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DAYLIGHT & SUNLIGHT REPORT

9 Nestles Avenue

Hayes

UB3 4SA

29th November 2018

A photograph of a modern building facade, featuring a glass and metal structure with a prominent, curved, and angled design. The building is set against a blue sky with white clouds. The image is partially obscured by a large, dark grey geometric shape on the right side of the page.

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1. Introduction

- 1.1. This practice has been instructed to provide an assessment of the daylight & sunlight implications of the proposed new development at the 9 Nestles Avenue, Hayes. This report is based on the November 2018 proposals as prepared by Brimelow McSweeney Architects.
- 1.2. The proposed development comprises:
'demolition of existing building and redevelopment to provide a building up to 10 storeys, with 868 sqm of Class B floorspace at ground and first floor level and 81 residential units to the upper floors, with associated landscaping, access, car parking and cycle parking.'
- 1.3. The methodology and criteria used for these assessments is provided by the Building Research Establishments guidance 'Site layout planning for daylight and sunlight: a guide to good practice' (BRE, 2011) and the British Standard document BS8206 Pt2.

2. Guidance

Daylight & sunlight for planning

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

- 2.1. This document follows from previous guidance produced by Her Majesty's Stationary Office (HMSO) on daylight and sunlight in the built environment and is now the accepted methodology used by local authorities for assessing daylight and sunlight in relation to new developments. It provides methods for calculating the impact to daylight and sunlight within existing neighbouring buildings and for assessing the provision of amenity provided within new buildings.
- 2.2. The guidance details three methods for calculating daylight; the Vertical Sky Component (VSC), the No-Sky Line Contour (NSC) and the Average Daylight Factor (ADF). The first two assessments are primarily used for the assessment of existing buildings, whilst the ADF test is used for the assessment of new buildings. The assessment of sunlight within both existing and new buildings is undertaken using the Annual Probable Sunlight Hours (APSH) test.

Daylight and Sunlight to existing buildings

- 2.3. The Vertical Sky Component (VSC) test measures the amount of sky that is visible to a specific point on the outside of a property, usually a window, which is directly related to the amount of daylight that can be received. It is measured on the outside face of the external walls, again usually at the centre point of a window.
- 2.4. The No Sky-Line Contour (NSC) test calculates the distribution of daylight within rooms by determining the area of 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 a residential property and 700mm for non-residential.

- 2.5. 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.
- 2.6. For sunlight the APSH test calculates the percentage of statistically probable hours of sunlight received by each window in both the summer and winter months. March 21st through to September 21st is considered to be the summer period while September 21st to March 21st is considered the winter period. For properties surrounding a new development, only those windows oriented within 90° of due south and which overlook the site of the proposal are relevant for assessment.
- 2.7. The BRE 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 to less than 0.8 times its former value.

Daylight to new buildings

- 2.8. The ADF test calculates the average illuminance within a room as a proportion of the illuminance available to an unobstructed point outdoors, under a sky of known luminance and luminance distribution. This is the most detailed of the daylight calculations and considers the physical nature of the rooms and windows, including; window transmittance, window size, room size, angle of external obstruction and room surface reflectivity. Some of the inputs can be accurately quantified (room size, angle of obstruction, window size), but some need to be based upon assumptions. These are as follows:-

Internal reflectance of rooms	Based on finishes described in the assumptions section of this report
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Window transmittance	Double Glazed = 0.68
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Single glazed = 0.8

- 2.9. The guidance suggests that, for new dwellings provided with electric lighting, kitchens should attain at least 2% ADF, living and dining rooms at least 1.5% ADF and bedrooms at least 1% ADF.

- 2.10. The proposal and consented neighbouring development includes a number of

combined living / kitchen / dining rooms (L/K/D's). Whilst there is an aspiration for such multi-use rooms to meet the higher 'kitchen' target the spaces are inherently deeper than a standalone space. As such application of the living room target of 1.5% has been applied to these spaces.

- 2.11. The BRE 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.

Sunlight to gardens and outdoor spaces

- 2.12. The impact to overshadowing and the provision of well sunlit open spaces is assessed using the Sunlight Amenity test. This looks at the proportion of an amenity area that receives at least 2 hours of sun on the 21st of March in the present condition and compares this with the proportion of the area that receives at least 2 hours of sun on the 21st of March with the proposal in place. This looks at the proportion of an amenity space that receives at least 2 hours of sun in the present condition and compares this to the proposed condition.

- 2.13. For an amenity to be considered well sunlit throughout the year, the BRE guide suggests that at least 50% of the space should enjoy at least 2 hours of direct sunlight on March 21st.

BS 8206 Lighting for buildings - Part 2: Code of Practice for daylighting, BSI 2008

- 2.14. This document gives guidance upon the design and provision of good daylight and sunlight within new developments. It suggests that the ADF test should be used to assess daylight and APSH to assess internal sunlight. The methodologies for these assessments are the same as those discussed in the BRE guidance above.

3. Methodology and application

Scope of the assessments

- 3.1. The BRE guidelines state that when assessing any potential effects on surrounding sensitive receptors, only those windows and rooms that have a 'reasonable expectation' of daylight and sunlight need to be considered. Paragraph 2.2.2 of the guidelines clarifies what are considered sensitive receptors with a 'reasonable expectation' of daylight and sunlight as follows:

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

Commercial properties are not treated as having a reasonable expectation of daylight or sunlight. This is because they are generally designed to rely on electric lighting to provide sufficient light by which to work, rather than natural daylight or

sunlight. No further assessment has therefore been carried out in relation to commercial properties in the vicinity of the proposed development.

Policy Context

- 3.2. It is important to note that within urban areas achieving good levels of daylight and sunlight in accordance with the BRE guidelines, can be weighed in the balance against other beneficial design factors.
- 3.3. The opening paragraphs of the BRE guidelines state: -
- 3.4. *"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of 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 a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".*
- 3.5. The targets set out in the BRE document are very much 'guidelines' and they should be applied sensibly and flexibly based on the site-specific context of development.

Assessment of new or proposed neighbouring buildings

- 3.6. Where neighbouring properties are proposed and not built or occupied, they will have no current occupants. As such 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. It would therefore seem that the ADF test is a more appropriate indicator of the acceptability of daylight conditions within these apartments.
- 3.7. The BRE guide gives the following in this regard: -

"Appendix F – paragraph F8

However, there are some situations where meeting a set ADF target value with the new development in place could be appropriate as a criterion for loss of light:

(ii) as a special case of (i), where the existing building is proposed and not built. A typical situation might be where the neighbouring building has received planning permission but not yet been constructed."

Assessment of neighbouring dwellings with balconies

- 3.8. Care must be taken when assessing the impact of a development proposal upon neighbouring properties that have been provided with external overhanging or recessed balconies. These balconies are intended to provide additional outdoor amenity to the apartments, but they also inhibit the access to/potential for daylight and sunlight. The BRE guidance gives the following statements in this regard: -

"2.2.11 - Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large impact on the VSC, and on the area receiving direct skylight (NSC). One way to demonstrate this would be to carry out an additional calculation of the VSC and the area receiving direct skylight for both existing and proposed situations without the balcony in place."

"2.2.12 - A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or if it is recessed into the building so that it is obstructed on both sides as well as above."

- 3.9. It is therefore often relevant and necessary to conduct assessments of the surrounding properties with their balconies omitted, so that the impact upon the potential for good daylight and sunlight can be fully understood. Full results of these assessments where applied can be found in the appendix.

Housing Supplementary Planning Guidance (SPG)

- 3.10. The Housing Supplementary Planning Guidance (SPG) from the London Plan, March 2016 provides the following:

"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."

It is considered important to note that in areas of a shifting urban context, achieving good levels of daylight and sunlight is to be balanced against other beneficial design factors.

National Planning Policy Framework, 2018

- 3.11. In regard to daylight and sunlight, paragraph 123(c) the National Planning Policy Framework (NPPF) states:

"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 (as long as the resulting scheme would provide acceptable living standards)."

The NPPF therefore reinforces the fact that daylight / sunlight standards should be applied flexibly to optimise the land use of sites particular for securing housing delivery.

4. Assumptions

4.1. When considering internal daylight levels the internal finishes for the proposed rooms have been assumed to include white ceilings, cream walls and light floors. As such, the following parameters have been applied in regard to the reflectance levels:

- Ceiling: 0.85
- Walls: 0.81
- Floors: 0.4

5. Sources of Information

5.1. Eb7 have used measured survey data (laser scan), architects drawings, site photographs and Ordnance Survey information to build a 3D computer model of the existing building and its surroundings. Our understanding of the former site is shown within appendix 1. The architect's drawings have been used to build a model of the proposal drawings of which can also be found in appendix 1.

Terrain Surveys Ltd

TS16-053W1-2D-MM-RevA.dwg

TS16-053W1-3D-MM-RevA.dwg

Received 04/03/2016

Brimelow McSweeney Architects

1820 - 181105 Render File.skp

Received 11/09/2018

EB7 Limited

Site Photographs

Ordnance Survey

6. The Site and Proposal

- 6.1. The site is located on the northern side of Nestles Avenue bound by the commercial units at 7 Nestles Avenue to the west and the former Nestle Factory to the east. The site is currently occupied by a 1-2-storey commercial property.



Image 1: Plan showing the existing site at 9 Nestle's Avenue

- 6.2. The proposals include the demolition of the existing building and construction of a new residential development ranging between 4 to 10-storeys in height.
- 6.3. The properties to the north, east and west of the site are predominantly commercial / industrial use. To the south of Nestles Avenue are 2-storey semi-detached houses.
- 6.4. The site to the east is the former Nestle Factory site. This received planning consent for a major redevelopment in December 2017 (application ref: 1331/APP/2017/1883) to provide 1,386 dwellings including office, retail, community and leisure uses.
- 6.5. Whilst development of the Nestle Factory site is yet to commence, an assessment of the impacts of the proposed scheme upon this consented scheme has been considered. The drawings available on the Hillingdon planning portal appear illustrative in places and are therefore may be subject to a degree of change prior to construction.
- 6.6. The following residential properties were considered within our assessment as those with potential to see an impact to their daylight:
- 62 Nestles Avenue

- 78 Black Cod Road
- 92-104 Nestles Avenue
- The former Nestle Factory – Block D

7. Daylight and Sunlight Results

Daylight and Sunlight to the surrounding properties

- 7.1. Full results of the daylight and sunlight assessment for the existing baseline are attached within appendix 2.
- 7.2. As noted above the former Nestle Factory site to the east is being brought forward for development and received planning consent in December 2017 for major residential-led redevelopment.
- 7.3. For completeness, we have considered the daylight and sunlight effects firstly based on the existing context without this development neighbouring the site. We have also undertaken a further assessment to understand the cumulative effects of the scheme alongside the consented development at the former Nestle Factory site. The results of these assessments can be found in appendix 3.

92 – 104 Nestle’s Avenue



Image 2: Front elevations of 92-104 Nestle’s Avenue

- 7.4. This row of houses is located opposite the site on the southern side of Nestle’s Avenue. The front elevations overlook the site and have therefore been considered for daylight effects.

Daylight

- 7.5. The results of our Vertical Sky Component (VSC) and No-Sky Contour (NSC) assessments demonstrate all windows / rooms will achieve at least 0.8 times their former value with the scheme in place.

- 7.6. The daylight effects as a result of the proposals are fully compliant with the BRE criteria for daylighting.

Cumulative Assessment

- 7.7. Our additional cumulative assessment has shown that if the former Nestle Factory scheme were to precede the proposals at 9 Nestle's Avenue, all windows will retain at least 0.8 times their existing value for VSC and therefore comply with the BRE guidelines.
- 7.8. In respect of the secondary NSC test two rooms would fall to 0.7 times their existing values following construction of the former Nestle Factory scheme. These deviations are ground level rooms located within 98 Nestle's Avenue and 100 Nestles Avenue. This represents only a minor deviation to rooms where the VSC remains very high at an average of c.27% VSC.
- 7.9. Overall retained daylight amenity to these houses will be high under both the existing site context and future cumulative position when the Nestle Factory development is brought forward. Any amenity effects are minor and are in line with the BRE guidelines for daylighting.

Sunlight

- 7.10. As all windows within these properties which face the site are orientated towards due north they are not relevant for assessment of direct sunlight levels under the BRE guide.

62 Nestles Avenue & 78 Black Cod Road

- 7.11. These 2-storey houses are located to the west of the site at the junction of Nestles Avenue and Black Cod Road. Although offset from the proposals the front elevation of these properties will have a long view of the scheme and are considered relevant for assessment.



Image 3: Front elevation of 62 Nestle's Avenue and 78 Black Cod Road

Daylight

7.12. The results of our Vertical Sky Component (VSC) and No-Sky Contour (NSC) tests demonstrate the effects to these properties are fully compliant with the BRE guidelines retaining at least 0.8 times their existing levels with the scheme in place.

Cumulative Assessment

7.13. Our cumulative assessments show these properties will experience little to no additional change in VSC as a result of the former Nestle Factory site coming forward alongside the current scheme.

7.14. Changes would be limited to 1% shifts in VSC and the NSC would remain within 0.8 times the existing value.

7.15. Such changes are regarded as unnoticeable and fully satisfy the BRE guidance.

Sunlight

7.16. Again the windows of these properties which face the site are north facing and are not relevant for APSH sunlight assessment.

Block D – The Former Nestle Factory Site

7.17. The consented development of the former Nestle Factory adjoins the site to the east. The bulk and mass of the proposal is of a similar height and scale as the proposed block D of the Nestle Factory development which would neighbour the proposal. This consented future block is illustrated below.

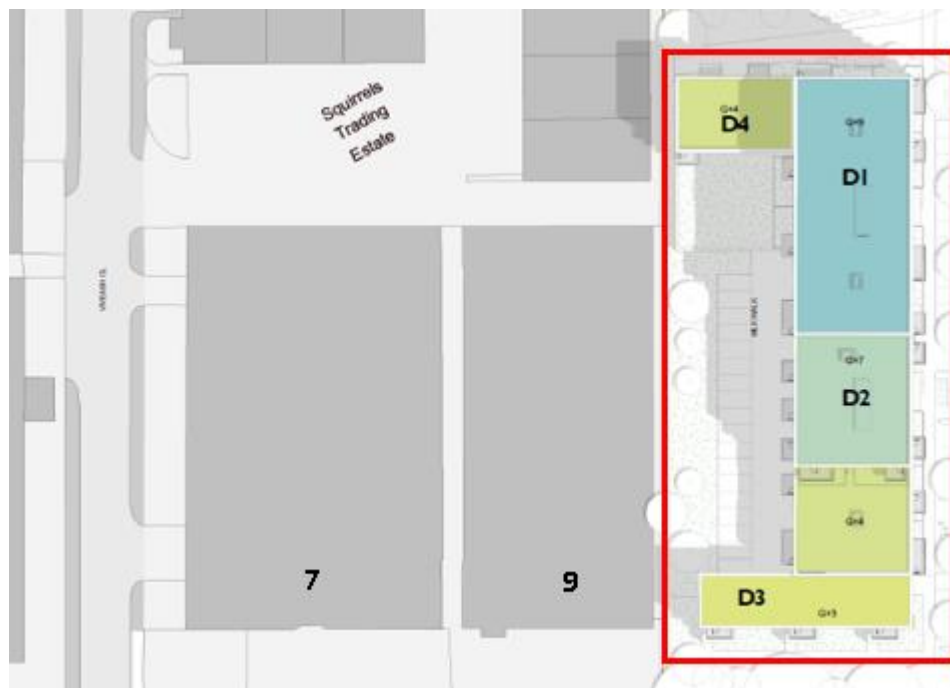


Image 4: Block D of the former Nestle Factory Site

7.18. Given construction is not yet underway for this development, the BRE suggests the ADF should be used to assess the daylight amenity of the consented development in line with Appendix F of the BRE guidelines.

Daylight

- 7.19. The results of our ADF analysis indicate that of the 126 consented rooms within block D which face the scheme, 103 (82%) would achieve ADF levels in line with the BRE targets. The rooms which fall short of the targets for their specific use are predominantly deep living / kitchen / dining rooms (L/K/D) at c.6.75m. 6 of the effected rooms are just 0.1-0.2% short of the suggested targets and are regarded very minor transgressions. 2 of the affected rooms are bedrooms which are considered less important for daylight under the BRE guidelines.
- 7.20. The depth of the proposed neighbouring L/K/Ds and the presence of the balconies overhanging the windows makes these rooms particularly sensitive. Where such design constraints are present a degree of shift in daylighting levels is inevitable and flexibility is encouraged under the BRE guide.
- 7.21. The guidelines suggest that an assessment considering the daylight levels without balconies is useful to demonstrate the impact the neighbouring design has on daylight potential given the trade off with the provision of balcony amenity space. This assessment has been undertaken and the results are attached at appendix 4.
- 7.22. When we consider the ADF to this building taking account of the effect of balconies the compliance rate increases to 124 of the 126 (98%) rooms meeting the suggested ADF targets. This shows the presence of the balcony is the main driver behind the lower internal daylight levels. The effects to the neighbouring consented scheme are wholly in keeping with the character of the development in the area and are acceptable and in line with the intentions of the BRE criteria for internal daylighting.

Sunlight

- 7.23. In terms of sunlight the vast majority of main living spaces within this consented block meet the BRE targets with the proposal in place with only 2 deviations from the BRE guide.
- 7.24. When the effect of balconies is considered all main living spaces continue to meet the targets and the effects are fully in line with the BRE guidelines for direct sunlight.

Internal Daylight

- 7.25. Full results of our internal study and drawings showing the internal layouts of the proposed accommodation with windows and room labels can be found at appendix 5.
- 7.26. All habitable rooms have been included within our assessments.

Daylight

- 7.27. The results of the ADF analysis indicate that the vast majority of rooms achieve ADF levels in line with the suggested targets when considered in the existing context.
- 7.28. The results demonstrate 207 (99%) of the 208 rooms assessed would achieve ADF levels meeting or exceeding the targets for their specific room use. These results are excellent for an urban location. The one room which falls below the target is an L/K/D however this is just marginally short of the 1.5% for a living space at 1.4%

ADF and thus regarded minor and fully acceptable against the BRE targets.

Cumulative Assessment

- 7.29. In addition to the current position we have also considered the retained daylight levels within the proposal if the Nestle Factory site were delivered in advance of 9 Nestles Avenue. Our cumulative internal daylight results with block D of the Nestle Factory proposals as a neighbour are shown in appendix 5.
- 7.30. When we consider the daylight levels to the proposed accommodation with the consented scheme in place 192 (92%) of the 208 rooms would meet the ADF targets for their specific use. Six of the remaining rooms are just 0.1-0.2% short of the ADF target for a living room and are regarded as non-material deviations from the targets
- 7.31. Similar to the design of the neighbouring block D the majority of the affected rooms are deep L/K/Ds with kitchens located to the rear and served by external balconies. This arrangement maximises the overall quality of the units but results in some lower internal daylight levels overall. If we were to consider the main living space in isolation this would meet or exceed the suggested ADF target for a living room.
- 7.32. Overall these daylight levels are typical of flatted developments particularly in areas of significant regeneration such as this. The effects are therefore considered to be fully in line with the BRE targets.

Sunlight Amenity assessment

- 7.33. In addition to the daylight and sunlight effects of the proposals upon the neighbouring buildings we have considered the overshadowing effects to the space between the proposals and block D of the former Nestle Factory site.
- 7.34. Whilst the area appears to be primarily car parking space it may provide some amenity to the residents. We have therefore assessed this for completeness to demonstrate the proposals will meet the BRE criteria and not leave the area excessively shaded. The detailed results of this assessment can be found at appendix 6 of this report.
- 7.35. With the proposal in place the ground level amenity space demonstrates full compliance with the BRE criteria, with at least 62% of the area receiving 2 hours or more of direct sunlight on the 21st of March.
- 7.36. The amenity areas are not excessively shaded and the proposal is fully compliant with the BRE criteria.

8. Conclusions

- 8.1. This report considers the daylight and sunlight effects of the November 2018 Brimelow McSweeney Architects proposals for 9 Nestles Avenue.
- 8.2. The assessment has been undertaken using the VSC, NSC, ADF and ASPH tests set

out within the BRE guidelines 'Site layout planning for daylight and sunlight: a guide to good practice' (BRE, 2011) and the British Standard document British Standard document BS8206 pt2.

- 8.3. The site to the east at the former Nestle Factory recently received planning consent, we have also considered the cumulative effects with these proposals in place to provide a comprehensive picture of the wider future daylight / sunlight effects to the area.
- 8.4. The results of both the existing baseline assessments and future cumulative impacts show little effect to the current neighbours to the south of the site across Nestles Avenue.
- 8.5. Block D of the future proposed scheme at the former Nestle Factory also performs well with the vast majority of rooms continuing to meet the ADF targets for their specific room use. Where units fall below this level the sensitivity is predominantly due to the deep spaces and presence of overhanging balconies which provide high quality private amenity space. An assessment taking into account the effects of this design confirms the proposals to be acceptable and in line with the BRE guidelines.
- 8.6. Daylight has been a key consideration influencing the design process and the scheme performs well in regards to the internal daylight assessment. The results show excellent levels of overall compliance with c.99% of rooms achieving or exceeding the BRE targets and a single minor deviation of only 0.1%. Whilst the level of compliance drops slightly with the neighbouring consent in place, our results show daylight transgressions will be minimal and are as expected for a redevelopment location such as this.
- 8.7. In addition to the above, we have also assessed the sunlight available to the neighbouring amenity space at the former Nestle Factory site. The results of the sunlight amenity assessment demonstrate the courtyard area to Block D will fully satisfy the guidelines and remain adequately sunlit throughout the year.
- 8.8. Overall the results of the daylight and sunlight assessment are in line with the intentions of the BRE guidance and are considered acceptable particularly given the merging urban context.

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Appendix 1

Drawings of the existing, proposed and surrounding buildings



Sources of information

Terrain Surveys Ltd
TS16-053W1-2D-MM-RevA.dwg
TS16-053W1-3D-MM-RevA.dwg
Received 04/03/2016

BM Architects
1820 - 181105 Render File.skp
Received 11/09/2018

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Site Photographs
Ordnance Survey

Key:

- Existing
- Proposed



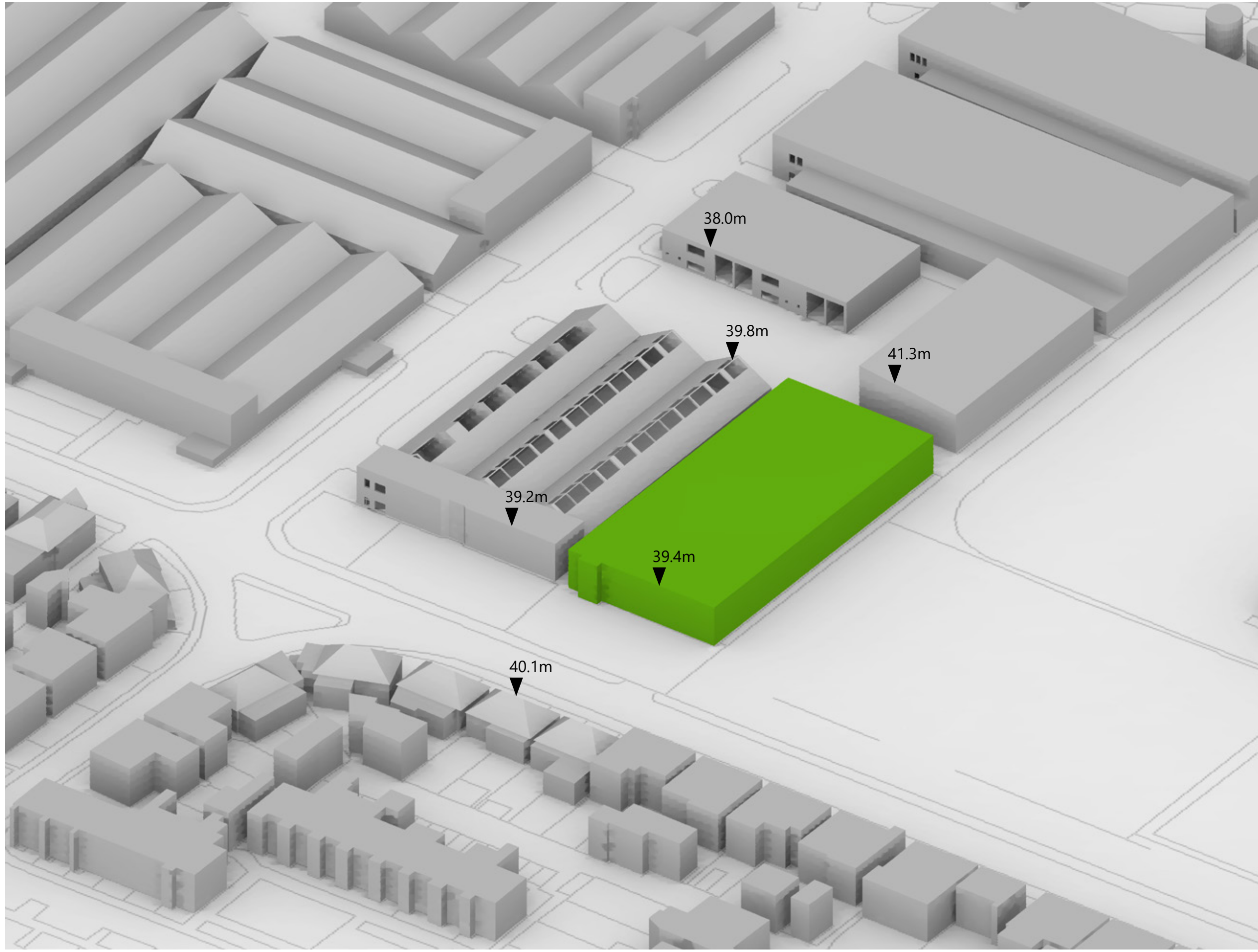
Project Hayes Acquisition

Title Existing Condition
Plan View

Drawn KO Checked --

Date 22/11/2018 Rel no. 03

Drawing no. 3252-DS01



Sources of information

Terrain Surveys Ltd
TS16-053W1-2D-MM-RevA.dwg
TS16-053W1-3D-MM-RevA.dwg
Received 04/03/2016

