

138-144 FRIAR STREET, AND 145-148 FRIAR STREET & 1-15 QUEEN VICTORIA STREET, READING, RG1 1EX.

Daylight and Sunlight Report July 2022

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Chartered Surveyors

PROJECT INFORMATION

Project: 138-148 Friar Street, Reading, RG1 1EX.

Job No: 22262

Client: Thackeray Estates

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APPENDICES

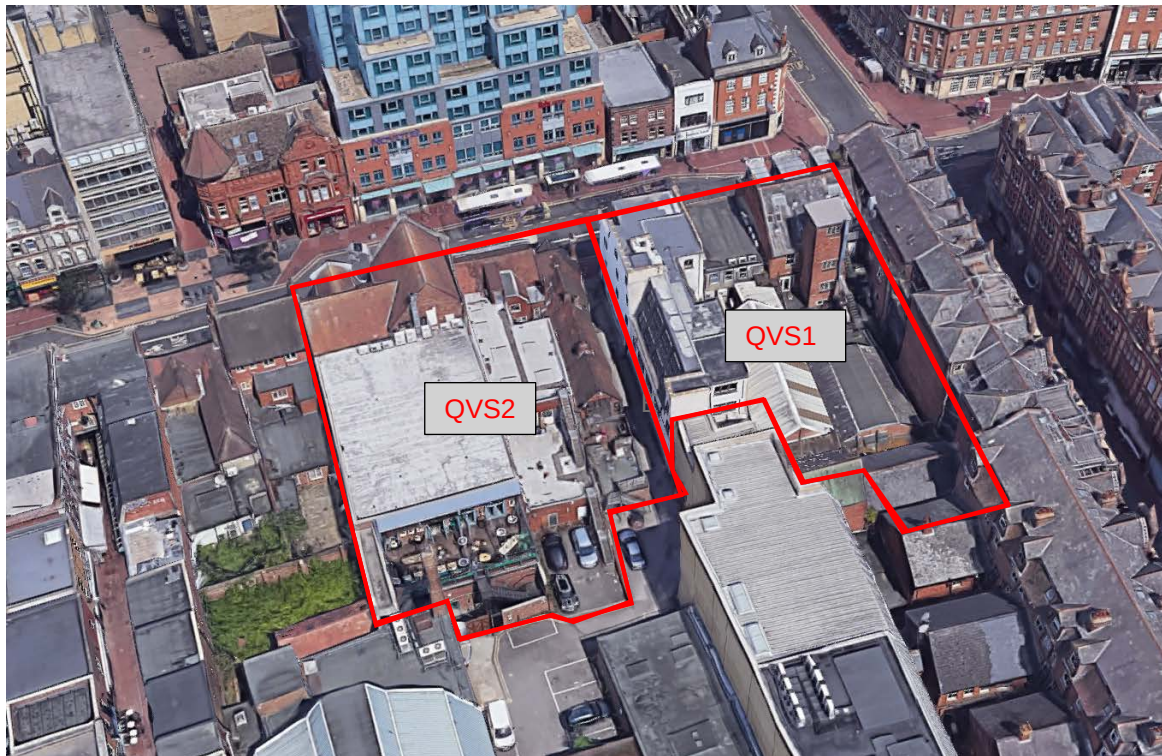
Appendix 1 - Assessment methodology and glossary

Appendix 2 - Location drawings

Appendix 3 - Daylight and sunlight results for neighbouring buildings

1. Introduction

- 1.1. Delva Patman Redler LLP have been engaged by the Applicant to assess the potential effects of the proposed development at 138-144 Friar Street (QVS2 site) and 145-148 Friar Street & 1-15 Queen Victoria Street (QVS1 site), Reading ("the Site") on daylight and sunlight to neighbouring properties. This report has been prepared to accompany the Applicant's planning applications for both QVS1 and QVS2 sites outlined below.
- 1.2. The Site is shown outlined in red in the aerial photograph in Figure 1 below and on the location plan in Appendix 2.



1.3.

Figure 1 - Aerial photo of the Site and neighbouring buildings (© Google)

- 1.4. The Sites are located within the Borough of Reading in the county of Berkshire.
- 1.5. The two sites and proposed developments are presented together to provide the "worst case scenario" of both sites being developed out as one, and to assess the cumulative neighbouring effects.
- 1.6. The proposed developments are illustrated in the plan and 3D view drawings in Appendix 2. The development comprises redevelopment of the associated existing buildings onsite to form a combination of commercial-led hotel and apart/hotel use complexes.
- 1.7. Our daylight and sunlight study has been carried out using the assessment methodology recommended in the Building Research Establishment (BRE) Report 209, 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (second edition, 2022) ("the BRE guide") and the Professional Guidance Note, 'Daylighting and sunlighting' (1st edition, 2012), published by the Royal Institution of Chartered Surveyors.
- 1.8. This report is accompanied by the Appendices listed on the Contents page, including an explanation of the BRE assessment methodology, a glossary of technical terms, drawings, and tabulated results.
- 1.9. As both sites are being assessed, this report is therefore submitted with both applications.

