

GVA

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BRE Daylight and Sunlight Report

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Silver Street & Crown Street, Reading

Thomas Homes

May 2017

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Prepared By: Richard Nosworthy
Draft Date: May 2017

For and on behalf of GVA Schatunowski Brooks

1. Introduction

- 1.1 GVA Schatunowski Brooks has been instructed by Thomas Homes to advise on Daylight and Sunlight matters in relation to the proposed development known as Silver Street & Crown Street, Reading.
- 1.2 The assessment model was based upon the following information:
- Site inspection and photographs.
 - Woodfield Brady Architect's 3D AutoCAD model reference: 977_PLANNING - MAY 17 B.dwg, received 9 May 2017.
 - Z-mapping 3D contextual model of the site.
- 1.3 The above drawings have allowed us to model the existing site, proposed development schemes and neighbouring properties for the purposes of this assessment.

2. Daylight Planning Principles

- 2.1 The Building Research Establishment (BRE) Guidelines – Site Layout Planning for Daylight and Sunlight: a guide to good practice is the document referred to by most local authorities. The BRE Guide gives advice on site layout planning to achieve good daylighting and sunlighting, within buildings and in the open spaces between them.

- 2.2 The introduction to the Guidelines state: -

"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the developer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design."

Daylighting

- 2.3 The requirements governing daylighting to existing residential buildings around a development site are set out in Part 2.2 of the guidelines. The amount of light available to any window depends upon the amount of unobstructed sky that can be seen from the centre of the window under consideration. The amount of visible sky and consequently the amount of available skylight is assessed by calculating the vertical sky component (VSC) at the centre of the window. The guidelines advise that bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines also suggest that distribution of daylight within rooms is reviewed although bedrooms are considered to be less important.

- 2.4 The VSC can be calculated by using the skylight indicator provided as part of the guidelines, by mathematical methods using what is known as a Waldram diagram or by 3D CAD modelling.

- 2.5 The guidelines state the following:-

"If this vertical sky component is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the vertical sky component with the new development in place, is both less than 27% and less than 0.8 times its former value, then occupants of the existing building will notice the reduction in the amount of skylight."

- 2.6 It must be interpreted from this criterion that a 27% VSC constitutes adequacy, but where this value cannot be achieved a reduction of up to 0.8 times its the former value (this is the same as saying a 20% reduction when compared against the existing condition) would not be noticeable and would not therefore be considered material.

- 2.7 The VSC calculation only measures light reaching the outside plane of the window under consideration, so this is considered more a measure of the potential for good daylight within a given room. Depending upon the room and window size, the room may still be adequately lit with a lesser VSC value than the target values referred to above.
- 2.8 The no sky-line or daylight distribution (DD) contour shows the extent of light penetration into the room at working plane level, 850mm above floor level. If a substantial part of the room falls behind the no sky-line contour, the distribution of light within the room may look poor.
- 2.9 Appendix C of the BRE Guidelines sets out various more detailed tests that assess the interior daylight conditions of proposed habitable rooms. These include the calculation of the average daylight factors (ADF) and no sky-lines.
- 2.10 The ADF value determines the level of interior illumination that can be compared with the British Standard, BS 8206: Part 2. This recommends a minimum of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms.

Sunlighting

- 2.11 Requirements for protection of sunlighting to existing residential buildings around a development site are set out in Part 3.2 of the BRE guidelines. There is a requirement to assess windows of surrounding properties where the main windows face within 90 degrees of due south. The calculations are taken at the window reference point at the centre of each window on the plane of the inside surface of the wall.
- 2.12 The guidelines further state that kitchens and bedrooms are less important in the context of considering sunlight, although care should be taken not to block too much sun. The guidelines sets the following standard:-

"If this window reference point can receive more than one quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours during the winter months of 21st September and 21st March, then the room should still receive enough sunlight. The sunlight availability indicator in Appendix A can be used to check this.

Any reduction in sunlight access below this level should be kept to a minimum. If the available sunlight hours are both less than the amount given and less than 0.8 times their former value, either over the whole year or just during the winter months then the occupants of the existing building will notice the loss of sunlight."

- 2.13 To summarize the above, a good level of sunlight to a window is 25% annual probable sunlight hours, of which 5% should be in winter months. Where sunlight levels fall below the suggested level, a comparison with the existing condition is reviewed and if the ratio reduction is within

0.8 (the same as saying a 20% reduction) its former value or the reduction in sunlight received over the whole year is 4% or less, then the sunlight loss will not be noticeable.

- 2.14 Where sunlight reductions fall below a ratio of 0.8 (the same as saying greater than 20%) then the sunlight losses may be noticeable to occupants.

3. Report

- 3.1 Attached drawings BRE73 to BRE79 illustrate graphically the room layouts and No Skyline Contours (NSL) for the neighbouring properties. These can be found with the daylight and sunlight tables by reference to Appendix I.
- 3.2 All properties tested comprise residential accommodation. From our planning research it would appear a number of the assessed rooms are bedrooms that are considered 'less important'. The commentary below deals with each of these properties in-turn.

Quadrant Court – CR67/08/BRE73

- 3.3 These windows are all in residential use in what is a relatively recently constructed building.
- 3.4 For VSC, there are 13 rooms on the Ground floor, eight on the first floor and two on the second floor facing across Silver Street that see a greater than 20% reduction in daylight.
- 3.5 Given the low rise nature of the existing site buildings this type of reduction is inevitable. Many of the windows are also undershot beneath balcony overhangs and thus create a low angle of available light. In relation to this issue the BRE Guidelines state in Section 2.2.11. "Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight." In these circumstances, the relatively few windows that do not fully pass the BRE criteria are, in our view, acceptable. These findings are supported by the NSL values, which demonstrate that the vast majority of rooms will remain well lit by virtue of retaining daylight of over 60% of room area.
- 3.6 For sunlight, all save 10 windows satisfy the APSH test by virtue of retaining either 25% annual and 5% winter sunlight, 0.8 of their former value. Again, the windows in question are undershot beneath balcony overhangs, resulting in self-imposed sunlight restrictions.
- 3.7 As with the daylight results, given the existing low rise nature of the site some small transgressions are inevitable given the design of the neighbouring building.
- 3.8 Therefore these properties should be considered to satisfy the BRE Guidelines.

1-4 Raffles House- CR67/08/BRE74

- 3.9 This building is located on the opposite corner to the site over the crossroads.

- 3.10 The building is fully BRE compliant for both Daylight and Sunlight by virtue of retaining the absolute guidance values or seeing less than 20% reductions in both disciplines.

6-10 Crown House- CR67/08/BRE75

- 3.11 This is a block of student accommodation sitting over a Tesco outlet store.
- 3.12 The main habitable spaces, Living/kitchen/dining rooms, all satisfy the BRE guidelines. The remaining first and second floor bedrooms, which the BRE suggest are "less important", see more than 20% reduction in Daylight. However they retain very high levels of daylight, over 21% VSC in all cases, which for secondary use such as student bedrooms is, in our view, more than satisfactory.
- 3.13 Above these levels all rooms will receive in excess of 27% VSC and be fully compliant.
- 3.14 In relation to sunlight, with the exception of one winter loss, all windows are more than compliant retaining very high levels of sunlight.

12-18 Crown Street- CR67/08/BRE76

- 3.15 These flats face south across the site.
- 3.16 The building is fully BRE compliant for both Daylight and Sunlight by virtue of retaining the absolute guidance values or seeing less than 20% reductions in both disciplines.

1-14 Priors Court - CR67/08/BRE77

- 3.17 This property is located to the South West of the site.
- 3.18 All rooms and windows will satisfy all the BRE Guideline tests for daylight and sunlight.

9-18 Newark Street - CR67/08/BRE78

- 3.19 These properties are terraced houses located to the South west of the site and which present their rear elevations to the site.
- 3.20 All rooms, with the exception of two, are served by at least one window that either retains 27% VSC or 0.8 of the former value. The remaining two rooms are located closest to the site and retain VSC values in excess of 24% and NSL values of 69% and 88% within the rooms, which should be considered well daylight.
- 3.21 For sunlight all rooms are fully compliant with BRE guidance.

22-24 Silver Street - CR67/08/BRE79

- 3.22 These properties are located to the South of the site and located at an oblique angle to the main site.
- 3.23 In respect of daylight, all rooms are compliant with the BRE guidance by virtue of containing at least one window that either retains a VSC of 27% or 0.8 of the former value.
- 3.24 For sunlight, with the exception of one winter sunlight reduction to 4%, compared to the guidance value of 5%, all windows/rooms are fully compliant with BRE guidance.

4. Conclusions

- 4.1 We have undertaken a detailed study of the impact of the proposed development on the relevant rooms within the neighbouring dwellings. The tests were undertaken in accordance with the BRE Report 209 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' (second edition, 2011) and the British Standard - BS 8206: Part 2.
- 4.2 The proposed development will leave all almost neighbouring habitable rooms in compliance with the BRE guidance.
- 4.3 Where this is not the case in a very limited number of locations the relevant windows are either obstructed by their own building design or see reductions due the original open nature of the site giving exceedingly high levels of existing light.
- 4.4 In conclusion, when applied flexibly as intended, the proposal adheres to the BRE guidelines and does not significantly reduce sunlight or daylight to existing surrounding properties.

Yours faithfully



GVA Schatunowski Brooks



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Appendix I

1



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Sources of Information
Zmap

Thomas Homes
1122-F11-L0-001_rev-B
1122-F11-L1-001_rev-A
1122-F11-L1-001_rev-B
1122-F11-L2-001_rev-A
1122-F11-L3-001_rev-A
1122-F11-L5-001_rev-A
Elev drawing: 15 08 19 CRWN ST ELEV.jpg

Proposed: 17 APRIL 2017
977_Planning APR 17



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GVA Schatunowski Brooks
10 Stratton Street, London, W1J 8JR
www.gva.co.uk

Project Name
Silver Street & Crown Street
Reading

Client
Thomas Homes
-

Drawing Title
Existing Site Plan

Drawn By AH	Chk'd By	Scale @ A3 N/A	Date 11 MAY 2017
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Project No. CR67/08	Drawing No. BRE69	Revision -
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DAYLIGHT

A3



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Sources of Information
Zmap

Thomas Homes
1122-F11-L0-001_rev-B
1122-F11-L1-001_rev-A
1122-F11-L1-001_rev-B
1122-F11-L2-001_rev-A
1122-F11-L3-001_rev-A
1122-F11-L5-001_rev-A
Elev drawing: 15 08 19 CRWN ST ELEV.jpg



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Project Name Silver Street & Crown Street Reading			
Client Thomas Homes -			
Drawing Title Proposed Site Plan			
Drawn By AH	Chk'd By	Scale @ A3 N/A	Date 11 MAY 2017
Project No. CR67/08	Drawing No. BRE70	Revision -	



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Sources of Information
Zmap

Thomas Homes
1122-F11-L0-001_rev-B
1122-F11-L1-001_rev-A
1122-F11-L1-001_rev-B
1122-F11-L2-001_rev-A
1122-F11-L3-001_rev-A
1122-F11-L5-001_rev-A
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Project Name Silver Street & Crown Street Reading			
Client Thomas Homes			
Drawing Title Existing 3D View			
Drawn By AH	Chk'd By	Scale @ A3 N/A	Date 11 MAY 2017
Project No. CR67/08	Drawing No. BRE71	Revision -	



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Sources of Information
Zmap

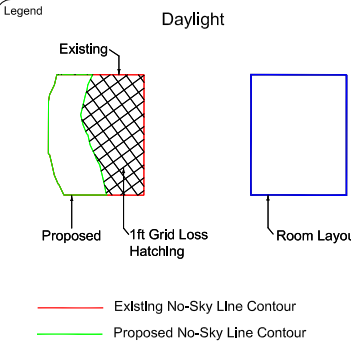
Thomas Homes
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1122-F11-L1-001_rev-A
1122-F11-L1-001_rev-B
1122-F11-L2-001_rev-A
1122-F11-L3-001_rev-A
1122-F11-L5-001_rev-A
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Project Name Silver Street & Crown Street Reading			
Client Thomas Homes -			
Drawing Title Proposed 3D View			
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Project No. CR67/08	Drawing No. BRE72	Revision -	

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Sources of Information
Zmap

Woodfield Brady Architects
Received 09 May 2017
977.01 to 977.05
977.07 to 977.12