BM Architects
1820 - 181105 Render File.skp
Received 11/09/2018

EB7 Ltd
Site Photographs
Ordnance Survey

Key:

Existing

Proposed

Notes:
All heights and dimensions are in AOD

Project Hayes Acquisition

Title Existing Condition
3D View

Drawn KO Checked --

Date 22/11/2018 Rel no. 03

Drawing no. 3252-DS02



Sources of information

Terrain Surveys Ltd
TS16-053W1-2D-MM-RevA.dwg
TS16-053W1-3D-MM-RevA.dwg
Received 04/03/2016

BM Architects
1820 - 181105 Render File.skp
Received 11/09/2018

EB7 Ltd
Site Photographs
Ordnance Survey

Key:

- Existing
- Proposed



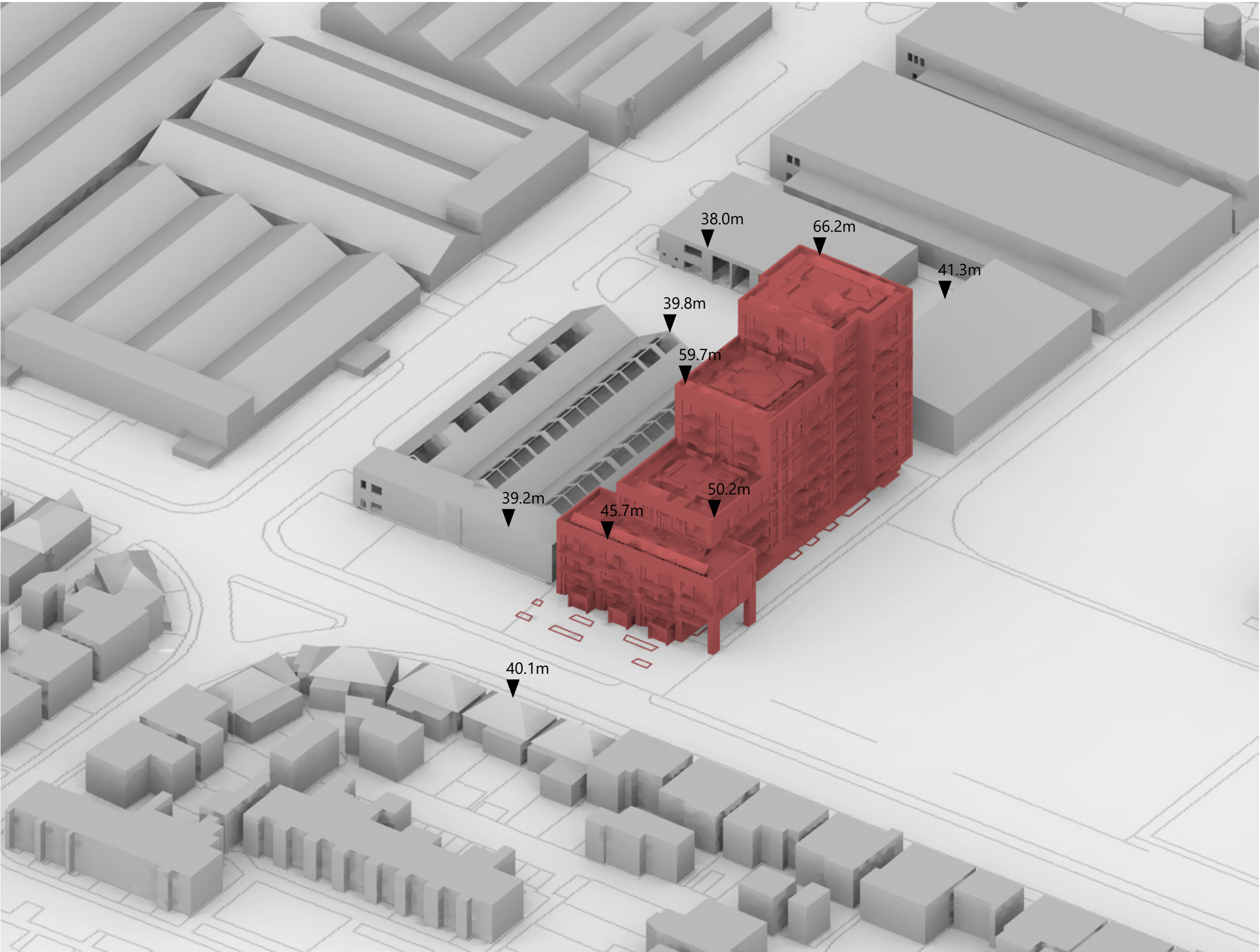
Project Hayes Acquisition

Title Proposed Development
Plan View

Drawn KO Checked --

Date 22/11/2018 Rel no. 03

Drawing no. 3252-DS03



Sources of information

Terrain Surveys Ltd
TS16-053W1-2D-MM-RevA.dwg
TS16-053W1-3D-MM-RevA.dwg
Received 04/03/2016

BM Architects
1820 - 181105 Render File.skp
Received 11/09/2018

EB7 Ltd
Site Photographs
Ordnance Survey

Key:

- Existing
- Proposed

Notes:
All heights and dimensions are in AOD

Project Hayes Acquisition

Title Proposed Development
3D View

Drawn KO Checked --

Date 22/11/2018 Rel no. 03

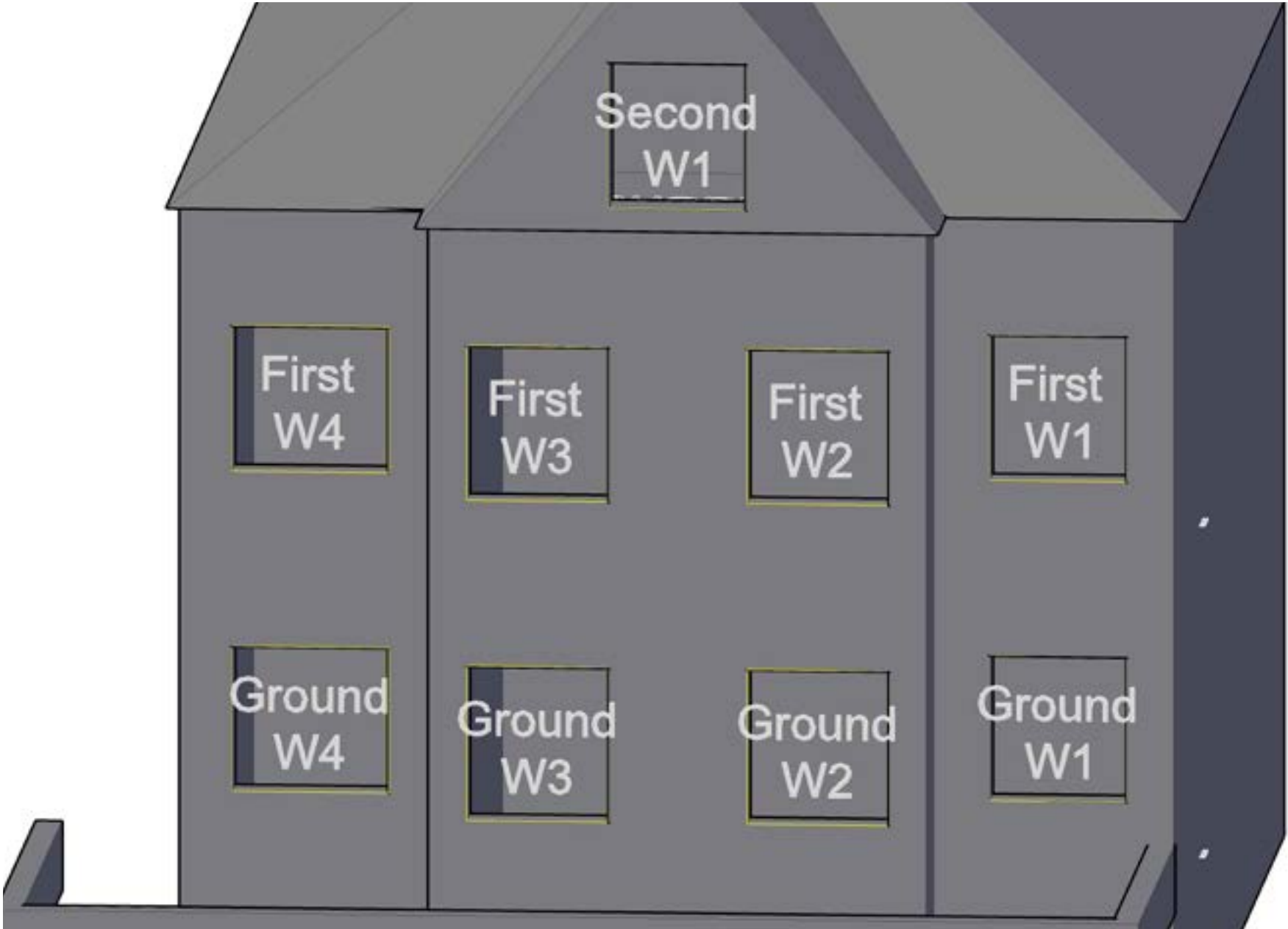
Drawing no. 3252-DS04

Sources of information

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Received 04/03/2016

BM Architects
1820 - 181105 Render File.skp
Block C & D Eighth Floor Plan_A0_P2.pdf
Block C & D Fifth Floor Plan_A0_P2.pdf
Block C & D First Floor Plan_A0_P3.pdf
Block C & D Fourth Floor Plan_A0_P2.pdf
Block C & D Ground Floor Plan_A0_P2.pdf
Block C & D Ninth floor.pdf
Block C & D Roof Floor Plan_A0_P2.pdf
Block C & D Second Floor Plan_A0_P3.pdf
Block C & D Seventh Floor Plan_A0_P2.pdf
Block C & D Sixth Floor Plan_A0_P2.pdf
Block C & D Third Floor Plan_A0_P3.pdf
Block D1 & D4 Floor plans.pdf
Block D3 - Ground - 2nd.pdf
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Masterplan roof heights.pdf
Nestles Ave Elevation.pdf
Received 11/09/2018

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Site Photographs
Ordnance Survey



Project Hayes Acquisition

Title 1 - 6 Griffiths Court
Window Map

Drawn KO Checked --

Date 29/11/2018 Project 3252

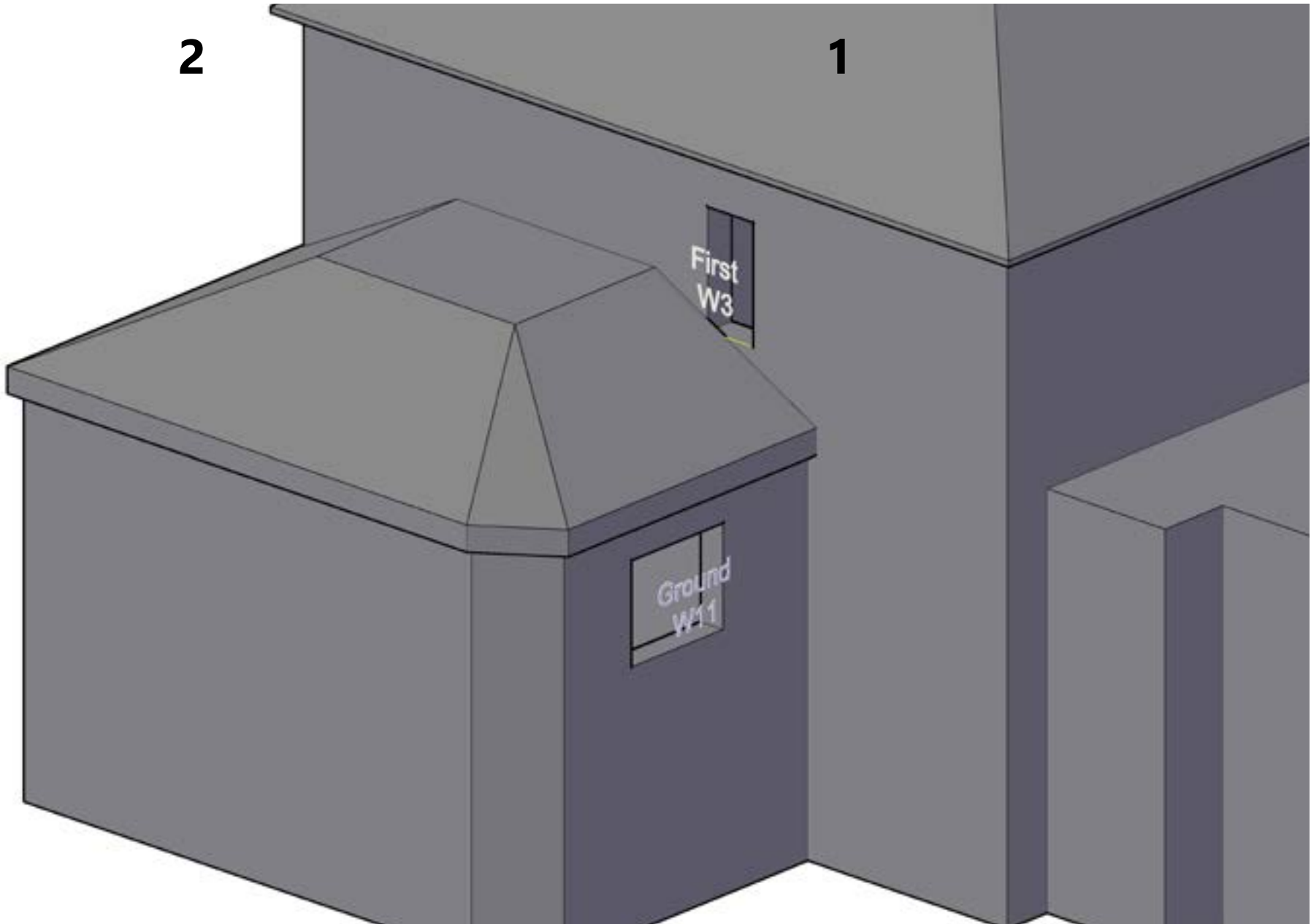
Rel no. 03 Prefix DS02 Page no. WM01

Sources of information

Terrain Surveys Ltd
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Received 04/03/2016

BM Architects
1820 - 181105 Render File.skp
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Block C & D Fifth Floor Plan_A0_P2.pdf
Block C & D First Floor Plan_A0_P3.pdf
Block C & D Fourth Floor Plan_A0_P2.pdf
Block C & D Ground Floor Plan_A0_P2.pdf
Block C & D Ninth floor.pdf
Block C & D Roof Floor Plan_A0_P2.pdf
Block C & D Second Floor Plan_A0_P3.pdf
Block C & D Seventh Floor Plan_A0_P2.pdf
Block C & D Sixth Floor Plan_A0_P2.pdf
Block C & D Third Floor Plan_A0_P3.pdf
Block D1 & D4 Floor plans.pdf
Block D3 - Ground - 2nd.pdf
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Masterplan roof heights.pdf
Nestles Ave Elevation.pdf
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Title 62 Nestles's Avenue
Window Map

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Date 29/11/2018 Project 3252

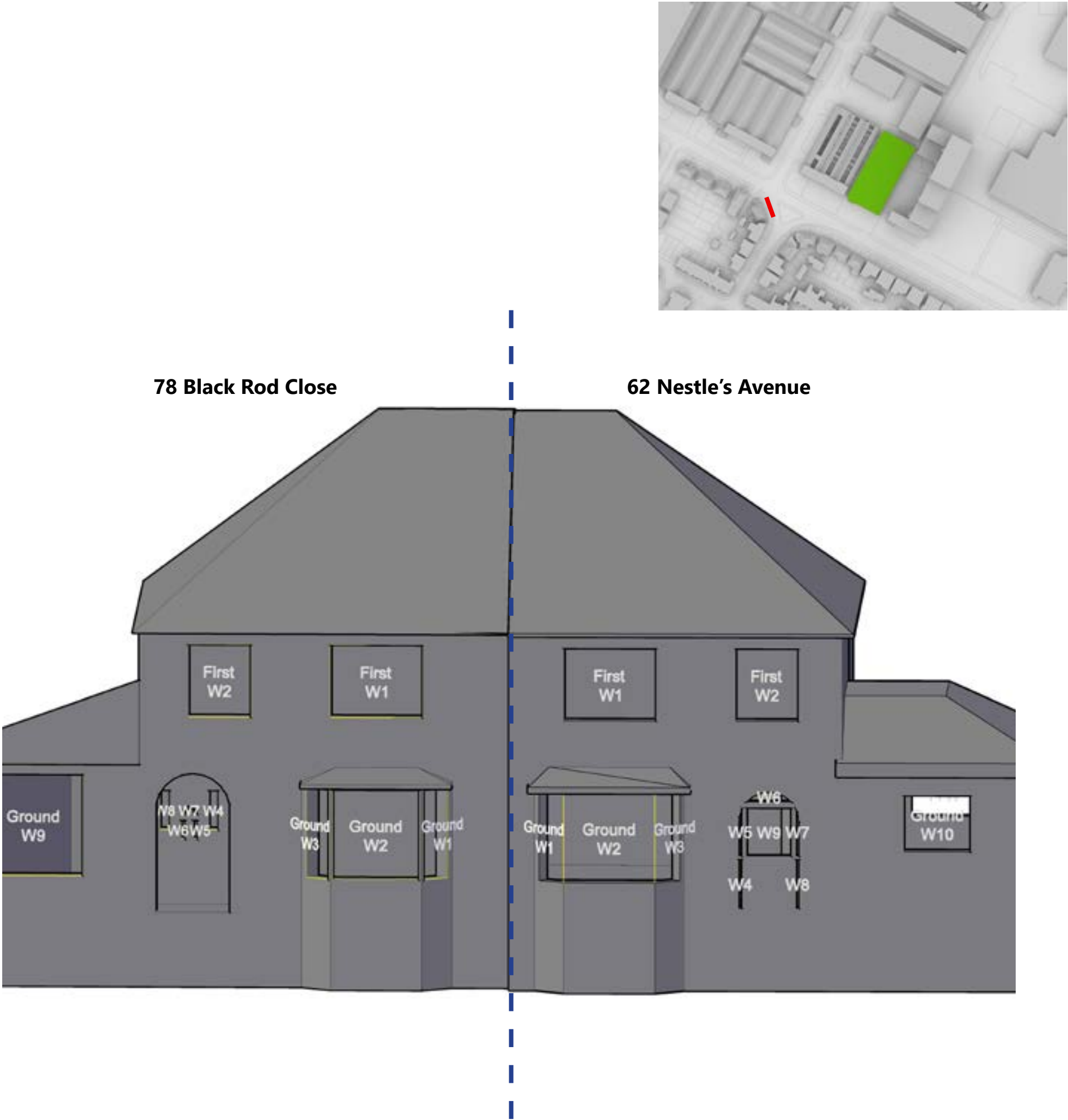
Rel no. 03 Prefix DS02 Page no. WM02

Sources of information

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TS16-053W1-2D-MM-RevA.dwg
TS16-053W1-3D-MM-RevA.dwg
Received 04/03/2016

BM Architects
1820 - 181105 Render File.skp
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Block C & D Roof Floor Plan_A0_P2.pdf
Block C & D Second Floor Plan_A0_P3.pdf
Block C & D Seventh Floor Plan_A0_P2.pdf
Block C & D Sixth Floor Plan_A0_P2.pdf
Block C & D Third Floor Plan_A0_P3.pdf
Block D1 & D4 Floor plans.pdf
Block D3 - Ground - 2nd.pdf
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Masterplan roof heights.pdf
Nestles Ave Elevation.pdf
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Project Hayes Acquisition

Title 62 Nestles's Avenue
78 Black Rod Close
Window Map

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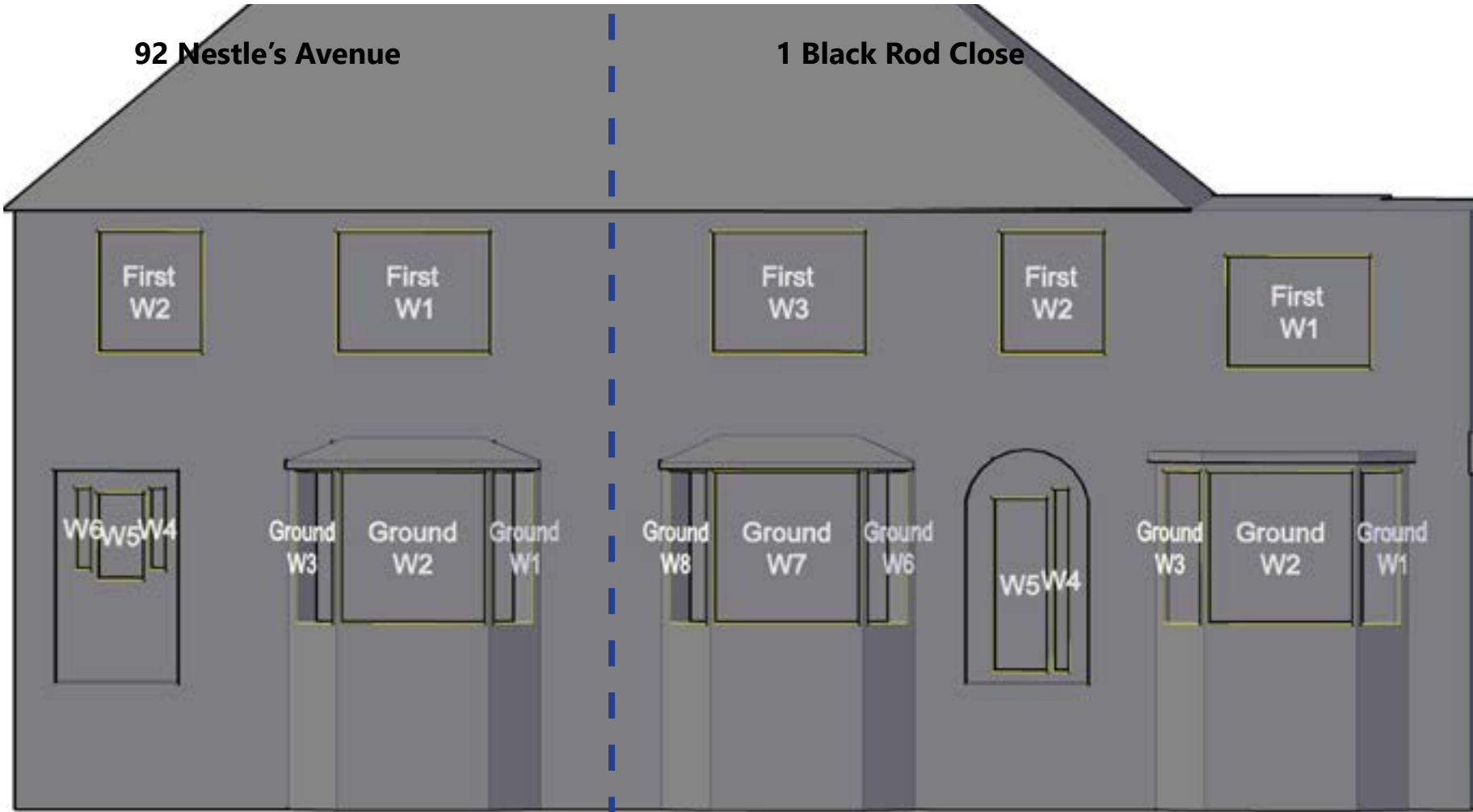
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Sources of information

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TS16-053W1-2D-MM-RevA.dwg
TS16-053W1-3D-MM-RevA.dwg
Received 04/03/2016

