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DAYLIGHT & SUNLIGHT REPORT

117 Pinner Road
Northwood Hills, HA6 1DA

Our Ref: 4724

26 March 2021

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Appendix 1 – Drawings and results of the assessments

Report details

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Checked by: SP
Date of issue: 26 March 2021

1 Introduction

- 1.1.1 eb7 have been instructed to assess the effect of the proposed development at 117 Pinner Road, Northwood Hills, HA6 1DA on daylight and sunlight amenity to the existing surrounding properties. These assessments consider the latest Studio V Architects scheme proposals dated February 2021.
- 1.1.2 The methodology and criteria used for these assessments is provided by Building Research Establishment's (BRE) guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (BRE 209 2nd edition, 2011).
- 1.1.3 To carry out an assessment, we have generated a 3D computer model (Test Environment) of the existing site, the key surrounding properties and the proposed scheme. Using this model and our specialist software, we have calculated the daylight and sunlight levels in both the existing and proposed conditions for the relevant neighbouring buildings.
- 1.1.4 The numerical criteria suggested within the BRE guidelines has been applied to each of the assessments mentioned above. It is important to note that these guidelines are not a rigid set of rules but are advisory and need to be applied flexibly according to the specific context of a site.

2 Guidance

2.1 Daylight & sunlight for planning

'Site layout planning for daylight and sunlight: A guide to good practice', BRE 2011

- 2.1.1 The Building Research Establishment (BRE) Report 209, *'Site layout planning for daylight and sunlight: A guide to good practice'*, is the reference document used by most local authorities for assessing daylight and sunlight in relation to new developments. Commonly referred to as 'the BRE guidelines', it provides various testing methodologies to calculate the potential light levels received by neighbours of a development site and provided within proposed new development.

Detailed daylight assessments

- 2.1.2 The guidance outline three detailed methods for calculating daylight: The Vertical Sky Component (VSC), the No-Sky Line (NSL) and the Average Daylight Factor (ADF).
- 2.1.3 The VSC and NSL are primarily used for the assessment of existing buildings, while the ADF test is generally recommended for proposed rather than existing dwellings. The ADF may sometimes be useful as a supplementary analysis for existing buildings, particularly newer ones, and several local authorities request this as a standard measurement for impact assessments. It can help in judging whether an impact on daylight, which might otherwise be deemed 'noticeable', is nonetheless acceptable, when considered in the broader town planning context.
- 2.1.4 Where new development is proposed on adjacent properties, but not yet built or occupied, the ADF test is more appropriate than the VSC and NSL tests. Because proposed or consented developments have no occupants, the reduction of daylight is not a particularly relevant test, as there is no one to experience the present value, or reduction. During the design of these apartments the Average Daylight Factor (ADF) test has been used to establish whether a suitable amount of daylight is provided. The ADF test is therefore the more appropriate test of the continuing acceptability of daylight conditions within them.
- 2.1.5 The VSC test measures the amount of sky that is visible to a specific point on the outside of a property, which is directly related to the amount of daylight that can be received. It is measured on the outside face of the external walls, usually at the centre point of a window.
- 2.1.6 The NSL test calculates the distribution of daylight within rooms by determining the area of the room at desk / work surface height (the 'working plane') which can and cannot receive a direct view of the sky and hence 'sky light'. The working plane height is set at 850mm above floor level within residential property.
- 2.1.7 For the above methods, the guidance suggests that existing daylight may be noticeably affected by new development if: -

- Windows achieve a VSC below 27% and are reduced to less than 0.8 times their former value; and / or
- Levels of NSL within rooms are reduced to less than 0.8 times their former values.

2.1.8 Where rooms are greater than 5m in depth and lit from only one side, the guidance recognises that *“a greater movement of the no sky-line may be unavoidable”* (page 8, paragraph 2.2.10).

Detailed sunlight assessments

2.1.9 For sunlight, the Annual Probable Sunlight Hours (APSH) test calculates the percentage of probable hours of sunlight received by a window or room over the course of a year.

2.1.10 In assessing sunlight effects to existing properties surrounding a new development, only those windows orientated within 90° of due south, and which overlook the site require assessment. The focus is on living rooms, with bedrooms and kitchens deemed less important.

2.1.11 The guidelines suggest that the main living rooms within new buildings should achieve at least 25% of annual sunlight hours, with 5% during the winter period. For neighbouring buildings, the guide suggests that occupiers will notice the loss of sunlight if the APSH to main living rooms is both less than 25% annually (with 5% during winter) and that the amount of sunlight, following the proposed development, is reduced by more than 4%, to less than 0.8 times its former value.

3 Application of the guidance

3.1 Scope of assessment

Impact analysis for neighbouring buildings

- 3.1.1 The BRE guidelines advise that, when assessing any potential effects on surrounding properties, only those windows and rooms that have a 'reasonable expectation' of daylight and sunlight need to be considered. At paragraph 2.2.2 it states: -

"The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed."

- 3.1.2 Our assessments therefore consider the neighbouring residential properties only, which the BRE recognises have the highest expectation for natural light. We have tested the impact on the main rooms in each residential property and ignored non-habitable space (e.g., staircases, hallways, bathrooms, toilets, stores etc.) as per BRE guidance.

3.2 Application of the numerical criteria

- 3.2.1 The opening paragraphs of the BRE guidelines state:

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

Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design... In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".

- 3.2.2 It is therefore very important to apply the BRE guidance sensibly and flexibly, with careful consideration of the specific site context. Its numerical targets theoretically apply to any built environment, from city centres to rural villages. However, in more tightly constrained environments, achieving the default BRE targets can be very challenging and conflict with other beneficial factors of site layout design.
- 3.2.3 With the above in mind, rigid adherence to the BRE in certain situations could easily result in an inappropriate form of development. In which case it may be appropriate to adopt lower target values more appropriate to the location concerned. This is acknowledged in the BRE guidance at paragraph 2.2.3 (page 7):

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

- 3.2.4 For buildings that neighbour a new development, the guidance suggests that daylight will be adversely affected by the development, if either; its windows achieve a VSC below 27% and have their levels reduced to less than 0.8 times their former value, or the levels of NSC within rooms are reduced to less than 0.8 times their former values.

4 Planning Policy

- 4.1.1 We have considered local, regional and national planning policy relating to daylight and sunlight. In general terms, planning policy advises that new development will only be permitted where it is shown not to cause unacceptable loss of daylight or sunlight amenity to neighbouring properties.
- 4.1.2 The need to protect amenity of neighbours is echoed within recent publications from the Mayor of London and the Secretary of State for Housing, Communities and Local Government. Although, these documents also stress that current guidance needs to be used flexibly where developments are located in urban areas and intend to achieve higher densities. Specifically, these documents suggest that the nationally applicable criteria given within the BRE guidance needs to be applied in consideration of the development's context.

4.2 London Borough of Hillingdon

Hillingdon's Design and Accessibility Statement Supplementary Planning Document (2006), states the following:

Daylight / Sunlight

Daylight is the volume of natural light, which is required to enter a dwelling to provide satisfactory illumination of internal accommodation between dawn and dusk.

The Building Research Establishment's report 'Site Layout Planning for Daylight and Sunlight' recommends that suitable daylight to habitable rooms is achieved where a 25 ° vertical angle taken from a point 2 metres above the floor of the fenestrated elevation is kept unobstructed. When this criterion is applied to the rear of a dwelling the resulting dimension will normally be satisfied within the length of the smallest recommended size for a private garden. However, where main habitable rooms are located to the front of a dwelling daylight may be affected if dwellings on the opposite side of the street are very close (i.e. less than 10m. in the case of two storey dwellings).

Similarly, large two storey extensions, which are positioned close to a boundary, may not be acceptable if they have a significant overshadowing and overbearing effect on the habitable rooms of adjoining dwellings. In this respect any two-storey extension extending beyond a 45 ° horizontal angle measured from the middle of a principal window to a habitable room on the adjoining dwelling may not be acceptable. Depending on orientation smaller two storey extensions may also cause significant overshadowing. Two storey rear extensions on semi-detached and terraced dwellings are likely to be problematic unless undertaken with the neighbouring property.

Although it would be unreasonable to require that all dwellings enjoy sunlit rooms, single aspect dwellings which are sited so that every habitable room is facing due north and have amenity areas which are usually in shade, may not be acceptable.

4.3 The London Plan – The Mayor of London (March 2021)

4.3.1 The Mayor of London's New London Plan gives the following: -

Policy D6 Housing quality and standards

"C Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part B in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.

D The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space."

4.4 The Housing SPG – The Mayor of London (March 2016)

4.4.1 The London Plan Housing SPG confirms the flexibility that should be applied in the interpretation of the BRE guidelines having regard to the 'need to optimise capacity; and scope for the character and form of an area to change over time.'

Standards for privacy, daylight and sunlight

"1.3.45 Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. 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.

*1.3.46 The **degree of harm on adjacent properties** and the daylight targets within a proposed scheme **should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London**. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced, but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm."*

4.5 Draft SPG 'Good Quality Homes for Londoners' – The Mayor of London (October 2020)

- 4.5.1 The Mayor of London has produced a draft SPG which includes the following: -

C5.3 Daylight, sunlight and overshadowing

Applying BRE guidelines in relation to neighbouring homes

"Decision-makers should recognise that fully optimising housing potential on sites may necessitate standards which depart from those presently experienced, but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.

Guidelines should be applied sensitively to higher density development, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances, the need to optimise housing capacity, and the scope for the character and form of an area to change over time.

The BRE guidelines apply nationwide, and the default numerical targets provided are purely advisory. These are based on a uniform, 25-degree development angle (vertical obstruction angle) typical of a low-rise suburban location. This corresponds to the Vertical Sky Component (VSC) target of 27 per cent cited in the guidelines. Typical development angles in a city or central urban location are considerably higher. In Central London, development angles of 40 degree or 50 degree are common and can, if well planned, deliver successful schemes. A uniform development angle of 40 degree corresponds to a VSC target of 18 per cent, and 50 degree gives a VSC target of 13 per cent. Such daylight levels have been accepted in many desirable central areas for well over a century. Module A: Optimising Site Capacity - A Design-led Approach therefore adopts a 50-degree development angle to determine offset distances.

Even with access to good levels of daylight on the outside of a building, it is possible to have low levels of daylight within a building due to design features such as small windows, recessed windows, poor placement of balconies or deep rooms. Therefore, consideration of the retained target VSC should be the principal consideration. Where this is not met in accordance with BRE guidance, it should not be less than 0.8 times its former value (which protects areas that already have low daylight levels).

Less weight should be given to the room-based measures of daylight such as 'no-sky-line' or average daylight factor as these are dependent on the design of the neighbouring property. Except in exceptional circumstances, design features of neighbouring properties (referred to above) should not hamper the development potential of a site."

4.6 The National Planning Policy Framework -Ministry of Housing, Communities & Local Government (February 2019)

- 4.6.1 The National Planning Policy Framework sets out planning policies for England and how these are expected to be applied. In respect of daylight and sunlight it stresses the need to make optimal use of sites and to take a flexible approach to daylight and sunlight guidance. Para 123 States: -

11. Making effective use of land

Achieving appropriate densities

"123. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. In these circumstances: -

c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site."

5 Sources of Information & Assumptions

- 5.1.1 A 3D photogrammetry model has been used to create a computer model of the proposed development in the context of the existing site and surrounding buildings.
- 5.1.2 Where survey or planning information was unavailable, the position of the neighbouring property elevations has been estimated based upon brick counts from site photographs. Window positions and dimensions used directly affect the results of all assessment methods.
- 5.1.3 We have not sought access to the surrounding properties and, unless we have been able to source floor layouts via public records, the internal configuration and floor levels have been estimated. Unless the building form dictates otherwise, we assume room depths of c. 4.2m for principal living space. Room layouts used directly affect the results of the NSL and ADF assessments.
- 5.1.4 Where possible neighbouring building use has been identified via online research, including Valuation Office Agency (VOA) searches, and/or external observation.
- 5.1.5 The full list of sources of information used in this assessment is as follows: -

5.2 AccuCities

001697_117 Pinner Road, Northwood

Hills_HD_MASTER.dwg

Received dated 22/02/2021

5.3 Studio V Architects

2010_3DView-{3D}.dwg

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Received dated 04/02/2021

5.4 EB7 Ltd

Site Photographs

Ordnance Survey

6 The Site and Proposal

- 6.1.1 The site is located at 117 Pinner Road, Northwood Hills, HA6 1DA and currently contains a residential building. The proposals involve adding additional accommodation to top of the building.



Image 1 - 3D view of the proposed development and context

7 Assessment results

- 7.1.1 Full results of the daylight and sunlight assessments are attached within Appendix 2. Drawings to show the existing and proposed buildings in the context of the neighbouring properties as well as window maps showing individual window references are attached within Appendix 1.

