



Daylight and Sunlight Report

71-73 Caversham Road, Reading, RG1 8JA

For

Quod

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Report on Daylight and Sunlight



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1 INTRODUCTION

- 1.1 The client is proposing to demolish the existing building on the corner of Caversham Road and Northfield Road and proposes a 7 storey building which comprises commercial on the ground floor with residential on the floors above. calfordseaden LLP has been instructed to undertake the assessment in accordance with the recommendations contained in BR209 Site Layout Planning for Daylight and Sunlight A Guide to Good Practice (2011) and BS 8206-2.
- 1.2 This report has been prepared by calfordseaden LLP solely for Quod and S2 Estates. No representation or Warranty (expressed or implied) is given as to the accuracy, completeness or reasonableness of the report to any other parties, who rely on the report and its contents entirely at their own risk. Calfordseaden LLP shall have no liability whatsoever to any other parties for any inaccuracy in, omission from, or use of the report or relating to any decision based on the report.

2 BASIS OF ASSESSMENT

- 2.1 In BR 209 there are two main methods for assessment of daylighting to dwellings and a further two methods for assessing sunlight. These are further explained in the British Standard BS 8206-2: 2008.
- 2.2 The three main criteria considered for daylighting are the Vertical Sky Component (VSC) measured on the face of the window, the Average Daylight Factor (ADF) measured within the room and the daylight uniformity measured using the No Sky Contour (NSC). This latter is the series of points within the room at 850 mm (tabletop height) above floor level where the sky is no longer visible through the window(s).
- 2.3 **Daylight**
- 2.3.1 As a preliminary assessment BR209 suggests the use of a series of reference points around the proposed building, for new developments. If none of the surrounding obstructions subtends an angle to the horizontal, at the reference point, of greater than 25 degrees then there will be the potential for good day-lighting in the interior and there should therefore be no need to produce further calculations to demonstrate the levels of daylighting available.
- 2.3.2 If an obstruction is taller than this then there may still be the potential to achieve a satisfactory level of daylighting if the obstruction is not continuous and is narrow enough to allow adequate daylight around its sides and here further calculations should be used.
- 2.3.3 BR209 also describes a simple assessment using 45 degree lines in the horizontal and vertical planes from the extremities of an obstruction and where both these lines crossed above the centre of any window there is then a likelihood that the daylighting in the room will be adversely affected. For this reason, we have concentrated on those windows, which fall within the 45-degree lines. If the results proved to be adverse for all windows in this area then our scope would be extended.
- 2.3.4 The amount of skylight falling on a vertical wall or window can be quantified as the Vertical Sky Component (VSC). This is the ratio of direct sky illuminance falling on the vertical wall at a reference point, to the simultaneous horizontal illuminance under an unobstructed sky. The maximum value is 40% for a completely unobstructed vertical wall.
- 2.3.5 For a room with non-continuous obstructions, there is the potential for good daylighting provided that the VSC at the window position, 2 metres above ground is not less than the value for a continuous obstruction of altitude 25 degrees which is equal to a VSC of 27%. This is a complex way of saying that sufficient day-lighting can be achieved by other means and the guidance

suggests that if the VSC of 27% is achieved within 4 metres horizontally from any window then sufficient daylighting is still likely to be achieved.

- 2.3.6 At paragraph 2.1.6 of BR209 it advises that where a room is served by a single window and the VSC meets or exceeds 27% then conventional window design will usually provide adequate daylighting. Where the VSC value is between 15% and 27% then larger windows or changes to room layout will normally be required and if the value is between 5% and 15% then large windows will almost certainly be required. Below this value the room is unlikely to benefit from adequate daylighting.
- 2.3.7 A modified form of these calculations can be used for existing buildings to determine the impact potential of new developments but, as in this case, we prefer to use our software for this process as the results are more useful and relevant. Our software has been produced specifically for this purpose and is used by other consultants in the field. It is our practice to benchmark test results periodically against the manual methods described by the BRE and against our competitors who use different software providers. In this way we can ensure the relative accuracy of our results.
- 2.3.8 Again according to BR209, when considering existing buildings, if the VSC or the no-sky line contours produce results which reflect a reduction of daylight, caused by any new obstruction, below 80% of that which was originally available and the VSC is less than 27%, then the loss would be noticeable to the occupants.
- 2.3.9 A further measure, which can be used, is the average daylight factor (ADF), which is the average illuminance internally, divided by the unobstructed illuminance externally and multiplied by 100% and can be calculated as follows:
- 2.3.10 The diffusible visible transmittance of glazing (0.68) multiplied by the net area of the window multiplied by the angle of visible sky measured at the face of the window (which is obtained using the VSC and checking the table in the guidance notes) divided by the total area of the rooms internal surfaces multiplied by One minus the average internal reflectance, squared and expressed as a percentage.
- 2.3.11 The BRE guidance accepts that, where supplementary electric lighting is available, a figure of 2% will produce a predominantly daylit effect but that the recommendations for dwellings are 2% for Kitchens, 1.5% for Living Rooms and 1% for Bedrooms as minimum figures.
- 2.3.12 The ADF should not be used as a comparative tool for existing building but will provide an indication of the availability of daylight after the proposed development provided that the correct values are used for glazing transmission and internal reflectance.
- 2.4 **Sunlight**
- 2.4.1 Sunlighting is measured using sunlight availability indicators or sun path indicators, which are also reproduced in the guidance by P J Littlefair for a selection of latitudes. Here too we have computer software to produce the results.
- 2.4.2 The British Standard recommends that at least 25% of annual probable sunlight hours be available at the reference point, including at least 5% of annual probable sunlight hours in the winter months, between Sept 21 and March 21. This is checked using the horizontal equinox line on the sunlight availability indicator.
- 2.4.3 When using the sunlight indicator, any obstructions to the north can be ignored as can any windows that do not face within 90 degrees of due south.

- 2.5 The current BRE guidance also sets out limited parameters for assessment of shadow in amenity space and stipulates that at least 50% of the area considered should have the potential benefit of 2 hours of direct sunlight on 21st March each year. If an existing garden or outdoor space is already heavily obstructed then any further loss of sunlight should be kept to a minimum. If as a result of new development, the area which can receive two hours sunlight on 21 March is reduced to less than 0.8 times its former size, this further loss is significant.

3 HOUSING SUPPLEMENTARY PLANNING GUIDANCE

- 3.1 Under the London Plan, Supplementary Planning Guidance is provided where the level of guidance required is too detailed for inclusion in the development plan, or if a rapid policy response to is needed to an emerging issue. It provides support for statutory development plans, but carries less weight than them when planning matters are considered and cannot create new policies.
- 3.2 In March 2016 the Housing Planning Supplementary Guidance was updated and included the following paragraphs relating to daylight and sunlight design:
- 3.2.1 *1.3.45 Policy 7.6Bd Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.*
- 3.2.2 *1.3.46 The degree of harm on adjacent properties and the daylight targets within the proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London.*
- 3.2.3 *2.3.47 Quantitative standards on daylight and sunlight should not be applied rigidly, without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London.*

4 INFORMATION PROVIDED OR OBTAINED

- 4.1 We have been provided with the following information that has been used to develop our electronic model:
- Details of proposed scheme
Received from JTP Studios on the 30th July 2019
 - Existing building on the site and existing surrounding buildings
3D model received from Accucities on the 8th August 2019
 - Aerial photography from Google Earth and Bing
 - Site visit, photographs and measurements
Site visit undertaken on the 7th August 2019
 - Internal arrangements within existing surrounding buildings
 - Property Drawings from Websites etc.

- Where drawings were not available we estimated the internal arrangements and room uses based on our external inspection

4.2 Where we have had to estimate the internal arrangements and room uses, as noted above, this will not affect the results for VSC or APSH because the reference point is at the centre of the window being tested. It is relevant to the daylight distribution assessment, but in the absence of suitable plans, estimation is a conventional approach.

5 INTERPRETATION OF RESULTS

5.1 The BRE report sets targets for adequacy in terms of daylight and sunlight and overshadowing. It also describes the levels at which any reduction would be noticeable.

5.2 A habitable room may be adversely affected if any part of a new building measured in a vertical section perpendicular to the window wall subtends an angle of 25° taken from the centre of the window or a point at the centre of a window opening receives less than 27% VSC; and there is a reduction greater than 20% of its former value.

5.3 Where the ADF is assessed the room may be adversely affected if a kitchen receives less than 2% ADF, a living room receives less than 1.5% ADF or a bedroom receives less than 1% ADF

5.4 It should be noted in respect of kitchens that most Local Authorities recognise small kitchens as non-habitable and therefore do not require to be assessed.

5.5 For sunlight APSH assessment, a living room may be adversely affected if a point at the centre of an existing window receives less than 25% of the total APSH of which at least 5% should be available during the winter months (21 September to 21 March) and there will be a reduction greater than 20% of its former value during either period.

5.6 It is recommended that at least half of the area of the amenity space should be able to benefit from at least 2 hours of sunlight on 21st March. This applies to both new gardens and amenity spaces and to existing ones which are affected by new developments. If an existing garden or outdoor space is already heavily obstructed then any further loss of sunlight should be kept to a minimum. If as a result of new development, the area which can receive two hours sunlight on 21 March is reduced to less than 0.8 times its former size, this further loss is significant.

5.7 To assist in the understanding of the results we have summarised each assessment to show the number of readings that meet or exceed the BRE target values or are unaffected by the proposals as being a 'Pass'. Negligible reductions would not be noticeable to the occupants and, based on the BRE guidance, these would also be considered to be a 'Pass' and where the reduction in VSC to existing properties would still leave at least 80% of the 27% guidance value then this is considered to be a negligible reduction. Reductions greater than this or failure to meet the levels given in the BRE guidance would be considered noticeable.

5.8 There is no published research into how the levels of noticeability might be categorised but for the purposes of this report the following has been adopted:

5.8.1 VSC Results

Pass/ Unaffected = Meets BRE target value or is unaffected by the proposals

Negligible = The VSC will be reduced between 20% and 30%.

Noticeable 1	=	The VSC will be reduced between 30% and 40%.
Noticeable 2	=	The VSC will be reduced between 40% and 50%.
Noticeable 3	=	The VSC will be reduced by greater than 50%.

5.8.2 ADF Results

Pass	=	Meets or exceeds the BRE target value
Negligible	=	Falls below the BRE guidance by 20% or less
Noticeable 1	=	Falls below the BRE guidance between 20% and 40%
Noticeable 2	=	Falls below the BRE guidance between 40% and 60%
Noticeable 3	=	Falls below the BRE guidance by more than 60%

5.8.3 Daylight Distribution Results

Pass	=	At least 80% of the proposed room can receive direct daylight or the existing value will be reduced by no more than 20%.
Negligible	=	Between 64% and 79% of the room will be able to receive direct daylight or the existing value will be reduced by no more than 30%.
Noticeable 1	=	Between 48% and 63% of the room will be able to receive direct daylight or the existing value will be reduced by no more than 40%
Noticeable 2	=	Between 32% and 47% of the room will be able to receive direct daylight or the existing value will be reduced by no more than 50%
Noticeable 3	=	Less than 31% of the room will be able to receive direct daylight or the existing value will be reduced by more than 50%

5.8.4 APSH Sunlight Results

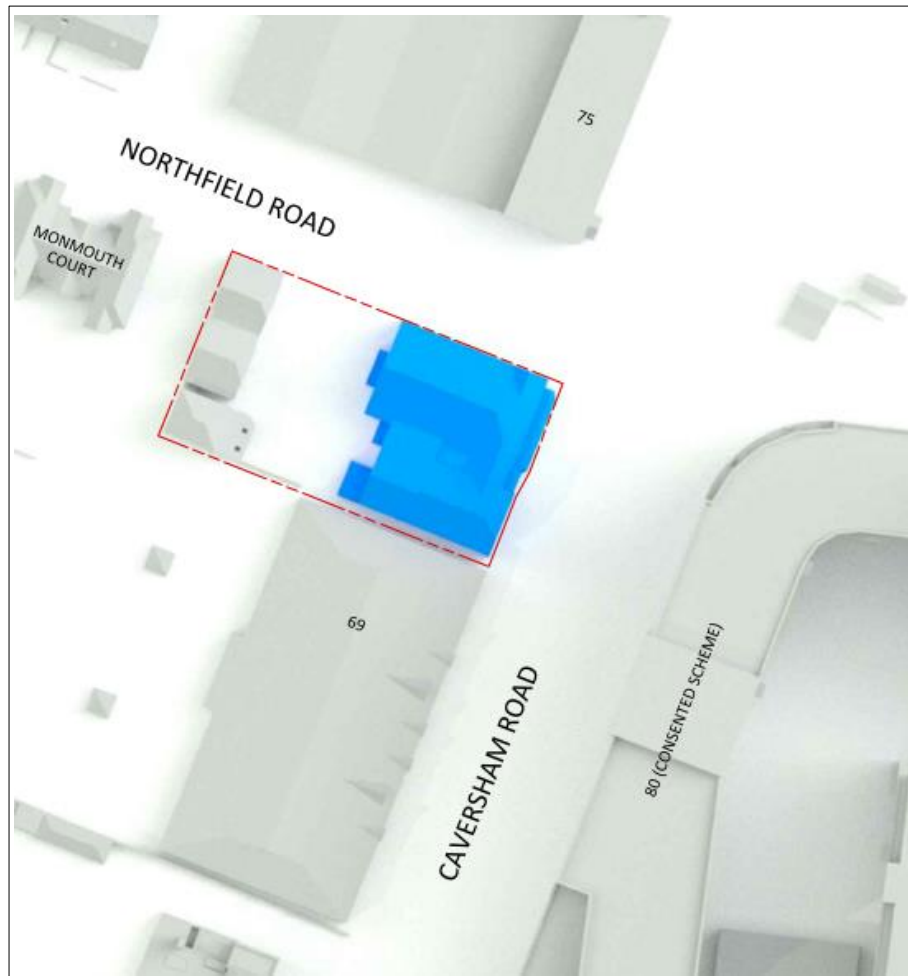
Pass	=	At least 25% of annual probable sunlight hours achieved or existing being reduced by no more than 20%.
Negligible	=	Existing reduced by no more than 30% or proposed at least 20% APSH
Noticeable 1	=	Existing reduced by no more than 40% or proposed at least 15% APSH
Noticeable 2	=	Existing reduced by no more than 50% or proposed at least 10% APSH
Noticeable 3	=	Existing reduced by more than 50% or proposed less than 10% APSH

6 SITE VISIT

6.1.1 We visited the site on the 7th August 2019 and took the photographs appended to this report.

6.1.2 The site is situated on the corner of Caversham Road and Northfield Road. To the west is an apartment block called Monmouth Court. To the north is a self-storage unit at 75 Caversham Road. To the east is the former Network Rail industrial unit at 80 Caversham Road. We understand this site is subject to a current planning application and therefore we have assessed this as if this has been consented. Any reference below to 80 Caversham Road will refer to this scheme.

6.1.3



Site Plan

7 ASSESSMENT OF EXISTING PROPERTIES

7.1 Daylight

7.1.1 We have assessed impacts on existing habitable rooms in the adjacent surrounding residential properties. Our detailed results are appended and the tables below show the results for Vertical Sky Component (VSC) on individual windows. We have then assessed the Daylight Distribution (DD) using the No-Sky Line.

7.1.2

VSC		VSC reduction %			
		Negligible	Noticeable		
	Pass	20 – 30 %	30 – 40 %	40 – 50 %	50% +
Monmouth Court	12	0	0	0	0
80 Caversham Road	125	4	1	1	2

7.1.3 All of the windows analysed at Monmouth Court will meet the BRE recommendations for VSC.

7.1.4 The vast majority of windows to the consented scheme at 80 Caversham Road will meet the recommendations for VSC or are negligible. The 4 windows in the noticeable category serve living rooms which are served by other windows which meet the recommendations.

7.1.5 In the below table we summarise the results for Daylight Distribution.

7.1.6

Daylight Distribution (No-Sky Line)		Daylight Distribution reduction %			
		Negligible	Noticeable		
	Pass	20 – 30 %	30 – 40 %	40 – 50 %	50% +
Monmouth Court	12	0	0	0	0
80 Caversham Road	49	7	0	0	0

7.1.7 All of the rooms analysed at Monmouth Court will meet the BRE recommendations for DD.

7.1.8 All of the rooms analysed in the consented scheme at 80 Caversham Road either meet the BRE recommendations for DD or fall in the negligible category.

7.2 Sunlight

7.2.1 The test we have carried out to assess the impact on neighbouring sunlight is the Annual Probable Sunlight Hours (APSH). We have provided summary results for both annual and winter calculations.

7.2.2

APSH – Annual & Winter		APSH reduction %			
		Negligible	Noticeable		
	Pass	20 – 30 %	30 – 40 %	40 – 50 %	50% +
Monmouth Court	12	0	0	0	0
80 Caversham Road	N/A	N/A	N/A	N/A	N/A

7.2.3 All of the windows analysed at Monmouth Court will meet the BRE recommendations for APSH.

7.2.4 All of the windows analysed to 80 Caversham Road face within 90 degrees of due north and therefore, in line with the BRE recommendations, do not need to be analysed for sunlight.

Report on Daylight and Sunlight

8 ASSESSMENT OF PROPOSED PROPERTIES

8.1 Daylight

8.1.1 We have assessed the proposed habitable rooms for Average Daylight Factor (ADF) and Daylight Distribution (DD). We summarise this below and our detailed results are appended.

8.1.2

Average Daylight Factor (ADF)		Daylight Levels			
		Negligible	Noticeable		
	Pass	Less than 20% below	21% to 40% below	41% to 60% below	Greater than 60 % below
Proposed Block	74	10	19	11	1

8.1.3 The results show that the majority of rooms will meet the BRE recommendations for ADF, or will be within a negligible distance. Where the rooms are below negligible, these rooms are situated on the elevation that faces the scheme being determined at 80 Caversham Road.

8.1.4

Daylight Distribution (No-Sky Line)		Daylight Levels			
		Negligible	Noticeable		
	Pass	Between 64% and 79%	Between 48% and 63%	Between 32% and 47%	Less than 31%
Proposed Block	79	5	12	9	10

8.1.5 The results show that the majority of rooms will meet the BRE recommendations for DD, or will be within a negligible distance. Where the rooms are below negligible, again, these rooms are situated on the elevation that faces the scheme being determined at 80 Caversham Road.

8.2 Sunlight

8.2.1

APSH		Sunlight Levels			
		Negligible			
	Pass	Between 20% and 24%	Between 15% and 19%	Between 10% and 14%	Less than 10%
Proposed Block	33	0	0	5	16

8.2.2 In an urban environment the BRE recognise that achieving the guidance levels for sunlight is rarely possible. Where the rooms have results below the recommendations, they face towards the proposed scheme at 80 Caversham Road.

9 SUMMARY AND CONCLUSION

9.1 Existing Buildings

9.1.1 All of the surrounding windows analysed will meet the BRE recommendations for Vertical Sky Component or are within a negligible distance of the recommendations apart from four windows in the proposed scheme located at 80 Caversham Road. These windows serve living rooms which would be served by other windows which meet the recommendations.

9.1.2 All of the rooms analysed for Daylight Distribution in the consented scheme at 80 Caversham Road either meet the BRE recommendations or are within a negligible distance of the recommendations.

9.2 Proposed Buildings

9.2.1 The results show that the majority of rooms will meet the BRE recommendations for Average Daylight Factor and Daylight Distribution, or will be within a negligible distance. Where the rooms are below negligible, these rooms are situated on the elevation that faces the proposed scheme at 80 Caversham Road. We believe any building proposed for this site will struggle to meet the recommendations on this elevation due to the bulk and massing of the consented scheme at 80 Caversham Road.

9.3 Having due consideration for the nature of urban development it is encouraging to note that this scheme causes the minimum impact on existing surrounding dwellings whilst achieving results expected in an urban area within the proposed development.



Peter Spence

For and on behalf of

calfordseaden LLP

10/10/2019

Appendix 1
QUALIFICATIONS AND EXPERIENCE

1 Qualifications And Experience

- 1.1 This report has been prepared by Peter Spence, an Associate within calfordseaden LLP. Peter is a specialist in the area of practice known as Neighbourly Matters, having practiced in this discipline since 2005.
- 1.2 Calfordseaden's daylighting studies are undertaken using specialist computer software, specifically written for the purposes of carrying out the tests described in BR 209.