BM Architects
1820 - 181105 Render File.skp
Block C & D Eighth Floor Plan_A0_P2.pdf
Block C & D Fifth Floor Plan_A0_P2.pdf
Block C & D First Floor Plan_A0_P3.pdf
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Block C & D Ground Floor Plan_A0_P2.pdf
Block C & D Ninth floor.pdf
Block C & D Roof Floor Plan_A0_P2.pdf
Block C & D Second Floor Plan_A0_P3.pdf
Block C & D Seventh Floor Plan_A0_P2.pdf
Block C & D Sixth Floor Plan_A0_P2.pdf
Block C & D Third Floor Plan_A0_P3.pdf
Block D1 & D4 Floor plans.pdf
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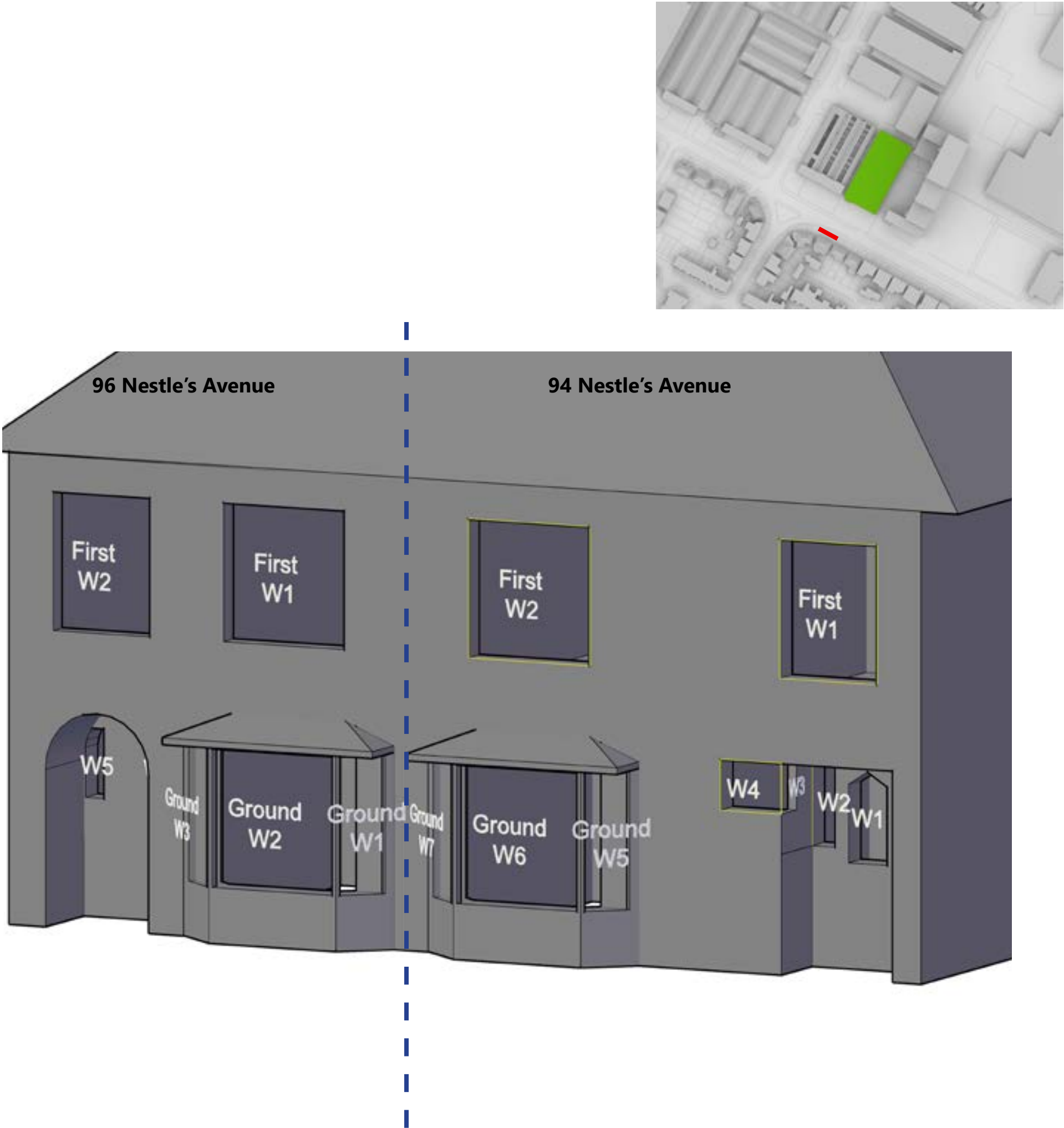
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Date	29/11/2018	Project	3252
Rel no.	03	Prefix	DS02
		Page no.	WM04

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Block C & D First Floor Plan_A0_P3.pdf
Block C & D Fourth Floor Plan_A0_P2.pdf
Block C & D Ground Floor Plan_A0_P2.pdf
Block C & D Ninth floor.pdf
Block C & D Roof Floor Plan_A0_P2.pdf
Block C & D Second Floor Plan_A0_P3.pdf
Block C & D Seventh Floor Plan_A0_P2.pdf
Block C & D Sixth Floor Plan_A0_P2.pdf
Block C & D Third Floor Plan_A0_P3.pdf
Block D1 & D4 Floor plans.pdf
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Masterplan roof heights.pdf
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Project Hayes Acquisition

Title 96 - 94 Nestles's Avenue
Window Map

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Date 29/11/2018 Project 3252

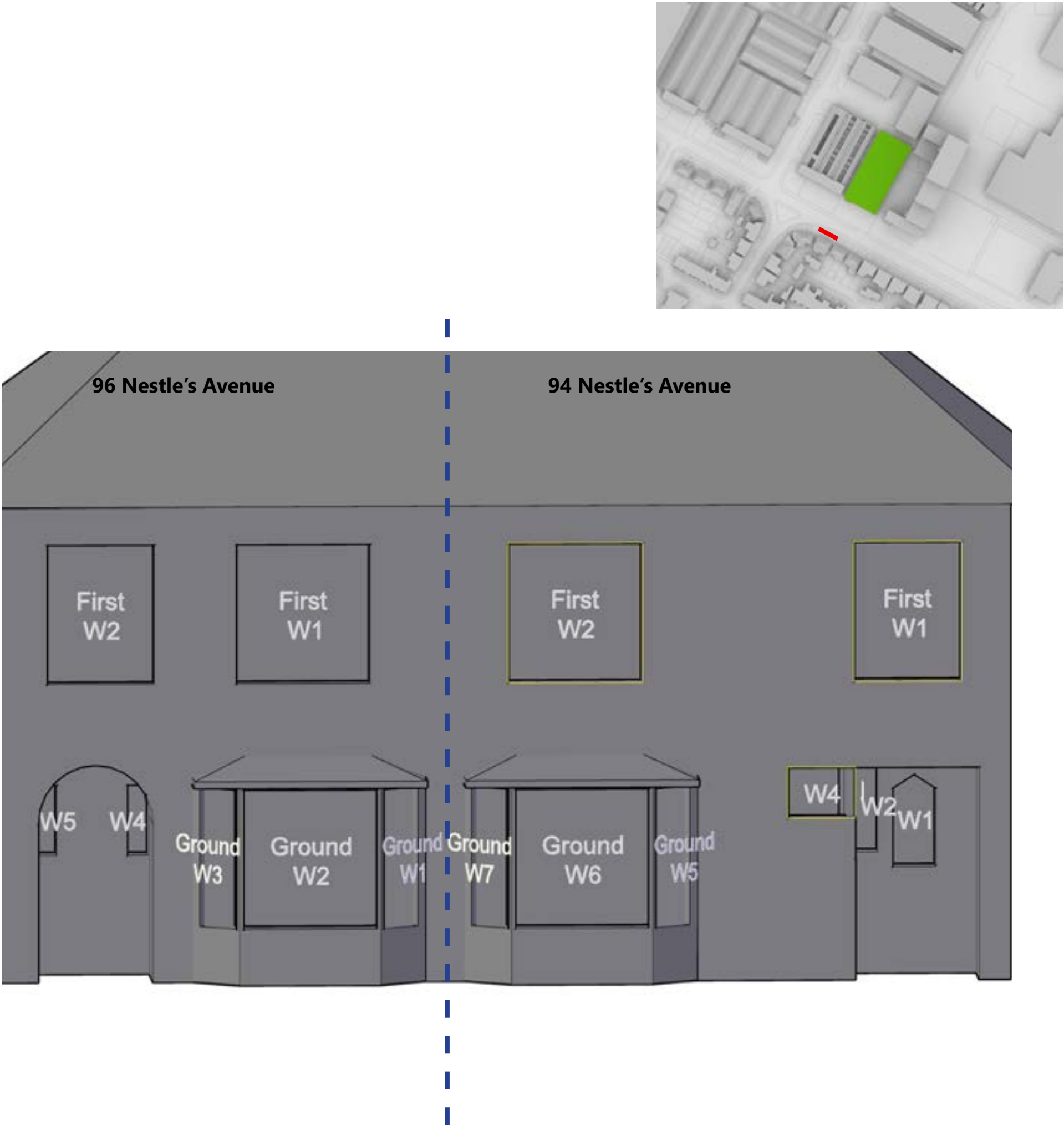
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BM Architects
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Block C & D Fourth Floor Plan_A0_P2.pdf
Block C & D Ground Floor Plan_A0_P2.pdf
Block C & D Ninth floor.pdf
Block C & D Roof Floor Plan_A0_P2.pdf
Block C & D Second Floor Plan_A0_P3.pdf
Block C & D Seventh Floor Plan_A0_P2.pdf
Block C & D Sixth Floor Plan_A0_P2.pdf
Block C & D Third Floor Plan_A0_P3.pdf
Block D1 & D4 Floor plans.pdf
Block D3 - Ground - 2nd.pdf
D_oracleorahome_2portalimagesdv_pl_files1331_APP_2017_1883HB 207_Block D2, D3 All Floor Plans_A0_P3.pdf
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Project Hayes Acquisition

Title 96 - 94 Nestles's Avenue
Window Map

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Date 29/11/2018 Project 3252

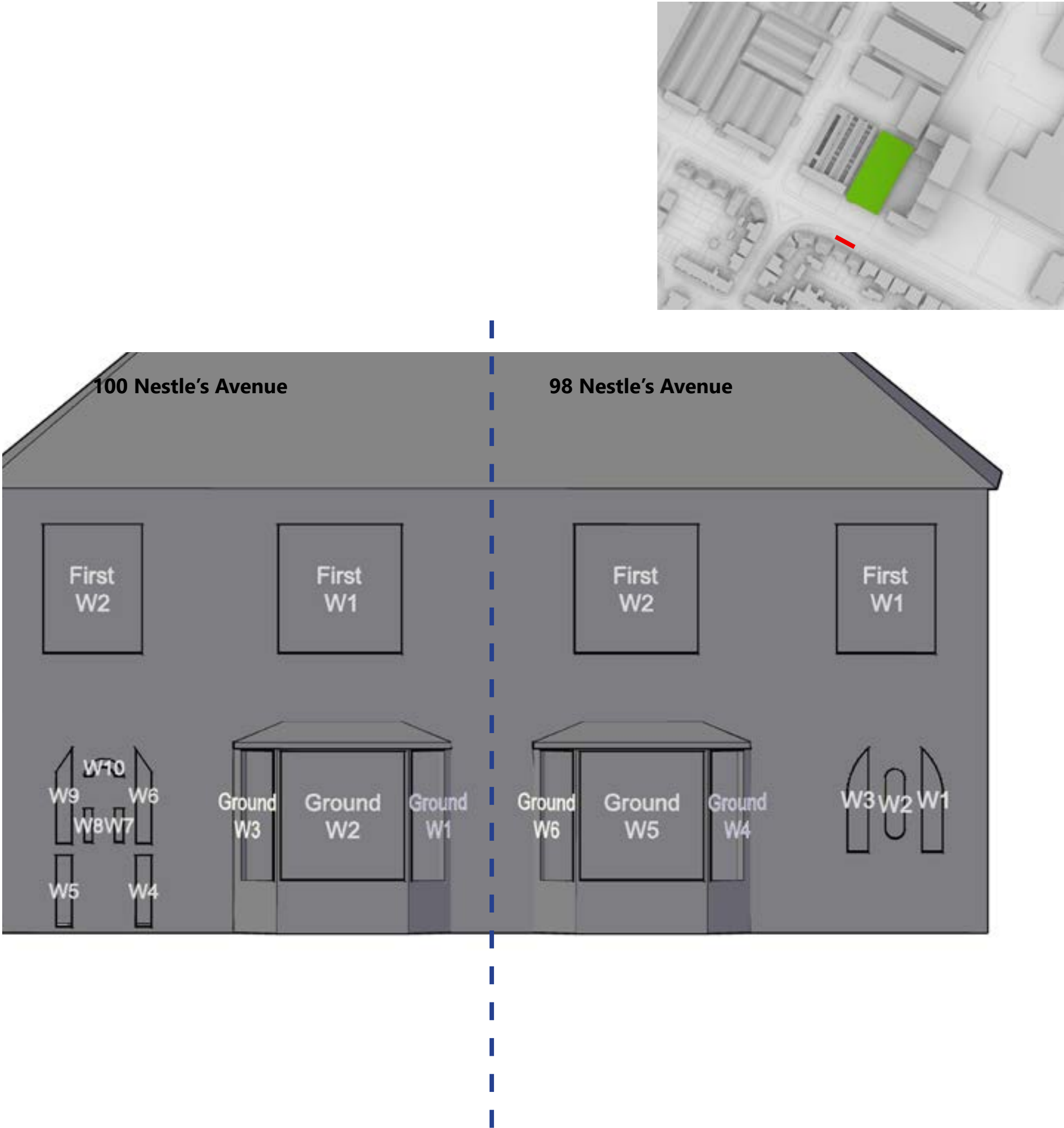
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BM Architects
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Block C & D Fifth Floor Plan_A0_P2.pdf
Block C & D First Floor Plan_A0_P3.pdf
Block C & D Fourth Floor Plan_A0_P2.pdf
Block C & D Ground Floor Plan_A0_P2.pdf
Block C & D Ninth floor.pdf
Block C & D Roof Floor Plan_A0_P2.pdf
Block C & D Second Floor Plan_A0_P3.pdf
Block C & D Seventh Floor Plan_A0_P2.pdf
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Block C & D Third Floor Plan_A0_P3.pdf
Block D1 & D4 Floor plans.pdf
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Masterplan roof heights.pdf
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Project Hayes Acquisition

Title 98- 100 Nestles's Avenue
Window Map

Drawn KO Checked --

Date 29/11/2018 Project 3252

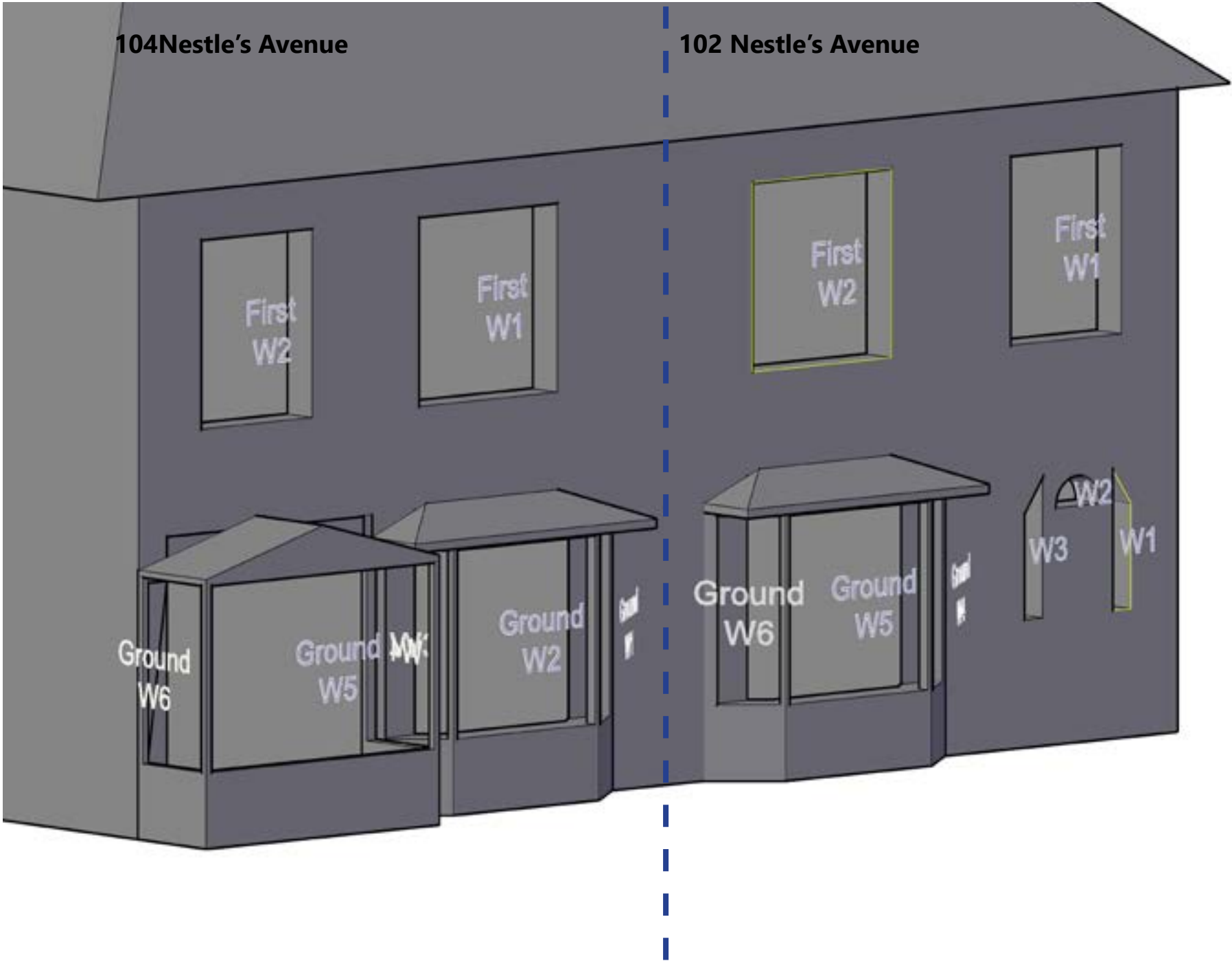
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Block C & D First Floor Plan_A0_P3.pdf
Block C & D Fourth Floor Plan_A0_P2.pdf
Block C & D Ground Floor Plan_A0_P2.pdf
Block C & D Ninth floor.pdf
Block C & D Roof Floor Plan_A0_P2.pdf
Block C & D Second Floor Plan_A0_P3.pdf
Block C & D Seventh Floor Plan_A0_P2.pdf
Block C & D Sixth Floor Plan_A0_P2.pdf
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Masterplan roof heights.pdf
Nestles Ave Elevation.pdf
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Project Hayes Acquisition

Title 102- 104 Nestles's Avenue
Window Map

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Date 29/11/2018 Project 3252

Rel no. 03 Prefix DS02 Page no. WM08

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Block C & D Seventh Floor Plan_A0_P2.pdf
Block C & D Sixth Floor Plan_A0_P2.pdf
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Project Hayes Acquisition

Title 102- 104 Nestles's Avenue
Window Map

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Date 29/11/2018 Project 3252

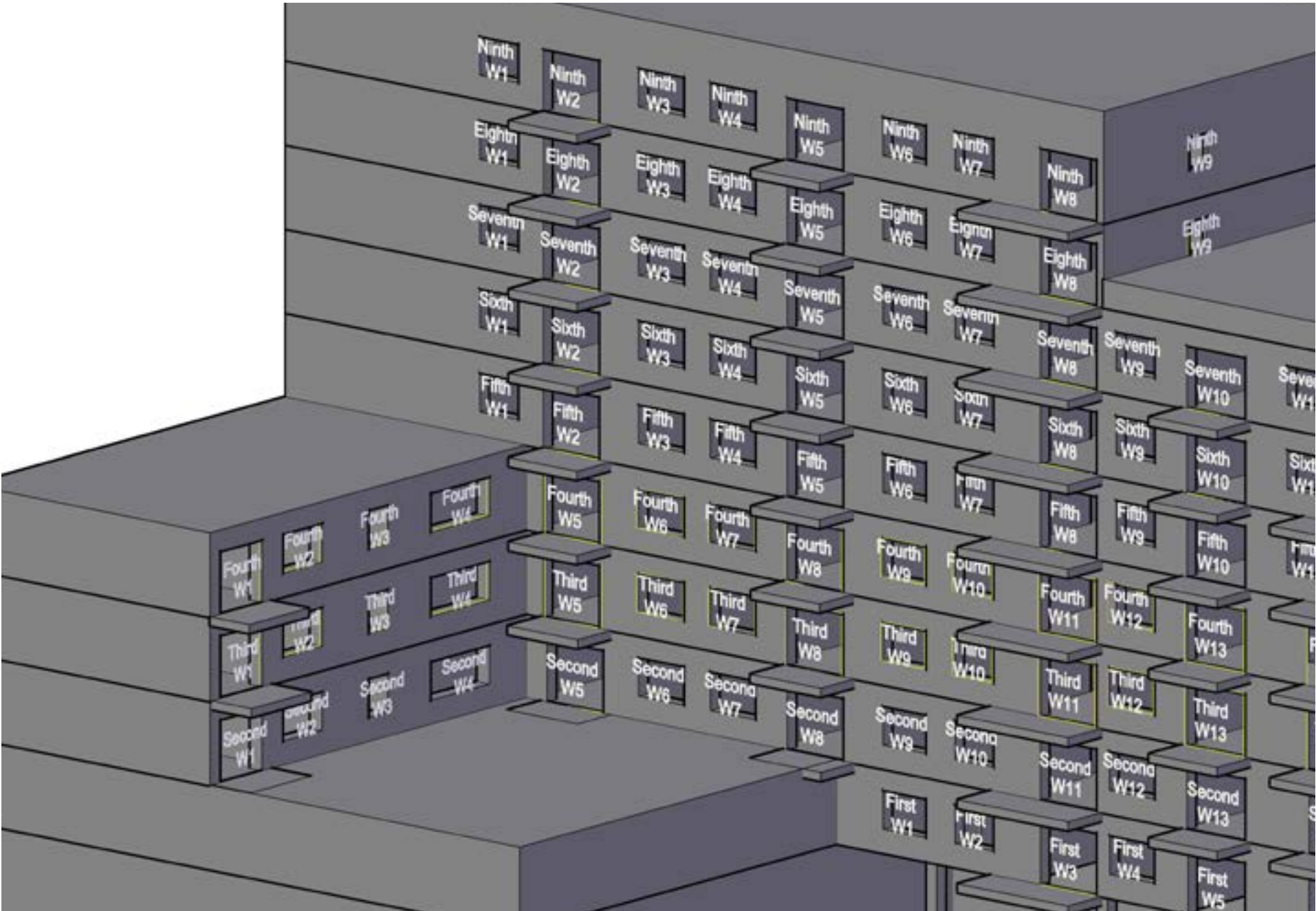
Rel no. 03 Prefix DS02 Page no. WM09

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Block C & D Ground Floor Plan_A0_P2.pdf
Block C & D Ninth floor.pdf
Block C & D Roof Floor Plan_A0_P2.pdf
Block C & D Second Floor Plan_A0_P3.pdf
Block C & D Seventh Floor Plan_A0_P2.pdf
Block C & D Sixth Floor Plan_A0_P2.pdf
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Masterplan roof heights.pdf
Nestles Ave Elevation.pdf
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Project Hayes Acquisition

Title Block D
Window Map

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Date 29/11/2018 Project 3252

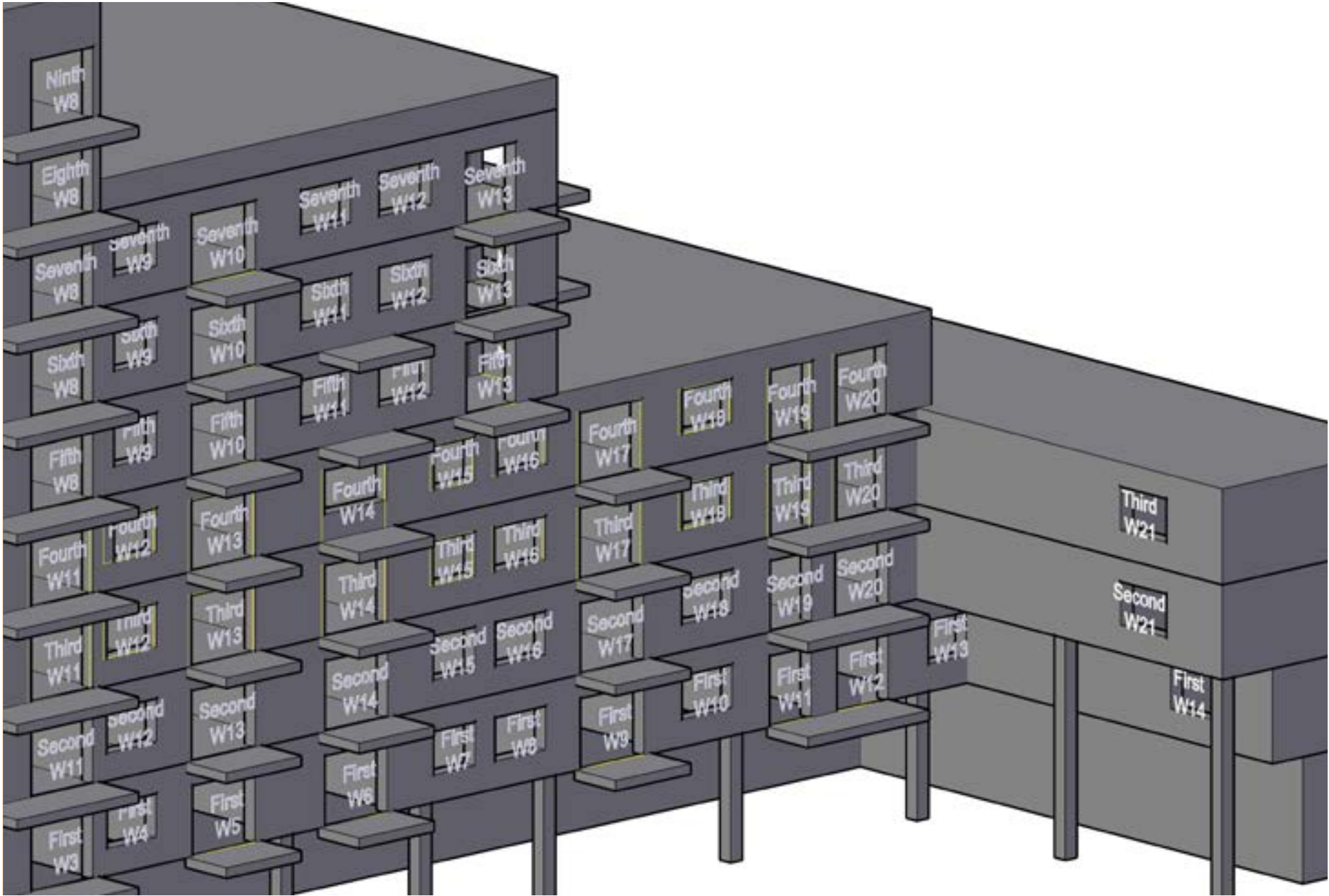
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BM Architects
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Block C & D Fifth Floor Plan_A0_P2.pdf
Block C & D First Floor Plan_A0_P3.pdf
Block C & D Fourth Floor Plan_A0_P2.pdf
Block C & D Ground Floor Plan_A0_P2.pdf
Block C & D Ninth floor.pdf
Block C & D Roof Floor Plan_A0_P2.pdf
Block C & D Second Floor Plan_A0_P3.pdf
Block C & D Seventh Floor Plan_A0_P2.pdf
Block C & D Sixth Floor Plan_A0_P2.pdf
Block C & D Third Floor Plan_A0_P3.pdf
Block D1 & D4 Floor plans.pdf
Block D3 - Ground - 2nd.pdf
D_oracleorahome_2portalimagesdv_pl_files1331_APP_2017_1883HB 207_Block D2, D3 All Floor Plans_A0_P3.pdf
Masterplan roof heights.pdf
Nestles Ave Elevation.pdf
Received 11/09/2018