7.2 Daylight and sunlight to neighbouring buildings

- 7.2.1 Our assessment has considered all the closest neighbouring residential properties with windows overlooking the proposed development. These are shown on the following image: -

- | | |
|--|-------------------------|
| 1. 44 Pinner Road | 2. 42 Pinner Road |
| 3. 40 Pinner Road | 4. 38 Pinner Road |
| 5. 36 Pinner Road | 6. 2 Joel Street |
| 7. 4 Joel Street | 8. 6 Joel Street |
| 9. 8 Joel Street | 10. 10 Joel Street |
| 11. 12 Joel Street | 12. 14 Joel Street |
| 13. 16 Joel Street | 14. 18 Joel Street |
| 15. 20 Joel Street | 16. 22 Joel Street |
| 17. 24 Joel Street | 18. 26 Joel Street |
| 19. 28 Joel Street | 20. 30 Joel Street |
| 21. 32 Joel Street | 22. 34 Joel Street |
| 23. Land at the back of 34 Joel Street | 24. 1-2 Windsor Close |
| 25. 3-4 Windsor Close | 26. 5-6 Windsor Close |
| 27. 7-8 Windsor Close | 28. 9-10 Windsor Close |
| 29. 11-12 Windsor Close | 30. 13-14 Windsor Close |
| 31. 15-16 Windsor Close | 32. 39-40 Windsor Close |
| 33. 121 Pinner Road | |

44 -36 Pinner Road



- 7.2.2 This property is a three-storey residential building to the north of the site with windows looking south towards the proposed building. Our understanding of the internal layouts is assumed.

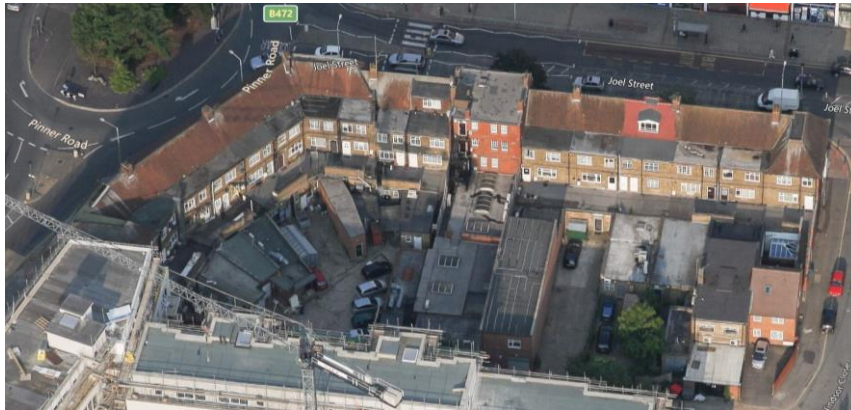
Daylight

- 7.2.3 The results of the VSC and NSL assessments for this property demonstrate full compliance with the BRE guidance: the retained VSC levels shown are well in excess of the suggested numerical targets and we record no significant alteration in NSL beyond BRE targets.

Sunlight

- 7.2.4 For sunlight, in accordance with BRE recommendations, we have considered all rooms facing within 90° of due south which are the rooms along Pinner Road. All rooms considered comply with BRE target values for APSH and WPSH.

2-34 Joel Street



- 7.2.5 This is row of residential apartments above commercial shops along Joel Street. We have considered the residential accommodation only from 1st floor any above. Our understanding of the internal layouts is assumed.

Daylight

- 7.2.6 The results of the VSC and NSL assessments for this property demonstrate full compliance with the BRE guidance: the retained VSC levels shown are well more than the suggested numerical targets and we record no significant alteration in NSL.

Sunlight

- 7.2.7 For sunlight, in accordance with BRE recommendations, it has not been necessary to test this property because the windows facing the site are not within 90° of due south.

Land at the back of 34 Joel Street



- 7.2.8 This is a two-storey building located to the south east of the site with windows looking west down Windsor Close. Our understanding of the internal layouts is assumed.

Daylight

- 7.2.9 The results of the VSC and NSL assessments for this property demonstrate full compliance with BRE guidance.

Sunlight

- 7.2.10 For sunlight, we have tested the windows within 90° of due south and note no material transgressions beyond BRE target values.

1-16 Windsor Close



- 7.2.11 This row of semi-detached houses are south of the site and have windows facing north over Windsor Close. Our understanding of the internal layouts are assumed.

Daylight

- 7.2.12 The results of the VSC and NSL assessments for these properties demonstrate full compliance with the BRE guidance in most instances. It is noted that there are some minor transgressions noted to the following properties:

- 9-10 Windsor Close
- 11-12 Windsor Close
- 13-14 Windsor Close

Each property is discussed in turn below:

9-10 Windsor Close

- 7.2.13 Out of the 6 windows tested for VSC, only 1 falls marginally short at 0.7 times the former value whereas the BRE requirement is 0.8. This impact is minor and is located to a first-floor bedroom within the property, where the main occupancy is at night - time. A similar pattern occurs for the NSL where the losses are shown to be 0.7 times the former values, which is just short of target levels. Given that we have assumed the layouts for this property, less weight should be placed on the NSL and VSC should be considered as the driving factor for daylight compliance.

11-12 Windsor Close

- 7.2.14 Out of the 6 windows tested for VSC, 2 fall marginally short of BRE recommendations. However, the reductions to these 2 windows are 0.70 and 0.78 respectively which is just shy of 0.8 times the former value. In addition, both rooms in this location comply with NSL standards.

13-14 Windsor Close

- 7.2.15 Out of the 6 windows considered for this property, 1 falls marginally short at 0.74 times the former value. We feel this is a minor impact and the NSL for this property shows full compliance.

Sunlight

- 7.2.16 For sunlight, in accordance with BRE recommendations, it has not been necessary to test these properties because the windows facing the site are not within 90° of due south.

39-40 Windsor Close



7.2.17 This is a two-storey residential building located to the west of the site. Our understanding of the internal layouts is assumed.

Daylight

7.2.18 The results of the VSC assessment shows that out of the 12 windows considered, only one falls marginally short at 0.7 times the former value. This appears to serve a kitchen within the ground floor space. However, it should be noted that the NSL assessment shows full compliance in BRE terms.

Sunlight

7.2.19 For sunlight, we have identified and considered 2 rooms within 90° of due south. The results show full compliance for APSH & WPSH standards.

121 Pinner Road



- 7.2.20 This is a three-storey residential building located to the north west of the site. Our understanding of the internal layouts is assumed.

Daylight

- 7.2.21 The results of the VSC and NSL assessments for this property demonstrate full compliance with the BRE guidance.

Sunlight

- 7.2.22 For sunlight, all windows/rooms within 90 ° comply with sunlight APSH and WPSH standards.

8 Conclusions

- 8.1.1 This practice has undertaken a detailed assessment of the potential daylight and sunlight effects of the proposed development at 117 Pinner Road, Northwood Hills, HA6 1DA on the key neighbouring properties.

8.2 Daylight and sunlight impact to neighbouring properties

- 8.2.1 Our assessments have been undertaken using the VSC & NSL (daylight) and APSH (sunlight) tests set out within the BRE guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (2011). It is important to reiterate that alterations in daylight and sunlight to adjoining properties are often inevitable when undertaking any meaningful development, especially in an urban environment. Therefore, the BRE guide is meant to be interpreted flexibly because natural lighting is only one of many factors in site layout design. Indeed, the guidelines suggest that different criteria may be used based upon the requirements for natural lighting in an area viewed against other constraints.
- 8.2.2 The results of these tests have shown that, whilst there will be some reductions to individual windows, the amount of daylight received within each of the neighbouring habitable rooms will remain very good and in most instances in excess of the BRE criteria. Where transgressions are noted, these are minor and unlikely to be material on the beneficial use of each dwelling. The assessment of sunlight to neighbouring windows has also shown full compliance with the BRE criteria.

Appendix 1:

Drawings and results



Sources of information

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Site Photographs
Ordnance Survey

Key:



Existing

NORTH



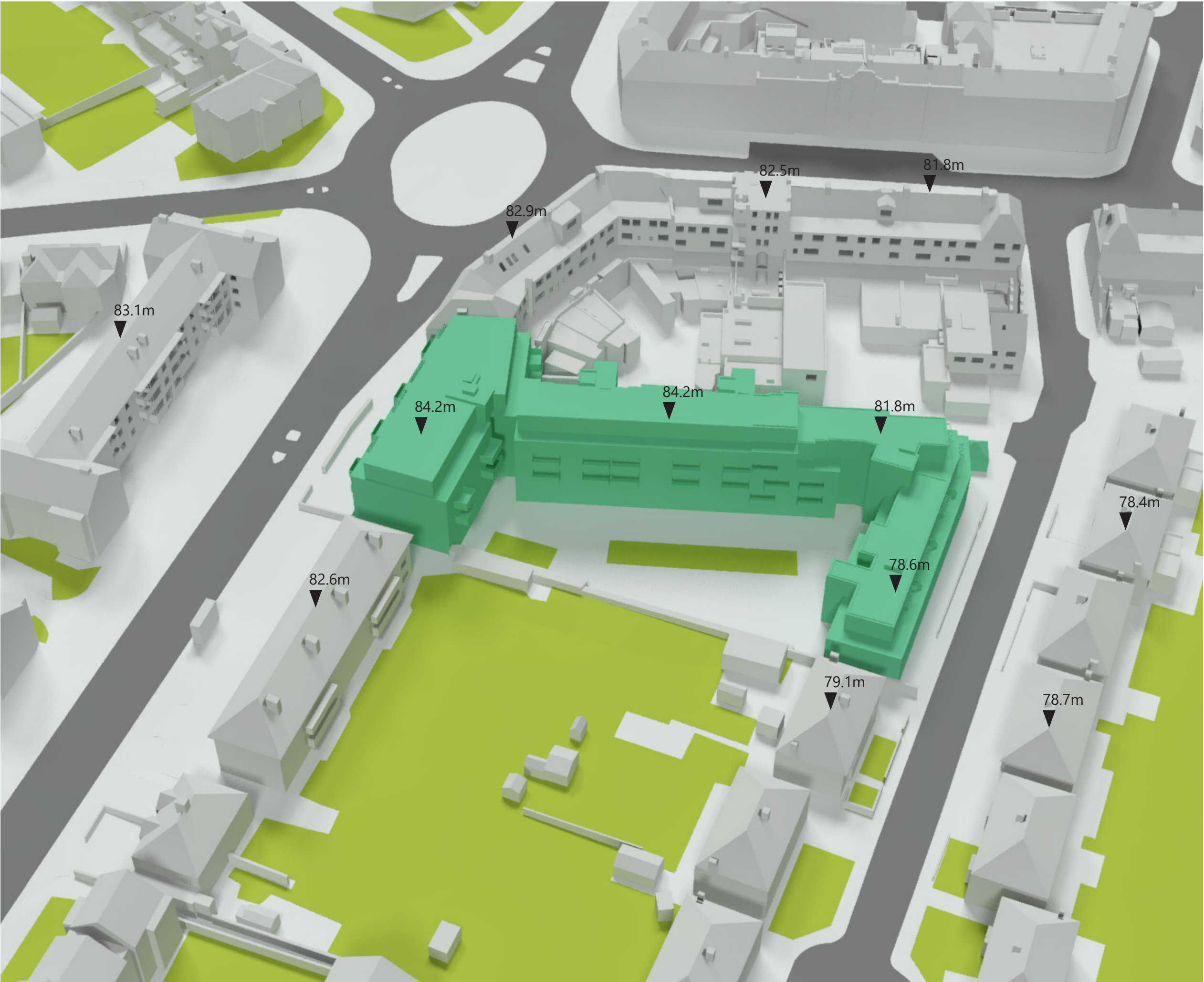
Project 117 Pinner Road
Northwood Hills

Title Existing Condition
Plan View

Drawn MZ Checked --

Date 23/03/2021 Project 4724

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Site Photographs
Ordnance Survey

Key:

Existing

Project 117 Pinner Road
Northwood Hills

Title Existing Condition
3D View

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Site Photographs
Ordnance Survey