2. Planning policy and guidance

National Planning Policy and Guidance

National Planning Policy Framework (July 2021)

- 2.1. The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. It places an emphasis on sustainable development and delivery of housing.

BRE Report 209, 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (2022)

- 2.2. The leading publication providing national guidance on the provision of daylight and sunlight to new development, and the impacts of development on daylight and sunlight to neighbouring buildings and open spaces, is BRE Report 209, 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (third edition, 2022). It is referred to in the development plan documents or supplementary planning documents of most planning authorities.

- 2.3. The BRE guide states:

(Its) main aim is ... to help to ensure good conditions in the local environment, considered broadly, with enough sunlight and daylight on or between buildings for good interior and exterior conditions.

The guide is intended for building designers and their clients, consultants and planning officials. The advice given is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer.

Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design.

In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings... The calculation methods ... are entirely flexible in this respect.

Local planning policy

Reading Borough Local Plan:

- 2.4. The Local Plan (adopted November 2019) contains the following policies that are relevant to daylight and sunlight.
- 2.5. Policy CC8 Safeguarding Amenity states:

"Development will not cause a detrimental impact on the living environment of existing residential properties... in terms of: ...Access to sunlight and daylight..."

3. Assessment methodology and numerical guidelines

- 3.1. The technical assessments that underpin this daylight and sunlight study have been carried out in accordance with the assessment methodology recommended in the BRE guide.
- 3.2. The principal assessments and numerical criteria are summarised below. A fuller explanation of the assessment methodology is given at Appendix 1 of this report.

Daylight to neighbouring buildings

- 3.3. If the head of the new development subtends an angle of more than 25° measured from the centre of the lowest affected window in an existing neighbouring building in a plane perpendicular to the window wall, then a more detailed check is needed to find the loss of skylight.
- 3.4. The more detailed tests are:
 - i) vertical sky component (**VSC**) at the centre of each main window, which measures the total amount of skylight available; and
 - ii) no-sky line (**NSL**) on the working plane inside a room, where room layouts are known, which measures the area that can receive direct skylight and assesses the distribution of daylight around the room.
- 3.5. Loss of daylight resulting from development will be noticeable if either:
 - the VSC at the centre of the window will be reduced to both less than 27% and less than 0.8 times its former value, or
 - the area of the working plane in a room that is enclosed by the no-sky line (NSL) and can receive direct skylight will be reduced to less than 0.8 times its former value.
- 3.6. The VSC test need only be run where room layouts are known, for example from planning or estate agents' records.
- 3.7. In respect of these numerical guidelines, the BRE guide 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.

- 3.8. In respect of the windows and rooms to be assessed, the BRE guide states:

The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms.

- 3.9. In housing, living rooms, dining rooms and kitchens have a greater requirement for daylight. Bedrooms should also be analysed but are less important. Bathrooms, stairwells and other areas without a requirement for daylight need not be assessed.
- 3.10. For a bay window, the centre window facing directly outwards can be taken as the main window for the VSC calculation. If there would be a significant loss of light to the main window but the room has one or more smaller windows, an overall VSC may be derived by weighting each VSC element in accordance with the proportion of the total glazing area represented by its windows.

Sunlight to neighbouring buildings

- 3.11. In designing new development, care should be taken to safeguard the access to sunlight for existing dwellings and any nearby non-domestic buildings where there is a particular requirement for sunlight.
- 3.12. Obstruction to sunlight may become an issue if part of the development is situated within 90° of due south of a main window wall of an existing building, and in the section drawn perpendicular to this existing window wall, the new development subtends an angle greater than 25° to the horizontal measured from the centre of the lowest window to a main living room.

- 3.13. The amount of sunlight reaching a room is measured by calculating the percentage of annual probable sunlight hours (**APSH**) at the centre of its windows.
- 3.14. If, following development, the APSH will be greater than 25%, including at least 5% of APSH in the winter months between 21 September and 21 March, then the room should still receive enough sunlight.
- 3.15. Sunlight will be adversely affected if the centre of the window will:
- receive less than 25% APSH or less than 5% APSH during the winter months (21 September to 21 March); and
 - less than 0.8 times its former sunlight hours during either period; and
 - the reduction in sunlight over the whole year will be greater than 4% APSH.
- 3.16. All main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms that also comprise a living space.
- 3.17. Our assessment has therefore assessed the loss of sunlight to living rooms.