Appendix 2
SITE PHOTOGRAPHS AND IMAGES

Report on Daylight and Sunlight



Photograph 1



Photograph 2

Report on Daylight and Sunlight



Photograph 3



Photograph 4

Report on Daylight and Sunlight



Photograph 5



Photograph 6

Report on Daylight and Sunlight



Photograph 7



Photograph 8

Report on Daylight and Sunlight



Photograph 9

Appendix 3 RESULTS

Floor Ref.	Room Ref.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
80 Caversham Road (Consented Scheme)											
001 First	R001	W001	Existing	37.92	1.00			*North*			*North*
			Proposed	37.77							
	W002		Existing	37.71	0.99			*North*			*North*
			Proposed	37.27							
	W003		Existing	37.12	0.97			*North*			*North*
			Proposed	35.86							
	R002	W004	Existing	37.32	0.95			*North*			*North*
			Proposed	35.32							
		W005	Existing	37.12	0.91			*North*			*North*
			Proposed	33.95							
	W006		Existing	35.95	0.85			*North*			*North*
			Proposed	30.61							
	R003	W007	Existing	36.60	0.81			*North*			*North*
			Proposed	29.66							
	W008		Existing	36.91	0.78			*North*			*North*
			Proposed	28.90							
	R004	W009	Existing	36.90	0.78			*North*			*North*
			Proposed	28.65							
	W010		Existing	36.95	0.78			*North*			*North*
			Proposed	28.69							
	R005	W011	Existing	37.01	0.78			*North*			*North*
			Proposed	28.97							
	W012		Existing	37.03	0.79			*North*			*North*
			Proposed	29.40							
	R006	W013	Existing	36.99	0.81			*North*			*North*
			Proposed	29.97							
	W014		Existing	35.45	0.83			*North*			*North*
			Proposed	29.32							
	R007	W015	Existing	7.67	0.72			*North*			*North*
			Proposed	5.52							
		W016	Existing	6.93	0.47			*North*			*North*
			Proposed	3.25							
	W017		Existing	37.38	0.88			*North*			*North*
			Proposed	32.72							
	W018		Existing	37.39	0.89			*North*			*North*
			Proposed	33.23							
	R008	W019	Existing	8.15	0.80			*North*			*North*
			Proposed	6.54							
002 Second	R009	W020	Existing	38.67	1.00			*North*			*North*
			Proposed	38.53							
		W021	Existing	38.57	0.99			*North*			*North*
			Proposed	38.15							
		W022	Existing	38.12	0.97			*North*			*North*
			Proposed	36.94							

Floor Ref.	Room Ref.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R010	W023	Existing	38.42	0.95		*North*			*North*	
			Proposed	36.54							
		W024	Existing	38.36	0.92		*North*			*North*	
			Proposed	35.35							
		W025	Existing	37.44	0.86		*North*			*North*	
			Proposed	32.30							
	R011	W026	Existing	38.27	0.82		*North*			*North*	
			Proposed	31.56							
		W027	Existing	38.70	0.80		*North*			*North*	
			Proposed	30.93							
	R012	W028	Existing	38.74	0.79		*North*			*North*	
			Proposed	30.73							
		W029	Existing	38.77	0.79		*North*			*North*	
			Proposed	30.79							
	R013	W030	Existing	38.81	0.80		*North*			*North*	
			Proposed	31.06							
		W031	Existing	38.80	0.81		*North*			*North*	
			Proposed	31.47							
	R014	W032	Existing	38.70	0.83		*North*			*North*	
			Proposed	31.97							
		W033	Existing	37.06	0.84		*North*			*North*	
			Proposed	31.22							
	R015	W034	Existing	8.64	0.71		*North*			*North*	
			Proposed	6.17							
		W035	Existing	7.86	0.46		*North*			*North*	
			Proposed	3.64							
		W036	Existing	39.00	0.89		*North*			*North*	
			Proposed	34.61							
		W037	Existing	39.03	0.90		*North*			*North*	
			Proposed	35.11							
	R016	W038	Existing	9.22	0.81		*North*			*North*	
			Proposed	7.49							
003 Third	R017	W039	Existing	39.08	1.00		*North*			*North*	
			Proposed	38.96							
		W040	Existing	39.05	0.99		*North*			*North*	
			Proposed	38.70							
		W041	Existing	38.72	0.97		*North*			*North*	
			Proposed	37.70							
	R018	W042	Existing	39.08	0.96		*North*			*North*	
			Proposed	37.47							
		W043	Existing	39.10	0.93		*North*			*North*	
			Proposed	36.51							
		W044	Existing	38.23	0.88		*North*			*North*	
			Proposed	33.83							

Floor Ref.	Room Ref.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria						
	R019	W045	Existing	39.08	0.85		*North*			*North*							
			Proposed	33.34													
		W046	Existing	39.48	0.83		*North*			*North*							
			Proposed	32.85													
	R020	W047	Existing	39.48	0.83		*North*			*North*							
			Proposed	32.66													
		W048	Existing	39.48	0.83		*North*			*North*							
			Proposed	32.69													
	R021	W049	Existing	39.48	0.83		*North*			*North*							
			Proposed	32.89													
		W050	Existing	39.44	0.84		*North*			*North*							
			Proposed	33.20													
	R022	W051	Existing	39.29	0.85		*North*			*North*							
			Proposed	33.57													
		W052	Existing	37.61	0.87		*North*			*North*							
			Proposed	32.64													
	R023	W053	Existing	8.89	0.75		*North*			*North*							
			Proposed	6.71													
		W054	Existing	8.22	0.54												
			Proposed	4.48													
		W055	Existing	39.55	0.90												
			Proposed	35.77													
		W056	Existing	39.55	0.91												
			Proposed	36.18													
	R024	W057	Existing	9.48	0.84		*North*			*North*							
			Proposed	7.95													
004 Fourth	R025	W058	Existing	39.18	1.00		*North*			*North*							
			Proposed	39.09													
		W059	Existing	39.17	0.99												
			Proposed	38.91													
		W060	Existing	38.84	0.98								*North*			*North*	
			Proposed	38.10													
		W061	Existing	39.21	0.97												
			Proposed	38.02													
	R026	W062	Existing	39.23	0.95								*North*			*North*	
			Proposed	37.31													
		W063	Existing	38.34	0.91												
			Proposed	35.07													
	R027	W064	Existing	39.18	0.89		*North*			*North*							
			Proposed	34.90													
		W065	Existing	39.56	0.87												
			Proposed	34.61													
	R028	W066	Existing	39.56	0.87		*North*			*North*							
			Proposed	34.47													

Floor Ref.	Room Ref.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
		W067	Existing	39.56	0.87		*North*			*North*	
			Proposed	34.48							
	R029	W068	Existing	39.55	0.88		*North*			*North*	
			Proposed	34.62							
		W069	Existing	39.51	0.88		*North*			*North*	
			Proposed	34.83							
	R030	W070	Existing	39.36	0.89		*North*			*North*	
			Proposed	35.07							
		W071	Existing	37.67	0.90		*North*			*North*	
			Proposed	33.94							
	R031	W072	Existing	8.89	0.82		*North*			*North*	
			Proposed	7.28							
		W073	Existing	8.25	0.66		*North*			*North*	
			Proposed	5.46							
		W074	Existing	39.60	0.93		*North*			*North*	
			Proposed	36.78							
		W075	Existing	39.60	0.94		*North*			*North*	
			Proposed	37.09							
	R032	W076	Existing	9.49	0.88		*North*			*North*	
			Proposed	8.37							
005 Fifth	R033	W077	Existing	39.22	1.00		*North*			*North*	
			Proposed	39.16							
		W078	Existing	39.21	1.00		*North*			*North*	
			Proposed	39.05							
		W079	Existing	38.89	0.99		*North*			*North*	
			Proposed	38.40							
	R034	W080	Existing	39.26	0.98		*North*			*North*	
			Proposed	38.48							
		W081	Existing	39.27	0.97		*North*			*North*	
			Proposed	38.01							
		W082	Existing	38.39	0.94		*North*			*North*	
			Proposed	36.23							
	R035	W083	Existing	39.21	0.93		*North*			*North*	
			Proposed	36.40							
		W084	Existing	39.60	0.92		*North*			*North*	
			Proposed	36.35							
	R036	W085	Existing	39.59	0.92		*North*			*North*	
			Proposed	36.26							
		W086	Existing	39.59	0.92		*North*			*North*	
			Proposed	36.26							
	R037	W087	Existing	39.58	0.92		*North*			*North*	
			Proposed	36.34							
		W088	Existing	39.54	0.92		*North*			*North*	
			Proposed	36.45							

Floor Ref.	Room Ref.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R038	W089	Existing Proposed	39.39 36.56	0.93		*North*			*North*	
		W090	Existing Proposed	37.70 35.22	0.93		*North*			*North*	
	R039	W091	Existing Proposed	8.89 7.85	0.88		*North*			*North*	
		W092	Existing Proposed	8.27 6.41	0.78		*North*			*North*	
		W093	Existing Proposed	39.62 37.75	0.95		*North*			*North*	
		W094	Existing Proposed	39.62 37.95	0.96		*North*			*North*	
	R040	W095	Existing Proposed	9.49 8.74	0.92		*North*			*North*	
006 Sixth	R041	W096	Existing Proposed	39.22 39.19	1.00		*North*			*North*	
		W097	Existing Proposed	39.21 39.13	1.00		*North*			*North*	
		W098	Existing Proposed	38.89 38.64	0.99		*North*			*North*	
	R042	W099	Existing Proposed	39.26 38.85	0.99		*North*			*North*	
		W100	Existing Proposed	39.28 38.61	0.98		*North*			*North*	
		W101	Existing Proposed	38.39 37.27	0.97		*North*			*North*	
	R043	W102	Existing Proposed	39.21 37.77	0.96		*North*			*North*	
		W103	Existing Proposed	39.60 37.96	0.96		*North*			*North*	
	R044	W104	Existing Proposed	39.60 37.91	0.96		*North*			*North*	
		W105	Existing Proposed	39.60 37.90	0.96		*North*			*North*	
	R045	W106	Existing Proposed	39.59 37.95	0.96		*North*			*North*	
		W107	Existing Proposed	39.55 37.97	0.96		*North*			*North*	
	R046	W108	Existing Proposed	39.40 37.94	0.96		*North*			*North*	
		W109	Existing Proposed	37.71 36.41	0.97		*North*			*North*	
	R047	W110	Existing Proposed	8.89 8.36	0.94		*North*			*North*	

Floor Ref.	Room Ref.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
007 Seventh	R048	W111	Existing	8.27	0.88		*North*			*North*	
			Proposed	7.28							
		W112	Existing	39.62	0.97		*North*			*North*	
			Proposed	38.61							
		W113	Existing	39.62	0.98		*North*			*North*	
			Proposed	38.70							
		W114	Existing	9.49	0.96		*North*			*North*	
			Proposed	9.08							
007 Seventh	R049	W115	Existing	36.98	1.00		*North*			*North*	
			Proposed	36.98							
		W116	Existing	38.95	1.00		*North*			*North*	
			Proposed	38.94							
		W117	Existing	31.92	1.00		*North*			*North*	
			Proposed	31.86							
	R050	W118	Existing	39.50	1.00		*North*			*North*	
			Proposed	39.39							
		W119	Existing	39.44	1.00		*North*			*North*	
			Proposed	39.30							
		W120	Existing	30.22	1.00		*North*			*North*	
			Proposed	30.13							
	R051	W121	Existing	37.85	0.99		*North*			*North*	
			Proposed	37.57							
		W122	Existing	39.61	0.99		*North*			*North*	
			Proposed	39.28							
	R052	W123	Existing	39.61	0.99		*North*			*North*	
			Proposed	39.27							
		W124	Existing	39.61	0.99		*North*			*North*	
			Proposed	39.27							
	R053	W125	Existing	39.60	0.99		*North*			*North*	
			Proposed	39.27							
		W126	Existing	39.57	0.99		*North*			*North*	
			Proposed	39.25							
	R054	W127	Existing	39.44	0.99		*North*			*North*	
			Proposed	39.13							
		W128	Existing	37.76	0.99		*North*			*North*	
			Proposed	37.46							
	R055	W129	Existing	8.89	0.99		*North*			*North*	
			Proposed	8.77							
		W130	Existing	8.27	0.97		*North*			*North*	
			Proposed	8.01							
		W131	Existing	39.62	0.99		*North*			*North*	
			Proposed	39.35							
		W132	Existing	39.62	0.99		*North*			*North*	
			Proposed	39.38							
	R056	W133	Existing	9.49	0.99		*North*			*North*	

Floor Ref.	Room Ref.	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
			Proposed	9.39							
Monmouth Court											
000 Ground	R001	W001	Existing Proposed	28.78 27.85	0.97	49 47	0.96	YES	14 14	1.00	YES
	R002	W002	Existing Proposed	28.16 27.13	0.96	44 43	0.98	YES	11 11	1.00	YES
	R003	W003	Existing Proposed	28.47 27.50	0.97	46 45	0.98	YES	12 11	0.92	YES
	R004	W004	Existing Proposed	29.51 28.74	0.97	50 49	0.98	YES	13 12	0.92	YES
001 First	R005	W005	Existing Proposed	33.12 31.31	0.95	55 53	0.96	YES	17 17	1.00	YES
	R006	W006	Existing Proposed	32.62 30.88	0.95	55 53	0.96	YES	17 17	1.00	YES
	R007	W007	Existing Proposed	32.67 31.11	0.95	55 54	0.98	YES	17 17	1.00	YES
	R008	W008	Existing Proposed	33.55 32.06	0.96	56 54	0.96	YES	17 16	0.94	YES
002 Second	R009	W009	Existing Proposed	30.24 28.68	0.95	47 45	0.96	YES	14 14	1.00	YES
	R010	W010	Existing Proposed	33.87 32.40	0.96	55 53	0.96	YES	17 17	1.00	YES
	R011	W011	Existing Proposed	34.01 32.69	0.96	54 53	0.98	YES	17 17	1.00	YES
	R012	W012	Existing Proposed	30.43 29.21	0.96	46 45	0.98	YES	14 14	1.00	YES

Floor Ref.	Room Ref.	Property Type		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
80 Caversham Road (Consented Scheme)							
001 First	R001	Residential	Area m2	50.49	49.58	49.57	
			% of room		98%	98%	1.00
	R002	Residential	Area m2	51.45	50.46	50.46	
			% of room		98%	98%	1.00
	R003	Residential	Area m2	49.71	49.35	47.13	
			% of room		99%	95%	0.95
	R004	Residential	Area m2	53.77	53.27	37.73	
			% of room		99%	70%	0.71
	R005	Residential	Area m2	55.53	55.00	43.46	
		% of room		99%	78%	0.79	
	R006	Residential	Area m2	54.75	54.07	53.54	
			% of room		99%	98%	0.99
	R007	Residential	Area m2	70.25	69.52	69.23	
			% of room		99%	99%	1.00
	R008	Residential	Area m2	24.96	23.33	21.88	
			% of room		93%	88%	0.94
002 Second	R009	Residential	Area m2	50.49	49.58	49.57	
			% of room		98%	98%	1.00
	R010	Residential	Area m2	51.45	50.46	50.46	
			% of room		98%	98%	1.00
	R011	Residential	Area m2	49.71	49.35	47.15	
			% of room		99%	95%	0.96
	R012	Residential	Area m2	53.77	53.27	37.95	
			% of room		99%	71%	0.71
	R013	Residential	Area m2	55.53	55.00	43.45	
		% of room		99%	78%	0.79	
	R014	Residential	Area m2	54.75	54.07	53.55	
			% of room		99%	98%	0.99
	R015	Residential	Area m2	70.25	69.52	69.32	
			% of room		99%	99%	1.00
	R016	Residential	Area m2	24.96	23.34	21.99	
			% of room		93%	88%	0.94
003 Third	R017	Residential	Area m2	50.49	49.58	49.57	
			% of room		98%	98%	1.00
	R018	Residential	Area m2	51.45	50.46	50.46	
			% of room		98%	98%	1.00
	R019	Residential	Area m2	49.71	49.35	47.16	
			% of room		99%	95%	0.96
	R020	Residential	Area m2	53.77	53.27	38.02	
			% of room		99%	71%	0.71
	R021	Residential	Area m2	55.53	55.00	43.44	
		% of room		99%	78%	0.79	
	R022	Residential	Area m2	54.75	54.07	53.55	
			% of room		99%	98%	0.99
	R023	Residential	Area m2	70.25	69.52	69.50	
			% of room		99%	99%	1.00
	R024	Residential	Area m2	24.96	23.34	22.55	
			% of room		93%	90%	0.97
004 Fourth	R025	Residential	Area m2	50.49	49.58	49.57	
			% of room		98%	98%	1.00

Floor Ref.	Room Ref.	Property Type		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
	R026	Residential	Area m2	51.45	50.46	50.46	1.00
			% of room		98%	98%	
	R027	Residential	Area m2	49.71	49.35	47.16	0.96
			% of room		99%	95%	
	R028	Residential	Area m2	53.77	53.27	38.71	0.73
			% of room		99%	72%	
	R029	Residential	Area m2	55.53	55.00	43.85	0.80
			% of room		99%	79%	
	R030	Residential	Area m2	54.75	54.07	53.52	0.99
			% of room		99%	98%	
	R031	Residential	Area m2	70.25	69.52	69.51	1.00
			% of room		99%	99%	
	R032	Residential	Area m2	24.96	23.34	23.29	1.00
			% of room		93%	93%	
005 Fifth	R033	Residential	Area m2	50.49	49.58	49.58	1.00
			% of room		98%	98%	
	R034	Residential	Area m2	51.45	50.46	50.46	1.00
			% of room		98%	98%	
	R035	Residential	Area m2	49.71	49.35	49.13	1.00
			% of room		99%	99%	
	R036	Residential	Area m2	53.77	53.27	45.95	0.86
			% of room		99%	85%	
	R037	Residential	Area m2	55.53	55.00	49.56	0.90
			% of room		99%	89%	
	R038	Residential	Area m2	54.75	54.07	54.07	1.00
			% of room		99%	99%	
	R039	Residential	Area m2	70.25	69.52	69.52	1.00
			% of room		99%	99%	
	R040	Residential	Area m2	24.96	23.34	23.32	1.00
			% of room		93%	93%	
006 Sixth	R041	Residential	Area m2	50.49	49.58	49.58	1.00
			% of room		98%	98%	
	R042	Residential	Area m2	51.45	50.46	50.46	1.00
			% of room		98%	98%	
	R043	Residential	Area m2	49.71	49.35	49.35	1.00
			% of room		99%	99%	
	R044	Residential	Area m2	53.77	53.27	53.27	1.00
			% of room		99%	99%	
	R045	Residential	Area m2	55.53	55.00	55.00	1.00
			% of room		99%	99%	
	R046	Residential	Area m2	54.75	54.07	54.07	1.00
			% of room		99%	99%	
	R047	Residential	Area m2	70.25	69.52	69.52	1.00
			% of room		99%	99%	
	R048	Residential	Area m2	24.96	23.34	23.33	1.00
			% of room		93%	93%	
007 Seventh	R049	Residential	Area m2	41.68	41.26	41.26	1.00
			% of room		99%	99%	
	R050	Residential	Area m2	41.97	41.61	41.61	1.00
			% of room		99%	99%	
	R051	Residential	Area m2	44.94	44.45	44.45	1.00
			% of room		99%	99%	
	R052	Residential	Area m2	53.77	53.27	53.27	