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 Proposed



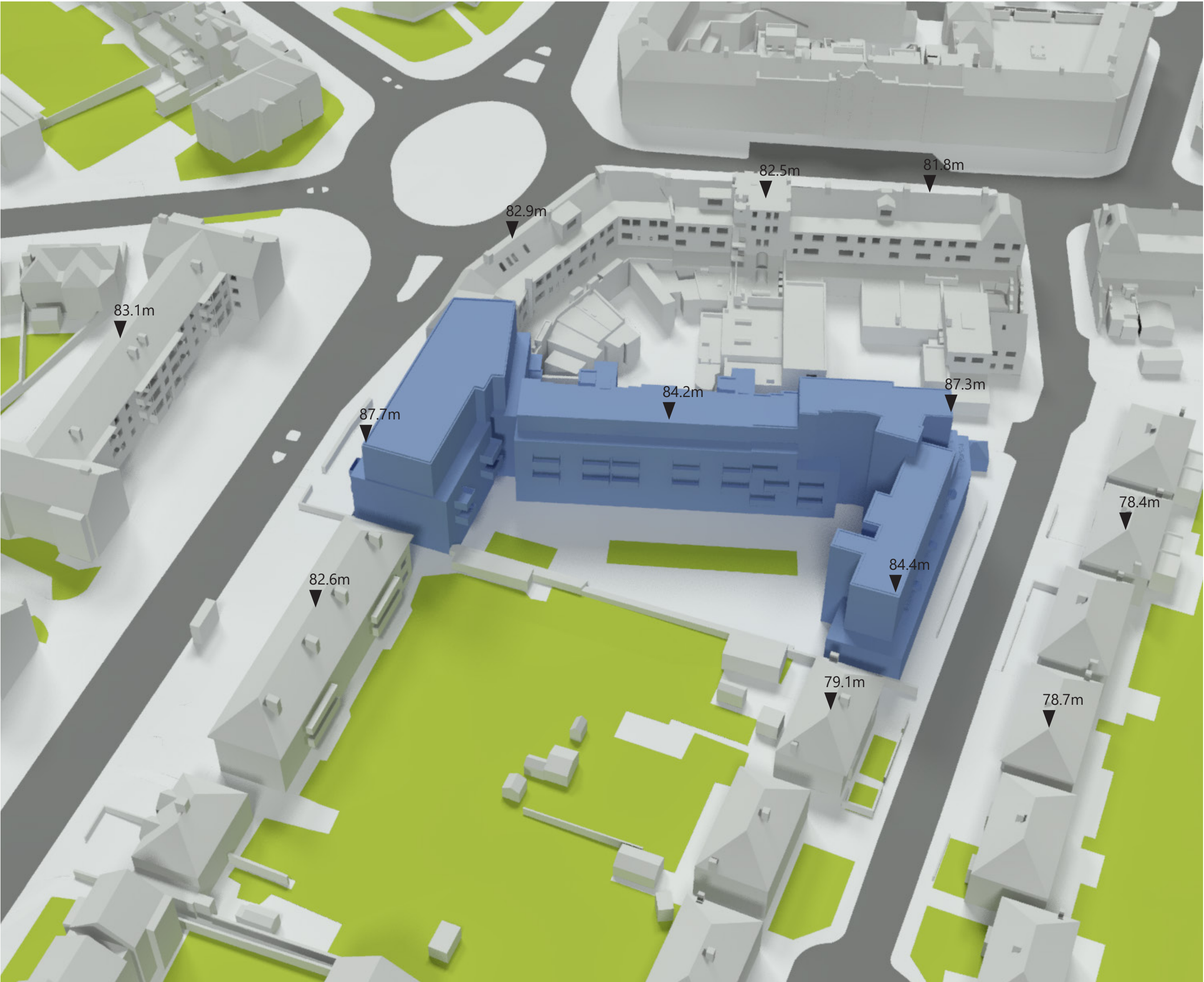
Project 117 Pinner Road
Northwood Hills

Title Proposed Development
Plan View

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Site Photographs
Ordnance Survey

Key:

Proposed

Project 117 Pinner Road
Northwood Hills

Title Proposed Development
3D View

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Date 23/03/2021 Project 4724

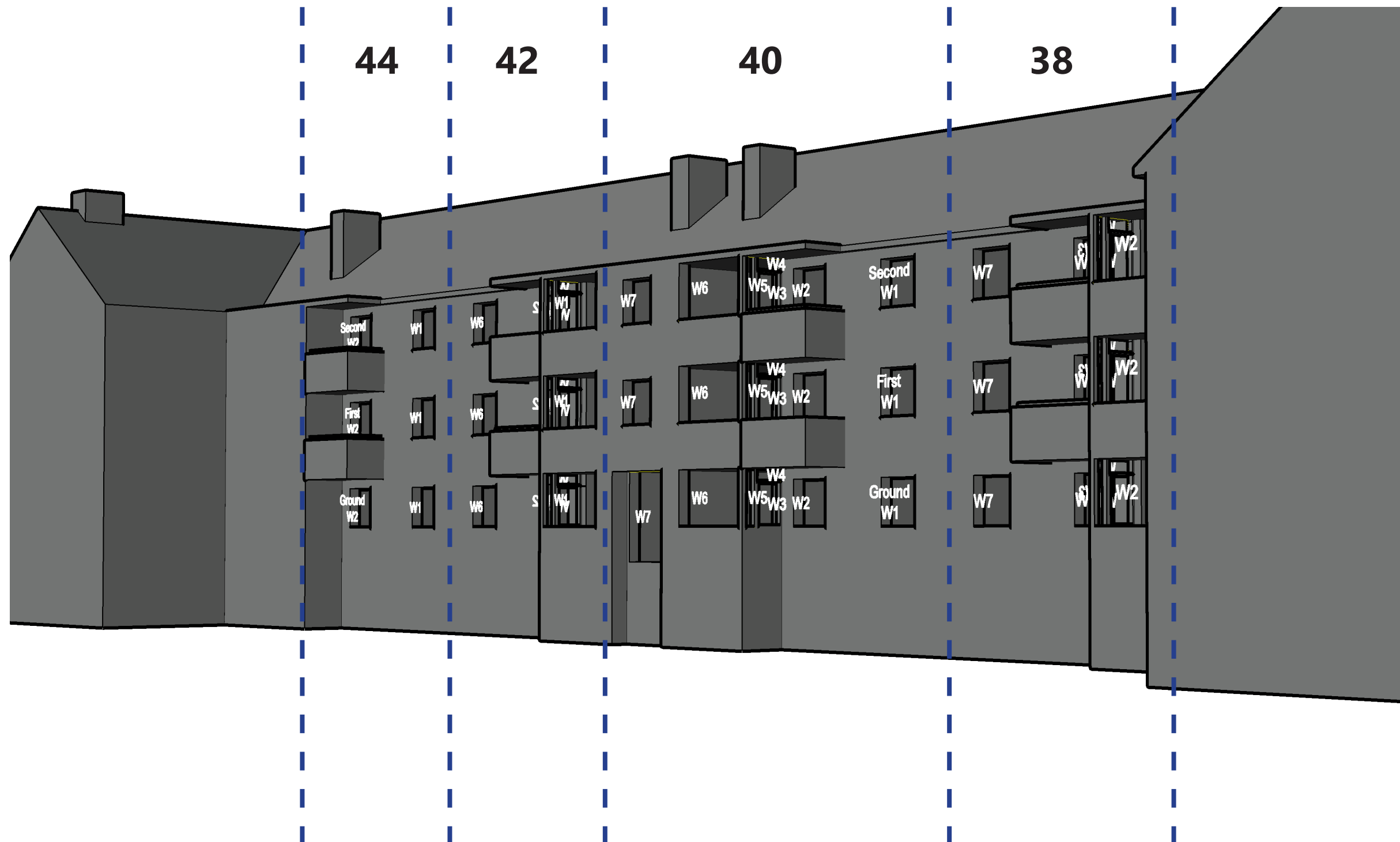
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Project 117 Pinner Road
Northwood Hills

Title 36-44 Pinner Road
Window Map

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Date 24/03/2021 Project 4724

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Sources of information

AccuCities

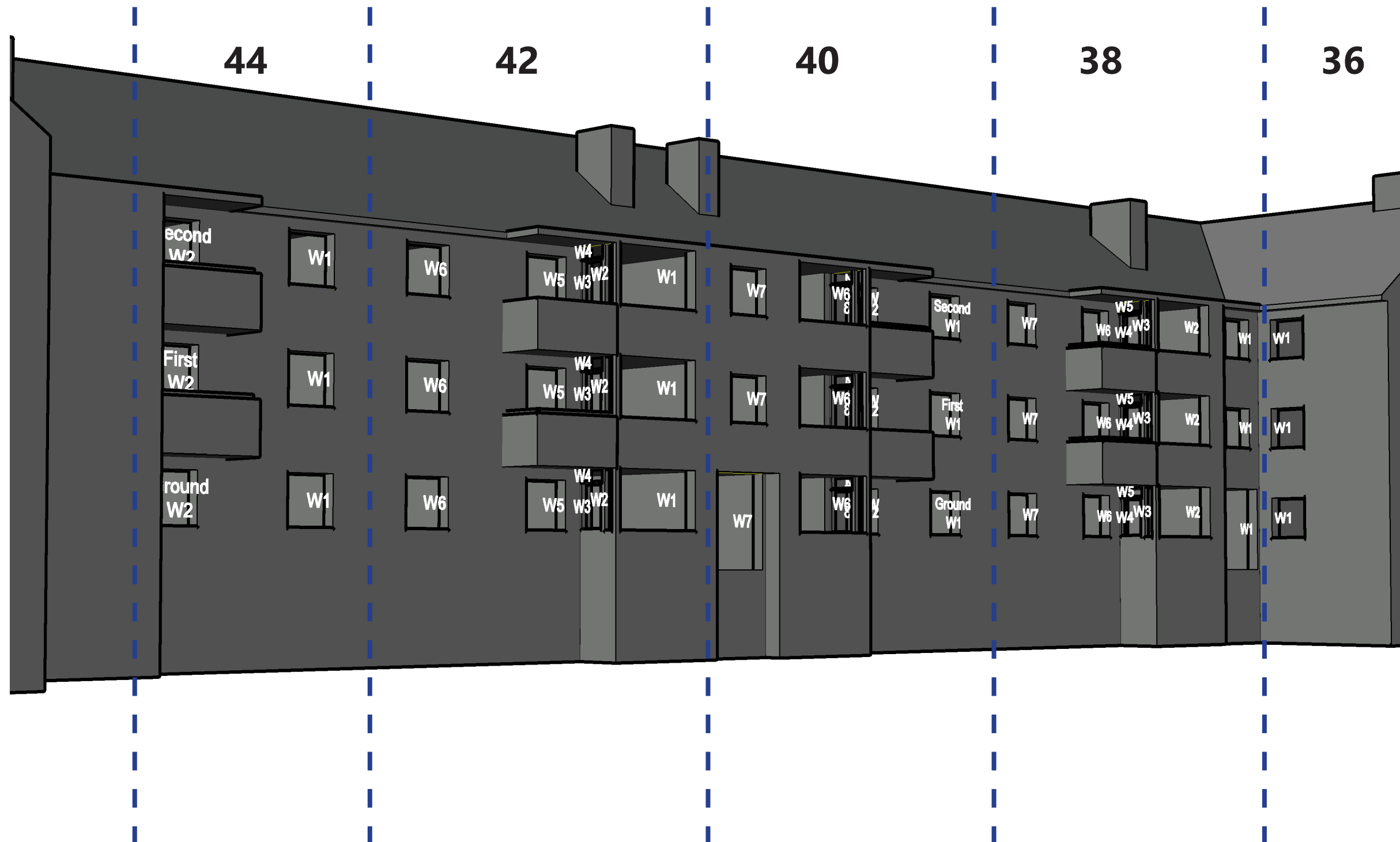
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Site Photographs
Ordnance Survey