Elev drawing: 15 08 19 CRWN ST ELEV.jpg



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Project Name
Silver Street & Crown Street
Reading

Client
Thomas Homes
-

Drawing Title
No Sky-line Contours for
Quadrant Court

Drawn By
AH

Chk'd By

Scale @ A3
1:200

Date
11 MAY 2017

Project No.
CR67/08

Drawing No.
BRE73

Revision
-

GROUND FLOOR

FIRST FLOOR

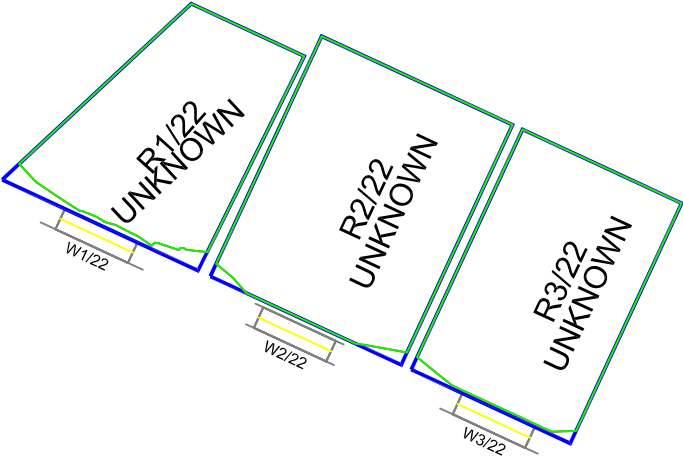
SECOND FLOOR

THIRD FLOOR

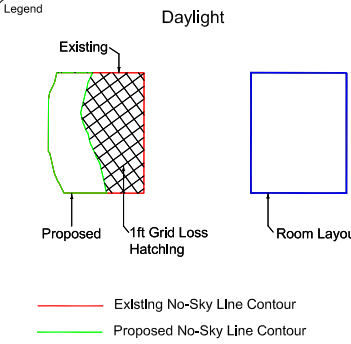
FOURTH FLOOR

FIRST FLOOR

SECOND FLOOR



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Client
Thomas Homes
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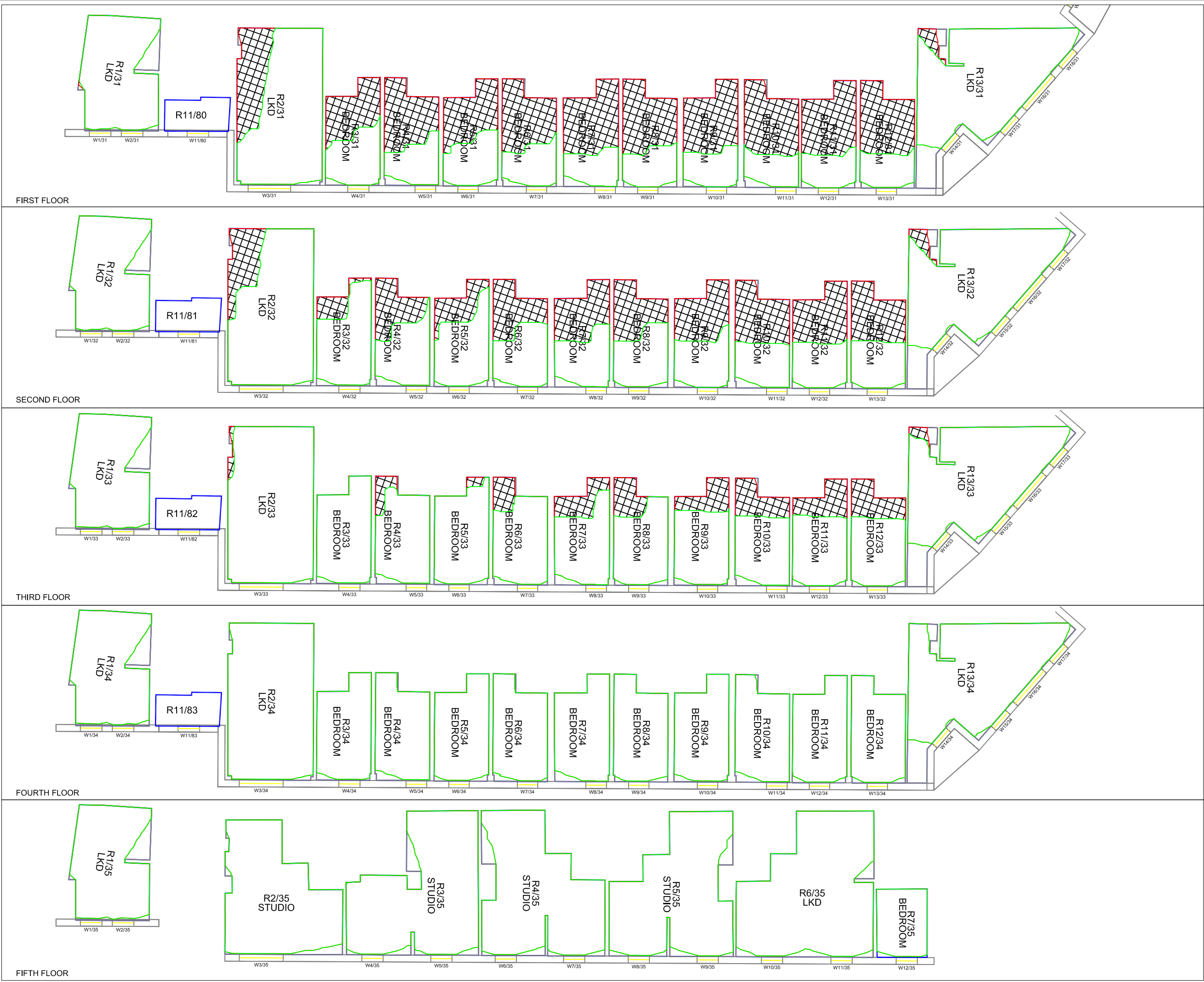
Drawing Title
No Sky-line Contours for
1-4 Raffles House

Drawn By AH	Chk'd By	Scale @ A3 1:100	Date 11 MAY 2017
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Project No. CR67/08	Drawing No. BRE74	Revision -
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DAYLIGHT

A3



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Legend

Daylight

Existing

Proposed

1ft Grid Loss Hatching

Room Layout

Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Zmap

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977.01 to 977.05
977.07 to 977.12

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Project Name
Silver Street & Crown Street
Reading

