2148NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2149	BEDROOM	2149NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2150	L/K/D	2150NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			2150NE2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2151	BEDROOM	2151NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2152	BEDROOM	2152NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2153	L/K/D	2153NE1	0.0	0	0	0	0	0	7	0	7	0	0	0	
		2153NE2	0.0	0	0	0	0	0							
		2153NW1	7.0	0	7	0	0	0							
		2153SW1													
F12	2171	BEDROOM	2171E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2172	L/K/D	2172E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			2172NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2173	BEDROOM	2173NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2174	BEDROOM	2174NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2175	L/K/D	2175NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			2175NE2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2176	BEDROOM	2176NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2177	BEDROOM	2177NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2178	L/K/D	2178NE1	0.0	0	0	0	0	0	15	0	15	0	0	0	
		2178NE2	0.0	0	0	0	0	0							
		2178NW1													
		2178SW1	12.0	0	12	0	0	0							
F14	2196	BEDROOM	2196E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2197	L/K/D	2197E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			2197NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2198	BEDROOM	2198NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2199	BEDROOM	2199NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2200	L/K/D	2200NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			2200NE2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			2200NE3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2201	BEDROOM	2201NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2202	BEDROOM	2202NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2203	L/K/D	2203NE1	0.0	0	0	0	0	0	21	1	21	1	0	0	
		2203NE2	0.0	0	0	0	0	0							
		2203NW1													
		2203SW1	17.0	1	17	1	0	0							
F16	2221	BEDROOM	2221E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2222	L/K/D	2222E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			2222NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2223	BEDROOM	2223NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2224	BEDROOM	2224NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2225	L/K/D	2225NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			2225NE2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2226	BEDROOM	2226NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2227	BEDROOM	2227NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
		2227NE2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2228	L/K/D	2228NE1	0.0	0	0	0	0	0	26	3	26	3	0	0	
		2228NE2	0.0	0	0	0	0	0							
		2228NW1													
		2228SW1	22.0	3	22	3	0	0							
F18	2246	BEDROOM	2246E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2247	L/K/D	2247E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			2247NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2248	BEDROOM	2248NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2249	BEDROOM	2249NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2250	L/K/D	2250NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		2250NE2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2251	BEDROOM	2251NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2252	BEDROOM	2252NE1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		2252NE2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2253	L/K/D	2253NE1	0.0	0	0	0	0	0	37	7	37	7	0	0	
		2253NE2	0.0	0	0	0	0	0							
		2253NW1													
		2253SW1	29.0	5	29	7	0	0							

				ANNUAL PROBABLE SUNLIGHT HOURS						ANNUAL PROBABLE SUNLIGHT HOURS					
FLOOR	ROOM	ROOM USE	WINDOW	WINDOW FB (3A)		WINDOW PROPOSED (3B)		TOTAL % LOSS	WINTER % LOSS	ROOM FB (3A)	ROOM PROPOSED (3B)		TOTAL % LOSS	WINTER % LOSS	
				TOTAL	WINTER	TOTAL	WINTER				TOTAL	WINTER			
F19	2254	L/K/D	2254NE1							53	10	53	10	0	0
			2254NW1												
			2254SW1	36.0	9	36	9	0	0						
			2254SW2	25.0	6	25	6	0	0						

Table 108: Assessment Data – 6 Merchant Square – 2030 Baseline v Cumulative

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## **Technical Appendix 10.8(R): Alternative Method Justification**

# Appendix 10.8(R)

*Alternative Justification Report*





## DAYLIGHT & SUNLIGHT

### ALTERNATIVE METHOD JUSTIFICATION

**Paddington Green Police Station**

**17 November 2022**

GIA No: **15876**



#### PROJECT DATA:

Client **Berkeley Homes Limited**  
Architect **Squire & Partners**  
Project Title **Paddington Green Police Station**  
Project Number **15876**

#### REPORT DATA:

Report Title **Alternative Method Justification**  
GIA Department **Daylight & Sunlight**  
Dated **17 November 2022**

Prepared by **KST**  
Checked by **KST**  
Type **ES Appendix**

Revisions	No:	Date:	Notes:	Signed:

#### SOURCES OF INFORMATION:

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Release Number **Rel\_24\_15876\_DSD**  
Issue Number **28**  
Site Photos **GIA**  
3D models **VERTEX**  
OS Data **FIND Maps**



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1 CONTEXTUAL STUDY SUMMARY

1.1 BACKGROUND

As indicated in the pre-application letter from the WCC case officer presented in Appendix 10.1(R), given the location of this site, typical VSC levels to be expected in central London should be provided to “...indicate whether VSC to surrounding sites are appropriate. This would give a more appropriate benchmark for acceptable VSC levels to neighbouring properties, rather than the 27% figure indicated in the BRE Guide which is intended to apply across the country...”.

This view is supported by paragraph 125c of the NPPF, which states that “when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site.”

Whilst not yet formally adopted at the time of writing, the notion of flexibility is reflected in C5.3 of the Housing SPG which states that BRE Guidelines “should be applied sensitively to higher density development, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances, the need to optimise housing capacity, and the scope for the character and form of an area to change over time.”

Policy D6 of the new London Plan 2021 emphasises the consideration of contextually appropriate daylight and sunlight amenity, stating that developments should provide “sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context”.

The BRE Guidelines recognise that it may be appropriate to set alternative targets in relation to a densely built environment. This is because in more urban environments, large relative daylight reductions (Vertical Sky Component VSC) are difficult to avoid and, as such, weight should also be given to the retained VSC values rather than just the percentage change. Whilst large reductions typically occur within an urban context, where the retained levels can be demonstrated as comparable with those of the surrounding area, they can generally be considered acceptable in ensuring the optimum use of appropriate land for housing.

As such, the urban typology of the site and a review of the baseline levels of light at neighbouring properties surrounding the site have been considered. Two distinct neighbouring properties typologies have been identified which are relevant to this assessment; established Existing Neighbours Typology (Edgware Road) and New Development Typology (WEG Blocks A – F, 14-17 PG Blocks G & H).

The light levels at these two neighbouring typologies have been studied for contextual consideration for the purpose of this assessment.

The full daylight and sunlight numerical results for existing neighbours are presented in Appendix 10.3(R). For neighbours within the emerging context (WEG, 14-17 PG and Merchant Square), the results can be found in Appendix 10.7(R).

The purpose of this report is to supplement the daylight and sunlight results at surrounding neighbours, with images showing the typical daylight values found at the two typologies of neighbours and further testing undertake of rooms not facing the site, to provide the contextual considerations.

## 1.2 EXISTING NEIGHBOURS TYPOLOGY (HISTORIC TERRACED HOUSES)

The images presented in section 2 demonstrate the existing VSC levels along the northern section of Edgware Road and the proposed VSC levels along the southern section of Edgware Road, those impacted by the proposed development, thus establishing the appropriate contextual levels at existing surrounding properties. This study demonstrates the following:

- The windows of existing properties along Edgware Road have levels starting at 11 % VSC at first storey. These are representative of the typical retained VSC levels along Edgware Road that follow the recent implementation of the WEG development.
- As it is visible from the images, the retained levels of VSC are broadly comparable with the those in the existing context along Edgware Road.

## 1.3 NEW DEVELOPMENT TYPOLOGY (EMERGING CONTEXT)

In relation to new neighbouring schemes which are not yet occupied, Appendix F8 of the BRE Guidelines 2011 allowed the testing of ADF to understand the daylight quality for future occupants.

The levels of ADF within the WEG Blocks A and B, 14-17 PG Block H and 1 & 6 Merchant Square have been assessed for both site facing rooms, as well as rooms facing away from the site. This allows for a comparison of the ADF levels retained at the rooms impacted by the proposed development, and the typical levels of ADF within the rooms in the same block, but not looking towards the site. Additionally, ADF levels in the future baseline condition have been provided for WEG Blocks C, D, E-F and 14-17 PG Block G to understand that levels of light approved within these areas as part of their respective planning permissions.

