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DAYLIGHT & SUNLIGHT REPORT

4 Mondial Way
Hayes, UB2 5AR

Our Ref: 6155

3 September 2026

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Appendix 1 – Drawings of the existing, proposed and surrounding buildings

Appendix 2 – Detailed results of the daylight and sunlight assessment within
neighbouring properties

Report details

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1 Introduction

- 1.1.4 eb7 have been instructed to assess the effect of proposed development at 4 Mondial Way on daylight and sunlight to the existing surrounding properties. These assessments consider the latest Wimshurst Pelleriti scheme proposals dated August 2026.
- 1.1.5 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, 2022).
- 1.1.6 In order 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.
- 1.1.7 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

Site layout planning for daylight and sunlight: A guide to good practice', BRE 2022'

- 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 a proposed new development.
- 2.1.2 The guidance given within the BRE document makes direct reference to the British Standard BS EN17037 (2018) and the CIBSE (Chartered Institute of Building Services Engineers) guide LG10: Daylighting – a guide for designers (2014). It is intended to be used in conjunction with these documents, which provide guidance on the assessment of daylight and sunlight within new buildings.
- 2.1.3 The 2022 update to the BRE guidance was published on 9th June 2022. The assessment methodologies and target metrics in respect of the impacts to neighbouring properties remain broadly unchanged from the earlier guidance save for some areas of clarification. The primary change relates to the assessment of internal daylight and sunlight amenity within the proposed habitable accommodation. The new guidance reflects the British Standard BS EN17037, published in 2018, which was based on the relevant European Standard but included a 'National Annex' clarifying the proposed application of the new internal guidance within the UK.
- 2.1.4 Detailed guidance upon the updated internal amenity standards is set out below. It is however important to note that the standard set out in BS EN17037 / BRE 209 (2022) are generally harder to achieve than the previous Average Daylight Factor (ADF) assessments adopted under the 2011 version of the guidance. A lower compliance rate with the new targets does not therefore indicate a less acceptable scheme as the difference in the assessment metrics should be noted. This is particularly so in respect of urban development where a number of important design factors such as the provision of balcony private amenity space and limiting solar gain / overheating may lead to a trade-off against achieving higher internal amenity levels.

2.2 Detailed daylight assessments (neighbouring properties)

- 2.2.1 The guidance outlines detailed methods for calculating daylight to neighbours - the Vertical Sky Component (VSC) and the No-Skyline (NSL).
- 2.2.2 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.

- 2.2.3 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.
- 2.2.4 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
 - Levels of NSL within rooms are reduced to less than 0.8 times their former values.
- 2.2.5 Where rooms are greater than 5m in depth and lit from only one side, the guidance recognises that *"a greater movement of the no skyline may be unavoidable"* (page 16, paragraph 2.2.12).

2.3 Detailed sunlight assessments (neighbouring properties)

- 2.3.1 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.
- 2.3.2 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 main focus is on living rooms, with bedrooms and kitchens deemed less important.
- 2.3.3 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.
- 3.2.5 Some recent planning decisions by the Mayor of London¹ and Planning Inspectorate² have suggested that retained levels of daylight (VSC) between 10% and 20% can be considered acceptable for residential properties neighbouring new developments in Central London. Further to these decisions, recent guidance from the Mayor of London (Draft SPG 'Good Quality Homes for all Londoners') suggests that residential properties in Central London can typically expect VSC values of between 13% and 18%. We have therefore assessed the severity of impacts to the neighbouring residential properties in light of this guidance.

¹ Monmouth House, Islington (Ref.: D&P/3698/02)

² Whitechapel Estate (Ref: APP/E5900/W/17/3171437)

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

Local Plan Part 2: Development Management Policies

Policy DMHB 11: Design of New Development

"Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space"

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.'

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 The National Planning Policy Framework - Department for Housing, Communities and Local Government (August 2026)

- 4.5.1 The latest National Planning Policy Framework was published on 17 August 2026, replacing the version published in December 2024. The framework sets out both plan-making and decision-making policies across the country including a presumption towards development in many cases unless the benefits of the proposals are substantially outweighed by specific types of harm.
- 4.5.2 Policy P3 is a national decision-making policy of applying to all types of development and stating that development proposals should:
 - "a. Provide healthy living conditions for occupiers and users in terms of adequate access to light [...]"*
 - "b. Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers [...]"* Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree."
- 4.5.3 Policy P3 does not adopt numerical daylight or sunlight standard and determining whether amenity levels remain "adequate" or may be considered "unacceptable" requires a judgement to be formed about the particular development within the site context.
- 4.5.4 This may be interpreted by reference to the Planning Practice Guidance 'Making Effective Use of Land' (February 2025) which plays an important supporting role to the policy. It similarly states that local planning authorities will need to consider whether the proposed development "would have an unreasonable impact on the

daylight and sunlight levels enjoyed by neighbouring occupiers", as well as assessing "whether daylight and sunlight within the development itself will provide satisfactory living conditions for future occupants".

- 4.5.5 On the standard to be applied, the guidance states that all developments should maintain acceptable living standards, and that:

"What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings."

- 4.5.6 Policy L1 to L3 of the NPPF deal with Making effective use of land' set out further considerations which apply, in addition to Policy P3, to defined categories of development.
- 4.5.7 Policy L2 affords substantial weight to the benefits of development proposal which would remediate land, make better use of vacant and underutilised buildings and provide temporary uses on previously developed land and buildings prior to their redevelopment. It also affords such weight to proposals creating additional homes or floorspace within a settlement by using the airspace above existing residential or commercial premises, or through sensitive redevelopment or additional development within existing plots. Examples include the addition of mansard roofs, proposals to fill gaps in an existing roof line, the introduction of higher buildings at street corners, and additional units within residential curtilages.
- 4.5.8 Section L2 (d)(ii) notes that such developments should maintain *"acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space."*
- 4.5.9 Policy L3 requires development proposals to make efficient use of land and to be refused where this is not achieved. Guidance is given regarding increasing density of areas within settlements, on allocated / consented sites to the edge of settlements and in proximity to well-connected stations.
- 4.5.10 Within settlements the existing character of an area should be taken into account, in accordance with policy DP3, but should not preclude development which makes the most of an area's potential.

5 Sources of Information & Assumptions

- 5.1.1 A combination of architectural drawings, online planning information and Ordnance Survey information have been used to create a 3D 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 assessment.
- 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 Wimshurst Pelleriti

2D drawings

0797-WPA-Existing Plans.bak
 0797-WPA-Proposed Elevations.bak
 0797-WPA-Existing Plans.dwg
 0797-WPA-Existing Site Plan.dwg
 0797-WPA-Proposed Elevations(1).dwg
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 0797-WPA-Existing Site Plan.dwl2
 0797-WPA-Proposed L3.dwl2
 Received 07/08/2026

5.3 EB7 Ltd

Site Photographs

Ordnance Survey

6 The Site and Proposal

6.1.1 The site is located at 4 Mondial Way and currently contains a three-storey residential property.

6.1.2 The proposals involve:

"Two storey airspace extension to provide 28 apart-let units (C1 use class), associated ancillary facilities, cycle parking and refuse."

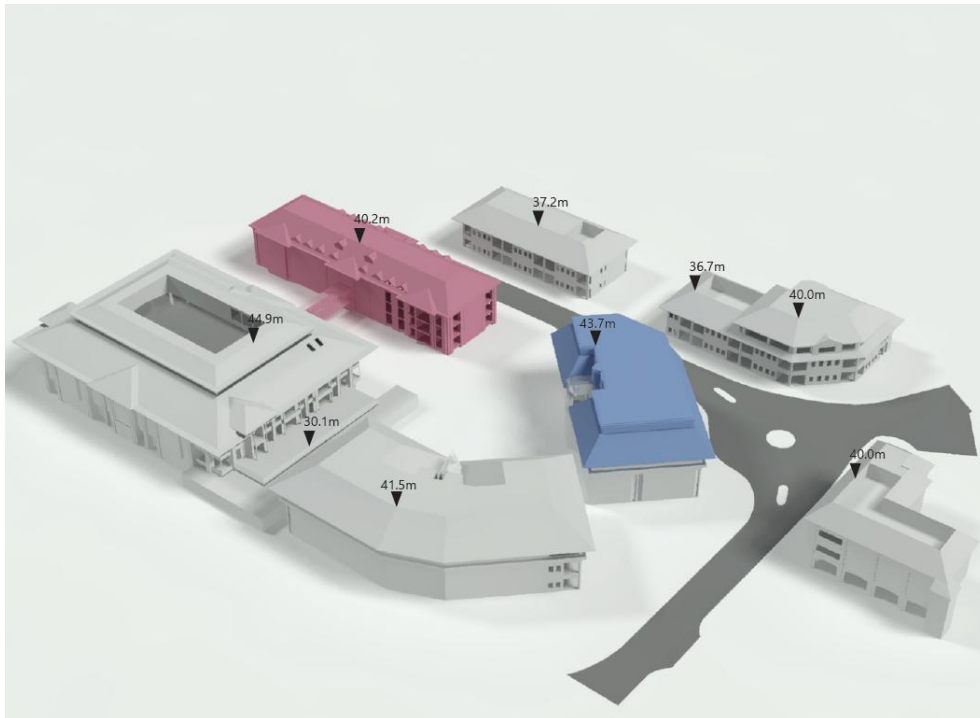


Image 1 - 3D view of the proposed development and context

6.1.3 The existing building is predominantly neighboured by commercial buildings, however we understand that 234 Bath Road to the west of the site benefits from a planning consent (planning ref: 28868/APP/2019/2632) for an apartment hotel scheme. There are also some existing dwellings within 4 Mondial Way which may have a 'view' of the proposals and are therefore relevant for assessment.

7 Assessment results

7.1 Daylight and sunlight to neighbouring buildings

- 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.
- 7.1.2 Our assessment has considered all of the closest neighbouring properties with windows overlooking the proposed development. These include the consented apartment hotel accommodation to the west of the site at 234 Bath Road, as well as the existing residential units within the current building. These are shown below: -

1. 234 Bath Road
2. 4 Mondial Way – Existing units

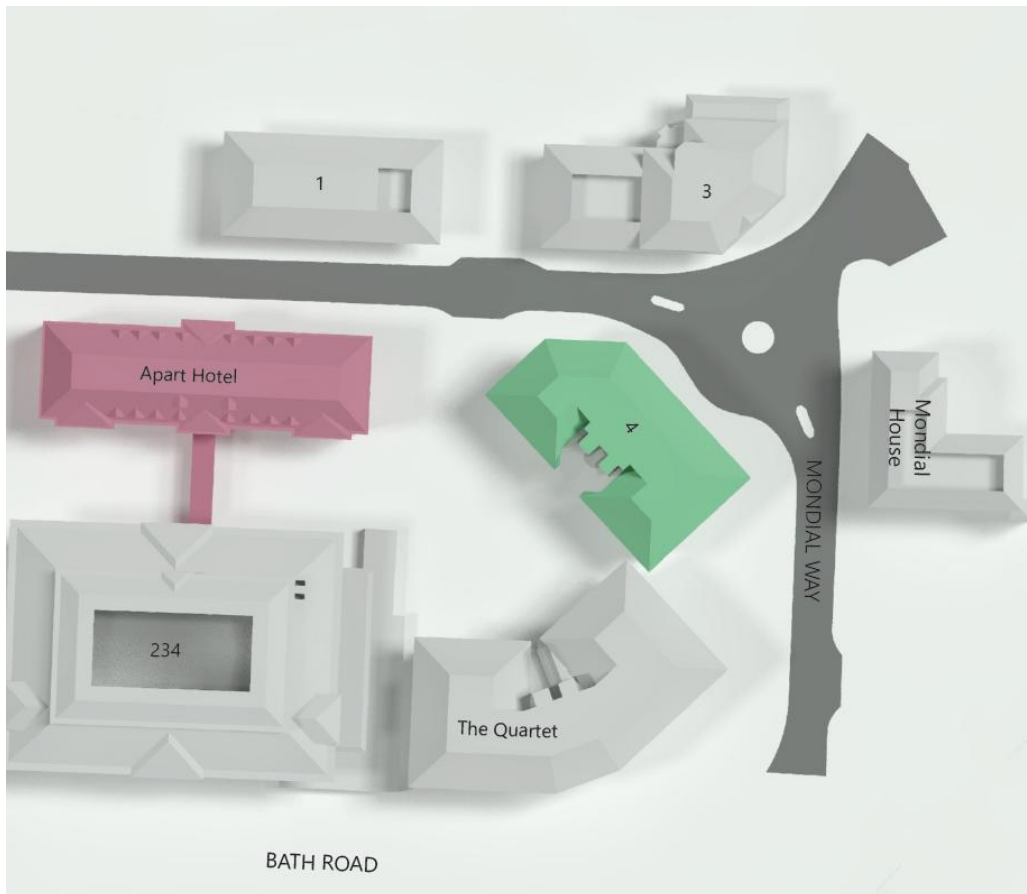


Image 2 - Map showing site location and neighbouring residential properties

7.2 234 Bath Road

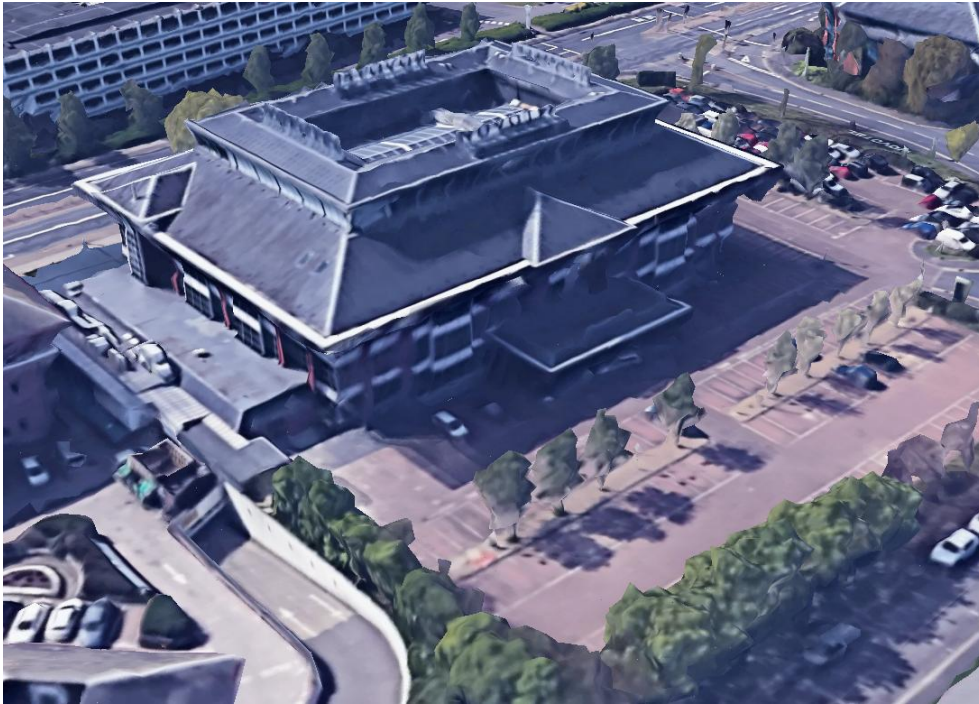


Image 3 - Aerial view of 234 Bath Road

- 7.2.1 This property is situated to the southwest of the proposed development and is understood to benefit from a planning consent (planning ref: 28868/APP/2019/2632) for a four-storey extension to the property to the north which will comprise use as apart-hotels throughout. The consented extension will contain windows that will have a view of the proposal.