Floor Ref.	Room Ref.	Property Type		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
			% of room		99%	99%	1.00
	R053	Residential	Area m2	55.53	55.00	55.00	1.00
			% of room		99%	99%	1.00
	R054	Residential	Area m2	54.75	54.07	54.07	1.00
			% of room		99%	99%	1.00
	R055	Residential	Area m2	70.25	69.52	69.52	1.00
			% of room		99%	99%	1.00
	R056	Residential	Area m2	24.96	23.34	23.34	1.00
			% of room		93%	93%	1.00
Monmouth Court							
000 Ground	R001	Residential	Area m2	5.07	4.44	3.84	
			% of room		88%	76%	0.87
	R002	Residential	Area m2	7.84	7.75	6.99	
			% of room		99%	89%	0.90
	R003	Residential	Area m2	7.84	7.75	7.01	
			% of room		99%	89%	0.91
	R004	Residential	Area m2	5.07	4.39	4.02	
			% of room		87%	79%	0.92
001 First	R005	Residential	Area m2	5.07	4.60	4.38	
			% of room		91%	86%	0.95
	R006	Residential	Area m2	7.84	7.75	7.64	
			% of room		99%	97%	0.99
	R007	Residential	Area m2	7.84	7.75	7.64	
			% of room		99%	97%	0.99
	R008	Residential	Area m2	5.07	4.59	4.47	
			% of room		91%	88%	0.97
002 Second	R009	Residential	Area m2	5.07	4.33	4.33	
			% of room		85%	85%	1.00
	R010	Residential	Area m2	7.84	7.75	7.75	
			% of room		99%	99%	1.00
	R011	Residential	Area m2	7.84	7.75	7.75	
			% of room		99%	99%	1.00
	R012	Residential	Area m2	5.07	4.32	4.32	
			% of room		85%	85%	1.00

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Req'd Value
Proposed Plot 7														
001 First	R001		Residential	Bedroom	W001-L	0.68	1.00	0.65	74.48	64.08	0.66	0.15	0.14	1.00
					W001-U	0.68	1.00	1.08	69.75	64.08	0.66	1.00	1.41	
													1.55	
001 First	R021		Residential	LKD	W032-L	0.68	1.00	1.22	55.31	143.38	0.66	0.15	0.08	1.50
					W032-U	0.68	1.00	2.02	45.83	143.38	0.66	1.00	0.77	
													0.86	
001 First	R020		Residential	Bedroom	W031-L	0.68	1.00	0.61	62.68	46.72	0.67	0.15	0.15	1.00
					W031-U	0.68	1.00	1.01	62.60	46.72	0.67	1.00	1.65	
													1.80	
Proposed Plot 6														
001 First	R003		Residential	LKD	W003-L	0.68	1.00	0.77	31.29	112.40	0.65	0.15	0.04	1.50
					W003-U	0.68	1.00	1.14	21.29	112.40	0.65	1.00	0.26	
					W004-L	0.68	1.00	0.65	74.84	112.40	0.65	0.15	0.08	
					W004-U	0.68	1.00	1.08	70.07	112.40	0.65	1.00	0.80	
													1.17	
001 First	R002		Residential	Bedroom	W002-L	0.68	1.00	2.01	42.73	75.69	0.66	0.15	0.20	1.00
					W002-U	0.68	1.00	2.95	26.56	75.69	0.66	1.00	1.24	
													1.44	
Proposed Plot 5														
001 First	R004		Residential	Bedroom	W005-L	0.68	1.00	2.01	43.02	75.69	0.66	0.15	0.20	1.00
					W005-U	0.68	1.00	2.95	26.90	75.69	0.66	1.00	1.26	
													1.46	
001 First	R005		Residential	LKD	W006-L	0.68	1.00	0.77	28.54	112.40	0.65	0.15	0.03	1.50
					W006-U	0.68	1.00	1.14	19.03	112.40	0.65	1.00	0.23	
					W007-L	0.68	1.00	0.65	74.96	112.40	0.65	0.15	0.08	
					W007-U	0.68	1.00	1.08	70.31	112.40	0.65	1.00	0.80	
													1.14	
Proposed Plot 4														
001 First	R006		Residential	Bedroom	W008-L	0.68	1.00	2.01	42.88	61.69	0.66	0.15	0.25	1.00
					W008-U	0.68	1.00	2.95	26.82	61.69	0.66	1.00	1.55	
													1.80	
001 First	R008		Residential	LKD	W012-L	0.68	1.00	2.01	43.01	111.73	0.65	0.15	0.14	1.50
					W012-U	0.68	1.00	2.95	26.84	111.73	0.65	1.00	0.84	
					W013-L	0.68	1.00	0.78	75.53	111.73	0.65	0.15	0.09	
					W013-U	0.68	1.00	1.29	70.54	111.73	0.65	1.00	0.96	
					W014-L	0.68	1.00	0.77	71.68	111.73	0.65	0.15	0.09	
					W014-U	0.68	1.00	1.27	68.00	111.73	0.65	1.00	0.91	
													3.02	
001 First	R007		Residential	Bedroom	W009-L	0.68	1.00	0.77	25.40	69.90	0.66	0.15	0.05	1.00
					W009-U	0.68	1.00	1.13	16.55	69.90	0.66	1.00	0.32	
					W010-L	0.68	1.00	0.65	75.01	69.90	0.66	0.15	0.13	
					W010-U	0.68	1.00	1.08	70.38	69.90	0.66	1.00	1.31	
					W011-L	0.68	1.00	0.77	34.88	69.90	0.66	0.15	0.07	
					W011-U	0.68	1.00	1.13	23.52	69.90	0.66	1.00	0.46	
													2.34	
Proposed Plot 3														
001 First	R011		Residential	Bedroom	W018-L	0.68	1.00	1.22	31.95	65.13	0.66	0.15	0.11	1.00
					W018-U	0.68	1.00	1.80	20.46	65.13	0.66	1.00	0.68	
													0.79	
001 First	R010		Residential	Bedroom	W017-L	0.68	1.00	0.77	30.41	45.75	0.67	0.15	0.09	1.00
					W017-U	0.68	1.00	1.13	19.07	45.75	0.67	1.00	0.58	
													0.67	
001 First	R009		Residential	LKD	W015-L	0.68	1.00	1.19	76.31	115.47	0.65	0.15	0.14	1.50
					W015-U	0.68	1.00	1.96	71.24	115.47	0.65	1.00	1.44	
					W016-L	0.68	1.00	0.77	14.87	115.47	0.65	0.15	0.02	
					W016-U	0.68	1.00	1.13	9.56	115.47	0.65	1.00	0.11	
													1.71	
Proposed Plot 2														
001 First	R012		Residential	Bedroom	W019-L	0.68	1.00	0.77	65.30	49.97	0.66	0.15	0.18	1.00
					W019-U	0.68	1.00	1.27	62.71	49.97	0.66	1.00	1.93	
													2.12	
001 First	R013		Residential	Bedroom	W020-L	0.68	1.00	0.64	72.72	60.17	0.66	0.15	0.14	1.00
					W020-U	0.68	1.00	1.05	68.87	60.17	0.66	1.00	1.45	
					W021-L	0.68	1.00	0.92	20.15	60.17	0.66	0.15	0.06	
					W021-U	0.68	1.00	1.35	12.11	60.17	0.66	1.00	0.33	
													1.97	
001 First	R014		Residential	LKD	W022-L	0.68	1.00	2.01	39.97	110.39	0.65	0.15	0.13	1.50
					W022-U	0.68	1.00	2.95	25.79	110.39	0.65	1.00	0.82	
					W023-L	0.68	1.00	1.15	83.00	110.39	0.65	0.15	0.15	
					W023-U	0.68	1.00	1.89	82.83	110.39	0.65	1.00	1.68	
													2.78	
Proposed Plot 1														
001 First	R017		Residential	Bedroom	W028-L	0.68	1.00	0.61	51.92	70.77	0.66	0.15	0.08	1.00
					W028-U	0.68	1.00	1.01	51.92	70.77	0.66	1.00	0.89	
													0.97	
001 First	R016		Residential	LKD	W025-L	0.68	1.00	1.15	82.44	112.94	0.65	0.15	0.15	1.50
					W025-U	0.68	1.00	1.89	82.60	112.94	0.65	1.00	1.63	
					W026-L	0.68	1.00	1.22	53.80	112.94	0.65	0.15	0.10	
					W026-U	0.68	1.00	2.02	46.91	112.94	0.65	1.00	0.99	
					W027-L	0.68	1.00	0.61	49.27	112.94	0.65	0.15	0.05	
					W027-U	0.68	1.00	1.01	39.15	112.94	0.65	1.00	0.41	
													3.33	
001 First	R015		Residential	Bedroom	W024-L	0.68	1.00	0.61	79.49	51.53	0.67	0.15	0.17	

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Req'd Value
					W024-U	0.68	1.00	1.01	80.14	51.53	0.67	1.00	1.91	
													2.09	1.00
Proposed Plot 8														
001 First	R019		Residential	LKD	W030-L	0.68	1.00	1.22	53.22	109.79	0.65	0.15	0.11	
					W030-U	0.68	1.00	2.02	43.50	109.79	0.65	1.00	0.95	
													1.05	1.50
001 First	R018		Residential	Bedroom	W029-L	0.68	1.00	0.61	42.70	59.94	0.66	0.15	0.08	
					W029-U	0.68	1.00	1.01	33.84	59.94	0.66	1.00	0.69	
													0.77	1.00
Proposed Plot 15														
002 Second	R022		Residential	Bedroom	W033-L	0.68	1.00	0.65	76.76	64.08	0.66	0.15	0.14	
					W033-U	0.68	1.00	1.08	71.70	64.08	0.66	1.00	1.45	
													1.59	1.00
002 Second	R042		Residential	LKD	W064-L	0.68	1.00	1.22	64.15	143.38	0.66	0.15	0.10	
					W064-U	0.68	1.00	2.02	47.33	143.38	0.66	1.00	0.80	
													0.90	1.50
002 Second	R041		Residential	Bedroom	W063-L	0.68	1.00	0.61	67.56	46.72	0.67	0.15	0.16	
					W063-U	0.68	1.00	1.01	65.22	46.72	0.67	1.00	1.72	
													1.88	1.00
Proposed Plot 14														
002 Second	R024		Residential	LKD	W035-L	0.68	1.00	0.77	32.23	112.40	0.65	0.15	0.04	
					W035-U	0.68	1.00	1.13	22.46	112.40	0.65	1.00	0.27	
					W036-L	0.68	1.00	0.65	76.96	112.40	0.65	0.15	0.08	
					W036-U	0.68	1.00	1.08	71.83	112.40	0.65	1.00	0.82	
													1.21	1.50
002 Second	R023		Residential	Bedroom	W034-L	0.68	1.00	2.01	43.76	75.69	0.66	0.15	0.21	
					W034-U	0.68	1.00	2.95	27.96	75.69	0.66	1.00	1.31	
													1.51	1.00
Proposed Plot 13														
002 Second	R025		Residential	Bedroom	W037-L	0.68	1.00	2.01	44.13	75.69	0.66	0.15	0.21	
					W037-U	0.68	1.00	2.95	28.21	75.69	0.66	1.00	1.32	
													1.53	1.00
002 Second	R026		Residential	LKD	W038-L	0.68	1.00	0.77	29.38	112.40	0.65	0.15	0.04	
					W038-U	0.68	1.00	1.14	20.13	112.40	0.65	1.00	0.24	
					W039-L	0.68	1.00	0.65	77.16	112.40	0.65	0.15	0.08	
					W039-U	0.68	1.00	1.08	71.95	112.40	0.65	1.00	0.82	
													1.18	1.50
Proposed Plot 12														
002 Second	R027		Residential	Bedroom	W040-L	0.68	1.00	2.01	44.04	61.69	0.66	0.15	0.26	
					W040-U	0.68	1.00	2.95	28.21	61.69	0.66	1.00	1.63	
													1.89	1.00
002 Second	R029		Residential	LKD	W044-L	0.68	1.00	2.01	44.70	111.73	0.65	0.15	0.14	
					W044-U	0.68	1.00	2.95	28.64	111.73	0.65	1.00	0.89	
					W045-L	0.68	1.00	0.78	78.64	111.73	0.65	0.15	0.10	
					W045-U	0.68	1.00	1.29	73.03	111.73	0.65	1.00	0.99	
					W046-L	0.68	1.00	0.77	74.64	111.73	0.65	0.15	0.09	
					W046-U	0.68	1.00	1.27	70.48	111.73	0.65	1.00	0.94	
													3.16	1.50
002 Second	R028		Residential	Bedroom	W041-L	0.68	1.00	0.77	26.13	69.90	0.66	0.15	0.05	
					W041-U	0.68	1.00	1.13	17.56	69.90	0.66	1.00	0.34	
					W042-L	0.68	1.00	0.65	77.36	69.90	0.66	0.15	0.13	
					W042-U	0.68	1.00	1.08	72.09	69.90	0.66	1.00	1.34	
					W043-L	0.68	1.00	0.77	36.22	69.90	0.66	0.15	0.07	
					W043-U	0.68	1.00	1.13	24.62	69.90	0.66	1.00	0.48	
													2.42	1.00
Proposed Plot 11														
002 Second	R032		Residential	Bedroom	W050-L	0.68	1.00	1.22	33.37	65.13	0.66	0.15	0.11	
					W050-U	0.68	1.00	1.80	22.14	65.13	0.66	1.00	0.74	
													0.85	1.00
002 Second	R031		Residential	Bedroom	W049-L	0.68	1.00	0.77	32.00	45.75	0.67	0.15	0.10	
					W049-U	0.68	1.00	1.13	21.03	45.75	0.67	1.00	0.64	
													0.74	1.00
002 Second	R030		Residential	LKD	W047-L	0.68	1.00	1.19	79.83	115.47	0.65	0.15	0.15	
					W047-U	0.68	1.00	1.96	73.98	115.47	0.65	1.00	1.49	
					W048-L	0.68	1.00	0.77	15.31	115.47	0.65	0.15	0.02	
					W048-U	0.68	1.00	1.13	10.11	115.47	0.65	1.00	0.12	
													1.78	1.50
Proposed Plot 10														
002 Second	R034		Residential	Bedroom	W052-L	0.68	1.00	0.64	76.28	60.17	0.66	0.15	0.15	
					W052-U	0.68	1.00	1.05	71.34	60.17	0.66	1.00	1.50	
					W053-L	0.68	1.00	0.92	21.44	60.17	0.66	0.15	0.06	
					W053-U	0.68	1.00	1.35	13.51	60.17	0.66	1.00	0.37	
													2.07	1.00
002 Second	R033		Residential	Bedroom	W051-L	0.68	1.00	0.77	67.73	49.97	0.66	0.15	0.19	
					W051-U	0.68	1.00	1.27	64.63	49.97	0.66	1.00	1.99	
													2.18	1.00
002 Second	R035		Residential	LKD	W054-L	0.68	1.00	2.01	40.96	110.39	0.65	0.15	0.13	
					W054-U	0.68	1.00	2.95	26.75	110.39	0.65	1.00	0.85	
					W055-L	0.68	1.00	1.15	86.75	110.39	0.65	0.15	0.16	
					W055-U	0.68	1.00	1.89	85.43	110.39	0.65	1.00	1.74	
													2.88	1.50
Proposed Plot 9														

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Req'd Value
002 Second	R036		Residential	Bedroom	W056-L	0.68	1.00	0.61	83.38	46.53	0.67	0.15	0.20	
					W056-U	0.68	1.00	1.01	82.76	46.53	0.67	1.00	2.19	
002 Second	R037		Residential	LKD	W057-L	0.68	1.00	1.15	86.77	112.94	0.65	0.15	0.16	1.00
					W057-U	0.68	1.00	1.89	85.47	112.94	0.65	1.00	1.69	
					W058-L	0.68	1.00	1.22	61.50	112.94	0.65	0.15	0.12	
					W058-U	0.68	1.00	2.02	48.24	112.94	0.65	1.00	1.02	
					W059-L	0.68	1.00	0.61	53.21	112.94	0.65	0.15	0.05	
					W059-U	0.68	1.00	1.01	40.20	112.94	0.65	1.00	0.42	
002 Second	R038		Residential	Bedroom	W060-L	0.68	1.00	0.61	53.41	59.18	0.66	0.15	0.10	
					W060-U	0.68	1.00	1.01	52.89	59.18	0.66	1.00	1.09	
													1.19	1.00
Proposed Plot 16														
002 Second	R040		Residential	LKD	W062-L	0.68	1.00	1.22	56.41	109.79	0.65	0.15	0.11	
					W062-U	0.68	1.00	2.02	44.65	109.79	0.65	1.00	0.97	
002 Second	R039		Residential	Bedroom	W061-L	0.68	1.00	0.61	45.24	59.94	0.66	0.15	0.08	1.50
					W061-U	0.68	1.00	1.01	34.82	59.94	0.66	1.00	0.71	
													0.79	1.00
Proposed Plot 23														
003 Third	R043		Residential	Bedroom	W065-L	0.68	1.00	0.65	78.61	64.08	0.66	0.15	0.15	
					W065-U	0.68	1.00	1.08	72.97	64.08	0.66	1.00	1.48	
003 Third	R062		Residential	Bedroom	W095-L	0.68	1.00	0.61	69.33	46.72	0.67	0.15	0.17	1.00
					W095-U	0.68	1.00	1.01	67.67	46.72	0.67	1.00	1.79	
003 Third	R063		Residential	LKD	W096-L	0.68	1.00	1.22	66.10	143.38	0.66	0.15	0.10	1.50
					W096-U	0.68	1.00	2.02	48.23	143.38	0.66	1.00	0.81	
													0.91	
Proposed Plot 22														
003 Third	R045		Residential	LKD	W067-L	0.68	1.00	0.77	32.97	112.40	0.65	0.15	0.04	
					W067-U	0.68	1.00	1.13	23.17	112.40	0.65	1.00	0.28	
					W068-L	0.68	1.00	0.65	78.63	112.40	0.65	0.15	0.08	
					W068-U	0.68	1.00	1.08	72.97	112.40	0.65	1.00	0.83	
													1.23	1.50
003 Third	R044		Residential	Bedroom	W066-L	0.68	1.00	2.01	44.88	75.69	0.66	0.15	0.21	
					W066-U	0.68	1.00	2.95	29.08	75.69	0.66	1.00	1.36	
													1.57	1.00
Proposed Plot 21														
003 Third	R047		Residential	LKD	W070-L	0.68	1.00	0.77	30.06	112.40	0.65	0.15	0.04	
					W070-U	0.68	1.00	1.14	20.81	112.40	0.65	1.00	0.25	
					W071-L	0.68	1.00	0.65	78.67	112.40	0.65	0.15	0.08	
					W071-U	0.68	1.00	1.08	72.97	112.40	0.65	1.00	0.83	
													1.20	1.50
003 Third	R046		Residential	Bedroom	W069-L	0.68	1.00	2.01	45.21	75.69	0.66	0.15	0.22	
					W069-U	0.68	1.00	2.95	29.26	75.69	0.66	1.00	1.37	
													1.58	1.00
Proposed Plot 20														
003 Third	R050		Residential	LKD	W076-L	0.68	1.00	2.01	45.40	111.73	0.65	0.15	0.14	
					W076-U	0.68	1.00	2.95	29.33	111.73	0.65	1.00	0.91	
					W077-L	0.68	1.00	0.78	80.63	111.73	0.65	0.15	0.10	
					W077-U	0.68	1.00	1.29	74.26	111.73	0.65	1.00	1.01	
					W078-L	0.68	1.00	0.77	76.67	111.73	0.65	0.15	0.09	
					W078-U	0.68	1.00	1.27	71.77	111.73	0.65	1.00	0.96	
													3.22	1.50
003 Third	R048		Residential	Bedroom	W072-L	0.68	1.00	2.01	45.16	61.69	0.66	0.15	0.27	
					W072-U	0.68	1.00	2.95	29.20	61.69	0.66	1.00	1.69	
													1.95	1.00
003 Third	R049		Residential	Bedroom	W073-L	0.68	1.00	0.77	26.70	69.90	0.66	0.15	0.05	
					W073-U	0.68	1.00	1.13	18.15	69.90	0.66	1.00	0.36	
					W074-L	0.68	1.00	0.65	78.73	69.90	0.66	0.15	0.13	
					W074-U	0.68	1.00	1.08	72.98	69.90	0.66	1.00	1.35	
					W075-L	0.68	1.00	0.77	36.22	69.90	0.66	0.15	0.07	
					W075-U	0.68	1.00	1.13	24.77	69.90	0.66	1.00	0.48	
													2.45	1.00
Proposed Plot 19														
003 Third	R052		Residential	Bedroom	W081-L	0.68	1.00	0.77	32.92	45.75	0.67	0.15	0.10	
					W081-U	0.68	1.00	1.13	21.95	45.75	0.67	1.00	0.67	
003 Third	R051		Residential	LKD	W079-L	0.68	1.00	1.19	82.17	115.47	0.65	0.15	0.15	1.00
					W079-U	0.68	1.00	1.96	75.41	115.47	0.65	1.00	1.52	
					W080-L	0.68	1.00	0.77	15.48	115.47	0.65	0.15	0.02	
					W080-U	0.68	1.00	1.13	10.25	115.47	0.65	1.00	0.12	
003 Third	R053		Residential	Bedroom	W082-L	0.68	1.00	1.22	34.16	65.13	0.66	0.15	0.12	
					W082-U	0.68	1.00	1.80	22.92	65.13	0.66	1.00	0.77	
													0.88	1.00
Proposed Plot 18														
003 Third	R054		Residential	Bedroom	W083-L	0.68	1.00	0.77	69.31	49.97	0.66	0.15	0.19	
					W083-U	0.68	1.00	1.27	65.75	49.97	0.66	1.00	2.03	
003 Third	R055		Residential	Bedroom	W084-L	0.68	1.00	0.64	77.21	60.17	0.66	0.15	0.15	1.00
					W084-U	0.68	1.00	1.05	72.02	60.17	0.66	1.00	1.52	