Project 117 Pinner Road
Northwood Hills

Title 36-44 Pinner Road
Window Map

Drawn MZ Checked --

Date 24/03/2021 Project 4724

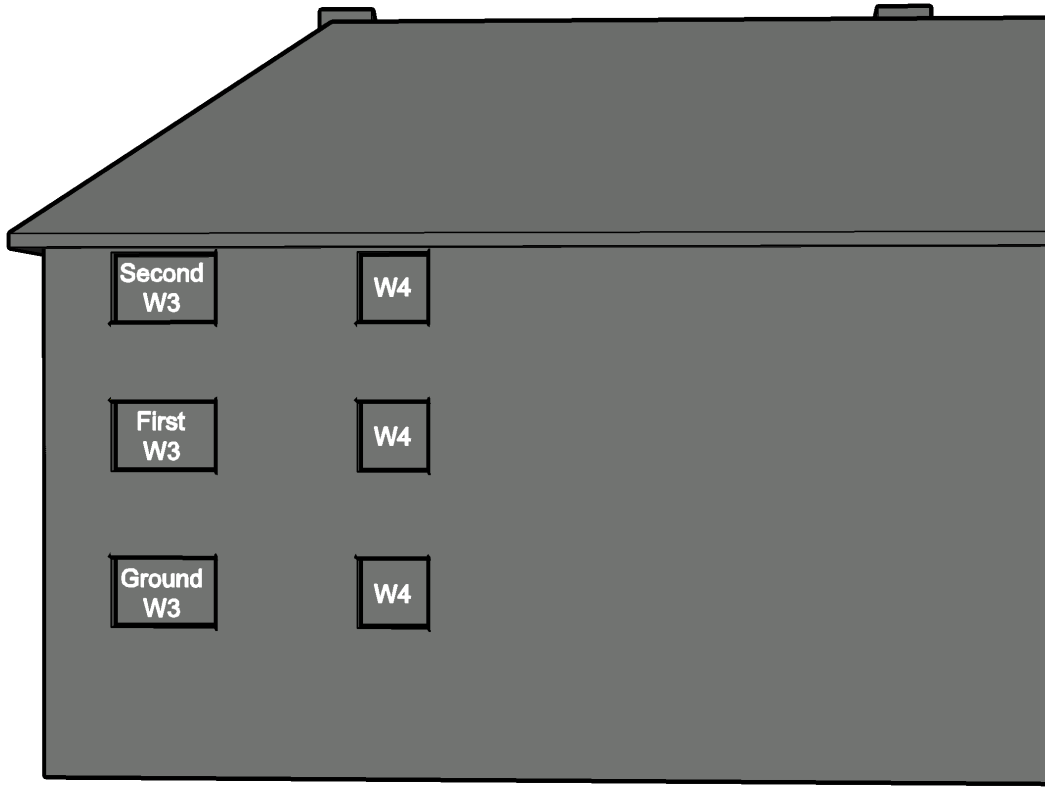
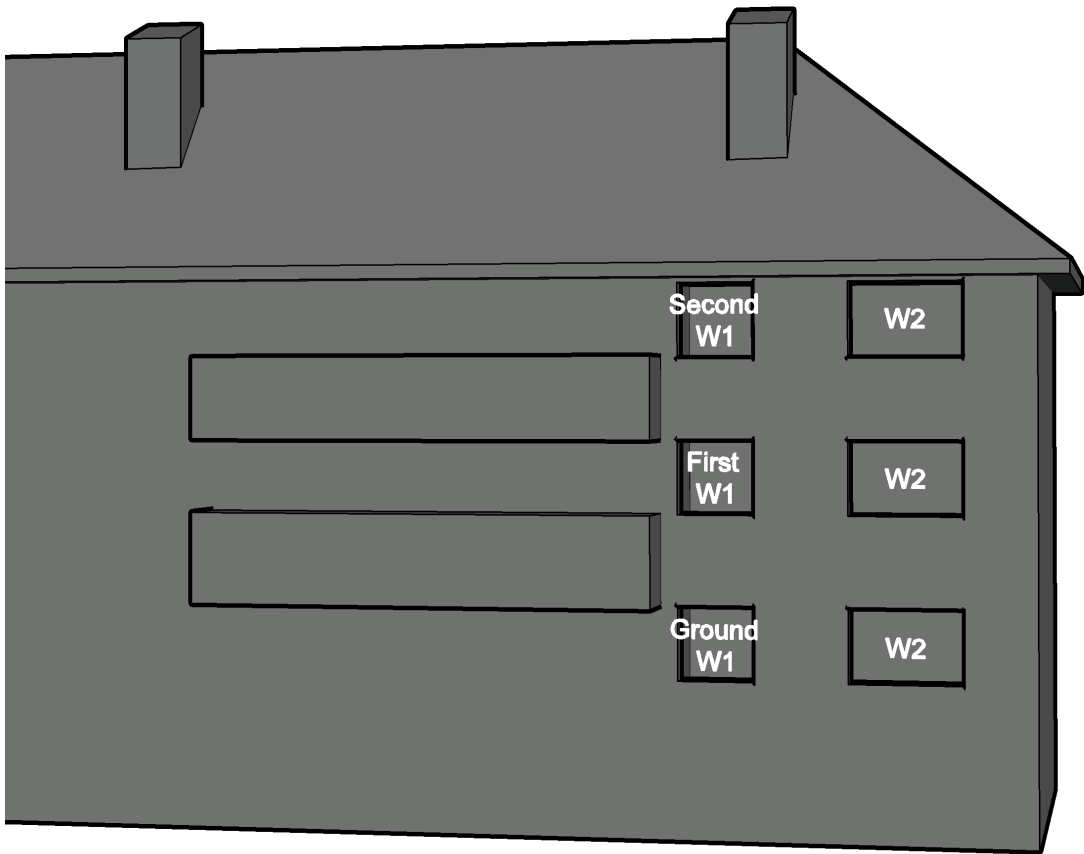
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Studio V Architects
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Received 04/02/2021

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Project 117 Pinner Road
Northwood Hills

Title 121 Pinner Road
Window Map

Drawn MZ Checked --

Date 24/03/2021 Project 4724

Rel no. Prefix Page no.
WM01 03

Sources of information

AccuCities

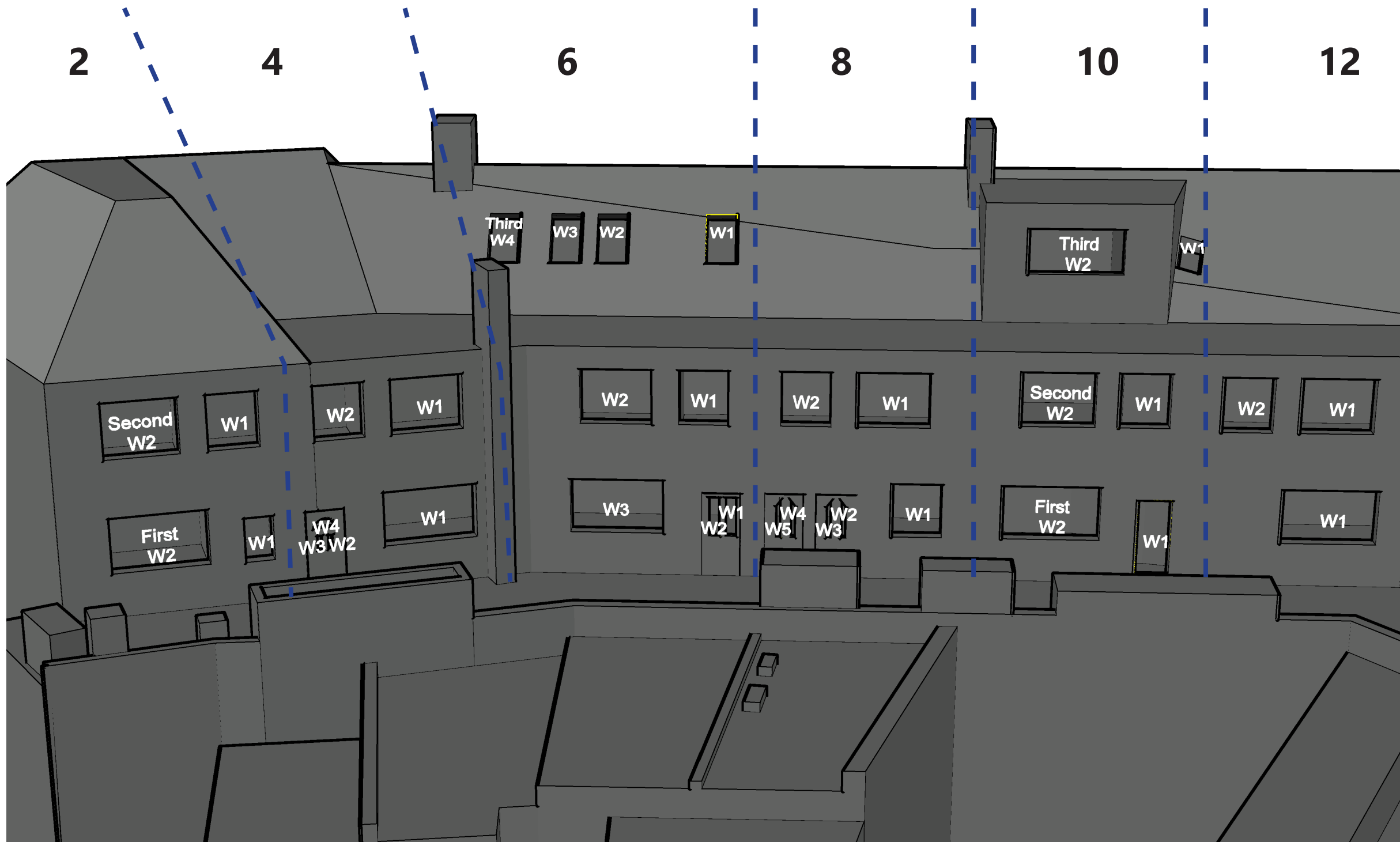
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Received 04/02/2021

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Project 117 Pinner Road
Northwood Hills

Title 2-12 Joel Road
Window Map

Drawn MZ Checked --

Date 24/03/2021 Project 4724

Rel no. Prefix Page no.
WM01 04

Sources of information

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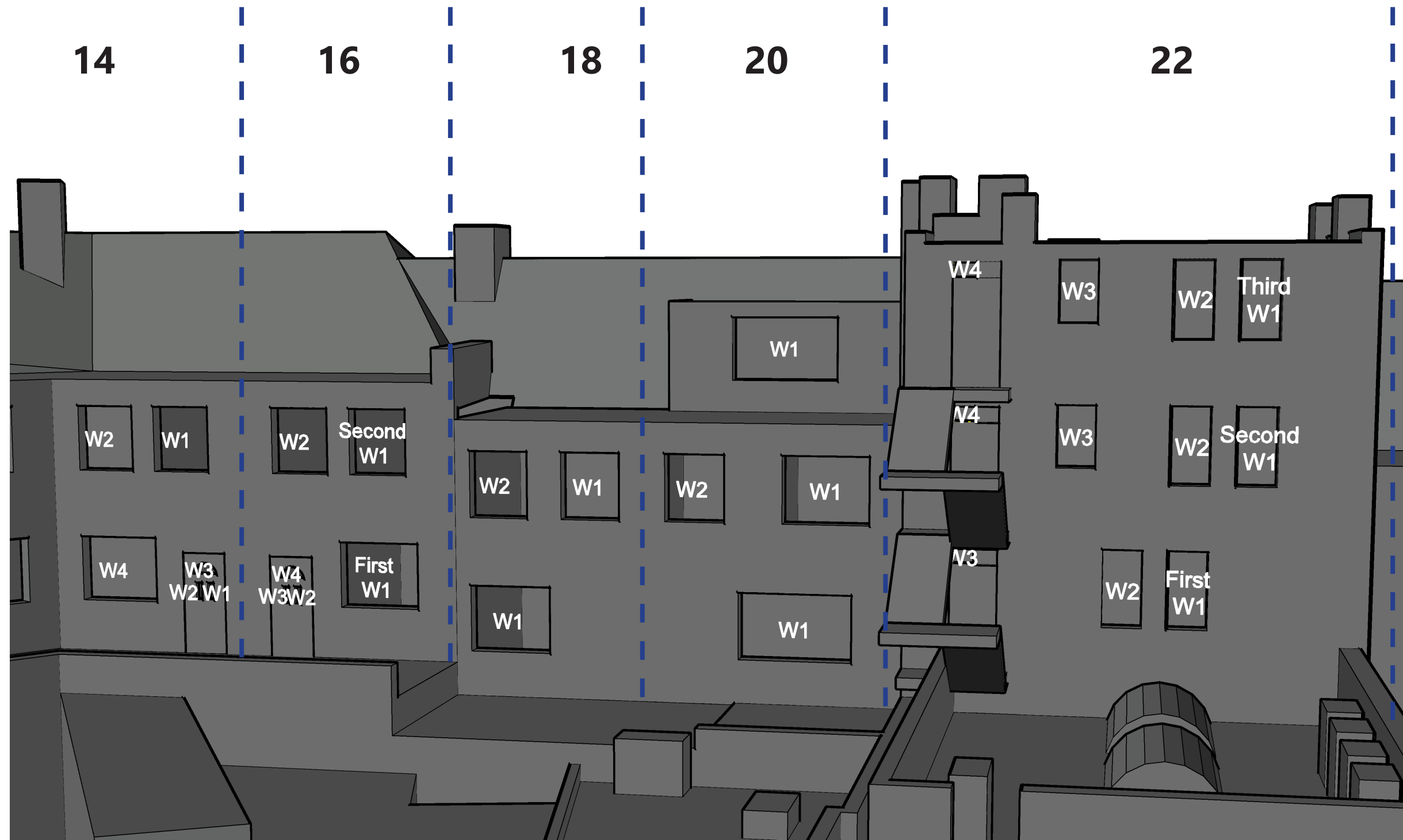
Project 117 Pinner Road
Northwood Hills