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Site Photographs
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Project Hayes Acquisition

Title Block D
Window Map

Drawn KO Checked --

Date 29/11/2018 Project 3252

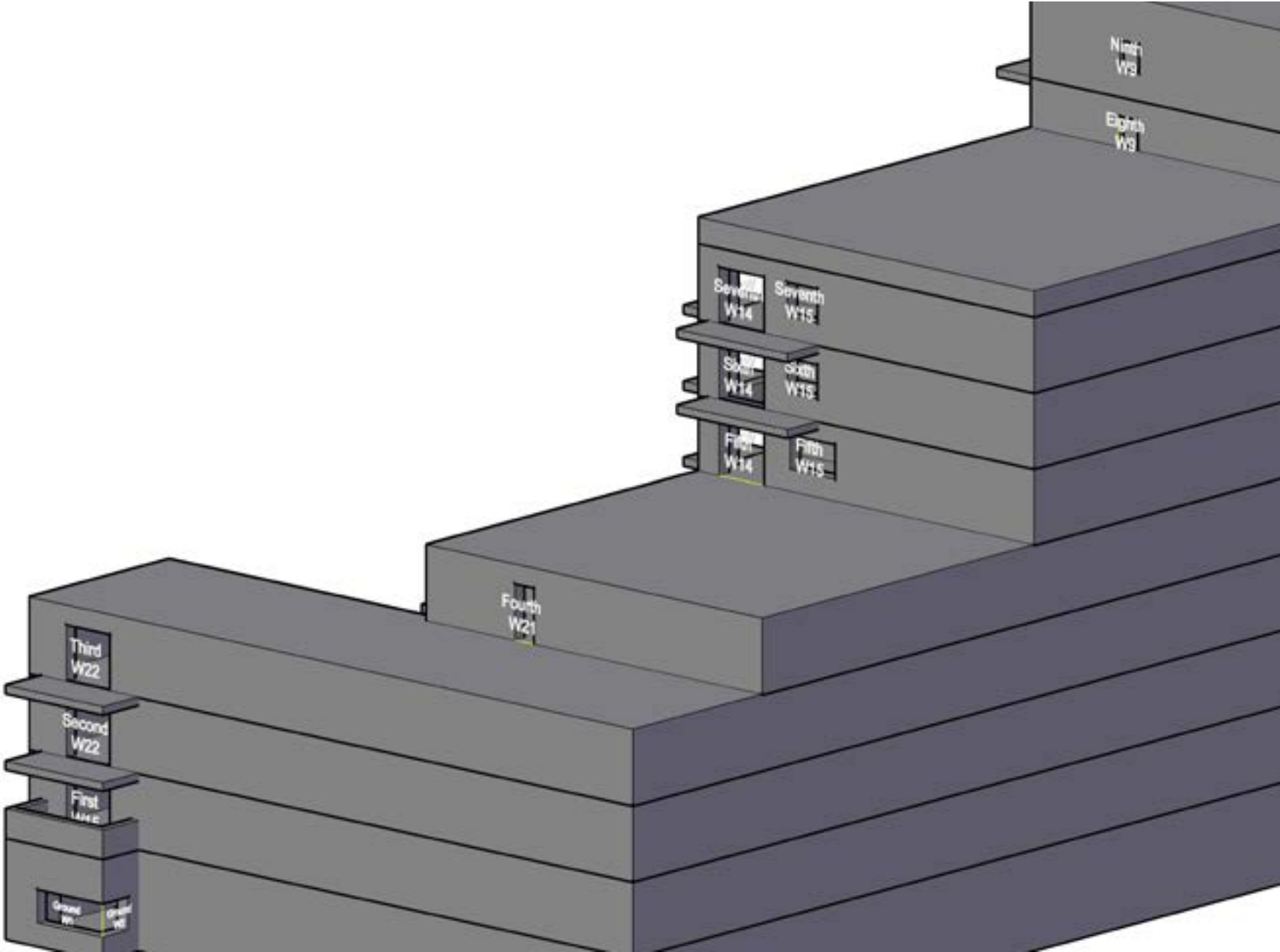
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Sources of information

Terrain Surveys Ltd
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TS16-053W1-3D-MM-RevA.dwg
Received 04/03/2016

BM Architects
1820 - 181105 Render File.skp
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Block C & D First Floor Plan_A0_P3.pdf
Block C & D Fourth Floor Plan_A0_P2.pdf
Block C & D Ground Floor Plan_A0_P2.pdf
Block C & D Ninth floor.pdf
Block C & D Roof Floor Plan_A0_P2.pdf
Block C & D Second Floor Plan_A0_P3.pdf
Block C & D Seventh Floor Plan_A0_P2.pdf
Block C & D Sixth Floor Plan_A0_P2.pdf
Block C & D Third Floor Plan_A0_P3.pdf
Block D1 & D4 Floor plans.pdf
Block D3 - Ground - 2nd.pdf
D_oracleorahome_2portalimagesdv_pl_files1331_APP_2017_1883HB 207_Block D2, D3 All Floor Plans_A0_P3.pdf
Masterplan roof heights.pdf
Nestles Ave Elevation.pdf
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Project Hayes Acquisition

Title Block D
Window Map

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Date 29/11/2018 Project 3252

Rel no. 03 Prefix DS02 Page no. WM12



Appendix 2

Results of the daylight and sunlight assessments
within neighbouring properties

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total		Proposed APSH Total		Total Retained	Winter Retained
102 Nestle's Ave																		
Ground	R1	W1	Residential	36.2	33.1	3.2	0.9	89.6	84.4	69.1	15.3	0.8	N/A	N/A	N/A	N/A	N/A	N/A
	R1	W2		36.5	33.3	3.2	0.9											
	R1	W3		35.7	32.6	3.1	0.9											
Ground	R2	W4-L	Residential	30.7	27.8	2.9	0.9	146.9	146.9	133.9	13.0	0.9	N/A	N/A	N/A	N/A	N/A	N/A
	R2	W4-U		35.9	32.9	3.0	0.9											
	R2	W5-L		30.6	29.1	1.5	1.0											
		W5-U																
		W6-L																
		W6-U																
First	R1	W1-L	Residential	37.6	34.3	3.3	0.9	112.5	111.4	98.4	13.0	0.9	N/A	N/A	N/A	N/A	N/A	N/A
First	R2	W2-L	Residential	37.8	34.7	3.1	0.9	114.1	113.6	105.7	7.9	0.9	N/A	N/A	N/A	N/A	N/A	N/A
		W2-U																
100 Nestle's Ave																		
Ground	R1	W1-L	Residential	29.0	26.2	2.8	0.9	178.4	178.4	156.2	22.2	0.9	N/A	N/A	N/A	N/A	N/A	N/A
	R1	W1-U		35.1	31.6	3.5	0.9											
	R1	W2-L		31.6	29.2	2.4	0.9											
		W3-L																
		W3-U																
Ground	R2	W4-L	Residential	34.8	31.5	3.3	0.9	89.6	86.6	66.4	20.2	0.8	N/A	N/A	N/A	N/A	N/A	N/A
	R2	W4-U		35.4	32.2	3.2	0.9											
	R2	W5-L		35.6	32.3	3.3	0.9											
	R2	W6		35.6	32.3	3.3	0.9											
	R2	W7		35.8	32.5	3.3	0.9											
	R2	W8		36.1	32.8	3.3	0.9											
	R2	W9		36.2	32.9	3.3	0.9											
	R2	W10																
First	R1	W1-L	Residential	37.4	33.8	3.6	0.9	167.5	165.4	151.4	14.0	0.9	N/A	N/A	N/A	N/A	N/A	N/A
First	R2	W2-L	Residential	37.5	34.0	3.5	0.9	89.6	89.3	80.1	9.2	0.9	N/A	N/A	N/A	N/A	N/A	N/A
		W2-U																
62 Nestle's Avenue																		
Ground	R1	W1-L	Living Room	31.0	29.5	1.5	1.0	297.5	294.3	232.9	61.4	0.8	40	8	38	8	1.0	1.0
	R1	W1-U		35.7	34.0	1.7	1.0											
	R1	W2-L		30.1	29.0	1.2	1.0											
		W3-L																
		W3-U																
Ground	R2	W4-L	Hallway	34.8	33.1	1.7	1.0	50.3	49.9	46.2	3.7	0.9	N/A	N/A	N/A	N/A	N/A	N/A
	R2	W4-U		35.1	33.4	1.7	1.0											
	R2	W5		36.2	34.5	1.7	1.0											
	R2	W6		35.9	34.2	1.7	1.0											
	R2	W7		35.4	33.7	1.7	1.0											
	R2	W8-L																
	R2	W8-U																
	R2	W9		35.7	34.0	1.7	1.0											
Ground	R3	W10	Residential	35.8	34.1	1.7	1.0	186.6	183.1	181.4	1.7	1.0	51	11	49	11	1.0	1.0
	R3	W11		18.2	18.2	0.0	1.0											
First	R1	W1-L	Residential	36.0	34.1	1.8	0.9	140.7	139.6	139.5	0.1	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R2	W2-L	Residential	36.0	34.1	1.8	0.9	91.5	90.6	90.5	0.1	1.0	N/A	N/A	N/A	N/A	N/A	N/A
		W2-U																
First	R3	W3-L	Hallway	31.3	31.2	0.0	1.0	30.3	28.7	28.7	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
		W3-U																
104 Nestle's Ave																		
Ground	R1	W1-L	Residential	29.6	26.9	2.8	0.9	154.1	154.1	149.2	4.9	1.0	N/A	N/A	N/A	N/A	N/A	N/A
	R1	W1-U		35.5	32.9	2.7	0.9											
	R1	W2-L		13.3	12.0	1.3	0.9											
		W2-U																
		W3-L																
		W3-U																
Ground	R2	W4-L	Residential	15.8	14.6	1.1	0.9	126.1	126.1	126.1	0.0	1.0	21	2	21	2	1.0	1.0
	R2	W4-U		36.8	34.1	2.7	0.9											
	R2	W5-L		20.1	20.1	0.0	1.0											
		W5-U																
		W6-L																
		W6-U																
First	R1	W1-L	Residential	37.8	35.0	2.8	0.9	121.0	119.8	119.8	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R2	W2-L	Residential	37.9	35.1	2.8	0.9	121.3	120.0	119.8	0.2	1.0	N/A	N/A	N/A	N/A	N/A	N/A
		W2-U																
98 Nestle's Ave																		
Ground	R1	W1	Hallway	35.4	31.9	3.5	0.9	105.7	99.9	69.6	30.3	0.7	N/A	N/A	N/A	N/A	N/A	N/A
	R1	W2		35.3	31.8	3.5	0.9											
	R1	W3		35.2	31.6	3.5	0.9											
Ground	R2	W4-L	Residential	30.2	27.5	2.7	0.9	146.9	146.9	125.5	21.4	0.9	N/A	N/A	N/A	N/A	N/A	N/A
	R2	W4-U		34.9	31.3	3.6	0.9											
	R2	W5-L		30.0	27.3	2.6	0.9											
		W5-U																
		W6-L																
		W6-U																
First	R1	W1-L	Residential	37.1	33.5	3.6	0.9	105.7	104.9	89.5	15.3	0.9	N/A	N/A	N/A	N/A	N/A	N/A
First	R2	W2-L	Residential	37.2	33.6	3.7	0.9	137.0	136.1	122.6	13.5	0.9	N/A	N/A	N/A	N/A	N/A	N/A
		W2-U																



Appendix 3

Drawings and results of the cumulative assessment



Sources of information

Terrain Surveys Ltd
TS16-053W1-2D-MM-RevA.dwg
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BM Architects
1820 - 181105 Render File.skp
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Block C & D Fourth Floor Plan_A0_P2.pdf
Block C & D Ground Floor Plan_A0_P2.pdf
Block C & D Ninth floor.pdf
Block C & D Roof Floor Plan_A0_P2.pdf
Block C & D Second Floor Plan_A0_P3.pdf
Block C & D Seventh Floor Plan_A0_P2.pdf
Block C & D Sixth Floor Plan_A0_P2.pdf
Block C & D Third Floor Plan_A0_P3.pdf
Block D1 & D4 Floor plans.pdf
Block D3 - Ground - 2nd.pdf
D_oracleorahome_2portalimagesdv_pl_ files1331_APP_2017_1883HB 207_Block D2, D3 All Floor Plans_A0_P3.pdf
Masterplan roof heights.pdf
Nestles Ave Elevation.pdf
Received 11/09/2018

EB7 Ltd
Site Photographs
Ordnance Survey

Key:

- Existing
- Proposed



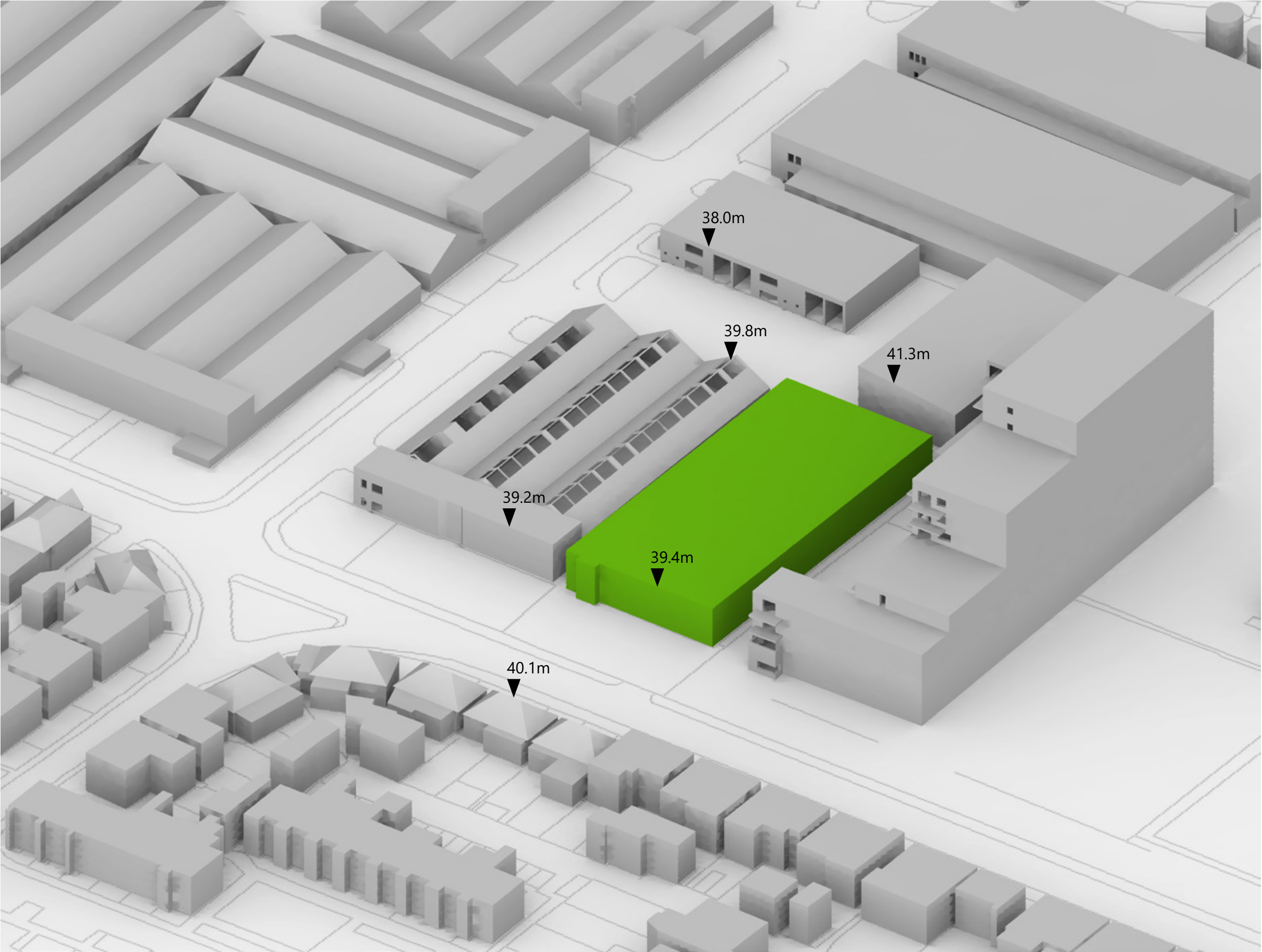
Project Hayes Acquisition

Title Existing Condition
Plan View

Drawn KO Checked --

Date 26/11/2018 Rel no. 03

Drawing no. 3252-DS02



Sources of information

Terrain Surveys Ltd
TS16-053W1-2D-MM-RevA.dwg
TS16-053W1-3D-MM-RevA.dwg
Received 04/03/2016

BM Architects
1820 - 181105 Render File.skp
Block C & D Eighth Floor Plan_A0_P2.pdf
Block C & D Fifth Floor Plan_A0_P2.pdf
Block C & D First Floor Plan_A0_P3.pdf
Block C & D Fourth Floor Plan_A0_P2.pdf
Block C & D Ground Floor Plan_A0_P2.pdf
Block C & D Ninth floor.pdf
Block C & D Roof Floor Plan_A0_P2.pdf
Block C & D Second Floor Plan_A0_P3.pdf
Block C & D Seventh Floor Plan_A0_P2.pdf
Block C & D Sixth Floor Plan_A0_P2.pdf
Block C & D Third Floor Plan_A0_P3.pdf
Block D1 & D4 Floor plans.pdf
Block D3 - Ground - 2nd.pdf
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EB7 Ltd
Site Photographs
Ordnance Survey

Key:

- Existing
- Proposed

Notes:
All heights and dimensions are in AOD

Project Hayes Acquisition

Title Existing Condition
3D View

Drawn KO Checked --

Date 26/11/2018 Rel no. 03

Drawing no. 3252-DS02



Sources of information

Terrain Surveys Ltd
TS16-053W1-2D-MM-RevA.dwg
TS16-053W1-3D-MM-RevA.dwg
Received 04/03/2016

BM Architects
1820 - 181105 Render File.skp
Block C & D Eighth Floor Plan_A0_P2.pdf
Block C & D Fifth Floor Plan_A0_P2.pdf
Block C & D First Floor Plan_A0_P3.pdf
Block C & D Fourth Floor Plan_A0_P2.pdf
Block C & D Ground Floor Plan_A0_P2.pdf
Block C & D Ninth floor.pdf
Block C & D Roof Floor Plan_A0_P2.pdf
Block C & D Second Floor Plan_A0_P3.pdf
Block C & D Seventh Floor Plan_A0_P2.pdf
Block C & D Sixth Floor Plan_A0_P2.pdf
Block C & D Third Floor Plan_A0_P3.pdf
Block D1 & D4 Floor plans.pdf
Block D3 - Ground - 2nd.pdf
D_oracleorahome_2portalimagesdv_pl_ files1331_APP_2017_1883HB 207_Block D2, D3 All Floor Plans_A0_P3.pdf
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EB7 Ltd
Site Photographs
Ordnance Survey

Key:

- Existing
- Proposed



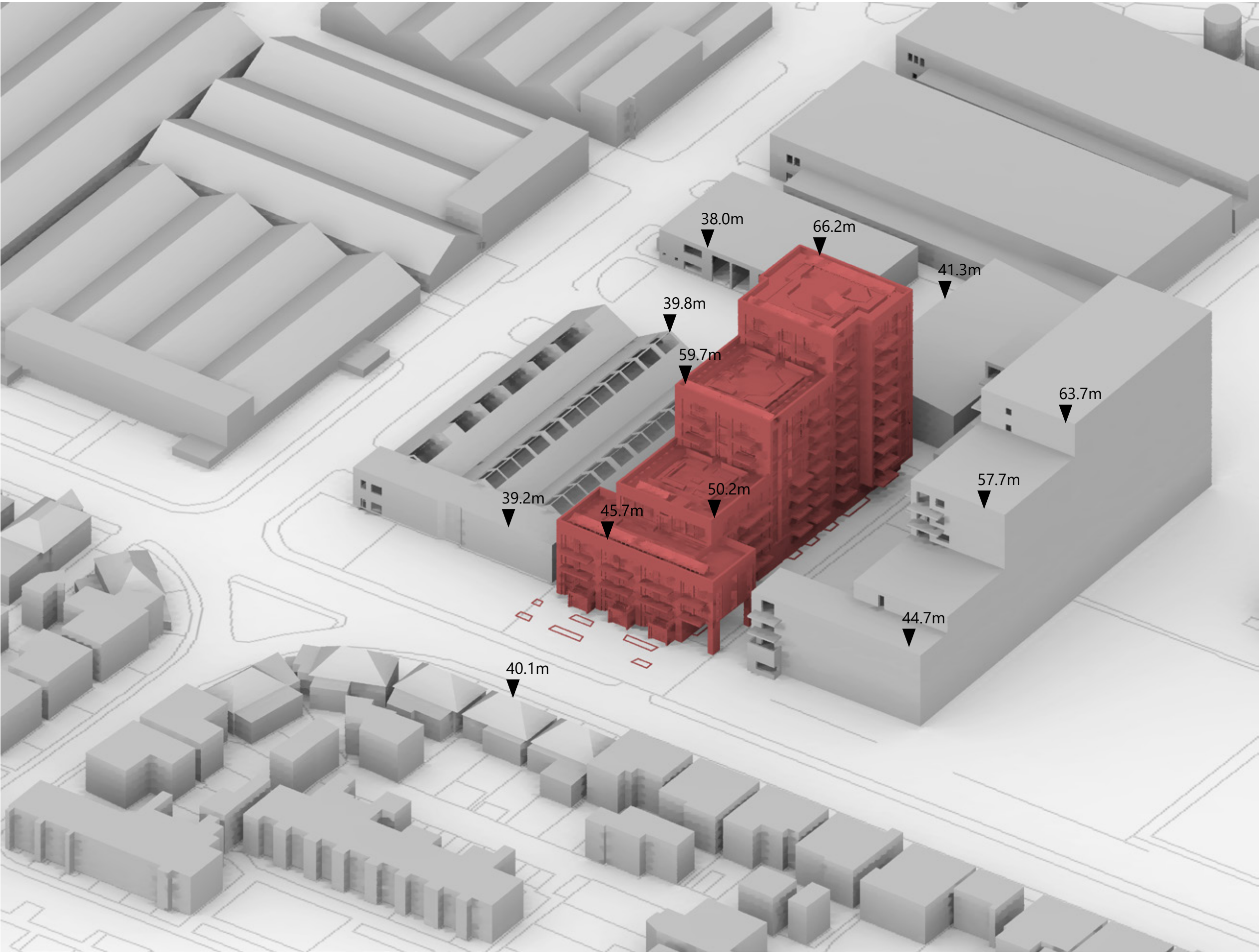
Project Hayes Acquisition

Title Proposed Development
Plan View

Drawn KO Checked --

Date 26/11/2018 Rel no. 03

Drawing no. 3252-DS02



Sources of information

Terrain Surveys Ltd
TS16-053W1-2D-MM-RevA.dwg
TS16-053W1-3D-MM-RevA.dwg
Received 04/03/2016

BM Architects
1820 - 181105 Render File.skp
Block C & D Eighth Floor Plan_A0_P2.pdf
Block C & D Fifth Floor Plan_A0_P2.pdf
Block C & D First Floor Plan_A0_P3.pdf
Block C & D Fourth Floor Plan_A0_P2.pdf
Block C & D Ground Floor Plan_A0_P2.pdf
Block C & D Ninth floor.pdf
Block C & D Roof Floor Plan_A0_P2.pdf
Block C & D Second Floor Plan_A0_P3.pdf
Block C & D Seventh Floor Plan_A0_P2.pdf
Block C & D Sixth Floor Plan_A0_P2.pdf
Block C & D Third Floor Plan_A0_P3.pdf
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EB7 Ltd
Site Photographs
Ordnance Survey

Key:

- Existing
- Proposed

Notes:
All heights and dimensions are in AOD

Project Hayes Acquisition

Title Proposed Development
3D View

Drawn KO Checked --

Date 26/11/2018 Rel no. 03

Drawing no. 3252-DS02

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Winter	Proposed APSH Total	Winter	Total Retained	Winter Retained
102 Nestle's Ave																		
Ground	R1	W1	Residential	33.0	29.9	3.1	0.9											
	R1	W2		33.3	30.2	3.1	0.9											
	R1	W3		32.4	29.4	3.0	0.9	89.6	84.4	68.5	15.8	0.8	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R2	W4-L	Residential	29.2	26.3	2.8	0.9											
	R2	W4-U		32.4	29.4	2.9	0.9											
	R2	W5-L W5-U W6-L W6-U		26.9	25.4	1.5	0.9	146.9	146.9	133.6	13.3	0.9	N/A	N/A	N/A	N/A	N/A	N/A
First	R1	W1-L W1-U	Residential	34.6	31.4	3.2	0.9	112.5	111.4	98.3	13.1	0.9	N/A	N/A	N/A	N/A	N/A	N/A
First	R2	W2-L W2-U	Residential	34.7	31.7	3.0	0.9	114.1	113.6	105.6	8.0	0.9	N/A	N/A	N/A	N/A	N/A	N/A
100 Nestle's Ave																		
Ground	R1	W1-L W1-U	Residential	28.0	25.3	2.7	0.9											
	R1	W2-L W2-U		32.3	29.0	3.3	0.9											
	R1	W3-L W3-U		28.3	26.0	2.2	0.9	178.4	178.4	127.9	50.5	0.7	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R2	W4-L W4-U	Hallway	31.7	28.5	3.2	0.9											
	R2	W5-L W5-U		32.2	29.0	3.2	0.9											
	R2	W6		32.7	29.4	3.3	0.9											
	R2	W7		32.6	29.3	3.3	0.9											
	R2	W8		32.8	29.5	3.3	0.9											
	R2	W9		33.1	29.8	3.3	0.9											
	R2	W10		33.3	30.0	3.3	0.9	89.6	86.5	53.6	32.9	0.6	N/A	N/A	N/A	N/A	N/A	N/A
First	R1	W1-L W1-U	Residential	34.8	31.5	3.3	0.9	167.5	165.0	143.5	21.6	0.9	N/A	N/A	N/A	N/A	N/A	N/A
First	R2	W2-L W2-U	Residential	34.8	31.4	3.4	0.9	89.6	89.3	77.0	12.2	0.9	N/A	N/A	N/A	N/A	N/A	N/A
62 Nestle's Avenue																		
Ground	R1	W1-L W1-U	Living Room	30.0	29.3	0.7	1.0											
	R1	W2-L W2-U		34.7	33.8	0.9	1.0											
	R1	W3-L W3-U		29.6	28.9	0.7	1.0	297.5	273.7	229.8	43.9	0.8	39	8	38	8	1.0	1.0
Ground	R2	W4-L W4-U	Hallway	33.9	33.0	0.9	1.0											
	R2	W5		34.2	33.3	0.9	1.0											
	R2	W6		35.3	34.3	0.9	1.0											
	R2	W7		35.0	34.1	0.9	1.0											
	R2	W8-L W8-U W9		34.5	33.6	0.9	1.0	50.3	49.9	46.2	3.7	0.9	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R3	W10	Residential	34.9	34.0	0.9	1.0											
	R3	W11		18.2	18.2	0.0	1.0	186.6	183.1	181.4	1.7	1.0	50	11	49	11	1.0	1.0
First	R1	W1-L W1-U	Residential	34.9	34.0	0.9	1.0	140.7	139.6	139.5	0.1	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R2	W2-L W2-U	Residential	34.9	34.0	0.9	1.0	91.5	90.6	90.5	0.1	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R3	W3-L W3-U	Hallway	31.3	31.2	0.0	1.0	30.3	28.7	28.7	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
104 Nestle's Ave																		
Ground	R1	W1-L W1-U	Residential	27.8	25.0	2.8	0.9											
	R1	W2-L W2-U		31.8	29.1	2.7	0.9											
	R1	W3-L W3-U		10.9	9.7	1.3	0.9	154.1	145.8	140.9	4.9	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R2	W4-L W4-U	Residential	15.8	14.6	1.1	0.9											
	R2	W5-L W5-U		32.7	30.1	2.7	0.9											
	R2	W6-L W6-U		18.8	18.8	0.0	1.0	126.1	126.1	126.1	0.0	1.0	20	2	20	2	1.0	1.0
First	R1	W1-L W1-U	Residential	34.5	31.7	2.8	0.9	121.0	114.7	114.7	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R2	W2-L W2-U	Residential	34.4	31.7	2.8	0.9	121.3	112.2	112.1	0.2	1.0	N/A	N/A	N/A	N/A	N/A	N/A
98 Nestle's Ave																		
Ground	R1	W1	Hallway	33.2	30.2	3.0	0.9											
	R1	W2		33.1	30.1	3.0	0.9											
	R1	W3		32.9	29.9	3.0	0.9	105.7	99.9	68.9	31.0	0.7	N/A	N/A	N/A	N/A	N/A	N/A

Address	Room	Window	Room Use	Existing	Proposed	Loss	Proportion Retained	Room Area	Existing	Proposed	Loss	Proportion Retained	Existing APSH		Proposed APSH		Total Retained	Winter Retained
				VSC	VSC				NSC	NSC			Total	Winter	Total	Winter		
Ground	R2	W4-L	Residential	29.5	27.0	2.5	0.9											
		W4-U																
	R2	W5-L		32.4	29.2	3.2	0.9											
	R2	W6-L		26.9	24.6	2.3	0.9	146.9	146.9	106.6	40.3	0.7	N/A	N/A	N/A	N/A	N/A	N/A
First	R1	W1-L	Residential	34.9	31.9	3.0	0.9	105.7	104.9	89.5	15.4	0.9	N/A	N/A	N/A	N/A	N/A	N/A
		W1-U																
First	R2	W2-L	Residential	34.9	31.7	3.2	0.9	137.0	136.1	119.2	16.9	0.9	N/A	N/A	N/A	N/A	N/A	N/A
		W2-U																
96 Nestle's Ave																		
Ground	R1	W1-L	Residential	26.7	25.0	1.7	0.9											
		W1-U																
	R1	W2-L		32.6	30.0	2.6	0.9											
	R1	W2-U		28.2	26.0	2.2	0.9	138.4	138.4	119.8	18.6	0.9	N/A	N/A	N/A	N/A	N/A	N/A
	R1	W3-L																
	R1	W3-U																
First	R1	W1-L	Residential	35.1	32.5	2.6	0.9	110.1	109.6	99.8	9.8	0.9	N/A	N/A	N/A	N/A	N/A	N/A
		W1-U																
First	R2	W2-L	Residential	35.0	32.2	2.8	0.9	91.3	90.9	79.9	11.0	0.9	N/A	N/A	N/A	N/A	N/A	N/A
		W2-U																
94 Nestle's Ave																		
Ground	R1	W1	Residential	12.1	10.2	1.9	0.8											
	R1	W2		7.3	6.5	0.9	0.9											
	R1	W4		33.9	31.8	2.1	0.9											
	R1	W3		8.9	8.9	0.0	1.0	146.9	134.7	124.7	10.0	0.9	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R2	W5-L	Residential	29.9	28.5	1.5	1.0											
		W5-U																
	R2	W6-L		32.7	30.3	2.4	0.9											
	R2	W6-U																
	R2	W7-L		25.4	23.3	2.1	0.9	146.9	146.9	129.5	17.3	0.9	N/A	N/A	N/A	N/A	N/A	N/A
	R2	W7-U																
First	R1	W1-L	Residential	35.3	33.2	2.1	0.9	119.4	117.9	115.7	2.2	1.0	N/A	N/A	N/A	N/A	N/A	N/A
		W1-U																
First	R2	W2-L	Residential	35.2	32.8	2.4	0.9	153.1	151.6	137.5	14.0	0.9	N/A	N/A	N/A	N/A	N/A	N/A
		W2-U																
92 Nestle's Avenue																		
Ground	R1	W1-L	Residential	29.7	29.4	0.3	1.0											
		W1-U																
	R1	W2-L		34.1	32.8	1.3	1.0											
	R1	W2-U		28.9	27.2	1.7	0.9	197.4	196.4	196.4	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
	R1	W3-L																
	R1	W3-U																
Ground	R2	W4	Residential	4.3	3.6	0.7	0.8											
	R2	W5		5.9	5.8	0.0	1.0											
	R2	W6		4.7	4.7	0.0	1.0	49.5	43.7	43.7	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R1	W1-L	Residential	35.5	34.2	1.3	1.0	153.3	151.9	151.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
		W1-U																
First	R2	W2-L	Residential	35.5	34.1	1.4	1.0	116.9	115.6	115.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
		W2-U																
78 Black Rod Close																		
Ground	R1	W1-L	Residential	27.1	26.4	0.7	1.0											
		W1-U																
	R1	W2-L		34.5	33.5	0.9	1.0											
	R1	W2-U		29.6	28.9	0.7	1.0	197.4	196.1	196.1	0.0	1.0	37	8	36	8	1.0	1.0
	R1	W3-L																
	R1	W3-U																
Ground	R2	W4	Residential	4.7	3.8	0.9	0.8											
	R2	W5		8.2	7.2	0.9	0.9											
	R2	W6		7.9	7.0	0.9	0.9											
	R2	W7		4.8	3.9	0.9	0.8											
	R2	W8		4.3	3.4	0.8	0.8	57.0	45.5	37.2	8.3	0.8	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R3	W9-L	Residential	34.6	33.6	0.9	1.0	107.6	106.3	106.3	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
		W9-U																
First	R1	W1-L	Residential	34.1	33.2	0.9	1.0	153.4	151.7	150.5	1.1	1.0	N/A	N/A	N/A	N/A	N/A	N/A
		W1-U																
First	R2	W2-L	Residential	34.2	33.3	0.9	1.0	116.9	115.4	109.8	5.6	1.0	N/A	N/A	N/A	N/A	N/A	N/A
		W2-U																
1 to 6 Griffiths Court																		
Ground	R1	W1	Residential	30.9	30.6	0.3	1.0	90.9	90.1	90.1	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R2	W2	Residential	34.8	34.3	0.5	1.0	82.7	82.4	82.4	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R3	W3	Residential	34.8	34.4	0.5	1.0	82.7	82.5	82.5	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R4	W4	Residential	30.9	30.5	0.5	1.0	97.2	96.4	96.4	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R1	W1	Residential	32.9	32.6	0.3	1.0	90.9	90.3	90.3	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
First	R2	W2-L W2-U	Residential	36.4	36.0	0.4	1.0	82.7	82.4	82.4	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R3	W3-L W3-U	Residential	36.5	36.0	0.5	1.0	82.7	82.4	82.4	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R4	W4	Residential	32.8	32.3	0.5	1.0	97.2	96.7	96.7	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R1	W1-L W1-U	Residential	37.5	37.0	0.4	1.0	170.1	138.1	138.1	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A

Address	Room	Window	Room Use	Proposed ADF	
				Window	Total
Block D - Former Nestle Factory Site					
Ground	R1	W1	LKD	3.1	4.1
	R1	W2		0.9	
First	R1	W1	Bedroom	1.9	1.9
First	R2	W2	Bedroom	1.8	1.8
First	R3	W3-L	LKD	0.2	0.9
		W3-U		0.7	
First	R4	W4	Bedroom	1.8	1.8
First	R5	W5-L	LKD	0.3	1.1
		W5-U		0.8	
First	R6	W6-L	LKD	0.3	1.0
		W6-U		0.7	
First	R7	W7	Bedroom	1.8	1.8
First	R8	W8	Bedroom	2.3	2.3
First	R9	W9-L	LKD	0.3	0.9
		W9-U		0.6	
First	R10	W10	Bedroom	1.9	1.9
First	R11	W11-L	Bedroom	0.2	0.7
		W11-U		0.4	
First	R12	W12-L	LKD	0.2	0.4
		W12-U		0.2	
First	R13	W13	Bedroom	0.5	0.5
First	R14	W14	LKD	0.7	2.3
	R14	W15-L		0.4	
		W15-U		1.3	
Second	R1	W1-L	LKD	0.5	2.0
		W1-U		1.5	
Second	R2	W2	Bedroom	2.7	2.7
Second	R3	W3	Circulation	0.9	0.9

Address	Room	Window	Room Use	Proposed ADF	
				Window	Total
Second	R4	W4	Circulation	1.5	1.5
Second	R5	W5-L	LKD	0.3	1.0
		W5-U		0.8	
Second	R6	W6	Bedroom	2.4	2.4
Second	R7	W7	Bedroom	2.5	2.5
Second	R8	W8-L	LKD	0.4	1.3
		W8-U		1.0	
Second	R9	W9	Bedroom	2.3	2.3
Second	R10	W10	Bedroom	2.3	2.3
Second	R11	W11-L	LKD	0.3	1.1
		W11-U		0.8	
Second	R12	W12	Bedroom	2.0	2.0
Second	R13	W13-L	LKD	0.3	1.2
		W13-U		0.9	
Second	R14	W14-L	LKD	0.3	1.2
		W14-U		0.8	
Second	R15	W15	Bedroom	2.0	2.0
Second	R16	W16	Bedroom	2.5	2.5
Second	R17	W17-L	LKD	0.4	1.2
		W17-U		0.9	
Second	R18	W18	Bedroom	2.5	2.5
Second	R19	W19-L	Bedroom	0.5	1.7
		W19-U		1.2	
Second	R20	W20-L	LKD	0.2	0.7
		W20-U		0.4	
Second	R21	W21	LKD	1.1	2.5
	R21	W22-L		0.4	
		W22-U		1.1	
Third	R1	W1-L	LKD	0.5	2.1
		W1-U		1.5	

Address	Room	Window	Room Use	Proposed ADF	
				Window	Total
Third	R2	W2	Bedroom	2.7	2.7
Third	R3	W3	Circulation	0.9	0.9
Third	R4	W4	Circulation	1.5	1.5
Third	R5	W5-L W5-U	LKD	0.3 0.8	1.1
Third	R6	W6	Bedroom	2.7	2.7
Third	R7	W7	Bedroom	2.7	2.7
Third	R8	W8-L W8-U	LKD	0.4 1.1	1.5
Third	R9	W9	Bedroom	2.4	2.4
Third	R10	W10	Bedroom	2.5	2.5
Third	R11	W11-L W11-U	LKD	0.3 0.9	1.2
Third	R12	W12	LKD	2.1	2.1
Third	R13	W13-L W13-U	LKD	0.3 1.0	1.3
Third	R14	W14-L W14-U	LKD	0.4 0.9	1.3
Third	R15	W15	Bedroom	2.2	2.2
Third	R16	W16	Bedroom	2.7	2.7
Third	R17	W17-L W17-U	LKD	0.4 1.1	1.5
Third	R18	W18	Bedroom	2.9	2.9
Third	R19	W19-L W19-U	Bedroom	0.6 1.7	2.3
Third	R20	W20-L W20-U	LKD	0.3 0.9	1.2
Third	R21	W21	LKD	1.2	

Address	Room	Window	Room Use	Proposed ADF	
				Window	Total
	R21	W22-L W22-U		0.5 2.0	3.7
Fourth	R1	W1-L W1-U	LKD	0.8 2.8	3.6
Fourth	R2	W2	Bedroom	2.9	2.9
Fourth	R3	W3	Circulation	1.0	1.0
Fourth	R4	W4	Circulation	1.6	1.6
Fourth	R5	W5-L W5-U	LKD	0.4 1.0	1.4
Fourth	R6	W6	Bedroom	3.0	3.0
Fourth	R7	W7	Bedroom	3.0	3.0
Fourth	R8	W8-L W8-U	LKD	0.4 1.2	1.7
Fourth	R9	W9	Bedroom	2.6	2.6
Fourth	R10	W10	Bedroom	2.7	2.7
Fourth	R11	W11-L W11-U	LKD	0.4 0.9	1.3
Fourth	R12	W12	Bedroom	2.3	2.3
Fourth	R13	W13-L W13-U	LKD	0.4 1.0	1.4
Fourth	R14	W14-L W14-U	LKD	0.0 1.0	1.0
Fourth	R15	W15	Bedroom	1.8	1.8
Fourth	R16	W16	Bedroom	2.0	2.0
Fourth	R17	W17-L W17-U	LKD	0.6 2.2	2.8
Fourth	R18	W18	Bedroom	3.2	3.2
Fourth	R19	W19-L W19-U	Bedroom	0.9 3.6	4.6

Address	Room	Window	Room Use	Proposed ADF	
				Window	Total
Fourth	R20	W20-L	LKD	0.6	
		W20-U		2.2	
	R20	W21-L		0.3	
		W21-U		1.1	4.1
Fifth	R1	W1	Bedroom	3.3	3.3
Fifth	R2	W2-L	LKD	0.5	
		W2-U		1.4	1.9
Fifth	R3	W3	Bedroom	3.2	3.2
Fifth	R4	W4	Bedroom	3.1	3.1
Fifth	R5	W5-L	LKD	0.4	
		W5-U		1.3	1.7
Fifth	R6	W6	Bedroom	2.7	2.7
Fifth	R7	W7	Bedroom	2.8	2.8
Fifth	R8	W8-L	LKD	0.4	
		W8-U		1.0	1.5
Fifth	R9	W9	Bedroom	2.2	2.2
Fifth	R10	W10-L	LKD	0.4	
		W10-U		1.1	1.6
Fifth	R11	W11	Bedroom	2.0	2.0
Fifth	R12	W12	Bedroom	3.5	3.5
Fifth	R13	W13-L	LKD	0.4	
		W13-U		1.0	
	R13	W14-L		0.5	
		W14-U		1.5	
	R13	W15		1.8	5.2
Sixth	R1	W1	Bedroom	3.4	3.4
Sixth	R2	W2-L	LKD	0.5	
		W2-U		1.4	1.9
Sixth	R3	W3	Bedroom	3.3	3.3
Sixth	R4	W4	Bedroom	3.2	3.2

Address	Room	Window	Room Use	Proposed ADF	
				Window	Total
Sixth	R5	W5-L W5-U	LKD	0.5 1.3	1.8
Sixth	R6	W6	Bedroom	2.9	2.9
Sixth	R7	W7	Bedroom	3.0	3.0
Sixth	R8	W8-L W8-U	LKD	0.4 1.1	1.6
Sixth	R9	W9	Bedroom	2.3	2.3
Sixth	R10	W10-L W10-U	LKD	0.5 1.3	1.7
Sixth	R11	W11	Bedroom	3.3	3.3
Sixth	R12	W12	Bedroom	4.4	4.4
Sixth	R13	W13-L W13-U	LKD	0.4 1.1	
	R13	W14-L W14-U		0.5 1.5	
	R13	W15		1.1	4.6
Seventh	R1	W1	Bedroom	3.4	3.4
Seventh	R2	W2-L W2-U	LKD	0.5 1.5	2.0
Seventh	R3	W3	Bedroom	3.4	3.4
Seventh	R4	W4	Bedroom	3.3	3.3
Seventh	R5	W5-L W5-U	LKD	0.5 1.4	1.9
Seventh	R6	W6	Bedroom	3.0	3.0
Seventh	R7	W7	Bedroom	3.2	3.2
Seventh	R8	W8-L W8-U	LKD	0.5 1.3	1.7
Seventh	R9	W9	Bedroom	2.6	2.6
Seventh	R10	W10-L	LKD	0.6	

Address	Room	Window	Room Use	Proposed ADF	
				Window	Total
		W10-U		2.4	3.1
Seventh	R11	W11	Bedroom	3.5	3.5
Seventh	R12	W12	Bedroom	4.8	4.8
Seventh	R13	W13-L	LKD	0.5	7.5
		W13-U		2.0	
	R13	W14-L		0.7	
		W14-U		2.5	
	R13	W15		1.7	
Eighth	R1	W1	Bedroom	3.6	3.6
Eighth	R2	W2-L	LKD	0.5	2.1
		W2-U		1.6	
Eighth	R3	W3	Bedroom	3.5	3.5
Eighth	R4	W4	LKD	3.5	3.5
Eighth	R5	W5-L	LKD	0.5	2.0
		W5-U		1.5	
Eighth	R6	W6	Bedroom	3.2	3.2
Eighth	R7	W7	Bedroom	3.5	3.5
Eighth	R8	W8-L	LKD	0.5	2.8
		W8-U		1.4	
	R8	W9		0.9	
Ninth	R1	W1	Bedroom	3.8	3.8
Ninth	R2	W2-L	LKD	0.7	3.3
		W2-U		2.7	
Ninth	R3	W3	Bedroom	3.8	3.8
Ninth	R4	W4	Bedroom	3.7	3.7
Ninth	R5	W5-L	LKD	0.7	3.3
		W5-U		2.6	
Ninth	R6	W6	Bedroom	3.5	3.5
Ninth	R7	W7	Bedroom	4.1	4.1

Address	Room	Window	Room Use	Proposed ADF	
				Window	Total
Ninth	R8	W8-L	LKD	0.7	4.3
		W8-U		2.7	
	R8	W9		0.9	



Appendix 4

Without balconies assessment to Block D

Block D without balconies

Address	Room	Window	Room Use	Proposed ADF	
				Window	Total
Block D - Former Nestle Factory Site					
Ground	R1	W1	LKD	3.1	4.1
	R1	W2		0.9	
First	R1	W1	Bedroom	1.9	1.9
First	R2	W2	Bedroom	2.1	2.1
First	R3	W3-L	LKD	0.4	1.9
		W3-U		1.5	
First	R4	W4	Bedroom	2.1	2.1
First	R5	W5-L	LKD	0.4	2.0
		W5-U		1.6	
First	R6	W6-L	LKD	0.4	2.0
		W6-U		1.6	
First	R7	W7	Bedroom	1.9	1.9
First	R8	W8	Bedroom	2.3	2.3
First	R9	W9-L	LKD	0.4	2.1
		W9-U		1.7	
First	R10	W10	Bedroom	2.0	2.0
First	R11	W11-L	Bedroom	0.3	1.6
		W11-U		1.3	
First	R12	W12-L	LKD	0.3	1.3
		W12-U		1.0	
First	R13	W13	Bedroom	0.6	0.6
First	R14	W14	LKD	0.7	3.6
	R14	W15-L		0.5	
		W15-U		2.4	
Second	R1	W1-L	LKD	0.7	3.4
		W1-U		2.7	
Second	R2	W2	Bedroom	2.8	2.8
Second	R3	W3	Circulation	0.9	0.9

Block D without balconies

Address	Room	Window	Room Use	Proposed ADF	
				Window	Total
Second	R4	W4	Circulation	1.6	1.6
Second	R5	W5-L	LKD	0.4	1.8
		W5-U		1.4	
Second	R6	W6	Bedroom	2.4	2.4
Second	R7	W7	Bedroom	2.6	2.6
Second	R8	W8-L	LKD	0.5	2.3
		W8-U		1.8	
Second	R9	W9	Bedroom	2.4	2.4
Second	R10	W10	Bedroom	2.8	2.8
Second	R11	W11-L	LKD	0.5	2.2
		W11-U		1.8	
Second	R12	W12	Bedroom	2.3	2.3
Second	R13	W13-L	LKD	0.5	2.2
		W13-U		1.7	
Second	R14	W14-L	LKD	0.5	2.2
		W14-U		1.7	
Second	R15	W15	Bedroom	2.1	2.1
Second	R16	W16	Bedroom	2.6	2.6
Second	R17	W17-L	LKD	0.5	2.3
		W17-U		1.9	
Second	R18	W18	Bedroom	2.6	2.6
Second	R19	W19-L	Bedroom	0.7	3.4
		W19-U		2.8	
Second	R20	W20-L	LKD	0.4	1.7
		W20-U		1.4	
Second	R21	W21	LKD	1.1	3.6
	R21	W22-L		0.5	
		W22-U		2.0	
Third	R1	W1-L	LKD	0.7	3.4
		W1-U		2.6	

Block D without balconies

Address	Room	Window	Room Use	Proposed ADF	
				Window	Total
Third	R2	W2	Bedroom	2.7	2.7
Third	R3	W3	Circulation	0.9	0.9
Third	R4	W4	Circulation	1.6	1.6
Third	R5	W5-L W5-U	LKD	0.4 1.6	2.0
Third	R6	W6	Bedroom	2.7	2.7
Third	R7	W7	Bedroom	2.8	2.8
Third	R8	W8-L W8-U	LKD	0.5 2.0	2.5
Third	R9	W9	Bedroom	2.5	2.5
Third	R10	W10	Bedroom	3.0	3.0
Third	R11	W11-L W11-U	LKD	0.5 1.9	2.4
Third	R12	W12	LKD	2.5	2.5
Third	R13	W13-L W13-U	LKD	0.5 1.9	2.4
Third	R14	W14-L W14-U	LKD	0.5 1.9	2.4
Third	R15	W15	Bedroom	2.3	2.3
Third	R16	W16	Bedroom	2.8	2.8
Third	R17	W17-L W17-U	LKD	0.5 2.1	2.6
Third	R18	W18	Bedroom	3.0	3.0
Third	R19	W19-L W19-U	Bedroom	0.8 3.3	4.1
Third	R20	W20-L W20-U	LKD	0.4 1.8	2.2
Third	R21	W21	LKD	1.2	

Block D without balconies

Address	Room	Window	Room Use	Proposed ADF	
				Window	Total
	R21	W22-L		0.5	
		W22-U		2.0	3.7
Fourth	R1	W1-L	LKD	0.8	
		W1-U		2.8	3.6
Fourth	R2	W2	Bedroom	2.9	2.9
Fourth	R3	W3	Circulation	1.0	1.0
Fourth	R4	W4	Circulation	1.6	1.6
Fourth	R5	W5-L	LKD	0.5	
		W5-U		2.0	2.5
Fourth	R6	W6	Bedroom	3.1	3.1
Fourth	R7	W7	Bedroom	3.1	3.1
Fourth	R8	W8-L	LKD	0.5	
		W8-U		2.1	2.7
Fourth	R9	W9	Bedroom	2.7	2.7
Fourth	R10	W10	Bedroom	3.1	3.1
Fourth	R11	W11-L	LKD	0.5	
		W11-U		2.0	2.6
Fourth	R12	W12	Bedroom	2.6	2.6
Fourth	R13	W13-L	LKD	0.5	
		W13-U		2.0	2.5
Fourth	R14	W14-L	LKD	0.0	
		W14-U		2.0	2.0
Fourth	R15	W15	Bedroom	2.5	2.5
Fourth	R16	W16	Bedroom	3.1	3.1
Fourth	R17	W17-L	LKD	0.6	
		W17-U		2.3	2.8
Fourth	R18	W18	Bedroom	3.2	3.2
Fourth	R19	W19-L	Bedroom	0.9	
		W19-U		3.6	4.6