4. Scope of the assessment of neighbouring properties

- 4.1. The principal recommendations in the BRE guide relate to residential buildings. Its guidelines on daylight are intended for use for rooms in neighbouring dwellings where daylight is required, including living rooms, kitchens and bedrooms (BRE paragraph 2.2.2). Its guidelines on sunlight apply to all main living rooms of neighbouring dwellings and conservatories that have a window facing within 90° of due south (BRE paragraph 3.2.3).
- 4.2. Consequently, our assessment has been scoped to include nearby residential accommodation, as is common practice for studies for planning applications. The properties assessed are set out in Section 9, 'Baseline conditions for neighbouring properties'.
- 4.3. We identified properties with residential use from a site visit and online research, including the Valuation Office Agency council tax list, local authority planning records, and estate agency websites.
- 4.4. We have run the BRE daylight and sunlight tests in the existing baseline and proposed development scenarios. This establishes the levels that would be retained in the proposed development condition and the degree to which they could change from the existing baseline.

5. Information used in our technical study

- 5.1. We have undertaken our technical study using a 3D computer model built in AutoCAD and specialist analysis software, which runs the assessments recommended in the BRE guide.
- 5.2. We compiled our 3D computer model from the following information:
 - 5.2.1. 3D computer model of the existing buildings on the Site and the contextual massing produced from photogrammetry (aerial photography) supplied by Zmapping, subsequently enhanced by us with the more detailed information listed below
 - 5.2.2. Elevation drawings and floor plans for neighbouring buildings, where available
 - 5.2.3. Proposed development: 3D models supplied by Falconer Chester Hall Architects on 28.06.2022 for QVS2 proposal (file name: QVS2-220628_massing model.dwg) and 20.07.2022 for QVS1 proposal (file name: 220719_massing model 03.skp)
- 5.3. Our 3D computer model is illustrated in our spot-height drawings at Appendix 2.
- 5.4. To aid accuracy of the assessment and interpretation of the results, we carried out online searches to obtain the floor plans for the neighbouring buildings referred to above, including from online planning application records and general estate agency websites. This is the approach recommended in the Professional Guidance Note, 'Daylighting and sunlighting' (1st edition, 2012), published by the Royal Institution of Chartered Surveyors, which states:

As a minimum, and subject to any limitations relating to a client instruction, surveyors should undertake searches of the local authority's planning portal to establish existing or proposed room layouts of neighbouring properties if they are available. This will ensure a robust approach and enable the surveyor to produce reliable information for daylight distribution analysis, ... Surveyors should also use the internet to search for other relevant information, including estate agent details, which commonly include plans of properties that can also be useful in determining a room layout or use.

- 5.5. Our research yielded the information listed in **Table 3** below. The plan ref. refers to the numbering on the location plan at Appendix 2.

Table 1 - Information on internal layouts of neighbouring properties

Plan ref.	Neighbouring building / property	Information used
1	32 Friar Street	Plans from planning archives
2	20-22 Friar Street & 1 Station Road	Plans from planning archives

- 5.6. Where we found plans for neighbouring properties, we used them to model their rooms. Where we were unable to find plans, we modelled their rooms based on estimated dimensions, typically adopting a generic 4m-deep room for residential premises, unless the style of building suggested otherwise.

Limitations and assumptions

- 5.7. In compiling our 3D computer model for our technical study, we have sought to be as accurate as reasonably possible within the scope of our instruction. We have relied upon the information noted above.
- 5.8. Whilst we have used plans for neighbouring buildings where available, we have typically made reasonable assumptions as to their internal floor levels and wall thicknesses.
- 5.9. We have used proven and trusted specialist computer software (Waldram Tools for AutoCAD®) to run the calculations recommended in the BRE guide.

- 5.10. To the best of our knowledge, the information and advice contained in this report is accurate at the date of issue, based on the information provided to or procured by us prior to its production.

6. Baseline conditions for neighbouring properties

Daylight and sunlight to neighbouring properties

- 6.1. We assessed the daylight and sunlight levels to the neighbouring properties in the existing baseline condition shown in our spot-height drawing at Appendix 2. The relevant windows are shown on the window maps at Appendix 2.
- 6.2. The neighbouring buildings/properties that were assessed are listed in **Table 4** below. Their daylight and sunlight levels in the existing baseline condition are shown in the results tables at Appendix 3 in the columns headed "Exis." (being an abbreviation of "Existing").
- 6.3. **Table 4** below summarises the number of windows and rooms assessed in each neighbouring building/property, and the number meeting the BRE recommended targets in the existing baseline condition. The recommended targets are: 27% VSC; 80% NSL; 25% APSH annually; and 5% APSH in winter.