Client
Thomas Homes
-

Drawing Title
No Sky-line Contours for
6-10 Crown House

Drawn By
AH

Chk'd By

Scale @ A3
1:150

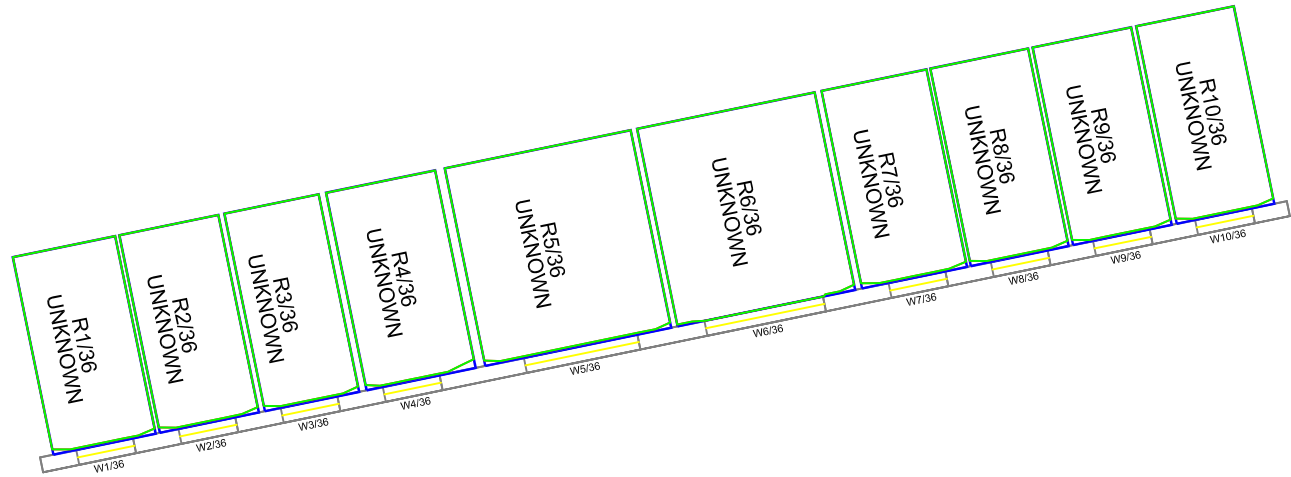
Date
11 MAY 2017

Project No.
CR67/08

Drawing No.
BRE75

Revision
-

FIRST FLOOR



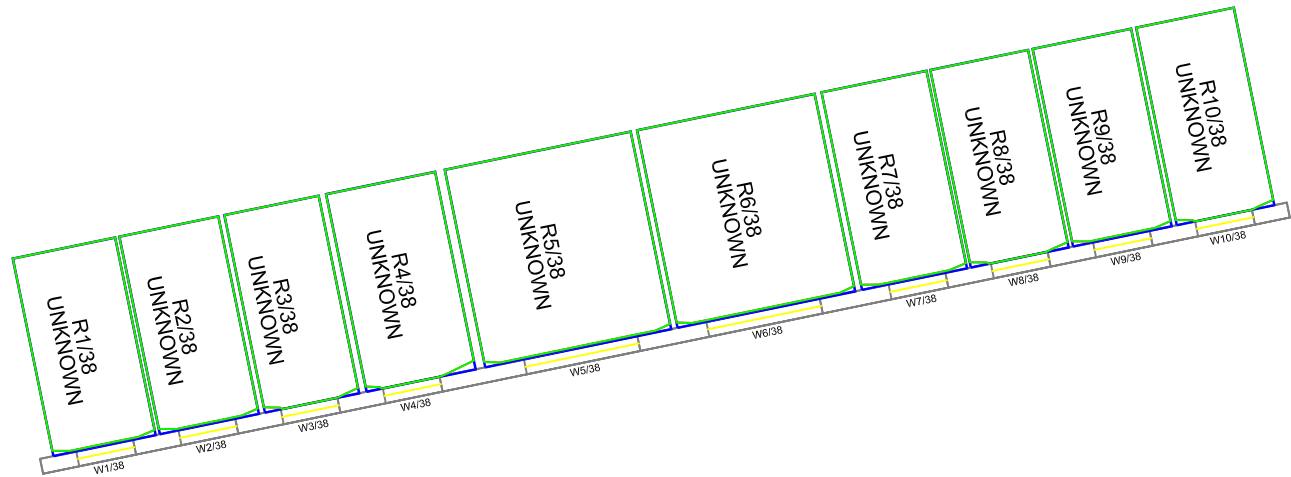
SECOND FLOOR



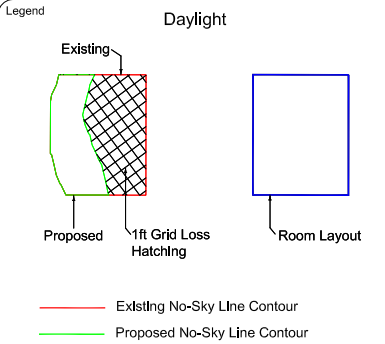
THIRD FLOOR



FOURTH FLOOR



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Sources of Information
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977.07 to 977.12
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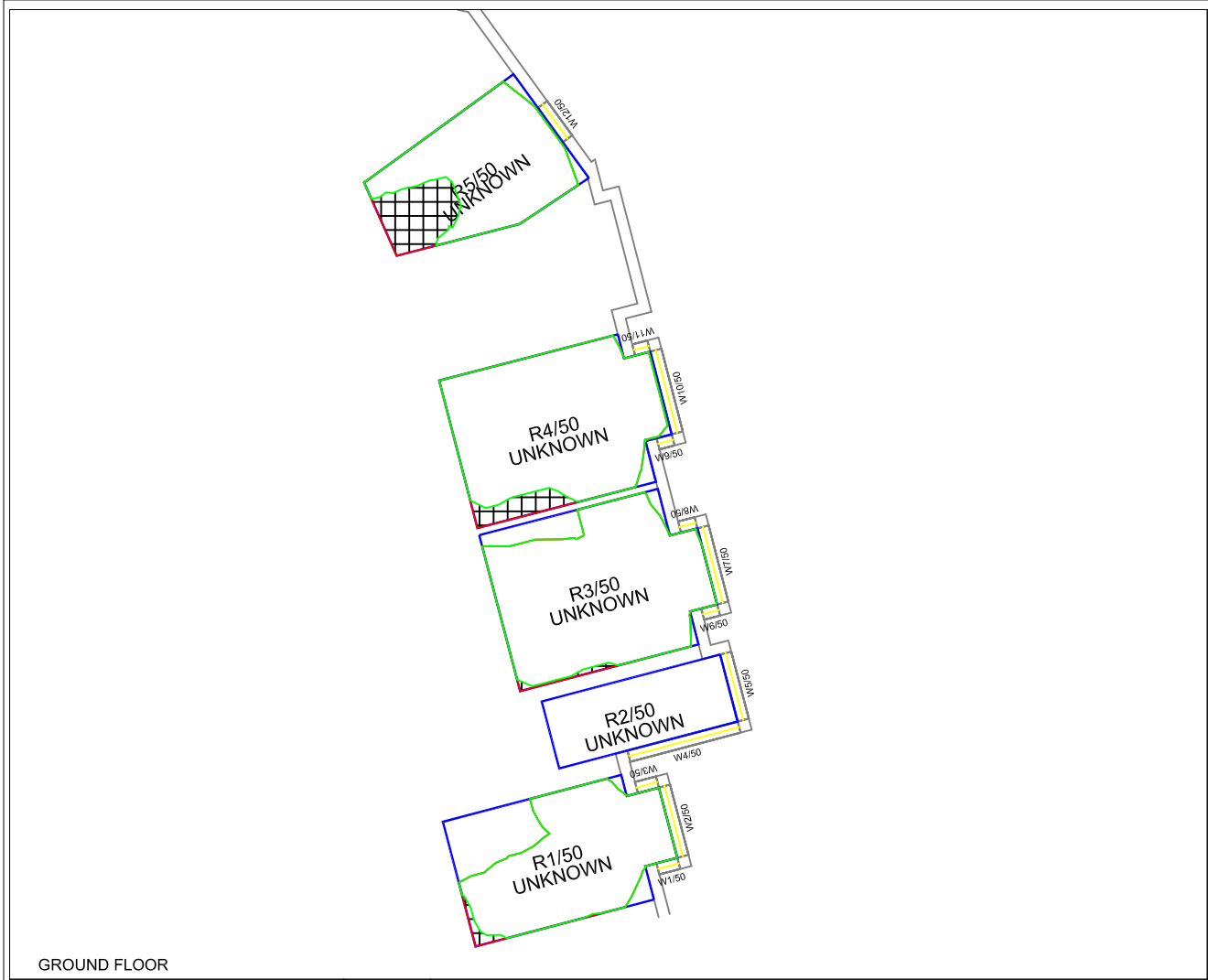
Project Name
Silver Street & Crown Street
Reading

Client
Thomas Homes
-

Drawing Title
No Sky-line Contours for
12-18 Silver Street & Crown Street

Drawn By: AH
Chk'd By:
Scale @ A3: 1:150
Date: 11 MAY 2017

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Drawing No.: BRE76
Revision: -



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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Legend

Daylight

Existing

Proposed

1ft Grid Loss Hatching

Room Layout

Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Zmap

Woodfield Brady Architects
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977.01 to 977.05
977.07 to 977.12

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Reading

Client

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Drawing Title

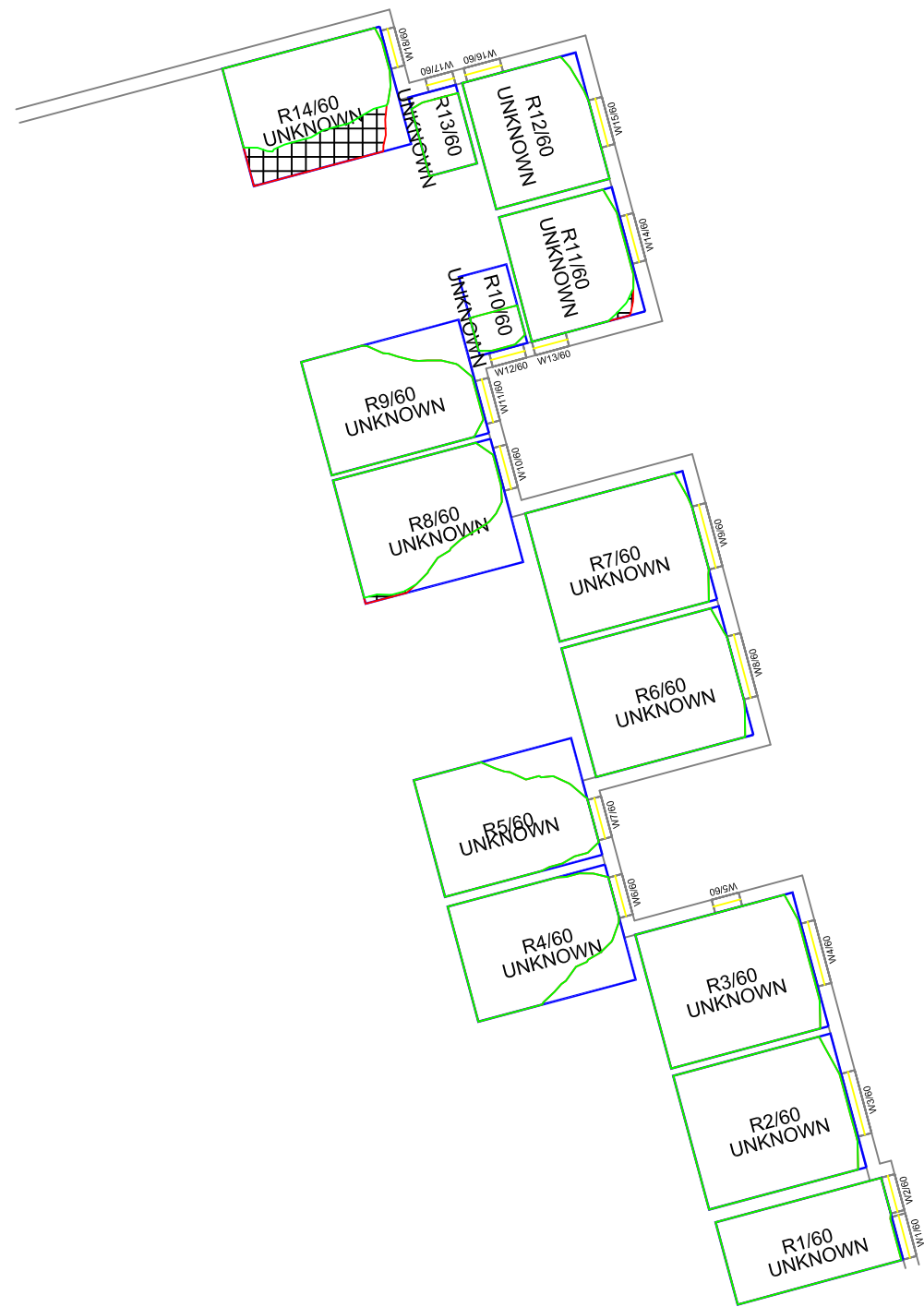
No Sky-line Contours for
1-14 Priors Court

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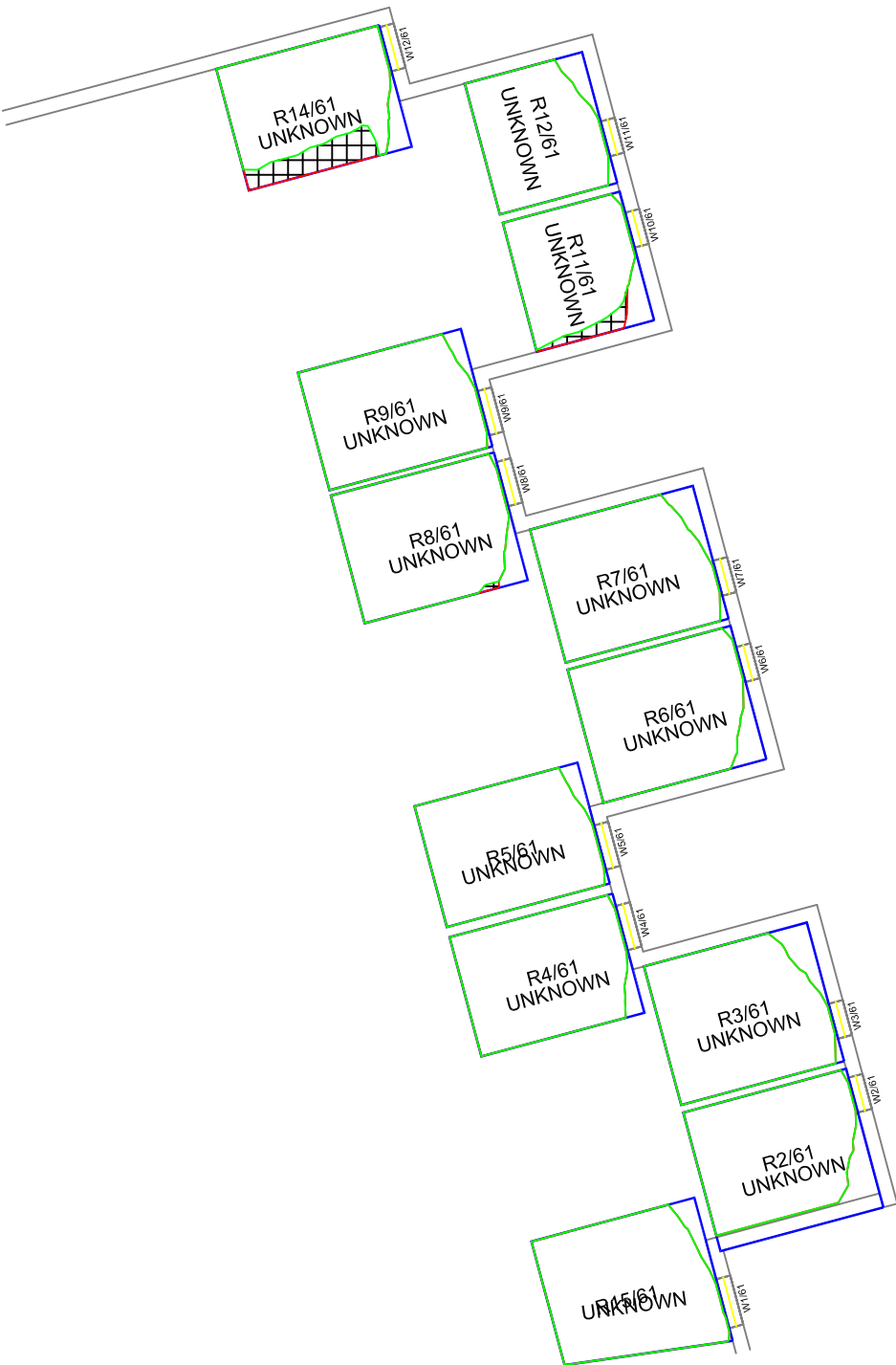
Project No.	Drawing No.	Revision
CR67/08	BRE77	-

DAYLIGHT

A3



GROUND FLOOR



FIRST FLOOR

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Legend

Daylight

Existing

Proposed

1ft Grid Loss Hatching

Room Layout

Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Zmap

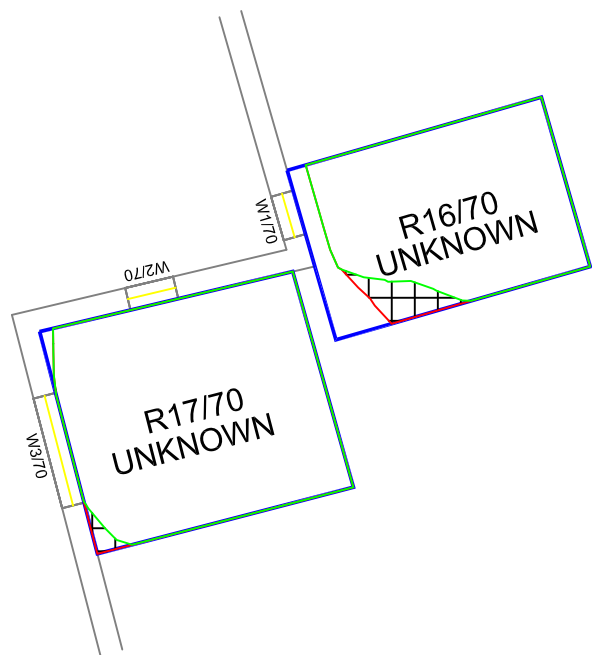
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977.07 to 977.12