Block D without balconies

Address	Room	Window	Room Use	Proposed ADF	
				Window	Total
Fourth	R20	W20-L	LKD	0.6	
		W20-U		2.2	
	R20	W21-L		0.3	4.1
		W21-U		1.1	
Fifth	R1	W1	Bedroom	3.4	3.4
Fifth	R2	W2-L	LKD	0.6	3.0
		W2-U		2.3	
Fifth	R3	W3	Bedroom	3.3	3.3
Fifth	R4	W4	Bedroom	3.2	3.2
Fifth	R5	W5-L	LKD	0.6	2.8
		W5-U		2.2	
Fifth	R6	W6	Bedroom	2.9	2.9
Fifth	R7	W7	Bedroom	3.3	3.3
Fifth	R8	W8-L	LKD	0.6	2.7
		W8-U		2.2	
Fifth	R9	W9	Bedroom	2.4	2.4
Fifth	R10	W10-L	LKD	0.6	2.7
		W10-U		2.2	
Fifth	R11	W11	Bedroom	3.1	3.1
Fifth	R12	W12	Bedroom	4.3	4.3
Fifth	R13	W13-L	LKD	0.5	
		W13-U		1.8	
	R13	W14-L		0.7	
		W14-U		2.5	
	R13	W15		2.5	8.1
Sixth	R1	W1	Bedroom	3.5	3.5
Sixth	R2	W2-L	LKD	0.6	3.1
		W2-U		2.4	
Sixth	R3	W3	Bedroom	3.4	3.4
Sixth	R4	W4	Bedroom	3.3	3.3

Block D without balconies

Address	Room	Window	Room Use	Proposed ADF	
				Window	Total
Sixth	R5	W5-L W5-U	LKD	0.6 2.3	2.9
Sixth	R6	W6	Bedroom	3.0	3.0
Sixth	R7	W7	Bedroom	3.5	3.5
Sixth	R8	W8-L W8-U	LKD	0.6 2.3	2.9
Sixth	R9	W9	Bedroom	2.6	2.6
Sixth	R10	W10-L W10-U	LKD	0.6 2.3	2.9
Sixth	R11	W11	Bedroom	3.3	3.3
Sixth	R12	W12	Bedroom	4.6	4.6
Sixth	R13	W13-L W13-U	LKD	0.5 1.9	
	R13	W14-L W14-U		0.7 2.5	
	R13	W15		1.7	7.4
Seventh	R1	W1	Bedroom	3.6	3.6
Seventh	R2	W2-L W2-U	LKD	0.7 2.5	3.2
Seventh	R3	W3	Bedroom	3.5	3.5
Seventh	R4	W4	Bedroom	3.5	3.5
Seventh	R5	W5-L W5-U	LKD	0.6 2.4	3.0
Seventh	R6	W6	Bedroom	3.2	3.2
Seventh	R7	W7	Bedroom	3.7	3.7
Seventh	R8	W8-L W8-U	LKD	0.6 2.4	3.1
Seventh	R9	W9	Bedroom	2.7	2.7
Seventh	R10	W10-L	LKD	0.6	

Block D without balconies

Address	Room	Window	Room Use	Proposed ADF	
				Window	Total
		W10-U		2.5	3.1
Seventh	R11	W11	Bedroom	3.5	3.5
Seventh	R12	W12	Bedroom	4.8	4.8
Seventh	R13	W13-L	LKD	0.5	
		W13-U		2.0	
	R13	W14-L		0.7	
		W14-U		2.5	
	R13	W15		1.7	7.5
Eighth	R1	W1	Bedroom	3.7	3.7
Eighth	R2	W2-L	LKD	0.7	3.3
		W2-U		2.6	
Eighth	R3	W3	Bedroom	3.6	3.6
Eighth	R4	W4	LKD	3.6	3.6
Eighth	R5	W5-L	LKD	0.7	3.2
		W5-U		2.5	
Eighth	R6	W6	Bedroom	3.3	3.3
Eighth	R7	W7	Bedroom	3.9	3.9
Eighth	R8	W8-L	LKD	0.7	4.1
		W8-U		2.6	
	R8	W9		0.9	
Ninth	R1	W1	Bedroom	3.8	3.8
Ninth	R2	W2-L	LKD	0.7	3.3
		W2-U		2.7	
Ninth	R3	W3	Bedroom	3.8	3.8
Ninth	R4	W4	Bedroom	3.7	3.7
Ninth	R5	W5-L	LKD	0.7	3.3
		W5-U		2.6	
Ninth	R6	W6	Bedroom	3.5	3.5
Ninth	R7	W7	Bedroom	4.1	4.1

Block D without balconies

Address	Room	Window	Room Use	Proposed ADF	
				Window	Total
Ninth	R8	W8-L	LKD	0.7	4.3
		W8-U		2.7	
	R8	W9		0.9	



Appendix 5

Results of the daylight and sunlight assessments
within the proposed dwellings



Sources of information

Terrain Surveys Ltd
TS16-053W1-2D-MM-RevA.dwg
TS16-053W1-3D-MM-RevA.dwg
Received 04/03/2016

BM Architects
1820--Sheet - 1101 - First Floor Plan-
Area Plan (Gross Building) - 01 Pro-
posed First Floor.dwg
1820--Sheet - 1102 - Second Floor
Plan-Area Plan (Gross Building) - 02
Proposed Second Floor.dwg
1820--Sheet - 1103 - Third Floor Plan-
Area Plan (Gross Building) - 03 Pro-
posed Third Floor.dwg
1820--Sheet - 1104 - Fourth Floor
Plan-Area Plan (Gross Building) - 04
Proposed Fourth Floor.dwg
1820--Sheet - 1105 - Fifth Floor Plan-
Area Plan (Gross Building) - 05 Pro-
posed Fifth Floor.dwg
1820--Sheet - 1106 - Sixth Floor Plan-
Area Plan (Gross Building) - 06 Pro-
posed Sixth Floor.dwg
1820--Sheet - 1107 - Seventh Floor
Plan-Area Plan (Gross Building) - 07
Proposed Seventh Floor.dwg
1820--Sheet - 1108 - Eight Floor Plan-
Area Plan (Gross Building) - 08 Pro-
posed Eighth Floor.dwg
1820--Sheet - 1109 - Ninth Floor Plan-
Area Plan (Gross Building) - 09 Pro-
posed Ninth Floor.dwg
1820-9NAve-Central-AR-2019 -
181122rc.rvt
Received 23/11/2018

EB7 Ltd
Site Photographs
Ordnance Survey



Project Hayes Acquisition

Title First Floor
Room Layout

Drawn BA Checked --

Date 27/11/2018 Project 3252

Rel no. 03 Prefix ID01 Page no. ID01



Sources of information

- Terrain Surveys Ltd
TS16-053W1-2D-MM-RevA.dwg
TS16-053W1-3D-MM-RevA.dwg
Received 04/03/2016

BM Architects
1820--Sheet - 1101 - First Floor Plan-
Area Plan (Gross Building) - 01 Pro-
posed First Floor.dwg
1820--Sheet - 1102 - Second Floor
Plan-Area Plan (Gross Building) - 02
Proposed Second Floor.dwg
1820--Sheet - 1103 - Third Floor Plan-
Area Plan (Gross Building) - 03 Pro-
posed Third Floor.dwg
1820--Sheet - 1104 - Fourth Floor
Plan-Area Plan (Gross Building) - 04
Proposed Fourth Floor.dwg
1820--Sheet - 1105 - Fifth Floor Plan-
Area Plan (Gross Building) - 05 Pro-
posed Fifth Floor.dwg
1820--Sheet - 1106 - Sixth Floor Plan-
Area Plan (Gross Building) - 06 Pro-
posed Sixth Floor.dwg
1820--Sheet - 1107 - Seventh Floor
Plan-Area Plan (Gross Building) - 07
Proposed Seventh Floor.dwg
1820--Sheet - 1108 - Eight Floor Plan-
Area Plan (Gross Building) - 08 Pro-
posed Eighth Floor.dwg
1820--Sheet - 1109 - Ninth Floor Plan-
Area Plan (Gross Building) - 09 Pro-
posed Ninth Floor.dwg
1820-9NAve-Central-AR-2019 -
181122rc.rvt
Received 23/11/2018

EB7 Ltd
Site Photographs
Ordnance Survey



Project Hayes Acquisition

Title Second Floor
Room Layout

Drawn BA Checked --

Date 27/11/2018 Project 3252

Rel no. 03 Prefix ID01 Page no. ID02



Sources of information

Terrain Surveys Ltd
TS16-053W1-2D-MM-RevA.dwg
TS16-053W1-3D-MM-RevA.dwg
Received 04/03/2016

BM Architects
1820--Sheet - 1101 - First Floor Plan-
Area Plan (Gross Building) - 01 Pro-
posed First Floor.dwg
1820--Sheet - 1102 - Second Floor
Plan-Area Plan (Gross Building) - 02
Proposed Second Floor.dwg
1820--Sheet - 1103 - Third Floor Plan-
Area Plan (Gross Building) - 03 Pro-
posed Third Floor.dwg
1820--Sheet - 1104 - Fourth Floor
Plan-Area Plan (Gross Building) - 04
Proposed Fourth Floor.dwg
1820--Sheet - 1105 - Fifth Floor Plan-
Area Plan (Gross Building) - 05 Pro-
posed Fifth Floor.dwg
1820--Sheet - 1106 - Sixth Floor Plan-
Area Plan (Gross Building) - 06 Pro-
posed Sixth Floor.dwg
1820--Sheet - 1107 - Seventh Floor
Plan-Area Plan (Gross Building) - 07
Proposed Seventh Floor.dwg
1820--Sheet - 1108 - Eighth Floor Plan-
Area Plan (Gross Building) - 08 Pro-
posed Eighth Floor.dwg
1820--Sheet - 1109 - Ninth Floor Plan-
Area Plan (Gross Building) - 09 Pro-
posed Ninth Floor.dwg
1820-9NAve-Central-AR-2019 -
181122rc.rvt
Received 23/11/2018

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Site Photographs
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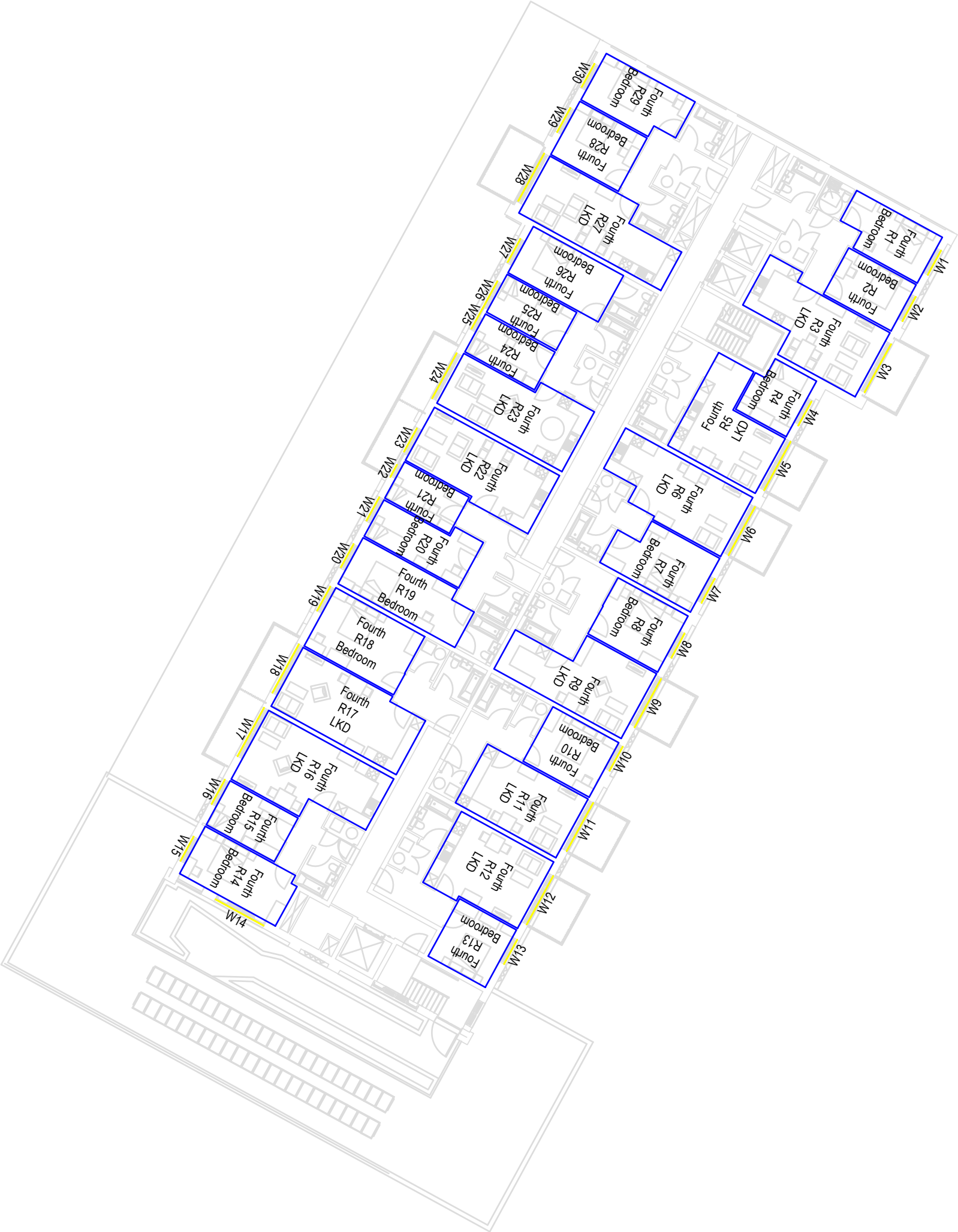
Project Hayes Acquisition

Title Third Floor
Room Layout

Drawn	BA	Checked	--
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Date	27/11/2018	Project	3252
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Rel no.	Prefix	Page no.
03	ID01	ID03



Sources of information

Terrain Surveys Ltd
TS16-053W1-2D-MM-RevA.dwg
TS16-053W1-3D-MM-RevA.dwg
Received 04/03/2016

BM Architects
1820--Sheet - 1101 - First Floor Plan-
Area Plan (Gross Building) - 01 Pro-
posed First Floor.dwg
1820--Sheet - 1102 - Second Floor
Plan-Area Plan (Gross Building) - 02
Proposed Second Floor.dwg
1820--Sheet - 1103 - Third Floor Plan-
Area Plan (Gross Building) - 03 Pro-
posed Third Floor.dwg
1820--Sheet - 1104 - Fourth Floor
Plan-Area Plan (Gross Building) - 04
Proposed Fourth Floor.dwg
1820--Sheet - 1105 - Fifth Floor Plan-
Area Plan (Gross Building) - 05 Pro-
posed Fifth Floor.dwg
1820--Sheet - 1106 - Sixth Floor Plan-
Area Plan (Gross Building) - 06 Pro-
posed Sixth Floor.dwg
1820--Sheet - 1107 - Seventh Floor
Plan-Area Plan (Gross Building) - 07
Proposed Seventh Floor.dwg
1820--Sheet - 1108 - Eight Floor Plan-
Area Plan (Gross Building) - 08 Pro-
posed Eighth Floor.dwg
1820--Sheet - 1109 - Ninth Floor Plan-
Area Plan (Gross Building) - 09 Pro-
posed Ninth Floor.dwg
1820-9NAve-Central-AR-2019 -
181122rc.rvt
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Project Hayes Acquisition

Title Fourth Floor
Room Layout

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Rel no. 03 Prefix ID01 Page no. ID04

Terrain Surveys Ltd
TS16-053W1-2D-MM-RevA.dwg
TS16-053W1-3D-MM-RevA.dwg
Received 04/03/2016

BM Architects
1820--Sheet - 1101 - First Floor Plan-
Area Plan (Gross Building) - 01 Pro-
posed First Floor.dwg
1820--Sheet - 1102 - Second Floor
Plan-Area Plan (Gross Building) - 02
Proposed Second Floor.dwg
1820--Sheet - 1103 - Third Floor Plan-
Area Plan (Gross Building) - 03 Pro-
posed Third Floor.dwg
1820--Sheet - 1104 - Fourth Floor
Plan-Area Plan (Gross Building) - 04
Proposed Fourth Floor.dwg
1820--Sheet - 1105 - Fifth Floor Plan-
Area Plan (Gross Building) - 05 Pro-
posed Fifth Floor.dwg
1820--Sheet - 1106 - Sixth Floor Plan-
Area Plan (Gross Building) - 06 Pro-
posed Sixth Floor.dwg
1820--Sheet - 1107 - Seventh Floor
Plan-Area Plan (Gross Building) - 07
Proposed Seventh Floor.dwg
1820--Sheet - 1108 - Eight Floor Plan-
Area Plan (Gross Building) - 08 Pro-
posed Eighth Floor.dwg
1820--Sheet - 1109 - Ninth Floor Plan-
Area Plan (Gross Building) - 09 Pro-
posed Ninth Floor.dwg
1820-9NAve-Central-AR-2019 -
181122rc.rvt
Received 23/11/2018

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Project Hayes Acquisition

Title	Fifth Floor Room Layout
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Rel no.	Prefix	Page no.
03	ID01	ID05



Sources of information

Terrain Surveys Ltd
TS16-053W1-2D-MM-RevA.dwg
TS16-053W1-3D-MM-RevA.dwg
Received 04/03/2016

BM Architects
1820--Sheet - 1101 - First Floor Plan-
Area Plan (Gross Building) - 01 Pro-
posed First Floor.dwg
1820--Sheet - 1102 - Second Floor
Plan-Area Plan (Gross Building) - 02
Proposed Second Floor.dwg
1820--Sheet - 1103 - Third Floor Plan-
Area Plan (Gross Building) - 03 Pro-
posed Third Floor.dwg
1820--Sheet - 1104 - Fourth Floor
Plan-Area Plan (Gross Building) - 04
Proposed Fourth Floor.dwg
1820--Sheet - 1105 - Fifth Floor Plan-
Area Plan (Gross Building) - 05 Pro-
posed Fifth Floor.dwg
1820--Sheet - 1106 - Sixth Floor Plan-
Area Plan (Gross Building) - 06 Pro-
posed Sixth Floor.dwg
1820--Sheet - 1107 - Seventh Floor
Plan-Area Plan (Gross Building) - 07
Proposed Seventh Floor.dwg
1820--Sheet - 1108 - Eighth Floor Plan-
Area Plan (Gross Building) - 08 Pro-
posed Eighth Floor.dwg
1820--Sheet - 1109 - Ninth Floor Plan-
Area Plan (Gross Building) - 09 Pro-
posed Ninth Floor.dwg
1820-9NAve-Central-AR-2019 -
181122rc.rvt
Received 23/11/2018

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Site Photographs
Ordnance Survey



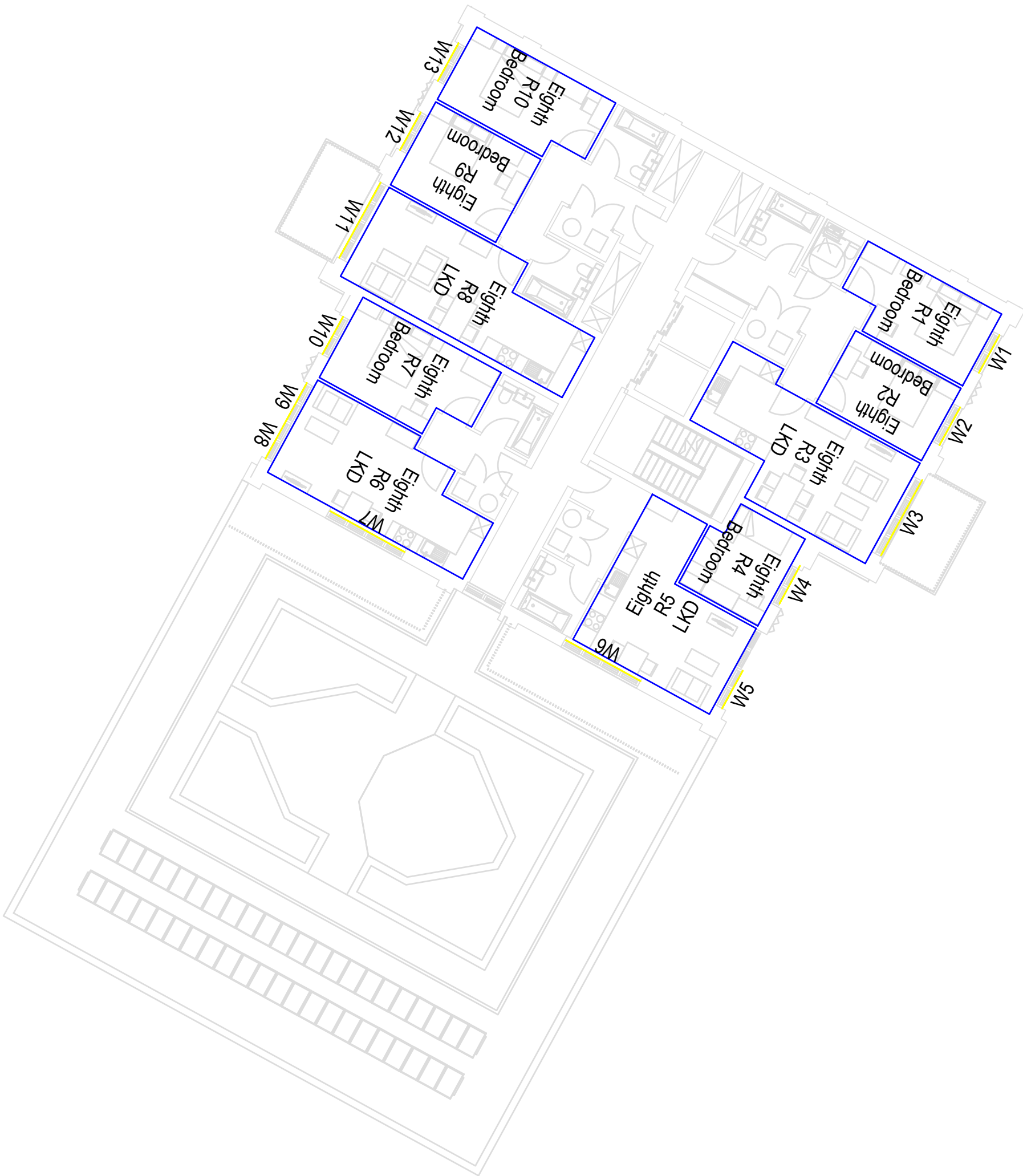
Project Hayes Acquisition

Title Sixth Floor
Room Layout

Drawn BA Checked --

Date 27/11/2018 Project 3252

Rel no. 03 Prefix ID01 Page no. ID06



Sources of information

Terrain Surveys Ltd
TS16-053W1-2D-MM-RevA.dwg
TS16-053W1-3D-MM-RevA.dwg
Received 04/03/2016

BM Architects
1820--Sheet - 1101 - First Floor Plan-
Area Plan (Gross Building) - 01 Pro-
posed First Floor.dwg
1820--Sheet - 1102 - Second Floor
Plan-Area Plan (Gross Building) - 02
Proposed Second Floor.dwg
1820--Sheet - 1103 - Third Floor Plan-
Area Plan (Gross Building) - 03 Pro-
posed Third Floor.dwg
1820--Sheet - 1104 - Fourth Floor
Plan-Area Plan (Gross Building) - 04
Proposed Fourth Floor.dwg
1820--Sheet - 1105 - Fifth Floor Plan-
Area Plan (Gross Building) - 05 Pro-
posed Fifth Floor.dwg
1820--Sheet - 1106 - Sixth Floor Plan-
Area Plan (Gross Building) - 06 Pro-
posed Sixth Floor.dwg
1820--Sheet - 1107 - Seventh Floor
Plan-Area Plan (Gross Building) - 07
Proposed Seventh Floor.dwg
1820--Sheet - 1108 - Eighth Floor Plan-
Area Plan (Gross Building) - 08 Pro-
posed Eighth Floor.dwg
1820--Sheet - 1109 - Ninth Floor Plan-
Area Plan (Gross Building) - 09 Pro-
posed Ninth Floor.dwg
1820-9NAve-Central-AR-2019 -
181122rc.rvt
Received 23/11/2018

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Project Hayes Acquisition

Title Eighth Floor
Room Layout

Drawn BA Checked --

Date 27/11/2018 Project 3252

Rel no. 03 Prefix ID01 Page no. ID08



Sources of information

- Terrain Surveys Ltd
TS16-053W1-2D-MM-RevA.dwg
TS16-053W1-3D-MM-RevA.dwg
Received 04/03/2016

BM Architects
1820--Sheet - 1101 - First Floor Plan-
Area Plan (Gross Building) - 01 Pro-
posed First Floor.dwg
1820--Sheet - 1102 - Second Floor
Plan-Area Plan (Gross Building) - 02
Proposed Second Floor.dwg
1820--Sheet - 1103 - Third Floor Plan-
Area Plan (Gross Building) - 03 Pro-
posed Third Floor.dwg
1820--Sheet - 1104 - Fourth Floor
Plan-Area Plan (Gross Building) - 04
Proposed Fourth Floor.dwg
1820--Sheet - 1105 - Fifth Floor Plan-
Area Plan (Gross Building) - 05 Pro-
posed Fifth Floor.dwg
1820--Sheet - 1106 - Sixth Floor Plan-
Area Plan (Gross Building) - 06 Pro-
posed Sixth Floor.dwg
1820--Sheet - 1107 - Seventh Floor
Plan-Area Plan (Gross Building) - 07
Proposed Seventh Floor.dwg
1820--Sheet - 1108 - Eight Floor Plan-
Area Plan (Gross Building) - 08 Pro-
posed Eighth Floor.dwg
1820--Sheet - 1109 - Ninth Floor Plan-
Area Plan (Gross Building) - 09 Pro-
posed Ninth Floor.dwg
1820-9NAve-Central-AR-2019 -
181122rc.rvt
Received 23/11/2018