Table 2 - Summary of adherence to BRE daylight and sunlight targets in existing baseline condition

Property address	VSC		NSL		APSH (room)			
	No. of windows tested	No. inside VSC guideline	No. of rooms tested	No. inside NSL guideline	No. of rooms tested	No. inside annual & winter guidelines	No. inside annual guideline	No. inside winter guideline
32 Friar Street	3	3	2	2	2	2	2	2
20-22 Friar Street & 1 Station Road	9	8	6	6	6	6	6	6
Totals:	12	11	8	8	8	8	8	8
		92%		100%		100%	100%	100%

7. Effects of the proposed development on neighbouring properties

- 7.1. The proposed development scenario is illustrated on spot-height drawing no. SPT_002 at Appendix 2.
- 7.2. Daylight and sunlight levels in the proposed development scenario are shown in the results tables at Appendix 3 in the columns headed “Prop.” (an abbreviation of “Proposed”). The difference between the existing and proposed levels is shown in the columns headed “Loss”. The relative impact is shown in the columns headed “Pro./Ex.” (an abbreviation of “Proposed/Existing”) and is expressed as a ratio or factor of former value (e.g. 0.80 times former value).

Daylight to neighbouring properties

VSC and NSL

- 7.3. The results of the VSC and NSL analyses of the neighbouring buildings/properties are tabulated in Appendix 3 and summarised in **Table 5** below.

Table 3 – Summary of VSC and NSL impacts to neighbouring windows

Property address	No. of windows tested	No. of rooms tested	VSC (windows)					NSL (rooms)				
			Windows inside guidelines	Windows outside guidelines				Rooms inside guidelines	Rooms outside guidelines			
				Low reduction	Medium reduction	High reduction	Sub-total		Low reduction	Medium reduction	High reduction	Sub-total
32 Friar Street	3	2	3	-	-	-	-	2	-	-	-	-
20-22 Friar Street & 1 Station Road	9	6	9	-	-	-	-	6	-	-	-	-
Totals:	12	8	12	0	0	0	0	8	0	0	0	0
			100%	0%	0%	0%	0%	100%	0%	0%	0%	0%

- 7.4. Of the 12 windows and 8 habitable rooms assessed in the two neighbouring buildings/properties, all windows and rooms (100%) would satisfy both the VSC and NSL guidelines.
- 7.5. The proposed effects on both VSC and NSL would be within, and therefore fully compliant with, the BRE guidelines for all the relevant neighbouring buildings/properties assessed.

Sunlight to neighbouring properties

- 7.6. The results of the annual and winter sunlight analyses are tabulated in Appendix 3 and summarised in **Table 6** below.

Table 4 - Summary of APSH impacts to neighbouring rooms

Property address	No. of rooms tested	Rooms inside annual & winter guidelines	APSH - annual (rooms)				APSH - winter (rooms)			
			Rooms outside annual guidelines				Rooms outside winter guidelines			
			Low reduction	Medium reduction	High reduction	Sub-total	Low reduction	Medium reduction	High reduction	Sub-total
32 Friar Street	2	2	-	-	-	-	-	-	-	-
20-22 Friar Street & 1 Station Road	6	6	-	-	-	-	-	-	-	-
Totals:	8	8	0	0	0	0	0	0	0	0
			100%	0%	0%	0%	0%	0%	0%	0%

- 7.7. Of the 8 rooms assessed in two neighbouring properties, all rooms assessed (100%) would satisfy the BRE guidelines for both annual and winter APSH.
- 7.8. The proposed effects on both annual and winter APSH would be within, and therefore fully compliant with, the BRE guidelines for all the relevant neighbouring buildings/properties assessed.

8. Conclusion

- 8.1. The Sites are in an urban location in the centre of the city of Reading.
- 8.2. We assessed the potential effects of the proposed developments on daylight and sunlight to surrounding residential properties.
- 8.3. We ran our assessments using methodologies recommended in the BRE guide.
- 8.4. The advice contained in the BRE guide is not mandatory and its numerical guidelines should be interpreted flexibly.
- 8.5. In daylight and sunlight terms, any proposed effects to neighbouring buildings will be negligible with all (100%) of the relevant neighbouring rooms/windows assessed, fully and comfortably complying with the BRE's numerical guidelines.
- 8.6. In conclusion, it is submitted that the layout of the proposed development is consistent with the Council's local planning policy on daylight and sunlight.

Delva Patman Redler LLP
Chartered Surveyors

Appendix 1**Assessment methodology and glossary**

1. This appendix explains the daylight and sunlight assessment methodology recommended in BRE Report 209, 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (2022) and provides a glossary of the terminology used.

Assessment methodology**Daylight and sunlight to neighbouring buildings**Daylight to neighbouring buildings

2. The BRE guide states:

In designing a new development or extension to a building, it is important to safeguard the daylight to nearby buildings.

The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices.