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Req'd Value
					W085-L	0.68	1.00	0.92	21.66	60.17	0.66	0.15	0.06	
					W085-U	0.68	1.00	1.35	13.55	60.17	0.66	1.00	0.37	
003 Third	R056		Residential	LKD	W086-L	0.68	1.00	2.01	41.78	110.39	0.65	0.15	0.14	1.00
					W086-U	0.68	1.00	2.95	27.44	110.39	0.65	1.00	0.87	
					W087-L	0.68	1.00	1.15	87.62	110.39	0.65	0.15	0.16	
					W087-U	0.68	1.00	1.89	85.65	110.39	0.65	1.00	1.74	
													2.91	1.50
Proposed Plot 17														
003 Third	R058		Residential	LKD	W089-L	0.68	1.00	1.15	87.65	112.94	0.65	0.15	0.16	
					W089-U	0.68	1.00	1.89	85.67	112.94	0.65	1.00	1.69	
					W090-L	0.68	1.00	1.22	62.14	112.94	0.65	0.15	0.12	
					W090-U	0.68	1.00	2.02	48.28	112.94	0.65	1.00	1.02	
					W091-L	0.68	1.00	0.61	54.67	112.94	0.65	0.15	0.05	
					W091-U	0.68	1.00	1.01	40.64	112.94	0.65	1.00	0.43	
003 Third	R059		Residential	Bedroom	W092-L	0.68	1.00	0.61	54.43	59.18	0.66	0.15	0.10	
					W092-U	0.68	1.00	1.01	54.11	59.18	0.66	1.00	1.12	
													1.22	1.00
003 Third	R057		Residential	Bedroom	W088-L	0.68	1.00	0.61	84.18	46.53	0.67	0.15	0.20	
					W088-U	0.68	1.00	1.01	82.96	46.53	0.67	1.00	2.20	
													2.40	1.00
Proposed Plot 24														
003 Third	R060		Residential	Bedroom	W093-L	0.68	1.00	0.61	47.80	59.94	0.66	0.15	0.09	
					W093-U	0.68	1.00	1.01	35.96	59.94	0.66	1.00	0.73	
													0.82	1.00
003 Third	R061		Residential	LKD	W094-L	0.68	1.00	1.22	58.10	109.79	0.65	0.15	0.12	
					W094-U	0.68	1.00	2.02	45.14	109.79	0.65	1.00	0.98	
													1.10	1.50
Proposed Plot 31														
004 Fourth	R064		Residential	Bedroom	W097-L	0.68	1.00	0.65	79.03	64.08	0.66	0.15	0.15	
					W097-U	0.68	1.00	1.08	73.07	64.08	0.66	1.00	1.48	
													1.63	1.00
004 Fourth	R084		Residential	LKD	W128-L	0.68	1.00	1.22	68.09	143.38	0.66	0.15	0.10	
					W128-U	0.68	1.00	2.02	50.25	143.38	0.66	1.00	0.85	
													0.95	1.50
004 Fourth	R083		Residential	Bedroom	W127-L	0.68	1.00	0.61	72.14	46.72	0.67	0.15	0.17	
					W127-U	0.68	1.00	1.01	69.77	46.72	0.67	1.00	1.84	
													2.02	1.00
Proposed Plot 30														
004 Fourth	R065		Residential	Bedroom	W098-L	0.68	1.00	2.01	45.03	75.69	0.66	0.15	0.21	
					W098-U	0.68	1.00	2.95	29.13	75.69	0.66	1.00	1.36	
													1.57	1.00
004 Fourth	R066		Residential	LKD	W099-L	0.68	1.00	0.77	33.12	112.40	0.65	0.15	0.04	
					W099-U	0.68	1.00	1.13	23.24	112.40	0.65	1.00	0.28	
					W100-L	0.68	1.00	0.65	79.03	112.40	0.65	0.15	0.08	
					W100-U	0.68	1.00	1.08	73.07	112.40	0.65	1.00	0.83	
													1.23	1.50
Proposed Plot 29														
004 Fourth	R067		Residential	Bedroom	W101-L	0.68	1.00	2.01	45.29	75.69	0.66	0.15	0.22	
					W101-U	0.68	1.00	2.95	29.29	75.69	0.66	1.00	1.37	
													1.58	1.00
004 Fourth	R068		Residential	LKD	W102-L	0.68	1.00	0.77	30.19	112.40	0.65	0.15	0.04	
					W102-U	0.68	1.00	1.14	20.86	112.40	0.65	1.00	0.25	
					W103-L	0.68	1.00	0.65	79.03	112.40	0.65	0.15	0.08	
					W103-U	0.68	1.00	1.08	73.07	112.40	0.65	1.00	0.83	
													1.20	1.50
Proposed Plot 28														
004 Fourth	R071		Residential	LKD	W108-L	0.68	1.00	2.01	45.69	111.73	0.65	0.15	0.15	
					W108-U	0.68	1.00	2.95	29.47	111.73	0.65	1.00	0.92	
					W109-L	0.68	1.00	0.78	81.07	111.73	0.65	0.15	0.10	
					W109-U	0.68	1.00	1.29	74.49	111.73	0.65	1.00	1.01	
					W110-L	0.68	1.00	0.77	77.11	111.73	0.65	0.15	0.09	
					W110-U	0.68	1.00	1.27	71.99	111.73	0.65	1.00	0.96	
													3.24	1.50
004 Fourth	R070		Residential	Bedroom	W105-L	0.68	1.00	0.77	26.76	69.90	0.66	0.15	0.05	
					W105-U	0.68	1.00	1.13	18.16	69.90	0.66	1.00	0.36	
					W106-L	0.68	1.00	0.65	79.03	69.90	0.66	0.15	0.13	
					W106-U	0.68	1.00	1.08	73.07	69.90	0.66	1.00	1.36	
					W107-L	0.68	1.00	0.77	36.82	69.90	0.66	0.15	0.07	
					W107-U	0.68	1.00	1.13	25.10	69.90	0.66	1.00	0.49	
													2.46	1.00
004 Fourth	R069		Residential	Bedroom	W104-L	0.68	1.00	2.01	45.09	61.69	0.66	0.15	0.27	
					W104-U	0.68	1.00	2.95	29.16	61.69	0.66	1.00	1.68	
													1.95	1.00
Proposed Plot 27														
004 Fourth	R073		Residential	Bedroom	W113-L	0.68	1.00	0.77	33.20	45.75	0.67	0.15	0.10	
					W113-U	0.68	1.00	1.13	22.23	45.75	0.67	1.00	0.68	
													0.78	1.00
004 Fourth	R072		Residential	LKD	W111-L	0.68	1.00	1.19	82.69	115.47	0.65	0.15	0.15	
					W111-U	0.68	1.00	1.96	75.68	115.47	0.65	1.00	1.53	
					W112-L	0.68	1.00	0.77	15.61	115.47	0.65	0.15	0.02	
					W112-U	0.68	1.00	1.13	10.37	115.47	0.65	1.00	0.12	
													1.82	1.50

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Req'd Value
004 Fourth	R074		Residential	Bedroom	W114-L W114-U	0.68 0.68	1.00 1.00	1.22 1.80	34.45 23.22	65.13 65.13	0.66 0.66	0.15 1.00	0.12 0.77 0.89	1.00
Proposed Plot 26														
004 Fourth	R077		Residential	LKD	W118-L W118-U W119-L W119-U	0.68 0.68 0.68 0.68	1.00 1.00 1.00 1.00	2.01 2.95 1.15 1.89	41.73 27.50 87.79 85.80	110.39 110.39 110.39 110.39	0.65 0.65 0.65 0.65	0.15 1.00 0.15 1.00	0.14 0.87 0.16 1.74 2.91	1.50
004 Fourth	R076		Residential	Bedroom	W116-L W116-U W117-L W117-U	0.68 0.68 0.68 0.68	1.00 1.00 1.00 1.00	0.64 1.05 0.92 1.35	78.58 72.80 21.66 13.55	60.17 60.17 60.17 60.17	0.66 0.66 0.66 0.66	0.15 1.00 0.15 1.00	0.15 1.53 0.06 0.37 2.11	1.00
004 Fourth	R075		Residential	Bedroom	W115-L W115-U	0.68 0.68	1.00 1.00	0.77 1.27	69.76 65.91	49.97 49.97	0.66 0.66	0.15 1.00	0.20 2.03 2.23	1.00
Proposed Plot 25														
004 Fourth	R080		Residential	Bedroom	W124-L W124-U	0.68 0.68	1.00 1.00	0.61 1.01	56.43 56.26	59.18 59.18	0.66 0.66	0.15 1.00	0.11 1.16 1.27	1.00
004 Fourth	R079		Residential	LKD	W121-L W121-U W122-L W122-U W123-L W123-U	0.68 0.68 0.68 0.68 0.68 0.68	1.00 1.00 1.00 1.00 1.00 1.00	1.15 1.89 1.22 2.02 0.61 1.01	87.80 85.80 75.72 74.99 67.11 67.08	112.94 112.94 112.94 112.94 112.94 112.94	0.65 0.65 0.65 0.65 0.65 0.65	0.15 1.00 0.15 1.00 0.15 1.00	0.16 1.69 0.15 1.58 0.06 0.71 4.35	1.50
004 Fourth	R078		Residential	Bedroom	W120-L W120-U	0.68 0.68	1.00 1.00	0.61 1.01	84.33 83.09	46.53 46.53	0.67 0.67	0.15 1.00	0.20 2.20 2.41	1.00
Proposed Plot 32														
004 Fourth	R082		Residential	LKD	W126-L W126-U	0.68 0.68	1.00 1.00	1.22 2.02	61.52 47.31	109.79 109.79	0.65 0.65	0.15 1.00	0.12 1.03 1.15	1.50
004 Fourth	R081		Residential	Bedroom	W125-L W125-U	0.68 0.68	1.00 1.00	0.61 1.01	52.89 41.03	59.94 59.94	0.66 0.66	0.15 1.00	0.10 0.83 0.93	1.00
Proposed Plot 37														
005 Fifth	R085		Residential	Bedroom	W129-L W129-U	0.68 0.68	1.00 1.00	0.45 0.91	72.74 72.15	64.08 64.08	0.66 0.66	0.15 1.00	0.09 1.23 1.33	1.00
005 Fifth	R099		Residential	LKD	W152-L W152-U	0.68 0.68	1.00 1.00	1.22 2.02	70.43 51.94	143.38 143.38	0.66 0.66	0.15 1.00	0.11 0.88 0.98	1.50
005 Fifth	R098		Residential	Bedroom	W151-L W151-U	0.68 0.68	1.00 1.00	0.61 1.01	76.83 74.73	46.72 46.72	0.67 0.67	0.15 1.00	0.18 1.97 2.16	1.00
Proposed Plot 36														
005 Fifth	R087		Residential	LKD	W131-L W131-U W132-L W132-U	0.68 0.68 0.68 0.68	1.00 1.00 1.00 1.00	0.77 1.14 0.45 0.91	31.52 22.88 72.74 72.15	112.40 112.40 112.40 112.40	0.65 0.65 0.65 0.65	0.15 1.00 0.15 1.00	0.04 0.27 0.05 0.69 1.06	1.50
005 Fifth	R086		Residential	Bedroom	W130-L W130-U	0.68 0.68	1.00 1.00	2.01 2.95	43.89 29.08	75.69 75.69	0.66 0.66	0.15 1.00	0.21 1.36 1.57	1.00
Proposed Plot 35														
005 Fifth	R089		Residential	LKD	W135-L W135-U W136-L W136-U	0.68 0.68 0.68 0.68	1.00 1.00 1.00 1.00	0.77 1.14 0.45 0.91	27.85 19.78 72.74 72.15	112.40 112.40 112.40 112.40	0.65 0.65 0.65 0.65	0.15 1.00 0.15 1.00	0.03 0.24 0.05 0.69 1.02	1.50
005 Fifth	R088		Residential	Bedroom	W133-L W133-U W134-L W134-U	0.68 0.68 0.68 0.68	1.00 1.00 1.00 1.00	0.86 1.27 0.80 1.17	40.99 27.21 40.63 26.92	75.69 75.69 75.69 75.69	0.66 0.66 0.66 0.66	0.15 1.00 0.15 1.00	0.08 0.55 0.08 0.50 1.21	1.00
Proposed Plot 34														
005 Fifth	R092		Residential	LKD	W141-L W141-U W142-L W142-U W143-L W143-U	0.68 0.68 0.68 0.68 0.68 0.68	1.00 1.00 1.00 1.00 1.00 1.00	2.01 2.95 0.56 1.12 0.46 0.93	44.14 29.17 76.53 75.76 65.27 64.94	111.73 111.73 111.73 111.73 111.73 111.73	0.65 0.65 0.65 0.65 0.65 0.65	0.15 1.00 0.15 1.00 0.15 1.00	0.14 0.91 0.07 0.90 0.05 0.64 2.70	1.50
005 Fifth	R090		Residential	Bedroom	W137-L W137-U	0.68 0.68	1.00 1.00	2.01 2.95	43.93 29.10	61.69 61.69	0.66 0.66	0.15 1.00	0.26 1.68 1.94	1.00
005 Fifth	R091		Residential	Bedroom	W138-L W138-U W139-L W139-U W140-L	0.68 0.68 0.68 0.68 0.68	1.00 1.00 1.00 1.00 1.00	0.77 1.13 0.45 0.91 0.77	24.30 16.85 72.74 72.15 34.04	69.90 69.90 69.90 69.90 69.90	0.66 0.66 0.66 0.66 0.66	0.15 1.00 0.15 1.00 0.15	0.05 0.33 0.09 1.13 0.07	

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Req'd Value
					W140-U	0.68	1.00	1.13	24.06	69.90	0.66	1.00	0.47 2.13	1.00
Proposed Plot 33														
005 Fifth	R094		Residential	Bedroom	W146-L W146-U	0.68 0.68	1.00 1.00	0.77 1.13	27.55 19.07	45.75 45.75	0.67 0.67	0.15 1.00	0.09 0.58 0.66	1.00
005 Fifth	R093		Residential	LKD	W144-L W144-U W145-L W145-U	0.68 0.68 0.68 0.68	1.00 1.00 1.00 1.00	0.81 1.63 0.77 1.13	77.23 76.55 9.88 6.39	115.47 115.47 115.47 115.47	0.65 0.65 0.65 0.65	0.15 1.00 0.15 1.00	0.10 1.28 0.01 0.07 1.46	1.50
005 Fifth	R095		Residential	Bedroom	W147-L W147-U W148-L W148-U	0.68 0.68 0.68 0.68	1.00 1.00 1.00 1.00	1.22 1.80 1.22 2.02	29.08 20.23 77.01 85.98	65.13 65.13 65.13 65.13	0.66 0.66 0.66 0.66	0.15 1.00 0.15 1.00	0.10 0.68 0.26 3.21 4.25	1.00
Proposed Plot 38														
005 Fifth	R097		Residential	LKD	W150-L W150-U	0.68 0.68	1.00 1.00	1.22 2.02	69.15 53.40	109.79 109.79	0.65 0.65	0.15 1.00	0.14 1.16 1.30	1.50
005 Fifth	R096		Residential	Bedroom	W149-L W149-U	0.68 0.68	1.00 1.00	0.61 1.01	65.79 55.94	59.94 59.94	0.66 0.66	0.15 1.00	0.12 1.14 1.26	1.00
Proposed Plot 43														
006 Sixth	R100		Residential	Bedroom	W153-L W153-U	0.68 0.68	1.00 1.00	0.55 0.81	71.73 62.70	64.08 64.08	0.66 0.66	0.15 1.00	0.11 0.96 1.07	1.00
006 Sixth	R115		Residential	LKD	W176-L W176-U	0.68 0.68	1.00 1.00	1.22 2.02	88.12 85.99	143.38 143.38	0.66 0.66	0.15 1.00	0.14 1.45 1.58	1.50
006 Sixth	R114		Residential	Bedroom	W175-L W175-U	0.68 0.68	1.00 1.00	0.61 1.01	84.41 83.13	46.72 46.72	0.67 0.67	0.15 1.00	0.20 2.20 2.40	1.00
Proposed Plot 42														
006 Sixth	R102		Residential	LKD	W155-L W155-U W156-L W156-U	0.68 0.68 0.68 0.68	1.00 1.00 1.00 1.00	0.77 1.14 0.55 0.81	28.58 18.05 71.73 62.70	112.40 112.40 112.40 112.40	0.65 0.65 0.65 0.65	0.15 1.00 0.15 1.00	0.04 0.22 0.06 0.54 0.85	1.50
006 Sixth	R101		Residential	Bedroom	W154-L W154-U	0.68 0.68	1.00 1.00	2.01 2.95	40.31 23.95	75.69 75.69	0.66 0.66	0.15 1.00	0.19 1.12 1.31	1.00
Proposed Plot 41														
006 Sixth	R105		Residential	Bedroom	W161-L W161-U	0.68 0.68	1.00 1.00	2.01 2.95	40.10 23.84	57.19 57.19	0.66 0.66	0.15 1.00	0.26 1.49 1.75	1.00
006 Sixth	R104		Residential	LKD	W158-L W158-U W159-L W159-U W160-L W160-U	0.68 0.68 0.68 0.68 0.68 0.68	1.00 1.00 1.00 1.00 1.00 1.00	0.80 1.17 0.77 1.14 0.55 0.81	37.68 22.42 25.01 15.43 71.73 62.70	133.28 133.28 133.28 133.28 133.28 133.28	0.65 0.65 0.65 0.65 0.65 0.65	0.15 1.00 0.15 1.00 0.15 1.00	0.04 0.23 0.03 0.16 0.05 0.45 0.96	1.50
006 Sixth	R103		Residential	Bedroom	W157-L W157-U	0.68 0.68	1.00 1.00	0.86 1.27	37.57 22.41	50.21 50.21	0.67 0.67	0.15 1.00	0.12 0.70 0.81	1.00
Proposed Plot 40														
006 Sixth	R107		Residential	Bedroom	W165-L W165-U W166-L W166-U	0.68 0.68 0.68 0.68	1.00 1.00 1.00 1.00	0.77 1.14 0.68 1.00	36.66 21.91 75.25 64.94	44.95 44.95 44.95 44.95	0.67 0.67 0.67 0.67	0.15 1.00 0.15 1.00	0.12 0.68 0.21 1.77 2.77	1.00
006 Sixth	R106		Residential	LKD	W162-L W162-U W163-L W163-U W164-L W164-U	0.68 0.68 0.68 0.68 0.68 0.68	1.00 1.00 1.00 1.00 1.00 1.00	0.55 0.81 0.77 1.13 0.77 1.14	71.73 62.70 29.65 18.53 38.82 23.11	133.16 133.16 133.16 133.16 133.16 133.16	0.65 0.65 0.65 0.65 0.65 0.65	0.15 1.00 0.15 1.00 0.15 1.00	0.05 0.45 0.03 0.19 0.04 0.23 1.00	1.50
006 Sixth	R108		Residential	Bedroom	W167-L W167-U	0.68 0.68	1.00 1.00	0.56 0.83	64.68 58.08	60.38 60.38	0.66 0.66	0.15 1.00	0.11 0.97 1.08	1.00
Proposed Plot 39														
006 Sixth	R111		Residential	Bedroom	W171-L W171-U W172-L W172-U	0.68 0.68 0.68 0.68	1.00 1.00 1.00 1.00	1.22 1.80 1.22 2.02	27.48 17.50 88.12 85.99	65.13 65.13 65.13 65.13	0.66 0.66 0.66 0.66	0.15 1.00 0.15 1.00	0.09 0.58 0.30 3.21 4.19	1.00
006 Sixth	R110		Residential	Bedroom	W170-L W170-U	0.68 0.68	1.00 1.00	0.77 1.13	25.41 15.61	45.75 45.75	0.67 0.67	0.15 1.00	0.08 0.47 0.55	1.00
006 Sixth	R109		Residential	LKD	W168-L W168-U W169-L	0.68 0.68 0.68	1.00 1.00 1.00	0.99 1.45 0.77	76.07 65.75 9.91	115.47 115.47 115.47	0.65 0.65 0.65	0.15 1.00 0.15	0.12 0.98 0.01	