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Project Name			
Silver Street & Crown Street Reading			
Client			
Thomas Homes			
Drawing Title			
No Sky-line Contours for 9-18 Newark Street			
Drawn By	Chk'd By	Scale @ A3	Date
AH		1:150	11 MAY 2017
Project No.	Drawing No.	Revision	
CR67/08	BRE78	-	



GROUND FLOOR



FIRST FLOOR

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Legend

Daylight

Existing

Proposed

1ft Grid Loss Hatching

Room Layout

Existing No-Sky Line Contour

Proposed No-Sky Line Contour

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Received 09 May 2017
977.01 to 977.05
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Drawing Title
No Sky-line Contours for
22-24 Silver Street

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Project No. CR67/08	Drawing No. BRE79	Revision -
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Crown Street, Reading

Daylight Analysis results

Job 8

11-May-15

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
Quadrant Court - BRE73										
Gnd Floor										
R1/10	UNKNOWN	W1/10	13.78	10.41	24.46%	1.12	0.93	17.10%	91.36%	7.20%
R2/10	UNKNOWN	W2/10	22.02	16.05	27.11%	0.46	0.41	9.85%	54.87%	24.01%
R3/10	UNKNOWN	W3/10	23.13	16.13	30.26%	1.20	0.91	24.33%	65.95%	32.45%
R4/10	UNKNOWN	W4/10	5.90	0.41	93.05%	0.47	0.08	83.47%	30.21%	68.67%
R5/10	UNKNOWN	W5/10	19.49	12.16	37.61%	1.36	0.95	30.32%	62.98%	36.36%
R6/10	UNKNOWN	W6/10	34.48	26.52	23.09%	1.72	1.39	19.23%	68.93%	30.49%
R7/10	UNKNOWN	W7/10	34.45	26.22	23.89%	2.18	2.02	7.47%	70.08%	29.61%
R8/10	UNKNOWN	W8/10	34.73	26.72	23.06%	1.95	1.58	18.94%	70.05%	29.64%
R9/10	UNKNOWN	W9/10	34.18	26.36	22.88%	1.57	1.28	18.67%	69.50%	29.77%
R10/10	UNKNOWN	W10/10	26.23	18.47	29.58%	1.67	1.38	17.50%	69.57%	30.13%
R11/10	UNKNOWN	W11/10	19.04	11.35	40.39%	1.02	0.67	33.95%	61.25%	36.66%
R12/10	UNKNOWN	W12/10	12.85	6.67	48.09%	0.62	0.37	39.84%	71.32%	25.98%
R13/10	UNKNOWN	W13/10	18.29	14.32	21.71%	1.25	1.09	13.08%	93.12%	6.14%
R14/10	UNKNOWN	W14/10	24.33	20.08	17.47%	1.45	1.36	6.08%	95.85%	3.28%
R15/10	UNKNOWN	W15/10	32.51	28.94	>27	1.44	1.32	8.73%	98.81%	0.00%
R16/10	UNKNOWN	W16/10	32.29	29.26	>27	1.91	1.77	7.47%	98.73%	0.00%
R17/10	UNKNOWN	W17/10	26.37	24.58	6.79%	1.20	1.15	4.02%	98.11%	0.00%
R18/10	UNKNOWN	W18/10	30.49	28.52	>27	1.74	1.66	4.83%	98.85%	0.00%
R19/10	UNKNOWN	W19/10	30.70	29.21	>27	1.66	1.60	3.73%	99.25%	0.00%
R20/10	UNKNOWN	W20/10	30.29	29.17	>27	1.45	1.41	2.63%	99.43%	0.00%
1st Floor										
R1/11	UNKNOWN	W1/11	16.00	12.59	21.31%	1.23	1.10	10.71%	95.27%	3.23%
R2/11	UNKNOWN	W2/11	23.93	18.23	23.82%	0.49	0.45	7.58%	71.26%	1.32%
R3/11	UNKNOWN	W3/11	25.47	19.04	25.25%	1.29	1.03	19.97%	90.92%	6.89%
R4/11	UNKNOWN	W4/11	7.70	2.00	74.03%	0.56	0.22	60.47%	63.37%	34.29%
R5/11	UNKNOWN	W5/11	21.42	15.00	29.97%	1.45	1.17	19.74%	92.16%	6.87%
R6/11	UNKNOWN	W6/11	36.35	29.69	>27	1.80	1.52	15.63%	99.17%	0.00%
R7/11	UNKNOWN	W7/11	36.20	29.45	>27	2.29	2.22	3.02%	99.56%	0.00%
R8/11	UNKNOWN	W8/11	36.27	30.01	>27	2.04	1.74	14.45%	99.55%	0.00%
R9/11	UNKNOWN	W9/11	35.64	29.63	>27	1.63	1.40	14.05%	98.95%	0.00%
R10/11	UNKNOWN	W10/11	27.77	21.76	21.64%	1.75	1.59	9.15%	99.57%	0.00%
R11/11	UNKNOWN	W11/11	20.48	14.61	28.66%	1.07	0.87	18.79%	90.40%	6.85%
R12/11	UNKNOWN	W12/11	14.51	10.03	30.88%	0.67	0.51	23.69%	87.48%	9.21%
R13/11	UNKNOWN	W13/11	20.28	17.37	14.35%	1.35	1.28	4.76%	98.26%	0.96%
R14/11	UNKNOWN	W14/11	26.31	23.17	11.93%	1.54	1.53	0.33%	99.02%	0.08%
R15/11	UNKNOWN	W15/11	34.66	32.12	>27	1.53	1.44	5.89%	98.81%	0.00%
R16/11	UNKNOWN	W16/11	34.81	32.68	>27	2.05	1.94	5.04%	98.73%	0.00%
R17/11	UNKNOWN	W17/11	28.75	27.49	>27	1.28	1.25	2.57%	98.11%	0.00%
R18/11	UNKNOWN	W18/11	33.28	31.82	>27	1.87	1.81	3.31%	98.85%	0.00%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
R19/11	UNKNOWN	W19/11	33.83	32.66	>27	1.80	1.75	2.66%	99.25%	0.00%
R20/11	UNKNOWN	W20/11	33.58	32.66	>27	1.57	1.54	1.91%	99.43%	0.00%
2nd Floor										
R1/12	UNKNOWN	W1/12	17.86	14.74	17.47%	1.32	1.25	5.67%	98.45%	0.00%
R2/12	UNKNOWN	W2/12	25.31	20.49	19.04%	0.51	0.49	3.92%	72.21%	0.00%
R3/12	UNKNOWN	W3/12	27.03	21.97	18.72%	1.35	1.15	14.61%	97.64%	0.00%
R4/12	UNKNOWN	W4/12	8.91	4.38	50.84%	0.61	0.37	39.15%	88.95%	7.76%
R5/12	UNKNOWN	W5/12	22.81	17.89	21.57%	1.52	1.36	10.32%	98.95%	0.00%
R6/12	UNKNOWN	W6/12	37.02	32.32	>27	1.86	1.66	10.94%	99.17%	0.00%
R7/12	UNKNOWN	W7/12	36.98	32.25	>27	2.36	2.41	-2.12%	99.56%	0.00%
R8/12	UNKNOWN	W8/12	36.86	32.72	>27	2.10	1.90	9.49%	99.55%	0.00%
R9/12	UNKNOWN	W9/12	36.44	32.58	>27	1.68	1.53	8.90%	98.95%	0.00%
R10/12	UNKNOWN	W10/12	28.85	24.98	13.41%	1.81	1.78	1.33%	99.57%	0.00%
R11/12	UNKNOWN	W11/12	21.50	17.77	17.35%	1.11	1.03	6.79%	97.04%	0.00%
R12/12	UNKNOWN	W12/12	15.90	13.21	16.92%	0.71	0.62	12.27%	96.35%	0.00%
R13/12	UNKNOWN	W13/12	22.04	20.24	8.17%	1.42	1.45	-1.90%	99.21%	0.00%
R14/12	UNKNOWN	W14/12	27.99	26.04	6.97%	1.61	1.68	-4.40%	99.09%	0.00%
R15/12	UNKNOWN	W15/12	36.20	34.68	>27	1.60	1.55	3.31%	98.81%	0.00%
R16/12	UNKNOWN	W16/12	36.47	35.21	>27	2.16	2.10	2.78%	98.73%	0.00%
R17/12	UNKNOWN	W17/12	30.22	29.53	>27	1.33	1.32	1.05%	98.11%	0.00%
R18/12	UNKNOWN	W18/12	35.52	34.65	>27	1.97	1.93	1.78%	98.85%	0.00%
R19/12	UNKNOWN	W19/12	36.41	35.68	>27	1.92	1.89	1.46%	99.25%	0.00%
R20/12	UNKNOWN	W20/12	36.32	35.71	>27	1.68	1.67	1.07%	99.43%	0.00%
3rd Floor										
R1/13	UNKNOWN	W1/13	18.77	16.55	11.83%	1.37	1.36	0.44%	98.45%	0.00%
R2/13	UNKNOWN	W2/13	25.04	22.15	11.54%	0.51	0.53	-2.94%	72.21%	0.00%
R3/13	UNKNOWN	W3/13	35.76	32.93	>27	1.77	1.65	6.56%	97.64%	0.00%
R4/13	UNKNOWN	W4/13	22.84	20.41	10.64%	1.03	0.95	7.77%	96.43%	0.00%
R5/13	UNKNOWN	W5/13	30.20	27.50	>27	2.00	2.16	-7.59%	99.22%	0.00%
R6/13	UNKNOWN	W6/13	29.65	27.37	>27	1.52	1.43	5.78%	99.17%	0.00%
R7/13	UNKNOWN	W7/13	32.66	30.30	>27	2.02	2.15	-6.48%	99.56%	0.00%
R8/13	UNKNOWN	W8/13	29.61	27.74	>27	1.71	1.63	4.67%	99.55%	0.00%
R9/13	UNKNOWN	W9/13	29.56	27.85	>27	1.38	1.32	4.34%	98.95%	0.00%
R10/13	UNKNOWN	W10/13	31.94	30.11	>27	1.96	2.12	-7.99%	99.57%	0.00%
R11/13	UNKNOWN	W11/13	30.01	28.22	>27	1.37	1.43	-4.39%	97.04%	0.00%
R12/13	UNKNOWN	W12/13	25.35	24.23	4.42%	0.91	0.88	3.40%	96.35%	0.00%
R13/13	UNKNOWN	W13/13	31.29	30.49	>27	1.80	1.95	-8.33%	99.21%	0.00%
R14/13	UNKNOWN	W14/13	31.89	30.97	>27	1.80	1.99	-10.51%	99.09%	0.00%
R15/13	UNKNOWN	W15/13	29.51	28.84	>27	1.34	1.32	1.42%	98.81%	0.00%
R16/13	UNKNOWN	W16/13	29.65	29.09	>27	1.79	1.77	1.17%	98.73%	0.00%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
4th Floor										
R1/14	UNKNOWN	W1/14	19.36	18.10	6.51%	1.40	1.46	-4.23%	98.45%	0.00%
R2/14	UNKNOWN	W2/14	21.34	20.06	6.00%	0.49	0.52	-7.39%	72.21%	0.00%
R3/14	UNKNOWN	W3/14	29.19	27.96	>27	1.45	1.41	2.96%	97.64%	0.00%
R4/14	UNKNOWN	W4/14	29.64	28.55	>27	1.26	1.23	2.54%	98.48%	0.00%
R5/14	UNKNOWN	W5/14	29.83	28.86	>27	1.69	1.65	2.25%	99.22%	0.00%
R6/14	UNKNOWN	W6/14	29.90	29.05	>27	1.54	1.51	1.89%	99.02%	0.00%
R7/14	UNKNOWN	W7/14	29.94	29.19	>27	1.54	1.51	1.69%	99.02%	0.00%
1-4 Raffles House - BRE74										
1st Floor										
R1/21	UNKNOWN	W2/21	33.25	29.06	>27	1.64	1.49	9.32%	98.81%	0.00%
		W3/21	32.85	28.69	>27					
R2/21	UNKNOWN	W1/21	33.55	29.36	>27	1.85	1.68	9.21%	99.04%	0.07%
		W4/21	33.81	29.61	>27					
R3/21	UNKNOWN	W5/21	33.92	29.73	>27	2.32	2.02	12.65%	98.84%	0.00%
		W6/21	32.68	29.84	>27					
2nd Floor										
R1/22	UNKNOWN	W1/22	35.15	31.56	>27	1.14	1.03	9.43%	95.05%	0.00%
R2/22	UNKNOWN	W2/22	35.62	31.95	>27	0.94	0.85	9.53%	98.76%	0.00%
R3/22	UNKNOWN	W3/22	35.89	32.20	>27	1.07	0.97	9.64%	98.17%	0.00%
6-10 Crown House - BRE75										
1st Floor										
R1/31	LKD	W1/31	35.11	29.96	>27	1.36	1.18	12.88%	91.75%	0.19%
		W2/31	34.75	29.28	>27					
R2/31	LKD	W3/31	37.31	28.29	>27	1.05	0.82	21.37%	76.42%	22.68%
R3/31	BEDROOM	W4/31	37.37	26.46	29.19%	0.94	0.70	25.96%	50.67%	48.35%
R4/31	BEDROOM	W5/31	37.35	25.26	32.37%	0.84	0.59	29.49%	38.76%	59.70%
R5/31	BEDROOM	W6/31	37.34	24.62	34.07%	0.88	0.61	30.98%	45.99%	52.88%
R6/31	BEDROOM	W7/31	37.32	23.77	36.31%	0.88	0.58	33.49%	38.19%	60.53%
R7/31	BEDROOM	W8/31	37.29	23.12	38.00%	0.84	0.54	35.57%	32.20%	66.67%
R8/31	BEDROOM	W9/31	37.27	22.77	38.91%	0.88	0.56	36.57%	36.87%	62.41%