Title 14-22 Joel Road
Window Map

Drawn MZ Checked --

Date 24/03/2021 Project 4724

Rel no. Prefix Page no.
WM01 05



Sources of information

AccuCities

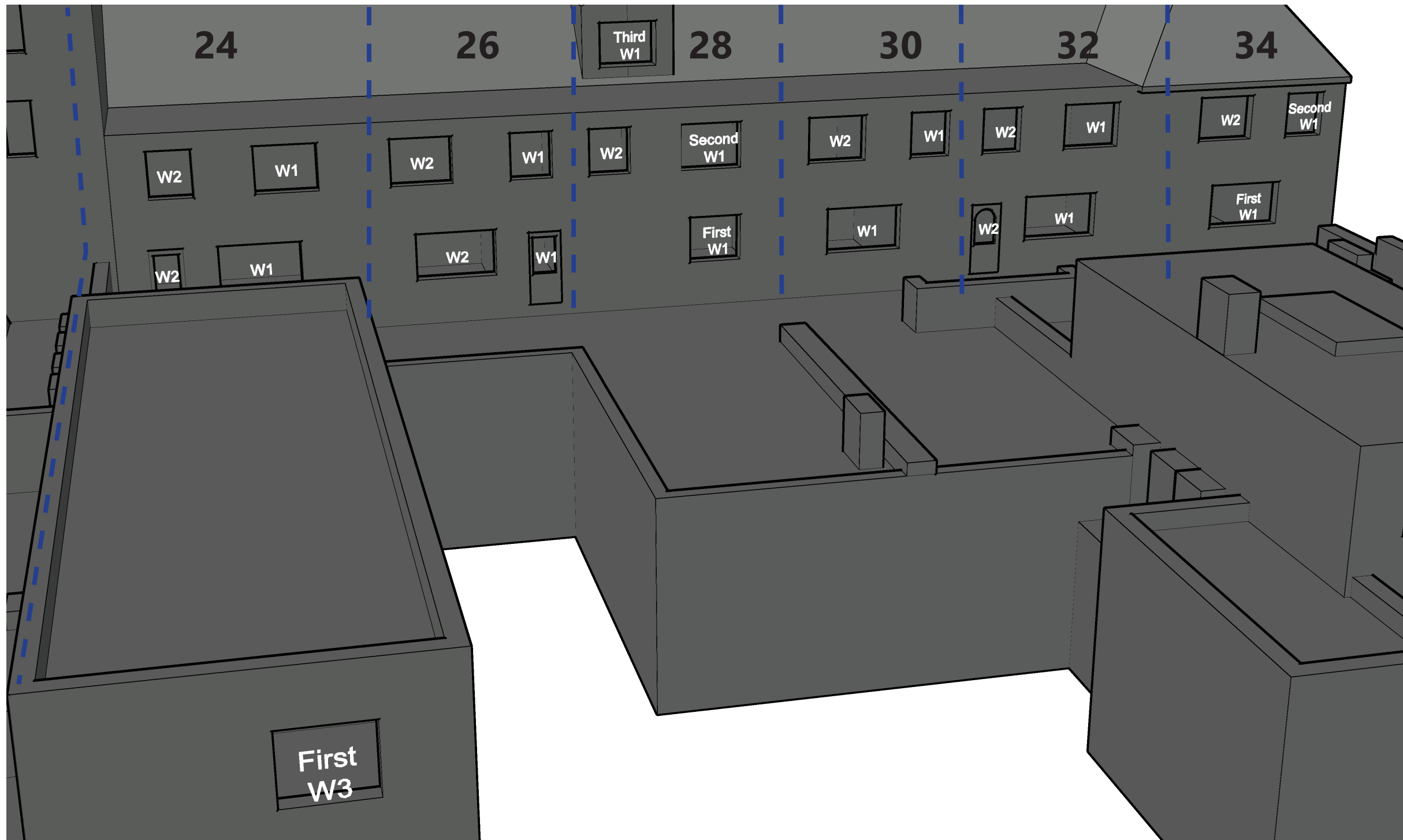
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Received 04/02/2021

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Project 117 Pinner Road
Northwood Hills

Title 24-34 Joel Road
Window Map

Drawn MZ Checked --

Date 24/03/2021 Project 4724

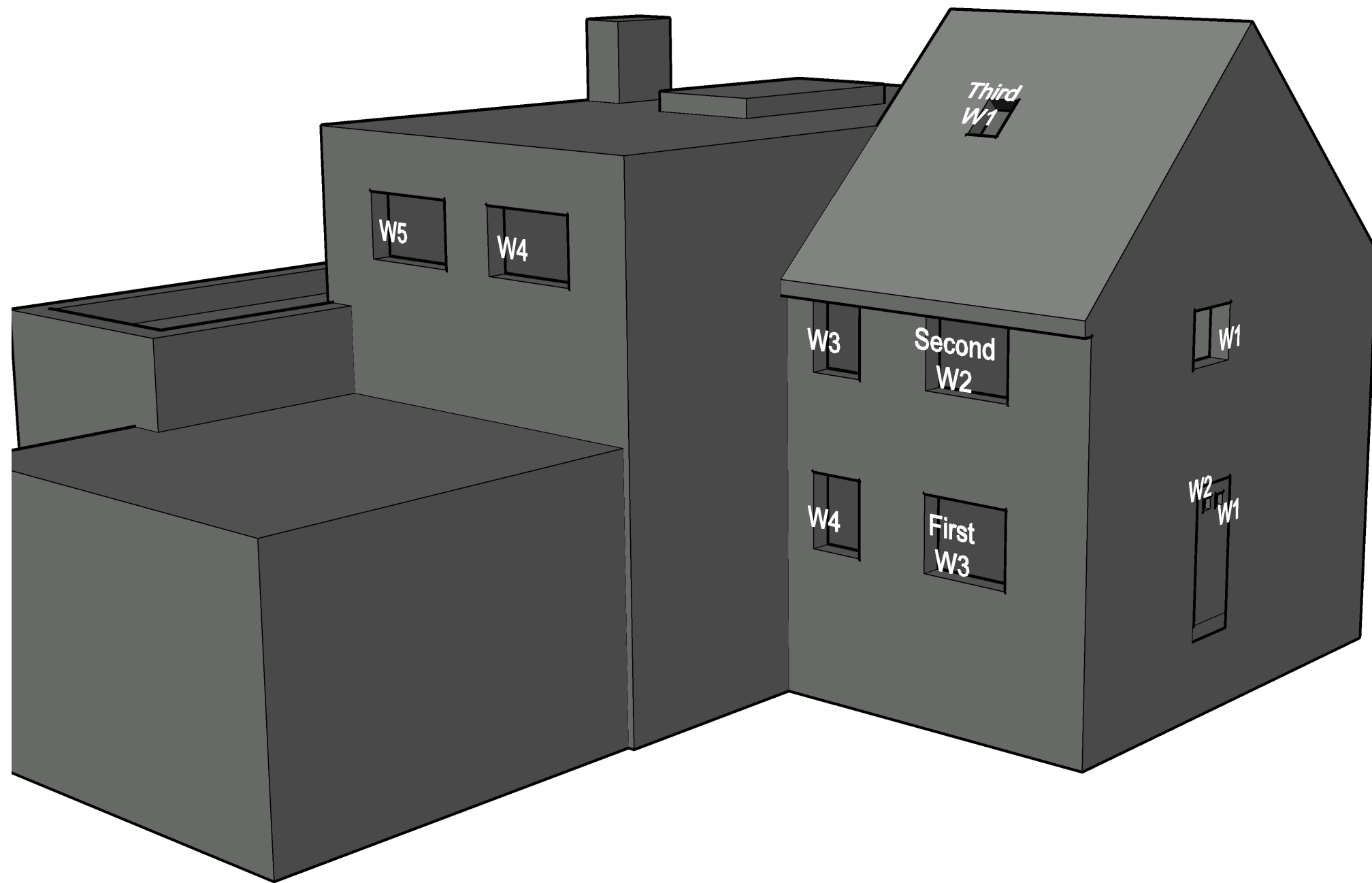
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Sources of information

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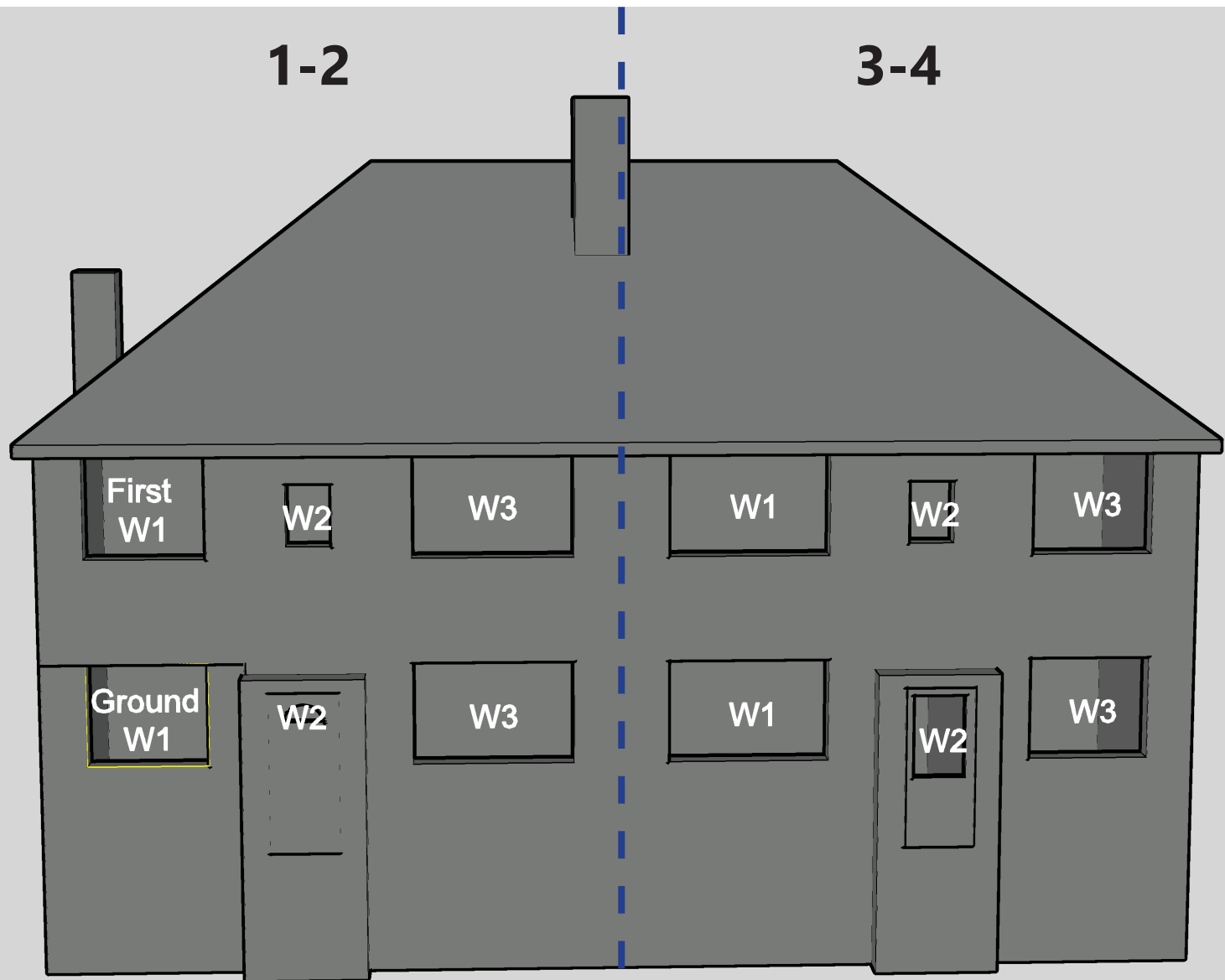
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Drawn	MZ	Checked	--
Date	24/03/2021	Project	4724
Rel no.	Prefix WM01	Page no.	07