3. To quantify the impact of development on daylight to a building, the BRE guide recommends two tests:
 - a) calculating the vertical sky component (**VSC**) at the centre of each main window on the outside plane of the window wall, to measure the total amount of skylight available to the window; and
 - b) plotting the no-sky line (**NSL**) on the working plane inside a room, where layouts are known, and measuring the area that can receive direct skylight, to assess the distribution of daylight around the room.
4. The VSC measures the skylight available at the window. The guide states:

Any reduction in the total amount of skylight can be calculated by finding the VSC at the centre of each main window ... For a bay window, the centre window facing directly outwards can be taken as the main window. If a room has two or more windows of equal size, the mean of their VSCs may be taken. The reference point is in the external plane of the window wall. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed.

5. The NSL test is described thus:

Where room layouts are known, the impact on the daylighting distribution in the existing building can be found by plotting the 'no sky line' in each of the main rooms. For houses this would include living rooms, dining rooms and kitchens; bedrooms should also be analysed although they are less important. In non-domestic buildings each main room where daylight is expected should be investigated. The no sky line divides points on the working plane which can and cannot see the sky.

6. If, following development, the VSC to a neighbouring window will be greater than 27% then enough skylight should still be reaching the window. Any reduction below this level should be kept to a minimum. If the VSC will be both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice the reduction in the amount of skylight. The area lit by the window is likely to appear more gloomy and electric lighting will be needed more of the time.
7. If, following development, the no-sky line moves so that the area of the existing room that can receive direct skylight will be reduced to less than 0.8 times its former value, this will be noticeable to the

occupants and more of the room will appear poorly lit. This is also true if the no-sky line encroaches on key areas like kitchen sinks and worktops.

Sunlight to neighbouring buildings

8. The BRE guide states:

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 the window on the outside face of the window wall may be taken [as the calculation point].

9. To quantify the available sunlight, the BRE guide advises measuring the percentage of annual probable sunlight hours (**APSH**), which is defined as follows:

'probable sunlight hours' means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloudiness for the location in question.

10. The assessment calculates the percentage of APSH over the whole year (annual sunlight) and between 21 September and 21 March (winter sunlight).
11. If, following development, the APSH to a neighbouring window will be greater than 25%, including at least 5% of APSH in the winter months between 21 September and 21 March, then the room should still receive enough sunlight. Any reduction in sunlight access below this level should be kept to a minimum.
12. If the available sunlight hours will be both less than the above amounts and less than 0.8 times their former value, either over the whole year or just in the winter months, then the occupants of the building will notice the loss of sunlight; if the overall annual loss is greater than 4% of APSH, the room may appear colder and less cheerful and pleasant.

Glossary of terms

13. The daylight and sunlight terminology used in our report is explained below.

Term	Meaning
Annual probable sunlight hours (APSH)	The long-term average of the total number of hours during a year in which direct sunlight is expected to shine on the unobstructed ground, allowing for average levels of cloudiness for the location in question.
Daylight	Combined skylight and sunlight.
No-sky line (NSL)	The outline on the working plane of the area from which no sky can be seen. It divides points on the working plane which can and cannot see the sky.
Obstruction angle	The angular altitude of the top of an obstruction above the horizontal, measured from a reference point in a vertical plane in a section perpendicular to the vertical plane.
Sky factor	Ratio of the parts of illuminance at a point on a given plane that would be received directly through unglazed openings from a sky of uniform luminance, to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. The sky factor does not include reflected light, either from outdoor or indoor surfaces.

Term	Meaning
Vertical sky component (VSC)	The amount of daylight falling on a vertical wall or window. It is the ratio of that part of illuminance, at a point on a given vertical plane (e.g. window), that is received directly from a CIE standard overcast sky, to simultaneous illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. The VSC does not include reflected light, either from the ground or from other buildings. The ratio is usually expressed as a percentage. The maximum value is almost 40% for a completely unobstructed vertical wall.
Working plane	Horizontal, vertical or inclined plane in which a visual task lies. Normally the working plane may be taken to be horizontal, 0.85 m above the floor in housing.