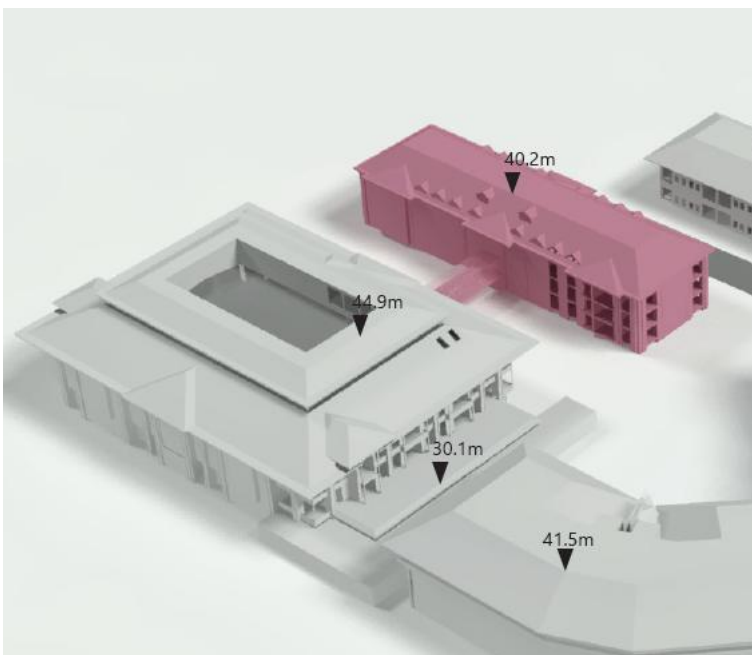


Image 4 - 3D visualisation of the extension to 234 Bath Road (red) as modelled in our analysis

- 7.2.2 We have modelled the neighbouring consent based on the planning application drawings.

Daylight

- 7.2.3 The results of our VSC /NSL daylight assessment demonstrate that all windows and rooms retain VSC levels well within 0.80 times their existing values and therefore fully comply with the BRE targets.

Sunlight

- 7.2.4 Our assessment of sunlight has shown that all rooms with an orientation within 90 degrees of due south will experience both annual and winter sunlight levels in excess of BRE guidance.
- 7.2.5 Overall, the daylight and sunlight effects to the consented apartment hotel building will be limited and wholly in accordance with the BRE recommendations.

7.3 4 Mondial Way – Existing Units



Image 5 - Aerial view of 4 Mondial Way

- 7.3.1 As noted above, there are existing flats within 4 Mondial way which face inwards to the atrium, such that they may have a 'view' of proposed extension and have therefore been included within our consideration. We have based our modelling of the internal layouts of this property on the existing planning drawings.

Daylight

- 7.3.2 The results of our VSC assessment has shown that all but two of the windows assessed retain VSC levels within 0.80 times their existing values and thus meet the BRE targets. The remaining two windows are located on the first floor and have a retained VSC ratio between 0.73-0.75, such that they experience very marginal

/unnoticeable differences from the 0.80 target.

- 7.3.3 Notwithstanding this, these spaces are dual-aspect and paragraph 2.2.8 of the BRE guide suggests that where rooms contain multiple windows the weighted VSC may be considered in such circumstances. On this basis, the weighted VSC effects to these windows fully comply with the BRE criteria.
- 7.3.4 The limited daylight effect of the proposed extension is confirmed by our NSL analysis which demonstrates that the retained daylight penetration levels remain within 0.90 times their existing condition and are in accordance with the BRE criteria.
- 7.3.5 Overall, the daylight effects to the existing units are non-material and fully meet the BRE guidance.

Sunlight

- 7.3.6 Our sunlight assessment has also shown full compliance, given all spaces that enjoy a southerly aspect maintain total APSH and winter sunlight levels in excess of BRE guidance.

8 Conclusions

- 8.1.1 This practice has undertaken a detailed assessment of the potential daylight and sunlight effects of the proposed development at 4 Mondial Way on the key neighbouring properties. We have also undertaken an assessment of the provision of daylight and sunlight within the proposed residential units.

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. We have assessed the potential effect to the consented apartment hotel to the rear of 234 Bath Road, as well as some of the existing units at 4 Mondial Way that may have a 'view' of the proposals.
- 8.2.2 The results from our VSC, NSL and APSH assessments demonstrate the daylight and sunlight effects to the consented neighbouring scheme and existing dwellings will be limited and fully in accordance with the BRE guidance.

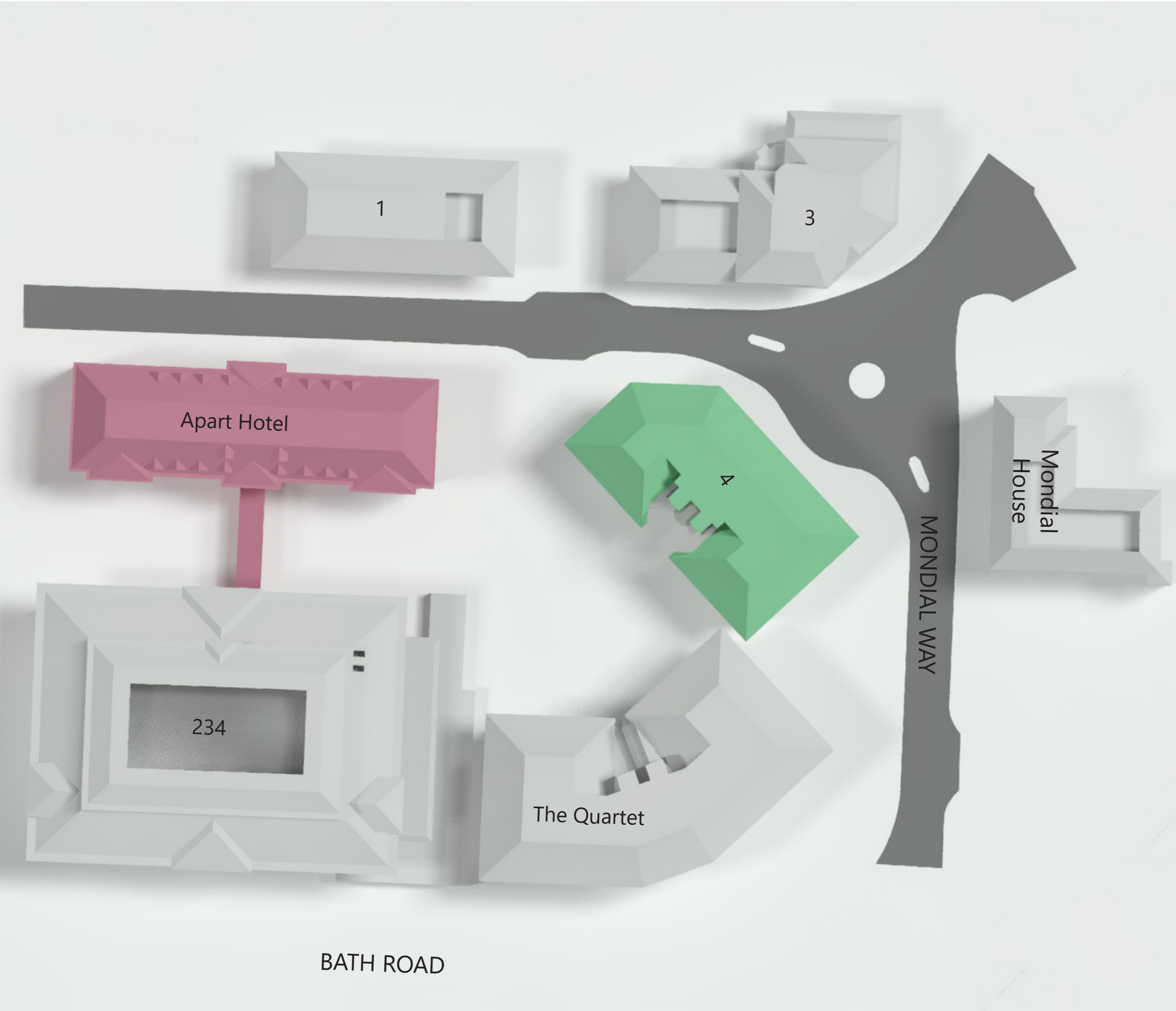
8.3 Daylight and sunlight within the proposed accommodation

- 8.3.1 The BRE guidance does not relate to proposed C1 accommodation and there are no planning policies that relate to such uses. Nevertheless, the proposed accommodation is expected to benefit from good levels of internal daylight given the relatively undeveloped and low-rise nature of surrounding buildings.
- 8.3.2 Overall, the proposed roof extension is considered to be fully in line with the BRE guidelines, as well as relevant local and national planning policy.



Appendix 1

Drawings of the existing, proposed and surrounding buildings



Sources of information

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Site Photographs
Ordnance Survey



Key		Cumulative Building
		Existing Building
		Surrounding Context
		Proposed Development

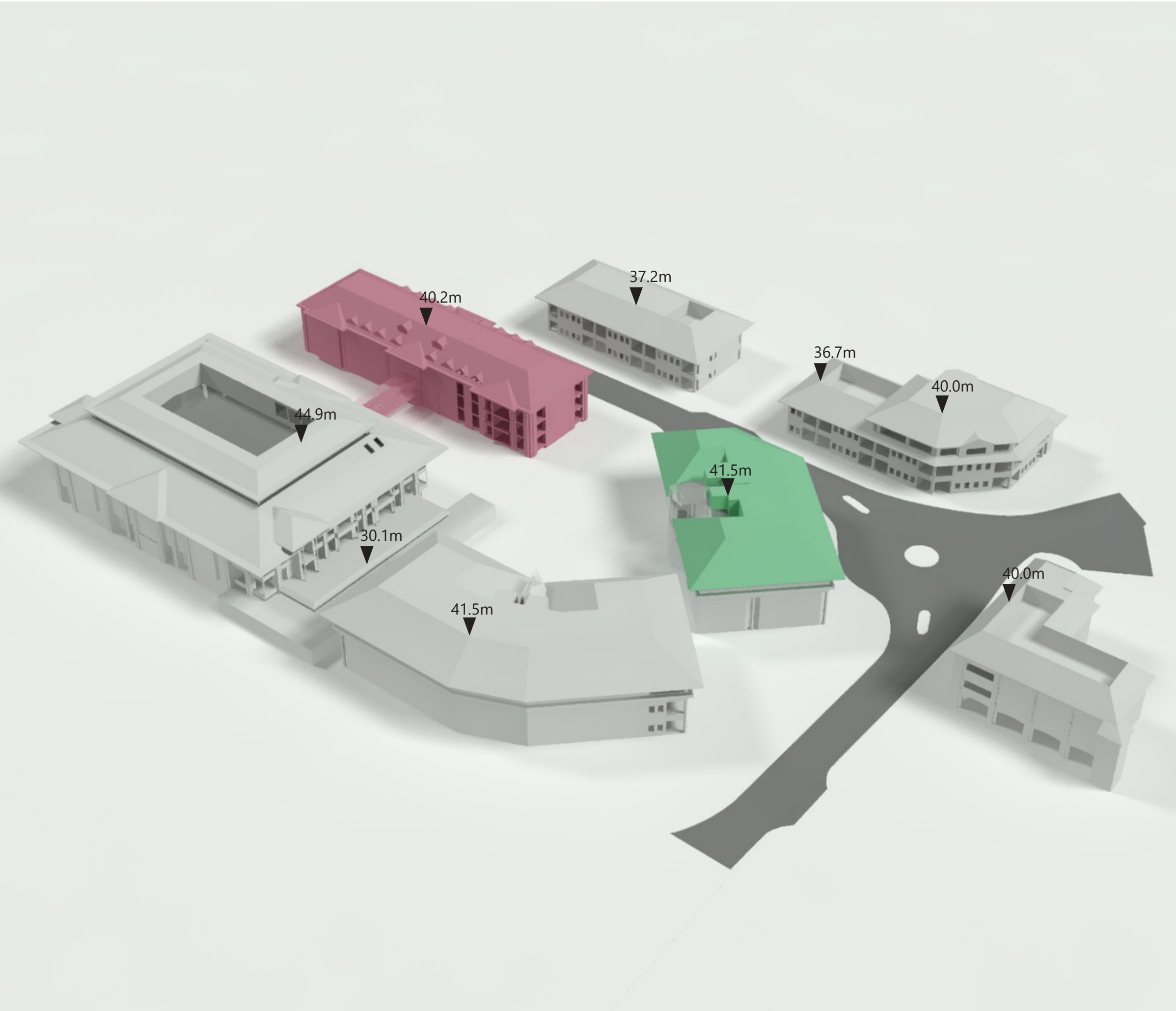
Project Mondial Way

Title Existing Condition
Plan View

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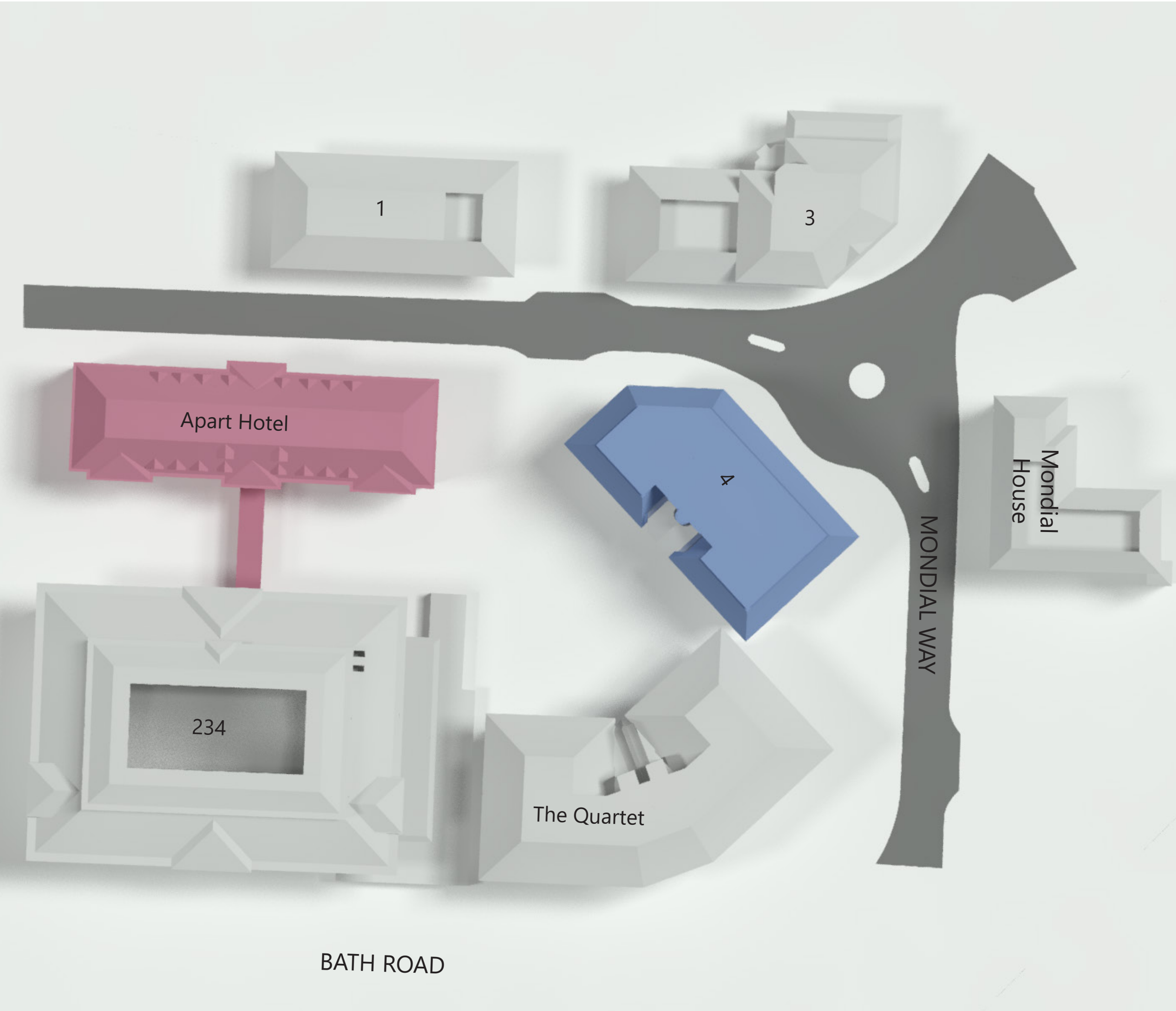
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3D View