Sources of information

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Received 04/02/2021

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Ordnance Survey



Project 117 Pinner Road
Northwood Hills

Title 1-2 and 3-4 Windsor Close
Window Map

Drawn MZ Checked --

Date 24/03/2021 Project 4724

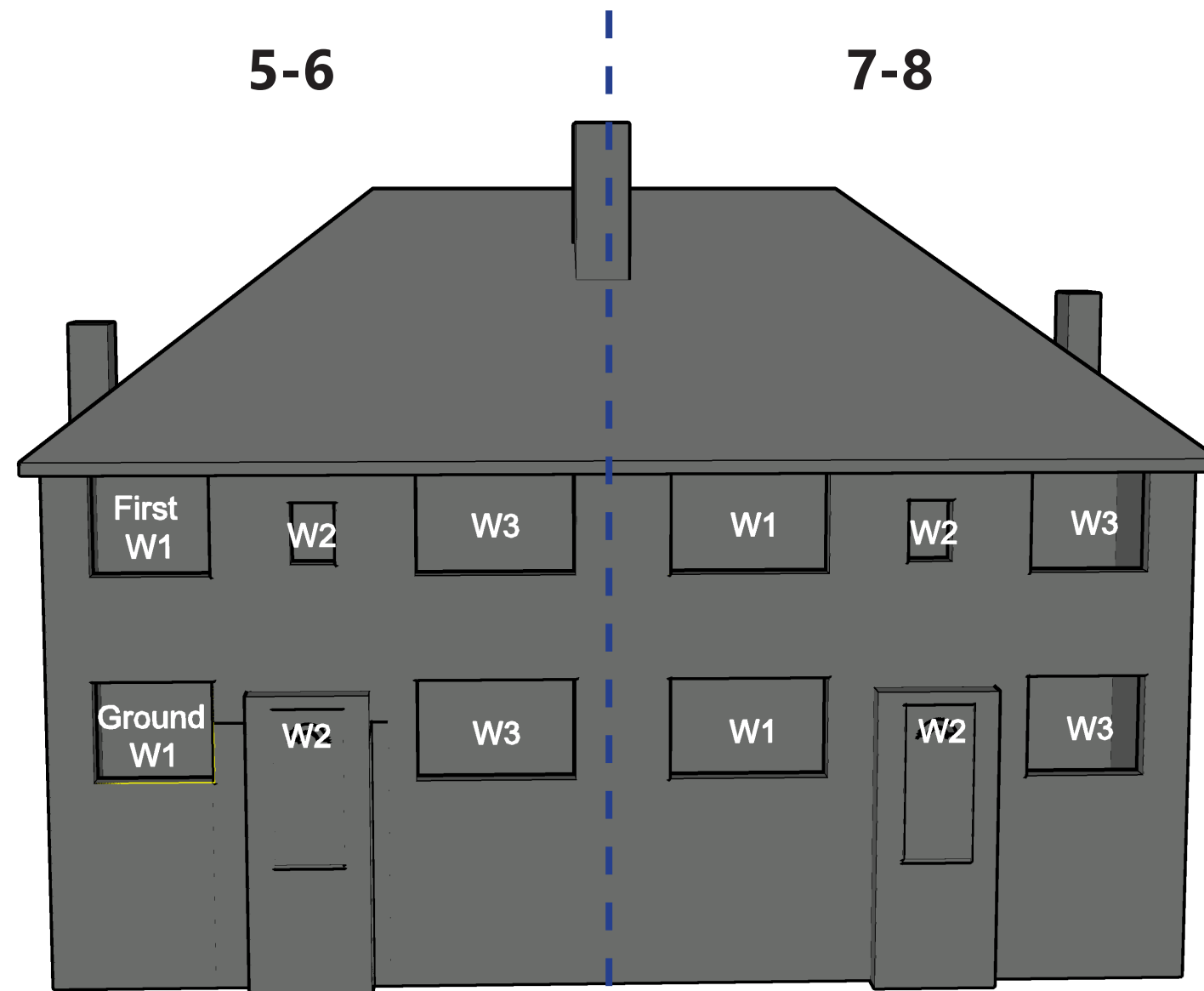
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Received 04/02/2021

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Ordnance Survey



Project 117 Pinner Road
Northwood Hills

Title 5-6 and 7-8 Windsor Close
Window Map

Drawn MZ Checked --

Date 24/03/2021 Project 4724

Rel no. Prefix Page no.
WM01 09

Sources of information

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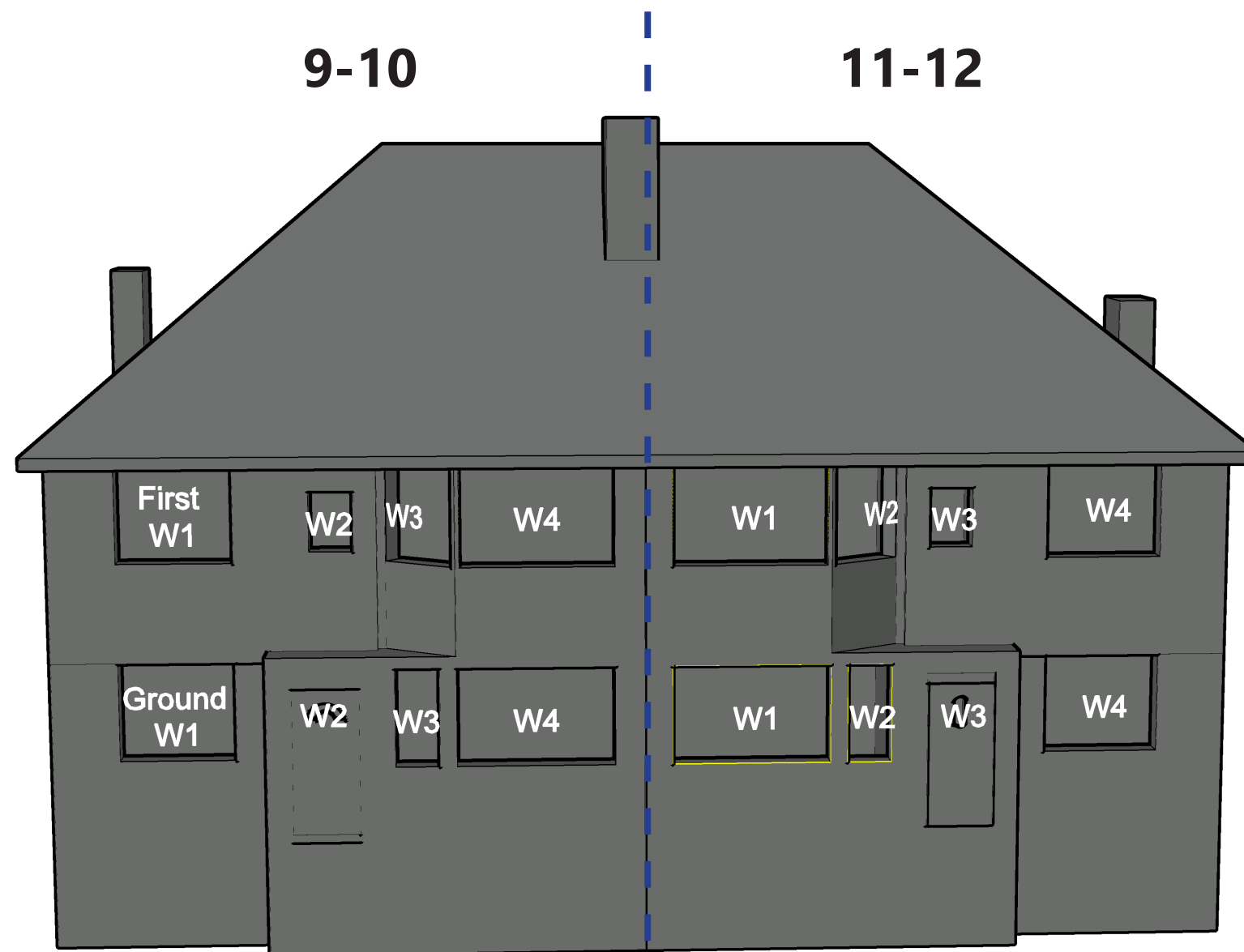
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2010_PL20.dwg
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Project 117 Pinner Road
Northwood Hills

Title 9-10 and 11-12 Windsor Close
Window Map

Drawn MZ Checked --

Date 24/03/2021 Project 4724

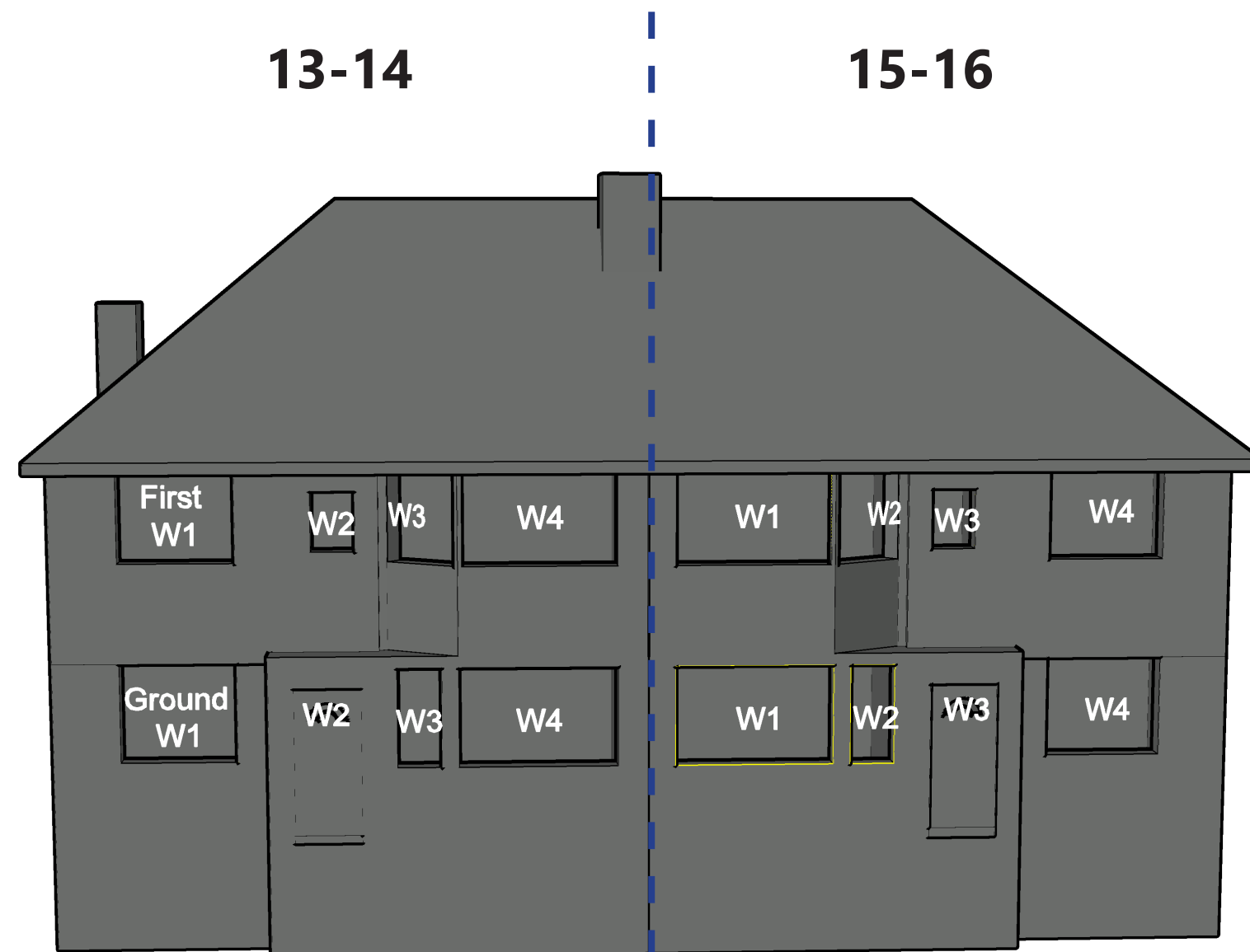
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WM01 10

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Project 117 Pinner Road
Northwood Hills