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Project Hayes Acquisition

Title NinthFloor
Room Layout

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Rel no.	Prefix	Page no.
03	ID01	ID09

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
Block D - Former Nestle Factory Site					
First	R1	W1-L	Bedroom	0.2	2.9
		W1-U	Bedroom	2.7	
First	R2	W2-L	Bedroom	0.3	3.2
		W2-U	Bedroom	2.9	
First	R3	W3-L	LKD	0.6	2.5
		W3-U	LKD	1.9	
First	R4	W4-L	Bedroom	0.2	3.0
		W4-U	Bedroom	2.8	
First	R5	W5-L	LKD	0.7	2.7
		W5-U	LKD	2.0	
First	R6	W6-L	LKD	0.7	2.6
		W6-U	LKD	2.0	
First	R7	W7-L	Bedroom	0.2	2.5
		W7-U	Bedroom	2.3	
First	R8	W8-L	Bedroom	0.2	2.8
		W8-U	Bedroom	2.6	
First	R9	W9-L	LKD	0.7	2.7
		W9-U	LKD	2.0	
First	R10	W10-L	Bedroom	0.2	2.8
		W10-U	Bedroom	2.6	
First	R11	W11-L	LKD	0.7	3.0
		W11-U	LKD	2.2	
First	R12	W12-L	LKD	0.6	2.6
		W12-U	LKD	2.0	
First	R13	W13-L	Bedroom	0.2	2.3
		W13-U	Bedroom	2.2	
First	R14	W14-L	Bedroom	0.1	1.5
		W14-U	Bedroom	1.4	
First	R15	W15-L	LKD	0.5	2.3
		W15-U	LKD	1.7	
First	R16	W16-L	LKD	0.6	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
		W16-U	LKD	1.8	2.3
First	R17	W17-L	Bedroom	0.2	
		W17-U	Bedroom	2.0	2.2
First	R18	W18-L	Bedroom	0.2	
		W18-U	Bedroom	2.4	2.6
First	R19	W19-L	Bedroom	0.2	
		W19-U	Bedroom	3.0	3.2
First	R20	W20-L	LKD	0.0	
		W20-U	LKD	0.4	
		W21-L	LKD	0.1	
		W21-U	LKD	0.8	1.4
First	R21	W22-L	LKD	0.6	
		W22-U	LKD	1.7	2.3
First	R22	W23-L	Bedroom	0.2	
		W23-U	Bedroom	2.3	
		W24-L	Bedroom	0.1	
		W24-U	Bedroom	1.2	3.8
First	R23	W25-L	Bedroom	0.2	
		W25-U	Bedroom	2.0	2.2
First	R24	W26-L	LKD	0.5	
		W26-U	LKD	1.6	2.1
First	R25	W27-L	Bedroom	0.2	
		W27-U	Bedroom	2.1	2.3
First	R26	W28-L	Bedroom	0.2	
		W28-U	Bedroom	2.0	2.2
Second	R1	W1-L	Bedroom	0.2	
		W1-U	Bedroom	2.7	3.0
Second	R2	W2-L	Bedroom	0.3	
		W2-U	Bedroom	2.9	3.2
Second	R3	W3-L	LKD	0.6	
		W3-U	LKD	1.9	2.5
Second	R4	W4-L	Bedroom	0.2	
		W4-U	Bedroom	2.8	3.0

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
Second	R5	W5-L	LKD	0.7	2.7
		W5-U	LKD	2.0	
Second	R6	W6-L	LKD	0.7	2.7
		W6-U	LKD	2.0	
Second	R7	W7-L	Bedroom	0.2	2.5
		W7-U	Bedroom	2.3	
Second	R8	W8-L	Bedroom	0.2	2.9
		W8-U	Bedroom	2.7	
Second	R9	W9-L	LKD	0.7	2.7
		W9-U	LKD	2.0	
Second	R10	W10-L	Bedroom	0.2	2.9
		W10-U	Bedroom	2.7	
Second	R11	W11-L	LKD	0.8	3.1
		W11-U	LKD	2.3	
Second	R12	W12-L	LKD	0.7	2.6
		W12-U	LKD	2.0	
Second	R13	W13-L	Bedroom	0.2	2.5
		W13-U	Bedroom	2.3	
Second	R14	W14-L	Bedroom	0.1	1.0
		W14-U	Bedroom	0.9	
Second	R15	W15-L	LKD	0.7	2.6
		W15-U	LKD	2.0	
Second	R16	W16-L	Bedroom	0.3	3.4
		W16-U	Bedroom	3.1	
Second	R17	W17-L	Bedroom	0.6	3.1
		W17-U	Bedroom	1.7	
		W18-L	Bedroom	0.1	
		W18-U	Bedroom	0.8	
Second	R18	W19-L	Bedroom	0.2	3.3
		W19-U	Bedroom	3.0	
Second	R19	W20-L	LKD	0.7	2.6
		W20-U	LKD	2.0	
Second	R20	W21-L	Bedroom	0.2	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
		W21-U	Bedroom	2.1	2.3
Second	R21	W22-L	LKD	0.7	
		W22-U	LKD	2.1	2.8
Second	R22	W23-L	Bedroom	0.1	
		W23-U	Bedroom	1.1	1.2
Second	R23	W24-L	Bedroom	0.1	
		W24-U	Bedroom	1.1	1.2
Second	R24	W25-L	Bedroom	0.1	
		W25-U	Bedroom	1.6	1.7
Second	R25	W26-L	LKD	0.6	
		W26-U	LKD	1.9	2.5
Second	R26	W27-L	LKD	0.6	
		W27-U	LKD	1.9	2.6
Second	R27	W28-L	Bedroom	0.2	
		W28-U	Bedroom	2.1	2.3
Second	R28	W29-L	Bedroom	0.2	
		W29-U	Bedroom	2.5	2.7
Second	R29	W30-L	Bedroom	0.3	
		W30-U	Bedroom	3.1	3.4
Second	R30	W31-L	LKD	0.0	
		W31-U	LKD	0.5	
		W32-L	LKD	0.1	
		W32-U	LKD	0.9	1.5
Second	R31	W33-L	LKD	0.6	
		W33-U	LKD	1.9	2.5
Second	R32	W34-L	Bedroom	0.2	
		W34-U	Bedroom	2.5	
		W35-L	Bedroom	0.1	
		W35-U	Bedroom	1.3	4.1
Second	R33	W36-L	Bedroom	0.2	
		W36-U	Bedroom	2.2	2.3
Second	R34	W37-L	LKD	0.6	
		W37-U	LKD	1.7	2.3

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
Second	R35	W38-L	Bedroom	0.2	2.4
		W38-U	Bedroom	2.2	
Second	R36	W39-L	Bedroom	0.2	2.4
		W39-U	Bedroom	2.2	
Third	R1	W1-L	Bedroom	0.2	2.6
		W1-U	Bedroom	2.4	
Third	R2	W2-L	Bedroom	0.2	2.9
		W2-U	Bedroom	2.6	
Third	R3	W3-L	LKD	0.6	2.5
		W3-U	LKD	1.9	
Third	R4	W4-L	Bedroom	0.2	2.7
		W4-U	Bedroom	2.5	
Third	R5	W5-L	LKD	0.7	2.7
		W5-U	LKD	2.0	
Third	R6	W6-L	LKD	0.7	2.6
		W6-U	LKD	1.9	
Third	R7	W7-L	Bedroom	0.2	2.2
		W7-U	Bedroom	2.0	
Third	R8	W8-L	Bedroom	0.2	2.5
		W8-U	Bedroom	2.2	
Third	R9	W9-L	LKD	0.7	2.7
		W9-U	LKD	2.0	
Third	R10	W10-L	Bedroom	0.2	2.5
		W10-U	Bedroom	2.3	
Third	R11	W11-L	LKD	0.8	3.0
		W11-U	LKD	2.3	
Third	R12	W12-L	LKD	0.7	2.8
		W12-U	LKD	2.1	
Third	R13	W13-L	Bedroom	0.2	2.4
		W13-U	Bedroom	2.2	
Third	R14	W14-L	Bedroom	0.1	1.0
		W14-U	Bedroom	0.9	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
Third	R15	W15-L	LKD	0.9	4.2
		W15-U	LKD	3.4	
Third	R16	W16-L	Bedroom	0.3	3.4
		W16-U	Bedroom	3.1	
Third	R17	W17-L	Bedroom	0.7	5.0
		W17-U	Bedroom	2.8	
		W18-L	Bedroom	0.1	
		W18-U	Bedroom	1.4	
Third	R18	W19-L	Bedroom	0.3	3.3
		W19-U	Bedroom	3.0	
Third	R19	W20-L	LKD	0.9	4.3
		W20-U	LKD	3.4	
Third	R20	W21-L	Bedroom	0.2	2.4
		W21-U	Bedroom	2.2	
Third	R21	W22-L	LKD	0.9	4.5
		W22-U	LKD	3.6	
Third	R22	W23-L	Bedroom	0.1	1.2
		W23-U	Bedroom	1.1	
Third	R23	W24-L	Bedroom	0.1	1.2
		W24-U	Bedroom	1.1	
Third	R24	W25-L	Bedroom	0.1	1.6
		W25-U	Bedroom	1.5	
Third	R25	W26-L	LKD	0.6	2.6
		W26-U	LKD	2.0	
Third	R26	W27-L	LKD	0.7	2.6
		W27-U	LKD	2.0	
Third	R27	W28-L	Bedroom	0.2	2.0
		W28-U	Bedroom	1.8	
Third	R28	W29-L	Bedroom	0.2	2.3
		W29-U	Bedroom	2.1	
Third	R29	W30-L	Bedroom	0.1	1.4
		W30-U	Bedroom	1.3	
Third	R30	W31-L	LKD	0.0	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
		W31-U	LKD	0.5	1.5
		W32-L	LKD	0.1	
		W32-U	LKD	0.9	
Third	R31	W33-L	LKD	0.6	2.5
		W33-U	LKD	1.9	
Third	R32	W34-L	Bedroom	0.2	3.6
		W34-U	Bedroom	2.2	
		W35-L	Bedroom	0.1	
		W35-U	Bedroom	1.1	
Third	R33	W36-L	Bedroom	0.2	2.1
		W36-U	Bedroom	1.9	
Third	R34	W37-L	LKD	0.6	2.4
		W37-U	LKD	1.8	
Third	R35	W38-L	Bedroom	0.2	2.2
		W38-U	Bedroom	2.0	
Third	R36	W39-L	Bedroom	0.2	2.0
		W39-U	Bedroom	1.8	
Fourth	R1	W1-L	Bedroom	0.2	2.9
		W1-U	Bedroom	2.7	
Fourth	R2	W2-L	Bedroom	0.3	3.2
		W2-U	Bedroom	2.9	
Fourth	R3	W3-L	LKD	0.7	2.8
		W3-U	LKD	2.1	
Fourth	R4	W4-L	Bedroom	0.2	3.0
		W4-U	Bedroom	2.8	
Fourth	R5	W5-L	LKD	0.7	3.0
		W5-U	LKD	2.3	
Fourth	R6	W6-L	LKD	0.7	2.9
		W6-U	LKD	2.2	
Fourth	R7	W7-L	Bedroom	0.2	2.5
		W7-U	Bedroom	2.3	
Fourth	R8	W8-L	Bedroom	0.2	3.0
		W8-U	Bedroom	2.8	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
Fourth	R9	W9-L	LKD	0.9	4.5
		W9-U	LKD	3.6	
Fourth	R10	W10-L	Bedroom	0.2	3.1
		W10-U	Bedroom	2.9	
Fourth	R11	W11-L	LKD	1.0	4.5
		W11-U	LKD	3.5	
Fourth	R12	W12-L	LKD	1.0	4.3
		W12-U	LKD	3.3	
Fourth	R13	W13-L	Bedroom	0.3	2.9
		W13-U	Bedroom	2.6	
Fourth	R14	W14-L	Bedroom	1.2	7.6
		W14-U	Bedroom	4.2	
		W15-L	Bedroom	0.2	
		W15-U	Bedroom	2.0	
Fourth	R15	W16-L	Bedroom	0.3	3.0
		W16-U	Bedroom	2.7	
Fourth	R16	W17-L	LKD	0.8	3.4
		W17-U	LKD	2.6	
Fourth	R17	W18-L	LKD	0.8	3.6
		W18-U	LKD	2.8	
Fourth	R18	W19-L	Bedroom	0.2	2.3
		W19-U	Bedroom	2.2	
Fourth	R19	W20-L	Bedroom	0.2	2.3
		W20-U	Bedroom	2.1	
Fourth	R20	W21-L	Bedroom	0.2	2.9
		W21-U	Bedroom	2.7	
Fourth	R21	W22-L	Bedroom	0.2	2.0
		W22-U	Bedroom	1.9	
Fourth	R22	W23-L	LKD	0.1	1.8
		W23-U	LKD	1.6	
Fourth	R23	W24-L	LKD	0.7	2.9
		W24-U	LKD	2.3	
Fourth	R24	W25-L	Bedroom	0.3	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
		W25-U	Bedroom	3.4	3.7
Fourth	R25	W26-L	Bedroom	0.3	
		W26-U	Bedroom	3.4	3.7
Fourth	R26	W27-L	Bedroom	0.2	
		W27-U	Bedroom	2.2	2.4
Fourth	R27	W28-L	LKD	0.6	
		W28-U	LKD	2.1	2.7
Fourth	R28	W29-L	Bedroom	0.2	
		W29-U	Bedroom	2.7	2.9
Fourth	R29	W30-L	Bedroom	0.2	
		W30-U	Bedroom	2.6	2.9
Fifth	R1	W1-L	Bedroom	0.2	
		W1-U	Bedroom	2.4	2.6
Fifth	R2	W2-L	Bedroom	0.2	
		W2-U	Bedroom	2.6	2.8
Fifth	R3	W3-L	LKD	0.6	
		W3-U	LKD	1.8	2.5
Fifth	R4	W4-L	Bedroom	0.2	
		W4-U	Bedroom	2.5	2.7
Fifth	R5	W5-L	LKD	0.7	
		W5-U	LKD	2.0	2.7
Fifth	R6	W6-L	LKD	0.7	
		W6-U	LKD	1.9	2.6
Fifth	R7	W7-L	Bedroom	0.2	
		W7-U	Bedroom	2.0	2.2
Fifth	R8	W8-L	Bedroom	0.2	
		W8-U	Bedroom	2.5	2.7
Fifth	R9	W9-L	Bedroom	0.3	
		W9-U	Bedroom	3.0	3.3
Fifth	R10	W10-L	LKD	0.1	
		W10-U	LKD	0.6	
		W11-L	LKD	0.4	
		W11-U	LKD	1.2	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
Fifth		W12-L	LKD	0.5	4.5
		W12-U	LKD	1.7	
	R11	W13-L	LKD	0.4	4.7
		W13-U	LKD	1.6	
		W14-L	LKD	0.3	
		W14-U	LKD	1.1	
		W15-L	LKD	0.1	
		W15-U	LKD	1.1	
	R12	W16-L	Bedroom	0.3	3.1
		W16-U	Bedroom	2.8	
	R13	W17-L	Bedroom	0.3	3.1
		W17-U	Bedroom	2.8	
	R14	W18-L	Bedroom	0.1	1.1
		W18-U	Bedroom	1.0	
Fifth	R15	W19-L	LKD	0.7	2.6
		W19-U	LKD	2.0	
Fifth	R16	W20-L	Bedroom	0.2	2.6
		W20-U	Bedroom	2.3	
Fifth	R17	W21-L	Bedroom	0.2	2.5
		W21-U	Bedroom	2.3	
Fifth	R18	W22-L	Bedroom	0.2	2.0
		W22-U	Bedroom	1.8	
Fifth	R19	W23-L	LKD	0.6	2.4
		W23-U	LKD	1.8	
Fifth	R20	W24-L	Bedroom	0.2	2.5
		W24-U	Bedroom	2.3	
Fifth	R21	W25-L	Bedroom	0.2	2.4
		W25-U	Bedroom	2.2	
Sixth	R1	W1-L	Bedroom	0.2	2.9
		W1-U	Bedroom	2.7	
Sixth	R2	W2-L	Bedroom	0.3	3.2
		W2-U	Bedroom	2.9	
Sixth	R3	W3-L	LKD	0.6	2.5
		W3-U	LKD	1.9	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
Sixth	R4	W4-L	Bedroom	0.2	3.1
		W4-U	Bedroom	2.8	
Sixth	R5	W5-L	LKD	0.7	2.7
		W5-U	LKD	2.0	
Sixth	R6	W6-L	LKD	0.7	2.6
		W6-U	LKD	2.0	
Sixth	R7	W7-L	Bedroom	0.2	2.6
		W7-U	Bedroom	2.4	
Sixth	R8	W8-L	Bedroom	0.2	2.8
		W8-U	Bedroom	2.6	
Sixth	R9	W9-L	Bedroom	0.2	6.3
		W9-U	Bedroom	2.9	
		W10-L	Bedroom	0.2	
		W10-U	Bedroom	2.9	
Sixth	R10	W11-L	LKD	0.4	4.1
		W11-U	LKD	1.4	
		W12-L	LKD	0.6	
		W12-U	LKD	1.7	
Sixth	R11	W13-L	LKD	0.6	4.7
		W13-U	LKD	1.8	
		W14-L	LKD	0.1	
		W14-U	LKD	1.5	
		W15-L	LKD	0.1	
		W15-U	LKD	0.7	
Sixth	R12	W16-L	Bedroom	0.1	1.4
		W16-U	Bedroom	1.3	
Sixth	R13	W17-L	Bedroom	0.1	1.3
		W17-U	Bedroom	1.2	
Sixth	R14	W18-L	Bedroom	0.2	2.6
		W18-U	Bedroom	2.4	
Sixth	R15	W19-L	LKD	0.7	2.7
		W19-U	LKD	2.0	
Sixth	R16	W20-L	LKD	0.7	2.9
		W20-U	LKD	2.2	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
Sixth	R17	W21-L	Bedroom	0.2	2.1
		W21-U	Bedroom	2.0	
Sixth	R18	W22-L	LKD	0.6	2.5
		W22-U	LKD	1.8	
Sixth	R19	W23-L	Bedroom	0.2	2.9
		W23-U	Bedroom	2.7	
Sixth	R20	W24-L	Bedroom	0.2	2.9
		W24-U	Bedroom	2.7	
Seventh	R1	W1-L	Bedroom	0.2	2.6
		W1-U	Bedroom	2.4	
Seventh	R2	W2-L	Bedroom	0.2	2.8
		W2-U	Bedroom	2.6	
Seventh	R3	W3-L	LKD	0.7	2.7
		W3-U	LKD	2.1	
Seventh	R4	W4-L	Bedroom	0.2	2.8
		W4-U	Bedroom	2.6	
Seventh	R5	W5-L	LKD	0.9	4.0
		W5-U	LKD	3.1	
Seventh	R6	W6-L	LKD	0.8	3.7
		W6-U	LKD	2.9	
Seventh	R7	W7-L	Bedroom	0.2	2.2
		W7-U	Bedroom	2.0	
Seventh	R8	W8-L	Bedroom	0.2	2.4
		W8-U	Bedroom	2.2	
Seventh	R9	W9-L	Bedroom	0.2	5.2
		W9-U	Bedroom	2.3	
		W10-L	Bedroom	0.2	
		W10-U	Bedroom	2.4	
Seventh	R10	W11-L	LKD	0.3	4.9
		W11-U	LKD	1.2	
		W12-L	LKD	0.8	
		W12-U	LKD	2.6	
Seventh	R11	W13-L	LKD	0.8	
		W13-U	LKD	2.6	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
		W14-L	LKD	0.1	5.4
		W14-U	LKD	1.2	
		W15-L	LKD	0.1	
		W15-U	LKD	0.6	
Seventh	R12	W16-L	Bedroom	0.1	1.2
		W16-U	Bedroom	1.1	
Seventh	R13	W17-L	Bedroom	0.1	1.2
		W17-U	Bedroom	1.1	
Seventh	R14	W18-L	Bedroom	0.2	2.3
		W18-U	Bedroom	2.1	
Seventh	R15	W19-L	LKD	0.8	3.6
		W19-U	LKD	2.8	
Seventh	R16	W20-L	LKD	0.9	3.8
		W20-U	LKD	2.9	
Seventh	R17	W21-L	Bedroom	0.2	2.1
		W21-U	Bedroom	1.9	
Seventh	R18	W22-L	LKD	0.7	2.7
		W22-U	LKD	2.1	
Seventh	R19	W23-L	Bedroom	0.2	2.5
		W23-U	Bedroom	2.3	
Seventh	R20	W24-L	Bedroom	0.2	2.4
		W24-U	Bedroom	2.2	
Eighth	R1	W1-L	Bedroom	0.2	3.0
		W1-U	Bedroom	2.7	
Eighth	R2	W2-L	Bedroom	0.3	3.2
		W2-U	Bedroom	3.0	
Eighth	R3	W3-L	LKD	0.6	2.5
		W3-U	LKD	1.9	
Eighth	R4	W4-L	Bedroom	0.2	3.2
		W4-U	Bedroom	3.0	
Eighth	R5	W5-L	LKD	0.4	2.6
		W5-U	LKD	1.8	
		W6-L	LKD	0.1	
		W6-U	LKD	0.2	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
Eighth	R6	W8-L	LKD	0.1	4.3
		W8-U	LKD	1.8	
		W9-L	LKD	0.1	
		W9-U	LKD	1.8	
		W7-L	LKD	0.1	
		W7-U	LKD	0.3	
Eighth	R7	W10-L	Bedroom	0.2	2.4
		W10-U	Bedroom	2.3	
Eighth	R8	W11-L	LKD	0.6	2.5
		W11-U	LKD	1.8	
Eighth	R9	W12-L	Bedroom	0.2	3.0
		W12-U	Bedroom	2.8	
Eighth	R10	W13-L	Bedroom	0.2	2.9
		W13-U	Bedroom	2.7	
Ninth	R1	W1-L	Bedroom	0.2	2.6
		W1-U	Bedroom	2.4	
Ninth	R2	W2-L	Bedroom	0.3	3.0
		W2-U	Bedroom	2.7	
Ninth	R3	W3-L	LKD	0.8	3.6
		W3-U	LKD	2.8	
Ninth	R4	W4-L	Bedroom	0.2	2.8
		W4-U	Bedroom	2.5	
Ninth	R5	W5-L	LKD	0.4	2.3
		W5-U	LKD	1.5	
		W6-L	LKD	0.1	
		W6-U	LKD	0.2	
Ninth	R6	W8-L	LKD	0.1	3.3
		W8-U	LKD	1.3	
		W9-L	LKD	0.1	
		W9-U	LKD	1.3	
		W7-L	LKD	0.1	
		W7-U	LKD	0.3	
Ninth	R7	W10-L	Bedroom	0.2	2.0
		W10-U	Bedroom	1.8	
Ninth	R8	W11-L	LKD	0.8	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
		W11-U	LKD	2.8	3.7
Ninth	R9	W12-L	Bedroom	0.2	
		W12-U	Bedroom	2.5	2.7
Ninth	R10	W13-L	Bedroom	0.2	
		W13-U	Bedroom	2.2	2.4

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
Block D - Former Nestle Factory Site					
First	R1	W1-L	Bedroom	0.1	1.3
		W1-U	Bedroom	1.2	
First	R2	W2-L	Bedroom	0.1	1.4
		W2-U	Bedroom	1.3	
First	R3	W3-L	LKD	0.2	0.8
		W3-U	LKD	0.6	
First	R4	W4-L	Bedroom	0.1	1.6
		W4-U	Bedroom	1.5	
First	R5	W5-L	LKD	0.3	0.9
		W5-U	LKD	0.6	
First	R6	W6-L	LKD	0.3	1.1
		W6-U	LKD	0.8	
First	R7	W7-L	Bedroom	0.1	1.5
		W7-U	Bedroom	1.4	
First	R8	W8-L	Bedroom	0.1	1.7
		W8-U	Bedroom	1.6	
First	R9	W9-L	LKD	0.4	1.3
		W9-U	LKD	0.9	
First	R10	W10-L	Bedroom	0.1	1.9
		W10-U	Bedroom	1.7	
First	R11	W11-L	LKD	0.4	1.4
		W11-U	LKD	0.9	
First	R12	W12-L	LKD	0.4	1.1
		W12-U	LKD	0.7	
First	R13	W13-L	Bedroom	0.1	1.7
		W13-U	Bedroom	1.6	
First	R14	W14-L	Bedroom	0.1	1.5
		W14-U	Bedroom	1.4	
First	R15	W15-L	LKD	0.5	2.3
		W15-U	LKD	1.7	
First	R16	W16-L	LKD	0.6	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
		W16-U	LKD	1.8	2.3
First	R17	W17-L	Bedroom	0.2	
		W17-U	Bedroom	2.0	2.2
First	R18	W18-L	Bedroom	0.2	
		W18-U	Bedroom	2.4	2.6
First	R19	W19-L	Bedroom	0.2	
		W19-U	Bedroom	3.0	3.2
First	R20	W20-L	LKD	0.0	
		W20-U	LKD	0.4	
		W21-L	LKD	0.1	
		W21-U	LKD	0.8	1.4
First	R21	W22-L	LKD	0.6	
		W22-U	LKD	1.7	2.3
First	R22	W23-L	Bedroom	0.2	
		W23-U	Bedroom	2.3	
		W24-L	Bedroom	0.1	
		W24-U	Bedroom	1.2	3.8
First	R23	W25-L	Bedroom	0.2	
		W25-U	Bedroom	2.0	2.2
First	R24	W26-L	LKD	0.5	
		W26-U	LKD	1.6	2.1
First	R25	W27-L	Bedroom	0.2	
		W27-U	Bedroom	2.1	2.3
First	R26	W28-L	Bedroom	0.2	
		W28-U	Bedroom	2.0	2.2
Second	R1	W1-L	Bedroom	0.1	
		W1-U	Bedroom	1.4	1.5
Second	R2	W2-L	Bedroom	0.1	
		W2-U	Bedroom	1.5	1.6
Second	R3	W3-L	LKD	0.3	
		W3-U	LKD	0.7	1.0
Second	R4	W4-L	Bedroom	0.1	
		W4-U	Bedroom	1.7	1.8