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Req'd Value
					W169-U	0.68	1.00	1.13	6.39	115.47	0.65	1.00	0.07 1.18	1.50
Proposed Plot 44														
006 Sixth	R113		Residential	LKD	W174-L	0.68	1.00	1.22	88.12	109.79	0.65	0.15	0.17	1.50
					W174-U	0.68	1.00	2.02	85.99	109.79	0.65	1.00	1.87 2.05	
006 Sixth	R112		Residential	Bedroom	W173-L	0.68	1.00	0.61	84.40	59.94	0.66	0.15	0.16	1.00
					W173-U	0.68	1.00	1.01	83.13	59.94	0.66	1.00	1.69 1.85	

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Proposed
Proposed Plot 1							
001 First	R015		Residential	Bedroom	Area m2	8.85	8.67
					% of room		98%
	R016		Residential	LKD	Area m2	27.81	27.71
					% of room		100%
	R017		Residential	Bedroom	Area m2	13.71	12.45
					% of room		91%
Proposed Plot 2							
001 First	R012		Residential	Bedroom	Area m2	8.89	8.29
					% of room		93%
	R013		Residential	Bedroom	Area m2	11.55	11.55
					% of room		100%
	R014		Residential	LKD	Area m2	25.60	25.57
					% of room		100%
Proposed Plot 3							
001 First	R009		Residential	LKD	Area m2	26.64	21.78
					% of room		82%
	R010		Residential	Bedroom	Area m2	7.58	7.45
					% of room		98%
	R011		Residential	Bedroom	Area m2	12.68	12.08
					% of room		95%
Proposed Plot 4							
001 First	R006		Residential	Bedroom	Area m2	12.05	6.42
					% of room		53%
	R007		Residential	Bedroom	Area m2	13.93	11.64
					% of room		84%
	R008		Residential	LKD	Area m2	27.08	26.63
					% of room		98%
Proposed Plot 5							
001 First	R004		Residential	Bedroom	Area m2	16.10	5.28
					% of room		33%
	R005		Residential	LKD	Area m2	25.56	6.04
					% of room		24%
Proposed Plot 6							
001 First	R002		Residential	Bedroom	Area m2	16.10	4.29
					% of room		27%
	R003		Residential	LKD	Area m2	25.56	6.14
					% of room		24%
Proposed Plot 7							
001 First	R001		Residential	Bedroom	Area m2	12.60	4.30
					% of room		34%
	R020		Residential	Bedroom	Area m2	7.78	7.25
					% of room		93%
	R021		Residential	LKD	Area m2	30.22	28.26

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Proposed
% of room							94%
Proposed Plot 8							
001 First	R018		Residential	Bedroom	Area m2	11.54	9.05
					% of room		78%
	R019		Residential	LKD	Area m2	25.75	24.12
					% of room		94%
Proposed Plot 9							
002 Second	R036		Residential	Bedroom	Area m2	7.74	7.57
					% of room		98%
	R037		Residential	LKD	Area m2	27.81	27.68
					% of room		100%
	R038		Residential	Bedroom	Area m2	10.83	5.49
					% of room		51%
Proposed Plot 10							
002 Second	R033		Residential	Bedroom	Area m2	8.89	8.30
					% of room		93%
	R034		Residential	Bedroom	Area m2	11.55	11.55
					% of room		100%
	R035		Residential	LKD	Area m2	25.60	25.54
					% of room		100%
Proposed Plot 11							
002 Second	R030		Residential	LKD	Area m2	26.64	26.64
					% of room		100%
	R031		Residential	Bedroom	Area m2	7.58	7.45
					% of room		98%
	R032		Residential	Bedroom	Area m2	12.68	12.60
					% of room		99%
Proposed Plot 12							
002 Second	R027		Residential	Bedroom	Area m2	12.05	4.98
					% of room		41%
	R028		Residential	Bedroom	Area m2	13.93	11.67
					% of room		84%
	R029		Residential	LKD	Area m2	27.08	26.66
					% of room		98%
Proposed Plot 13							
002 Second	R025		Residential	Bedroom	Area m2	16.10	3.60
					% of room		22%
	R026		Residential	LKD	Area m2	25.56	7.41
					% of room		29%
Proposed Plot 14							
002 Second	R023		Residential	Bedroom	Area m2	16.10	3.03
					% of room		19%
	R024		Residential	LKD	Area m2	25.56	7.20
					% of room		28%

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Proposed
Proposed Plot 15							
002 Second	R022		Residential	Bedroom	Area m2	12.60	5.48
					% of room		44%
	R041		Residential	Bedroom	Area m2	7.78	7.37
					% of room		95%
	R042		Residential	LKD	Area m2	30.22	28.27
					% of room		94%
Proposed Plot 16							
002 Second	R039		Residential	Bedroom	Area m2	11.54	9.07
					% of room		79%
	R040		Residential	LKD	Area m2	25.75	24.12
					% of room		94%
Proposed Plot 17							
003 Third	R057		Residential	Bedroom	Area m2	7.74	7.57
					% of room		98%
	R058		Residential	LKD	Area m2	27.81	27.70
					% of room		100%
	R059		Residential	Bedroom	Area m2	10.83	5.51
					% of room		51%
Proposed Plot 18							
003 Third	R054		Residential	Bedroom	Area m2	8.89	8.30
					% of room		93%
	R055		Residential	Bedroom	Area m2	11.55	11.55
					% of room		100%
	R056		Residential	LKD	Area m2	25.60	25.57
					% of room		100%
Proposed Plot 19							
003 Third	R051		Residential	LKD	Area m2	26.64	26.64
					% of room		100%
	R052		Residential	Bedroom	Area m2	7.58	7.45
					% of room		98%
	R053		Residential	Bedroom	Area m2	12.68	12.60
					% of room		99%
Proposed Plot 20							
003 Third	R048		Residential	Bedroom	Area m2	12.05	6.74
					% of room		56%
	R049		Residential	Bedroom	Area m2	13.93	11.74
					% of room		84%
	R050		Residential	LKD	Area m2	27.08	26.65
					% of room		98%
Proposed Plot 21							
003 Third	R046		Residential	Bedroom	Area m2	16.10	5.64
					% of room		35%
	R047		Residential	LKD	Area m2	25.56	7.45

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Proposed
% of room						29%	
Proposed Plot 22							
003 Third	R044		Residential	Bedroom	Area m2 % of room	16.10	4.70 29%
	R045		Residential	LKD	Area m2 % of room	25.56	7.53 29%
Proposed Plot 23							
003 Third	R043		Residential	Bedroom	Area m2 % of room	12.60	6.46 51%
	R062		Residential	Bedroom	Area m2 % of room	7.78	7.54 97%
		R063		Residential	LKD	Area m2 % of room	30.22
Proposed Plot 24							
003 Third	R060		Residential	Bedroom	Area m2 % of room	11.54	9.11 79%
	R061		Residential	LKD	Area m2 % of room	25.75	24.15 94%
Proposed Plot 25							
004 Fourth	R078		Residential	Bedroom	Area m2 % of room	7.74	7.57 98%
	R079		Residential	LKD	Area m2 % of room	27.81	27.72 100%
		R080		Residential	Bedroom	Area m2 % of room	10.83
Proposed Plot 26							
004 Fourth	R075		Residential	Bedroom	Area m2 % of room	8.89	8.30 93%
	R076		Residential	Bedroom	Area m2 % of room	11.55	11.55 100%
		R077		Residential	LKD	Area m2 % of room	25.60
Proposed Plot 27							
004 Fourth	R072		Residential	LKD	Area m2 % of room	26.64	26.64 100%
	R073		Residential	Bedroom	Area m2 % of room	7.58	7.45 98%
		R074		Residential	Bedroom	Area m2 % of room	12.68
Proposed Plot 28							
004 Fourth	R069		Residential	Bedroom	Area m2 % of room	12.05	7.25 60%
	R070		Residential	Bedroom	Area m2 % of room	13.93	12.08 87%

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Proposed
	R071		Residential	LKD	Area m2 % of room	27.08	26.67 98%
Proposed Plot 29							
004 Fourth	R067		Residential	Bedroom	Area m2 % of room	16.10	5.78 36%
	R068		Residential	LKD	Area m2 % of room	25.56	9.76 38%
Proposed Plot 30							
004 Fourth	R065		Residential	Bedroom	Area m2 % of room	16.10	5.08 32%
	R066		Residential	LKD	Area m2 % of room	25.56	9.38 37%
Proposed Plot 31							
004 Fourth	R064		Residential	Bedroom	Area m2 % of room	12.60	8.85 70%
	R083		Residential	Bedroom	Area m2 % of room	7.78	7.55 97%
	R084		Residential	LKD	Area m2 % of room	30.22	28.50 94%
Proposed Plot 32							
004 Fourth	R081		Residential	Bedroom	Area m2 % of room	11.54	10.10 88%
	R082		Residential	LKD	Area m2 % of room	25.75	24.91 97%
Proposed Plot 33							
005 Fifth	R093		Residential	LKD	Area m2 % of room	26.64	26.63 100%
	R094		Residential	Bedroom	Area m2 % of room	7.58	7.22 95%
	R095		Residential	Bedroom	Area m2 % of room	12.68	12.50 99%
Proposed Plot 34							
005 Fifth	R090		Residential	Bedroom	Area m2 % of room	12.05	10.99 91%
	R091		Residential	Bedroom	Area m2 % of room	13.93	12.99 93%
	R092		Residential	LKD	Area m2 % of room	27.08	26.16 97%
Proposed Plot 35							
005 Fifth	R088		Residential	Bedroom	Area m2 % of room	16.10	9.93 62%
	R089		Residential	LKD	Area m2 % of room	25.56	13.22 52%

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Proposed
Proposed Plot 36							
005 Fifth	R086		Residential	Bedroom	Area m2 % of room	16.10	9.90 62%
	R087		Residential	LKD	Area m2 % of room	25.56	13.07 51%
Proposed Plot 37							
005 Fifth	R085		Residential	Bedroom	Area m2 % of room	12.60	11.98 95%
	R098		Residential	Bedroom	Area m2 % of room	7.78	7.53 97%
	R099		Residential	LKD	Area m2 % of room	30.22	28.50 94%
Proposed Plot 38							
005 Fifth	R096		Residential	Bedroom	Area m2 % of room	11.54	10.33 90%
	R097		Residential	LKD	Area m2 % of room	25.75	25.40 99%
Proposed Plot 39							
006 Sixth	R109		Residential	LKD	Area m2 % of room	26.64	26.63 100%
	R110		Residential	Bedroom	Area m2 % of room	7.58	7.22 95%
	R111		Residential	Bedroom	Area m2 % of room	12.68	12.50 99%
Proposed Plot 40							
006 Sixth	R106		Residential	LKD	Area m2 % of room	30.91	29.41 95%
	R107		Residential	Bedroom	Area m2 % of room	7.27	7.06 97%
	R108		Residential	Bedroom	Area m2 % of room	11.49	10.61 92%
Proposed Plot 41							
006 Sixth	R103		Residential	Bedroom	Area m2 % of room	8.31	6.78 82%
	R104		Residential	LKD	Area m2 % of room	31.32	22.43 72%
	R105		Residential	Bedroom	Area m2 % of room	10.75	10.62 99%
Proposed Plot 42							
006 Sixth	R101		Residential	Bedroom	Area m2 % of room	16.10	13.87 86%
	R102		Residential	LKD	Area m2 % of room	25.56	15.16 59%
Proposed Plot 43							

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Proposed
006 Sixth	R100		Residential	Bedroom	Area m2	12.60	12.04
					% of room		
	R114		Residential	Bedroom	Area m2	7.78	7.53
					% of room		
	R115		Residential	LKD	Area m2	30.22	28.50
					% of room		
Proposed Plot 44							
006 Sixth	R112		Residential	Bedroom	Area m2	11.54	10.35
					% of room		
	R113		Residential	LKD	Area m2	25.75	25.40
					% of room		

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Meets BRE Criteria	Winter	Meets BRE Criteria
Proposed Plot 1								
001 First	R015	Residential	Bedroom	W024		*North*		*North*
	R016	Residential	LKD	W025		*North*		*North*
				W026	41	YES	19	YES
				W027	31	YES	15	YES
	R017	Residential	Bedroom	W028	36	YES	14	YES
Proposed Plot 2								
001 First	R012	Residential	Bedroom	W019		*North*		*North*
	R013	Residential	Bedroom	W020		*North*		*North*
				W021		*North*		*North*
	R014	Residential	LKD	W022		*North*		*North*
				W023		*North*		*North*
Proposed Plot 3								
001 First	R009	Residential	LKD	W015		*North*		*North*
				W016		*North*		*North*
	R010	Residential	Bedroom	W017		*North*		*North*
	R011	Residential	Bedroom	W018		*North*		*North*
Proposed Plot 4								
001 First	R006	Residential	Bedroom	W008	4	NO	0	NO
	R007	Residential	Bedroom	W009	3	NO	2	NO
				W010	29	YES	4	NO
				W011		*North*		*North*
	R008	Residential	LKD	W012	3	NO	0	NO
				W013		*North*		*North*
				W014		*North*		*North*
Proposed Plot 5								
001 First	R004	Residential	Bedroom	W005	2	NO	0	NO
	R005	Residential	LKD	W006	5	NO	2	NO
				W007	26	YES	4	NO
Proposed Plot 6								
001 First	R002	Residential	Bedroom	W002	0	NO	0	NO

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Meets BRE Criteria	Winter	Meets BRE Criteria
	R003	Residential	LKD	W003 W004	8 23	NO NO	3 4	NO NO
Proposed Plot 7								
001 First	R001	Residential	Bedroom	W001	24	NO	6	YES
	R020	Residential	Bedroom	W031		*North*		*North*
	R021	Residential	LKD	W032		*North*		*North*
Proposed Plot 8								
001 First	R018	Residential	Bedroom	W029		*North*		*North*
	R019	Residential	LKD	W030		*North*		*North*
Proposed Plot 9								
002 Second	R036	Residential	Bedroom	W056		*North*		*North*
	R037	Residential	LKD	W057 W058 W059	41 31	*North* YES YES	19 15	*North* YES YES
	R038	Residential	Bedroom	W060	34	YES	11	YES
Proposed Plot 10								
002 Second	R033	Residential	Bedroom	W051		*North*		*North*
	R034	Residential	Bedroom	W052 W053		*North* *North*		*North* *North*
	R035	Residential	LKD	W054 W055		*North* *North*		*North* *North*
Proposed Plot 11								
002 Second	R030	Residential	LKD	W047 W048		*North* *North*		*North* *North*
	R031	Residential	Bedroom	W049		*North*		*North*
	R032	Residential	Bedroom	W050		*North*		*North*
Proposed Plot 12								
002 Second	R027	Residential	Bedroom	W040	6	NO	0	NO

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Meets BRE Criteria	Winter	Meets BRE Criteria
	R028	Residential	Bedroom	W041	5	NO	4	NO
				W042	43	YES	9	YES
				W043		*North*		*North*
	R029	Residential	LKD	W044	4	NO	0	NO
				W045		*North*		*North*
				W046		*North*		*North*
Proposed Plot 13								
002 Second	R025	Residential	Bedroom	W037	4	NO	0	NO
	R026	Residential	LKD	W038	8	NO	4	NO
				W039	41	YES	9	YES
Proposed Plot 14								
002 Second	R023	Residential	Bedroom	W034	2	NO	0	NO
	R024	Residential	LKD	W035	9	NO	4	NO
				W036	34	YES	9	YES
Proposed Plot 15								
002 Second	R022	Residential	Bedroom	W033	34	YES	9	YES
	R041	Residential	Bedroom	W063		*North*		*North*
	R042	Residential	LKD	W064		*North*		*North*
Proposed Plot 16								
002 Second	R039	Residential	Bedroom	W061		*North*		*North*
	R040	Residential	LKD	W062		*North*		*North*
Proposed Plot 17								
003 Third	R057	Residential	Bedroom	W088		*North*		*North*
	R058	Residential	LKD	W089		*North*		*North*
				W090	41	YES	19	YES
				W091	32	YES	15	YES
	R059	Residential	Bedroom	W092	34	YES	11	YES
Proposed Plot 18								
003 Third	R054	Residential	Bedroom	W083		*North*		*North*
	R055	Residential	Bedroom	W084		*North*		*North*

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Meets BRE Criteria	Winter	Meets BRE Criteria
				W085		*North*		*North*
	R056	Residential	LKD	W086		*North*		*North*
				W087		*North*		*North*
Proposed Plot 19								
003 Third	R051	Residential	LKD	W079		*North*		*North*
				W080		*North*		*North*
	R052	Residential	Bedroom	W081		*North*		*North*
	R053	Residential	Bedroom	W082		*North*		*North*
Proposed Plot 20								
003 Third	R048	Residential	Bedroom	W072	8	NO	0	NO
	R049	Residential	Bedroom	W073	5	NO	4	NO
				W074	37	YES	6	YES
				W075		*North*		*North*
	R050	Residential	LKD	W076	6	NO	0	NO
				W077		*North*		*North*
				W078		*North*		*North*
Proposed Plot 21								
003 Third	R046	Residential	Bedroom	W069	7	NO	0	NO
	R047	Residential	LKD	W070	8	NO	4	NO
				W071	36	YES	6	YES
Proposed Plot 22								
003 Third	R044	Residential	Bedroom	W066	5	NO	0	NO
	R045	Residential	LKD	W067	12	NO	4	NO
				W068	33	YES	6	YES
Proposed Plot 23								
003 Third	R043	Residential	Bedroom	W065	34	YES	7	YES
	R062	Residential	Bedroom	W095		*North*		*North*
	R063	Residential	LKD	W096		*North*		*North*
Proposed Plot 24								
003 Third	R060	Residential	Bedroom	W093		*North*		*North*