Title 13-14 and 15-16 Windsor Close
Window Map

Drawn MZ Checked --

Date 24/03/2021 Project 4724

Rel no. Prefix Page no.
WM01 11

Sources of information

AccuCities

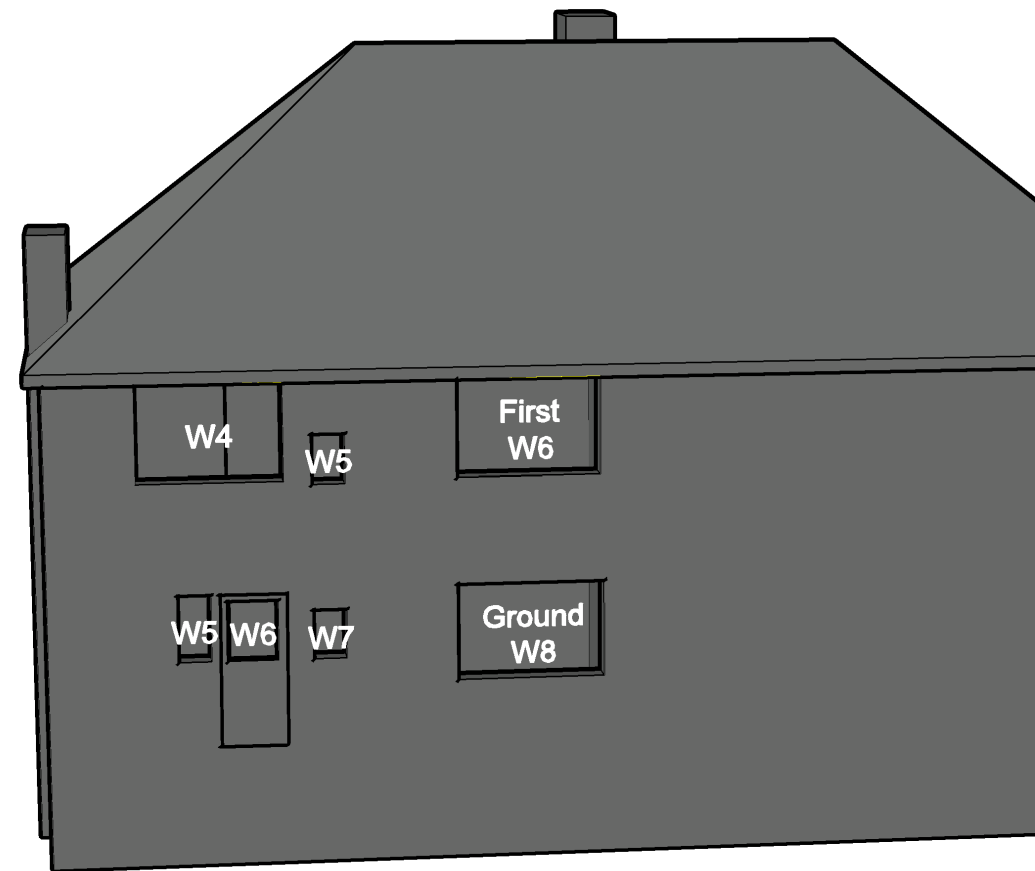
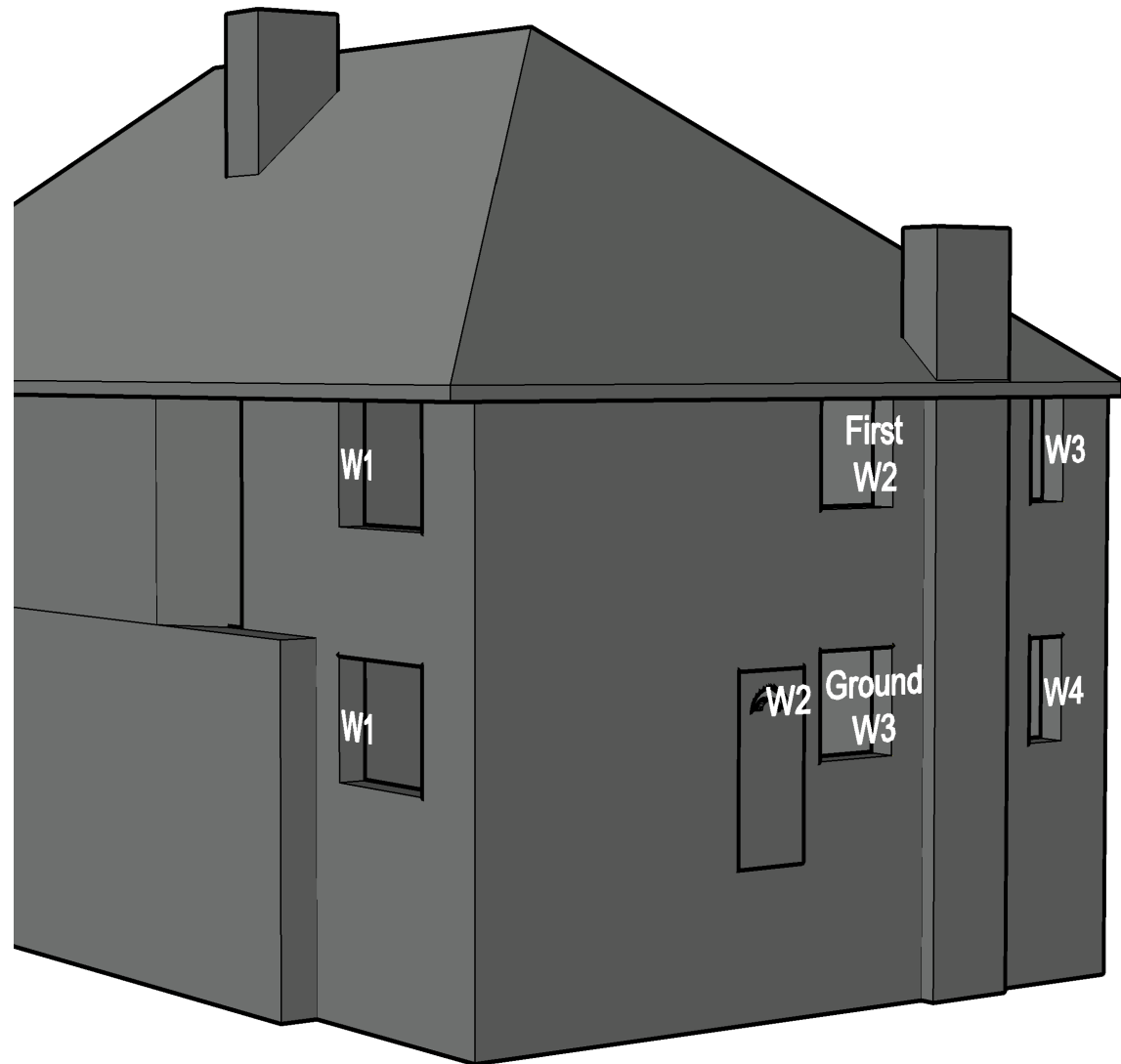
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2010_PL20.dwg
Received 04/02/2021

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Ordnance Survey



Project 117 Pinner Road
Northwood Hills

Title 39-40 Windsor Close
Window Map

Drawn MZ Checked --

Date 24/03/2021 Project 4724

Rel no. Prefix Page no.
WM01 12

Address	Room	Window	Room Use	Existing	Proposed	Loss	Loss	Proportion	Room	Existing	Proposed	Loss	Loss	Proportion	Existing APSH		Proposed APSH		Total	Winter
				VSC	VSC		%	Retained	Area	NSC	NSC		%	Retained	Total	Winter	Total	Winter	Retained	Retained
44 Pinner Road																				
Ground	R1	W1	Residential	31.2	30.2	1.0	3.2	1.0	140.5	137.9	125.0	12.9	9.3	0.91	67	24	64	21	1.0	0.9
Ground	R2	W2	Residential	11.4	10.5	0.9	8.1	0.9	145.0	136.0	124.6	11.4	8.4	0.92	21	19	18	16	0.9	0.8
First	R1	W1	Residential	33.1	32.1	1.0	3.0	1.0	140.5	137.9	134.8	3.1	2.3	0.98	71	27	70	26	1.0	1.0
First	R2	W2	Residential	12.9	12.0	0.9	7.1	0.9	145.0	138.0	132.6	5.4	3.9	0.96	24	21	23	20	1.0	1.0
Second	R1	W1	Residential	35.4	34.5	0.9	2.7	1.0	140.5	138.4	138.4	0.0	0.0	1.00	76	28	76	28	1.0	1.0
Second	R2	W2	Residential	14.3	13.4	0.9	6.2	0.9	145.0	138.1	138.1	0.0	0.0	1.00	25	22	25	22	1.0	1.0
42 Pinner Road																				
Ground	R1	W1	Residential	33.3	32.1	1.2	3.7	1.0												
		W2		11.8	11.8	0.0	0.3	1.0												
		W3		6.0	5.9	0.0	0.7	1.0												
		W4		0.1	0.1	0.0	0.0	1.0												
Ground	R2	W5	Residential	10.8	9.7	1.1	10.4	0.9	133.3	121.6	95.0	26.6	21.9	0.78	21	15	19	13	0.9	0.9
Ground	R3	W6	Residential	30.8	29.8	1.1	3.4	1.0	140.5	137.9	124.1	13.8	10.0	0.90	61	22	58	19	1.0	0.9
First	R1	W1	Residential	35.2	34.0	1.2	3.5	1.0												
		W2		12.6	12.5	0.0	0.3	1.0												
		W3		6.7	6.6	0.0	0.6	1.0												
		W4		0.5	0.5	0.0	0.0	1.0												
First	R2	W5	Residential	12.5	11.3	1.1	9.0	0.9	133.3	126.8	112.7	14.1	11.1	0.89	24	17	23	16	1.0	0.9
First	R3	W6	Residential	33.0	31.9	1.1	3.2	1.0	140.5	138.0	134.6	3.5	2.5	0.97	64	24	63	23	1.0	1.0
Second	R1	W1	Residential	37.0	35.8	1.2	3.2	1.0												
		W2		14.0	13.9	0.0	0.3	1.0												
		W3		8.1	8.0	0.0	0.5	1.0												
		W4		0.9	0.9	0.0	2.2	1.0												
Second	R2	W5	Residential	14.0	12.9	1.1	7.8	0.9	133.3	126.7	126.7	0.0	0.0	1.00	28	18	28	18	1.0	1.0
Second	R3	W6	Residential	35.4	34.4	1.0	2.9	1.0	140.5	138.4	138.4	0.0	0.0	1.00	77	26	77	26	1.0	1.0
40 Pinner Road																				
Ground	R1	W1	Residential	30.1	28.9	1.2	3.9	1.0	134.6	132.4	111.6	20.7	15.7	0.84	64	22	61	19	1.0	0.9
Ground	R2	W2	Residential	10.6	9.4	1.2	11.2	0.9	127.4	116.1	87.10	29.0	25.0	0.75	20	18	17	15	0.9	0.8
Ground	R3	W3	Residential	5.9	5.8	0.1	1.9	1.0												
		W4		0.1	0.1	0.0	0.0	1.0												
		W5		11.8	11.7	0.1	0.9	1.0												
		W6		33.2	31.9	1.3	3.8	1.0												
First	R1	W1	Residential	32.3	31.1	1.2	3.6	1.0	134.6	132.4	127.2	5.2	4.0	0.96	68	24	67	23	1.0	1.0
First	R2	W2	Residential	12.2	11.1	1.2	9.7	0.9	127.4	122.5	105.1	17.4	14.2	0.86	23	20	22	19	1.0	1.0
First	R3	W3	Residential	6.6	6.5	0.1	1.5	1.0												
		W4		0.4	0.4	0.0	0.0	1.0												
		W5		12.5	12.4	0.1	0.9	1.0												
		W6		35.1	33.8	1.3	3.6	1.0												
Second	R1	W1	Residential	35.0	33.9	1.1	3.2	1.0	134.6	132.8	132.8	0.0	0.0	1.00	75	27	74	26	1.0	1.0
Second	R2	W2	Residential	13.8	12.7	1.2	8.3	0.9	127.4	122.4	122.4	0.0	0.0	1.00	24	21	23	20	1.0	1.0
Second	R3	W3	Residential	8.0	7.9	0.1	1.3	1.0												
		W4		0.8	0.7	0.1	7.7	0.9												
		W5		13.9	13.8	0.1	0.8	1.0												
		W6		36.9	35.7	1.2	3.3	1.0												
38 Pinner Road																				
Ground	R2	W2	Residential	28.3	27.2	1.1	3.9	1.0												
		W3		12.6	12.3	0.3	2.5	1.0												
		W4		6.8	6.5	0.3	4.4	1.0												
		W5		0.1	0.1	0.0	0.0	1.0												
Ground	R3	W6	Residential	10.7	9.6	1.1	10.2	0.9	127.4	119.4	100.9	18.5	15.5	0.85	25	15	22	12	0.9	0.8
Ground	R4	W7	Residential	30.2	29.1	1.1	3.8	1.0	134.6	132.1	113.1	19.0	14.4	0.86	62	21	60	19	1.0	0.9
First	R2	W2	Residential	31.4	30.3	1.1	3.5	1.0												
		W3		13.3	13.0	0.3	2.3	1.0												
		W4		7.4	7.1	0.3	3.9	1.0												
		W5		0.4	0.4	0.0	0.0	1.0												
First	R3	W6	Residential	12.3	11.3	1.1	8.8	0.9	127.4	122.4	113.8	8.5	7.0	0.93	25	15	25	15	1.0	1.0
First	R4	W7	Residential	32.2	31.1	1.1	3.5	1.0	134.6	132.1	127.5	4.6	3.5	0.96	63	22	62	21	1.0	1.0
Second	R2	W2	Residential	35.0	33.9	1.1	3.0	1.0												
		W3		14.6	14.3	0.3	2.1	1.0												
		W4		8.6	8.3	0.3	3.4	1.0												
		W5		0.9	0.7	0.2	22.4	0.8												
				115.9	115.9	115.9	0.0	0.0	1.00	78	23	77	22	1.0	1.0					