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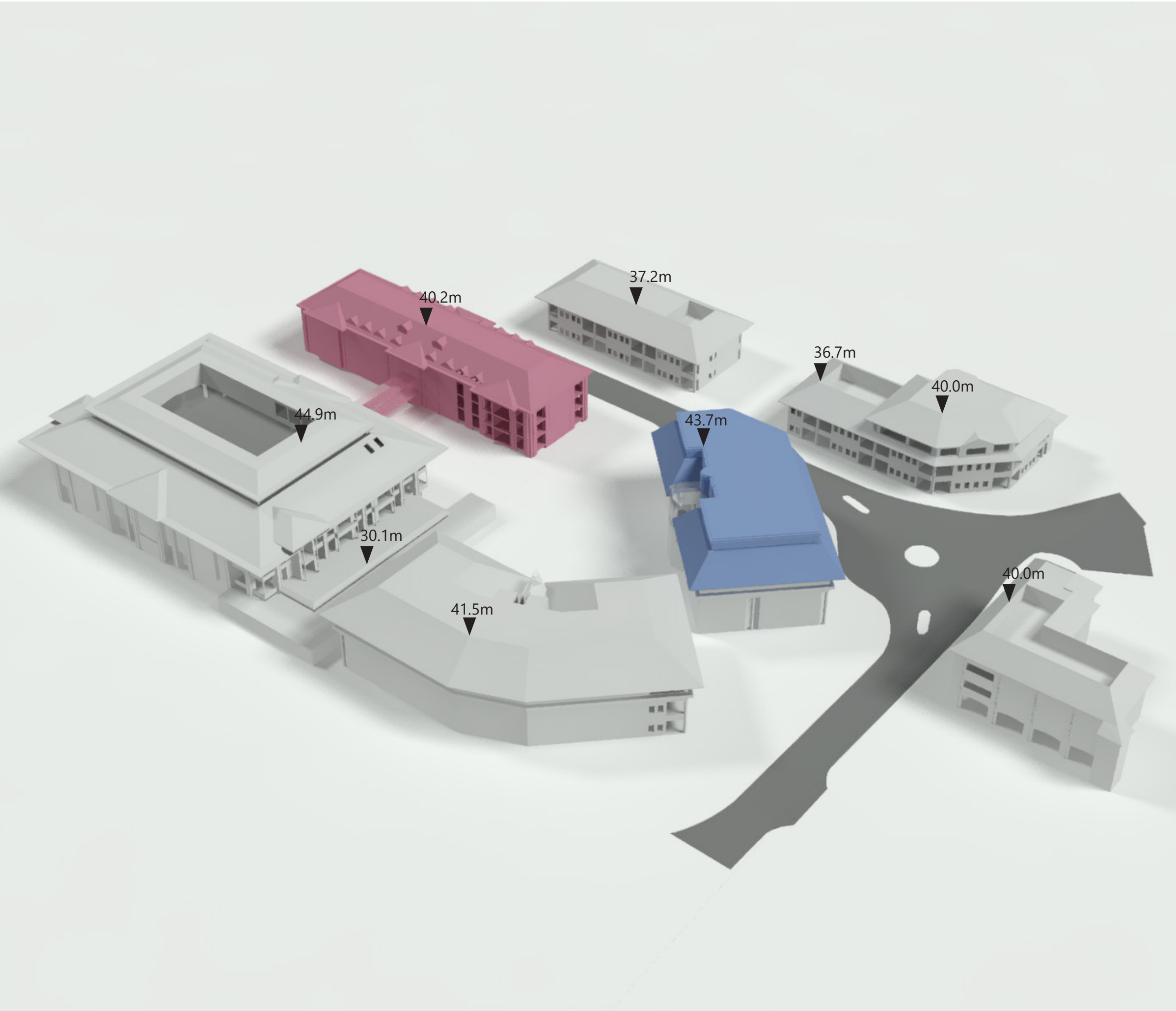
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Plan View

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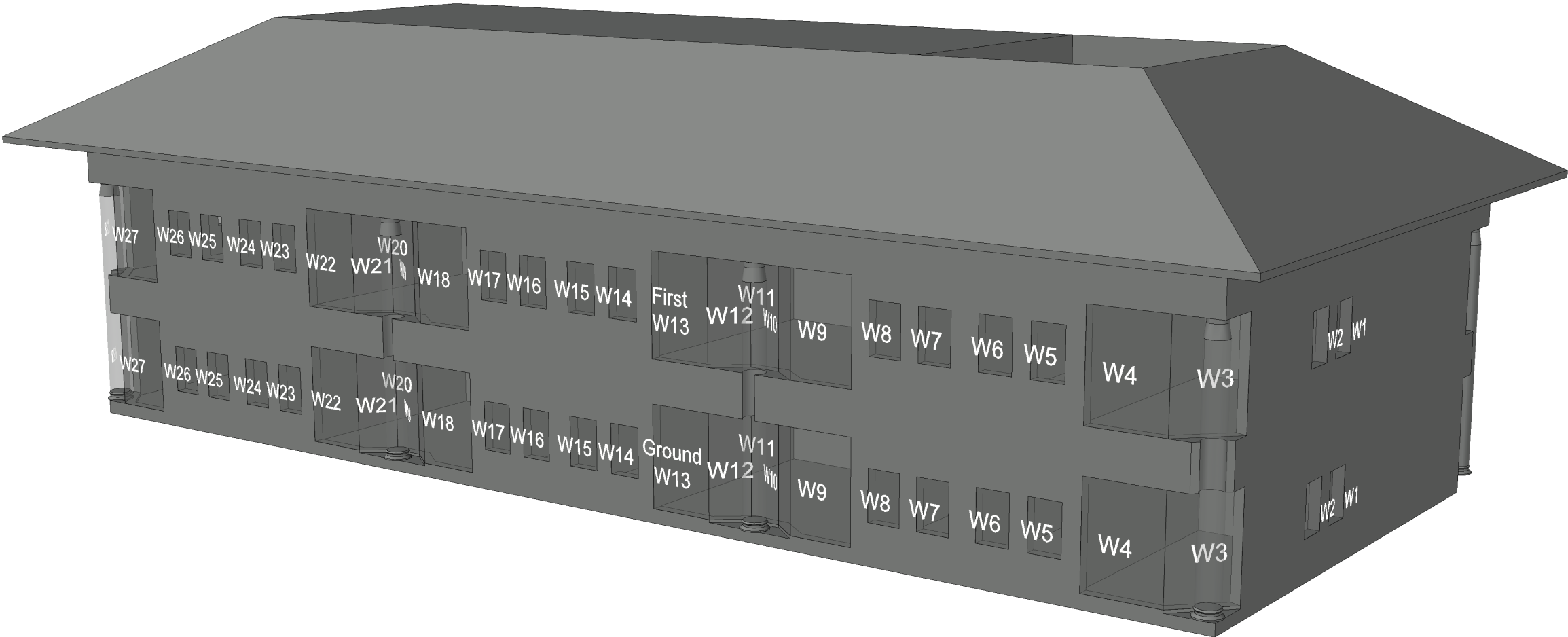
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Title Proposed Development
3D View

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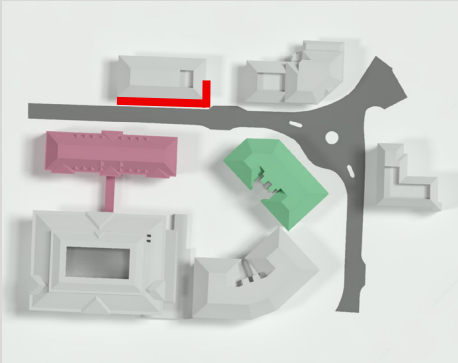
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Project Mondial Way

Title 1 Mondial Way
Window Map

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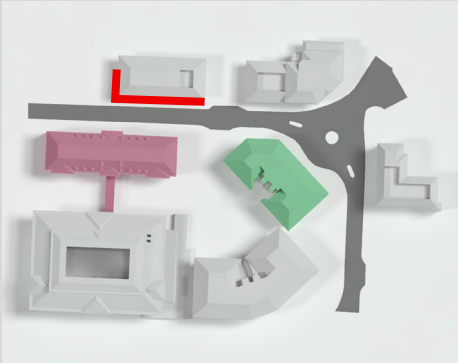
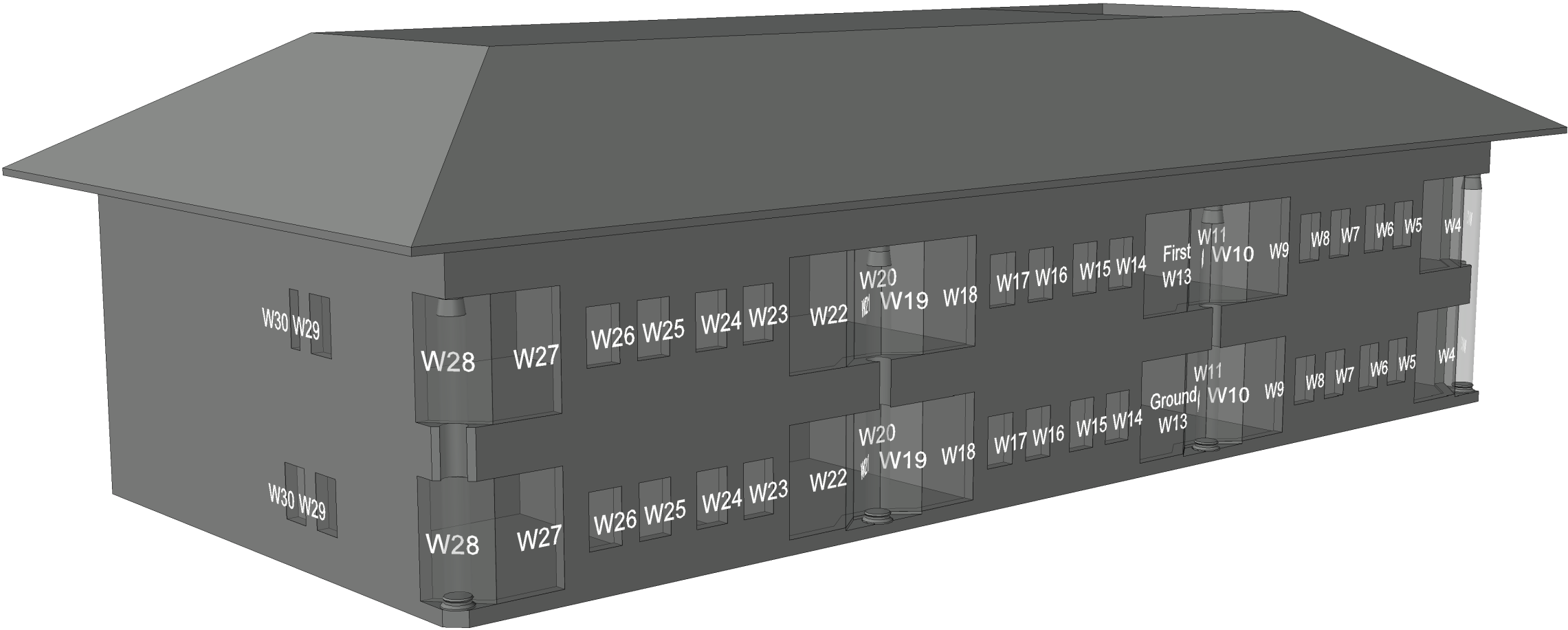
Date 27/08/2026 Project 6155

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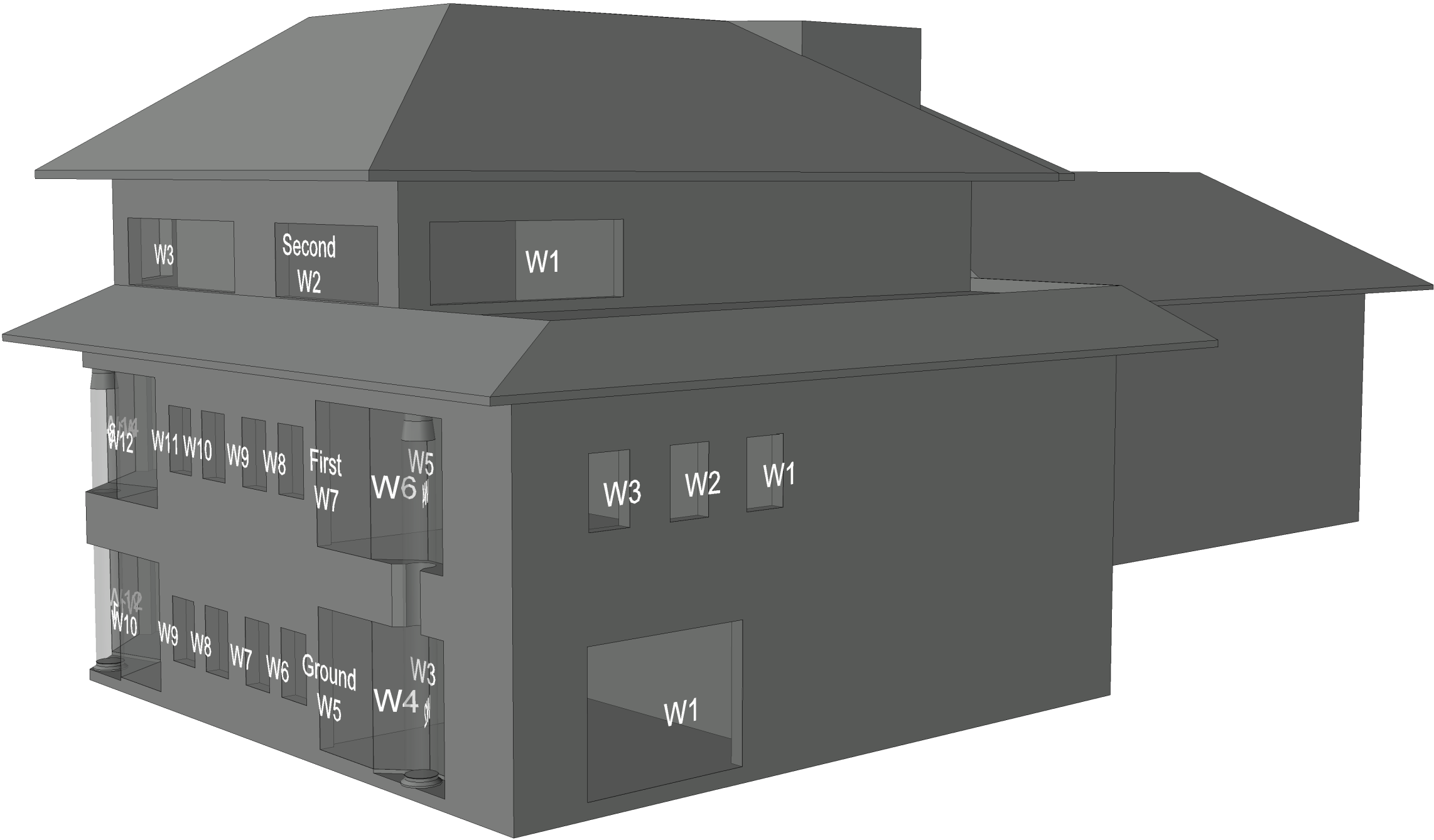
Project Mondial Way