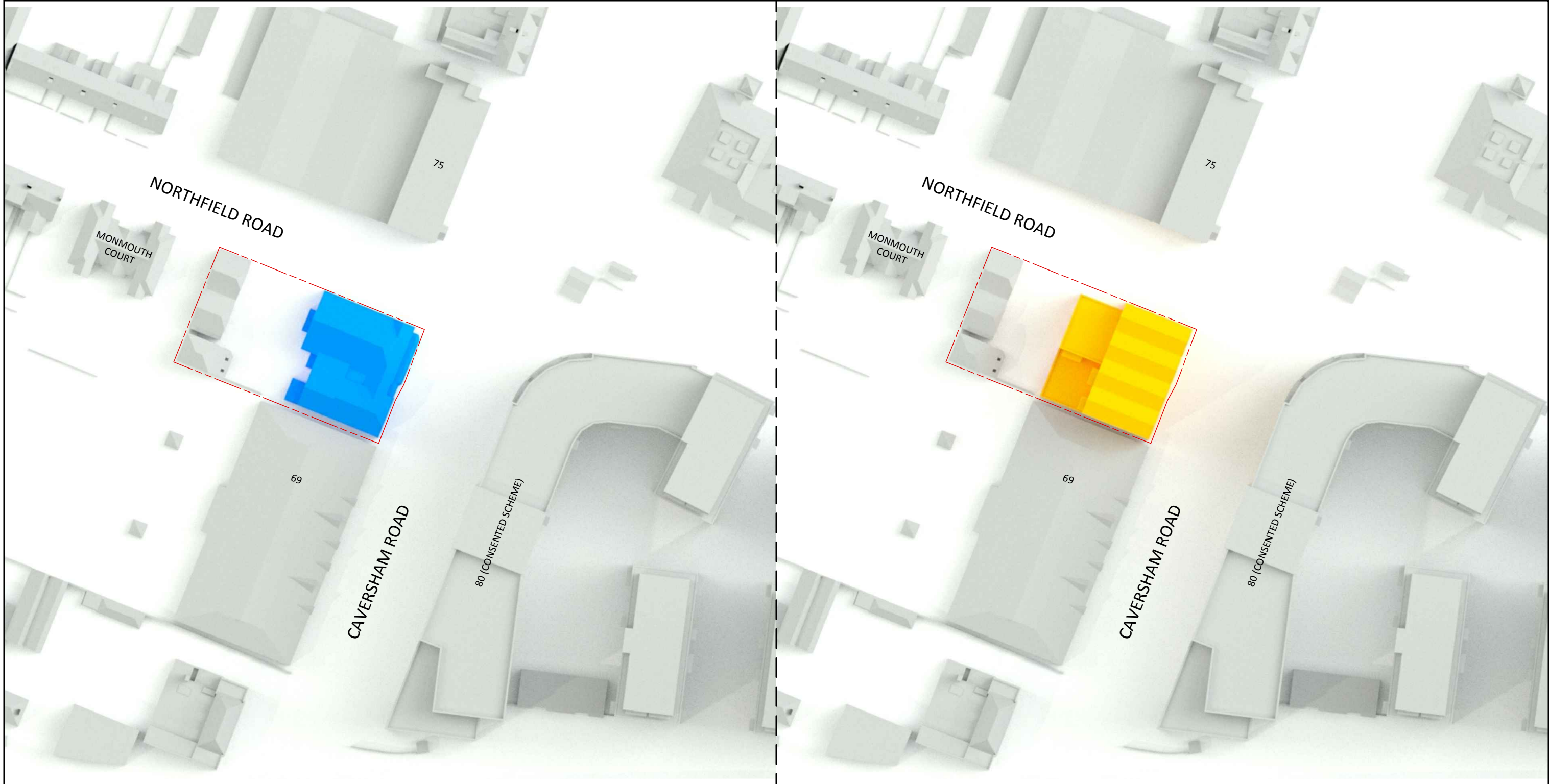
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Meets BRE Criteria	Winter	Meets BRE Criteria
	R061	Residential	LKD	W094		*North*		*North*
Proposed Plot 25								
004 Fourth	R078	Residential	Bedroom	W120		*North*		*North*
	R079	Residential	LKD	W121		*North*		*North*
				W122	63	YES	19	YES
				W123	54	YES	15	YES
	R080	Residential	Bedroom	W124	41	YES	11	YES
Proposed Plot 26								
004 Fourth	R075	Residential	Bedroom	W115		*North*		*North*
	R076	Residential	Bedroom	W116		*North*		*North*
				W117		*North*		*North*
	R077	Residential	LKD	W118		*North*		*North*
				W119		*North*		*North*
Proposed Plot 27								
004 Fourth	R072	Residential	LKD	W111		*North*		*North*
				W112		*North*		*North*
	R073	Residential	Bedroom	W113		*North*		*North*
	R074	Residential	Bedroom	W114		*North*		*North*
Proposed Plot 28								
004 Fourth	R069	Residential	Bedroom	W104	11	NO	2	NO
	R070	Residential	Bedroom	W105	6	NO	5	YES
				W106	48	YES	11	YES
				W107		*North*		*North*
	R071	Residential	LKD	W108	9	NO	2	NO
				W109		*North*		*North*
W110					*North*		*North*	
Proposed Plot 29								
004 Fourth	R067	Residential	Bedroom	W101	10	NO	1	NO
	R068	Residential	LKD	W102	10	NO	6	YES
				W103	48	YES	11	YES

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Meets BRE Criteria	Winter	Meets BRE Criteria
Proposed Plot 30								
004 Fourth	R065	Residential	Bedroom	W098	7	NO	0	NO
	R066	Residential	LKD	W099	13	NO	5	YES
				W100	46	YES	11	YES
Proposed Plot 31								
004 Fourth	R064	Residential	Bedroom	W097	44	YES	10	YES
	R083	Residential	Bedroom	W127		*North*		*North*
	R084	Residential	LKD	W128		*North*		*North*
Proposed Plot 32								
004 Fourth	R081	Residential	Bedroom	W125		*North*		*North*
	R082	Residential	LKD	W126		*North*		*North*
Proposed Plot 33								
005 Fifth	R093	Residential	LKD	W144		*North*		*North*
				W145		*North*		*North*
	R094	Residential	Bedroom	W146		*North*		*North*
	R095	Residential	Bedroom	W147		*North*		*North*
				W148		*North*		*North*
Proposed Plot 34								
005 Fifth	R090	Residential	Bedroom	W137	14	NO	3	NO
	R091	Residential	Bedroom	W138	9	NO	8	YES
				W139	48	YES	12	YES
				W140		*North*		*North*
				R092	Residential	LKD	W141	13
				W142		*North*		*North*
			W143		*North*		*North*	
Proposed Plot 35								
005 Fifth	R088	Residential	Bedroom	W133	13	NO	0	NO
				W134	8	NO	3	NO
	R089	Residential	LKD	W135	10	NO	8	YES
			W136	47	YES	11	YES	

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Meets BRE Criteria	Winter	Meets BRE Criteria
Proposed Plot 36								
005 Fifth	R086	Residential	Bedroom	W130	14	NO	2	NO
	R087	Residential	LKD	W131	16	NO	10	YES
				W132	46	YES	11	YES
Proposed Plot 37								
005 Fifth	R085	Residential	Bedroom	W129	46	YES	11	YES
	R098	Residential	Bedroom	W151		*North*		*North*
	R099	Residential	LKD	W152		*North*		*North*
Proposed Plot 38								
005 Fifth	R096	Residential	Bedroom	W149		*North*		*North*
	R097	Residential	LKD	W150		*North*		*North*
Proposed Plot 39								
006 Sixth	R109	Residential	LKD	W168		*North*		*North*
				W169		*North*		*North*
	R110	Residential	Bedroom	W170		*North*		*North*
	R111	Residential	Bedroom	W171		*North*		*North*
Proposed Plot 40								
006 Sixth	R106	Residential	LKD	W162	41	YES	8	YES
				W163		*North*		*North*
				W164	8	NO	1	NO
	R107	Residential	Bedroom	W165	6	NO	5	YES
					W166		*North*	
R108	Residential	Bedroom	W167		*North*		*North*	
Proposed Plot 41								
006 Sixth	R103	Residential	Bedroom	W157	6	NO	0	NO
	R104	Residential	LKD	W158	6	NO	4	NO
				W159	7	NO	7	YES
				W160	40	YES	8	YES
				R105	Residential	Bedroom	W161	7

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Meets BRE Criteria	Winter	Meets BRE Criteria
Proposed Plot 42								
006 Sixth	R101	Residential	Bedroom	W154	9	NO	3	NO
	R102	Residential	LKD	W155	11	NO	9	YES
				W156	40	YES	8	YES
Proposed Plot 43								
006 Sixth	R100	Residential	Bedroom	W153	41	YES	9	YES
	R114	Residential	Bedroom	W175		*North*		*North*
	R115	Residential	LKD	W176		*North*		*North*
Proposed Plot 44								
006 Sixth	R112	Residential	Bedroom	W173		*North*		*North*
	R113	Residential	LKD	W174		*North*		*North*

Appendix 4
DRAWINGS



N

Legend

Existing Buildings

Proposal

Buildings to be Demolished

Site Boundary

REV	DESCRIPTION	DATE	INIT	CHKD



Client

Quod

Project

71-73 Caversham Road, Reading, RG1 8JA

Title

Existing & Proposed Site Plan (With Consented Scheme)

Scale

NTS

Date

14.08.2019

Drawn By

CO

Checked By

JH

Project No:

L190224

Drawing No:

Y (0)0018

Revision

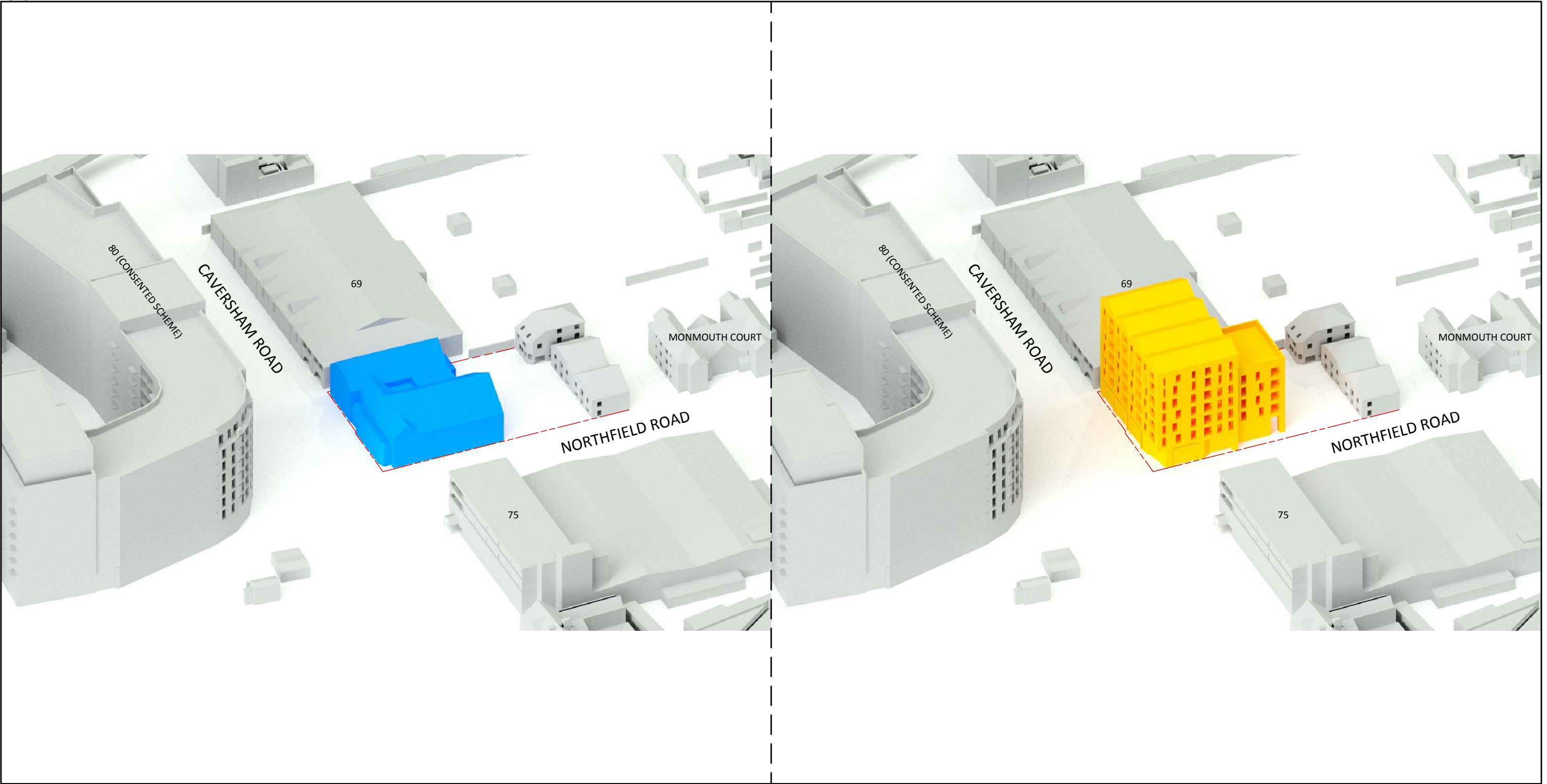
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Legend

Existing Buildings

Proposal

Buildings to be Demolished

Site Boundary

REV	DESCRIPTION	DATE	INIT	CHKD



Client

Quod

Project

71-73 Caversham Road, Reading, RG1 8JA

Title

Existing & Proposed 3D Context Views From Northeast (With Consented Scheme)

Scale

NTS

Date

14.08.2019

Drawn By

CO

Checked By

JH

Project No:

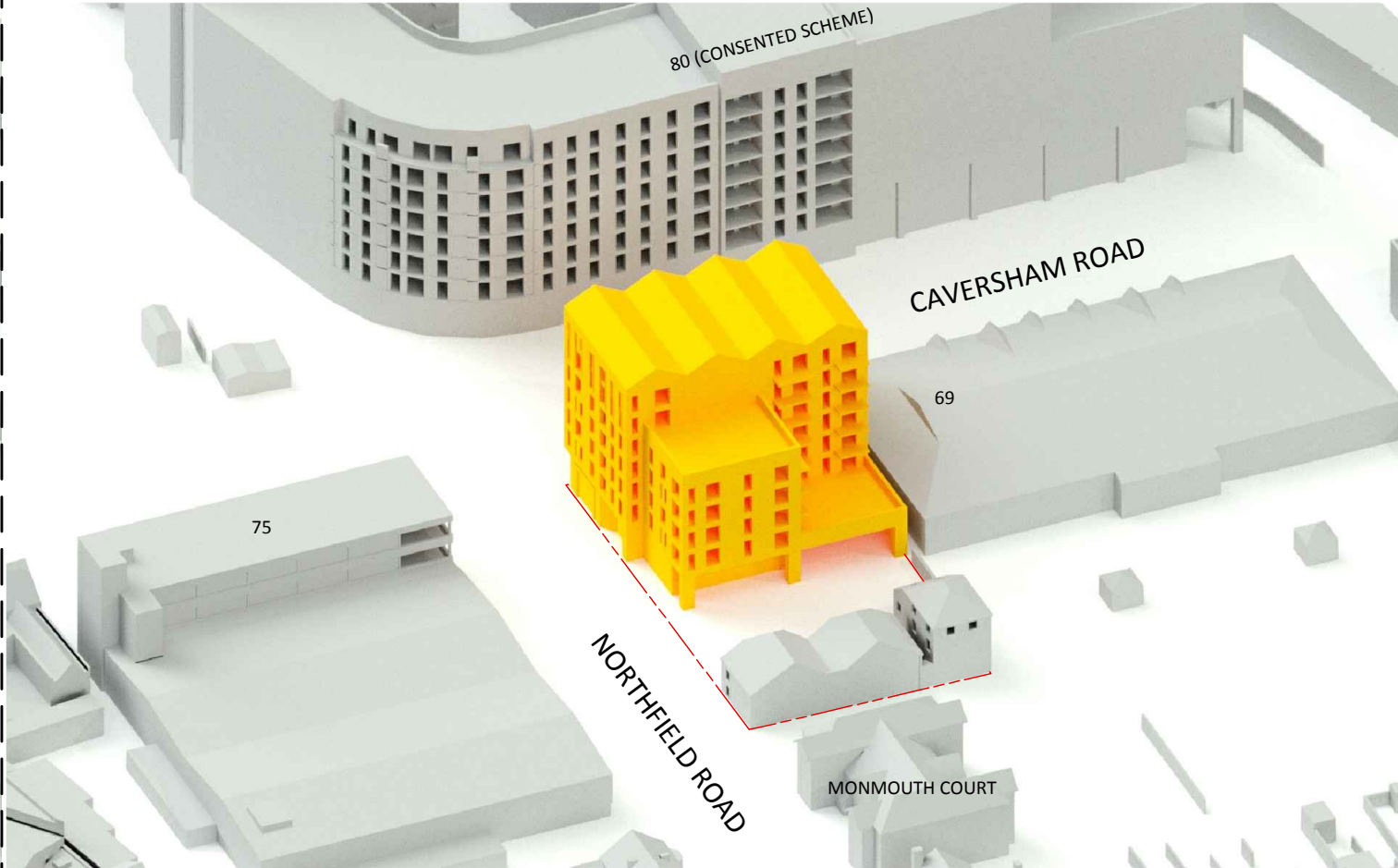
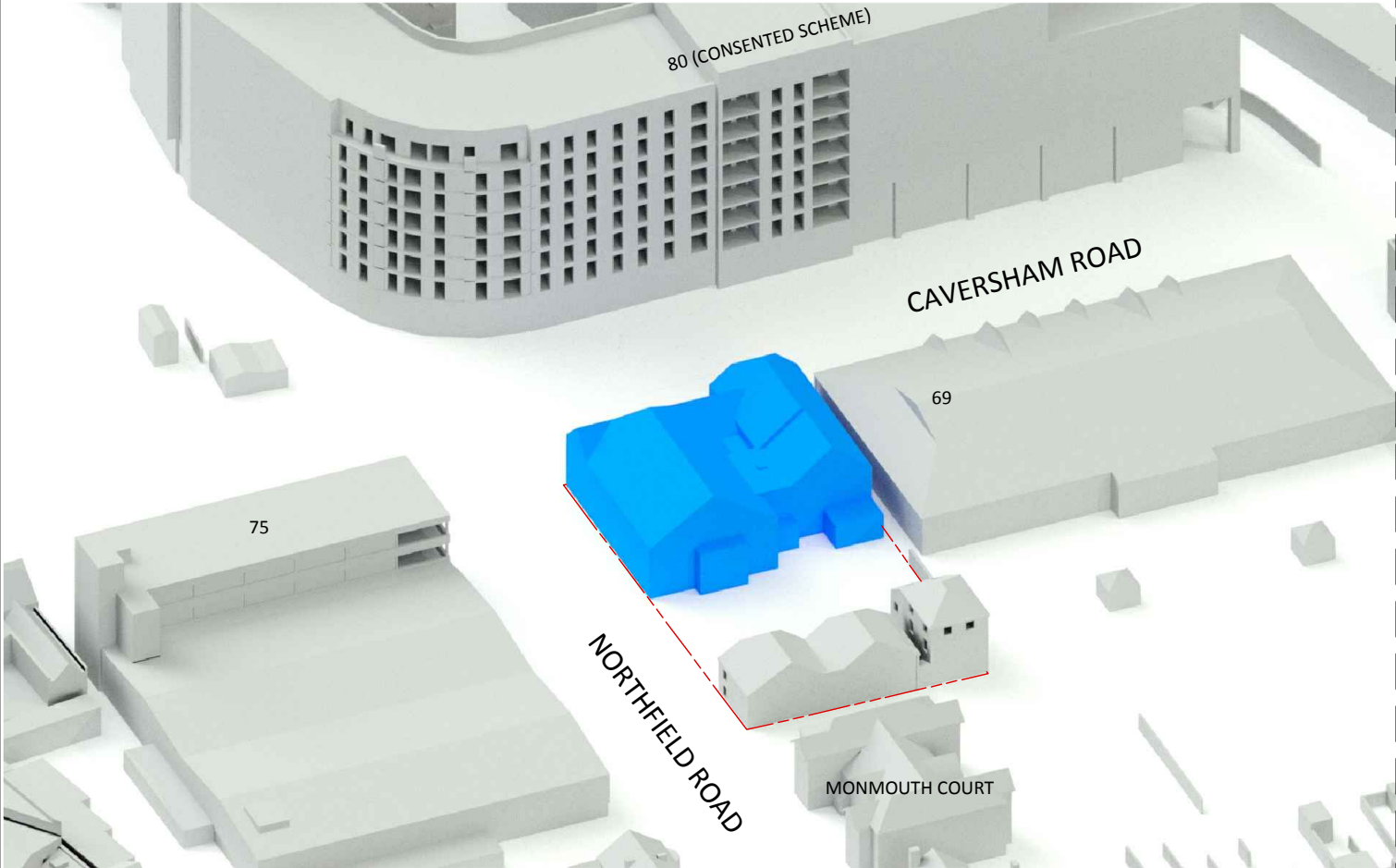
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Legend

Existing Buildings

Proposal

Buildings to be Demolished

Site Boundary

REV	DESCRIPTION	DATE	INIT	CHKD



Client

Quod

Project

71-73 Caversham Road, Reading, RG1 8JA

Title

Existing & Proposed 3D Context Views From Northwest (With Consented Scheme)