Address	Room	Window	Room Use	Existing	Proposed	Loss	Loss	Proportion Retained	Room Area	Existing	Proposed	Loss	Loss	Proportion Retained	Existing APSH		Proposed APSH		Total	
				VSC	VSC		%			NSC	NSC	%	%		Total	Winter	Total	Winter	Retained	Retained
Second	R3	W6	Residential	13.9	12.8	1.1	7.6	0.9	127.4	122.3	122.3	0.0	0.0	1.00	27	17	26	16	1.0	0.9
Second	R4	W7	Residential	34.9	33.8	1.1	3.1	1.0	134.6	132.7	132.7	0.0	0.0	1.00	76	24	75	23	1.0	1.0
36 Pinner Road																				
Ground	R1	W1	Residential	19.6	19.2	0.4	2.0	1.0	103.4	99.3	99.3	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W1	Residential	21.4	21.0	0.4	1.8	1.0	103.4	102.3	102.3	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Residential	25.8	25.4	0.4	1.5	1.0	103.4	102.3	102.3	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
2 Joel Street																				
First	R2	W2	Residential	28.1	27.9	0.2	0.6	1.0	183.0	181.3	181.3	0.0	0.0	1.00	60	21	60	21	1.0	1.0
Second	R1	W1	Residential	34.0	33.5	0.4	1.3	1.0	92.3	91.3	91.2	0.1	0.1	1.00	70	23	70	23	1.0	1.0
Second	R2	W2	Residential	31.1	30.7	0.5	1.5	1.0	158.9	157.4	157.4	0.0	0.0	1.00	66	23	66	23	1.0	1.0
4 Joel Street																				
First	R1	W1	Residential	32.3	32.0	0.3	1.0	1.0	195.0	191.3	191.3	0.0	0.0	1.00	61	22	61	22	1.0	1.0
Second	R1	W1	Residential	34.7	34.3	0.4	1.1	1.0	159.8	156.5	156.1	0.3	0.2	1.00	64	23	63	22	1.0	1.0
Second	R2	W2	Residential	35.2	34.8	0.4	1.1	1.0	95.4	94.2	94.1	0.1	0.1	1.00	71	24	70	23	1.0	1.0
6 Joel Street																				
First	R2	W3	Residential	32.6	32.0	0.6	1.8	1.0	206.1	204.3	204.3	0.0	0.0	1.00	67	24	66	23	1.0	1.0
Second	R1	W1	Residential	35.8	35.1	0.7	2.0	1.0	85.9	85.1	85.1	0.0	0.0	1.00	71	25	71	25	1.0	1.0
Second	R2	W2	Residential	35.0	34.4	0.7	1.9	1.0	190.9	188.6	188.6	0.0	0.0	1.00	71	25	70	25	1.0	1.0
Third	R1	W1	Residential	77.9	77.1	0.9	1.1	1.0	54.5	51.3	51.3	0.0	0.0	1.00	87	27	83	27	1.0	1.0
Third	R2	W2 W3	Residential	77.6	76.5	1.2	1.5	1.0	72.2	68.5	68.5	0.0	0.0	1.00	84	26	81	26	1.0	1.0
				77.3	75.9	1.4	1.8													
Third	R3	W4	Residential	76.4	74.8	1.6	2.1	1.0	37.8	36.2	36.2	0.0	0.0	1.00	84	26	80	26	1.0	1.0
8 Joel Street																				
First	R1	W1	Residential	34.4	33.7	0.6	1.8	1.0	113.2	111.7	111.7	0.0	0.0	1.00	68	23	68	23	1.0	1.0
Second	R1	W1	Residential	36.4	35.7	0.7	1.8	1.0	136.7	135.0	134.9	0.0	0.0	1.00	72	25	71	25	1.0	1.0
Second	R2	W2	Residential	36.2	35.5	0.7	1.9	1.0	91.9	90.8	90.8	0.0	0.0	1.00	72	25	71	25	1.0	1.0
10 Joel Street																				
First	R2	W2	Bedroom	34.5	33.9	0.6	1.8	1.0	112.4	112.1	112.1	0.0	0.0	1.00	67	20	67	20	1.0	1.0
Second	R1	W1	Bathroom	36.7	36.1	0.6	1.6	1.0	62.1	61.8	61.7	0.0	0.0	1.00	73	26	72	25	1.0	1.0
Second	R2	W2	Bedroom	36.7	36.0	0.6	1.7	1.0	178.8	178.1	178.1	0.0	0.0	1.00	74	26	73	25	1.0	1.0
Third	R2	W2 W3	Bedroom	38.5	37.9	0.6	1.5	1.0	182.7	182.7	182.7	0.0	0.0	1.00	100	30	98	29	1.0	1.0
				82.2	82.2	0.0	0.0													
12 Joel Street																				
First	R1	W1	Residential	31.9	31.3	0.6	1.8	1.0	168.7	167.2	167.2	0.0	0.0	1.00	51	13	51	13	1.0	1.0
Second	R1	W1	Residential	35.8	35.2	0.6	1.6	1.0	157.1	155.3	155.3	0.0	0.0	1.00	70	21	68	20	1.0	1.0
Second	R2	W2	Residential	36.5	36.0	0.6	1.6	1.0	86.5	85.6	85.6	0.0	0.0	1.00	72	25	71	24	1.0	1.0
14 Joel Street																				
First	R2	W4	Residential	30.1	29.2	0.9	3.1	1.0	172.2	170.8	170.8	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Residential	35.4	34.5	0.9	2.6	1.0	97.4	96.0	96.0	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Residential	34.2	33.3	0.9	2.7	1.0	144.7	143.5	143.5	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
16 Joel Street																				
First	R1	W1	Residential	33.7	32.7	1.0	2.9	1.0	124.7	123.1	123.1	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Residential	36.1	35.1	0.9	2.6	1.0	105.1	103.3	103.3	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Residential	35.9	34.9	0.9	2.6	1.0	89.4	88.5	88.5	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
18 Joel Street																				
First	R1	W1	Residential	33.1	32.1	1.0	3.0	1.0	164.4	161.0	161.0	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1 W2	Residential	35.6	34.6	1.0	2.8	1.0	164.4	164.0	164.0	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
				35.6	34.6	1.0	2.7													
20 Joel Street																				
First	R1	W1	Residential	29.1	28.2	0.9	3.2	1.0	240.2	235.3	235.3	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Loss %	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Loss %	Proportion Retained	Existing APSH		Proposed APSH		Total Retained	Winter Retained
															Total	Winter	Total	Winter		
Second	R1	W1	Residential	31.5	30.8	0.6	2.1	1.0	124.7	124.3	124.3	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Residential	35.3	34.3	1.0	2.8	1.0	110.9	109.8	109.8	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Third	R1	W1-L W1-U	Residential	33.0	32.1	0.9	2.6	1.0	130.8	127.2	127.2	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
22 Joel Street																				
First	R1	W1 W2	Residential	34.2 32.7	33.0 31.6	1.1 1.1	3.3 3.5	1.0 1.0	209.8	193.9	193.9	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W3	Residential	3.7	2.9	0.8	22.3	0.8	165.2	7.9	7.9	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1 W2	Residential	37.2 37.0	36.1 35.9	1.1 1.1	3.0 2.9	1.0 1.0	183.4	178.3	178.3	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W3 W4	Residential	35.5 4.8	34.5 3.9	1.0 0.9	2.9 18.0	1.0 0.8	191.7	173.1	173.1	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Third	R1	W1 W2	Residential	38.6 38.6	37.6 37.6	1.0 1.0	2.6 2.6	1.0 1.0	183.4	178.4	178.4	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Third	R2	W3 W4	Residential	38.6 38.7	37.6 37.8	1.0 0.9	2.5 2.4	1.0 1.0	191.7	185.5	185.5	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
24 Joel Street																				
First	R1	W1	Residential	34.5	33.5	0.9	2.8	1.0	180.1	178.6	178.6	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R3	W3	Residential	23.8	18.5	5.2	21.9	0.8	261.1	170.2	139.0	31.2	18.3	0.82	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Residential	36.7	35.5	1.2	3.2	1.0	157.3	155.7	155.7	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Residential	36.3	35.2	1.2	3.2	1.0	129.2	127.4	127.4	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
26 Joel Street																				
First	R2	W2	Residential	35.1	33.9	1.2	3.5	1.0	180.7	179.1	179.1	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Residential	37.1	35.9	1.2	3.1	1.0	107.1	106.1	106.1	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Residential	36.9	35.8	1.2	3.2	1.0	157.7	156.3	156.3	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
28 Joel Street																				
First	R1	W1	Residential	35.4	34.2	1.2	3.2	1.0	196.0	191.5	191.5	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Residential	37.4	36.3	1.1	2.9	1.0	154.0	152.5	152.5	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Residential	37.2	36.1	1.1	3.0	1.0	107.4	106.1	106.1	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Third	R1	W1-L W1-U	Residential	38.3	37.4	0.9	2.4	1.0	78.7	76.9	76.9	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
30 Joel Street																				
First	R1	W1	Residential	35.3	34.3	1.1	3.0	1.0	177.2	175.7	175.7	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Residential	37.7	36.7	1.0	2.7	1.0	107.1	106.1	106.1	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Residential	37.6	36.5	1.0	2.7	1.0	149.1	147.8	147.8	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
32 Joel Street																				
First	R1	W1	Residential	35.4	34.4	0.9	2.6	1.0	161.3	160.3	160.3	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Residential	37.8	36.9	0.9	2.4	1.0	131.6	130.6	130.6	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Residential	37.8	36.8	1.0	2.5	1.0	104.9	103.8	103.8	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
34 Joel Street																				
First	R1	W1	Residential	35.7	34.9	0.8	2.3	1.0	220.4	216.4	216.4	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Residential	36.0	35.3	0.8	2.1	1.0	109.7	108.3	108.3	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Residential	35.9	35.0	0.8	2.3	1.0	181.4	177.0	177.0	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Land At The Back Of 34 Joel Street																				
Ground	R1	W1 W2 W3	Residential	33.8 33.8 28.3	33.8 33.8 27.2	0.0 0.0 1.2	0.0 0.0 4.1	1.0 1.0 1.0	108.2	103.5	101.3	2.3	2.2	0.98	86	26	86	26	1.0	1.0
Ground	R2	W4	Residential	21.6	21.6	0.0	0.0	1.0	91.9	80.5	78.6	1.9	2.4	0.98	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W1 W2	Residential	35.8 30.2	35.8 29.0	0.0 1.2	0.0 4.1	1.0 1.0	108.2	105.1	104.0	1.1	1.0	0.99	88	27	88	27	1.0	1.0
First	R2	W3	Residential	23.2	23.2	0.0	0.1	1.0	91.9	81.0	79.5	1.4	1.8	0.98	N/F	N/F	N/F	N/F	N/F	N/F
First	R3	W4	Residential	34.5	32.2	2.3	6.8	0.9	133.1	130.5	129.5	1.0	0.8	0.99	N/F	N/F	N/F	N/F	N/F	N/F
First	R4	W5	Residential	34.0	31.3	2.7	7.8	0.9	133.1	130.8	130.8	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Residential	79.5	78.1	1.4	1.8	1.0	72.6	59.0	59.0	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F

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Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Loss %	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Loss %	Proportion Retained	Existing APSH		Proposed APSH		Total Retained	Winter Retained
															Total	Winter	Total	Winter		
Ground	R5	W8-L W8-U	Bedroom	31.2	30.6	0.6	1.8	1.0	137.7	136.6	136.6	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W1	Bedroom	26.1	26.1	0.0	0.0	1.0	83.0	80.1	80.1	0.0	0.0	1.00	58	24	58	24	1.0	1.0
First	R3	W3 W4 W5	Kitchen	22.5 34.5 34.4	14.8 33.8 33.8	7.7 0.7 0.6	34.2 2.0 1.9	0.7 1.0 1.0	91.8	91.3	91.3	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R4	W6	Bedroom	34.9	34.3	0.6	1.7	1.0	137.7	136.0	136.0	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
121 Pinner Road																				
Ground	R1	W1	Residential	28.6	27.8	0.7	2.5	1.0	97.5	96.8	96.8	0.0	0.0	1.00	60	25	60	25	1.0	1.0
Ground	R2	W2	Residential	33.6	32.9	0.8	2.3	1.0	148.0	146.2	146.2	0.0	0.0	1.00	67	24	67	24	1.0	1.0
Ground	R3	W3	Residential	32.9	32.9	0.0	0.0	1.0	165.5	163.4	163.4	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R4	W4	Residential	33.4	33.4	0.0	0.0	1.0	128.6	126.8	126.8	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W1	Residential	30.3	29.6	0.7	2.3	1.0	97.5	96.6	96.6	0.0	0.0	1.00	63	27	63	27	1.0	1.0
First	R2	W2	Residential	35.1	34.3	0.7	2.1	1.0	148.0	146.8	146.8	0.0	0.0	1.00	71	26	71	26	1.0	1.0
First	R3	W3	Residential	34.2	34.2	0.0	0.0	1.0	165.5	163.4	163.4	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R4	W4	Residential	34.6	34.6	0.0	0.0	1.0	128.6	126.8	126.8	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Residential	27.5	26.8	0.7	2.4	1.0	97.5	96.0	96.0	0.0	0.0	1.00	53	26	53	26	1.0	1.0
Second	R2	W2	Residential	27.2	26.5	0.7	2.5	1.0	148.0	145.1	145.1	0.0	0.0	1.00	53	26	53	26	1.0	1.0
Second	R3	W3	Residential	26.1	26.1	0.0	0.0	1.0	165.5	161.9	161.9	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R4	W4	Residential	26.3	26.3	0.0	0.0	1.0	128.6	125.7	125.7	0.0	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F