Title 1 Mondial Way
Window Map

Drawn TR Checked --

Date 27/08/2026 Project 6155

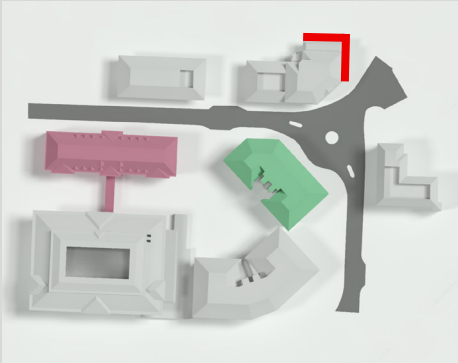
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Received 07/08/2026

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Project Mondial Way

Title 3 Mondial Way
Window Map

Drawn	TR	Checked	--
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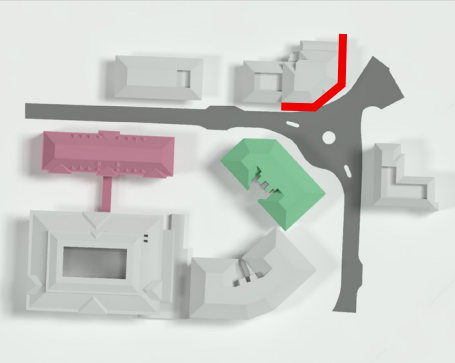
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Project Mondial Way

Title 3 Mondial Way
Window Map

Drawn TR Checked --

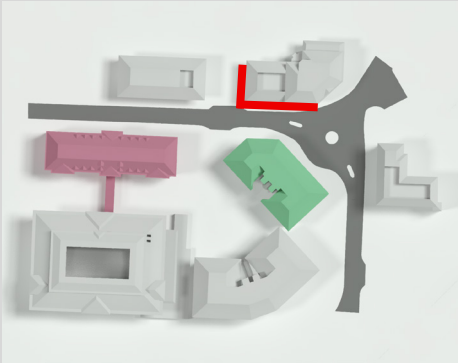
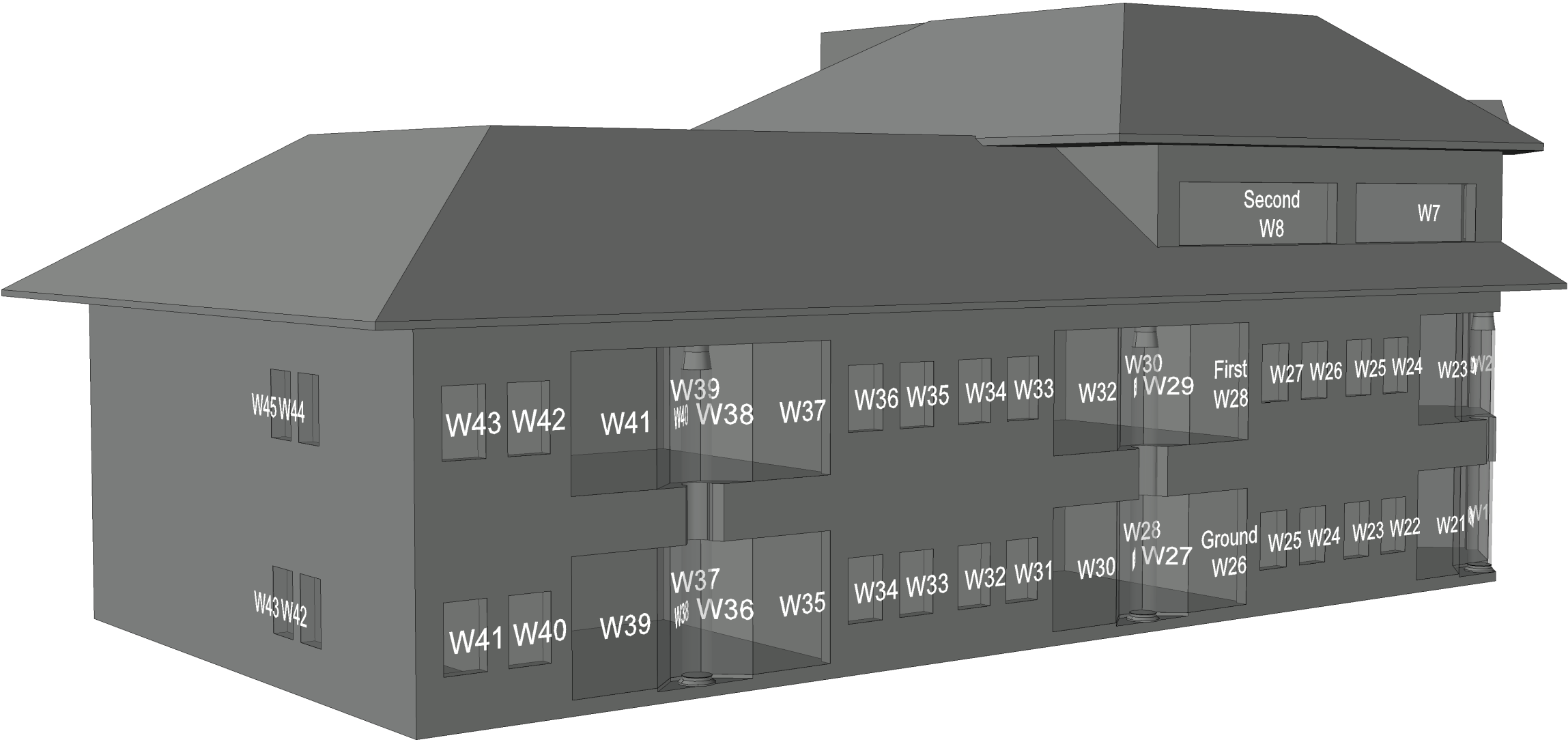
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Project Mondial Way

Title 3 Mondial Way
Window Map

Drawn TR Checked --

Date 27/08/2026 Project 6155

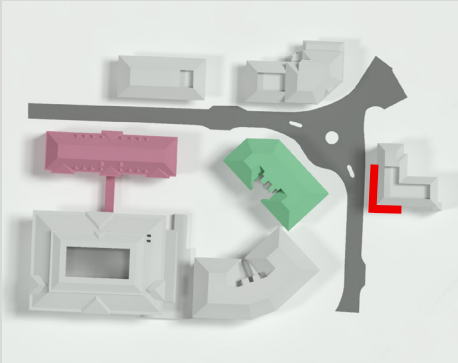
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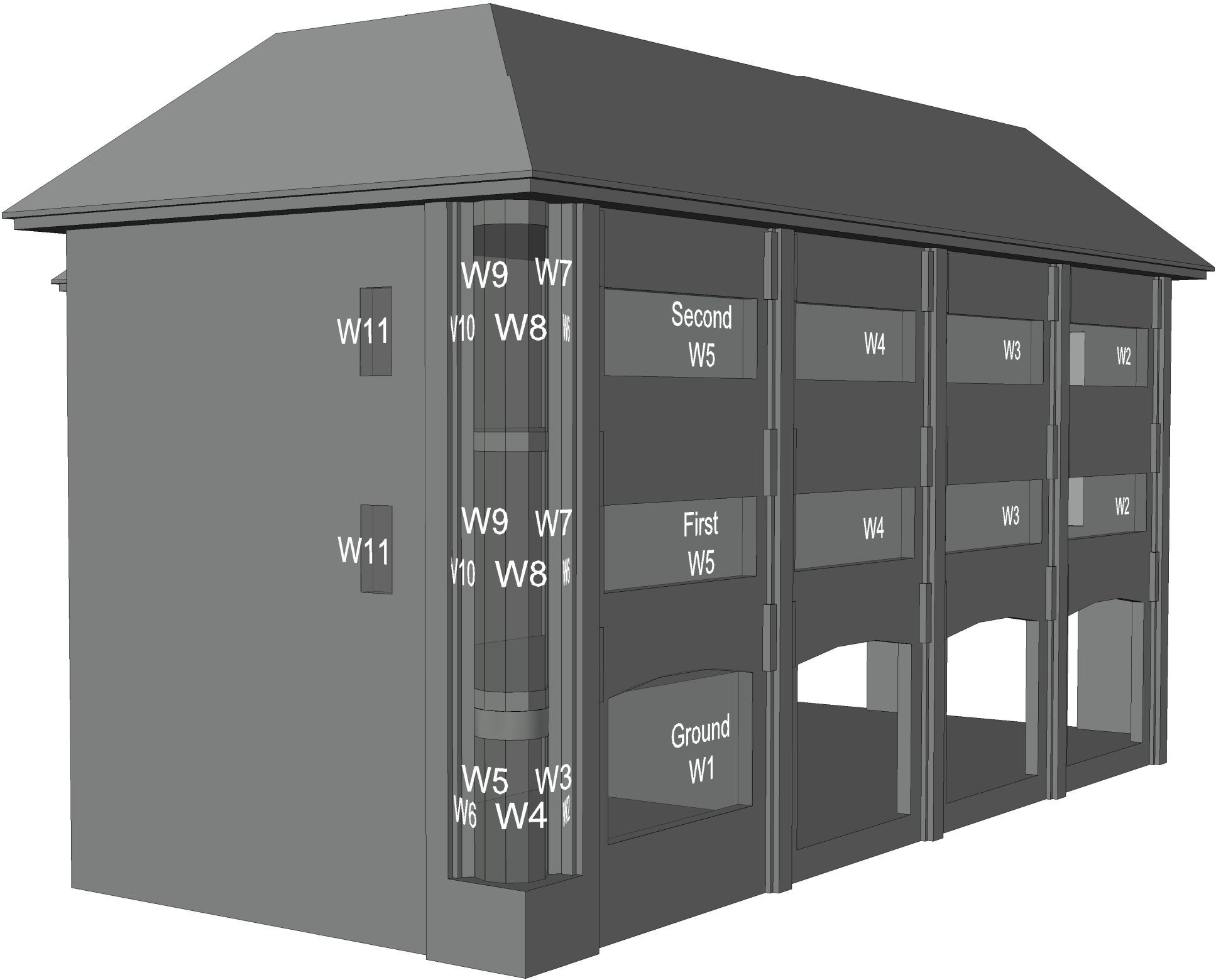
Project Mondial Way

Title Mondial House
Window Map

Drawn	TR	Checked	--
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Date	27/08/2026	Project	6155
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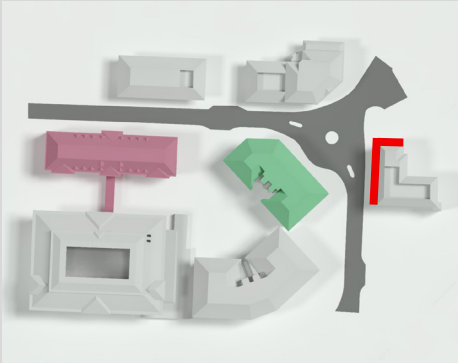
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Received 07/08/2026

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Project Mondial Way

Title Mondial House
Window Map

Drawn TR Checked --

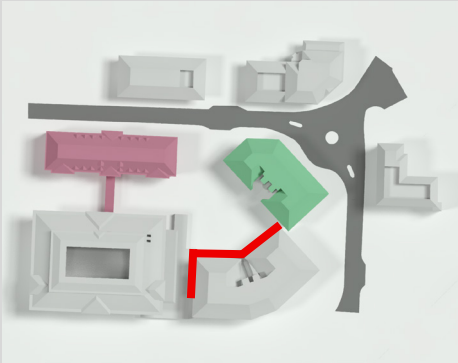
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Project Mondial Way