Section 3 provides images of the ADF levels of rooms located on selected floorplates indicative of the levels of light on the lower, middle and upper levels of these blocks. This study demonstrates the following:

- At WEG Block A, the ADF levels at rooms located on floors 01, 05, 10 and 15 are shown. The rooms not facing the site on the northern elevation show the typical values considered contextually

appropriate within this assessment. At floor 01 and 05, the rooms on the north facing façade which are located beneath recessed balconies would have levels of ADF from 0-0.5 %. At floor 10, the rooms on the northern façade would have levels of ADF of 1.5-2 % ADF or less than 1.0 % ADF for rooms beneath recessed balconies. On floor 15, the north facing rooms would typically have ADF levels of 2 % with lower levels of less than 1.0 % within the rooms located beneath recessed balconies.

- At WEG Block B, the ADF levels at rooms located on floors 01, 05 and 10 are shown. The eastern facing elevation along Edgware Road receives more light as the buildings opposite are only four stories high and Edgware Road is very wide. The rooms on the west facing façade overlook the emerging development 14-17 PG and WEG Block A. On floor 01, the rooms on the western elevation would have between 0-0.5 % ADF. On floor 05, the rooms on the western elevation would have between 0.5-1.0 % ADF. On floor 09, the rooms would have between 0.5-2 % ADF.
- Baseline ADF levels on the western elevation of Block C are mostly between 0-0.5 % ADF at floor 01. At floor 05, most bedrooms would see 0.5-1.0 % ADF but the LKDs would remain between 0-0.5 % ADF. At floor 10, some bedrooms are still below the BRE recommendation of 1.0 %.
- Baseline ADF levels on the southern and western elevation of Block D are mostly between 0-0.5 % ADF at floors 01 and 05. At floor 10, the LKD sees 2.0 % ADF, one of the bedrooms sees 1.0 % ADF but the remaining bedroom is still below the BRE recommendation of 1.0 %.
- Baseline ADF levels on the southerly elevation of Block E-F are all between 0-1.0 % ADF at floors 01 and 05. At floor 10 two LKDs and one bedroom have ADF levels between 0-0.5 % and the remaining rooms are all in excess of 1.0 % ADF.
- Baseline ADF levels on the southern elevation of 14-17 PG Block G are mostly between 1-1.5 % ADF at floor 01. At floor 03, one of the LKDs sees 2.0 % but the other is between 1-1.5 % ADF. At floor 6, all bedrooms see 1.0 % ADF and the LKD sees 1.5-2.0% ADF.
- At 14-17 PG Block H, the ADF levels at rooms located on floors 00, 03, 06 and 08 are shown. The west facing rooms enjoy more open aspects which achieve higher daylight levels as expected. The east and north facing rooms, facing the emerging WEG development but away from the site, show the typical values considered contextually appropriate for any development of this nature and density and at this location. At

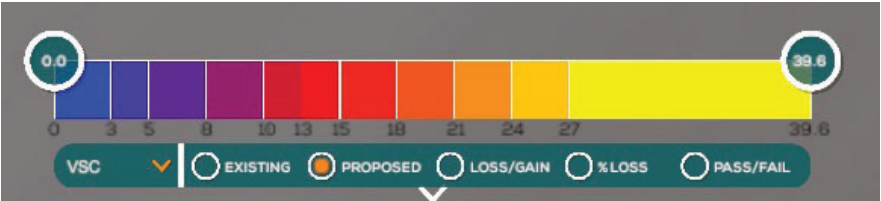
floor 00 and 03, the rooms would typically have between 0-1.0 % ADF, with isolated instances of higher levels of ADF. On floor 06, the single aspect rooms achieve ADF levels between 0.5-1.5 %.

- The levels of ADF retained within the site facing rooms can be considered contextually appropriate when compared against the rooms facing away from the site and the baseline levels, as discussed above.

VSC, NSL and ADF levels for all blocks have been provided in sections 4 and 5 to compare with those windows and rooms not facing the site. The comparison shows similarly that the retained levels within the site facing rooms can be considered contextually appropriate when compared against the rooms facing away from the site and the baseline levels.