R9/31	BEDROOM	W10/31	37.19	22.48	39.55%	0.87	0.55	36.81%	35.08%	64.27%
R10/31	BEDROOM	W11/31	37.05	22.32	39.76%	0.83	0.52	37.33%	30.95%	67.73%
R11/31	BEDROOM	W12/31	36.90	22.33	39.49%	0.87	0.55	37.07%	33.40%	65.92%
R12/31	BEDROOM	W13/31	36.70	22.51	38.66%	0.86	0.55	35.70%	33.52%	65.72%
R13/31	LKD	W14/31	17.32	12.32	28.87%	2.45	1.83	25.03%	89.31%	2.74%
		W16/31	35.16	30.63	>27					
		W17/31	35.24	30.01	>27					
		W18/31	35.03	31.14	>27					
2nd Floor										
R1/32	LKD	W1/32	36.27	32.44	>27	1.39	1.26	9.42%	91.93%	0.00%
		W2/32	35.85	31.79	>27					
R2/32	LKD	W3/32	38.34	31.62	>27	1.13	0.95	15.85%	83.32%	15.80%
R3/32	BEDROOM	W4/32	38.39	30.21	>27	0.96	0.78	19.27%	82.76%	15.30%
R4/32	BEDROOM	W5/32	38.37	29.21	>27	0.86	0.67	22.00%	58.57%	39.11%
R5/32	BEDROOM	W6/32	38.37	28.62	>27	0.90	0.69	23.21%	70.80%	27.47%
R6/32	BEDROOM	W7/32	38.35	27.78	>27	0.89	0.67	25.50%	56.19%	41.93%
R7/32	BEDROOM	W8/32	38.33	27.16	>27	0.85	0.62	27.32%	49.48%	48.73%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
R8/32	BEDROOM	W9/32	38.31	26.79	30.07%	0.89	0.64	27.96%	54.63%	44.09%
R9/32	BEDROOM	W10/32	38.26	26.41	30.97%	0.89	0.63	28.92%	48.62%	50.49%
R10/32	BEDROOM	W11/32	38.20	26.19	31.44%	0.85	0.60	29.39%	42.86%	55.31%
R11/32	BEDROOM	W12/32	38.15	26.15	31.45%	0.89	0.63	29.21%	44.85%	54.06%
R12/32	BEDROOM	W13/32	38.11	26.28	31.04%	0.89	0.63	28.83%	46.51%	52.44%
R13/32	LKD	W14/32	18.37	13.95	24.06%	2.64	2.03	23.09%	89.35%	2.70%
		W15/32	37.21	32.64	>27					
		W16/32	37.17	33.24	>27					
		W17/32	37.13	33.74	>27					
3rd Floor										
R1/33	LKD	W1/33	37.23	34.69	>27	1.41	1.32	6.31%	91.63%	0.00%
		W2/33	36.77	34.09	>27					
R2/33	LKD	W3/33	39.04	34.75	>27	1.15	1.03	10.28%	97.49%	1.48%
R3/33	BEDROOM	W4/33	39.04	33.82	>27	0.97	0.85	12.46%	97.71%	0.00%
R4/33	BEDROOM	W5/33	39.02	33.01	>27	0.87	0.74	14.50%	86.57%	10.00%
R5/33	BEDROOM	W6/33	39.01	32.53	>27	0.91	0.77	15.45%	94.56%	3.13%
R6/33	BEDROOM	W7/33	39.00	31.90	>27	0.91	0.75	17.24%	83.14%	14.07%
R7/33	BEDROOM	W8/33	38.96	31.25	>27	0.86	0.70	18.77%	74.22%	23.09%
R8/33	BEDROOM	W9/33	38.95	30.92	>27	0.91	0.73	19.45%	77.17%	21.02%
R9/33	BEDROOM	W10/33	38.92	30.67	>27	0.90	0.72	20.04%	74.55%	23.78%
R10/33	BEDROOM	W11/33	38.87	30.40	>27	0.87	0.69	20.58%	68.00%	29.10%
R11/33	BEDROOM	W12/33	38.84	30.34	>27	0.90	0.72	20.62%	70.32%	27.96%
R12/33	BEDROOM	W13/33	38.79	30.34	>27	0.90	0.72	20.44%	68.67%	29.79%
R13/33	LKD	W14/33	19.16	15.91	16.96%	3.02	2.44	19.32%	90.36%	1.60%
		W15/33	38.46	35.17	>27					
		W16/33	38.46	35.65	>27					
		W17/33	38.47	36.06	>27					
4th Floor										
R1/34	LKD	W1/34	38.60	37.22	>27	1.42	1.37	3.46%	91.63%	0.00%
		W2/34	37.82	36.38	>27					
R2/34	LKD	W3/34	39.43	37.21	>27	1.16	1.10	5.44%	98.95%	0.00%
R3/34	BEDROOM	W4/34	39.43	36.75	>27	0.98	0.91	6.45%	97.71%	0.00%
R4/34	BEDROOM	W5/34	39.42	36.28	>27	0.87	0.81	7.67%	96.19%	0.00%
R5/34	BEDROOM	W6/34	39.41	35.99	>27	0.91	0.84	8.33%	97.61%	0.00%
R6/34	BEDROOM	W7/34	39.41	35.59	>27	0.91	0.83	9.34%	96.76%	0.00%
R7/34	BEDROOM	W8/34	39.40	35.21	>27	0.87	0.78	10.24%	96.51%	0.00%
R8/34	BEDROOM	W9/34	39.39	35.00	>27	0.91	0.81	10.76%	97.71%	0.00%
R9/34	BEDROOM	W10/34	39.37	34.82	>27	0.91	0.81	11.10%	97.81%	0.00%
R10/34	BEDROOM	W11/34	39.35	34.62	>27	0.87	0.77	11.57%	95.90%	0.00%
R11/34	BEDROOM	W12/34	39.33	34.56	>27	0.91	0.80	11.65%	97.61%	0.00%
R12/34	BEDROOM	W13/34	39.31	34.58	>27	0.91	0.80	11.55%	97.80%	0.00%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
R13/34	LKD	W14/34	20.08	18.12	9.76%	2.75	2.24	18.55%	91.83%	0.00%
		W15/34	39.14	37.22	>27					
		W16/34	39.14	37.50	>27					
		W17/34	39.14	37.74	>27					
5th Floor										
R1/35	LKD	W1/35	39.38	39.03	>27	1.42	1.41	0.92%	91.46%	0.00%
		W2/35	39.14	38.76	>27					
R2/35	STUDIO	W3/35	39.51	38.95	>27	1.17	1.15	1.45%	96.62%	0.00%
R3/35	STUDIO	W4/35	39.58	38.90	>27	0.86	0.84	1.87%	95.21%	0.00%
		W5/35	39.58	38.80	>27					
R4/35	STUDIO	W6/35	39.58	38.72	>27	0.88	0.86	2.38%	94.94%	0.00%
		W7/35	39.58	38.64	>27					
R5/35	STUDIO	W8/35	39.58	38.58	>27	0.89	0.86	2.60%	95.58%	0.00%
		W9/35	39.57	38.53	>27					
R6/35	LKD	W10/35	39.57	38.50	>27	0.85	0.83	2.82%	96.21%	0.00%
		W11/35	39.56	38.48	>27					
R7/35	BEDROOM	W12/35	39.31	38.25	>27	1.38	1.35	2.60%	97.24%	0.00%
12-18 Crown Street - BRE76										
Gnd Floor										
R1/36	UNKNOWN	W1/36	30.35	29.18	>27	1.64	1.60	2.43%	98.88%	0.00%
R2/36	UNKNOWN	W2/36	31.02	29.68	>27	1.70	1.66	2.70%	98.84%	0.00%
R3/36	UNKNOWN	W3/36	31.59	30.06	>27	1.78	1.72	3.15%	98.78%	0.00%
R4/36	UNKNOWN	W4/36	32.16	30.44	>27	1.66	1.60	3.67%	98.53%	0.00%
R5/36	UNKNOWN	W5/36	33.01	30.90	>27	2.52	2.39	5.39%	98.95%	0.00%
R6/36	UNKNOWN	W6/36	33.48	30.72	>27	3.20	3.38	-5.62%	99.68%	0.00%
R7/36	UNKNOWN	W7/36	34.24	30.95	>27	1.80	1.67	7.45%	98.80%	0.00%
R8/36	UNKNOWN	W8/36	34.48	30.72	>27	1.89	1.73	8.59%	98.83%	0.00%
R9/36	UNKNOWN	W9/36	34.66	30.32	>27	1.89	1.70	10.01%	98.72%	0.00%
R10/36	UNKNOWN	W10/36	34.82	29.82	>27	1.91	1.69	11.59%	98.82%	0.00%
1st Floor										
R1/37	UNKNOWN	W1/37	33.15	32.18	>27	1.76	1.73	1.87%	98.88%	0.00%
R2/37	UNKNOWN	W2/37	33.68	32.58	>27	1.82	1.78	2.14%	98.84%	0.00%
R3/37	UNKNOWN	W3/37	33.80	32.51	>27	2.16	2.41	-11.24%	99.39%	0.00%
R4/37	UNKNOWN	W4/37	34.25	32.79	>27	2.01	2.23	-10.79%	99.05%	0.00%
R5/37	UNKNOWN	W5/37	35.20	33.48	>27	2.66	2.55	4.35%	98.95%	0.00%
R6/37	UNKNOWN	W6/37	35.75	33.54	>27	2.79	2.64	5.41%	98.97%	0.00%
R7/37	UNKNOWN	W7/37	36.10	33.43	>27	1.88	1.77	5.91%	98.80%	0.00%
R8/37	UNKNOWN	W8/37	36.06	32.88	>27	2.25	2.39	-6.05%	99.41%	0.00%
R9/37	UNKNOWN	W9/37	36.41	32.86	>27	1.97	1.81	8.09%	98.72%	0.00%
R10/37	UNKNOWN	W10/37	36.32	32.09	>27	2.27	2.34	-3.17%	99.41%	0.00%
2nd Floor										
R1/38	UNKNOWN	W1/38	35.42	34.66	>27	1.87	1.84	1.45%	98.88%	0.00%
R2/38	UNKNOWN	W2/38	35.82	34.96	>27	1.92	1.89	1.67%	98.84%	0.00%
R3/38	UNKNOWN	W3/38	35.85	34.83	>27	2.27	2.54	-11.93%	99.39%	0.00%
R4/38	UNKNOWN	W4/38	36.18	35.02	>27	2.11	2.35	-11.53%	99.05%	0.00%
R5/38	UNKNOWN	W5/38	36.90	35.54	>27	2.78	2.69	3.42%	98.95%	0.00%
R6/38	UNKNOWN	W6/38	37.27	35.54	>27	2.90	2.78	4.28%	98.97%	0.00%
R7/38	UNKNOWN	W7/38	37.51	35.42	>27	1.94	1.85	4.59%	98.80%	0.00%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
R8/38	UNKNOWN	W8/38	37.42	34.91	>27	2.32	2.50	-7.76%	99.41%	0.00%
R9/38	UNKNOWN	W9/38	37.68	34.92	>27	2.02	1.90	6.28%	98.72%	0.00%
R10/38	UNKNOWN	W10/38	37.56	34.23	>27	2.33	2.46	-5.53%	99.41%	0.00%
3rd Floor										
R1/39	UNKNOWN	W1/39	37.43	36.86	>27	1.96	1.94	1.07%	98.88%	0.00%
R2/39	UNKNOWN	W2/39	37.67	37.04	>27	2.01	1.98	1.15%	98.84%	0.00%
R3/39	UNKNOWN	W3/39	37.63	36.87	>27	2.37	2.66	-12.41%	99.39%	0.00%
R4/39	UNKNOWN	W4/39	37.82	36.96	>27	2.19	2.46	-12.14%	99.05%	0.00%
R5/39	UNKNOWN	W5/39	38.28	37.29	>27	2.88	2.81	2.54%	98.95%	0.00%
R6/39	UNKNOWN	W6/39	38.49	37.23	>27	2.99	2.90	3.14%	98.97%	0.00%
R7/39	UNKNOWN	W7/39	38.62	37.11	>27	1.99	1.92	3.32%	98.80%	0.00%
R8/39	UNKNOWN	W8/39	38.53	36.69	>27	2.38	2.60	-9.37%	99.41%	0.00%
R9/39	UNKNOWN	W9/39	38.67	36.69	>27	2.07	1.97	4.55%	98.72%	0.00%
R10/39	UNKNOWN	W10/39	38.56	36.15	>27	2.39	2.57	-7.84%	99.41%	0.00%
1-14 Priors Court - BRE77										
Gnd Floor										
R1/50	UNKNOWN	W1/50	2.81	2.81	0.00%	1.42	1.61	-13.17%	76.75%	2.31%
		W2/50	23.29	21.68	6.91%					
		W3/50	0.73	0.72	1.37%					
R3/50	UNKNOWN	W6/50	9.42	9.42	0.00%	1.48	1.37	7.62%	91.08%	1.21%
		W7/50	30.13	26.85	10.89%					
		W8/50	11.68	10.00	14.38%					
R4/50	UNKNOWN	W9/50	10.39	10.35	0.38%	1.64	1.49	9.25%	91.62%	6.31%
		W10/50	31.68	27.75	>27					
		W11/50	6.97	5.37	22.96%					
R5/50	UNKNOWN	W12/50	32.08	27.59	>27	0.93	0.82	11.90%	76.49%	21.16%
1st Floor										
R1/51	UNKNOWN	W1/51	2.86	2.86	0.00%	2.58	1.79	30.64%	92.00%	0.00%
		W2/51	27.37	25.17	8.04%					
		W3/51	0.00	0.00	0.00%					
R2/51	UNKNOWN	W6/51	16.18	16.17	0.06%	1.62	1.51	6.44%	97.46%	0.00%
		W7/51	32.85	29.87	>27					
		W8/51	11.88	10.42	12.29%					
R3/51	UNKNOWN	W9/51	11.51	11.46	0.43%	1.73	1.60	7.84%	94.02%	3.85%
		W10/51	33.74	30.28	>27					
		W11/51	7.19	5.82	19.05%					
R4/51	UNKNOWN	W12/51	33.42	29.55	>27	0.96	0.87	9.99%	82.10%	15.38%
R1/52	UNKNOWN	W6/52	16.70	16.69	0.06%	1.65	1.57	5.32%	99.01%	0.00%
		W7/52	32.86	30.35	>27					
		W8/52	11.18	9.96	10.91%					