Title The Quartet
Window Map

Drawn	TR	Checked	--
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Date	27/08/2026	Project	6155
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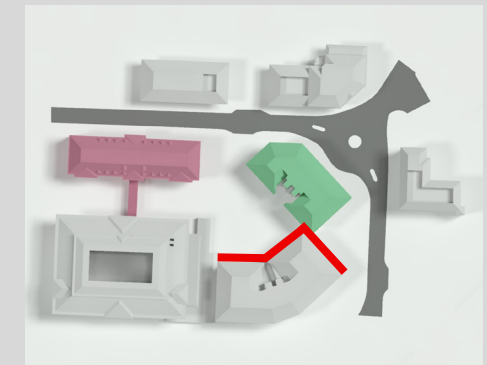
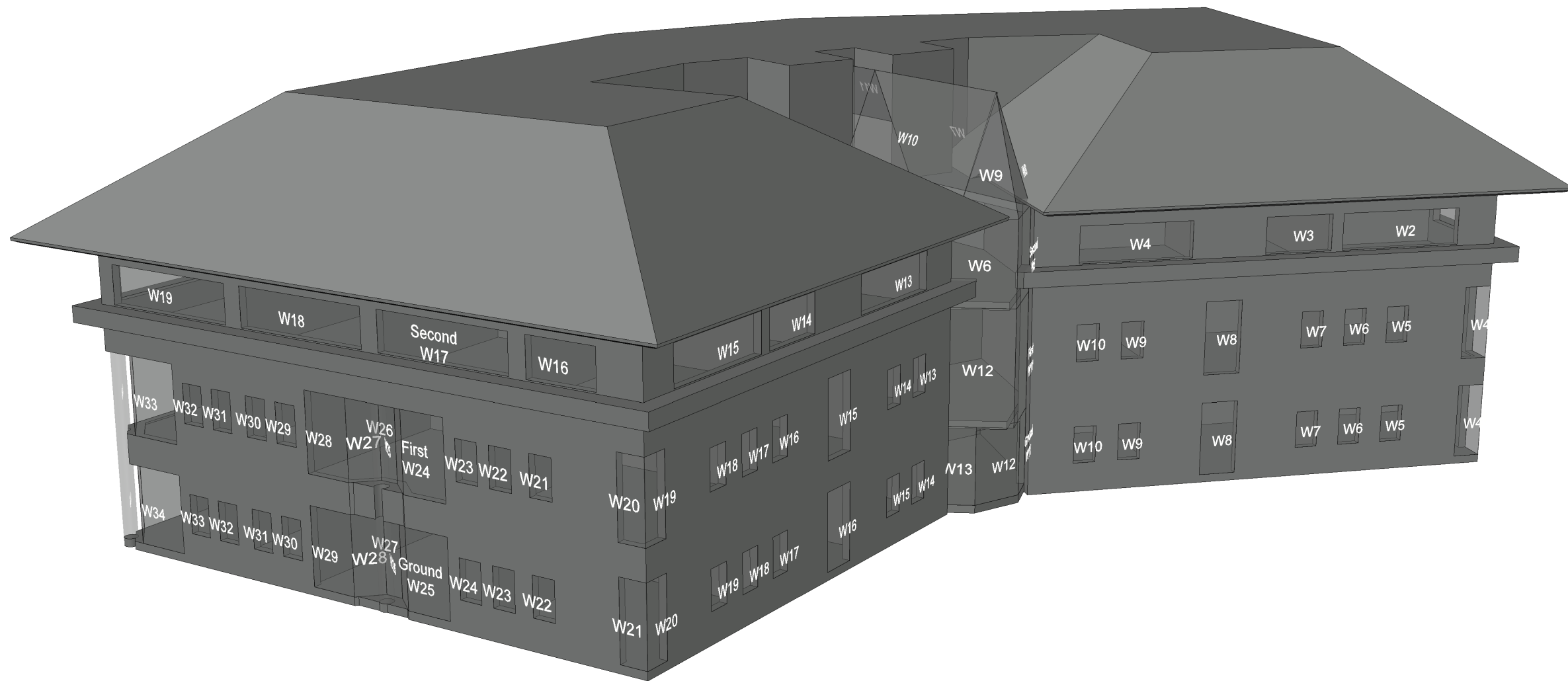
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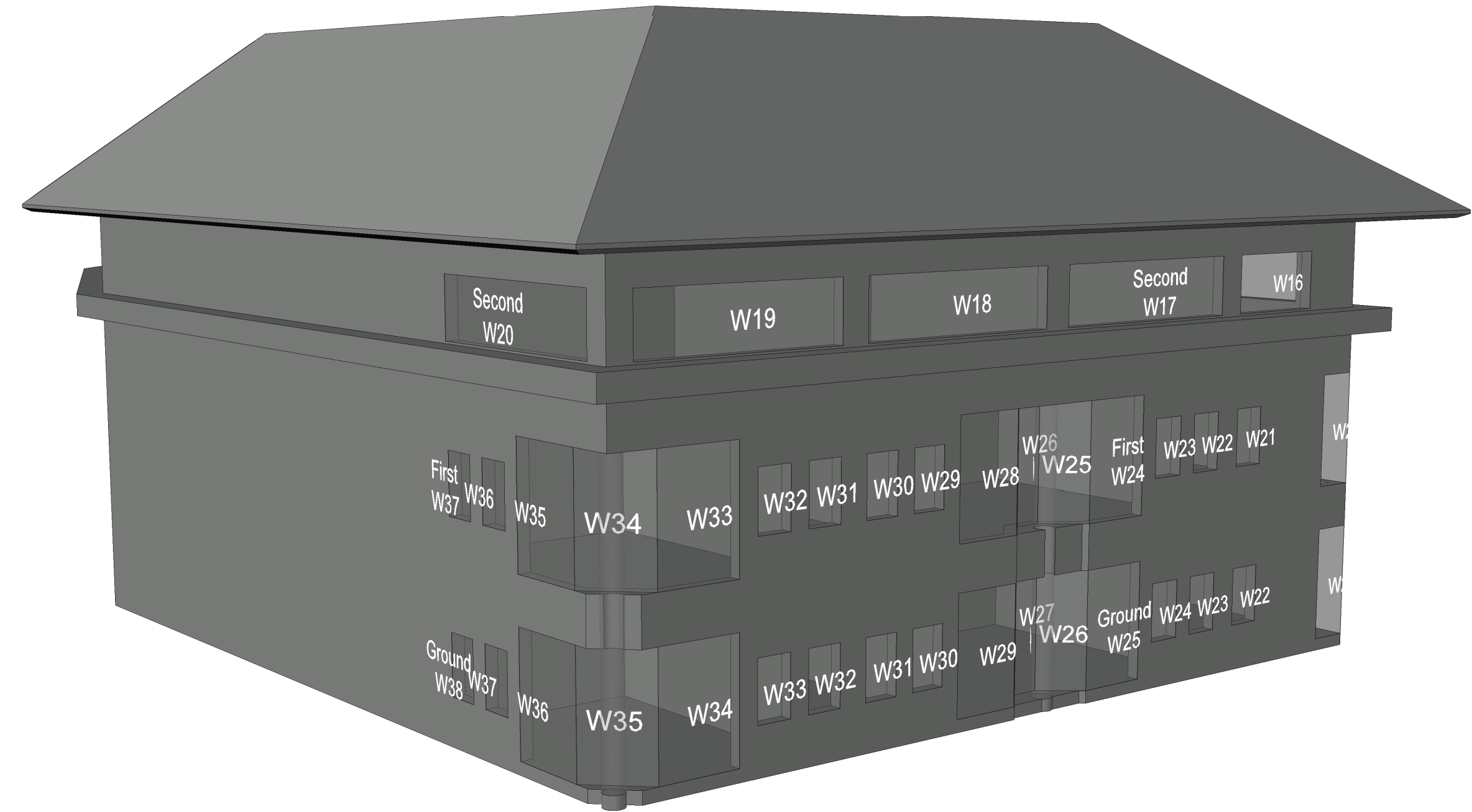
Project Mondial Way

Title	The Quartet Window Map
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Drawn	TR	Checked	--
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Date 27/08/2026 Project 6155

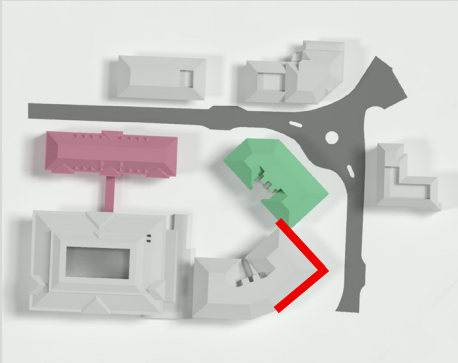
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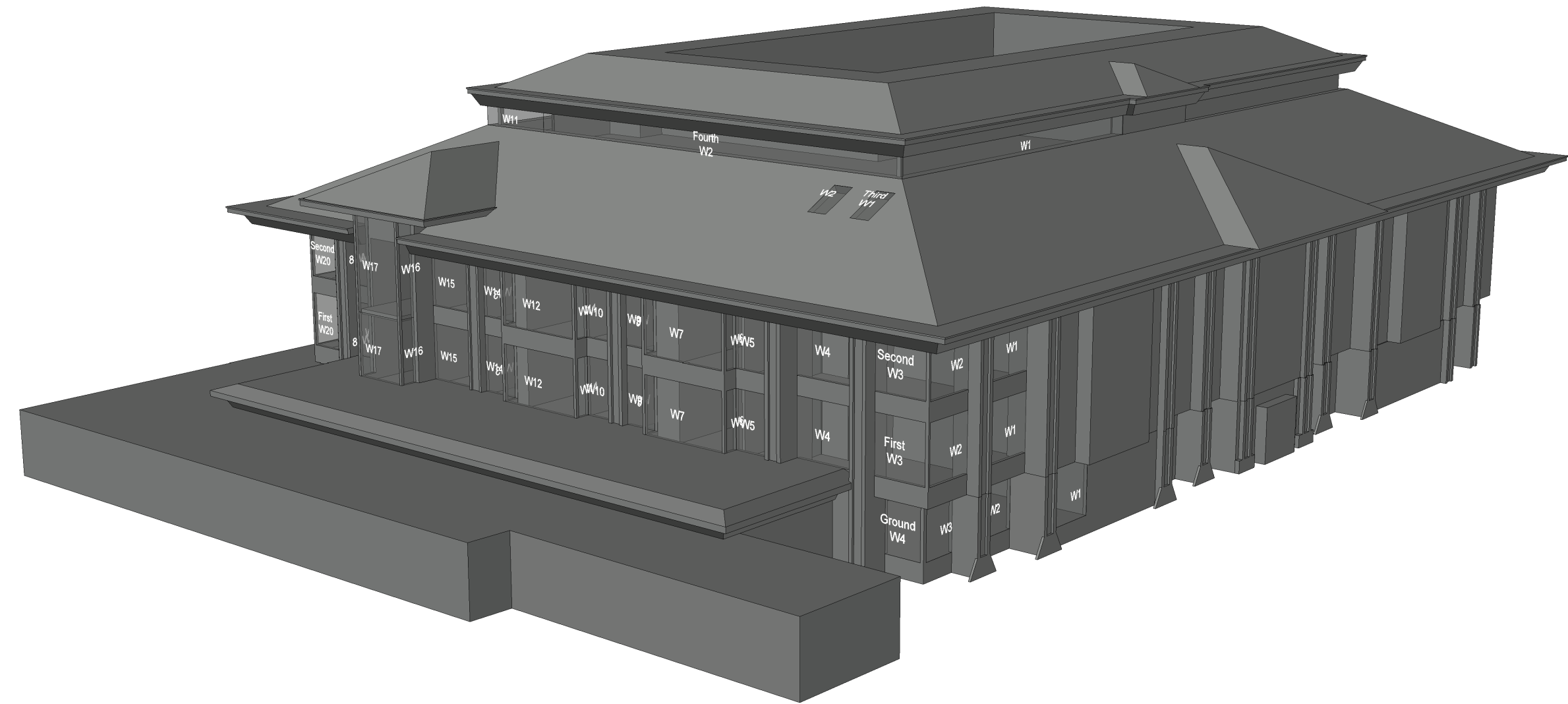
Project Mondial Way

Title The Quartet
Window Map

Drawn TR Checked --

Date 27/08/2026 Project 6155

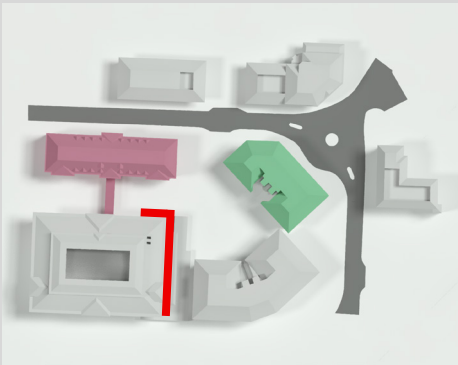
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Project Mondial Way

Title 234 Bath Road
Window Map

Drawn TR Checked --

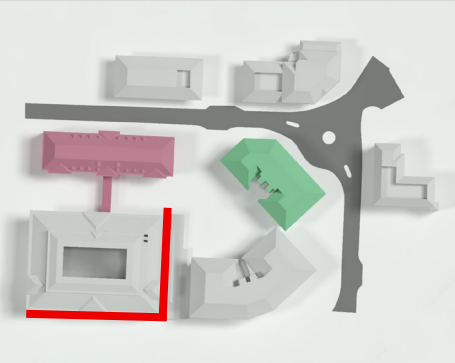
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Project Mondial Way

Title 234 Bath Road
Window Map

Drawn TR Checked --

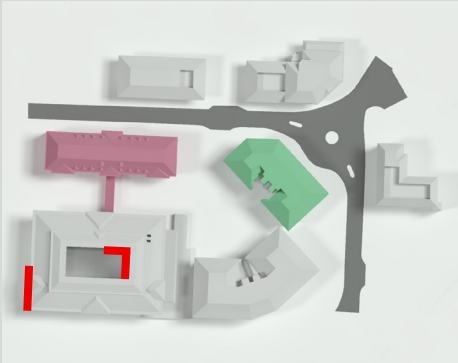
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Project Mondial Way

Title 234 Bath Road
Window Map

Drawn	TR	Checked	--
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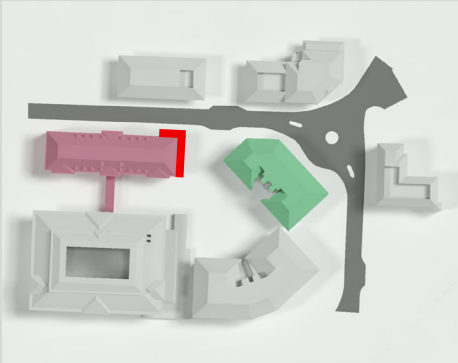
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Project Mondial Way

Title Apart Hotel
Window Map

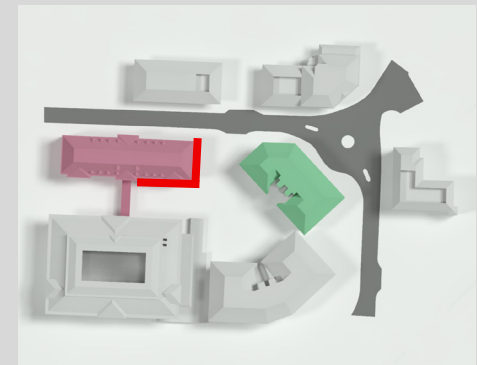
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Date 27/08/2026 Project 6155