2 EXISTING NEIGHBOURS TYPOLOGY  
DAYLIGHT CONTEXT LEVELS (VSC)

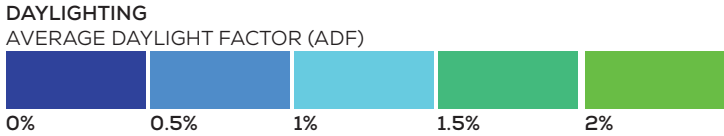
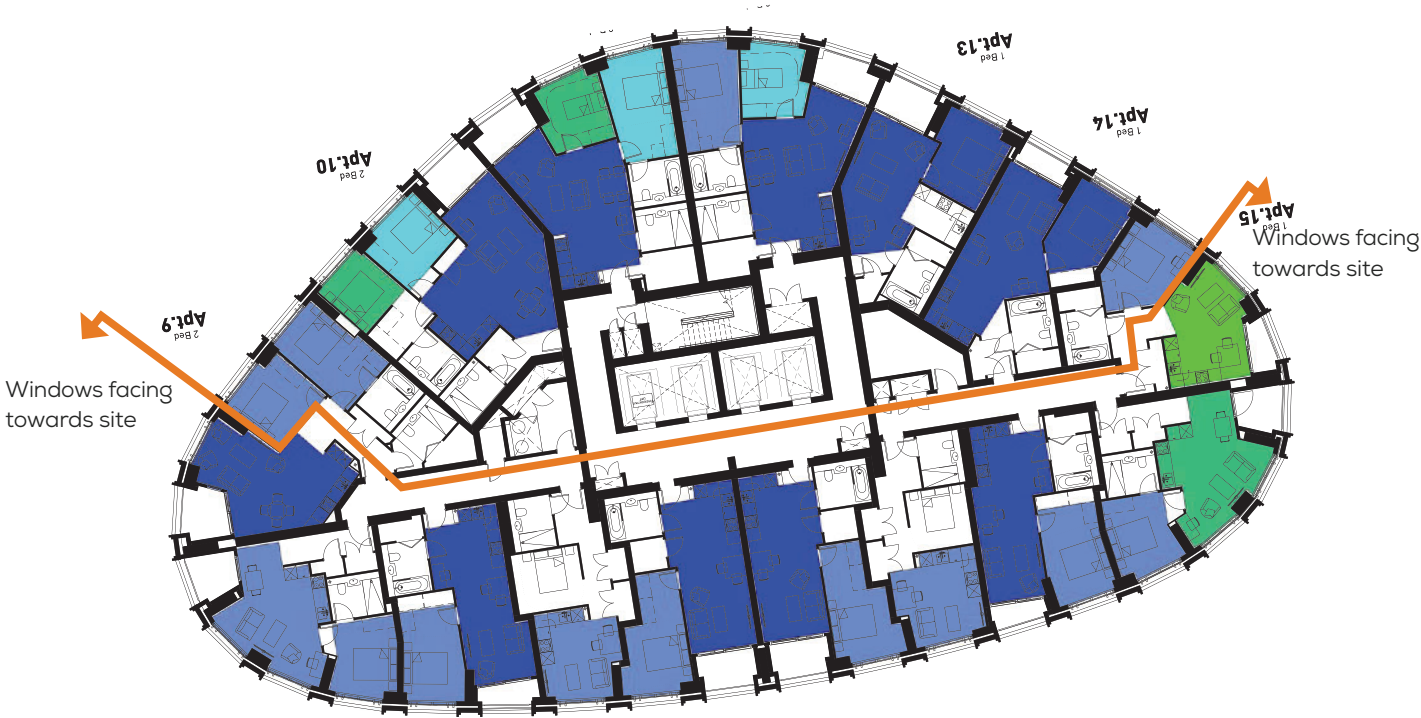
Edgware Road North - Existing VSC levels



### 3 NEW DEVELOPMENT TYPOLOGY DAYLIGHT CONTEXT LEVELS (ADF)

West End Gate - Block A - Proposed Scenario

F01



Edgware Road South - Proposed VSC levels