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
R2/52	UNKNOWN	W9/52	11.69	11.65	0.34%	1.76	1.65	6.43%	96.36%	1.72%
		W10/52	33.08	30.22	>27					
		W11/52	6.91	5.78	16.35%					
R3/52	UNKNOWN	W1/52	36.07	33.03	>27	1.57	1.45	7.75%	97.40%	0.00%
R4/52	UNKNOWN	W12/52	32.68	29.47	>27	0.97	0.89	8.18%	89.33%	7.92%
9-18 Newark Street - BRE78										
Gnd Floor										
R1/60	UNKNOWN	W1/60	30.48	28.76	>27	2.19	2.29	-4.80%	99.45%	0.00%
		W2/60	30.80	29.08	>27					
R2/60	UNKNOWN	W3/60	32.69	30.77	>27	1.32	1.26	4.53%	97.59%	0.00%
R3/60	UNKNOWN	W4/60	33.07	31.16	>27	1.45	1.38	4.64%	98.13%	0.00%
		W5/60	13.81	13.50	2.24%					
R4/60	UNKNOWN	W6/60	11.74	11.59	1.28%	0.64	0.74	-15.70%	85.17%	0.00%
R5/60	UNKNOWN	W7/60	11.98	11.74	2.00%	0.63	0.73	-15.85%	85.47%	0.00%
R6/60	UNKNOWN	W8/60	32.81	30.05	>27	1.72	1.85	-7.56%	98.70%	0.00%
R7/60	UNKNOWN	W9/60	33.38	30.21	>27	1.74	1.85	-6.26%	98.70%	0.00%
R8/60	UNKNOWN	W10/60	14.72	13.70	6.93%	0.58	0.55	4.84%	79.07%	1.09%
R9/60	UNKNOWN	W11/60	14.84	14.18	4.45%	0.62	0.60	3.24%	84.74%	0.00%
R10/60		W12/60	9.16	9.12	0.44%	0.77	0.77	0.00%	44.22%	0.00%
R11/60	UNKNOWN	W13/60	12.34	12.29	0.41%	1.73	1.61	7.16%	94.79%	1.66%
		W14/60	33.46	29.25	>27					
R12/60	UNKNOWN	W15/60	31.82	27.78	>27	2.49	2.43	2.45%	97.90%	0.00%
		W16/60	27.40	22.33	18.50%					
R13/60		W17/60	21.58	16.80	22.15%	0.67	0.55	17.22%	88.94%	0.00%
R14/60	UNKNOWN	W18/60	20.63	15.75	23.65%	0.62	0.53	15.14%	68.36%	27.19%
1st Floor										
R2/61	UNKNOWN	W2/61	35.45	33.63	>27	0.71	0.69	3.10%	81.89%	0.00%
R3/61	UNKNOWN	W3/61	35.51	33.57	>27	0.71	0.69	3.38%	92.51%	0.00%
R4/61	UNKNOWN	W4/61	25.09	24.59	1.99%	0.84	0.83	1.43%	96.06%	0.00%
R5/61	UNKNOWN	W5/61	24.66	24.50	0.65%	0.83	0.82	0.48%	96.11%	0.00%
R6/61	UNKNOWN	W6/61	35.68	33.00	>27	0.73	0.70	4.77%	93.51%	0.00%
R7/61	UNKNOWN	W7/61	35.65	32.73	>27	0.74	0.70	5.17%	93.67%	0.00%
R8/61	UNKNOWN	W8/61	26.14	24.88	4.82%	0.83	0.80	3.74%	94.38%	0.51%
R9/61	UNKNOWN	W9/61	25.31	24.84	1.86%	0.86	0.84	1.40%	96.11%	0.00%
R11/61	UNKNOWN	W10/61	35.51	31.22	>27	0.95	0.87	8.02%	85.29%	7.00%
R12/61	UNKNOWN	W11/61	35.48	30.66	>27	0.94	0.85	9.39%	92.39%	0.00%
R14/61	UNKNOWN	W12/61	28.60	23.68	17.20%	0.90	0.78	13.19%	78.94%	16.65%
R15/61	UNKNOWN	W1/61	30.73	30.64	>27	0.99	0.99	0.20%	95.00%	0.00%
22-24 Silver Street - BRE79										
Gnd Floor										
R16/70	UNKNOWN	W1/70	24.67	20.33	17.59%	0.28	0.27	3.64%	83.49%	6.74%
R17/70	UNKNOWN	W2/70	27.65	12.59	54.47%	2.12	2.11	0.75%	98.13%	1.17%
		W3/70	35.39	33.14	>27					
1st Floor										
R15/71	UNKNOWN	W1/71	34.13	29.32	>27	0.93	0.87	6.55%	97.09%	0.00%
R16/71	UNKNOWN	W2/71	29.97	26.46	11.71%	0.74	0.70	4.35%	93.62%	1.56%

Crown Street, Reading

Daylight Analysis results

Job 8

11-May-15

Available sunlight as a percentage of
annual unobstructed total (1486.0 Hrs)

Quadrant Court - BRE73										
Gnd Floor										
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
UNKNOWN	W2/10	29.00	12.00	41.00	24.00	9.00	33.00	17.24%	25.00%	19.51%
UNKNOWN	W3/10	21.00	8.00	29.00	12.00	5.00	17.00	42.86%	37.50%	41.38%
UNKNOWN	W4/10	5.00	4.00	9.00	0.00	1.00	1.00	100.00%	75.00%	88.89%
UNKNOWN	W5/10	23.00	7.00	30.00	16.00	3.00	19.00	30.43%	57.14%	36.67%
UNKNOWN	W6/10	36.00	18.00	54.00	29.00	12.00	41.00	19.44%	33.33%	24.07%
UNKNOWN	W7/10	33.00	16.00	49.00	29.00	10.00	39.00	12.12%	37.50%	20.41%
UNKNOWN	W8/10	33.00	15.00	48.00	29.00	10.00	39.00	12.12%	33.33%	18.75%
UNKNOWN	W9/10	32.00	15.00	47.00	26.00	10.00	36.00	18.75%	33.33%	23.40%
UNKNOWN	W10/10	22.00	10.00	32.00	16.00	5.00	21.00	27.27%	50.00%	34.38%
UNKNOWN	W12/10	12.00	10.00	22.00	3.00	4.00	7.00	75.00%	60.00%	68.18%
UNKNOWN	W13/10	21.00	16.00	37.00	14.00	12.00	26.00	33.33%	25.00%	29.73%
UNKNOWN	W14/10	35.00	20.00	55.00	29.00	15.00	44.00	17.14%	25.00%	20.00%
UNKNOWN	W15/10	38.00	19.00	57.00	32.00	14.00	46.00	15.79%	26.32%	19.30%
UNKNOWN	W16/10	38.00	19.00	57.00	32.00	15.00	47.00	15.79%	21.05%	17.54%
UNKNOWN	W17/10	37.00	20.00	57.00	32.00	14.00	46.00	13.51%	30.00%	19.30%
UNKNOWN	W18/10	38.00	20.00	58.00	34.00	14.00	48.00	10.53%	30.00%	17.24%
UNKNOWN	W19/10	38.00	20.00	58.00	34.00	13.00	47.00	10.53%	35.00%	18.97%
UNKNOWN	W20/10	38.00	20.00	58.00	34.00	13.00	47.00	10.53%	35.00%	18.97%
1st Floor										
UNKNOWN	W2/11	30.00	13.00	43.00	27.00	11.00	38.00	10.00%	15.38%	11.63%
UNKNOWN	W3/11	22.00	10.00	32.00	16.00	7.00	23.00	27.27%	30.00%	28.13%
UNKNOWN	W4/11	6.00	5.00	11.00	1.00	2.00	3.00	83.33%	60.00%	72.73%
UNKNOWN	W5/11	24.00	8.00	32.00	18.00	5.00	23.00	25.00%	37.50%	28.13%
UNKNOWN	W6/11	37.00	18.00	55.00	29.00	14.00	43.00	21.62%	22.22%	21.82%
UNKNOWN	W7/11	37.00	17.00	54.00	28.00	12.00	40.00	24.32%	29.41%	25.93%
UNKNOWN	W8/11	35.00	15.00	50.00	29.00	11.00	40.00	17.14%	26.67%	20.00%
UNKNOWN	W9/11	33.00	15.00	48.00	29.00	11.00	40.00	12.12%	26.67%	16.67%
UNKNOWN	W10/11	23.00	10.00	33.00	18.00	7.00	25.00	21.74%	30.00%	24.24%
UNKNOWN	W12/11	12.00	10.00	22.00	7.00	8.00	15.00	41.67%	20.00%	31.82%
UNKNOWN	W13/11	21.00	17.00	38.00	16.00	15.00	31.00	23.81%	11.76%	18.42%
UNKNOWN	W14/11	35.00	20.00	55.00	30.00	18.00	48.00	14.29%	10.00%	12.73%
UNKNOWN	W15/11	38.00	20.00	58.00	33.00	18.00	51.00	13.16%	10.00%	12.07%
UNKNOWN	W16/11	38.00	20.00	58.00	34.00	17.00	51.00	10.53%	15.00%	12.07%
UNKNOWN	W17/11	37.00	20.00	57.00	35.00	16.00	51.00	5.41%	20.00%	10.53%
UNKNOWN	W18/11	38.00	20.00	58.00	35.00	15.00	50.00	7.89%	25.00%	13.79%
UNKNOWN	W19/11	38.00	20.00	58.00	37.00	15.00	52.00	2.63%	25.00%	10.34%
UNKNOWN	W20/11	38.00	20.00	58.00	37.00	15.00	52.00	2.63%	25.00%	10.34%