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Received 07/08/2026

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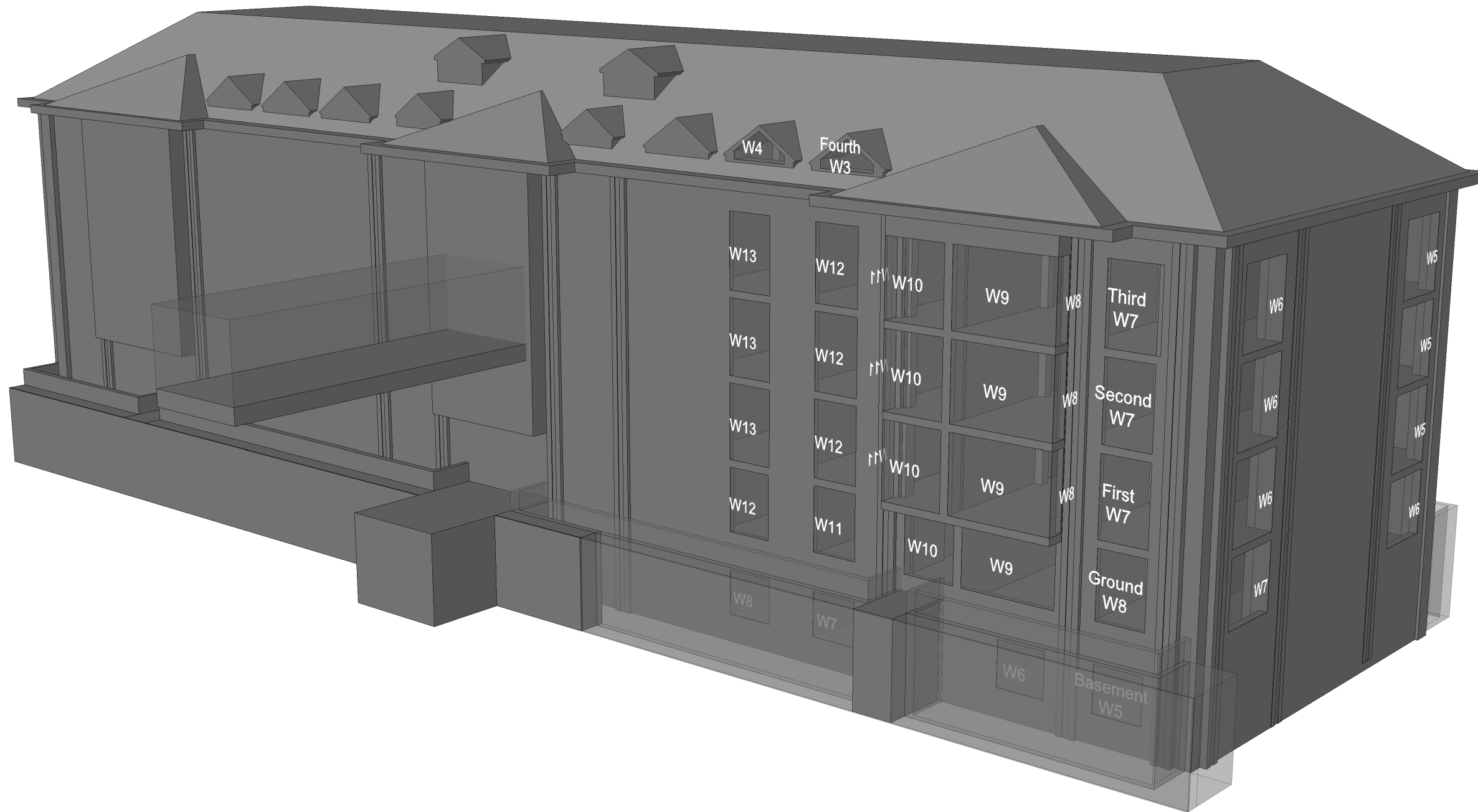
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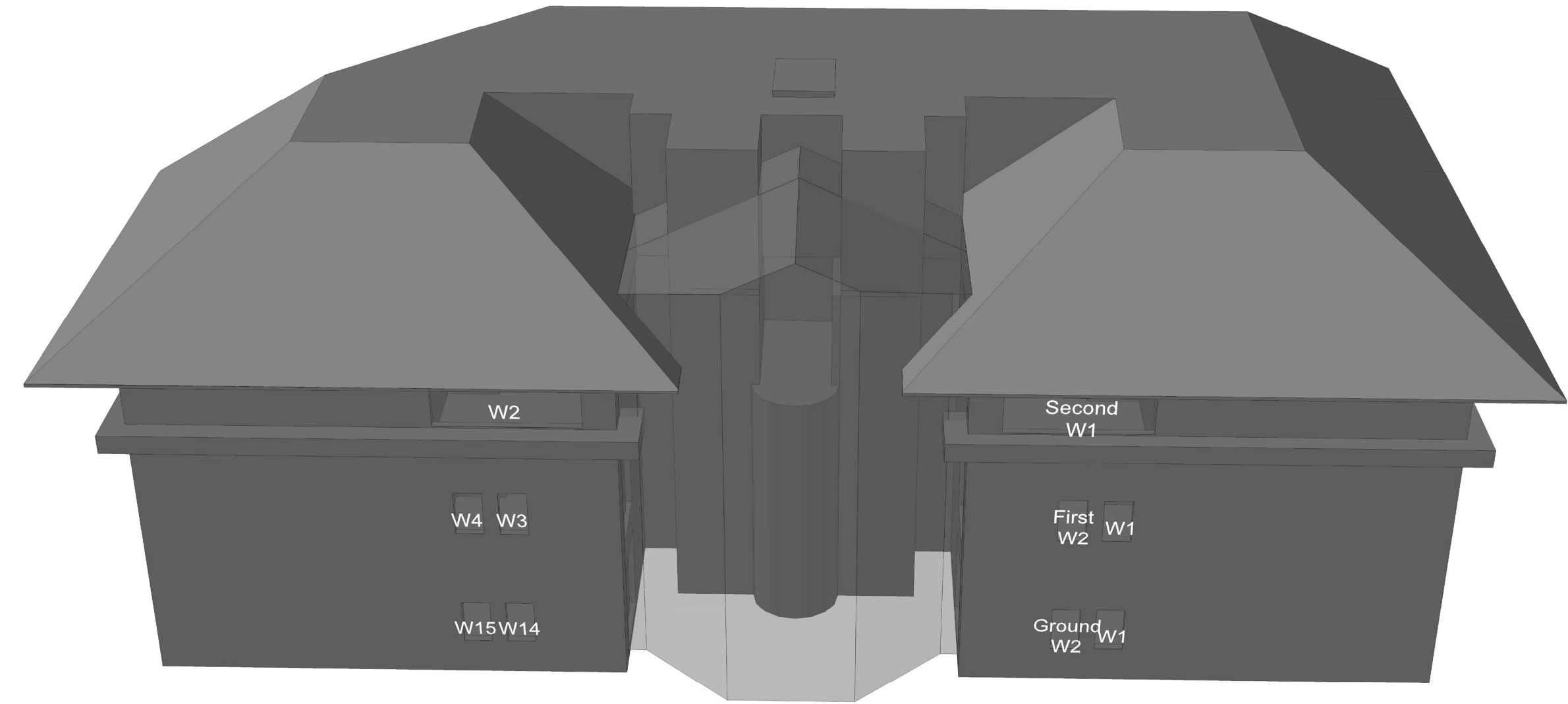
Title	Apart Hotel Window Map
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Drawn	TR	Checked	--
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Date	27/08/2026	Project	6155
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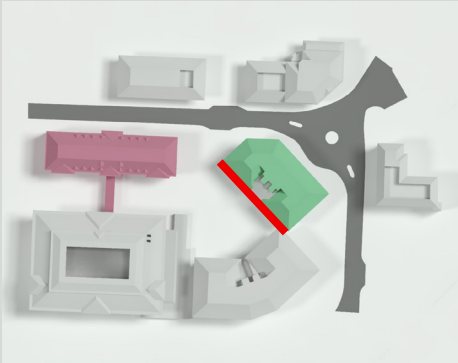




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Project Mondial Way

Title 4 Mondial Way
Window Map

Drawn TR Checked --

Date 27/08/2026 Project 6155

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WM01 16



Appendix 2

Results of the daylight and sunlight assessments
within neighbouring properties

Address	Room	Window	Room use	Vertical Sky Component (VSC)				Room Area	No-Sky Line (NSL)				Loss m²	Proportion Retained	Annual Probable Sunlight Hours (APSH) by Room					
				Existing VSC	Proposed VSC	Loss VSC	Proportion Retained		Existing NSL m²	%	Proposed NSL m²	%			Existing APSH Total	Proposed APSH Winter	Retained APSH Total	Retained APSH Winter		
1 Mondial Way																				
Ground	R1	W1	Commercial	31.1	30.6	0.5	0.98	18.5	18.5	100%	18.5	100%	0.0	1.00	80	22	79	21	0.99	0.96
		W2		31.0	30.5	0.5	0.98													
		W3		6.2	6.2	0.0	1.00													
		W4		29.0	28.3	0.7	0.98													
Ground	R2	W5	Commercial	28.7	28.1	0.6	0.98	16.3	16.2	100%	16.2	100%	0.0	1.00	77	21	75	19	0.97	0.91
		W6		28.4	27.9	0.5	0.98													
Ground	R3	W7	Commercial	28.1	27.7	0.5	0.98	16.3	16.3	100%	16.3	100%	0.0	1.00	76	20	75	19	0.99	0.95
		W8		27.9	27.5	0.4	0.98													
Ground	R4	W9	Commercial	27.6	27.2	0.4	0.99	36.5	36.4	100%	36.4	100%	0.0	1.00	74	20	74	20	1.00	1.00
		W10		18.7	18.7	0.0	1.00													
		W11		2.8	2.6	0.2	0.93													
		W12		19.7	19.3	0.5	0.98													
		W13		26.3	25.9	0.3	0.99													
Ground	R5	W14	Commercial	25.9	25.6	0.3	0.99	16.3	11.0	68%	11.0	68%	0.0	1.00	67	16	67	16	1.00	1.00
		W15		25.6	25.3	0.2	0.99													
Ground	R6	W16	Commercial	25.3	25.0	0.2	0.99	16.3	8.2	51%	8.2	51%	0.0	1.00	66	15	66	15	1.00	1.00
		W17		25.1	24.9	0.2	0.99													
Ground	R7	W18	Commercial	24.8	24.6	0.2	0.99	36.5	30.2	83%	30.2	83%	0.0	1.00	67	15	66	14	0.99	0.93
		W19		16.9	16.9	0.0	1.00													
		W20		3.1	3.0	0.1	0.97													
		W21		17.7	17.6	0.2	0.99													
		W22		24.4	24.3	0.2	0.99													
Ground	R8	W23	Commercial	24.3	24.1	0.1	0.99	16.3	6.5	40%	6.5	40%	0.0	1.00	67	14	66	13	0.99	0.93
		W24		24.3	24.1	0.1	1.00													
Ground	R9	W25	Commercial	24.2	24.1	0.1	1.00	33.7	33.7	100%	33.7	100%	0.0	1.00	75	16	74	15	0.99	0.94
		W26		24.2	24.1	0.1	1.00													
		W27		24.3	24.2	0.1	1.00													
		W28		0.0	0.0	0.0	0.00													
		W29		35.0	35.0	0.0	1.00													
		W30		35.2	35.2	0.0	1.00													
First	R1	W1	Commercial	27.3	26.9	0.5	0.98	18.5	18.5	100%	18.5	100%	0.0	1.00	77	27	76	26	0.99	0.96
		W2		27.3	26.8	0.5	0.98													
		W3		5.7	5.7	0.0	1.00													
		W4		25.4	24.7	0.6	0.98													
First	R2	W5	Commercial	24.3	23.7	0.6	0.98	16.3	16.1	99%	16.1	99%	0.0	1.00	58	26	57	25	0.98	0.96
		W6		24.1	23.6	0.5	0.98													
First	R3	W7	Commercial	23.9	23.5	0.4	0.98	16.3	16.1	99%	16.1	99%	0.0	1.00	55	24	55	24	1.00	1.00
		W8		23.7	23.3	0.4	0.98													
First	R4	W9	Commercial	24.2	23.8	0.4	0.99	36.5	36.5	100%	36.5	100%	0.0	1.00	56	23	56	23	1.00	1.00
		W10		15.9	15.8	0.0	1.00													
		W11		1.8	1.6	0.2	0.90													
		W12		16.5	16.1	0.4	0.97													
		W13		23.3	23.0	0.3	0.99													
First	R5	W14	Commercial	22.2	22.0	0.3	0.99	16.3	13.2	81%	13.2	81%	0.0	1.00	53	22	52	21	0.98	0.96
		W15		22.0	21.8	0.2	0.99													
First	R6	W16	Commercial	21.8	21.6	0.2	0.99	16.3	11.6	71%	11.6	71%	0.0	1.00	52	21	51	20	0.98	0.95
		W17		21.7	21.5	0.2	0.99													
First	R7	W18	Commercial	22.2	22.1	0.2	0.99	36.5	36.5	100%	36.5	100%	0.0	1.00	55	22	54	21	0.98	0.96
		W19		14.6	14.6	0.0	1.00													
		W20		2.0	1.9	0.1	0.95													
		W21		15.1	15.0	0.2	0.99													
		W22		21.9	21.8	0.2	0.99													
First	R8	W23	Commercial	21.1	21.0	0.1	0.99	16.3	10.8	66%	10.8	66%	0.0	1.00	51	20	51	20	1.00	1.00
		W24		21.1	21.0	0.1	0.99													
First	R9	W25	Commercial	21.1	20.9	0.1	0.99	33.7	33.7	100%	33.7	100%	0.0	1.00	67	21	67	21	1.00	1.00
		W26		21.1	21.0	0.1	1.00													
		W27		22.0	21.9	0.1	1.00													
		W28		0.0	0.0	0.0	0.00													
		W29		27.4	27.4	0.0	1.00													
		W30		27.5	27.5	0.0	1.00													
3 Mondial Way																				
Ground	R1	W1	Commercial	37.7	37.7	0.0	1.00	34.5	34.5	100%	34.5	100%	0.0	1.00	52	14	52	14	1.00	1.00
		W2		25.2	25.2	0.0	1.00													
		W3		3.3	3.3	0.0	1.00													
		W4		25.0	25.0	0.0	1.00													
		W5		36.7	36.7	0.0	1.00													
Ground	R2	W6	Commercial	36.6	36.6	0.0	1.00	16.3	16.3	100%	16.3	100%	0.0	1.00	47	15	47	15	1.00	1.00
		W7		36.6	36.6	0.0	1.00													
Ground	R3	W8	Commercial	36.6	36.6	0.0	1.00	16.6	16.6	100%	16.6	100%	0.0	1.00	48	15	48	15	1.00	1.00
		W9		36.6	36.6	0.0	1.00													
Ground	R4	W10	Commercial	36.7	36.7	0.0	1.00	24.6	24.6	100%	24.6	100%	0.0	1.00	68	23	66	21	0.97	0.91
		W11		15.9	15.9	0.1	1.00													
		W12		16.4	16.4	0.0	1.00													
		W13		34.3	34.0	0.3	0.99													
Ground	R5	W14	Commercial	34.0	33.6	0.4	0.99	19.6	19.4	99%	19.4	99%	0.0	1.00	68	23	66	21	0.97	0.91
		W15		33.7	33.3	0.4	0.99													
Ground	R6	W16	Commercial	33.5	33.1	0.4	0.99	19.6	19.4	99%	19.4	99%	0.0	1.00	67	20	66	19	0.99	0.95
		W17		33.4	32.9	0.5	0.99													
Ground	R7	W18	Commercial	33.2	32.7	0.6	0.98	24.2	24.2	100%	24.2	100%	0.0	1.00	83	21	81	19	0.98	0.91
		W19		20.3	19.7	0.5	0.97													
		W20		19.8	19.1	0.7	0.97													
		W21		29.1	27.3	1.8	0.94													
Ground	R8	W22	Commercial	28.8	26.9	1.9	0.94	16.3	13.6	84%	12.8	79%	0.8	0.94	77	21	73	17	0.95	0.81
		W23		28.5	26.5	2.0	0.93													
Ground	R9	W24	Commercial	28.2	26.2	2.0	0.93	16.3	12.3	76%	11.2	69%	1.1	0.91	73	18	70	15	0.96	0.83
		W25		28.0	25.9	2.1	0.93													
Ground	R10	W26	Commercial	27.7	25.5	2.2	0.92	37.4	37.1	99%	36.4	98%	0.6	0.98	71	18	68	15	0.96	0.83
		W27		17.7	15.8	1.9	0.89													
		W28		2.7	2.7	0.0	1.00													
		W29		19.3	17.9	1.4	0.93													
		W30		27.1	24.8	2.3	0.92													
Ground	R11	W31	Commercial	26.8	24.6	2.2	0.92	16.3	9.5	58%	8.4	52%	1.1	0.89	66	15	62	11	0.94	0.73
		W32		26.6	24.5	2.1	0.92													