Scale

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Date

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Project No:

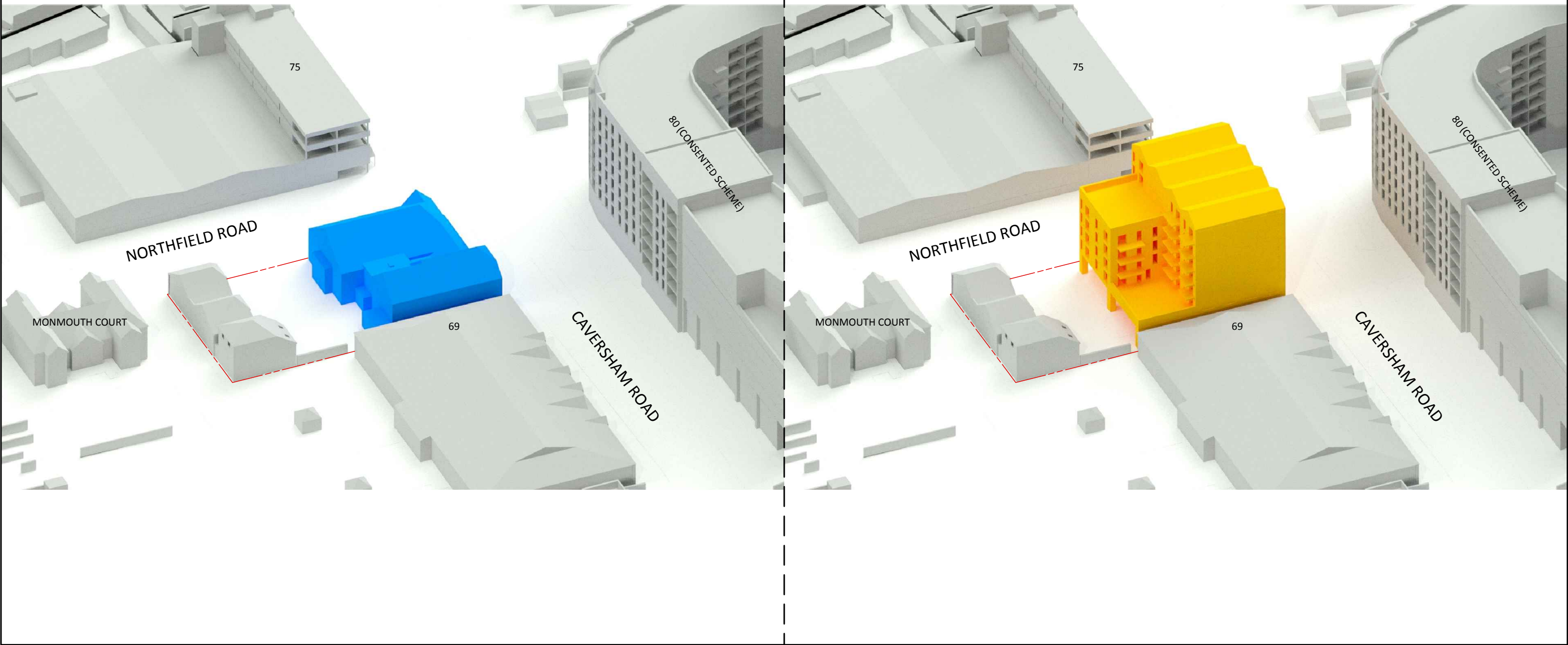
L190224

Drawing No:

Y (0)0020

Revision

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N

Legend

Existing Buildings

Proposal

Buildings to be Demolished

Site Boundary

REV	DESCRIPTION	DATE	INIT	CHKD



Client
Quod
Project
71-73 Caversham Road, Reading, RG1 8JA
Title
Existing & Proposed 3D Context Views From Southwest (With Consented Scheme)
Scale
NTS

Date
14.08.2019

Drawn By
CO

Checked By
JH

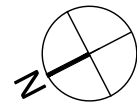
Project No:
L190224

Drawing No:
Y (0)0021

Revision

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Legend

 Existing Buildings

 No Sky Line Existing Lit Area

 No Sky Line Proposed Lit Area

 No Sky Line Contour

REV	DESCRIPTION	DATE	INIT	CHKD

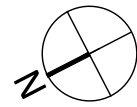


Client
Quod
Project
71-73 Caversham Road, Reading, RG1 8JA
Title
Existing No-Sky Line Contours - 80 Caversham Rd (Consented Scheme) 1st Floor
Scale
1:200
Date
14.08.2019
Drawn By
CO
Checked By
JH
Project No:
L190224 - Y (0)0024
Drawing No:
Revision

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Existing Buildings

No Sky Line Existing Lit Area

No Sky Line Proposed Lit Area

No Sky Line Contour

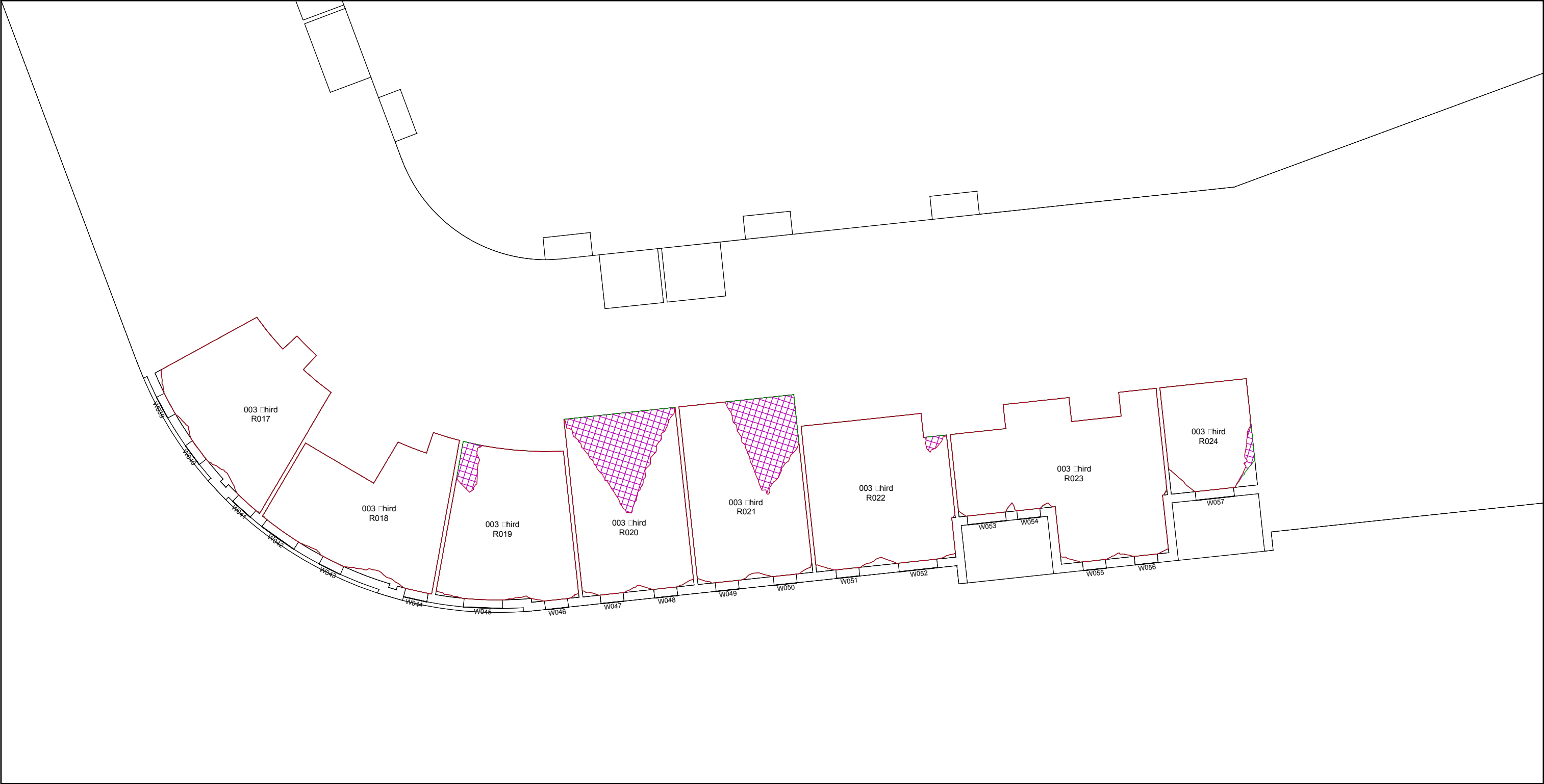
REV	DESCRIPTION	DATE	INIT	CHKD



Client
Quod
Project
71-73 Caversham Road, Reading, RG1 8JA
Title
Existing No-Sky Line Contours - 80 Caversham Rd (Consented Scheme) 2nd Floor
Scale
1:200
Date
14.08.2019
Drawn By
CO
Checked By
JH
Project No:
L190224 - Y (0)0025
Drawing No:
Revision

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Legend

Existing Buildings

No Sky Line Existing Lit Area

No Sky Line Proposed Lit Area

No Sky Line Contour

REV	DESCRIPTION	DATE	INIT	CHKD

Client

Quod

Project

71-73 Caversham Road, Reading, RG1 8JA

Title

Existing No-Sky Line Contours - 80 Caversham Rd (Consented Scheme) 3rd Floor

Scale

1:200

Date

14.08.2019

Drawn By

CO

Checked By

JH

Project No:

L190224

Drawing No:

Y (0)0026

Revision

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Legend

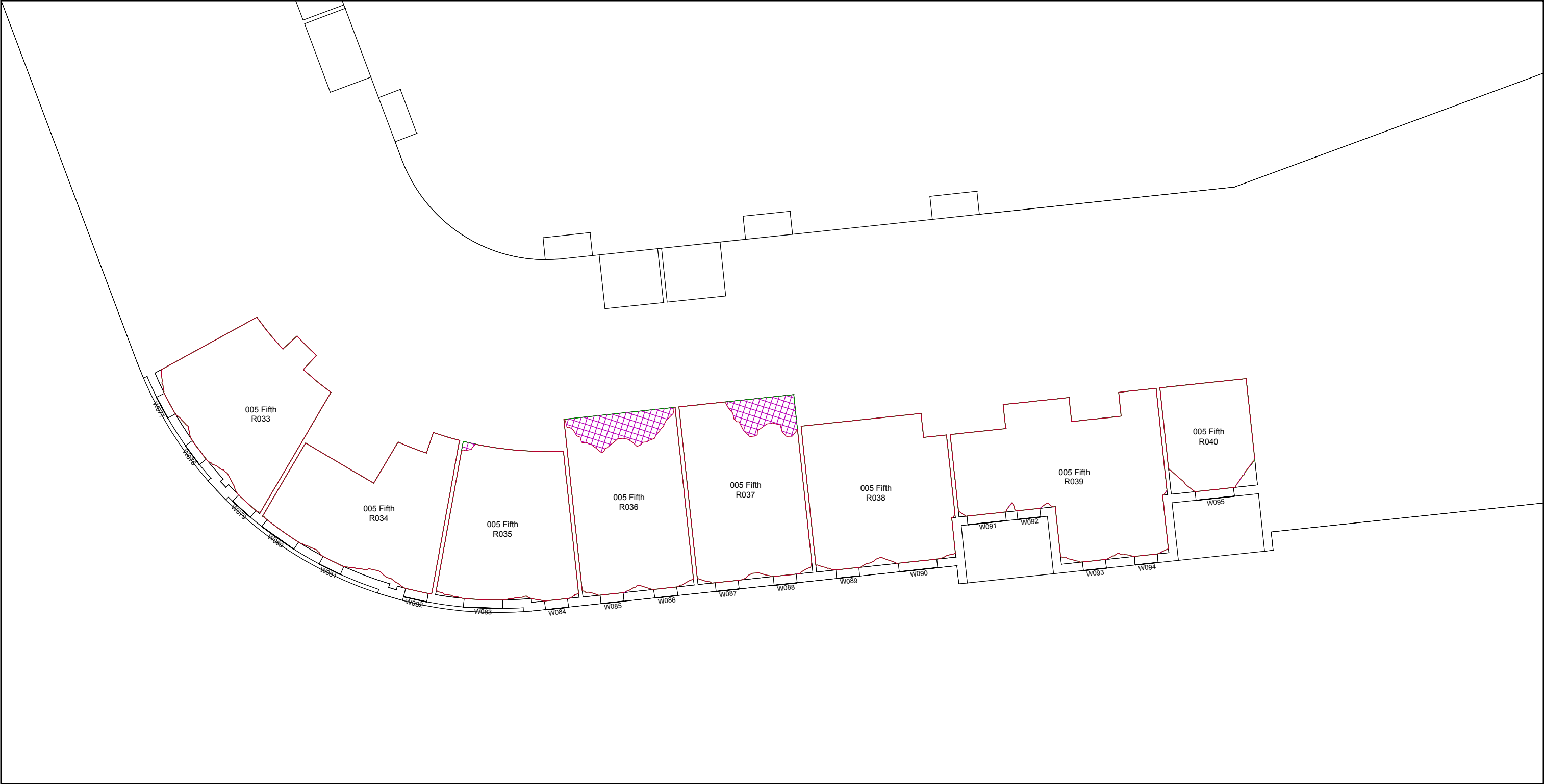
- Existing Buildings
- No Sky Line Existing Lit Area
- No Sky Line Proposed Lit Area
- No Sky Line Contour

REV	DESCRIPTION	DATE	INIT	CHKD



Client
Quod
Project
71-73 Caversham Road, Reading, RG1 8JA
Title
Existing No-Sky Line Contours - 80 Caversham Rd (Consented Scheme) 4th Floor
Scale
1:200
Date
14.08.2019
Drawn By
CO
Checked By
JH
Project No:
L190224 - Y (0)0027
Drawing No:
Revision

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Legend

- Existing Buildings
- No Sky Line Existing Lit Area
- No Sky Line Proposed Lit Area
- No Sky Line Contour

REV	DESCRIPTION	DATE	INIT	CHKD



Client
Quod
Project
71-73 Caversham Road, Reading, RG1 8JA
Title
Existing No-Sky Line Contours - 80 Caversham Rd (Consented Scheme) 5th Floor

Scale
1:200

Date
14.08.2019

Drawn By
CO

Checked By
JH

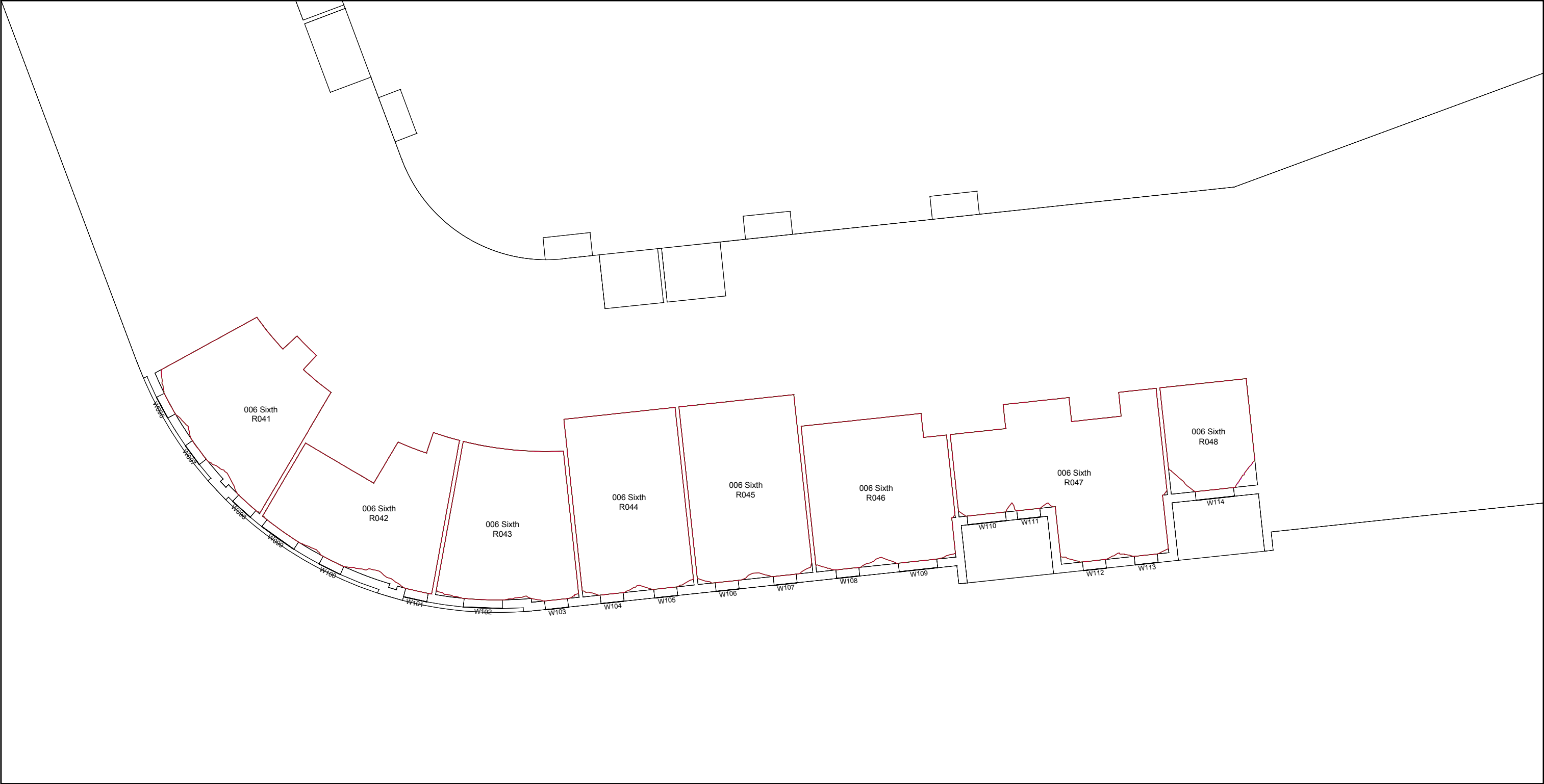
Project No:
L190224

Drawing No:
Y (0)0028

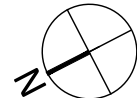
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Legend

- 
- 

Existing Buildings
- 

No Sky Line Existing Lit Area
- 

No Sky Line Proposed Lit Area
- 

No Sky Line Contour

REV	DESCRIPTION	DATE	INIT	CHKD



Client
Quod
Project
71-73 Caversham Road, Reading, RG1 8JA
Title
Existing No-Sky Line Contours - 80 Caversham Rd (Consented Scheme) 6th Floor