		Existing %			Proposed %					
	Window Ref							% Loss Of Summer	% Loss Of Winter	% Loss Of Total
Room use		Summer	Winter	Total	Summer	Winter	Total			
2nd Floor										
UNKNOWN	W2/12	30.00	15.00	45.00	29.00	12.00	41.00	3.33%	20.00%	8.89%
UNKNOWN	W3/12	22.00	11.00	33.00	18.00	8.00	26.00	18.18%	27.27%	21.21%
UNKNOWN	W4/12	6.00	6.00	12.00	2.00	4.00	6.00	66.67%	33.33%	50.00%
UNKNOWN	W5/12	25.00	9.00	34.00	21.00	7.00	28.00	16.00%	22.22%	17.65%
UNKNOWN	W6/12	38.00	19.00	57.00	30.00	15.00	45.00	21.05%	21.05%	21.05%
UNKNOWN	W7/12	38.00	18.00	56.00	31.00	14.00	45.00	18.42%	22.22%	19.64%
UNKNOWN	W8/12	38.00	18.00	56.00	32.00	15.00	47.00	15.79%	16.67%	16.07%
UNKNOWN	W9/12	36.00	15.00	51.00	32.00	13.00	45.00	11.11%	13.33%	11.76%
UNKNOWN	W10/12	23.00	10.00	33.00	21.00	7.00	28.00	8.70%	30.00%	15.15%
UNKNOWN	W12/12	12.00	10.00	22.00	10.00	9.00	19.00	16.67%	10.00%	13.64%
UNKNOWN	W13/12	21.00	17.00	38.00	19.00	17.00	36.00	9.52%	0.00%	5.26%
UNKNOWN	W14/12	35.00	20.00	55.00	32.00	19.00	51.00	8.57%	5.00%	7.27%
UNKNOWN	W15/12	38.00	20.00	58.00	33.00	20.00	53.00	13.16%	0.00%	8.62%
UNKNOWN	W16/12	38.00	20.00	58.00	36.00	20.00	56.00	5.26%	0.00%	3.45%
UNKNOWN	W17/12	37.00	20.00	57.00	37.00	19.00	56.00	0.00%	5.00%	1.75%
UNKNOWN	W18/12	38.00	20.00	58.00	38.00	19.00	57.00	0.00%	5.00%	1.72%
UNKNOWN	W19/12	38.00	20.00	58.00	38.00	18.00	56.00	0.00%	10.00%	3.45%
UNKNOWN	W20/12	38.00	20.00	58.00	38.00	17.00	55.00	0.00%	15.00%	5.17%
3rd Floor										
UNKNOWN	W2/13	30.00	16.00	46.00	27.00	15.00	42.00	10.00%	6.25%	8.70%
UNKNOWN	W3/13	38.00	20.00	58.00	33.00	17.00	50.00	13.16%	15.00%	13.79%
UNKNOWN	W4/13	26.00	9.00	35.00	22.00	9.00	31.00	15.38%	0.00%	11.43%
UNKNOWN	W5/13	34.00	9.00	43.00	20.00	8.00	28.00	41.18%	11.11%	34.88%
UNKNOWN	W6/13	38.00	20.00	58.00	24.00	14.00	38.00	36.84%	30.00%	34.48%
UNKNOWN	W7/13	38.00	20.00	58.00	25.00	16.00	41.00	34.21%	20.00%	29.31%
UNKNOWN	W8/13	38.00	20.00	58.00	25.00	14.00	39.00	34.21%	30.00%	32.76%
UNKNOWN	W9/13	38.00	18.00	56.00	25.00	14.00	39.00	34.21%	22.22%	30.36%
UNKNOWN	W10/13	30.00	13.00	43.00	27.00	13.00	40.00	10.00%	0.00%	6.98%
UNKNOWN	W12/13	23.00	15.00	38.00	23.00	15.00	38.00	0.00%	0.00%	0.00%
UNKNOWN	W13/13	33.00	21.00	54.00	32.00	18.00	50.00	3.03%	14.29%	7.41%
UNKNOWN	W14/13	38.00	20.00	58.00	28.00	16.00	44.00	26.32%	20.00%	24.14%
UNKNOWN	W15/13	38.00	20.00	58.00	26.00	14.00	40.00	31.58%	30.00%	31.03%
UNKNOWN	W16/13	38.00	20.00	58.00	26.00	17.00	43.00	31.58%	15.00%	25.86%
4th Floor										
UNKNOWN	W2/14	33.00	16.00	49.00	18.00	13.00	31.00	45.45%	18.75%	36.73%
UNKNOWN	W3/14	38.00	20.00	58.00	25.00	14.00	39.00	34.21%	30.00%	32.76%
UNKNOWN	W4/14	38.00	20.00	58.00	25.00	14.00	39.00	34.21%	30.00%	32.76%
UNKNOWN	W5/14	38.00	20.00	58.00	25.00	14.00	39.00	34.21%	30.00%	32.76%
UNKNOWN	W6/14	38.00	20.00	58.00	26.00	14.00	40.00	31.58%	30.00%	31.03%
UNKNOWN	W7/14	38.00	20.00	58.00	26.00	15.00	41.00	31.58%	25.00%	29.31%
1-4 Raffles House - BRE74										
1st Floor										
UNKNOWN	W2/21	49.00	26.00	75.00	48.00	19.00	67.00	2.04%	26.92%	10.67%
UNKNOWN	W3/21	47.00	27.00	74.00	46.00	20.00	66.00	2.13%	25.93%	10.81%
UNKNOWN	W1/21	49.00	26.00	75.00	49.00	18.00	67.00	0.00%	30.77%	10.67%
UNKNOWN	W4/21	48.00	25.00	73.00	48.00	17.00	65.00	0.00%	32.00%	10.96%
UNKNOWN	W5/21	49.00	25.00	74.00	49.00	17.00	66.00	0.00%	32.00%	10.81%
UNKNOWN	W6/21	56.00	26.00	82.00	50.00	18.00	68.00	10.71%	30.77%	17.07%
2nd Floor										
UNKNOWN	W1/22	50.00	27.00	77.00	49.00	22.00	71.00	2.00%	18.52%	7.79%
UNKNOWN	W2/22	51.00	26.00	77.00	50.00	23.00	73.00	1.96%	11.54%	5.19%
UNKNOWN	W3/22	51.00	26.00	77.00	51.00	20.00	71.00	0.00%	23.08%	7.79%

		Existing %			Proposed %					
	Window Ref							% Loss Of Summer	% Loss Of Winter	% Loss Of Total
Room use		Summer	Winter	Total	Summer	Winter	Total			
6-10 Crown House - BRE75										
1st Floor										
LKD	W1/31	48.00	27.00	75.00	47.00	20.00	67.00	2.08%	25.93%	10.67%
LKD	W2/31	44.00	27.00	71.00	43.00	19.00	62.00	2.27%	29.63%	12.68%
LKD	W3/31	57.00	29.00	86.00	54.00	18.00	72.00	5.26%	37.93%	16.28%
BEDROOM	W4/31	57.00	29.00	86.00	54.00	17.00	71.00	5.26%	41.38%	17.44%
BEDROOM	W5/31	57.00	29.00	86.00	53.00	15.00	68.00	7.02%	48.28%	20.93%
BEDROOM	W6/31	57.00	29.00	86.00	54.00	14.00	68.00	5.26%	51.72%	20.93%
BEDROOM	W7/31	57.00	29.00	86.00	53.00	13.00	66.00	7.02%	55.17%	23.26%
BEDROOM	W8/31	57.00	30.00	87.00	53.00	11.00	64.00	7.02%	63.33%	26.44%
BEDROOM	W9/31	57.00	30.00	87.00	54.00	10.00	64.00	5.26%	66.67%	26.44%
BEDROOM	W10/31	57.00	29.00	86.00	55.00	10.00	65.00	3.51%	65.52%	24.42%
BEDROOM	W11/31	57.00	28.00	85.00	55.00	8.00	63.00	3.51%	71.43%	25.88%
BEDROOM	W12/31	57.00	28.00	85.00	55.00	8.00	63.00	3.51%	71.43%	25.88%
BEDROOM	W13/31	57.00	28.00	85.00	55.00	8.00	63.00	3.51%	71.43%	25.88%
LKD	W14/31	24.00	11.00	35.00	24.00	0.00	24.00	0.00%	100.00%	31.43%
LKD	W16/31	42.00	18.00	60.00	41.00	6.00	47.00	2.38%	66.67%	21.67%
LKD	W17/31	42.00	18.00	60.00	41.00	3.00	44.00	2.38%	83.33%	26.67%
LKD	W18/31	42.00	18.00	60.00	41.00	8.00	49.00	2.38%	55.56%	18.33%
2nd Floor										
LKD	W1/32	48.00	28.00	76.00	48.00	23.00	71.00	0.00%	17.86%	6.58%
LKD	W2/32	44.00	28.00	72.00	44.00	23.00	67.00	0.00%	17.86%	6.94%
LKD	W3/32	57.00	30.00	87.00	56.00	21.00	77.00	1.75%	30.00%	11.49%
BEDROOM	W4/32	57.00	30.00	87.00	56.00	19.00	75.00	1.75%	36.67%	13.79%
BEDROOM	W5/32	57.00	30.00	87.00	56.00	20.00	76.00	1.75%	33.33%	12.64%
BEDROOM	W6/32	57.00	30.00	87.00	56.00	19.00	75.00	1.75%	36.67%	13.79%
BEDROOM	W7/32	57.00	30.00	87.00	56.00	18.00	74.00	1.75%	40.00%	14.94%
BEDROOM	W8/32	57.00	30.00	87.00	56.00	16.00	72.00	1.75%	46.67%	17.24%
BEDROOM	W9/32	57.00	30.00	87.00	57.00	16.00	73.00	0.00%	46.67%	16.09%
BEDROOM	W10/32	57.00	30.00	87.00	57.00	14.00	71.00	0.00%	53.33%	18.39%
BEDROOM	W11/32	57.00	30.00	87.00	57.00	14.00	71.00	0.00%	53.33%	18.39%
BEDROOM	W12/32	57.00	30.00	87.00	57.00	15.00	72.00	0.00%	50.00%	17.24%
BEDROOM	W13/32	57.00	30.00	87.00	57.00	15.00	72.00	0.00%	50.00%	17.24%
LKD	W14/32	23.00	12.00	35.00	23.00	5.00	28.00	0.00%	58.33%	20.00%
LKD	W15/32	42.00	18.00	60.00	42.00	9.00	51.00	0.00%	50.00%	15.00%
LKD	W16/32	42.00	18.00	60.00	42.00	10.00	52.00	0.00%	44.44%	13.33%
LKD	W17/32	42.00	18.00	60.00	42.00	12.00	54.00	0.00%	33.33%	10.00%
3rd Floor										
LKD	W1/33	52.00	30.00	82.00	48.00	26.00	74.00	7.69%	13.33%	9.76%
LKD	W2/33	47.00	30.00	77.00	44.00	26.00	70.00	6.38%	13.33%	9.09%
LKD	W3/33	57.00	30.00	87.00	57.00	26.00	83.00	0.00%	13.33%	4.60%
BEDROOM	W4/33	57.00	30.00	87.00	57.00	26.00	83.00	0.00%	13.33%	4.60%
BEDROOM	W5/33	57.00	30.00	87.00	57.00	23.00	80.00	0.00%	23.33%	8.05%
BEDROOM	W6/33	57.00	30.00	87.00	57.00	23.00	80.00	0.00%	23.33%	8.05%
BEDROOM	W7/33	57.00	30.00	87.00	57.00	23.00	80.00	0.00%	23.33%	8.05%
BEDROOM	W8/33	57.00	30.00	87.00	57.00	23.00	80.00	0.00%	23.33%	8.05%
BEDROOM	W9/33	57.00	30.00	87.00	57.00	22.00	79.00	0.00%	26.67%	9.20%
BEDROOM	W10/33	57.00	30.00	87.00	57.00	23.00	80.00	0.00%	23.33%	8.05%
BEDROOM	W11/33	57.00	30.00	87.00	57.00	22.00	79.00	0.00%	26.67%	9.20%
BEDROOM	W12/33	57.00	30.00	87.00	57.00	22.00	79.00	0.00%	26.67%	9.20%
BEDROOM	W13/33	57.00	30.00	87.00	57.00	22.00	79.00	0.00%	26.67%	9.20%
LKD	W14/33	23.00	13.00	36.00	23.00	9.00	32.00	0.00%	30.77%	11.11%
LKD	W15/33	42.00	20.00	62.00	42.00	13.00	55.00	0.00%	35.00%	11.29%
LKD	W16/33	42.00	20.00	62.00	42.00	14.00	56.00	0.00%	30.00%	9.68%
LKD	W17/33	42.00	20.00	62.00	42.00	16.00	58.00	0.00%	20.00%	6.45%