Address	Room	Window	Room use	Vertical Sky Component (VSC)				No-Sky Line (NSL)						Annual Probable Sunlight Hours (APSH) by Room																																												
				Existing VSC	Proposed VSC	Loss VSC	Proportion Retained	Room Area	Existing NSL		Proposed NSL		Loss m²	Proportion Retained	Existing APSH		Proposed APSH		Retained																																							
									m²	%	m²	%			Total	Winter	Total	Winter	Total	Winter																																						
Ground	R12	W33 W34	Commercial	26.5 26.3	24.4 24.4	2.0 2.0	0.92 0.93	16.3	8.8	54%	8.1	50%	0.6	0.93	68	17	65	14	0.96	0.82																																						
Ground	R13	W35 W36 W37 W38 W39	Commercial	26.2 17.6 2.8 17.7 26.5	24.4 16.3 2.8 16.3 24.8	1.8 1.3 0.0 1.4 1.8	0.93 0.92 1.00 0.92 0.93														37.4	37.4	100%	37.3	100%	0.1	1.00	67	14	65	12	0.97	0.86																									
				Ground	R14	W40 W41 W42 W43	Commercial	26.9 27.3 30.7 30.7	25.1 25.5 30.7 30.7	1.8 1.8 0.0 0.0	0.93 0.93 1.00 1.00	16.1	16.1	100%	16.1	100%	0.0	1.00	70	17	67	14	0.96	0.82																																		
								First	R1	W1 W2 W3 W4 W5 W6 W7	Commercial														26.9 27.0 27.2 17.7 1.8 17.6 27.5	26.9 27.0 27.2 17.7 1.8 17.6 27.5	0.0 0.0 0.0 0.0 0.0 0.0 0.0	1.00 1.00 1.00 1.00 1.00 1.00 1.00	34.5	34.4	100%	34.4	100%	0.0	1.00	37	11	37	11	1.00	1.00																	
																									First	R2	W8 W9	Commercial														26.4 26.3	26.4 26.3	0.0 0.0	1.00 1.00	16.3	16.1	99%	16.1	99%	0.0	1.00	30	8	30	8	1.00	1.00
																																										First	R3	W10 W11	Commercial													
First	R4	W12 W13 W14 W15	Commercial	27.6 11.3 11.6 26.0	27.6 11.2 11.6 25.8	0.0 0.0 0.0 0.2	1.00 1.00 1.00 0.99					24.6	24.6	100%	24.6	100%	0.0	1.00	51	21	50	20	0.98	0.95																																		
				First	R5	W16 W17	Commercial																		24.5 24.3	24.2 24.0	0.3 0.3	0.99 0.99														19.6	19.3	99%	19.3	99%	0.0	1.00	50	21	49	20	0.98	0.95				
																									First	R6	W18 W19	Commercial																											24.2 24.1	23.8 23.7	0.3 0.4	0.99 0.98
				First	R7	W20 W21 W22 W23	Commercial																																			25.2 14.3 13.8 22.3	24.7 13.8 13.2 20.5	0.5 0.5 0.7 1.7	0.98 0.97 0.95 0.92	24.2	24.2	100%	24.2	100%	0.0	1.00	67	24	64	21	0.96	0.88
First	R8	W24 W25	Commercial					20.8 20.6	19.0 18.7	1.8 1.9	0.91 0.91	16.3	15.6	96%	14.0	86%	1.6	0.90	43	23	41	21	0.95	0.91																																		
								First	R9	W26 W27	Commercial														20.4 20.3	18.5 18.2	2.0 2.0	0.90 0.90	16.3	14.9	92%	12.8	78%	2.2	0.86	41	22	39	20	0.95	0.91																	
First	R10	W28 W29 W30 W31 W32	Commercial									21.1 12.3 1.6 13.5 20.7	19.0 10.4 1.6 12.2 18.4	2.1 1.9 0.0 1.3 2.3	0.90 0.84 1.00 0.90 0.89	37.4	37.4	100%	37.2	99%	0.2	1.00	44	23	40	19	0.91	0.83																														
				First	R11	W33 W34	Commercial	19.5 19.4	17.2 17.1	2.3 2.3	0.88 0.88	16.3	12.4	76%	9.9														61%	2.6	0.79	40	21	36	17	0.90	0.81																					
								First	R12	W35 W36	Commercial																											19.4 19.4	17.0 17.0	2.4 2.4	0.88 0.88	16.3	11.7	72%	9.3	57%	2.3	0.80	40	21	37	18	0.93	0.86				
				First	R13	W37 W38 W39 W40 W41	Commercial					20.4 12.4 1.6 12.6 20.5	18.0 10.7 1.6 10.8 18.3	2.5 1.7 0.0 1.8 2.3	0.88 0.86 1.00 0.86 0.89														37.4	37.4	100%	37.4	100%	0.0	1.00	43	22	39	18	0.91	0.82																	
								First	R14	W42 W43 W44 W45	Commercial	19.7 20.2 22.9 22.9	17.6 18.2 22.9 22.8	2.1 2.0 0.0 0.0	0.89 0.90 1.00 1.00																											16.1	15.9	99%	15.9	98%	0.0	1.00	55	22	52	19	0.95	0.86				
Second	R1	W1 W2	Commercial									26.0 25.1	26.0 25.1	0.0 0.0	1.00 1.00	28.3	28.3	100%	28.3	100%	0.0	1.00	31	8	31	8	1.00	1.00																														
												Second	R2	W3 W4	Commercial																																								25.3 24.2	25.3 24.0	0.0 0.2	1.00 0.99
Second	R3	W5 W6	Commercial													36.3 26.3	36.0 24.8	0.3 1.6	0.99 0.94	33.0	32.9	100%	32.9	100%	0.0	1.00	69	24																											69	24	1.00	1.00
				Second	R4	W7 W8	Commercial	28.4 26.3	28.0 24.8	0.4 1.6	0.99 0.94	43.1	43.1	100%	43.1	100%	0.0	1.00	77										27	77	27	1.00	1.00																									
Second	R5	W9 W10 W11	Commercial					26.0 35.2 36.9	24.2 34.8 36.9	1.9 0.4 0.0	0.93 0.99 1.00									35.4	35.1	99%	34.9	98%	0.1	1.00	58	27						54	23	0.93	0.85																					
				Mondial House																																																						
Ground	R1	W1 W2 W3 W4 W5 W6	Commercial	31.2 19.6 30.8 33.4 35.6 27.9	30.1 18.6 29.9 33.0 35.6 27.9	1.0 1.0 0.9 0.4 0.0 0.0	0.97 0.95 0.97 0.99 1.00 1.00	34.6	34.6	100%	34.6	100%	0.0	1.00	38	8	38	8	1.00	1.00																																						
				First	R1	W1 W2	Commercial														37.5 32.8	37.4 31.5	0.0 1.3	1.00 0.96	44.3	44.3	100%	44.3	100%	0.0	1.00	86	28	83	28	0.97	1.00																					
																					First	R2	W3 W4	Commercial														32.8 33.0	31.5 31.8	1.3 1.2	0.96 0.97	28.3	28.2	99%	28.2	99%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F				
				First	R4	W5 W6 W7 W8 W9 W10 W11	Commercial																		33.1 21.2 33.0 35.2 36.5 28.2 36.9	32.1 20.3 32.2 34.8 36.5 28.2 36.9	1.0 1.0 0.8 0.4 0.0 0.0 0.0	0.97 0.95 0.98 0.99 1.00 1.00 1.00	34.6	34.6	100%	34.6	100%	0.0	1.00	45	9	45	9	1.00	1.00																	
																					Second	R1	W1 W2	Commercial	35.2 32.3	35.2 31.2	0.0 1.2	1.00 0.96														44.3	44.3	100%	44.3	100%	0.0	1.00	87	29	85	28	0.98	0.97				
																									Second	R2	W3 W4	Commercial																											32.4 32.5	31.2 31.4	1.1 1.1	0.97 0.97
Second	R4	W5 W6 W7 W8 W9 W10 W11	Commercial					32.6 21.4 32.8 34.5 35.3 27.1 34.9	31.7 20.5 32.0 34.1 35.3 27.1 34.9	0.9 0.9 0.8 0.4 0.0 0.0 0.0	0.97 0.96 0.98 0.99 1.00 1.00 1.00	34.6	34.6	100%	34.6	100%	0.0	1.00	43	11	42	10	0.98	0.91																																		

Address	Room	Window	Room use	Vertical Sky Component (VSC)				Room Area	No-Sky Line (NSL)				Annual Probable Sunlight Hours (APSH) by Room							
				Existing VSC	Proposed VSC	Loss VSC	Proportion Retained		Existing NSL m²	%	Proposed NSL m²	%	Loss m²	Proportion Retained	Existing APSH Total		Proposed APSH Total		Retained Total	
4 Mondial Way																				
Ground	R1	W1 W2 W3	LKD	24.4 25.2 6.6	24.4 25.2 5.7	0.0 0.0 0.9	1.00 1.00 0.87	31.3	16.5	53%	15.1	48%	1.4	0.92	44	6	44	6	1.00	1.00
Ground	R2	W4 W14 W15	LKD	5.4 29.6 29.8	4.6 29.6 29.7	0.9 0.0 0.0	0.84 1.00 1.00	30.1	22.0	73%	22.0	73%	0.0	1.00	56	16	55	16	0.98	1.00
First	R1	W1 W2 W5	LKD	26.7 27.2 7.9	26.7 27.2 6.0	0.0 0.0 2.0	1.00 1.00 0.75	31.3	20.6	66%	19.6	62%	1.1	0.95	51	14	51	14	1.00	1.00
First	R2	W3 W4 W6	LKD	30.0 30.1 7.1	30.0 30.1 5.2	0.0 0.0 1.9	1.00 1.00 0.73	30.1	22.4	74%	22.3	74%	0.0	1.00	62	21	60	21	0.97	1.00
Second	R1	W1	LKD	15.7	15.6	0.0	1.00	27.0	23.1	85%	23.1	85%	0.0	1.00	29	14	29	14	1.00	1.00
Second	R2	W2	LKD	17.2	17.2	0.0	1.00	27.6	23.7	86%	23.7	86%	0.0	1.00	30	15	30	15	1.00	1.00
The Quartet																				
Ground	R1	W1 W2 W3 W4 W5 W6	Commercial	21.3 21.4 21.6 29.6 29.7 29.6	21.3 21.4 21.6 28.8 28.9 28.7	0.0 0.0 0.0 0.8 0.9 0.9	1.00 1.00 1.00 0.97 0.97 0.97	37.1	37.0	100%	37.0	100%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R2	W7 W8	Commercial	29.5 28.7	28.5 27.7	1.0 0.0	0.97 0.96	38.3	37.7	98%	37.7	98%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R3	W9 W10	Commercial	27.5 26.5	26.4 25.4	1.1 1.2	0.96 0.96	31.6	28.7	91%	27.3	87%	1.3	0.95	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R4	W11 W12 W13	Commercial	20.7 26.9 18.6	20.4 25.9 17.3	0.3 1.0 1.3	0.99 0.96 0.93	44.1	43.8	99%	42.6	97%	1.2	0.97	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R5	W14 W15	Commercial	26.9 27.4	26.1 26.6	0.7 0.8	0.97 0.97	31.2	30.4	97%	30.4	97%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R6	W16 W17	Commercial	27.7 26.9	26.7 26.0	1.0 0.9	0.97 0.97	38.3	37.7	98%	37.6	98%	0.1	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R7	W18 W19 W20 W21 W22 W23	Commercial	26.1 24.9 21.7 15.9 20.8 23.1	25.4 24.5 21.6 15.9 20.8 23.1	0.7 0.4 0.1 0.0 0.0 0.0	0.97 0.99 1.00 1.00 1.00 1.00	36.5	36.5	100%	36.5	100%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R8	W24 W25 W26 W27 W28 W29	Commercial	24.8 26.7 23.6 8.4 16.3 30.0	24.8 26.5 23.5 8.2 15.2 29.1	0.0 0.2 0.1 0.2 1.0 0.9	1.00 0.99 0.99 0.97 0.94 0.97	44.2	44.2	100%	44.2	100%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R9	W30 W31 W32	Commercial	31.0 31.7 32.3	30.0 30.7 31.3	1.0 1.0 0.9	0.97 0.97 0.97	25.2	25.2	100%	25.2	100%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R10	W33 W34 W35 W36 W37 W38	Commercial	32.7 33.2 14.4 38.2 38.0 38.0	31.8 32.5 14.4 38.2 38.0 38.0	0.8 0.7 0.0 0.0 0.0 0.0	0.97 0.98 1.00 1.00 1.00 1.00	26.3	26.3	100%	26.3	100%	0.0	1.00	70	26	70	26	1.00	1.00
First	R1	W1 W2 W3 W4 W5 W6	Commercial	24.6 24.6 25.2 30.8 30.2 30.2	24.6 24.6 25.2 30.0 29.4 29.3	0.0 0.0 0.0 0.7 0.8 0.9	1.00 1.00 1.00 0.98 0.97 0.97	37.1	37.0	100%	37.0	100%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W7 W8	Commercial	30.1 29.7	29.2 28.7	0.9 1.0	0.97 0.97	38.3	37.7	98%	37.7	98%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R3	W9 W10	Commercial	28.6 27.7	27.5 26.5	1.2 1.2	0.96 0.96	31.6	30.8	98%	29.8	94%	1.0	0.97	N/F	N/F	N/F	N/F	N/F	N/F
First	R4	W11 W12	Commercial	22.2 20.7	21.9 19.4	0.3 1.4	0.99 0.93	44.8	44.8	100%	44.8	100%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R5	W13 W14	Commercial	27.8 28.5	27.1 27.7	0.7 0.8	0.97 0.97	31.2	30.4	97%	30.4	97%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R6	W15 W16	Commercial	28.9 28.4	27.9 27.1	1.0 1.3	0.97 0.96	38.3	37.7	98%	37.6	98%	0.1	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R7	W17 W18 W19 W20 W21 W22	Commercial	27.9 27.1 24.0 15.9 21.9 24.6	26.5 25.6 23.6 15.8 21.8 24.5	1.4 1.5 0.4 0.2 0.1 0.1	0.95 0.95 0.98 0.99 1.00 1.00	36.5	36.5	100%	36.5	100%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R8	W23 W24 W25 W26 W27 W28	Commercial	26.4 28.2 23.2 8.5 18.0 30.5	25.6 26.8 22.8 7.9 15.8 29.0	0.8 1.4 0.4 0.6 2.2 1.4	0.97 0.95 0.98 0.93 0.88 0.95	44.2	44.2	100%	44.2	100%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R9	W29 W30 W31	Commercial	31.0 31.3 31.7	29.7 30.2 30.8	1.2 1.1 1.0	0.96 0.97 0.97	25.2	24.9	99%	24.9	99%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R10	W32 W33 W34 W35 W36 W37	Commercial	32.0 32.7 14.2 36.0 35.7 35.7	31.2 31.9 14.2 36.0 35.7 35.7	0.9 0.7 0.0 0.0 0.0 0.0	0.97 0.98 1.00 1.00 1.00 1.00	26.3	26.3	100%	26.3	100%	0.0	1.00	66	24	66	24	1.00	1.00
Second	R1	W1 W2	Commercial	13.6 17.6	13.6 16.9	0.0 0.7	1.00 0.96	27.6	27.5	100%	27.5	100%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W3	Commercial	17.5	16.6	0.9	0.95	25.6	24.9	97%	24.9	97%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R3	W4	Commercial	17.1	16.0	1.1	0.94	43.9	43.2	98%	43.2	98%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F