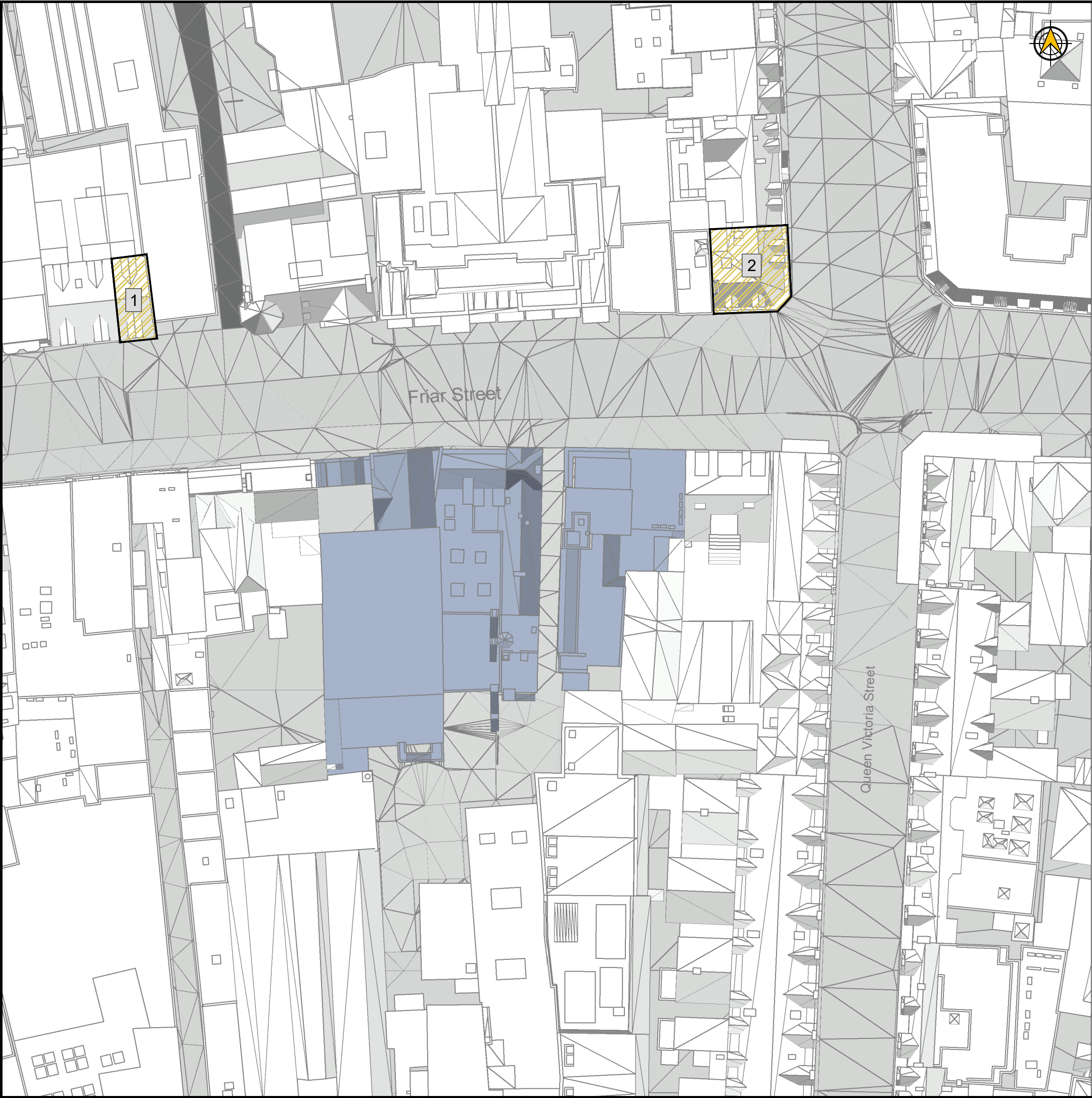
Appendix 2

Location drawings

Site location plan – LOC_DS_001

Window maps – LOC_001

Spot-height drawings – SPT_002



NEIGHBOURING
PROPERTIES CONSIDERED
FOR ANALYSIS

- 1: 32 Friar Street:
Dwg No: 22262-LOC-001
- 2: 20-22 Friar Street:
Dwg No: 22262-LOC-001

NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

Existing

Surrounding

Neighbouring
Property

SOURCE DATA:

Existing & Surrounding:
Zmapping 3D Context Model.

NOTES:

Relevant neighbouring properties
considered for analysis

REV	Description	Drawn	Date

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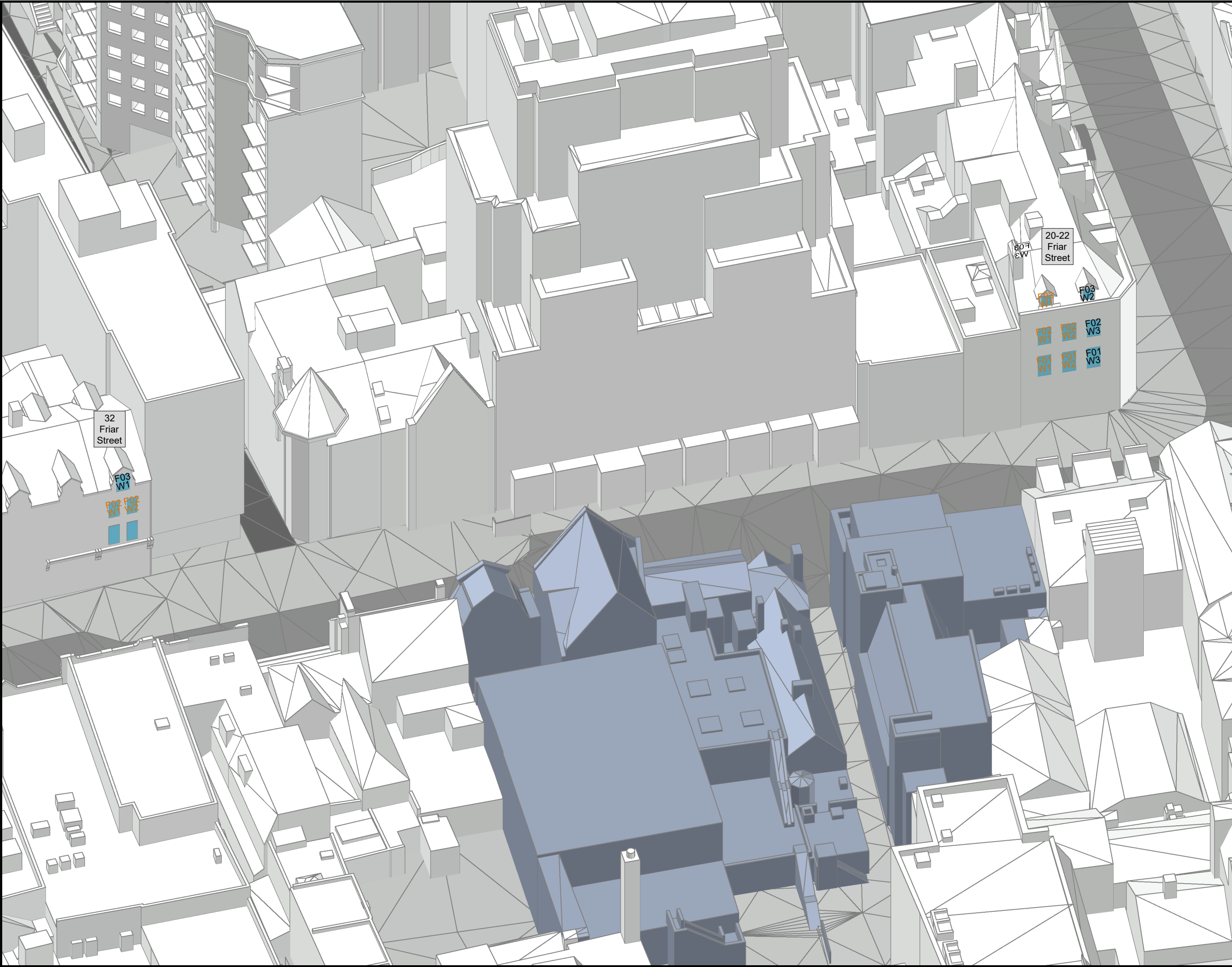
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138-146 FRIAR STREET,
READING, RG1 1EX.

DRAWING:

LOCATION PLAN
Daylight and Sunlight

DRAWN: VK	JOB NBR:
SCALE: 1:500@A3	22262
DATE: 12.07.2022	
DWG NO:	REV:
LOC_DS_001	-



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

Existing

Surrounding

Neighbouring
Property

W1

W1

Windows tested
Daylight only

Windows tested
Daylight & Sunlight

SOURCE DATA:

Existing & Surrounding:
Zmapping 3D Context Model.

NOTES:

Relevant neighbouring properties
considered for analysis

3D View

REV

Description

Drawn

Date

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TITLE:

138-146 FRIAR STREET,
READING, RG1 1EX.

DRAWING:

KEY WINDOW LOCATIONS
Plan and 3D Views

DRAWN: VK

SCALE: NTS

DATE: 12.07.2022

JOB NBR:

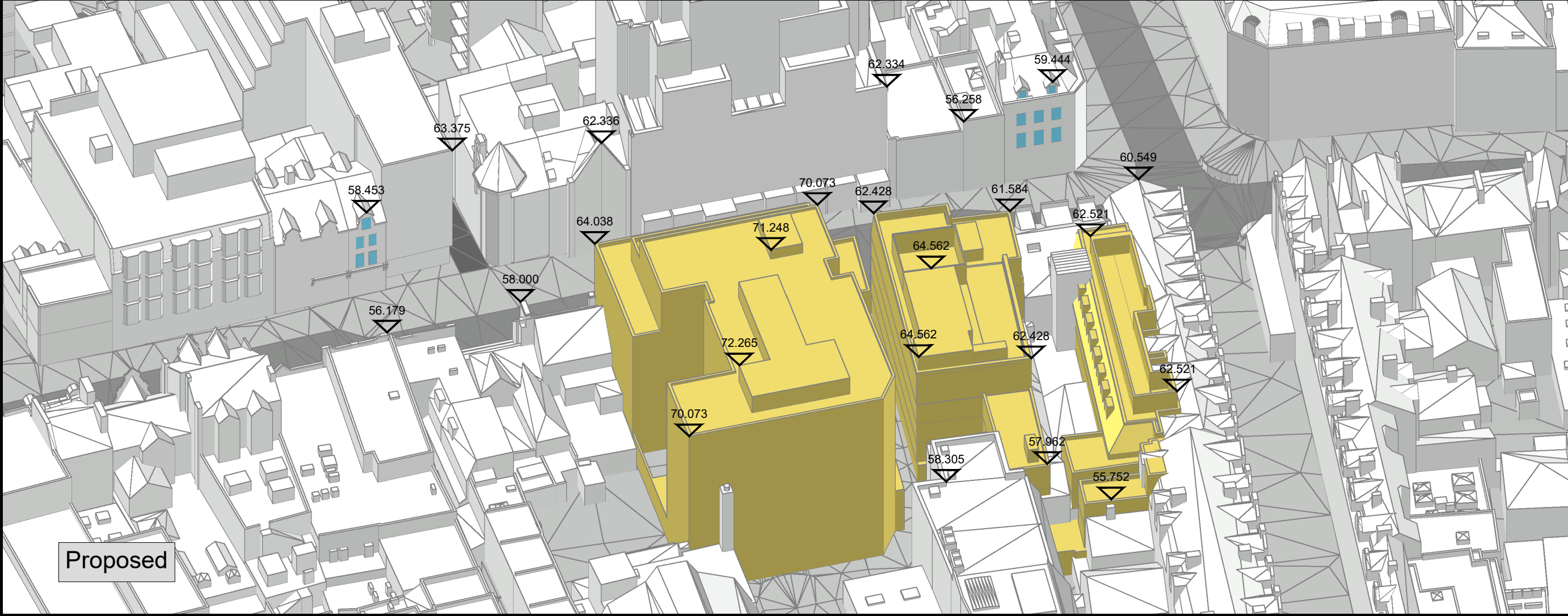
22262

DWG NO:

LOC_001

REV:

-



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

- Existing
- Surrounding
- Proposed

SOURCE DATA:

Existing & Surrounding:

Zmapping 3D Context Model.

Proposed:

Falconer Chester Hall Architects:
Schemes Received: 2022.06.25 & 2022.07.19
Model File Names:
- QVS2: 220628_massing model
- QVS1: 220719_massing model 03

NOTES:

All heights given in metres AOD.

3D View

REV	Description	Drawn	Date

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TITLE:

138-148 FRIAR STREET,
READING, RG1 1EX.

DRAWING:

EXISTING & POPOSED SCENARIOS
Plan and 3D Views

DRAWN: VK	JOB NBR:
SCALE: NTS	22262
DATE: 20.07.2022	
DWG NO:	REV:
SPT_002	-

Appendix 3

Daylight and sunlight results for neighbouring buildings

Property, room & window attributes				VSC				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% <i>rm</i>)	Prop. (% <i>rm</i>)	Loss (<i>m</i> ²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)			
												Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Loss	Pro./Ex.
Note: <i>Red</i> = outside BRE guidelines; <i>Blue</i> = gain in light																			
32 Friar Street																			
F02	R1	Living Room	W1	↓	35.5	33.2	N/A	N/A											
		Living Room	W2	↓	35.5	33.1	N/A	N/A	98%	98%	0.00	1.00	83	81	N/A	N/A	26	24	N/A
F03	R1	Bedroom	W1	↓	37.5	35.2	N/A	N/A	95%	95%	0.03	1.00	85	83	N/A	N/A	28	26	N/A
20-22 Friar Street & 1 Station Road																			
F01	R1	LK	W1	↓	30.5	27.7	N/A	N/A											
		LK	W2	↓	30.4	28.1	N/A	N/A	98%	98%	0.01	1.00	77	72	N/A	N/A	20	15	N/A
	R2	Bedroom	W3	↓	30.3	28.3	N/A	N/A	95%	95%	0.00	1.00	76	72	N/A	N/A	19	15	N/A
F02	R1	LK	W1	↓	34.8	31.9	N/A	N/A											
		LK	W2	↓	34.7	32.2	N/A	N/A	98%	98%	0.00	1.00	86	82	N/A	N/A	29	25	N/A
	R2	Bedroom	W3	↓	34.5	32.3	N/A	N/A	95%	95%	0.00	1.00	85	81	N/A	N/A	28	24	N/A
F03	R1	LK	W1	↓	36.0	33.6	N/A	N/A											
		LK	W3	↑	22.1	22.1	0.0	1.00	88%	87%	0.11	0.99	84	82	N/A	N/A	29	27	N/A
	R2	Bedroom	W2	↓	35.9	33.9	N/A	N/A	88%	88%	0.00	1.00	85	83	N/A	N/A	30	28	N/A