Scale
1:200

Date
14.08.2019

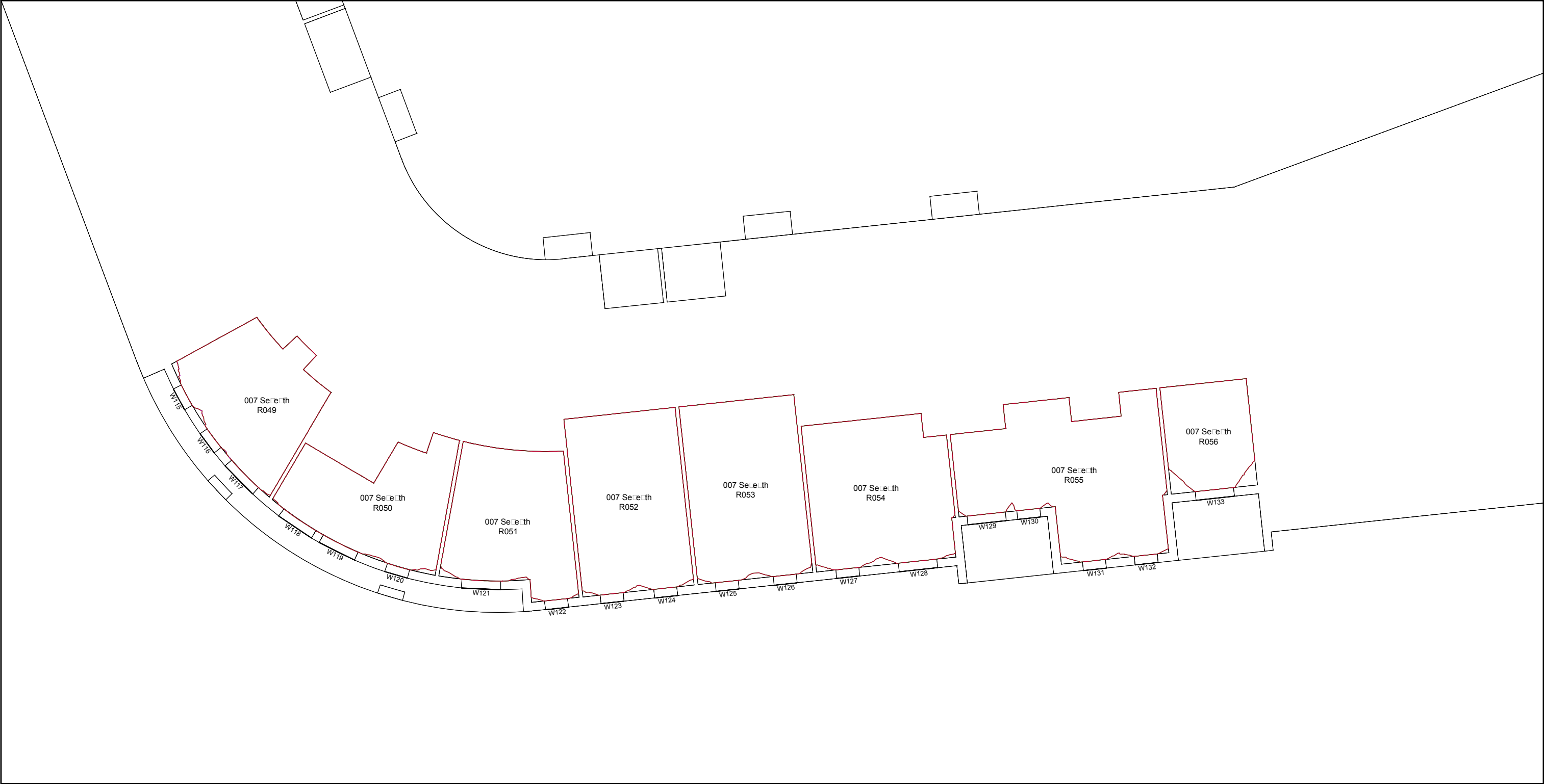
Drawn By
CO

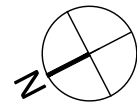
Checked By
JH

Project No:
L190224

Drawing No:
Y (0)0029

Revision





Existing Buildings

No Sky Line Existing Lit Area

No Sky Line Proposed Lit Area

No Sky Line Contour

REV	DESCRIPTION	DATE	INIT	CHKD



Client
Quod
Project
71-73 Caversham Road, Reading, RG1 8JA
Title
Existing No-Sky Line Contours - 80 Caversham Rd (Consented Scheme) 7th Floor
Scale
1:200
Date
14.08.2019
Drawn By
CO
Checked By
JH
Project No:
L190224 - Y (0)0030
Drawing No:
Revision

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N

Existing Buildings

No Sky Line Existing Lit Area

No Sky Line Proposed Lit Area

No Sky Line Contour

REV	DESCRIPTION	DATE	INIT	CHKD



Client
Quod
Project
71-73 Caversham Road, Reading, RG1 8JA
Title
Existing No-Sky Line Contours - Monmouth Court Ground, First & Second Floors
Scale
1:100

Date
14.08.2019

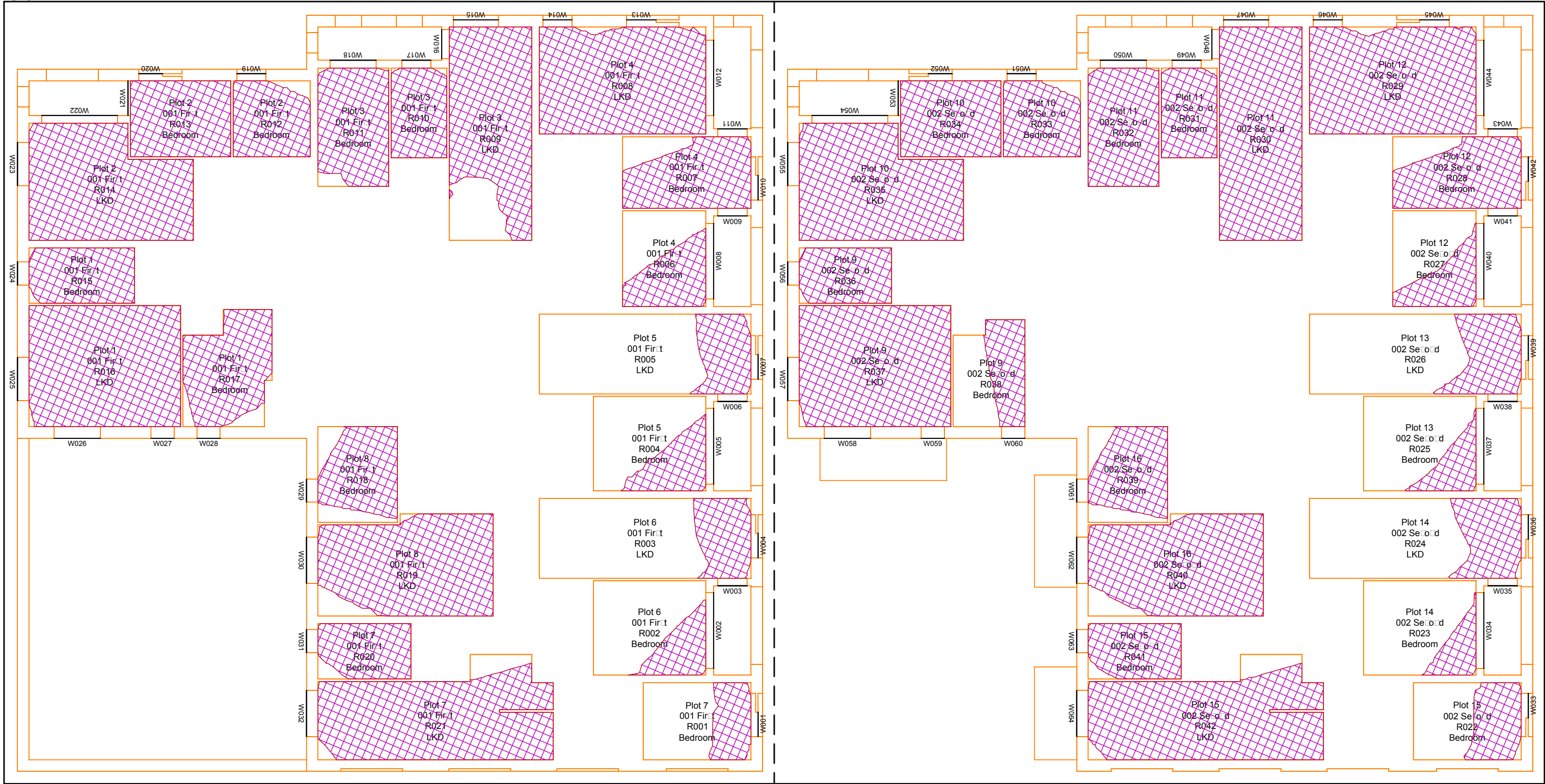
Drawn By
CO

Checked By
JH

Project No:
L190224

Drawing No:
Y (0)0031

Revision



Legend

- Proposal
- No Sky Line Proposed Lit Area
- No Sky Line Contour



Client
Quod
Project
71-73 Caversham Road, Reading, RG1 8JA
Title
Proposed No-Sky Line Contours - First & Second Floors (With Consented Scheme)
Scale
1:150

Date
14.08.2019

Drawn By
CO

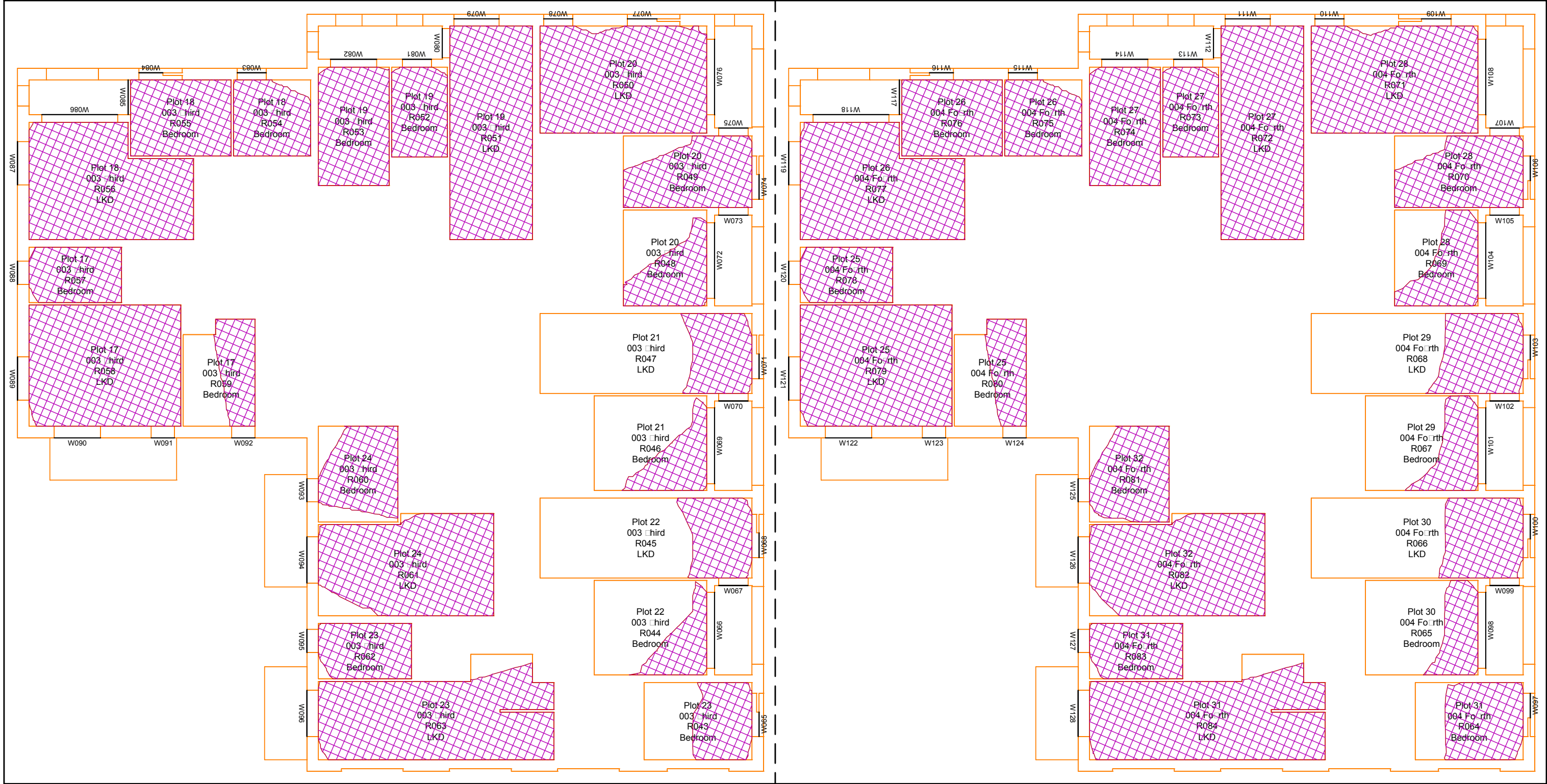
Checked By
JH

Project No:
L190224

Drawing No:
Y (0)0032

Revision

REV	DESCRIPTION	DATE	INIT	CHKD





Legend

 Proposal

 No Sky Line Proposed Lit Area

 No Sky Line Contour

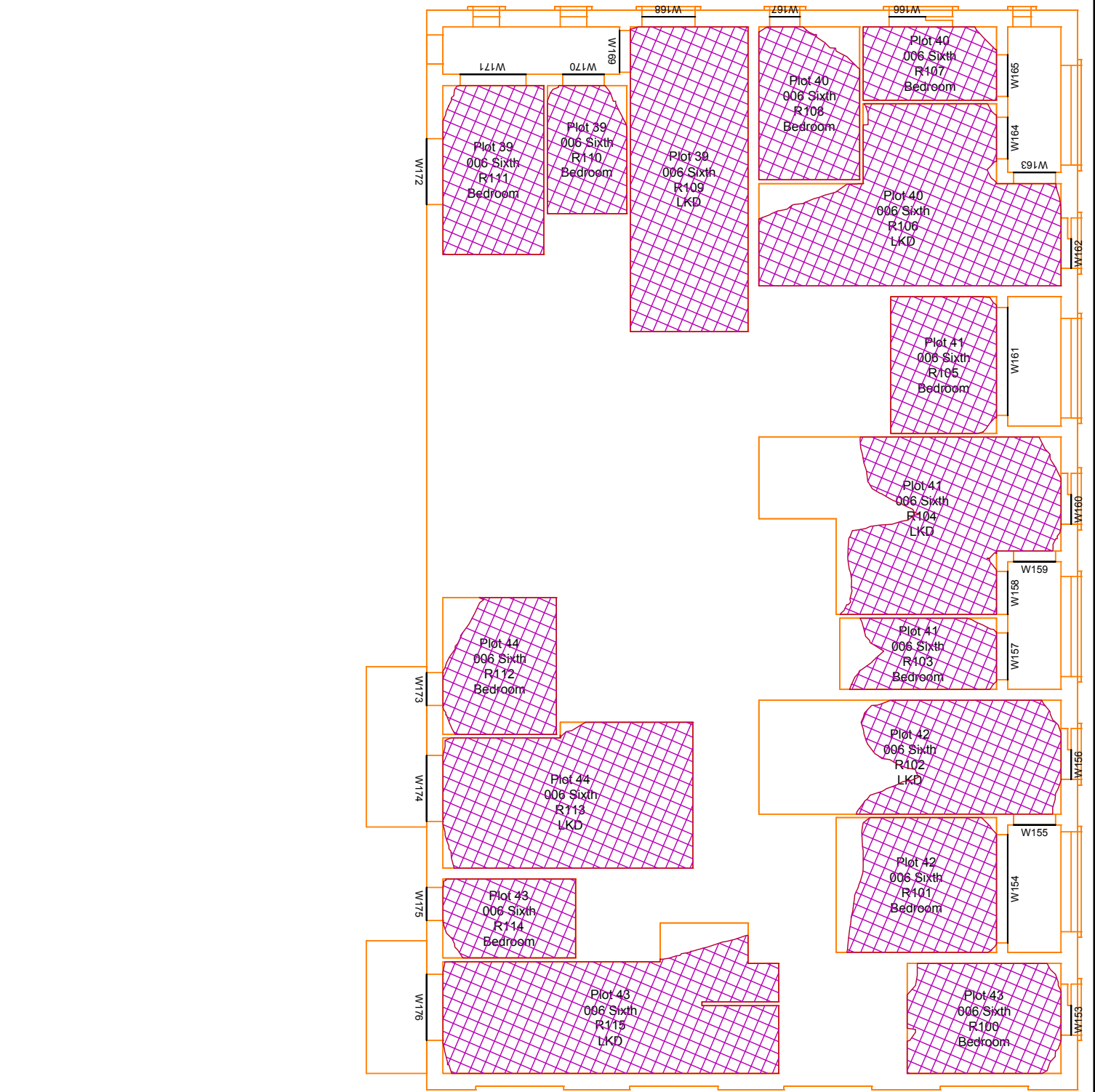
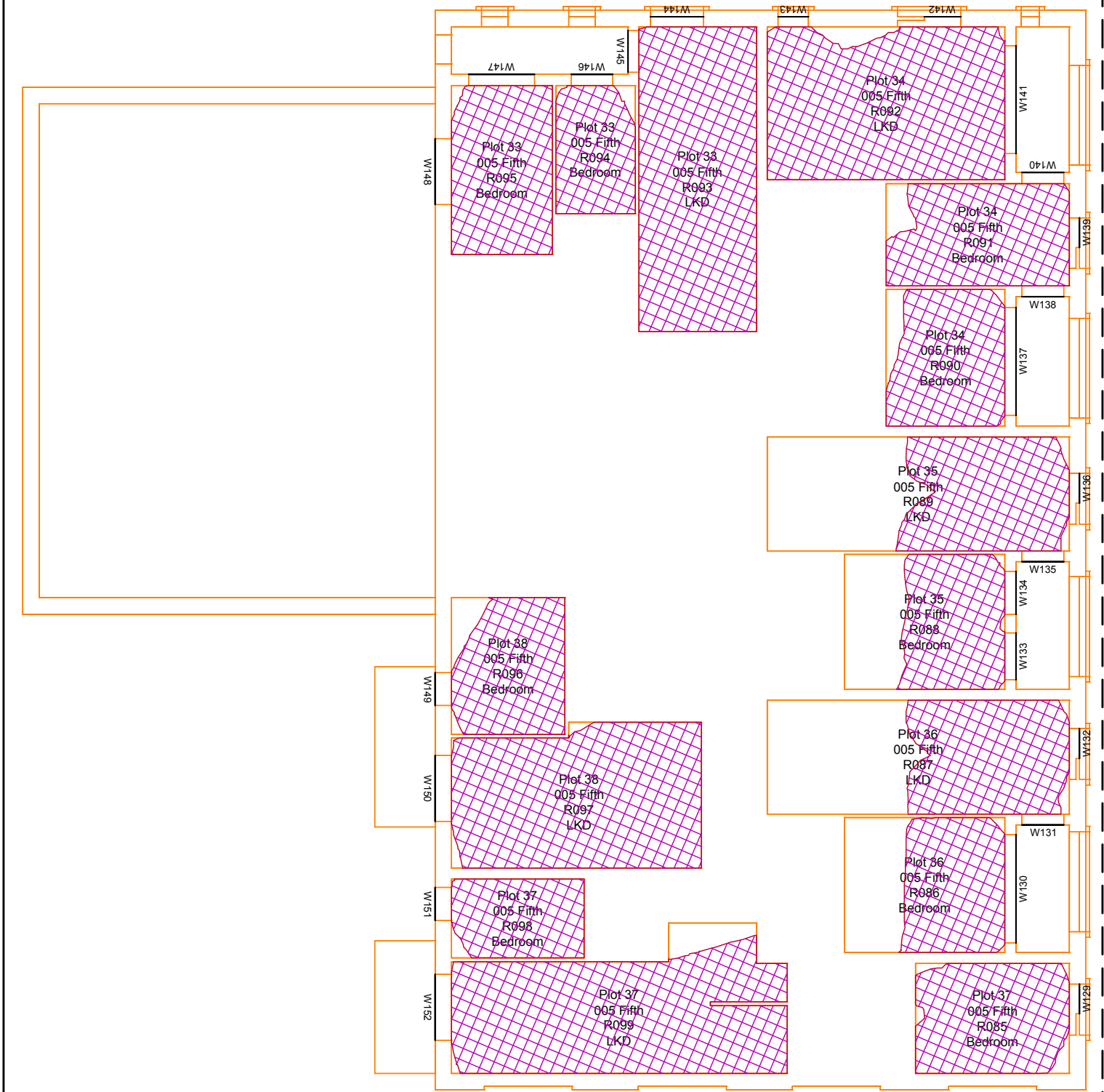
Client
Quod
Project
71-73 Caversham Road, Reading, RG1 8JA
Title
Proposed No-Sky Line Contours - Third & Fourth Floors (With Consented Scheme)
Scale
1:150
Date
14.08.2019
Drawn By
CO
Checked By
JH
Project No:
L190224 - Y (0)0033
Drawing No:
Revision

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REV	DESCRIPTION	DATE	INIT	CHKD





Legend

- Proposal
- No Sky Line Proposed Lit Area
- No Sky Line Contour

REV	DESCRIPTION	DATE	INIT	CHKD

Client

Quod

Project

71-73 Caversham Road, Reading, RG1 8JA

Title

Proposed No-Sky Line Contours - Fifth & Sixth Floors (With Consented Scheme)

Scale

1:150

Date

14.08.2019

Drawn By

CO

Checked By

JH

Project No:

L190224

Drawing No:

Y (0)0034

Revision