Address	Room	Window	Room use	Vertical Sky Component (VSC)				No-Sky Line (NSL)						Annual Probable Sunlight Hours (APSH) by Room						
				Existing VSC	Proposed VSC	Loss VSC	Proportion Retained	Room Area	Existing NSL		Proposed NSL		Loss m²	Proportion Retained	Existing APSH		Proposed APSH		Retained	
									m²	%	m²	%			Total	Winter	Total	Winter	Total	Winter
Second	R4	W5	Commercial	17.4	17.2	0.3	0.99	77.0	77.0	100%	77.0	100%	0.0	1.00	75	9	75	9	1.00	1.00
		W6		16.2	15.1	1.1	0.93													
		W7		50.7	50.7	0.0	1.00													
		W8		49.3	49.1	0.2	1.00													
		W9		51.0	49.7	1.3	0.98													
		W10		51.1	50.5	0.5	0.99													
		W11		13.0	13.0	0.0	1.00													
		W12		11.9	11.8	0.0	1.00													
Second	R5	W13	Commercial	17.0	16.3	0.7	0.96	43.6	42.1	96%	41.9	96%	0.1	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R6	W14	Commercial	16.6	15.6	0.9	0.94	25.6	24.5	96%	24.3	95%	0.2	0.99	N/F	N/F	N/F	N/F	N/F	N/F
Second	R7	W15	Commercial	15.9	14.7	1.1	0.93	27.6	27.5	100%	27.5	100%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
				W16	13.2	11.7	1.5													
Second	R8	W17	Commercial	16.5	14.6	1.9	0.89	35.2	34.6	98%	34.6	98%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R9	W18	Commercial	17.8	16.7	1.1	0.94	35.5	34.6	97%	34.6	97%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R10	W19	Commercial	18.7	18.0	0.6	0.97	35.7	35.7	100%	35.7	100%	0.0	1.00	38	19	38	19	1.00	1.00
				W20	20.6	20.6	0.0													
234 Bath Road																				
Ground	R1	W1	Office	23.7	23.5	0.2	0.99	67.3	65.0	97%	65.0	97%	0.0	1.00	18	0	18	0	1.00	0.00
		W2		17.0	17.0	0.0	1.00													
		W3		18.4	18.1	0.3	0.99													
		W4		19.7	19.0	0.6	0.97													
First	R1	W1	Studio	23.9	23.8	0.2	0.99	18.8	18.7	100%	18.7	100%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2	Studio	26.4	26.1	0.3	0.99	19.6	19.6	100%	19.6	100%	0.0	1.00	34	7	34	7	1.00	1.00
		W3		27.4	26.7	0.6	0.98													
		W4		25.2	24.6	0.6	0.98													
First	R3	W5	Hallway	26.1	25.6	0.6	0.98	18.7	18.0	96%	18.0	96%	0.0	1.00	28	3	28	3	1.00	1.00
First	R4	W6	Studio	13.4	13.1	0.4	0.97	22.2	22.2	100%	22.2	100%	0.0	1.00	42	11	42	11	1.00	1.00
		W7		30.5	30.0	0.5	0.98													
		W8		11.8	11.8	0.0	1.00													
First	R5	W9	Studio	23.9	23.5	0.4	0.99	16.5	16.2	98%	16.2	98%	0.0	1.00	32	6	32	6	1.00	1.00
First	R6	W10	Studio	23.2	22.8	0.4	0.98	16.3	15.4	95%	15.4	95%	0.0	1.00	25	2	25	2	1.00	1.00
First	R7	W11	Studio	13.1	12.8	0.3	0.98	20.2	19.7	98%	19.7	98%	0.0	1.00	37	10	37	10	1.00	1.00
		W12		28.6	28.2	0.4	0.99													
		W13		10.7	10.7	0.0	1.00													
First	R8	W14	Studio	23.3	23.0	0.3	0.99	17.2	15.5	90%	15.5	90%	0.0	1.00	28	6	28	6	1.00	1.00
First	R9	W15	Studio	20.8	20.5	0.2	0.99	17.1	15.7	92%	15.7	92%	0.0	1.00	17	1	17	1	1.00	1.00
First	R10	W16	Stairwell	14.9	14.7	0.2	0.99	19.3	17.5	91%	17.5	91%	0.0	1.00	42	16	42	16	1.00	1.00
		W17		29.0	28.8	0.2	0.99													
		W18		19.5	19.5	0.0	1.00													
First	R11	W19	Studio	19.5	19.5	0.0	1.00	28.8	28.8	100%	28.8	100%	0.0	1.00	78	28	78	28	1.00	1.00
		W20		26.6	26.5	0.1	1.00													
		W21		33.0	33.0	0.0	1.00													
		W22		31.0	31.0	0.0	1.00													
Second	R1	W1	Studio	13.0	12.8	0.2	0.99	18.8	18.7	100%	18.7	100%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Studio	13.9	13.6	0.3	0.98	19.6	19.6	100%	19.6	100%	0.0	1.00	15	5	15	5	1.00	1.00
		W3		12.6	12.0	0.6	0.96													
		W4		11.9	11.3	0.6	0.95													
Second	R3	W5	Hallway	17.8	17.3	0.5	0.97	18.7	18.0	96%	18.0	96%	0.0	1.00	22	4	22	4	1.00	1.00
Second	R4	W6	Studio	7.8	7.5	0.3	0.96	22.2	22.2	100%	22.2	100%	0.0	1.00	32	9	32	9	1.00	1.00
		W7		25.6	25.1	0.4	0.98													
		W8		6.9	6.9	0.0	1.00													
Second	R5	W9	Studio	16.7	16.4	0.4	0.98	16.5	16.2	98%	16.2	98%	0.0	1.00	22	4	22	4	1.00	1.00
Second	R6	W10	Studio	16.3	16.0	0.4	0.98	16.3	15.9	98%	15.9	98%	0.0	1.00	21	2	20	2	0.95	1.00
Second	R7	W11	Studio	7.7	7.4	0.3	0.96	20.2	20.2	100%	20.2	100%	0.0	1.00	32	8	31	8	0.97	1.00
		W12		24.5	24.1	0.4	0.98													
		W13		6.8	6.8	0.0	1.00													
Second	R8	W14	Studio	16.3	16.1	0.2	0.99	17.2	17.0	99%	17.0	99%	0.0	1.00	22	4	21	4	0.96	1.00
Second	R9	W15	Studio	14.8	14.6	0.2	0.99	17.1	16.9	99%	16.9	99%	0.0	1.00	18	1	18	1	1.00	1.00
Second	R10	W16	Stairwell	10.8	10.6	0.2	0.98	19.3	19.3	100%	19.3	100%	0.0	1.00	40	12	40	12	1.00	1.00
		W17		31.0	30.9	0.1	1.00													
		W18		11.9	11.9	0.0	1.00													
Second	R11	W19	Studio	10.2	10.2	0.0	1.00	28.8	28.8	100%	28.8	100%	0.0	1.00	37	26	37	26	1.00	1.00
		W20		13.6	13.5	0.1	1.00													
		W21		17.6	17.6	0.0	1.00													
		W22		16.9	16.9	0.0	1.00													
Third	R1	W1	Bedroom	83.4	83.3	0.2	1.00	18.5	17.9	97%	17.9	97%	0.0	1.00	61	18	61	18	1.00	1.00
Third	R2	W2	Bedroom	80.0	79.9	0.2	1.00	20.2	20.2	100%	20.2	100%	0.0	1.00	61	18	61	18	1.00	1.00
Fourth	R1	W1	Commercial	31.4	31.3	0.1	1.00	181.8	181.8	100%	181.8	100%	0.0	1.00	99	29	99	29	1.00	1.00
		W2		31.1	30.9	0.2	0.99													
		W3		35.3	35.3	0.0	1.00													
		W4		34.4	34.4	0.0	1.00													
		W5		30.5	30.5	0.0	1.00													
		W6		23.8	23.8	0.0	1.00													
		W7		32.9	32.9	0.0	1.00													
		W8		34.7	34.7	0.0	1.00													
		W9		32.9	32.9	0.0	1.00													
		W10		23.9	23.9	0.0	1.00													
Fourth	R2	W11	Commercial	31.1	31.0	0.1	1.00	155.8	155.8	100%	155.8	100%	0.0	1.00	95	30	95	30	1.00	1.00
		W12		31.3	31.3	0.0	1.00													
		W13		31.3	31.3	0.0	1.00													
		W14		30.8	30.8	0.0	1.00													
Apartment Hotel																				
Basement	R1	W1	Bedroom	9.7	9.7	0.0	1.00	20.4	3.7	18%	3.7	18%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Basement	R2	W2	Bedroom	9.2	9.2	0.0	1.00	20.1	3.7	18%	3.7	18%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Basement	R3	W3	Bedroom	8.9	8.9	0.0	1.00	19.6	3.6	18%	3.6	18%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F

Address	Room	Window	Room use	Vertical Sky Component (VSC)				Room Area	No-Sky Line (NSL)				Loss m²	Proportion Retained	Annual Probable Sunlight Hours (APSH) by Room					
				Existing VSC	Proposed VSC	Loss VSC	Proportion Retained		Existing NSL		Proposed NSL				Existing APSH		Proposed APSH		Retained	
									m²	%	m²	%			Total	Winter	Total	Winter	Total	Winter
Basement	R4	W4	Bedroom	8.7	8.7	0.0	1.00	19.7	4.1	21%	4.1	21%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Basement	R5	W5	Bedroom	7.4	7.4	0.0	1.00	19.8	3.0	15%	3.0	15%	0.0	1.00	15	0	15	0	1.00	0.00
Basement	R6	W6	Bedroom	7.4	7.4	0.0	1.00	20.2	3.0	15%	3.0	15%	0.0	1.00	18	0	18	0	1.00	0.00
Basement	R7	W7	Bedroom	7.5	7.5	0.0	1.00	18.7	2.9	16%	2.9	16%	0.0	1.00	16	0	16	0	1.00	0.00
Basement	R8	W8	Bedroom	7.9	7.9	0.0	1.00	20.8	3.1	15%	3.1	15%	0.0	1.00	16	0	16	0	1.00	0.00
Ground	R1	W1	Bedroom	29.0	29.0	0.0	1.00	21.3	15.6	73%	15.6	73%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R2	W2	Bedroom	28.3	28.3	0.0	1.00	20.9	15.4	74%	15.4	74%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R3	W3	Bedroom	27.6	27.6	0.0	1.00	16.5	10.0	60%	10.0	60%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R4	W4	Bedroom	27.5	27.5	0.0	1.00	20.7	15.5	75%	15.5	75%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R5	W5 W6	Bedroom	27.7 30.8	27.7 30.0	0.0 0.8	1.00 0.97	21.5	18.8	87%	18.8	87%	0.0	1.00	46	12	45	12	0.98	1.00
Ground	R6	W7 W8	Bedroom	30.0 25.6	28.9 25.6	1.1 0.1	0.96 1.00	21.7	19.4	90%	19.4	90%	0.0	1.00	68	16	64	16	0.94	1.00
Ground	R7	W9	Bedroom	16.5	16.4	0.0	1.00	20.8	20.6	99%	20.6	99%	0.0	1.00	43	14	42	14	0.98	1.00
Ground	R8	W10	Bedroom	16.0	16.0	0.0	1.00	15.2	14.5	96%	14.5	96%	0.0	1.00	46	15	45	15	0.98	1.00
Ground	R9	W11	Bedroom	23.4	23.4	0.0	1.00	18.6	13.4	72%	13.4	72%	0.0	1.00	60	12	60	12	1.00	1.00
Ground	R10	W12	Bedroom	22.8	22.8	0.0	1.00	21.5	15.9	74%	15.9	74%	0.0	1.00	58	10	58	10	1.00	1.00
First	R1	W1	Bedroom	31.2	31.2	0.0	1.00	21.4	17.5	82%	17.5	82%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2	Bedroom	30.7	30.7	0.0	1.00	21.1	17.3	82%	17.3	82%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R3	W3	Bedroom	30.1	30.1	0.0	1.00	20.8	17.3	83%	17.3	83%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R4	W4 W5	Bedroom	30.2 32.4	30.2 31.4	0.0 0.9	1.00 0.97	21.6	19.1	89%	19.1	89%	0.0	1.00	47	12	46	12	0.98	1.00
First	R5	W6 W7	Bedroom	31.6 27.4	30.4 27.4	1.2 0.0	0.96 1.00	21.8	19.1	88%	19.1	88%	0.0	1.00	73	20	71	20	0.97	1.00
First	R6	W8 W9	Bedroom	16.7 27.9	16.3 27.8	0.4 0.0	0.98 1.00	23.7	22.4	95%	22.4	95%	0.0	1.00	79	20	79	20	1.00	1.00
First	R7	W10 W11	Residential	27.1 13.7	27.0 13.7	0.0 0.0	1.00 1.00	16.7	14.5	87%	14.5	87%	0.0	1.00	75	17	75	17	1.00	1.00
First	R8	W12	Bedroom	25.4	25.4	0.0	1.00	20.2	13.7	68%	13.7	68%	0.0	1.00	63	15	63	15	1.00	1.00
First	R9	W13	Bedroom	25.2	25.2	0.0	1.00	21.5	15.3	71%	15.3	71%	0.0	1.00	64	13	64	13	1.00	1.00
Second	R1	W1	Bedroom	33.6	33.6	0.0	1.00	21.3	21.1	99%	21.1	99%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Bedroom	33.2	33.2	0.0	1.00	21.0	20.9	100%	20.9	100%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R3	W3	Bedroom	32.8	32.8	0.0	1.00	20.7	20.5	99%	20.5	99%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R4	W4 W5	Bedroom	32.9 33.8	32.9 32.8	0.0 1.0	1.00 0.97	21.6	21.4	99%	21.4	99%	0.0	1.00	48	13	46	12	0.96	0.92
Second	R5	W6 W7	Bedroom	33.2 29.0	32.0 29.0	1.2 0.0	0.97 1.00	21.8	20.1	92%	20.1	92%	0.0	1.00	77	22	75	22	0.97	1.00
Second	R6	W8 W9	Bedroom	16.6 30.1	16.2 30.1	0.4 0.1	0.98 1.00	23.6	23.1	98%	23.1	98%	0.0	1.00	80	21	80	21	1.00	1.00
Second	R7	W10 W11	Residential	29.5 14.5	29.5 14.5	0.0 0.0	1.00 1.00	16.7	15.6	94%	15.6	94%	0.0	1.00	77	20	77	20	1.00	1.00
Second	R8	W12	Bedroom	27.4	27.4	0.0	1.00	19.8	15.2	77%	15.2	77%	0.0	1.00	67	19	67	19	1.00	1.00
Second	R9	W13	Bedroom	27.9	27.9	0.0	1.00	21.4	18.3	86%	18.3	86%	0.0	1.00	68	19	68	19	1.00	1.00
Third	R1	W1	Bedroom	34.8	34.8	0.0	1.00	21.4	21.2	99%	21.2	99%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Third	R2	W2	Bedroom	34.6	34.6	0.0	1.00	21.0	20.9	99%	20.9	99%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Third	R3	W3	Bedroom	34.4	34.4	0.0	1.00	21.2	21.0	99%	21.0	99%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Third	R4	W4 W5	Bedroom	34.5 33.9	34.5 33.0	0.0 0.9	1.00 0.97	21.6	21.5	100%	21.5	100%	0.0	1.00	47	13	45	12	0.96	0.92
Third	R5	W6 W7	Bedroom	33.4 24.8	32.3 24.8	1.1 0.0	0.97 1.00	21.8	21.7	99%	21.7	99%	0.0	1.00	71	26	69	26	0.97	1.00
Third	R6	W8 W9	Bedroom	12.5 28.2	12.1 28.2	0.4 0.0	0.97 1.00	24.2	24.1	100%	24.1	100%	0.0	1.00	76	25	76	25	1.00	1.00
Third	R7	W10 W11	Residential	27.7 11.5	27.7 11.5	0.0 0.0	1.00 1.00	16.7	16.3	98%	16.3	98%	0.0	1.00	74	25	74	25	1.00	1.00
Third	R8	W12	Bedroom	24.9	24.9	0.0	1.00	19.9	17.7	89%	17.7	89%	0.0	1.00	58	24	58	24	1.00	1.00
Third	R9	W13	Bedroom	28.1	28.1	0.0	1.00	21.5	20.5	95%	20.5	95%	0.0	1.00	73	24	73	24	1.00	1.00
Fourth	R1	W1	Bedroom	39.6	39.6	0.0	1.00	19.9	16.2	81%	16.2	81%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R2	W2	Bedroom	39.6	39.6	0.0	1.00	20.5	16.8	82%	16.8	82%	0.0	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R3	W3	Bedroom	35.9	35.9	0.0	1.00	19.2	14.4	75%	14.4	75%	0.0	1.00	86	28	86	28	1.00	1.00
Fourth	R4	W4	Bedroom	35.6	35.6	0.0	1.00	20.1	15.5	77%	15.5	77%	0.0	1.00	86	28	86	28	1.00	1.00