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
Second	R5	W5-L	LKD	0.3	1.0
		W5-U	LKD	0.7	
Second	R6	W6-L	LKD	0.4	1.3
		W6-U	LKD	0.9	
Second	R7	W7-L	Bedroom	0.1	1.7
		W7-U	Bedroom	1.6	
Second	R8	W8-L	Bedroom	0.1	1.9
		W8-U	Bedroom	1.8	
Second	R9	W9-L	LKD	0.4	1.6
		W9-U	LKD	1.1	
Second	R10	W10-L	Bedroom	0.2	2.1
		W10-U	Bedroom	1.9	
Second	R11	W11-L	LKD	0.5	1.8
		W11-U	LKD	1.3	
Second	R12	W12-L	LKD	0.4	1.5
		W12-U	LKD	1.1	
Second	R13	W13-L	Bedroom	0.1	2.0
		W13-U	Bedroom	1.8	
Second	R14	W14-L	Bedroom	0.1	0.7
		W14-U	Bedroom	0.7	
Second	R15	W15-L	LKD	0.7	2.6
		W15-U	LKD	2.0	
Second	R16	W16-L	Bedroom	0.3	3.4
		W16-U	Bedroom	3.1	
Second	R17	W17-L	Bedroom	0.6	3.1
		W17-U	Bedroom	1.7	
		W18-L	Bedroom	0.1	
		W18-U	Bedroom	0.8	
Second	R18	W19-L	Bedroom	0.2	3.3
		W19-U	Bedroom	3.0	
Second	R19	W20-L	LKD	0.7	2.6
		W20-U	LKD	2.0	
Second	R20	W21-L	Bedroom	0.2	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
Second	R21	W21-U	Bedroom	2.1	2.3
		W22-L	LKD	0.7	2.8
		W22-U	LKD	2.1	
Second	R22	W23-L	Bedroom	0.1	1.2
		W23-U	Bedroom	1.1	
Second	R23	W24-L	Bedroom	0.1	1.2
		W24-U	Bedroom	1.1	
Second	R24	W25-L	Bedroom	0.1	1.7
		W25-U	Bedroom	1.6	
Second	R25	W26-L	LKD	0.6	2.5
		W26-U	LKD	1.9	
Second	R26	W27-L	LKD	0.6	2.6
		W27-U	LKD	1.9	
Second	R27	W28-L	Bedroom	0.2	2.3
		W28-U	Bedroom	2.1	
Second	R28	W29-L	Bedroom	0.2	2.7
		W29-U	Bedroom	2.5	
Second	R29	W30-L	Bedroom	0.3	3.4
		W30-U	Bedroom	3.1	
Second	R30	W31-L	LKD	0.0	1.5
		W31-U	LKD	0.5	
		W32-L	LKD	0.1	
		W32-U	LKD	0.9	
Second	R31	W33-L	LKD	0.6	2.5
		W33-U	LKD	1.9	
Second	R32	W34-L	Bedroom	0.2	4.1
		W34-U	Bedroom	2.5	
		W35-L	Bedroom	0.1	
		W35-U	Bedroom	1.3	
Second	R33	W36-L	Bedroom	0.2	2.3
		W36-U	Bedroom	2.2	
Second	R34	W37-L	LKD	0.6	2.3
		W37-U	LKD	1.7	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
Second	R35	W38-L	Bedroom	0.2	2.4
		W38-U	Bedroom	2.2	
Second	R36	W39-L	Bedroom	0.2	2.4
		W39-U	Bedroom	2.2	
Third	R1	W1-L	Bedroom	0.1	1.4
		W1-U	Bedroom	1.2	
Third	R2	W2-L	Bedroom	0.1	1.4
		W2-U	Bedroom	1.3	
Third	R3	W3-L	LKD	0.3	1.1
		W3-U	LKD	0.7	
Third	R4	W4-L	Bedroom	0.1	1.6
		W4-U	Bedroom	1.5	
Third	R5	W5-L	LKD	0.4	1.2
		W5-U	LKD	0.8	
Third	R6	W6-L	LKD	0.4	1.4
		W6-U	LKD	1.0	
Third	R7	W7-L	Bedroom	0.1	1.5
		W7-U	Bedroom	1.4	
Third	R8	W8-L	Bedroom	0.2	1.7
		W8-U	Bedroom	1.6	
Third	R9	W9-L	LKD	0.5	1.7
		W9-U	LKD	1.2	
Third	R10	W10-L	Bedroom	0.2	1.9
		W10-U	Bedroom	1.8	
Third	R11	W11-L	LKD	0.6	2.1
		W11-U	LKD	1.5	
Third	R12	W12-L	LKD	0.6	2.1
		W12-U	LKD	1.5	
Third	R13	W13-L	Bedroom	0.2	2.1
		W13-U	Bedroom	1.9	
Third	R14	W14-L	Bedroom	0.1	0.8
		W14-U	Bedroom	0.7	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
Third	R15	W15-L	LKD	0.9	4.2
		W15-U	LKD	3.4	
Third	R16	W16-L	Bedroom	0.3	3.4
		W16-U	Bedroom	3.1	
Third	R17	W17-L	Bedroom	0.7	5.0
		W17-U	Bedroom	2.8	
		W18-L	Bedroom	0.1	
		W18-U	Bedroom	1.4	
Third	R18	W19-L	Bedroom	0.3	3.3
		W19-U	Bedroom	3.0	
Third	R19	W20-L	LKD	0.9	4.3
		W20-U	LKD	3.4	
Third	R20	W21-L	Bedroom	0.2	2.4
		W21-U	Bedroom	2.2	
Third	R21	W22-L	LKD	0.9	4.5
		W22-U	LKD	3.6	
Third	R22	W23-L	Bedroom	0.1	1.2
		W23-U	Bedroom	1.1	
Third	R23	W24-L	Bedroom	0.1	1.2
		W24-U	Bedroom	1.1	
Third	R24	W25-L	Bedroom	0.1	1.6
		W25-U	Bedroom	1.5	
Third	R25	W26-L	LKD	0.6	2.6
		W26-U	LKD	2.0	
Third	R26	W27-L	LKD	0.7	2.6
		W27-U	LKD	2.0	
Third	R27	W28-L	Bedroom	0.2	2.0
		W28-U	Bedroom	1.8	
Third	R28	W29-L	Bedroom	0.2	2.3
		W29-U	Bedroom	2.1	
Third	R29	W30-L	Bedroom	0.1	1.4
		W30-U	Bedroom	1.3	
Third	R30	W31-L	LKD	0.0	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
		W31-U	LKD	0.5	1.5
		W32-L	LKD	0.1	
		W32-U	LKD	0.9	
Third	R31	W33-L	LKD	0.6	2.5
		W33-U	LKD	1.9	
Third	R32	W34-L	Bedroom	0.2	3.6
		W34-U	Bedroom	2.2	
		W35-L	Bedroom	0.1	
		W35-U	Bedroom	1.1	
Third	R33	W36-L	Bedroom	0.2	2.1
		W36-U	Bedroom	1.9	
Third	R34	W37-L	LKD	0.6	2.4
		W37-U	LKD	1.8	
Third	R35	W38-L	Bedroom	0.2	2.2
		W38-U	Bedroom	2.0	
Third	R36	W39-L	Bedroom	0.2	2.0
		W39-U	Bedroom	1.8	
Fourth	R1	W1-L	Bedroom	0.2	1.9
		W1-U	Bedroom	1.8	
Fourth	R2	W2-L	Bedroom	0.2	2.0
		W2-U	Bedroom	1.9	
Fourth	R3	W3-L	LKD	0.4	1.5
		W3-U	LKD	1.1	
Fourth	R4	W4-L	Bedroom	0.2	2.2
		W4-U	Bedroom	2.0	
Fourth	R5	W5-L	LKD	0.5	1.8
		W5-U	LKD	1.3	
Fourth	R6	W6-L	LKD	0.5	1.9
		W6-U	LKD	1.4	
Fourth	R7	W7-L	Bedroom	0.1	2.0
		W7-U	Bedroom	1.8	
Fourth	R8	W8-L	Bedroom	0.2	2.4
		W8-U	Bedroom	2.2	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
Fourth	R9	W9-L	LKD	0.7	3.6
		W9-U	LKD	2.9	
Fourth	R10	W10-L	Bedroom	0.2	2.6
		W10-U	Bedroom	2.4	
Fourth	R11	W11-L	LKD	0.9	3.9
		W11-U	LKD	3.0	
Fourth	R12	W12-L	LKD	0.8	3.8
		W12-U	LKD	2.9	
Fourth	R13	W13-L	Bedroom	0.2	2.6
		W13-U	Bedroom	2.4	
Fourth	R14	W14-L	Bedroom	1.2	7.6
		W14-U	Bedroom	4.2	
		W15-L	Bedroom	0.2	
		W15-U	Bedroom	2.0	
Fourth	R15	W16-L	Bedroom	0.3	3.0
		W16-U	Bedroom	2.7	
Fourth	R16	W17-L	LKD	0.8	3.4
		W17-U	LKD	2.6	
Fourth	R17	W18-L	LKD	0.8	3.6
		W18-U	LKD	2.8	
Fourth	R18	W19-L	Bedroom	0.2	2.3
		W19-U	Bedroom	2.2	
Fourth	R19	W20-L	Bedroom	0.2	2.3
		W20-U	Bedroom	2.1	
Fourth	R20	W21-L	Bedroom	0.2	2.9
		W21-U	Bedroom	2.7	
Fourth	R21	W22-L	Bedroom	0.2	2.0
		W22-U	Bedroom	1.9	
Fourth	R22	W23-L	LKD	0.1	1.8
		W23-U	LKD	1.6	
Fourth	R23	W24-L	LKD	0.7	2.9
		W24-U	LKD	2.3	
Fourth	R24	W25-L	Bedroom	0.3	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
		W25-U	Bedroom	3.4	3.7
Fourth	R25	W26-L	Bedroom	0.3	
		W26-U	Bedroom	3.4	3.7
Fourth	R26	W27-L	Bedroom	0.2	
		W27-U	Bedroom	2.2	2.4
Fourth	R27	W28-L	LKD	0.6	
		W28-U	LKD	2.1	2.7
Fourth	R28	W29-L	Bedroom	0.2	
		W29-U	Bedroom	2.7	2.9
Fourth	R29	W30-L	Bedroom	0.2	
		W30-U	Bedroom	2.6	2.9
Fifth	R1	W1-L	Bedroom	0.2	
		W1-U	Bedroom	1.6	1.8
Fifth	R2	W2-L	Bedroom	0.2	
		W2-U	Bedroom	1.8	1.9
Fifth	R3	W3-L	LKD	0.4	
		W3-U	LKD	1.0	1.4
Fifth	R4	W4-L	Bedroom	0.2	
		W4-U	Bedroom	1.9	2.1
Fifth	R5	W5-L	LKD	0.5	
		W5-U	LKD	1.2	1.7
Fifth	R6	W6-L	LKD	0.5	
		W6-U	LKD	1.3	1.8
Fifth	R7	W7-L	Bedroom	0.2	
		W7-U	Bedroom	1.6	1.8
Fifth	R8	W8-L	Bedroom	0.2	
		W8-U	Bedroom	2.1	2.3
Fifth	R9	W9-L	Bedroom	0.2	
		W9-U	Bedroom	2.5	2.8
Fifth	R10	W10-L	LKD	0.0	
		W10-U	LKD	0.5	
		W11-L	LKD	0.3	
		W11-U	LKD	1.1	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
Fifth		W12-L	LKD	0.5	4.2
		W12-U	LKD	1.7	
	R11	W13-L	LKD	0.4	4.7
		W13-U	LKD	1.6	
		W14-L	LKD	0.3	
		W14-U	LKD	1.1	
		W15-L	LKD	0.1	
		W15-U	LKD	1.1	
	R12	W16-L	Bedroom	0.3	3.1
		W16-U	Bedroom	2.8	
	R13	W17-L	Bedroom	0.3	3.1
		W17-U	Bedroom	2.8	
	R14	W18-L	Bedroom	0.1	1.1
		W18-U	Bedroom	1.0	
	R15	W19-L	LKD	0.7	2.6
		W19-U	LKD	2.0	
Fifth	R16	W20-L	Bedroom	0.2	2.6
		W20-U	Bedroom	2.3	
	R17	W21-L	Bedroom	0.2	2.5
		W21-U	Bedroom	2.3	
	R18	W22-L	Bedroom	0.2	2.0
		W22-U	Bedroom	1.8	
	R19	W23-L	LKD	0.6	2.4
		W23-U	LKD	1.8	
	R20	W24-L	Bedroom	0.2	2.5
		W24-U	Bedroom	2.3	
	R21	W25-L	Bedroom	0.2	2.4
		W25-U	Bedroom	2.2	
Sixth	R1	W1-L	Bedroom	0.2	2.3
		W1-U	Bedroom	2.1	
Sixth	R2	W2-L	Bedroom	0.2	2.5
		W2-U	Bedroom	2.3	
Sixth	R3	W3-L	LKD	0.5	1.7
		W3-U	LKD	1.3	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
Sixth	R4	W4-L	Bedroom	0.2	2.7
		W4-U	Bedroom	2.5	
Sixth	R5	W5-L	LKD	0.6	2.1
		W5-U	LKD	1.5	
Sixth	R6	W6-L	LKD	0.6	2.1
		W6-U	LKD	1.6	
Sixth	R7	W7-L	Bedroom	0.2	2.3
		W7-U	Bedroom	2.1	
Sixth	R8	W8-L	Bedroom	0.2	2.5
		W8-U	Bedroom	2.3	
Sixth	R9	W9-L	Bedroom	0.2	5.7
		W9-U	Bedroom	2.6	
		W10-L	Bedroom	0.2	
		W10-U	Bedroom	2.6	
Sixth	R10	W11-L	LKD	0.3	4.0
		W11-U	LKD	1.3	
		W12-L	LKD	0.6	
		W12-U	LKD	1.7	
Sixth	R11	W13-L	LKD	0.6	4.7
		W13-U	LKD	1.8	
		W14-L	LKD	0.1	
		W14-U	LKD	1.5	
		W15-L	LKD	0.1	
		W15-U	LKD	0.7	
Sixth	R12	W16-L	Bedroom	0.1	1.4
		W16-U	Bedroom	1.3	
Sixth	R13	W17-L	Bedroom	0.1	1.3
		W17-U	Bedroom	1.2	
Sixth	R14	W18-L	Bedroom	0.2	2.6
		W18-U	Bedroom	2.4	
Sixth	R15	W19-L	LKD	0.7	2.7
		W19-U	LKD	2.0	
Sixth	R16	W20-L	LKD	0.7	2.9
		W20-U	LKD	2.2	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
Sixth	R17	W21-L	Bedroom	0.2	2.1
		W21-U	Bedroom	2.0	
Sixth	R18	W22-L	LKD	0.6	2.5
		W22-U	LKD	1.8	
Sixth	R19	W23-L	Bedroom	0.2	2.9
		W23-U	Bedroom	2.7	
Sixth	R20	W24-L	Bedroom	0.2	2.9
		W24-U	Bedroom	2.7	
Seventh	R1	W1-L	Bedroom	0.2	2.2
		W1-U	Bedroom	2.0	
Seventh	R2	W2-L	Bedroom	0.2	2.4
		W2-U	Bedroom	2.2	
Seventh	R3	W3-L	LKD	0.6	2.3
		W3-U	LKD	1.7	
Seventh	R4	W4-L	Bedroom	0.2	2.6
		W4-U	Bedroom	2.4	
Seventh	R5	W5-L	LKD	0.8	3.6
		W5-U	LKD	2.8	
Seventh	R6	W6-L	LKD	0.8	3.4
		W6-U	LKD	2.6	
Seventh	R7	W7-L	Bedroom	0.2	2.1
		W7-U	Bedroom	1.9	
Seventh	R8	W8-L	Bedroom	0.2	2.2
		W8-U	Bedroom	2.0	
Seventh	R9	W9-L	Bedroom	0.2	4.9
		W9-U	Bedroom	2.2	
		W10-L	Bedroom	0.2	
		W10-U	Bedroom	2.2	
Seventh	R10	W11-L	LKD	0.3	4.9
		W11-U	LKD	1.2	
		W12-L	LKD	0.8	
		W12-U	LKD	2.6	
Seventh	R11	W13-L	LKD	0.8	
		W13-U	LKD	2.6	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
		W14-L	LKD	0.1	5.4
		W14-U	LKD	1.2	
		W15-L	LKD	0.1	
		W15-U	LKD	0.6	
Seventh	R12	W16-L	Bedroom	0.1	1.2
		W16-U	Bedroom	1.1	
Seventh	R13	W17-L	Bedroom	0.1	1.2
		W17-U	Bedroom	1.1	
Seventh	R14	W18-L	Bedroom	0.2	2.3
		W18-U	Bedroom	2.1	
Seventh	R15	W19-L	LKD	0.8	3.6
		W19-U	LKD	2.8	
Seventh	R16	W20-L	LKD	0.9	3.8
		W20-U	LKD	2.9	
Seventh	R17	W21-L	Bedroom	0.2	2.1
		W21-U	Bedroom	1.9	
Seventh	R18	W22-L	LKD	0.7	2.7
		W22-U	LKD	2.1	
Seventh	R19	W23-L	Bedroom	0.2	2.5
		W23-U	Bedroom	2.3	
Seventh	R20	W24-L	Bedroom	0.2	2.4
		W24-U	Bedroom	2.2	
Eighth	R1	W1-L	Bedroom	0.2	2.7
		W1-U	Bedroom	2.5	
Eighth	R2	W2-L	Bedroom	0.2	3.0
		W2-U	Bedroom	2.8	
Eighth	R3	W3-L	LKD	0.6	2.3
		W3-U	LKD	1.7	
Eighth	R4	W4-L	Bedroom	0.2	3.1
		W4-U	Bedroom	2.9	
Eighth	R5	W5-L	LKD	0.4	2.4
		W5-U	LKD	1.7	
		W6-L	LKD	0.1	
		W6-U	LKD	0.1	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
Eighth	R6	W8-L	LKD	0.1	4.3
		W8-U	LKD	1.8	
		W9-L	LKD	0.1	
		W9-U	LKD	1.8	
		W7-L	LKD	0.1	
		W7-U	LKD	0.3	
Eighth	R7	W10-L	Bedroom	0.2	2.4
		W10-U	Bedroom	2.3	
Eighth	R8	W11-L	LKD	0.6	2.5
		W11-U	LKD	1.8	
Eighth	R9	W12-L	Bedroom	0.2	3.0
		W12-U	Bedroom	2.8	
Eighth	R10	W13-L	Bedroom	0.2	2.9
		W13-U	Bedroom	2.7	
Ninth	R1	W1-L	Bedroom	0.2	2.6
		W1-U	Bedroom	2.3	
Ninth	R2	W2-L	Bedroom	0.3	2.9
		W2-U	Bedroom	2.7	
Ninth	R3	W3-L	LKD	0.8	3.6
		W3-U	LKD	2.8	
Ninth	R4	W4-L	Bedroom	0.2	2.8
		W4-U	Bedroom	2.5	
Ninth	R5	W5-L	LKD	0.4	2.2
		W5-U	LKD	1.5	
		W6-L	LKD	0.1	
		W6-U	LKD	0.2	
Ninth	R6	W8-L	LKD	0.1	3.3
		W8-U	LKD	1.3	
		W9-L	LKD	0.1	
		W9-U	LKD	1.3	
		W7-L	LKD	0.1	
		W7-U	LKD	0.3	
Ninth	R7	W10-L	Bedroom	0.2	2.0
		W10-U	Bedroom	1.8	
Ninth	R8	W11-L	LKD	0.8	

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF
		W11-U	LKD	2.8	3.7
Ninth	R9	W12-L	Bedroom	0.2	
		W12-U	Bedroom	2.5	2.7
Ninth	R10	W13-L	Bedroom	0.2	
		W13-U	Bedroom	2.2	2.4



Appendix 6

Results of the sunlight amenity assessment

Sources of information

Terrain Surveys Ltd
TS16-053W1-2D-MM-RevA.dwg
TS16-053W1-3D-MM-RevA.dwg
Received 04/03/2016

BM Architects
1820 - 181105 Render File.skp
Block C & D Eighth Floor Plan_A0_P2.pdf
Block C & D Fifth Floor Plan_A0_P2.pdf
Block C & D First Floor Plan_A0_P3.pdf
Block C & D Fourth Floor Plan_A0_P2.pdf
Block C & D Ground Floor Plan_A0_P2.pdf
Block C & D Ninth floor.pdf
Block C & D Roof Floor Plan_A0_P2.pdf
Block C & D Second Floor Plan_A0_P3.pdf
Block C & D Seventh Floor Plan_A0_P2.pdf
Block C & D Sixth Floor Plan_A0_P2.pdf
Block C & D Third Floor Plan_A0_P3.pdf
Block D1 & D4 Floor plans.pdf
Block D3 - Ground - 2nd.pdf
D_oracleorahome_2portalimagesdv_pl_files1331_
APP_2017_1883HB 207_Block D2, D3 All Floor
Plans_A0_P3.pdf
Masterplan roof heights.pdf
Nestles Ave Elevation.pdf
Received 11/09/2018

EB7 Ltd
Site Photographs
Ordnance Survey
Key:

Hours of sunlight on 21st March

- Area of assessment
- More than 2 hours of sunlight
- Less than 2 hours of sunlight



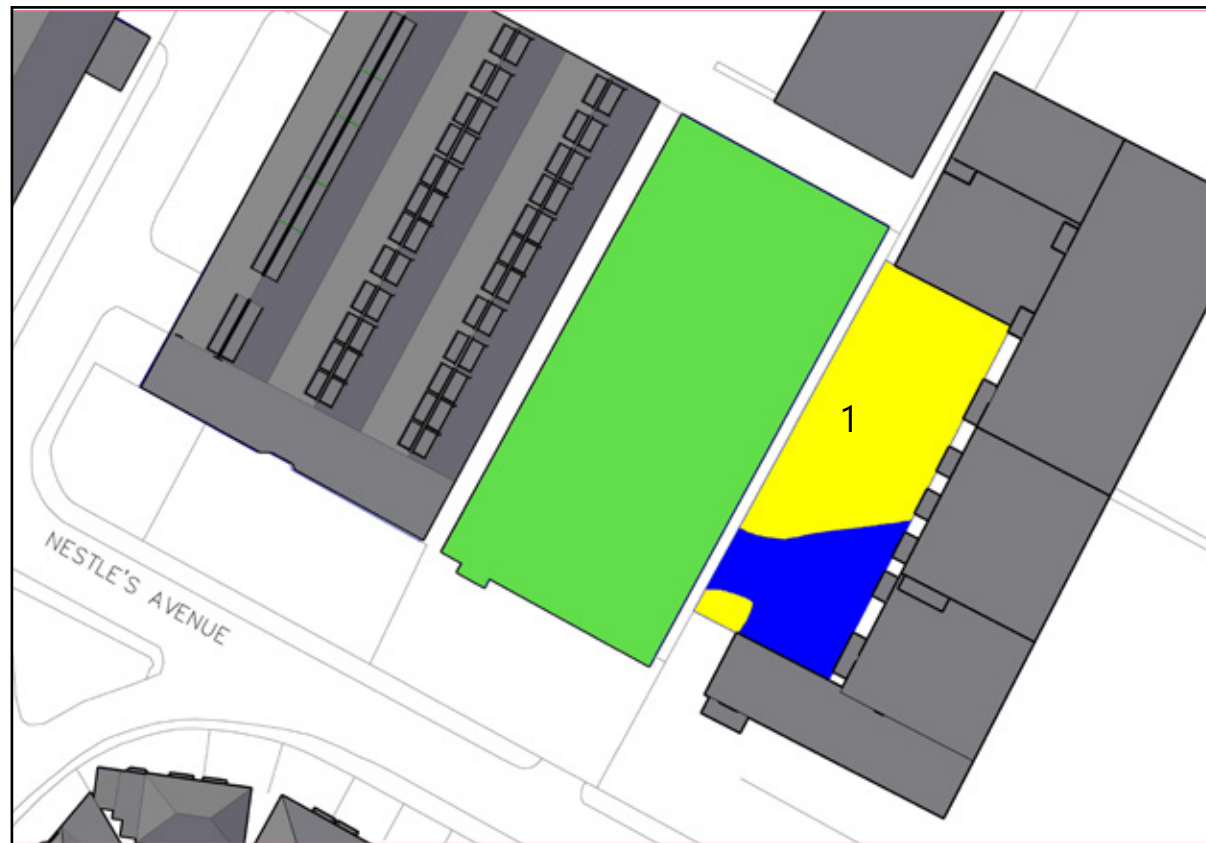
Project Hayes Acquisition

Title Sunlight Amenity Study

Drawn	KO	Checked	--
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Date	26/11/2018	Project	3252
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Rel no.	Prefix	Page no.
03	SA01	SA01



Existing Scenario



Proposed Scenario

Area	Total Area (sq.m)	Existing area more than 2 hours (sq.m)	Existing % more than 2 hours	Proposed area more than 2 hours (sq.m)	Proposed % more than 2 hours	Retained (Pr/Ex)
1 - AREA 1	786.60	544.11	69.17	488.34	62.08	0.90