		Existing %			Proposed %					
	Window Ref							% Loss Of Summer	% Loss Of Winter	% Loss Of Total
Room use		Summer	Winter	Total	Summer	Winter	Total			
4th Floor										
LKD	W1/34	53.00	30.00	83.00	53.00	29.00	82.00	0.00%	3.33%	1.20%
LKD	W2/34	53.00	30.00	83.00	50.00	29.00	79.00	5.66%	3.33%	4.82%
LKD	W3/34	57.00	30.00	87.00	57.00	28.00	85.00	0.00%	6.67%	2.30%
BEDROOM	W4/34	57.00	30.00	87.00	57.00	28.00	85.00	0.00%	6.67%	2.30%
BEDROOM	W5/34	57.00	30.00	87.00	57.00	28.00	85.00	0.00%	6.67%	2.30%
BEDROOM	W6/34	57.00	30.00	87.00	57.00	28.00	85.00	0.00%	6.67%	2.30%
BEDROOM	W7/34	57.00	30.00	87.00	57.00	28.00	85.00	0.00%	6.67%	2.30%
BEDROOM	W8/34	57.00	30.00	87.00	57.00	29.00	86.00	0.00%	3.33%	1.15%
BEDROOM	W9/34	57.00	30.00	87.00	57.00	29.00	86.00	0.00%	3.33%	1.15%
BEDROOM	W10/34	57.00	30.00	87.00	57.00	29.00	86.00	0.00%	3.33%	1.15%
BEDROOM	W11/34	57.00	30.00	87.00	57.00	29.00	86.00	0.00%	3.33%	1.15%
BEDROOM	W12/34	57.00	30.00	87.00	57.00	29.00	86.00	0.00%	3.33%	1.15%
BEDROOM	W13/34	57.00	30.00	87.00	57.00	29.00	86.00	0.00%	3.33%	1.15%
LKD	W14/34	23.00	13.00	36.00	23.00	13.00	36.00	0.00%	0.00%	0.00%
LKD	W15/34	42.00	20.00	62.00	42.00	20.00	62.00	0.00%	0.00%	0.00%
LKD	W16/34	42.00	20.00	62.00	42.00	20.00	62.00	0.00%	0.00%	0.00%
LKD	W17/34	42.00	20.00	62.00	42.00	20.00	62.00	0.00%	0.00%	0.00%
5th Floor										
LKD	W1/35	56.00	30.00	86.00	56.00	30.00	86.00	0.00%	0.00%	0.00%
LKD	W2/35	55.00	30.00	85.00	53.00	30.00	83.00	3.64%	0.00%	2.35%
STUDIO	W3/35	57.00	30.00	87.00	56.00	28.00	84.00	1.75%	6.67%	3.45%
STUDIO	W4/35	57.00	30.00	87.00	57.00	29.00	86.00	0.00%	3.33%	1.15%
STUDIO	W5/35	57.00	30.00	87.00	57.00	29.00	86.00	0.00%	3.33%	1.15%
STUDIO	W6/35	57.00	30.00	87.00	57.00	30.00	87.00	0.00%	0.00%	0.00%
STUDIO	W7/35	57.00	30.00	87.00	57.00	30.00	87.00	0.00%	0.00%	0.00%
STUDIO	W8/35	57.00	30.00	87.00	57.00	30.00	87.00	0.00%	0.00%	0.00%
STUDIO	W9/35	57.00	30.00	87.00	57.00	30.00	87.00	0.00%	0.00%	0.00%
LKD	W10/35	57.00	30.00	87.00	57.00	30.00	87.00	0.00%	0.00%	0.00%
LKD	W11/35	57.00	30.00	87.00	57.00	30.00	87.00	0.00%	0.00%	0.00%
BEDROOM	W12/35	57.00	30.00	87.00	53.00	30.00	83.00	7.02%	0.00%	4.60%
12-18 Crown Street - BRE76										
Gnd Floor										
UNKNOWN	W1/36	58.00	26.00	84.00	57.00	18.00	75.00	1.72%	30.77%	10.71%
UNKNOWN	W2/36	58.00	26.00	84.00	56.00	19.00	75.00	3.45%	26.92%	10.71%
UNKNOWN	W3/36	58.00	25.00	83.00	56.00	20.00	76.00	3.45%	20.00%	8.43%
UNKNOWN	W4/36	58.00	27.00	85.00	56.00	20.00	76.00	3.45%	25.93%	10.59%
UNKNOWN	W5/36	58.00	25.00	83.00	56.00	22.00	78.00	3.45%	12.00%	6.02%
UNKNOWN	W6/36	57.00	26.00	83.00	54.00	23.00	77.00	5.26%	11.54%	7.23%
UNKNOWN	W7/36	57.00	28.00	85.00	55.00	21.00	76.00	3.51%	25.00%	10.59%
UNKNOWN	W8/36	56.00	27.00	83.00	54.00	21.00	75.00	3.57%	22.22%	9.64%
UNKNOWN	W9/36	56.00	27.00	83.00	53.00	21.00	74.00	5.36%	22.22%	10.84%
UNKNOWN	W10/36	56.00	28.00	84.00	53.00	21.00	74.00	5.36%	25.00%	11.90%
1st Floor										
UNKNOWN	W1/37	58.00	28.00	86.00	58.00	22.00	80.00	0.00%	21.43%	6.98%
UNKNOWN	W2/37	58.00	28.00	86.00	58.00	21.00	79.00	0.00%	25.00%	8.14%
UNKNOWN	W3/37	58.00	28.00	86.00	57.00	21.00	78.00	1.72%	25.00%	9.30%
UNKNOWN	W4/37	58.00	28.00	86.00	57.00	22.00	79.00	1.72%	21.43%	8.14%
UNKNOWN	W5/37	58.00	29.00	87.00	57.00	23.00	80.00	1.72%	20.69%	8.05%
UNKNOWN	W6/37	57.00	29.00	86.00	56.00	24.00	80.00	1.75%	17.24%	6.98%
UNKNOWN	W7/37	57.00	29.00	86.00	56.00	25.00	81.00	1.75%	13.79%	5.81%
UNKNOWN	W8/37	56.00	28.00	84.00	55.00	24.00	79.00	1.79%	14.29%	5.95%
UNKNOWN	W9/37	56.00	28.00	84.00	55.00	22.00	77.00	1.79%	21.43%	8.33%
UNKNOWN	W10/37	56.00	28.00	84.00	55.00	22.00	77.00	1.79%	21.43%	8.33%

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss Of Summer	% Loss Of Winter	% Loss Of Total
2nd Floor										
UNKNOWN	W1/38	58.00	30.00	88.00	58.00	26.00	84.00	0.00%	13.33%	4.55%
UNKNOWN	W2/38	58.00	30.00	88.00	58.00	25.00	83.00	0.00%	16.67%	5.68%
UNKNOWN	W3/38	58.00	30.00	88.00	58.00	24.00	82.00	0.00%	20.00%	6.82%
UNKNOWN	W4/38	58.00	30.00	88.00	58.00	25.00	83.00	0.00%	16.67%	5.68%
UNKNOWN	W5/38	58.00	30.00	88.00	58.00	26.00	84.00	0.00%	13.33%	4.55%
UNKNOWN	W6/38	57.00	30.00	87.00	57.00	25.00	82.00	0.00%	16.67%	5.75%
UNKNOWN	W7/38	57.00	30.00	87.00	56.00	25.00	81.00	1.75%	16.67%	6.90%
UNKNOWN	W8/38	56.00	30.00	86.00	55.00	25.00	80.00	1.79%	16.67%	6.98%
UNKNOWN	W9/38	56.00	30.00	86.00	55.00	25.00	80.00	1.79%	16.67%	6.98%
UNKNOWN	W10/38	56.00	30.00	86.00	55.00	24.00	79.00	1.79%	20.00%	8.14%
3rd Floor										
UNKNOWN	W1/39	58.00	30.00	88.00	58.00	28.00	86.00	0.00%	6.67%	2.27%
UNKNOWN	W2/39	58.00	30.00	88.00	58.00	28.00	86.00	0.00%	6.67%	2.27%
UNKNOWN	W3/39	58.00	30.00	88.00	58.00	27.00	85.00	0.00%	10.00%	3.41%
UNKNOWN	W4/39	58.00	30.00	88.00	58.00	26.00	84.00	0.00%	13.33%	4.55%
UNKNOWN	W5/39	58.00	30.00	88.00	58.00	27.00	85.00	0.00%	10.00%	3.41%
UNKNOWN	W6/39	57.00	30.00	87.00	57.00	27.00	84.00	0.00%	10.00%	3.45%
UNKNOWN	W7/39	57.00	30.00	87.00	57.00	27.00	84.00	0.00%	10.00%	3.45%
UNKNOWN	W8/39	56.00	30.00	86.00	56.00	27.00	83.00	0.00%	10.00%	3.49%
UNKNOWN	W9/39	56.00	30.00	86.00	56.00	27.00	83.00	0.00%	10.00%	3.49%
UNKNOWN	W10/39	56.00	30.00	86.00	56.00	26.00	82.00	0.00%	13.33%	4.65%
1-14 Priors Court - BRE77										
Gnd Floor										
UNKNOWN	W1/50	8.00	0.00	8.00	8.00	0.00	8.00	0.00%	0.00%	0.00%
UNKNOWN	W6/50	21.00	3.00	24.00	21.00	3.00	24.00	0.00%	0.00%	0.00%
UNKNOWN	W9/50	24.00	3.00	27.00	24.00	3.00	27.00	0.00%	0.00%	0.00%
1st Floor										
UNKNOWN	W1/51	11.00	1.00	12.00	11.00	1.00	12.00	0.00%	0.00%	0.00%
UNKNOWN	W6/51	30.00	7.00	37.00	30.00	7.00	37.00	0.00%	0.00%	0.00%
UNKNOWN	W9/51	25.00	3.00	28.00	25.00	3.00	28.00	0.00%	0.00%	0.00%
UNKNOWN	W6/52	31.00	8.00	39.00	31.00	8.00	39.00	0.00%	0.00%	0.00%
UNKNOWN	W9/52	27.00	5.00	32.00	27.00	5.00	32.00	0.00%	0.00%	0.00%
9-18 Newark Street - BRE78										
Gnd Floor										
W12/60		24.00	2.00	26.00	22.00	2.00	24.00	8.33%	0.00%	7.69%
UNKNOWN	W13/60	31.00	3.00	34.00	28.00	2.00	30.00	9.68%	33.33%	11.76%
22-24 Silver Street - BRE79										
Gnd Floor										
UNKNOWN	W1/70	22.00	1.00	23.00	19.00	0.00	19.00	13.64%	100.00%	17.39%
UNKNOWN	W3/70	37.00	20.00	57.00	37.00	18.00	55.00	0.00%	10.00%	3.51%
1st Floor										
UNKNOWN	W1/71	38.00	20.00	58.00	37.00	8.00	45.00	2.63%	60.00%	22.41%
UNKNOWN	W2/71	38.00	20.00	58.00	28.00	4.00	32.00	26.32%	80.00%	44.83%